KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

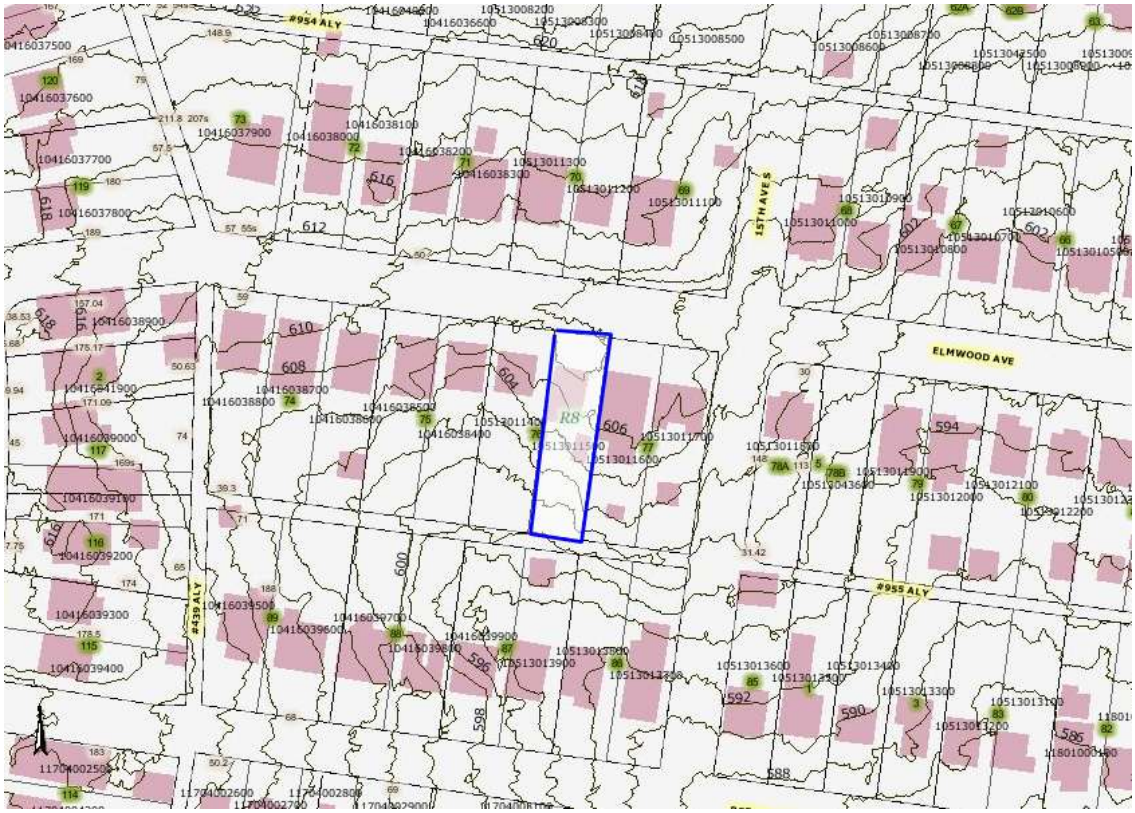
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1505 Elmwood Avenue
June 19, 2013

Application: New construction-addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513011500
Applicant: Tyler LeMarinel, Allard Ward Architects
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

Description of Project: The applicant proposes a two-story addition to a one and one-half story house. The addition will be wider and taller than the existing house and includes a side porte cochere. **Recommendation Summary:** Staff recommends approval with the conditions that: • The applicant seek administrative approval of windows, door, rear porch, brick and carport materials; and • Utility locations be reviewed by staff if new locations are planned. With these conditions, the project meets II.B of the design guidelines for new construction and additions.	**Attachments** **A:** Photographs **B:** 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.

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.

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.

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: 1505 Elmwood is a brick, one-story, contributing building to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay, constructed c. 1925 in the Tudor Revival style.

Analysis and Findings:

Location: 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. The proposed addition minimally sits in the required two feet (2') on each side but after approximately five feet and nine inches (5' 9") it extends out beyond both side walls. On the left side, the extension will be negligible do to a porte cochere replacing a non-historic carport. The right extension is only an additional three feet (3') and doesn't take place until approximately forty-seven feet (47') from the front wall of the existing house. It is also partially obscured by a flared wing-wall on the right front wall. The connection between the new and old is approximately twenty-three feet (23') wide and does not wrap either corner, allowing for future removal of the addition without substantially altering the original form of the house. Staff finds the location of the addition to be appropriate and meet section II.B.2.b and e. of the design guidelines.

This non-historic carport is proposed to be replaced with a brick, gabled porte cochere.

Height & Scale: The foundation height of the addition is slightly taller than the house, due to the change in grade; nevertheless the first-story eave heights match the existing eave heights. The addition is approximately five feet (5') taller than the existing house. Additional height is appropriate for homes that are less than thirty feet (30') in width and this one is approximately twenty-seven feet (27') wide. The additional height happens gradually and far enough back from the front wall that it will be minimally visible from the street. The first increase in height is two feet and five inches (2'5") that takes place approximately twenty-seven feet (27') from the front wall of the house. The next increase in height is another two-feet and five-inches (2' 5") that takes place approximately forty feet (40') from the front wall of the house. The roof form of the addition, as seen from the front, will be hipped, further minimizing it's mass. Generally, additions should not be both taller and wider than a historic building but since the only true additional width is a minimal three feet (3') and all ways to reduce the impact of the addition such as roof form, low eaves, and connections has been utilized, staff found the additional height and width to be appropriate.

The addition will be slightly more than double the footprint of this small house which has a footprint of approximately one thousand and thirty-eight square feet (1038 sq. ft.) ,

according to the property assessor's website.

Modest homes of this style, size and form typically did not have porte cocheres; however the porte cochere will correct an inappropriate addition to the building constructed prior to designation of the overlay. Its massing is mitigated with its location approximately twenty-one feet (21') from the front wall of the building and the slight drop in grade.

The project meets section II.B.a and b. and II.B.2 of the design guidelines.

Setback and Rhythm of Spacing: The project meets all bulk zoning requirements. The rhythm of spacing along the street will not be altered. The project meets section II.B.c of the design guidelines.

Materials, Texture, Details, and Material Color: The foundation is proposed to be CMU with a stucco veneer and horizontal cedar slats (rear porch), the siding is cement fiber lap siding and the roofing shall be a material and color to match the existing roof. The chimney is proposed to be stucco. The trim, windows, door and rear porch materials are not noted. The carport includes brick as the primary material. Staff recommends the applicant seek administrative approval of windows, door, rear porch and carport materials. With this condition, the project meets section II.B.d of the design guidelines.

Roof Shape: The existing house has a cross-gable roof form that reads as a side-gable from the street. The addition includes side dormers that will minimally encroach on the rear existing roof and increase the height. The front side-gable will obscure this addition, as seen from the public-right-of way. The major massing of the addition will have a hipped form on the front, helping to mitigate its visibility from the street. The rear addition also includes a large wall dormer that is appropriate because of its location towards the back of the building. The roof forms and the connection between the new and old roof forms is appropriate for the historic home and meet section II.B.e of the design guidelines.

Orientation: The orientation of the historic building will not be altered. The driveway leading to a side carport is an existing condition. Vehicular access will also be from the alley. The project meets section II.B.f of the design guidelines.

Proportion and Rhythm of Openings: The proposed windows match the design and various proportions found on the existing building. There is no linear space of more than twelve feet (12') without an opening, which matches the rhythm of openings found historically. The project meets section II.B.g of the design guidelines.

Utilities: The location of mechanicals is not noted on the plans. Staff recommends that if the current location needs to change that they be located beyond the mid-point of the house or at the rear. With this condition, the project meets section II.B.h of the design guidelines.

Outbuildings: A garage is noted on the site plan as a potential future project but the

application does not include any outbuildings at this time. Section II.B.I is not relevant to the current project.

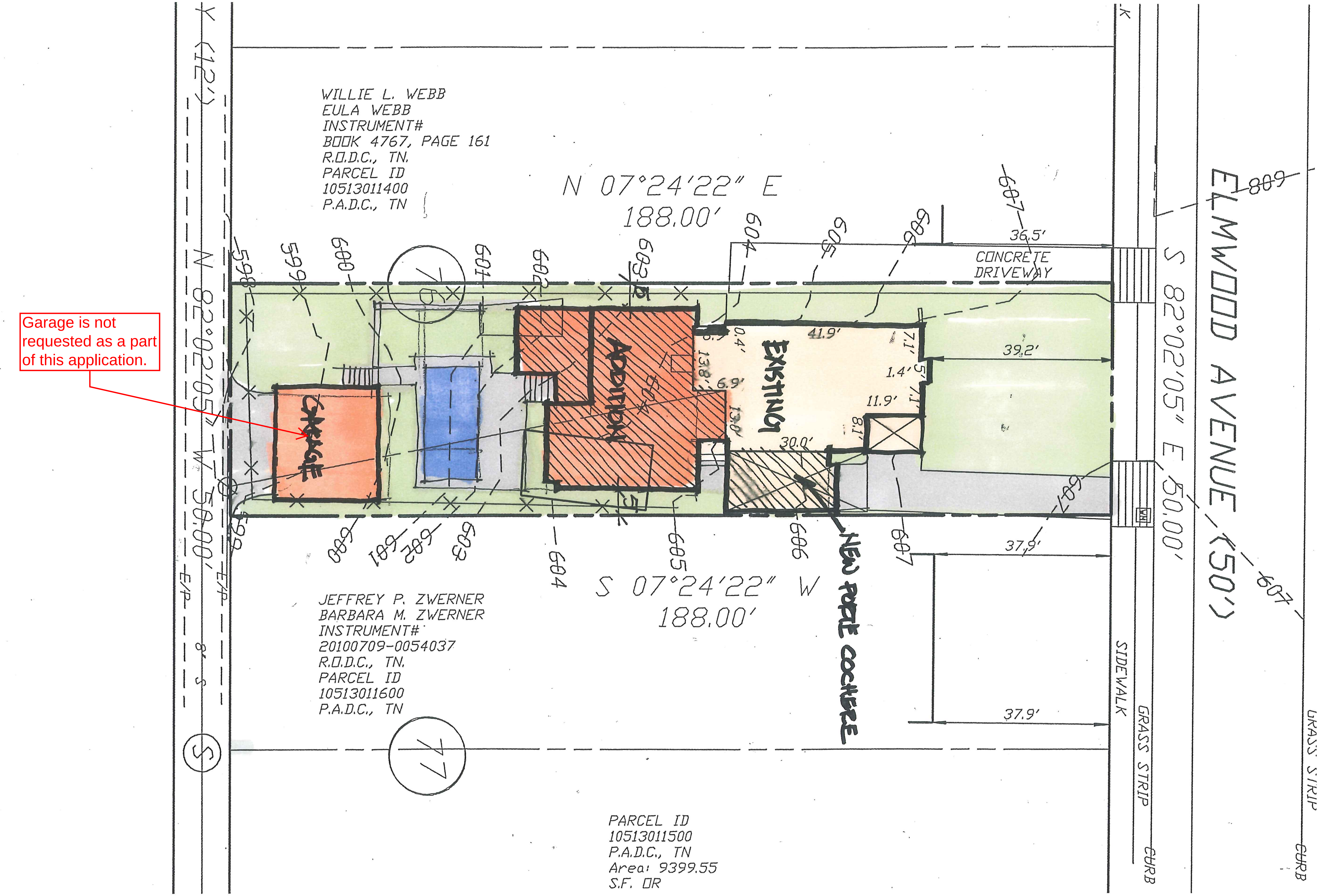
Recommendation: Staff recommends approval with the conditions that:

- The applicant seek administrative approval of windows, door, rear porch, brick and carport materials; and
- Utility locations be reviewed by staff if new locations are planned.

With these conditions, the project meets II.B of the design guidelines for new construction and additions.


2005 3 4


2005 3 4



1 Site Layout Plan

Scale: 1" = 20'-0"

1505 Elmwood Ave.

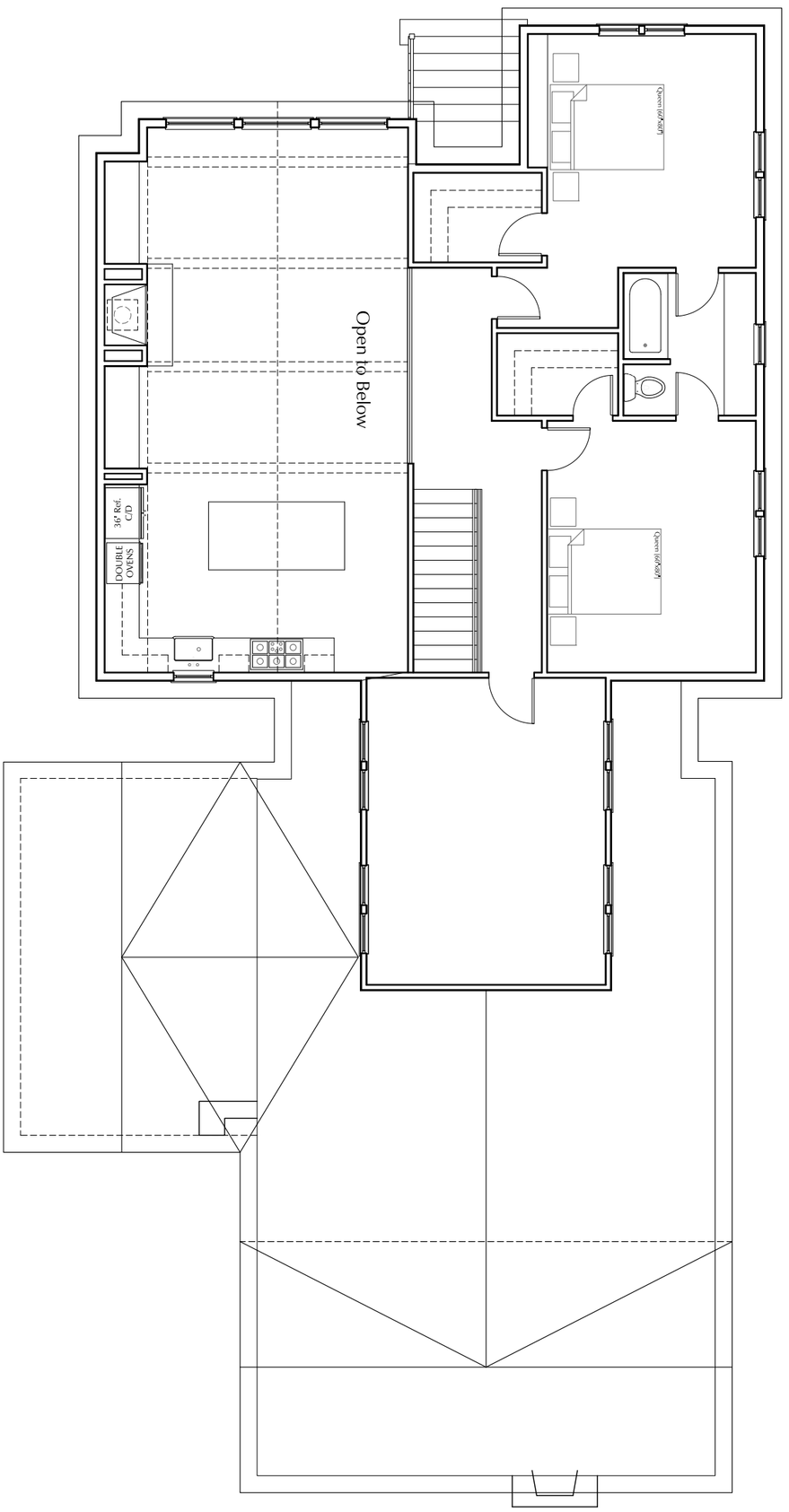
Nashville, TN

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardarchitects.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: Site Layout Plan

Date: 06.03.13

A-0.1



1 Second Floor Plan

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

A-1.2

Drawings:
Second Floor Plan

Date:
06.06.13

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardarchitects.com
Tel: 615.345.1010
Fax: 615.345.1011

1505 Elmwood Ave.

Nashville, TN

1 Line of Sight Diagram

Scale: 3/32"=1'-0"

2' 1' 0 2' 4' 6' 8' 12'

1505 Elmwood Ave.

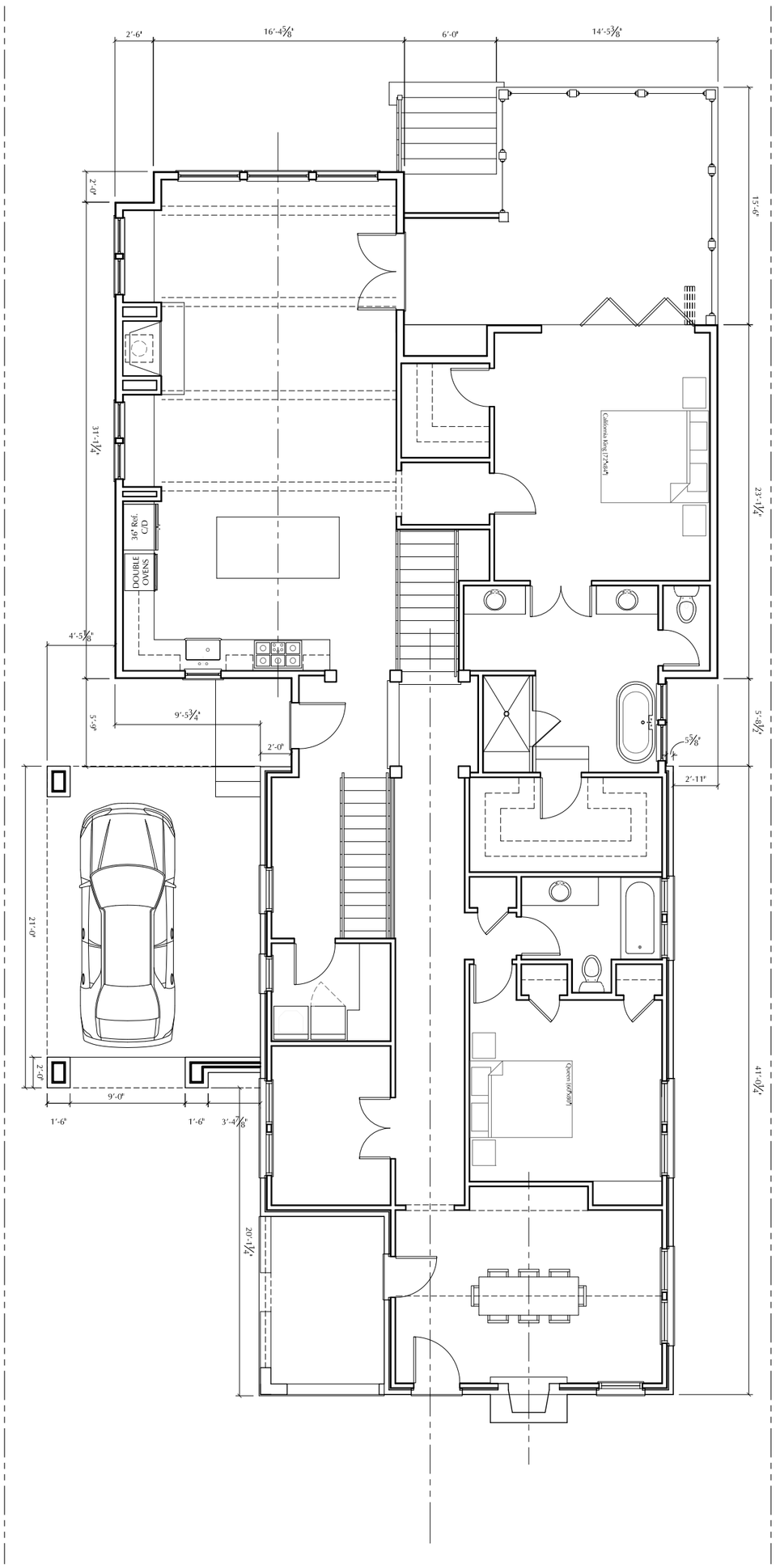
Nashville, TN

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardarchitects.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Line of Sight Diagram

Date:
06.03.13

A-3.0



1 First Floor Plan

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

A-1.1

Drawings:
First Floor Plan

Date:
06.06.13

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardarchitects.com
Tel: 615.345.1010
Fax: 615.345.1011

1505 Elmwood Ave.

Nashville, TN

1 Left Side Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

2 Right Side Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

1505 Elmwood Ave.

Nashville, TN

ALLARD YARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardarchitects.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: Elevations

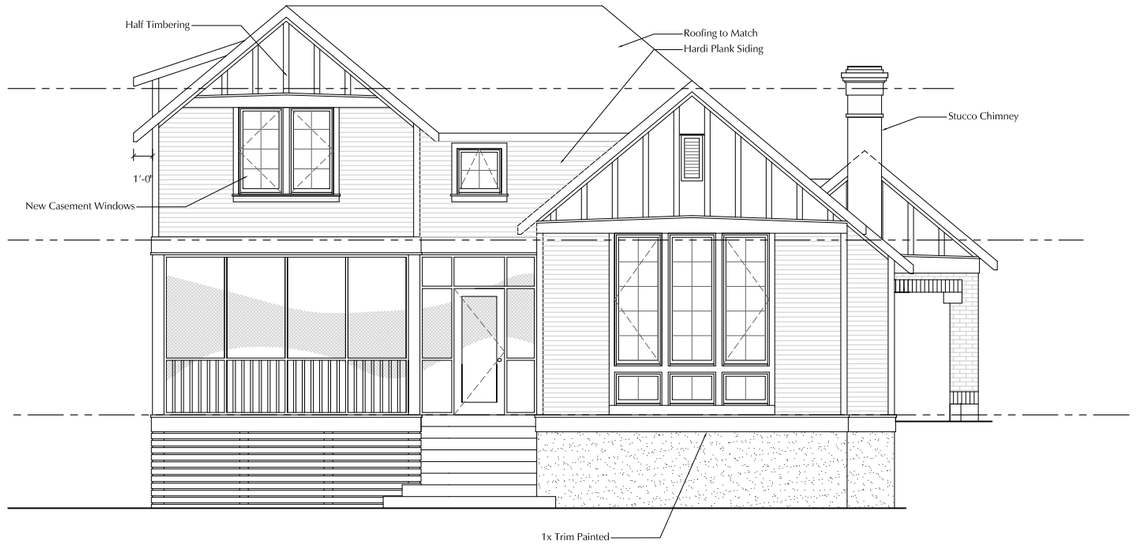
Date: 06.06.13

A-2.2

1 Front Elevation

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

2' 1' 0 2' 4' 6' 8' 12'



2 Rear Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

1505 Elmwood Ave.

Nashville, TN

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardarchitects.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: Elevations

Date: 06.06.13

A-2.1