



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
2216 29th Avenue South
July 17, 2013

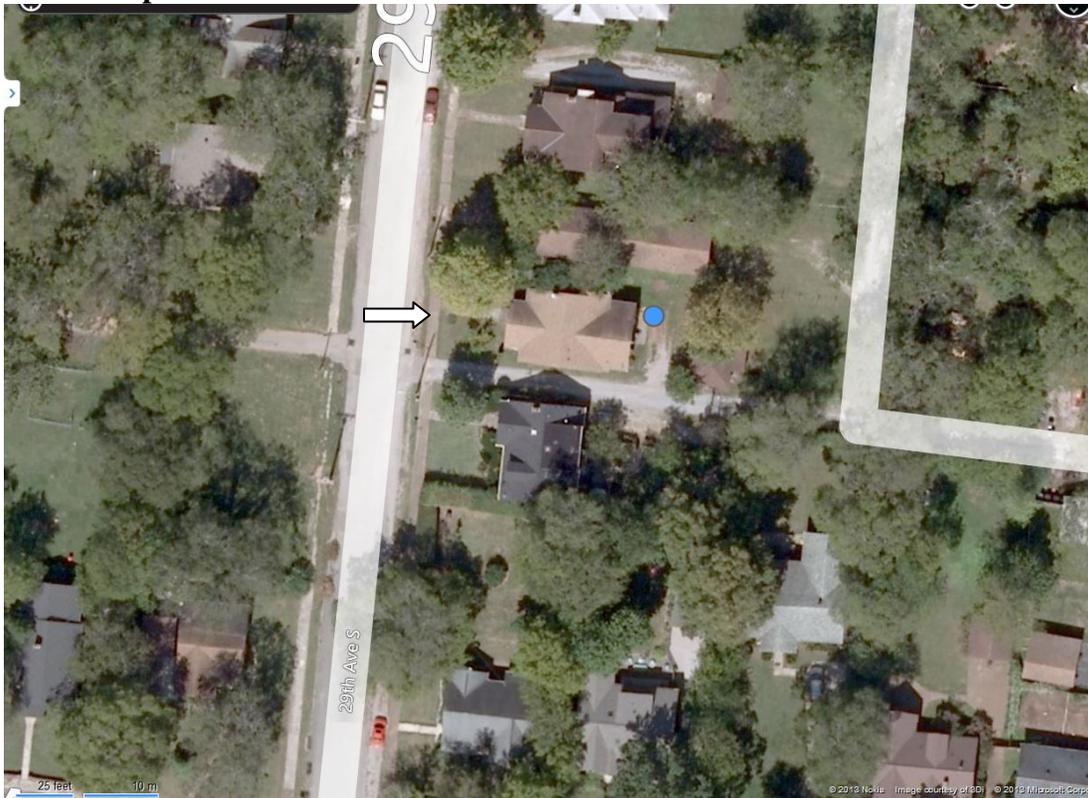
Application: New construction—addition and outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10414009500
Applicant: David Baird
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

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| <p>Description of Project: Application is to construct a rear addition that is taller than the historic house and to construct a new outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of the project with the followings conditions:</p> <ol style="list-style-type: none"> 1. The siding exposure have a maximum of a five inch (5”) reveal; and 2. Staff review and approve the asphalt shingle color and all windows and doors prior to purchase and installation. <p>With these conditions, staff finds that the project meets Section II.B. of the <i>Hillsboro-West End Neighborhood Conservation Zoning Overlay: 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.

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.

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.

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. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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 clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

i. 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.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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 exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that

increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the 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 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).

Side Additions

b. When a lot width 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.

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure. 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 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: 2216 29th Avenue South is a c. 1925 brick bungalow that is contributing to the Hillsboro-West End National Register historic district (Figure 1). In June 2013, MHZC staff issued a demolition permit for a non-contributing addition to the house and a non-contributing outbuilding (Figures 2 & 3).



Figure 1. 2216 29th Avenue South.



Figure 2. Outbuilding that will be demolished



Figure 3. Addition to be demolished.

Analysis and Findings: Application is to construct a rear addition that is taller than the historic house and to construct a new outbuilding.

Location and Setback. The new addition is located entirely behind the historic house and meets all base zoning requirements for setbacks. Staff therefore finds that the structure meets Sections II.B.1.c. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height and Scale. The existing historic house has a maximum width of thirty-two feet (32') and is forty three feet (43') deep. It is approximately twenty-three feet (23') tall. On both sides, the proposed addition steps in from the sidewalls of the historic house two feet, four inches (2'4") for a depth of three feet, eight inches (3'8"). After the inset, the addition steps back out to match the line of the house's sidewalls. Staff notes that on the left side is a ventless chimney bump out that extends one foot, four inches (1'4") beyond the house's historic sidewall. In the past, the Commission has not considered chimney bump outs to be part of the main form of the house and has allowed them to extend beyond the line of the historic house. The addition will have a maximum depth of fifty-four feet, four inches (54'4"), which includes a ten foot (10') deep porch at the rear. The addition will more than double the footprint of the historic house.

The addition will be two feet (2') taller than the historic house. The design guidelines allow additions to be up to four feet (4') taller than the historic house when the taller portion of the addition is at least forty-feet (40') behind the front of the house, the addition is inset appropriately, and the roof of the addition is a clipped, hipped, or side gable form. In this case, the taller portion of the addition starts approximately forty-four feet (44') behind the front of the house, steps in appropriately, and has a clipped gable roof. Staff therefore finds that the taller addition meets the design guidelines.

Staff finds that the height and scale of the proposed addition meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The historic house is constructed of brick, and the applicant plans to paint the house's brick. Although painting of existing brick is not reviewed in neighborhood

conservation zoning overlays, staff advises not to paint historic brick as it will prevent the brick from wicking out water as it is designed to do. Painting of brick can cause splitting and spalling. If painted, staff advises that it should be a water-based stain, rather than paint, as it allows for the original texture to remain evident and that the color should match the color of the historic brick.

The historic house's gable fields are covered in stucco, which is likely not original. The applicant will be removing the stucco and using board-and-batten in the gable fields. The historic house's roof will be replaced with a new asphalt shingle roof, and its windows will be replaced. The aluminum cladding will be removed from the front porch columns, and the wood underneath will be restored or replaced.

The addition will be clad in cement fiberboard. The drawings indicate that the siding will have a reveal of seven inches (7"), and staff asks that the siding have a maximum reveal of five inches (5"), as has been required for all past projects. Cement fiberboard trim will be used throughout the addition. The foundation will be split face concrete block, and the roof will be asphalt shingle. Staff asks to approve the asphalt shingle color. The dormers and rear gable will be clad in cement fiber board-and-batten. The porch will be stained wood. The materials for the windows and doors were not specified, and staff asks to approve all window and door materials and specifications prior to purchase and installation. With the above-mentioned staff approvals of materials, staff finds that the proposed materials meet Sections II.B.1.d. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Form: The historic structure has a side gabled roof with a gabled front porch with a slope of 6/12. The proposed addition ties into the back slope of the gable below the ridge with a gabled roof form with a 6/12 slope. The proposed addition has a clipped gable roof form with a slope of 8/12. The proposed dormers, which are setback at least two feet (2') from the side walls of the house, have gabled roofs with an 8/12 pitch. The rear porch has a shed roof with a slope of 3/12, and the ventless fireplace bump outs will have a shed roof with a slope of 5/12. Although the addition's main form has a steeper roof pitch than that of the historic house, staff finds that the 8/12 pitch does not contrast greatly with the historic house's 6/12 pitch. Staff finds that the proposed roof form of the addition meets Sections II.B.1.e. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: No changes to the existing house's window and door openings were indicated on the drawings. The addition's window openings are generally twice as tall as they are wide, thereby meeting the historic proportions for window openings. In addition, there are no large expanses of wall space without a window or door opening. Staff therefore finds that the addition's Proportion and Rhythm of Openings meets Sections II.B.1.g. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Utilities and Public Spaces: The location of the utilities were not specified on the drawings, and staff asks that they be placed at the rear of the structure, or on a side façade, beyond the midpoint of the house.

Outbuildings: The proposed new garage will be located at the rear of the property and will be accessed via the rear alley. It will meet all base zoning requirement for setbacks. It will be twenty-four feet by twenty-four feet (24'X24'). It will have an eave height of approximately seven feet, six inches (7'6") and a ridge height of approximately seventeen feet (17'). The roof will be gabled with an 8/12 slope. The materials will be similar to those of the addition. The structure will be clad in cement fiberboard lap siding, and staff asks that the exposure be a maximum of five inches (5"), not the seven inches (7") marked on the plans. The roof will be asphalt single, and staff asks to review the color of the shingle. The proportion and rhythm of openings are appropriate for an outbuilding. Staff finds that the proposed garage meets Section II.B.1.h. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Recommendation Summary: Staff recommends approval of the project with the followings conditions:

3. The siding exposure have a maximum of a five inch (5") reveal; and
4. Staff review and approve the asphalt shingle color and all windows and doors prior to purchase and installation.

With these conditions, staff finds that the project meets Section II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Additional Photos



Right façade showing right side alley



Right façade showing existing addition to be demolished



Left façade



Rear façade and yard



Rear yard and outbuilding to be demolished.



Existing Front Porch



HISTORIC HOUSE TO REMAIN

NON-HISTORIC ADDITION TO BE DEMOLISHED UNDER PERMIT #201300228

NON-HISTORIC GARAGE TO BE DEMOLISHED UNDER PERMIT #201300228

**2216 29TH AVE S
RENOVATION
AND ADDITION**

ADDRESS:
2216 29TH AVE SOUTH
NASHVILLE, TN 37212

PHOTOGRAPH OF EXISTING STRUCTURES
2216 29TH AVE

BUILDING IDEAS, LLC
Architecture Design Planning

David Baird, Architect
NCARB, LEED-AP

5007 Wyoming Avenue
Nashville, TN 37209

T 615-585-9410

dbaird@building-ideas.net

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Project Phase:
MHZC SUBMITTAL

Date: 6-28-2013

PHOTOGRAPH OF EXISTING STRUCTURES

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NON-HISTORIC ADDITION TO BE DEMOLISHED UNDER PERMIT #201300228

HISTORIC HOUSE TO REMAIN

PHOTOGRAPH OF EXISTING STRUCTURES
2216 29TH AVE

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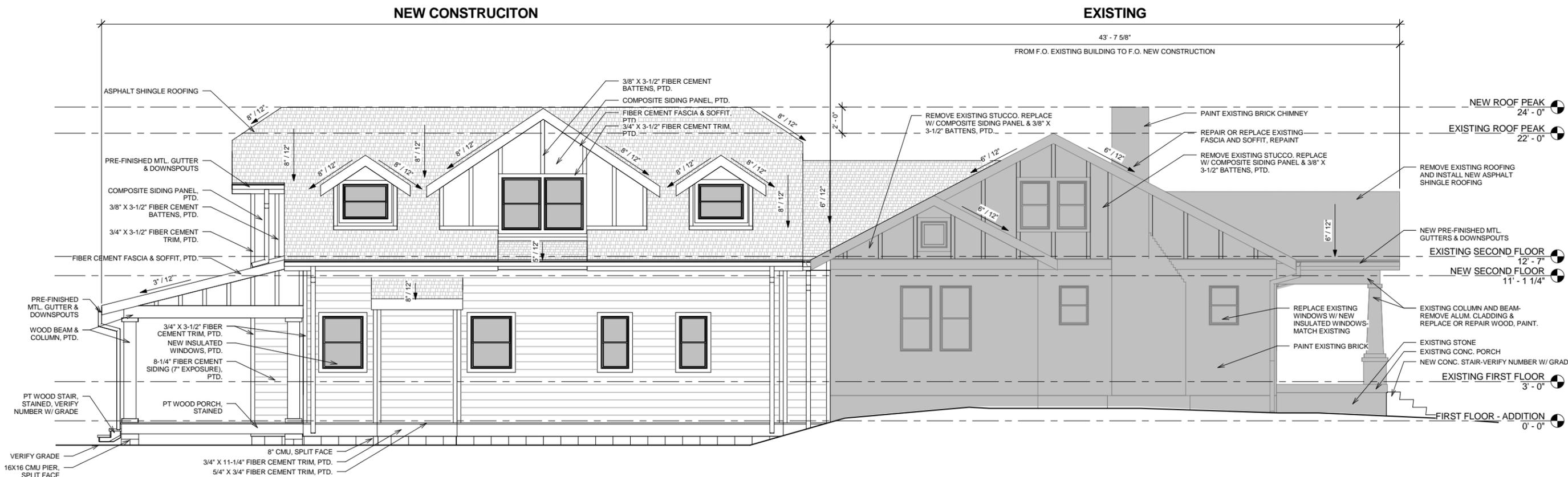
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BUILDING ELEVATIONS

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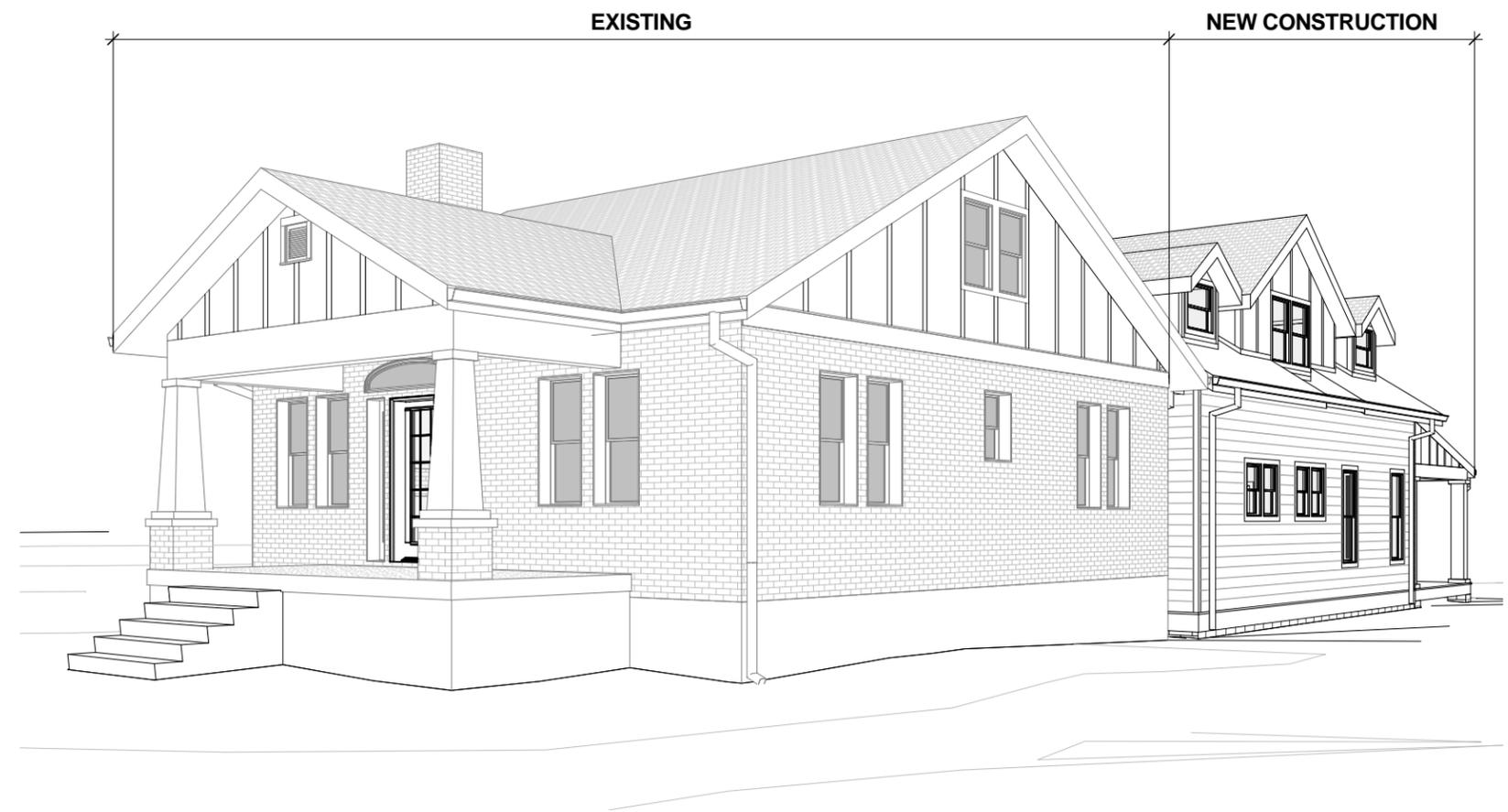
① EAST ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



② NORTH ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



① 3D VIEW 1



② 3D VIEW 2

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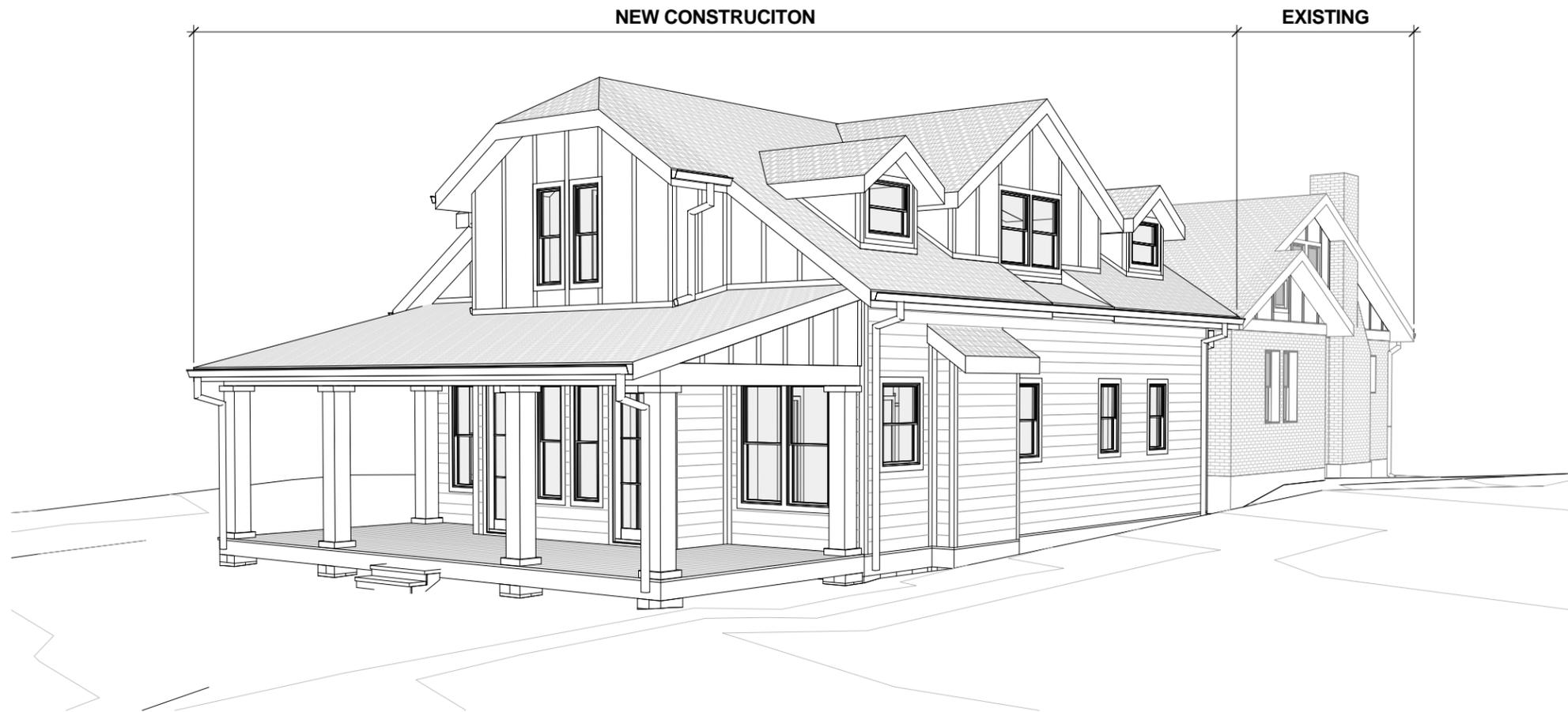
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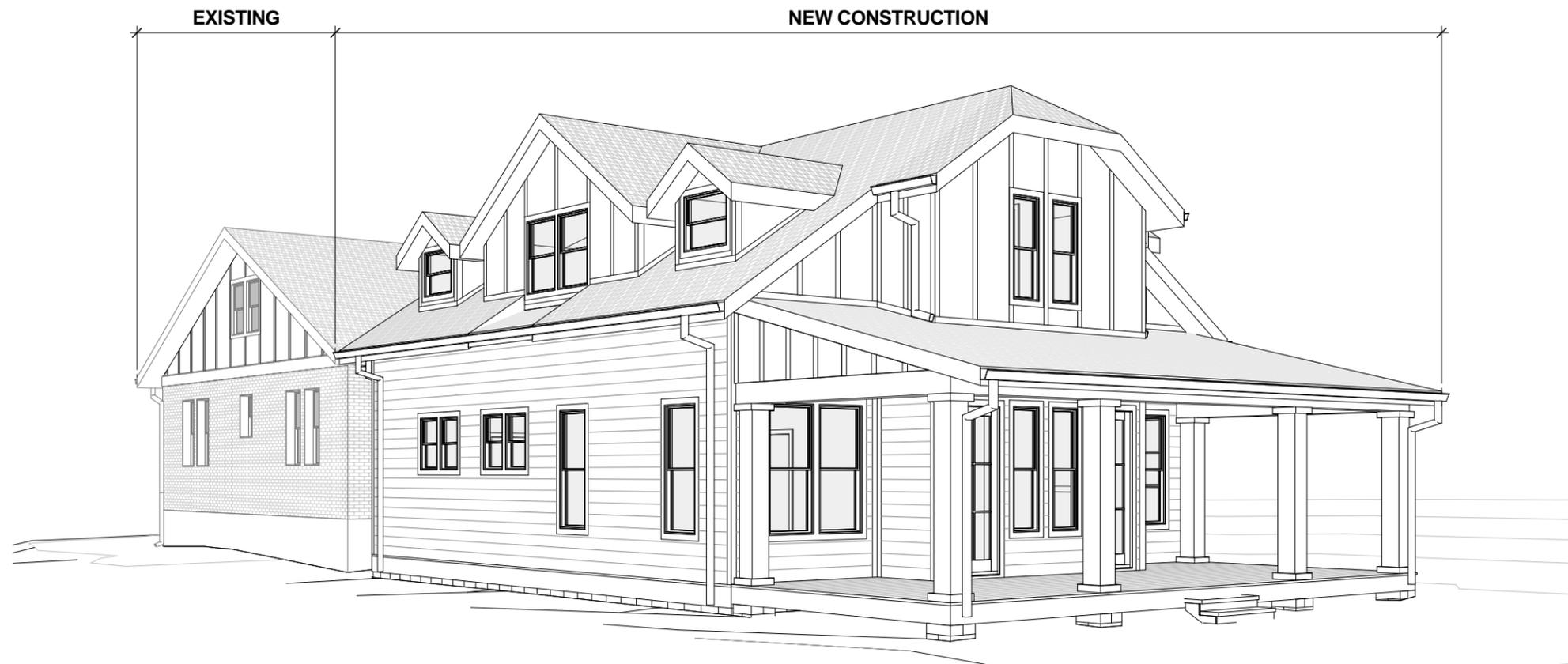
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3D VIEWS

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① 3D VIEW 3



② 3D VIEW 4

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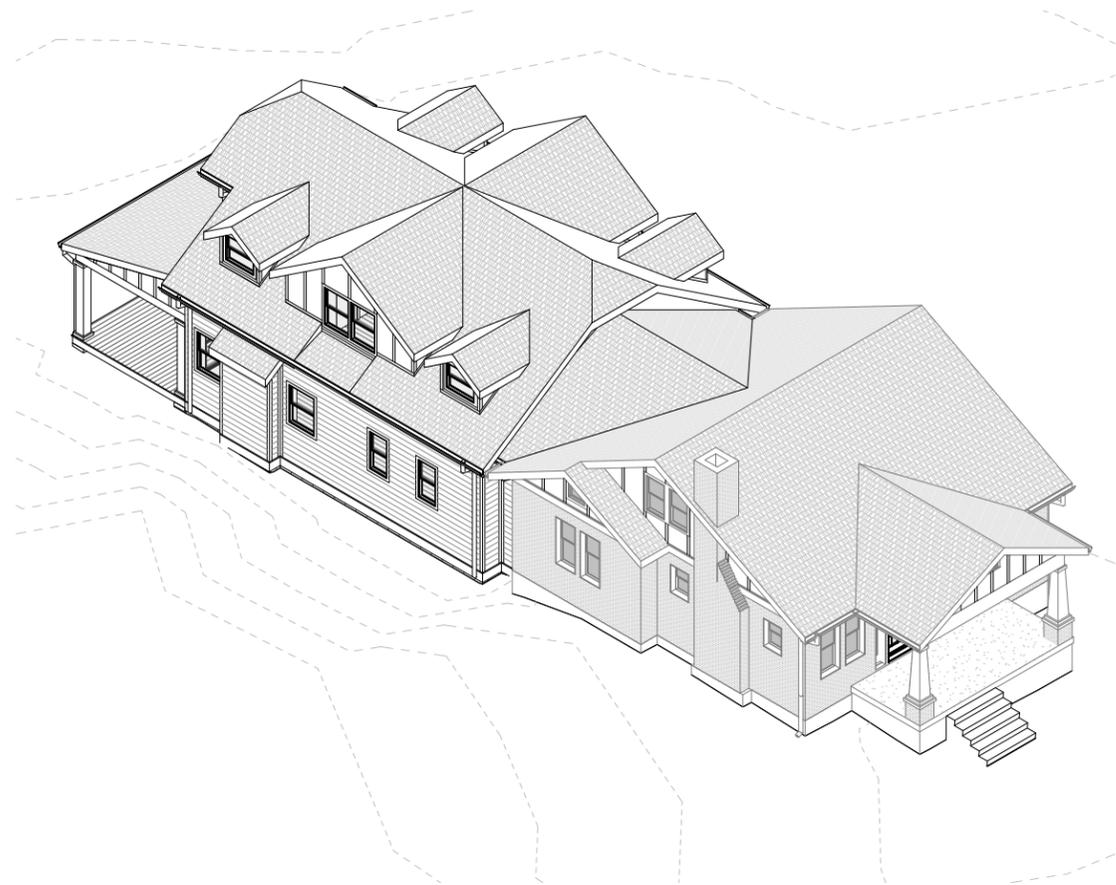
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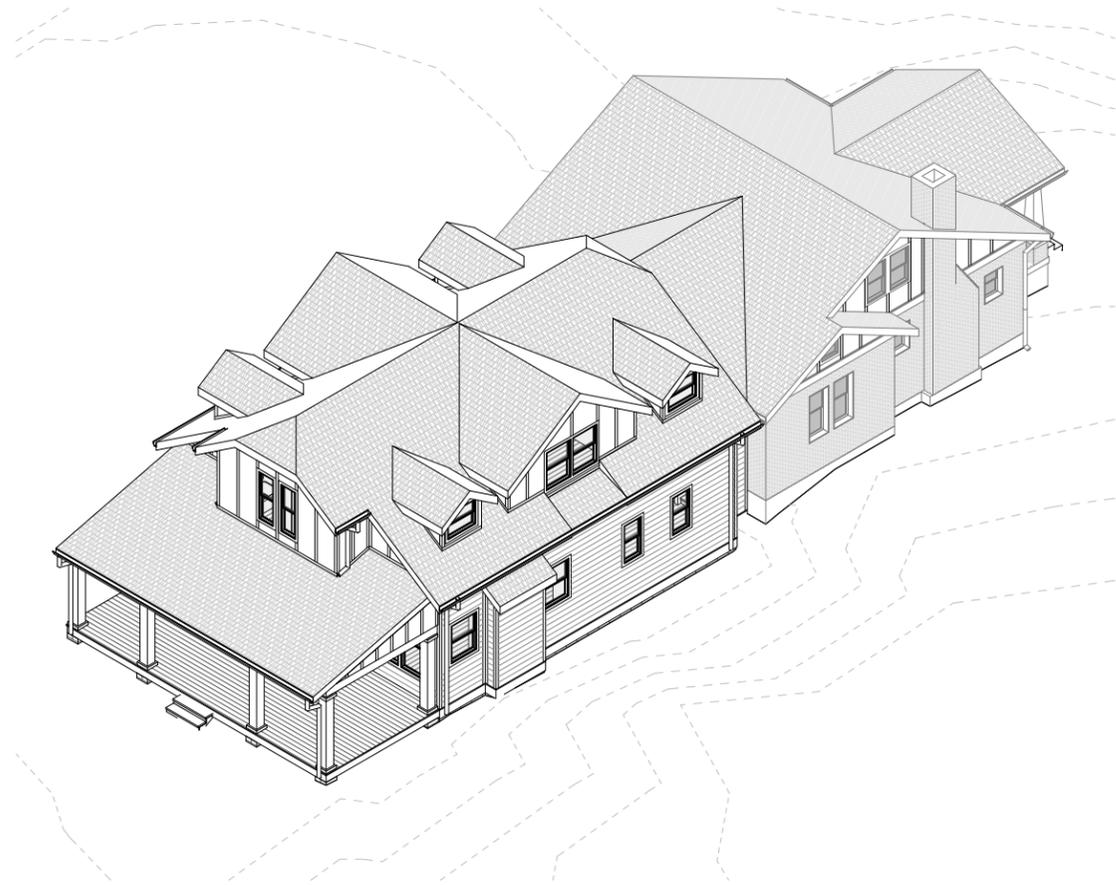
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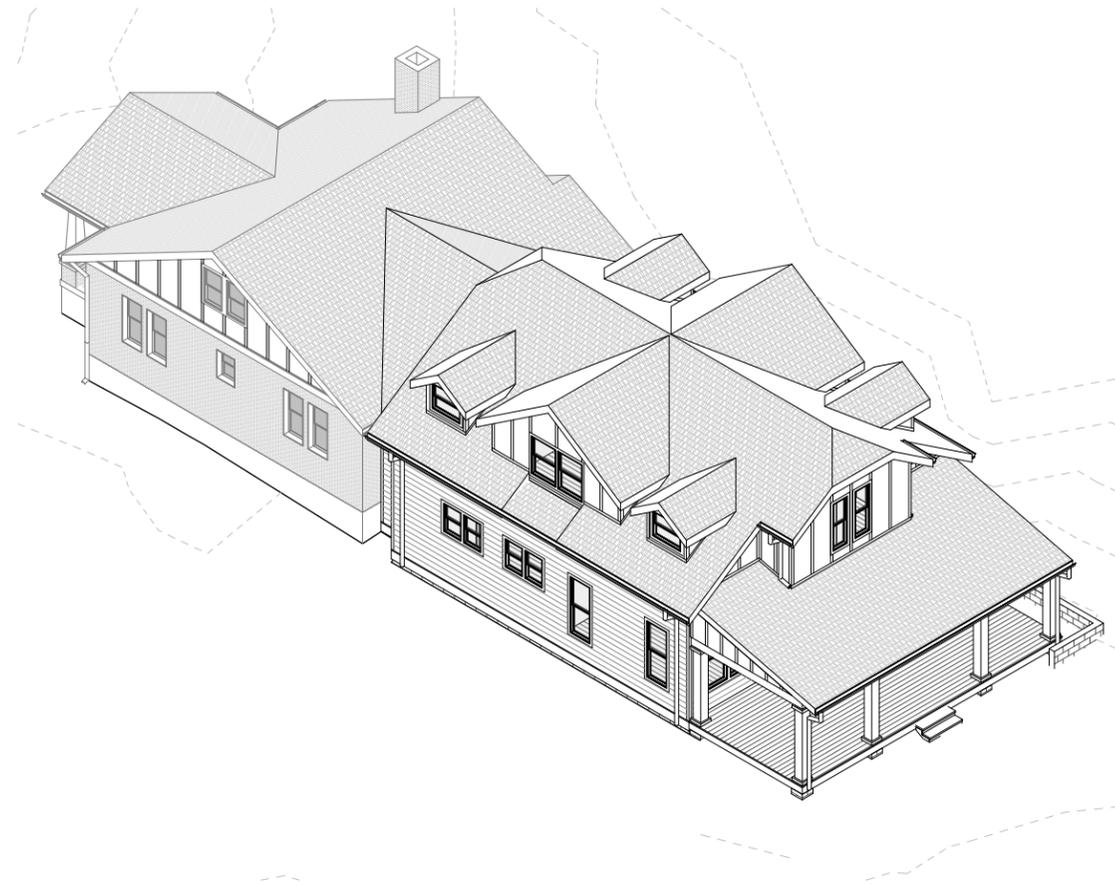
② 3D VIEW 6



① 3D VIEW 5



④ 3D VIEW 8



⑥ 3D VIEW 7

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