



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

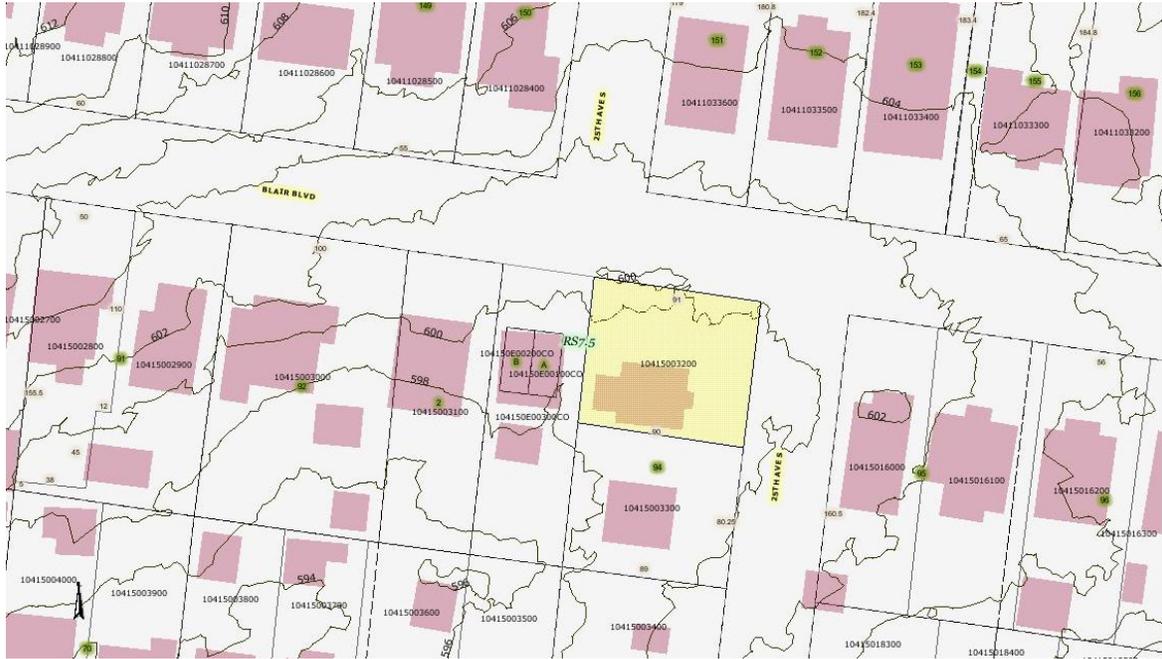
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2201 25th Avenue South
October 16, 2013

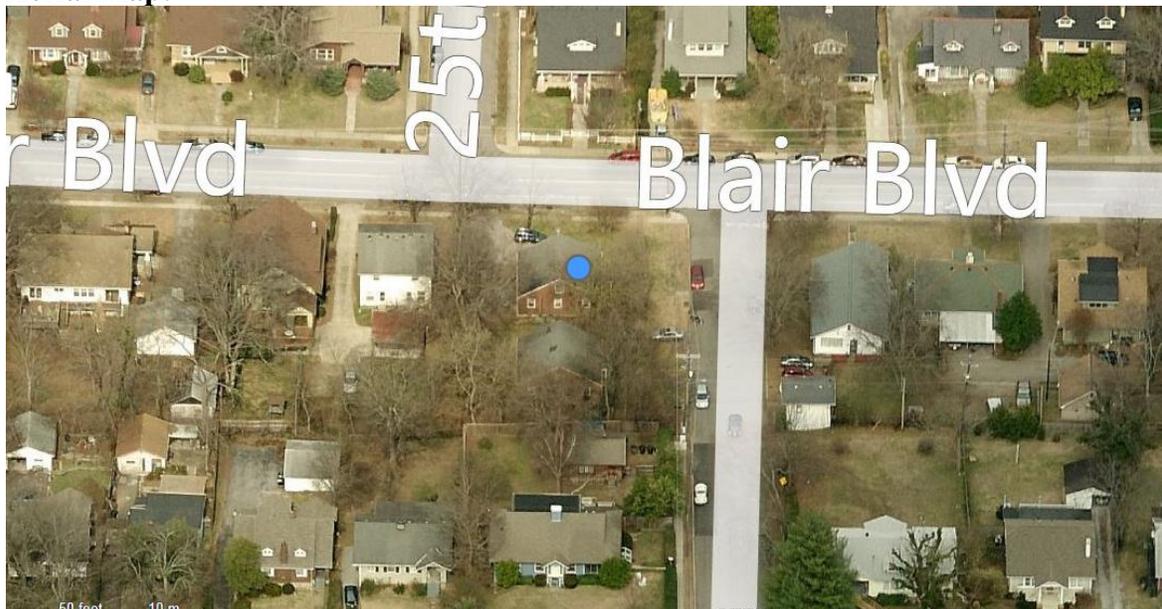
Application: New construction-addition, Setback reduction
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415003200
Applicant: Tong Wang, owner
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes to construct a minimal one-story addition on to a non-contributing building located at the intersection of 2th Avenue South and Blair Boulevard.</p> <p>Recommendation Summary: Staff recommends approval of the addition and the rear setback reduction with the conditions that Staff review final details of windows and doors and that they HVAC be located towards the rear of the property, if a new location is necessary. Staff finds the project to meet the requirements for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay and the MHZC's policy for setback reductions.</p>	<p>Attachments A: Photographs B: Site Plan C: 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.

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.

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

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

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. 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 normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the 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 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 that 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 or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

When an addition needs to be taller:

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

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).

- 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.

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

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 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: 2201 25th Avenue South, located at the corner of 25th and Blair Boulevard is a non-contributing building constructed in the mid-20th century. It has a poured concrete foundation, brick siding and no overhanging eaves. The building serves as duplex.



Analysis and Findings:

Height & Scale: The proposed addition is just 12' x 35' and is no taller and no wider than the existing building. Because of its low-profile, the project meets section II.B.1.a and b, as an appropriately scaled addition.

Location & Removability: The addition is located at the rear of the property, the most appropriate location for additions. The connection will require the removal of the majority of the rear wall; however, the building is non-contributing and so concerns about removability are not applicable in this case. The project meets section II.B.2.a and e.

Design: The design is distinguished from the existing house with its materials and roofline. The project meets section II.B.2.a and f.

Setback & Rhythm of Spacing: The side setbacks are the same as the existing house and meet bulk standards. The rear setback is proposed to be twelve feet (12') where bulk zoning requires twenty feet (20'). The house is a non-contributing house oriented towards 25th Avenue South. If in the future it is demolished for a new house, the infill project will likely be required to be oriented towards Blair Boulevard, as all other lots at this intersection are. In that case, the side (currently rear) setback may be as little as five feet (5'). In addition, the new construction is minimal in size and massing and so it will have very little impact on the neighboring two-story non-contributing property. The setback is needed in this instance as there is no other appropriate location to add on to the small home and the addition requested is minimal. Staff finds that the setback reduction, in this instance, is appropriate and meets section II.B.1.c.

Materials: No major changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with a five inch (5") reveal. The trim will be wood. The foundation will be poured concrete, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows and doors were not noted on the plans, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the known materials meet Sections II.B.1.d

Roof form: The roof form will be a low sloped shed roof attached well below the ridge of the side-gable house, which is a typical form found in the district. The project meets section II.B.1.e.

Orientation: The orientation of the home will not change. Section II.B.1.f is not applicable.

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 will be similar to the existing house. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

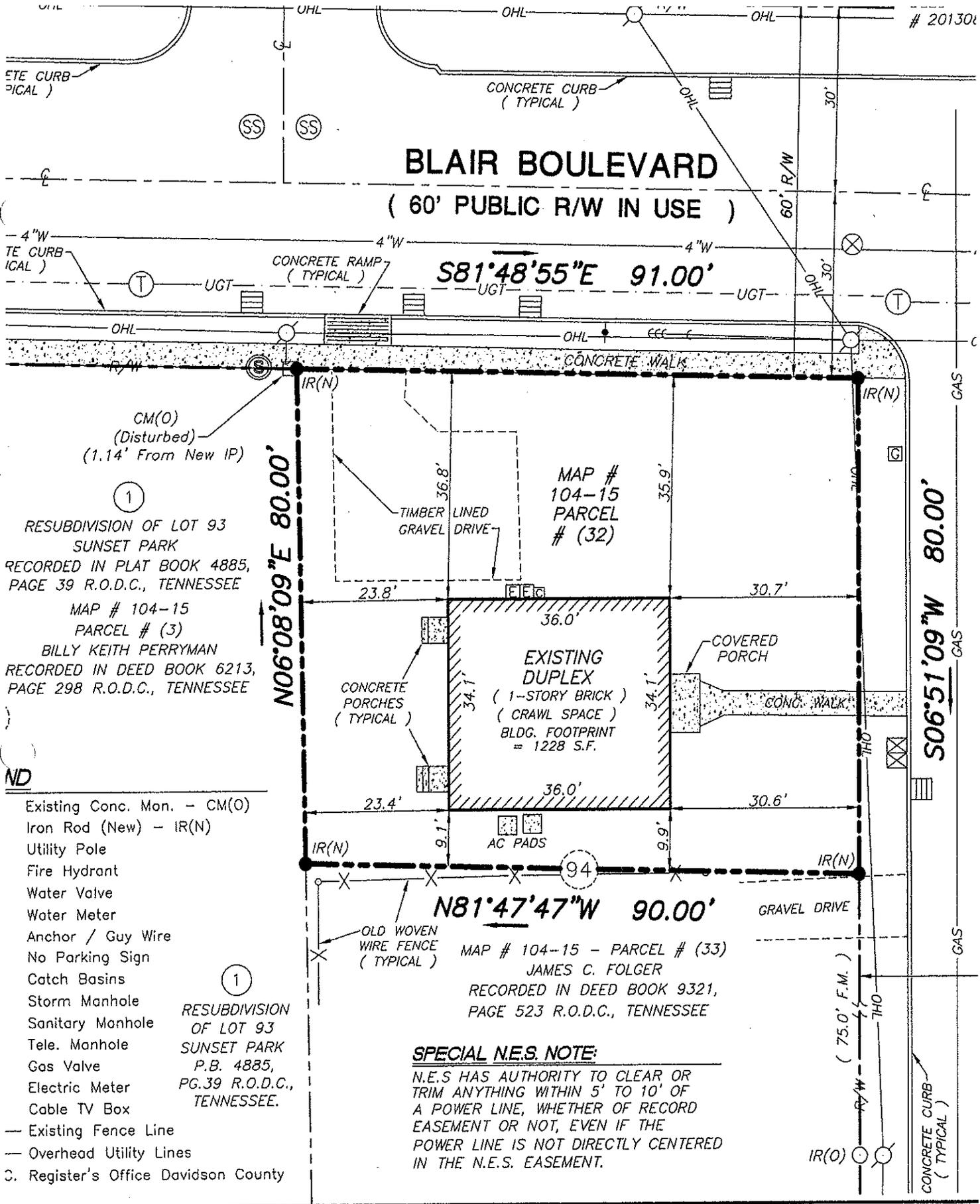
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted but existing conditions will not likely change. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, if a new location is necessary. The project meets section II.B.1. i.

Recommendation:

Staff recommends approval of the addition and the rear setback reduction with the conditions that Staff review final details of windows and doors and that they HVAC be located towards the rear of the property, if a new location is necessary. Staff finds the project to meet the requirements for new construction in the Hillsboro-West End

Neighborhood Conservation Zoning Overlay and the MHZC's policy for setback reductions.





BLAIR BOULEVARD
 (60' PUBLIC R/W IN USE)

RESUBDIVISION OF LOT 93
 SUNSET PARK
 RECORDED IN PLAT BOOK 4885,
 PAGE 39 R.O.D.C., TENNESSEE
 MAP # 104-15
 PARCEL # (3)
 BILLY KEITH PERRYMAN
 RECORDED IN DEED BOOK 6213,
 PAGE 298 R.O.D.C., TENNESSEE

Existing Conc. Mon. - CM(O)
 Iron Rod (New) - IR(N)
 Utility Pole
 Fire Hydrant
 Water Valve
 Water Meter
 Anchor / Guy Wire
 No Parking Sign
 Catch Basins
 Storm Manhole
 Sanitary Manhole
 Tele. Manhole
 Gas Valve
 Electric Meter
 Cable TV Box

RESUBDIVISION
 OF LOT 93
 SUNSET PARK
 P.B. 4885,
 PG.39 R.O.D.C.,
 TENNESSEE.

MAP #
 104-15
 PARCEL
 # (32)

EXISTING
 DUPLEX
 (1-STORY BRICK)
 (CRAWL SPACE)
 BLDG. FOOTPRINT
 = 1228 S.F.

MAP # 104-15 - PARCEL # (33)
 JAMES C. FOLGER
 RECORDED IN DEED BOOK 9321,
 PAGE 523 R.O.D.C., TENNESSEE

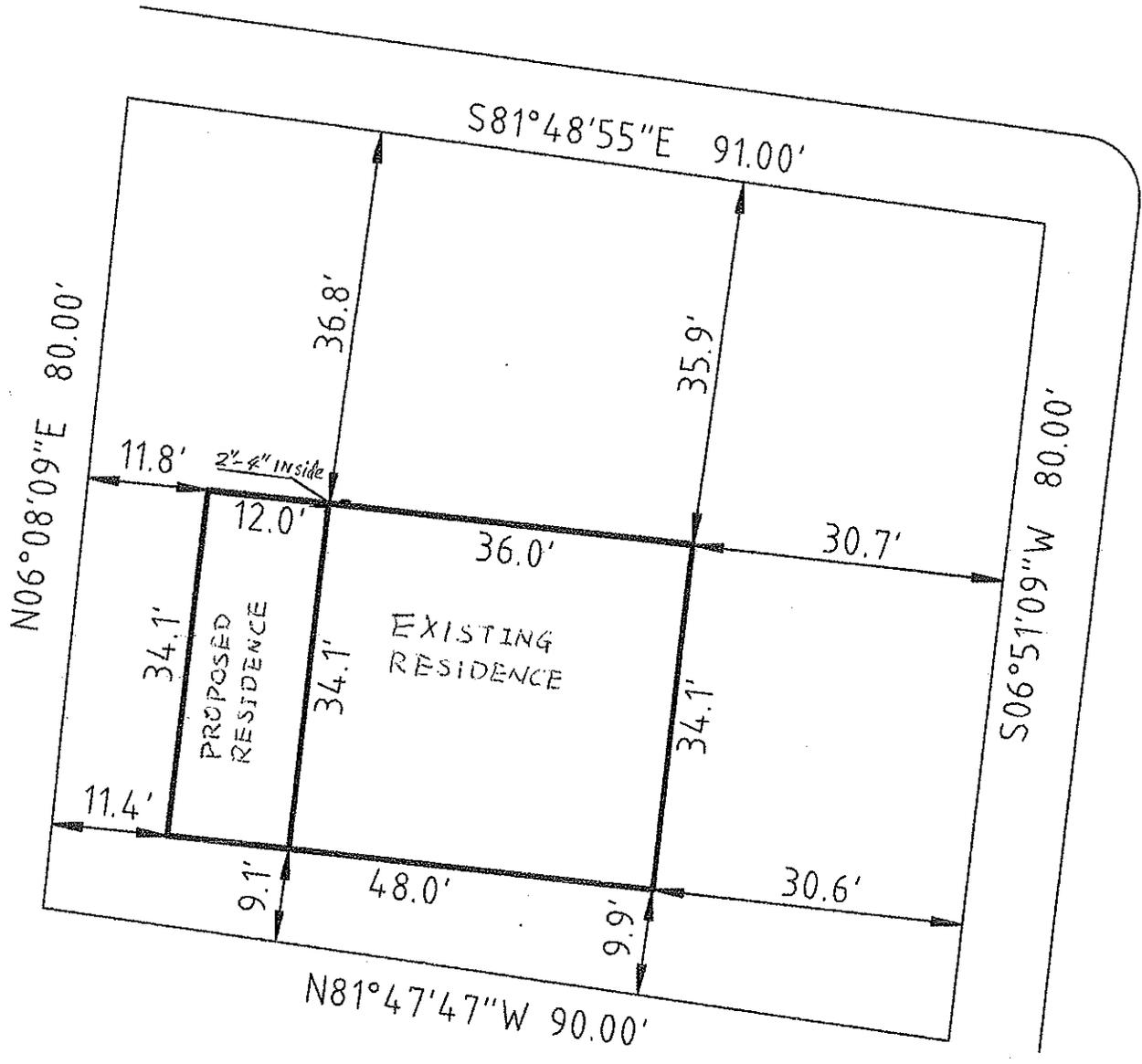
SPECIAL N.E.S. NOTE:
 N.E.S HAS AUTHORITY TO CLEAR OR
 TRIM ANYTHING WITHIN 5' TO 10' OF
 A POWER LINE, WHETHER OF RECORD
 EASEMENT OR NOT, EVEN IF THE
 POWER LINE IS NOT DIRECTLY CENTERED
 IN THE N.E.S. EASEMENT.

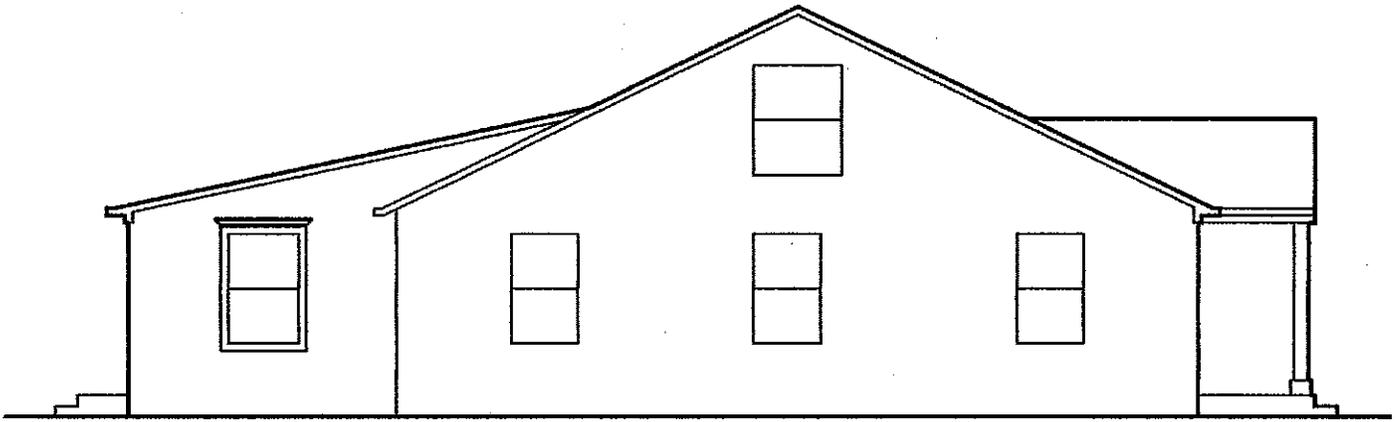
- Existing Fence Line
- Overhead Utility Lines
- 3. Register's Office Davidson County



1"=40'

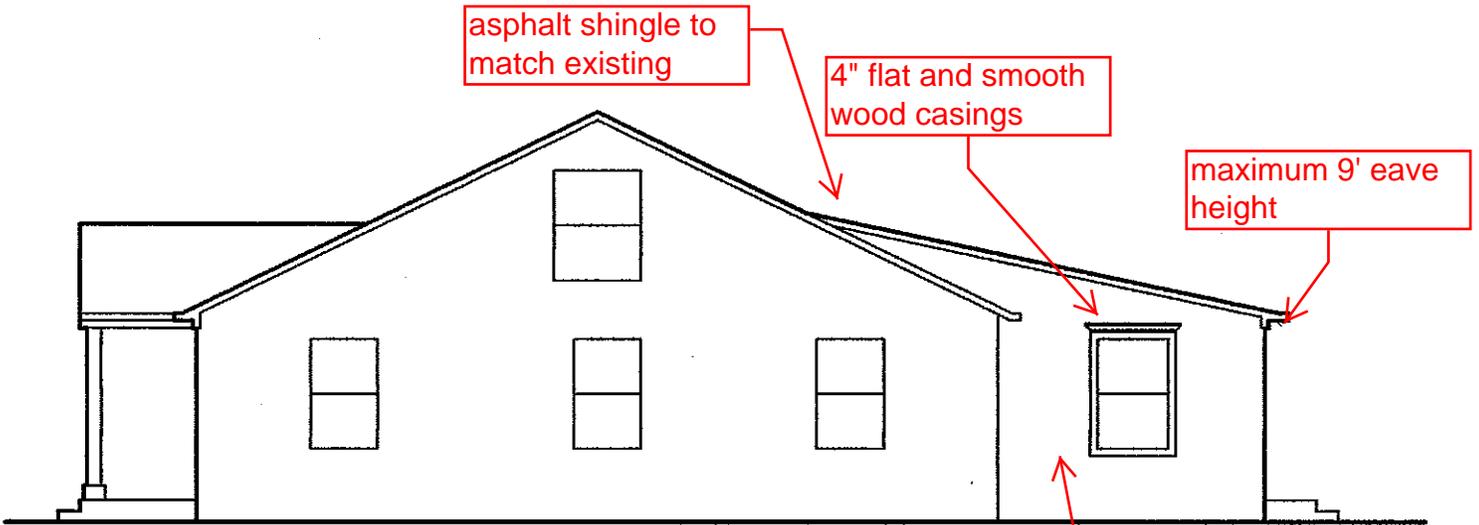
BLAIR BOULEVARD





SOUTH ELEVATION

1:100



asphalt shingle to match existing

4" flat and smooth wood casings

maximum 9' eave height

NORTH ELEVATION

1:100

1" = 100"

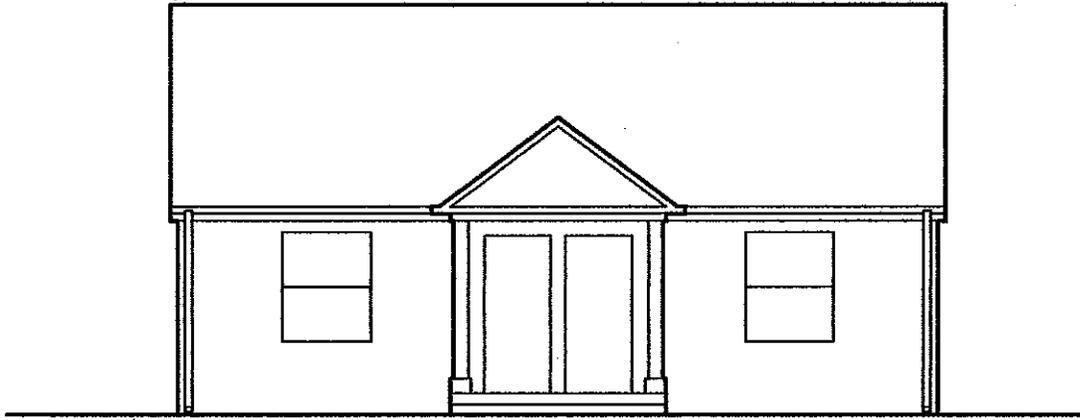
smooth cement-fiber lap siding with a maximum of a 5" reveal

Note1: Wood Windows with 4" casing.

Note2: Siding use hardi products.

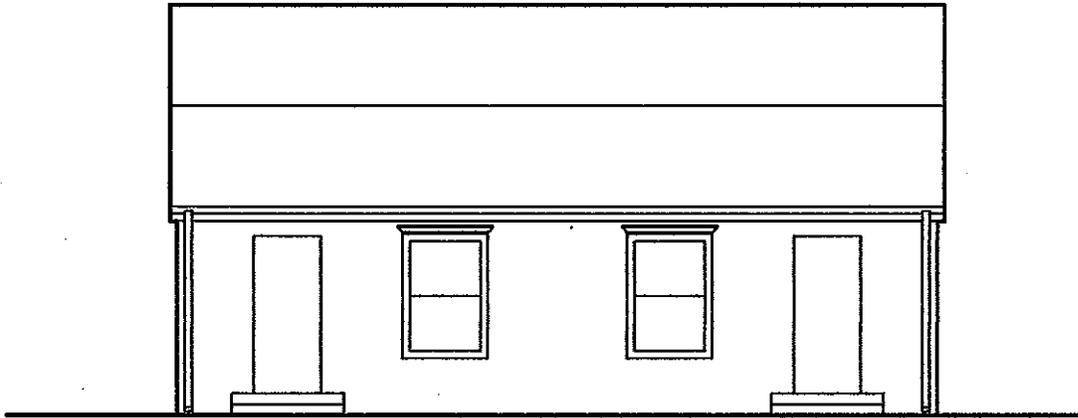
Note3: Foundation use same material of existing residence (3 course of block to reach the same level of existing residence).

2201 25th Ave S



EAST ELEVATION

1:100



WEST ELEVATION

1:100

1" = 100"

Note: Asphalt shingle roofing.

2201 25th Ave S