KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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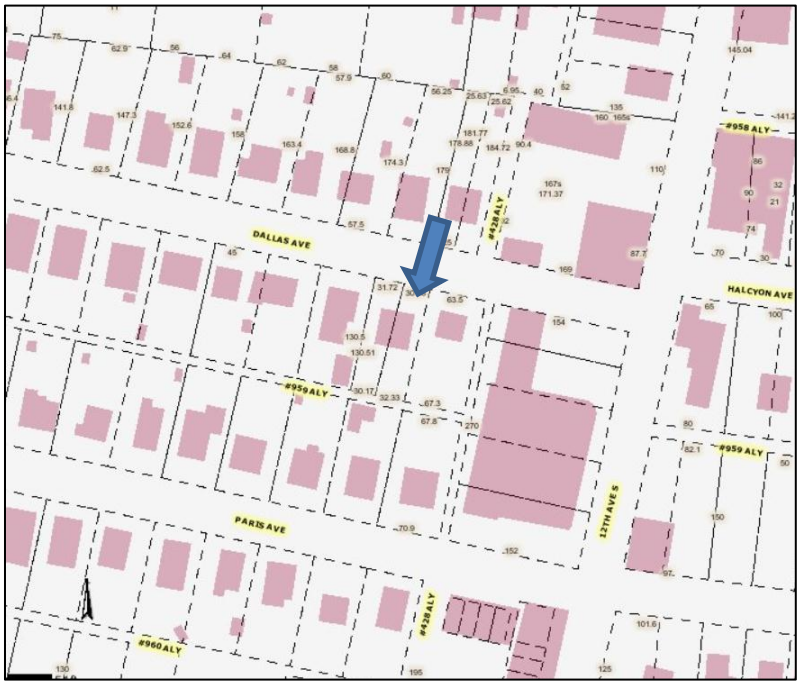
STAFF RECOMMENDATION
1209 A Dallas Avenue
May 15, 2013

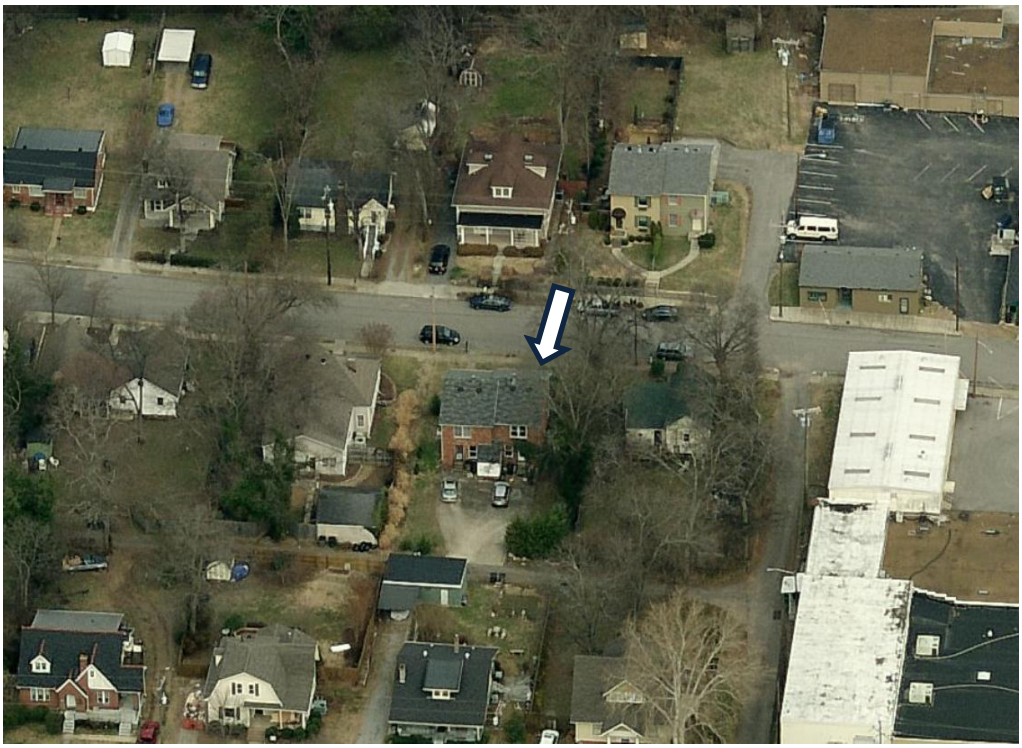
Application: New Construction—Addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11801006100
Applicant: Kevin and Nicole G. Perkins
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: 1209 Dallas Avenue is a two-story brick duplex, constructed in 1987. The applicant is proposing to enlarge the left side of the building, "Unit A," with a covered front entrance and side addition. The additions will be clad with brick to match the existing building, with a matching composite shingle roof and wood windows. The roofs of the addition will match the form and pitch of the existing roof. Because of the recent date of construction, the narrowness of the existing building relative to the width of the lot, staff finds the proposed additions will be compatible with surrounding historic buildings. **Recommendation Summary:** Staff recommends approval of the proposed front and side additions, finding them to be appropriate alterations to a non-contributing building and to meet the design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.	**Attachments** **A:**Photographs **B:** Site Plan **D:** Elevations

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.

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 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 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.

In order to assure than an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

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

In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> 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).

Rear & Side Dormers

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.*

b. When a lot 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.

Side Additions

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.

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.

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

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, 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.

Background: 1209 Dallas Avenue is a two-story brick duplex, constructed in 1987, with "Unit A" on the left and "Unit B" on the right. The total width of the building is thirty-six feet (36'), and the total width of the lot is sixty-two feet (62'). Because of the recent date of construction, the building does not contribute to the historic character of the district.

Analysis and Findings: The applicant is proposing to enlarge the left half of the duplex, "Unit A," with the construction of front, side, and rear additions.

Height, Scale, Setbacks

Front Addition - A new covered front entrance will be added onto 1209 A Dallas Avenue, resembling a vestibule or covered stoop similar to that seen on historic Tudor Revival houses. The entrance will project three feet (3') forward of the primary wall. The building currently has a deeper front setback than nearby historic houses, so the front addition will not disrupt the rhythm of the street.

The roof of the front addition will be a gable with a peak at ten feet, six inches (10'-6") above the finished floor level. This height is consistent with similar front porches. Staff finds the front addition will meet guidelines II.B.1.a., II.B.1.b., and II.B.1.c.

Side Addition – A new side addition will be constructed on the left side of 1209 A Dallas Avenue. The front wall of the addition will begin fourteen feet, six inches (14'-6") behind the primary front wall of the building, and project eight feet (8') to the left side. The side addition will not encroach on the five foot (5') required side setback buffer, and will not disrupt the rhythm of the street because of the unusual width of the building and the lot.

The roof of the addition will be a side-facing gable, two feet, six inches (2'-6") below the primary side-gabled roof ridge. The eave height of the addition will match the existing eave height. The addition will carry back beyond the existing rear wall of the building, extending the depth of the building from thirty-four feet (34') to forty-seven feet (47'). On the first story, the left side wall will continue another thirteen feet (13'), creating the side wall of an uncovered rear courtyard. Staff finds that this addition will not contrast greatly with surrounding historic buildings, because of the unusual form and proportions of the existing building and the lot. Staff finds the side addition will meet guidelines II.B.1.a., II.B.1.b., and II.B.1.c.

Materials

The primary material of the front and side additions will be brick to grade to match the existing building, with cement-fiberboard for the fascia and other trim. The roof will be composite shingles to match the color of the existing roof. The windows will be wood, including new windows in the existing openings. These materials are compatible with those of surrounding historic buildings and meet guideline II.B.1.d.

Roofs, Orientation
The roof of the front and side additions will be 6:12 pitched gables, matching the existing 6:12 gable roof. This is a common roof form in the district, and meets guideline II.B.1.e.

The orientation of the building, currently addressing Dallas Avenue with a pair of front-facing entrances, will not be altered. This matches surrounding historic buildings and meets guideline II.B.1.f.

Windows, Doors
A new window will be introduced over the existing front door, but the window pattern of the existing building will be otherwise unchanged. The side addition will have paired windows matching existing windows on the front elevation. The rhythm and proportion of openings will be compatible with surrounding historic houses and will meet guideline II.B.1.g.

Recommendation: Staff recommends approval of the proposed front and side additions, finding them to be appropriate alterations to a non-contributing building and to meet the design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.


1209 Dallas Avenue (A & B), front.

1209 Dallas Avenue, side looking West.

1209 Dallas Avenue (B & A), front.

1209A Dallas Ave Nashville

Materials Lists
- Brick siding (reuse as much of original brick as possible and new material will match existing)
- Architecture asphalt shingles (match existing).
- Wood windows frames.
- Insulation, we are still researching options, but will meet or exceed codes requirements.
- Raised patio in rear will be stamped concrete.
- Courtyard in back of building will be brick walls that match the brick materials used as siding on exterior of side addition.
- aluminum gutters
- Hardi back concrete board for fascia and soffit
- Hardwood and tile floor coverings in the interior

1209A Dallas Ave

5 month construction timeline, as described below

Description of Work

Preparation:

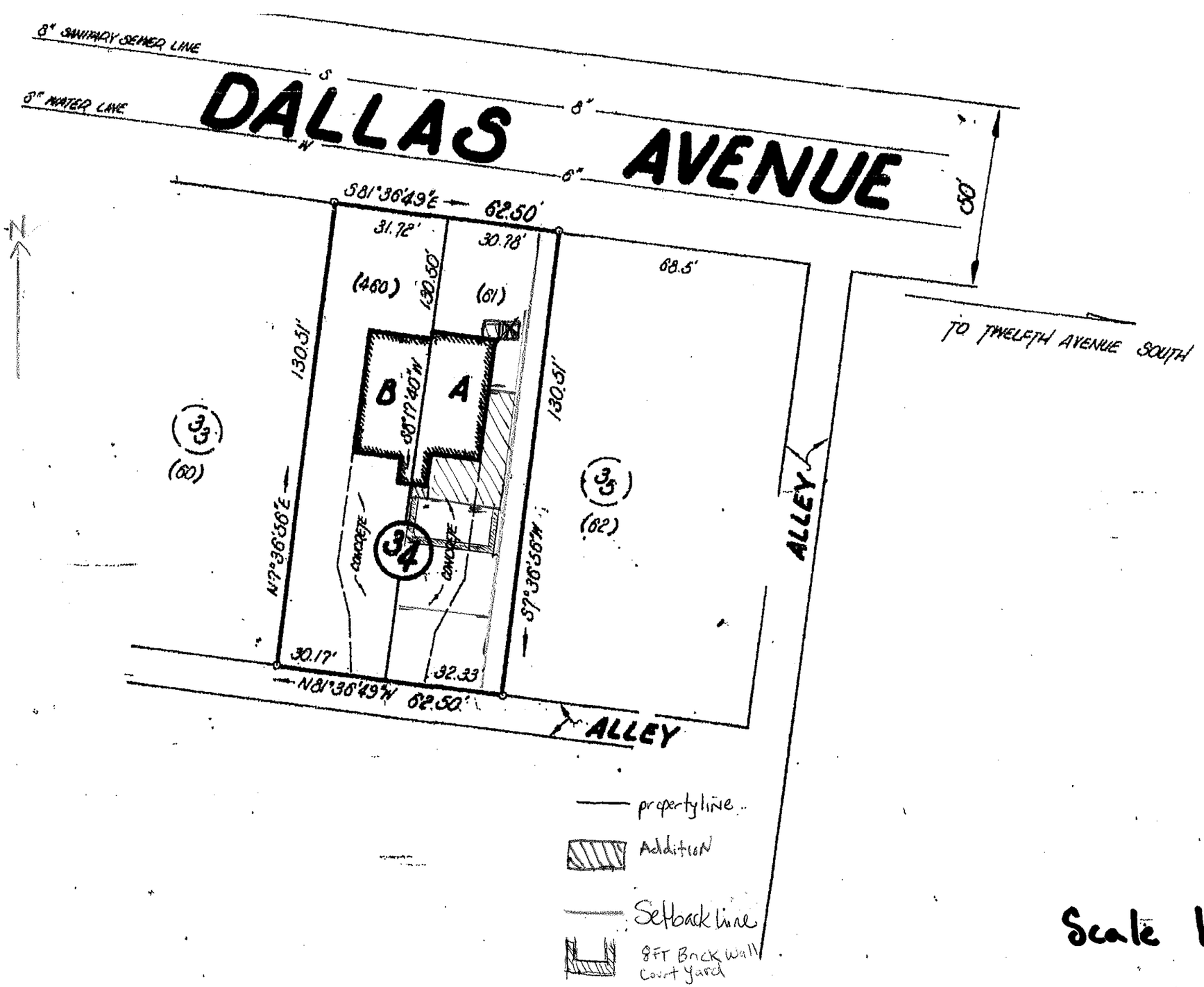
- rent portable bathroom and dumpster
- pull permits

Demolition:

- Remove awning over front door (to be replace with tutor style front porch);
- Cut 36" x 48" opening in brick wall directly above front door (to install new window);
- Remove existing 2 front windows on first and second floors (to be replaced with new);
- Remove brick the entire height and 19 ft length of wall on east side of house (to prep. for side addition; note this brick will be reused on external wall of new addition);
- Remove brick from second story of back of house (to prep. for rear addition; note this brick will be reused on external wall of back addition);
- Remove upstairs rear window, downstairs back window and back door (to prep. for back addition). These materials may be reused or donated to Habitat for Humanity;
- Cut out 8' x 6'.6" of brick wall in back of house where back door is currently located (to prep for glass sliding door);
- Partial demo on attached side storage unit in rear of house (to prep. for future pantry attached to house);
- Demo portion of concrete driveway in back that is adjacent to house (to prep for concrete footing to support rear second story addition).

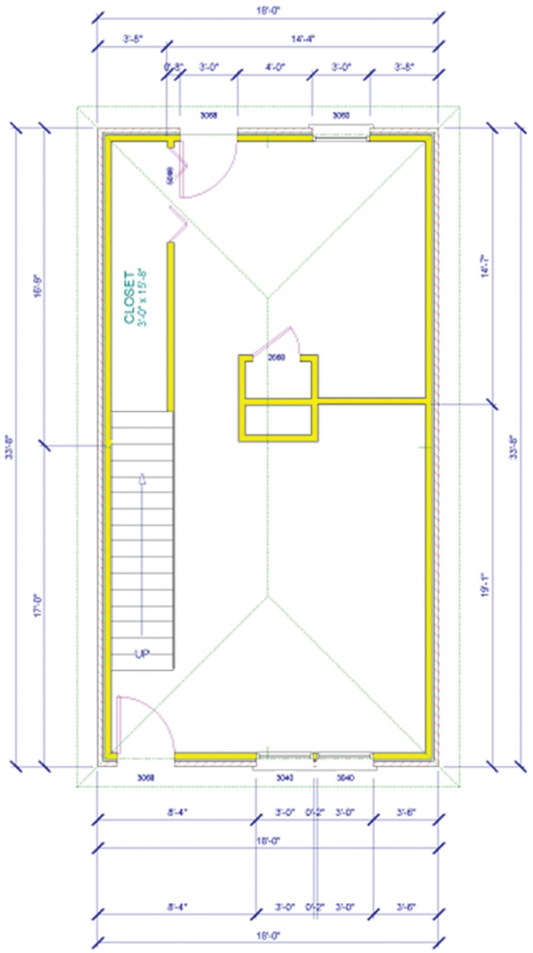
Construction:

- Pour cement for footing and install concrete block for front porch, side and rear addition foundations, as illustrated on plans.
- Frame side, front porch, and rear additions, tying new structure into existing home, as illustrated on plans.
- Replace old windows and install new windows, as illustrated on plans.
- Install glass sliding door in rear of building.
- Place roof on new addition and tie it into existing roof by using matching architecture, asphalt, and shingles.
- Place siding on addition to house using brick siding and reusing as much of brick saved from demolition as possible.
- Do rough plumbing and electrical work in the new addition.
- Build exterior 8 ft brick wall to create 26'x13' courtyard in back of building using brick that matches original brick (refer to plans for specs).
- Install new drywall on interior walls, where necessary.
- Install new HVAC Unit.

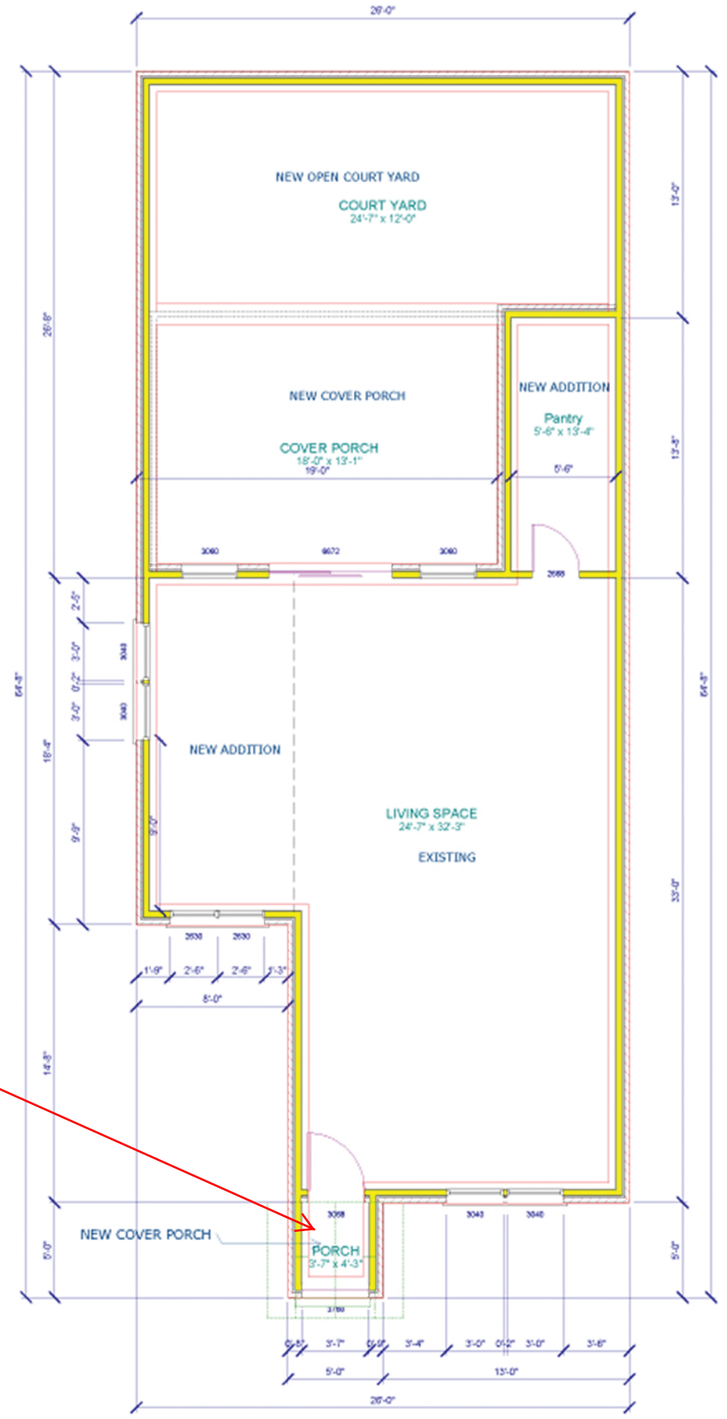


Scale 1" = 30'

ZONE LOT DIVISION
LOT 34



EXISTING FLOOR PLAN
566 sq ft



Stoop will only be 3' deep.

PROPOSED FIRST FLOOR PLAN
807 sq ft

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: EXISTING AND PROPOSED

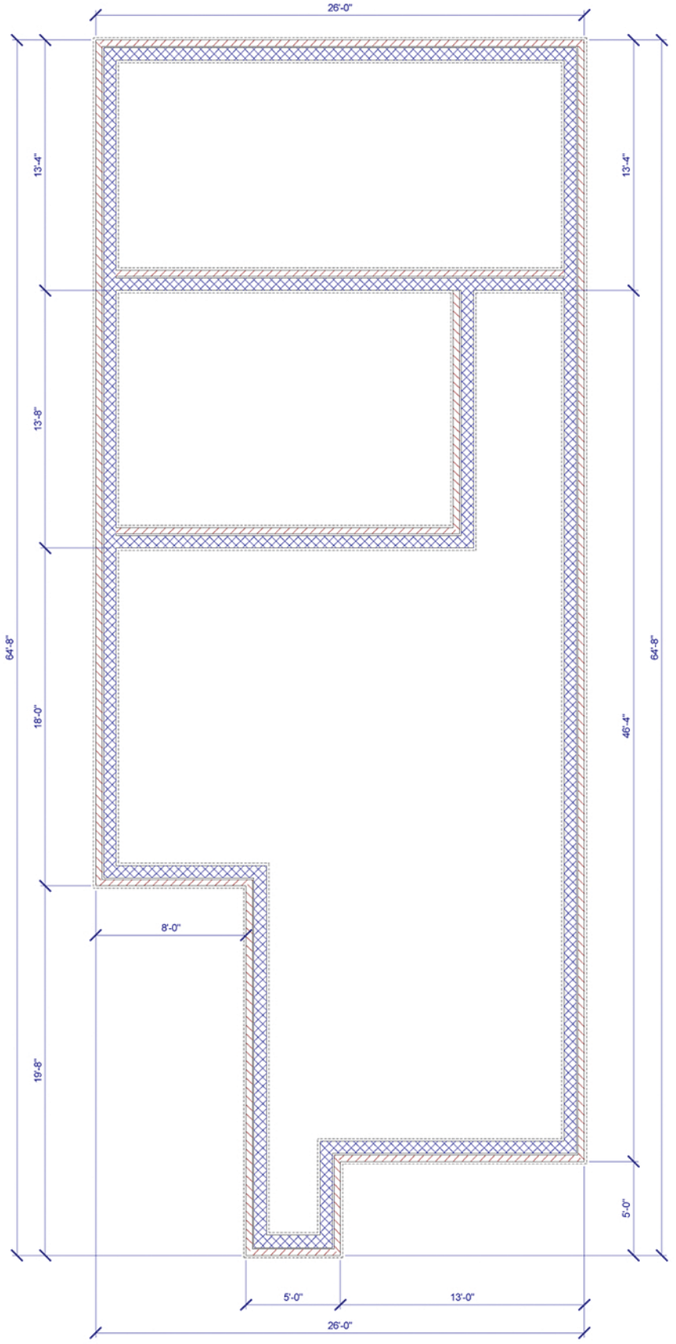
PROJECT DESCRIPTION: PERKINS RESIDENCE

DRAWINGS PROVIDED BY:

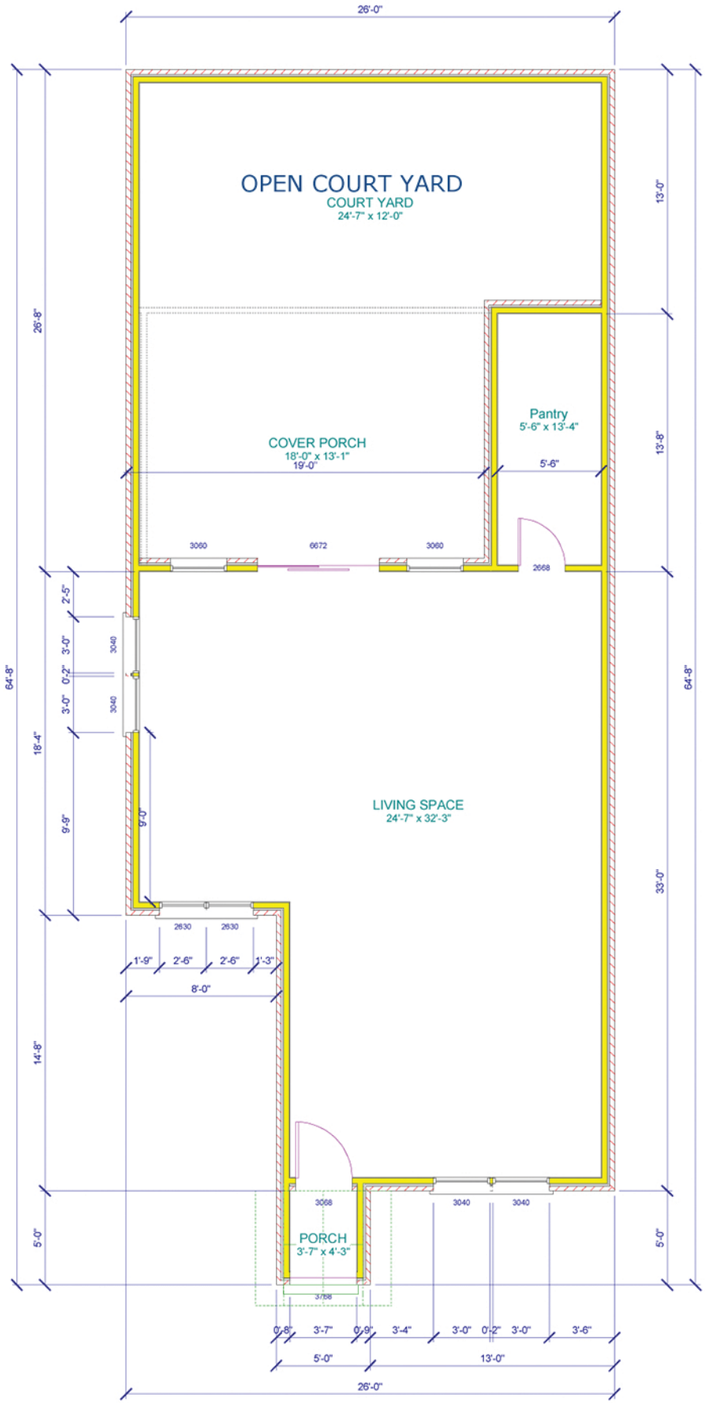
DATE: 4/28/2013

SCALE: 1/4" = 1'-0"

SHEET: A-1

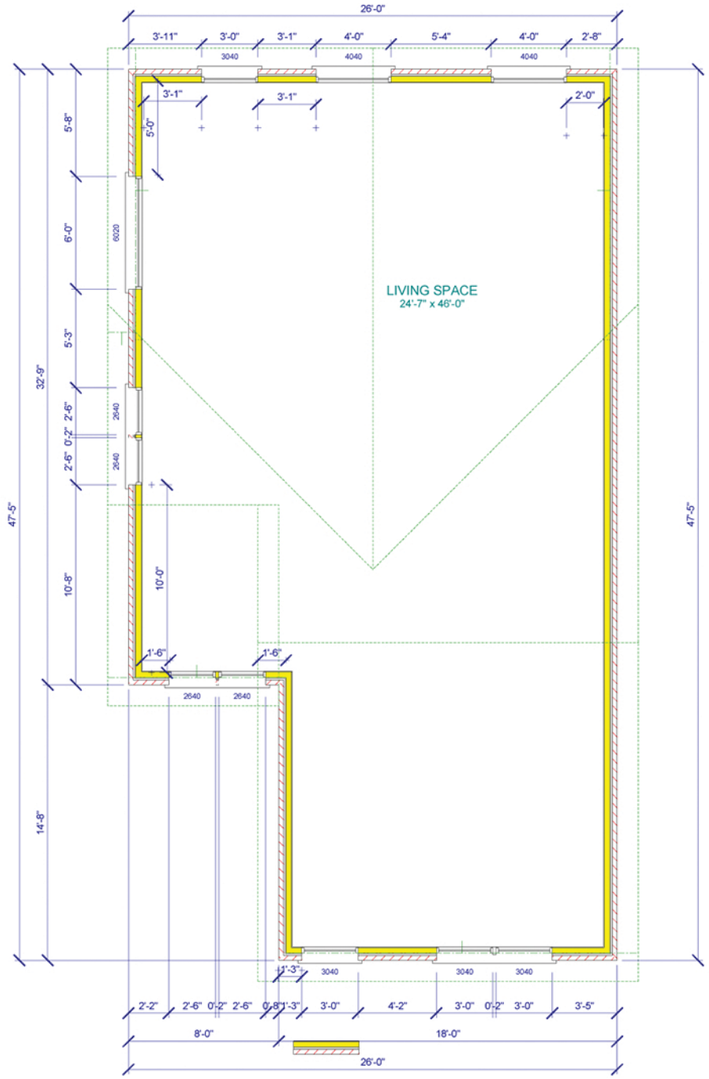


FOUNDATION PLAN



PROPOSED FIRST FLOOR PLAN
807 sq ft

FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN
1059 sq ft

SECOND FLOOR PLAN

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: FLOOR PLAN

PROJECT DESCRIPTION: PERKINS RESIDENCE

DRAWINGS PROVIDED BY:

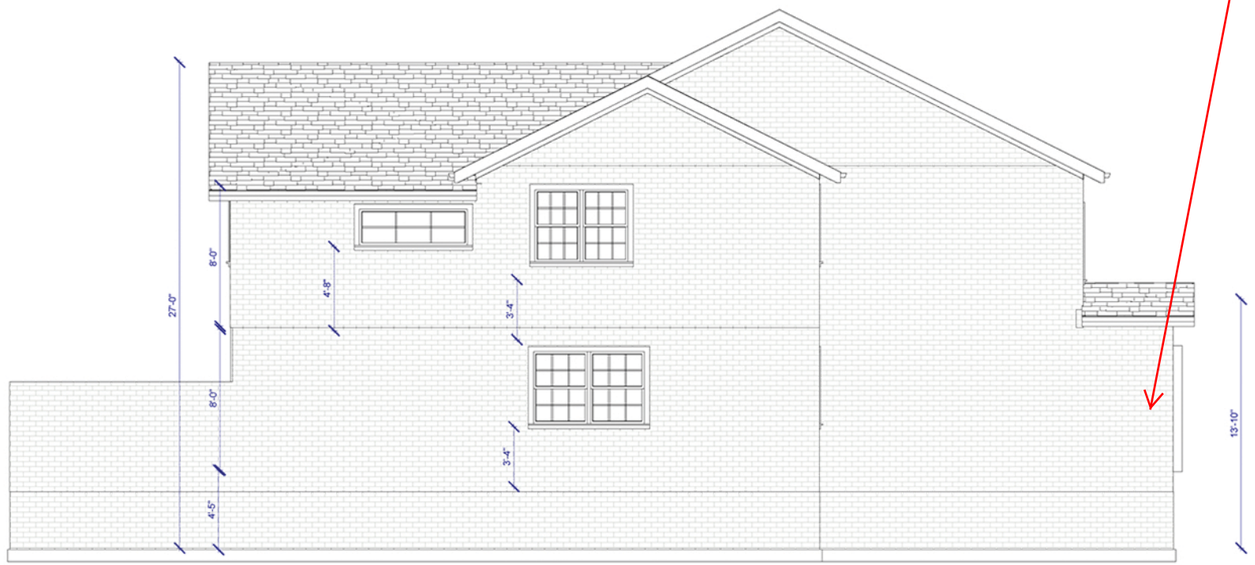
DATE: 4/28/2013

SCALE: 1/4" = 1'-0"

SHEET: A - 2

FRONT ELEVATION

REAR ELEVATION



LEFT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: ELEVATIONS

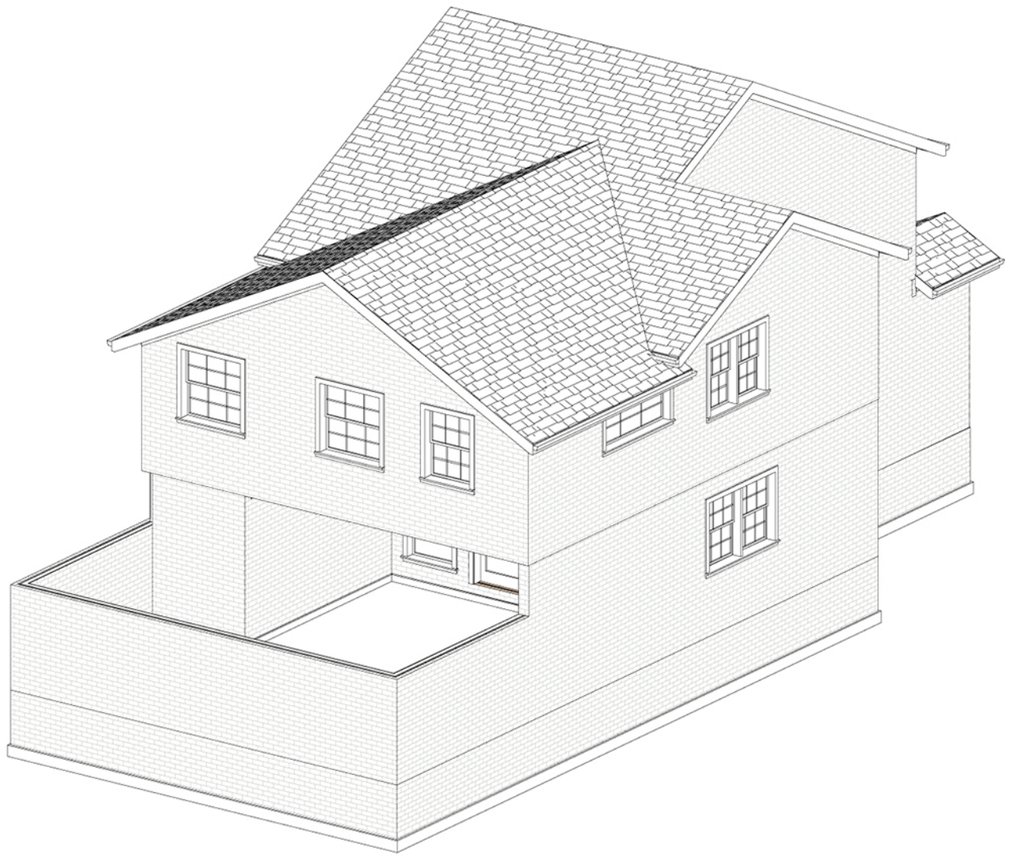
PROJECT DESCRIPTION: PERKINS RESIDENCE

DRAWINGS PROVIDED BY:

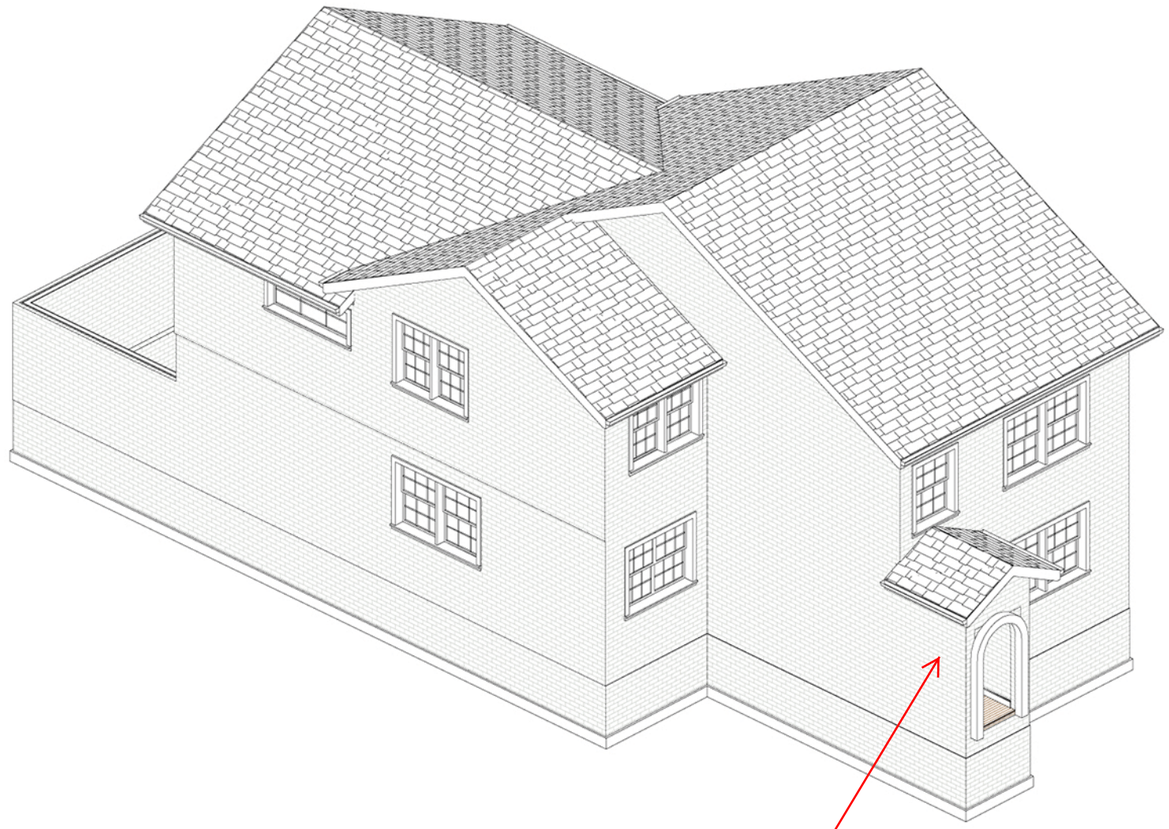
DATE: 4/28/2013

SCALE: 1/4" = 1'-0"

SHEET: A-3



REAR ISOMETRIC



FRONT ISOMETRIC

Stoop will only be 3' deep.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: ISOMETRICS

PROJECT DESCRIPTION: PERKINS RESIDENCE

DRAWINGS PROVIDED BY:

DATE: 4/28/2013

SCALE: 1/4" = 1'-0"

SHEET: A-4