DAVID BRILEY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1013 Clayton Avenue
May 16, 2018

Application: New construction-addition; Setback determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 118050B00200
Applicant: Matthew Schutz
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition to a non-contributing house. The addition requires a change in the rear setback from twenty feet (20') to nine feet, four inches (9'4").

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the roof shingle color and texture;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the addition and rear setback meet Sections II.B.1. and II.B.2. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments
A: Site Plan
B: Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II. B. GUIDELINES

B. 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. BL2007-45).

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments
For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

h. 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.

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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

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 should be a minimum of 6" below the existing ridge.

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

No matter its use, 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.

· 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 <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> extend wider.

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Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

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.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

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).

Rear & Side Dormers

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.

c. 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 the original form and openings on the porch remain visible and undisturbed.

d. 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.

e. 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.

f. Additions should follow the guidelines for new construction.

Background: 1013 Clayton Avenue is one-half of a non-contributing duplex constructed c. 1996 (Figure 1.). The duplex is setback significantly on the lot because of a stormwater and sewer easements in its front yard (Figure 2).

Figure 1. 1013 Clayton Avenue (the right portion of the duplex)

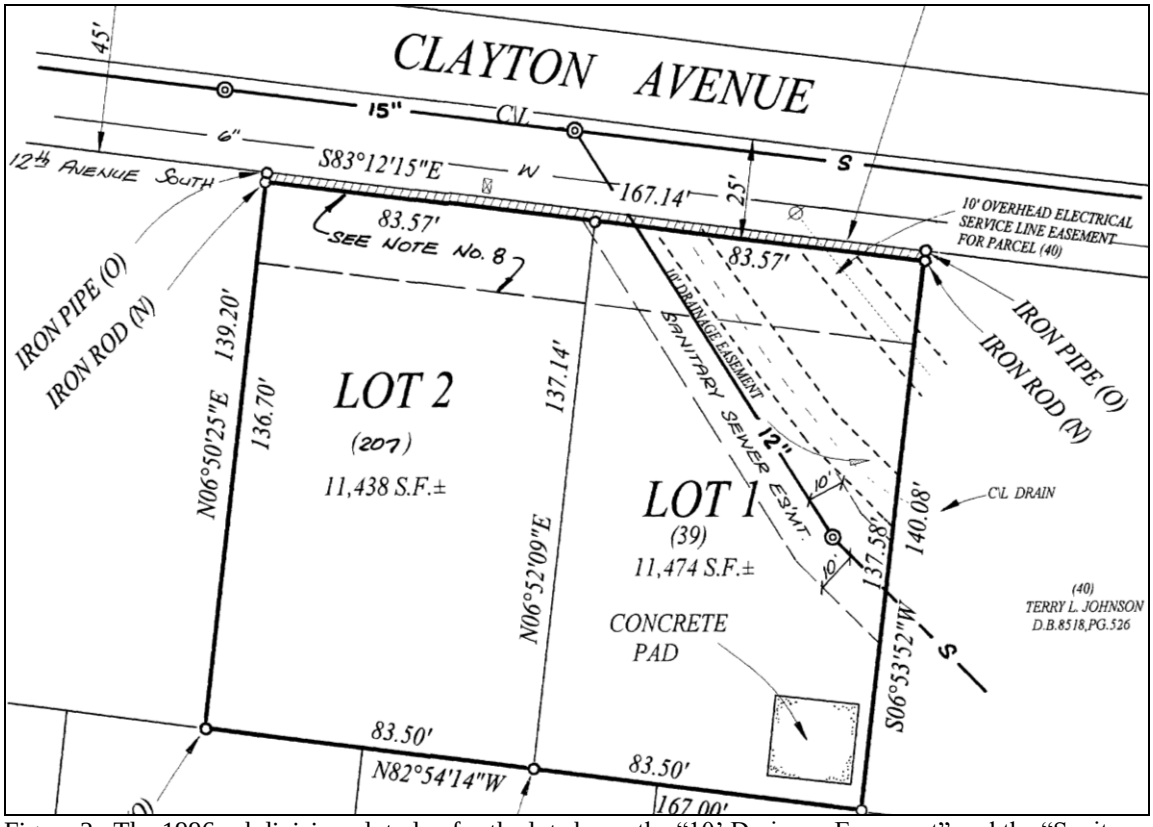

Figure 2. The 1996 subdivision plot plan for the lot shows the "10' Drainage Easement" and the "Sanitary Sewer Easement" that runs through the front yard. 1013 Clayton is location on Lot 1 in this image.

Analysis and Findings: Application is to construct a rear addition to a non-contributing house. The addition requires a change in the rear setback from twenty feet (20') to nine feet, four inches (9'4").

Height & Scale: The proposed addition to the non-contributing house is no taller and no wider than the existing house. The addition is two-stories, and it is inset one foot (1') on the right side and twenty-five feet (25') on the left side. MHZC typically requires an inset of two feet (2') for two-story additions. However, because the existing house is non-contributing, staff finds the one foot (1') inset to be appropriate. The addition will add fourteen feet, eight inches (14'8") of depth to the house and is twenty-seven (27') wide. Staff finds that the addition's height and scale meet Section II.B.1.a.and b. and II.B.2. of the design guidelines.

Location & Removability: Because the existing house is non-contributing, staff is not concerned about the removability of the proposed addition. The addition is located behind the existing house, which is appropriate. Staff finds that the project meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Design: The addition's design is appropriate for a non-contributing house. Its roof form, scale, placement, and form do not contrast greatly with the surrounding historic houses. Staff finds that the project meets Sections II.B.2.a and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets the base zoning side setbacks. It will be over forty feet (40') from the left property line and approximately ninety feet (90') from the right property line.

The addition does require a change to the rear setback. Base zoning requires a twenty foot (20') rear setback for primary structures. The proposed addition will be just nine feet, four inches (9'4") from the rear property line. Staff finds the proposed rear setback determination to be appropriate for several reasons. The existing duplex sits backs significantly on the lot. Its front wall is approximately seventy feet (70') from the front property line. This is unusual on this block, where the historic houses sit much closer to the street. By comparison, the historic house to the left, 1009 Clayton Avenue, is approximately forty-six feet (46') from the street, and the historic house to the right, 1101 Clayton Avenue, is approximately fifty-three feet (53') from the street.

The deep front setback for 1013 Clayton Avenue is the result of stormwater and sewer easements running through the front yard. Because of the deep front setback, the existing house has a shallow rear yard and is located less than twenty-four feet (24') from the rear property line. The proposed addition is modestly scaled, adding less than fifteen feet (15') of depth to the existing house. Because of the peculiarities of the lot and because the addition is modestly scaled, staff finds that the proposed rear setback of nine feet, four inches (9'4") meets the 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
Foundation	Concrete slab or block	Typical	Yes	No
Cladding	Cement Fiberboard	Smooth, reveal to match existing	Yes	No
Roofing	Asphalt Composite Shingles	Unknown	Yes	Yes
Trim	Cement fiberboard	Smooth	Yes	No
Windows	Wood	Unknown	Yes	Yes
Side/rear doors	Not indicated	Unknown	Unknown	Yes

With staff's final approval of roof shingle color and texture and all windows and doors, staff finds that the addition meets Section II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The proposed addition has a shed roof with a 2/12 pitch. The design guidelines state that roof pitches should typically be a minimum of 6/12. Staff finds the proposed lower slope to be appropriate for this house for several reasons. Because the existing house is non-contributing, the proposed roof form will not impact the historic character of the neighborhood. Also, the addition is located so far back on the lot, that it will not be highly visible from the street. Staff finds that the proposed roof form meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not impact the existing house's orientation towards Clayton Avenue. Staff finds that the project meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no window openings on the addition's left façade. Staff finds the lack of windows on this façade to be appropriate because it is inset twenty-five feet (25') from the side wall of the structure. This façade will not be highly visible from the street. Staff finds the project'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 of the project with the following conditions:

1. Staff approve the roof shingle color and texture;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the addition and rear setback meet Sections II.B.1. and II.B.2. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

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11'-1"

27'-0"

ADDITION

14'-8"

9'-4"

1'-0"

EXISTING DUPLEX

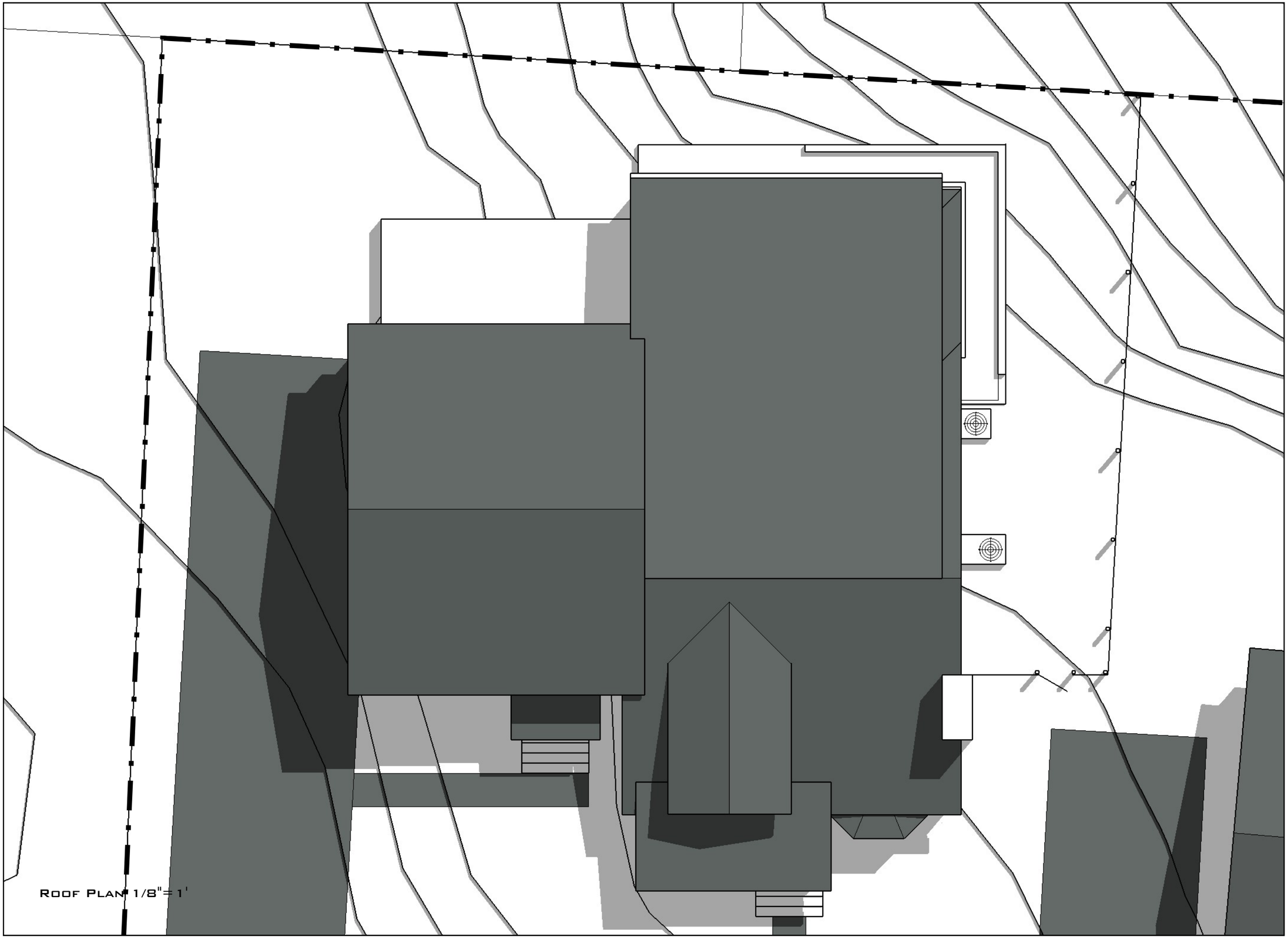
FOOTPRINT PLAN 1/8"=1'

HARTLINE RESIDENCE ADDITION (OPTION H)

2724 EMERY DRIVE, NASHVILLE, TN

A7.09

ISSUED FOR REVIEW
APRIL 30, 2018



Roof Plan 1/8"=1'

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Hartline Residence Addition (Option H)

2724 Emery Drive, Nashville, TN

A7.02

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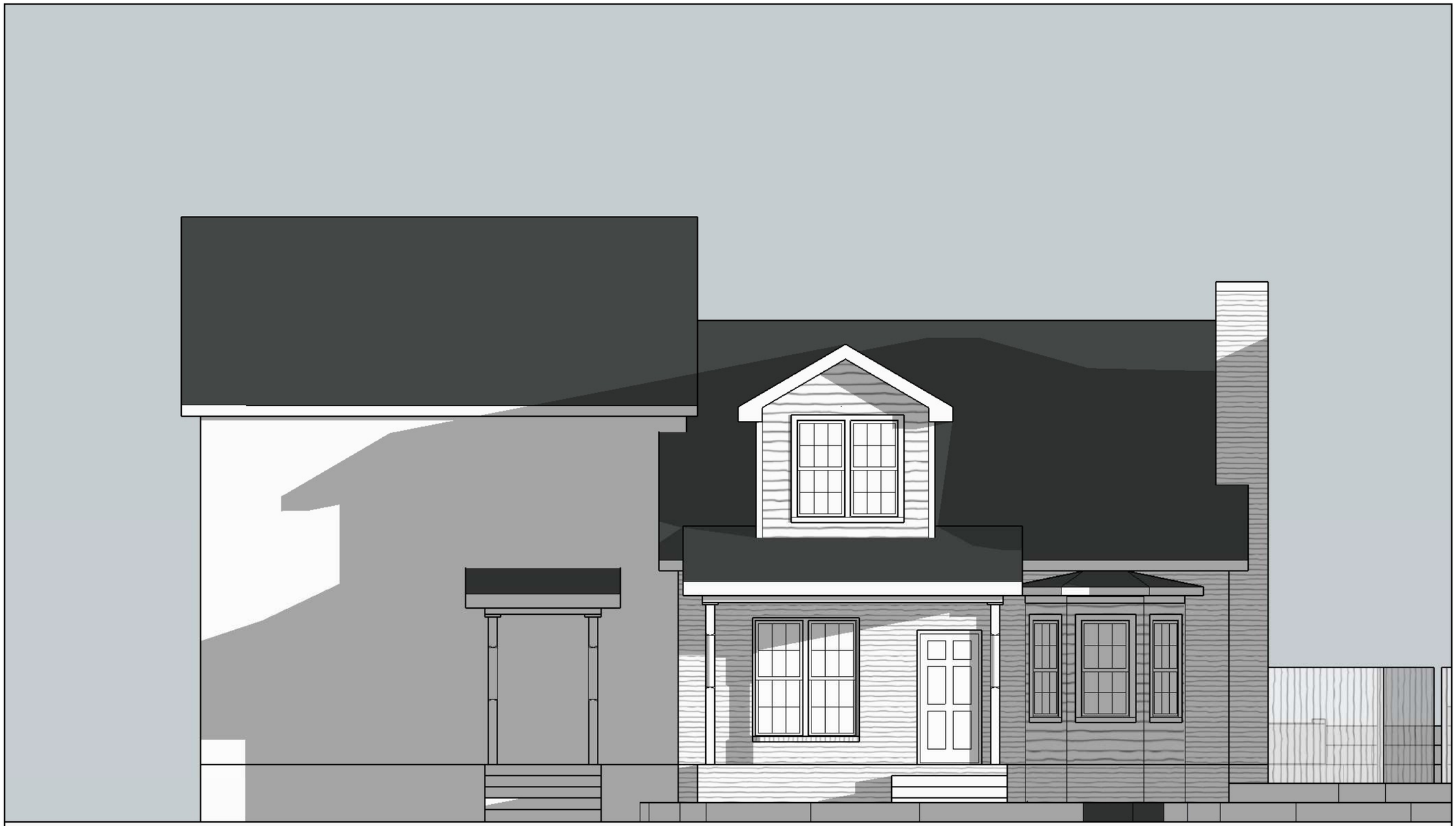
April 30, 2018



Front Elevation 3/16"=1'

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Simon Residence Addition

1013 Clayton Ave, Nashville, TN

A7.03

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Right Elevation 3/16"=1'

Simon Residence Addition

1013 Clayton Ave, Nashville, TN

A7.04

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April 30, 2018

Rear Elevation 3/16"=1'

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Simon Residence Addition

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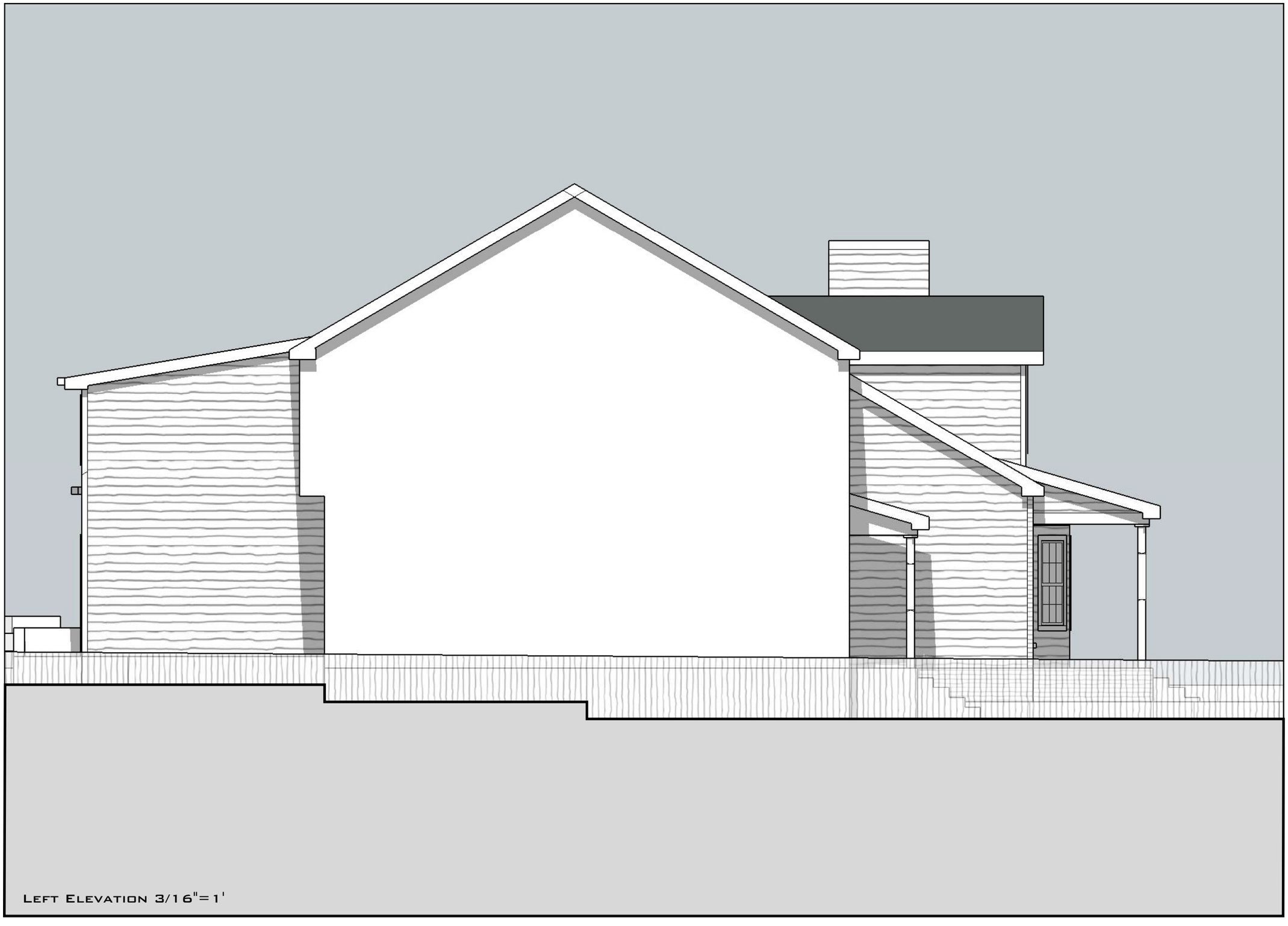
Simon Residence Addition

1013 Clayton Ave, Nashville, TN



Left Elevation 3/16"=1'

A7.06

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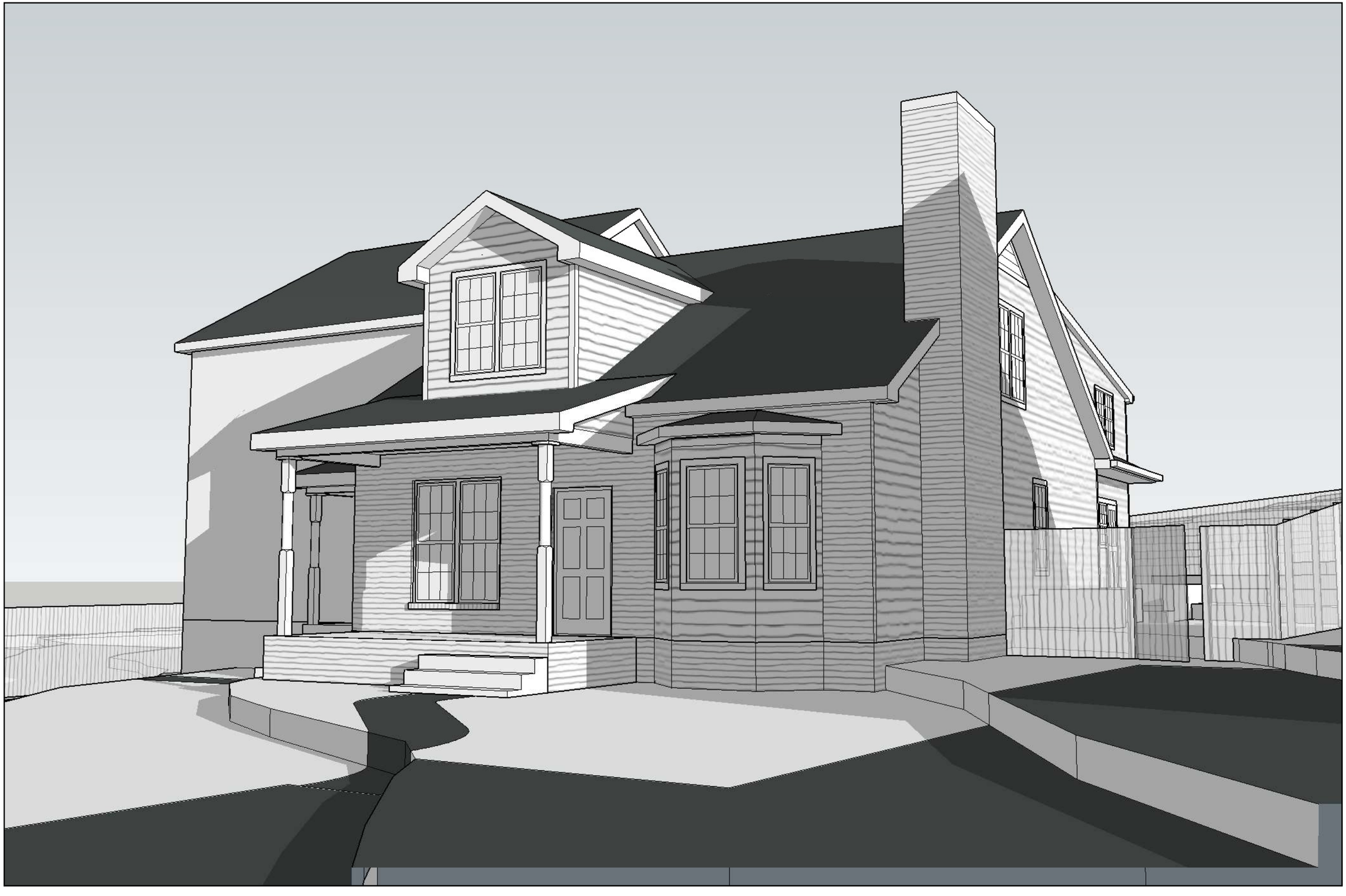
April 30, 2018



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Simon Residence Addition

1013 Clayton Ave, Nashville, TN

A7.01

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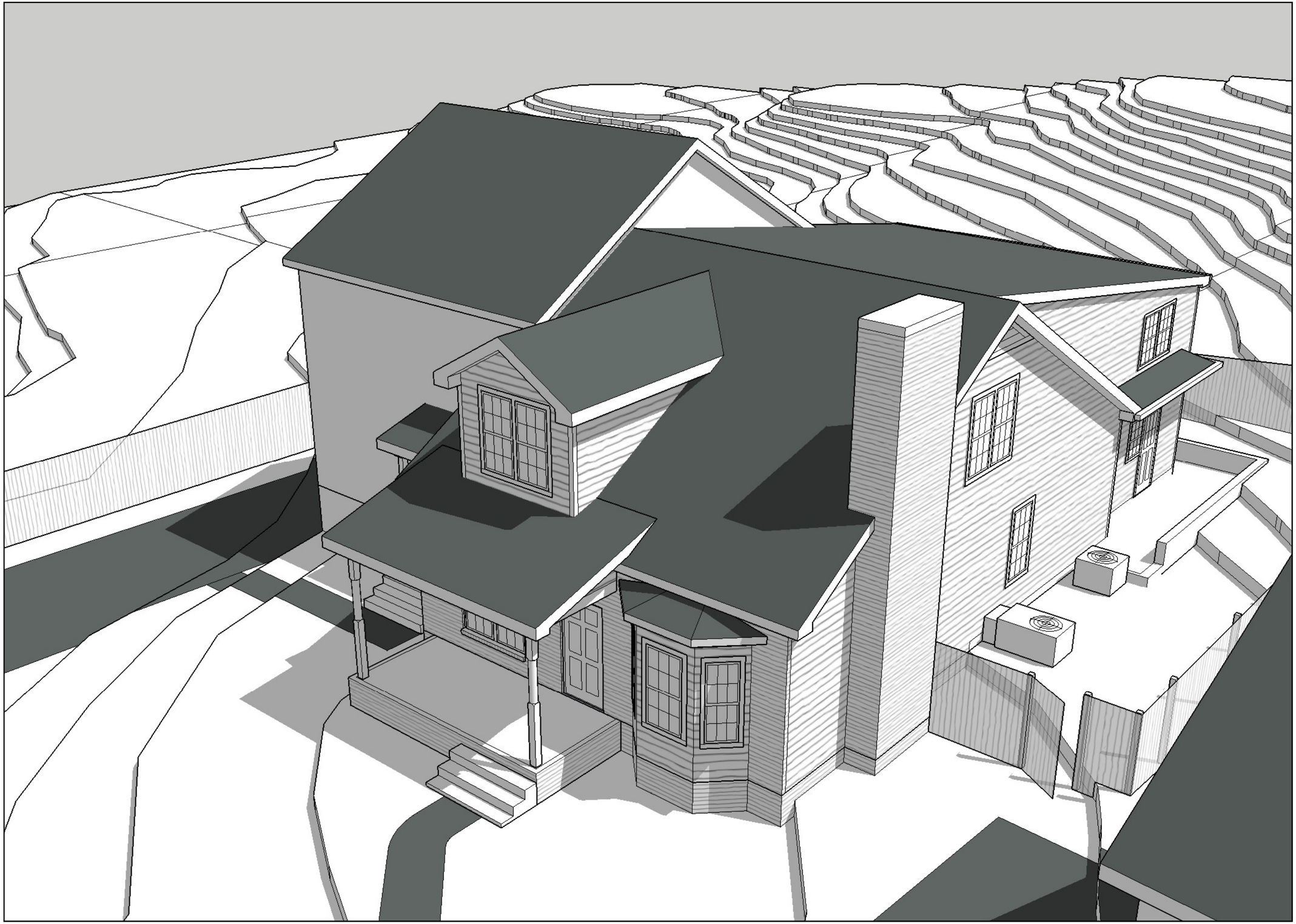

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Simon Residence Addition

1013 Clayton Ave, Nashville, TN

A7.07

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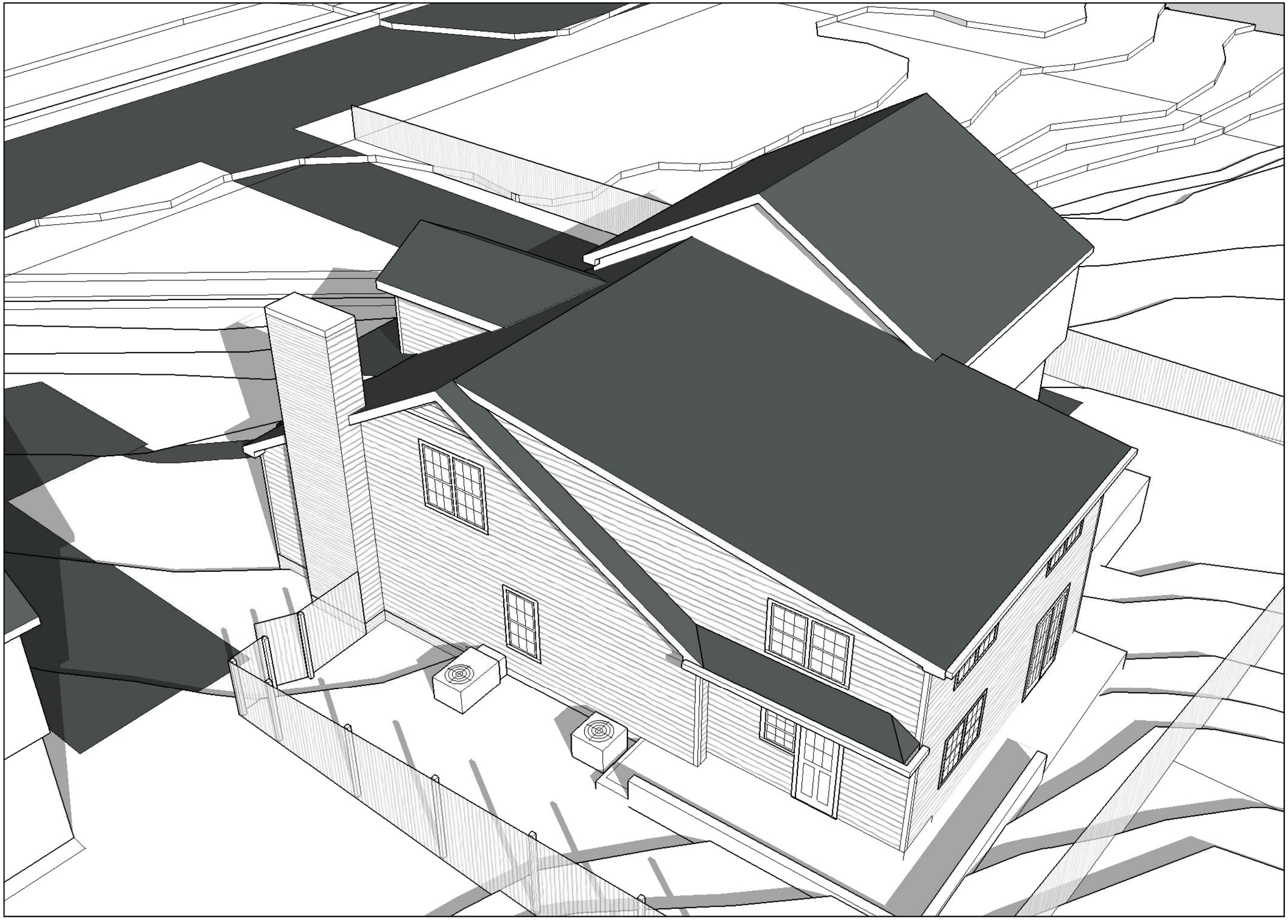

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Simon Residence Addition

1013 Clayton Ave, Nashville, TN

A7.08

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April 30, 2018

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Hartline Residence Addition (Option H)

2724 Emery Drive, Nashville, TN

A7.10

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Backyard Photo Montage

A7.11
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Photo from Street

A7.12
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