KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
2517 (2619-A) Ashwood Avenue
September 17, 2014

Application: New construction – infill and outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415049600
Applicant: Robert Thompson, Pfeffer Torode Architecture
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new two-story brick house and an outbuilding on a vacant lot.

Recommendation Summary: Staff recommends approval of the proposal with conditions:

- The front dormer shall sit at least two feet (2') back from the front wall of the house, and
- There shall be a walkway connecting the front porch to the street, and
- Staff shall approve the color and texture of the brick, and
- Staff shall approve the selection of windows and doors are approved.

Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments
A: Site Plan
B: Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II.B. GUIDELINES

1. New Construction

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 <u>original</u> 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.

Background: The lot at 2517 Ashwood Avenue is vacant. The lot was subdivided from portions of the two adjacent properties, 2515 and 2519 Ashwood Avenue.

(The address is currently listed as 2619-A Ashwood Avenue in Metro Records, pending renumbering by the Metro Planning Department, Mapping Division.)

Analysis and Findings: The applicant proposes to construct a new two-story house on the lot.

Height & Scale:
The new house will be two-stories tall with a form similar to that of an American Foursquare house, which is a common historic house type in the area. It will be thirty-five feet (35') tall from grade to the roof peak, with a roof peak at thirty-one feet (31') above the finished and a four foot (4') tall exposed foundation. The primary eave height will be nineteen feet (19') above the finished floor level and the front porch eave will be eight feet, six inches (8'-6") above the finished floor level. These heights are compatible with historic houses nearby, including the adjacent house which is thirty-seven feet (37') tall.

The building will be thirty-one feet (31') wide across the front elevation, which is four feet (4') less than the width of the historic house to the right. The primary massing of the new house will be fifty-two feet, five inches (52'-5") deep from the front to the rear, with an eight foot, two inch (8'-2") projecting front porch and a rear deck expanding the total depth to sixty-five feet, seven inches (65'-7"). This form is compatible with several historic two-story houses in the area. Staff finds that the proposed infill meets section II.B.1.a.and b. of the design guidelines.

Setback & Rhythm of Spacing:
The new house will be situated in the lot with the front edge aligned with the front of the adjacent historic house to the right. The building will be five feet (5') off of the left side property line, and thirteen feet (13') from the right. There will be twenty-two feet (22')

between the new house and the one to the right, with each house having a driveway in the space between them. The majority of houses in the surrounding area have driveways, with several paired like that in the current proposal. These setbacks are compatible with the surrounding context, and meets section II.B.1.c of the design guidelines.

Materials:
The new house will have a brick-veneered exterior, with a projecting bay on the right side and a front dormer that will be clad with cement-fiberboard. Staff will need to review the color and texture of the brick. The columns will be wood and the trim will be cement-fiberboard. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles in a "weathered wood" color. 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 color and texture of the brick, and 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 will be hipped with an 8:12 pitch, with a hipped front dormer with a matching pitch. As proposed, the dormer wall stacks directly above the primary front wall of the house, whereas a typical dormer historically would have set back at least two feet (2'). The front porch will have a hipped roof with a pitch of 4:12. These roofs match the roofs of the adjacent house to the right, and are compatible with other historic houses in the surrounding area. With a condition that the front dormer sit back at least two feet from the primary front wall, staff finds that the project meets design guideline II.B.1.e.

Orientation:
The new house will match the orientation of the surrounding context. However the plans do not indicate that there will be a walkway connecting the front porch to the street, a condition always found on surrounding historic houses. Staff finds the project meets design guideline II.B.1.f.

Proportion and Rhythm of Openings**:**
The windows on the proposed new house 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:
The location of the HVAC and other utilities was not noted on the plans. 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 project includes a one-story, five hundred square foot (500 s.f.) carport at the rear of the lot. The building will have a hipped roof with a peak thirteen feet, six inches (13'-6") above the finished floor level, and eaves at eight feet, six inches (8'-6"). The materials of

the carport will be compatible with those of the house: asphalt shingle roof, wood columns and trim, and a concrete floor and foundation. Staff finds that the outbuilding will meets section II.B.1.h of the design guidelines.

Recommendation:
Staff recommends approval of the proposal with conditions:

- The front dormer shall sit at least two feet (2') back from the front wall of the house, and
- There shall be a walkway connecting the front porch to the street, and
- Staff shall approve the color and texture of the brick, and
- Staff shall approve the selection of windows and doors are approved.

Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

2517 Ashwood Avenue, between 2515 and 2519 Ashwood Avenue.

2519 B Ashwood Avenue

NASHVILLE, TENNESSEE

INDEX OF DRAWINGS

SHEET	DRAWING TITLE
A1.0	TITLE AND SITE PLAN
A1.1	MAIN LEVEL FLOOR PLAN
A1.2	UPPER LEVEL FLOOR PLAN
A2.1	FRONT AND REAR ELEVATIONS
A2.2	SIDE ELEVATIONS
A2.3	CARPORT

PROJECT TEAM

ARCHITECT
PFEFFER TORODE ARCHITECTURE
521 8th AVENUE SOUTH, SUITE 103
NASHVILLE, TN 37203
615-618-3565
jamie@pfeffertorode.com

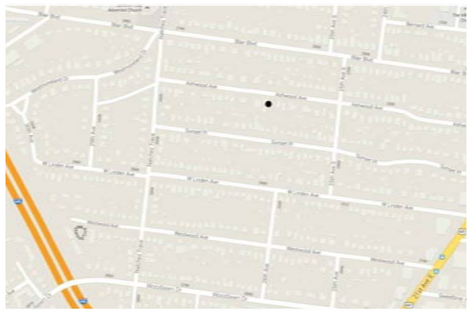
BUILDING DATA

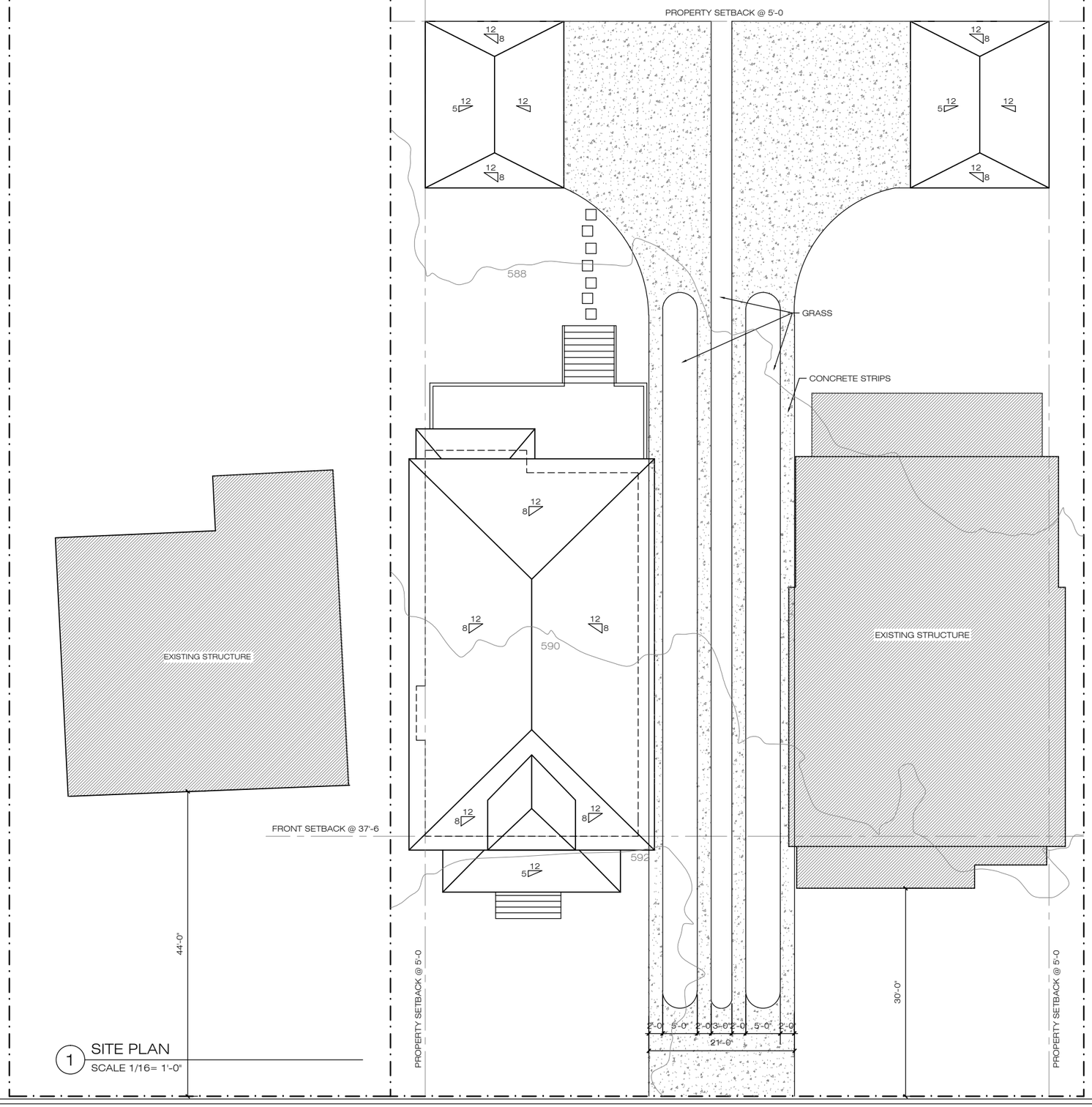
ADDRESS: 2519 ASHWOOD AVENUE
NASHVILLE, TENNESSEE 37212
PARCEL ID: 10415006700
DESCRIPTION: Addition
LOT AREA: 0.36 ACRES
DIMENSIONS: 100 ' x 160'

TOTAL PROPOSED LIVING AREA: 3,311 SF

ML CONDITIONED :	1,692 SF
UL CONDITIONED:	1,619 SF
UNCONDITIONED	563 SF

VICINITY MAP





1 SITE PLAN
SCALE 1/16= 1'-0"

ARCHITECT:
Pfeffer Torode Architecture
521 8th Avenue South, Nashville, Tennessee 37203
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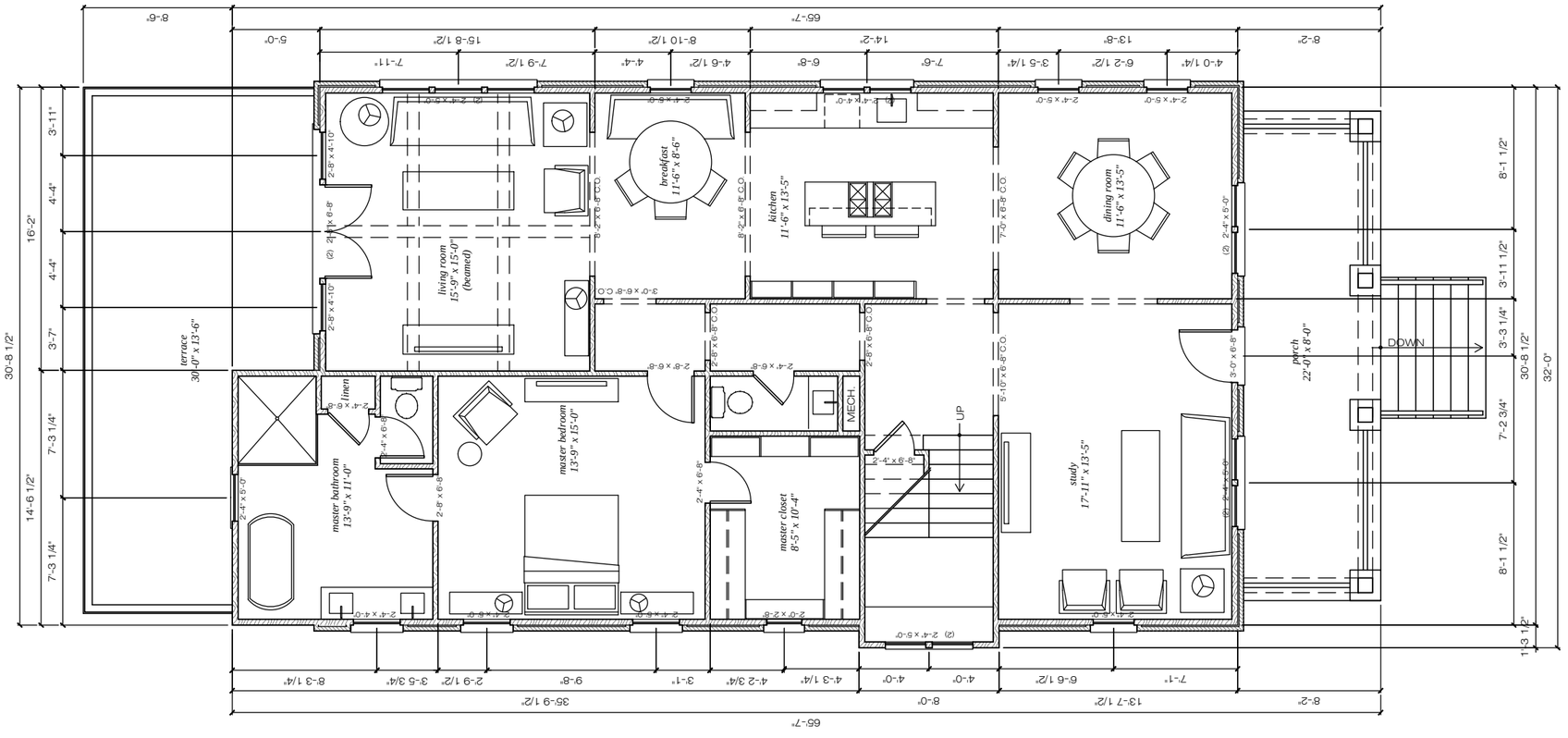
www.pfeffertorode.com

PROJECT:
2519 Ashwood Avenue
Nashville, Tennessee 37212

TITLE & SITE PLAN

29 AUGUST 2014

A1.0



1 LOWER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

ARCHITECT:
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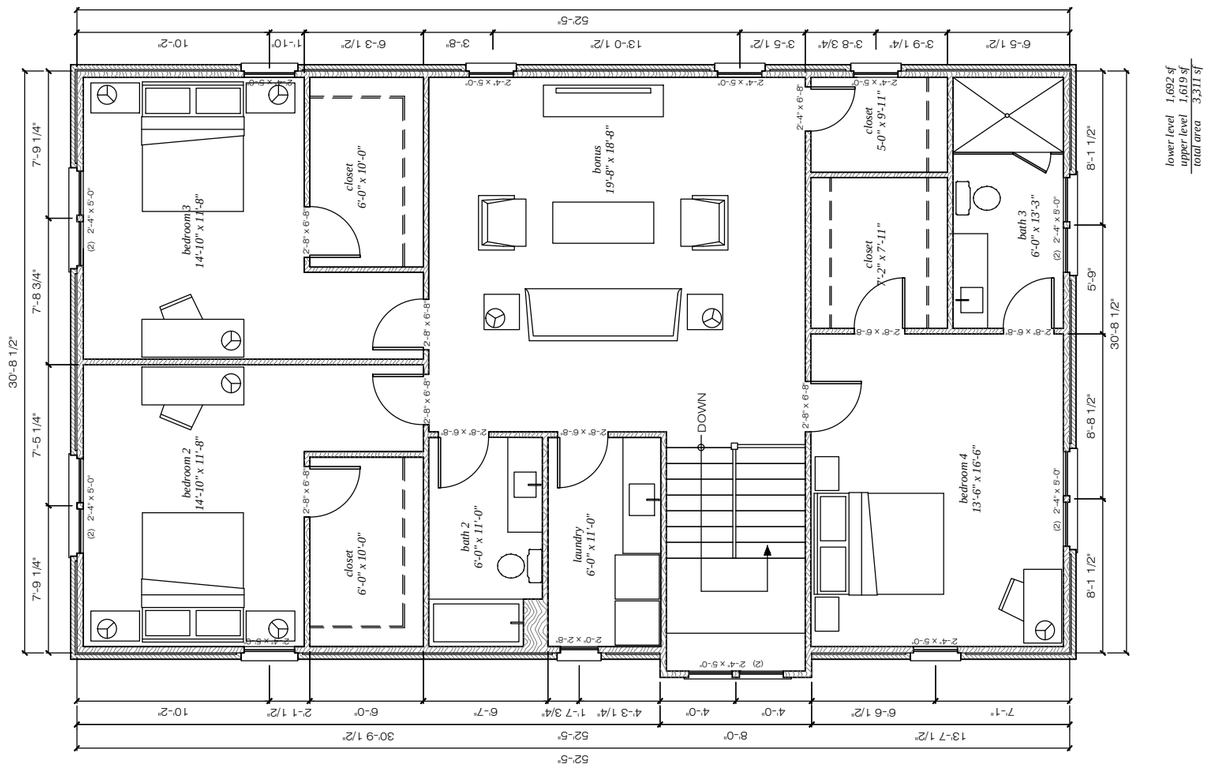
Nashville, Tennessee 37212

FLOOR PLAN

29 AUGUST 2014

A1.1



lower level	*1,692 sf*
upper level	*1,619 sf*
total area	*3,311 sf*

1 UPPER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

ARCHITECT:

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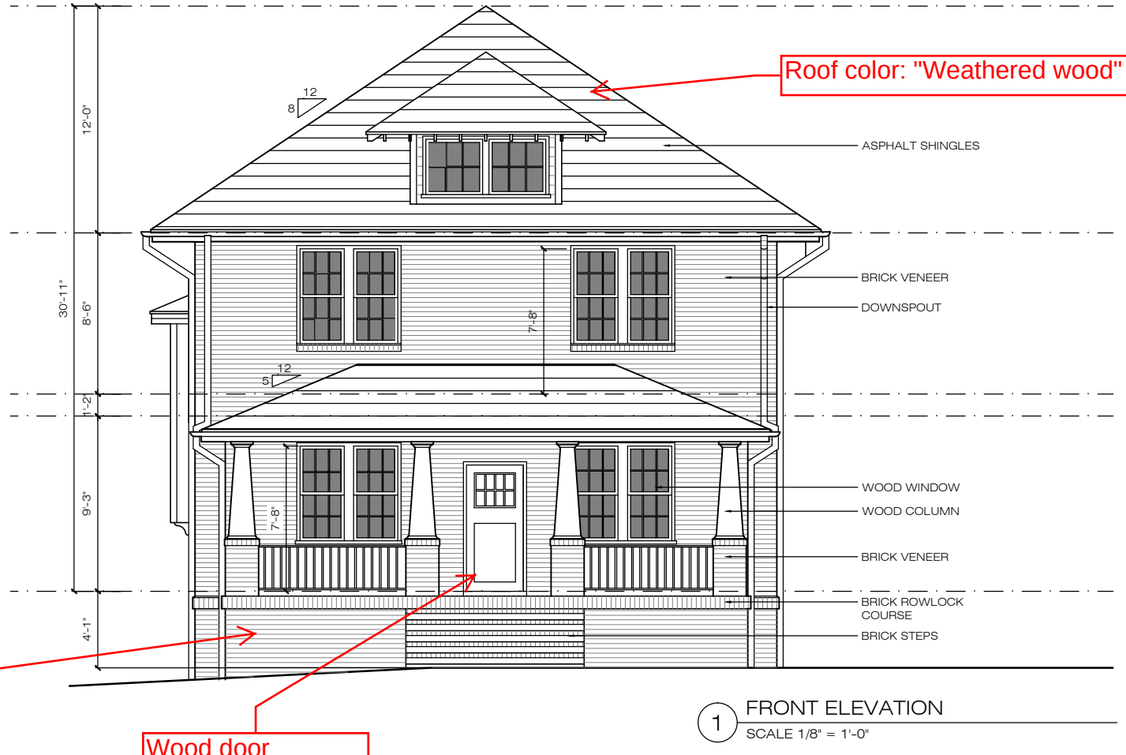
FLOOR PLAN

29 AUGUST 2014

A1.2



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"

2 REAR ELEVATION
SCALE 1/8" = 1'-0"

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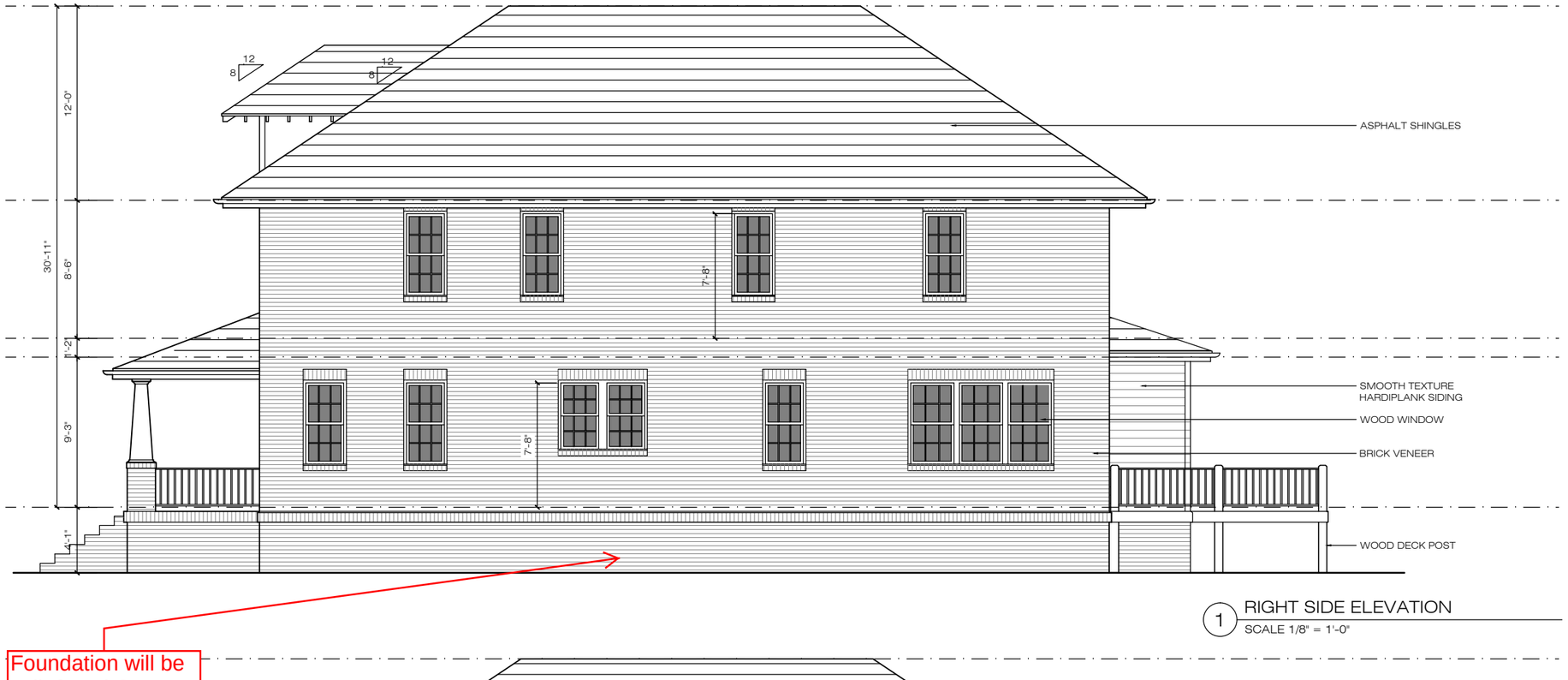
ELEVATIONS

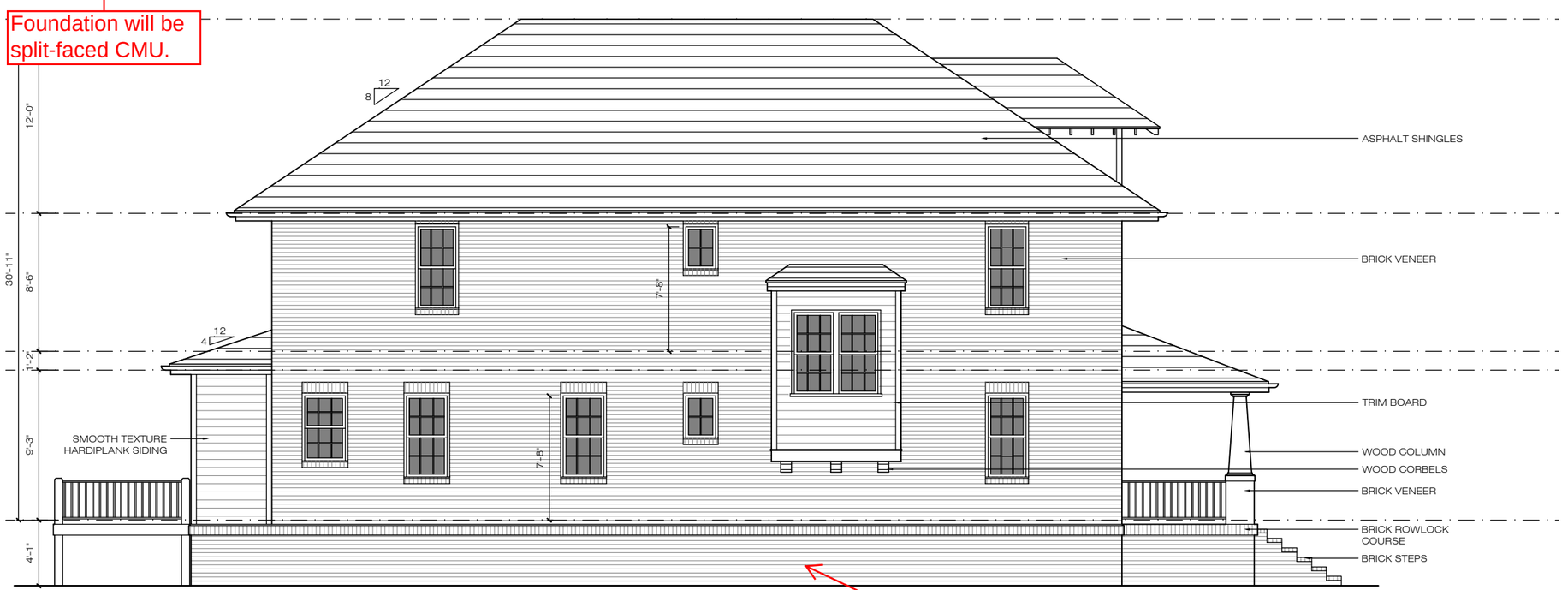
29 AUGUST 2014

A2.1



1 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

Foundation will be split-faced CMU.



2 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

Foundation will be split-faced CMU.

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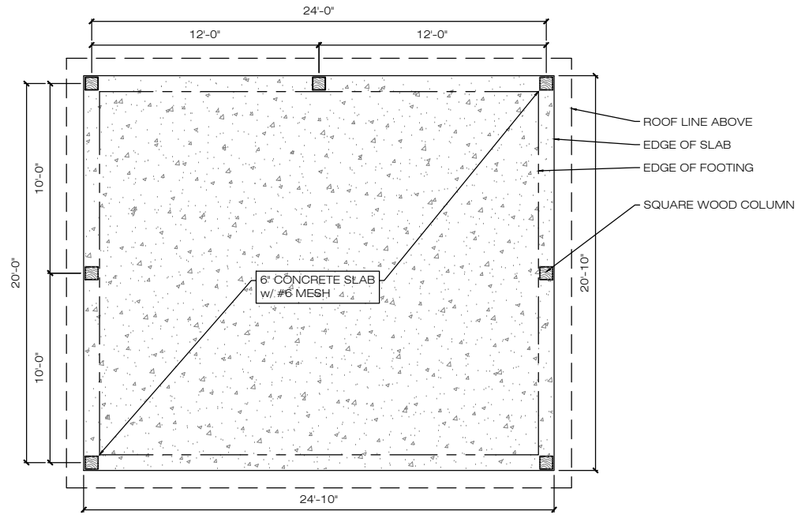
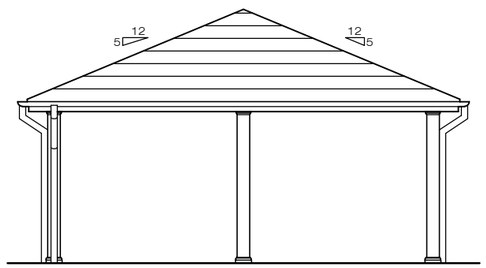
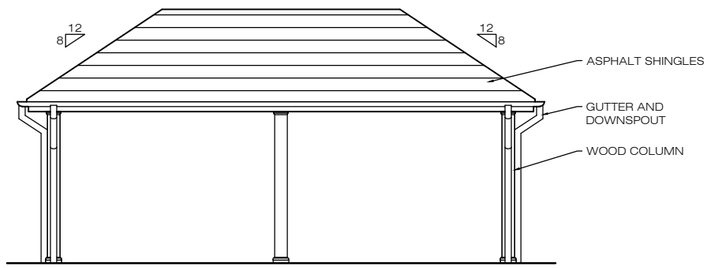
ELEVATIONS

29 AUGUST 2014

A2.2







1 CARPORT
SCALE 1/8" = 1'-0"

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CARPORT

29 AUGUST 2014

A2.3