

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
712 Benson Street
November 19, 2018

Application: New Construction—Addition (Violation, Revision to Previous Approval)

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08306022600

Applicant: Betsy Bergin, Designer

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

Description of Project: The applicant is requesting to retain and complete an administratively approved ridge-raise and two story addition that has been constructed taller than it was approved.

Recommendation Summary: Staff recommends that the ridge-raise and rear addition be lowered to two feet (2') above the height of the historic house as was approved.

Attachments

A: Photographs

B: Elevations

Applicable Design Guidelines:

II.B. GUIDELINES

1. NEW CONSTRUCTION

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.

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

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

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

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

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

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

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

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

· Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

· An extreme grade change

· Atypical lot parcel shape or size

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.

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.

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.

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.

Background: The building at 712 Benson Street is a one-story Craftsman style house, constructed circa 1925. The house has a typical bungalow form with a side-gabled roof with a pair of gabled front dormers and a partial-width gabled front porch.



The house was enlarged with a rear dormer addition prior to the creation of the Eastwood Neighborhood Conservation Zoning Overlay.

A ridge-raise and one-story addition was approved administratively in November of 2016. In September of 2017 the permit was revised to include a two-foot (2') ridge-raise and two-story rear addition. A framing inspection was conducted by MHZC Staff in September of 2018, whereupon it was discovered that the ridge-raise had been constructed taller than it had been approved and inappropriate windows and siding had been installed.

Analysis and Findings: The applicant is requesting to retain and complete the construction of the ridge-raise and rear addition at two feet, ten inches (2'-10") taller than the historic house. The applicant has agreed to correct the windows and siding.

Height & Scale: The addition approved in September of 2017 included a two-foot (2') ridge-raise and a two-story rear addition, tying in to the new ridge with a cross-gable toward the rear. A ridge-raise is a type of addition that extends a front slope back and up and are commonly approved on side-gabled houses.

The addition has been constructed with the ridge height increasing by two feet, ten inches (2'-10"). The new two-story rear addition, therefore, is also ten inches (10") taller than it had been approved.

Ridge-raise additions are commonly approved, in many cases administratively, but have never been approved for more than two feet (2') of additional height. The Commission has also required additions that were constructed taller than the approved two feet (2') to be reduced and brought into compliance on numerous occasions.

Staff finds the additional ten inches (10") of height on the new ridge to be inconsistent with previous decisions of the Historic Zoning Commission, and to not meet section II.B.1.a and II.B.1.b of the design guidelines. Staff recommends that the ridge height be reduced to two feet (2') above the original ridge as was approved.

Recommendation: Staff recommends that the ridge-raise and rear addition be lowered to two feet (2') above the height of the historic house as was approved.

ATTACHMENTS

A: Photographs



712 Benson Street, front left.



712 Benson Street, front right.



712 Benson Street, left.

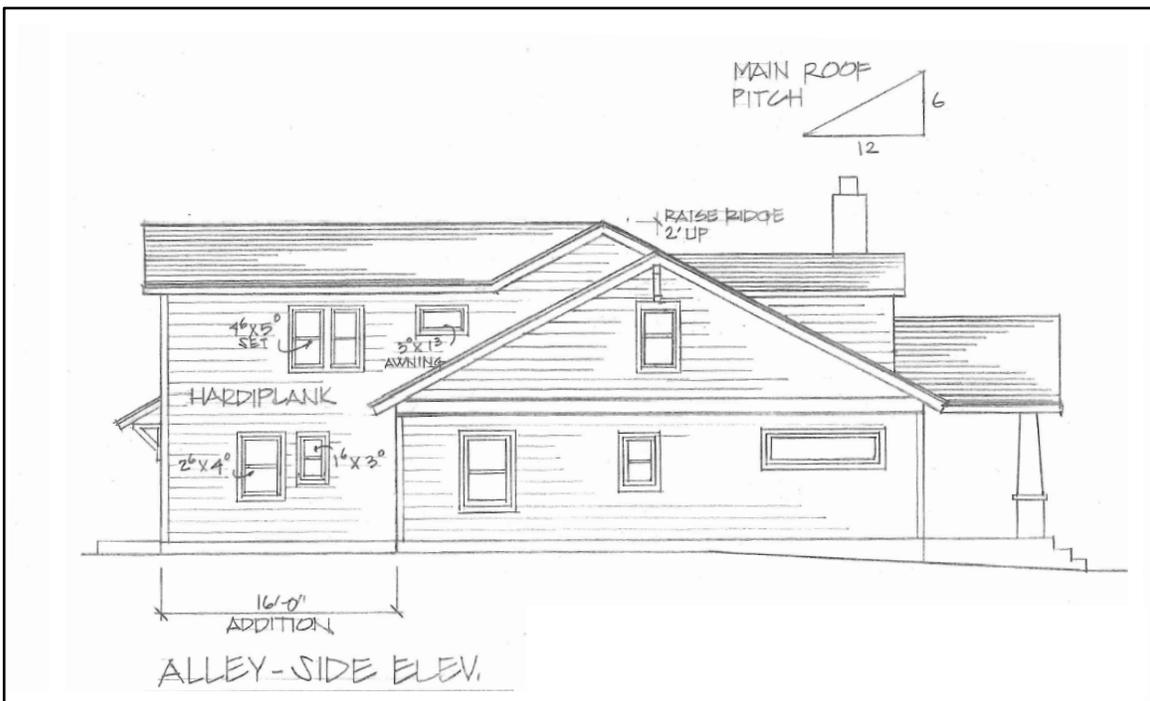


712 Benson Street, rear.

B: Elevations



Left side elevation of design administratively approved in November 2016.



Left side elevation of design administratively approved in November 2016.