

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 928 Montrose Avenue November 19, 2018

Application: New Construction - Addition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 17
Map and Parcel Number: 11801030800
Applicant: Kaitlyn Smous, Nine 12 Architects
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The application is for a rear and side addition.

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

1. The rear addition shall not be taller and wider on the right side;
2. Staff review the final selection of materials for the roofing color, doors, and rear porch roof prior to purchase and installation; and
3. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets the design guidelines for the Waverly-Belmont Neighborhood Conservation District.

Attachments

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

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 that 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: The house located at 928 Montrose Avenue is a Victorian cottage that was constructed c. 1914 and contributes to the character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1). The historic house is located at the corner of Montrose Avenue and Tenth Avenue South. The existing house is currently a single family residence, and the addition will accommodate a second dwelling unit on the property.



Figure 1: 928 Montrose Avenue

Analysis and Findings:

This application is for a rear and side addition. An existing non-historic rear addition will be demolished.

Demolition: The plan proposes to demolish an existing rear addition (Figures 2 and 3). The portion to be demolished is not original to the house as it does not appear on the 1914 Sanborn map (Figure 4). Staff finds demolition of the rear addition to be appropriate as it is not historic.



Figure 2: View of addition to be removed from front façade



Figure 3: View of addition to be removed from Tenth Avenue South

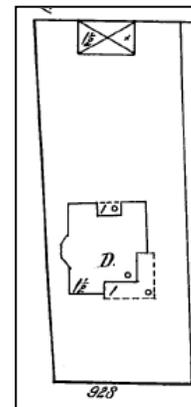


Figure 4: 1914 Sanborn map

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.

Height & Scale, Location & Removability: The rear addition is one and a half stories and will have a maximum ridge height that is the same as the historic house. The new construction has a footprint of one thousand, five hundred, and twenty-six square feet (1,526 sq. ft.) compared to the existing footprint, which is one thousand, eight hundred, and ten square feet (1,810 sq. ft.). The eave height and foundation height will match the existing. The addition does not more than double the footprint or depth of the existing structure and is not taller than the building.

While the rear addition is not taller than the peak of the historic house, there is a small portion on the right side façade that is wider than the historic house and taller than the proposed side addition (Figure 5). The design guidelines states that, while it may be appropriate for an addition to rise above or extend wider than the existing building, the addition should not be taller and wider. Staff recommends that the rear addition not be taller and wider on the right side.



Figure 5: Front façade

This application also proposes a side addition. Although the design guidelines require that additions generally be located at the rear of a building, side additions are considered appropriate in certain situations. When a lot is wider than sixty feet (60'), a side addition may be appropriate but should be sited at or beyond the midpoint of the building, should be narrower than half of the historic building width, should be at least two feet (2') shorter than the historic house and should have a side gabled or hipped roof. This proposal meets all of these requirements: the lot is sixty-two feet (62') wide; the addition is sited beyond the midpoint of the house; the addition is approximately ten feet (10') wide, while the historic house is more than triple that at approximately thirty-seven feet (37'); the addition is about twenty feet, six inches (20'6") tall, while the peak of the historic roof is about twenty-nine feet (29') tall; and the roof form of the addition is a side gable.

The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in inset and separate roof form 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 additions are designed so that if they were to be removed in the future, the historic character of the house would still be intact. With the condition that the rear addition not be taller and wider on the right side, staff finds that the project can meet Sections IV.A, IV.C and IV.F. for location, roof additions and removability and section III.A and B for height and scale and Section IV.B. for additions-massing.

Design: The design of the additions mimics the existing home with similar roof forms and matching eave and foundation heights. It will be differentiated from the historic house by the use of appropriate insets. Staff finds that the proposed addition is compatible with the existing structure and meets Sections IV.A, IV.B, IV.C, IV.F for design for additions.

Setback & Rhythm of Spacing: The additions will be fifteen feet (15') and fourteen feet (14') from the right and left sides, respectively, and will be approximately thirty-three feet (33') from the rear property line. The addition meets base setback requirements of five feet (5') on the sides and twenty feet (20') at the rear. The project meets Section III.C for setback and rhythm of spacing for new construction.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	5" Hardieplank siding	Smooth	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	X
Trim	Wood	Smooth faced	Yes	
Windows	Composite	PlyGem Pro Series 200	Yes	
Doors	Not indicated	Needs final approval	Unknown	X
Rear porch roof	Not indicated	Needs final approval	Unknown	X
Side porch posts	Wood or composite		Yes	
Patios	Concrete	Natural	Yes	

The original siding has been replaced on the side elevations of the historic house. As a part of this project, the existing vinyl siding will be replaced with Hardieplank with a 5” reveal. Staff recommends that the original window casings are retained to avoid partial-demolition. With staff approval of the final roofing color, doors, and rear porch roof, the project meets Section III.D. for new construction-materials.

Roof form: The proposed addition ties a cross-gabled roof form onto the back of the historic cross-gabled and pyramidal roof forms. Both sides of the addition have gabled dormers. The one-story side addition has a side gabled roof form. These roof forms are typical of the district and compatible with the existing roof. The project meets Section III.E for new construction-roof form and IV.C for additions.

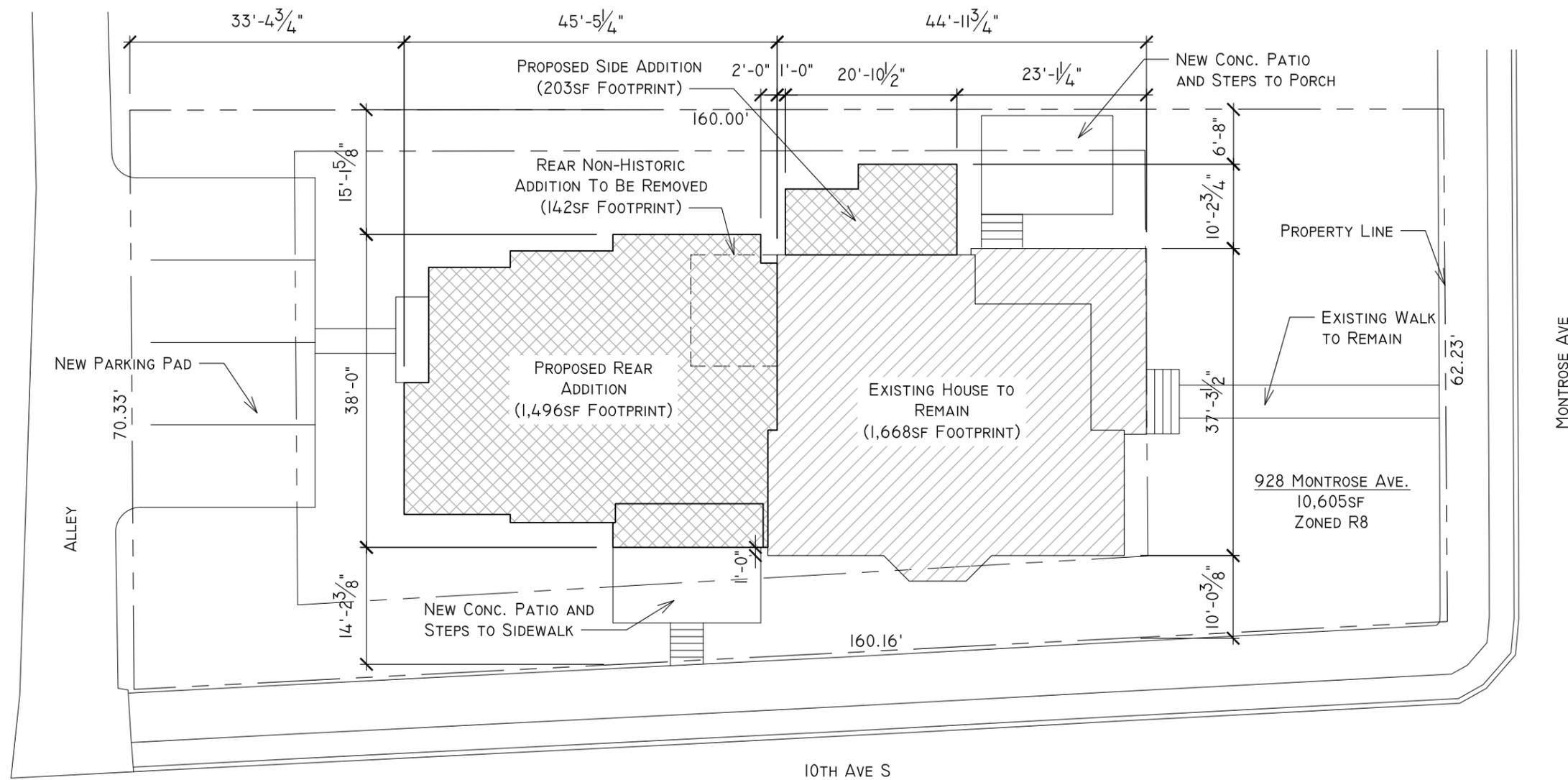
Proportion and Rhythm of Openings: The application does not include any changes to the window and door locations and dimensions on the existing house except to accommodate the new additions. The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportion of openings. There are no large expanses 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: 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 III.I. for new construction-utilities and III.J. for new construction-public spaces.

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

1. The rear addition shall not be taller and wider on the right side;
2. Staff review the final selection of materials for the roofing color, doors, and rear porch roof prior to purchase and installation; and
3. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets the design guidelines for the Waverly-Belmont Neighborhood Conservation District.



NOT FOR CONSTRUCTION

REV: 0 DATE: 11.07.18 DESC: REVISED MHZC SET

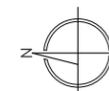
A RENOVATION AND ADDITION AT:
928 MONTROSE AVE.
NASHVILLE, TN 37204



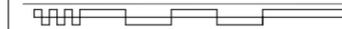
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SITE PLAN

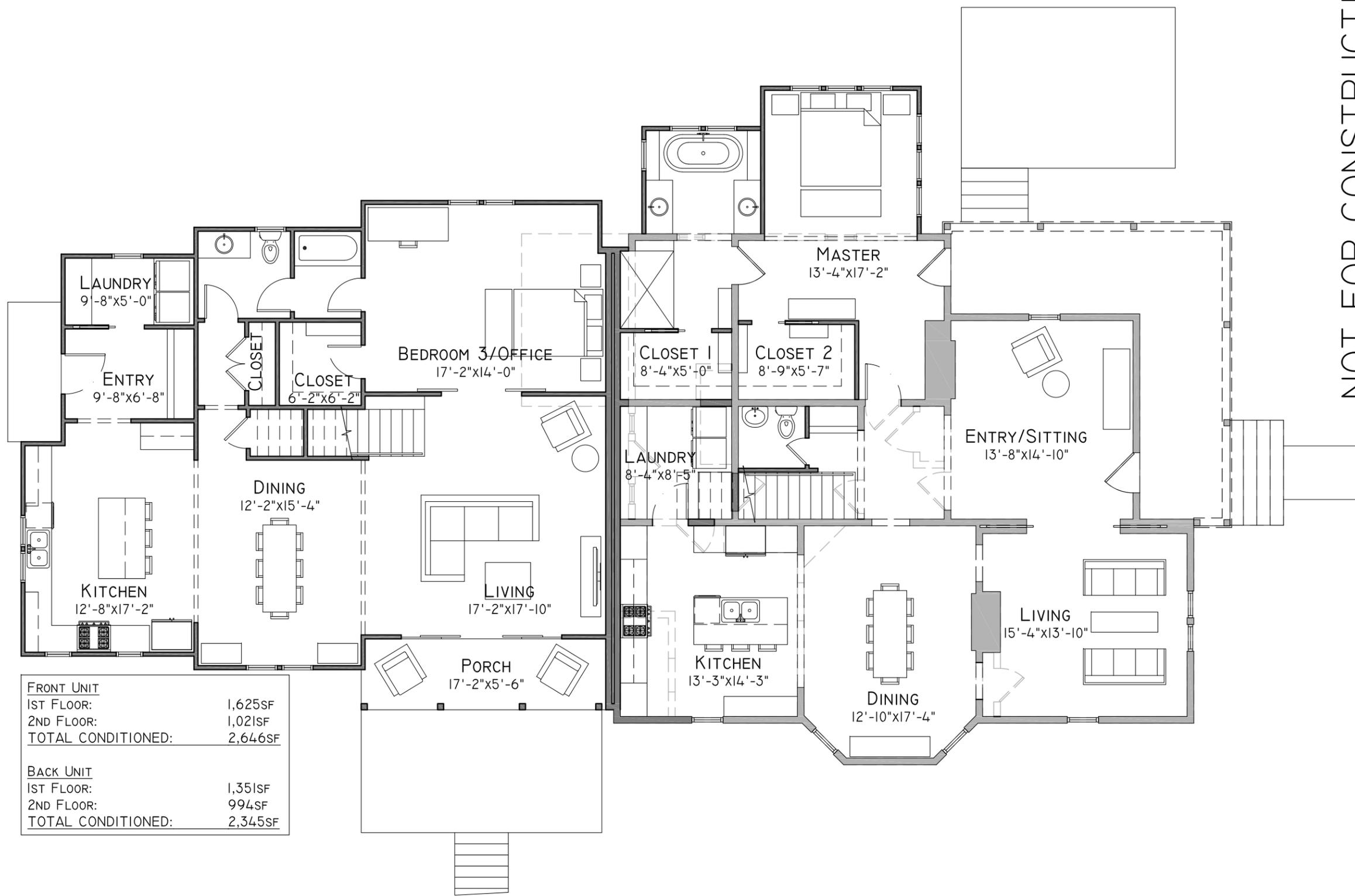
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SITE PLAN



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



FRONT UNIT	
1ST FLOOR:	1,625SF
2ND FLOOR:	1,021SF
TOTAL CONDITIONED:	2,646SF
BACK UNIT	
1ST FLOOR:	1,351SF
2ND FLOOR:	994SF
TOTAL CONDITIONED:	2,345SF

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
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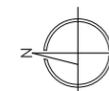
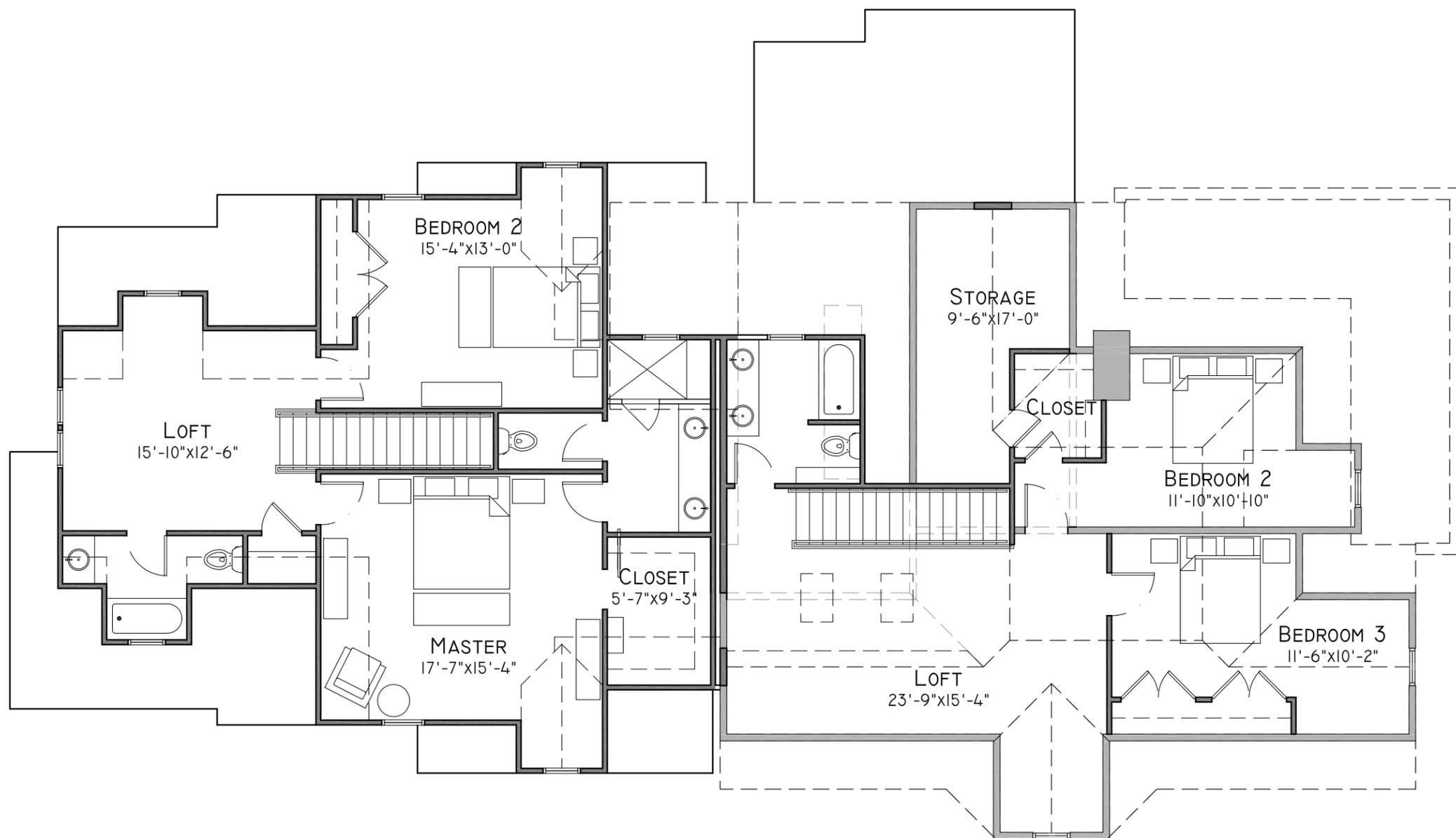


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FIRST FLOOR PLAN

AI.1

1
1ST FLOOR PLAN
SCALE: 1/8"=1'-0"



1

2ND FLOOR PLAN



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

NOT FOR CONSTRUCTION

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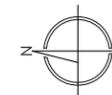
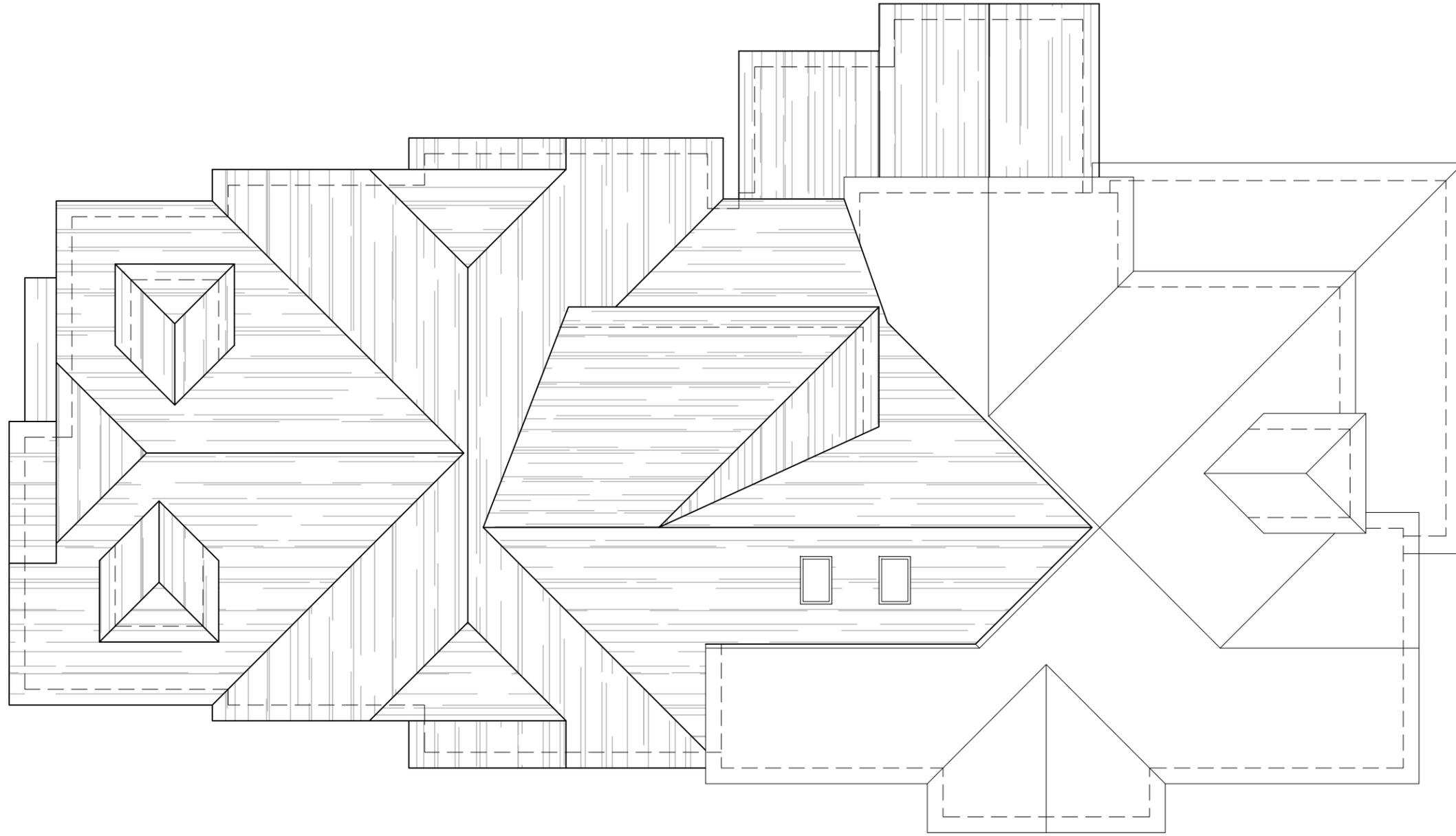
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SECOND FLOOR
 PLAN

A1.2



1 ROOF PLAN



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

NOT FOR CONSTRUCTION

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A RENOVATION AND ADDITION AT:
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ROOF PLAN

A1.3



2 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



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

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ELEVATIONS
A2.0



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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

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ELEVATIONS

A2.1