

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION

**510 Fairfax Avenue
December 16, 2015**

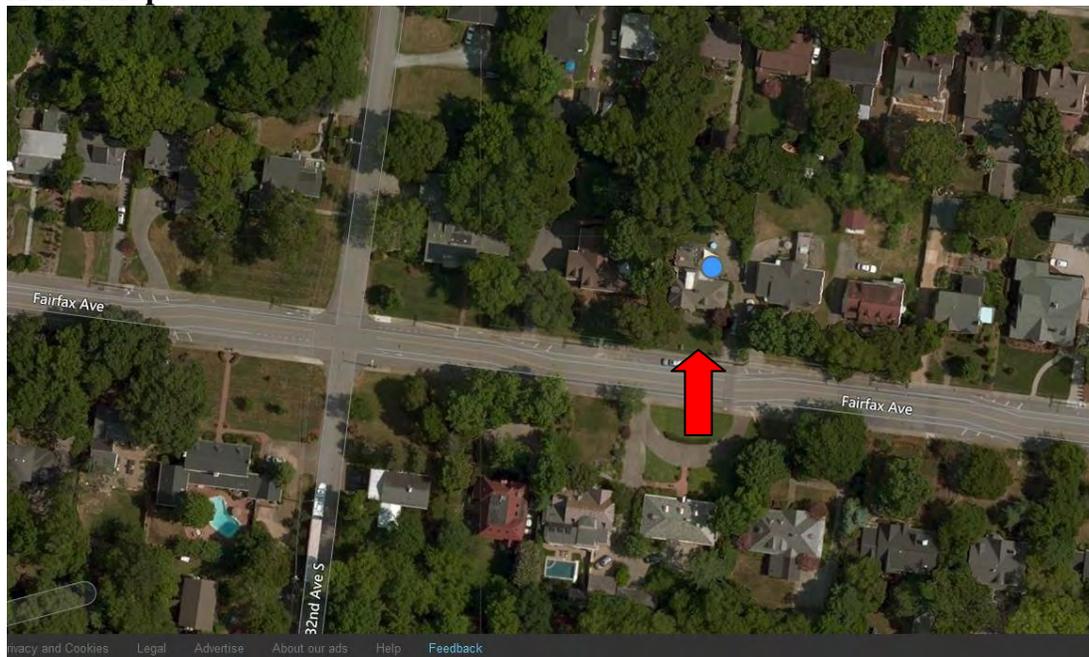
Application: New construction— addition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10410019200
Applicant: Tyler LeMarinel, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct an addition that is taller and wider than the historic structure.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and3. Staff approve the roof color and masonry color, dimensions and texture. <p>With these conditions, staff finds that the addition meets Sections II.B. of the <i>Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</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.

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.

Parking areas and Driveways

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. 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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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 that 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 taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to

help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

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).

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: 510 Fairfax is a c. 1935 stone Tudor Revival style house (Figure 1). It contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



Figure 1. 510 Fairfax Avenue

Analysis and Findings: Application is to construct an addition that is taller and wider than the historic structure.

Location & Removability: The addition is located entirely behind the historic house. It attaches to a portion of the rear of the house that was formerly a porch and has since been enclosed (Figure 2). Although the Commission typically asks for an inset of one to two feet (1'-2') at the back corner of the house, the addition does not inset at all, but rather extends out to be six feet (6') wider than the historic house. Staff finds the lack of an inset to be appropriate in this instance because the existing porch has been enclosed in more recent years and the addition already sets in approximately one foot (1') from the back corner of the house, and therefore the historic back corner of the house has been preserved. The addition is adequately distinguished from the historic house, yet could be removed in the future without detrimentally affecting the historic character of the house. Staff therefore finds that the project meets Sections II.B.2.a and e. of the design guidelines.



Figure 2. The addition attaches to an enclosed former porch that is inset from the back corner of the house.

Height & Scale: The addition extends to be six feet (6') wider than the historic house on the left side. Staff finds this to be appropriate because the lot is unusually wide at

seventy-four feet (74'). As mentioned previously, the addition is not inset from the back left corner of the house, but staff finds that to be appropriate because it connects to an enclosed former porch which is inset from the back wall of the house. On the right side, the addition is set in approximately twenty-three (23'). Overall, the addition will add approximately nine hundred and forty square feet (940 sq. ft.) in footprint to the existing house, which has a footprint of approximately fourteen hundred square feet (1,400 sq. ft.).

The wider portion of the addition is no taller than the historic house. Its eave and ridge height will match that of the historic house. The portion of the addition that is taller than the historic house is located entirely behind the historic house and is inset twenty-one feet (21') from the right side and approximately eleven feet (11') from the left side. It is two feet, six inches (2'6") taller than the historic house. Staff finds the taller portion of the addition to be appropriate because it is located forty feet (40') behind the front of the house, and it has side gable form. These factors, plus its significant inset, will help reduce the visibility of the taller portion of the addition from the street.

Staff finds that the proposed addition meets Sections II.B.1.a. and b. and II.B.2. of the design guidelines.

Design: The addition is distinguished from the historic house with its separate form and its change in materials from stone to cement fiberboard. At the same time the addition's roof form, height, scale, fenestration pattern, and materials are all compatible with the historic house. Staff finds that the project meets Section II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition will meet all base zoning setbacks. Even though it is wider than the historic house, it will not affect the historic house's rhythm of spacing along the street because the addition is located behind the historic house. Staff finds that the addition's setback and rhythm of space meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: No changes to the historic house's materials were indicated on the drawings. The house is primarily stone with a stone foundation and areas of board and batten. The addition will be clad in smooth face cement fiberboard with a five inch reveal, with areas of stucco board and batten and cement fiberboard panels. The trim will be cement fiberboard, and the rear porch columns will be also wrapped in cement fiberboard. The foundation will be concrete block with a parge-coat finish, and the primary roof will be shingles in a color to match the existing roof. The roof of the porch in the rear will be metal, and staff asks to approve the metal color. Stucco will be used for the chimney. The windows and doors will be aluminum clad, 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 and the roof color, staff finds that the known materials meet Sections II.B.1.d and II.B.2. of the design guidelines.

Roof form: The historic house's has a cross gable and hipped roof form with a slope of approximately 10/12. The wider portion of the addition has a side gable form with a front shed dormer that is inset two feet (2') from the side walls and two feet (2') from the wall below. The taller portion of the addition has a side gable form to reduce its visibility from the street. The rest of the addition's roof forms will not be visible from the street, but will all be compatible with the historic house's roof. Staff finds that the proposed addition meets Section II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The proposed addition will not alter the orientation of the house towards Fairfax Avenue. Staff therefore finds that the project meets Section II.B.1.f. and II.B.2. of the design guidelines.

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 are all generally square or 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. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. and II.B.2. of the design guidelines.

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.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house; and
3. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the addition meets Sections II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

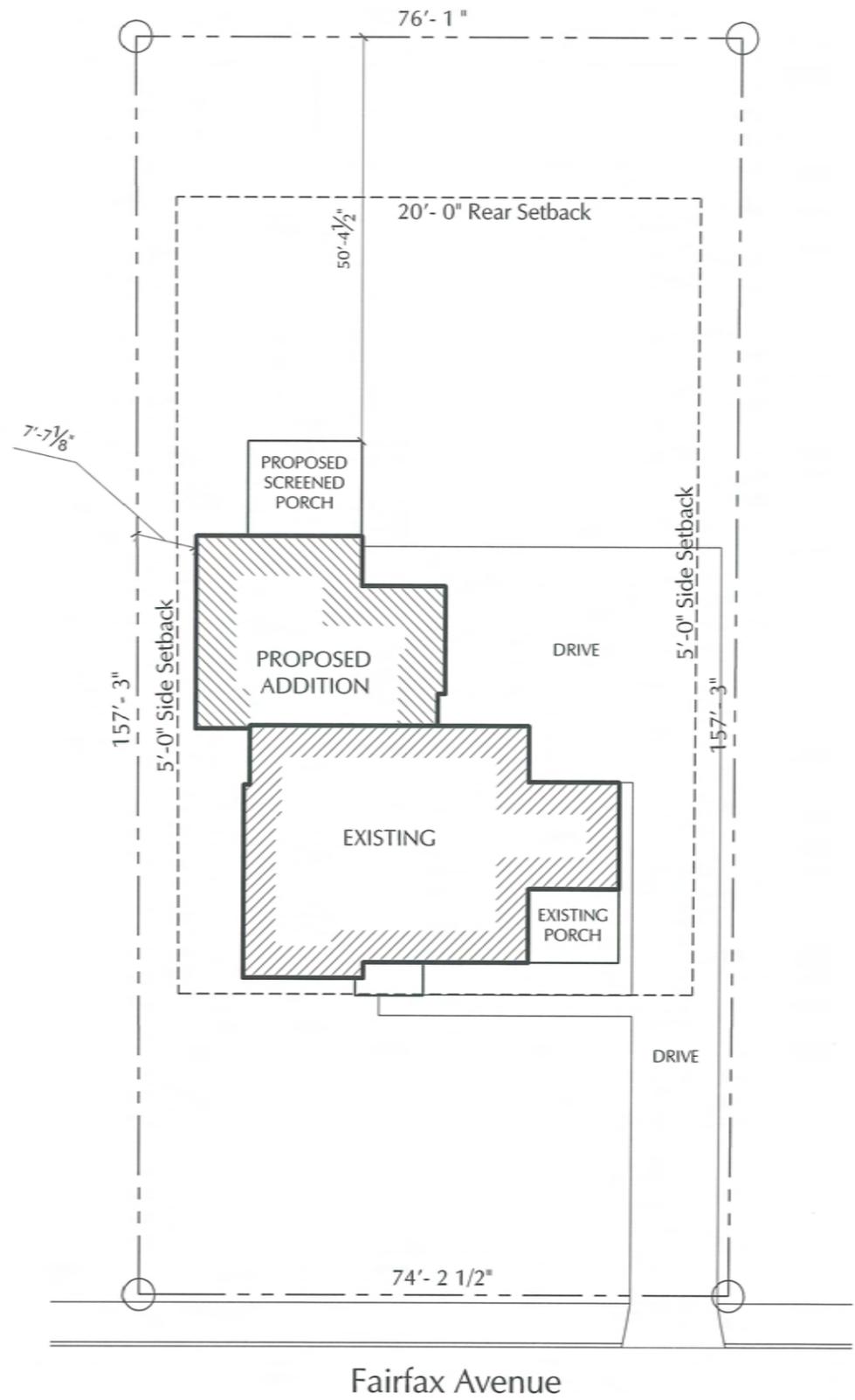
Additional Photos



Front and left facades.



Right side façade.



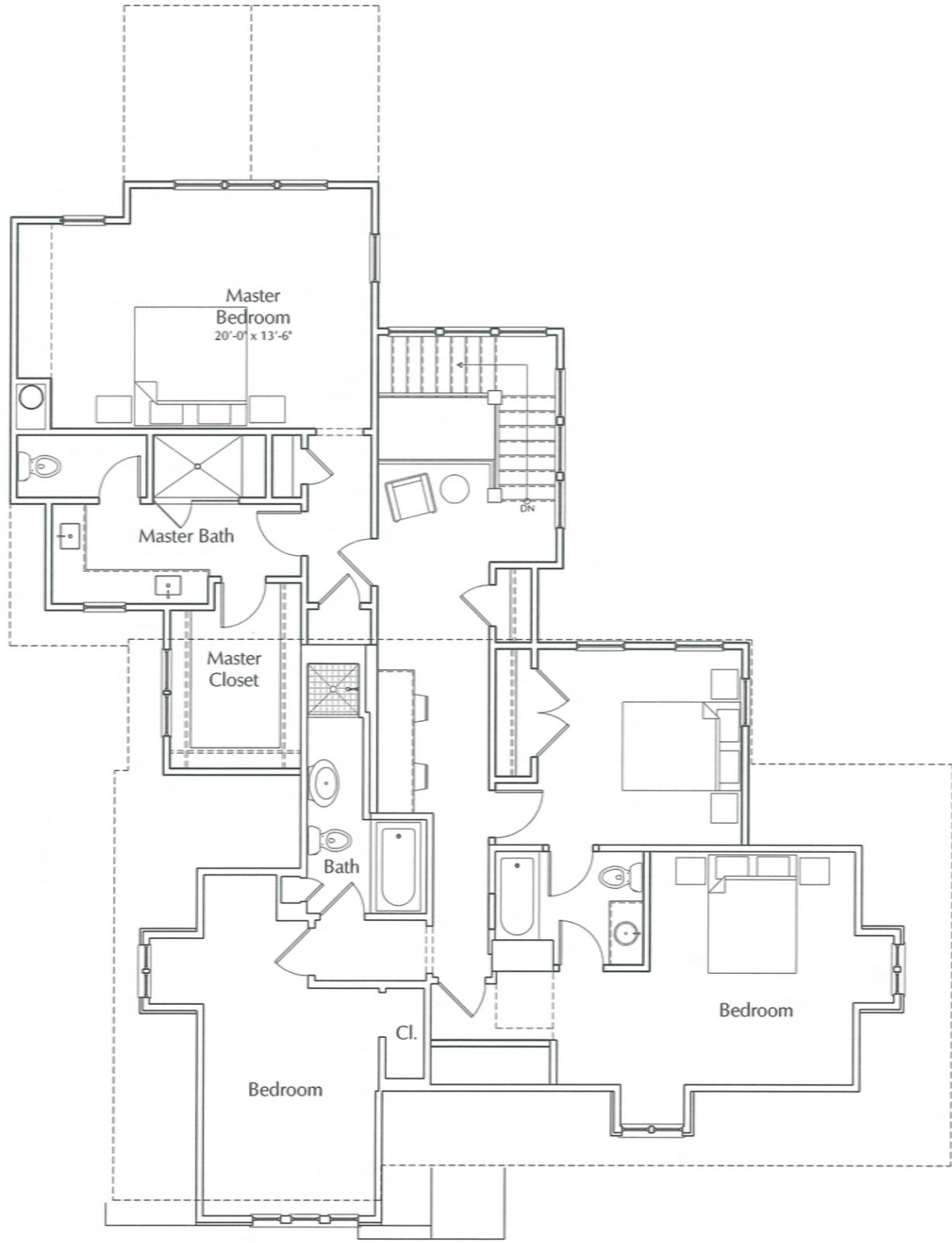
1 Site Layout Plan
 Scale: 1" = 20'-0"
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Additions and Renovations to:
Thomas Residence
 510 Fairfax Avenue
 Nashville, Tennessee 37212

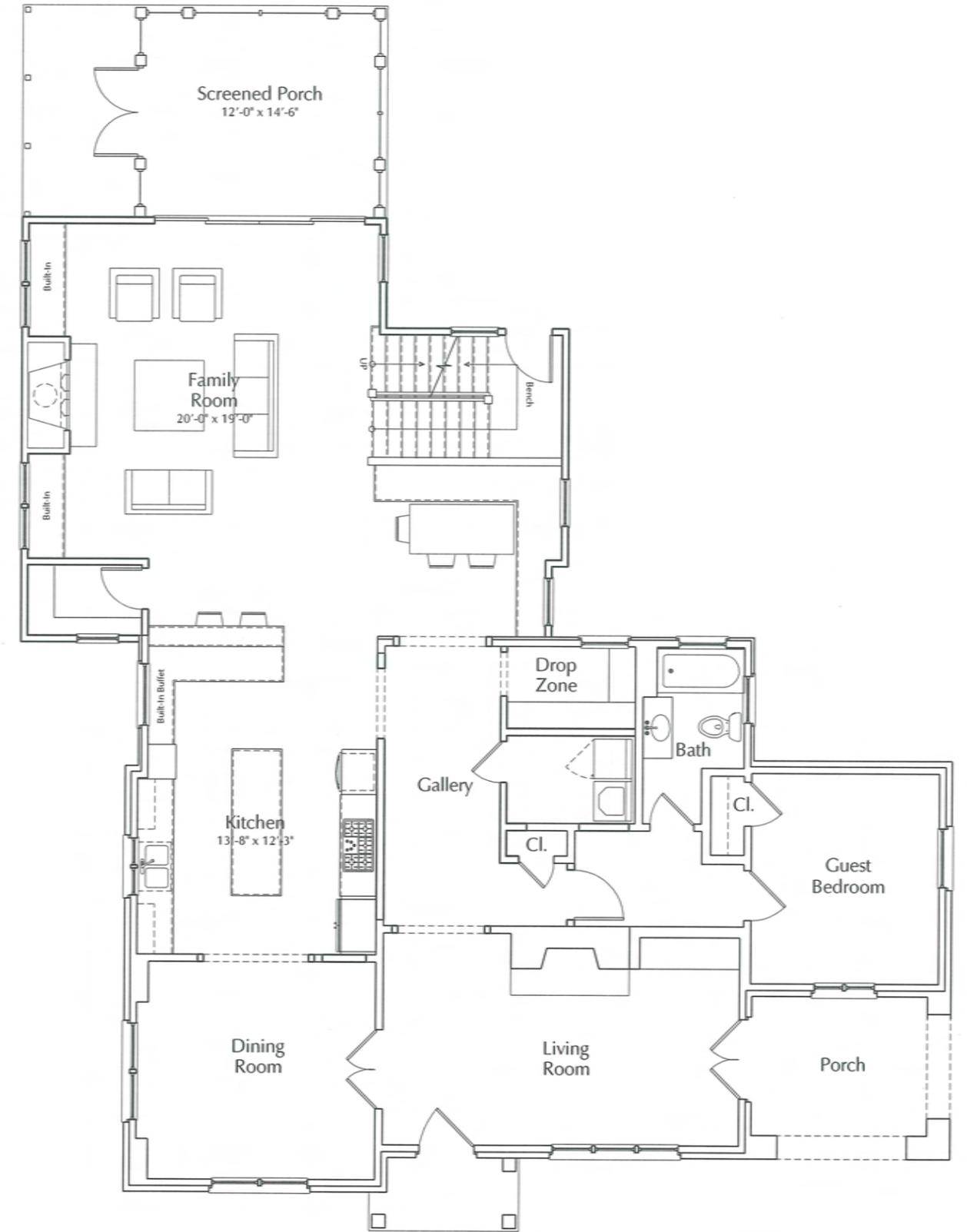
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 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
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 Fax: 615.345.1011

Drawings:
 Site Layout Plan
 Date:
 11.30.2015

A1.0



2 Second Floor Plan
 Scale: 1/8"=1'-0"



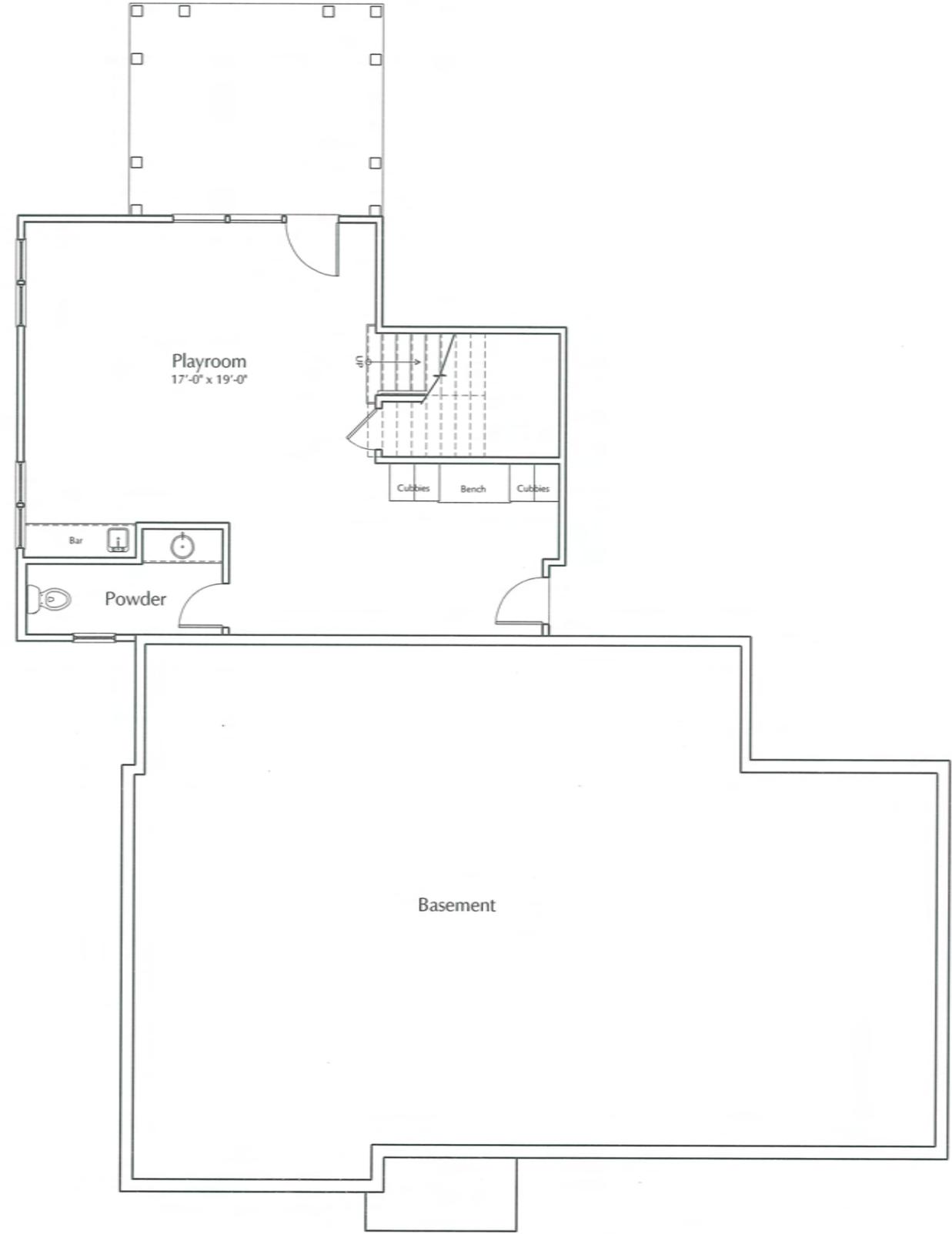
1 First Floor Plan
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Drawings:
 Floor Plans
 Date:
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1

Basement Floor Plan

Scale: 1/8"=1'-0"

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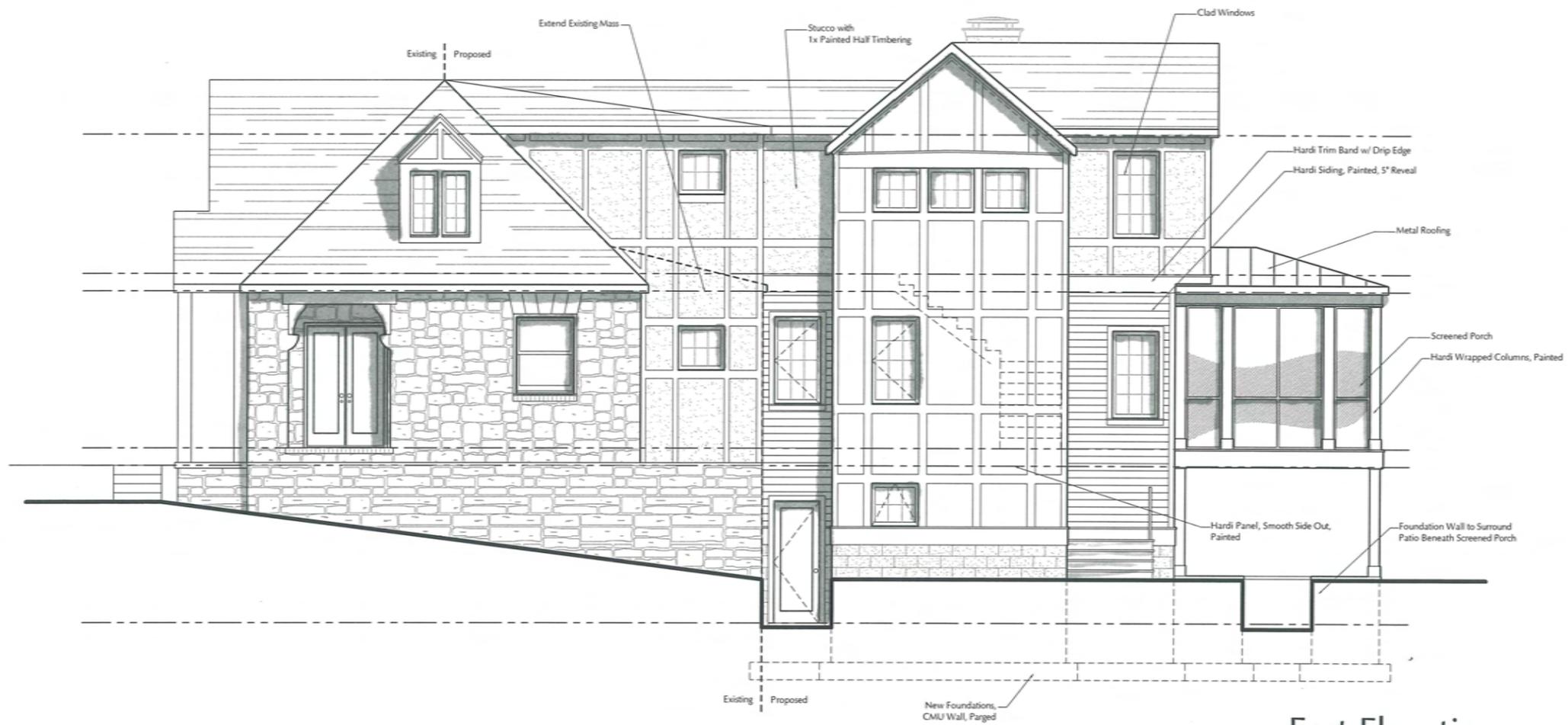
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Drawings:
Floor Plans
Date:
11.30.2015

A1.2



1 Front Elevation
 Scale: 1/8"=1'-0"



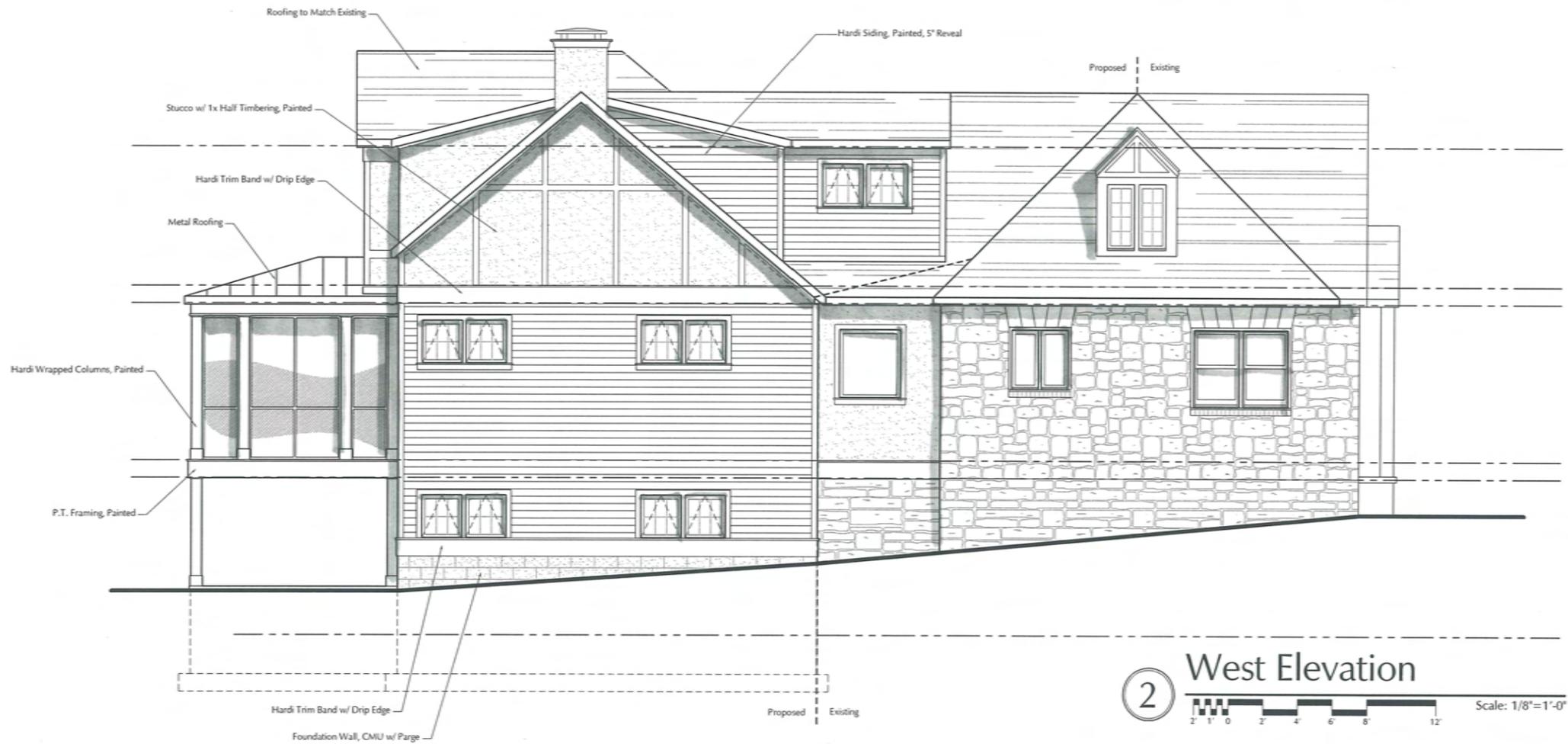
2 East Elevation
 Scale: 1/8"=1'-0"

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Drawings:
 Floor Plans
 Date:
 11.30.2015

A2.1



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A2.2