

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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1522 Douglas Avenue
February 19, 2020

Application: New Construction—Addition; Setback Determination
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08302020400
Applicant: Eric Madej, contractor
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: An application to construct a rear addition to an historic house. The addition will match the width of the existing house, which is closer to the right side property line than the current bulk zoning regulation permits. The applicant requests a three foot (3') right side setback.

Recommendation Summary: Staff recommends approval of the proposed addition and setback determination at 1522 Douglas Avenue with the following conditions:

1. The original window opening on the right side of the house shall be retained; and
2. Brick, roofing, and window selections shall be administratively approved prior to installation; and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Floorplans
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate 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*

In most cases, an infill duplex 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 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

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. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7"). Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street. Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic

buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

2. ADDITIONS

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

Placement

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

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

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

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

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

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

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

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

- An extreme grade change*
- Atypical lot parcel shape or size*

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

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be

seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

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

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

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.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

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.*
- 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 dormer locations 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.

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set 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. 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.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

e. Additions should follow the guidelines for new construction.

Background: The structure located at 1522 Douglas Avenue is a one and one-half-story house. The building was constructed circa 1925 and contributes to the historic character of the Eastwood neighborhood. The house was previously enlarged with a small rear addition but the historic integrity of the house is largely intact.



Figure 1: 1522 Douglas Avenue, front.

width, with the upperstory addition stepped in two feet (2'). The roof of the addition will tie into the existing roof at the ridge. After the two foot (2') alcove, the first story walls will step back out one foot (1') on each side to match the width of the existing building. The depth of the addition, including the alcove, will be twenty feet (20'). This is slightly less than half of the house's current depth of forty-one feet (41').

The floor height of the addition, as well as the eave and roof ridge height, will align with the corresponding heights of the historic house. These heights are appropriate.

Staff finds the height and scale of the proposed addition to be compatible with the historic house and to meet sections II.B.1.a and II.B.1.b of the design guidelines.

Design: The scale of the addition will be compatible with the historic house, matching the height and width of the original form. The materials, roof form, and overall character of the addition will also be compatible with the existing building.

Staff finds that the design of the addition is compatible with the historic house and meets sections II.B.2.a and II.B.2.e of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition will match the width of the historic house. However, the historic house sits only three feet (3') from the right side property line whereas the current bulk zoning regulations require a side setback of five feet (5'). Because the addition does not increase the width of the house and matches the historic condition, staff finds the proposed setback to be appropriate.

The addition will have a fifteen foot (15') setback from the left property line, which also matches the existing building and is appropriate.

The rear of the addition will be eighteen feet (18') from an existing outbuilding in the rear yard. Although twenty feet (20') of separation is typically preferred between a house and an outbuilding, the outbuilding is closer to the front of the lot than is typical therefore the separation is a result of the location of the existing outbuilding more than the scale of the addition.

Staff finds that the proposed addition will maintain the established rhythm of the street and meets section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick Veneer	Match Existing	Yes	X
Primary Cladding	Cement-Fiber Clapboard	Smooth, 5" Reveal	Yes	

Secondary Cladding	Cement-Fiber Shingles	Typical Painted	Yes	
Trim	Cement-Fiberboard	Smooth	Yes	
Primary Roofing	Asphalt Shingles	Match Existing	Yes	X
Secondary Roofing	Metal Standing Seam	Color not Known	Yes	X
Windows	Aluminum-Clad or Wood	Final Selection Needs Approval	Yes	X

Staff recommends that the brick, roof, and window selections are approved administratively to ensure that they are appropriate and meet section II.B.1.d of the design guidelines.

Roof form: The primary roof of the addition will be a rear-facing gable, tying into the ridge of the existing side-gabled roof. From the new ridge there will be shed-roofed dormers on both sides. The pitch of the gable will match the 6/12 pitch on the historic house, and the shed dormers will have a pitch of 4/12.

These roofs are compatible with the historic house and meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: The addition will have windows consistent with the size and pattern of the existing building.

Staff finds that the project’s proportion and rhythm of openings are appropriate and meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that if the HVAC are relocated that they are located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, Staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation: Staff recommends approval of the proposed addition and setback determination at 1522 Douglas Avenue with the following conditions:

1. The original window opening on the right side of the house shall be retained;
2. Brick, roofing, and window selections shall be administratively approved prior to installation; and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

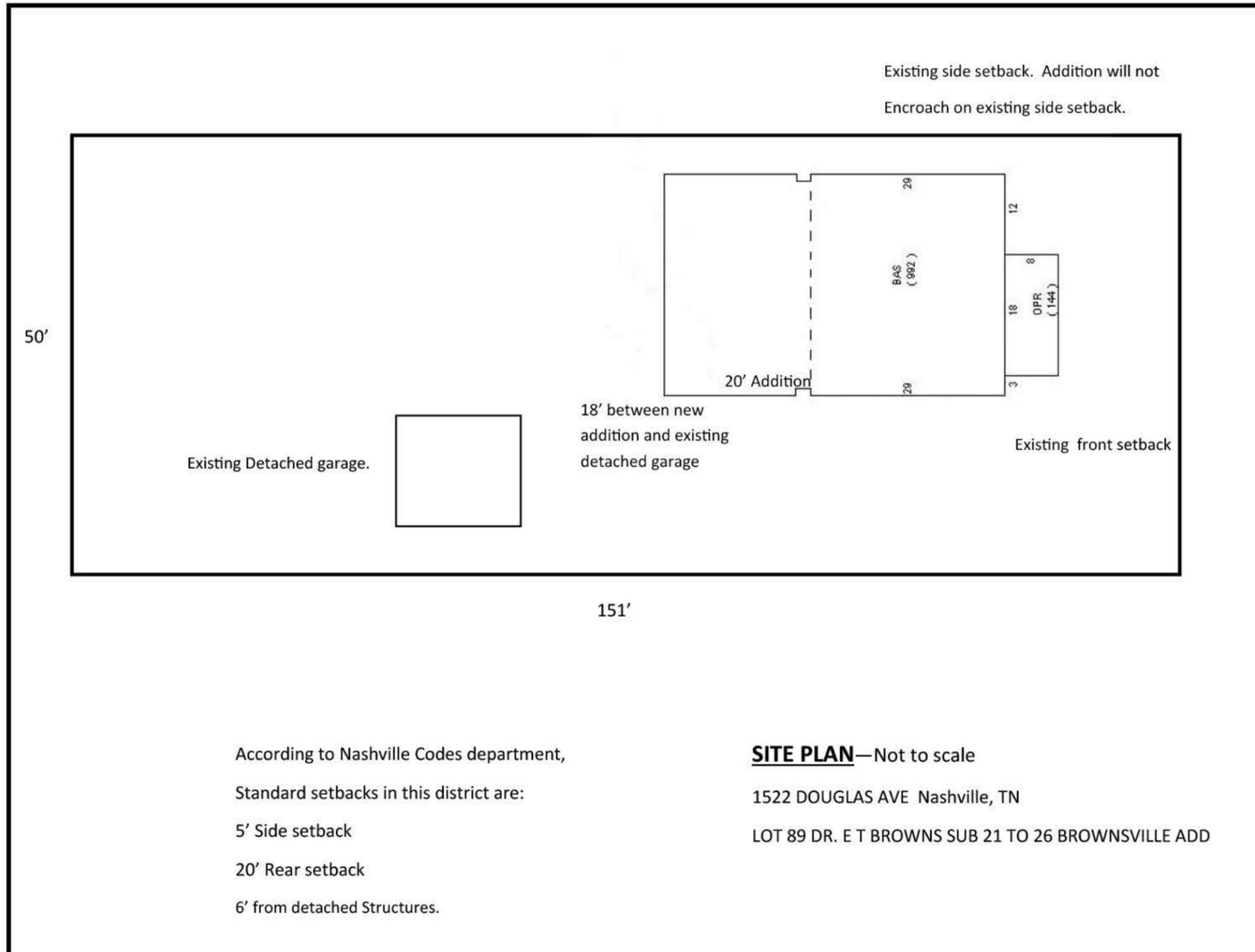
ATTACHMENT A: PHOTOGRAPHS



1522 Douglas Avenue, left oblique.



1522 Douglas Avenue, right oblique.



RELATED ITEMS ARE AND WILL REMAIN THE PROPERTY OF J-TAYLOR DESIGNS. THE CLIENT'S RIGHT IS CONDITIONAL AND LIMITED TO ONE TIME USE. PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS. REPRODUCTION IN ANY MANNER IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ORIGINAL DESIGNER. CONTRACTOR SHALL VERIFY ALL LOCAL CODES, CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JAMIE TAYLOR FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED. J-TAYLOR DESIGNS ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED.

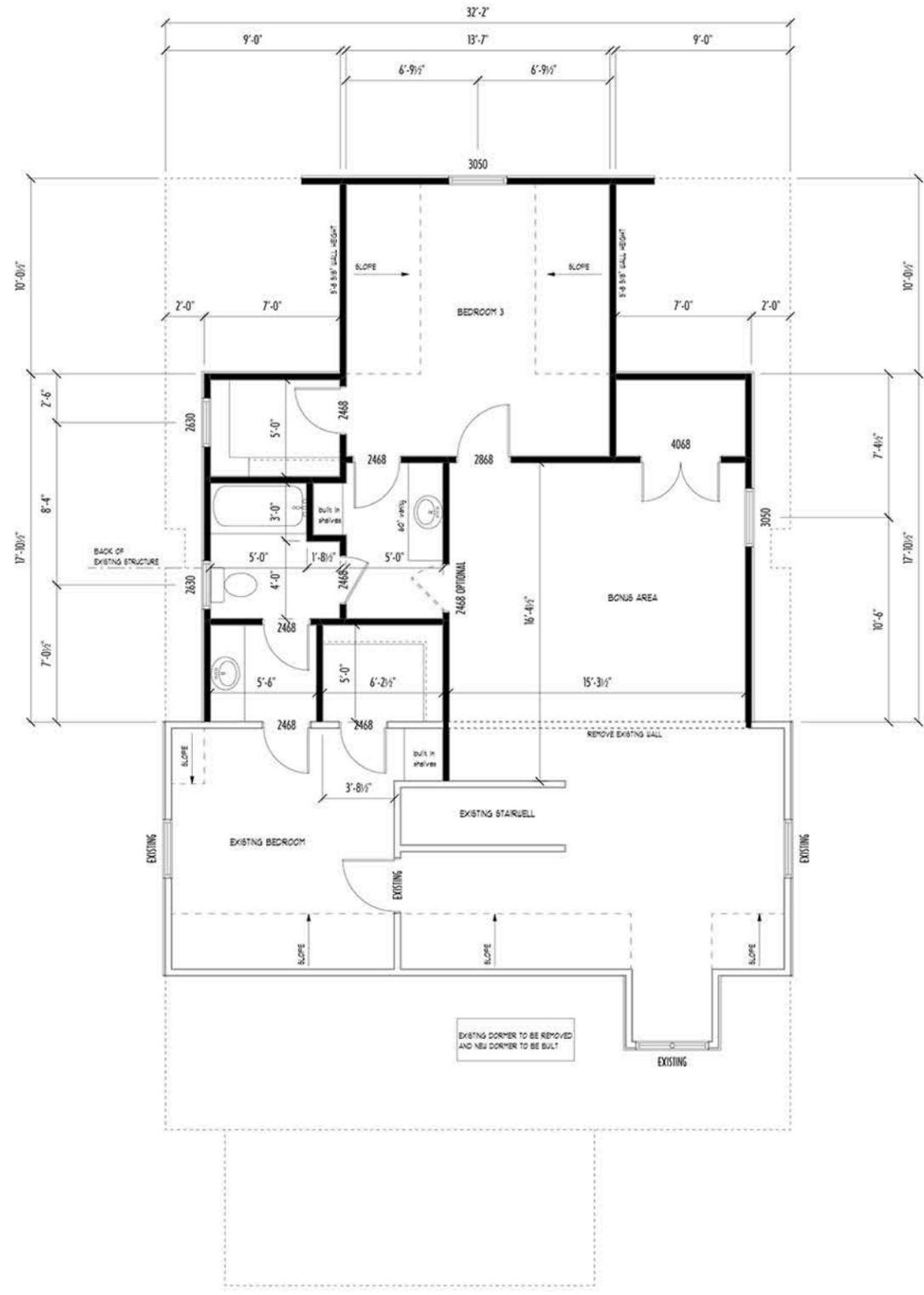
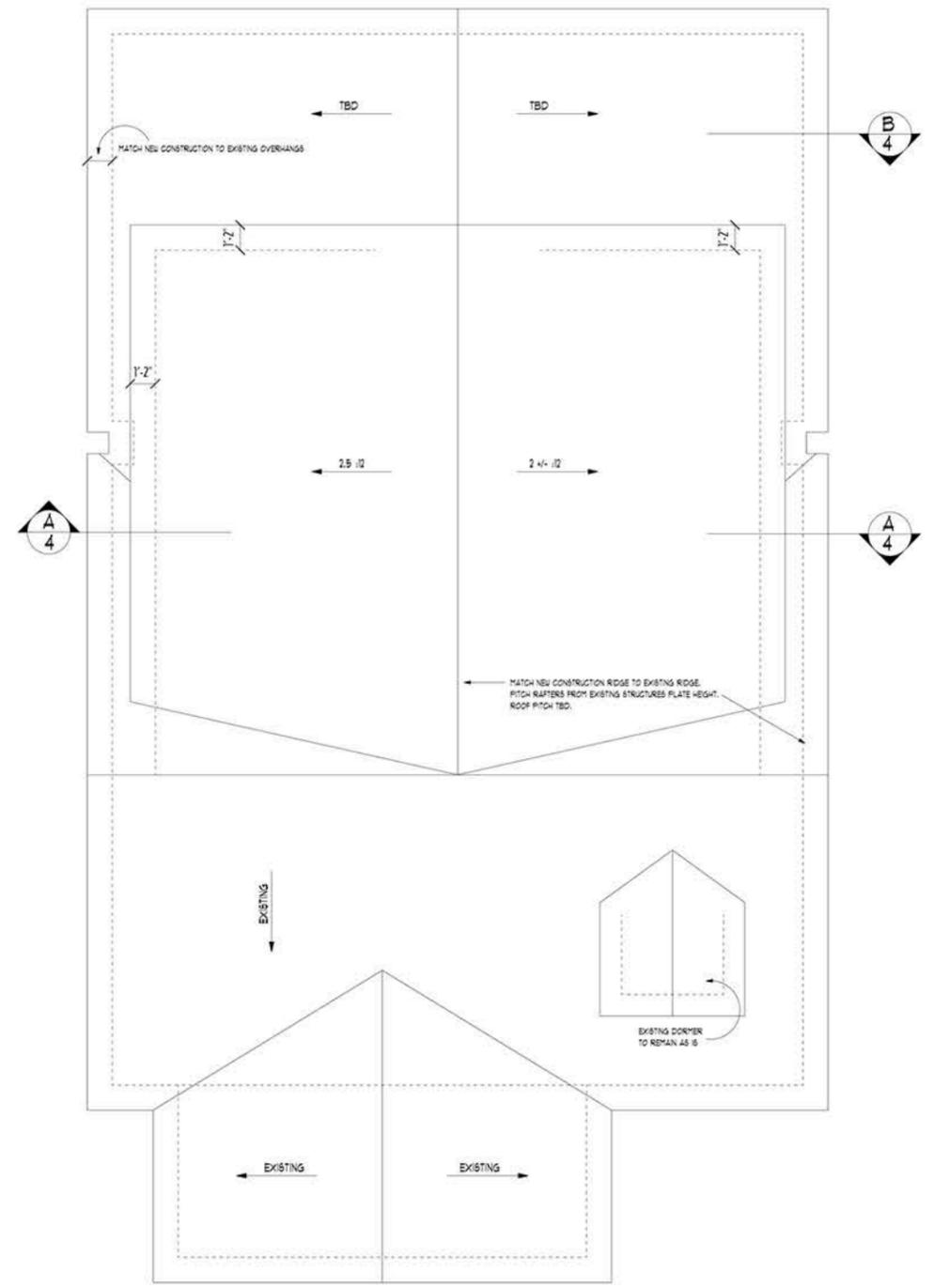
REVISION	DATE

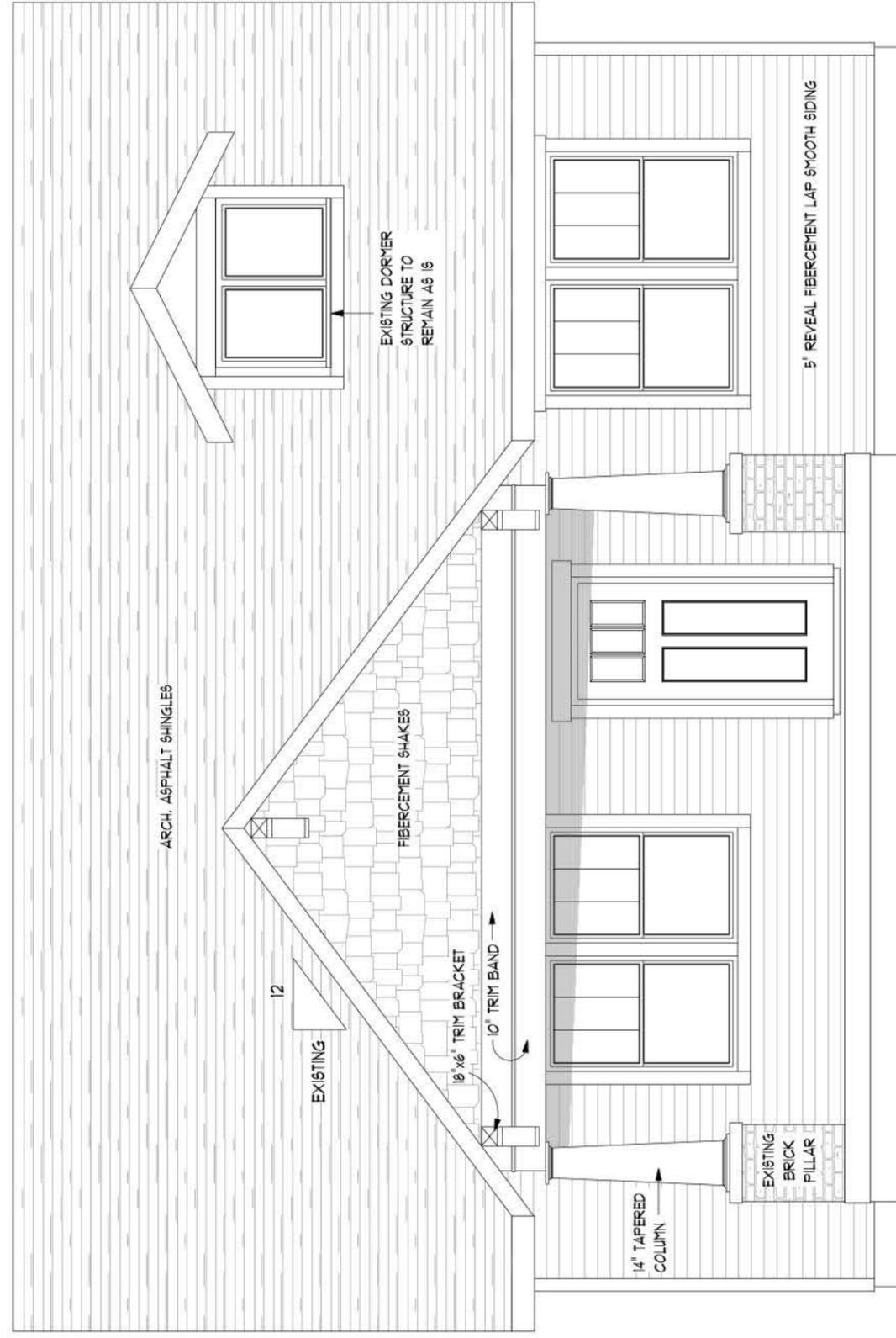
UPPER LEVEL FLOOR PLAN
 PROJECT:
1522 Douglas Avenue

DATE APPROVED: JAN 2020
 SHEET SIZE: 24 X 36
 SCALE: 1/4" = 1'-0"
 (UNLESS NOTED)

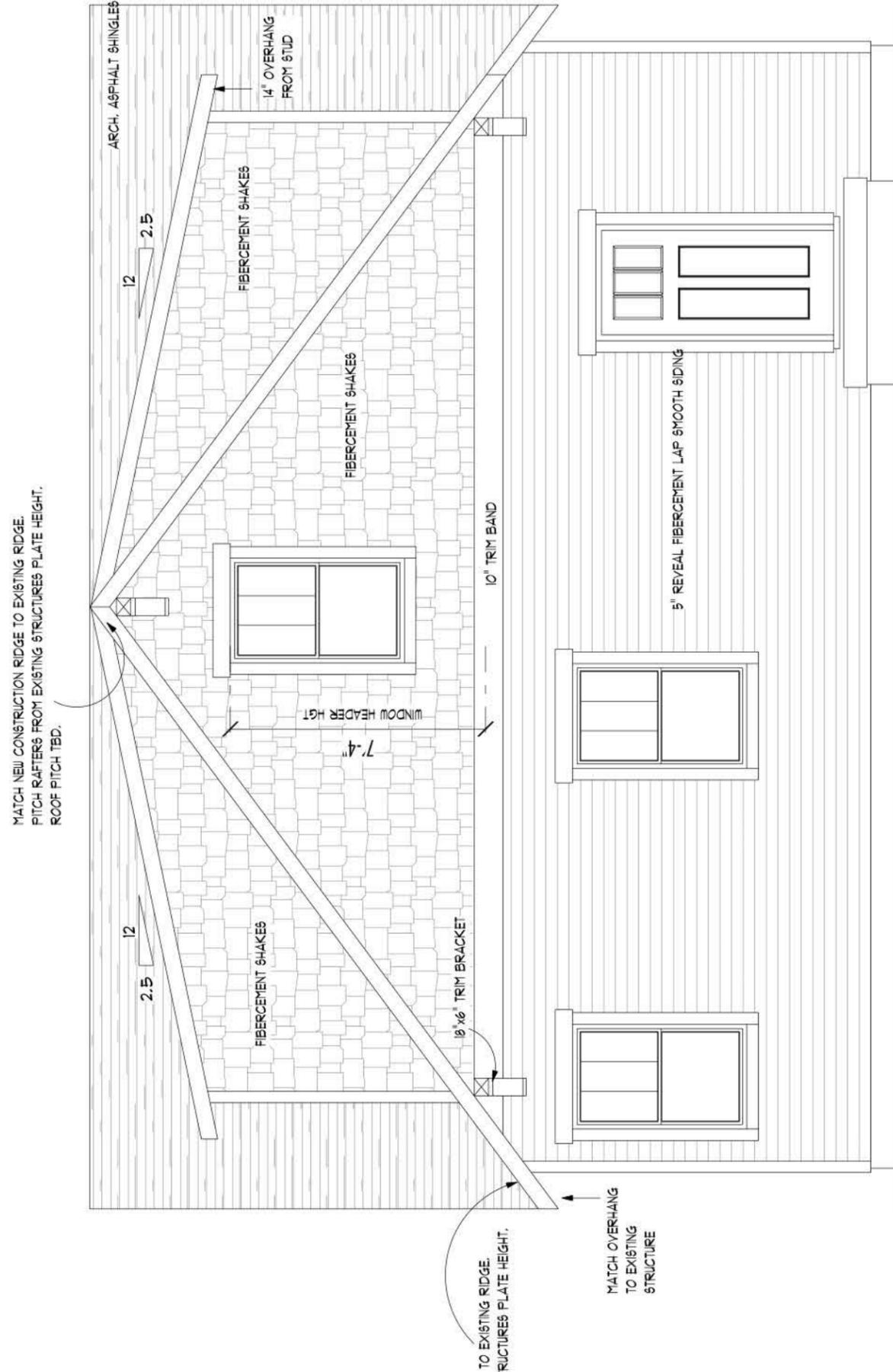
SHEET:
4 OF 4

If stamp appears in Original Location

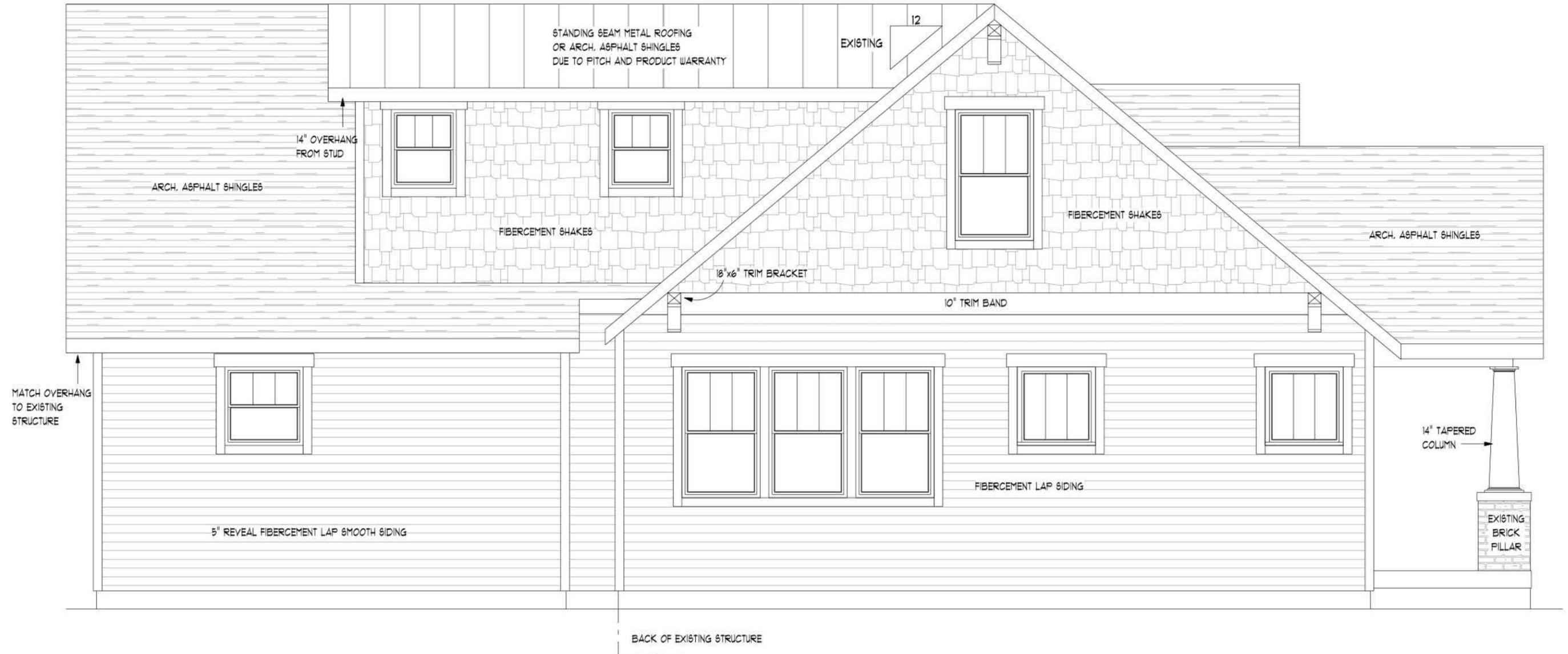




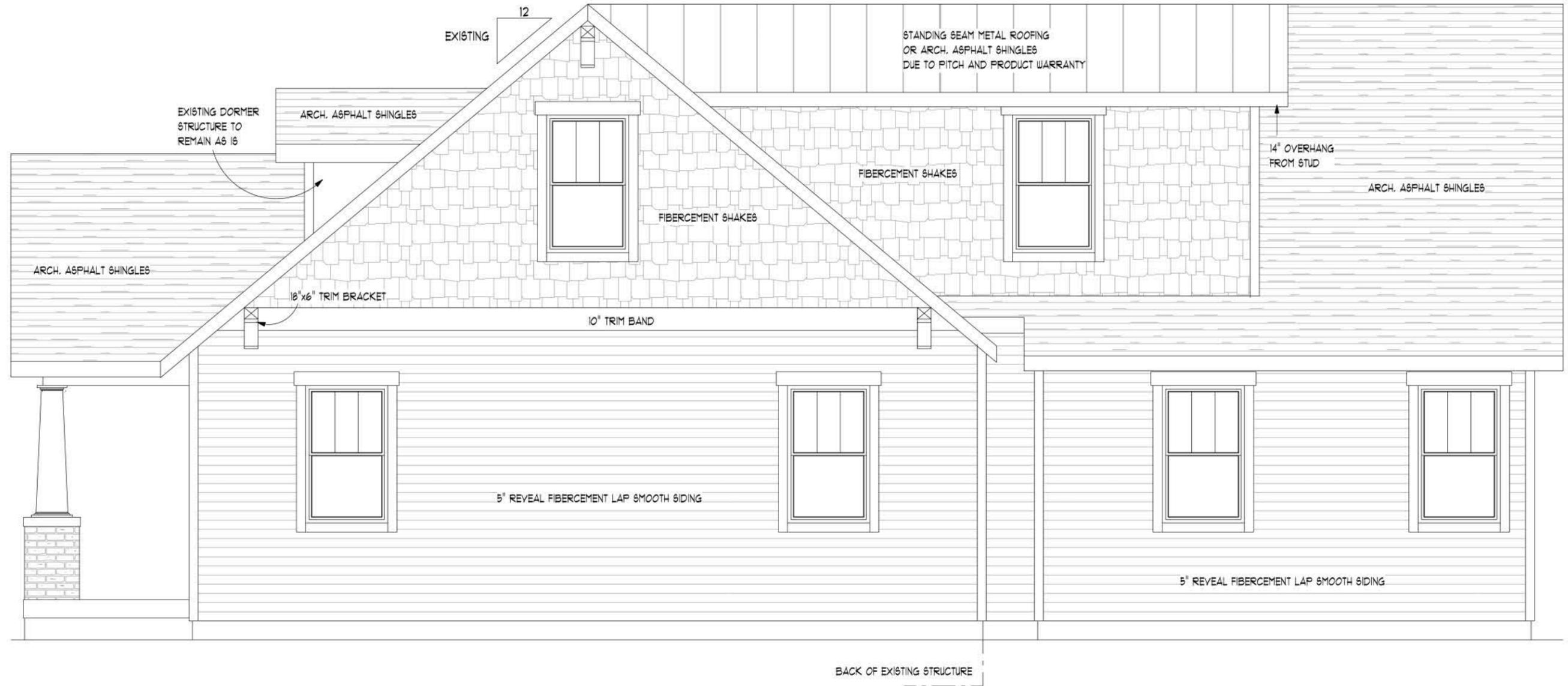
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION