

JOHN COOPER  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
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Nashville, Tennessee 37204  
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## STAFF RECOMMENDATION 2300 10<sup>th</sup> Avenue South December 18, 2019

**Application:** New Construction—Addition  
**District:** Waverly-Belmont Neighborhood Conservation Zoning Overlay  
**Council District:** 17  
**Base Zoning:** R8  
**Map and Parcel Number:** 10513037500  
**Applicant:** Will Jenner of Axis Creative, LLC  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> An application to construct a rear addition to an historic house. The addition will be taller than the historic house but will be narrower and will have a matching eave height.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed addition at 2300 10<sup>th</sup> Avenue South with the following conditions:</p> <ol style="list-style-type: none"><li>1. The window and door selections, metal roof color, and porch column material shall be approved prior to construction; and</li><li>2. The side and rear dormers shall be revised to not be wall dormers; and</li><li>3. The lot shall have only one driveway entering the lot directly from Waldkirch Avenue, and retaining the shared drive with parking for the second unit entering the lot from the rear; and</li><li>4. The HVAC units and utilities shall be located on the rear façade or beyond the midpoint of the house.</li></ol> <p>Meeting those conditions, Staff finds that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b></p> <ul style="list-style-type: none"><li>A: Photographs</li><li>B: Site Plan</li><li>C: Elevations</li></ul>
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## **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.

### **H. Outbuildings**

#### *Driveway Access.*

- h. On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

### **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 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 building at 2300 10<sup>th</sup> Avenue South is a one-story Craftsman style house, constructed circa 1930.

An application for demolition was disapproved by the MHZC in August of 2018. The Commission found that the house is contributing to the historic character of the neighborhood and that the condition of the house did not meet the criteria for economic hardship



Figure 1: 2300 10<sup>th</sup> Avenue South

**Analysis and Findings:** A new applicant has submitted a proposal to construct an addition to the historic house.

Demolition: The application involves demolishing portions of the rear wall of the house to accommodate the new addition. Staff finds the partial demolition at the rear of the building to be appropriate as the rear of the building is not a character defining feature.

Staff finds that the project meets Section V.B.2 for appropriate partial demolition.

Location & Removability: The addition will attach to the existing house at the rear with the walls stepped in from both sides of the house and below the existing roof.

Staff finds that the location and attachment of the addition, connected to the existing house at the rear with a hyphen that steps in from the sides and below the ridge, preserves the original form will meet sections IV.E and IV.F of the design guidelines for additions.

Design: The scale of the addition is compatible with the historic house, by being narrower and having matching eave heights. The ornamentation on the addition will be minimal, with simple cornerboards, trim, and fascia, and simple square columns on shed-roofed stoop above a side-facing entrance.

Staff finds that the character of the addition does not contrast with the historic house, and it will meet sections IV.A, IV.B, IV.E, IV.F, and IV.G of the design guidelines.

Height & Scale: The addition will be stepped in seven feet (7') from the left side of the house (street-facing) and one foot (1') from the right before continuing back. After an alcove that extends three feet back, the right side will step back out to align with the side of the existing house. The left side will extend back twenty feet (20') before widening by four feet (7'), which is still in three feet (3') from the side of the historic house.

The roof of the addition will be stepped down two feet (2') below the existing roof, then after the roof extends back seven feet (7') it will pitch up to a ridge that is two feet (2') taller than the historic house. Additions taller than historic houses are generally not

appropriate, but at only seventeen feet (17') this one-story house is shorter than most, and because of the front-gabled roof it cannot accommodate a ridge-raise addition. The additional height, along with a significant drop in grade toward the rear, allows the addition to gain an additional story without exceeding the height that might have been possible with a ridge raise.

Although the addition is taller, staff finds that the scale overall is still subordinate to the historic house because the eave height matches the original eave height, because it is adequately inset from the sides and roof ridge, and because the addition is narrower than the original house.

Staff finds that the height and scale of the addition is compatible with the historic house, and it will meet sections IV.A, IV.B, and IV.G of the design guidelines.

Setback & Rhythm of Spacing: The addition will have side setbacks of thirteen feet (13') on the left facing Waldkirch Avenue, eight feet (8') on the right, and twenty-three feet (23') on the rear. These setbacks will not disrupt the rhythm of spacing between houses, in part because the lot is on a corner but also because the addition is narrower than the historic house.

The project meets section III.C for setback and rhythm of spacing for new construction.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split-Faced	Yes	
<b>Cladding</b>	Fiber-cement Clapboard	Smooth, 8" Exposure	Yes (Matches Existing)	
<b>Trim</b>	Fiber-cement Clapboard	Smooth,	Yes	
<b>Roofing</b>	Asphalt Shingles	Match Existing	Yes	
<b>Windows</b>	Double-Hung	Needs final approval	Yes	X
<b>Side Door</b>	Not indicated	Needs final approval	Unknown	X
<b>Side Porch Columns</b>	Not indicated	Needs final approval	Unknown	X
<b>Roofing</b>	Metal, Standing Seam	Needs final approval	Unknown	X

Staff finds that the known materials meet section III.D. for new construction-materials and requests a condition of approval that the window and door selections, metal roof color, and porch column material be approved prior to construction.

Roof form: The addition will have a hipped primary roof, with a ridge on the same axis as the front gabled roof of the historic house. The widest portion of the addition, toward the rear, will have side-facing gables. The hip and gable roofs will have a 10/12 pitch, steeper than the 6/12 pitch of the original roof but with matching eave heights to help it relate to the original form.

The addition will have wall dormers, dormers which are not stepped back from the primary wall below, on the left side of the addition and on the rear. Wall dormers are typically not appropriate, and although these dormers will be minimal in scale, staff finds that revising them to a gablet or comparable form would be appropriate.

With a condition that the addition does not have wall dormers, staff finds the roofs of the proposed addition will be compatible with the historic house, and that the project meets sections III.E and IV.C of the design guidelines.

Orientation: The addition will function as a second dwelling, which is permitted as a grandfathered use on this property even though the structure was originally constructed as and zoned for a single-family house.

To accommodate the second dwelling, the addition will have an doorway on the left side facing Waldkirch Avenue, located in the lower level that will be acquired due to the drop in grade at the rear. The side entrance will have a seven foot (7') wide by five foot (5') deep covered stoop. The minimal size of the entry, along with its location in the lower level, will help it to read as a secondary entrance.

Staff finds that the addition does not disrupt or alter the orientation of the house and will meet section III.F of the design guidelines for new construction.

Proportion and Rhythm of Openings: The addition will have double-hung windows, in single units and in pairs, regularly spaced on both levels on the left side.

Staff finds the project's proportion and rhythm of openings to meet Section III.G. of the guidelines.

Appurtenances & Utilities: The lot currently has two curb-cuts from Waldkirch Avenue. The curb cut at the rear of the lot is on the subject property, but it functions and looks like an alley serving other properties on 10<sup>th</sup> Avenue South, Waldkirch, and Caruthers Avenue. Although it is not an alley proper, other users may be entitled to continued use via a prescriptive easement.

Although the Commission does not review safety requirements, section III.H.6 of the design guidelines for Outbuildings in the Waverly-Belmont overlay limit lots without

alley access to one street-accessed driveway per lot and limit driveway width to twelve feet (12'). Similarly, the Public Works typically does not allow multiple curb-cuts to be so close to one another on one frontage of a single lot. To this end, staff recommends having only one driveway entering the lot directly from Waldkirch Avenue, and retaining the shared drive at the rear with parking for the second unit accessing it from the rear.

The location of the HVAC and other utilities was not noted in the plans. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Staff finds that, with the condition that the lot shall have only one driveway entering the lot directly from Waldkirch Avenue, and retaining the shared drive at the rear with parking for the second unit accessing it from the rear, and that the HVAC shall be located on the rear façade or beyond the midpoint of the house, the project will meet section III.H.6. and III.I. of the design guidelines.

**Recommendation:** Staff recommends approval of the proposed addition at 2300 10<sup>th</sup> Avenue South with the following conditions:

1. The window and door selections, metal roof color, and porch column material shall be approved prior to construction; and
2. The side and rear dormers shall be revised to not be wall dormers; and
3. The lot shall have only one driveway entering the lot directly from Waldkirch Avenue, and retaining the shared drive with parking for the second unit entering the lot from the rear; and
4. The HVAC units and utilities shall be located on the rear façade or beyond the midpoint of the house.

Meeting those conditions, Staff finds that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

**ATTACHMENT A: PHOTOGRAPHS**



2300 10<sup>th</sup> Avenue South, front.



2300 10<sup>th</sup> Avenue South, right side.



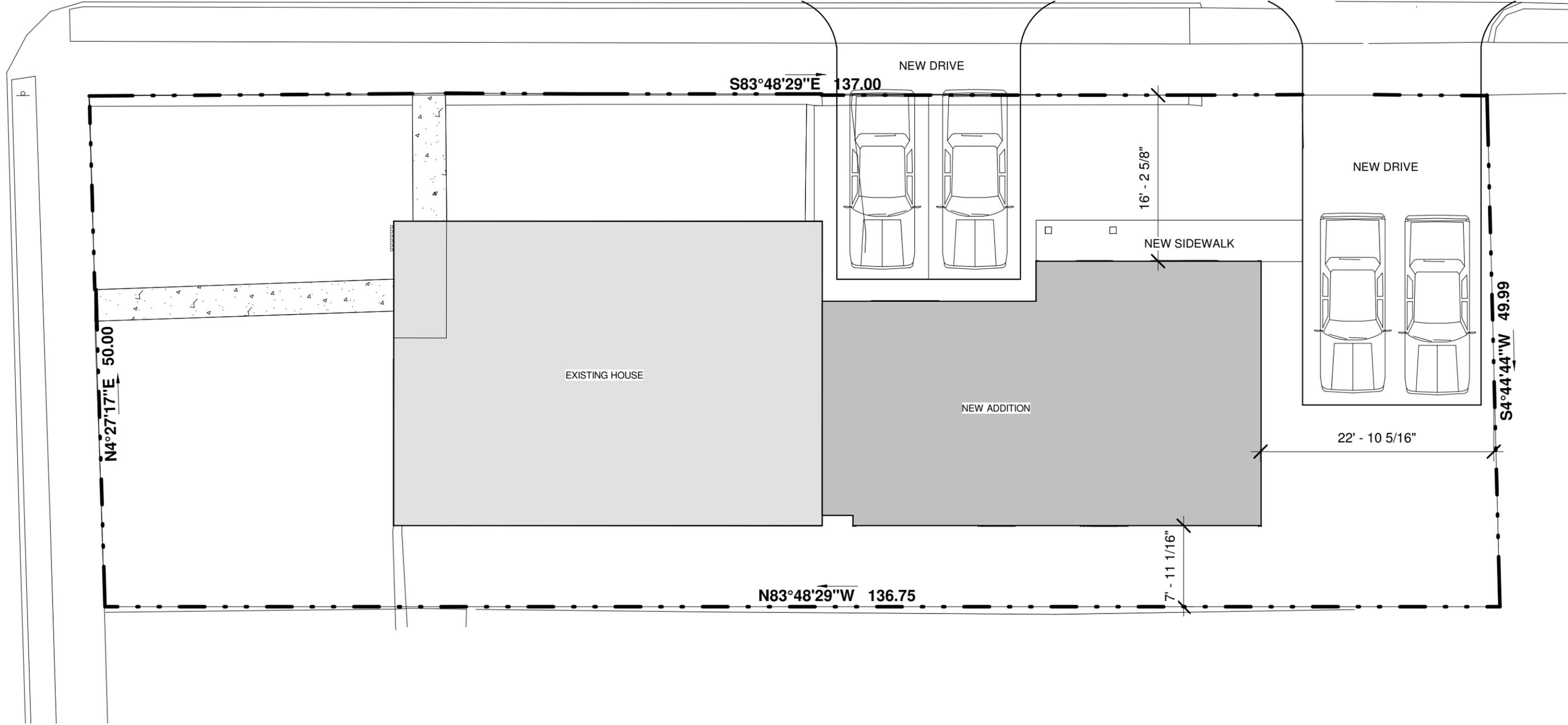
2300 10<sup>th</sup> Avenue South, left-front oblique.



2300 10<sup>th</sup> Avenue South, rear, showing existing curb cut and private drive entrance.

# WALDKIRCH AVE.

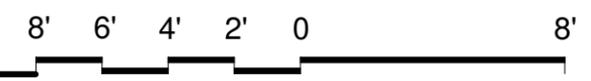
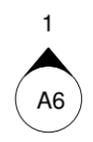
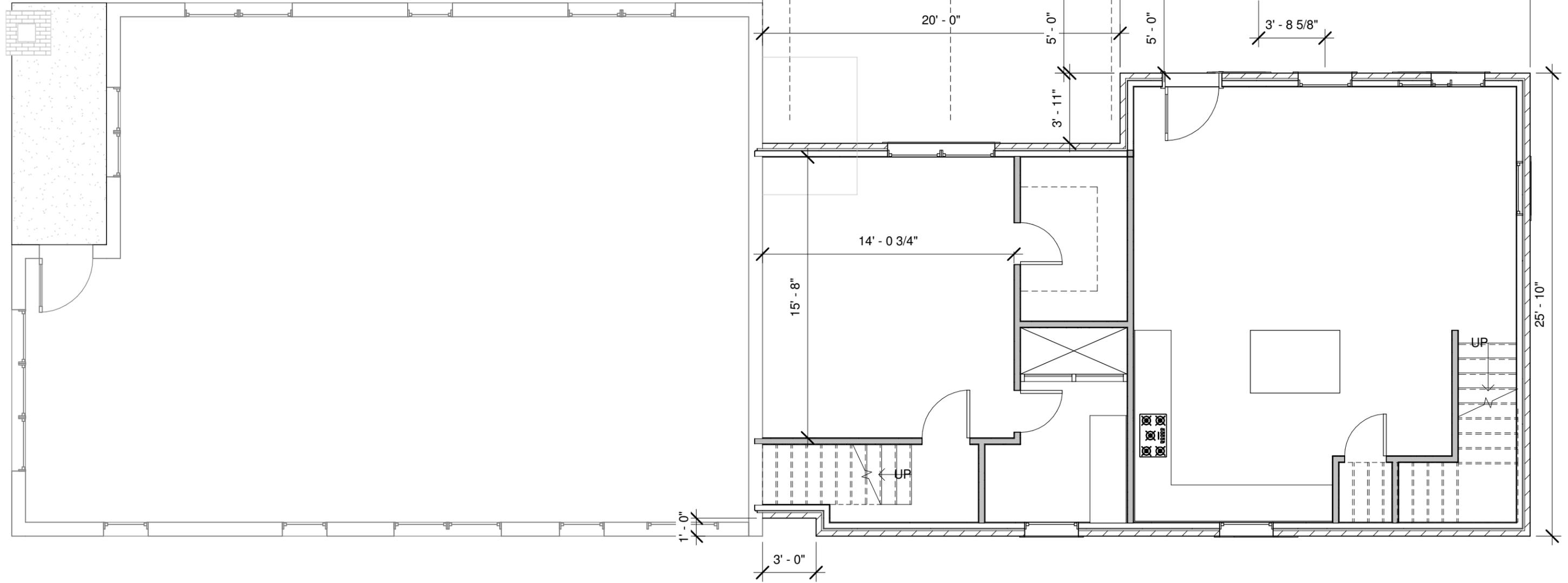
# 10TH AVE.



2300 10TH AVE. S.

SITE PLAN



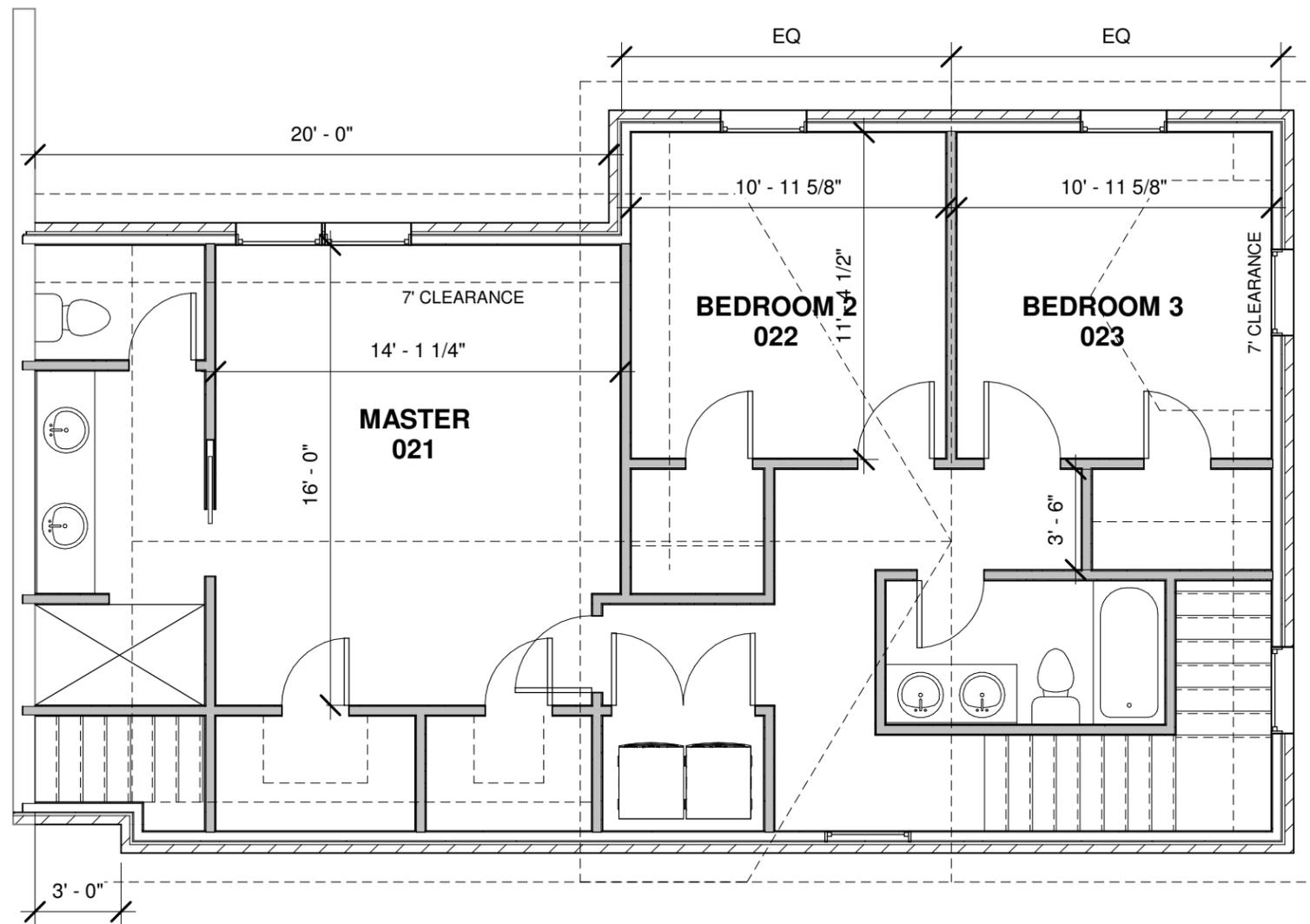


2300 10TH AVE. S.

1ST FLOOR PLAN



11/26/19



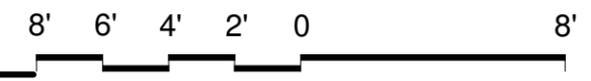
2300 10TH AVE. S.

**AXIS CREATIVE**  
ARCHITECTURE | PLANNING | DEVELOPMENT



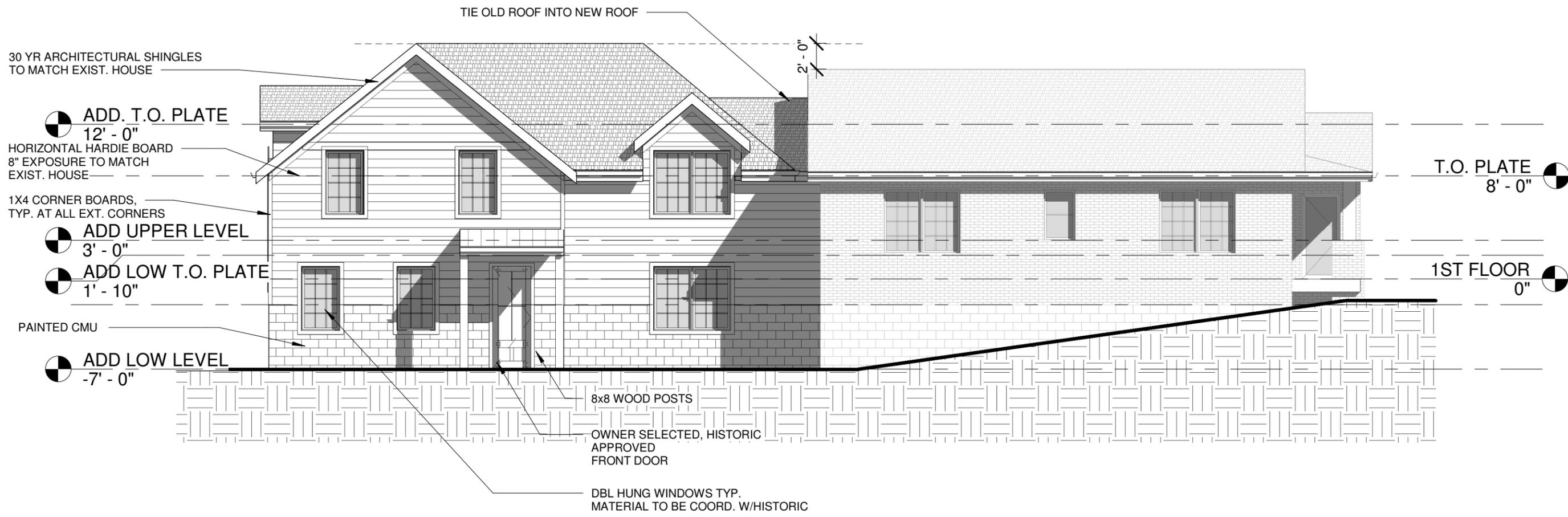
2ND FLOOR PLAN

11/26/19



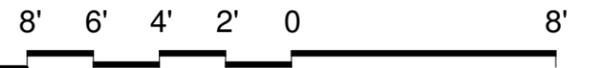
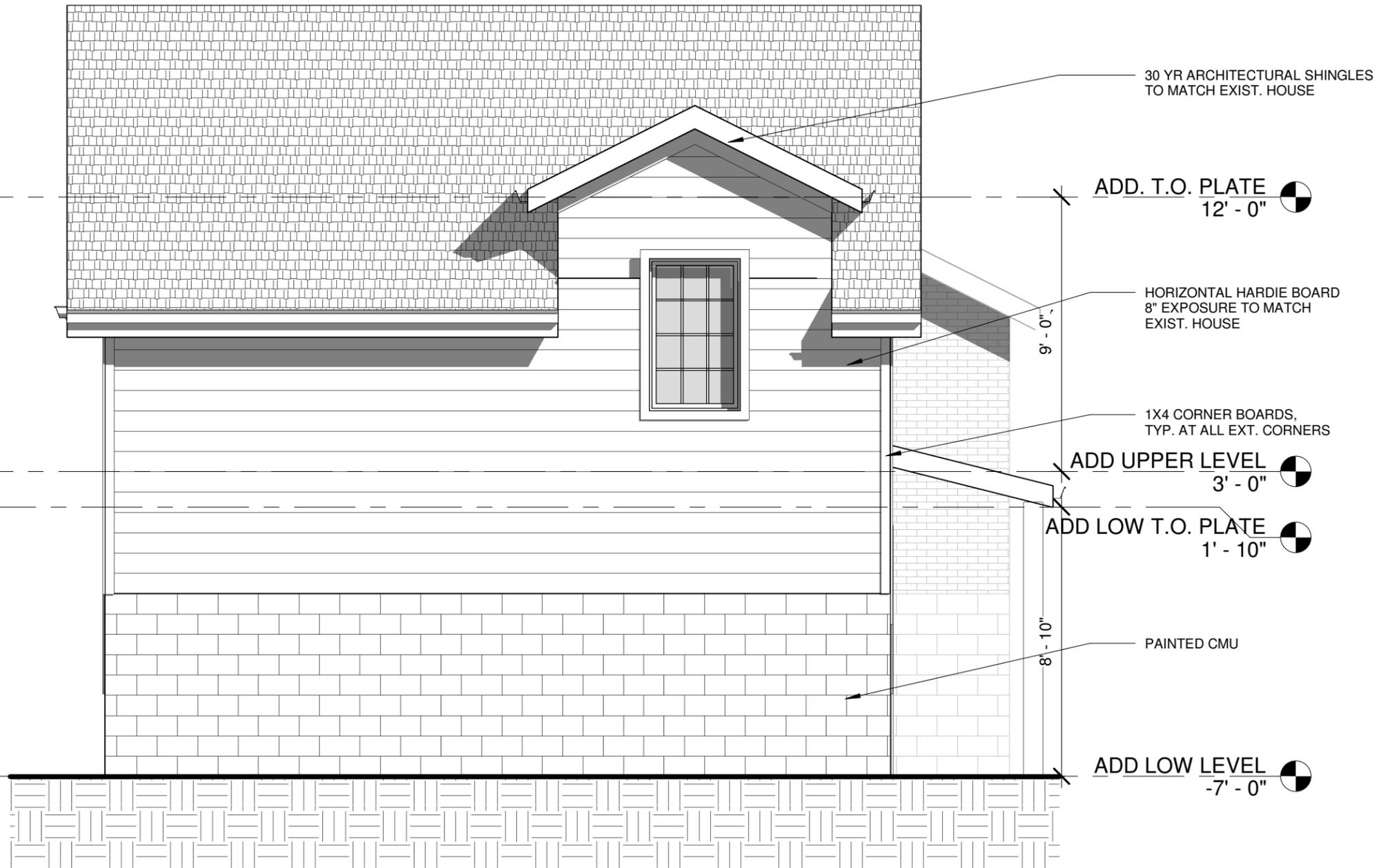
2300 10TH AVE. S.

FRONT ELEVATION



2300 10TH AVE. S.

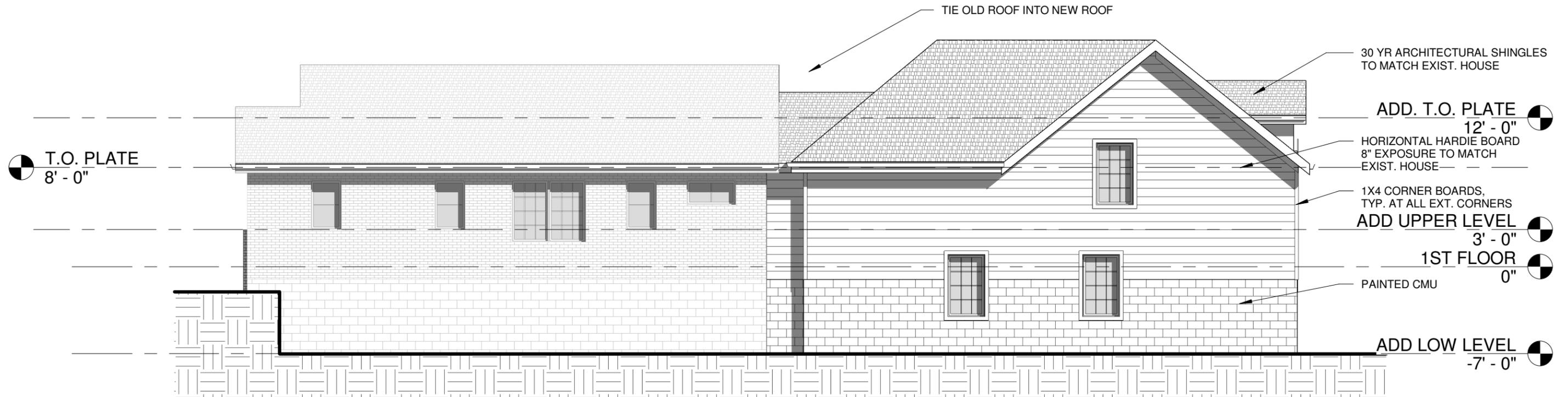
LEFT ELEVATION



REAR ELEVATION

2300 10TH AVE. S.





2300 10TH AVE. S.

RIGHT ELEVATION