



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

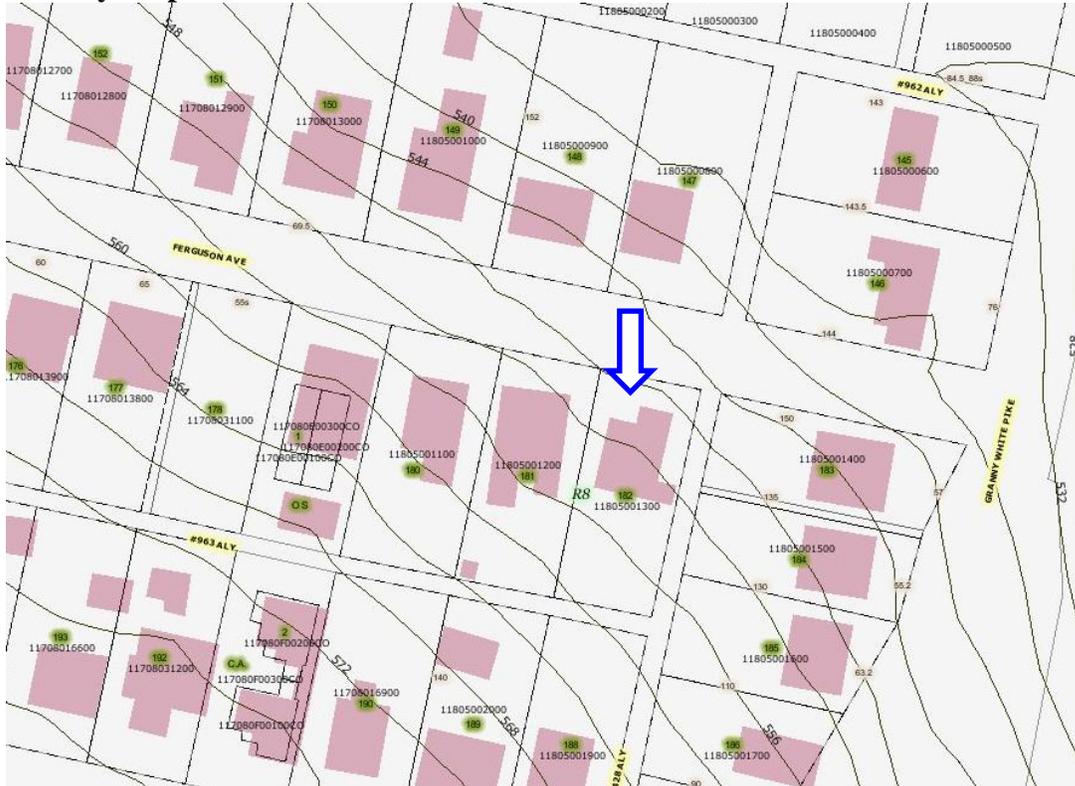
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION 1203 Ferguson Avenue February 20, 2013

Application: New construction-addition; Demolition—Accessory structure.
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11805001300
Applicant: Preston Quirk, Quirk Designs
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition that is taller than the historic house. The project involves removing a non-historic shed and a non-historic metal awning.</p> <p>Recommendation Summary: Staff recommends approval of the structure with the condition that staff review and approve the asphalt shingle color and windows and doors prior to purchase and installation of these materials. With these conditions, staff finds that the project meets Section II.B. and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: 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).

Appropriate setback reductions will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

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 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.

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.

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).

- 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.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: 1203 Ferguson is c. 1935 house that is considered to be contributing to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (see Figure 1).



Figure 1. 1203 Ferguson Street.

Analysis and Findings:

Application is to construct a rear addition that is taller than the historic house. The project involves removing a non-historic shed and a non-historic metal awning.

Demolition: The project involves removing an existing shed and an existing metal awning on the side of the house (see Figures 2, 3 & 4 on next page). Both the shed structure and the metal awning lack historic and architectural integrity, and staff finds that their removal meets Section III.B.2. of the design guidelines.



Figure 2. Shed to be removed.



Figure 3. Metal awning to be removed



Figure 4. Metal awning to be removed.



Figure 5. Rear of the historic house

The project also involves removing most of the back wall of the existing house (see Figure 5). The back corners of the house will be retained, allowing for the original form of the house to be discerned. Staff finds that the removal of most of the back wall of the house meets Section III.B.2. of the design guidelines.

Location, Setback: The proposed addition is located entirely behind the existing house and meets all base zoning requirements for setbacks. Staff therefore finds that the location and setback for the proposed addition meet Section II.B.1.c. and II.B.2. of the design guidelines.

Height, Scale: The existing house has a ridge height of twenty feet, six inches (20'6") from the grade. The addition ties into the house's roof approximately one foot (1') lower than the house's ridge. The addition is proposed to grow in height to be about two feet, ten inches (2'10") taller than the historic house. Staff finds the extra height of the addition to be appropriate because it does not occur until more than sixty feet (60') behind the front wall of the house and because the side gabled roof form will help reduce the visual impact of the extra height. In addition, the taller portion of the addition will

step in from the side walls of the house by one foot (1') on each side. The eave height of the addition will match the eave height of the house at the front of the addition, but will be about one foot, six inches (1'6") taller at the back of the addition, which is appropriate.

The existing house is twenty-nine feet, eleven inches (29'11") wide at the front, but at the middle of the house, on the left side, there is a two foot (2') wide by fifteen feet (15') deep bump out. The existing house is forty-eight feet (48') deep, including the front porch. It has a footprint of approximately one thousand, four hundred and sixty-six square feet (1,466 sq. ft.). The proposed addition steps in from the side walls of the house by one foot (1') for its entire depth. The addition will have a width of twenty-seven feet, eleven inches (27'11") and a maximum depth of thirty-four feet, seven inches (34'7"). The addition will add approximately nine hundred and sixteen square feet (916 sq. ft.) to the house, which staff finds to be is appropriate.

The construction of the addition will reduce the site's percentage of open space from approximately eighty-three percent (83%) to seventy-two percent (72%). Staff finds this reduction to be appropriate because percentages of open space in the immediate vicinity range from as little as sixty-two percent (62%) to as high as eighty-five percent (85%).

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b. and II.B.2. of the design guidelines.

Materials: The drawings indicate the existing siding on the house will remain, and the existing windows will be repaired if possible and replaced if necessary. The existing front porch railing, which is not historic, will be removed and a new wood railing will be installed in its place (see Figure 6). In addition, the metal louver over the historic louver on the front gable will be removed, and the original louver will be restored, if possible.

The materials for the addition have all been approved by the Commission in the past and meet the design guidelines. The primary cladding material will be cement fiberboard with a reveal of five inches (5"). The foundation will be split face concrete block, and the roof will have new dimensional fiberglass shingles. Staff asks to review and approve the shingle color. The windows will be wood with simulated divided lights, and staff asks to review and approve the windows and doors prior to purchase and installation. With the final approval of the asphalt shingle color and windows and doors, staff finds that the structure's materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.



Figure 6. The existing railing will be removed, and the metal louver over the old louver will be removed. The historic louver will be restored, if possible.

Roof Form: The existing house's primary roof form is a front gable with a slope of 6:12. The addition's primary roof form will be a clipped side gable with a slope of 10:12. A rear shed dormer with slope of less than 1:12 will be on the rear façade of the addition. Staff finds that the roof form is compatible with that of the house and with surrounding historic structures, and meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The drawings indicate that the window and door openings on the existing structure will not be altered as part of this project. The windows on the addition are generally twice as tall as they are wide, and there are no large expanses of wall space without a door or window opening. Staff finds that the addition's proportion and rhythm of openings meet Section II.B.1.g. and II.B.2. of the design guidelines.

Public Spaces: The proposal includes installing a new twenty foot by twenty foot (20' X 20') gravel pad at the back left corner of the lot, near where the side alley and the rear alley meet. Stepping stones or a concrete walk will be installed leading from the back porch to the parking pad. The existing front driveway will remain, and a new concrete sidewalk will be constructed leading from the driveway to the existing central path (see Figure 7). Staff finds that these appurtenances are appropriate and meet Section II.B.1.j. of the design guidelines



Figure 7. The existing driveway will remain as part of the project.

Recommendation:

Staff recommends approval of the structure with the condition that staff review and approve the asphalt shingle color and windows and doors prior to purchase and installation of these materials. With these conditions, staff finds that the project meets Section II.B. and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Additional Photos



Front/left façade of 1203 Ferguson, showing the side alley to the left of the property.

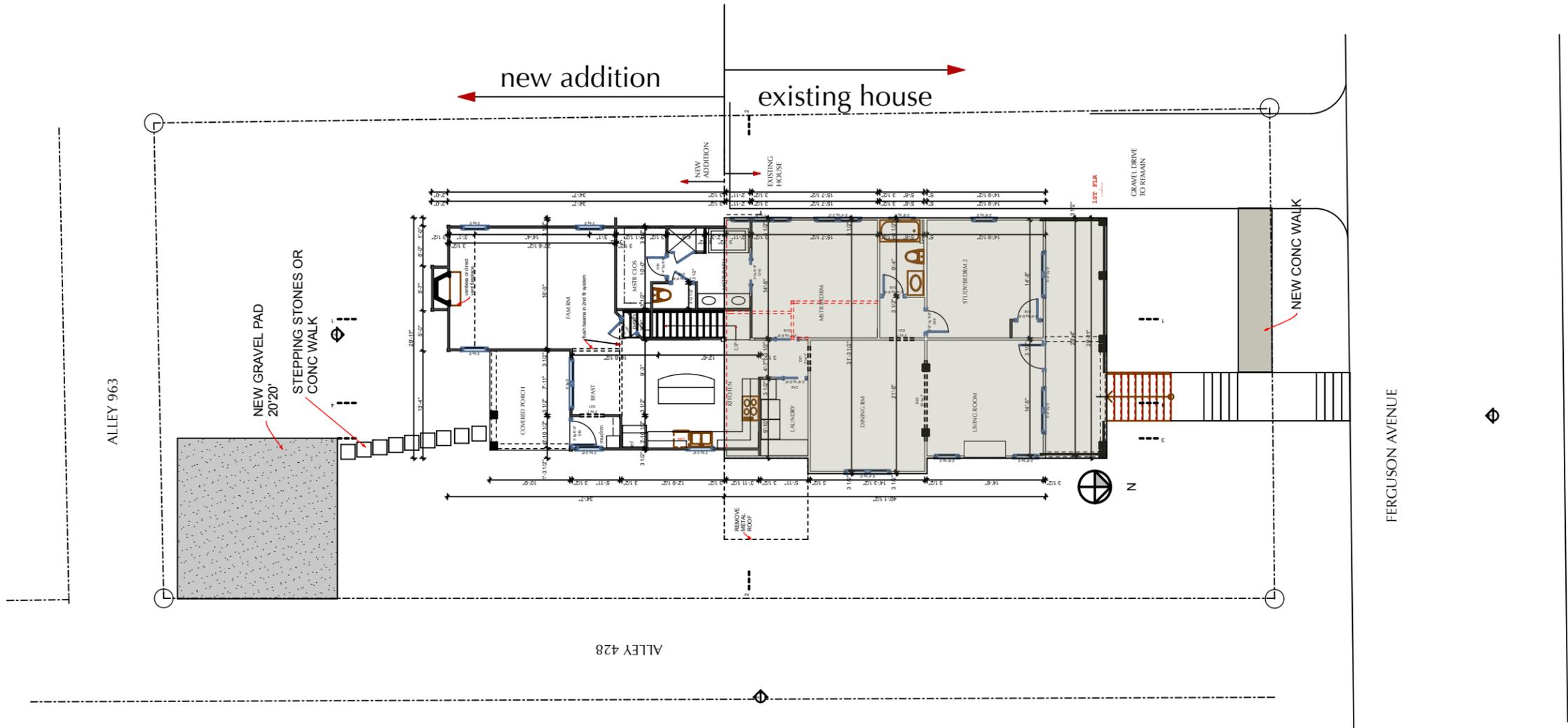


Right side façade of 1203 Ferguson



1203 Ferguson rear yard.

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1 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"

1

Addition/Renovation of
Residence
E3 Construction
1203 Ferguson Ave.
NASHVILLE, TN 37212

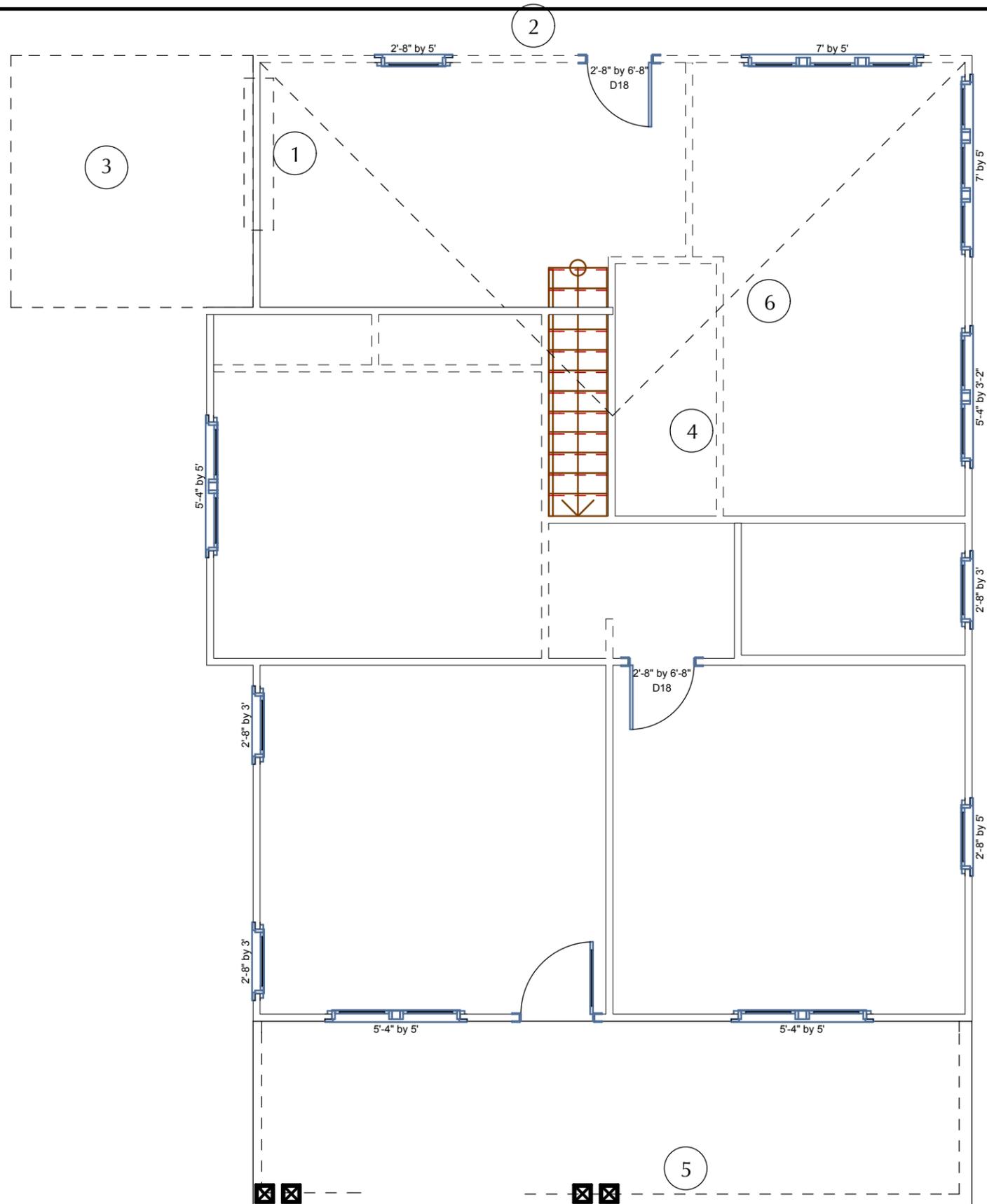
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REVISION 4/29/11

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QUIRK DESIGNS

SITE PLAN

A1
SHEET 9

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DEMOLITION NOTES:

1. REMOVE SLIDING GLASS DOOR UNIT & STEPS
FILL OPENING WITH SIDING TO MATCH EXISTING WALL
2. REMOVE REAR WALL FOR NEW ADDIION
3. REMOVE METAL SIDE PORCH ROOF
4. REMOVE INTERIOR WALLS SHOWN AS DOTTED LINES
5. REMOVE METAL PORCH RAILS FOR NEW WOOD RAILS
6. REMOVE REAR ROOF PLANE FOR CONSTRUCTION OF
ADDITION ROOF, AND ALL SHINGLES ON EXISTING ROOF
TO INSTALL NEW SHINGLES.

1 DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

Addition/Renovation of
Residence
E3 Construction
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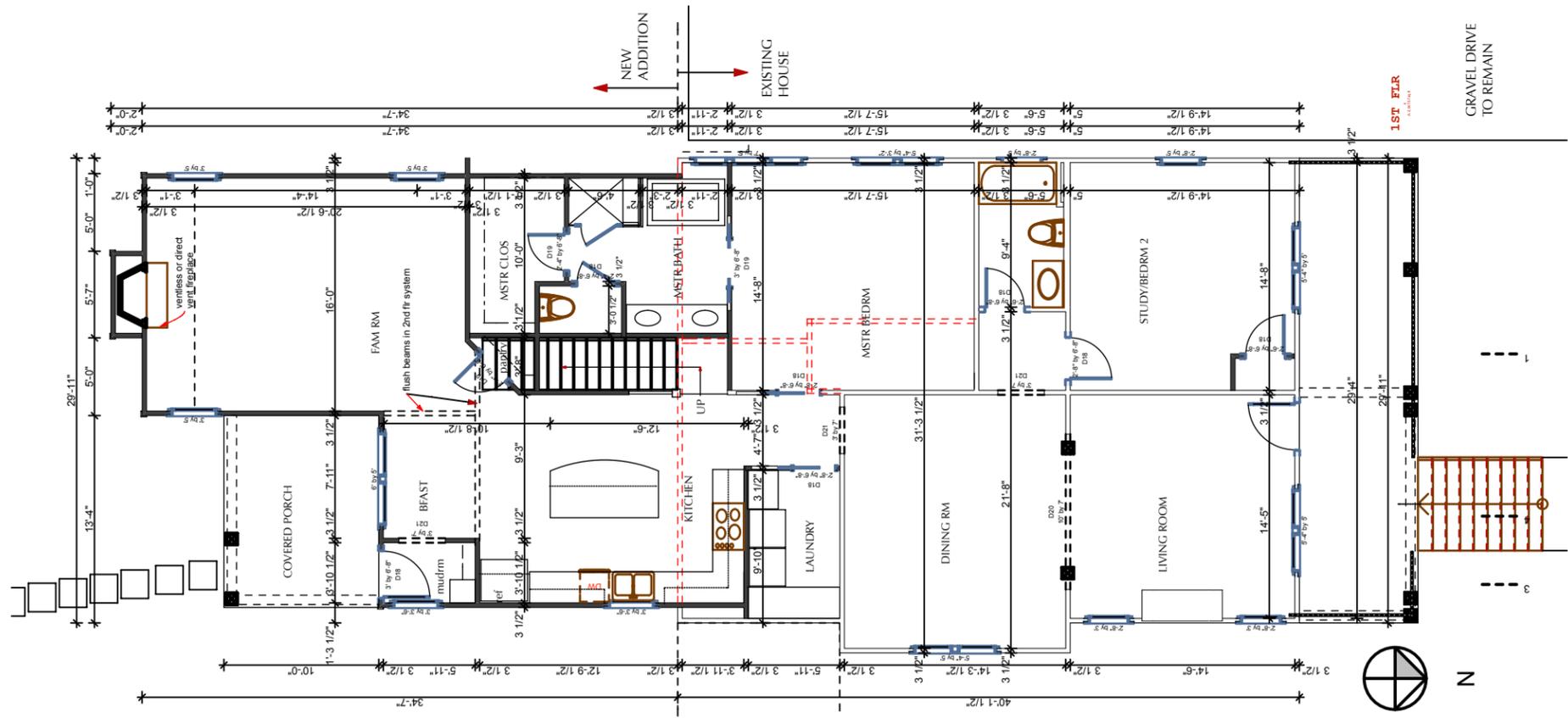
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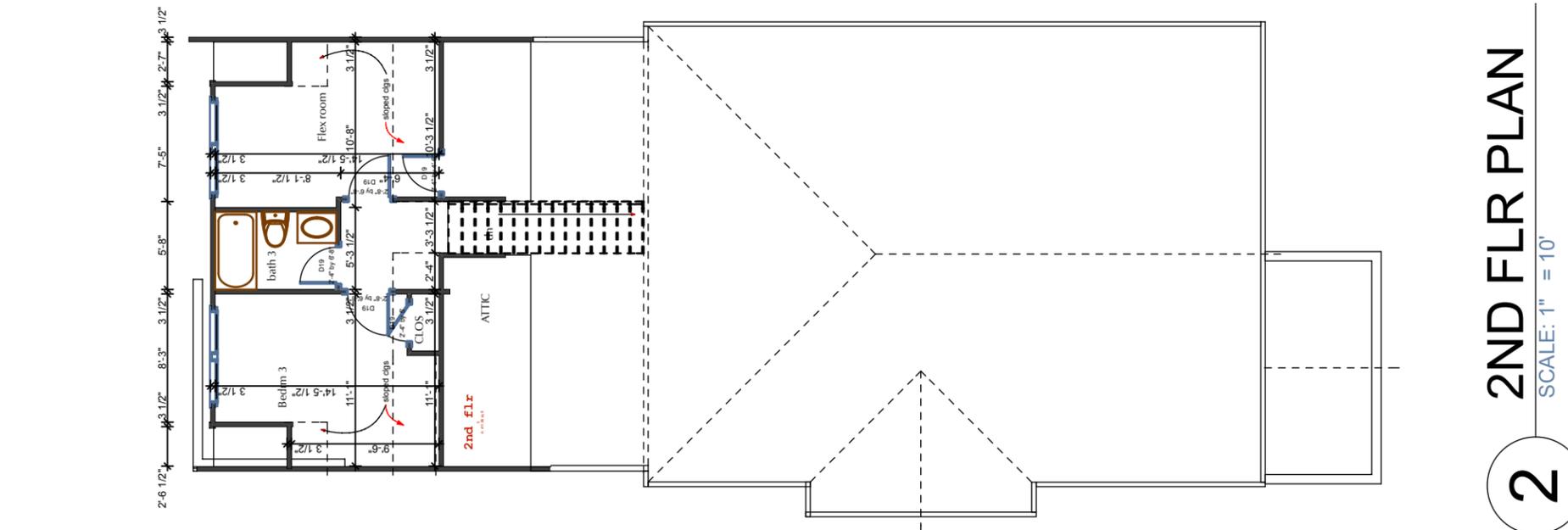
DEMOLITION PLAN

A2
SHEET 10

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1 1ST FLOOR PLAN
SCALE: 1" = 10'



2 2ND FLR PLAN
SCALE: 1" = 10'

Addition/Renovation of
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FLOOR PLANS

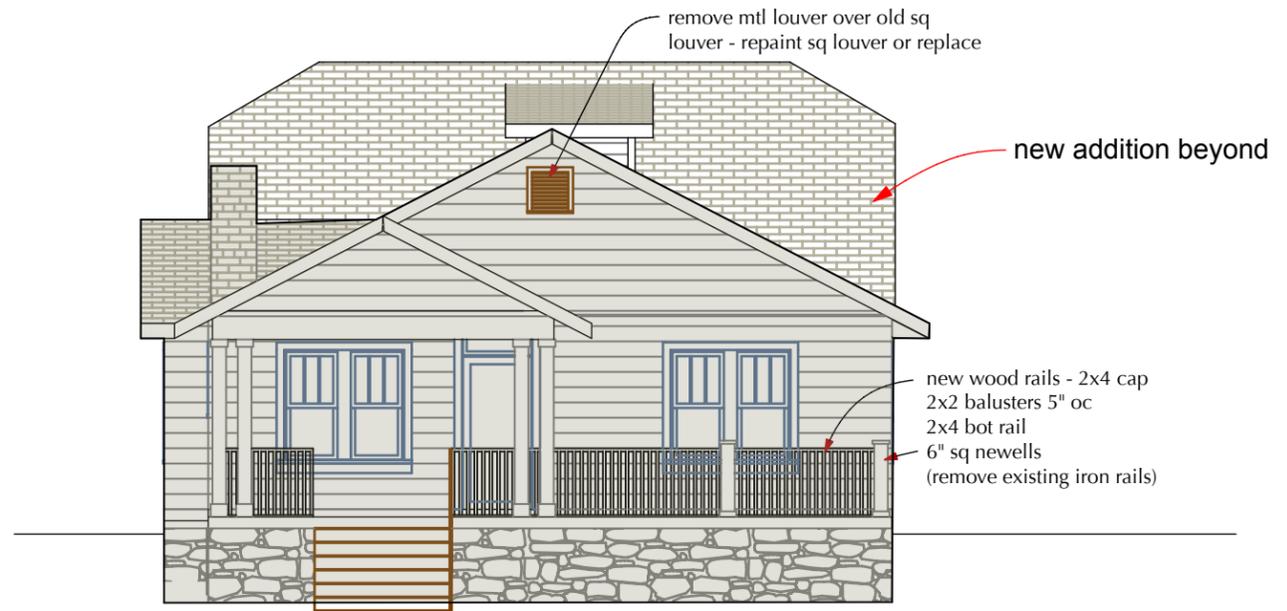
A3
SHEET 11



2

REAR ELEVATION

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



1

FRONT ELEVATION

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

Addition/Renovation of
Residence

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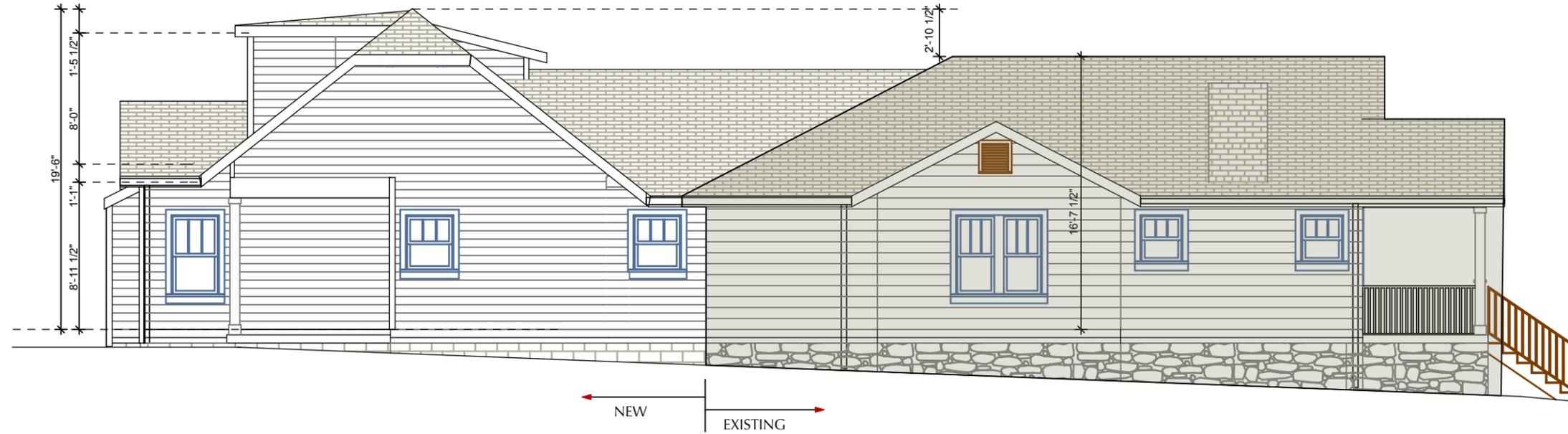
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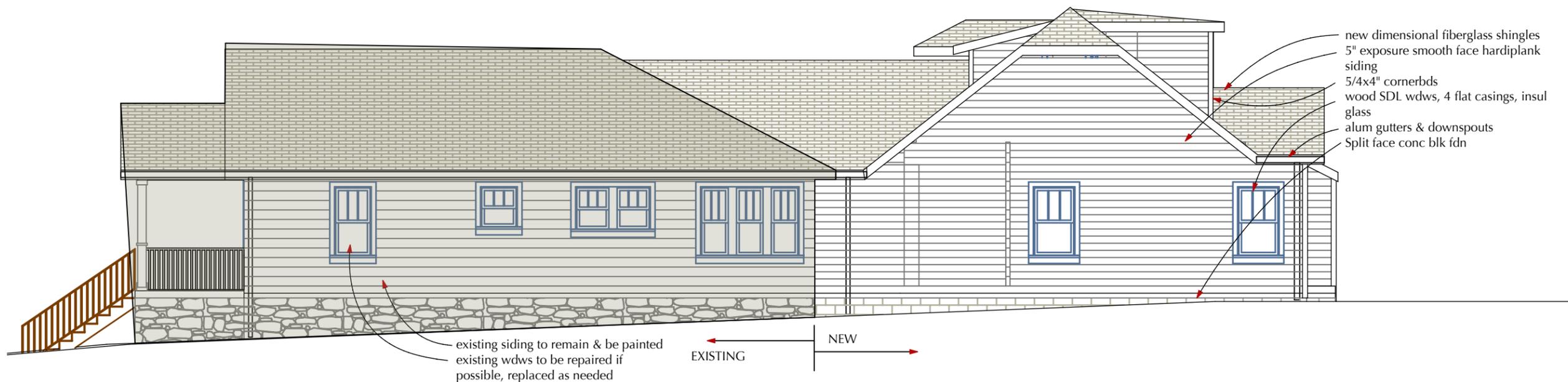
ELEV - FRONT, REAR

A4

SHEET 12



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



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

Addition/Renovation of
Residence
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1203 Ferguson Ave.
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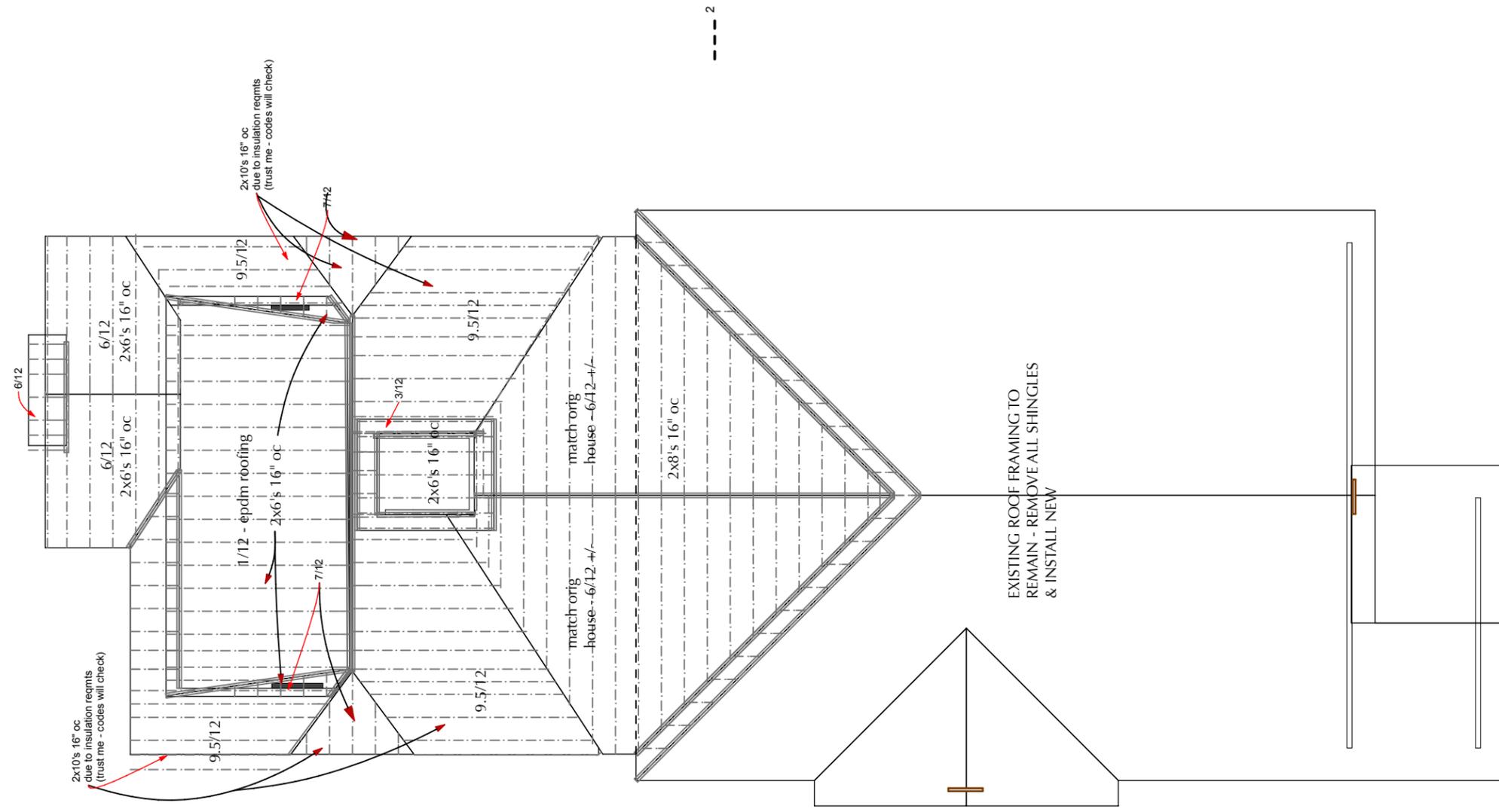
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ELEVATIONS - SIDES

A5
SHEET 13

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1 ROOF PLAN

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

Addition/Renovation of Residence
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ROOF PLAN

A6
 SHEET 14