

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**2502 Barton Avenue**  
**November 18, 2015**

**Application:** New construction - addition  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10411015200  
**Applicant:** Jeff Steele, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to enlarge a one-story contributing building with a two-story rear addition.

**Recommendation Summary:** Staff recommends approval of the proposed addition to 2502 Barton Avenue with the conditions that Staff approves masonry samples, the metal roof color, and the window and door selections prior to purchase, finding the proposal to meet the design guidelines for addition in 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. 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.

#### **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.*

*Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.*

#### **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.*

### **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.*

## **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, 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.*

*Additions that tie into the existing roof should be at least 6" off the existing ridge.*

*In order to assure than an addition has achieved proper scale, the addition should:*

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character*

*defining feature of the historic districts.*

*· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

*· Additions 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.*

#### *Foundation*

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

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

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

#### *Roof*

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

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

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

#### *Side Additions*

- b. *When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*

*The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.*

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

- c. *The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.*

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

f. Additions should follow the guidelines for new construction.

**Background:** 2502 Barton Avenue is a one-story Craftsman style house, constructed circa 1925. The form of the house is typical of a side-gabled bungalow with clipped gables. The house appears to have been enlarged prior to 1957 with a rear addition sitting in one foot (1') from the right side of the original building and flush with the left side.

**Analysis and Findings:** The applicant proposes to enlarge the house with a two-story rear addition.

Height & Scale: The addition will be at the rear of the existing building, tying into the ridge of the house and extending back twenty-feet (20'), then rising to a peak twenty inches (20") taller than the historic house. The upperstory walls will be stepped in two feet (2') from the existing side walls, and the gable ends of the new roof will be clipped. Staff finds that despite being taller, the distance from the front of the house and stepped-in side walls help to minimize the visibility and impact of the addition. Staff finds the project to meet sections II.B.1.a and II.B.1.b of the design guidelines.

Location & Removability: The addition will be at the rear of the building, sitting flush with the right side of the existing addition. Extending twenty feet (20') to the rear, the addition will match the depth of the rear wall of the house. The existing left side wall of the house will not be impacted.

The addition will include a second story with the walls sitting two feet (2') in from the original side walls. The addition will not impact the front or sides of the original building, and will attach at the rear in a way that its construction will not impact the historic form. Staff finds that the project will meet section II.B.2.a and II.B.2.e of the design guidelines.

Design: The addition will be clad with compatible exterior materials, have compatible window rhythm and proportions, and have a roof form compatible with the existing building. Staff finds that the character of the addition will relate appropriately to the historic building and meet section II.B.2.a and II.B.2.f of the design guidelines.

Materials: No changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with a reveal to match that of the historic house, and the trim will also be cement-fiber. There will be a fireplace on the right side of the addition, clad with cement-fiber siding. Chimneys are generally required to be masonry or stucco, however the proposed fireplace does not have a chimney so it looks like a small box bay. The foundation will have a stone veneer, similar to the color and texture of the existing stone foundation. Staff asks to approve masonry samples prior to purchase. The roof will be architectural fiberglass shingles in a color to match the existing roof, with a section of standing seam metal roof behind the original ridge. At the rear of the addition there will be a new deck and porch constructed of pressure-treated lumber with wire mesh screens.

The windows and doors have not been selection, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of masonry samples, metal roof color, and the windows and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form: The primary roof of the addition will be a complex hipped roof with clipped gable-ends, matching the form of the original roof. The new roof will have sections with different pitches including 5:12, 6:12, and 8:12. From the perspective of the right of way, these roofs will not contrast with the 8:12 pitch of the original roof. Staff finds the project to meet section II.B.1.e of the design guidelines.

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.

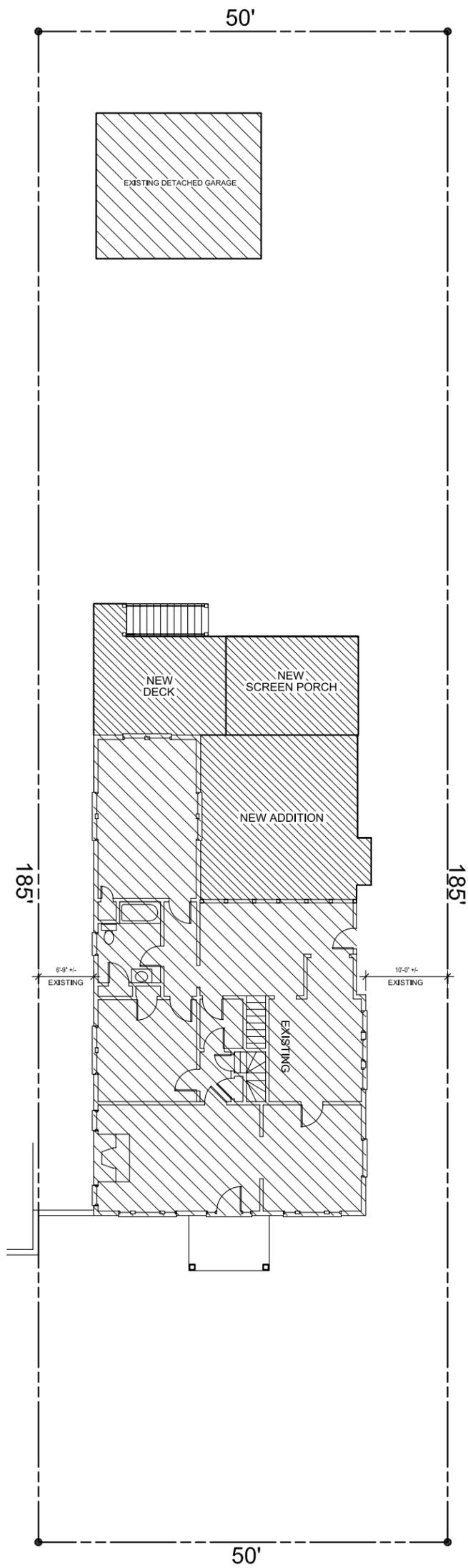
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.i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

**Recommendation:**

Staff recommends approval of the proposed addition to 2502 Barton Avenue with the conditions that Staff approves masonry samples, the metal roof color, and the window and door selections prior to purchase, finding the proposal to meet the design guidelines for addition in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



2502 Barton Avenue, 2007 Streetview photo.

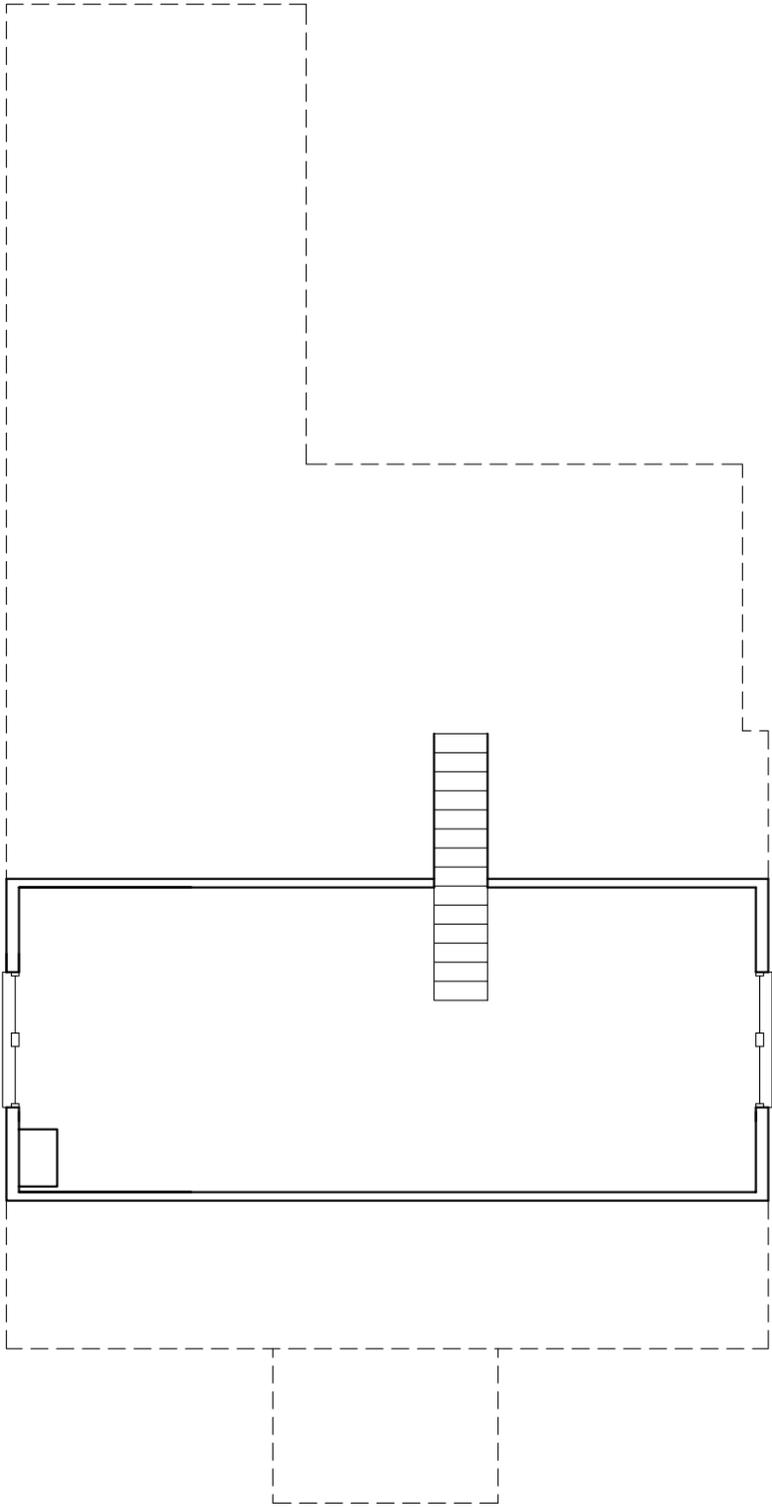


**ARCHITECTURAL SITE PLAN**

SCALE: 1/32" = 1'-0"

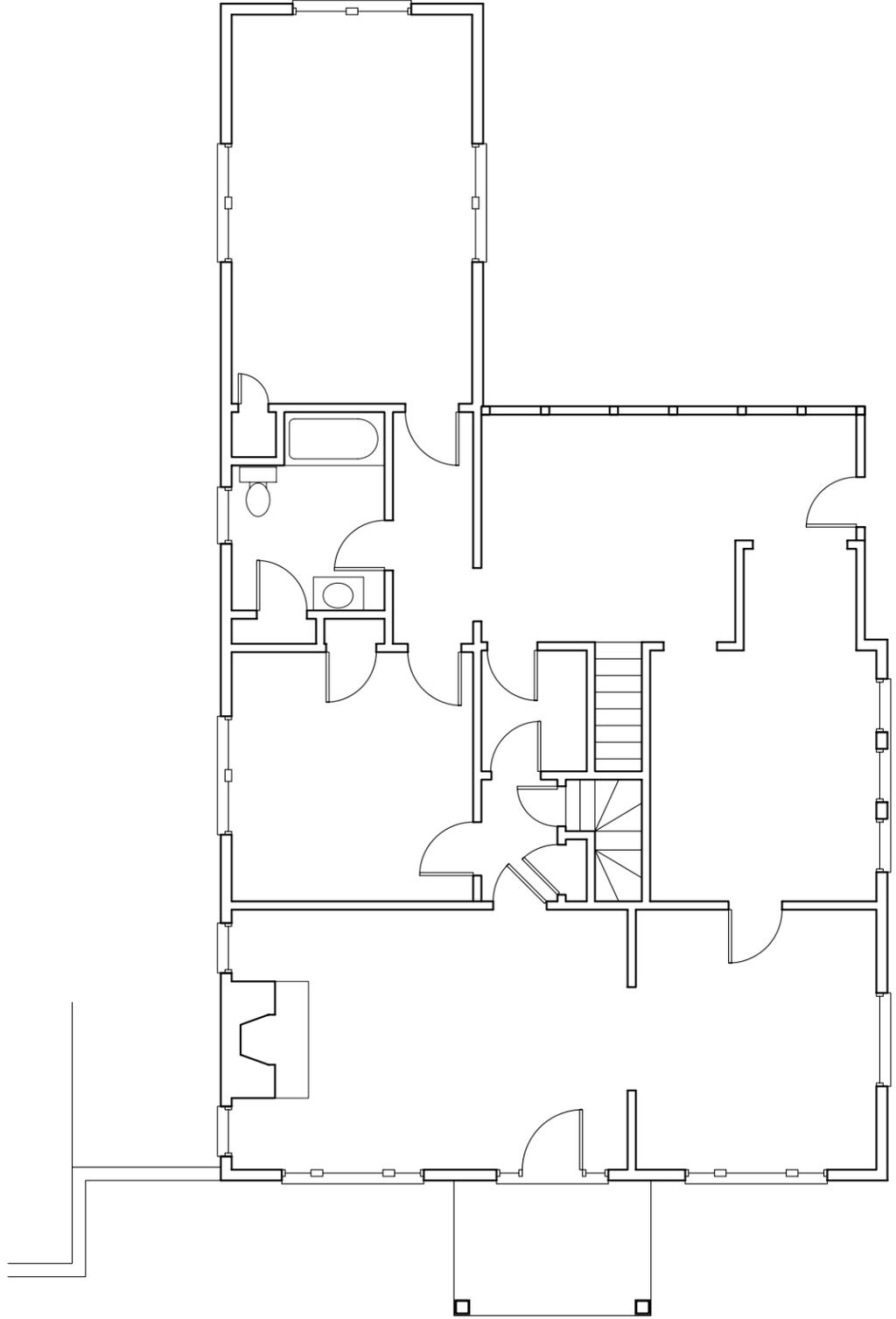
**RHODEN RESIDENCE**  
 2502 Barton Avenue  
 Nashville, TN 37212

**STEELE ARCHITECTURE**  
 2071 HUNTERWOOD  
 BRENTWOOD, TN 37027



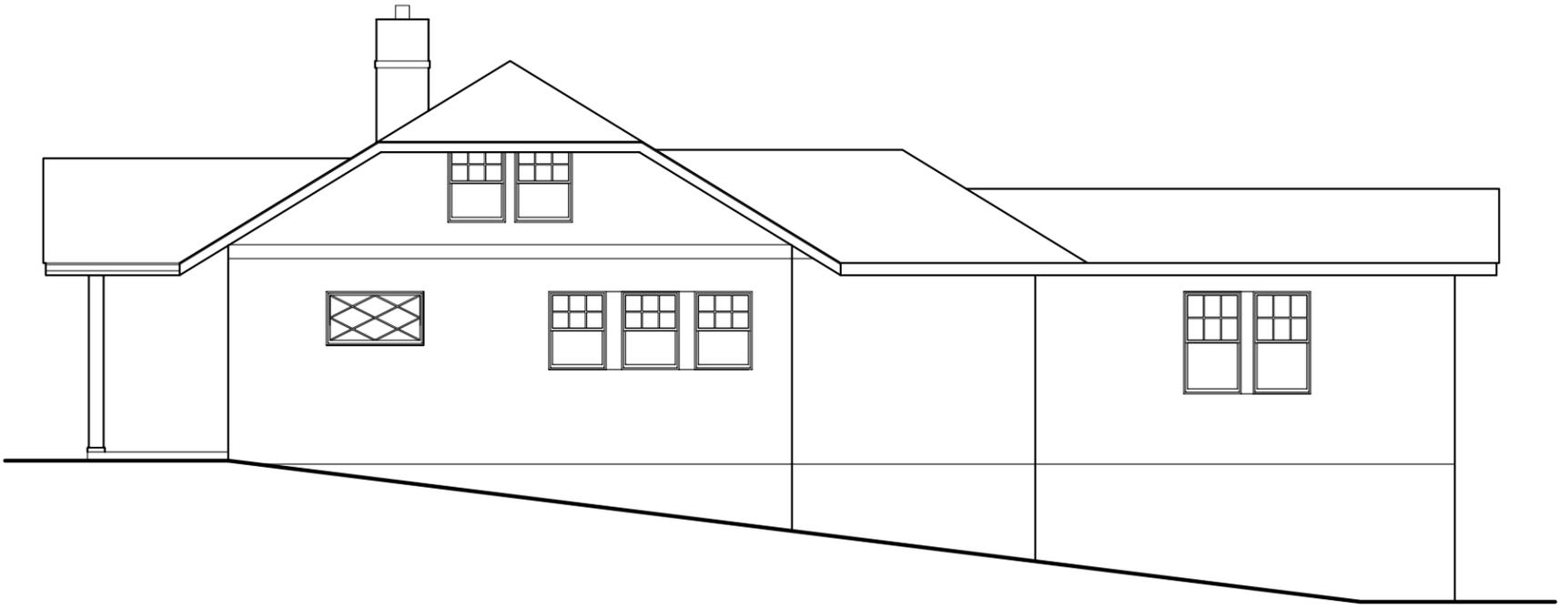
EXISTING SECOND FLOOR PLAN

SCALE: 1/4"= 1'-0"



EXISTING FIRST FLOOR PLAN

SCALE: 1/4"= 1'-0"



EXISTING RIGHT ELEVATION

SCALE: 1/4"= 1'-0"



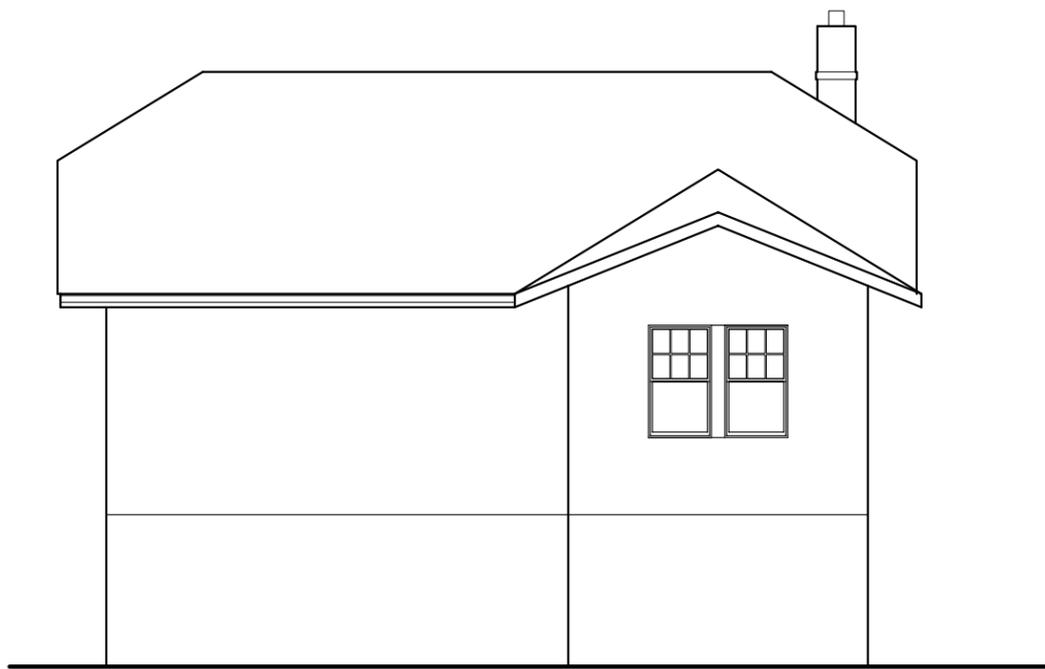
EXISTING FRONT ELEVATION

SCALE: 1/4"= 1'-0"



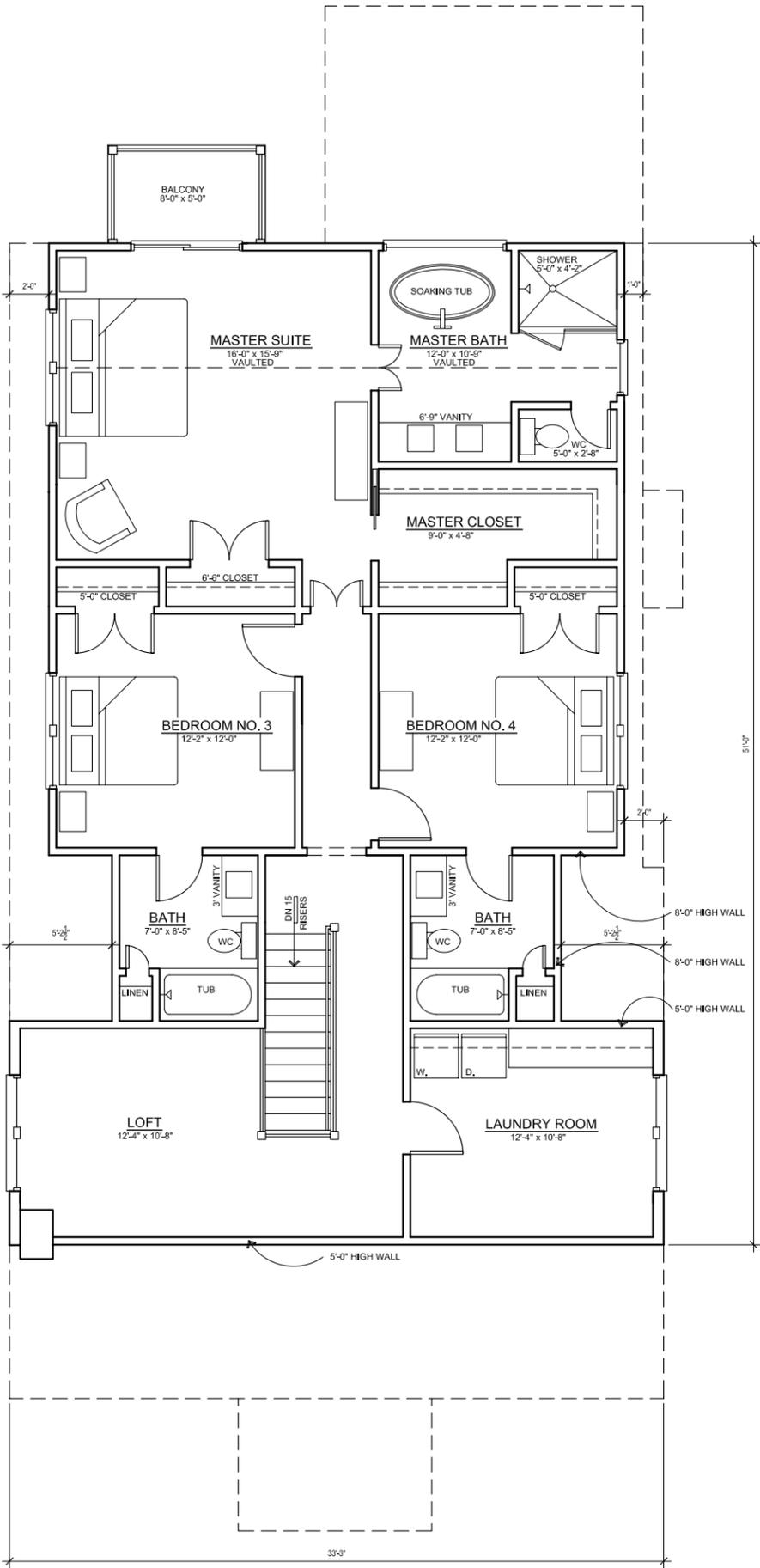
**EXISTING LEFT ELEVATION**

SCALE: 1/4"= 1'-0"



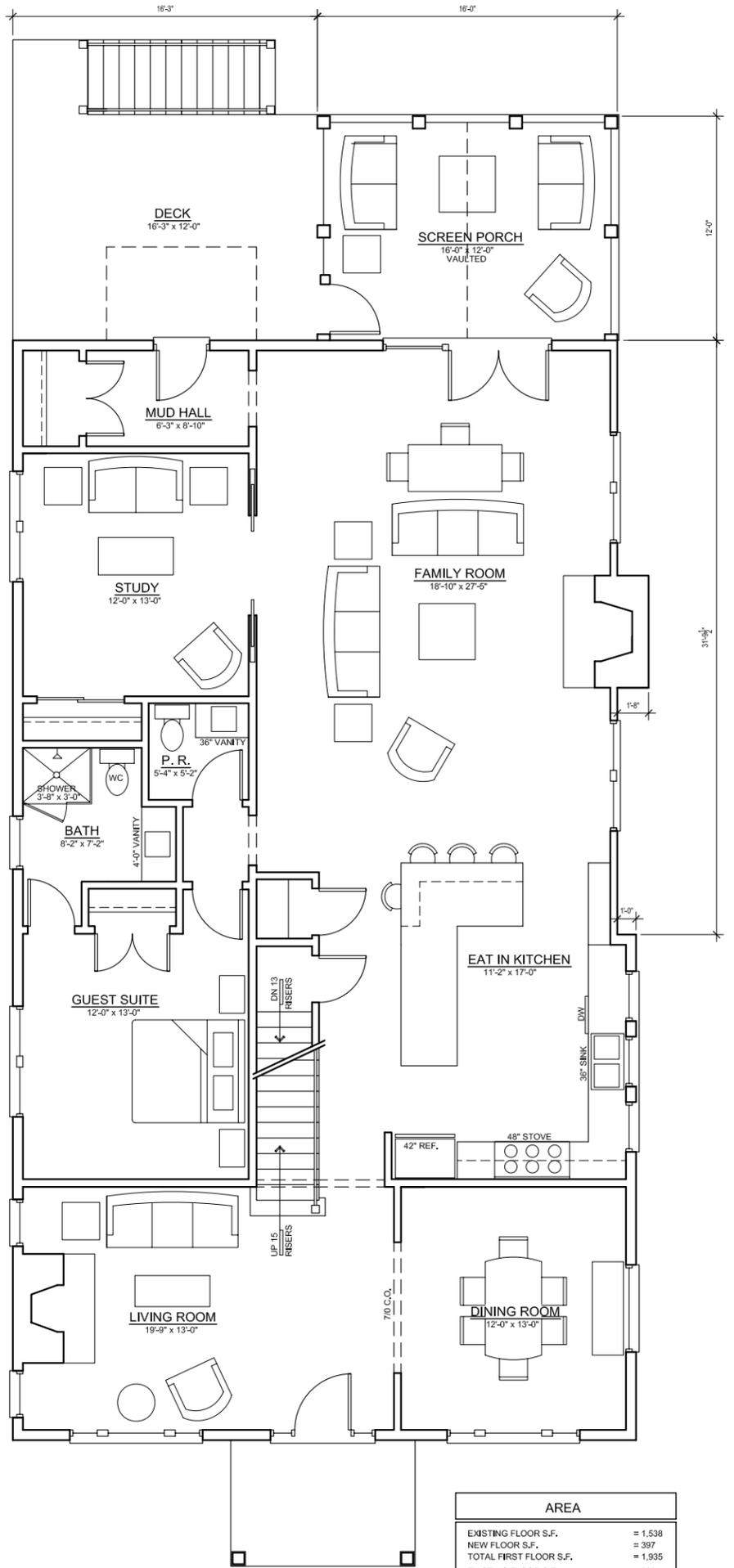
**EXISTING REAR ELEVATION**

SCALE: 1/4"= 1'-0"



REMODELED SECOND FLOOR PLAN

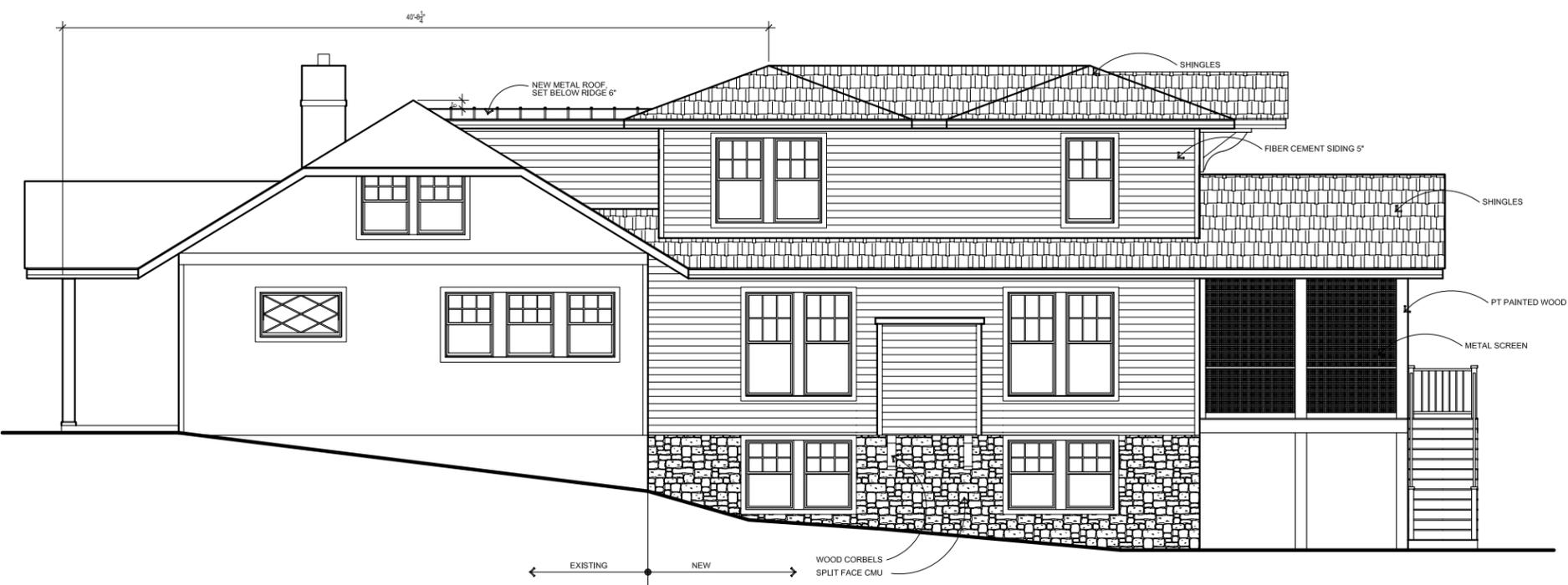
SCALE: 1/4" = 1'-0"



REMODELED FIRST FLOOR PLAN

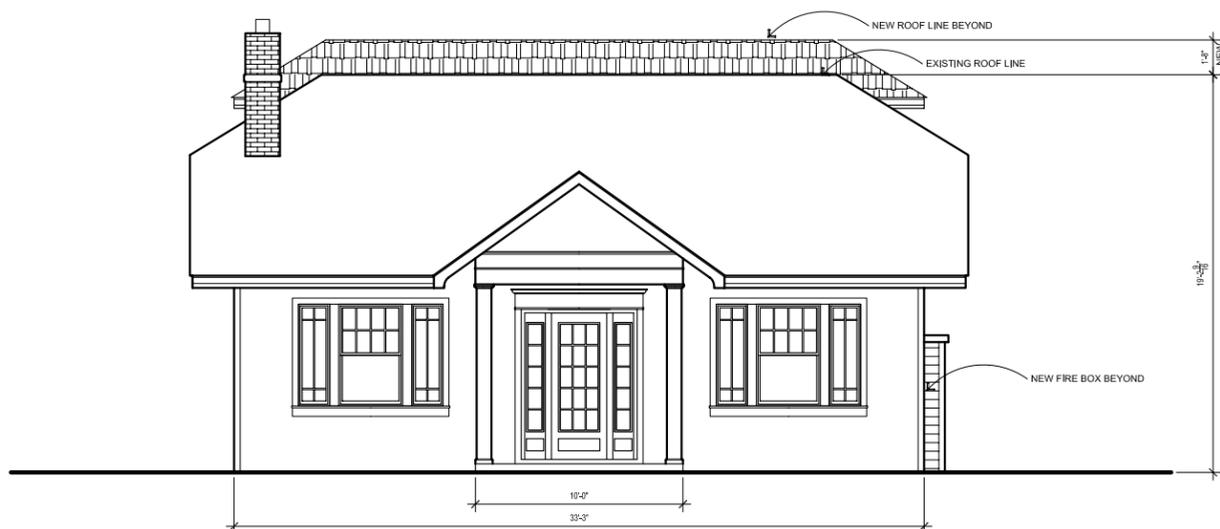
SCALE: 1/4" = 1'-0"

AREA	
EXISTING FLOOR S.F.	= 1,538
NEW FLOOR S.F.	= 397
TOTAL FIRST FLOOR S.F.	= 1,935
EXISTING FLOOR S.F.	= 380
NEW SECOND FLOOR S.F.	= 1,104
TOTAL SECOND FLOOR S.F.	= 1,484
TOTAL FLOOR S.F.	= 3,419
SCREENED PORCH	= 192



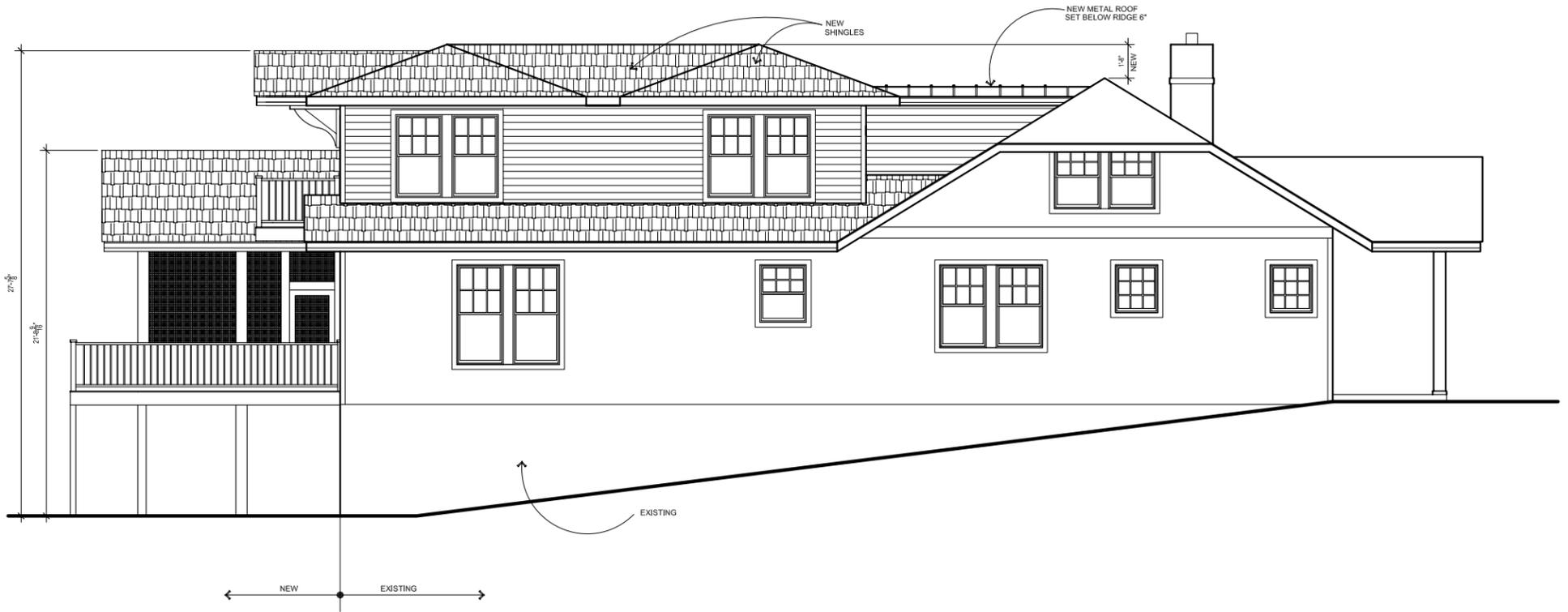
**REMODELED RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"



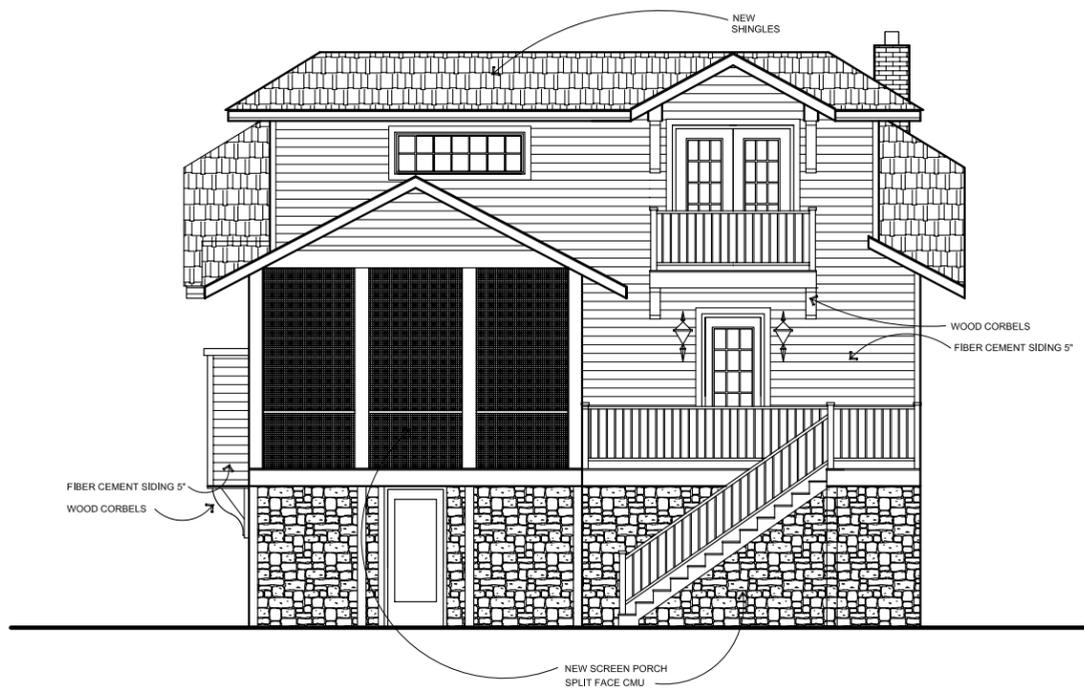
**REMODELED FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**REMODELED LEFT ELEVATION**

SCALE: 1/4" = 1'-0"



**REMODELED REAR ELEVATION**

SCALE: 1/4" = 1'-0"