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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
1209 A Dallas Avenue
December 18, 2013

Application: New construction-outbuilding
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: The applicant is proposing to construct a new detached outbuilding at the rear of the property. The new structure will have a footprint of five hundred, forty-six square feet (546 sq. ft.) and will be twenty-one feet tall. The exterior will be clad with red brick to match the primary building with clapboard-sided dormers and a composition shingle roof. The windows and front-facing pedestrian door will be wood. **Recommendation Summary:** Staff recommends approval of the application to construct a new outbuilding, finding it to meet the design guidelines for new construction 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.

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.

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: 1209 Dallas Avenue is a two-story brick duplex, constructed in 1987, with "Unit A" on the left and "Unit B" on the right. Rather than the traditional duplex arrangement of two units on a single lot, this structure actually crosses the boundary between two distinct parcels sharing a "zero lot line." 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.

A front porch and rear addition were recently approved for Unit A in June of this year. At that time the two halves of the building were under separate ownership, but the owner of Units A recently acquired Unit B as well.

Analysis and Findings: The applicant is proposing to construct a new outbuilding.

Height, Scale

The new outbuilding will be located behind the primary building, ten feet (10') from the rear property line, six feet (6') from the left property line, and directly on the right property line. The location of the outbuilding is typical of historic outbuildings, and meets the bulk zoning regulations because of the zero-lot line condition of the primary building. For these reasons, and because of the unusual status of the semi-divided lot, staff finds the outbuilding will meet guidelines II.B.1.c and II.B.i.2.

The new outbuilding will be one and one-half stories, with a garage on the first story with a "bonus room" above. The structure will be twenty-one feet (21') tall, with eaves at fifteen feet (15') feet above the finished floor level. The outbuilding will be subordinate to the two-story primary building, which is approximately twenty-nine feet (29') tall.

The new outbuilding will be twenty-six feet (26') wide and twenty-one feet (21') deep, for a five hundred, forty-six square foot (546 sq. ft.) footprint. Staff finds the scale of the building will meet guidelines II.B.1.a and II.B.1.b.

Staff has informed the owner that the construction of this outbuilding, although compatible in scale per se, will likely preclude construction of an outbuilding at 1209 B Dallas Avenue because the form of the primary building is a two-family home.

Materials

The exterior of the outbuilding will be clad with red brick, matching the exterior of the primary building, with cement-fiber clapboard siding on the walls of upperstory dormers. The trim will also be cement-fiberboard. The roof of the building will also match the primary building: gray composition shingles. The windows and doors will be wood. Staff finds these materials to be compatible with those of surrounding historic buildings, and that the building will meet guideline II.B.1.d.

Outbuildings

Staff finds that the location of the outbuilding is appropriate, and that the scale, height, and materials are compatible with those of the house and other structures in the district. The structure will meet guideline II.B.1.2.

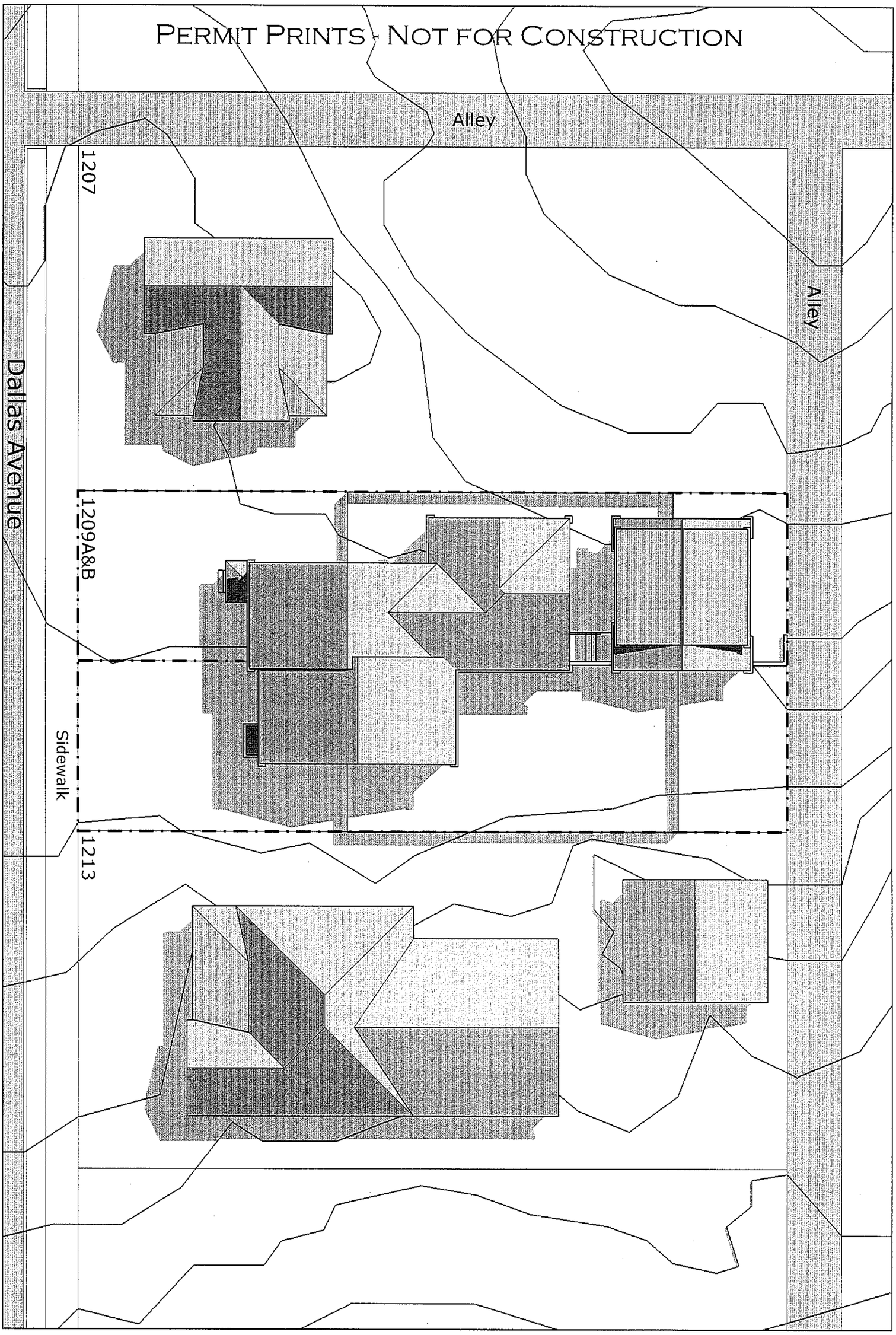
Recommendation:

Staff recommends approval of the application to construct a new outbuilding, finding it to meet the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

1209 Dallas Avenue (A & B), front.

1209 Dallas Avenue (B & A), front, prior to construction of the addition approved in June.

PERMIT PRINTS - NOT FOR CONSTRUCTION



1209 Dallas Avenue Site/Roof Plan 1/16"=1'

Alley

63'-6"

31'-3"

31'-3"

62'-0"

10'-0"

5'-8"

New Accessory Building 532 sq. ft.

20'-0"

Existing Garage

Contour Lines

Brick Land-scape Wall

10'-0"

New Privacy Fence

Courtyard

5'-8"

Existing Residence

Existing Residence

Existing Residence

Existing Residence

Property Line

New Fence

1207

1209A&B

1211

Sidewalk

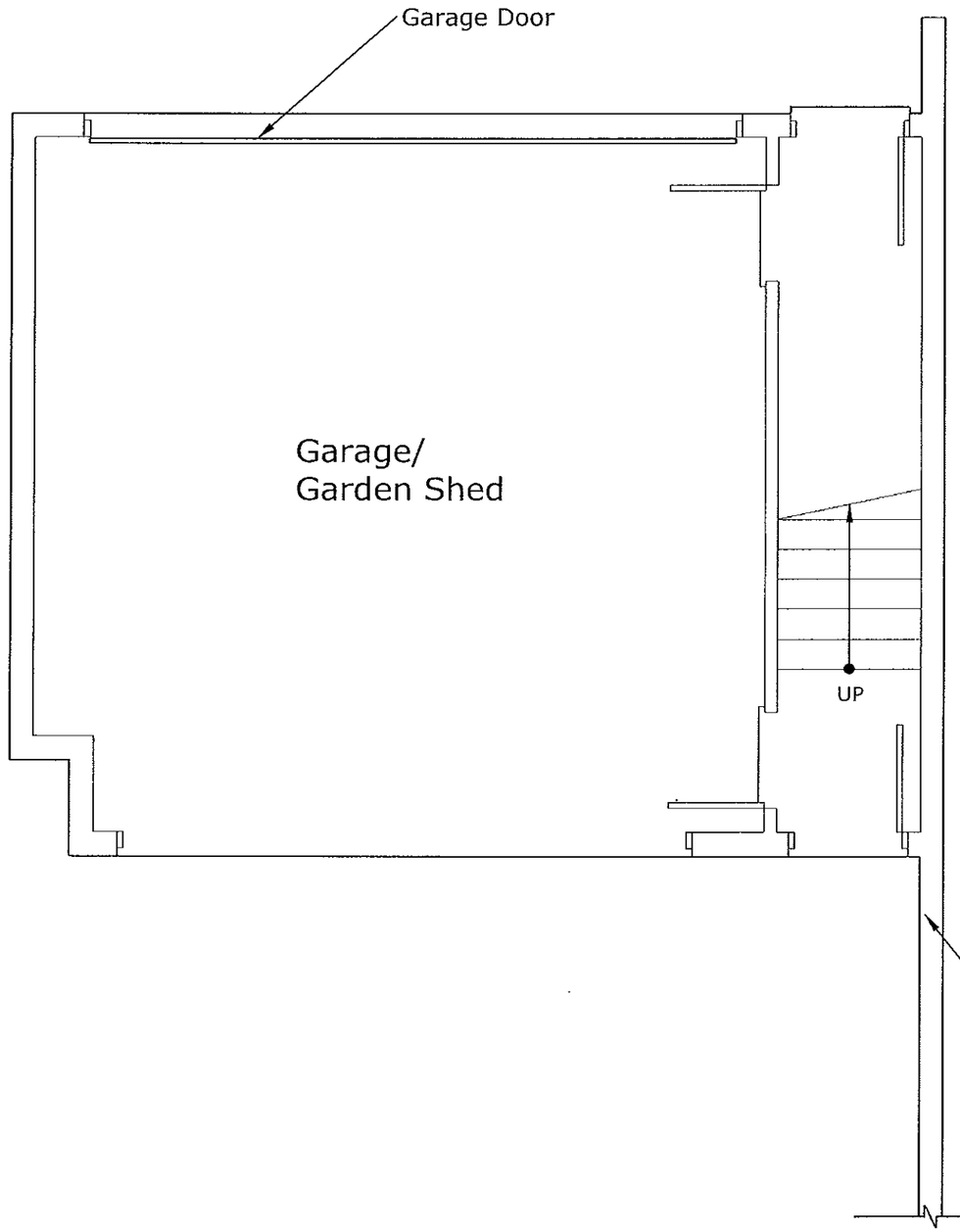
Dallas Avenue

Alley

PERMIT PRINTS, NOT FOR CONSTRUCTION

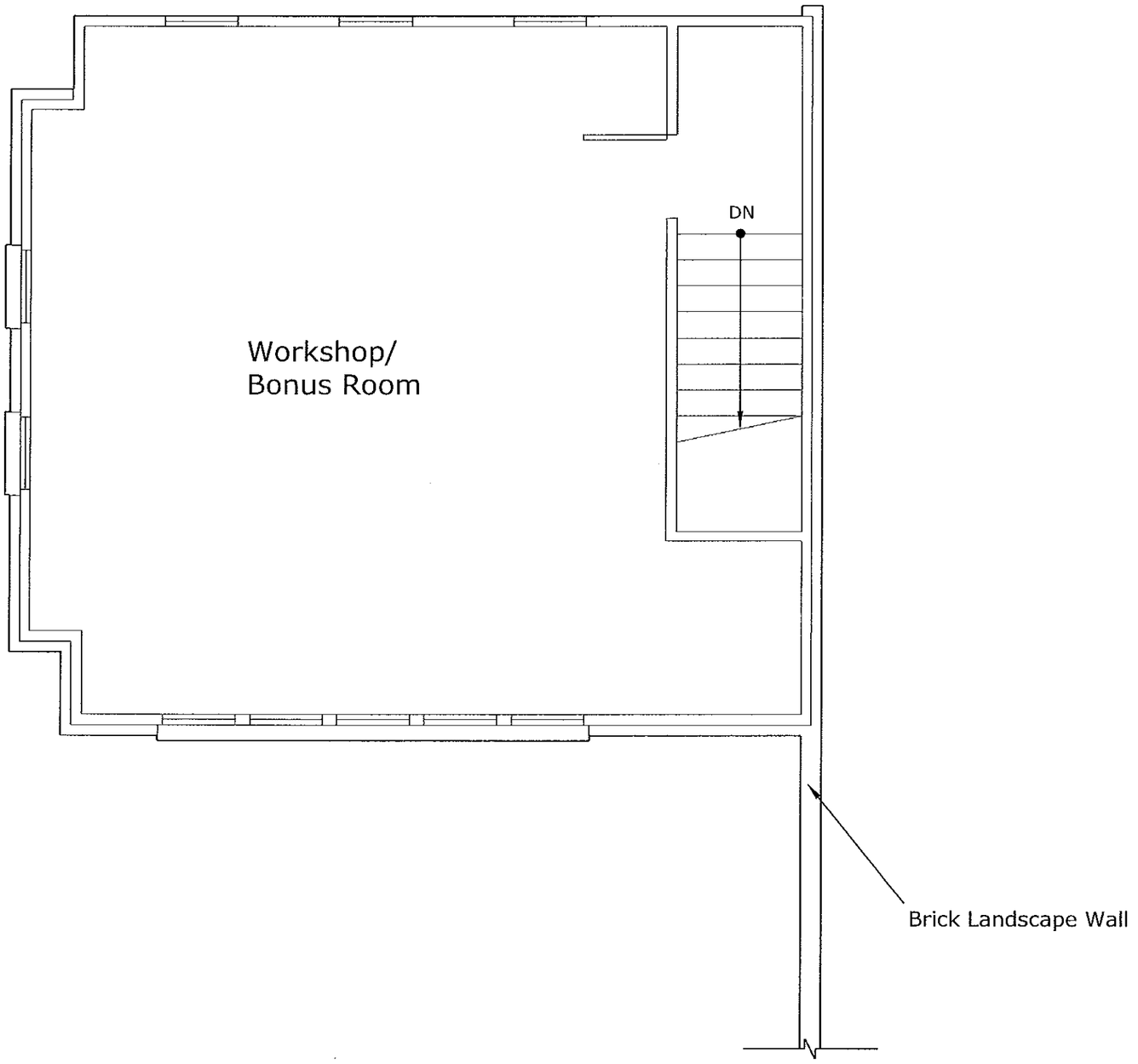
1209 Dallas Avenue Site/Footprint Plan 1/16" = 1'

PERMIT PRINTS - NOT FOR CONSTRUCTION



1209 Dallas Avenue First Floor Plan 1/4" = 1'

PERMIT PRINTS - NOT FOR CONSTRUCTION



1209 Dallas Avenue Second Floor Plan 1/4" = 1'

PERMIT PRINTS - NOT FOR CONSTRUCTION

Brick Wall

Metal Entry Door

Windows T.B.D. (Not Visible from Street)

4" Wood Casing

4" Wood Corner Board

Clapboard Siding

Brick

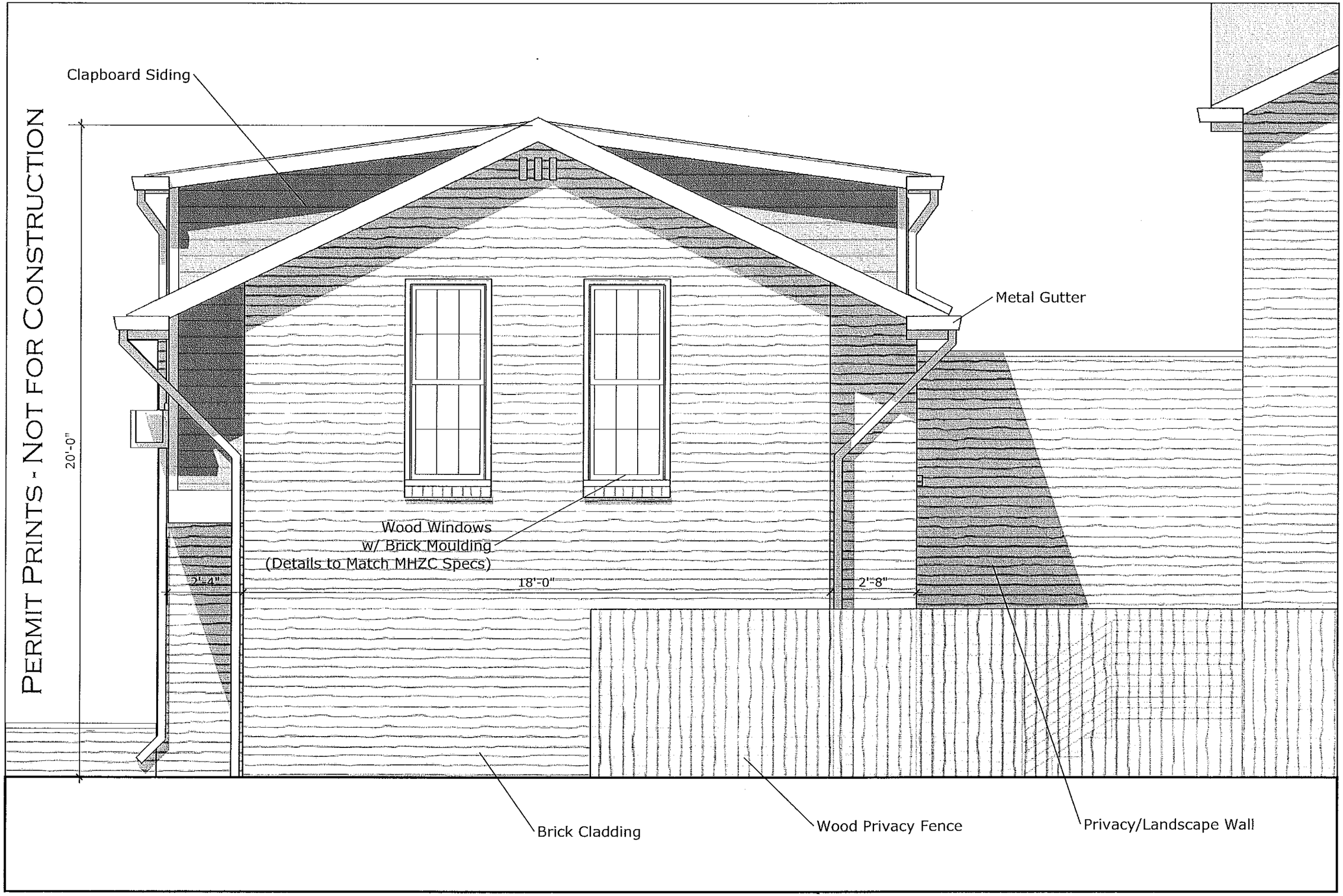
Metal Garage Door

Privacy Fence

* Note: Rear Elevation not visible from street

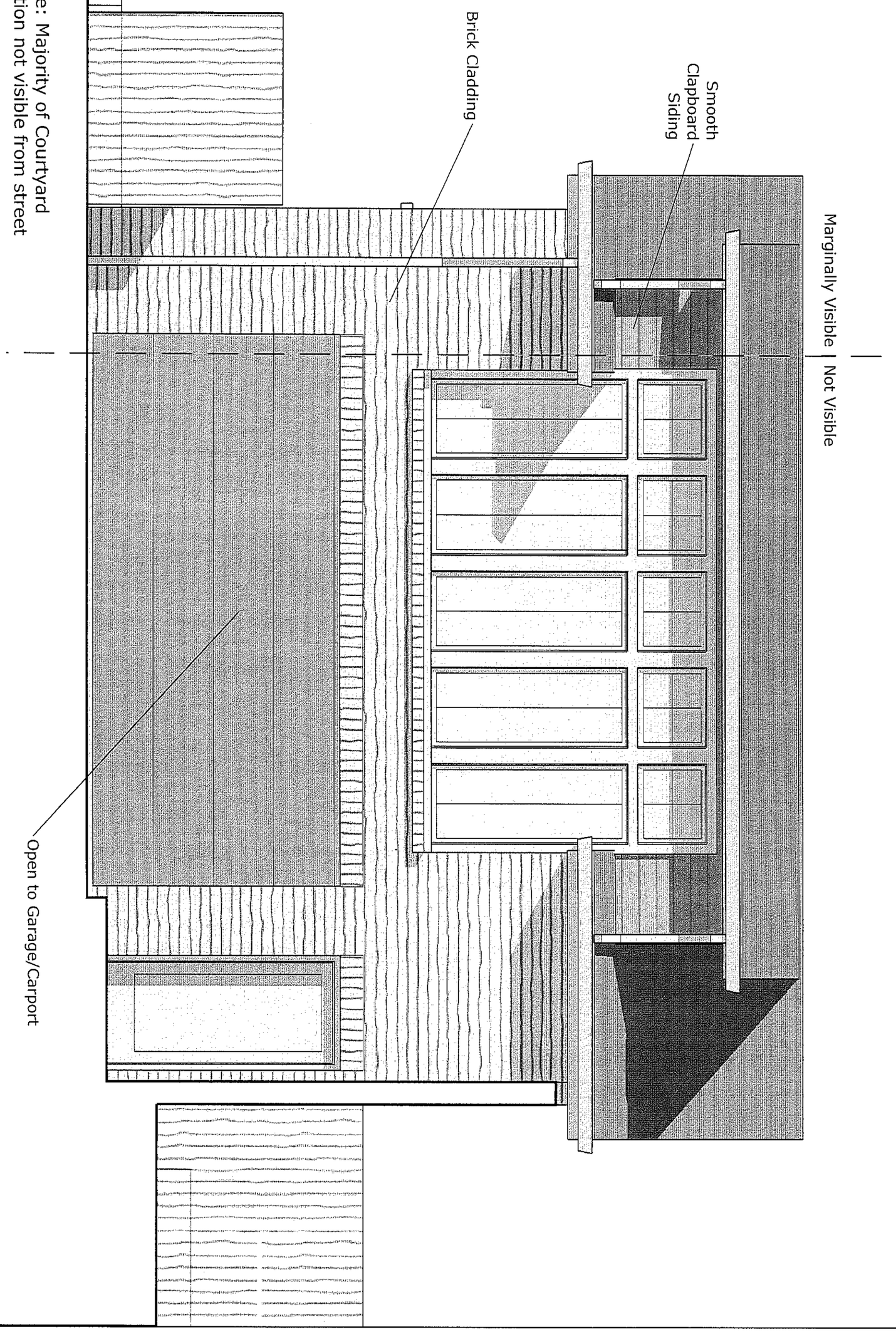
1209 Dallas Avenue Rear (Alley) Elevation 3/8" = 1'

PERMIT PRINTS - NOT FOR CONSTRUCTION



1209 Dallas Avenue Left Side Elevation 3/8" = 1'

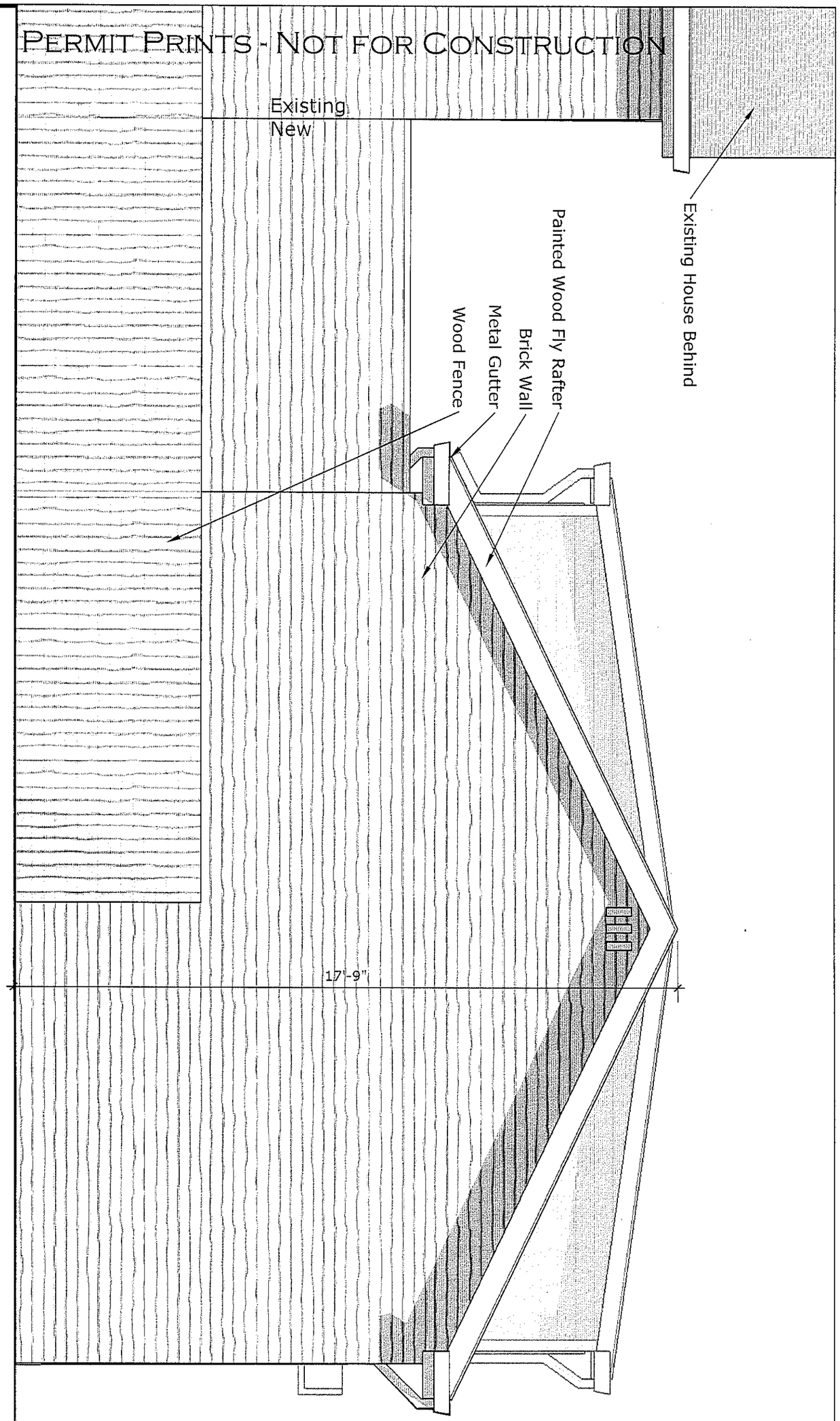
Permit Prints - Not for Construction



* Note: Majority of Courtyard Elevation not visible from street

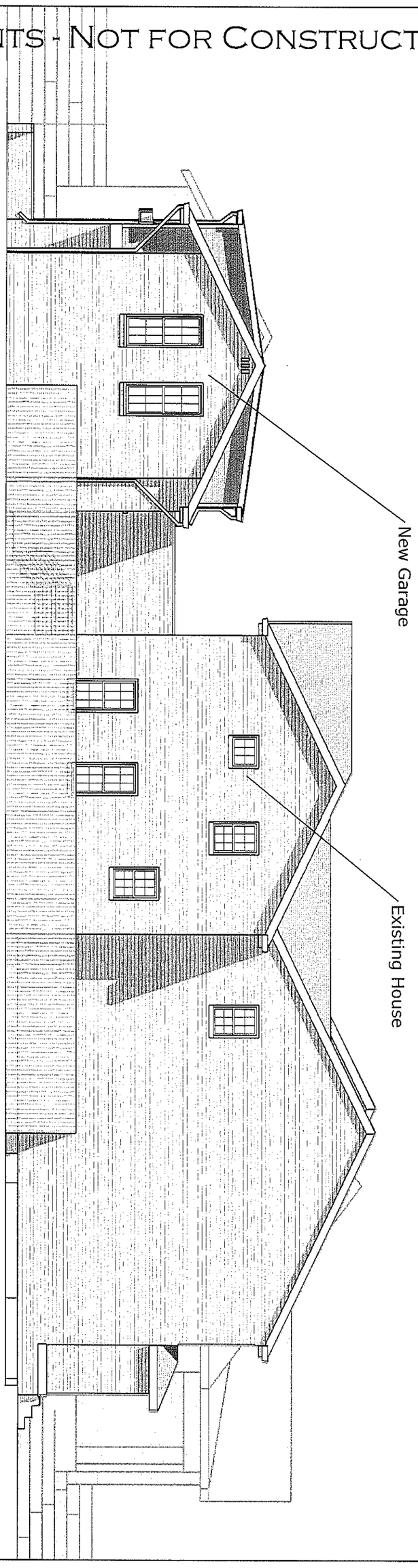
1209 Dallas Avenue Courtyard Elevation 3/8" = 1'

PERMIT PRINTS - NOT FOR CONSTRUCTION



1209 Dallas Avenue Right Side Elevation 3/8" = 1'

PERMIT PRINTS - NOT FOR CONSTRUCTION



1209 Dallas Avenue Left Side Elevation 1/8" = 1'