



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 1810 Ashwood Avenue April 16, 2014

Application: Partial demolition; New construction—addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416007800
Applicant: Kaitlyn Smous, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to demolish an existing addition, alter an enclosed side porch, and construct a new addition that is both taller and wider than the historic structure.</p>	<p>Attachments A: Site Plan B: Plans & Elevations</p>
<p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none">1. The foundation be split face concrete block;2. The material for the chimney be stone, brick, or stucco;3. Staff review and approve the windows and doors and asphalt shingle color prior to purchase and installation;4. The HVAC unit be placed on the rear façade, or on a side, behind the midpoint of the house.	
<p>With these conditions, staff finds that the project meets Sections II.B. and III.B. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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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. 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.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

j. Public Spaces

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

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

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

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

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

When an addition needs to be taller:

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

When an addition needs to be wider:

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

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

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).

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.

IV. B. Demolition

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: Also known as the E.C. Brush House, 1810 Ashwood is a one-story bungalow with a stone foundation, wide lap siding with mitered corners, and an asphalt shingle roof (Figure 1). The side-porch was enclosed and a rear addition added, likely in the 1970s. Staff’s research of city directories and Sanborn Fire Insurance maps dates the house to c. 1923, with architect Carlton Brush as the first occupant. Based on its age, form, materials and architectural details, the house is contributing to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

In January 2014, the Metro Historic Zoning Commission disapproved an application by the previous owner to demolish the house based on economic hardship. Since that time, the house was sold to a new owner. This application for an addition was submitted by the architect for the new owner.



Figure 1. 1810 Ashwood.

Analysis and Findings:

The applicant proposed to demolish an existing addition, alter an enclosed side porch, and construct a new addition that is both taller and wider than the historic structure.

Partial Demolition: The applicant proposes to demolish a non-historic and non-contributing addition and to alter a previously enclosed side porch. The rear addition is located on the west side of the property (Figures 2 & 3). On the side façade, one can see evidence that this part of the house was likely built separate from the original structure (Figure 4). This addition is not visible from the public street, and its demolition will not adversely affect the historic character of the house or the historic Belmont-Hillsboro neighborhood. Moreover, the addition is in poor structural condition. Staff finds that the demolition of the addition meets the design guidelines.



Figures 2 & 3. Show the addition that is to be demolished.



Figure 4. The seam indicates that the rear section was constructed separately from the historic house.

The eastern part of the house was originally an open side porch that was later enclosed (Figures 5 & 6). The applicant is proposing to remove the existing enclosure and to construct a new enclosure that is more in keeping with aesthetics of typical enclosed porches. Staff finds that the removal of the existing enclosure for the side porch will not adversely affect the historic character of the house or the historic neighborhood. Staff finds the removal of the enclosure to meet the design guidelines.



Figures 5 & 6 show the side porch enclosure which is to be removed.

Staff finds that the demolition of the rear addition and the removal of the side porch enclosure to meet section III.B.2 for appropriate demolition and do not meet section III.B.1 for inappropriate demolition.

Height & Scale: The existing historic house is forty-five feet (45') wide and twenty-seven feet, eleven inches (27'11") deep. This does not include the addition that will be demolished, which is eighteen feet (18') deep. The proposed new addition is both taller and wider than the historic house, which staff finds to be appropriate because the historic house is particularly short and small in size, the site slopes steeply, the lot is particularly wide at sixty feet (60'), and the house is shifted to the west side of the lot.

A seven foot, two inch (7'2") deep portion of the existing addition that is to be demolished on the west side will be reconstructed in the exact same location, matching the eave height of the existing house. The remainder of the addition steps in one foot (1') on the west side, and one foot, four inches (1'4") on the east side. On the west side, the addition extends back approximately thirty-four feet, three inches (34'3") and is inset for the entire expanse. On the east side, after a depth of three feet, six inches (3'6"), the addition expands out approximately sixteen feet (16'), which is six feet (6') wider than the historic house. The addition will have a maximum depth of approximately thirty-five feet (35') and a maximum width of fifty feet (50').

The addition will be up to four feet (4') taller than the historic house, although in most locations, the addition is just three feet (3') taller than the house. Staff finds this to be appropriate because the taller portions of the addition do not occur until more than thirty

feet (30') behind the front wall of the house, and the taller portions have roof forms that are either hipped or side gabled. Both of these will help to mitigate the visibility of the taller portions of the addition. In addition, the taller portions of the addition are separated from the historic house and they do not directly tie into the historic house. The portion of the addition that is both taller and wider than the historic house is three feet (3') taller and six feet (6') wider. It is located behind the enclosed side porch, and is separated from the side porch by a distance of fifteen feet (15'). This will help mitigate the perception from the street of the extra width and height.

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

Location & Removability: With the exception of the reconstructed part of the existing addition, the new addition is inset appropriately from the historic house, thereby retaining the back corners of the house. The addition's tie in to the rear roof is minimal and is significantly below the ridge of the historic house. Should the addition be removed in the future, the original form of the historic house would remain. Staff finds that the project meets II.B.2.a and e. of the design guidelines.

Design: The addition's roof form, fenestration pattern, height, and scale are compatible with the historic structure, while its use of modern materials and the insets will help distinguish the old from the new. The addition's cement fiberboard siding will have a five inch (5") reveal, which will distinguish it from the historic house which has wood siding with an eight inch (8") reveal. Likewise, the addition's concrete block foundation will distinguish it from the historic house, which has a stone foundation. Staff finds that the addition meets section II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The existing house is shifted to the west side of the lot so that it is just four feet (4') from the west side property line, and it is eleven feet (11') from the east property line. The proposed new addition will meet the base zoning setbacks by being five feet (5') from each of the side property lines, and over sixty feet (60') from the rear property line. Staff finds that the addition meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: Few major changes to the historic house's materials were indicated on the drawings. A new front door that matches the existing will be installed. The enclosed side porch addition will be redesigned to be clad in fiber cement paneling, wood or cement fiberboard trim, and new wood windows. The addition will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5"). The trim will be wood or cement fiberboard. The foundation will be concrete block, and staff asks that the block be split faced. The roof will be architectural fiberglass shingles, and staff asks to approve the roof color. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The rear porch will be screened. The material of the chimney on the addition was not indicated, and staff asks that it be clad in a masonry material like stone, brick, or stucco. With the

aforementioned staff approvals, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house has a side gabled roof form with a slope of 5/12. The proposed addition has both hipped and side gable roof forms that have a 6/12 slope. Staff finds that the addition's proposed roof forms are compatible with the historic house and the historic neighborhood. Staff finds that the addition's roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: One change to the existing window openings was indicated on the plans. On the east façade, behind the enclosed porch, a new window opening will be added that matches the existing window opening (Figure 7). Staff finds that the addition of a window opening in this location is appropriate because it is located at the rear of the historic house, behind the enclosed porch, and it will at most be minimally visible. The new window openings on the side porch enclosure are compatible with the fenestration pattern of enclosed porches. 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. Staff finds the project's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.



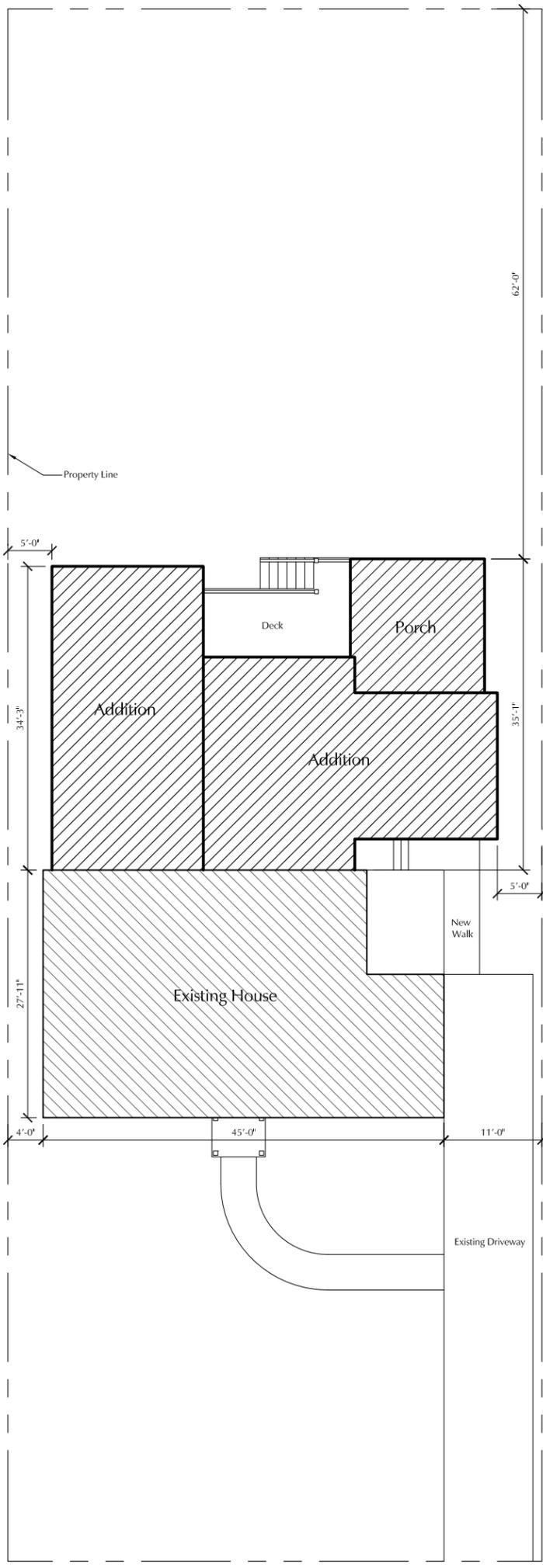
Figure 7 shows the proposed location of a new window opening.

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.

Recommendation Summary: Staff recommends approval with the following conditions:

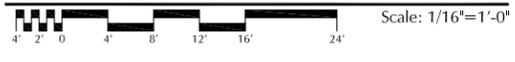
1. The foundation be split face concrete block;
2. The material for the chimney be stone, brick, or stucco;
3. Staff review and approve the windows and doors and asphalt shingle color prior to purchase and installation;
4. The HVAC unit be place on the rear façade, or on a side, behind the midpoint of the house.

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



1

Site Plan



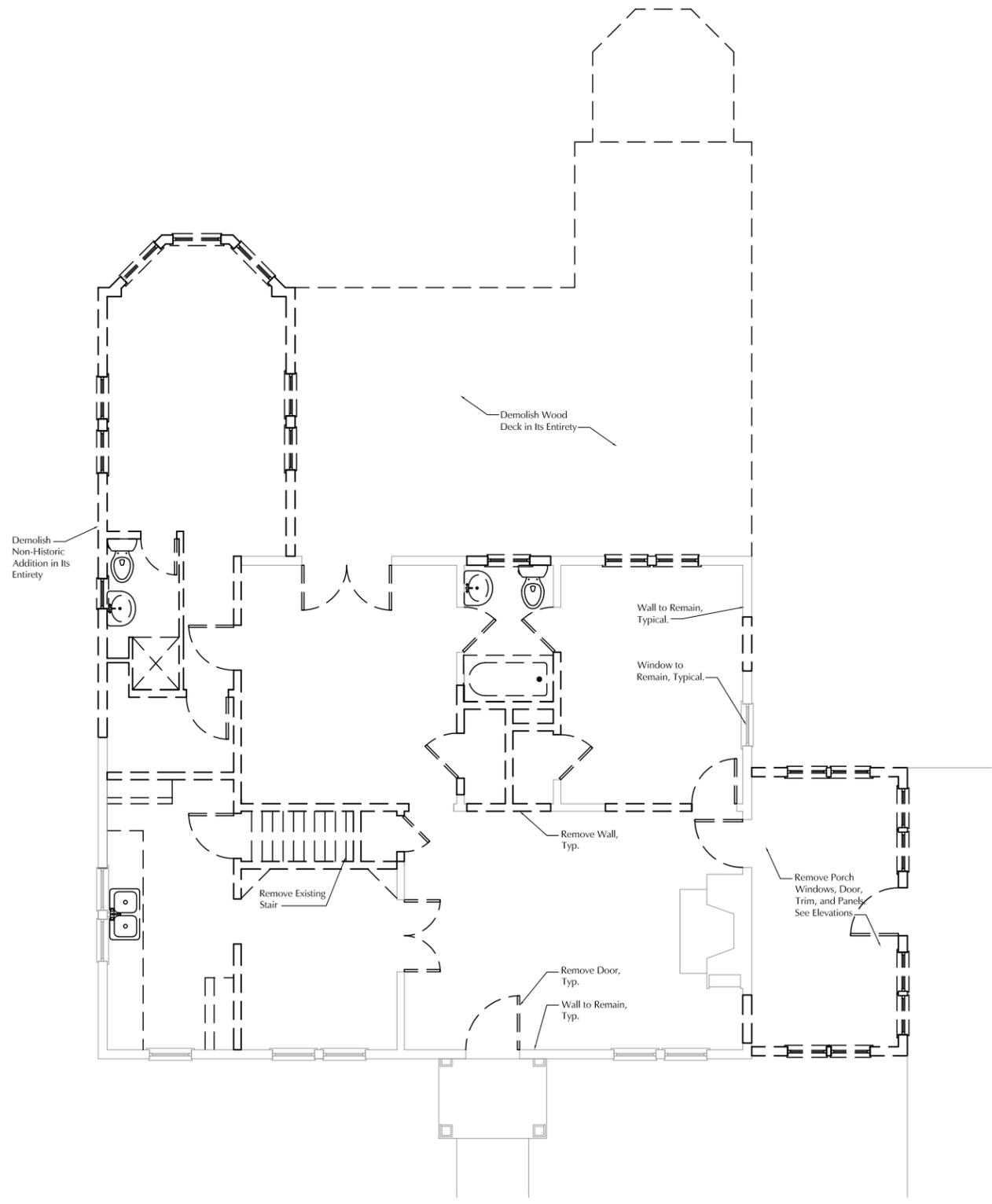
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Drawings:
Site Plan
Date:
03.31.14

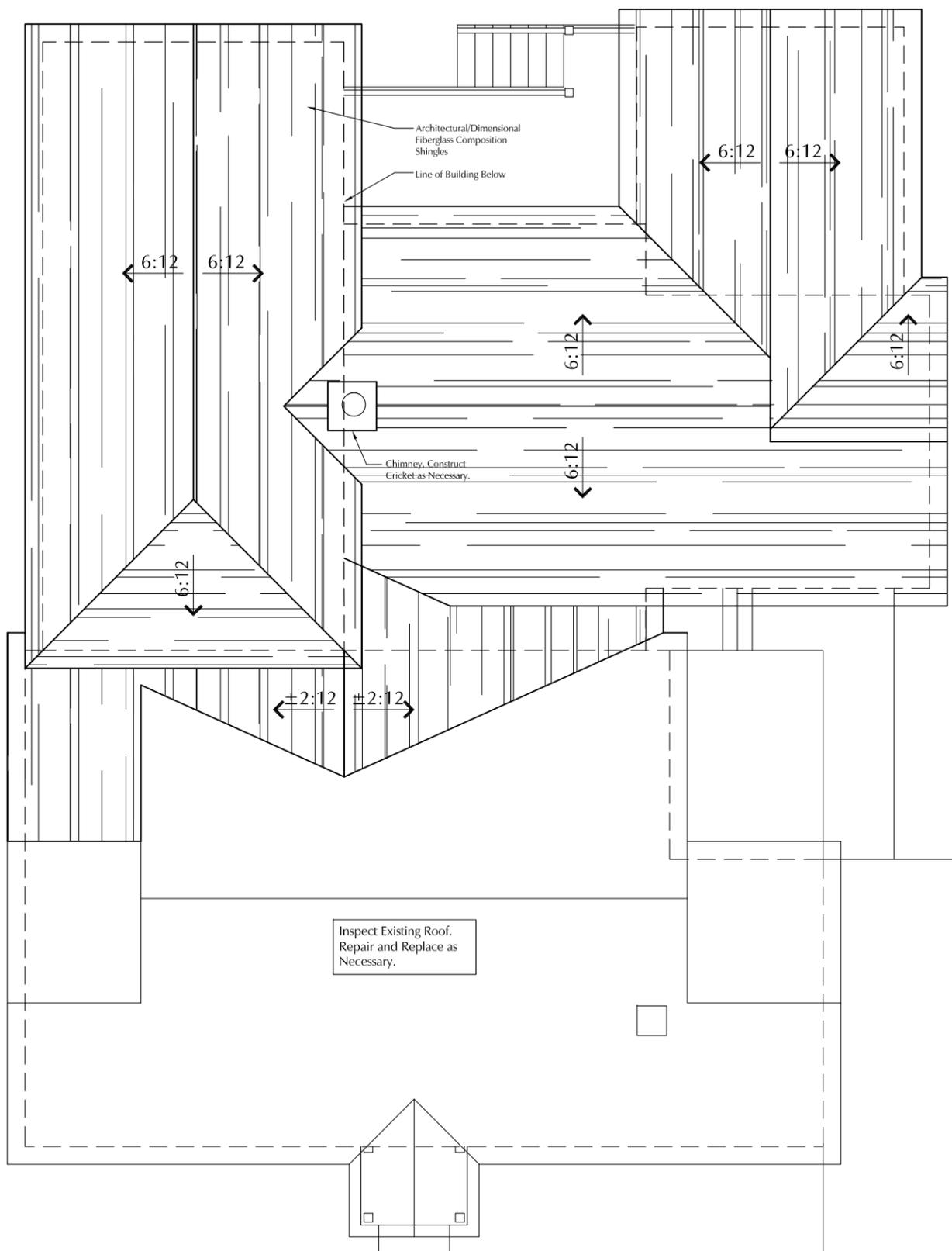
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Addition and Renovations for:
The Neff Residence
1810 Ashwood Ave.
Nashville, TN 37212

PRELIMINARY - METRO HISTORICAL PRESERVATION PERMIT



1 First Floor Demo Plan
 Scale: 1/8"=1'-0"



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

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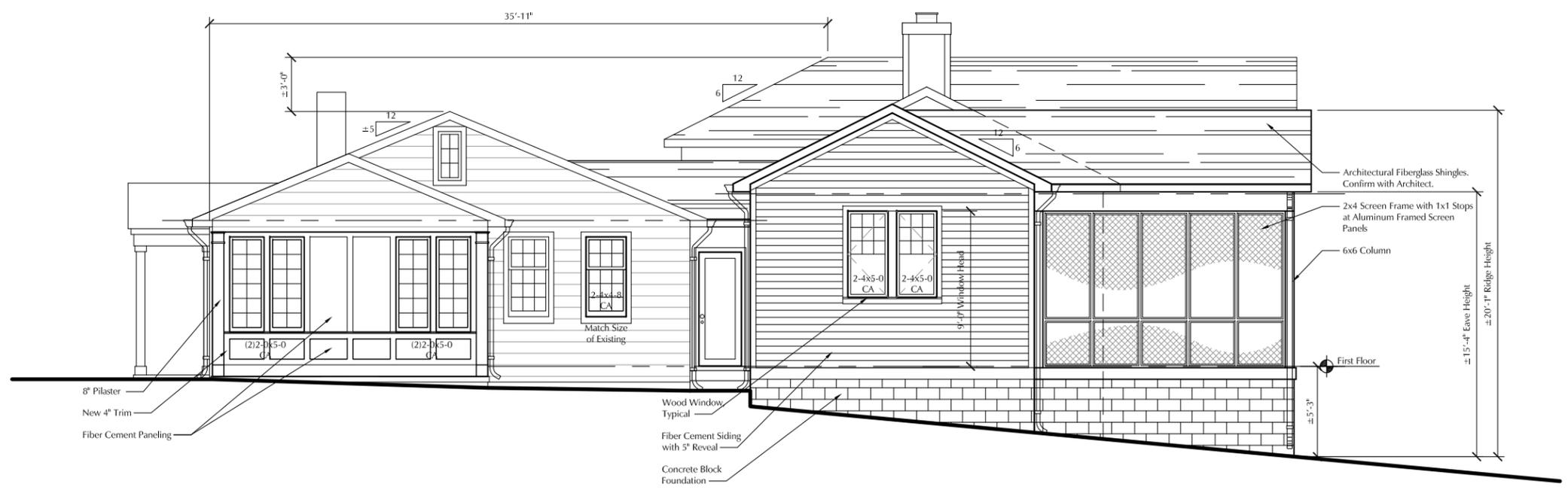
Drawings:
 First Floor Demolition Plan
 Roof Plan
 Date:
 03.31.14

A1.0

Addition and Renovations for:
The Neff Residence
 1810 Ashwood Ave.
 Nashville, TN 37212



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



2 East Elevation
 Scale: 1/8"=1'-0"

Addition and Renovations for:

The Neff Residence

1810 Ashwood Ave.
 Nashville, TN 37212

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Drawings:
 South Elevation
 East Elevation
 Date:
 03.31.14

A2.0



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



2 West Elevation
 Scale: 1/8"=1'-0"

Addition and Renovations for:
The Neff Residence
 1810 Ashwood Ave.
 Nashville, TN 37212

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Drawings:
 North Elevation
 West Elevation
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 03.31.14

A2.1