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
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1105 South Douglas Avenue
May 16, 2018

Application: New construction - addition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 105130175.00
Applicant: Tyler LeMarinel
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: This application is for a rear addition which extends taller than the ridgeline of the existing house. **Recommendation Summary:** Staff recommends approval of the proposed addition with the following conditions: 1) Staff approve the foundation material, windows, skylight and doors; and, 2) Staff approve the final location of the HVAC; finding that with these conditions, the project meets the design guidelines for Waverly-Belmont.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.

2. The Commission has the ability to determine appropriate building setbacks 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

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth 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

1. 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.

a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.

b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
- · Lap 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.
- · Stone or brick foundations should be of a compatible color and texture to historic foundations.
- · When different materials are used, it is most appropriate to have the change happen at floor lines.
- · Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
- · Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
- · Texture and tooling of mortar on new construction should be similar to historic examples.
- · Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

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

2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial– or full-width porches attached to the main body of the house. 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.

3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. 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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

5. 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

1. 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.

2. 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.

3. 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.

4. 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.

5. 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

1. 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.

2. 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

1. 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.

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

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 than 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: 1105 South Douglas Avenue is a one-and-a-half story bungalow, constructed circa 1925 that contributes to the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Figure 1: 1105 S Douglas

Analysis and Findings: The applicant is proposing a modest rear addition that includes expanding the living room, adding both an open and a screened porch and adding a master suite upstairs. The footprint of the existing structure will be increased by four-hundred-eighty-two (482) square feet. The addition will be stepped-in on the sides, but will step up to be about one foot, seven inches (1'7") higher than the original side-gabled roof.

Demolition:

Figures 2 & 3: Figure 2 shows the window to be enlarged, also seen on the first floor of Figure 3. The second level of Figure 3 shows the window to be re-introduced.

The applicant proposes to increase a single window on the west side elevation to a double window. (See figures 2 and 3). This is considered partial demolition. Staff finds this work to be appropriate as it is a fairly modest change and is located behind the mid-point of the house, behind a projecting bay.

On the west elevation's second floor, a window will be added near the back of the house; the property owner believes that there was a window in this location originally, and there may be interior evidence to this effect. (See figure 3.) There is no tell-tale exterior

siding patch, however it seems likely that there would have been a window here, as the current configuration is somewhat awkward and asymmetrical - side gable fields in bungalows are typically symmetrical. Further, with the addition (or re-introduction) of the window in question, this elevation and will match the condition on the east elevation. Regardless, Staff finds the new window to be appropriate, as it is a modest change and is located beyond the midpoint of the house.

On the rear elevation, the existing rear-facing dormer will be removed to accommodate the addition of the master suite on the second floor. (See Figure 4.) The ground-level doors and windows will be removed as will a portion of the rear wall. Staff finds this work to be appropriate as it is occurring on a non-public façade.

Figure 4: Rear elevation, location of proposed partial demolition and addition

Staff finds that the proposed partial demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Location & Removability: The addition will be located behind the historic house, and will not disturb the front or side facades. The addition will be inset by a minimum of two feet (2') on either side, making it narrower than the historic house. If the addition were removed in the future, the basic form of the house would retain its historic integrity. The project meets sections IV.A for location and IV.F for removability.

Massing: The addition will be narrower than the existing house, being inset by two feet (2') on the ground level. On the second level, it will be inset by three feet (3') with side gables that step out an additional one foot (1').

The addition will not be larger than the existing house and will be compatible in scale. The existing foot print is one thousand, six hundred and eighty-two (1,682) square feet and the addition will increase this by a modest four-hundred-eighty-two (482) square feet – all of which will be located behind the existing historic house. The addition will not create the appearance of a 'house-behind-a-house'.

The roof slope of the rear facing gable will be approximately 6/12, which matches the slope of the primary roof. The eave height of the rear-facing gable will match the eave height of the historic front-facing dormer.

The addition will tie into the historic side-gabled roofline six inches (6”) below the ridge, as required by the design guidelines. Approximately forty feet (40’) back from the front porch, the roof line of the addition will rise about two feet (2’), such that the rear-facing gable of the addition will be just over one foot, seven inches (1’7”) taller than the historic house. Staff finds that the increased height could be appropriate in this situation because the additional height is pushed back, beyond the midpoint of the house. Staff finds that siting the additional massing in this location will have less of an impact on the front façade of the historic house than if a ridge raise had been used, as the guidelines would allow. Further, the increase in height is minimal and the increase in square footage is modest, all of which helps to mitigate the impact of the addition’s massing.

The project meets section IV.B. for additions-massing.

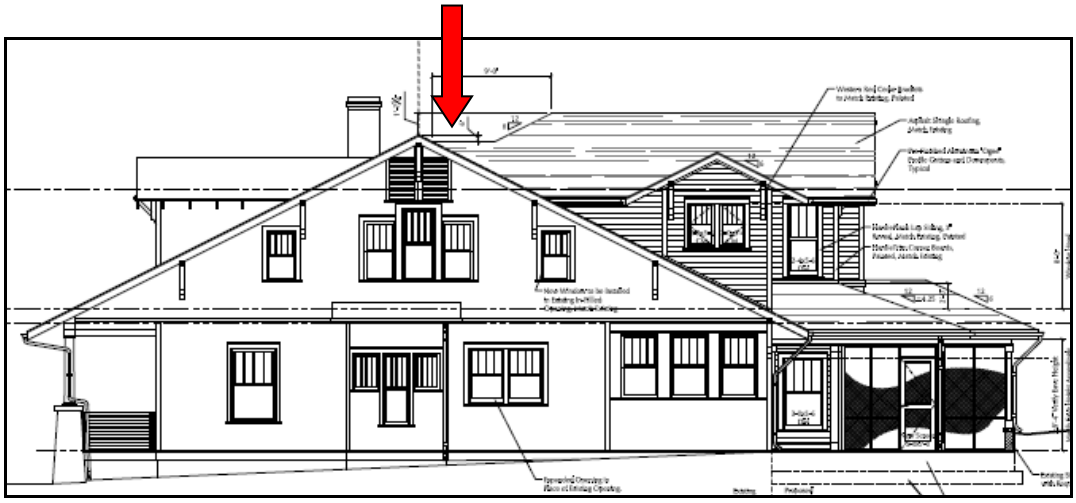


Figure 5: Arrow indicates location of proposed skylight.

Roof Additions:
The applicant is proposing a skylight for the flat section of roof where the addition ties into the existing ridge. (See Figure 5.) This portion of roof sits six inches (6”) lower than the historic roofline. As long as the skylight is flat, and does not have a bubble-shaped profile, Staff finds that the skylight is appropriate, as it will not be visible. See ‘Design & Roof Form’ below for further analysis of the addition’s roof.

The project meets section IV.C. for roof additions.

Design & Roof Form: The overall design of the addition is appropriate as it is compatible, without contrasting greatly, to the historic house. The addition will be distinguished from the form of the historic house by the insets, as described above. These will assist in making the small rear addition and the porches read as new construction. The second story will be further inset.

The primary roof form of the addition is a rear-facing gable with a lower cross gable on both the east and west sides. These roof forms are seen typically in the neighborhood and are appropriate for the house and the district. The roof slope on the gables and porches will match the primary roof slope of the existing house at about a 6/12 pitch. As described above under 'Massing', after tying into the existing ridge six inches (6") lower, the roof form will step up to rise one foot, seven inches (1'7") higher. The project meets sections IV.A, IV.B and IV.G for design of additions.

Setback & Rhythm of Spacing: The new construction will not impact the front or side setbacks. There is an existing outbuilding on site; the footprint of the new construction will maintain the required twenty feet (20') from this outbuilding, as per the design guidelines. The project meets section III.C for setback.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Not indicated			Yes
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Asphalt Shingles	Match existing	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Aluminum clad	Not indicated	Yes	Yes
Rear Porch Posts	Wood	Wood	Yes	No
Rear Porch Roof	Asphalt Shingle	Match existing	Yes	No
Rear doors	Not indicated	Glass	Yes	Yes
Skylight	Not indicated			Yes

Staff finds that the known materials of the addition are compatible with the historic house. With final Staff approval of the foundation material, doors, windows and skylight, Staff finds that the proposed addition meets section III.D. for new construction-materials.

Proportion and Rhythm of Openings**:** Two minor changes to the window openings on the side elevations of the existing house were indicated on the plans. As described above under "Demolition," a first floor window on the west elevation will be altered to a double window and a second-story window will be introduced, possibly in the location of an original window. The windows on the proposed addition are all generally twice as tall as

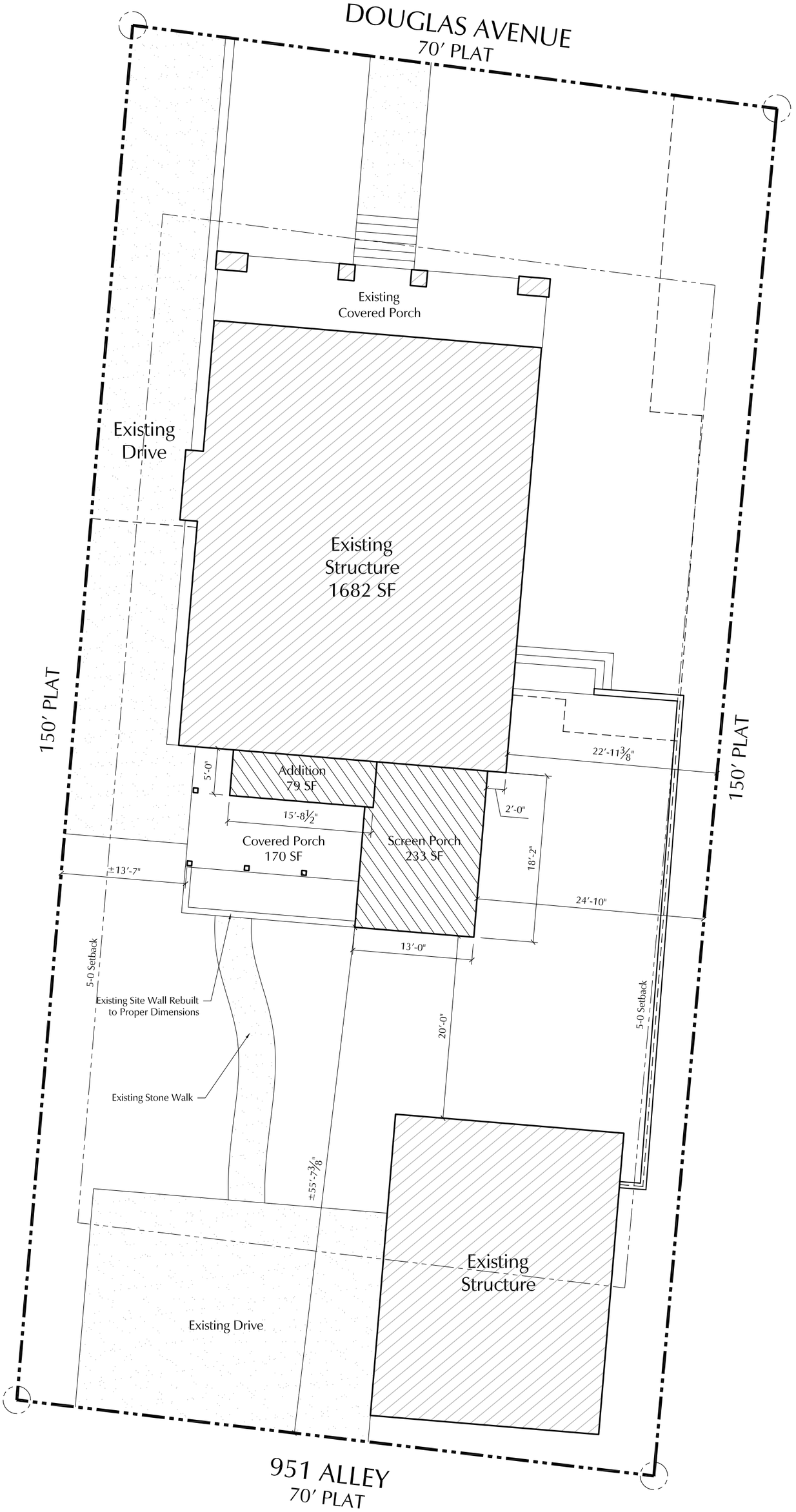
they are wide, thereby meeting the historic proportions of openings. There are two nearly square awning windows on the rear elevation – Staff finds these to be appropriate as they are on a secondary elevation and nearly replicate the small square-ish windows found on the east elevation. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section III.G. for new construction-proportion and rhythm of openings.

Appurtenances & Utilities: An existing low wall in the rear of the yard will be rebuilt with the required footing. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section III.I. for new construction-utilities and III.J. for new construction-public spaces.

Recommendation: Staff recommends approval of the proposed addition with the following conditions:

1) Staff approve the foundation material, windows, skylight and doors; and,
2) Staff approve the final location of the HVAC;

finding that with these conditions, the project meets the design guidelines for Waverly-Belmont.



N

1 Site Plan

Scale: 3/32″=1′-0″

A1.0

Drawings:
Site Plan

Date:
05.03.18

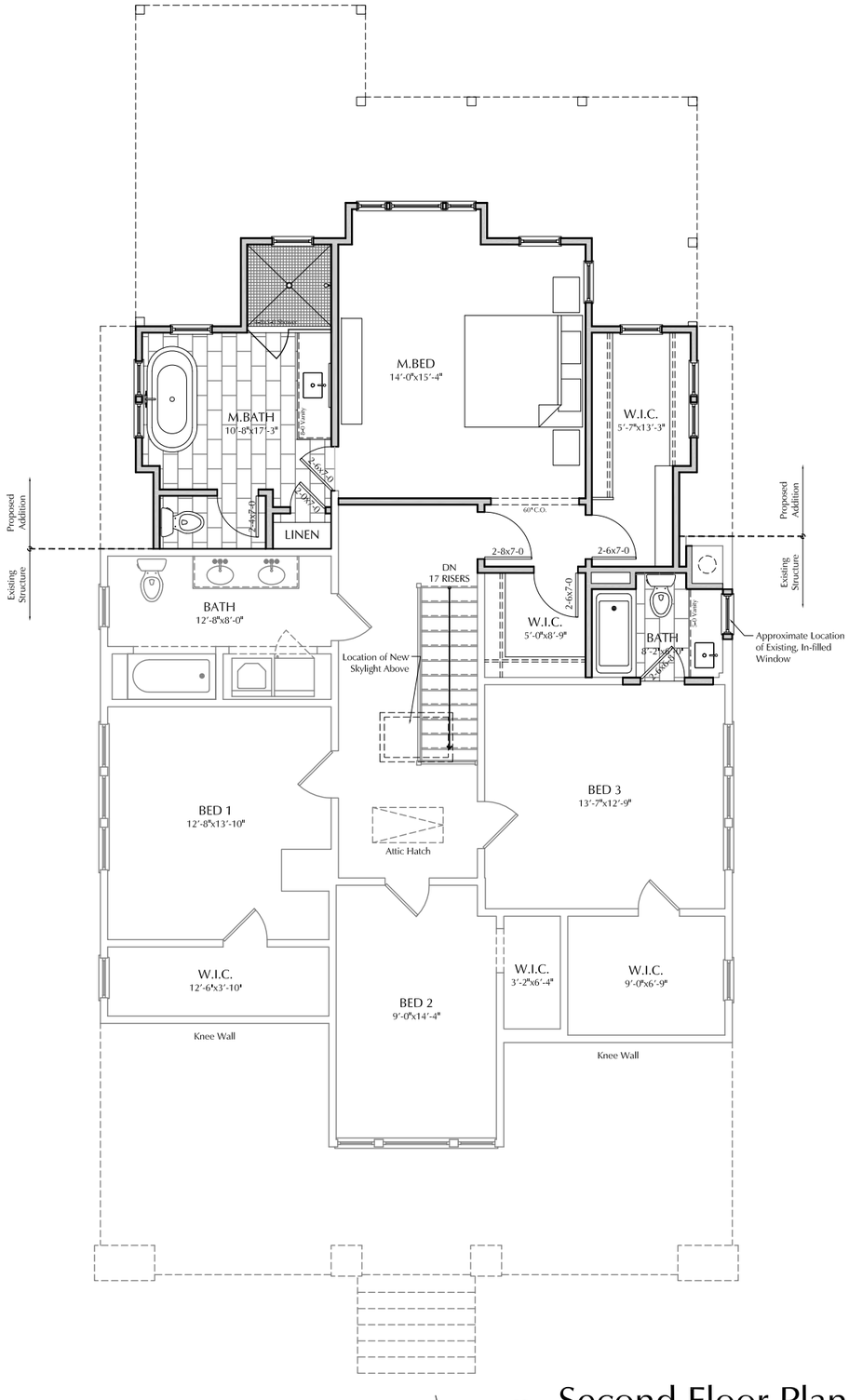
ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Addition and Renovations to:

The Blau-Collins Residence

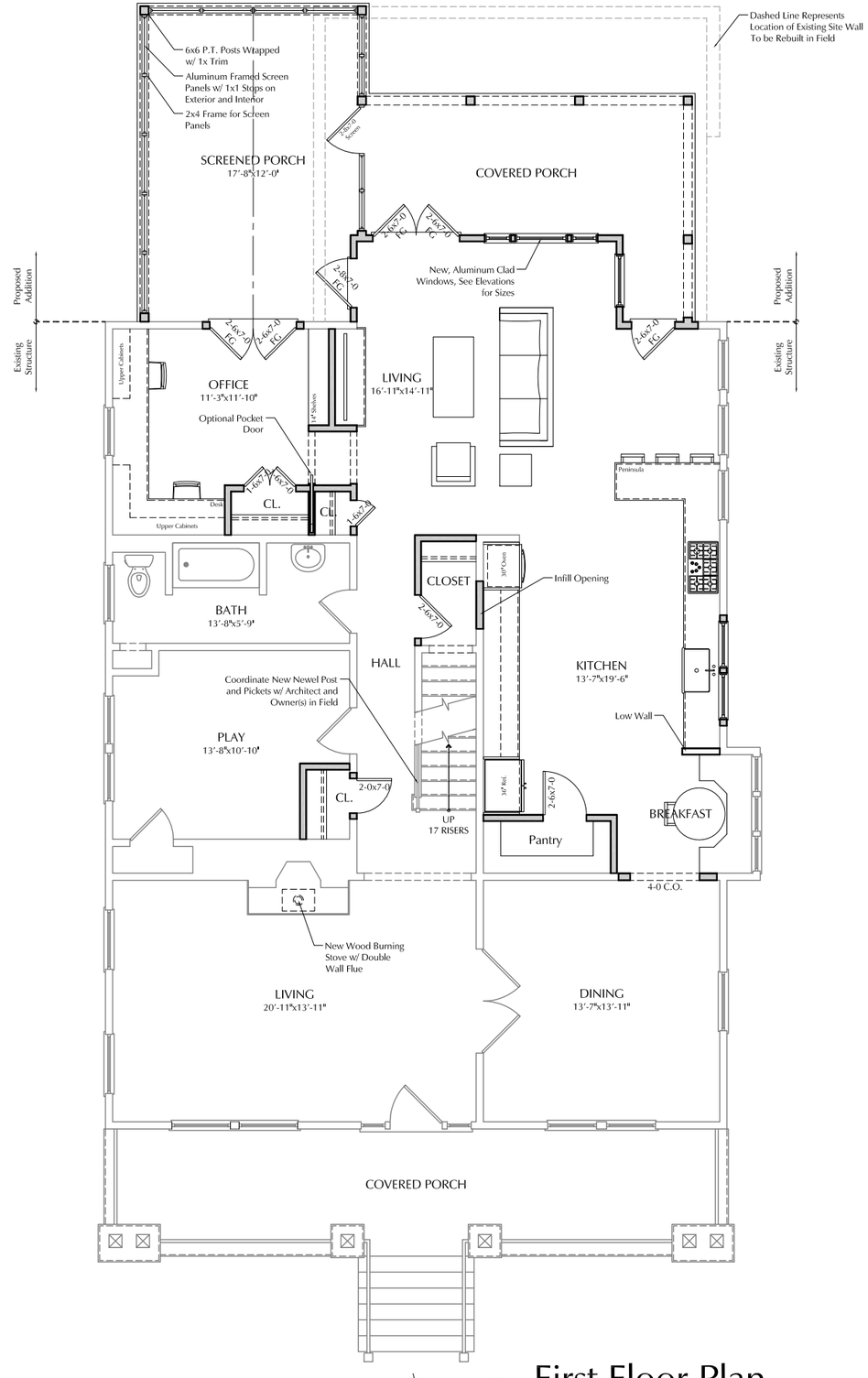
1105 S. Douglas Avenue
Nashville, Tennessee 37204

MHZC PRESERVATION PERMIT APPLICATION



2 Second Floor Plan

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



1 First Floor Plan

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

Addition and Renovations to:

The Blau-Collins Residence

1105 S. Douglas Avenue
Nashville, Tennessee 37204

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Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Floor Plans

Date:
05.03.18

A1.1

1 Roof Layout Plan

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

2' 1' 0 2' 4' 6' 8' 12'

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The Blu-Collins Residence

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Nashville, Tennessee 37204

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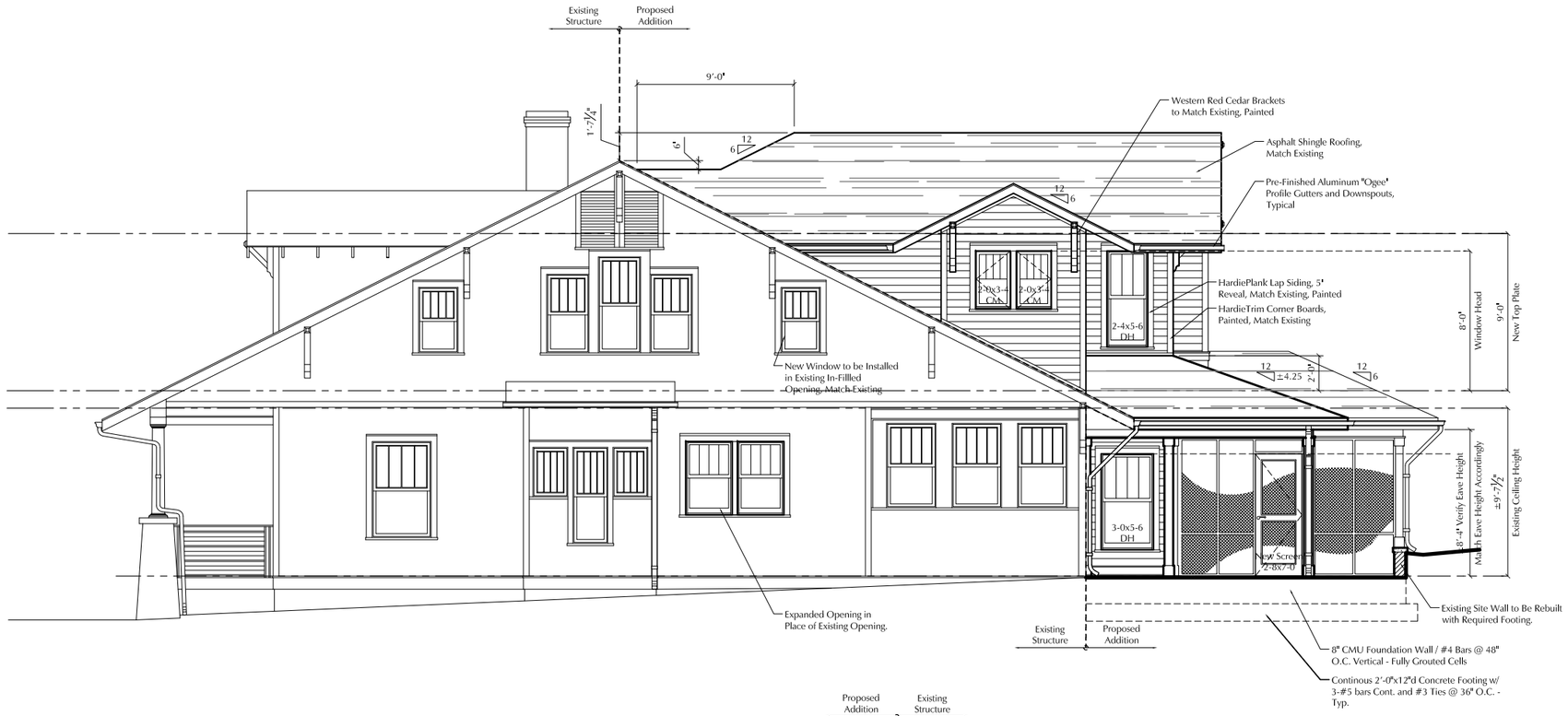
Drawings: Roof Plan

Date: 05.03.18

A1.2



2 West Elevation

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

1 East Elevation

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

MHZC PRESERVATION PERMIT APPLICATION

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The Blau-Collins Residence

1105 S. Douglas Avenue
Nashville, Tennessee 37204

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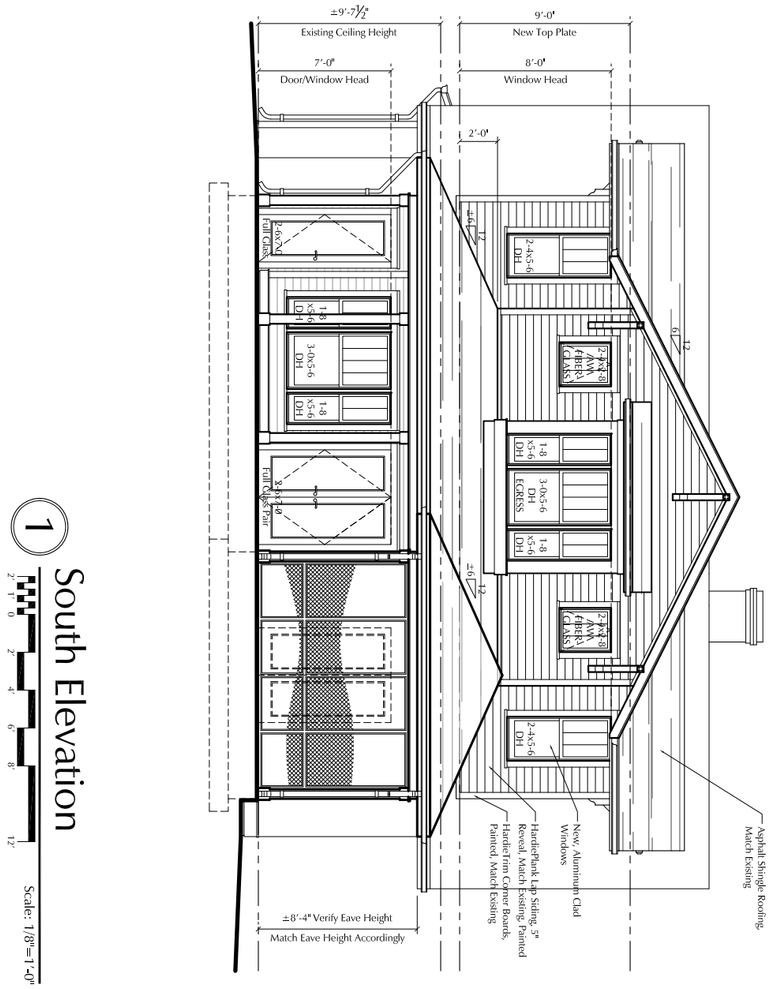
Drawings: Exterior Elevation

Date: 05.03.18

A2.1



1 South Elevation

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

A2.2

Drawings:
Exterior Elevation

Date:
05.03.18

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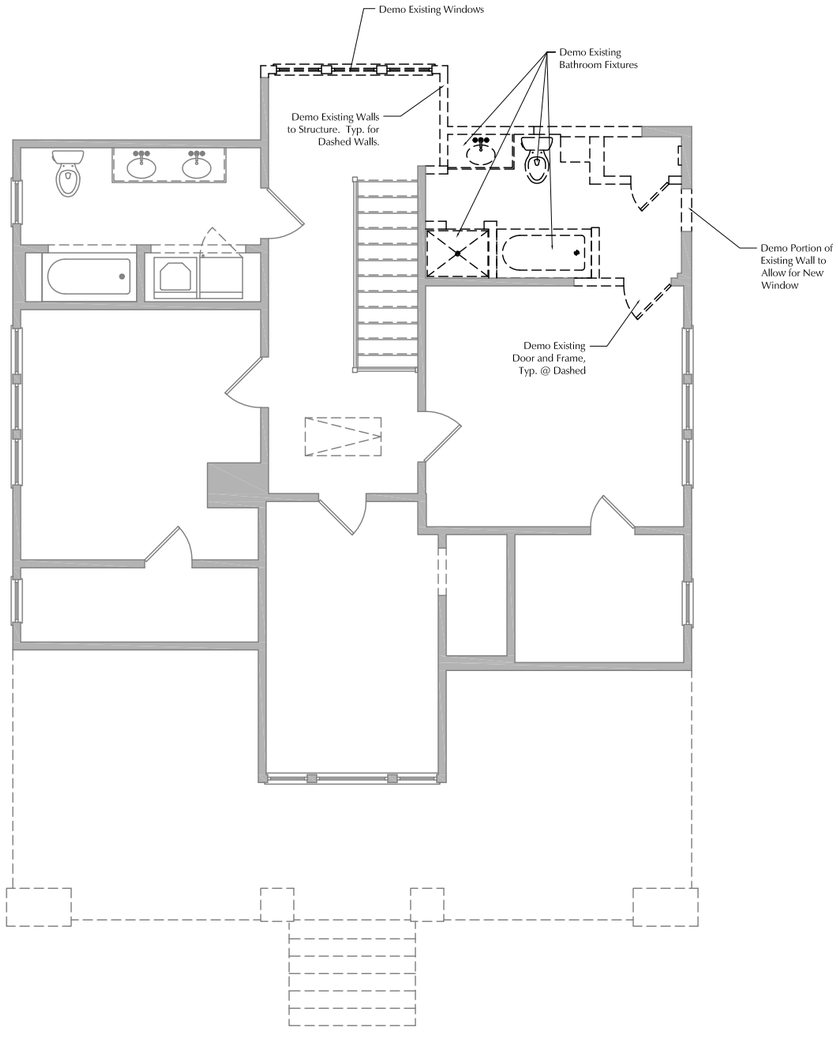
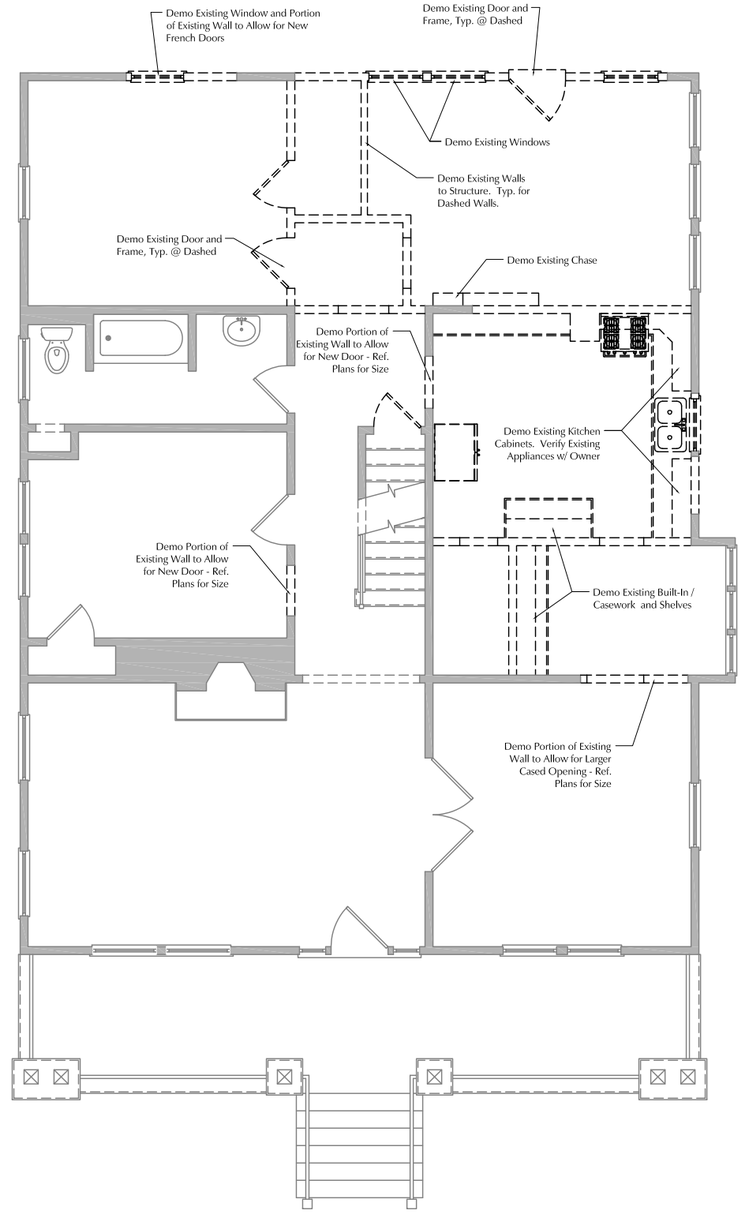
Nashville, Tennessee 37204

MHZC PRESERVATION PERMIT APPLICATION



2 Second Floor Demo. Plan

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



1 First Floor Demo. Plan

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

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:

The Blau-Collins Residence

1105 S. Douglas Avenue
Nashville, Tennessee 37204

ALLARD WARD ARCHITECTS, PLC
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
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Drawings:
Demolition Plans

Date:
05.03.18

D1.1