



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

216 Fairfax Avenue
September 17, 2014

Application: New construction – addition and outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10406009000
Applicant: Kevin Mitchell, Designer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a one-story rear addition to an historic house, to demolish a non-contributing two-car garage, and to construct a new garage with bonus/storage area above.

Recommendation Summary: Staff recommends approval of the proposed addition, the demolition of the existing outbuilding, and the construction of a new outbuilding with the conditions that:

- The selections for windows and doors are approved by Staff prior to installation; and
- The eave ridge and eave height of the garage is lowered to be subordinate to the house; and
- The dormers are of a more compatible form (roof dormers within the plane of the roof instead of wall dormers, and/or having a more appropriate siding material used instead of bead-board on the outbuilding).

Meeting those conditions, Staff finds that the proposal would meet the design guidelines of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments

- A: Photographs
- B: Site Plan
- C: 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.

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.*

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.

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.

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: The building at 216 Fairfax Avenue is a one-story brick house with cast-stone quoins, wide overhanging eaves, and a recessed central front porch. The house was constructed circa 1930 and, with the exception of dormers added later, has retained its original appearance. Because of its age and architectural integrity, the house contributes to the historic character of the district.



Analysis and Findings: The applicant proposes to construct a rear addition to the historic building, and to demolish an outbuilding and construct a new one at the rear of the lot.

Addition

Height & Scale:

The rear addition will sit in from the right side of the existing building by two feet (2'). The addition will be seventeen feet (17') wide, and will sit thirty-one feet (31') in from the left side of the existing building. The addition will match the roof and eave height of the existing rear wing, three feet (3') lower than the primary roof peak. Staff finds that the addition is subordinate to the historic house, and that it meets section II.B.1.a. and b. of the design guidelines.

Location & Removability:

The location for the proposed addition, sitting on from the sides of the house and matching the height, is appropriate and will not impact the form of the historic house. The project meets section II.B.2.a and e.

Design:

The form and character of the addition will be compatible with the historic house and will meet section II.B.2.a and f.

Setback:

The addition will be five feet (5') from the side property line at its closest point and sixty-six feet (66') from the rear property line . The addition meets the setback requirements and will meet section II.B.1.c.

Materials:

The addition will primarily be clad in smooth face cement fiberboard with a reveal of size inches (6") to match siding on the dormers of the historic house. The trim will be wood. The foundation will be concrete block, and the roof will be architectural fiberglass shingles in a color to match the existing roof. Due to the grade of the lot, the foundation will taper toward the rear and will not be greatly visible. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the known materials meet Section II.B.1.d of the design guidelines.

Roof form:

The roof of the addition will be a rear-facing gable, with a 5:12 pitch matching the hipped roof on the historic house. The roof will be compatible with the house and will meet section II.B.1.e.

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. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

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.

Outbuilding

Demolition:

The existing outbuilding, a two-car garage, is not historic and does not contribute to the historic character of the district. Demolition of the outbuilding meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The new outbuilding will have two floors, with a two-car garage on the first story and a bonus/storage area above. The roof peak will be eighteen feet, nine inches (18'-9") above the lower floor level. Because the lot slopes up toward the rear, the peak of the garage will be three feet, two inches (3'-2") higher than the peak of the house. However, the height of the roof measured from the finished floor level will match the house. In order to achieve a truly subordinate outbuilding, it must be subordinate in all ways: ridge

height, eave height, footprint and square footage. The eave height of the garage will be twelve feet, nine inches (12'-9") above the lower floor level. This is nearly three feet (3') greater than the proportional eave height on the house. Staff finds that the ridge and wall heights are not subordinate because they are equal to or greater than the comparable proportions of the house. In the past, the Commission has placed an emphasis on appropriate eave height since it is such a key factor in assuring that the massing of an outbuilding is perceived to be subordinate to the principal building. With the eaves of the outbuilding lowered to match the eave height of the house, and the ridge height lowered, staff finds that the height and scale of the project meet would meet section II.B.1.a and b. of the design guidelines.

Setback:

The outbuilding will be located in the rear-left corner of the property, five feet (5') from the left side of the property and sixteen feet (16') from the right. It will be located twenty-four feet (24') from the rear of the property, with vehicle doors facing the rear. This location is typical of the locations of outbuildings historically, and meets the required setback minimums and section II.B.1.c of the design guidelines.

Materials:

The materials of the outbuilding will match those of the new addition: asphalt-single roof, cement-fiber siding, and a concrete foundation. The trim will be wood. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. On the front elevation of the building there will be vertically-oriented bead-board panels around the windows, extending the full height of the building. Bead-board is not a typical siding material. Although board and batten or vertical flush-siding is an appropriate material for an outbuilding, staff finds that the attenuated scale of bead-board in this application exaggerates the height of the wall, which is already taller than the walls of the house. With a condition that the a more appropriate siding material is used instead of bead-board accent panels, staff finds that the known materials of the proposal meets section II.B.1.d

Roof form:

The roof of the outbuilding will be a side-facing gable with a 5:12 pitch, matching the pitch of the house's roof. Both the front and rear elevations will have a pair of gabled wall-dormers. Wall dormers are not a typical historic feature but have been allowed on minimally visible garages; however, in this case, they only help to accentuate the fact that the ridge and eave heights are too tall. The height of the eaves above the finished floor level would be nearly three feet (3') taller than the same proportion on the house. Staff recommends that the dormers be roof dormers rather than wall dormers to meet section II.B.1.e. The bead-board could be covered under materials but what should be covered in this section is the roof-wall dormers vs. roof dormers.

Outbuildings:

The location and materials of the proposed outbuilding are appropriate, but Staff finds that the ridge height and wall height of the proposed outbuilding are not subordinate to

the primary building. As a result, the outbuilding would not meet section II.B.1.h of the design guidelines.

Recommendation:

Staff recommends approval of the proposed addition, the demolition of the existing outbuilding, and the construction of a new outbuilding with the conditions that:

- The selections for windows and doors are approved by Staff prior to installation; and
- The eave ridge and eave height of the garage is lowered to be subordinate to the house; and
- The dormers are of a more compatible form (roof dormers within the plane of the roof instead of wall dormers, and/or having a more appropriate siding material used instead of bead-board on the outbuilding).

Meeting those conditions, Staff finds that the proposal would meet the design guidelines of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



216 Fairfax Avenue, front.

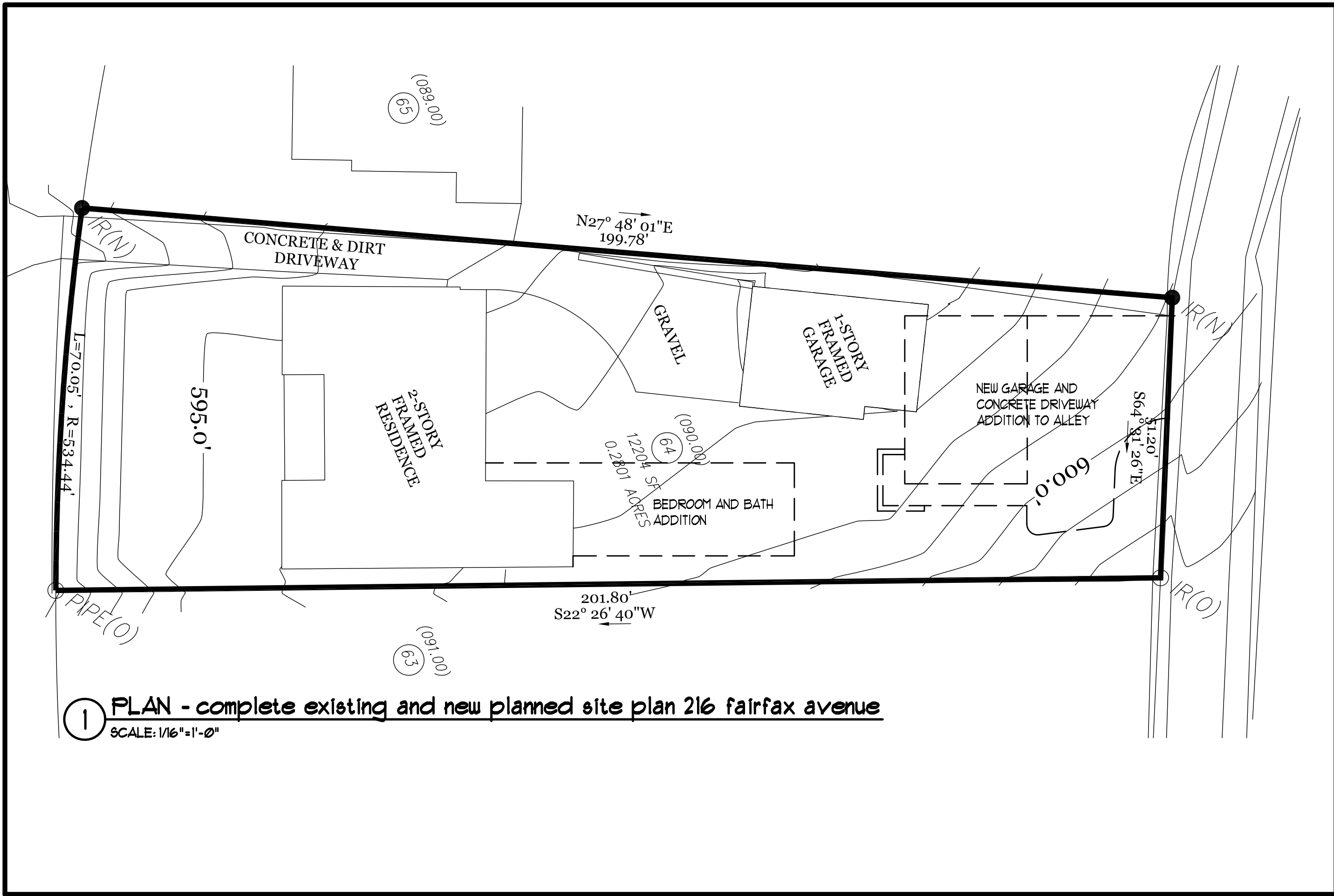


216 Fairfax Avenue, right side.



216 Fairfax Avenue, existing garage.





1 PLAN - complete existing and new planned site plan 216 fairfax avenue
 SCALE: 1/16" = 1'-0"



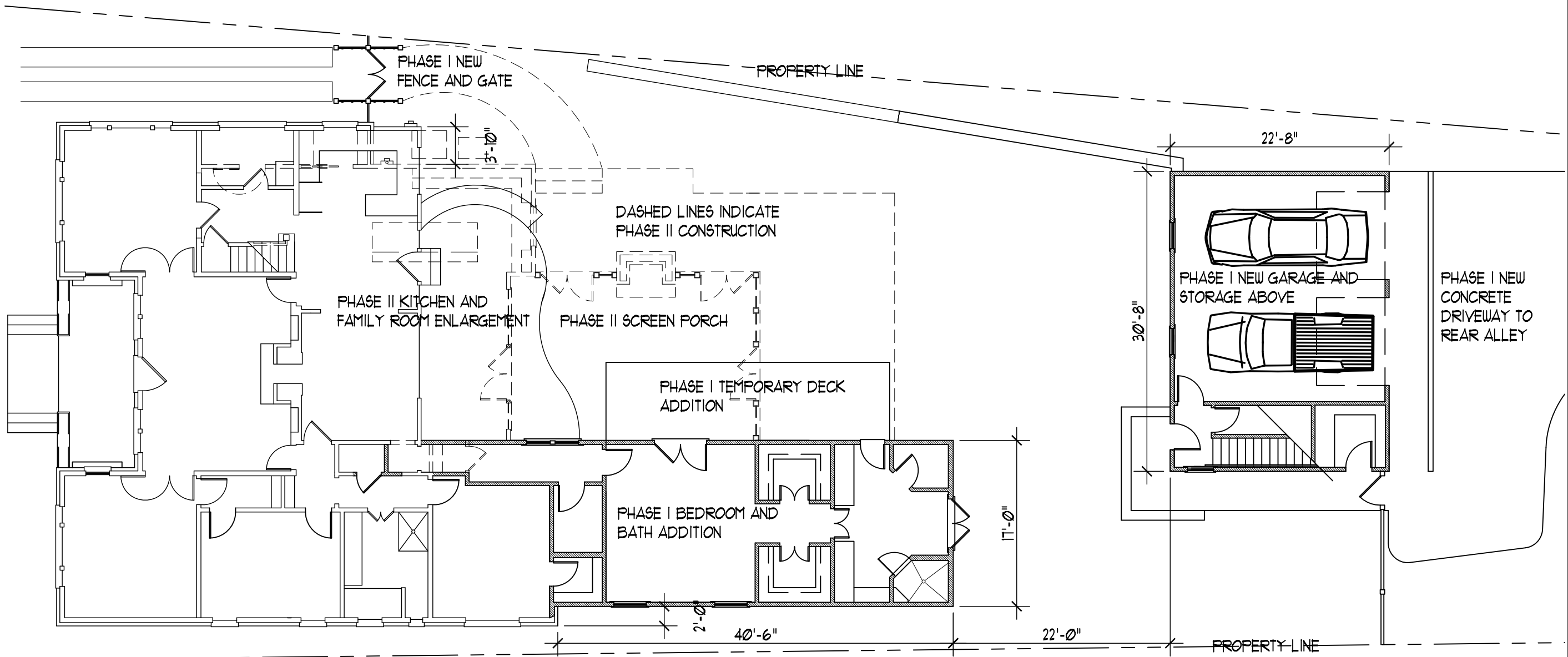
MITCO Design
 5125 Economy Trail
 Nashville, Tennessee 37209
 615-456-0016

RESIDENTIAL RENOVATION & ADDITIONS
 for
Dr. Kelly McQueen
 216 Fairfax Avenue - Nashville, Tennessee - 37212

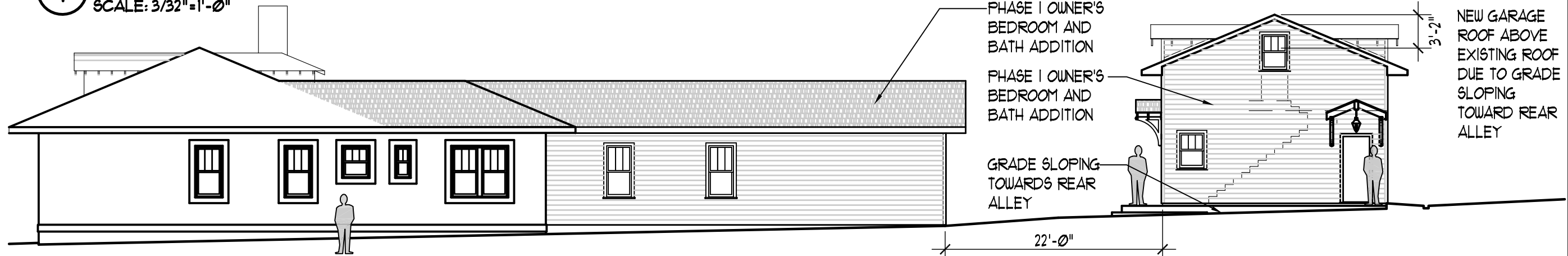
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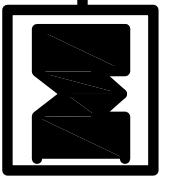
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1 PLAN - site plan @ 216 Fairfax Avenue - Nashville 37212
 SCALE: 3/32" = 1'-0"

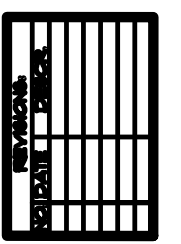


2 ELEVATION -right side/south facing elevation
 SCALE: 3/32" = 1'-0"



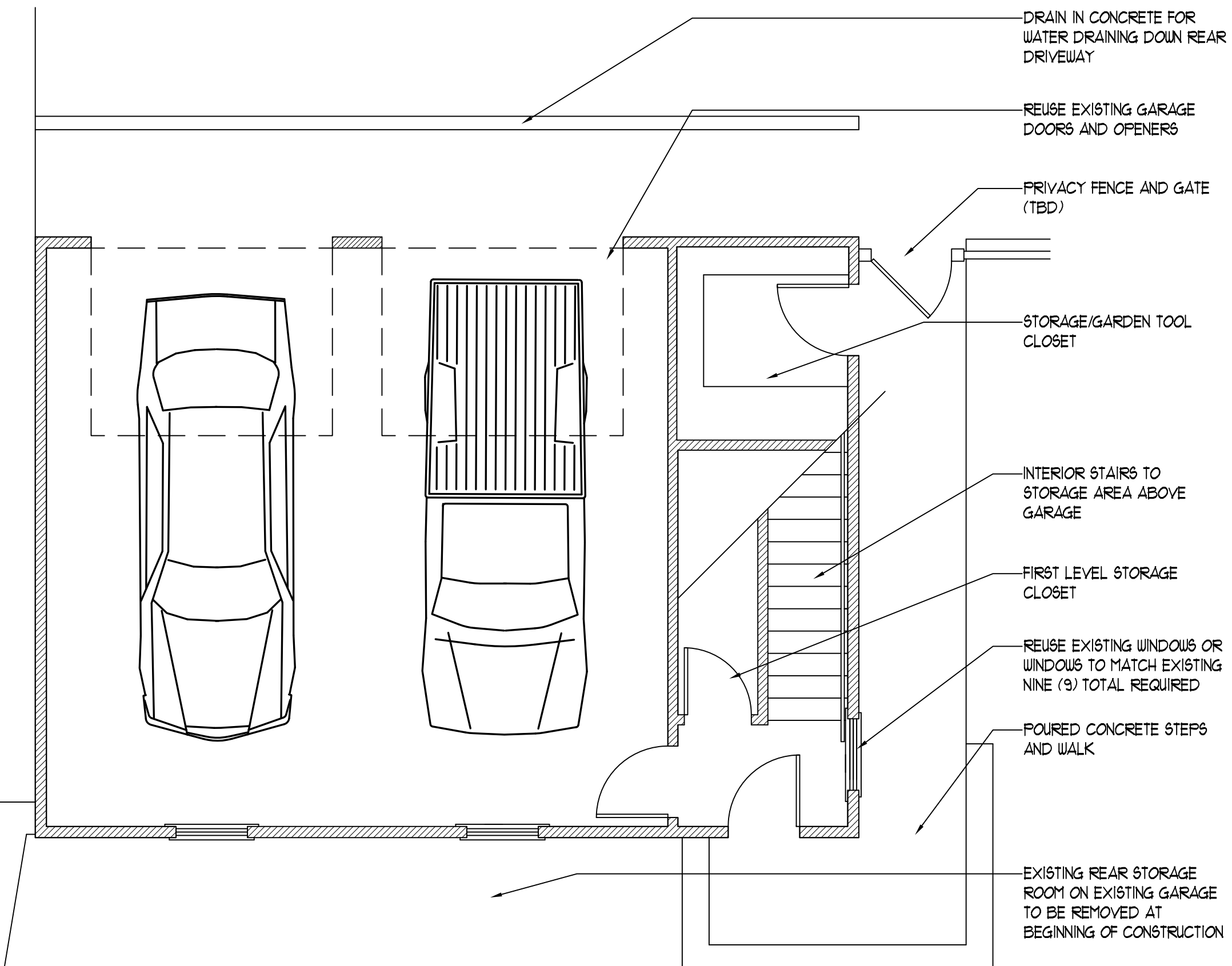
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A.I.



3 PLAN - new detached garage/storage first level
 SCALE: 1/4" = 1'-0"

DRAIN IN CONCRETE FOR WATER DRAINING DOWN REAR DRIVEWAY

REUSE EXISTING GARAGE DOORS AND OPENERS

PRIVACY FENCE AND GATE (TBD)

STORAGE/GARDEN TOOL CLOSET

INTERIOR STAIRS TO STORAGE AREA ABOVE GARAGE

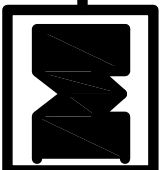
FIRST LEVEL STORAGE CLOSET

REUSE EXISTING WINDOWS OR WINDOWS TO MATCH EXISTING NINE (9) TOTAL REQUIRED

POURED CONCRETE STEPS AND WALK

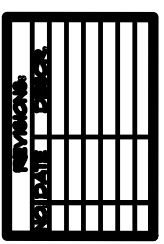
EXISTING REAR STORAGE ROOM ON EXISTING GARAGE TO BE REMOVED AT BEGINNING OF CONSTRUCTION

EXISTING GARAGE TO REMAIN AS STORAGE AREA UNTIL THE END OF PHASE I CONSTRUCTION



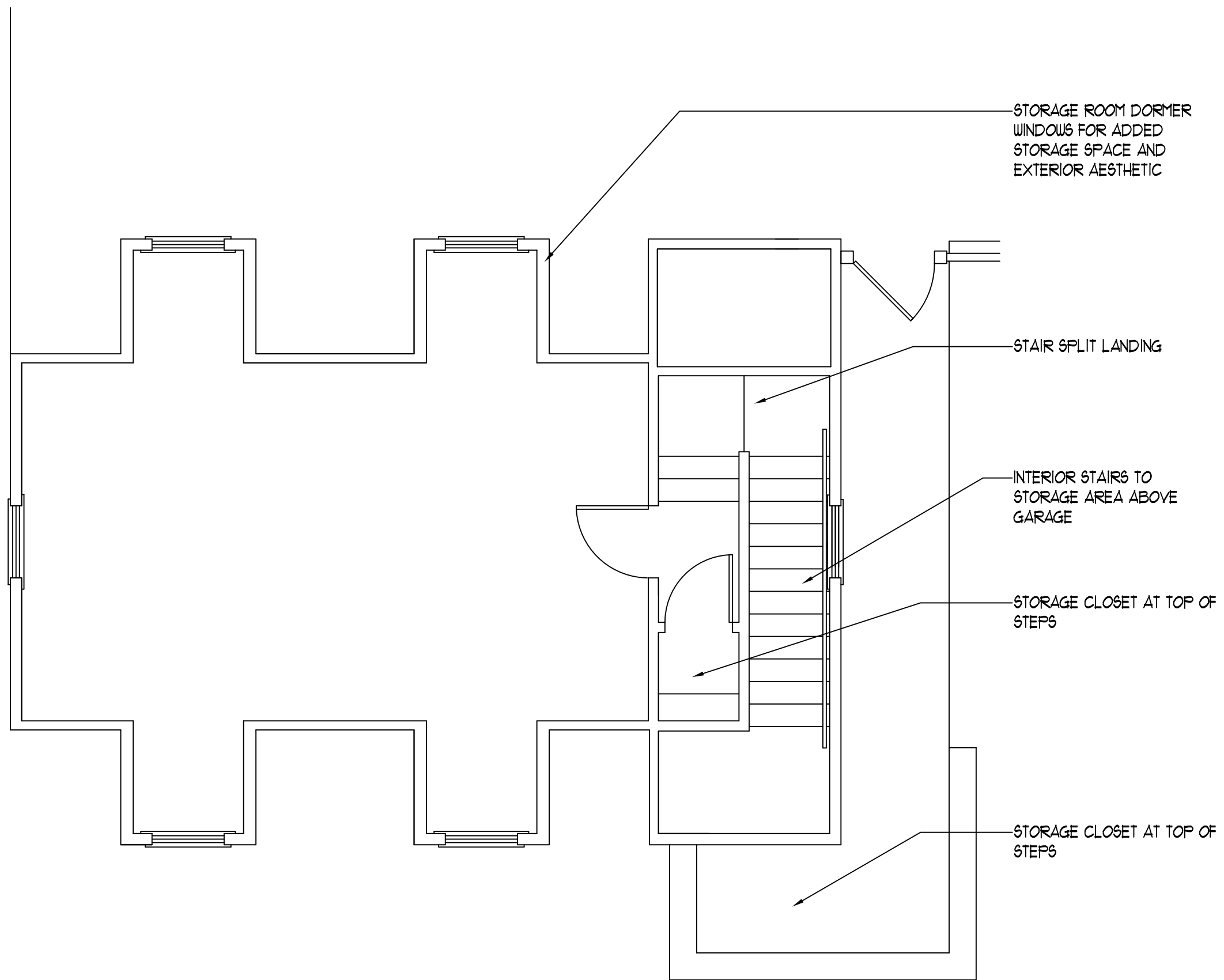
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DATE: 8-27-14

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STORAGE ROOM DORMER
WINDOWS FOR ADDED
STORAGE SPACE AND
EXTERIOR AESTHETIC

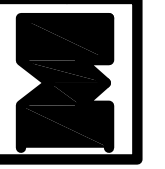
STAIR SPLIT LANDING

INTERIOR STAIRS TO
STORAGE AREA ABOVE
GARAGE

STORAGE CLOSET AT TOP OF
STEPS

STORAGE CLOSET AT TOP OF
STEPS

4 PLAN - new detached garage/second storage level
SCALE: 1/4" = 1'-0"

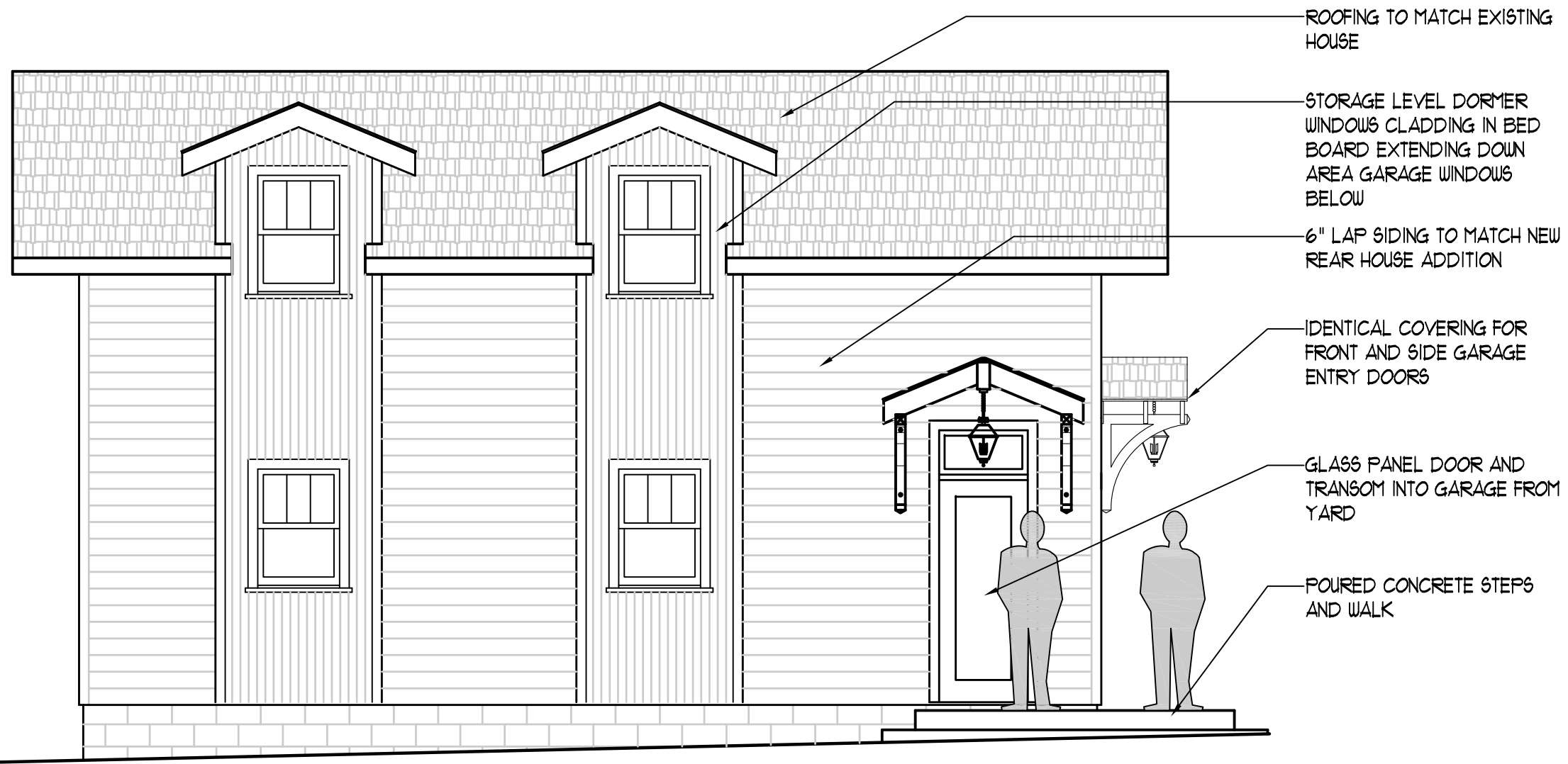


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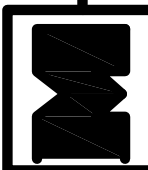
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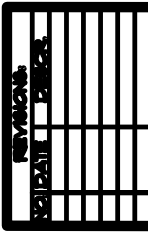


5 ELEVATION - new garage facing back of house
 SCALE: 1/4" = 1'-0"



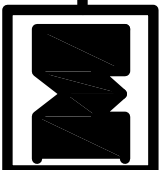
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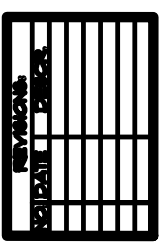
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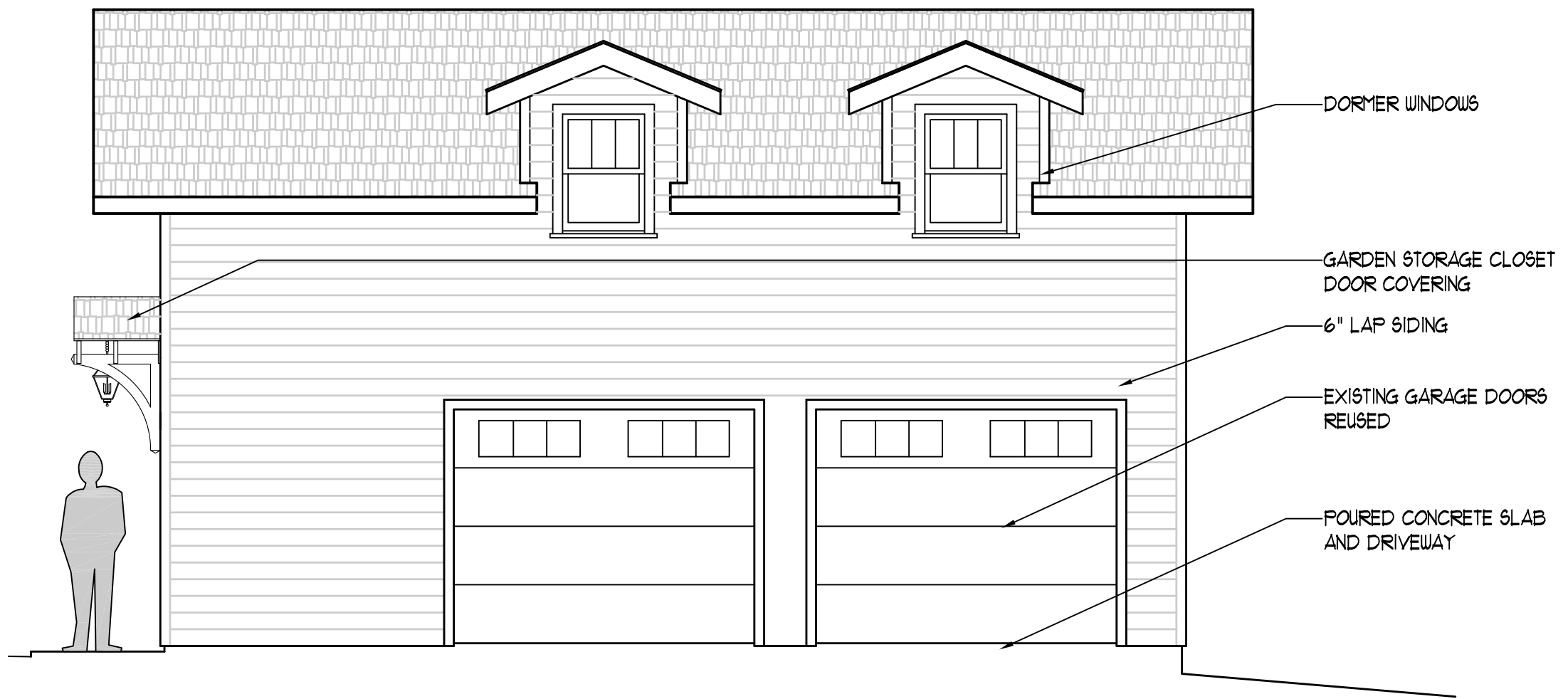


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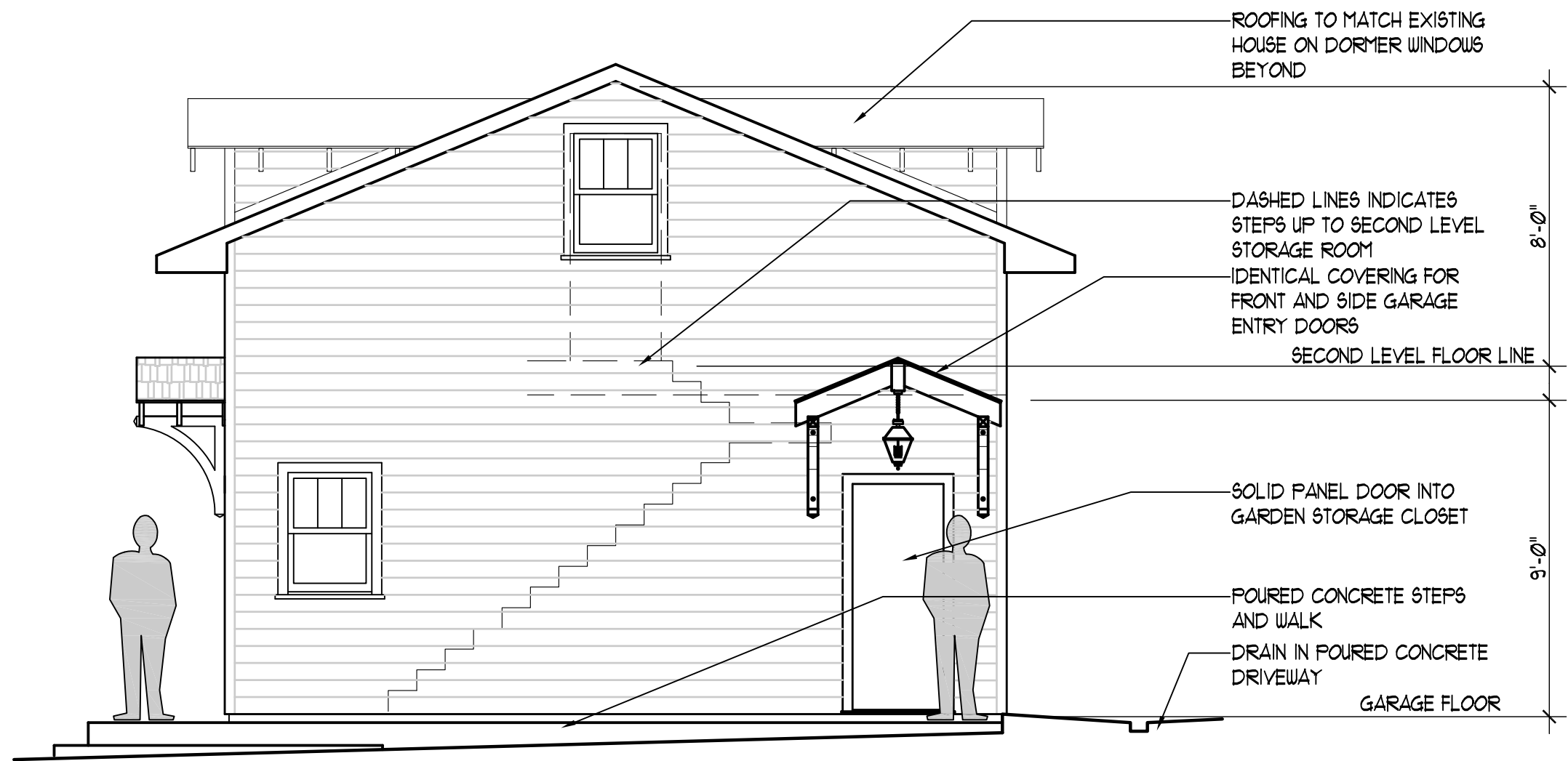
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Dr. Kelly McQueen
 216 Fairfax Avenue - Nashville, Tennessee - 37212



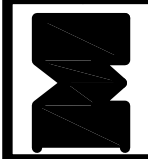
DATE: 8-27-14
 DRAWN BY: [signature]
A2.4



6 ELEVATION - new garage facing alley
 SCALE: 1/4" = 1'-0"

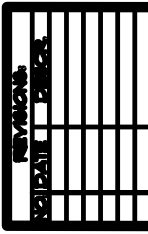


8 ELEVATION - new garage right side facing inside yard
 SCALE: 1/4" = 1'-0"



MITCO Design
 5725 Economy Trail
 Nashville, Tennessee 37209
 615-456-0016

RESIDENTIAL RENOVATION & ADDITIONS
 for
Dr. Kelly McQueen
 216 Fairfax Avenue - Nashville, Tennessee - 37212



DATE: 8-27-14
 DRAWN BY: [signature]

A2.5