JOHN COOPER
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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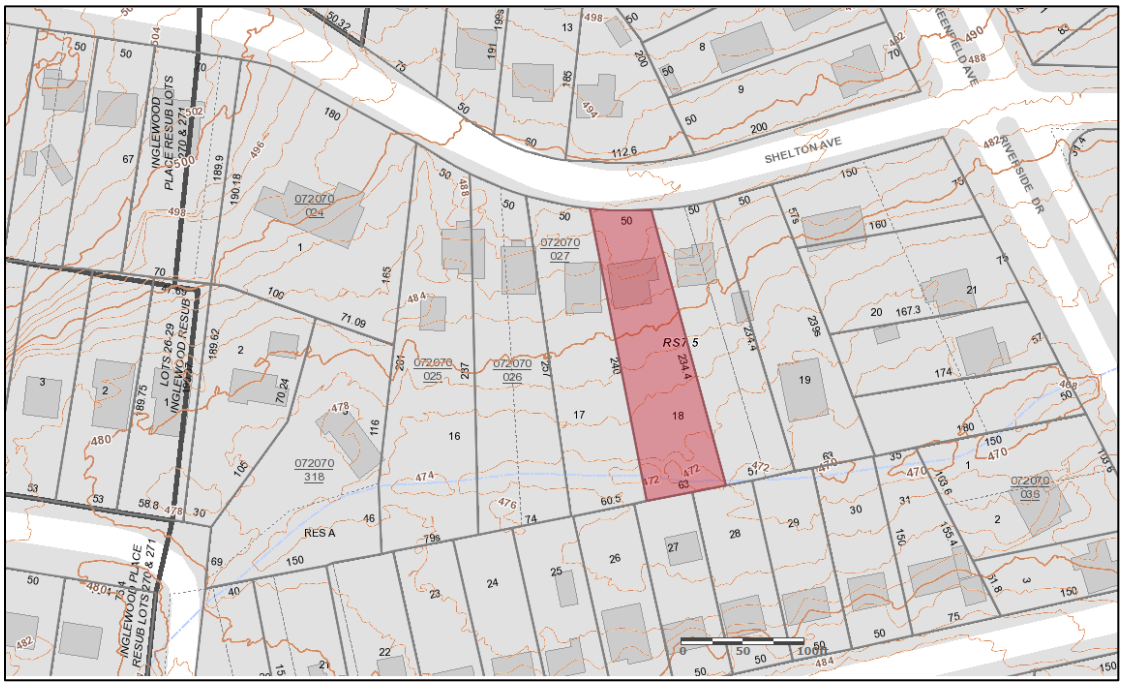
STAFF RECOMMENDATION
1312 Shelton Avenue
December 18, 2019

Application: New Construction—Addition; Setback determination
District: Inglewood Place Neighborhood Conservation Zoning Overlay
Council District: 7
Base Zoning: RS7.5
Map and Parcel Number: 07207002800
Applicant: Kaitlyn Smous, Nine Twelve Architects
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: This application is for construction of a rear addition and screened porch at the rear of the existing residence. The applicant requests a setback determination for the addition's right side, from five feet (5') to four feet, three inches (4'3"). **Recommendation Summary:** Staff recommends approval of the project with the following conditions: **1.** Staff approve the windows prior to purchase and installation; and, **2.** HVAC and other utilities are located on the rear façade, or beyond the midpoint of the house on a side façade. With these conditions, staff finds that the project meets Section II.B for New Construction in the Inglewood Place Neighborhood Conservation Zoning Overlay.	**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. The majority of historic buildings in the neighborhood are one and one-half stories tall. Generally, a building should not exceed one and one-half stories, except in those areas where historic two-story buildings are found.

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, in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:
- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

D. Materials, Texture, Details, and Material Color

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.

2. The majority of historic buildings are sided in brick, lap siding, stone or a combination of masonry and lap siding. Shingle siding should be minimally used for infill construction but is appropriate for additions and outbuildings.

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 lap siding, smooth-finished fiberglass doors.

- Lap siding, should be smooth and not stamped or embossed and have a reveal of between 5” and 10”, depending on the immediate historic context.
- Four inch (4”) nominal corner boards are required at the face of each exposed corner unless the lap siding is mitered.
- 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.
- Faux leaded glass is inappropriate.

3. Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate; however, terra cottage ridge tiles are found throughout the district.

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. The most common roof forms in the neighborhoods are side gable, cross gable, hipped, and cross gable and hipped. Pitches range from the low slope of the ranch style homes to steeper pitch of the earlier homes.

2. Small roof dormers are typical throughout the district. The most common form is gabled and a few have a hipped or shed roof. Wall dormers are only appropriate on the rear, as historic examples in the neighborhood are rare.

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 gabled, hipped and shed roof partial–or full-width porches, stoops, enclosed or “vestibule” type entrances, and decorative door surrounds. Infill duplexes should have one primary entrance facing the street. 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. Generally, lots should not have more than 1 curb cut. Shared driveways should be a single lane. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. Generally, new driveways should be no more than 12' wide from the street to the rear of the home. Front yard parking areas or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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 and casement windows should generally exhibit a height to width ratio of at least 2:1. Picture windows and fixed windows (and in some cases double-hung windows) may be square or have a horizontal orientation if the principle building follows a post-1955 form, such as a ranch house.

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.

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 rear 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 sit 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', the building is shifted to one side of the lot, or the lot is greater than 60' in width. 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 generally not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale.

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. A ridge raise is generally not appropriate for low sloped roofs, such as those found on ranch forms. 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 sit 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 sit 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, appropriate scale and design 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 a historic 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, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate if the enclosure is designed in such a way that original form and openings on the porch or garage 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

A. PRINCIPLE
The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

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

    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: 1312 Shelton Avenue is a contributing home built c. 1930 in the Inglewood Place Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The applicant proposes construction of a rear addition and screened porch behind the residence.

Figure 1: 1312 Shelton Avenue.

Demolition:

An existing rear deck and approximately fourteen feet (14') of the rear wall will be removed for the new addition. The removal of this portion of the rear wall will not impact the architectural significance or character of the house. One window opening on the house's left side will be moved two feet (2') to the right. This proposed window relocation is at the rear of this side of the house and in a minimally-visible location.

Figure 2: Existing rear deck to be removed.

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

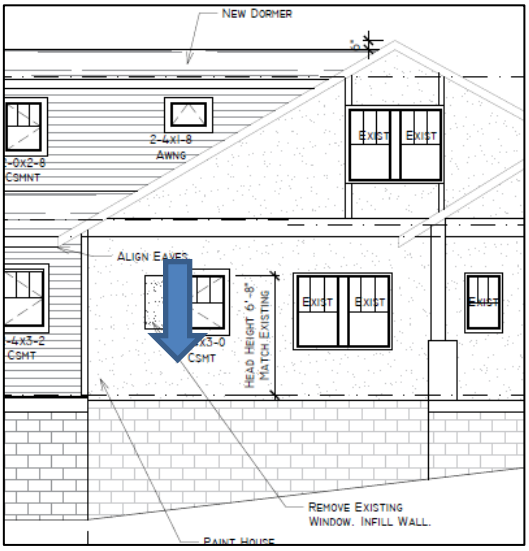


Figure 3: Window to be moved on east elevation.

Height & Scale: The addition and screened porch will add five hundred and sixty-three square feet (563 sq. ft.) to the existing one thousand, one hundred and sixty-three (1,163 sq. ft.) square feet of the house. The added depth will be thirty feet (30'). The addition will connect to the existing roof six inches (6") below the ridge. The first floor is inset one foot (1') on both sides, and the dormers are inset two feet (2') from the addition's walls. The eave height and foundation height will match the existing. The addition will be no wider or taller than the house, and the height and scale are compatible. Staff finds that the project meets Sections III.A, III.B, and IV.B of the Inglewood Place design guidelines.

Design, Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. The 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 remain. Staff finds that the proposed addition meets Sections IV.A, IV.B, IV.C and IV.F of the Inglewood Place design guidelines.

Setbacks & Rhythm of Spacing: The addition will be twenty feet, eight inches (20' 8") from the property's left side, and four feet, three inches (4' 3") from the right side. On the right side, the side wall of the existing house is three feet, three inches (3' 3") inside the side yard setback. The rear setback will be one hundred twenty-eight feet (128') from the rear property line. The addition meets setback requirements for the left and rear. Base setback requirements are five feet (5') from the side property lines, and twenty feet (20') from the rear. The applicant requests a setback determination for the right side, from five feet (5') to four feet, three inches (4' 3"). Staff finds the reduced side setback to be appropriate for several reasons. The addition is narrower than the width of the historic home which already encroaches into the setback area, it will not impact the rhythm of spacing along the block, and the addition is modestly scaled, with an added footprint of just five hundred and sixty-three square feet (563 sq. ft.). Staff recommends approval of the setback determination, and finds that the project's setback and rhythm of spacing meet Section III.C of the Inglewood Place design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No

Secondary Cladding	Stucco	N/A	Yes	No
Roofing	Architectural Shingles	Match existing	Yes	No
Trim	Wood	N/A	Yes	No
Rear Porch floor/steps	Wood	N/A	Yes	No
Rear Porch Posts	Wood	N/A	Yes	No
Rear Porch Railing	Wood	N/A	Yes	No
Rear Porch Roof	Shingles	Match existing	Yes	No
Windows	Marvin or similar	Needs final approval	Unknown	Yes

With staff approval of the windows, staff finds that the project's materials meet Section III.D of the Inglewood Place design guidelines.

Roof form: The historic home has a side-gabled roof. The addition will have a perpendicular gabled roof with 8.5/12 pitch which connects to the house six inches (6") below the ridge. Each side of the addition has a 2/12-pitched shed dormer. The rear porch roof matches the form and pitch of the addition. The proposed roof forms are appropriate, and staff finds that the project's roof form meets Section III.E of the Inglewood Place design guidelines.

Proportion and Rhythm of Openings**:** One existing window opening on the house is proposed to be moved two feet (2') to the right (see Partial Demolition). No further changes to the window and door openings on the existing house are indicated on the submitted plans. The windows on the proposed addition are generally twice as tall as they are wide and are compatible with the proportion of historical window 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 meet Section III.G of the Inglewood Place 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 not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. Staff finds the project's appurtenances and utilities to meet Section III.I of the Inglewood Place design guidelines.

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

1. Staff approve the windows prior to purchase and installation; and,
2. HVAC and other utilities are located on the rear façade, or beyond the midpoint of the house on a side façade.

With these conditions, staff finds that the project meets Section II.B for New Construction in the Inglewood Place Neighborhood Conservation Zoning Overlay.

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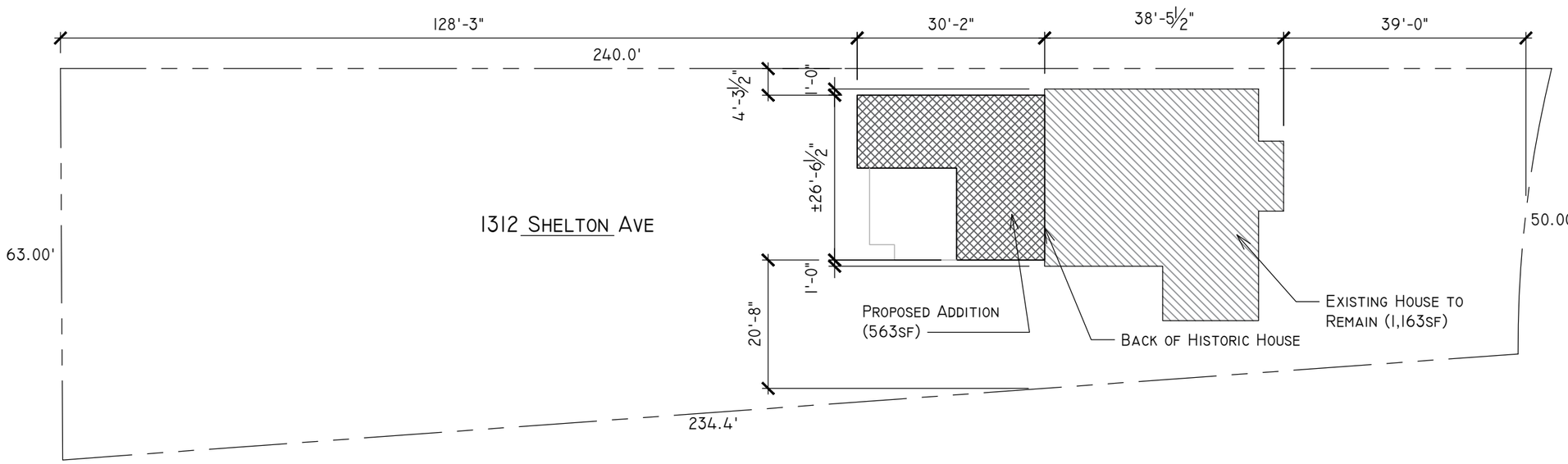

1 SITE PLAN

SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	11.26.19	MHZC/PRICING SET

A RENOVATION AND ADDITION AT:
1312 SHELTON AVE.
NASHVILLE, TN 37216

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SITE PLAN

A1.0

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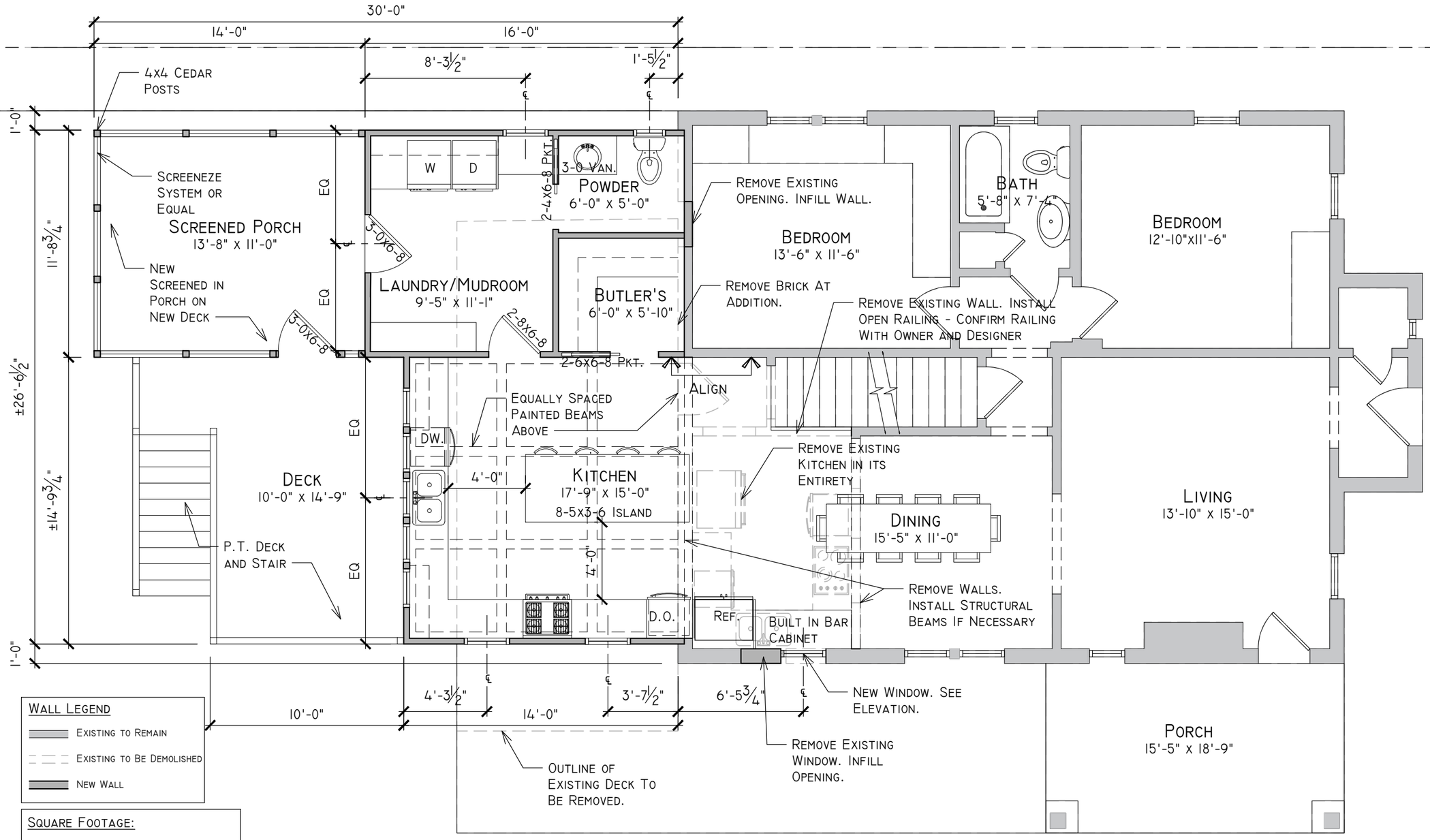

Wall Legend

- Existing To Remain
- Existing To Be Demolished
- New Wall

Square Footage:

Existing 1st:	1,033sf
Addition 1st:	395sf
Existing 2nd:	377sf
Addition 2nd:	520sf
Total Conditioned:	2,325sf
Side Porch:	134sf
Screened Porch:	164sf
Deck:	148sf
Total:	2,771sf

1 **First Floor Plan**

Scale: 3/16"=1'-0"

NOT FOR CONSTRUCTION

Rev:	Date:	Desc:
0	11.26.19	MHZC/Pricing Set

A Renovation and Addition at:
1312 Shelton Ave.
Nashville, TN 37216

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Floor Plans

A1.1

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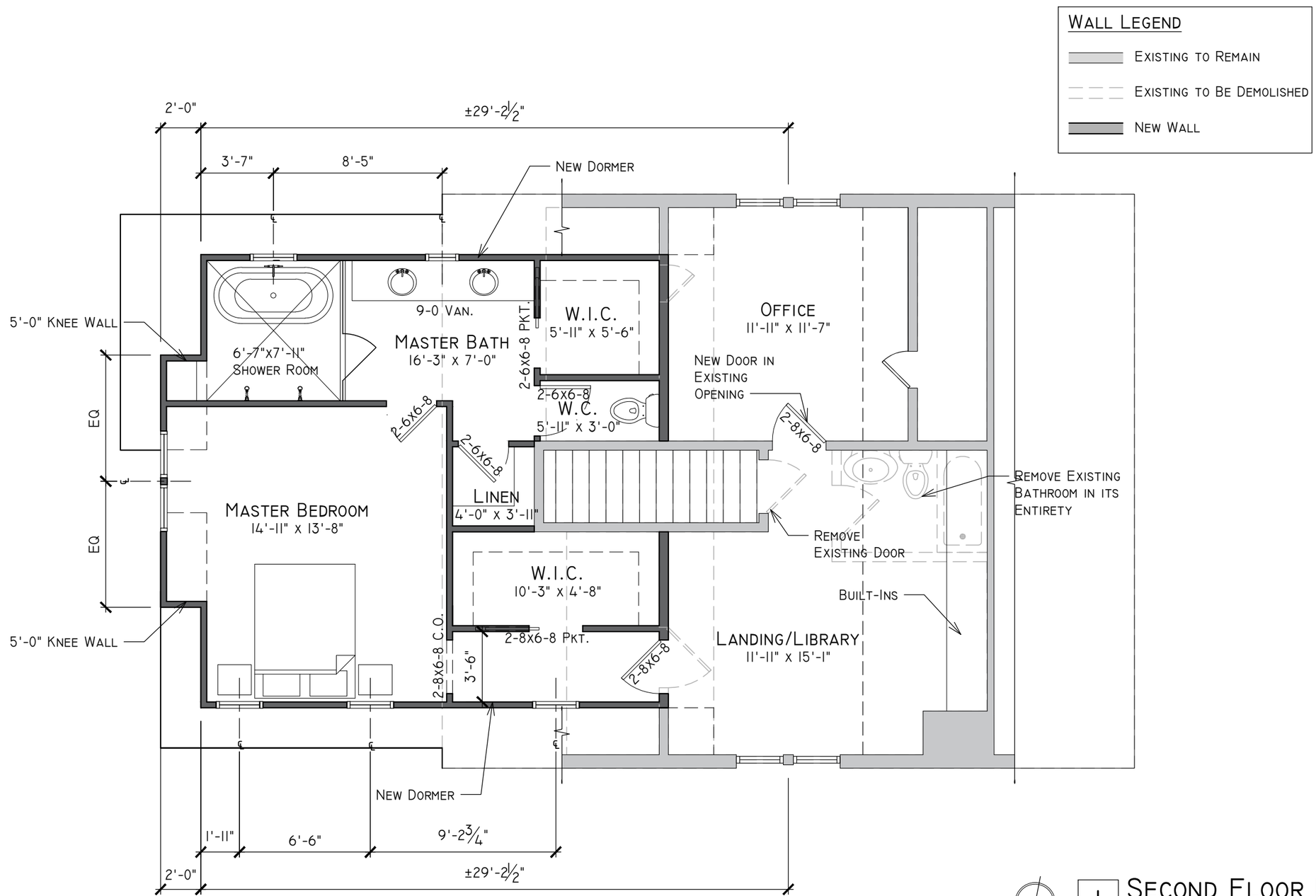

1 SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
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FLOOR PLANS

A1.2

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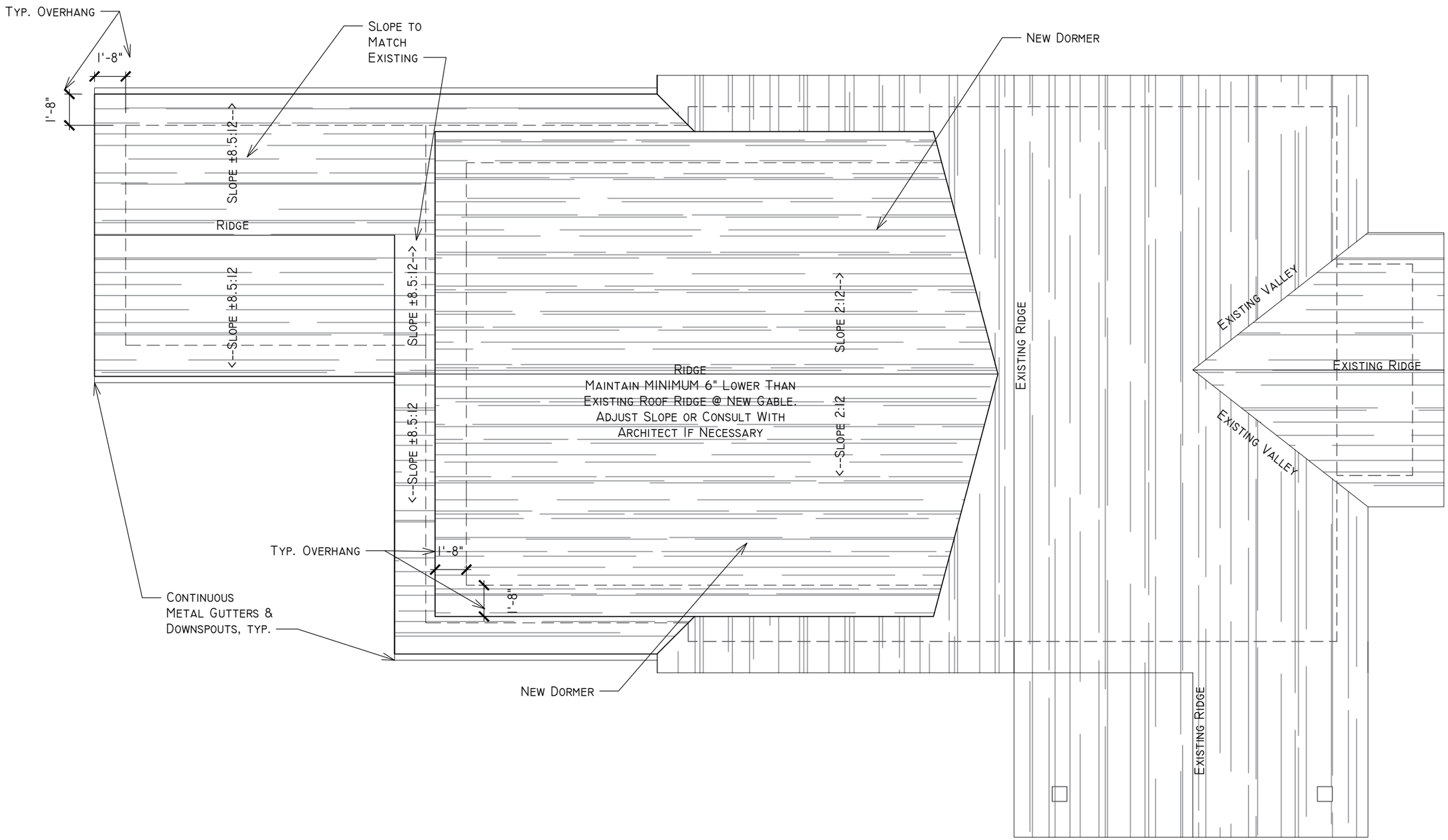

1 ROOF PLAN

SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	11.26.19	MHZC/PRICING SET

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1312 SHELTON AVE.

NASHVILLE, TN 37216

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ROOF PLAN

A1.3

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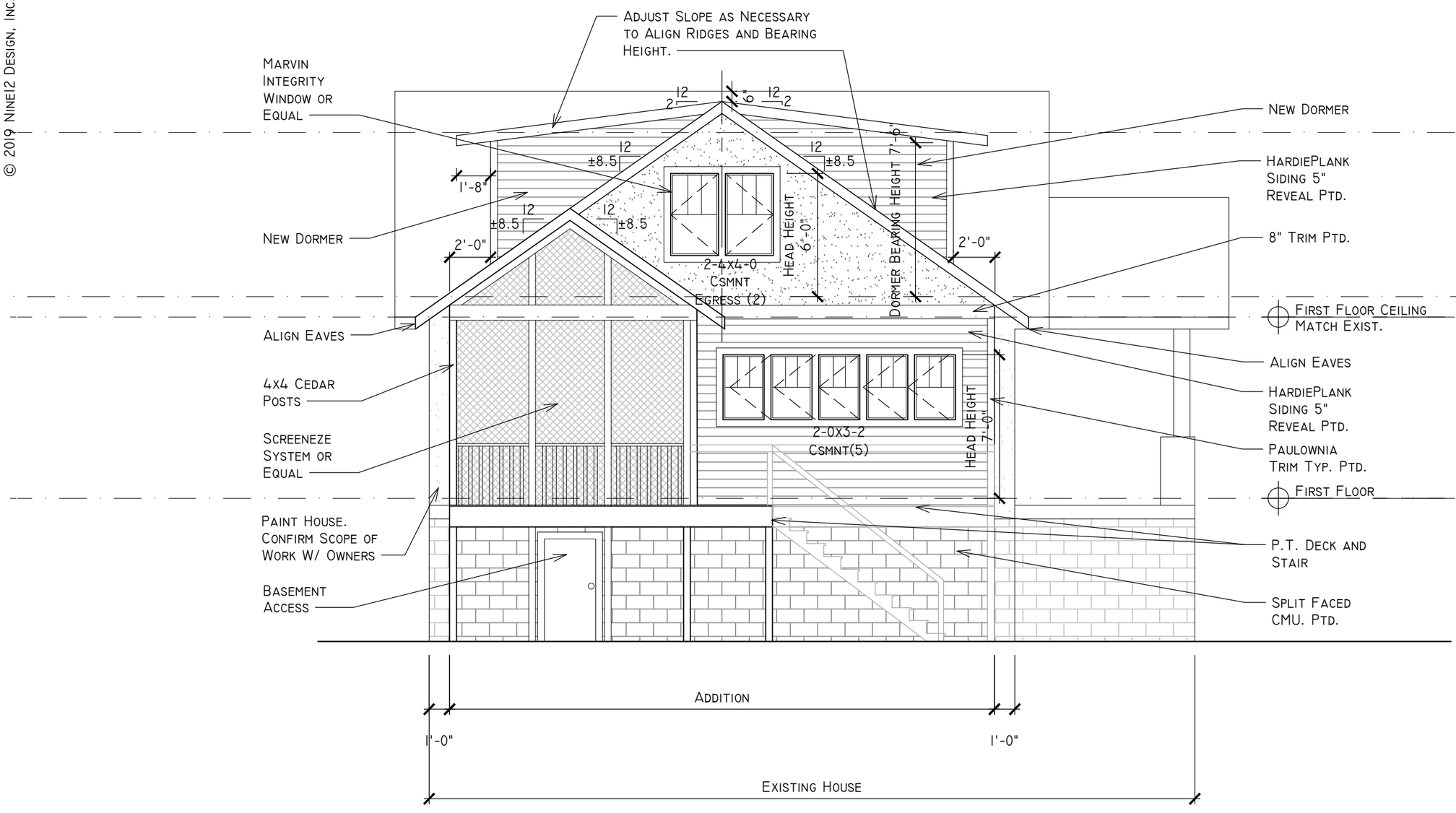

1 SOUTH ELEVATION

SCALE: 3/16"=1'-0"

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ELEVATIONS

A2.1

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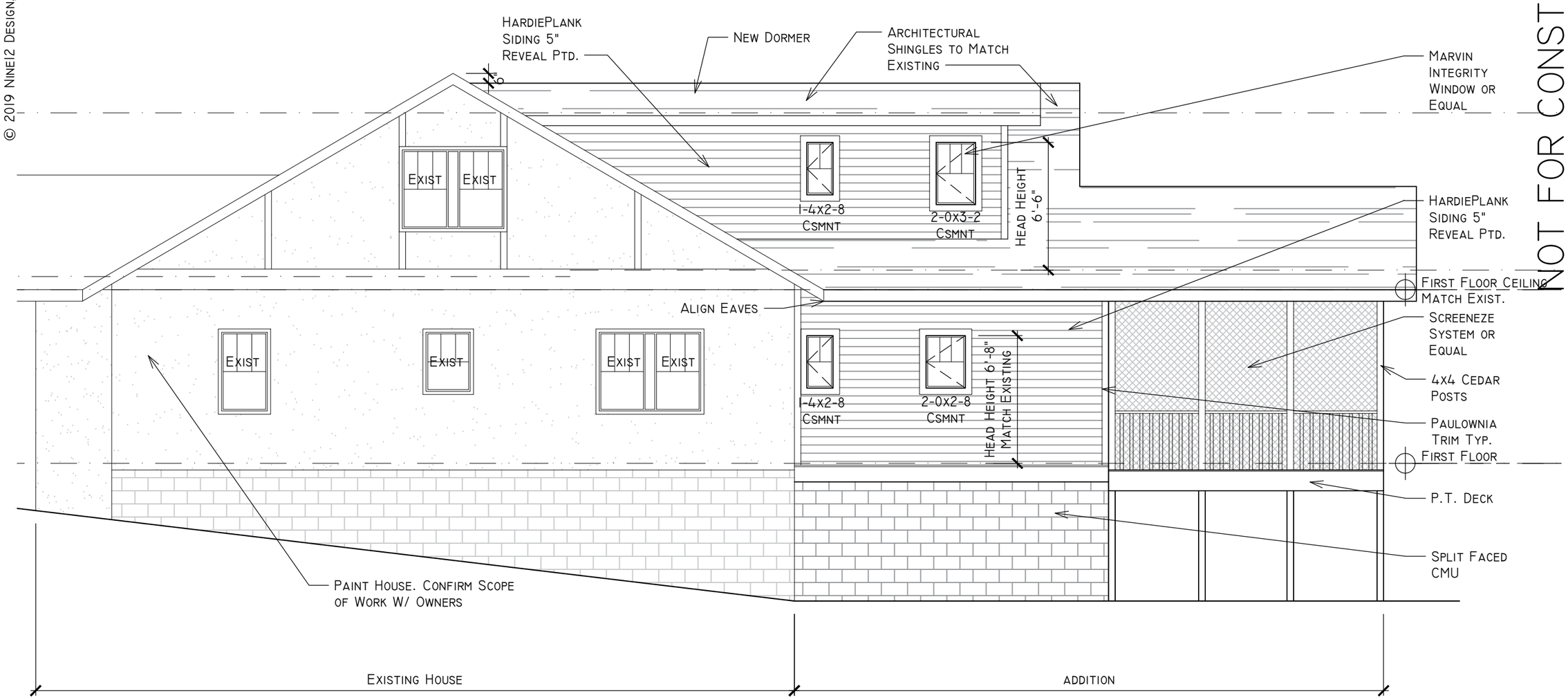

1 West Elevation

Scale: 3/16"=1'-0"

NOT FOR CONSTRUCTION

Rev:	Date:	Desc:
0	11.26.19	MHZC/Pricing Set

A Renovation and Addition at:
1312 Shelton Ave.
Nashville, TN 37216

Nine12 Architects
info@nine12architects.com
615.761.9902
www.nine12architects.com

Elevations

A2.2

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1 North Elevation

Scale: 3/16"=1'-0"

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Elevations

A2.3

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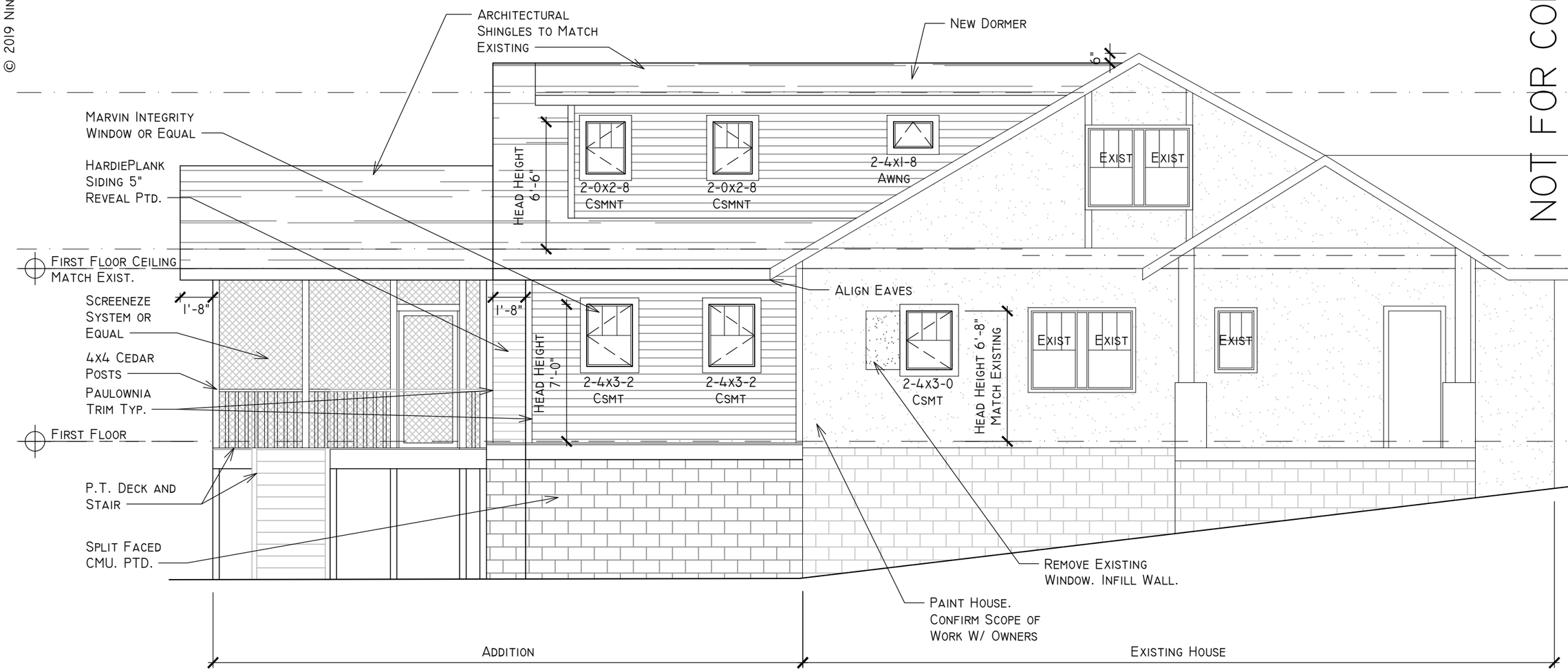

1 East Elevation

Scale: 3/16"=1'-0"

NOT FOR CONSTRUCTION

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Elevations

A2.4

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