



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1515 Gale Lane
May 15, 2013

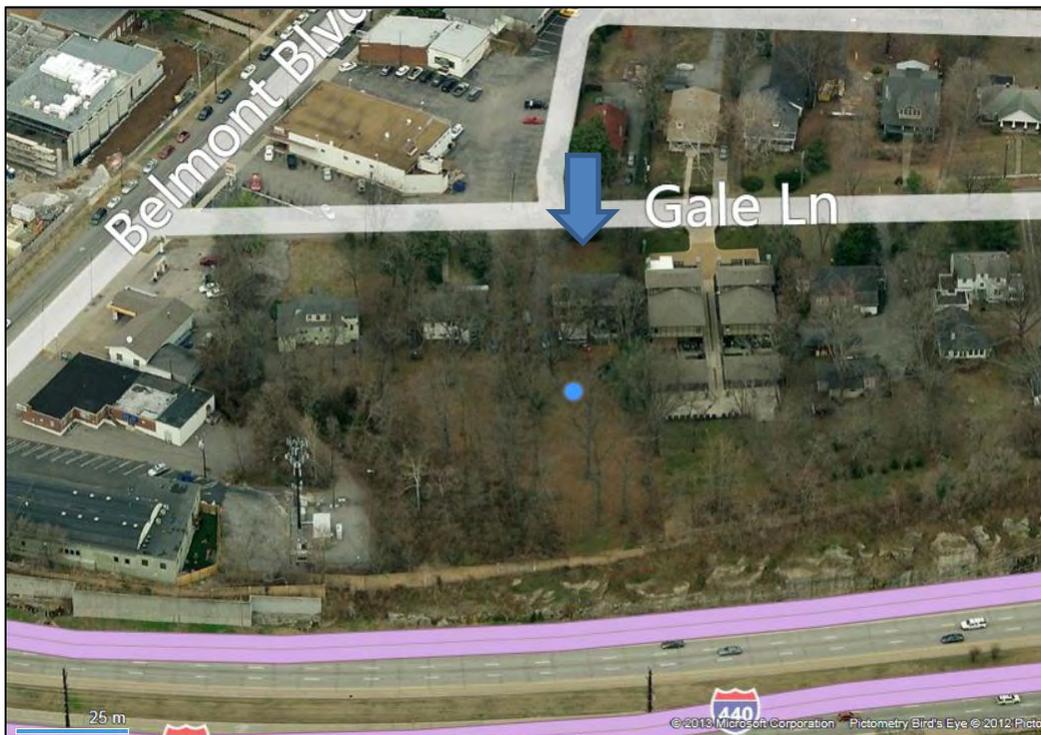
Application: New Construction--Addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11708021900
Applicant: Fred Lawrence, Lawrence Bros., LLC
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to enlarge the house with a two-story rear addition. The addition will sit in from the sides of the house by two feet (2') on the left and by fourteen feet (14') on the right. The roof of the addition will sit two feet (2') below the primary roof of the house. The materials of the addition will include a stone foundation, cement-fiber siding, and a composite shingle roof. A non-contributing rear deck and carport will be demolished in order to accommodate the new addition.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition to 1515 Gale Lane, finding it to meet the design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: 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.

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 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.

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.

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.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: 1515 Gale Lane is a contributing house in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The house, two-stories tall with a side-gabled roof and a one story porch on each side, was constructed circa 1910. The first story of the house is clad with stone and brick, and has detailing of the Tudor Revival style. The upperstory is frame-built with shake siding.

The lot is significantly larger than the typical lot in the area at one hundred feet (100') wide and three hundred, thirty-two feet (332') deep.

Analysis and Findings: The applicant is proposing to enlarge the house with a two-story rear addition.

Demolition

In order to accommodate the new addition, an existing rear wooden deck and metal carport will be demolished. These elements are not original to the structure and do not contribute to the character of the overlay, and their demolition meets guideline III.B.2.b.

Height, Scale

The addition will be two stories tall, projecting to the rear with a gabled roof two feet (2') below the ridge of the existing roof of the house. The eave height of the addition will match the primary eaves of the house.

The addition will sit in from the primary wall of the house on the left side by two feet (2'). It will then carry thirteen feet (13') toward the rear before stepping one foot (1') back to the left and continuing another sixteen feet (16'). This configuration will clearly distinguish the new construction from the historic and minimize its impact on the historic house. The addition will sit in fourteen feet (14') from the right side of the house, and will therefore not be visible from that side.

Staff finds the height and scale of the proposed addition will be subordinate to the historic house and will meet guidelines II.B.1.a and II.B.1.b.

Setbacks

Because of the manner that the addition will be set in from the sides of house, it will not disrupt the rhythm of spacing established by existing buildings. The addition will also meet all required minimum setbacks. Staff finds the addition to meet guideline II.B.1.c.

Materials

The exterior materials of the addition will include cement-fiber clapboard siding and shake, wood trim, a stone foundation, and asphalt shingle roof to match the color of the existing building. The new windows will be aluminum-clad with fully-simulated divided light sashes, which have been approved by the Commission for infill and additions. Staff finds the materials to meet guideline II.B.1.d.

Roofs

The roof of the addition will be a rear-facing gable with a 7:12 pitch. The ridge of this roof will tie into the rear slope of the existing roof, two feet (2') below the primary ridge. Staff finds the new roof to be compatible with the existing and to meet guideline II.B.1.e.

Windows and Doors

The windows on the addition will be aluminum-clad. The windows on the rear and left side of the addition will be double-hung, vertically oriented, and evenly spaced. The windows on the right side will be square. The windows on the right will not be visible because the addition is sufficiently set in from that side of the house. Staff finds the window pattern to be compatible with those of historic houses and to meet guideline II.B.1.g.

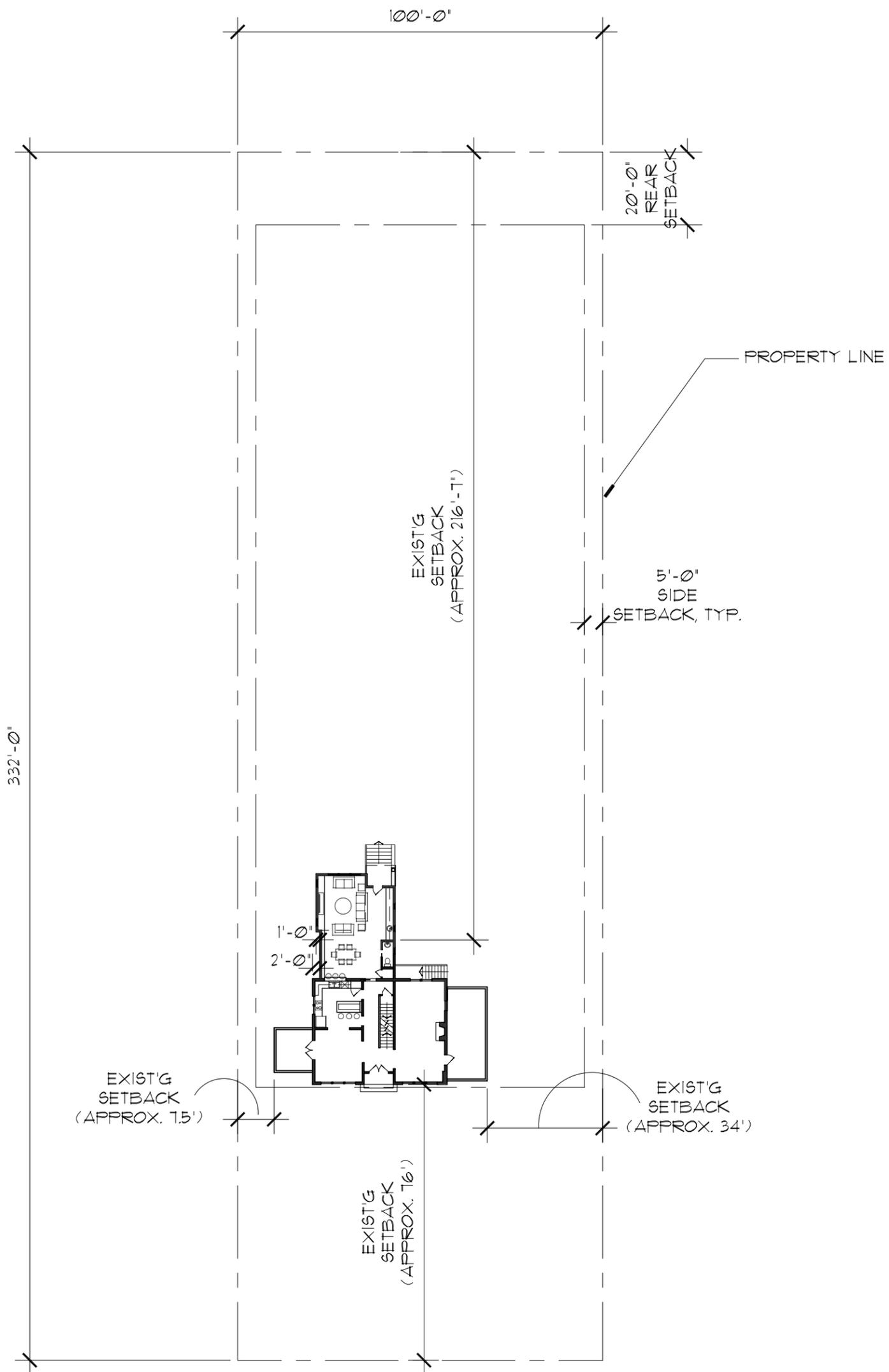
Recommendation: Staff recommends approval of the proposed addition to 1515 Gale Lane, finding it to meet the design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

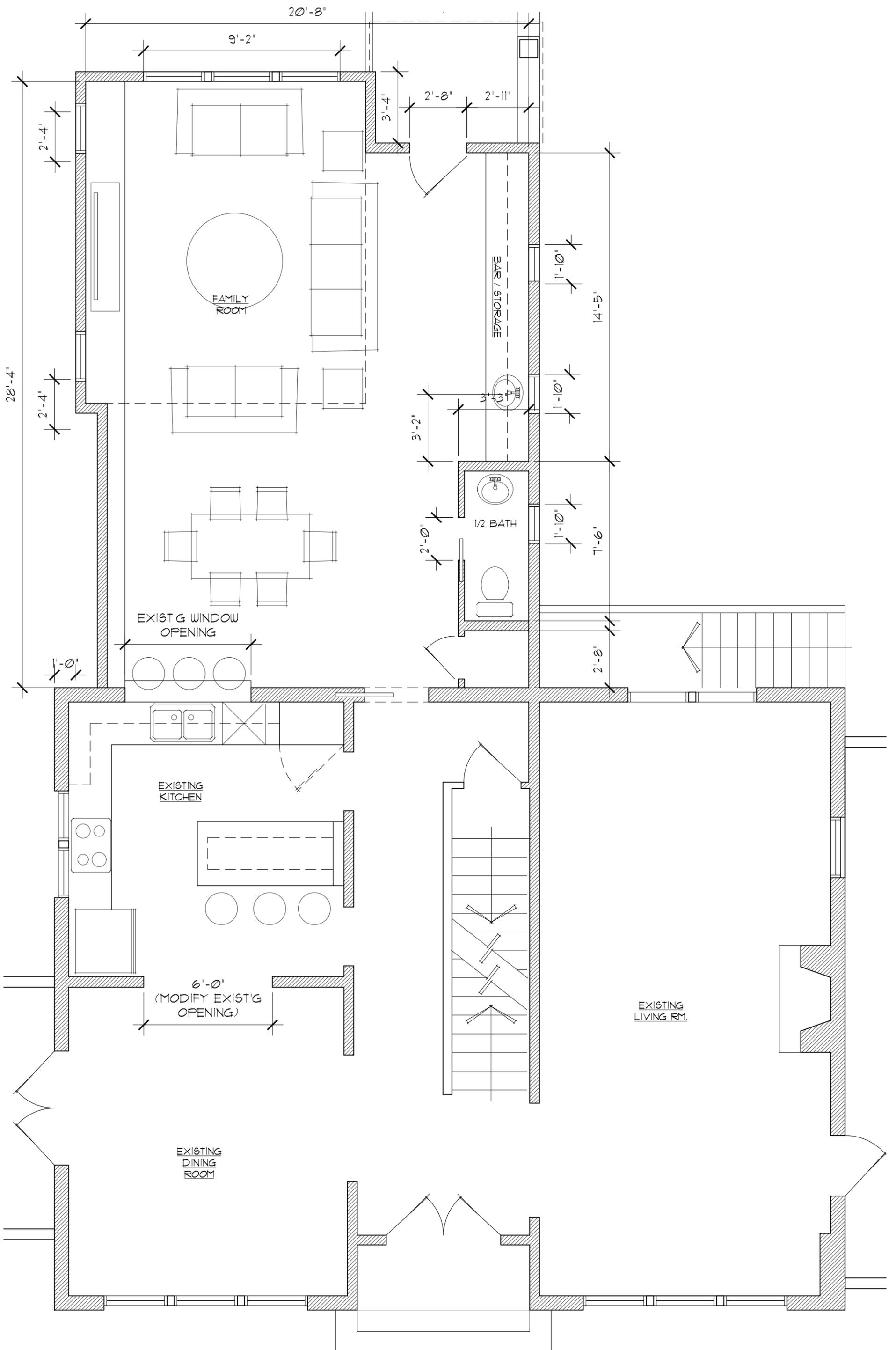


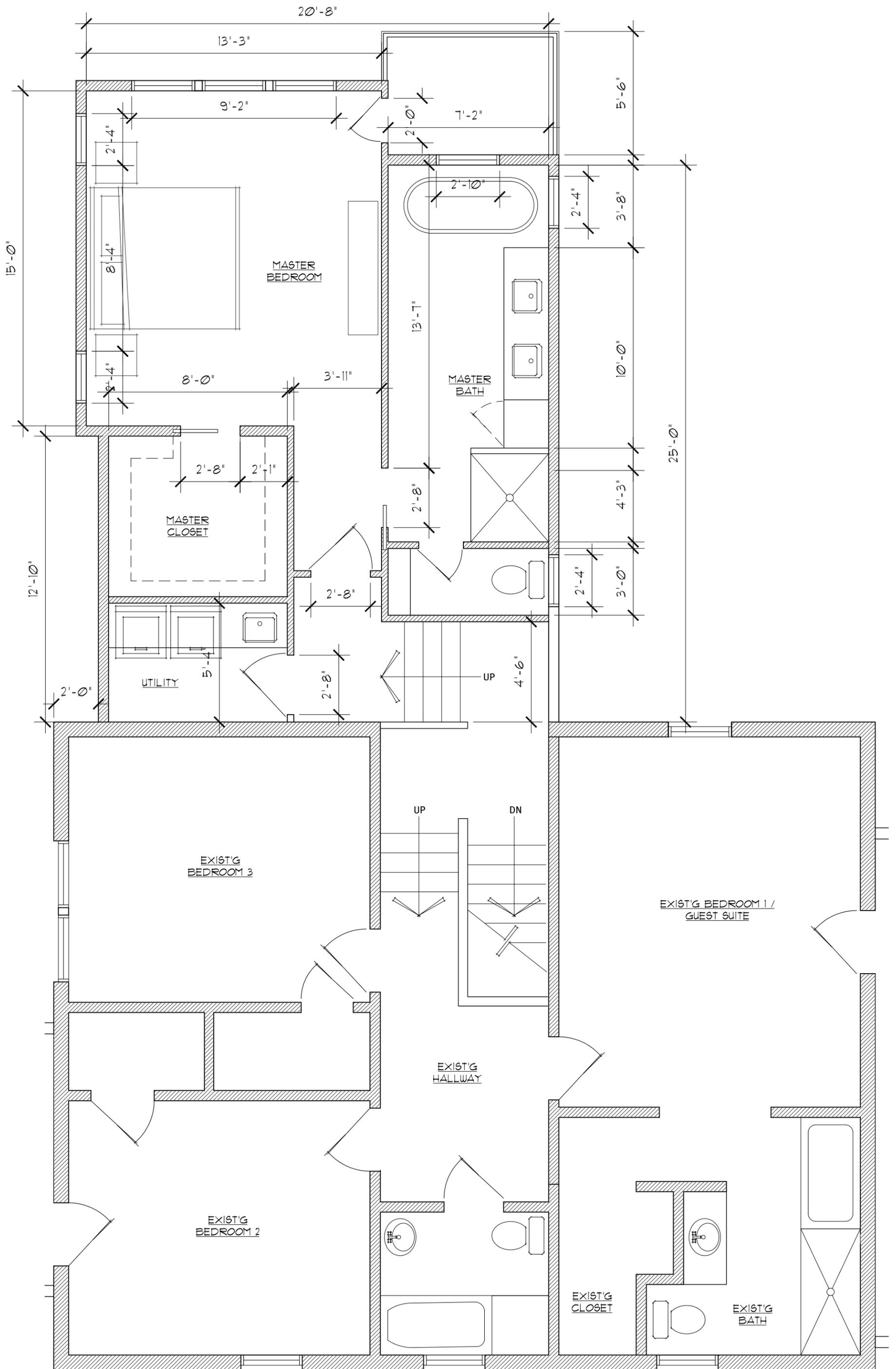
1515 Gale Lane, front.



1515 Gale Lane, rear.







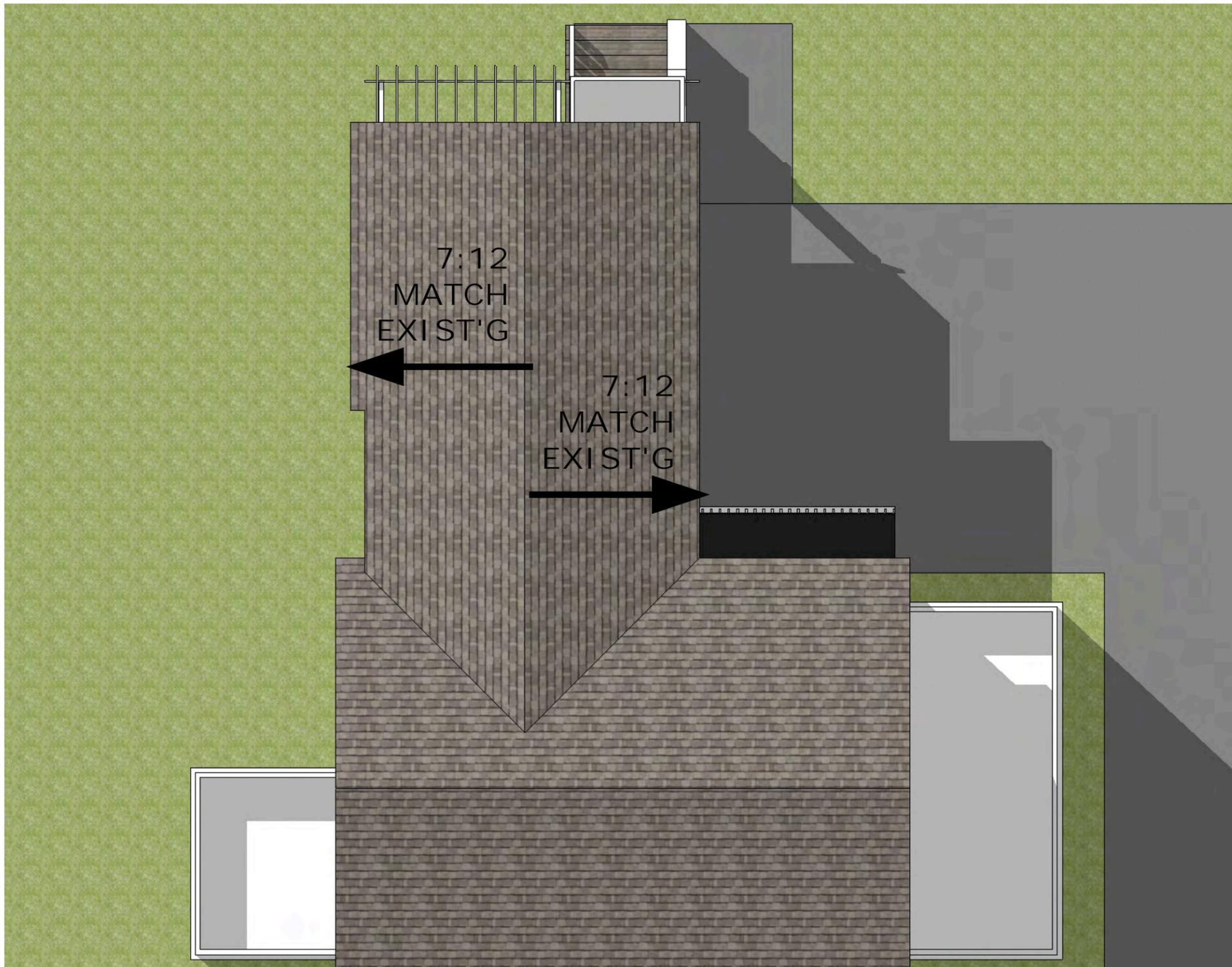


MATERIAL LIST FOR NEW CONSTRUCTION:

- Painted Fiber Cement 'Cedar Shake' Style Cladding
- Painted Fiber Cement Clapboard Siding (5" exposure)
- Painted Ext. Composite Trim, Fascia, and Soffit Material
- Painted Wood Columns and Structural Brackets
- Natural Stone Foundation to Match Existing
- Marvin Integrity Window and Doors
- 30-yr Architectural Fiberglass (or asphalt) shingles

Window / Door	Size	Type
01	2'-8" x 8'-0"	In-swing Wood Door
02	2'-0" x 6'-8"	In-swing Wood Door
A	2'-10" x 5'-6"	Operable Double-Hung
B	2'-0" x 3'-6"	Operable Double-Hung
C	2'-0" x 2'-0"	Fixed Casement
D	2'-0" x 3'-0"	Operable Double Hung
E	2'-0" x 2'-0"	Operable Casement

1 Back Elevation



1 Roof Plan
 Scale: 1/8" = 1'-0"

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D	2'-0" x 3'-0"	Operable Double Hung
E	2'-0" x 2'-0"	Operable Casement

1 Driveway Elevation
Scale: 1/4" = 1'-0"



MATERIAL LIST FOR NEW CONSTRUCTION:

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B	2'-0" x 3'-6"	Operable Double-Hung
C	2'-0" x 2'-0"	Fixed Casement
D	2'-0" x 3'-0"	Operable Double Hung
E	2'-0" x 2'-0"	Operable Casement

1 Side Elevation