KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1401 Dallas Avenue
October 17, 2012

Application: Demolition-partial; New construction – addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11801005800
Applicant: Blaine Bonadies, architect
Project Lead: Michelle Taylor, michelle.taylor3@nashville.gov

Description of Project: Application is to construct a one story rear addition to an existing one story house.

Recommendation Summary: Staff recommends approval with the following conditions:

- The addition sit in a minimum of one foot (1') on each side; and
- Staff provide final review of windows and doors, porch steps and roof color.

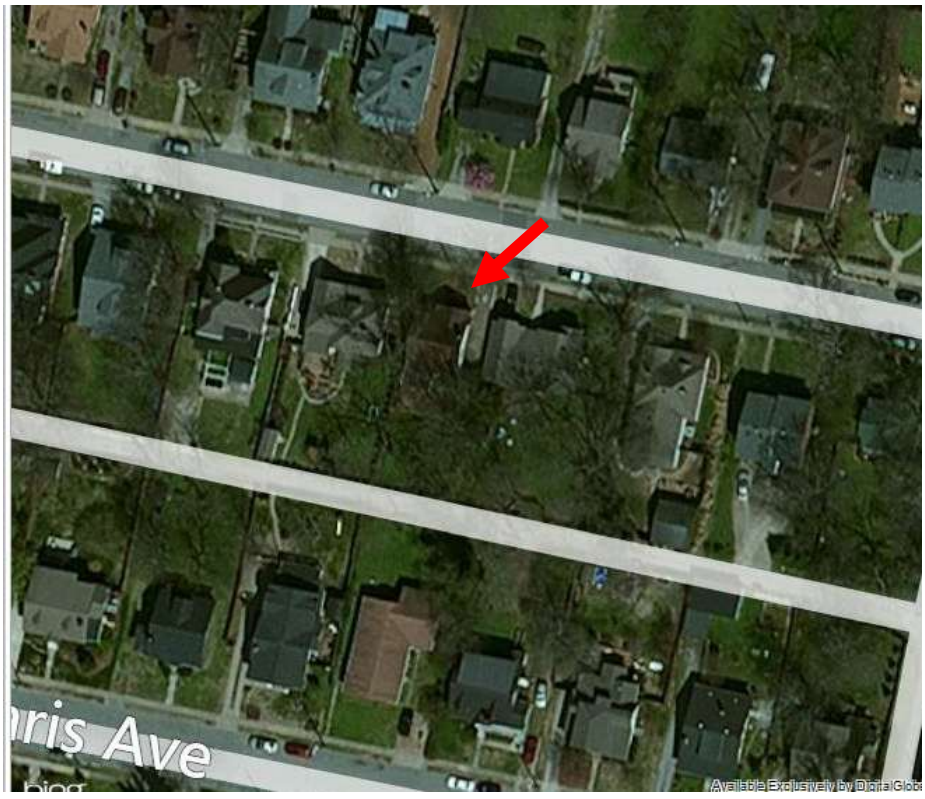
Staff finds that per the design guidelines an addition should be situated in such a way that will not disturb either the front or side facades and should be distinguishable from the historic structure. Typically this is accomplished by setting the addition in from the buildings side wall. As proposed, the left side of the addition will step out four feet (4') from the rear corner. Also, this portion of the addition will be covered and subsequently clip the corner of the existing side-gabled roof.

With these conditions the project meets sections II.B.1 and 2 of the design guidelines.

Attachments
A: Photographs
B: Sanborn Map
C: Site Plan
D: Elevations

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.

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.

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.

In order to assure than 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.

When an addition needs to be wider:
Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.
In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises
Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms
Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they

are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally 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.*

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.

d. 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.

e. 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: 1401 Dallas Avenue is a one story, side-gabled cottage with partial-width front-gabled entry porch. The house was constructed c. 1930. It is a contributing structure in the district because of its age and architectural characteristics.

Analysis and Findings: Application is to construct a rear addition which includes a rear covered porch.

Demolition: There is an existing screened in porch and deck that will be demolished. Neither is historic and so demolition is appropriate and meets section II.B.2.b.

Height and Scale: The addition will be one-story tall, with an eave height aligned with the eave height of the historic house at nine feet (9') above the foundation. The inset portion of the addition will have an eave height of thirteen feet, 6 inches (13'6") above the foundation which is taller than the existing house; however, inset behind the existing house. The roof of the addition will be side gabled with a peak height of twenty-one feet, six inches (21'6") to match the peak of the existing house. The rear porch will have a front gabled roof, tying into the rear of the addition, with an eave height to match the existing historic house. The foundation height of the addition will match that of the existing house.

The new addition, not including the covered screened porch will have a footprint of approximately six hundred and eighty square feet **(**680 sq. ft**.)** After construction of the

new addition, the percentage of open space for the lot will be approximately seventy-three percent (73%). The addition will reduce the lot's open space by approximately twelve percent (12%). Staff finds this reduction in open space to be appropriate because the resulting open space is still compatible with the open space ratios of the immediate context, which range from sixty to ninety percent (60% - 90%).

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*.

Location and Setback: The addition meets all bulk zoning requirements for setbacks. The right wall of the addition will step in two feet, two inches (2'2") from the historic house, carry back eight feet (8'), and then step back out for another thirty feet (30'). This depth includes a twelve foot, four inch (12'4") rear covered screened porch.

However, the left side of the addition will step out four feet (4') from the rear corner of the historic house, carry back eight feet (8'), before stepping back out in line with the wall of the house for another seventeen feet, eight inches (17'8"). Per the design guidelines an addition should be situated in such a way that will not disturb either the front or side facades and should be distinguishable from the historic structure. Except for specific conditions that this project does not meet, the Commission has always required rear additions inset one foot for each story from the side wall. When an addition needs to be wider than the existing house, it should not wrap the rear corner, as this alters the form of the house and makes it more difficult to remove the addition at a later date, if desired, another condition of the design guidelines. As proposed, the left side of the addition will not inset from the side wall but rather step out four feet (4') from the rear corner. Also, this portion of the addition will be covered and subsequently clip the corner of the existing side-gabled roof.

The narrow width of the house does make it a candidate for an addition extending beyond the side wall of the house; however, in the past, the Commission has still required the inset before the additional width.

Because the addition is not inset on the left side which will subsequently compromise the rear corner and form of the house as well as the roof form, is not easily removable, and does not meet the standard developed to keep additions subordinate to primary buildings, staff recommends that the addition have the required one-foot inset.

Staff finds the location of the proposed addition does not meet sections II.B.c , II.B.2.a and II.B.2.d. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Materials, Texture, Details, and Material Color: The primary cladding material for the addition will be composite lap siding with a maximum five inch (5") reveal. The foundation will be split-face concrete block to match the existing. The roof of the addition and both the rear and side covered porches will be asphalt composite shingles to

match the existing. The windows are described as wood with a 4 inch (4") trim. The rear covered screened porch will have a concrete deck, two wood columns with base and cap, and a simple wood railing. The side covered porch will also have a concrete deck with be two wood columns to match the rear. Material for the porch steps and doors is unknown. Staff asks to approve the asphalt shingle color and all window and door specifications prior to purchase and installation.

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

Roof Shape: The historic house has a side gabled roof form with a front gabled porch. The roof of the addition will match the pitch to existing house. The rear and side porch roofs, also gabled, will match the pitch of the existing front porch.

Staff finds the addition's roof pitches and forms to meet Sections 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 dimension and design of windows and doors on the addition are similar to those on the existing house. The primary windows on the addition are taller than they are wide and therefore fit the proportions for historic window openings. There are no large expanses of wall space without a window or door opening.

Staff finds that the addition's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Recommendation Summary:

Staff recommends approval with the following conditions:

- The addition sit in a minimum of one foot (1') on each side; and
- Staff provide final review of windows and doors, porch steps and roof color.

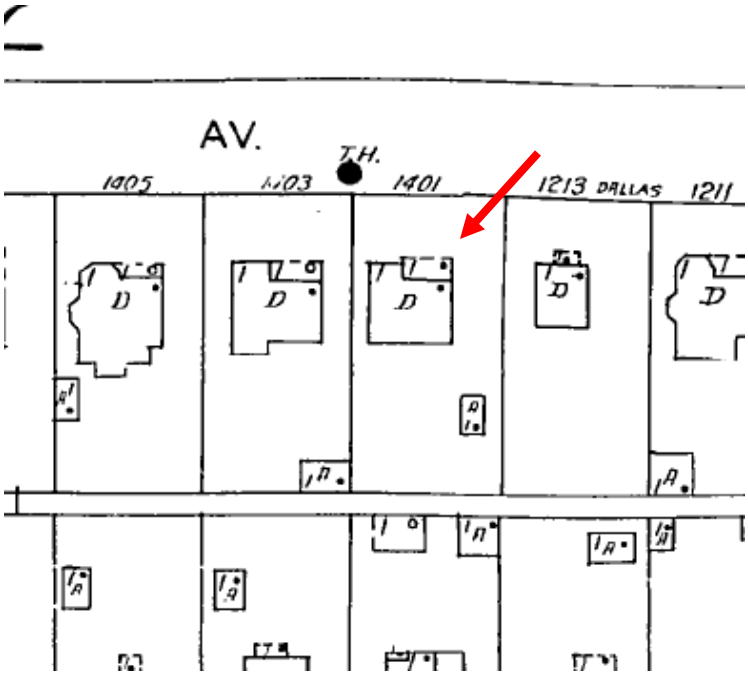
Staff finds that per the design guidelines an addition should be situated in such a way that will not disturb either the front or side facades and should be distinguishable from the historic structure. Typically this is accomplished by setting the addition in from the buildings side wall. As proposed, the left side of the addition will step out four feet (4') from the rear corner. Also, this portion of the addition will be covered and subsequently clip the corner of the existing side-gabled roof.

With these conditions the project meets sections II.B.1 and 2 of the design guidelines.

Photographs:

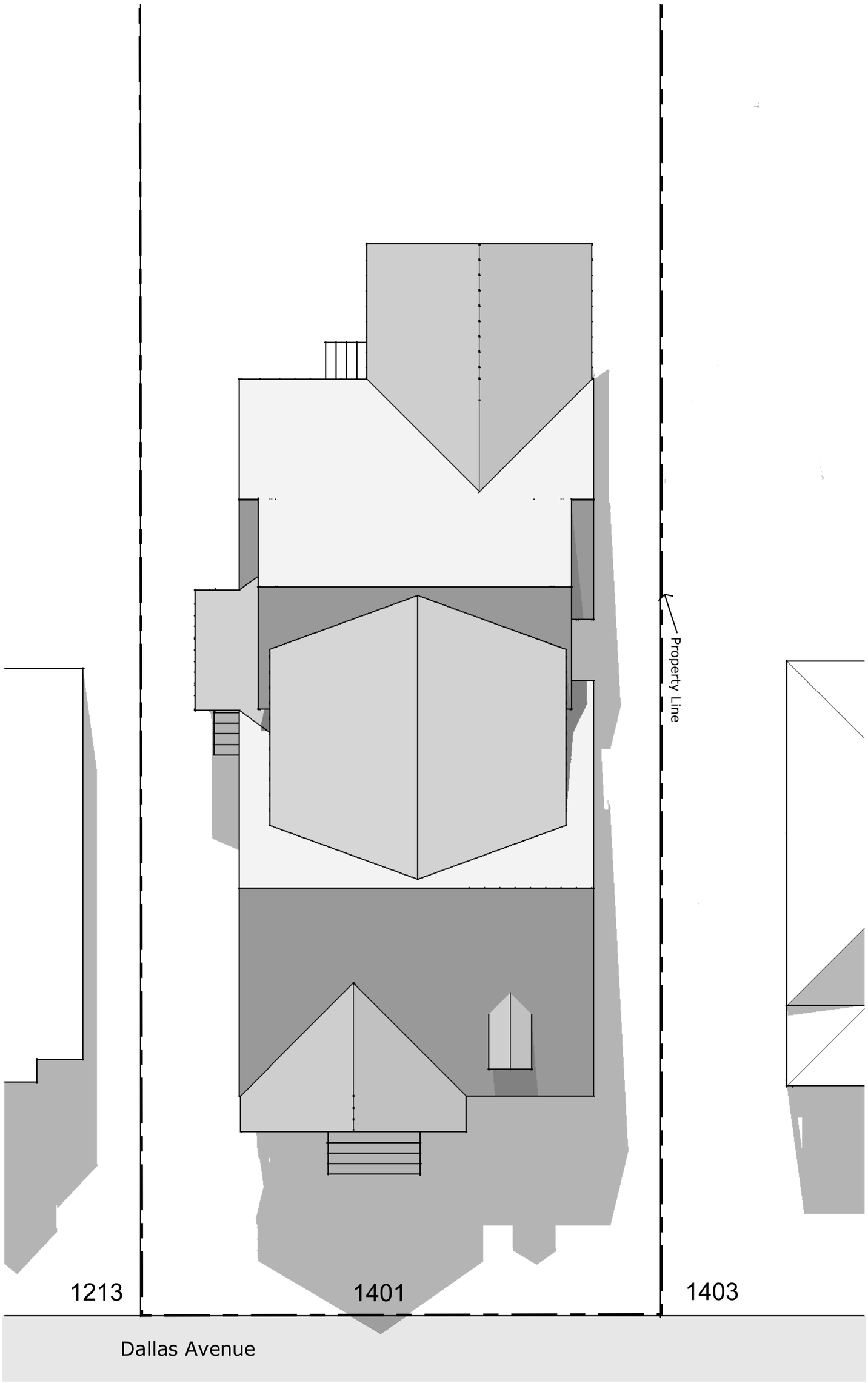
1401 Dallas Avenue, front facade

1401 Dallas Avenue, rear façade. Application includes demolition of screened porch and deck.



1951 Sanborn Map

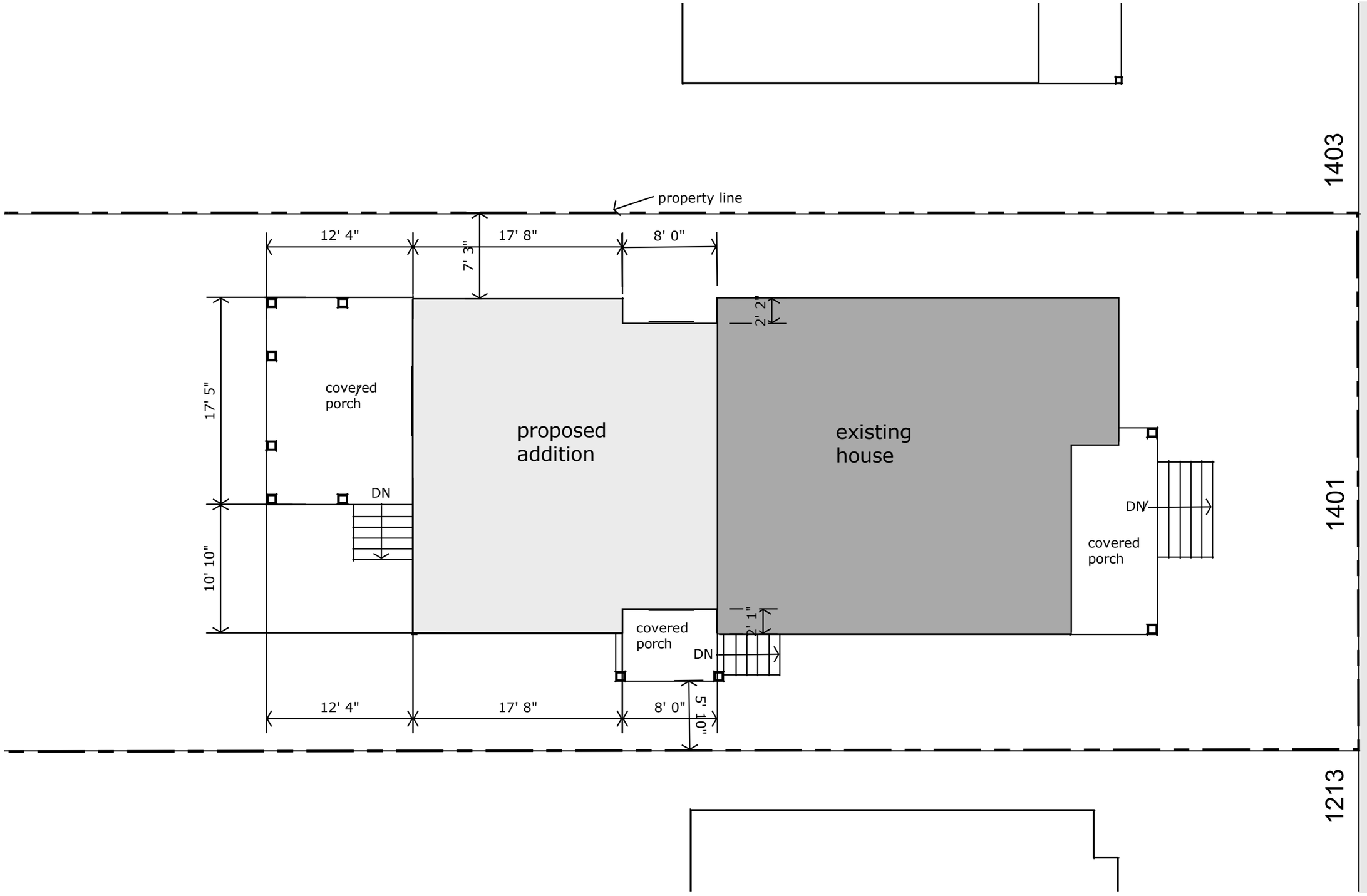
site / roof plan



1/8"=1'

L1

barksdale residence
1401 dallas avenue



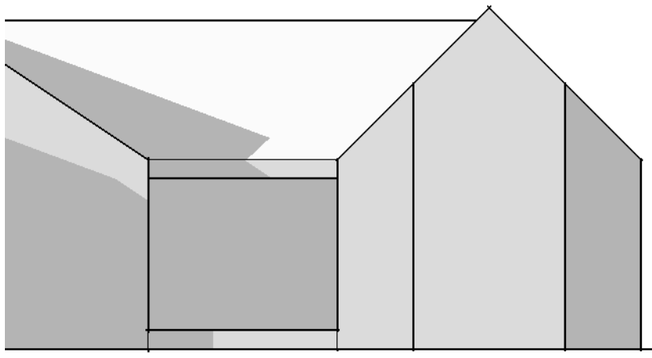
barksdale residence
1401 dallas avenue

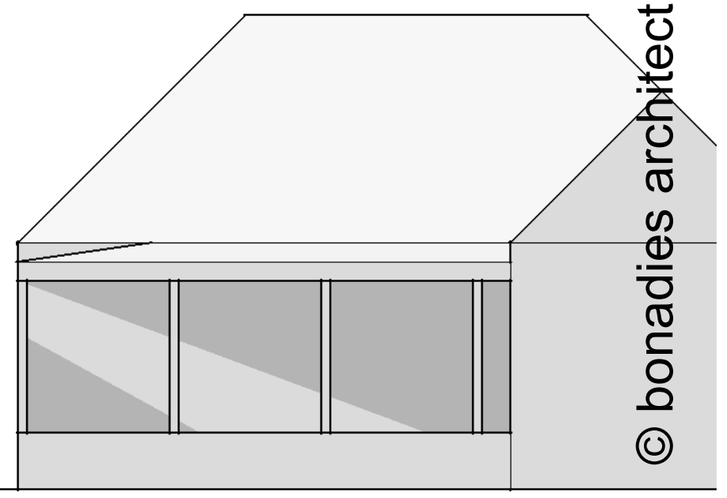
footprint plan

1/8"=1'

L2

existing ridge height
to remain





1213

1401

1403

front street elevation diagram

1/8"=1'

barksdale residence
1401 dallas avenue

L3

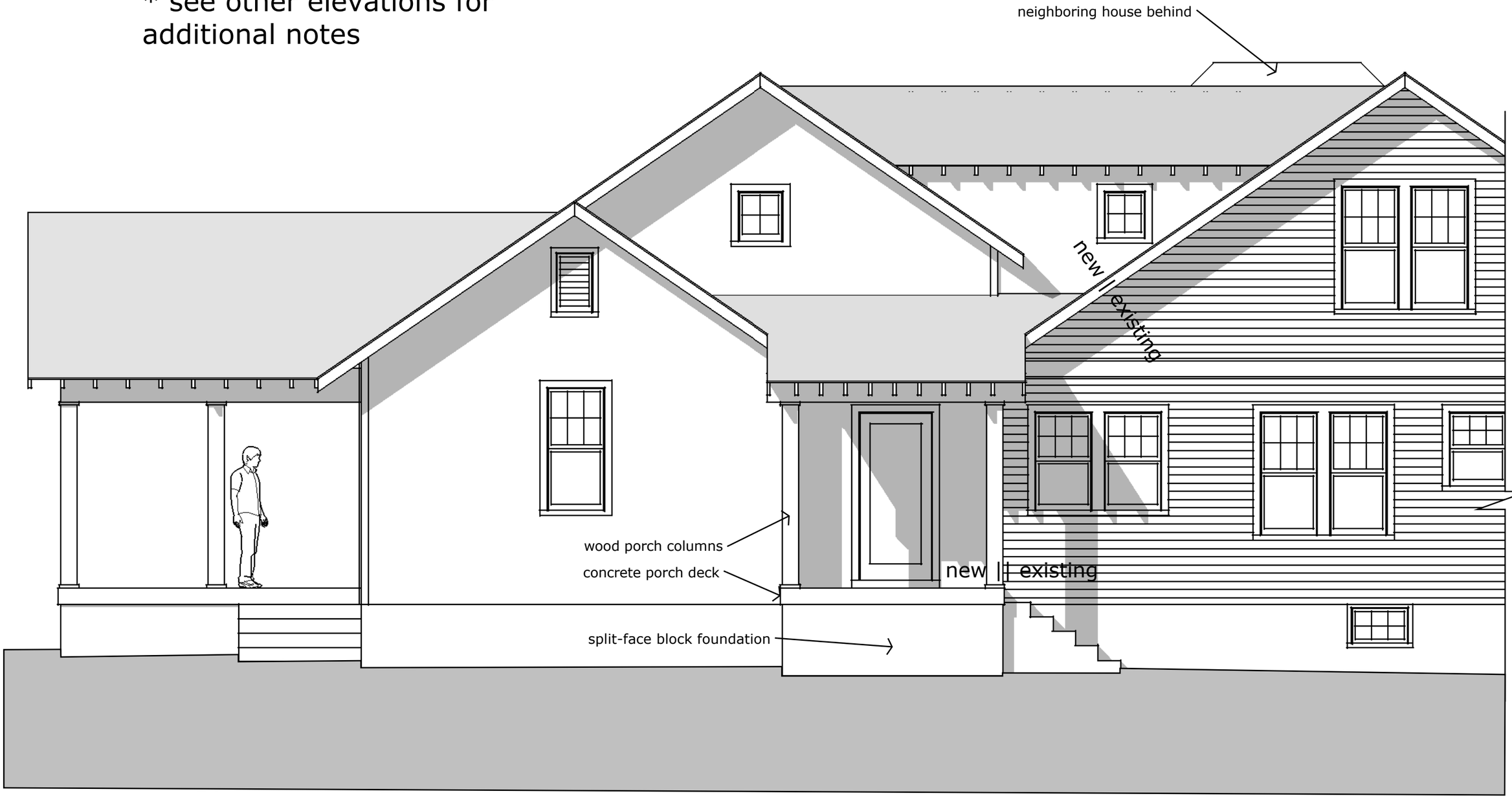
front elevation

1/4"=1'

barksdale residence
1401 dallas avenue

A3

* see other elevations for additional notes



left elevation

1/4"=1'

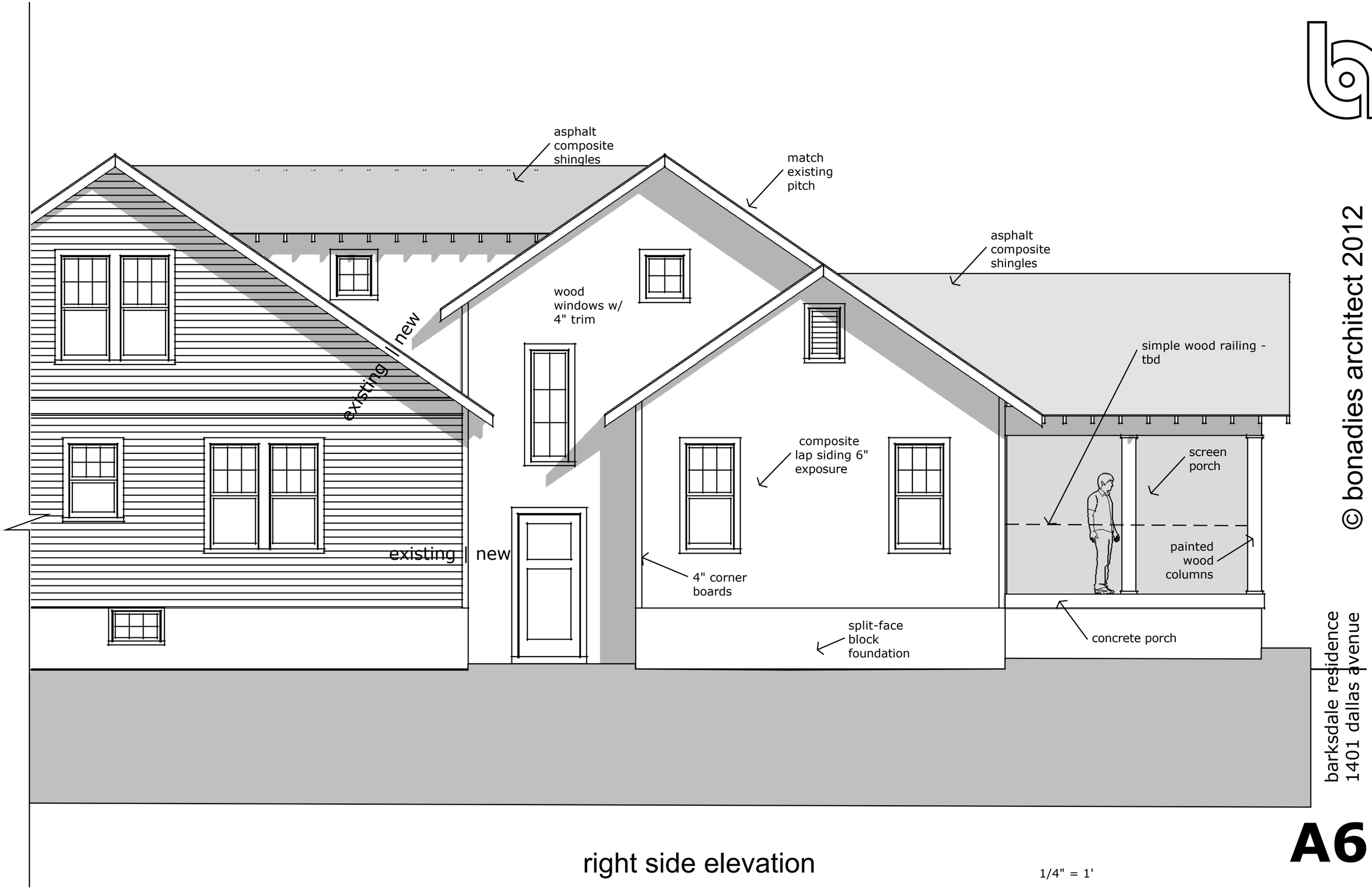
A4

barksdale residence
1401 dallas avenue

rear elevation

1/4"=1'

barksdale residence
1401 dallas avenue



right side elevation

1/4" = 1'

barksdale residence
1401 dallas avenue

A6

street perspective

A7

barksdale residence
1401 dallas avenue

street perspective

barksdale residence
1401 dallas avenue

A8

A9

aerial perspective

barksdale residence
1401 dallas avenue