



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

1511 Dallas Avenue

March 18, 2015

Application: New construction - addition

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 11704018400

Applicant: Moyo Suarez, Owner

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

Description of Project: The applicant proposes to enlarge an historic house with a rear addition. The addition will match the width of the existing house and will be taller.

Recommendation Summary: Staff recommends approval of the proposed addition with the conditions that the existing window pattern be retained, and that staff approves the roof color and the window and door selections prior to purchase and installation. Meeting those conditions, Staff finds that the project will meet the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

B: Site Plan

D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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).

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.

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.

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 that 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.

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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located

on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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.

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: The house at 1511 Dallas Avenue is a one-story Folk Victorian cottage constructed circa 1910, with a hipped roof and a front-projecting gabled wing. The house would have originally had wood clapboard siding, but the exterior is now clad with vinyl siding.

Analysis and Findings: The applicant is proposing to enlarge the historic house with a rear addition.

Partial Demolition: The plans indicate that an existing window on the right side will be shifted four feet (4') toward the front and a new window will be installed behind it. Staff finds the alteration of the original window pattern to be inappropriate and does not recommend approval to alter them, as the alteration does not meet section III.B.1.a for demolition. No other changes to the window and door openings on the existing house were indicated on the plans.

Height & Scale: The addition will be at the rear of the historic house, sitting in one foot (1') from the walls of the house on both sides. The addition will extend back two feet, six inches (2'-6") on the right side and three feet, five inches (3'-5") on the left before stepping back flush with the sides of the historic house and continuing back another twenty-two (22') feet. A portion of the addition will continue fourteen feet (14') further, but the perceived massing will be limited because it steps in ten feet (10') from the sides of the house.

The primary component of the addition will have a roof ridge three feet, eight inches (3'-8") taller than the roof of the existing house. The additional height begins forty feet (40') back from the front of the house, and will therefore not be highly visible. The primary eaves of the addition will be one foot (1') lower than the eaves on the existing house, which also helps to reduce the perceived scale of the addition.

Staff finds that the height and scale of the proposed addition are compatible with the historic house, and that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Location & Removability: The addition will be located at the rear of the historic house, sitting below the peak of the roof and in from both sides before growing taller and matching the width further back. This connection is minimal, and would leave the historic house intact and unimpaired should the addition ever be removed. The project meets section II.B.2.a and II.B.2.e.

Design: The design and proportions of the addition will be compatible with those of the historic house, and will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Setback & Rhythm of Spacing: The addition will match the width of the historic house, and will therefore not disrupt the rhythm of spacing between houses. The addition also

meets the bulk zoning setback requirements. Staff finds that the project meets section II.B.1.c of the design guidelines.

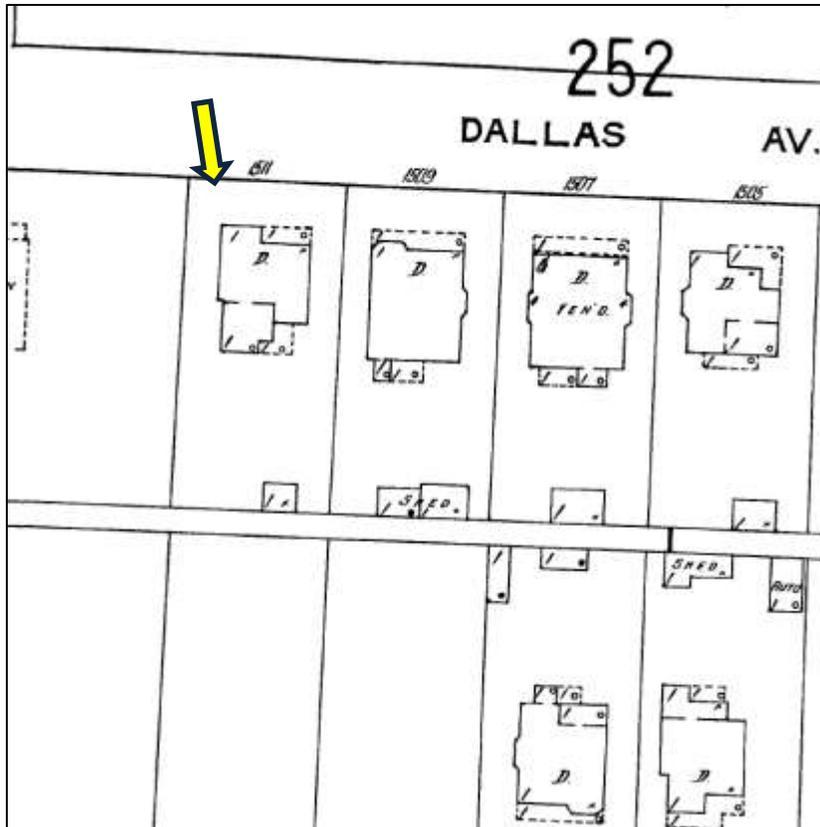
Materials: The plans indicate that vinyl siding on the historic house will be replaced with cement-fiber siding with a five inch (5") exposure, which is a more like the wood siding that would have been on the house originally. The siding on the addition will also be cement-fiberboard with a five inch (5") exposure. The roof on the existing house and addition will be asphalt shingles, the color of which was not indicated. The trim will be wood. The foundation will be split-faced concrete. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The existing concrete porch floor and metal columns, which do not appear to be original, will be replaced with new wooden columns and a wooden floor. These materials are appropriate for a house of this age and style. With a condition that staff approves the roof color and the window and door selections, staff finds that the known materials section II.B.1.d of the design guidelines.

Roof form: The roof of the addition will be hipped with a 9:12 pitch matching that of the existing roof tying into the rear slope of the existing roof with a low-pitched saddle or cricket. Both sides of the primary roof of the addition will have a side-facing gabled-dormer. The dormers will sit below the roof peak and be stepped from the walls below, as is typical of historic dormers. Staff finds that the roofs of the proposed addition are compatible with the historic house and meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: No other 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 twice as tall as they are wide, consistent with the proportions of windows on surrounding historic houses. There are no large expanses of wall space without a window or door opening. With a condition that the original window pattern not be altered, Staff finds the project's proportion and rhythm of openings 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.h.

Recommendation: Staff recommends approval of the proposed addition with the conditions that the existing window pattern be retained, and that staff approves the roof color and the window and door selections prior to purchase and installation. Meeting those conditions, Staff finds that the project will meet the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1914 Sanborn Map Detail



1511 Dallas Avenue, front.

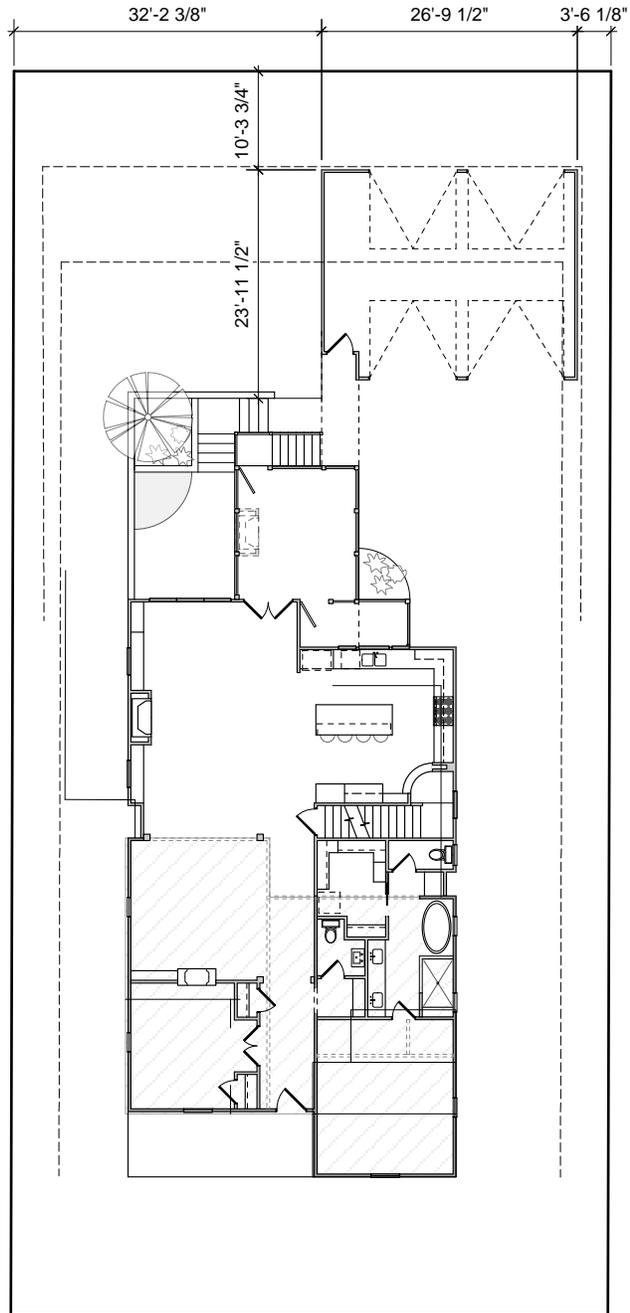


1511 Dallas Avenue, front-left.



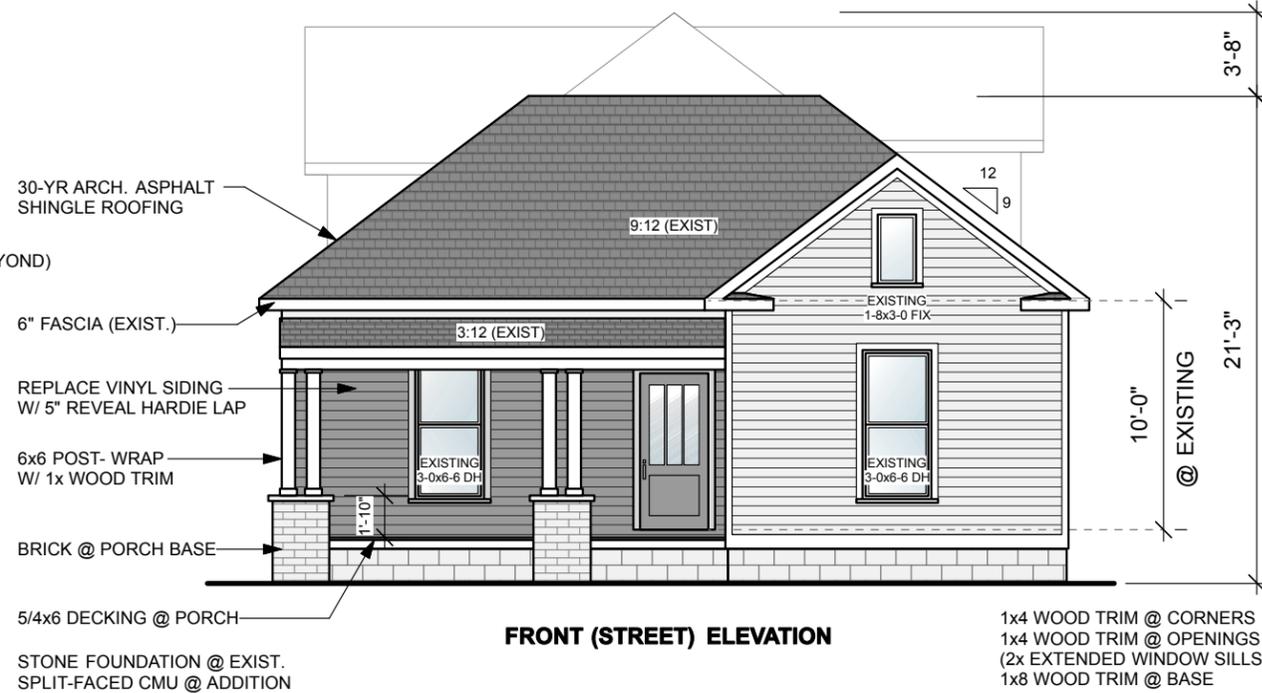
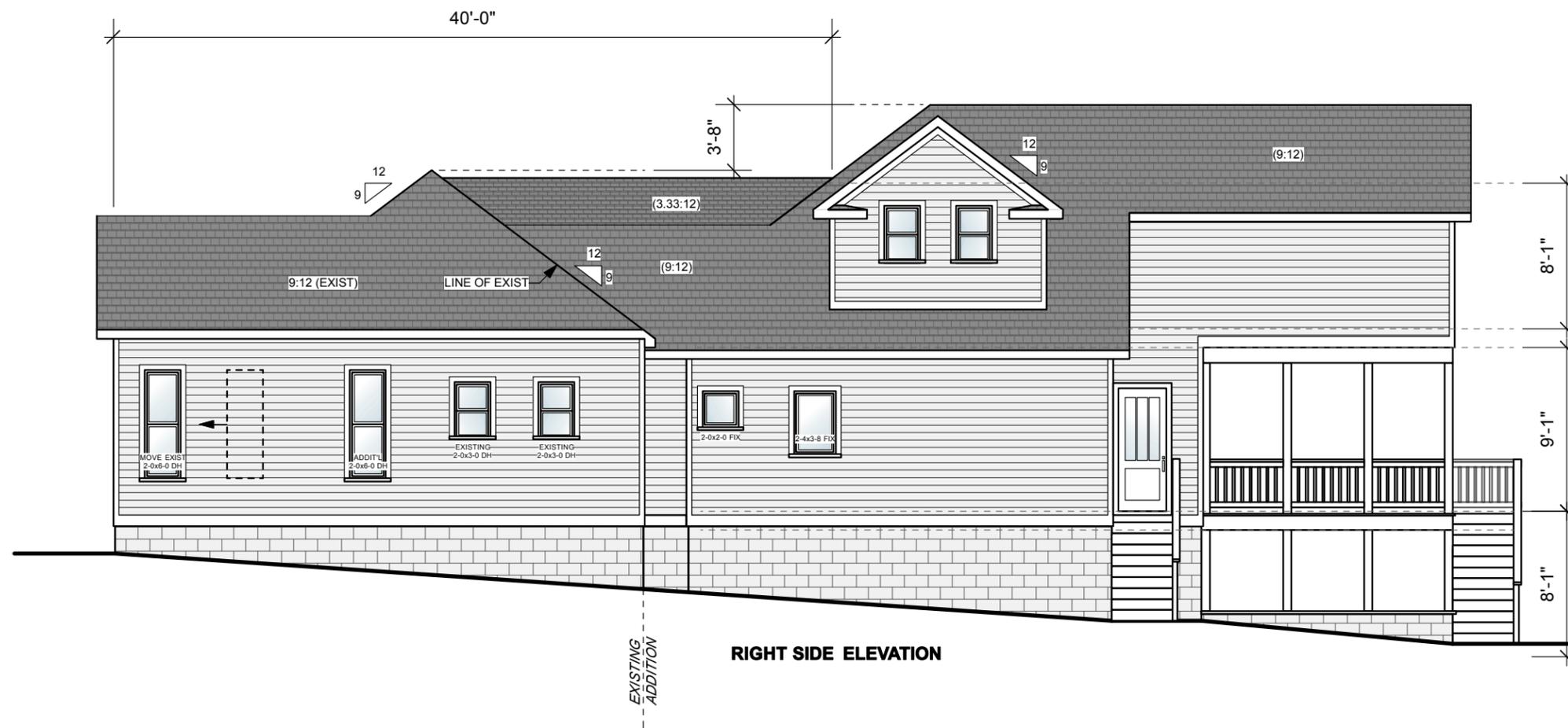
1511 Dallas Avenue, front-right.

(ALLEY)



DALLAS AVENUE

NOTES



- 30-YR ARCH. ASPHALT SHINGLE ROOFING
- 6" FASCIA (EXIST.)
- REPLACE VINYL SIDING W/ 5" REVEAL HARDIE LAP
- 6x6 POST- WRAP W/ 1x WOOD TRIM
- BRICK @ PORCH BASE
- 5/4x6 DECKING @ PORCH
- STONE FOUNDATION @ EXIST.
- SPLIT-FACED CMU @ ADDITION

- 1x4 WOOD TRIM @ CORNERS
- 1x4 WOOD TRIM @ OPENINGS
- (2x EXTENDED WINDOW SILLS)
- 1x8 WOOD TRIM @ BASE

ELEVATIONS
SCALE: 1/8" = 1'

EXISTING	967 SQ. FT.
1ST FLOOR	918 SQ. FT.
2ND FLOOR	983 SQ. FT.
BASEMENT	672 SQ. FT.
TOTAL	3540 SQ. FT.
COVERED PORCH	133 SQ. FT.
SCREENED PORCH	196 SQ. FT.



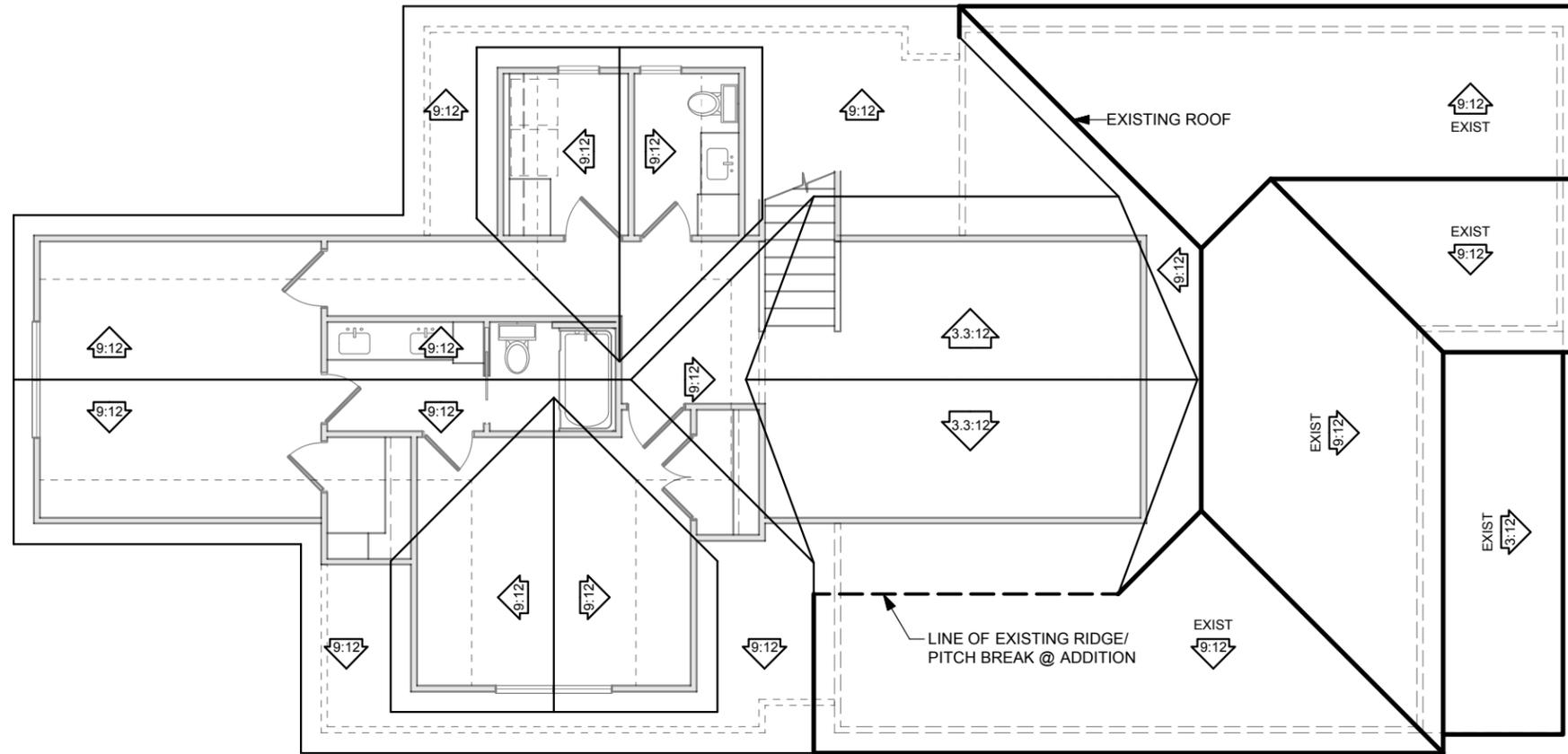
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DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	SUAREZ
DATE	3/01/15

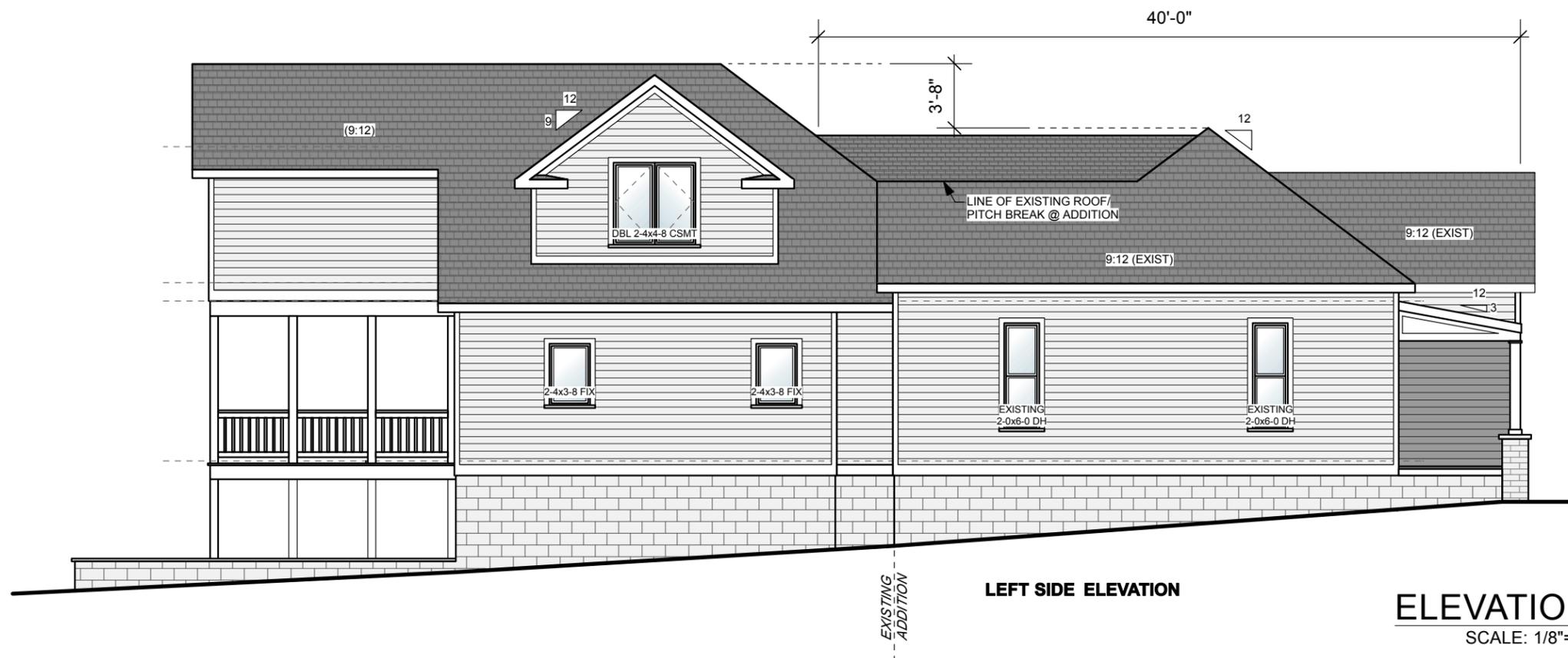
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SCALE: 1/8" = 1'

1511 Dallas Ave.
Nashville, TN



ROOF PLAN
SCALE: 1/8" = 1'



LEFT SIDE ELEVATION

ELEVATION
SCALE: 1/8" = 1'

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2ND FLOOR	983 SQ. FT.
BASEMENT	672 SQ. FT.
TOTAL	3540 SQ. FT.

COVERED PORCH	133 SQ. FT.
SCREENED PORCH	196 SQ. FT.



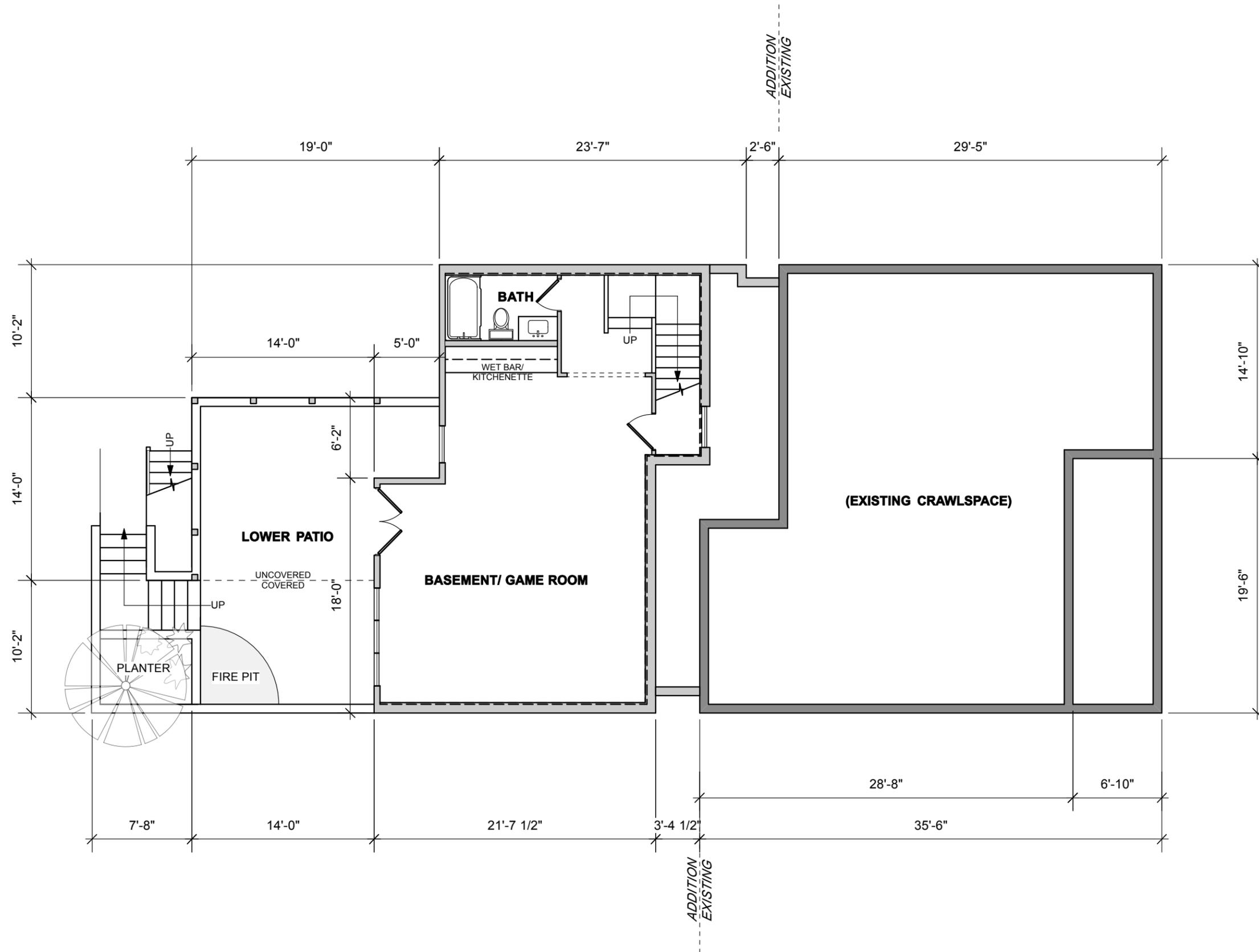
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DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	SUAREZ
DATE	3/01/15

2

SCALE: 1/8" = 1'

1511 Dallas Ave.
Nashville, TN



BASEMENT PLAN
SCALE: 1/8" = 1'

NOTES

EXISTING	967 SQ. FT.
1ST FLOOR	918 SQ. FT.
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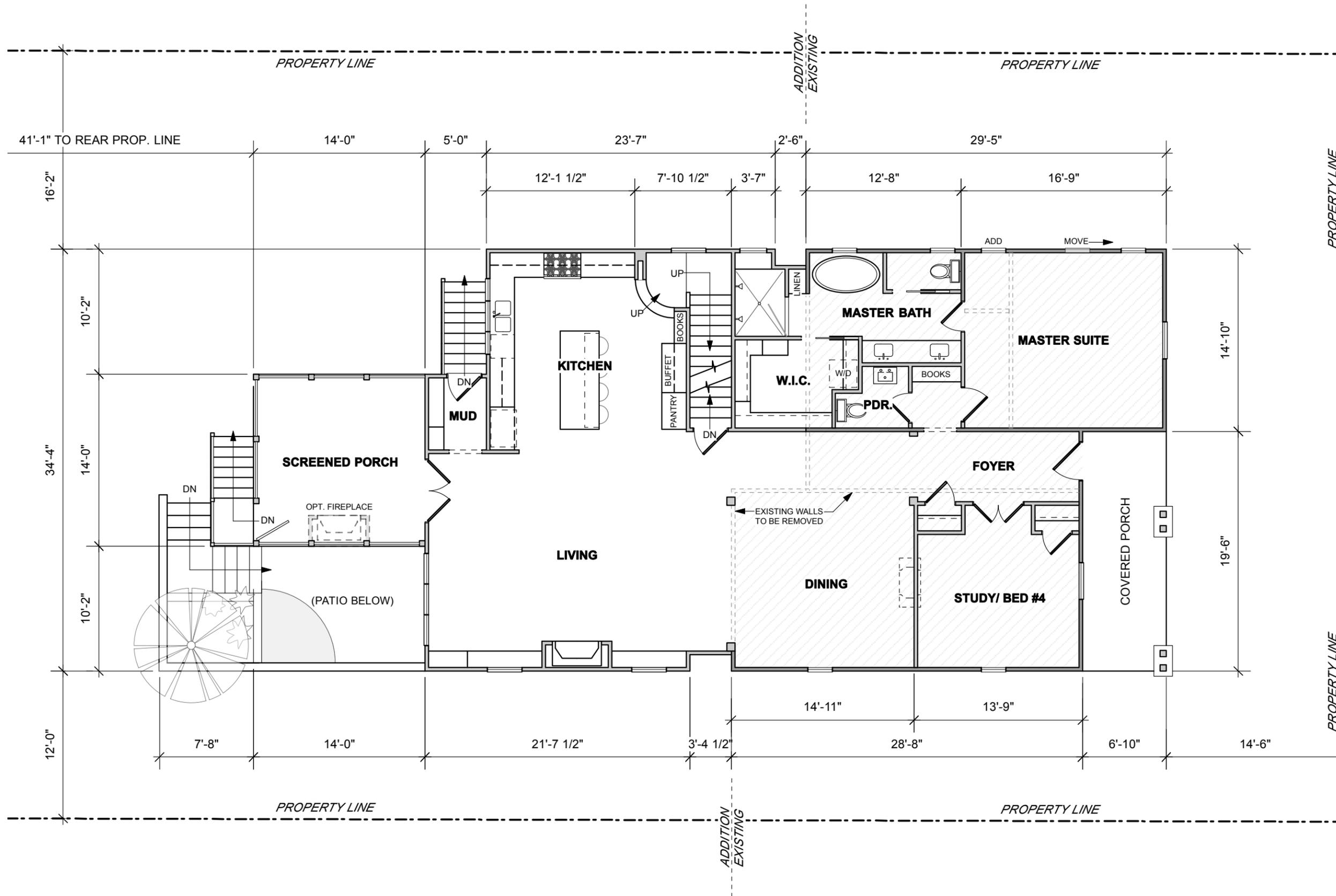
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DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	SUAREZ
DATE	3/01/15



SCALE: 1/8" = 1'

1511 Dallas Ave.
Nashville, TN



NOTES

EXISTING	967 SQ. FT.
1ST FLOOR	918 SQ. FT.
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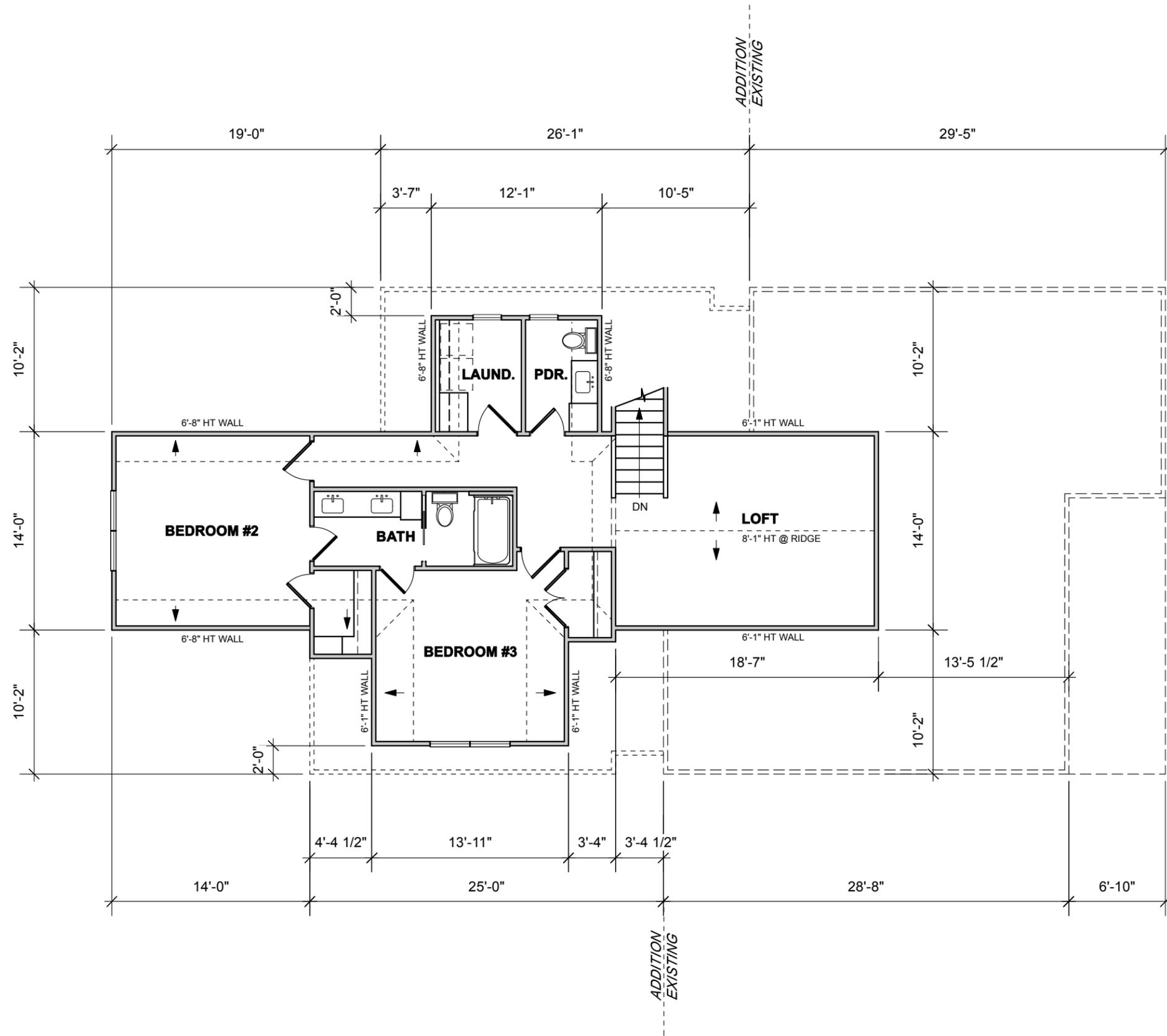
DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	SUAREZ
DATE	3/01/15

4

SCALE: 1/8" = 1'

1511 Dallas Ave.
Nashville, TN

MAIN FLOOR PLAN
SCALE: 1/8" = 1'



2ND FLOOR PLAN
SCALE: 1/8" = 1'

NOTES

EXISTING	967 SQ. FT.
1ST FLOOR	918 SQ. FT.
2ND FLOOR	983 SQ. FT.
BASEMENT	672 SQ. FT.
TOTAL	3540 SQ. FT.
COVERED PORCH	133 SQ. FT.
SCREENED PORCH	196 SQ. FT.



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DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	SUAREZ
DATE	3/01/15

5
SCALE: 1/4" = 1'

1511 Dallas Ave.
Nashville, TN