



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
2813 Acklen Avenue
March 19, 2014

Application: New construction – addition and outbuilding; Setback determination
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10411005000
Applicant: Torne White
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The application is for new construction of a one-and-a-half story rear addition to the house and an outbuilding. The addition requires a setback determination from five feet (5') to three feet (3') on one side.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ul style="list-style-type: none"> • Staff have final approval of porch and garage materials, windows and doors, • The HVAC unit be located at the rear façade, or beyond the midpoint of the house. <p>Meeting these conditions, staff finds that the project meets II.3.B of the Hillsboro-West End Neighborhood Conservation Zoning District.</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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks 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.

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.

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. 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.

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 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 than an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- *An extreme grade change*
- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of

the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

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

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style*

and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.

- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

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.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

Background: 2813 Acklen Avenue is a contributing structure built circa 1930. The applicant proposes to build a one-and-a-half story rear addition and an outbuilding.

Analysis and Findings:

Demolition: The project calls for partial demolition of a rear shed dormer, a small rear addition and a carport. These are not character-defining features of the building, and their demolition will not detract from the historic character of the house and the district as a whole. The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figure 1. Rear dormer and existing addition to be demolished

Height & Scale: The addition will set in two feet (2') on both sides and then will open up to match the existing width of the house, which is approximately forty-six feet (46'). The depth of the addition will be a total of thirty-eight feet, nine inches (38'9"), including a screened porch twelve feet (12') long.

The applicant proposes a ridge raise to allow for conditioned space in the upper half-story. The raised portion sits in two feet (2') from each side wall and adds two feet (2') in the same plane as the existing roof slope. Staff finds the ridge raise meets design guidelines and is appropriate for this project as it doesn't require the removal of a chimney, ridge tiles or other character-defining features. Foundation height of twenty-two inches (22") will match the existing. The addition's eave height is seventeen feet two inches (17'2"). Staff finds the project meets section II.B.1.a. and b. and II.B.2.

Location & Removability: The proposed addition is at the rear of the house. The existing rear corners of the house will remain, so that if the addition were to be removed in the future, the house's original form will remain. The two foot (2') inset of the ridge raise ensures that the original roof form can still be discerned. The location is appropriate and the project meets section II.B.2.a and e. and II.B.2.

Setback & Rhythm of Spacing: The addition will be twenty-seven feet (27') from the rear property line, three feet (3') from the right side and eight feet (8') from the left. Although the addition is not wider than the house, a setback determination is requested from five feet (5') to three feet (3'). Staff finds this setback to be appropriate because the historic house does not currently meet the base zoning setback of five feet (5') and the addition is no wider than the historic house. The project meets section II.B.1.c. and II.B.2.

Materials: No major changes to the historic house's materials are indicated on the drawings. The addition will have smooth-face cement fiberboard on the first story with a five inch (5") reveal. The trim will be wood. The second story will be cement fiberboard panels with a stucco finish, matching existing stucco in the house's gable fields. The foundation will be split face concrete block. The roof will be architectural fiberglass shingles in a color to match the existing roof. Materials for the screened porch were not specified; staff requests to approve these materials. The windows and doors will be wood; staff requests to approve the final window and door selections prior to purchase and installation. The drawings indicate no changes to the driveway or walkways. With staff's final approval of the porch materials, windows and doors, staff finds that the known materials meet section II.B.1.d. and II.B.2.

Roof form: The existing house has a side-gabled roof form with a pitch of 9/12. The addition will have a gabled roof with 4/12 pitch. On the first story and covering the porch, the roof is hipped with a 4/12 pitch. Gabled and hipped roof forms are found in the Hillsboro-West End district and are appropriate for this project. The project meets section II.B.1.e. and II.B.2.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. The longest expanse with no openings is approximately twelve feet (12') on the addition's left elevation. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. and II.B.2.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i.

Outbuildings: The applicant proposes to build a one-story garage at the rear of the site. This outbuilding is twenty-seven feet (27') by twenty-two feet (22') for a total area of five hundred and ninety-four square feet (594 sq.ft.) It will have a ridge height of eighteen feet (18'). Eave height will be approximately ten feet (10'). The materials for the garage were not specified; staff requests final approval of materials. The outbuilding will be three feet (3') from the rear and side property lines, meeting setback requirements. With approval of materials for the garage, the project meets section II.B.1.h of the design guidelines.

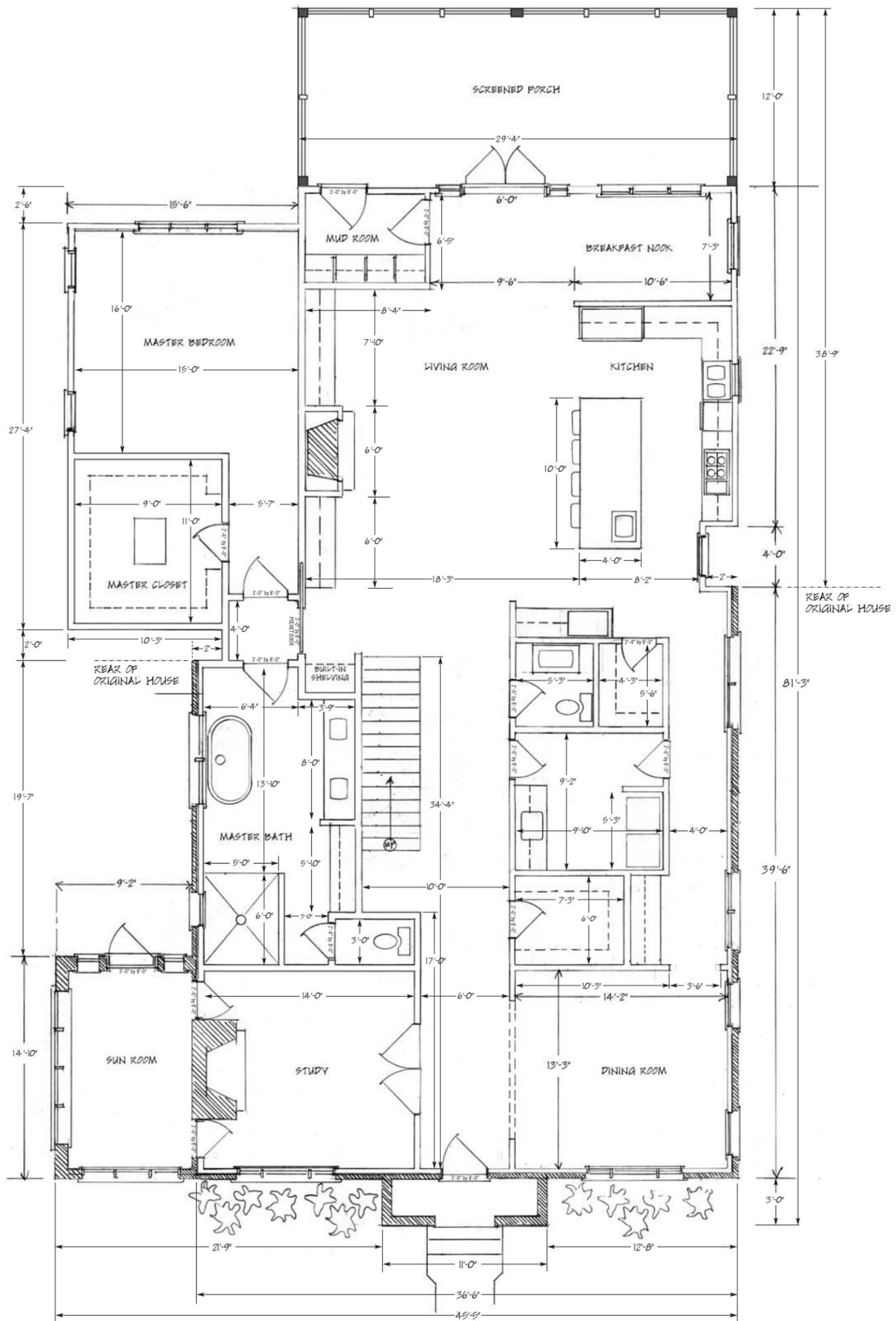
Recommendation:

Staff recommends approval of the addition with the following conditions:

- Staff have final approval of windows, doors, porch and garage materials; and,
- HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets section II.B.1 and II.B.2 of the Hillsboro-West End Neighborhood Conservation Zoning Overlay Design Guidelines.

Please note: scale on these drawings is half of what is indicated, as the applicant had to print them at 50%

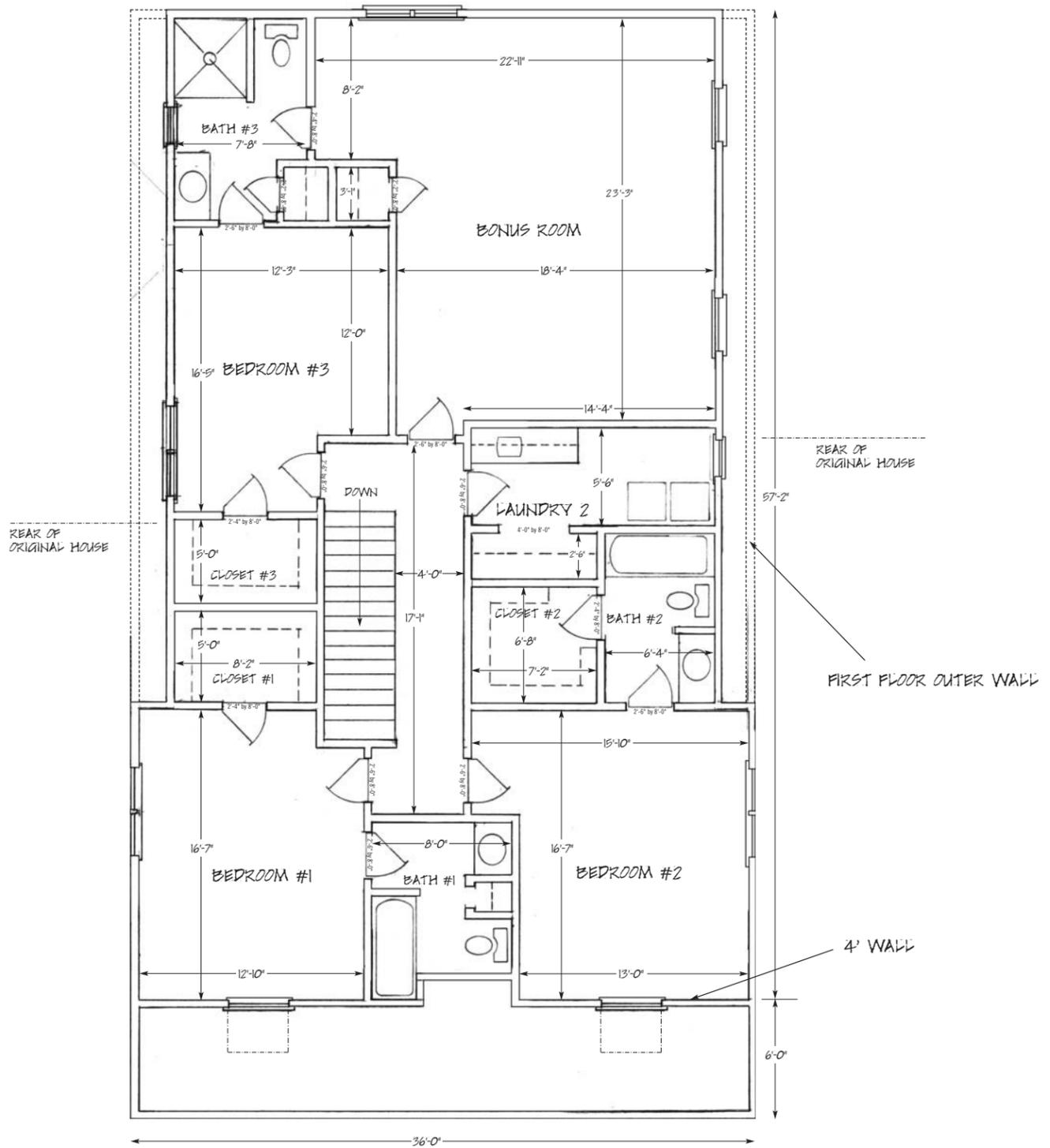


FIRST FLOOR 1/4" = 1 FOOT

ADDITION TO RESIDENCE: TORNE & SANDY WHITE
 2813 ACKLEN AVE, NASHVILLE, TN 37212



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SECOND FLOOR 1/4" = 1 FOOT

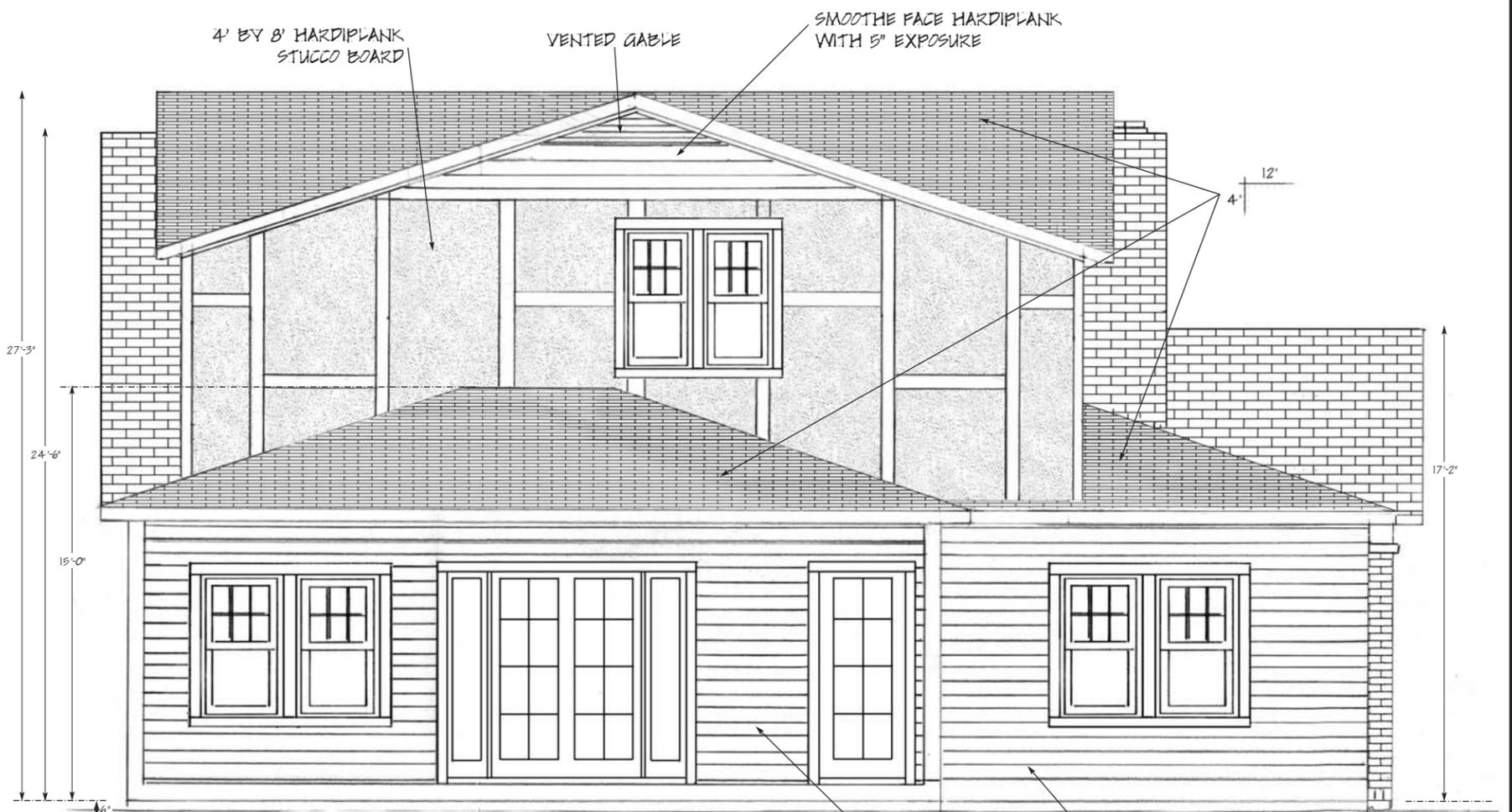
ADDITION TO RESIDENCE: TORNE & SANDY WHITE
2813 ACKLEN AVE, NASHVILLE, TN 37212



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FRONT ELEVATION
3/8" = 1 FOOT



REAR ELEVATION
3/8" = 1 FOOT

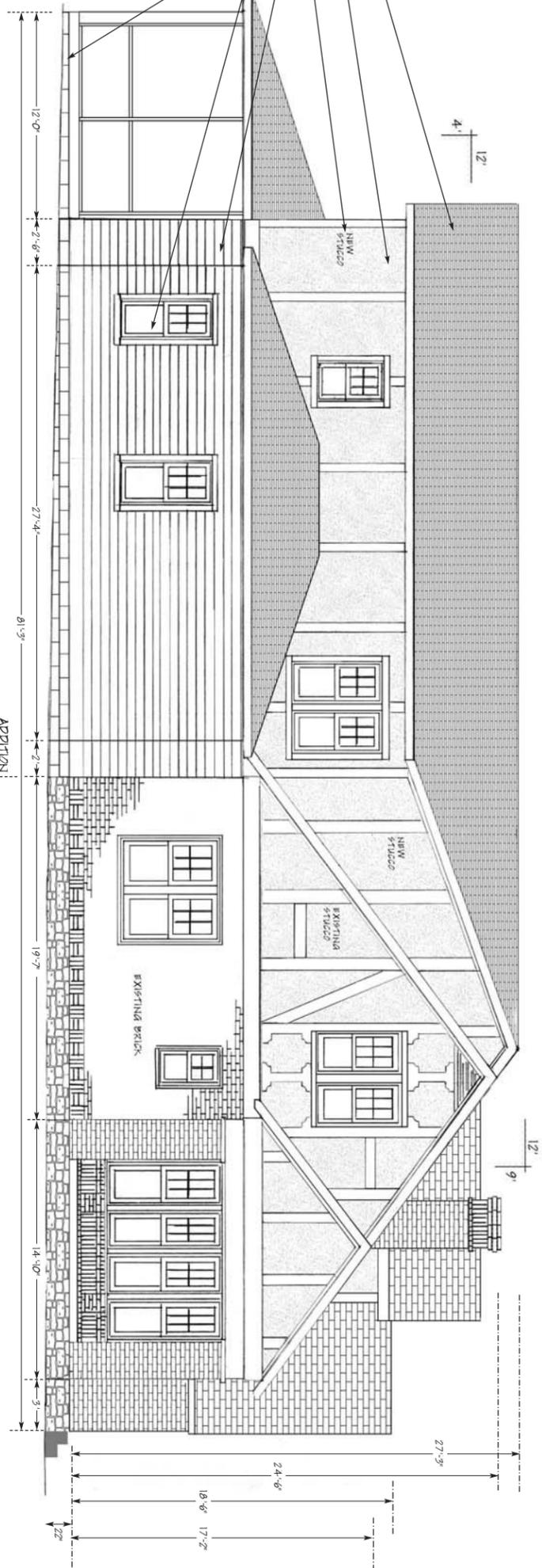
ADDITION TO RESIDENCE: TORNE & SANDY WHITE
2813 ACKLEN AVE, NASHVILLE, TN 37212



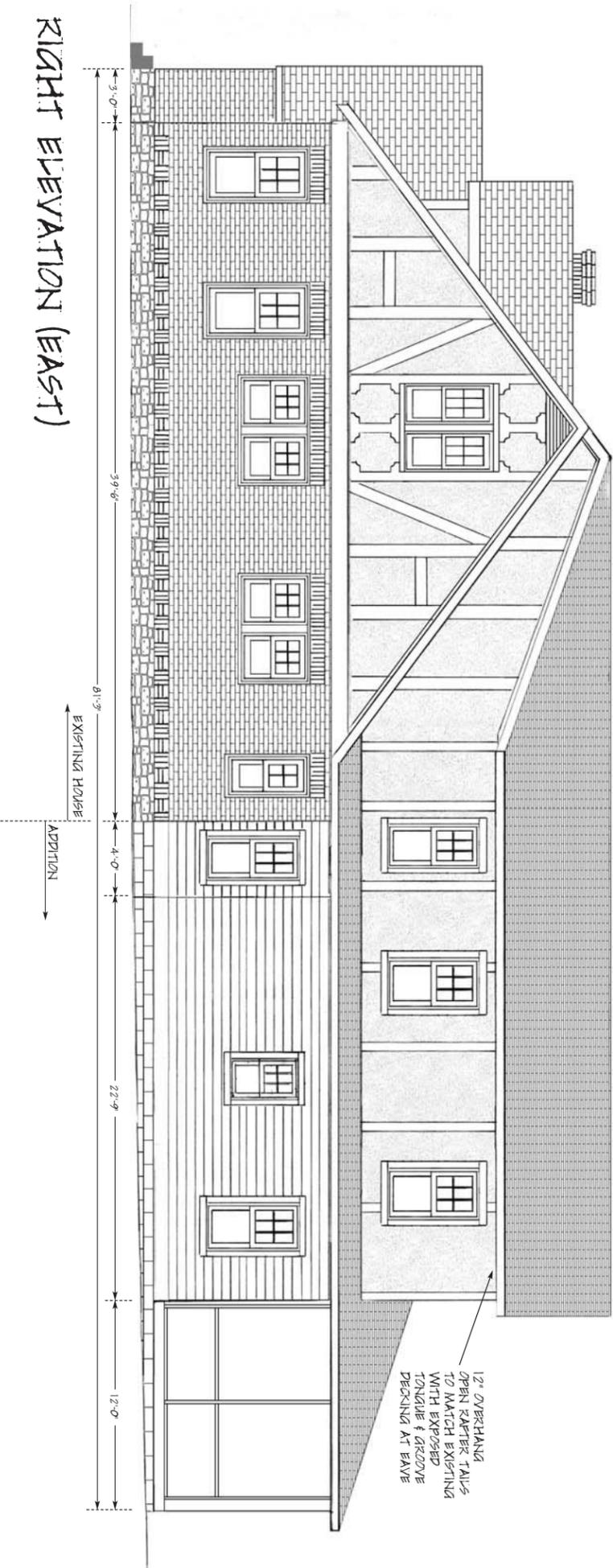
Please note: scale on these drawings is half of what is indicated, as the applicant had to print them at 50%

DIMENSIONAL FIBERGLASS SHINGLES
 HARKIPLANK 4'X8' STUCCO BOARD
 4" FLAT CASINGS
 SMOOTH FACE HARDIPLANK - 5" EXPOSURE
 COMPOSITE WINDOWS, INSULATED GLASS
 SPLIT FACE BLOCK FOUNDATION

LEFT ELEVATION (WEST)



RIGHT ELEVATION (EAST)

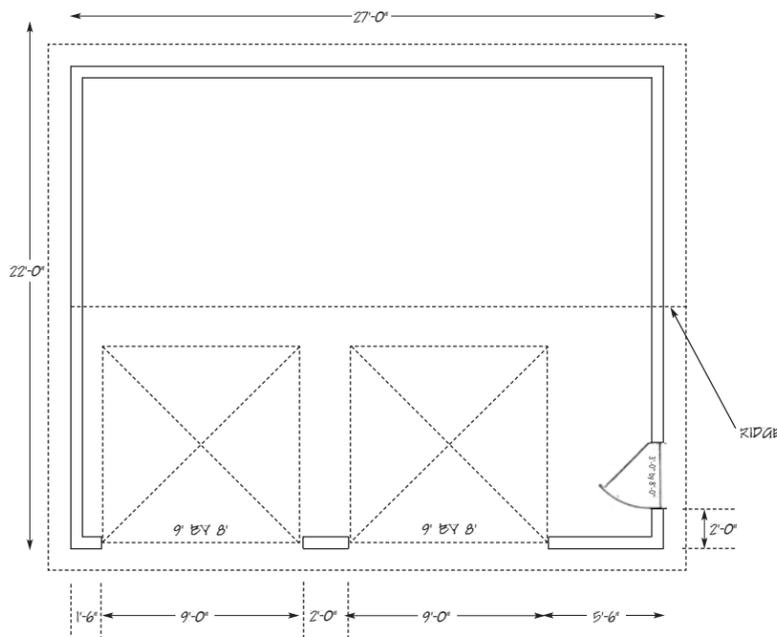


SIDE ELEVATIONS 1/4" = 1 FOOT

ADDITION TO RESIDENCE: TORNE & SANDY WHITE
 2813 ACKLEN AVE, NASHVILLE, TN 37212



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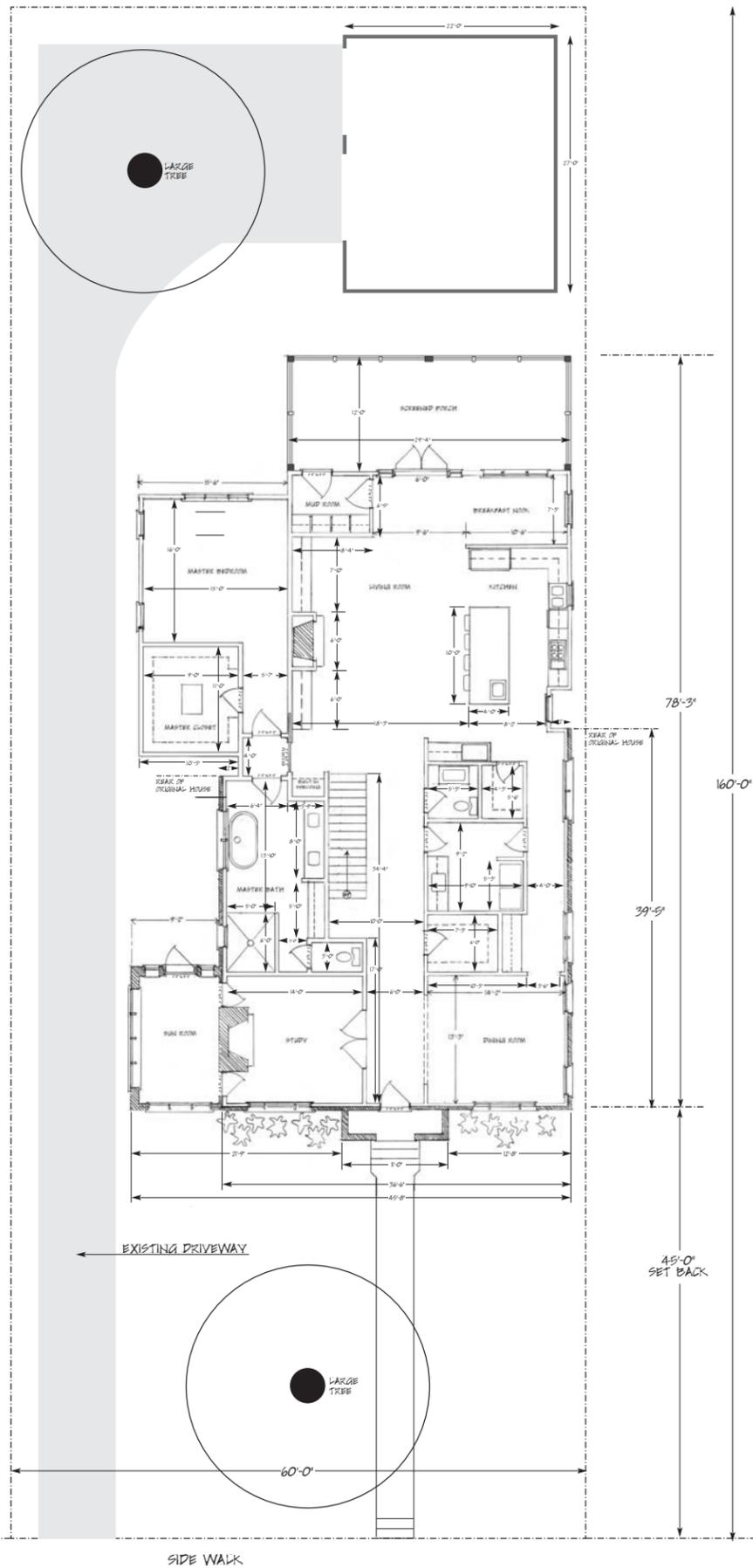
** 2 CAR GARAGE TO REPLACE EXISTING METAL CAR PORT AND WILL UTILIZE EXISTING DRIVE

TWO CAR GARAGE 1/4" = 1 FOOT

ADDITION TO RESIDENCE: TORNE & SANDY WHITE
 2813 ACKLEN AVE, NASHVILLE, TN 37212



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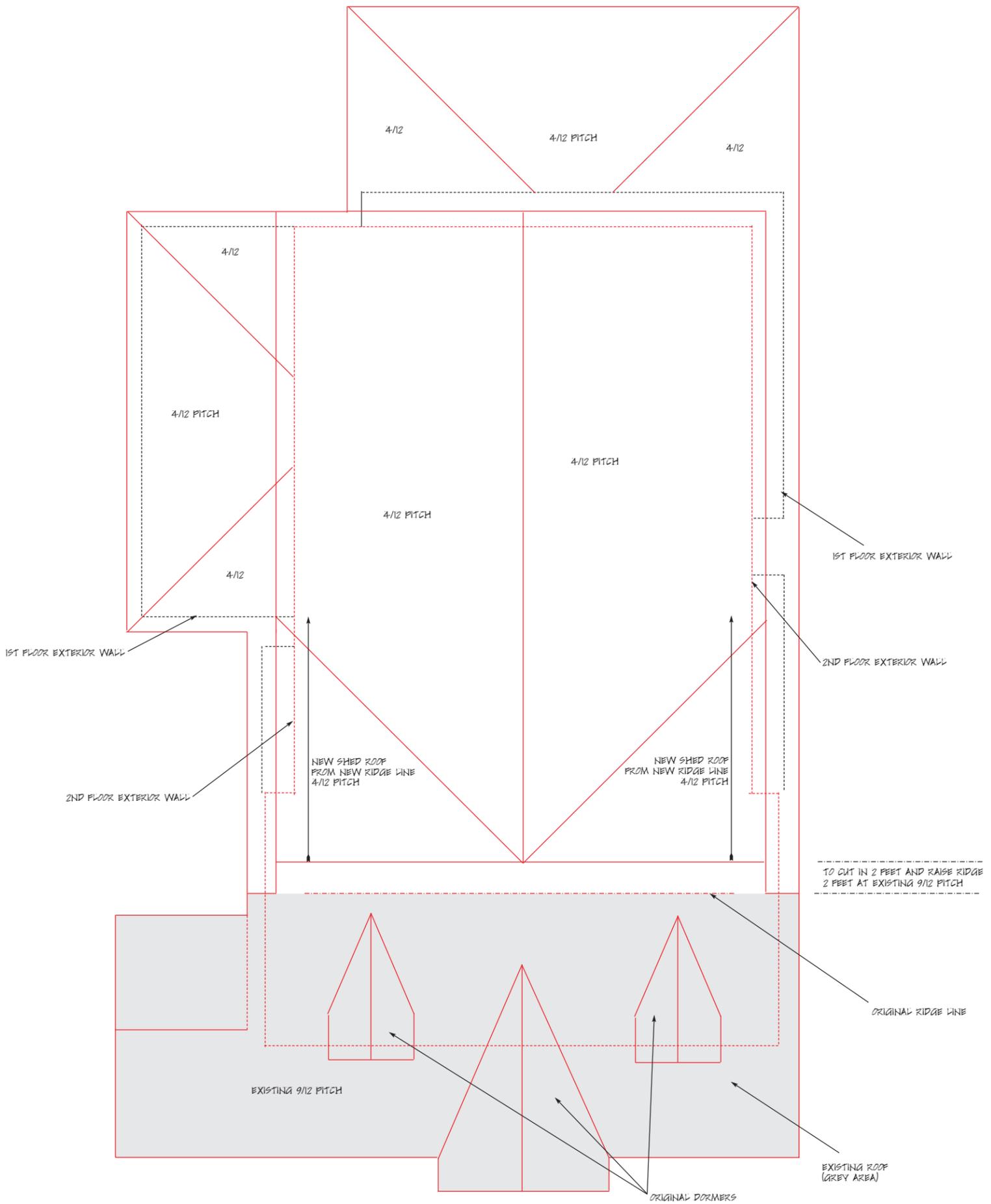
ACKLEN AVENUE

SITE PLAN 1/8" = 1 FOOT

ADDITION TO RESIDENCE: TORNE & SANDY WHITE
2813 ACKLEN AVE, NASHVILLE, TN 37212



Please note: scale on these drawings is half of what is indicated, as the applicant had to print them at 50%



ROOF PLAN 1/4" = 1 FOOT

ADDITION TO RESIDENCE: TORNE & SANDY WHITE
2813 ACKLEN AVE, NASHVILLE, TN 37212

