



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1300 Ashwood Avenue
February 20, 2013

Application: Addition—accessory structure and Setback reduction
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513002500
Applicant: Blaine Bonadies, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct an addition to an existing accessory structure that requires a setback reduction.</p> <p>Recommendation Summary: Staff recommends disapproval of the addition to the accessory structure, finding that the height, scale, and roof shape of the accessory structure is not similar to historic street-facing outbuildings for primary buildings and lots of similar scale and do not meet sections II.B.a, II.B.b, II.B.e. and II.i.1 of the design guidelines. Staff recommends disapproval of the requested setback reduction based on the fact that the reduction will increase the inappropriate perceived massing of the structure. Staff finds that the project does not meet Section II.B. of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i></p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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

Appropriate setback reductions 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

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.

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.

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. 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.

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.

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.

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.

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.

h. Utilities

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.

I. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be

wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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 clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Background:

1300 Ashwood Avenue is located at the corner of Eastwood Avenue, and is a one-and-a-half story Craftsman-style house constructed c. 1935 (see Figure 1). It is contributing to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. In November 2012, the Commission approved the reconstruction of the house's front dormer and front porch, as those elements no longer reflected the original historic design.



Figure 1. 1300 Ashwood Avenue

The date of construction for the accessory structure is unknown, but the cinder-block building does not contribute to the historic or architectural integrity of the site or the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (see Figures 2-4 on next page).



Figure 2. Existing accessory structure from Eastwood Avenue.



Figure 3. Accessory structure from the rear of the house.



Figure 3. Accessory structure from the alley.

Analysis and Findings:

Application is to construct an addition to an existing accessory structure that requires a setback reduction. Because the addition will significantly alter the existing non-contributing accessory building, staff applied the guidelines for “new construction-outbuilding” rather than “new construction-addition.”

Height: Staff considers the drawings to be incomplete, as they do not have the ridge heights called out, and they do not make clear how the structure will interact with site’s slope. No drawing showing the relative height of the historic house to the height of the proposed addition was submitted by the applicant. The relationship between the house and the accessory is critical to understanding the massing of the project since the design guidelines require that new outbuildings be similar in scale and height to existing outbuildings, which are typically subordinate to the primary dwelling. Drawings that

were submitted by the owner of the property in November when he applied for a separate preservation permit indicate that the historic structure is approximately twenty-six feet (26') tall from the grade taken at the point of the gable's ridge. The house is approximately twenty-eight feet (28') tall if the measurement is taken from the grade at the front of the house.

The drawings submitted for this project do not indicate the accessory structure's ridge heights relative to grade. Staff's examination of the drawings indicates that the structure will have a ridge height relative to the grade of twenty-seven feet, six inches (27'6"), or more. The design guidelines require that an outbuilding not contrast greatly with surrounding historic outbuildings in terms of height and scale. Historically outbuildings, especially those on corner lots, are significantly subordinate to the primary dwelling.

The site slopes significantly from Ashwood Avenue to the rear alley (See Figures 4 &5). The Metro Map indicates that the site slopes up twelve feet (12') from about the front right corner of the historic house to the back right corner of the existing accessory structure (See Figure 6). The site's steep slope means that an accessory structure that is comparable in grade -to-ridge height to the primary structure will be significantly taller than the house when grade is taken into consideration. The site's slope will further accentuate how the accessory structure is too tall when compared to the house.



Figure 4. View of the site sloping up from the front to the back of the lot.



Figure 5. View of the site from the rear/east side



Figure 6. The Metro Map shows a slope increase of at least 12 feet from the front of the property to the back of the lot.

Staff finds that since the height of the accessory structure is so similar to the existing house, which will be further accentuated by the site's rear rise in slope, the project does not meet design guidelines II.B.a and II.B.i.1.

Scale: The existing house has a footprint of approximately one thousand, two hundred, and forty square feet (1,240 sq. ft.). The existing accessory structure is three hundred and thirty square feet (330 sq. ft.), and the addition will add three hundred and seventy square feet (370 sq. ft.) to the footprint. The accessory structure will be more than one-half of the primary structure's footprint.

There are no historic outbuildings facing Eastwood Avenue, although there are a few street facing garages elsewhere in the district. When this situation occurs, the outbuilding is subordinate to the primary dwelling. Across the street is a non-contributing carport which is shorter than and smaller than the footprint of the existing house (See Figure 7).



Figure 7. Across the street is the only other outbuilding which faces Eastwood Avenue.

Staff finds that the accessory structure's footprint is too large for this site and too large compared to the primary dwelling, particularly when its proposed height is taken into consideration. Staff finds that the accessory structure's scale will not be subordinate to that of the historic house as found in historic examples, and does not meet Sections II.B. b. and II.B.i.1 of the design guidelines.

Location, Setback: The existing accessory structure sits on the east side property line and is located just six feet (6') from the rear/alley property line. Bulk zoning requires that an accessory structure located off of a street with garage doors facing the alley be setback twenty feet (20') from the side property line. In this case, the applicant is proposing to locate the addition just one foot (1') from the side street property line. Staff finds that the proposed setback reduction is not merited in this instance because locating the tall accessory structure so close to the side street will only emphasize its out-of-scale height relative to the historic house. Staff therefore finds that the location and proposed setback reduction for the addition to the accessory structure do not meet Section II.B.1.c. and II.B.1.i. of the design guidelines.

Roof Shape: The existing house has a side gable roof form, with a front slope of 9/12 and a much lower back slope of approximately 3/12. The primary roof form for the accessory structure will be a side gable with a slope of approximately 12/12 (with the gable facing Eastwood Avenue). While a steeper roof slope can be appropriate for accessory structures in some instances, for this project, staff finds that the steeply sloped

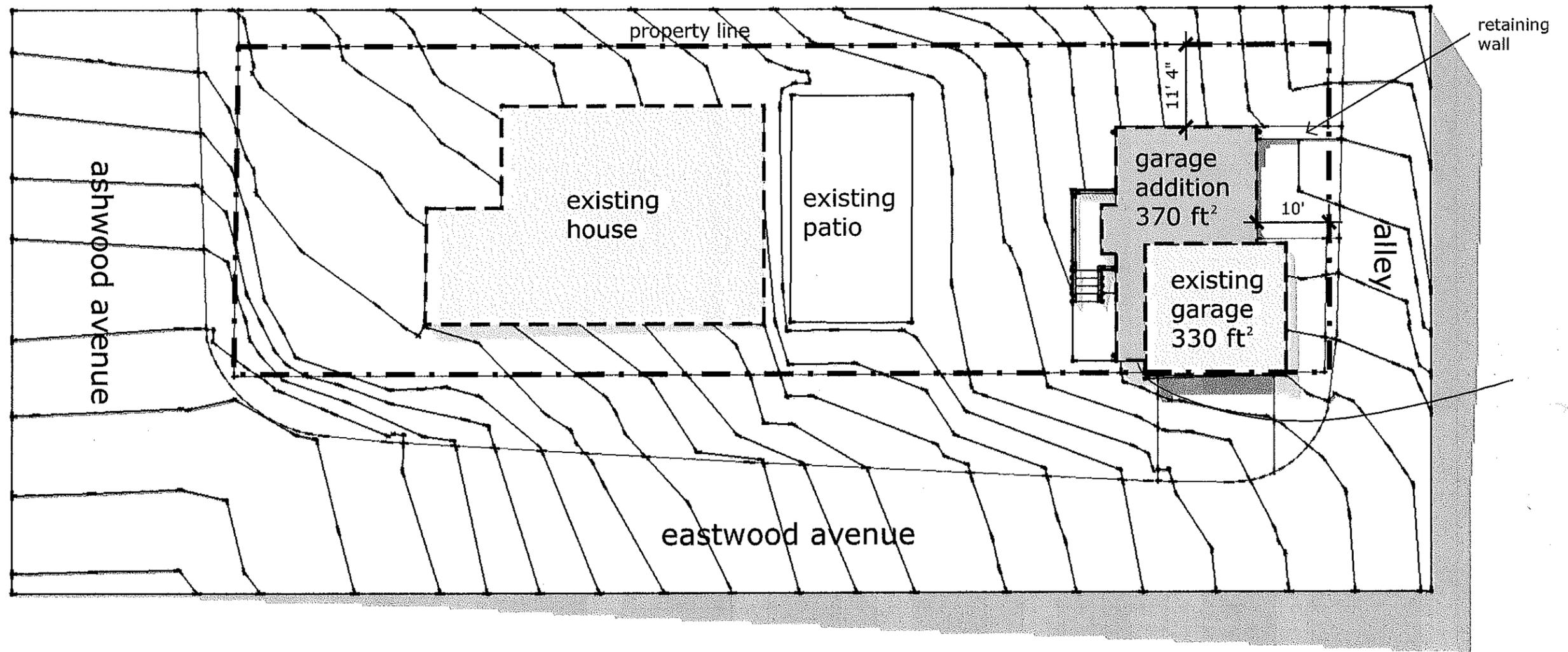
roof adds to the height of the structure and contributes to it being out of scale with the historic house. Staff does find that the 12/12 pitch contrasts with the historic house's roof, and therefore that the new accessory structure does not meet Sections II.B.e and II.B.i.1 of the design guidelines.

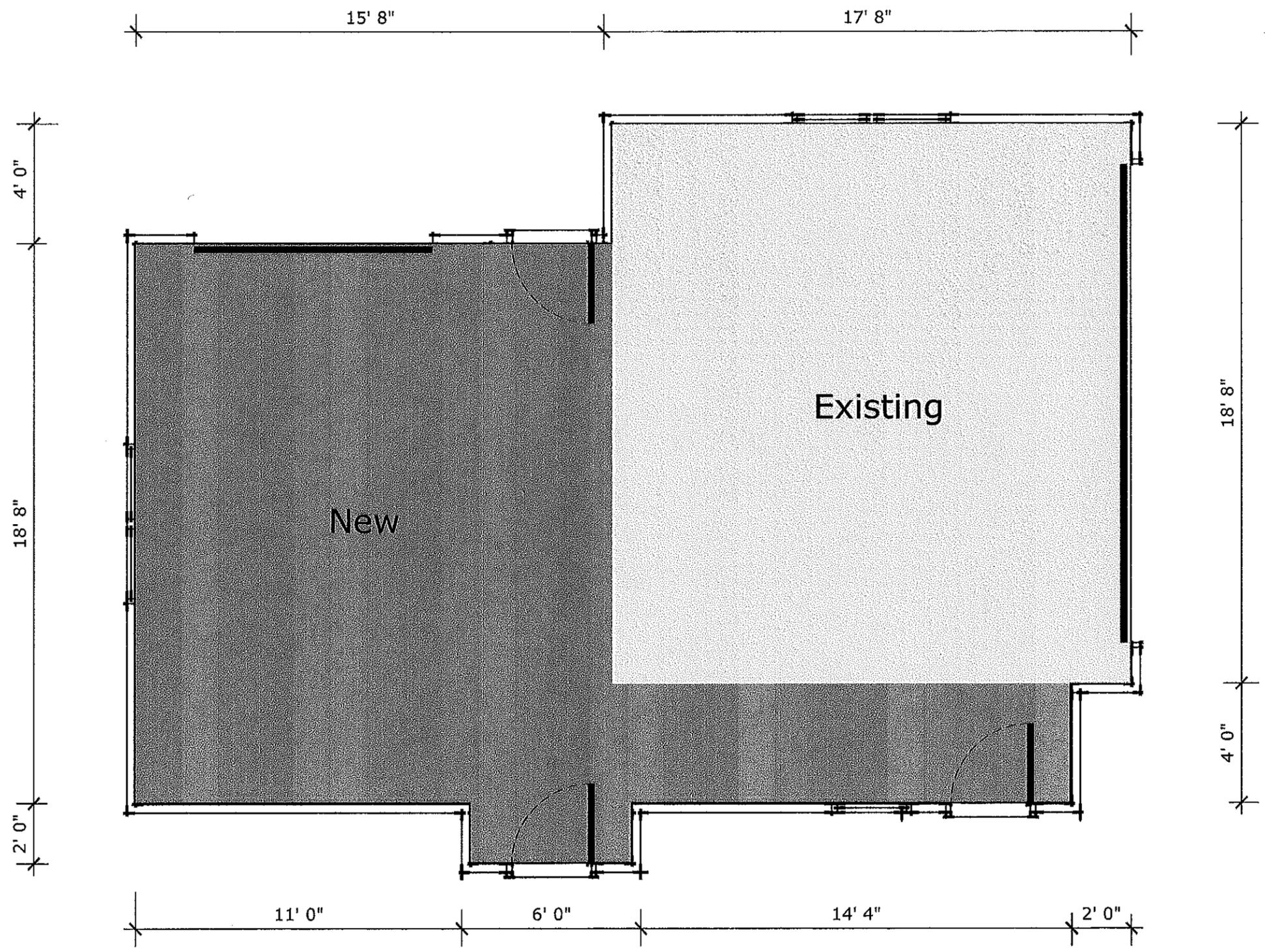
Dormers are proposed for the house-facing and alley-facing roof slopes. The shed dormer that is set back appropriately and an inset dormer are proposed for the house-facing façade. A shed dormer that stacks on the wall below and a wall dormer are proposed for the alley-facing façade. While dormers that are not set back from the wall and wall dormers are typically inappropriate, in the past staff and the Commission have found them appropriate when they face the alley.

Materials: The proposed materials for the structure have all been approved by the Commission in the past and meet Sections II.B.d and II.B.i.1. of the design guidelines. The primary cladding material will be wood or cement fiberboard siding, the reveal of which was not specified but should be five inches (5") or less. Other materials include a split face block foundation, painted wood brackets and corner boards, wood steps and railing, painted metal vent, wood windows, and wood or metal vehicular doors. The material for the roof was not specified. For all projects, staff needs to review the final window and door specifications and roof material and color prior to purchase and installation of these materials.

Orientation: The orientation of the primary structure will not be altered.

Recommendation Summary: Staff recommends disapproval of the addition to the accessory structure, finding that the height, scale, and roof shape of the accessory structure is not similar to historic street-facing outbuildings for primary buildings and lots of similar scale and do not meet sections II.B.a, II.B.b, II.B.e. and II.i.1 of the design guidelines. Staff recommends disapproval of the requested setback reduction based on the fact that the reduction will increase the inappropriate perceived massing of the structure. Staff finds that the project does not meet Section II.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.



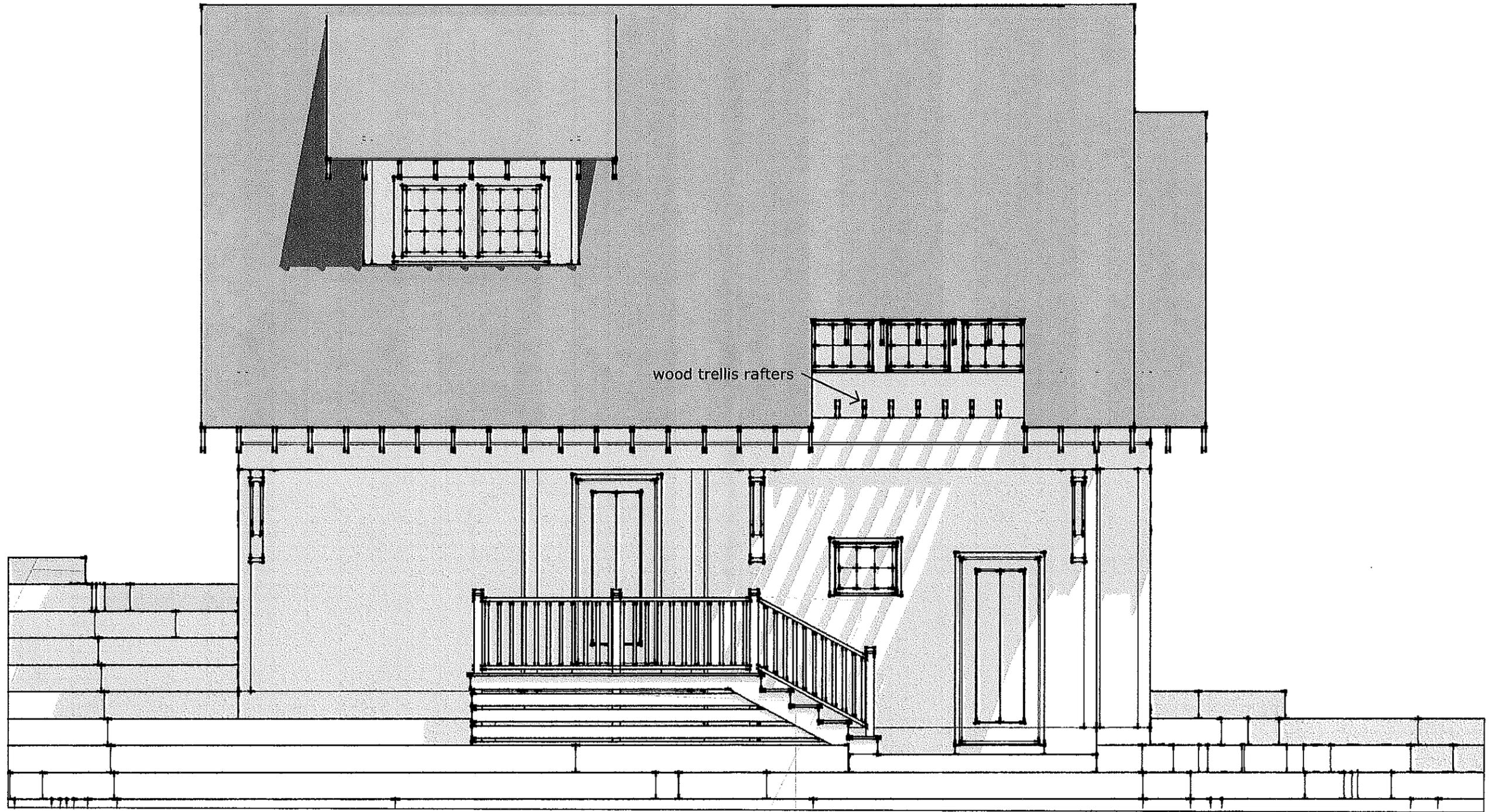


floor plan diagram

1/4"=1'

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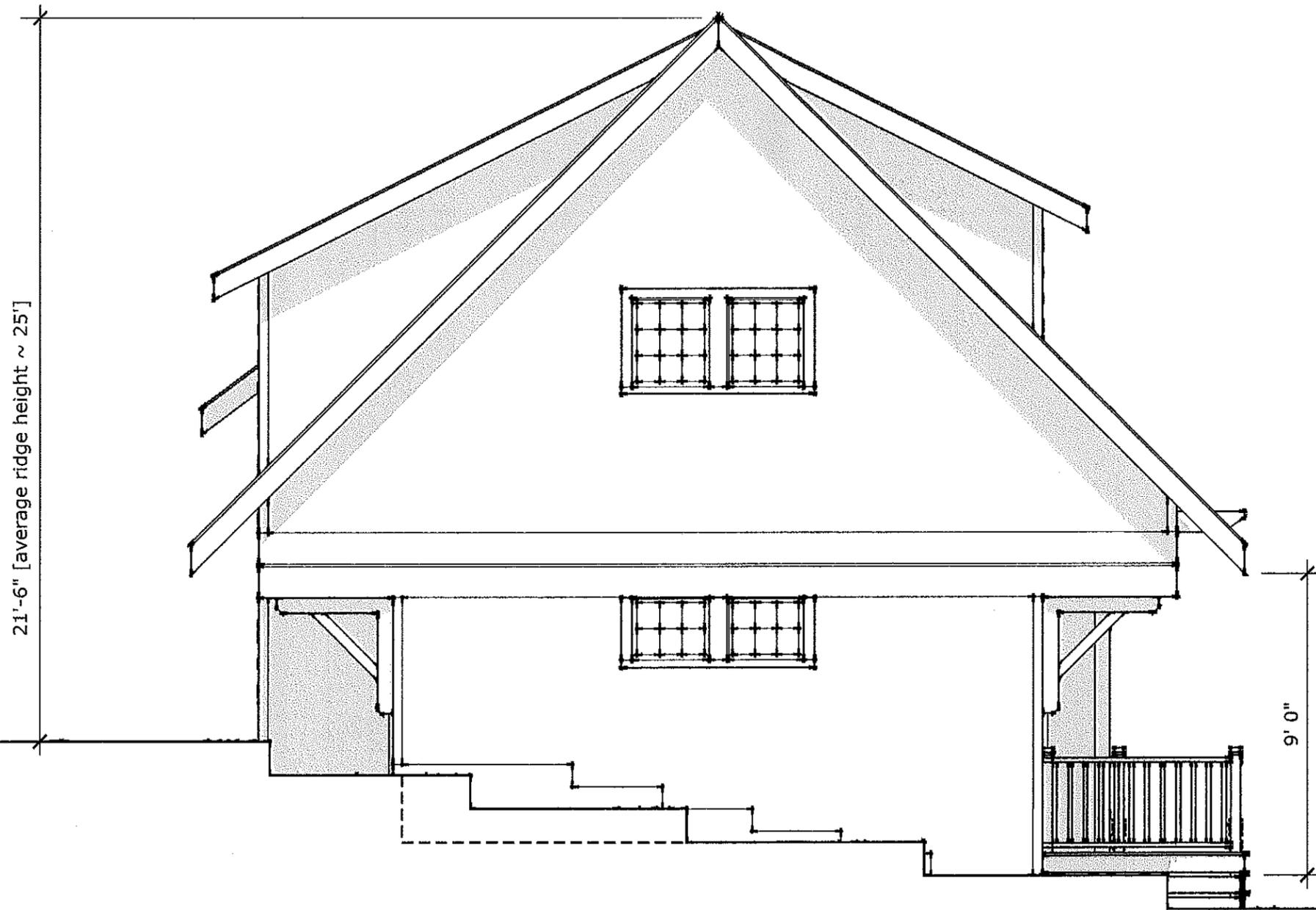


front elevation (facing back of existing house)

1/4"=1'

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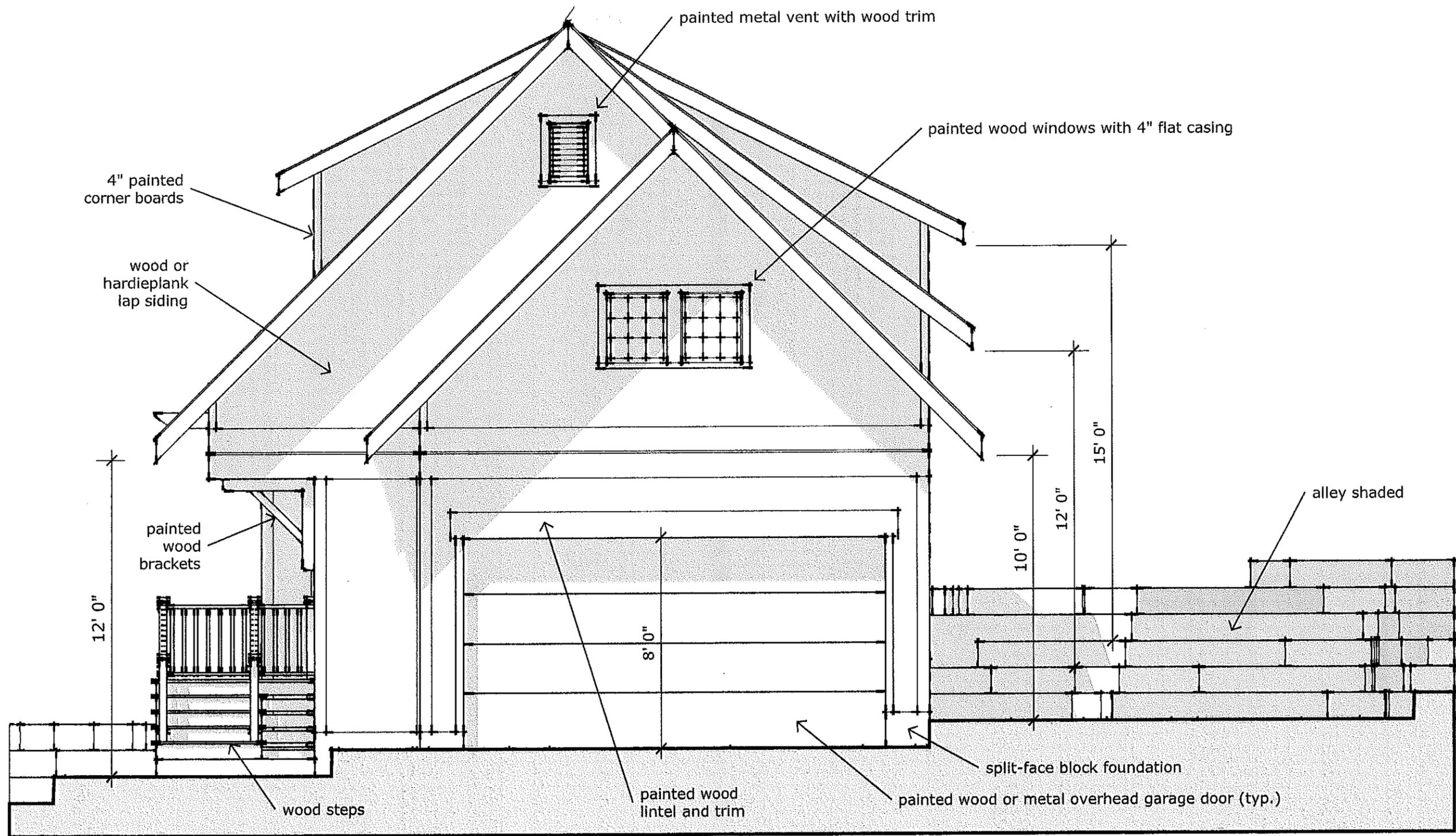


left side elevation (facing block interior)

1/4"=1'

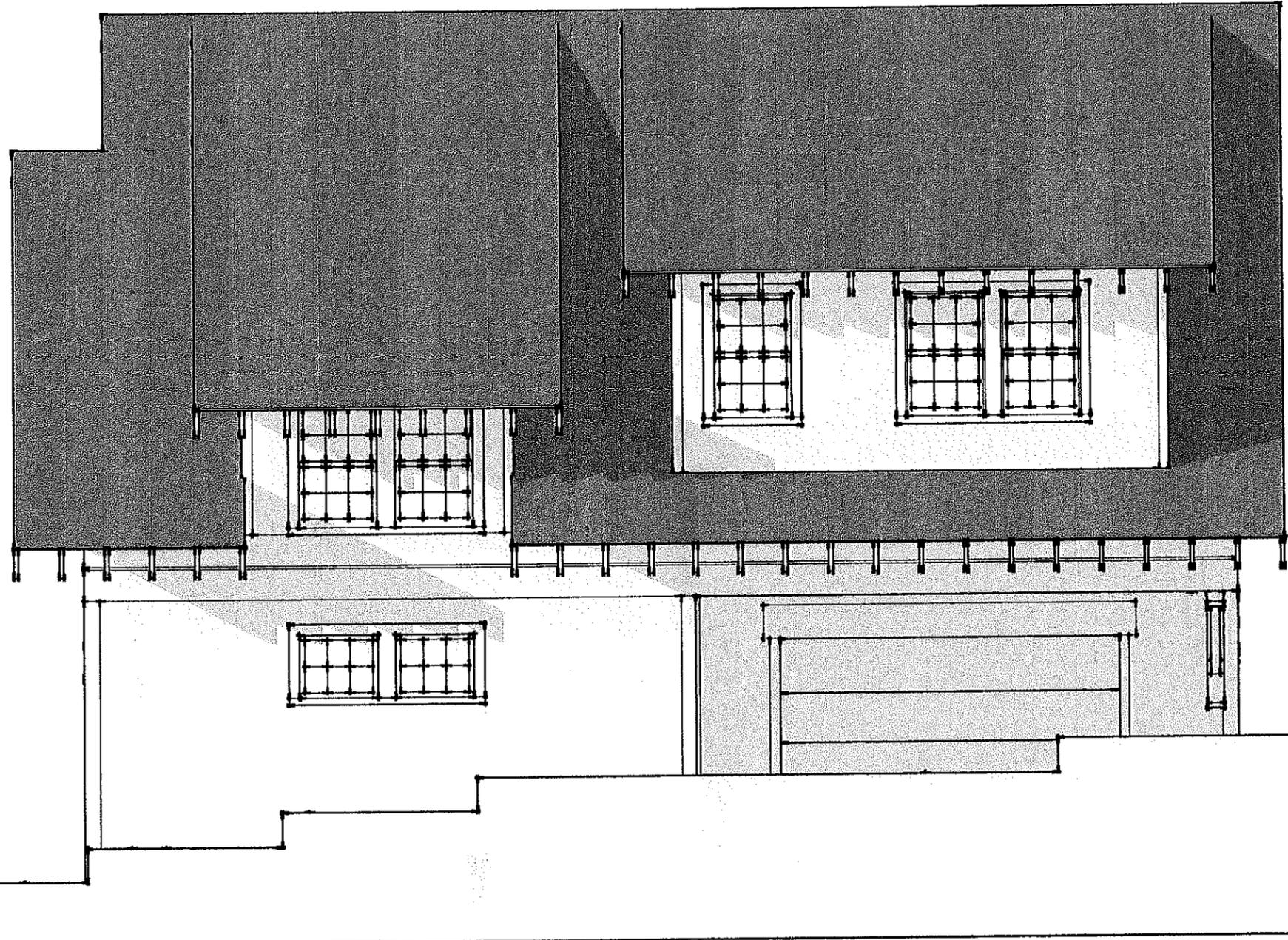
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right side elevation (along east wood ave) 1/4"=1'



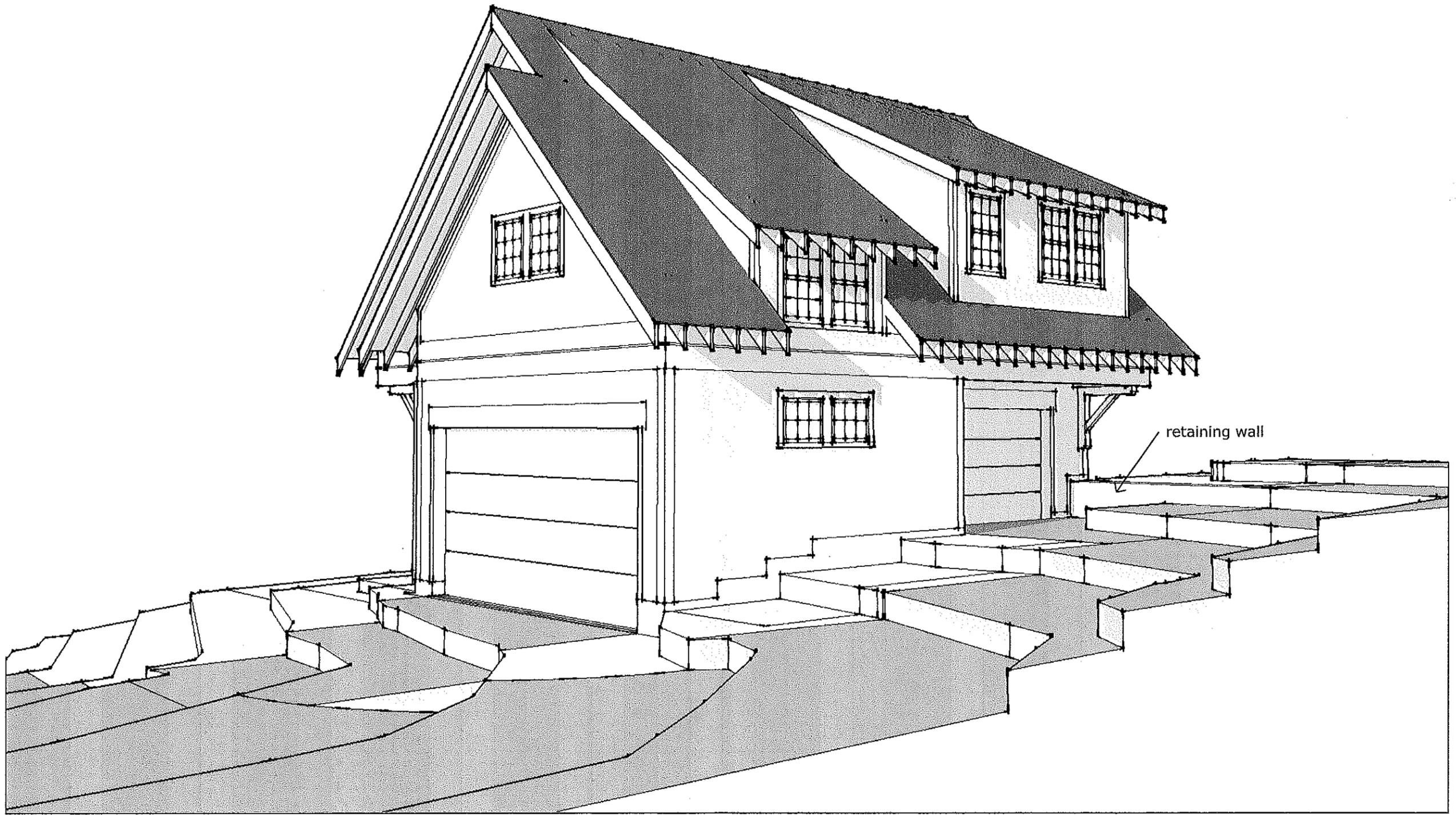


rear elevation (along alley)

1/4"=1'

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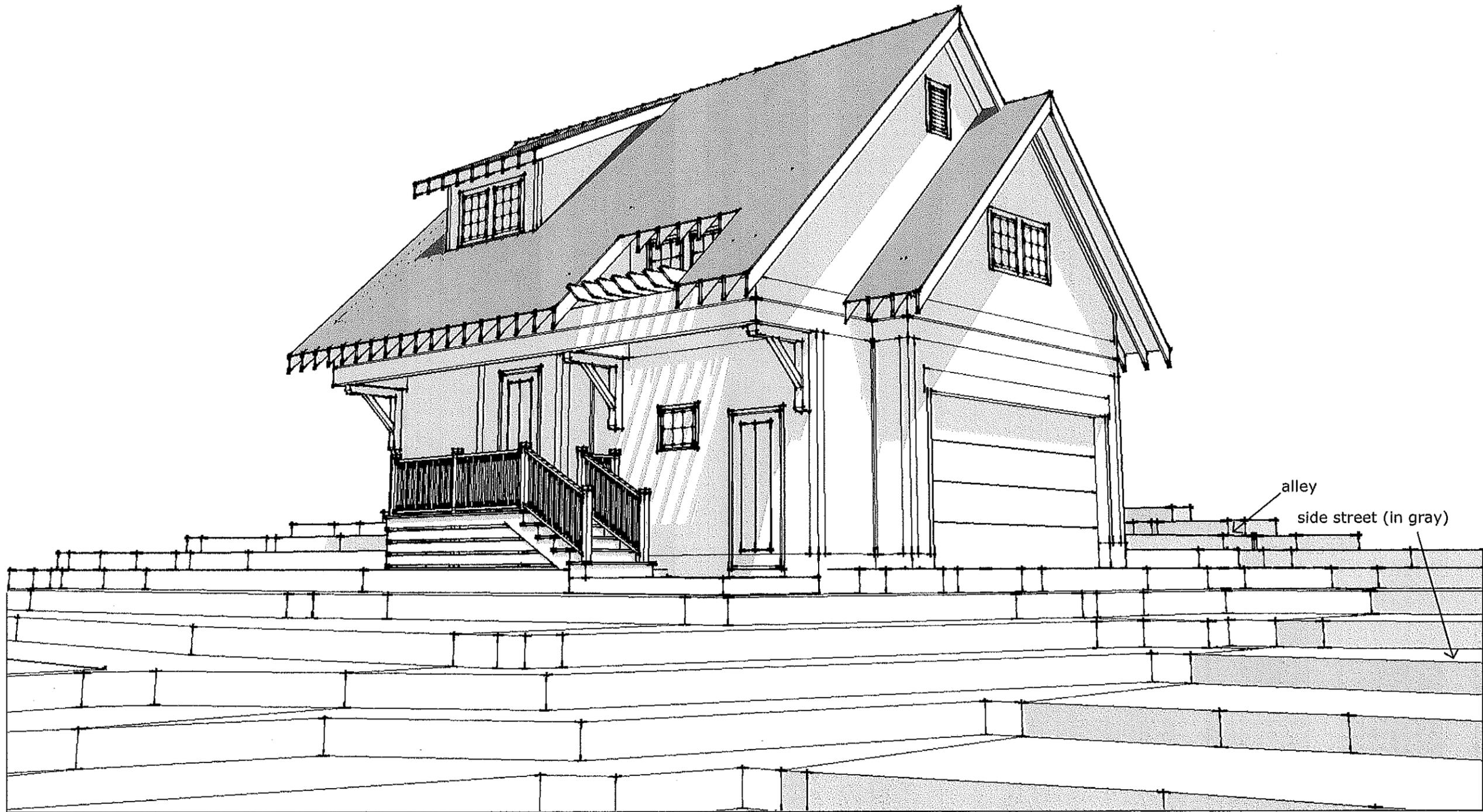




alley perspective no scale

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alley

side street (in gray)

side street perspective

no scale

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