

KARL F. DEAN
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 1807 Ashwood Avenue March 21, 2012

Application: New Construction-addition, Partial demolition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416012200
Applicant: Van Pond, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to enlarge a historic Craftsman-style house with a rear addition. The addition will set in from the sides of the historic house and will be nearly ten feet (10') shorter in height. The materials of the addition will be split-faced block, cement-fiber shake siding, and asphalt shingle roof.

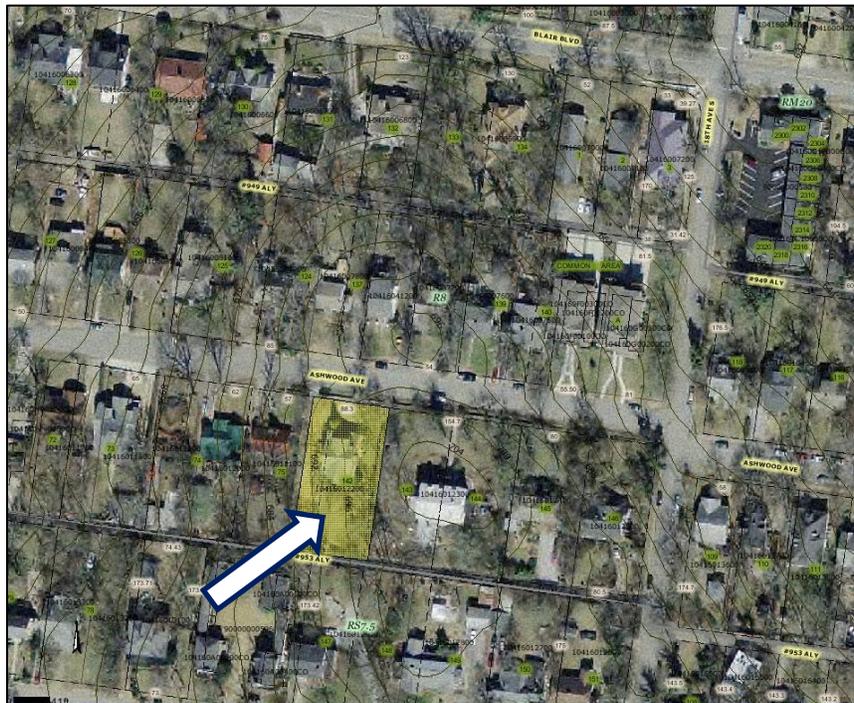
Recommendation Summary: Staff recommends approval of the proposed rear addition, finding it to meet the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Background: 1807 Ashwood Avenue is a one and one-half story Craftsman style house. The house has a brick veneer on the first story and a quarry-faced limestone foundation with even courses that is continued across the front porch, including the columns. The house is on a lot that is eight-eight feet (88') wide, more than 50% wider than the typical lot-size for the area.

Applicable Design Guidelines:

II.B.1 New Construction

a . H e i g h t

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 . S c a l e

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.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases. Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

c . S e t b a c k a n d R h y t h m o f S p a c i n g

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

d . M a t e r i a l s , T e x t u r e , a n d D e t a i l s , a n d M a t e r i a l C o l o r

The materials, texture, and 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. MHZC does not review the painting of structures.

T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.

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.

e. R o o f s

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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

f. O r i e n t a t i o n

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

g. P r o p o r t i o n a n d R h y t h m o f O p e n i n g s

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

h. U t i l i t i e s

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.

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.

II.B.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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions not normally recommended on historic

structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

Rear additions wider than existing house

- *Rear additions that are wider than or equal in width to 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.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

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.)*

b. 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. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

c. 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 the original form and openings on the porch remain visible and undisturbed.

d. 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, material color, material, and character of the property, neighborhood, or environment.

- e. 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.

- f. Additions should follow the guidelines for new construction.

III.B.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 91.65 of the historic zoning ordinance.

Analysis and Findings:

The applicant is proposing to enlarge the structure with a rear addition, replacing an earlier, small non-contributing addition.

Partial Demolition:

The existing rear addition, which does not contribute to the character and historic significance of the structure, will be removed. This demolition is appropriate and meets guideline III.B.2.b.

Scale, Orientation

The addition will be one story tall with a “T-shaped” plan, with a side-gabled element matching the orientation of the house connected by a perpendicular “hyphen” section. At the rear corners of the original structure, the hyphen will step in approximately two feet (2’) on either side, helping to distinguish it as new construction and avoid disturbing the form of the historic house. Behind this in-set section, the addition will set back out two feet (2’) on the right side and five feet (5’) on the left. Smaller bay projections will project an additional two feet, three inches (2’3”) on the right and three feet, eight inches (3’-8”) on the left. Although it would not be appropriate for an addition to be wider than a historic house on a typical lot, staff finds this proposal to meet design guidelines II.B.1.b, II.B.1.f, and II.B.2.a (Scale, Orientation, Additions) because of the unusually wide lot and the minimal projections. The wide lot also allows for compatible open space, as the total lot coverage upon completion would be less than half of the 6,255 square feet allowed by the base zoning.

Height

The foundation of the addition will match the foundation height of the historic house, approximately four feet (4') above grade. The side-gabled section will have a roof height of eighteen feet (18') above the foundation line, which would be nine-feet (9') below the ridge of the house. The roof of the hyphen will be five feet (5') lower, and the eave line of both sections will match the eave line of the historic house. These heights are compatible with surrounding historic houses and meet guideline II.B.1.a.

Setbacks

Although the addition will be wider than the house, the established street rhythm and existing setback requirements will be maintained because of the wide lot. This meets guideline II.B.1.c.

Materials

The exterior materials of the addition will be: a split-faced concrete-block foundation, cement-fiber shake siding, and an asphalt shingle roof. The low-pitched roof will have an EPDM membrane to prevent water infiltration. The exterior trim, windows, and doors will be wood. These materials are compatible and meet the design guidelines (II.B.1.d). To ensure compliance with the design guidelines, final selections of window and door materials and roof color, should be approved by staff.

Roofs

The rear section of the addition will have an 8:12 gabled roof, matching the roof of the house. The hyphen section will have a low-slope EPDM roof, which will be only minimally visible from the street. The proposed roof of the addition is compatible with the house and meets the design guidelines (II.B.1.e).

Proportion and Rhythm of Openings

The proportion of windows on the addition will match those on the historic house, and will be located so that there are no new wall spaces greater than five feet (5') long without an opening. This is compatible with the historic house and meets guideline II.B.1.g.

Recommendation

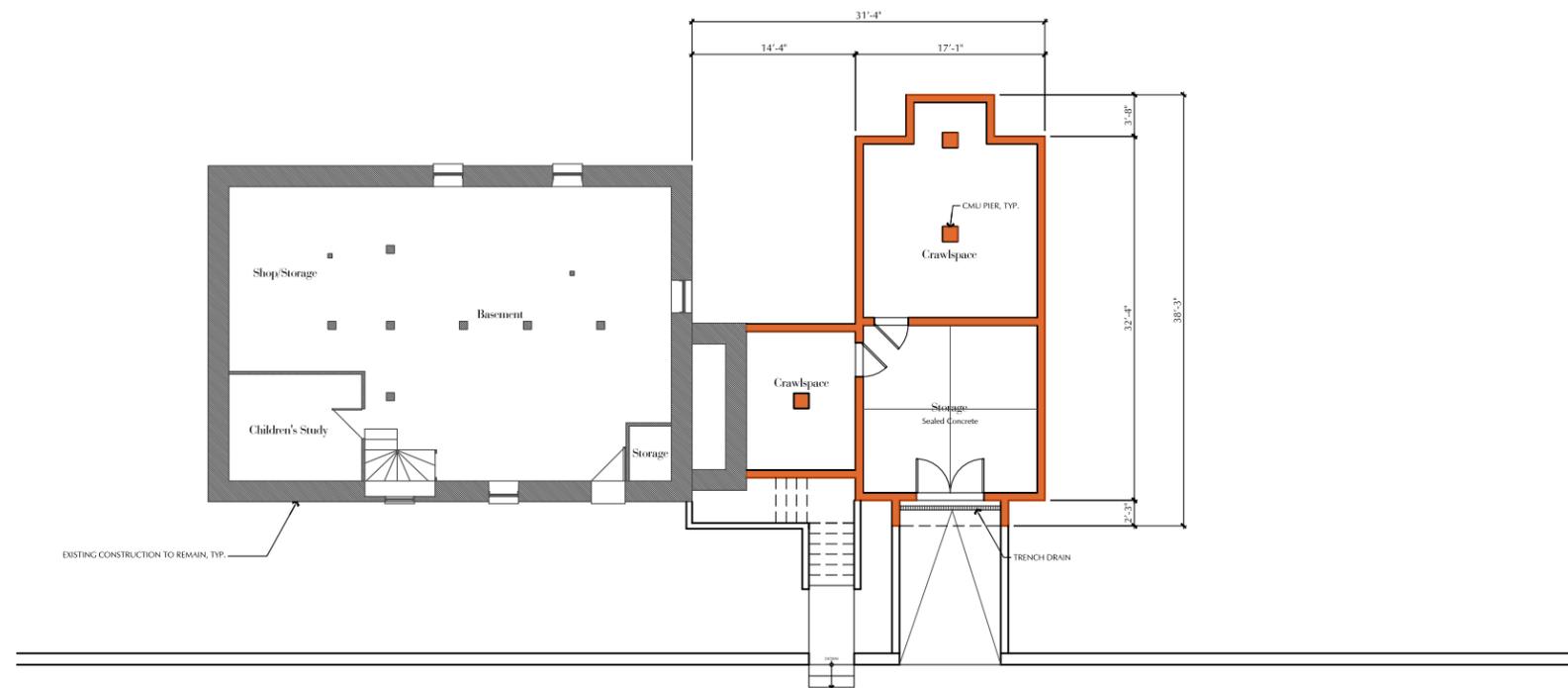
Staff recommends approval of the proposed partial demolition and rear addition, with the condition that staff approve final material selections and roof color, finding it to meet the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.



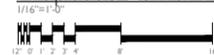
1807 Ashwood Avenue, front.



1807 Ashwood Avenue, rear.



Proposed Lower Floor Plan



Renovations + Extensions for:

1807 Ashwood Avenue

Nashville, Tennessee 37212

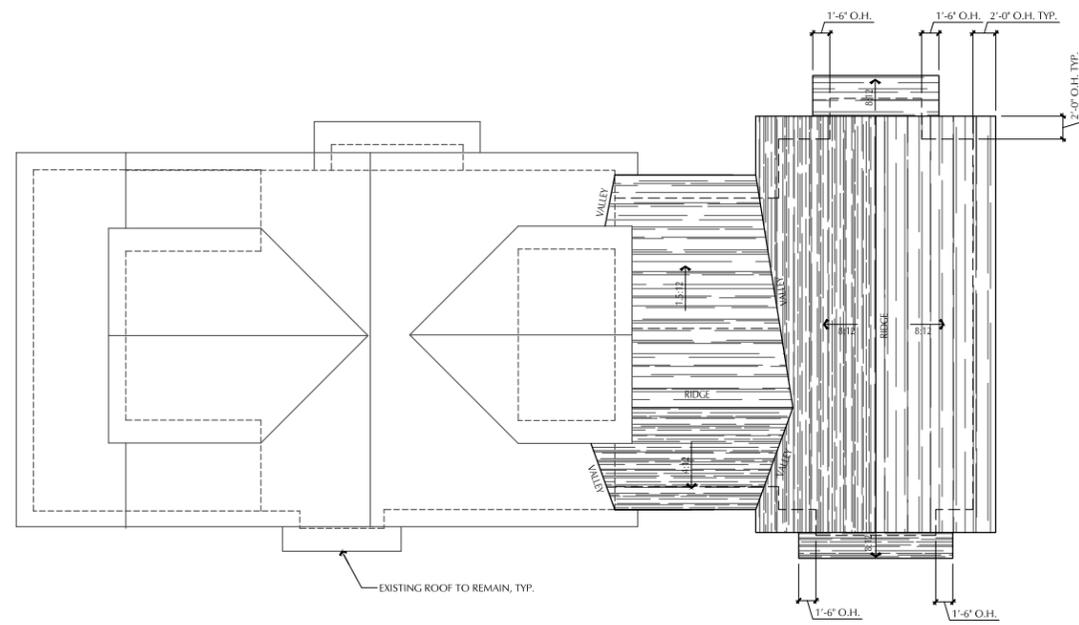
29 February 2012

Van Pond Architect LLC

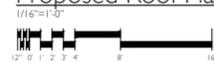
1200 Division Street
 Nashville, Tennessee 37203
 615.499.4387

vanpondarchitect.com





Proposed Roof Plan



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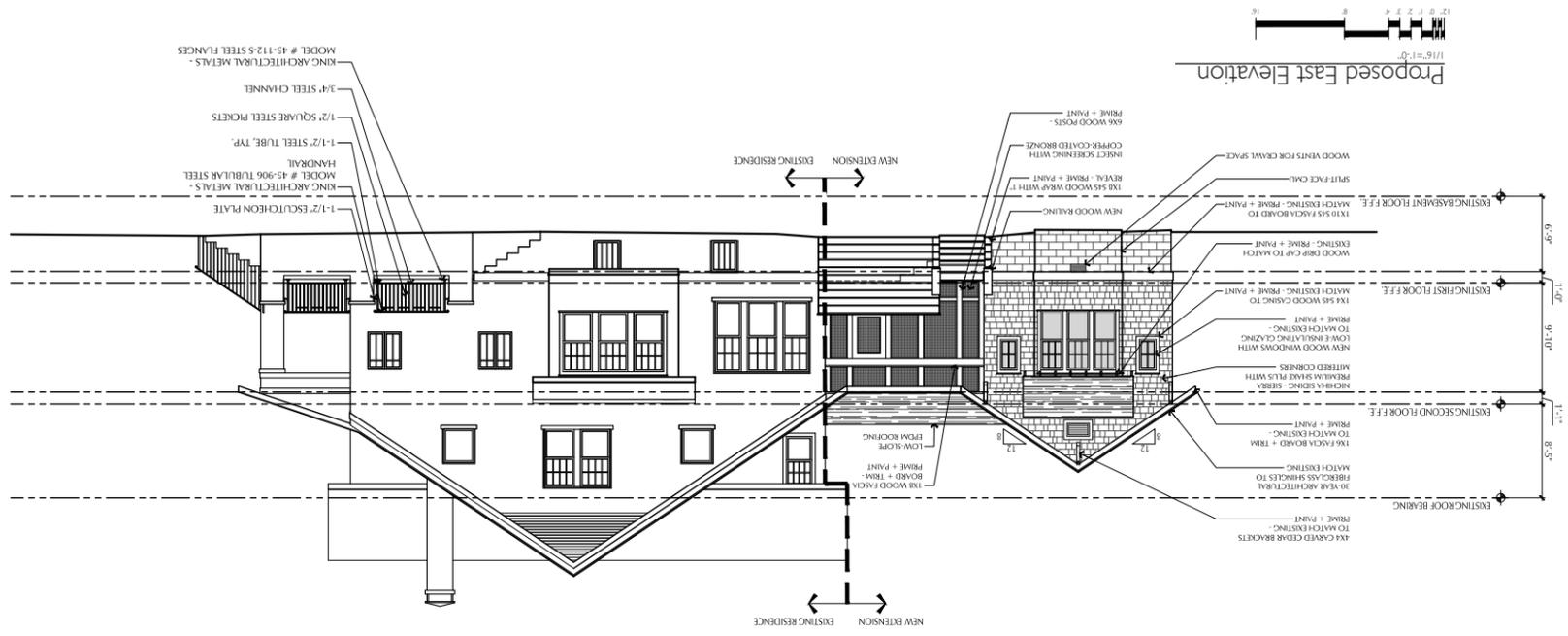
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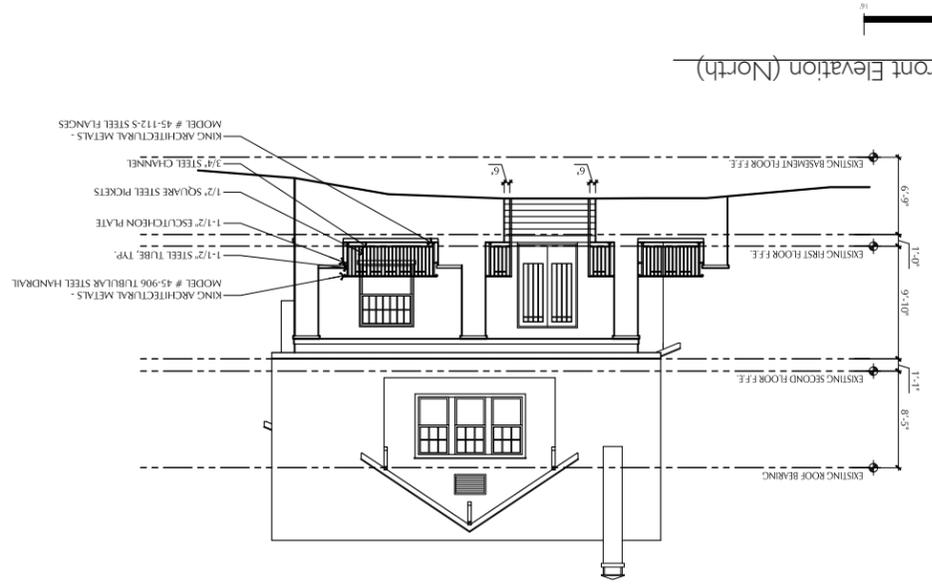
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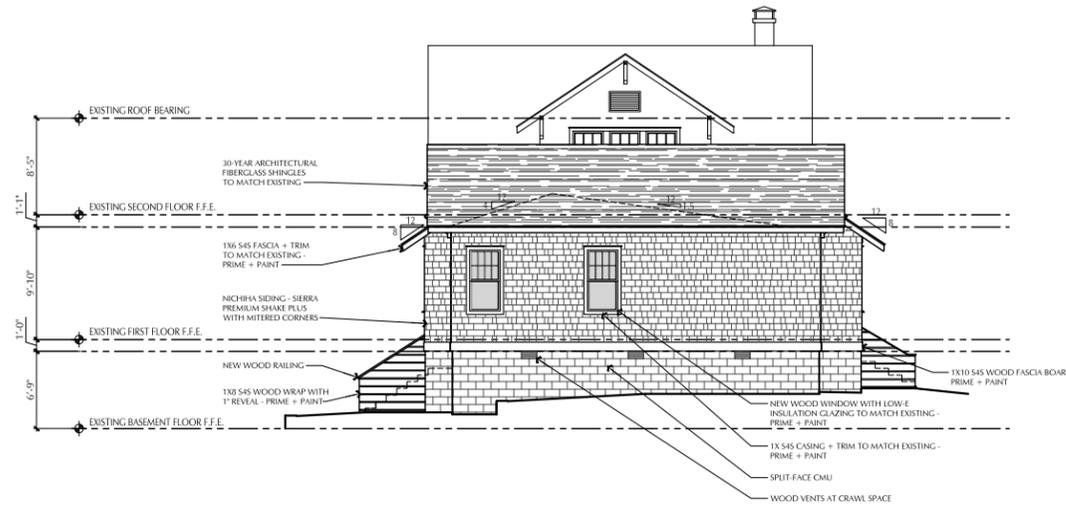
Renovations + Extensions for:

Proposed East Elevation
1/16"=1'-0"

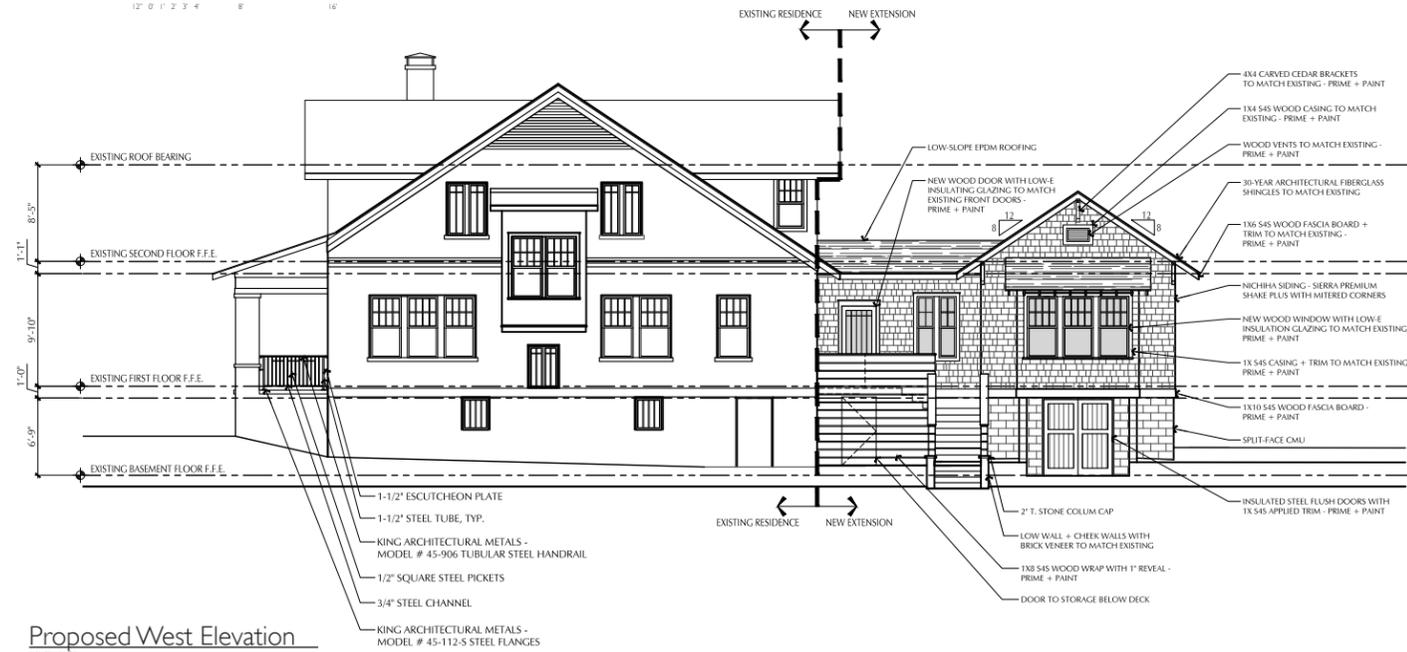


Proposed Front Elevation (North)
1/16"=1'-0"





Proposed Rear Elevation (South)



Proposed West Elevation



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