



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
1404 Clayton Avenue
August 15, 2012

Application: New construction—addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11708016500
Applicant: Keith Dowd
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a two-story rear addition that is taller than the one-story historic structure. The project also involves re-cladding a previously enclosed side porch. No changes are currently planned for the existing rear accessory structure.

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

1. The applicant submit a new front façade elevation showing that the addition will only be three feet, ten inches (3’10”) taller than the existing house.
2. The front-facing gable portion of the addition have a clipped gable.
3. The eave height of the front-facing gable portion of the addition be lowered by approximately nine to twelve inches (9” – 12”) to match the eave height of the remaining portion of the addition.
4. Four to six inch (4” – 6”) mullions be included between all double and triple windows.
5. Staff review and approve the asphalt shingle color and the specifications and materials for all windows and doors.

With these conditions, staff finds that the application meets Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

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, and Details, and Material Color

The materials, texture, and 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. MHZC does not review the painting of structures.

T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.

e. Roofs

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.

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

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.

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.

i. Outbuildings

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.

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.

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:

- 1. where they are a typical feature of the neighborhood*
- 2. 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.*

II.B.2 Addition

- 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 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.

In order to assure that an addition has achieved proper scale, the addition 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.

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).

- 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, material 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: 1404 Clayton Avenue is a c. 1925 minimal traditional house that is contributing to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Analysis and Findings:

Application is to construct a two-story rear addition that is taller than the one-story historic structure. The project also involves re-cladding a previously enclosed side porch. No changes are currently planned for the existing rear accessory structure under this application (see photo below).



The application does not include plans to demolish, rebuild or expand the existing accessory structure.

Location and Setback: The proposed addition is located entirely behind the historic house and it meets all base zoning requirements for setbacks. It is inset two feet (2') from both sidewalls of the historic house. Staff finds the location and setbacks of the proposed addition to meet Section II.B.1.c. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The existing house is approximately seventeen feet (17') tall, as measured from the front of the house. It is thirty-eight feet (38') wide, including an eight foot (8') wide enclosed side porch. It is forty-four feet, one inch (44'1") deep. It has a footprint of approximately one thousand, four hundred, and forty-three square feet (1,443 sq. ft). The proposed addition is inset two feet (2') from each of the sidewalls of the house. It has a maximum width of twenty-six feet (26') and a maximum depth of thirty-one feet, four inches (31' 4"). The addition has a footprint of approximately seven hundred and forty square feet (740 sq. ft).

Because the site slopes to the back, the maximum height of the addition will be approximately twenty-five feet (25') at its highest point. The addition ties into the back of the house at the house's ridge, and it continues at this height for a depth of approximately twenty-six feet (26'). At this point, which is forty-feet (40') behind the front wall of the house, the addition enlarges to be taller than the existing house.

The two side elevations show that the addition will be a total of three feet, ten inches (3'10") taller than the house, but the front elevation indicates that the addition will be approximately four feet, six inches (4'6") taller. Staff asks that a condition of approval be that the addition be no more than three feet, ten inches (3'10") taller than the historic house and that the applicant submit a revised front façade drawing reflecting this height.

Staff notes that the historic house does have a modest height at just seventeen feet (17') and is not eligible for a ridge raise because of its clipped gables. Therefore a taller addition is an acceptable way for the applicant to expand the addition to get two occupiable stories. The design guidelines note that:

“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.”

The addition meets most, but not all, of these criteria. The addition is inset two feet (2') from the sidewalls of the house, is less than four feet (4') taller than the historic house, and does not gain in height until forty feet (40') behind the front wall of the house. However, the addition has a front-facing gable portion that does not meet the design guidelines. Staff asks that a condition of approval be that the front-facing gable portion of the addition have a clipped gable, and that its eave height be lowered to match the eave

heights of the remaining portion of the addition (i.e. lowered by approximately nine to twelve additions (9"-12")). With these changes staff finds the addition's height to meet the design guidelines.

After the construction of the proposed addition, the lot will have approximately sixty-nine percent (69%) open space, which is eight percent (8%) less than the existing percentage of open space. Staff finds this percentage of open space to meet the immediate context, where percentages of open space range from approximately sixty-four percent (64%) to eighty-five percent (85%).

With the correction of the front elevation, the alteration of the front-facing gabled roof form into a clipped gable, and the lowering of the front facing gable roof form's eave, staff finds the height and scale of the proposed addition to meet Sections II.B.1.a., II.B.1.b. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The existing house has a side-facing clipped gable roof form with a slope of approximately 6/12. The house also has an enclosed side porch with a flat roof, and an existing rear extension with a shed roof. The addition ties into the back slope of the house's ridge with a gable form.

The taller portion of the addition has two roof forms. On the left side is a front-facing gable roof that extends from the front of the addition to the rear. As was mentioned previously, staff asks that this portion of the addition have a clipped gable roof, at least at the front, and that its eave height be reduced to match the eave height of the other portion of the addition (i.e. lowered by approximately nine to twelve additions (9"-12")). On the right side of the taller portion of the addition is a gable with a slope of 3/12. A wall dormer is proposed for the rear façade. Although wall dormers are generally discouraged, staff finds this wall dormer acceptable because it is on the rear façade and will not be visible.

With the alteration of the front-facing gabled roof form into a clipped gable, and the lowering of the front facing gable roof form's eave, staff finds the addition's roof pitches and forms to meet Section II.B.1.e. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The applicant is proposing to make one change to the window pattern on the historic house. Two windows will be added on the left elevation, towards the back of the house, and will match a nearby window (see photo on next page). Staff finds these additional window openings to be acceptable since they are located so far back on the house.



Two new windows will be added in approximate location of the arrow. The window openings will match the adjacent window opening.

The dimension and design of windows and doors on the addition are similar to those on the existing house. The primary windows on the addition and on the accessory structure are generally taller than they are wide and therefore fit the proportions for historic window openings. The only large expanse of wall space without a window or a door opening occurs at the back of the right façade. Staff finds this thirteen-foot (13') expanse to be acceptable because it occurs over fifty-seven feet (57') behind the front wall of the house. Staff asks that a condition of approval be that four to six inch (4" – 6") mullions be included between double and triple windows.

With the inclusion of the four to six inch (4" – 6") mullions on the double and triple windows, staff finds that the addition's proportion and rhythm of openings meet Section II.B.1.g. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The addition will primarily be clad in smooth Hardie plank siding with a reveal to match that of the historic house. The existing enclosed side porch will be re-clad in Hardie panel siding with four inch (4") trim (see photo on next page). Staff finds the re-cladding of this feature to be acceptable because the porch did not originally have siding on it and would have been more open in nature. The addition's foundation will be split face concrete block, and the roof will be architectural shingles. The existing house will be re-roofed with architectural shingles, and staff asks to review and approve the asphalt shingle color. Miratec trim will be used, and the rear porch will incorporate cedar posts and will be screened. The materials for the windows and doors were not specified, and staff asks to approve all window and door specifications prior to purchase and installation.



Existing enclosed side porch to be clad in Hardie Panel.

With the staff's final approval of the windows, doors, and asphalt shingle color, staff finds the materials for the proposed addition to meet Section II.B.1.d. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Partial Demolition: The addition will require the removal of the majority of the historic house's rear wall but will retain the corners and the original roof form, which would allow the addition to be removed without negatively affecting the form and integrity of the original building. A portion of the left side wall will be demolished to accommodate two new windows. Since this is a secondary elevation, and the alteration happens on the rear portion of the side wall, the change will not alter the character of the home. All existing materials are planned to be retained, with the exception of the house's asphalt shingle roof, front door, and shutters, which will be replaced.

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

1. The applicant submit a new front façade elevation showing that the addition will only be three feet, ten inches (3'10") taller than the existing house.
2. The front-facing gable portion of the addition have a clipped gable.
3. The eave height of the front-facing gable portion of the addition be lowered by approximately nine to twelve inches (9" – 12") to match the eave height of the remaining portion of the addition.
4. Four to six inch (4" – 6") mullions be included between all double and triple windows.
5. Staff review and approve the asphalt shingle color and the specifications and materials for all windows and doors.

With these conditions, staff finds that the application meets Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



1404 Clayton Avenue, front and left facades.



1404 Clayton, front and right facades, showing the existing enclosed porch, which will be re-clad in Hardie Panel.



1404 Clayton, right façade, behind the enclosed porch



1404 Clayton, right façade, showing the rear of the enclosed porch.



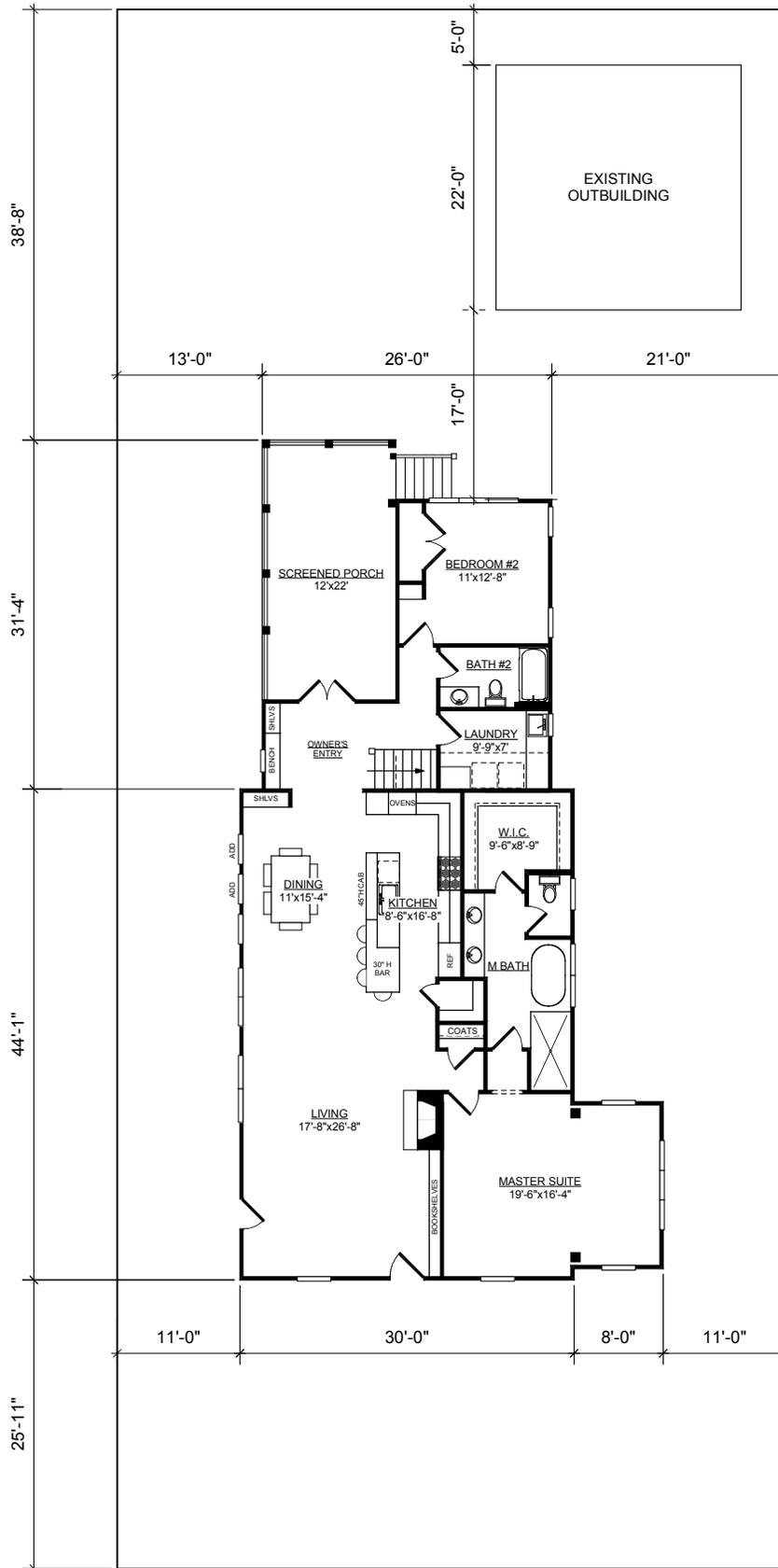
1404 Clayton, rear façade.

(ALLEY)

1404 CLAYTON AVE.
NASHVILLE, TN

EXISTING	1442 SQ. FT.
1ST FLR ADDITION	468 SQ. FT.
2ND FLR ADDITION	796 SQ. FT.
TOTAL	2706 SQ. FT.
SCREENED PORCH	280 SQ. FT.

SITE PLAN



CLAYTON AVENUE

**PARAGON
DESIGNS**

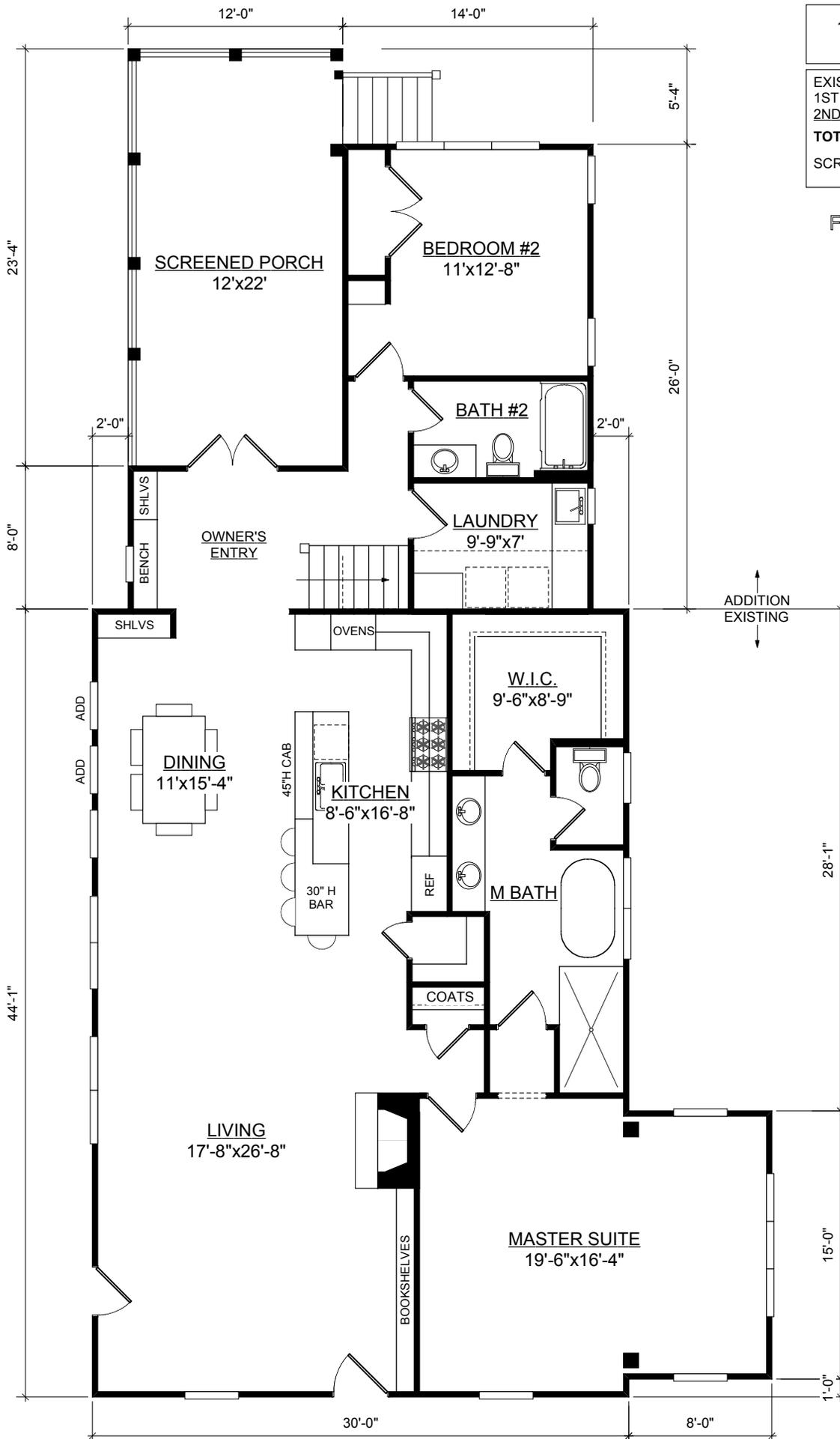
TARL LA ROCCO
615-598-1392
paragon.designs@yahoo.com

SCALE: 1/16"=1'

1404 CLAYTON AVE.
NASHVILLE, TN

EXISTING	1442 SQ. FT.
1ST FLR ADDITION	468 SQ. FT.
2ND FLR ADDITION	796 SQ. FT.
TOTAL	2706 SQ. FT.
SCREENED PORCH	280 SQ. FT.

FIRST FLOOR PLAN



PARAGON
DESIGNS

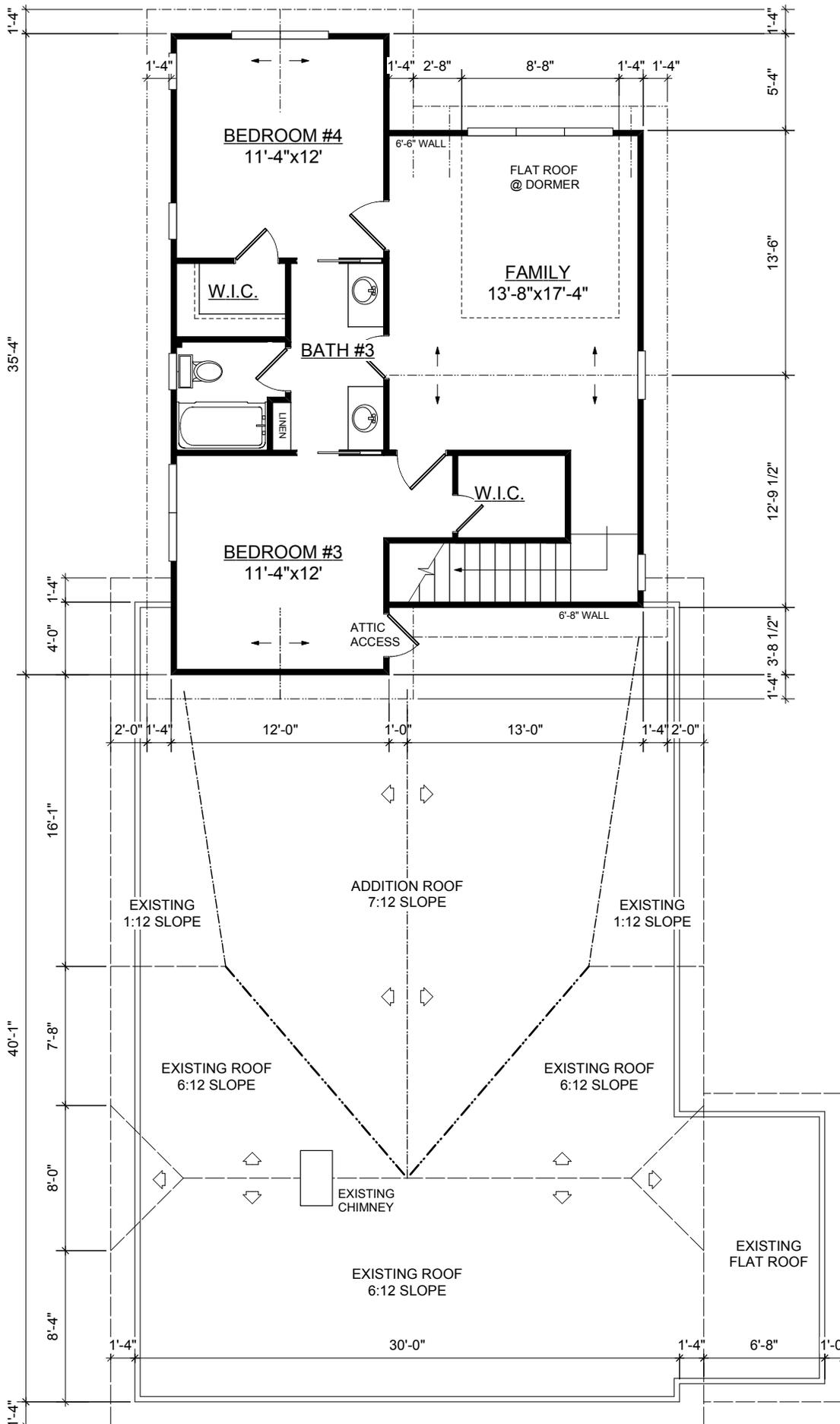
TARL LA ROCCO
615-598-1392
paragon.designs@yahoo.com

SCALE: 1/8"=1'

1404 CLAYTON AVE.
NASHVILLE, TN

EXISTING	1442 SQ. FT.
1ST FLR ADDITION	468 SQ. FT.
2ND FLR ADDITION	796 SQ. FT.
TOTAL	2706 SQ. FT.
SCREENED PORCH	280 SQ. FT.

SECOND FLOOR PLAN



PARAGON
DESIGNS

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SCALE: 1/8"=1'

1404 CLAYTON AVE.
NASHVILLE, TN

EXISTING	1442 SQ. FT.
1ST FLR ADDITION	468 SQ. FT.
2ND FLR ADDITION	796 SQ. FT.
TOTAL	2706 SQ. FT.
SCREENED PORCH	280 SQ. FT.

FRONT/ REAR ELEVATION




**PARAGON
DESIGNS**

TARL LA ROCCO

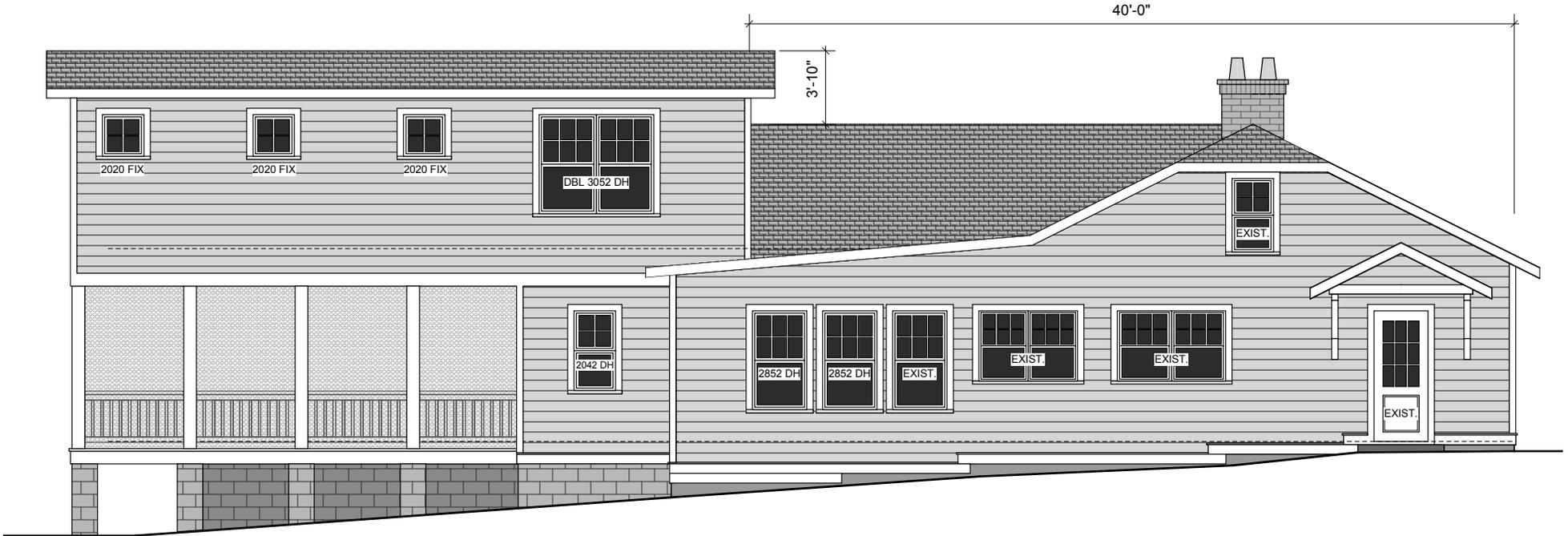
615-598-1392
paragon.designs@yahoo.com

SCALE: 1/8"=1'

1404 CLAYTON AVE.
NASHVILLE, TN

EXISTING	1442 SQ. FT.
1ST FLR ADDITION	468 SQ. FT.
2ND FLR ADDITION	796 SQ. FT.
TOTAL	2706 SQ. FT.
SCREENED PORCH	280 SQ. FT.

LEFT ELEVATION



1404 CLAYTON AVE.
NASHVILLE, TN

EXISTING	1442 SQ. FT.
1ST FLR ADDITION	468 SQ. FT.
2ND FLR ADDITION	796 SQ. FT.
TOTAL	2706 SQ. FT.
SCREENED PORCH	280 SQ. FT.

RIGHT ELEVATION

