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
1236 Riverwood Drive
April 22, 2020

Application: New Construction—Addition
District: Eastdale Place Neighborhood Conservation Zoning Overlay
Council District: 7
Base Zoning: RS10
Map and Parcel Number: 06112016600
Applicant: Kim Kennedy, Bootstrap
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: Application is to construct a side addition. The project also includes replacing materials for the existing covered porch on the rear, but the footprint and design of the porch will not change. No other changes to the historic house are proposed with this application.

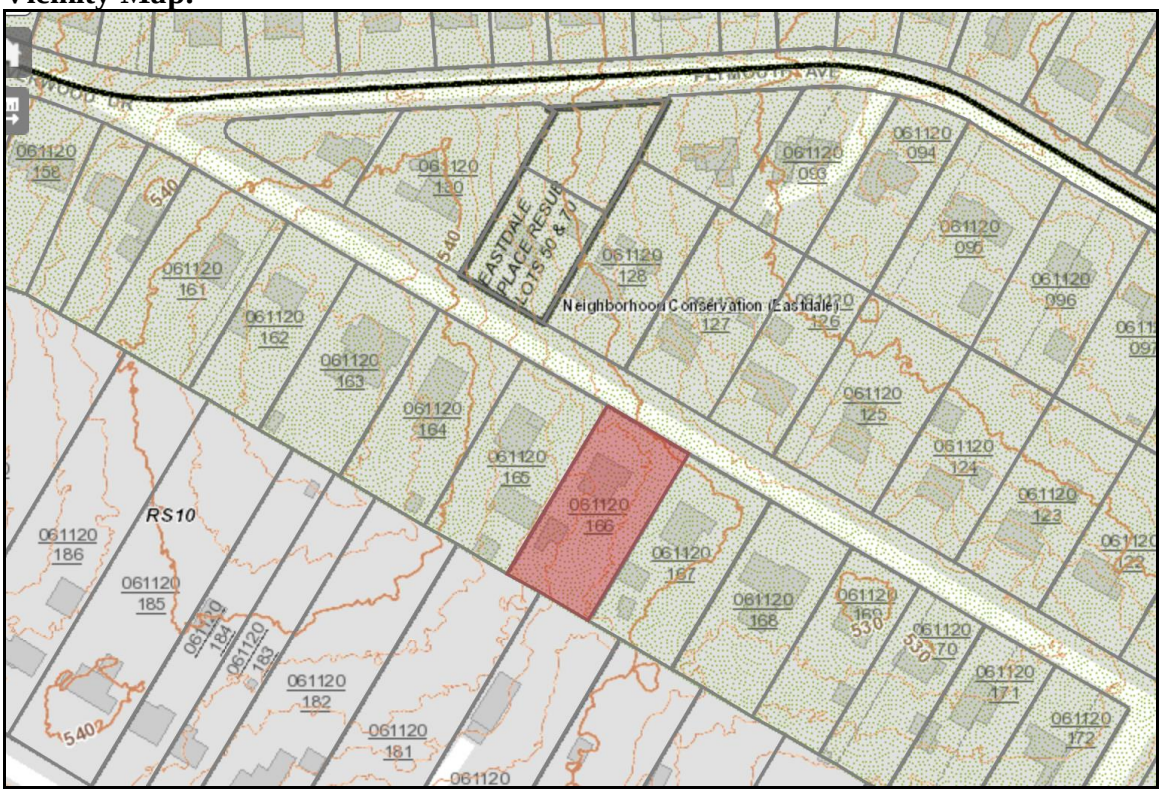
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and rear porch posts and railing prior to purchase and installation; and,
2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
3. Staff approve the roof color and masonry color, dimensions and texture.

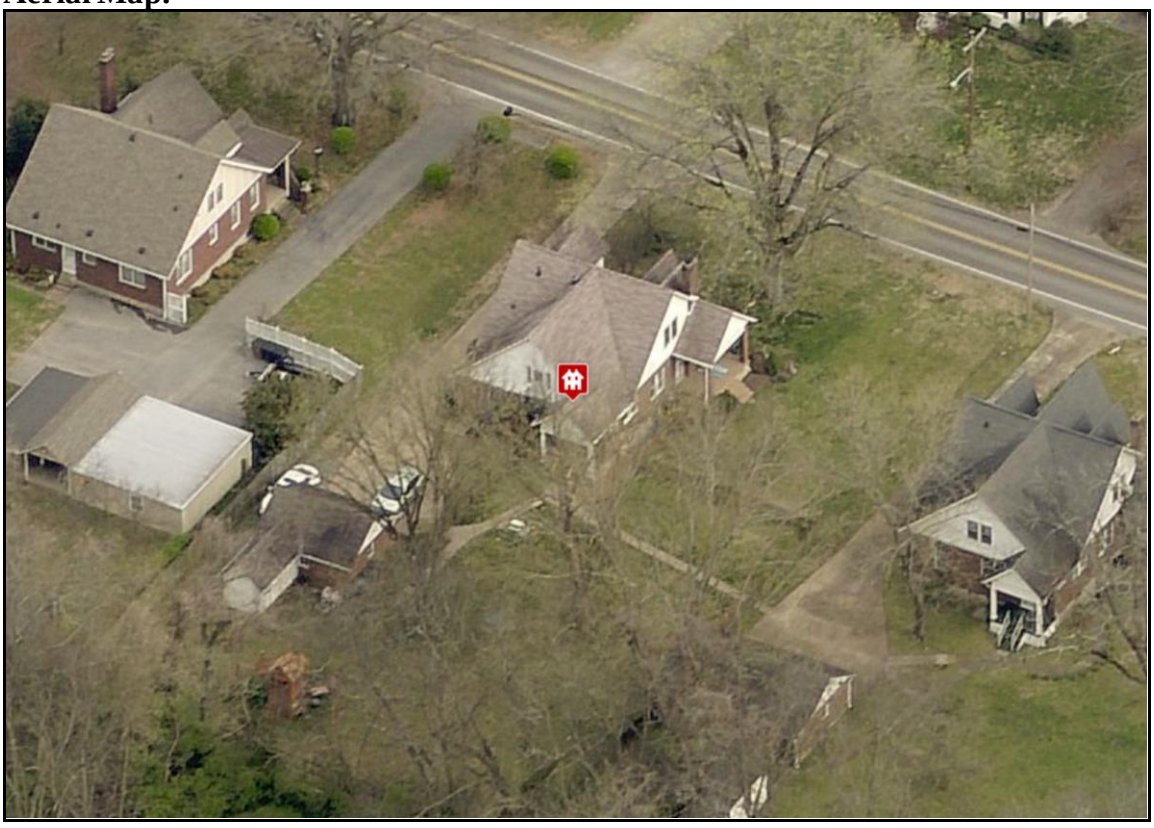
With these conditions, staff finds that the project meets Section III of the *Eastdale Place Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

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. All historic buildings in the neighborhood are one and one and one-half stories tall.

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*

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. There is a small number of homes with stone or lap siding. Stucco and lap siding are common secondary materials such as in gable-fields

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.

- The most appropriate cladding is brick but where lap siding is used, it 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 neighborhood is a side gable form. Cross gable and hipped roof forms are also found in the districts. 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. Typically front doors face the street, and in some cases, face to the side but with a front-oriented porch or stoop.

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.

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.

II. 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. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

4. 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.

5. 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.

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

7. 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 relates 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. Location

1. 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. Design

1. 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. Removability

1. 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.

Background: The property located at 1236 Riverwood Drive is an English cottage that was constructed c. 1935 and contributes to the historic character of the Eastdale Place neighborhood (Figure 1).

Figure 1. 1236 Riverwood Drive.

Analysis and Findings: Application is to construct a side addition. The project also includes replacing materials for the existing covered porch on the rear, but the footprint and design of the porch will not change. No other changes to the historic house are proposed with this application.

Height & Scale: Side additions can be appropriate in cases where the lot frontage is at least sixty feet (60') wide. The subject property has one hundred feet (100') of frontage and is nearly a half-acre in size. The side addition starts beyond the midpoint, which meets the design guidelines, and has a cross-gable roof form that reads as a side gable from the street. The addition extends twenty-four feet, two inches (24'-2") from the side wall and approximately fourteen feet (14') beyond the existing side porch. The ridge height of the side addition sits approximately seven feet (7') lower than the historic house; the ridge and eave heights proposed match that of the side porch. Staff finds that the proposed side addition meets the criteria for when a side addition is appropriate and the design criteria for an appropriately scaled side addition.

The addition does not more than double the footprint of the historic house. The existing footprint is approximately one thousand, five hundred, thirty-five square feet (1535 sq. ft.), and the addition adds four hundred fifty-six square feet (456 sq. ft.).

Staff finds that the project's height and scale meet Sections II.A. and II.B. of the Eastdale Place design guidelines.

Design, Location & Removability: The addition meets the design guidelines criteria for when a side addition can be appropriate, starts beyond the midpoint of the historic house, and is subservient in height, width, and massing. The roof form of the addition reads as a side-gable from the street which further helps deemphasize the massing. In addition, the ridge and eave heights are similar to those of the existing side porch.

The addition's location, separate roof form, and lower height 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 addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the proposed addition meets Sections II.A, II.D, and II.F. of the Eastdale Place design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks as it is located approximately seventeen feet (17') from the left-side property line and one hundred seven feet (107') from the rear property line.

Staff finds that the project's setback and rhythm of spacing meet Section III.C. of the Eastdale 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	Brick	Needs final approval	Yes	Yes
Secondary Cladding	Cedar shake siding		Yes	No
Roofing	Architectural Shingles	Color to match existing	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No

Rear Porch Posts	Not indicated	Needs final approval	Unknown	Yes
Rear Porch Railing	Not indicated	Needs final approval	Unknown	Yes
Windows	Not indicated	Needs final approval	Unknown	Yes

With the condition that the final details and selections of the masonry, windows, and rear porch posts and railing be approved prior to purchase and installation, staff finds that the project's materials meet Section III.D. of the Eastdale Place design guidelines.

Roof form: The addition has a cross-gable roof form with a 10/12 pitch similar to that of the historic house. The roof will read as a side-gable form from the street which helps to deemphasize the massing of the side addition.

Staff finds that the project's roof form meets Section III.E. of the Eastdale Place design guidelines.

Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of 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 Eastdale Place design guidelines.

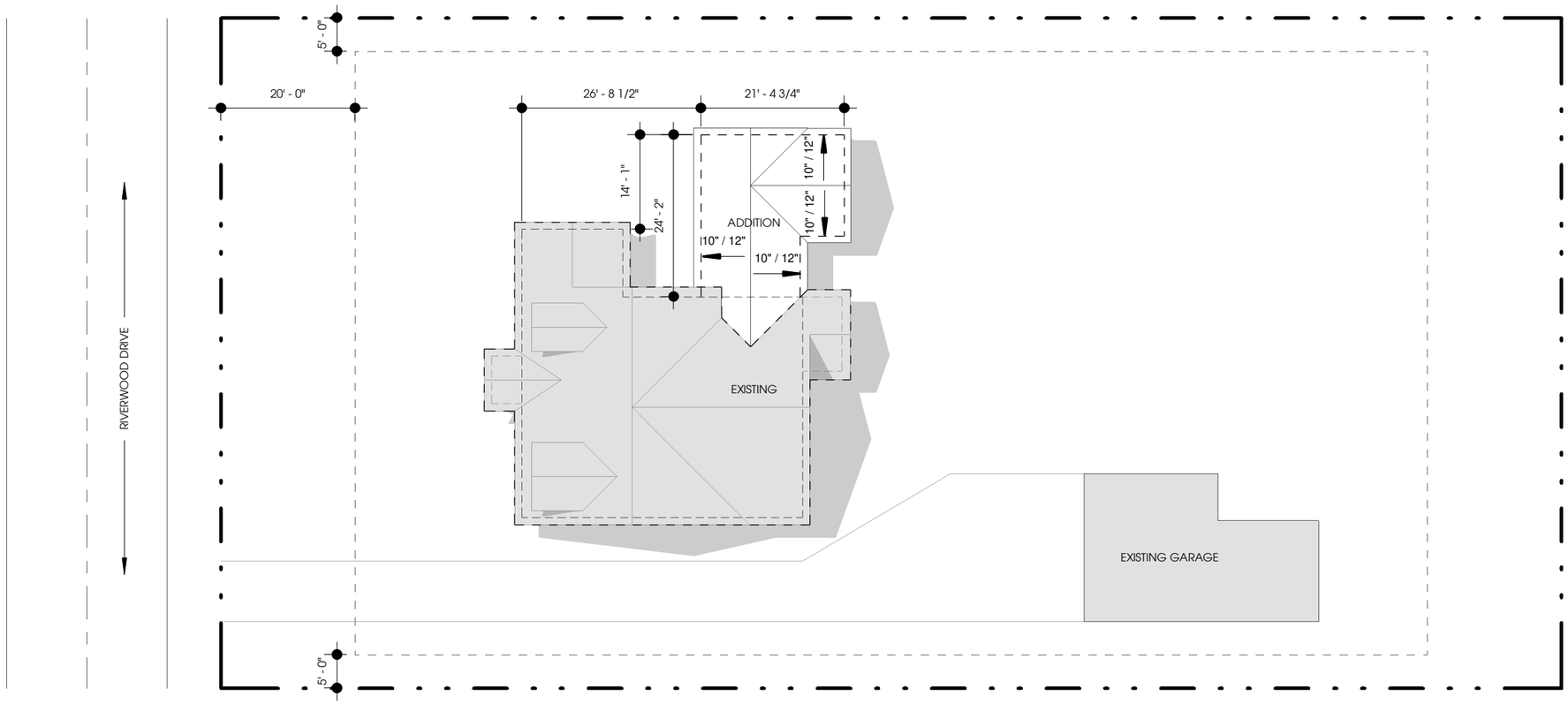
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Staff finds the project's appurtenances and utilities to meet Section III.I. of the Eastdale Place design guidelines.

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

1. Staff approve the final details, dimensions and materials of windows and rear porch posts and railing prior to purchase and installation; and,
2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
3. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the project meets Section III of the *Eastdale Place Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*



1 SITE PLAN

0' 8' 16' 32'

PLAN NORTH

PROJECT INFORMATION

ZONING:
- PARCEL # 06112016600
- RS-10
- EASTDALE NEIGHBORHOOD CONSERVATION OVERLAY

PROJECT SUMMARY:
THE PROJECT SCOPE INCLUDES A SIDE ADDITION AND INTERIOR RENOVATION.

bootstrap
(615) 715-4164
KIM KENNEDY, ARCHITECT

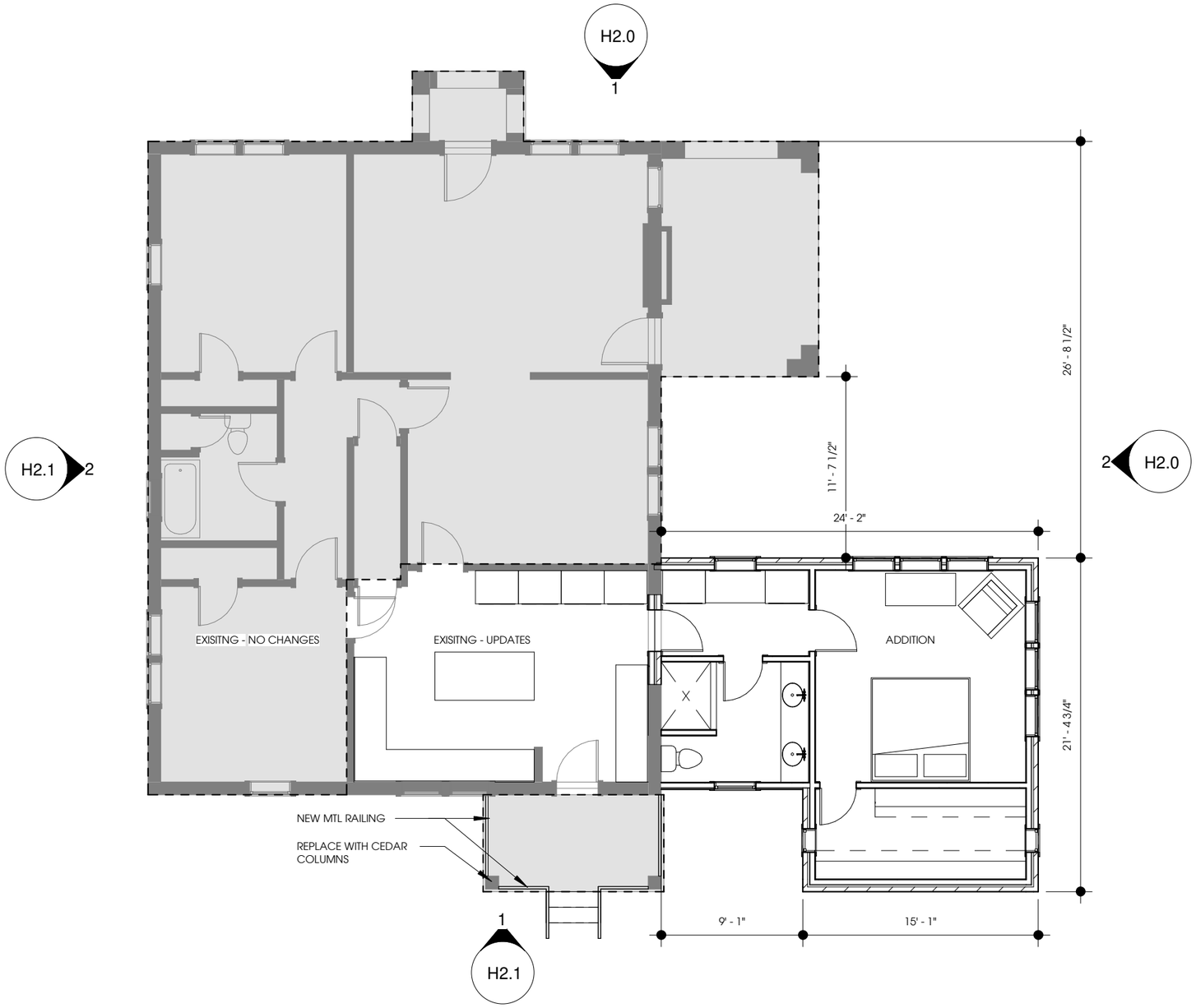
BENNETT RESIDENCE

HISTORIC

2020 MARCH 30
PROJECT #19.026

SITE PLAN

H0.1



1 MAIN LEVEL

0' 4' 8' 16'

PLAN NORTH

WALL LEGEND

EXISTING TO REMAIN

DEMOLISHED

NEW CONSTRUCTION

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BENNETT RESIDENCE

HISTORIC

2020 MARCH 30
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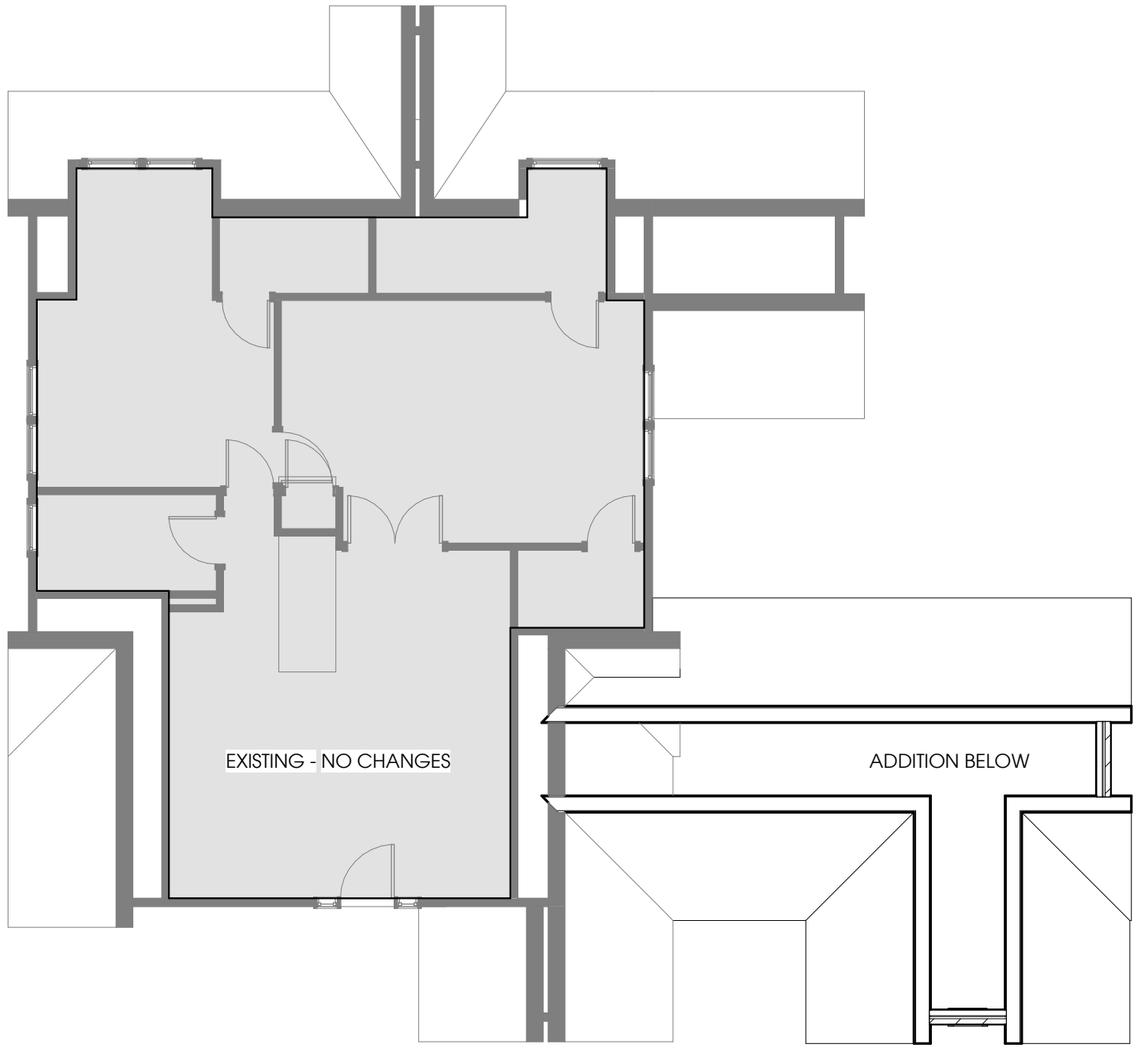
FLOOR PLAN

H1.0



1 UPPER LEVEL

0' 4' 8' 16'

PLAN NORTH

WALL LEGEND

EXISTING TO REMAIN

DEMOLISHED

NEW CONSTRUCTION

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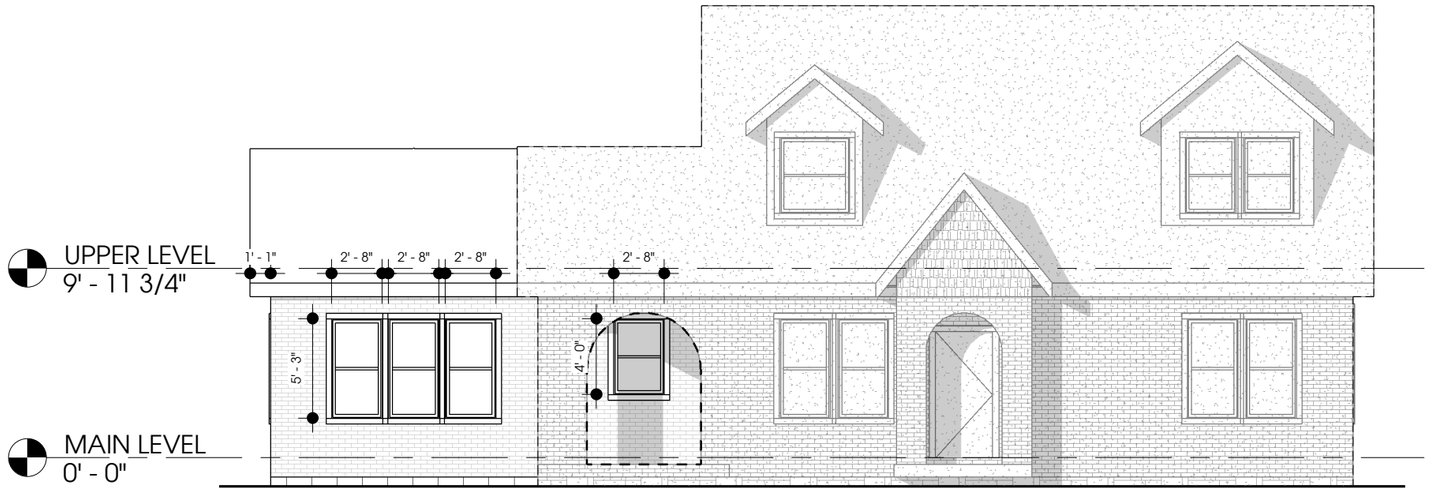
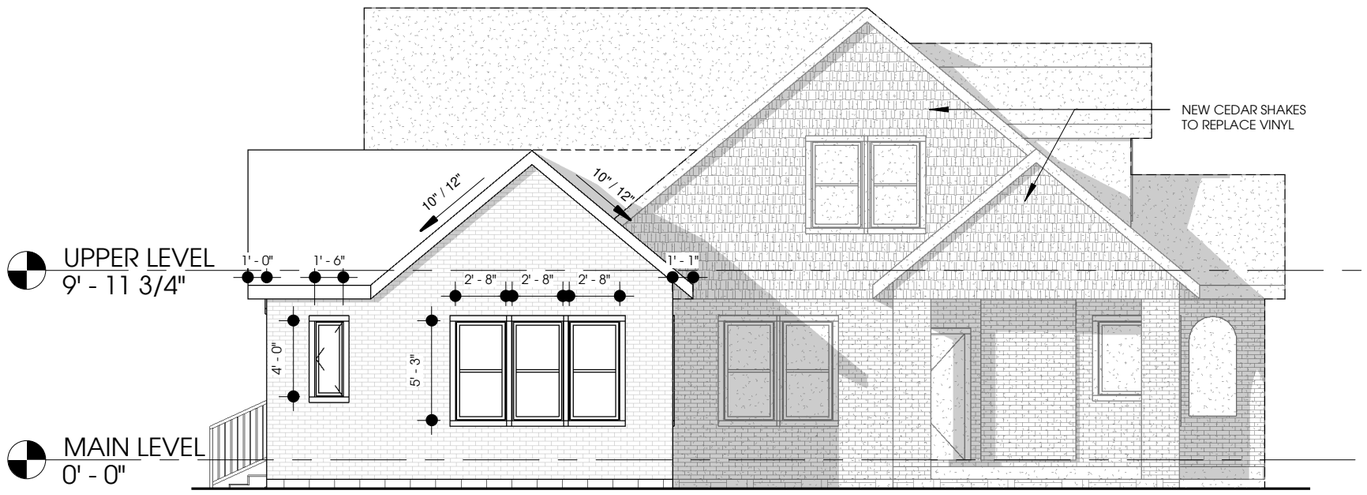
FLOOR PLAN

H1.1



1 NORTH ELEVATION

0' 4' 8' 16'



2 EAST ELEVATION

0' 4' 8' 16'

MATERIAL SYMBOLS

SHAKES

BRICK

SPLIT FACE CMU

MATERIAL NOTES

- ALL TRIM SHALL BE SMOOTH FACED FIBER CEMENT

- BRICK WILL BE COMPATIBLE WITH EXISTING BRICK

- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS

- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS

- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.

- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.

- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING SHINGLES.

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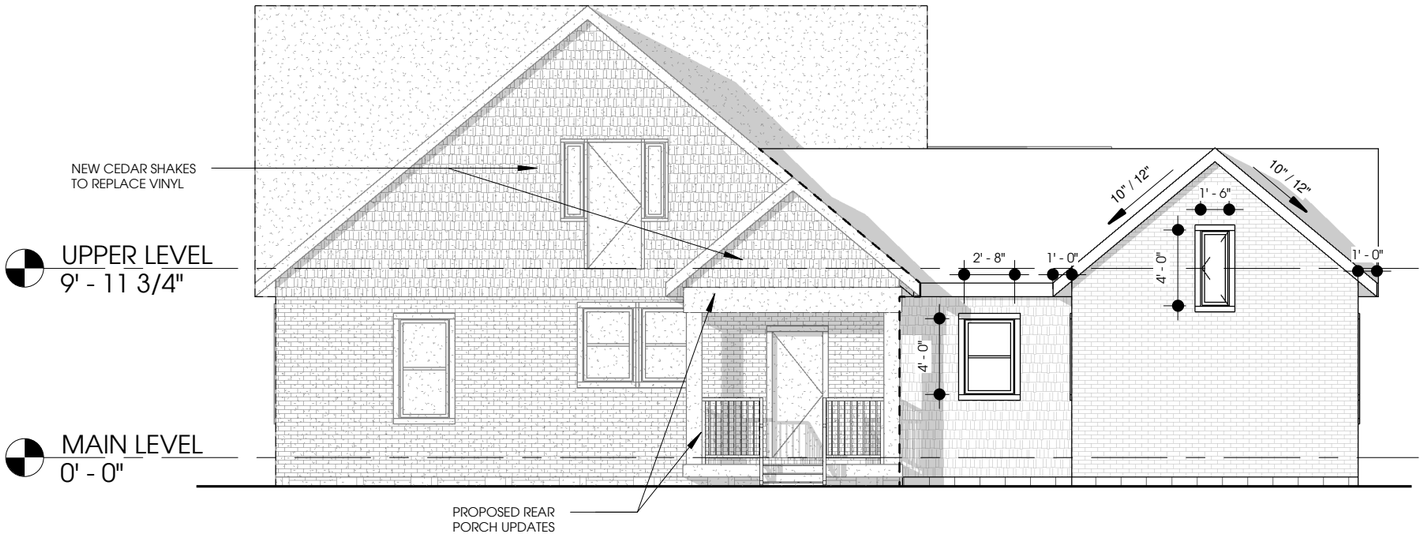
HISTORIC

2020 MARCH 30
PROJECT #19.026

ELEVATIONS

H2.0



1 SOUTH ELEVATION

0' 4' 8' 16'

2 WEST ELEVATION

0' 4' 8' 16'

MATERIAL SYMBOLS

SHAKES

BRICK

SPLIT FACE CMU

MATERIAL NOTES

- ALL TRIM SHALL BE SMOOTH FACED FIBER CEMENT

- BRICK WILL BE COMPATIBLE WITH EXISTING BRICK

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ELEVATIONS

H2.1