



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

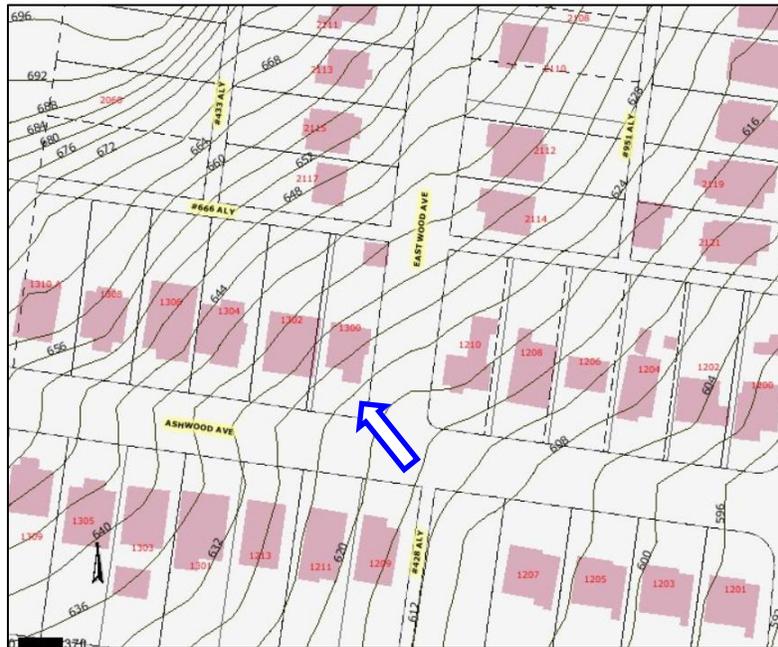
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 1300 Ashwood Avenue November 14, 2012

Application: Reconstruction – front porch and front dormer
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513002500
Applicant: Marshall Burrige
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to demolish the front porch, side staircase, and front dormer, none of which are original to the house. A new porch more in keeping with the age and style of the house is planned and the flat roof of the dormer will also be removed and replaced with a more appropriate gabled roof. The siding materials will be cement-fiber and wood, with fiberglass porch columns and a composite shingle roof.</p> <p>Recommendation Summary: Staff recommends approval of the application to demolish the non-historic front porch, roof dormer and side staircase and replace them with similar elements more appropriate to the age and style of the house, with a condition that the design and material of the porch railing is approved by staff.</p>	<p>Attachments A: Photographs B: Existing Elevations C: Proposed Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to reduce 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.

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.

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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

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.

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

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 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 Inappropriate

- 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 91.65 of the historic zoning ordinance.

Background: 1300 Ashwood Avenue is a one and one-half story Craftsman style house, constructed circa 1935. The house has a flat-roofed front dormer, a flat-roofed front porch and a side exterior staircase. The dormer is present in a 1963 photograph, although it had by that time lost its historic integrity. It has three-over-one windows typical of the Craftsman period, but has the flat-roof and shallower eaves of post-WWII construction. The porch has been altered since 1963, but that appearance and materials as well are not typical of the Craftsman style, suggesting that it too had already been altered.



Analysis and Findings:

Demolition

The applicant proposes to demolish the front porch and construct a new porch more in keeping with the age and style of the house. The roof of the front dormer will also be demolished and replaced with a new gabled roof.

Because the porch and dormer roof are not original to the historic house, their demolition meets guidelines III.B.a. and III.B.b.

A metal exterior staircase and a non-historic upperstory door on the right side of the house will be removed and sided-in to match the existing aluminum siding.

Location

The original footprint of the house will be retained.

Design & Roof Shape

The new front porch will match the footprint of the existing porch, with the columns and porch rack matching the appearance shown on the 1963 photo. The porch will have a front-projecting gabled roof with a 5:12 pitch, with eaves aligned with the primary eaves of the house. This porch is typical design of porches from the period and style of this and meets the guidelines for height, scale, and roofs of additions.



The width and wall height of the front dormer will be retained in their current dimensions, which are compatible in scale with the historic house. Often dormers are similar in width to openings beneath them, as is the case here. It is also set off the ridge and the front wall, as typical of historic dormers. The new roof will be a 5:12 front facing gable, which is a typical dormer roof form.

The staircase and second floor staircase is not original. Removal of the stair and enclosure of the door will return the house to a more appropriate design.

Materials

The materials of the porch will include cement-fiber clapboard siding in the front gable, with wood trim and fiberglass columns, with a composite shingle roof matching the existing roof. The existing front door will not be altered. Staff finds these materials to be appropriate and meet guideline II.B.d. In order to meet building codes, a porch railing will likely be required, for which information should be provided prior to construction.

The materials of the dormer include cement-fiber clapboard siding with wood trim, with a composite shingle roof matching the existing roof. These materials are appropriate and meet guideline II.B.d.

Height, Scale, Setback, Rhythm of Spacing, & Orientation

The only alterations planned are to the existing porch, dormer and side staircase and door. No other alterations to the features or dimensions of the home are planned.

Recommendation:

Staff recommends approval of the application to demolish the non-historic front porch, roof dormer and side staircase and replace them with similar elements more appropriate to the age and style of the house, with a condition that the design and material of the porch railing is approved by staff.

Seal

Photo/Revisions



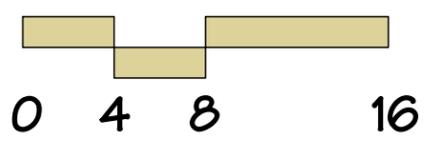
FRONT ELEVATION



RIGHT SIDE ELEVATION

1300 ASHWOOD AVE EXISTING RESIDENCE

10.24.12



1300 ASHWOOD AVE

Approved for the Owner
Date

Approved for the Owner
Date

Job No. _____

Issue Date _____

Drawn by JVF

Checked by JVF

**EXISTING
RESIDENCE**

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

C



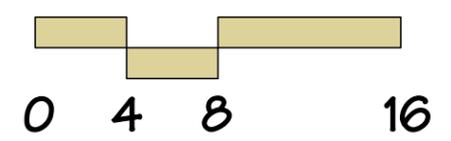
FRONT ELEVATION



RIGHT SIDE ELEVATION

**1300 ASHWOOD AVE
PROPOSAL**

11.1.12



Seal

Plots/Revisions

**1300
ASHWOOD
AVE**

Approved for the Owner
Date

Approved for the Owner
Date

Job No.

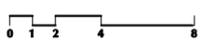
Issue Date

Drawn by JVF

Checked by JVF

**PROPOSED
EXTERIOR
ALTERATIONS**

Scale 1/8" = 1'-0"



A-0