

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION

927 Gilmore Avenue

May 17, 2017

Application: New construction - addition

District: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Council District: 07

Map and Parcel Number: 11801028200

Applicant: Charlie Corts, Owner

Project Lead: Sean Alexander, sean.alexander@nashville.gov

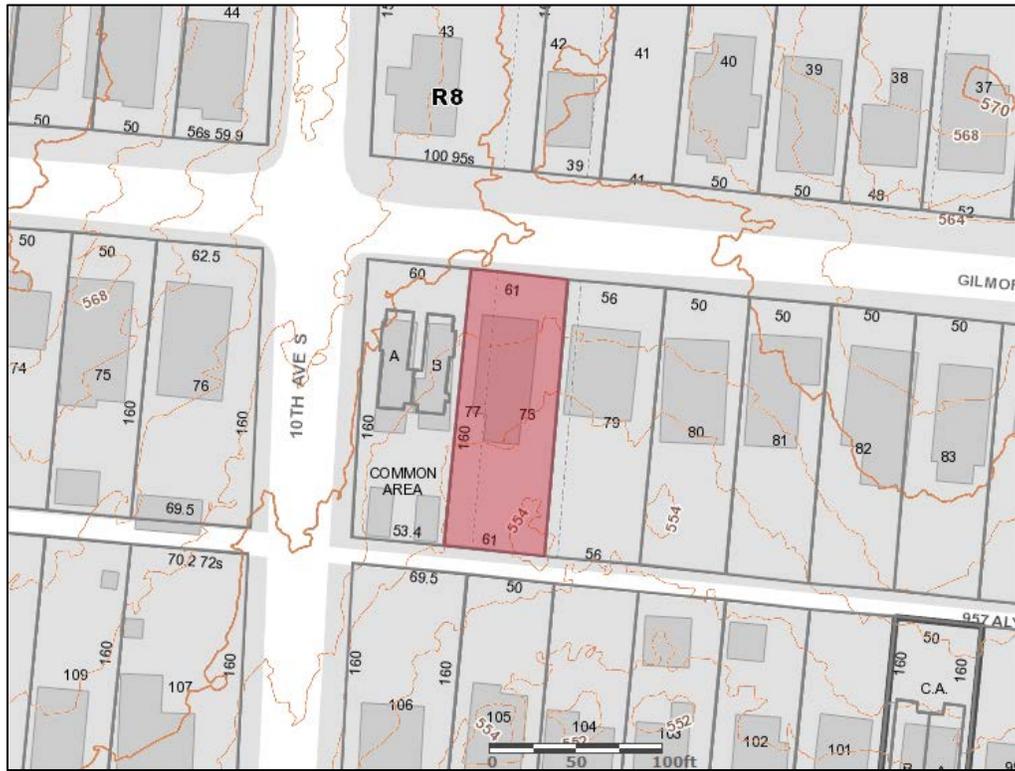
Description of Project: The applicant proposes to construct a rear addition to the house. The addition will match the roof height of the addition, with the majority of the eaves below the eave height of the existing house. A portion of the addition will step out wider than the historic house to the right side.

Recommendation Summary: Staff recommends approval of the proposed addition to 927 Gilmore Avenue with the condition that masonry materials and the window and door selections are approved by MHZC Staff prior to purchase. Meeting that condition, Staff finds that the project will meet the applicable design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

IV. Additions

A. Location

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.
 - a. *When an addition needs to be taller:*
Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.
 - b. *When an addition needs to be wider:*
Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.
A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.
2. No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.
3. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
 - b. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - New dormers should be similar in design and scale to an existing dormer on the building.
 - If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
 - The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
 - Dormers should not be added to secondary roof planes.
 - Eave depth on a dormer should not exceed the eave depth on the main roof.
 - The roof form of the dormer should match the roof form of the building or be appropriate for the style.
 - The roof pitch of the dormer should generally match the roof pitch of the building.
 - The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
 - Dormers should generally be fully glazed and aprons below the window should be minimal.
 - The exterior material cladding of side dormers should match the primary or secondary material of the main building.
2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).
3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

- D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.
- E. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
- F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
- G. Additions should follow the guidelines for new construction.

V. Demolition

B. GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The building at 927 Gilmore Avenue is a one-story Victorian era house with a hipped roof. The house is considered contributing to the historic character of the district because of its age and architecture.



Analysis and Findings: The applicant proposes to enlarge the house with a rear addition.

Demolition: Portions of the rear wall and the rear roof slope will be demolished to accommodate the new addition. The affected portions of the building are to the rear, and Staff finds that they do not contribute greatly to the architectural and historical character and significance of the building.

The proposed partial demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The sides of the addition will be stepped in from the existing house with alcoves on both sides before stepping back out and continuing to the rear. The right side inset will be one foot (1') wide by three feet, six inches (3'-6") deep, before stepping out two feet, six inches (2'-6") to align with the side bay of the house and extending thirty-five feet (35') to the rear. The alcove on the left side will step in approximately five feet (5') and go eleven feet (11') back, then stepping back to match the width of the house, then ultimately stepping out eight feet (8') wider to the left. It is generally not appropriate for additions to be wider than an historic house unless the house is less than thirty feet (30') wide or shifted to one side of the lot. Although the middle of the house expands to thirty-two feet (32') where there are projecting bays the majority of the existing house is only twenty-eight feet (28') wide. The upperstory of the addition will match the width of the existing house. Staff finds the project meets section IV.B of the design guidelines for massing of additions.

Location & Removability: The addition will be at the rear of the building, stepped in from the sides of the house on each side before stepping back out and extending back. On the roof, the addition will be stepped one foot (1') below the existing hipped roof as well. By attaching to the rear slope only keeping the ridges and eaves intact, the addition does not alter the primary hipped roof form. The addition will not damage the front or sides of the historic house, therefore it would be possible for it to be removed without demolishing historic features of the building. Staff finds that the addition will meet sections IV.A and IV.F of the design guidelines.

Design: The overall character of the addition will be compatible with the historic house, and will match in its exterior materials and the proportions of window openings. Staff finds that the project will meet section IV.E of the design guidelines for additions.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Stone veneer	Needs final approval	Yes	X
Primary Cladding	Cement fiberboard lap siding	Smooth, 4" exposure	Yes	
Secondary Cladding	Cement fiberboard board and batten	Smooth	Yes	
Trim	Wood, Mira-tec	Smooth	Yes	
Roofing	Architectural Shingles	Match color of existing roof	Yes	
Side Porch floor/steps	Masonry	Needs final approval	Yes	X
Side Porch Posts	Wood		Yes	
Side Porch Railing	Wood		Yes	
Side Porch Roof	Architectural Shingles	Match existing roof	Yes	
Rear Porch floor/steps	Wood		Yes	
Rear Porch Posts	Wood		Yes	
Rear Porch Railing	Wood		Yes	
Rear Porch Roof	Architectural Shingles	Match existing roof	Yes	
Windows	Not indicated	Needs final approval	Unknown	X
Rear doors	Not indicated	Needs final approval	Unknown	X
Chimney	Stone veneer	Needs final approval		X

The proposed materials are compatible with those of the existing building, and are consistent with those of historic buildings generally. With the condition that masonry materials as well as window and door selections are approved by Staff, the project meets section III.D of the design guidelines for materials.

Roof form: The addition will tie into the existing roof with a gable ridge extending to the rear, intersected by a cross-gabled ridge matching the height of the existing roof peak. The primary eave height on the addition will also be lower than those on the existing house, with higher eaves only on the cross-gable component. The side slopes of the addition's ridge will have shed-roofed dormers on the left and right, behind the cross-gable and not visible from the right-of-way. The roofs of the cross-gable section extend outside of the "silhouette" of the existing house on the front elevation, but the gables are set well behind the existing building and do not impact the original form. The proposed addition is consistent with the form of several additions approved by the MHZC previously on houses with a similar roof form. Staff finds that the project meets section IV.C of the design guidelines for roofs of additions.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, which is consistent with the proportions of windows on historic houses. There are no large expanses of wall space without a window or door opening on the addition. Staff finds the project's proportion and rhythm of openings to meet Section III.G for proportion and rhythm of openings on additions.

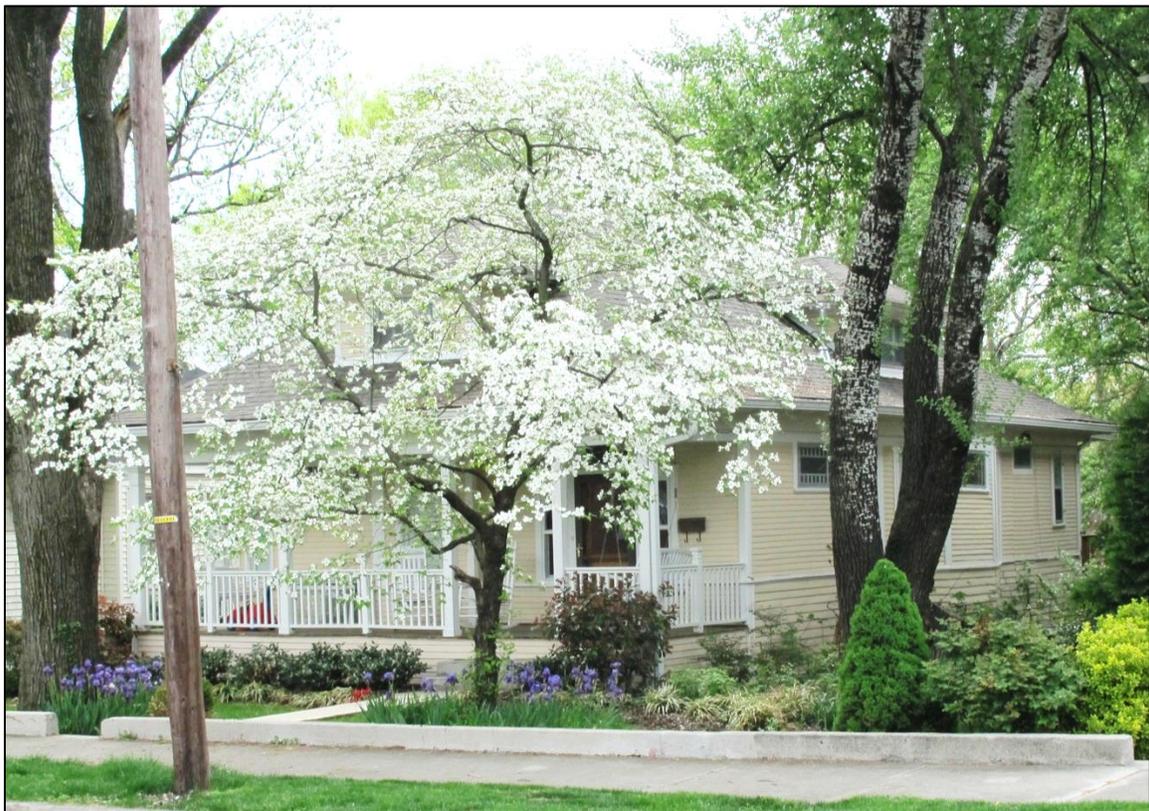
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The HVAC is currently on the right side of the house behind the midpoint. If the HVAC is relocated, Staff asks that it remain beyond the midpoint of the house or be at the rear. The project meets section III.I for new construction-utilities.

Recommendation: Staff recommends approval of the proposed addition to 927 Gilmore Avenue with the condition that masonry materials and the window and door selections are approved by MHZC Staff prior to purchase. Meeting that condition, Staff finds that the project will meet the design guidelines for additions in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

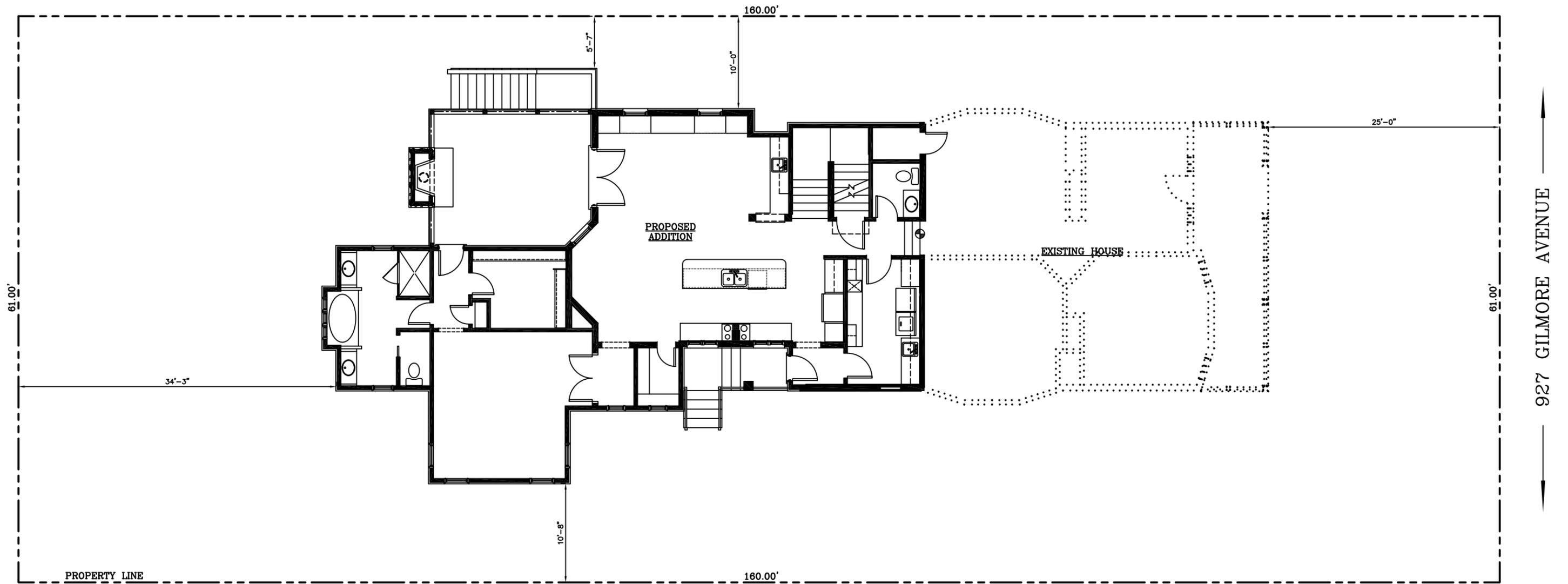
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



927 Gilmore Avenue, front-left.



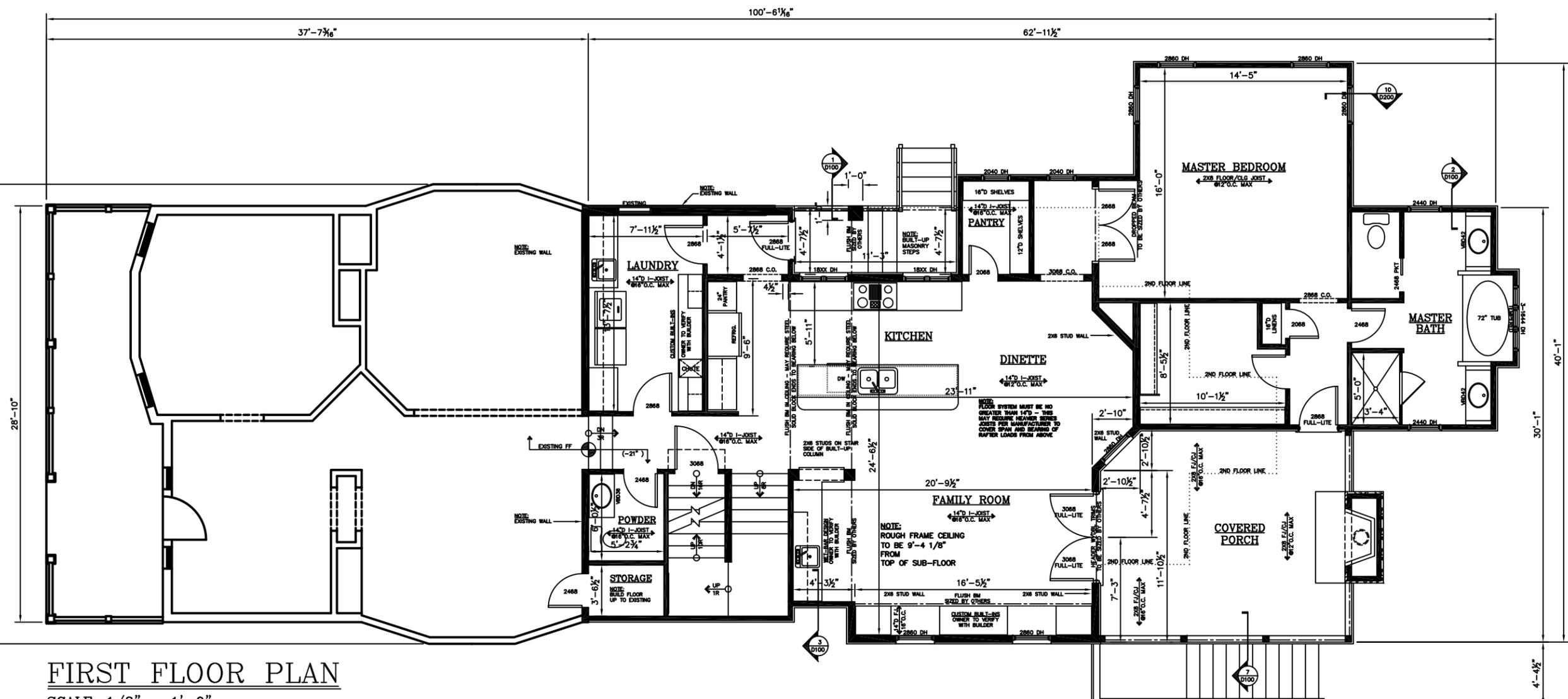
927 Gilmore Avenue, front-right.



① SITE PLAN
SCALE: NOT TO SCALE

CORTS ADDITION PROJECT

927 GILMORE AVENUE
NASHVILLE, TN 37204-2612



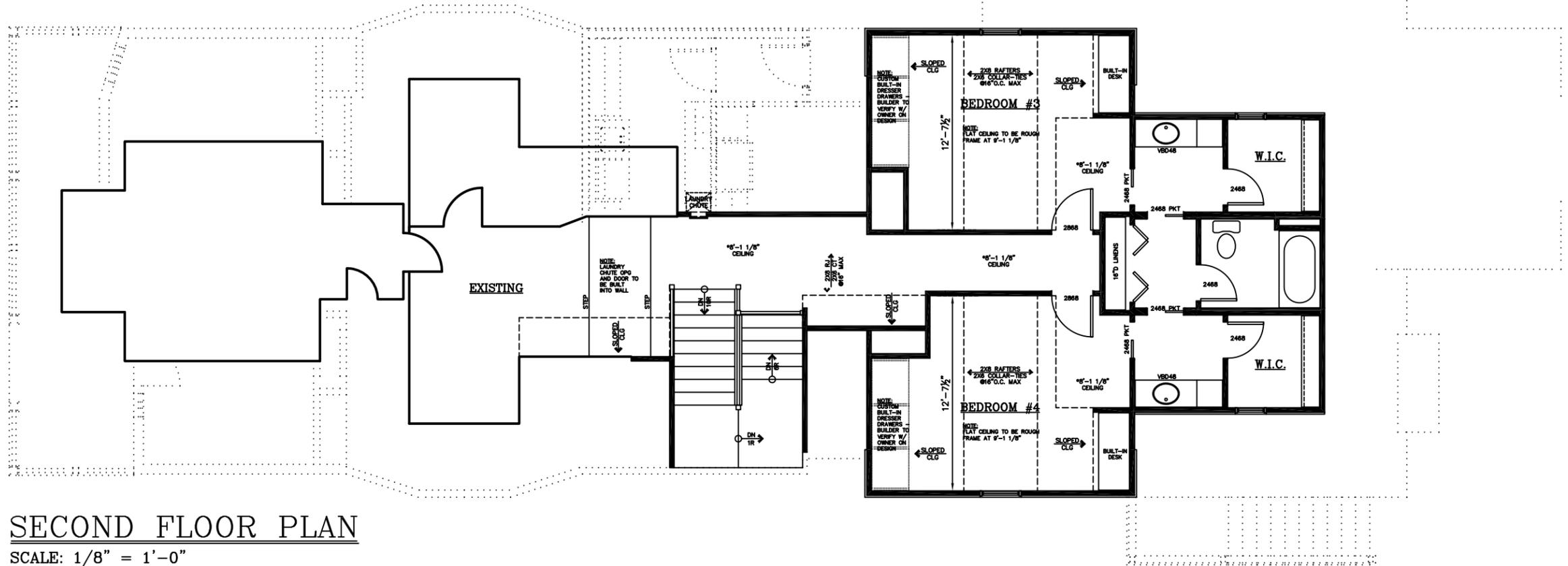
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
1,607 S.F.

- NOTES:**
1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR FRAME WALLS ARE 2X4 STUDS (3 1/2" WIDE) UNLESS OTHERWISE NOTED.
 3. ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
 4. FRAME ALL INTERIOR DOOR AND CASED OPG HEADER HEIGHTS AT 84" MINIMUM FROM TOP OF SUB-FLOOR.
 5. ALL STRUCTURAL HEADERS AND BEAMS SHALL BE VERIFIED BY CONTRACTOR.
 6. FRAMED WALL HEIGHT TO BE 9'-1 1/8" HIGH UNLESS OTHERWISE NOTED.
 7. SET ALL EXTERIOR WINDOW HEADERS AT 96" FROM TOP OF SUB-FLOOR UNLESS OTHERWISE NOTED.
 8. SOLID BLOCKING MUST BE PROVIDED FOR ALL POINT LOADS FROM ABOVE AND THRU TO BEARING BELOW.

SQUARE FOOTAGE CALCULATION:
(OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD)

FIRST FLOOR HEATED:	1,607 SQFT.
SECOND FLOOR HEATED:	958 SQFT.
TOTAL HEATED AREA:	2,565 SQFT.
BASEMENT:	1,462 SQFT.
GARAGE:	0 SQFT.
BONUS:	0 SQFT.
COVERED PORCHES:	310 SQFT.
TOTAL ADDITION UNDER ROOF:	4,337 SQFT.
FIRST FLOOR EXISTING HEATED:	1,468 SQFT.
SECOND FLOOR EXISTING HEATED:	638 SQFT.
TOTAL EXISTING HEATED AREA:	2,106 SQFT.
EXISTING COVERED PORCHES:	206 SQFT.
TOTAL EXISTING UNDER ROOF:	2,312 SQFT.
ADDITION OVERLAP W/EXISTING:	- 570 SQFT.
TOTAL FINAL UNDER ROOF:	6,079 SQFT.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
958 S.F.

NOTES:

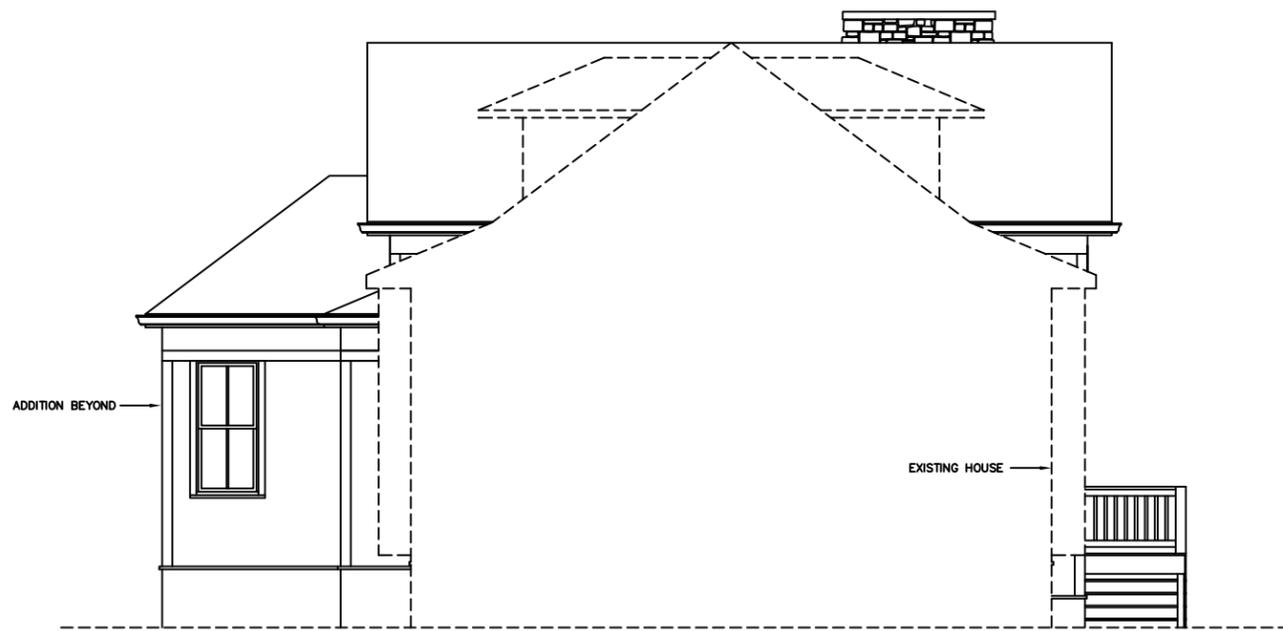
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3. ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. FRAME ALL INTERIOR DOOR AND CASED OPG HEADER HEIGHTS AT 84" MINIMUM FROM TOP OF SUB-FLOOR.
5. ALL STRUCTURAL HEADERS AND BEAMS SHALL BE VERIFIED BY CONTRACTOR.
6. FRAMED WALL HEIGHT TO BE 9'-4 1/8" HIGH UNLESS OTHERWISE NOTED.
7. SET ALL EXTERIOR WINDOW HEADERS AT 96" FROM TOP OF SUB-FLOOR UNLESS OTHERWISE NOTED.
8. SOLID BLOCKING MUST BE PROVIDED FOR ALL POINT LOADS FROM ABOVE AND THRU TO BEARING BELOW.
9. SET ADDITION FFE TO BE 21" BELOW EXISTING.

SQUARE FOOTAGE CALCULATION:

(OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD)	
FIRST FLOOR HEATED:	1,607 SQFT.
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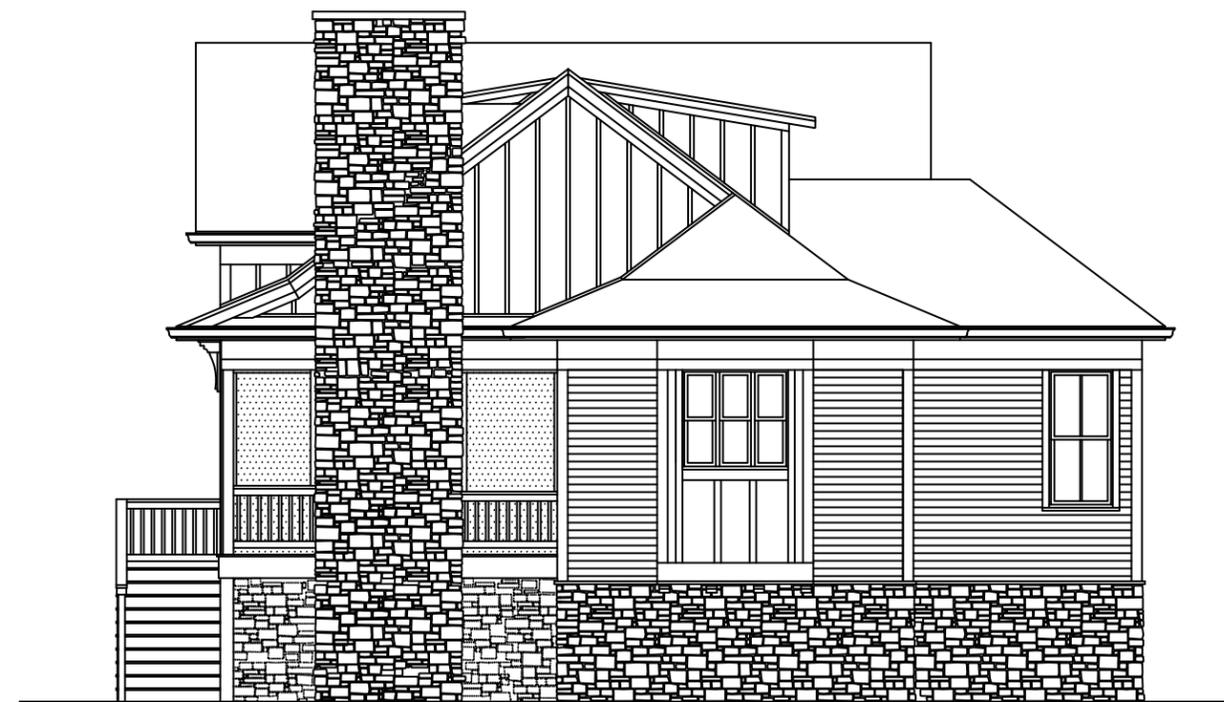
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FRONT ELEVATION – SILHOUETTE STUDY

SCALE: 1/8" = 1'-0"

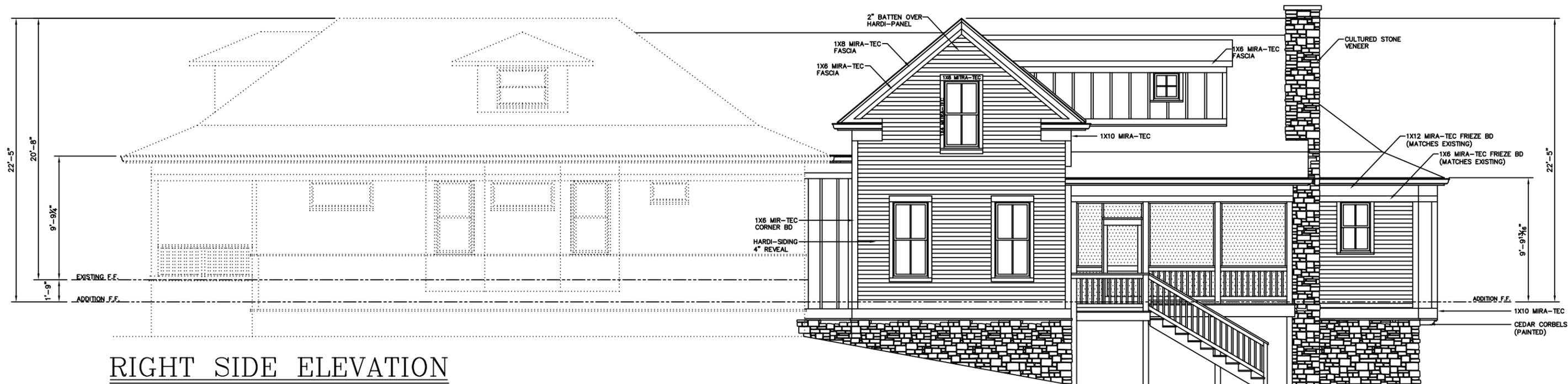


REAR ELEVATION

SCALE: 1/8" = 1'-0"

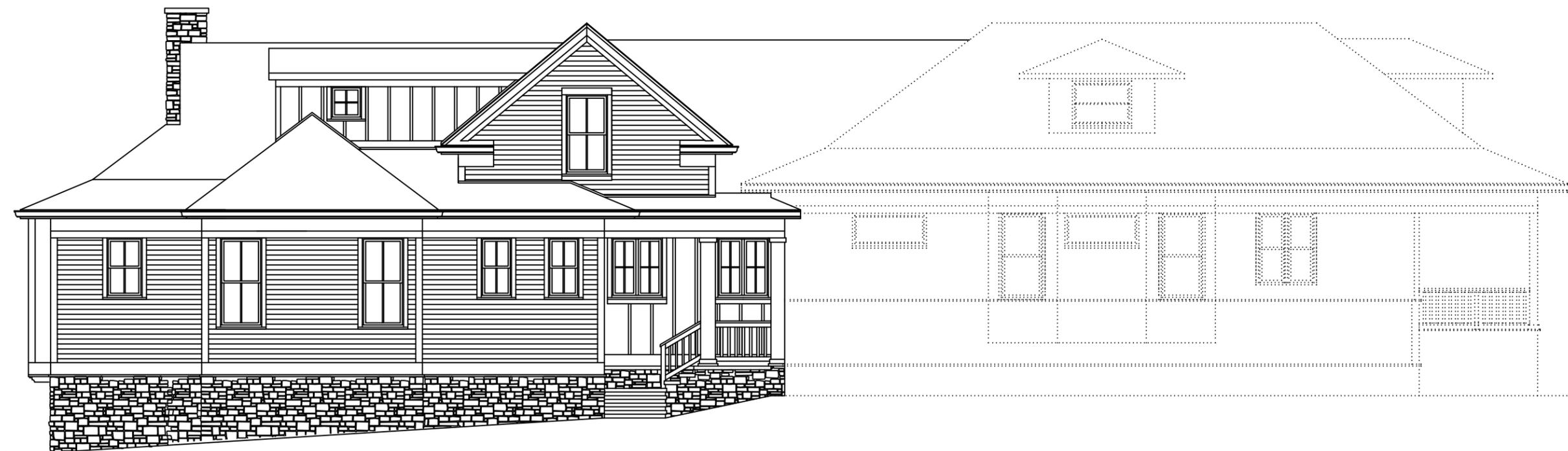
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RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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