

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
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2119 Westwood Avenue
July 20, 2016

Application: New construction – addition and outbuilding; Setback Determination
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415040000
Applicant: Preston Quirk, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: This is a proposal to enlarge an historic house with a one and one half-story rear addition and to construct a new outbuilding at the rear of the lot. The addition will be three feet (3') taller than the historic house but it will be sufficiently stepped in from the sides so as to be only minimally visible.

The outbuilding will be one and one half-story tall, matching the roof height of the historic house. The addition and the new outbuilding will be clad with cement-fiber siding and an asphalt shingle roof. The window and door selections have not yet been made.

Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding with reduced setbacks with the following condition:

1. Staff shall approve the window and door selections and the roof color.

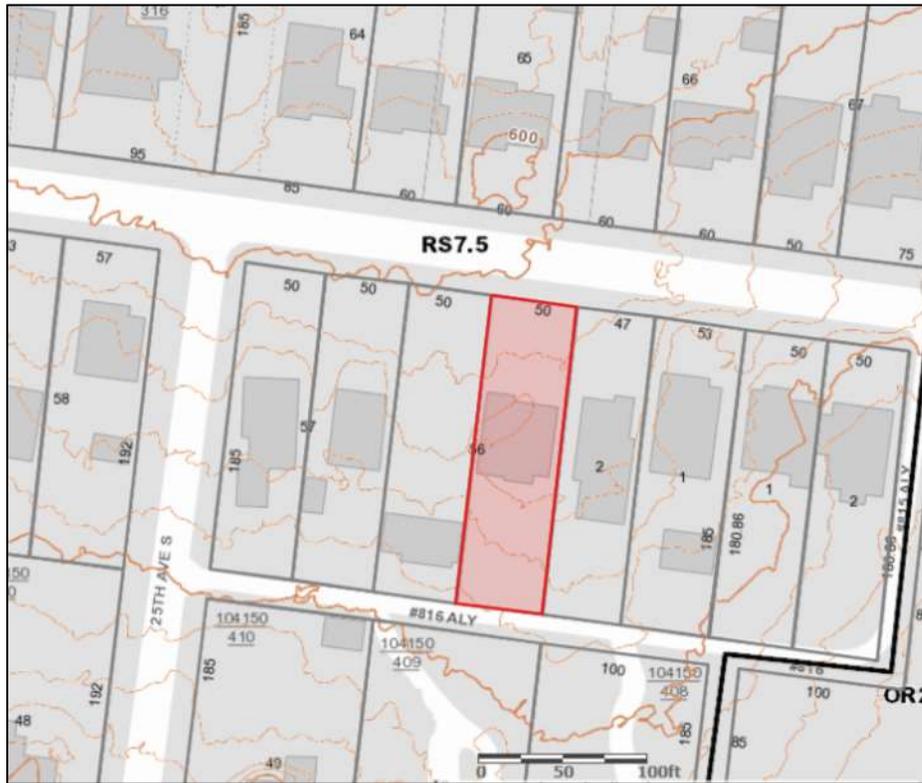
With this condition, staff finds that the proposed outbuilding meets the applicable sections of the Hillsboro-West End Neighborhood Conservation Zoning Overlay design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Floorplans
- D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

1. New Construction

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
 - Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
 - Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
 - Stud wall lumber and embossed wood grain are prohibited.
 - Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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 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.

attached to the existing structure, and follow all other design guidelines for additions.

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 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: The building at 2119 Westwood Avenue is a one-story house constructed of concrete block with a stucco finish. The house has steeply pitched roofs, half-timbered trim, and a central front exterior chimney, all characteristic features of the Tudor Revival style. The house was constructed circa 1930.



The house has been enlarged with a rear addition that is stepped in four feet (4') from the left side wall of the house flush and with the right side. The addition is clearly identifiable because it is clad with clapboard siding whereas the original structure is stuccoed block.

Analysis and Findings: This is a proposal to enlarge the house with a one and one half-story rear addition and to construct a new outbuilding at the rear of the lot.

Location & Removability: The new rear addition will align with the sides of the existing rear addition, extending the walls sixteen feet (16') further to the rear. Although the right side wall of the existing addition does not step in one foot (1') from the historic building as is generally required, the addition is an existing condition and is clearly identifiable because it is clad with clapboard siding whereas the original structure is stuccoed block. The left side sits in four feet from the side of the original building.

The addition will have a partial upperstory within the roof of a side-oriented gable. The second story gable-field walls will sit in from the primary first story side walls by four feet (4') on the left side, stacking over the existing rear addition, and the right side will be stepped in seven feet (7') from the first story wall. The addition will not impact the front or sides of the original building and will not extend beyond the side planes of the original house or its roof. The side-gable component will also have a shed-roofed dormer on the rear with the sides stepped in an additional two feet (2'). The ridge of the side-gabled roof of the addition will be three feet (3') taller than the original roof, but because it is

sufficiently set back from the front of the house and because the sides are adequately stepped in, Staff finds that the additional height will not have a negative impact on the form or character of the historic house. The addition is attached in such a way that if it were to be removed in the future, the original form of the house would remain intact.

Staff finds that the project meets sections II.B.2.a and II.B.2.e. of the design guidelines.

Design: The design of the addition will complement the existing house, matching the character of the existing addition with comparable eave eights, roof form, and window rhythm and proportion. The materials, described further below, are compatible with those of the existing building and are appropriate for additions. Staff finds the proposed addition will meet sections II.B.2.a and II.B.2.f.

Height & Scale: The scale of the addition, although taller by three feet (3'), will be subordinate to that of the historic house because the sides are sufficiently stepped in so as to screen it behind the original roof. The primary eave of the addition will tie into the eaves of the existing addition, which sits below the original eaves at the rear of the house. The additional height is more than forty feet (40') back from the front of the house, which meets the guidelines for when additions need to be taller. Staff finds the project meets sections II.B.1.a and II.B.1.b of the design guidelines

Materials: No changes to the historic house's materials were indicated on the drawings. The addition will be clad in smooth face cement fiberboard with five inch (5") exposure. The trim will also be cement-fiber. The foundation will be concrete block with a parge-coat finish, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The materials of the rear porch columns and floor material are not known, therefore they must be approved prior to receiving a permit. The windows and doors have not been determined, and staff asks to approve the final selections prior to purchase and installation. the staff's final approval of the windows and doors, staff finds that the known materials meets section II.B.1.d of the design guidelines.

Roof form: The primary roof on the addition will be a side-oriented gable with a pitch of 12:12. Although taller than the existing roof, staff finds that it will not contrast greatly because the sides are sufficiently stepped in so as to screen it behind the original roof. Secondary roofs on the addition will have 4:12 and 5:12 pitch sections, and the rear dormer will have a shed roof with a 2:12 pitch. Staff finds that these roofs are also compatible with the primary roof and that the project meets section II.B.1.e 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 generally twice as tall as they are wide, compatible with the proportions of openings on buildings historically. 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 of the guidelines.

Outbuilding: The project also includes a new outbuilding at the rear of the lot. The outbuilding will not be used as a detached accessory dwelling unit. The outbuilding will have a seven-hundred, forty-five square foot (745 sf) footprint, with a roof height matching the roof of the historic house at twenty feet (20') tall and an eave height of nine feet (9'). The materials of the proposed outbuilding will match those of the new addition, including cement-fiber siding with a five inch (5") exposure, an asphalt single roof, and a concrete slab foundation. The windows and doors have not been determined, 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, staff finds the known materials to be appropriate for outbuildings.

The roof of the outbuilding will be a side-oriented gable with a pitch of 9:12. Both slopes of the building's roof will have shed-roofed dormers with a nearly-flat 1:12 pitch. The front dormer will be half the width of the first story roof and the sides of the rear dormer will be stepped in two feet (2') from the primary walls of the building. Staff finds these roofs to be compatible with those of the historic house.

The new outbuilding does require a rear setback determination. Bulk zoning would require a twenty foot (20') rear setback and five foot (5') side setbacks. Staff finds that the proposed setbacks of ten feet (10') for the rear and three feet (3') for the left side are more typical of outbuildings historically than the bulk zoning would require.

Staff finds that the outbuilding with reduced setbacks to be appropriate and to meet section II.B.1.h of the design guidelines.

Appurtenances & Utilities: The project includes a new parking pad at the rear of the outbuilding and a new wooden fence around the rear yard. The details of the new fence are not known, therefore it must be approved administratively prior to receiving a permit. No other changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.i of the guidelines.

Recommendation: Staff recommends approval of the proposed addition and outbuilding with reduced setbacks with the following condition:

1. Staff shall approve the window and door selections and the roof color.
2. Staff shall approve the materials of the rear porch columns and porch floor; and
3. Staff shall approve the new fence.

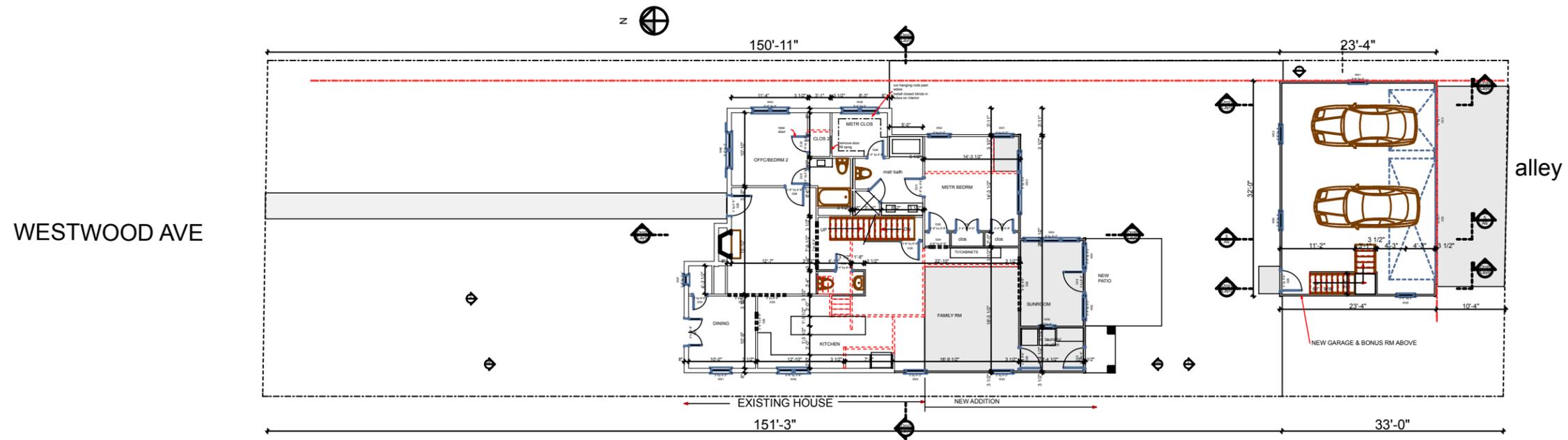
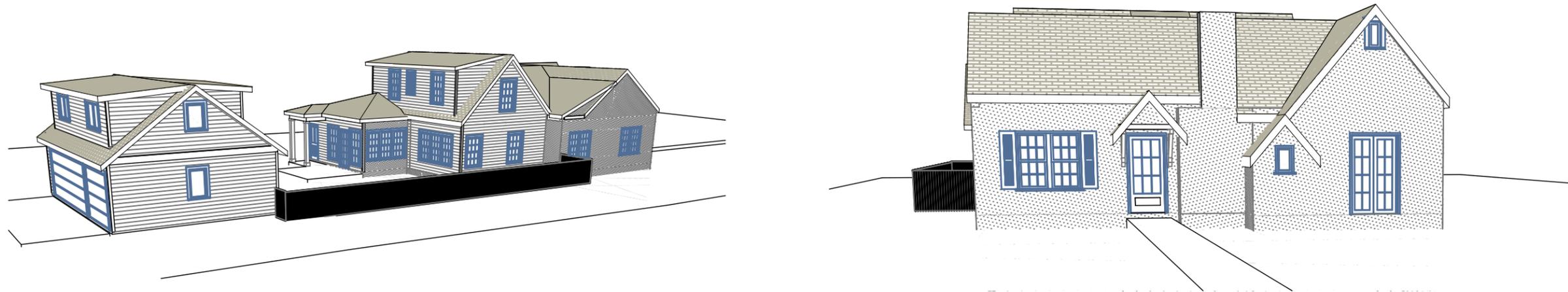
With these conditions, staff finds that the proposed outbuilding meets the applicable sections of the Hillsboro-West End Neighborhood Conservation Zoning Overlay design guidelines.



2119 Westwood Avenue, front circa 2011.



2119 Westwood Avenue, view of rear addition circa 2016.



2931 BERRY HILL DRIVE
 SUITE 200 TN 37204
 Nashville, TN
 Phone: (615) 269-9248 Fax: (615) 627-1298
 email: quirksdesigns@comcast.net



PHONE:
 W335-0732
 H298-1508

Renovation & New Garage
 Randy Haley & Martha Butterfield
 2119 Westwood Avenue
 Nashville, TN 37212

DATE: 7/10/16

REVISION

PROJECT NO: 16-045

COPYRIGHT 2007
 QUIRK DESIGNS

SITE PLAN

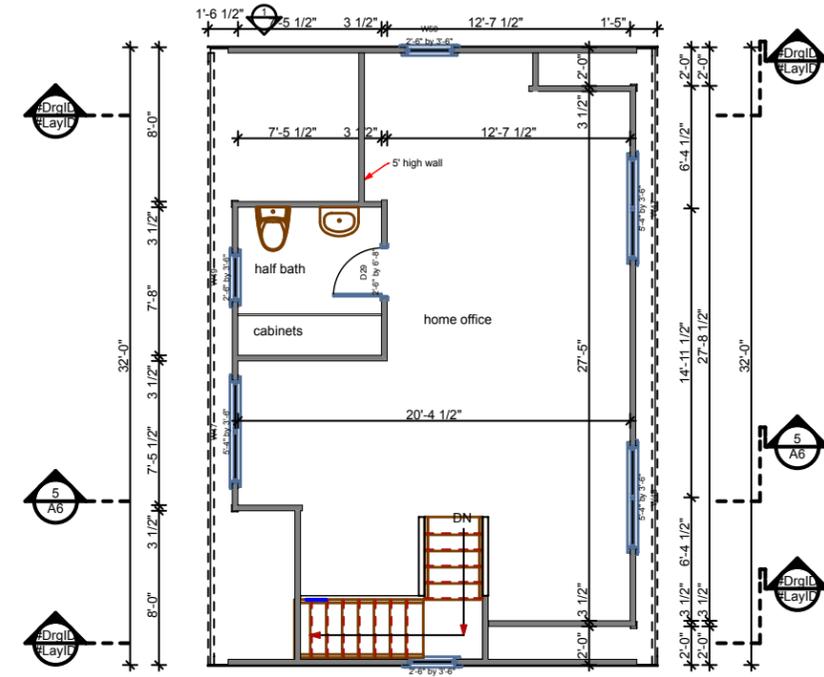
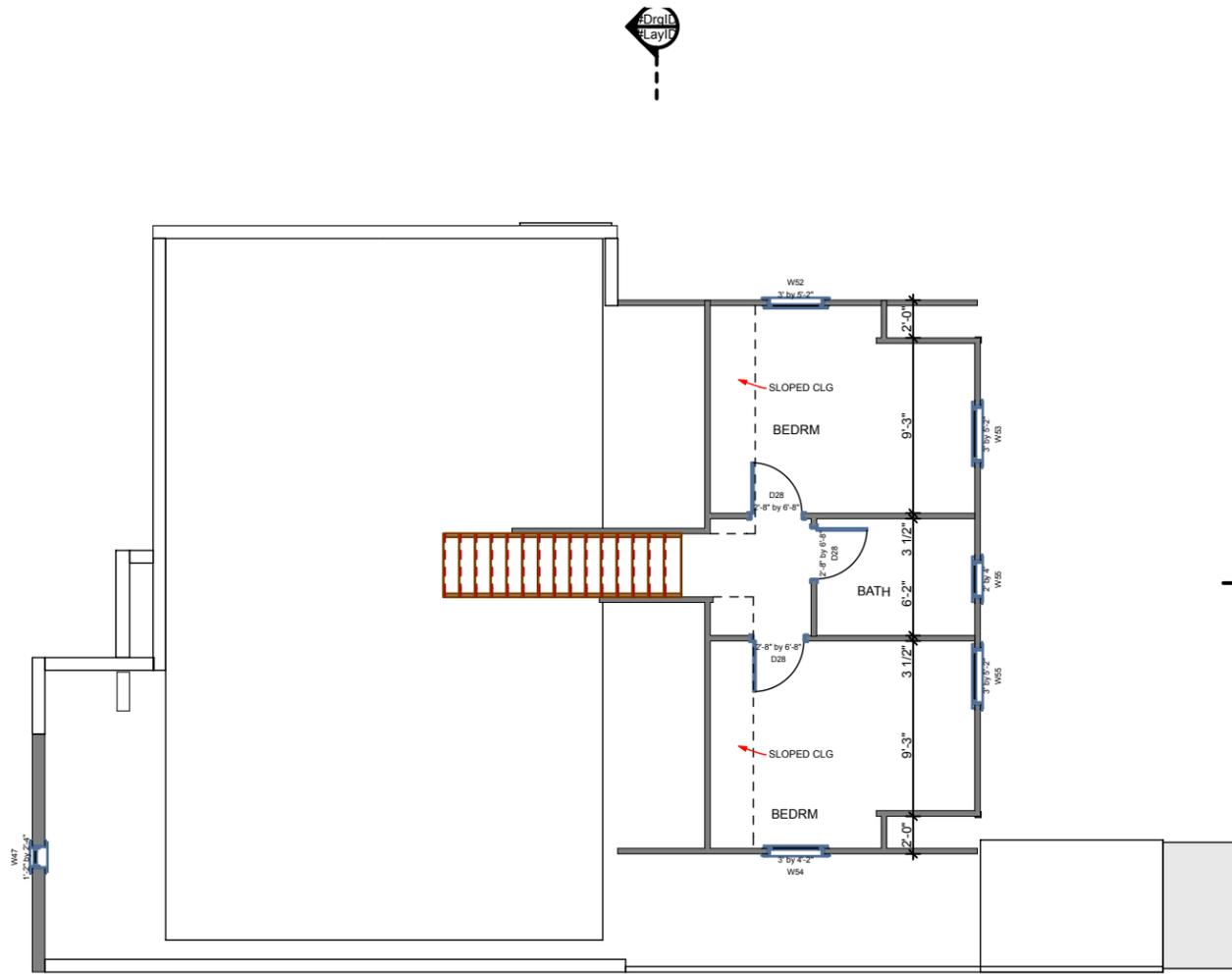
A1

SHEET 9

1 SITE PLAN
 SCALE: 1" = 20'

1 2ND FLR PLAN

SCALE: 1" = 10'



2931 BERRY HILL DRIVE
 SUITE 200 TN 37204
 Nashville, TN 37204
 Phone: (615) 269-9248 Fax: (615) 627-1288
 email: quirksdesigns@comcast.net

QUIRK DESIGNS

PHONE:
 W335-0732
 H298-1508

Renovation & New Garage
 Randy Haley & Martha Butterfield
 2119 Westwood Avenue
 Nashville, TN 37212

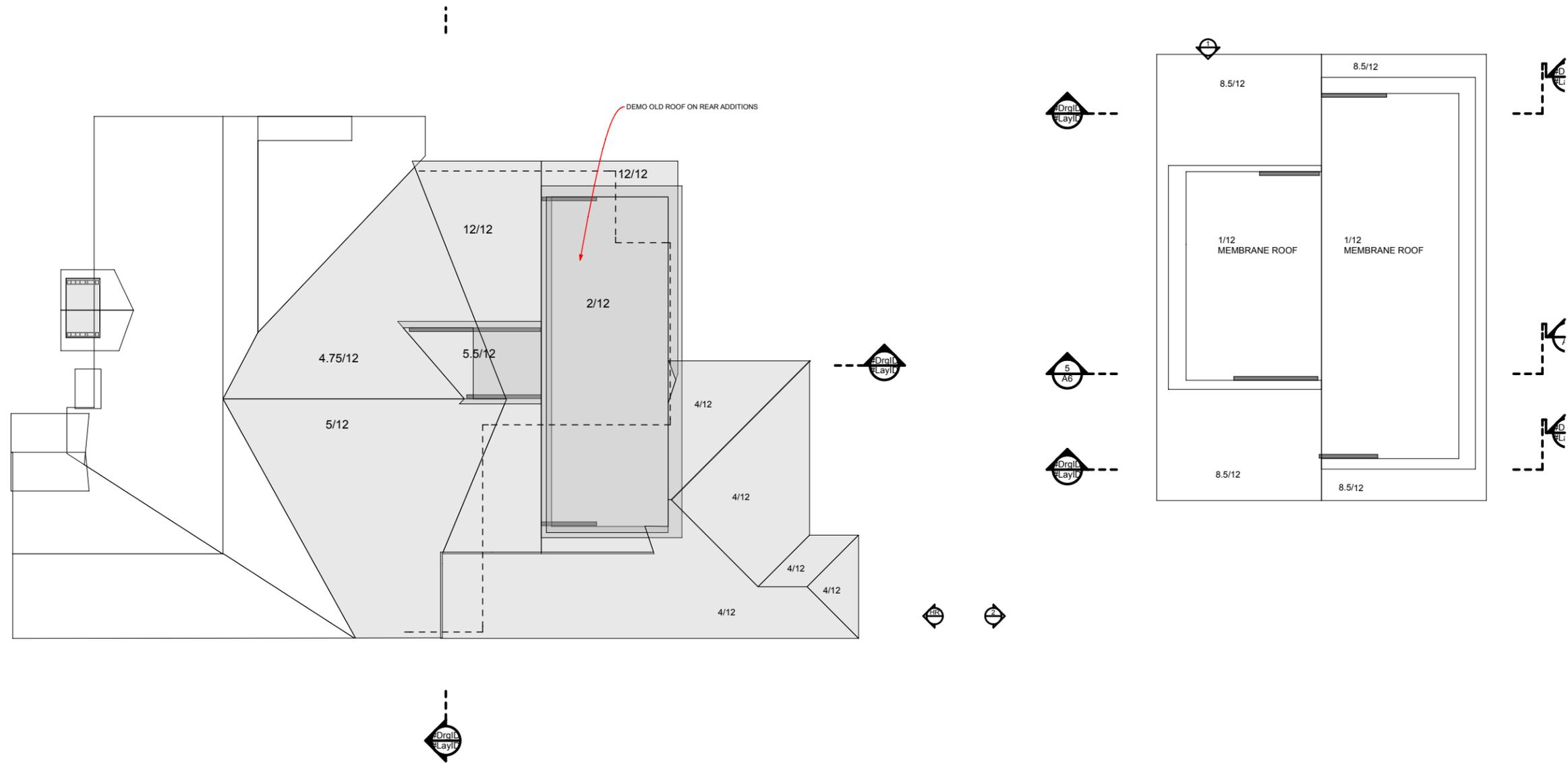
DATE: 7/10/16
 REVISION

PROJECT NO: 16-045
 COPYRIGHT 2007
 QUIRK DESIGNS

2ND FLR PLAN

A3
 SHEET 11

CADD FILES\WORK 2016\haley_randy\res\2119_westwood\16-045\haley_res_1.pn



1 **ROOF PLAN**
SCALE: 1" = 10'

2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
PHONE: (615) 269-9248 FAX: (615) 627-1298
email: quirksdesigns@compcast.net

QUIRK DESIGNS

PHONE:
W335-0732
H298-1508

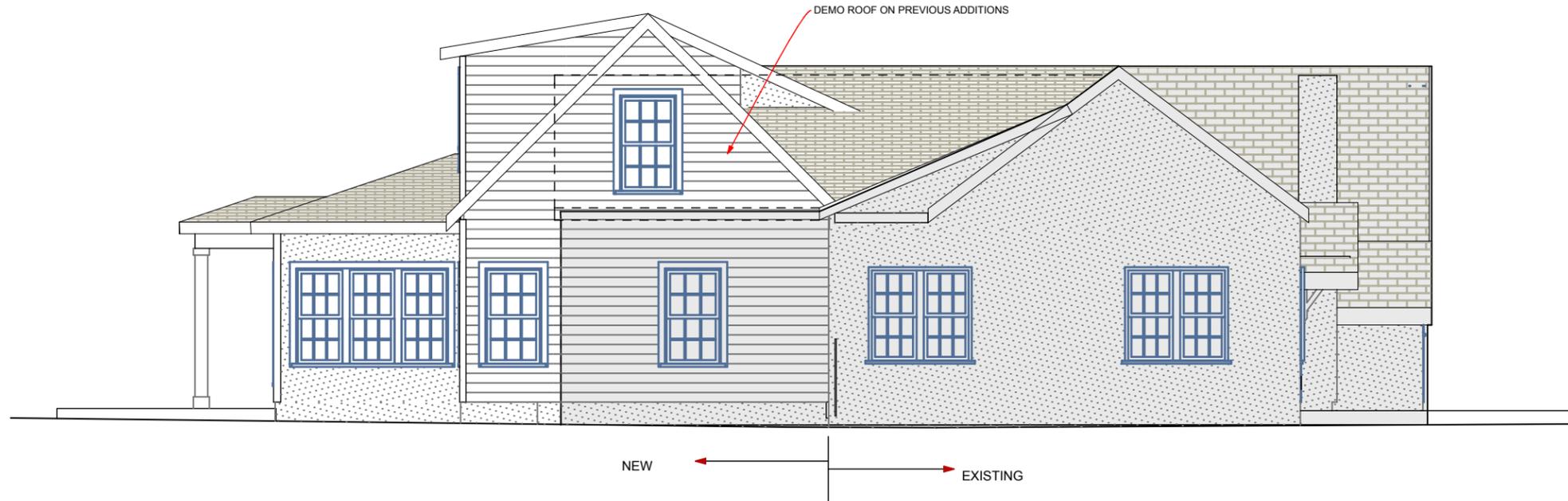
Renovation & New Garage
Randy Haley & Martha Butterfield
2119 Westwood Avenue
Nashville, TN 37212

DATE: 7/10/16
REVISION

PROJECT NO: 16-045
COPYRIGHT 2007
QUIRK DESIGNS

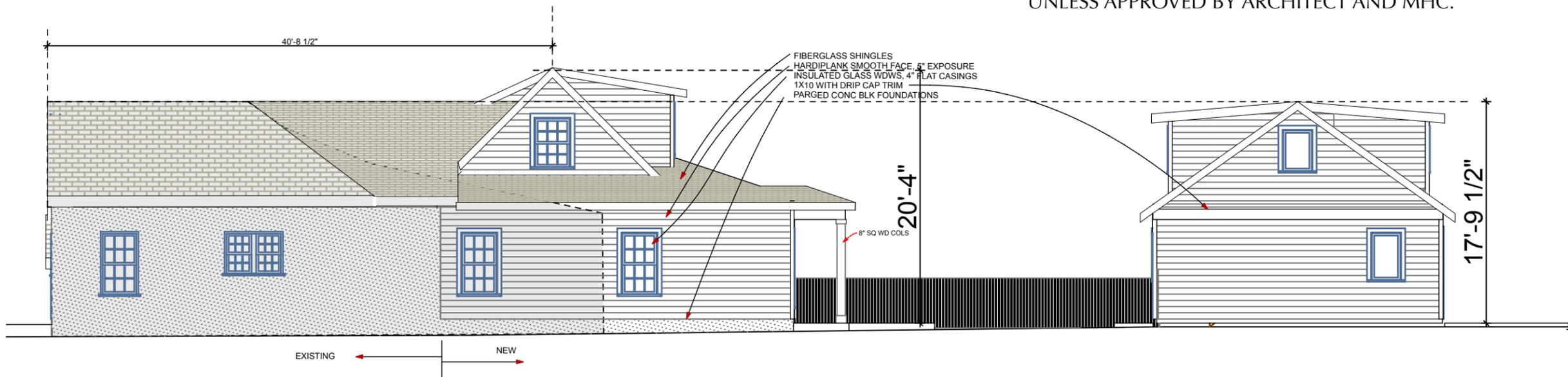
ROOF PLAN

A4
SHEET 12



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE TO CONTRACTOR & OWNER:
THIS PROJECT WILL BE INSPECTED BY METRO HISTORICAL (MHC). CHANGES THAT AFFECT THE ELEVATIONS OR SECTIONS **IN ANY WAY** SHALL NOT BE MADE, UNLESS APPROVED BY ARCHITECT AND MHC.



1 WEST ELEVATION
SCALE: 1" = 10'

2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
PHONE: (615) 269-9248 FAX: (615) 627-1288
email: quirksdesigns@comcast.net

QUIRK DESIGNS

PHONE:
W335-0732
H298-1508

Renovation & New Garage
Randy Haley & Martha Butterfield
2119 Westwood Avenue
Nashville, TN 37212

DATE: 7/10/16
REVISION

PROJECT NO: 16-045
COPYRIGHT 2007
QUIRK DESIGNS

ELEVATIONS - SIDES

A5
SHEET 13



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE TO CONTRACTOR & OWNER:

THIS PROJECT WILL BE INSPECTED BY METRO HISTORICAL (MHC). CHANGES THAT AFFECT THE ELEVATIONS OR SECTIONS **IN ANY WAY** SHALL NOT BE MADE, UNLESS APPROVED BY ARCHITECT AND MHC.



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
PHONE: (615) 269-9248 FAX: (615) 627-1288
EMAIL: QUIRKDESIGNS@COMPAST.NET



PHONE:
W335-0732
H298-1508

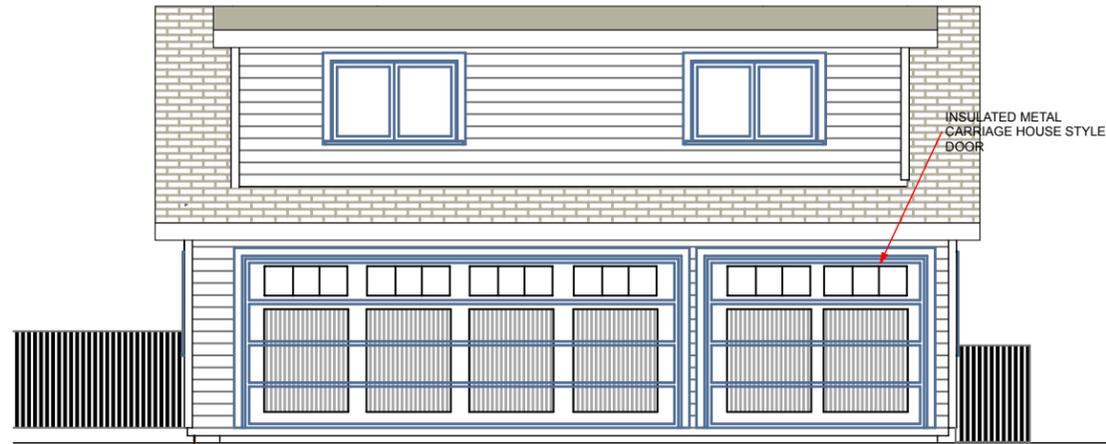
Renovation & New Garage
Randy Haley & Martha Butterfield
2119 Westwood Avenue
Nashville, TN 37212

DATE: 7/10/16
REVISION

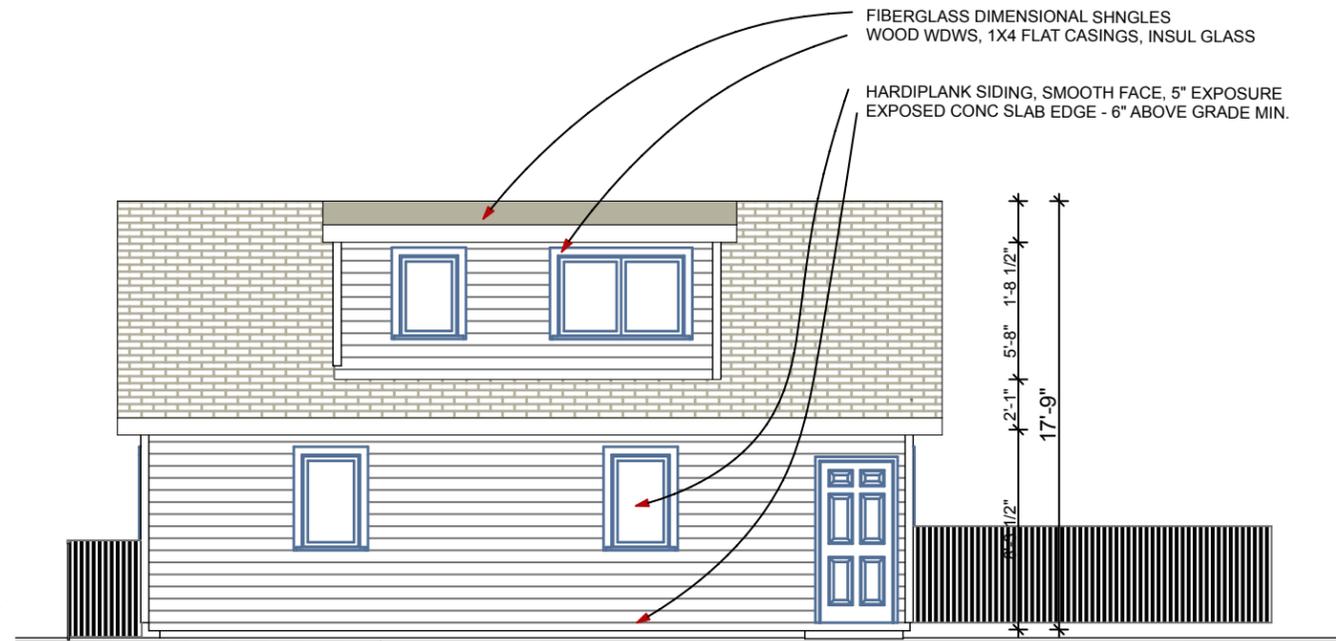
PROJECT NO: 16-045
COPYRIGHT 2007
QUIRK DESIGNS

ELEVATIONS - FRONT, REAR

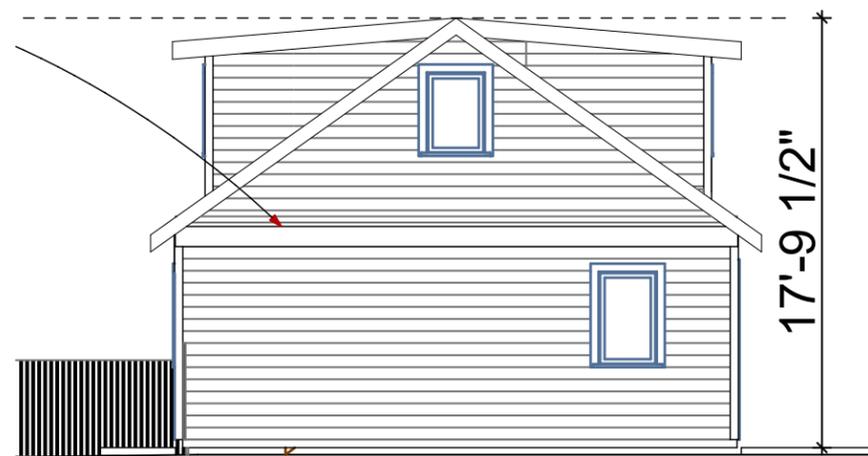
A6
SHEET 14



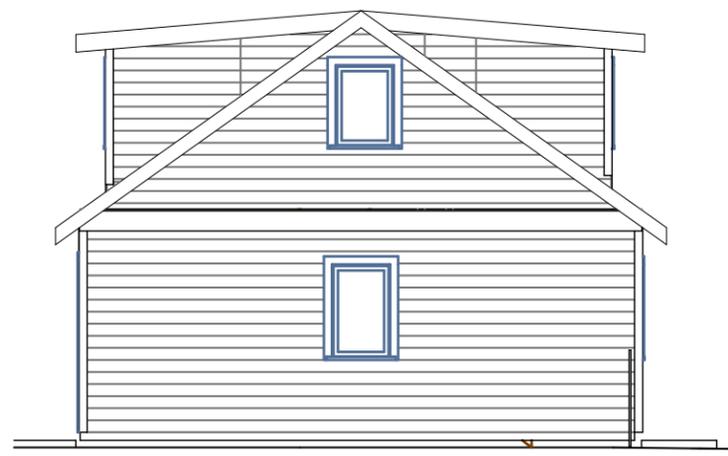
4 ALLEY ELEVATION
SCALE: 1/8" = 1'-0"



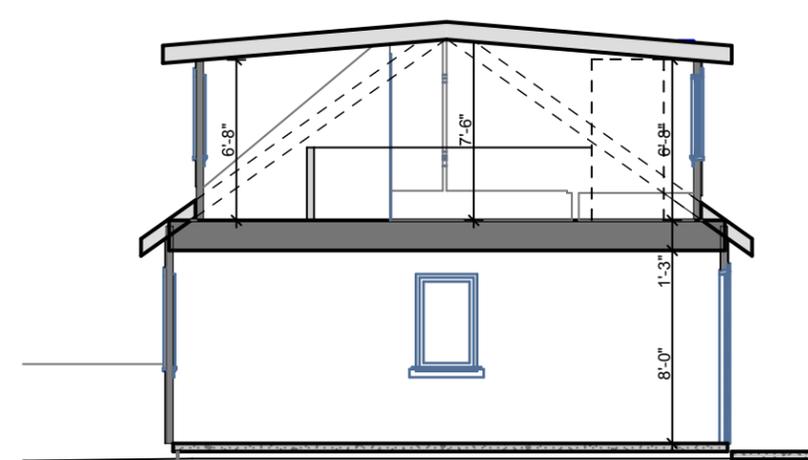
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 GARAGE SECTION
SCALE: 1/8" = 1'-0"

CADD FILES\WORK 2016\haley_randy\res\2119_westwood_16-045\haley_res_1.pht

2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
PHONE: (615) 269-9248 FAX: (615) 627-1288
email: quirksdesigns@comcast.net

QUIRK DESIGNS

PHONE:
W335-0732
H298-1508

Renovation & New Garage
Randy Haley & Martha Butterfield
2119 Westwood Avenue
Nashville, TN 37212

DATE: 7/10/16
REVISION

PROJECT NO: 16-045
COPYRIGHT 2007
QUIRK DESIGNS

GARAGE ELEVATIONS

A7
SHEET 15