



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
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STAFF RECOMMENDATION

2615 Barton Avenue

April 16, 2014

Application: New construction – addition, outbuilding; Setback determination

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10411022800

Applicant: Blaine Bonadies, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to enlarge the house with a rear addition that is wider than the existing house on both sides, and to construct an outbuilding at the rear of the property.

Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding with conditions that:

- The original front chimney is retained; and
- The existing window openings are not resized; and
- The porte cochere is eliminated; and
- The selection of windows and doors are approved by Staff prior to purchase/installation.

Meeting those conditions, Staff finds that the proposal will meet the design guidelines of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

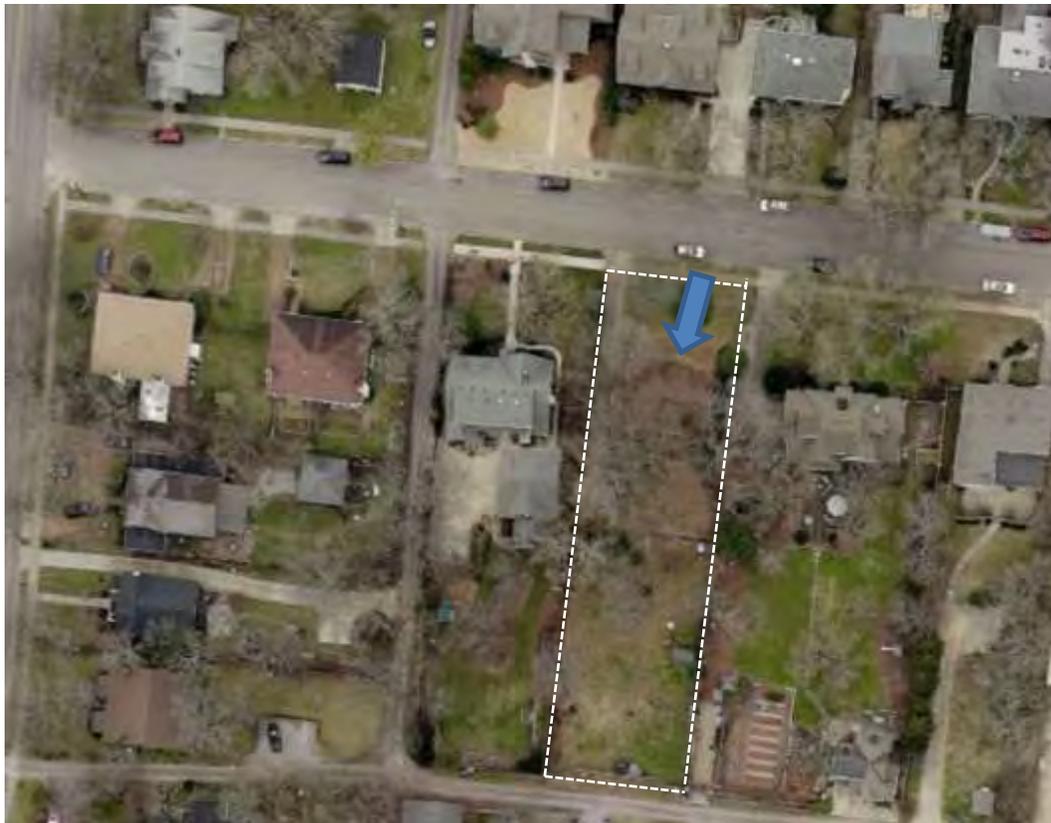
B: Site Plan

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

Appropriate setbacks 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.

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.

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. 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.*

i. 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.

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.

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 higher and extend wider.

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.

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.

Side Additions

- 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: 2615 Barton Avenue is a brick and half-timber Tudor Revival style house, constructed in the 1930s. The lot is seventy feet (70') wide and two hundred, sixty feet (260') deep, whereas most lots in the area are generally around sixty feet (60') wide and one hundred, seventy feet (170') deep.



Analysis and Findings: The applicant proposes to enlarge the house with a rear addition, and to construct a detached outbuilding at the rear of the lot.

Demolition:

In order to accommodate the proposed new addition, a small room at the back of the house on the first story and a rear-facing dormer will be demolished. Because they are located at the rear, these features are not significant to the historic character of the house. The proposal also includes the removal of an original chimney on the front slope of the roof. This feature is original, and its removal would negatively impact the historic character of the house.

Additionally, the proposal indicates that the windows on the right side of the historic house will be replaced, with two window openings be enlarged or partly bricked-in to accommodate different sized windows. No other window changes are indicated. Generally resizing historic window openings is considered to be partial demolition which is not appropriate. With the condition that the front chimney remains and the existing window openings not be resized, Staff finds that the project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The new rear addition will be set within the “shadow line” of the existing house at the rear before then projecting wider than the house on both sides. The Commission has generally found that it is not appropriate for an addition to be wider than a house on both sides.

In the upperstory, the addition will include shed and rear-gabled dormers that set two feet (2') within the walls of the existing gable fields, and will tie into the rear slope of the ridge at the same location as the existing rear dormer. This upperstory portion of the addition will have minimal impact on the appearance and form of the existing house, and meets the guidelines II.B.1.a and II.B.1.b.

On the left side of the house on the first story, the addition will sit in from the rear corner of the house with an “alcove” two feet (2') wide by four feet, five inches (4'-5") deep before then setting out six feet (6') past the outside edge of the house. The addition will not encroach on the standard five foot (5') side setback requirement. The roof of the left

side addition will be eighteen inches (18") lower than the existing roof, with matching floor and eave heights. Staff finds that the addition to the left side would be appropriate because of the width of the lot, because it is sufficiently distinguished from the historic house by the inset and alcove, and because the height and massing is compatible with the historic house.

On the right side the addition will not set in from the existing house, but the new construction will be differentiated from the original by a change in materials which meets the design guidelines. Typically an inset is required except when the addition is minimal as this one is, being only twenty-feet (20') deep, and when there is a change in material. At the rear portion of the addition there will be a porte cochere extending twelve feet, four inches (12'-4") out to the right. The porte cochere would encroach two feet (2') into the standard side setback. Although the Commission can determine setbacks less than are less the standards that the bulk zoning would require, the policy to date has been that it is generally not appropriate for an addition to be wider than a historic house on both sides without a compelling condition (such as where the house is shifted to one side of the lot or the lot is unusually narrow). In addition, the proposal does not meet the Commission's policy for setback determinations as the existing building isn't already encroaching into the setback area and the lot does not have unusual constraints such as shape, size or grade that would necessitate and encroachment into the setback area.

Staff finds that the addition of the porte cochere with a three foot (3') side setback is not appropriate. Without the porte cochere the addition would not be wider than the existing house on the right side and would be compatible with the historic house. With a condition that the porte cochere be eliminated, Staff finds that the addition meets sections II.B.1.a and II.B.1.b of the Hillsboro-West End design guidelines.

The existing uncovered front stair and landing will be widened from six feet (6') to twenty-two feet (22'). Although the existing stoop is original to the structure and enlarging it would not normally meet guidelines II.B.1.a and II.B.1.b, it is not large enough to be safely used today. When enlarged, the stoop will match the character and materials of the existing stoop, and because it is primarily horizontal in nature it will not significantly alter the look of the original entrance. It does not require the removal or the covering of any significant historic features. For these reasons, Staff finds that enlarging the front stoop would be appropriate under guidelines II.B.1.a and II.B.1.b.

Setbacks and Rhythm of Spacing

The rhythm of spacing along most of the street is generally consistent, but there is approximately ten feet (10') more space between 2615 Barton and the house to the left, which is on a double lot, than there is between it and the house to the right. For this reason, staff finds that the addition on the left would be appropriate and would meet guideline II.B.1.c, but that the porte cochere to the right would not.

Location & Removability:

The addition will not impact the front or either side of the existing house, and it sets in from the house on the left side and changes materials on the right. The addition will not

have a negative impact on the original form of the house, and will meet guidelines II.B.2.a and II.B.2.e.

Design:

The form and character of the addition will be compatible with the historic house: matching roof pitch and form, matching window rhythm and size, and matching exterior finishes. The project meets section II.B.2.a and f.

Materials:

No major changes to the historic house's materials were indicated on the drawings. The walls of the addition will be clad in smooth face cement fiberboard with a five inch (5") reveal and the gable-fields will be clad in smooth face cement fiberboard panels. The trim will be cement-fiberboard. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles in a charcoal gray color matching the existing roof. The windows and doors of the addition will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. Two new stone veneered chimneys will be added, well behind the ridge of the existing roof so as to be very minimally visible. The proposed porte cochere would match these materials, with a split-faced concrete block cheek wall, an architectural shingle roof, and with cement-fiberboard wrapped square columns. The columns would be without the typical capitals and bases. In general, the known materials are compatible with those of the historic house and, with the staff's final approval of the windows and doors, staff finds that the proposal meets guideline II.B.1.d. Although Staff does not recommend approval of the porte cochere, it would recommend that if it is approved that the columns have proper capitals and bases.

Roof form:

The roofs of the addition will match the roofs of the existing house: gabled with 12:12 and 28:12 pitches. There will be two chimneys on the addition, set behind the ridge of the existing house. These chimneys are appropriate, but removing the existing chimney on the front slope of the roof is not. With a condition that the front chimney remains, Staff finds that these roofs are compatible with the existing structure and meet guideline II.B.1.e.

Proportion and Rhythm of Openings:

The existing windows on the right side of the house will be replaced with new wood windows, but no other changes to the window and door openings on the existing house were indicated on the plans. Generally resizing historic window openings is considered to be partial demolition which is not appropriate. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. With a condition that the existing window openings are not resized, 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. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.i.

Outbuildings:

The outbuilding will be one and one-half stories tall with a seven hundred, thirty square foot (730 s.f.) garage area on the first story with a five hundred square foot (500 s.f.) "bonus area" above. The height of the roof will be twenty-six feet (26') above grade, with eaves at ten feet (10'). The historic house, by comparison, is thirty feet (30') tall with eaves at approximately twelve feet (12') from grade. The building will be located behind the house, ten feet (10') from the rear of the property, twelve feet (12') from the left side of the property, and nearly thirty feet (30') from the right. The standard setback requirement for an outbuilding of this size would be twenty feet (20'); however, Staff finds the proposed location to be appropriate as it is compatible with the locations of historic outbuildings. The character of the outbuilding will match the proposed addition: matching roof pitch and form, matching window rhythm and size, and matching exterior finishes. Staff finds that the outbuilding will be compatible with the house and that it meets section II.B.1.h of the design guidelines.

Recommendation:

Staff recommends approval of the proposed addition and outbuilding with conditions that:

- The original front chimney is retained; and
- The existing window openings are not resized; and
- The porte cochere is eliminated; and
- The selection of windows and doors are approved by Staff prior to purchase/installation.

Meeting those conditions, Staff finds that the proposal will meet the design guidelines of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



2615 Barton Avenue.



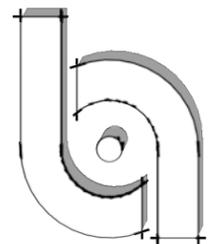
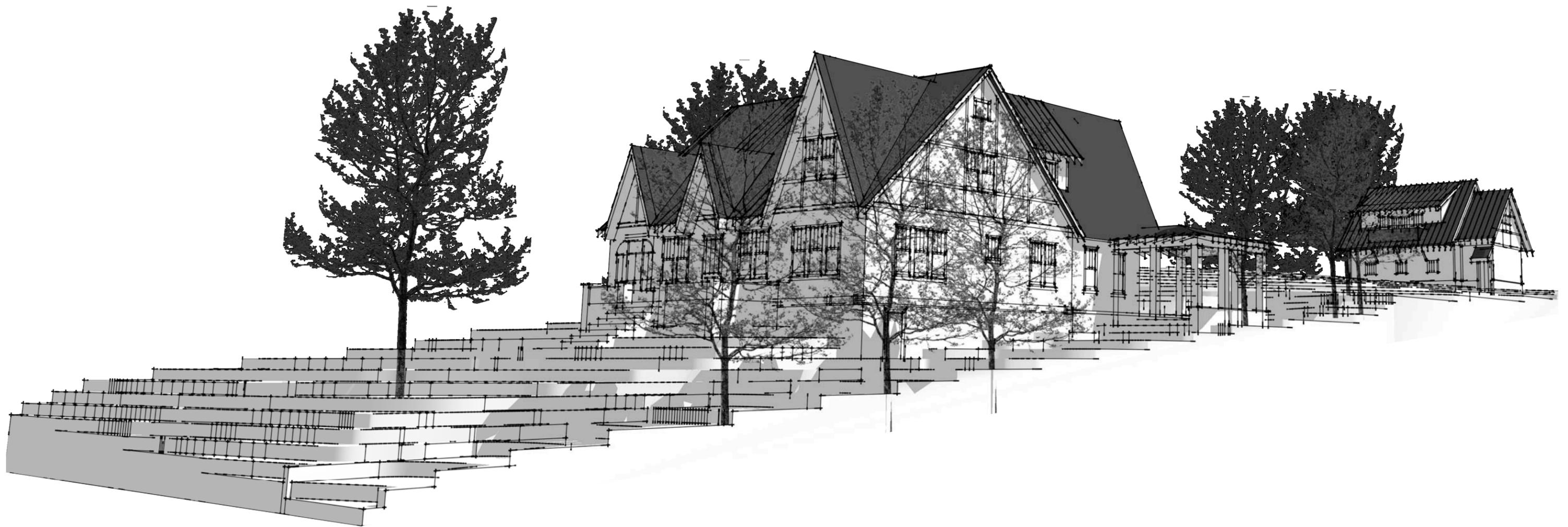
2615 Barton Avenue, right-side rear.



2615 Barton Avenue, left-side rear.



Rear yard of 2615 Barton Avenue.



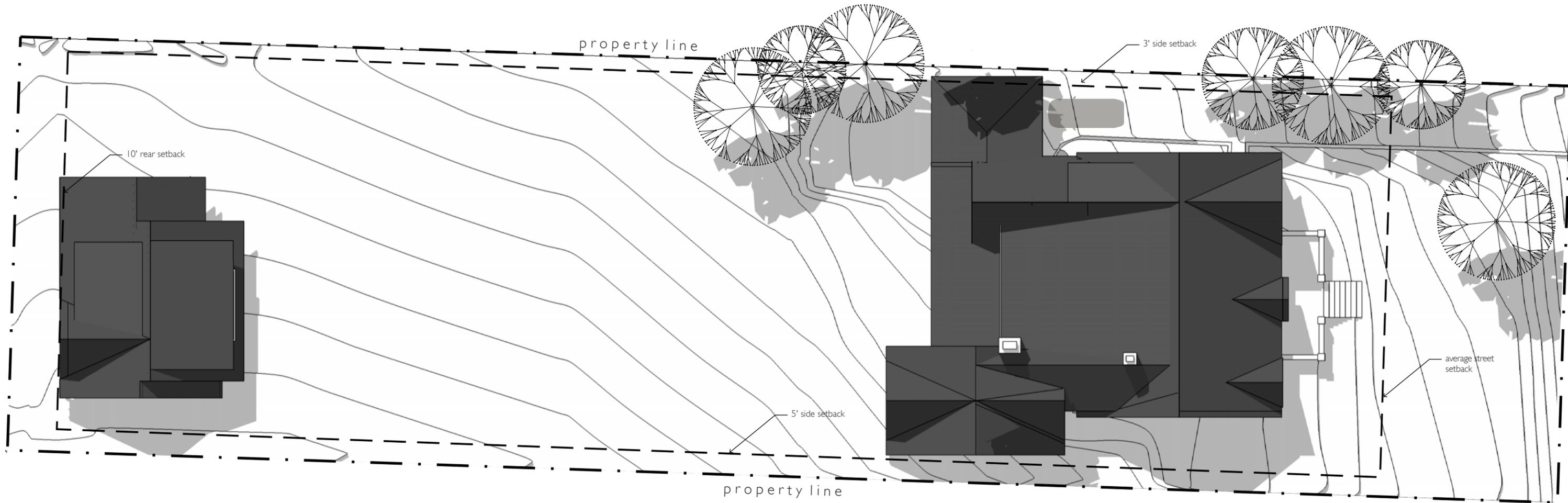
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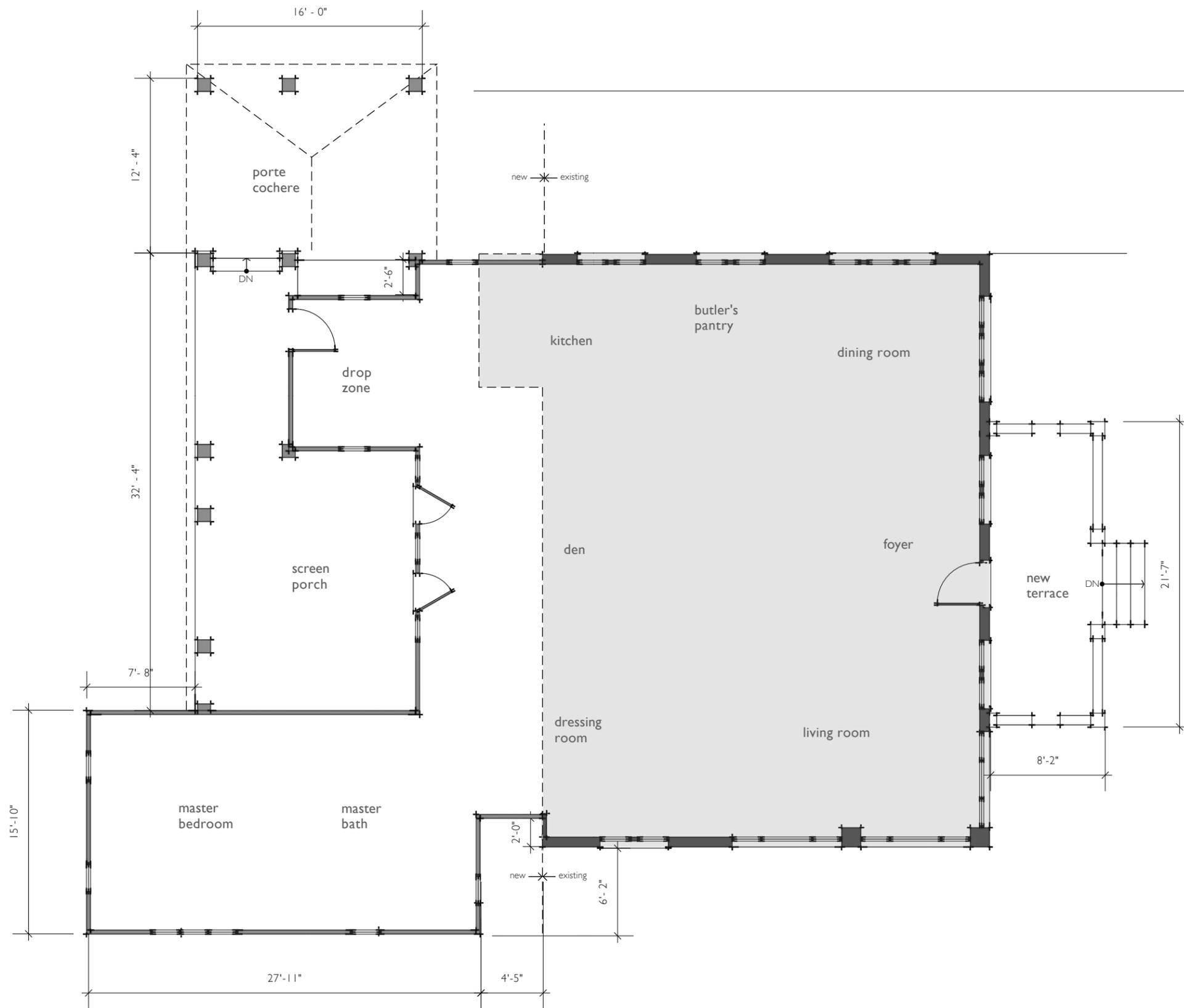
street perspective
no scale

2615 Barton Avenue
nashville, tn 37212

submittal for metropolitan historic zoning commission

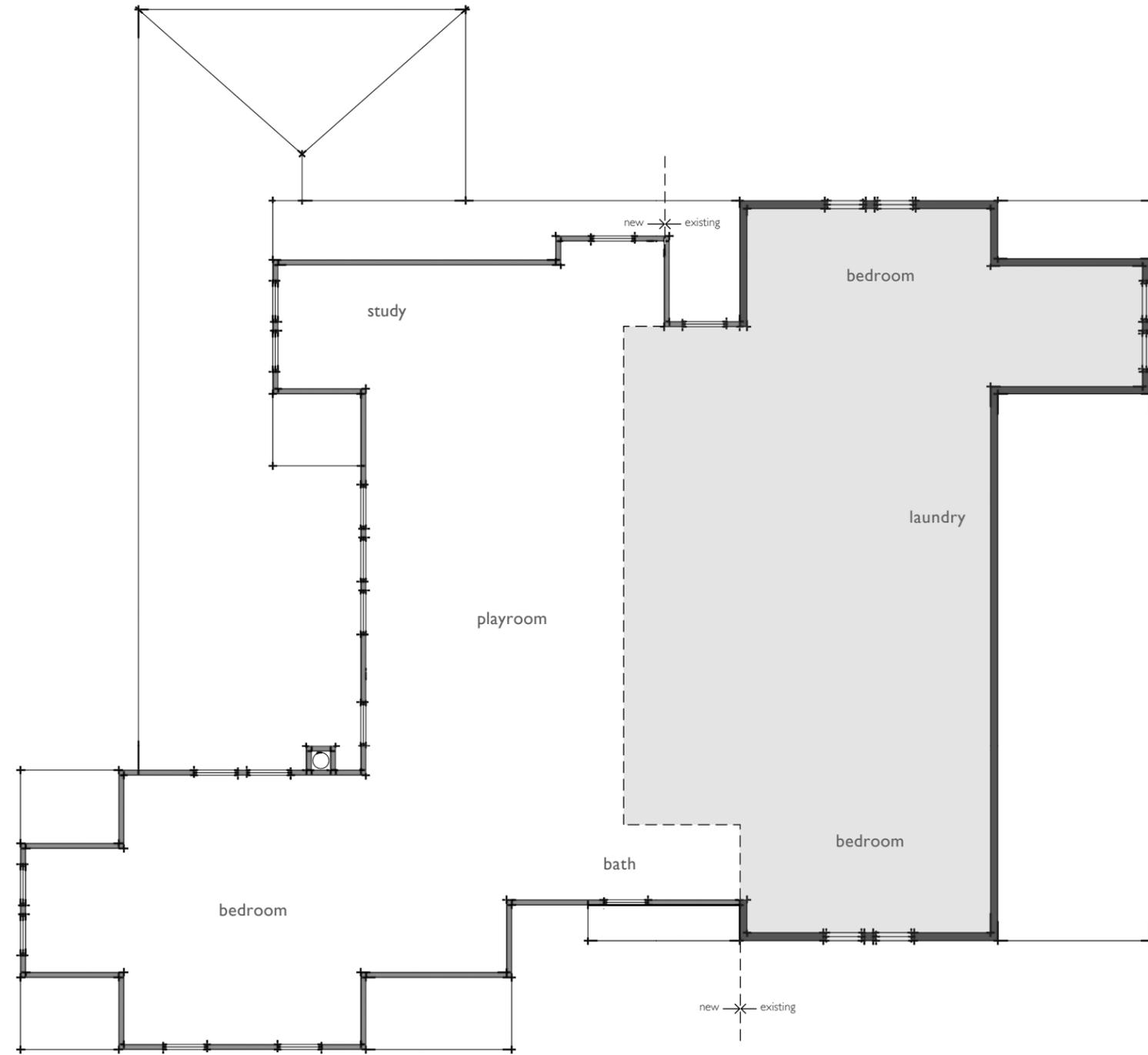
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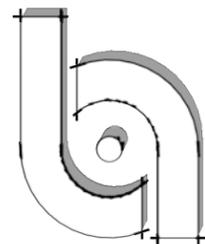
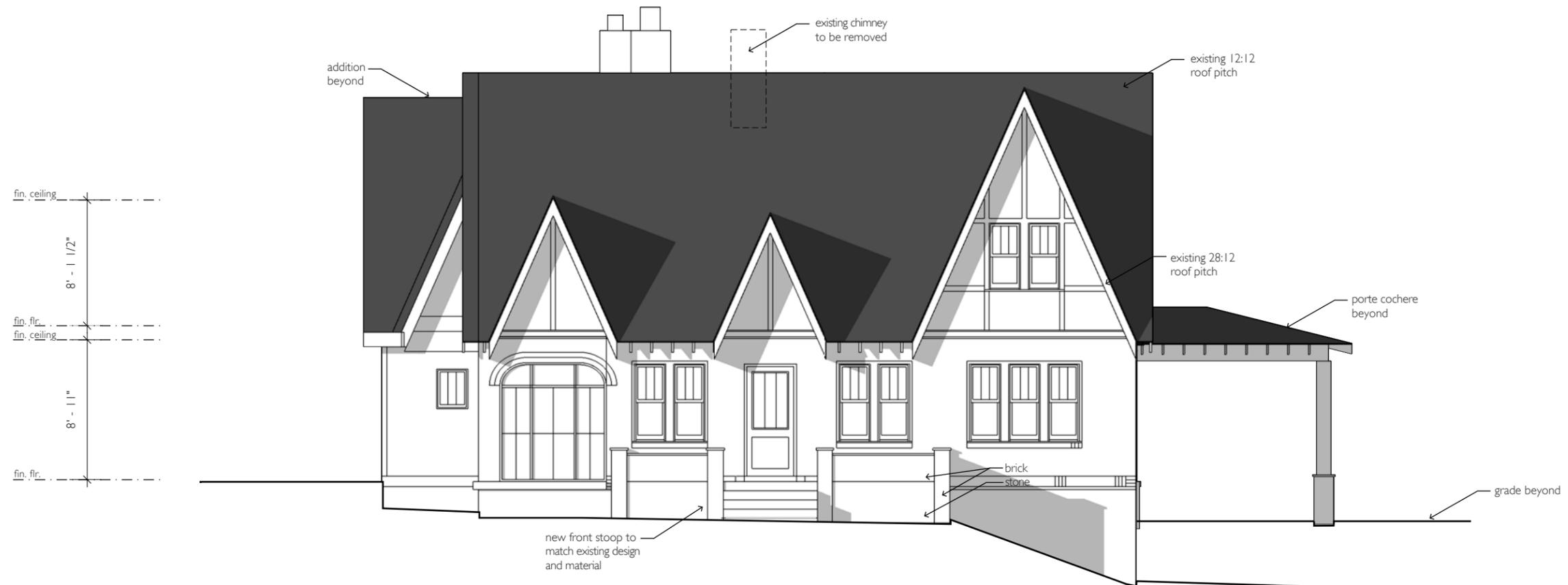




first floor plan
scale: 1/8"=1'0"







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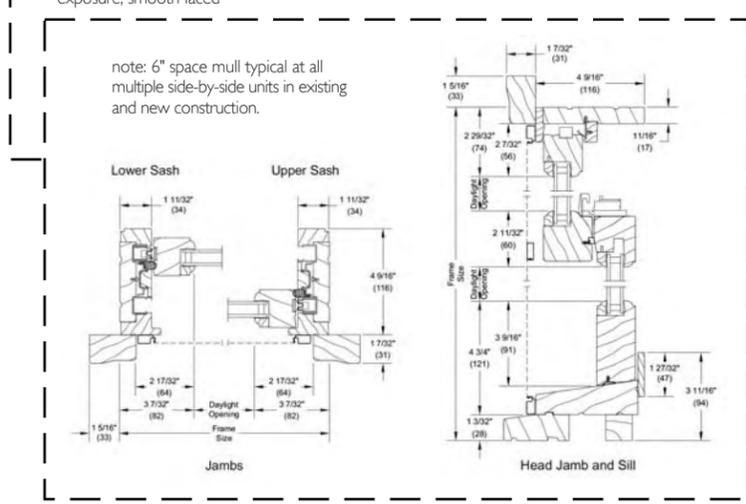
front elevation
 scale: 1/8"=1'0"

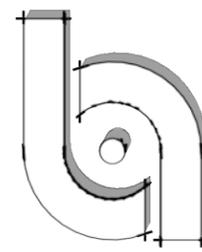
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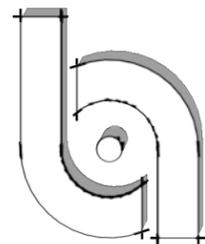

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right elevation
 scale: 1/8"=1'0"

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rear elevation
 scale: 1/8"=1'0"

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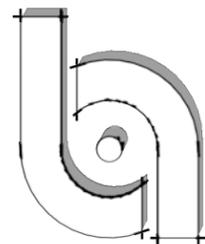
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fin. ceiling
 8' - 1 1/2"
 fin. flr.
 fin. ceiling
 8' - 1"
 fin. flr.



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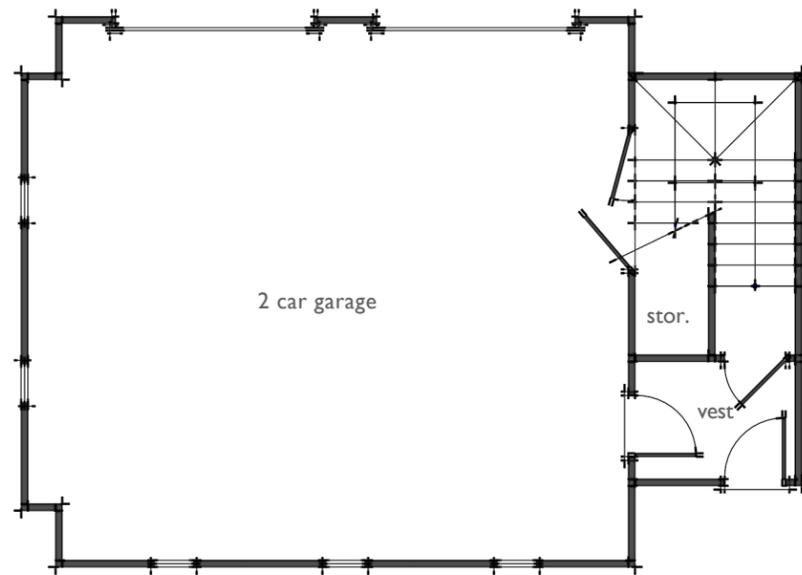
left elevation
 scale: 1/8"=1'0"

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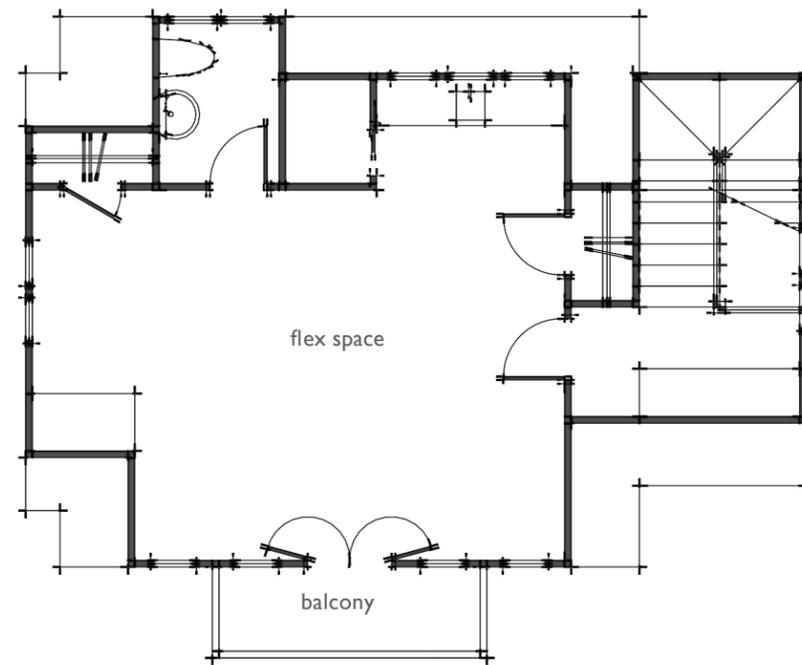
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2 car garage

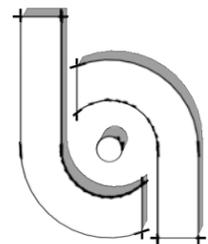
stor.

vest



flex space

balcony



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garage first floor plan
 scale: 1/8"=1'0"
 730 sq. ft.

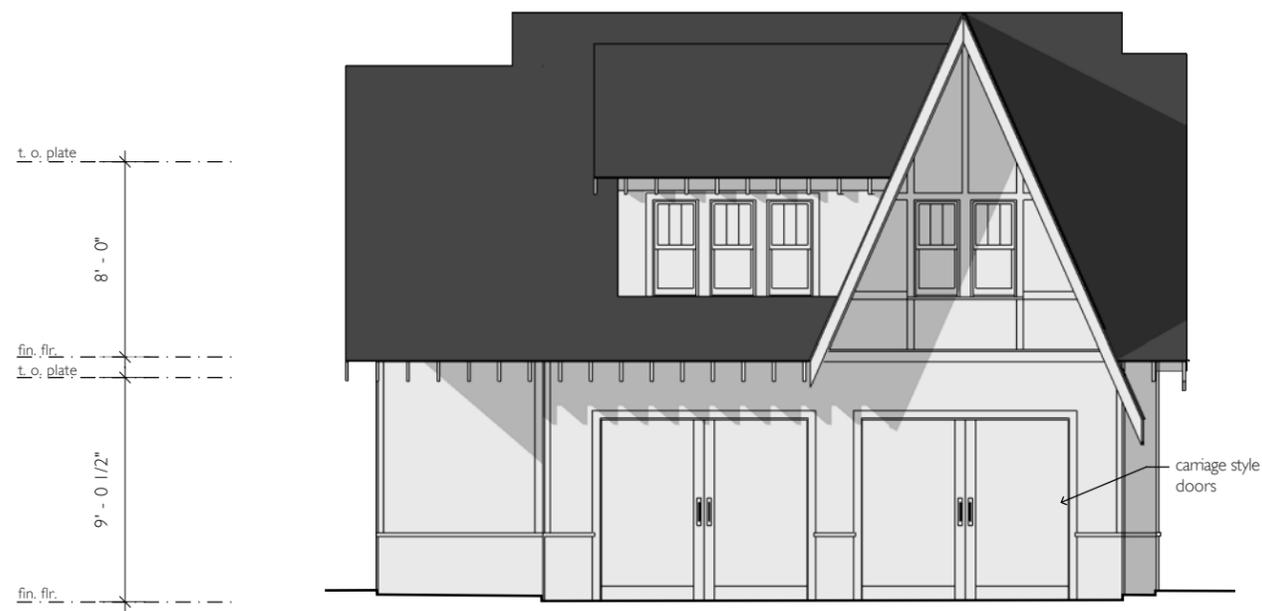
garage second floor plan
 scale: 1/8"=1'0"
 495 sq. ft.

2615 Barton Avenue
 nashville, tn 37212

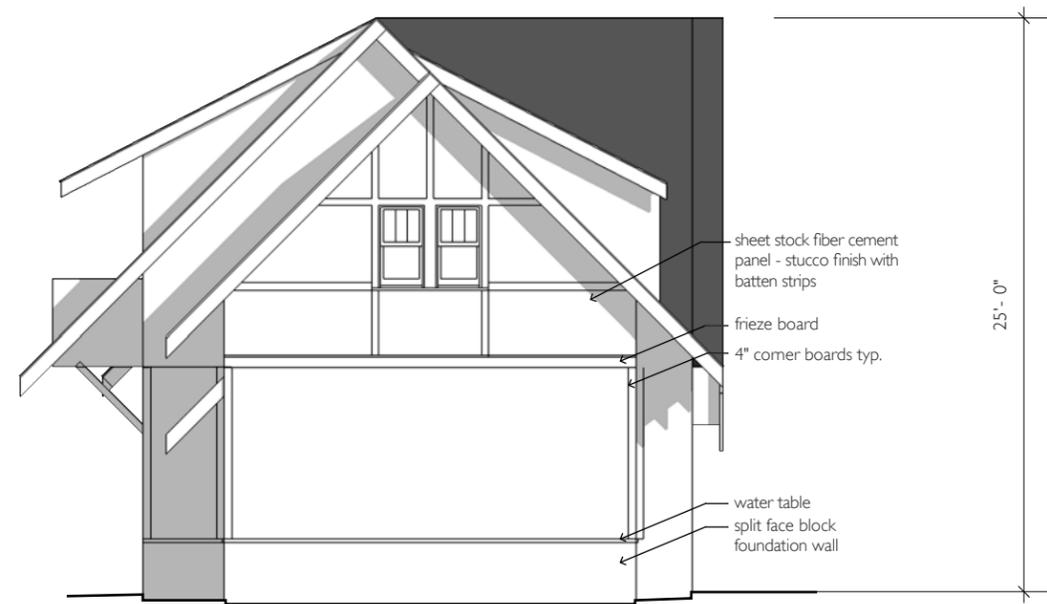
submittal for metropolitan historic zoning commission



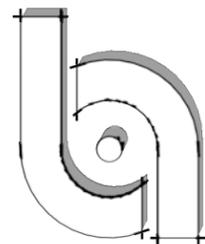
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front elevation
scale: 1/8"=1'0"



left elevation
scale: 1/8"=1'0"



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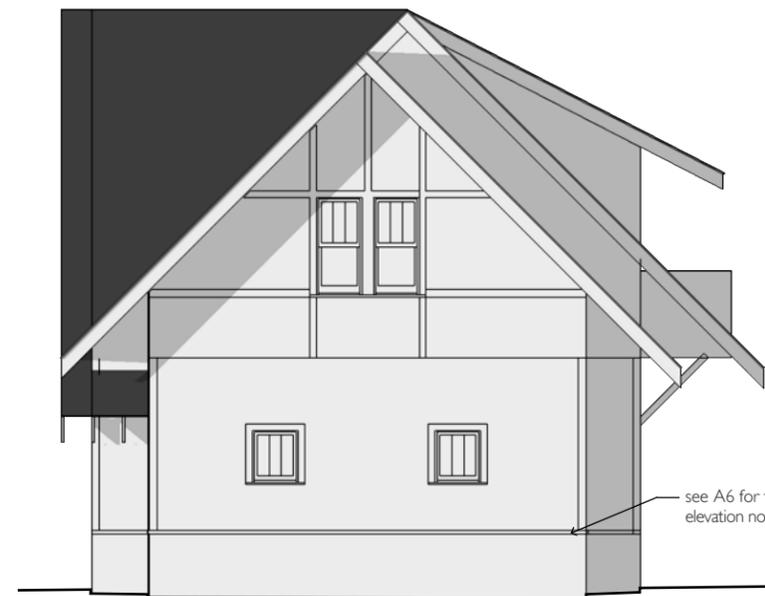
submittal for metropolitan historic zoning commission

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rear elevation
scale: 1/8"=1'0"



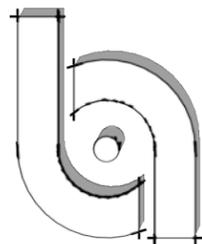
right elevation
scale: 1/8"=1'0"

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