KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

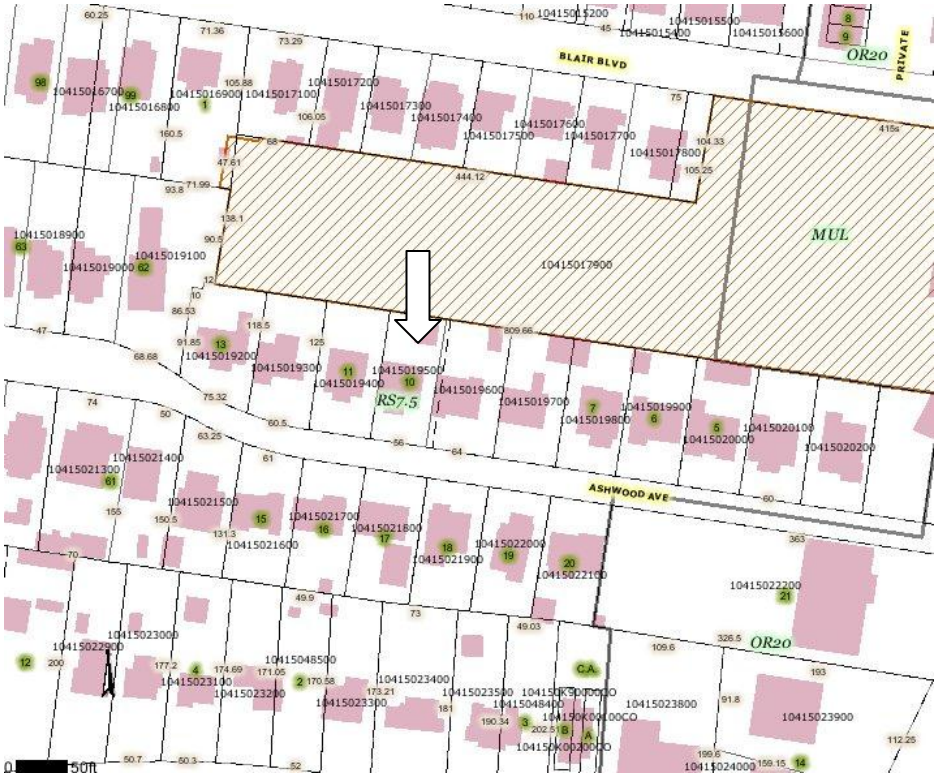
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2116 Ashwood Avenue
December 17, 2014

Application: New construction-addition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415019600
Applicant: Jennifer Bagwell
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The application is for construction of an addition and screened porch to the rear and side of the house. **Recommendation Summary:** Staff finds the project meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay, and recommends approval with the condition that Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation.	**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.

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.

Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.

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.

Porches
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.

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. 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, 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.

Additions that tie into the existing roof should be at least 6" off the existing ridge.

In order to assure than an addition has achieved proper scale, the addition should:

· No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· Additions 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.

III.B.1 Demolition is Not Appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

Background: 2116 Ashwood Avenue is a brick bungalow constructed circa 1929. It is a contributing building to the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Figure 1. 2116 Ashwood Avenue

Analysis and Findings:

Figure 2. Rear deck and existing addition to be removed for the project

Demolition: The project includes demolition of the rear deck and an existing rear addition. Their removal will not be detrimental to the architectural or historical integrity of the building. The proposed partial demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition will measure approximately twenty-four feet (24') by seventeen feet (17'), with a total footprint of four hundred and eight square feet (408 sq. ft.), compared to the one thousand, two hundred and eighty-five square feet (1285 sq. ft.) of the house. What is the square footage of the existing house and how does the addition compare? Scale is not just height along but also the overall massing/volumn. The addition's ridge height will be approximately five feet (5') below the existing ridge of the house. The foundation and eave height will match the house. The right side of the addition does not sit in a foot, as would typically be required of a one-story addition; however, in this case the enclosed part of the addition is really a reconstruction of the addition that will be removed. The newest part will be a screened-in porch. Staff finds the addition to be compatible with the house and surrounding historic buildings. The project meets section II.B.1.a.and b.

Location & Removability: The addition will be built to the rear of the existing rear porch and will extend four feet, two inches (4'2") beyond the right-side wall. The design guidelines allow for an addition to be wider when the lot is wider than sixty feet (60') and the house is shifted to the side of the lot, which is the case here. The original form of the house will remain intact. The addition will be subservient in massing to the house. The project meets section II.B.2.a and e.

Design: The design of the addition will be distinguished from the house primarily with a change of materials. The design is compatible with the size, scale, and character of the context. The project meets section II.B.2.a and f.

Setback & Rhythm of Spacing: The addition will be fifteen feet (15') from the right side property line and twenty-six feet (26') from the left side property line. It will be thirty-eight feet (38') from the rear property line, meeting setback requirements of five feet (5') and twenty feet (20'). The project meets section II.B.1.c and II.B.2.a.

Materials: The addition will be clad in fiber cement siding, panels and trim. The siding will have five inches (5") of reveal. The foundation will be stone. Roofing shingles will match the existing roofing material in design and color. The screened porch will have wood posts and aluminum screening. The porch deck, steps and railing will be wood. Staff recommends administrative review of the wood windows and doors.

Additional alterations are planned for the existing house but are not reviewed in a Neighborhood Conservation Zoning Overlay. An existing metal railing on the front stoop is proposed to be removed but it is not original to the house. The front door and storm door will also be replaced but the dimensions of the openings will not be altered.

With the staff's final approval of the windows and doors, the project meets section II.B.1.d.

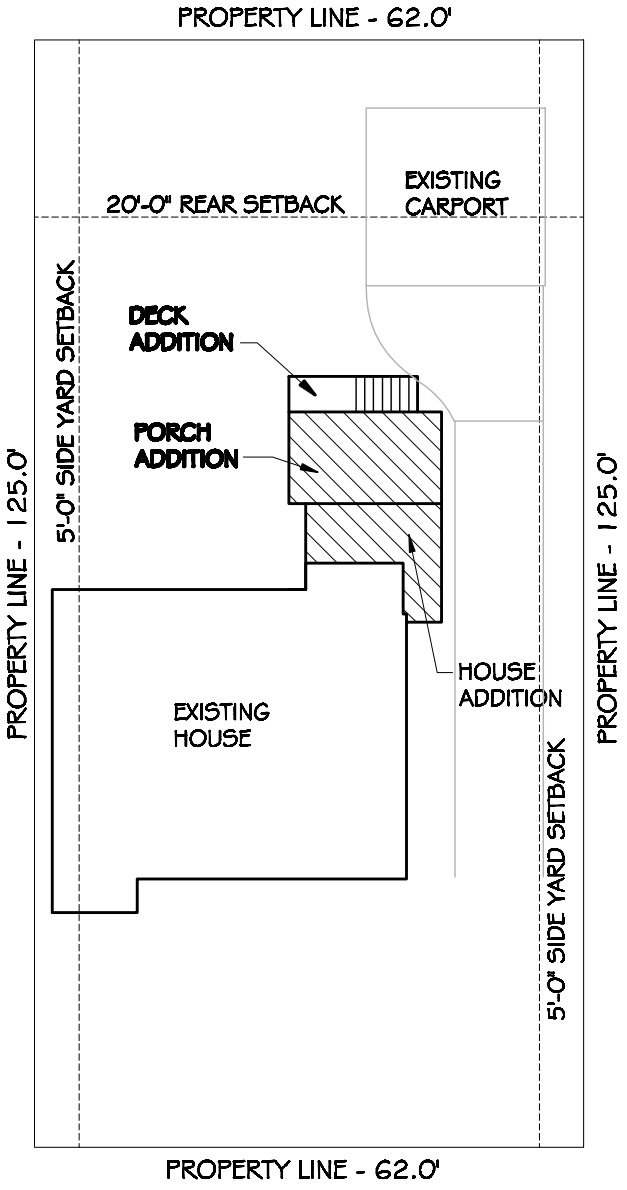
Roof form: The addition will have a hipped roof with 8/12 pitch matching the existing roof form and pitch of the house. The roof is compatible with the house and the context. The project meets section II.B.1.e.

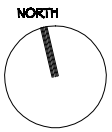
Orientation: The addition will not change the orientation of the house. The rear will provide the same rear access to the house as exists currently. The project meets section II.B.1.f.

Proportion and Rhythm of Openings**:** Several window openings inside the proposed porch area will be replaced. As these windows are in a rear porch enclosed at an unknown date, staff finds the proposed proportion and rhythm of openings meets section II.B.1.g.

Utilities: No changes to the utilities were indicated on the drawings.

Recommendation:
Staff finds the proposed addition meets the design guidelines, and recommends approval of the project with the conditions that Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation.





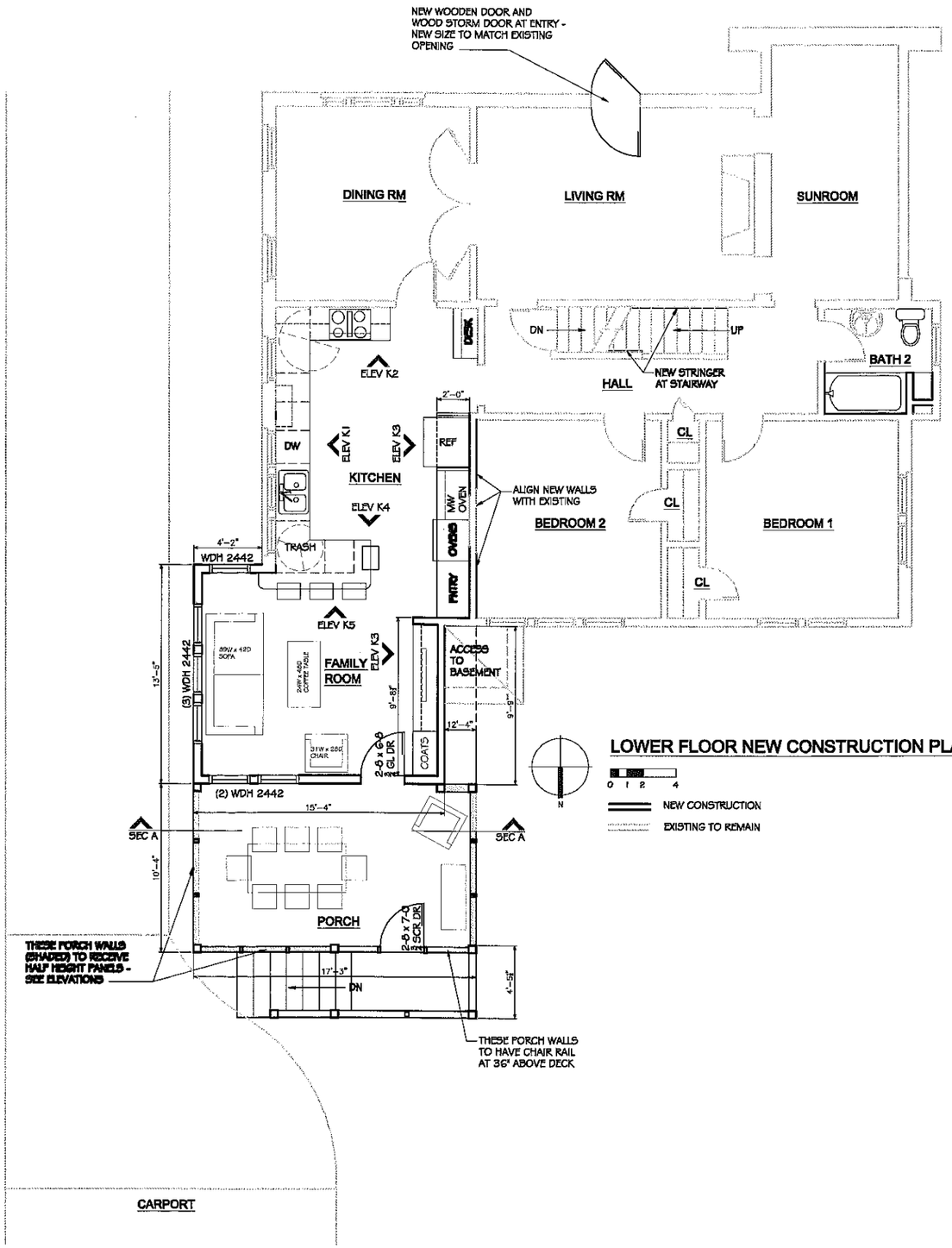
ALL DIMENSIONS SHOWN ARE TAKEN FROM
MORTGAGE PROPERTY MAP DATED DECEMBER 9, 1991

SITE INFORMATION FOR
BUILDING PERMIT

DuBose Residence
2116 Ashwood Avenue
Nashville, Tennessee 37212

SCALE 1" = 20'-0"
0 10' 20' 40'

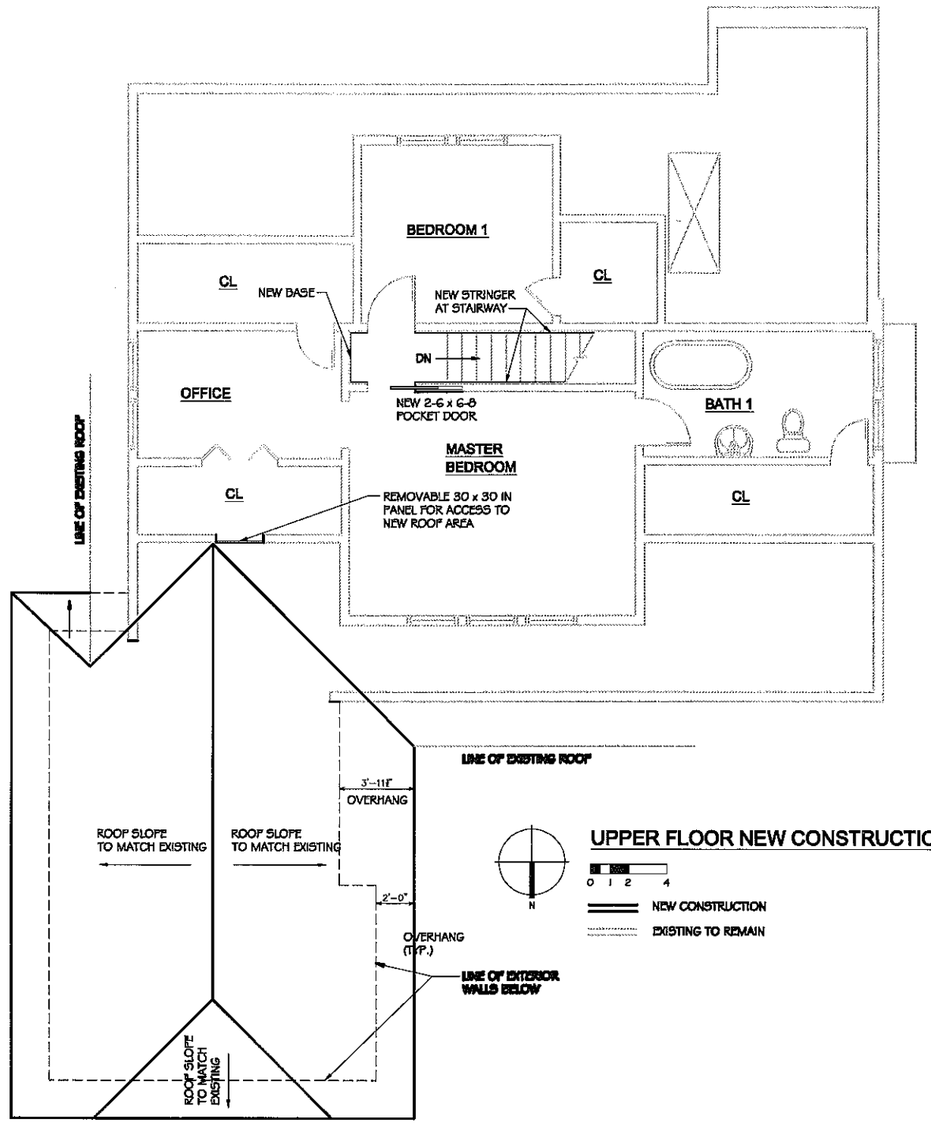
NOVEMBER 4, 2014



LOWER FLOOR NEW CONSTRUCTION PLAN

NEW CONSTRUCTION

EXISTING TO REMAIN



UPPER FLOOR NEW CONSTRUCTION PLAN

NEW CONSTRUCTION

EXISTING TO REMAIN

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND IBC 2006 WITH LOCAL AMENDMENTS.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTION BEGINS.
- ALL DIMENSIONS ARE TO BE READ OR CALCULATED AND NEVER SCALED. DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN FROM AN EXISTING WALL ARE FROM FACE OF EXISTING FINISH OF THAT WALL.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A WELL CONSTRUCTED AND SAFE STRUCTURE.

- INSTALL 6" BATT FIBERGLAS INSULATION (R-19) IN EXTERIOR STUDS OF HEATED AREAS.
- INSTALL 12" BATT FIBERGLAS INSULATION (R-30) IN CEILINGS OF HEATED AREA.
- CAULK AROUND DOORS, WINDOWS AND ALL OTHER OPENINGS OF EXTERIOR WALLS OF HEATED AREA.
- ALL DOOR AND WINDOW OPENINGS ARE CENTERED ON WALL OR 4" FROM CORNER UNLESS OTHERWISE SPECIFIED.
- ALL NEW WINDOW SIZES BASED ON ANDERSEN WINDOWS AND DOORS.
- VERIFY USE OF TEMPERED GLASS AS REQUIRED BY LOCAL CODES BEFORE ORDERING WINDOWS AND DOORS.

BAGWELL DESIGN
5031 MARCHANT DRIVE
NASHVILLE, TENNESSEE 37211
(615) 305-7205 bagwelldesign@bellsouth.net

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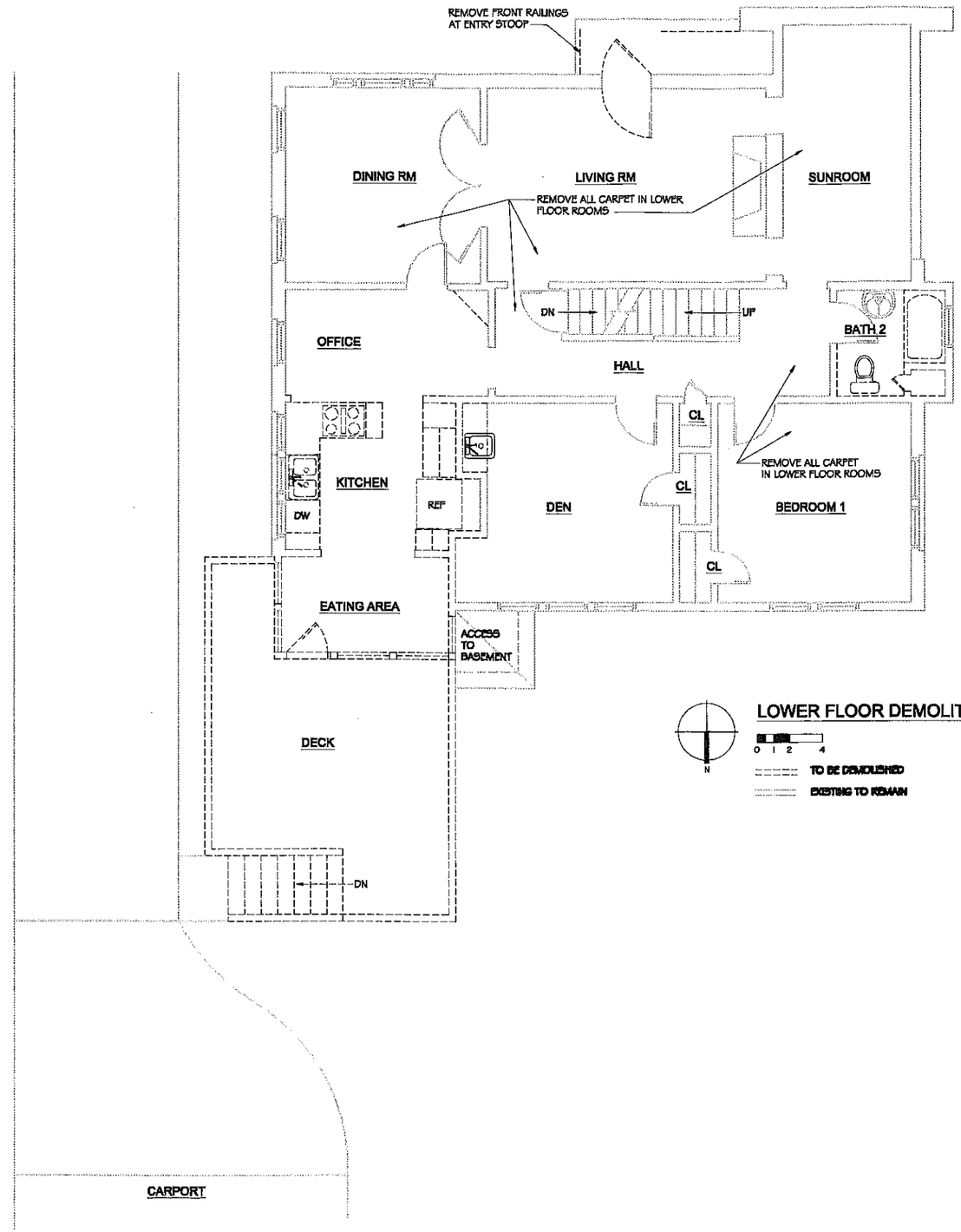
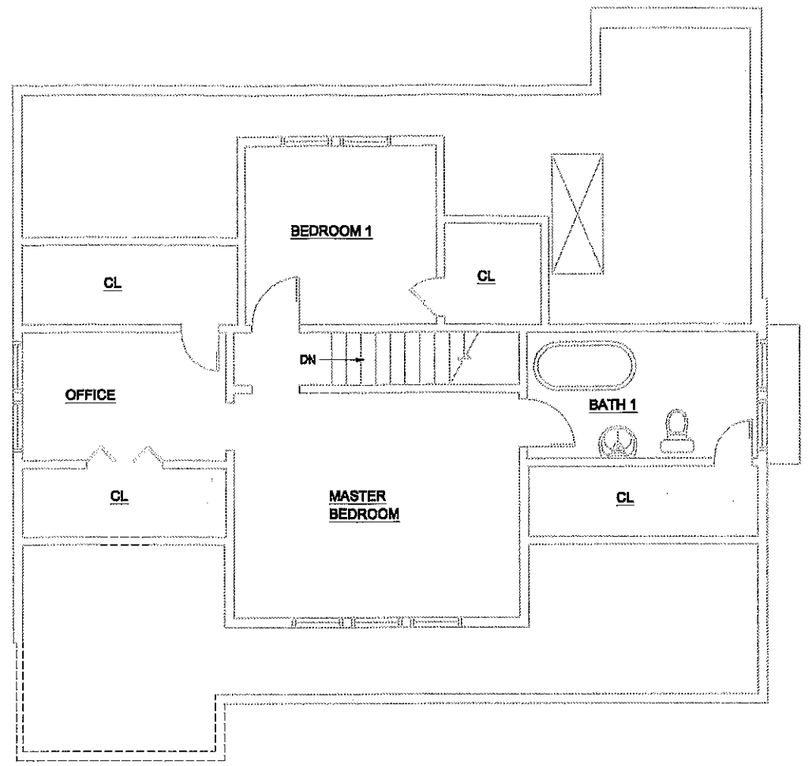
2116 Ashwood Avenue, Nashville TN 37212

NEW CONSTRUCTION PLANS
A1
Historic Zoning Submission
12.01.2014





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LOWER FLOOR DEMOLITION PLAN

0 1 2 4

TO BE DEMOLISHED

EXISTING TO REMAIN

N

UPPER FLOOR DEMOLITION PLAN

0 1 2 4

TO BE DEMOLISHED

EXISTING TO REMAIN

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(615) 305-7205 bagwelldesign@bellsouth.net

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EXISTING FLOOR PLANS
D1
Historic Zoning Submission
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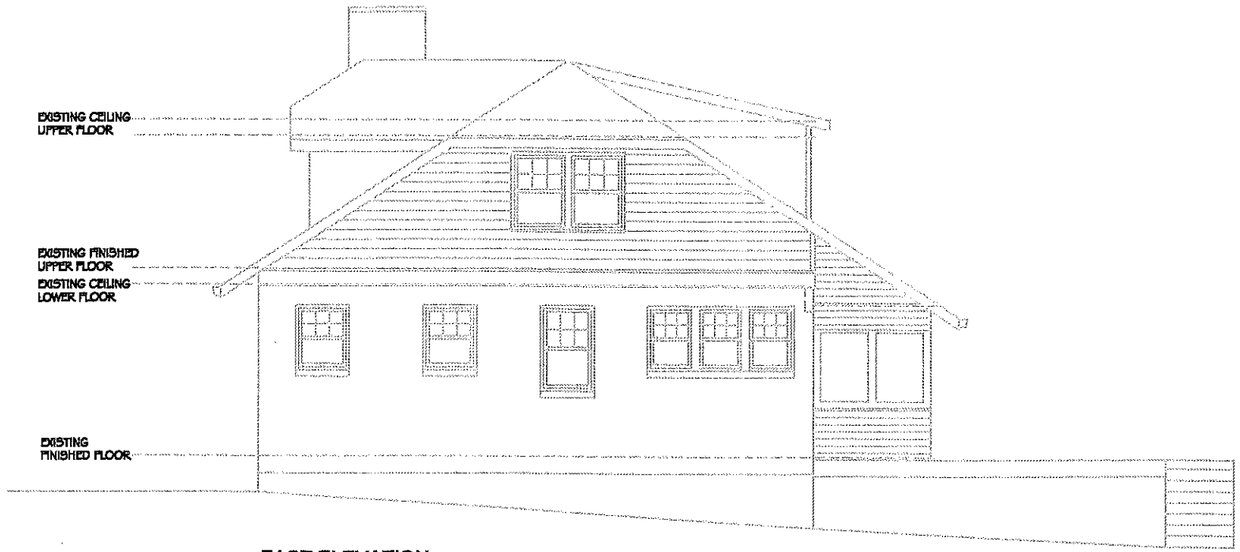

EAST ELEVATION

0 1 2 4

NORTH ELEVATION

0 1 2 4

SOUTH ELEVATION

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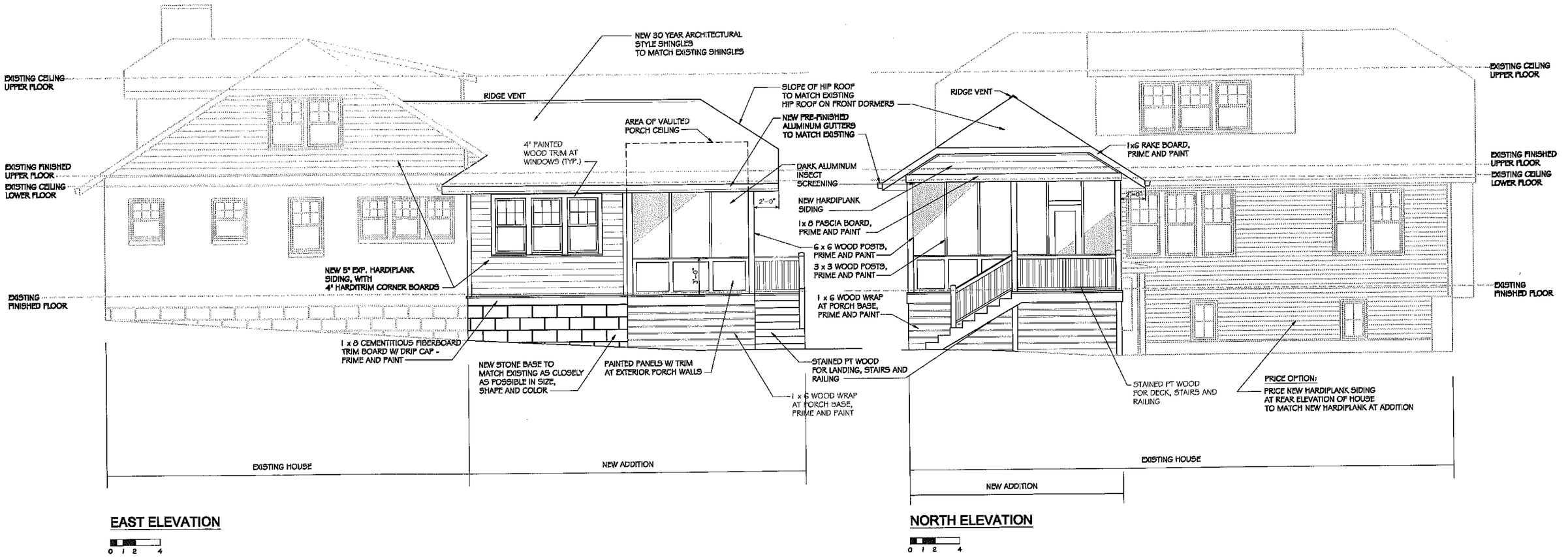

EAST ELEVATION

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NORTH ELEVATION

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NEW EXTERIOR ELEVATIONS
E1
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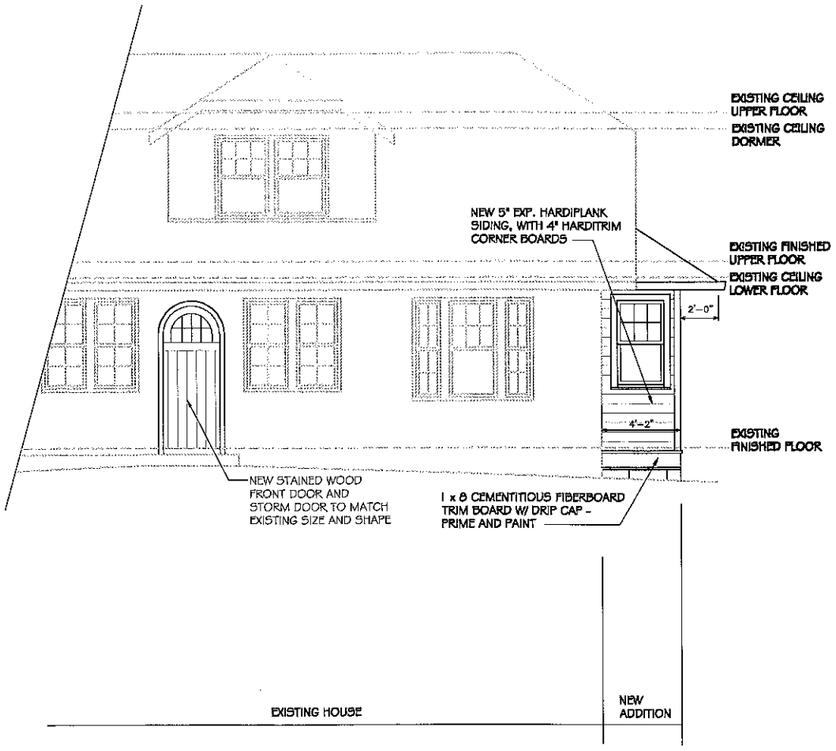

SOUTH ELEVATION

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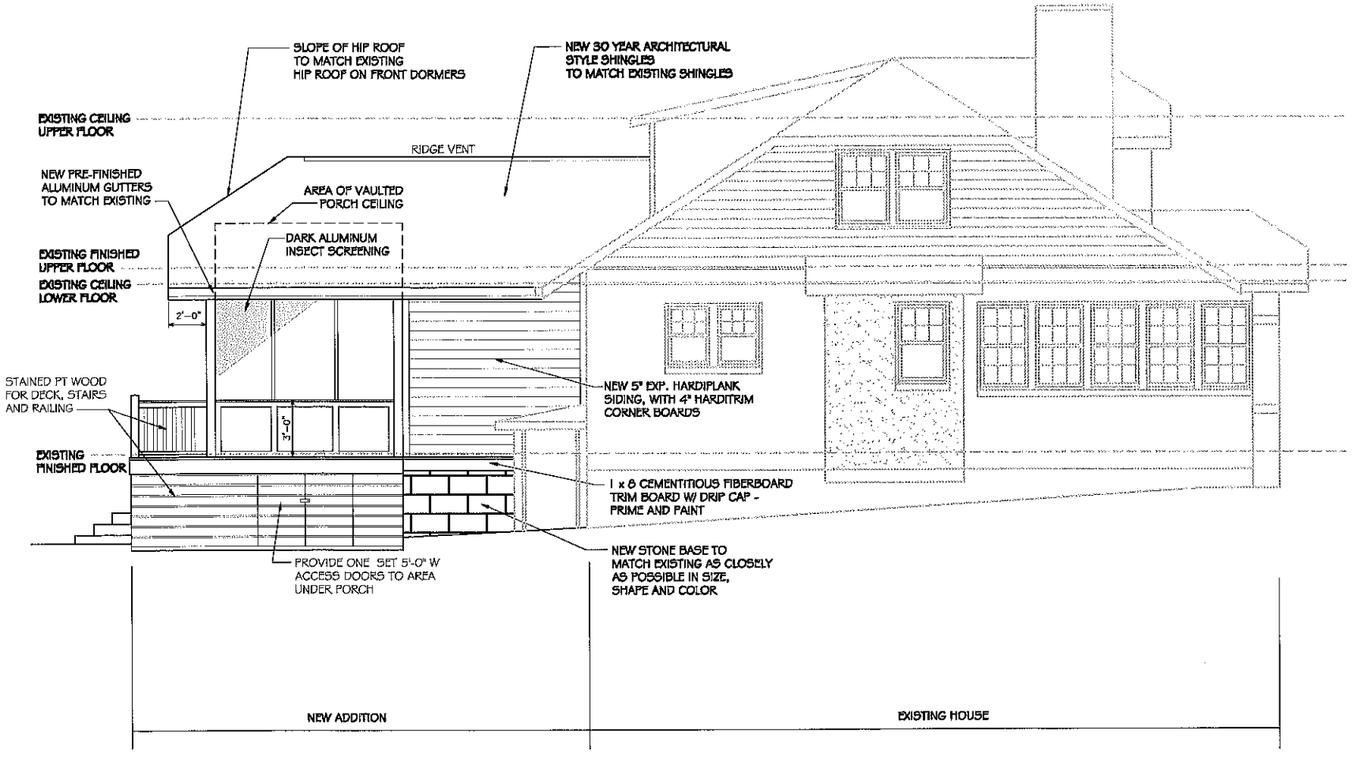

WEST ELEVATION

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