

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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1402 Douglas Avenue
June 21, 2017

Application: New construction—addition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 072140196
Applicant: Greg Griffin
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application is to construct a rear dormer where the side walls are not inset from the main walls of the house.

Recommendation Summary: Staff recommends approval with the condition that the dormer is set in two-feet (2') from each side. With this condition, Staff finds that the project meets Section II.B.2. of the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually

compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall..

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may

be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

2. ADDITIONS

- a. 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.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure that an addition has achieved proper scale, the addition should:

- *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.*
- *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.*
- *Additions 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*
- *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 taller and extend wider.

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.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

III.B.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.

III.B.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 of the historic zoning ordinance.

Background: 1402 Douglas Avenue is a c.1930 bungalow that contributes to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay.



Figure 1: 1402 Douglas Avenue

Analysis and Findings: Application is to construct a rear dormer where the side walls are not inset from the main walls of the house.

Partial Demolition: The proposed rear addition is a shed dormer off the back of the house. The dormer will tie in at the ridge line and will terminate above the original rear exterior wall. The addition requires no change in footprint. Rear dormer additions are commonly approved and Staff finds that the partial demolition of the roof is appropriate.

Staff therefore finds that the partial demolition of sections of the original side-gabled roof meets Section III.B.2. for appropriate demolition and does not meet Section III.B.1. for inappropriate demolition.



Figure 2: Rear view. The dormer will terminate along the recessed brick wall and will not extend over the white portion of the house, likely an enclosed porch.

Height & Scale: The proposed addition will add square footage to the second story of the home. It will not extend higher than the existing historic ridge height, thus will not increase the overall height of the historic property.

The addition will add approximately three hundred square feet (300 sq. ft.) to the second story of the historic house, which is currently approximately one thousand, nine hundred, and fifty square feet (1,950 sq. ft.). There will be no increase in the footprint. Staff finds that the additional square footage is appropriately scaled as it is considerably less than the existing house.

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b. and II.B.2 of the design guidelines.

Location & Removability: Siting the addition at the rear of the existing building is in accordance with the design guidelines. The addition is designed so that if it were to be removed in the future, the historic character of the house would still be intact. Staff finds that the addition meets Section II.B.2.d for removability.



Figure 3: Side views, west side of house.

In terms of location, the proposed design stacks the side walls of the dormer flush with the main walls of the house. The guidelines state that rear dormers should be inset from the side walls of the building by a minimum of two feet (2') on either side. The Commission has not previously approved rear dormer additions with walls stacked over the historic walls. The requirement for inset dormer walls is intended to keep the massing of rooftop additions modest and to prevent them from overshadowing the scale of traditional historic homes.

Staff finds that the addition does not meet Section II.B.2.a of the design guidelines for location due to the width of the dormer, relative to the width of the house.

Design: The proposed design of the addition is largely compatible with the historic house. The addition's materials, typical shed roof form, subordinate height, scale, and fenestration pattern are all compatible with the historic character of the existing house. Staff's one concern with the design is that the side walls of the dormer are not inset two feet (2') on either side, as required by the guidelines.

Staff finds that the addition's design meets Section II.B.2.e of the design guidelines, following the guidelines for new construction.

Staff finds that the addition does meet Section II.B.2.a. of the design guidelines, due to the width of the dormer.

Setback & Rhythm of Spacing: As the proposed addition does not change the footprint of the building, it will have no impact on the setback and street rhythm of the property. Staff finds that the addition's setback and rhythm of spacing meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Cladding	Cedar Shake	N/A	Yes	No
Roofing	Not indicated	Unknown	Unknown	Yes
Trim	Not indicated	Smooth faced	Unknown	Yes
Windows	Not indicated	Needs final approval	Unknown	Yes

With the staff’s final approval of the roofing material, windows and trim material, Staff finds that the proposed addition meets Section II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The proposed roof form will be a shed roof added onto the existing side gabled roof, at the rear of the house. The pitch will be approximately 1.5/12, which Staff finds to be appropriate in this low-visibility location. Staff finds that the addition’s roof form meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not alter the orientation of the house towards Douglas Avenue. Staff therefore finds that the addition’s orientation meets Sections II.B.1.f. and II.B.2. of the design guidelines.

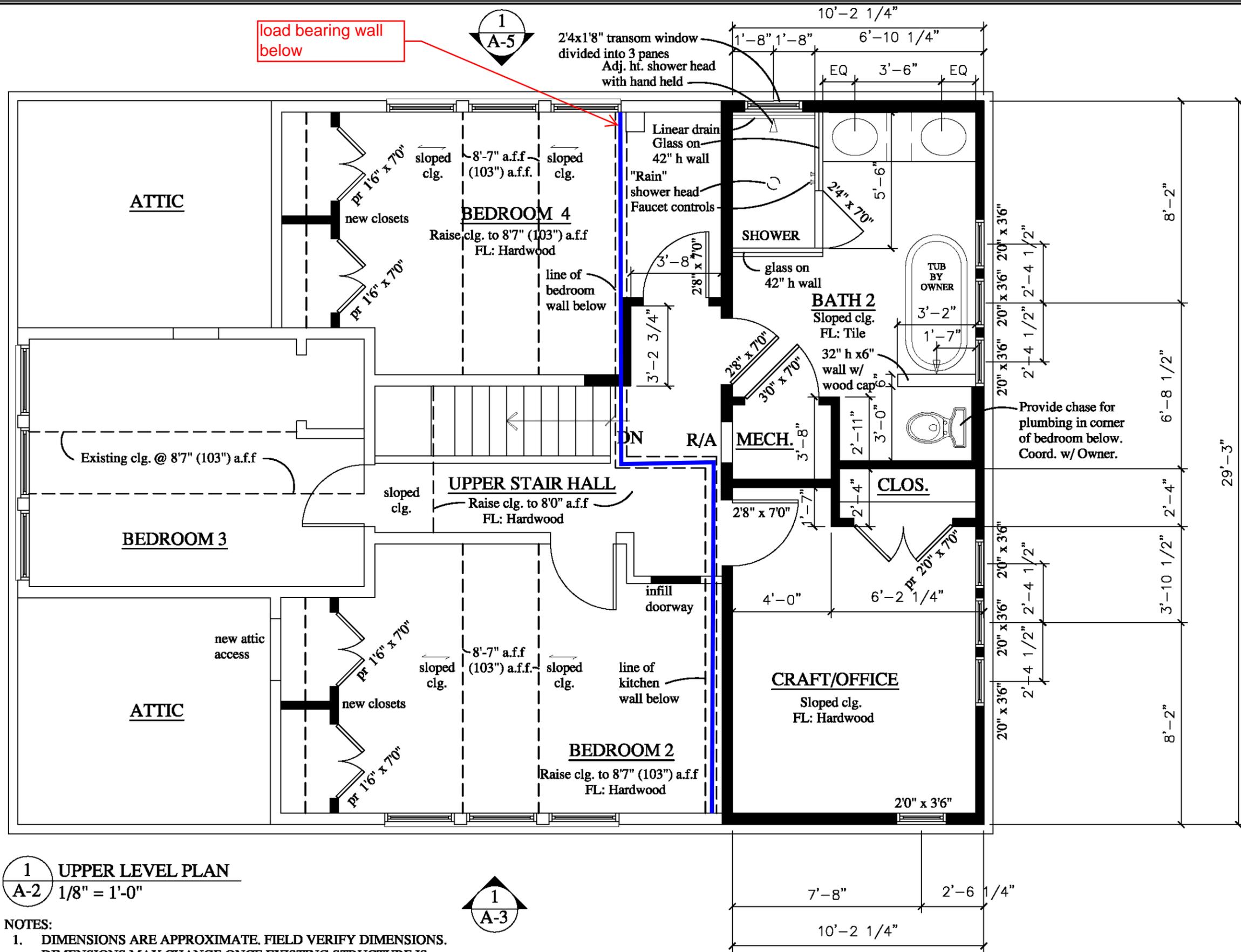
Proportion and Rhythm of Openings: With one exception, the windows on the proposed addition are all approximately twice as tall as they are wide, thereby meeting the historic proportions of openings. One smaller bathroom window is located on the east side of the dormer. Staff feels that in this location, the smaller, horizontally oriented window is appropriate. There are no large expanses of wall space without a window or door opening. Staff finds the addition’s proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval with the condition that the dormer is set in two-feet (2’) from each side. With this condition, Staff finds that the project meets Section II.B.2. of the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

PRINTING	
02-09-15	PRELIMINARY DESIGN
02-16-15	OWNER REVIEW

SHEET TITLE	
UPPER LEVEL PLAN	
JOB NO. 1501.00	SHEET NO. A-2
DATE 02-16-15	



1 UPPER LEVEL PLAN
A-2 1/8" = 1'-0"

- NOTES:
- DIMENSIONS ARE APPROXIMATE. FIELD VERIFY DIMENSIONS. DIMENSIONS MAY CHANGE ONCE EXISTING STRUCTURE IS EXPOSED. EXISTING PLASTER THICKNESS VARIES.
 - DOORS & TUB ARE BY OWNER.
 - MATCH EXISTING TRIM AND EXTERIOR DETAILS AND FINISHES.
 - REFER TO OWNER'S NOTES.

NOT FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION. DATE:

NOTE:
 WINDOWS TO BE DOUBLE HUNG
 WITH SIMULATED DIVIDED LITES AS SHOWN
 (TO MATCH EXISTING CONFIGURATIONS)

EXISTING DORMER TO RECEIVE
 NEW CEDAR SHAKE SIDING TO
 MATCH GABLE ENDS OF HOUSE.
 ADD 3.5" W CORNER TRIM.
 (PROVIDE SHAKES ON
 FRONT FACADE OF DORMER
 ALSO. CORNER TRIM TO ALIGN
 WITH WINDOW CASING.)

OVERHANG TO REMAIN
 OR BE RECONSTRUCTED

EXTEND WALL FOR END OF DORMER AND
 PROVIDE CEDAR SHAKE SIDING TO MATCH
 EXISTING. TRIM TO MATCH EXISTING

EXISTING WINDOWS
 TO REMAIN



1 RIGHT ELEVATION
 A-3 1/8" = 1'-0"

THE GREG AND ABBY GRIFFIN
 RESIDENCE
 1402 DOUGLAS AVENUE NASHVILLE, TENNESSEE 37206

PRINTING	
02-09-15	PRELIMINARY DESIGN
02-16-15	OWNER REVIEW

SHEET TITLE	
ELEVATION- RIGHT	
JOB NO. 1501.00	SHEET NO. A-3
DATE 02-16-15	

NOT FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION. DATE:

NOTE:
 WINDOWS TO BE DOUBLE HUNG
 WITH SIMULATED DIVIDED LITES AS SHOWN
 (TO MATCH EXISTING CONFIGURATIONS)

OVERHANG TO REMAIN
 OR BE RECONSTRUCTED

SHED ROOF ON DORMER
 +/- 1.5" : 12 PITCH

PROVIDE CEDAR SHAKE SIDING TO MATCH
 EXISTING. TRIM TO MATCH EXISTING

OVERHANG TO REMAIN
 OR BE RECONSTRUCTED



1 REAR ELEVATION
 A-4 1/8" = 1'-0"

THE GREG AND ABBY GRIFFIN
 RESIDENCE
 1402 DOUGLAS AVENUE NASHVILLE, TENNESSEE 37206

PRINTING	
02-09-15	PRELIMINARY DESIGN
02-16-15	OWNER REVIEW

SHEET TITLE	
ELEVATION- REAR	
JOB NO. 1501.00	SHEET NO. A-4
DATE 02-16-15	

NOT FOR CONSTRUCTION

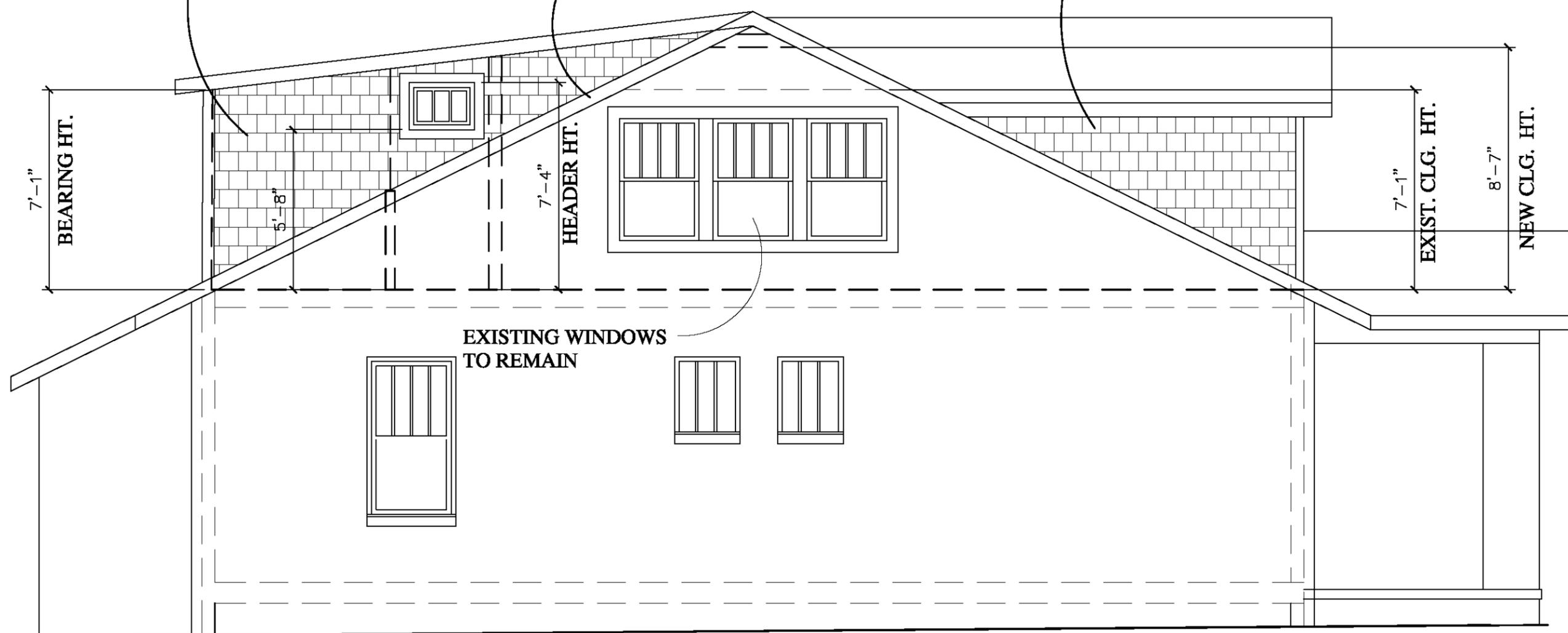
NOT RELEASED FOR CONSTRUCTION. DATE:

NOTE:
 WINDOWS TO BE DOUBLE HUNG
 WITH SIMULATED DIVIDED LITES AS SHOWN
 (TO MATCH EXISTING CONFIGURATIONS)

EXTEND WALL FOR END OF DORMER AND
 PROVIDE CEDAR SHAKE SIDING TO MATCH
 EXISTING. TRIM TO MATCH EXISTING

OVERHANG TO REMAIN
 OR BE RECONSTRUCTED

EXISTING DORMER TO RECEIVE
 NEW CEDAR SHAKE SIDING TO
 MATCH GABLE ENDS OF HOUSE.
 ADD 3.5" W CORNER TRIM.
 (PROVIDE SHAKES ON
 FRONT FACADE OF DORMER
 ALSO. CORNER TRIM TO ALIGN
 WITH WINDOW CASING.)



EXISTING WINDOWS
 TO REMAIN

1 LEFT ELEVATION
 A-5 1/8" = 1'-0"

THE GREG AND ABBY GRIFFIN
 RESIDENCE
 1402 DOUGLAS AVENUE NASHVILLE, TENNESSEE 37206

PRINTING	
02-09-15	PRELIMINARY DESIGN
02-16-15	OWNER REVIEW

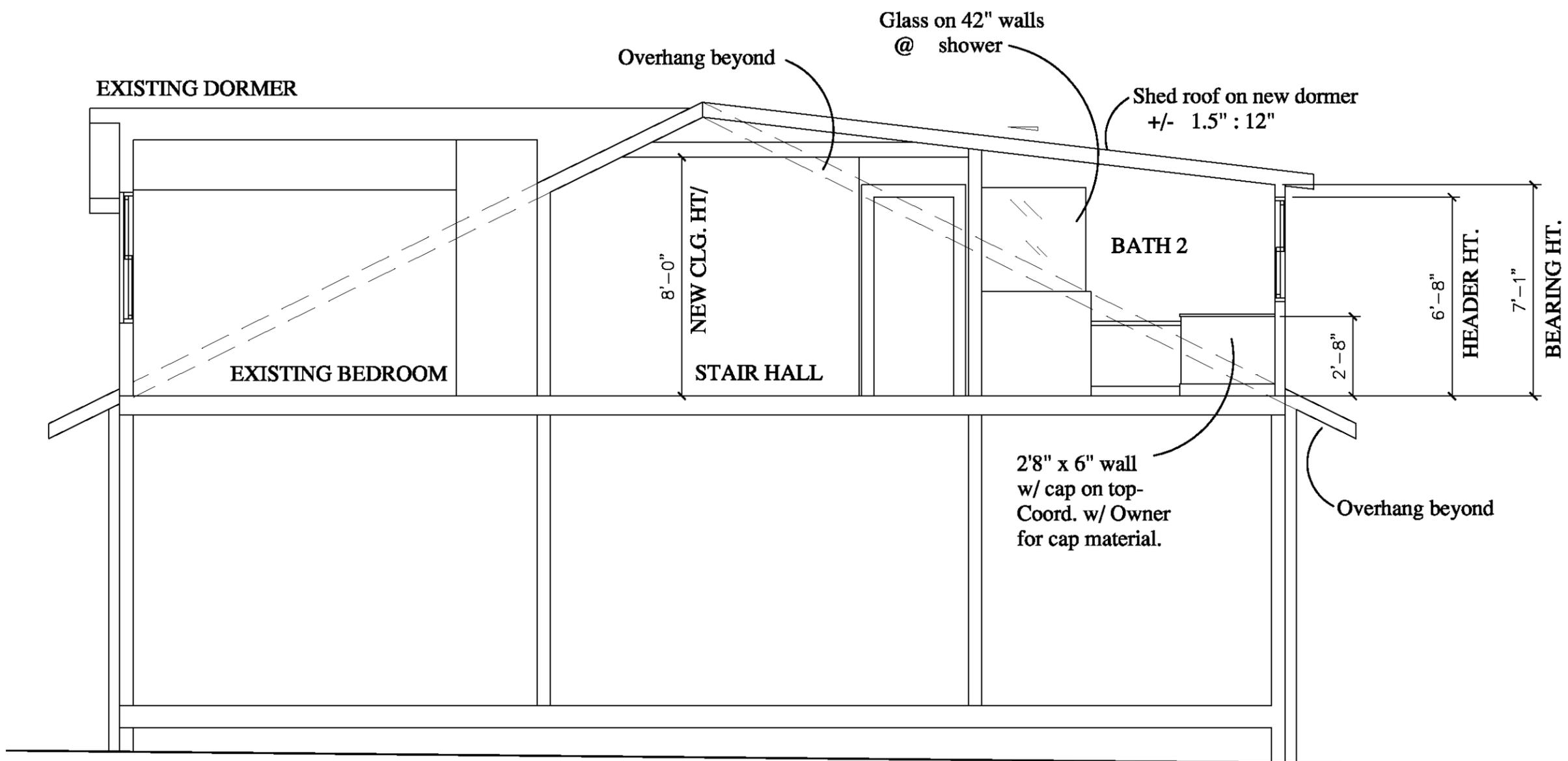
SHEET TITLE	
ELEVATION- LEFT	
JOB NO. 1501.00	SHEET NO. A-5
DATE 02-16-15	

NOT FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION. DATE:

PRINTING	
02-09-15	PRELIMINARY DESIGN
02-16-15	OWNER REVIEW

SHEET TITLE	
SECTION	
JOB NO. 1501.00	SHEET NO. A-6
DATE 02-16-15	



1 SECTION
 A-6 1/8" = 1'-0"

NOT FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION. DATE: