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
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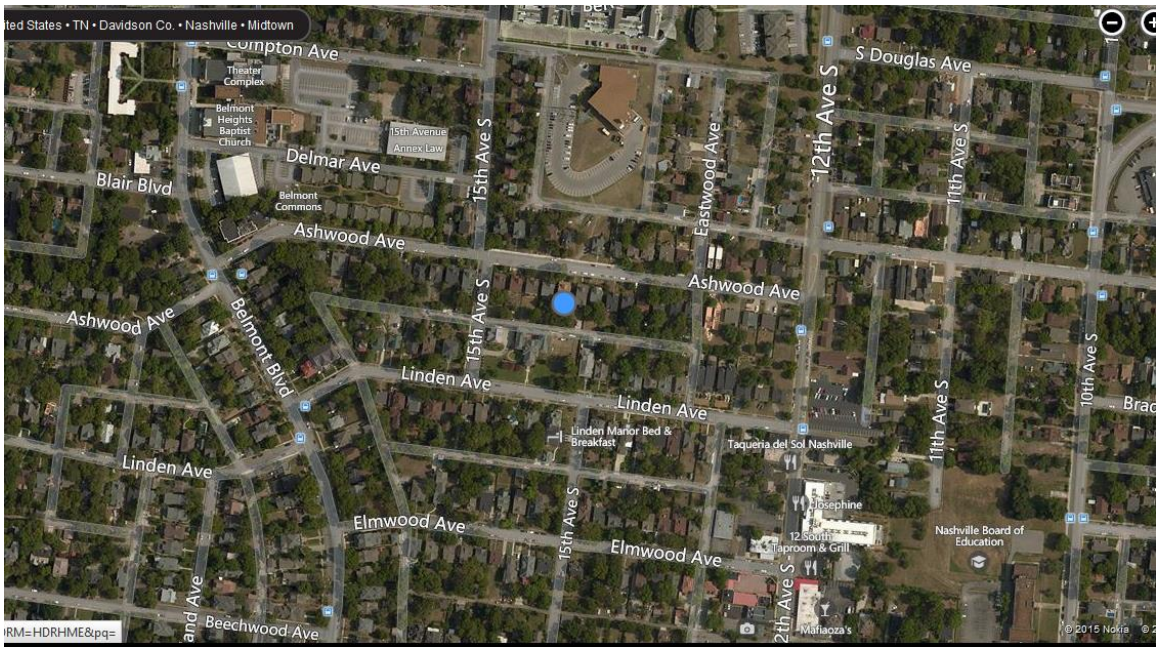
STAFF RECOMMENDATION
1401 Ashwood Avenue
March 18, 2015

Application: New construction-addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513006300
Applicant: Kristen Newton, Allard Ward Architects, LLC
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: Construction of an addition to the rear of the home. **Recommendation Summary:** Staff recommends approval with the conditions: **1.** Staff approve the final details, dimensions and materials of windows prior to purchase and installation; and, **2.** Staff approve the roofing color; **3.** HVAC and other utilities are located to minimize their visibility from the street. Meeting these conditions, Staff finds the project meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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 front doors should be 1/2 to full-light. 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. 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.

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. 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.

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 cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with 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 should be a minimum of 6" below the existing ridge.

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

No matter its use, 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.

· 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.

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).

Rear & Side Dormers
Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
· New dormers should be similar in design and scale to an existing dormer on the building.
· New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.

· *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
· *Dormers should not be added to secondary roof planes.*
· *Eave depth on a dormer should not exceed the eave depth on the main roof.*
· *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
· *The roof pitch of the dormer should generally match the roof pitch of the building.*
· *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
· *Dormers should generally be fully glazed and aprons below the window should be minimal.*
· *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

b. When a lot 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.

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 the 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.

V. DEMOLITION

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Figure 1. 1401 Ashwood Avenue

Background: 1401 Ashwood Avenue is a contributing home in the Belmont-Hillsboro district, built circa 1930.

Analysis and Findings: This application is for an addition to the rear of the house.

Demolition: The addition calls for demolition of most of the house's rear wall. At the rear of the left side, some existing bricks will be removed and re-laid in order to add a third window there. Two existing windows at the rear of the left side are proposed to be moved and have a third window added. The rear of the house is not visible from Ashwood Avenue. The proposed window change is at the rear corner of that side of the house, past the midpoint. Staff's analysis is that the partial demolition will not be detrimental to the historical or architectural integrity of the house, and the application meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

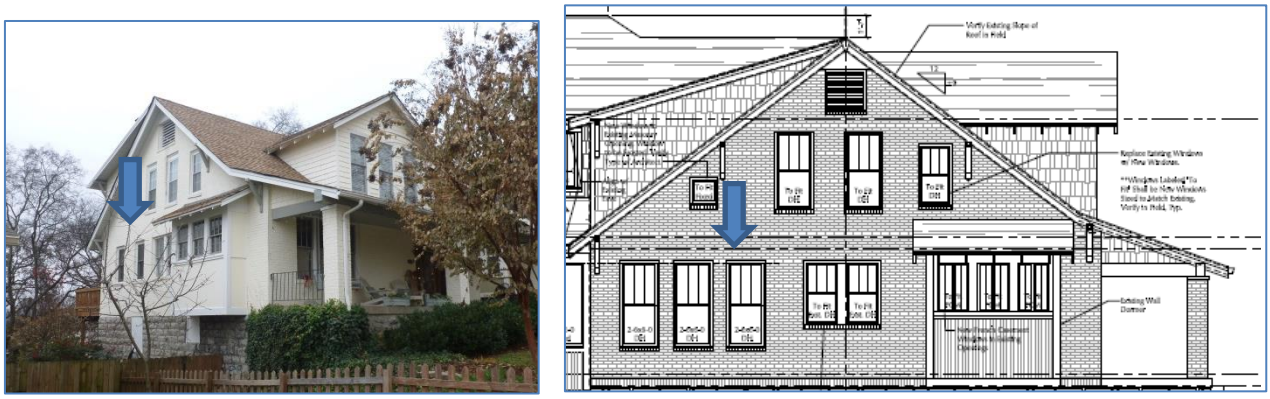


Figure 2. Proposed window change on the left side of the house.

Height & Scale: The addition will add twenty-two feet (22') to the depth of the house. It will set in two feet (2') on each side, and then open up to match the current width of the house. The design guidelines allow for an addition to be up to four feet (4') taller than the house at a distance of at least forty feet (40') from the front edge of the house. The proposed addition will be one foot and seven inches (1' 7") taller than the house, at a distance of forty-four feet (44') from the front wall of the house. The project meets section II.B.1.a.and b.

Design, Location & Removability: The location of the addition at the rear of the house is in accordance with the design guidelines. The rear corners of the house will remain, and the integrity of the historic house will be intact. The addition will be distinguished from the historic house with an inset and the lower heights of the roof ridge, eave, and foundation. Also, the addition's materials, massing, and proportion and rhythm of openings are compatible with the historic character of the existing house. Staff finds that the addition meets sections II.B.2.a and e.

Setback: The side setbacks of the addition will be nine feet and nine inches (9' 9") on the left, and seven feet (7') on the left. The rear setback will be seventy-eight feet (78'). The proposal meets base setback requirements of five feet (5') on the sides and twenty feet (20') at the rear. The project meets section II.B.1.c.

Materials: The addition will have fiber cement lap siding with a five inch (5") reveal. The second story will be wood shakes. The inset portion connecting the house and the addition will be wood paneling matching the existing bay on the left side of the house. The addition's foundation will be concrete block. Trim boards, corner boards and brackets will be wood. The screened porch will have aluminum screen panels. Roofing color was not specified; Staff requests approval of the roofing color. A new chimney in the addition will have a stucco covering. The rear porch will have wood deck, railing and steps. Windows are listed as wood Marvin Integrity windows or a similar model; Staff asks for final approval of the windows. With the staff's final approval of the windows and roofing color, the project meets section II.B.1.d.

Roof form: The addition has a gabled roof with 8/12 pitch and a lower side-gabled portion with 9/12 pitch. An interior chimney will be built on the addition's west side. The roof forms are compatible with the context. The project meets section II.B.1.e.

Proportion and Rhythm of Openings**:** The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The longest expanse of wall space without a window or door opening is eleven feet (11') on the east side of the addition. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC units was 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.h.

Recommendation:

Staff recommends approval with the conditions:

1. Staff approve the final details, dimensions and materials of windows prior to purchase and installation; and,
2. Staff approve the roofing color;
3. HVAC and other utilities are located to minimize visibility from the street.

Meeting these conditions, Staff finds the project meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

1 Site Plan

Scale: 1/16"=1'-0"

4' 2' 0 4' 8' 12' 16' 24'

Renovation and Addition for:

The Hall Residence

1401 Ashwood Avenue
Nashville, Tennessee 37212

MHZC PRESERVATION PERMIT SET

ALLARD WARD ARCHITECTS
A P C
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: Site Plan

Date: 02.27.15

AS1.0

2 First Floor Demolition Plan

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

2' 1' 0 2' 4' 6' 8' 12'

1 Basement Demolition Plan

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT SET

Renovation and Addition for:

The Hall Residence

1401 Ashwood Avenue
Nashville, Tennessee 37212

ALLARD WARD ARCHITECTS
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Tel: 615.345.1010
Fax: 615.345.1011

Drawings: Basement & First Floor Demolition Plans

Date: 02.27.15

AD1.0

1 Second Floor Demolition Plan

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT SET

Renovation and Addtion for:

The Hall Residence

1401 Ashwood Avenue
Nashville, Tennessee 37212

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
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Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Second Floor Demolition Plan

Date:
02.27.15

AD1.1

1 Basement Floor Plan

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT SET

Renovation and Addition for:

The Hall Residence

1401 Ashwood Avenue
Nashville, Tennessee 37212

ALLARD WARD ARCHITECTS
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Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: Basement Floor Plan

Date: 02.27.15

A1.0

1 First Floor Plan

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT SET

Renovation and Addtion for:

The Hall Residence

1401 Ashwood Avenue
Nashville, Tennessee 37212

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Drawings: First Floor Plan

Date: 02.27.15

A1.1

1 Second Floor Plan

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT SET

Renovation and Addtion for:

The Hall Residence

1401 Ashwood Avenue
Nashville, Tennessee 37212

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Tel: 615.345.1010
Fax: 615.345.1011

Drawings: Second Floor Plan

Date: 02.27.15

A1.2

1 North Elevation

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

2 South Elevation

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

MHZC PRESERVATION PERMIT SET

Renovation and Addition for:

The Hall Residence

1401 Ashwood Avenue
Nashville, Tennessee 37212

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Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
North & South Elevations

Date:
02.27.15

A2.0

MHZC PRESERVATION PERMIT SET

Renovation and Addition for:

The Hall Residence

1401 Ashwood Avenue
Nashville, Tennessee 37212

ALLARD WARD ARCHITECTS
1648 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
East Elevation

Date:
02.27.15

A2.1

1 East Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

Architectural Fiberglass Shingles, Verify Color & Type w/ Architect & Owner
Paulownia Wood Fascia and Trim to Match Existing, Typ.
Prefinished Metal Gutters & Downspouts
Painted Wood Brackets to Match Existing, Verify Paint Color w/ Architect & Owner.
1x Paulownia Wood Trim Boards w/ Drip Cap, Painted, Typ.
Wood Window, Marvin Integrity or Equal, Verify w/ Architect.
1x4 Paulownia Wood Trim Corner Boards, Painted, Typ.
Cementitious Fiberboard Lap Siding - Smooth Face w/ 5" Exposure - Painted
Wood Deck & Railing
Aluminum Screen Panels w/ 2x4 Sub-Frame and 1x Stops
Concrete Block Foundation, Verify Finish w/ Architect.
1x Paulownia Wood Trim Boards, Painted, Typ.
Wood Paneling to Match Paneling of Existing Wall Dormer, Painted. Verify Paint Colors w/ Architect & Owner.
Windows in Existing Kitchen to be Removed and Relocated to 'Breakfast Nook'. Existing Windows in 'B.N.' to be Removed. Verify Existing Window & Masonry Openings in Field.
New Window in Existing Masonry Opening. Window to be Frosted. Verify Type w/ Architect.
Align w/ Existing Eave
Replace Existing Windows w/ New Windows.
**Windows Labeled "To Fit" Shall be New Windows Sized to Match Existing, Verify in Field, Typ.
New French Casement Windows in Existing Openings
Existing Wall Dormer
Verify Existing Slope of Roof in Field
8:12 Slope
±3:12 Slope
12
9
±9
17'-1¾"
1'-7"
1'-6"
2-0x4-6 CM
2-0x4-0 CM
2-6x6-0 DH
2-6x6-0 Fixed
3-0x6-0 Fixed
To Fit Fixed
To Fit DH
To Fit Exst. DH
To Fit FGM
8'-6" Window Head Height
7'-6" Window Head Height
8'-3½" Window Head Height
8'-0" Window Head Height
10'-6" Window Head Height
8'-6" Window Head Height
8'-8"
6'-0"
2'-8"
New
Renovated
Existing
Roof Bearing Height 30'-3 1/2"
Second Floor 21'-6 1/2"
First Floor Ceiling 20'-4 1/2"
First Floor 11'-8"
Basement Ceiling 10'-6"
Basement Floor 0'-0"
Exst. Second Floor Ceiling 30'-0 1/2"
Exst. Second Floor 21'-6 1/2"
Exst. First Floor Ceiling 20'-8"
Exst. First Floor 11'-8"
B.O. Existing Joists 10'-9 1/2"
Exst. Basement 0'-0"
8'-6"
9'-0"
10'-9½"

1 West Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT SET

Renovation and Addtion for:

The Hall Residence

1401 Ashwood Avenue
Nashville, Tennessee 37212

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
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Fax: 615.345.1011

Drawings: West Elevation

Date: 02.27.15

A2.2