

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  
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### STAFF RECOMMENDATION

1414 Calvin Avenue

November 19, 2018

**Application:** New Construction—Addition  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309027100  
**Applicant:** Natalie Guckert  
**Project Lead:** Jenny Warren, [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)

**Description of Project:** Application is to construct a rear addition that is wider than the historic house.

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

1. The footprint of the addition shall be reduced or shifted so that it extends no wider than the projecting side bay of the historic house; and
2. Staff shall approve the doors, windows and porch column wrap prior to purchase and installation; and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house

With these conditions, staff finds that the proposed addition meets the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

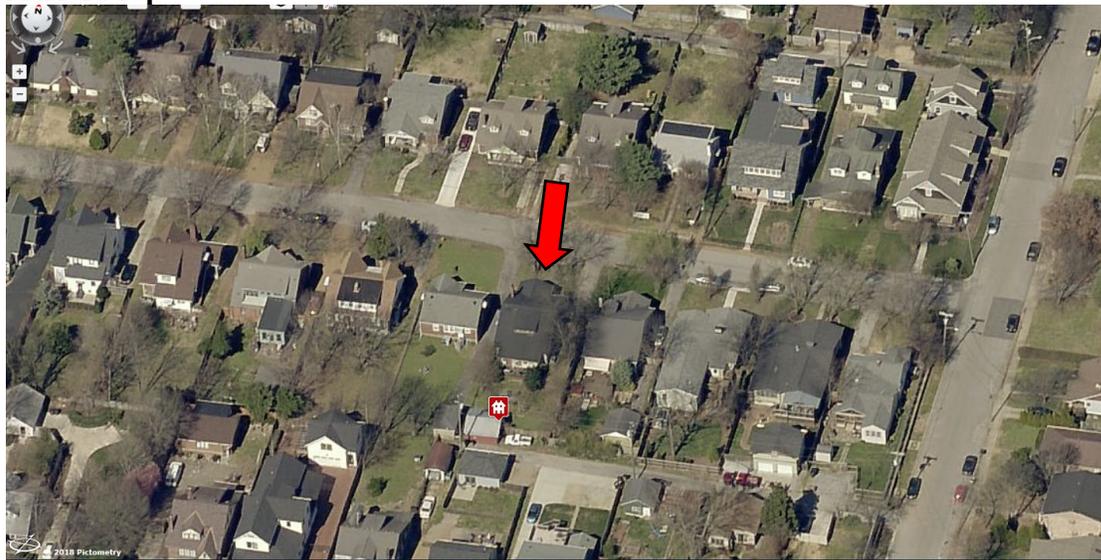
#### Attachments

- A: Site Plan
- B: Elevations
- C: Photographs

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*

*For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.*

*For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.*

*For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

#### **3. Setback and Rhythm of Spacing**

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

*The Commission has the ability to reduce 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 setback reductions 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*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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

## **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *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.*

## **7. 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.*

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### ***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.*

### ***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.*

## **10. 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.*

*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 the shadow line 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.*

*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.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

## Ridge raises

*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.*

## 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).*

- 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. Demolition**

#### **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:** 1414 Calvin Avenue is a frame Craftsman bungalow constructed c. 1920s (Figure 1). It contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



**Figure 1:** 1414 Calvin Ave

**Analysis and Findings:** The application is for the construction of a rear addition, which is shorter and narrower than the house. However, the addition is sited off to one side, such that it extends one foot wider than the footprint of the historic house on the eastern side.

Demolition: Selective demolition will occur on the rear elevation where portions of the rear wall will be removed to accommodate the addition. This work will not damage any significant historic features and will not be visible from the street. Staff finds that the proposed selective demolition work meets Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition.

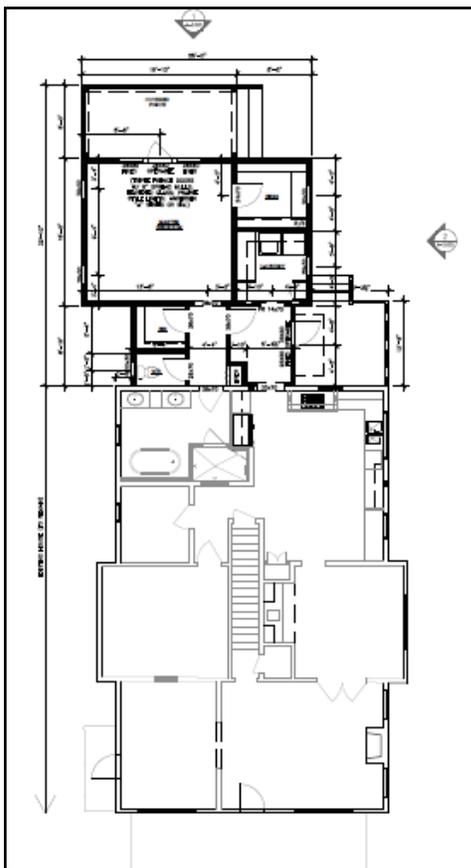


**Figure 2:** Rear elevation where selective demolition will occur

Height & Scale: The ridge height of the proposed addition is about seventeen feet (17') high, which is about six feet (6') lower than the ridge height of the house, at approximately twenty-three feet (23') high. The eave heights will match the height of the historic eaves, at approximately nine feet (9') tall. The depth of the addition is about thirty-two feet, ten inches (32' 10") deep while the house itself is currently about forty-seven feet (47') deep, inclusive of the front porch. The last eight feet (8') of the addition comprises a rear porch which will be open and help to lessen the impact of the depth of the addition. The overall width of the addition is about twenty-five feet (25') at its widest, as opposed to the thirty foot (30') wide house. The one story addition adds about five hundred-ninety (590) square feet to the one-thousand-four-hundred-thirty (1,430) square foot house.

Staff finds that the addition's height and scale are modest and meet Sections II.B.1.,2 and 10 of the design guidelines.

Location & Removability: The addition is sited at the back of the house, as per the guidelines. The addition has a minimal connection to the back of the house. It does not impact the rear corners of the house or the rear dormer, and could be removed in the future without damage to the integrity of the historic house. The addition has a one foot, six inch (1'6") inset on the east side. On the west side, a new open porch will be



**Figure 3: Note that addition is wider than house**

constructed flush with the existing side wall, and the covered portion of the addition will be inset ten feet (10'). These insets are appropriate for a single story addition to a single story house. However, on the east side, the addition steps out again a full five feet (5'), such that it extends past the main wall of the house. The Commission has allowed additions to step back out after an inset, but generally only if they were not wider than the historic house. In this instance, there is a two foot wide bay along the side of the house; staff finds that increasing the width of the addition to match this width could be appropriate, as this is only a one story addition and it is set back more than sixty feet (60') from the front of the house. Extending wider than the existing house is only appropriate where the site is somehow limited or the lot is particularly wide, which is not the case in this instance. There appears to be room to move the addition without changing the footprint design and the applicant has not provided a reason, to date, that may not be readily visible as to why the addition cannot be moved over. Staff will continue trying to reach the applicant to understand the reason for this design. Staff

recommends that the footprint of the addition be reduced or shifted over such that it extends no wider than the full width of the historic house. With this revision, staff finds that the addition's location and removability meet Sections II.B.10.a and II.B.10.d. of the design guidelines.



**Figure 4: Back corner, note two foot wide bay**

Design:

The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. With the revision to the width described above, staff finds that the proposed design meets Sections II.B.10.a and II.B.10.e. of the design guidelines.

Setback & Rhythm of Spacing:

The addition will sit more than eleven feet (11') from the east side property line. The side porch will sit five feet (5') from the west side property line. The rear porch will sit more than thirty-six feet (36') from the rear property line. The addition will not impact the front setback or the rhythm of spacing. Staff finds that the proposed setbacks meet Sections II.B.3. and II.B.10. of the design guidelines.

Materials

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Stucco on CMU	Unknown	Yes	no
<b>Cladding</b>	Fiber cement lap siding	7" exposure to match house	Yes	no
<b>Secondary Cladding</b>	Fiber cement Board-and-batten	Smooth face	Yes	no
<b>Roofing</b>	Architectural Shingles	Match existing	Yes	no
<b>Trim</b>	Wood or hardietrim	Smooth	Yes	no
<b>Side Porch Floor/steps</b>	Wood deck	Unknown	Yes	no
<b>Side Porch Railing</b>	Wood	Unknown	Yes	no
<b>Rear Porch floor/steps</b>	Wood	Unknown	Yes	no
<b>Rear Porch Posts</b>	Wrap column	Unknown	Unknown	yes
<b>Rear Porch Roof</b>	Architectural shingles	Match existing	Yes	no
<b>Windows</b>	Not indicated	Needs final approval	Unknown	yes
<b>Side/rear doors</b>	Not indicated	Needs final approval	Unknown	yes

With final staff review of the doors and windows and the rear porch column wrap, staff finds that the proposed materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The historic house has a side gabled roof with a slope of 6/12 and a shed dormer on the rear. The proposed addition will use a rear gabled roof form, both in the low connector and as the primary roof. The rear porch will also have a projecting gabled roof. The slope of the connector will be 3/12 while the main roof and porch roof will have a 6/12 slope. Staff finds these roof slopes and forms to be appropriate and to meet Sections II.B.5. and II.B.10. of the design guidelines.



**Figure 5: Side elevation**

Orientation: The addition will not impact the orientation of the house to the street. Staff finds that the proposed orientation meets Sections II.B.6. and II.B.10. of the design guidelines.

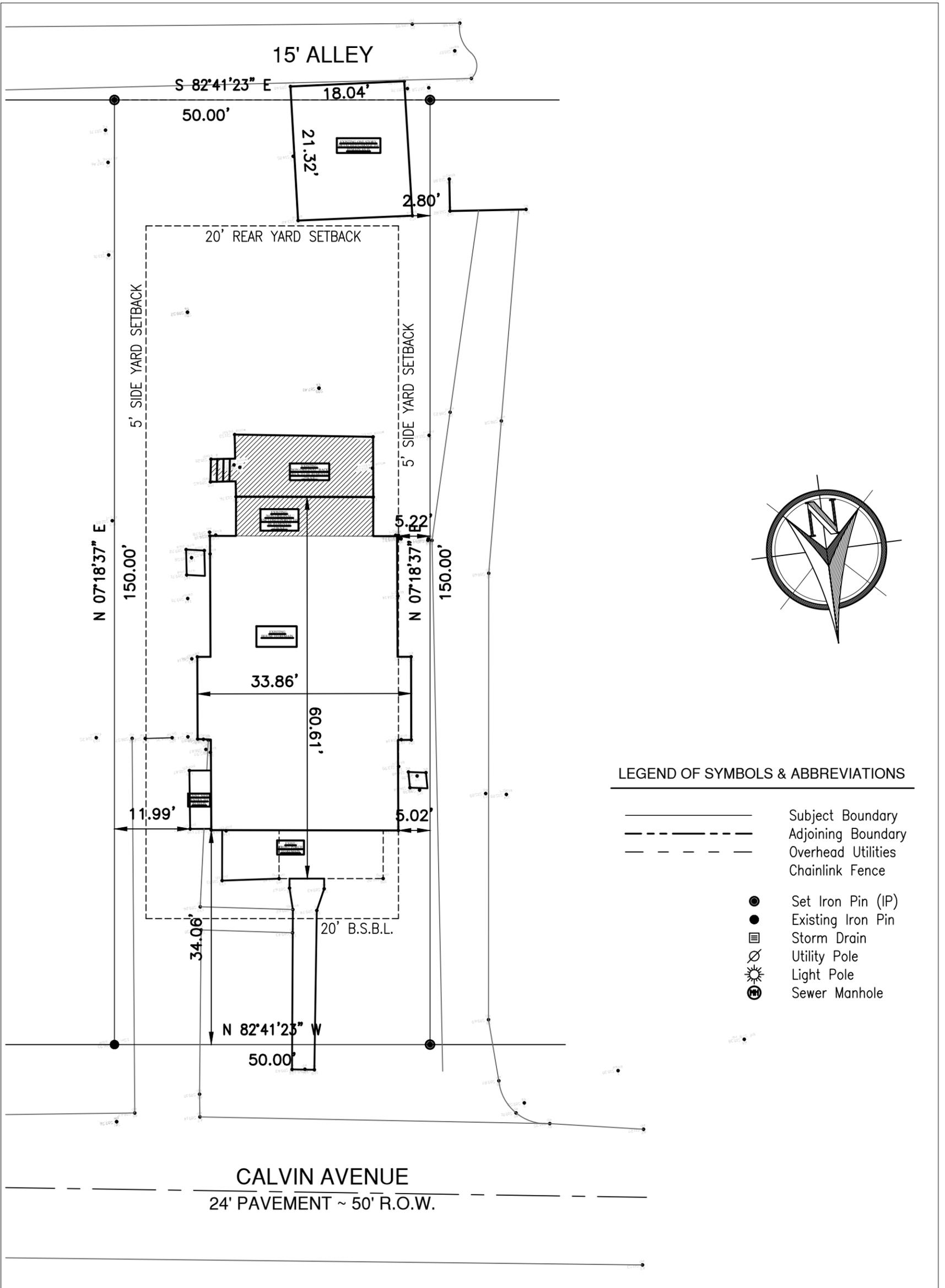
Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans, other than the necessary removal of windows on the rear elevation, to accommodate the addition. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Sections II.B.7. and II.B.10. 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. The project meets section II.B.9.

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

1. The footprint of the addition shall be reduced or shifted so that it extends no wider than the projecting side bay of the historic house; and
2. Staff shall approve the doors, windows and porch column wrap prior to purchase and installation; and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house

With these conditions, staff finds that the proposed addition meets the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.



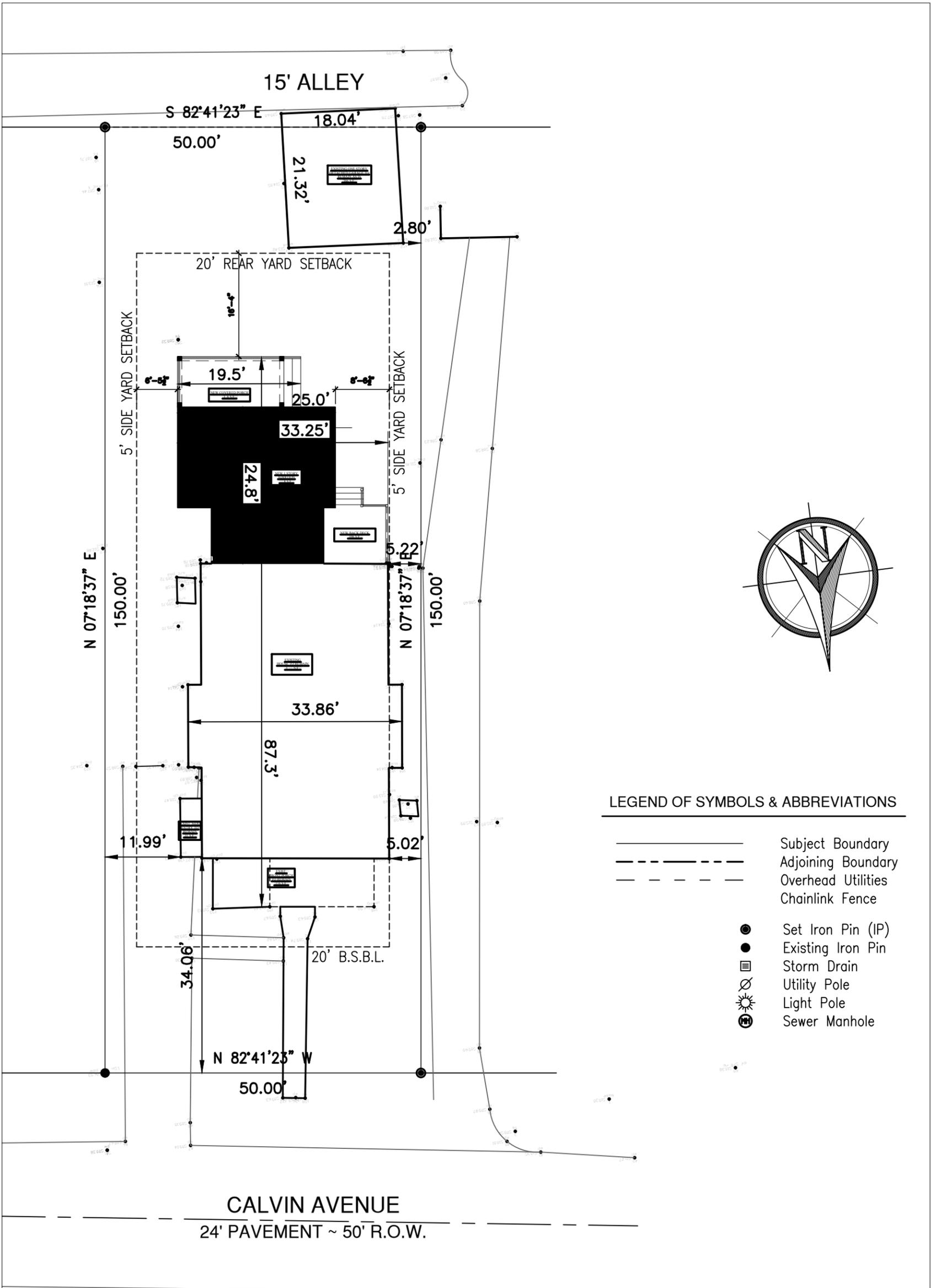
LEGEND OF SYMBOLS & ABBREVIATIONS

- Subject Boundary
- - - - - Adjoining Boundary
- - - - - Overhead Utilities
- - - - - Chainlink Fence
- Set Iron Pin (IP)
- Existing Iron Pin
- ☐ Storm Drain
- ⊗ Utility Pole
- ☀ Light Pole
- ⊕ Sewer Manhole

<b>A-1.000</b> sheet number	title <b>EXISTING          SITE PLAN</b>
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1

**EXIST. SITE PLAN**  
 SCALE: 1/16" = 1'-0"



title	SITE PLAN
sheet number	A-1.001

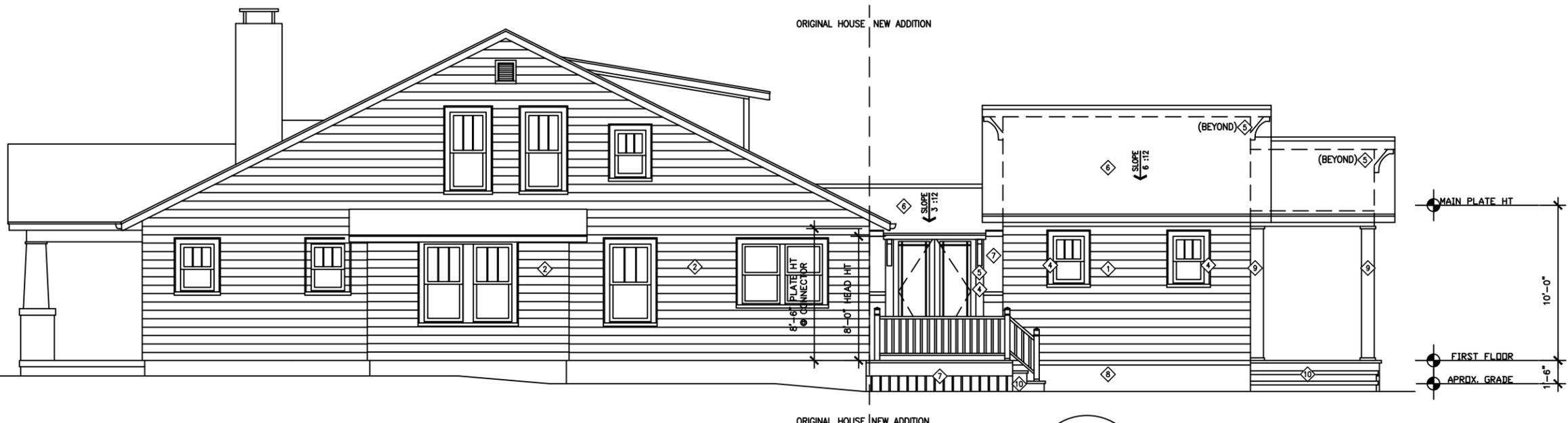
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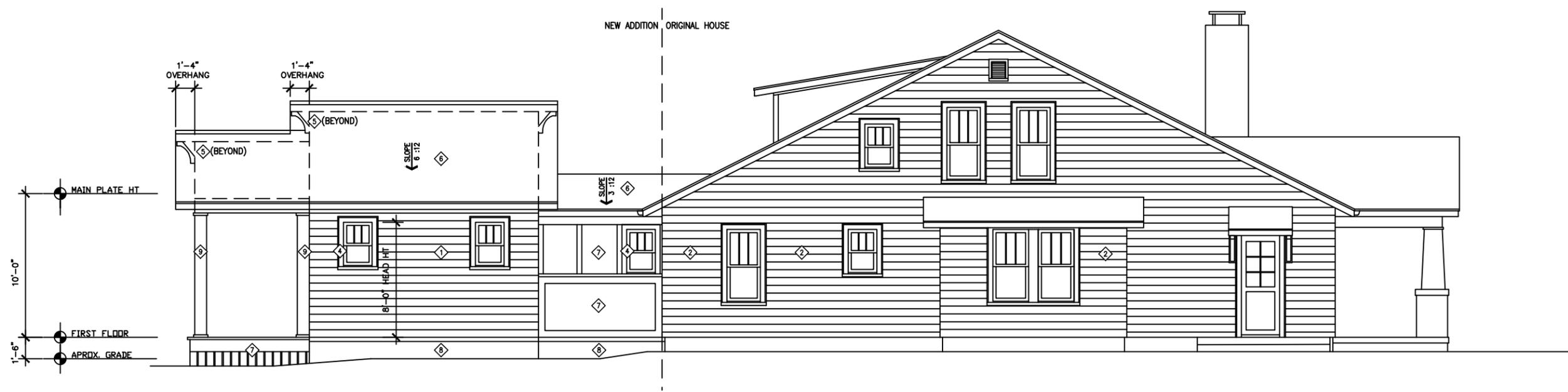
**SITE PLAN**

SCALE: 1/16" = 1'-0"



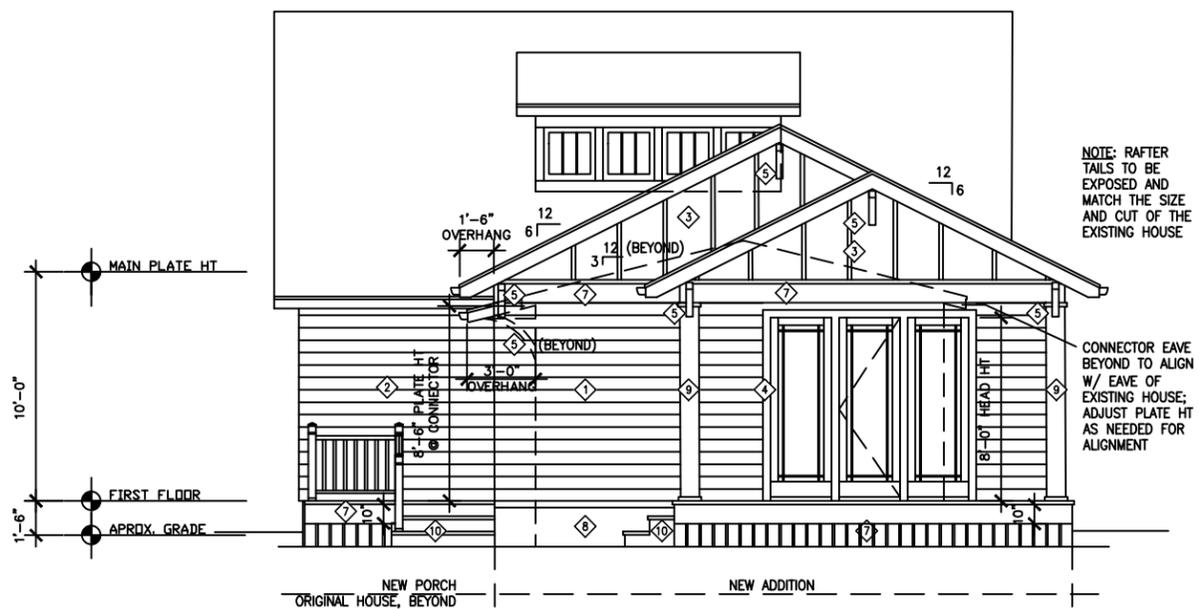


2
**RIGHT SIDE ELEVATION**  
 A-3.000 SCALE: 1/8" = 1'-0"



1
**LEFT SIDE ELEVATION**  
 A-3.000 SCALE: 1/8" = 1'-0"

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ELEVATIONS
sheet number
<b>A-3.000</b>



1  
A-3.001

NEW BACK ELEVATION

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

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ELEVATIONS
sheet number
<b>A-3.001</b>