



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

119 Bowling Avenue

May 20, 2015

Application: New construction - addition

District: Richland-West End Neighborhood Conservation Zoning Overlay

Council District: 24

Map and Parcel Number: 10405028100

Applicant: Preston Quirk, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a rear addition to an historic house. The addition will be distinguished from the original structures by walls that step in on the sides, and by the roof of the addition being shorter than the original roof.

Recommendation Summary: Staff recommends approval of the proposed addition, with the condition that staff approves the final selection of windows and doors, finding the proposal to meet the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.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.

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 front doors should be 1/2 to full-light. 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.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Parking areas and Driveways

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

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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.

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.

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.

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.

When an addition ties into the existing roof, the addition should be at least 6" below the existing ridge.

In order to assure that 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.

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. The creation of an addition through enclosure of a front porch is not appropriate.

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. 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.

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

- d. 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.

- e. Additions should follow the guidelines for new construction.

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

Background: 119 Bowling Avenue is a one and one-half story Craftsman house, with a side gabled roof and a full-width front porch. The house was built circa 1925, and contributes to the historic character of the area because of its age and architectural style.

Analysis and Findings: The applicant proposes to enlarge the house with a rear addition that includes an attached basement-level garage.

Height & Scale:

The addition will tie into the rear slope of the existing roof six inches (6") below the ridge, and extend out to the rear with a rear-facing gable. The floor height and eaves of the addition will align with their counterparts on the original structure, and a portion of an original lower eave at the rear will be retained. The walls of the addition will sit in two feet (2') from the sides of the existing house, extending back four feet (4') before stepping out to match the original width. After this stepped-in section the addition will extend back another twenty feet (20'). Lastly, a nine-foot (9') deep screened porch will be at the very rear of the addition. Including the rear porch, at thirty-three feet (33') the depth of the addition is roughly half the depth of the original structure. Staff finds the height and scale of the addition to be compatible with the historic house and to meet sections II.B.2.a and II.B.2.e of the design guidelines.

Location & Removability:

With the addition distinguished from the existing structure by the stepped-in walls and then matching the width of the house, and with the new roof sitting six inches (6") below the existing ridge, the addition will not have a negative or irreversible impact on the form and character of the original structure. Staff finds the addition to meet sections II.B.2.a and II.B.2.d of the design guidelines.

Design:

The addition will have a rear-facing gabled roof, a form that is compatible with the side-gabled roof of the existing building. Both sides of the new gable will have shed dormers, stepped back two feet (2') from the first-story walls below, as is typical of historic dormers. The proportion and rhythm of windows will be compatible with the existing building as well. Staff finds that the project meets section II.B.2.a and e.

Setback:

The addition will meet all setback requirements. The project meets section II.B.1.c

Materials:

The siding on the existing structure will be replaced with smooth-faced cement-fiberboard, matching the exposure profile of the existing siding. No other changes to the historic house's materials were indicated on the drawings. Although removal of the siding, windows, and roof on an historic house simultaneously is tantamount to demolition, the replacement of a single item is not prohibited in a Neighborhood Conservation Zoning Overlay.

The addition will be clad in smooth-faced cement fiberboard with a reveal matching that of the historic house with matching cement-fiberboard trim. The foundation of the addition will be split-faced concrete block, and the roof will be architectural fiberglass shingles matching the color of the existing roof. There will be a brick veneered chimney on the left side of the addition. The rear porch and stairs will be wood, and the windows and doors of the addition will be wood or composite. Staff asks to approve the final window and door selections prior to purchase and installation. The project meets section II.B.1.d

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. Meeting this condition, staff finds that the project meets section II.B.1.i.

Outbuildings: The proposal also includes a basement-level attached garage below the addition, accessed from the alley to the rear. In this location, an attached garage is compatible with the location of historic garages. In the past, the Commission has found attached garages to be appropriate if they are full at the basement level and accessed from the rear, as this one is. Staff finds that the project meets section II.B.1.h of the design guidelines.

Recommendation: Staff recommends approval of the proposed addition, with the condition that staff approves the final selection of windows and doors, finding the proposal to meet the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.



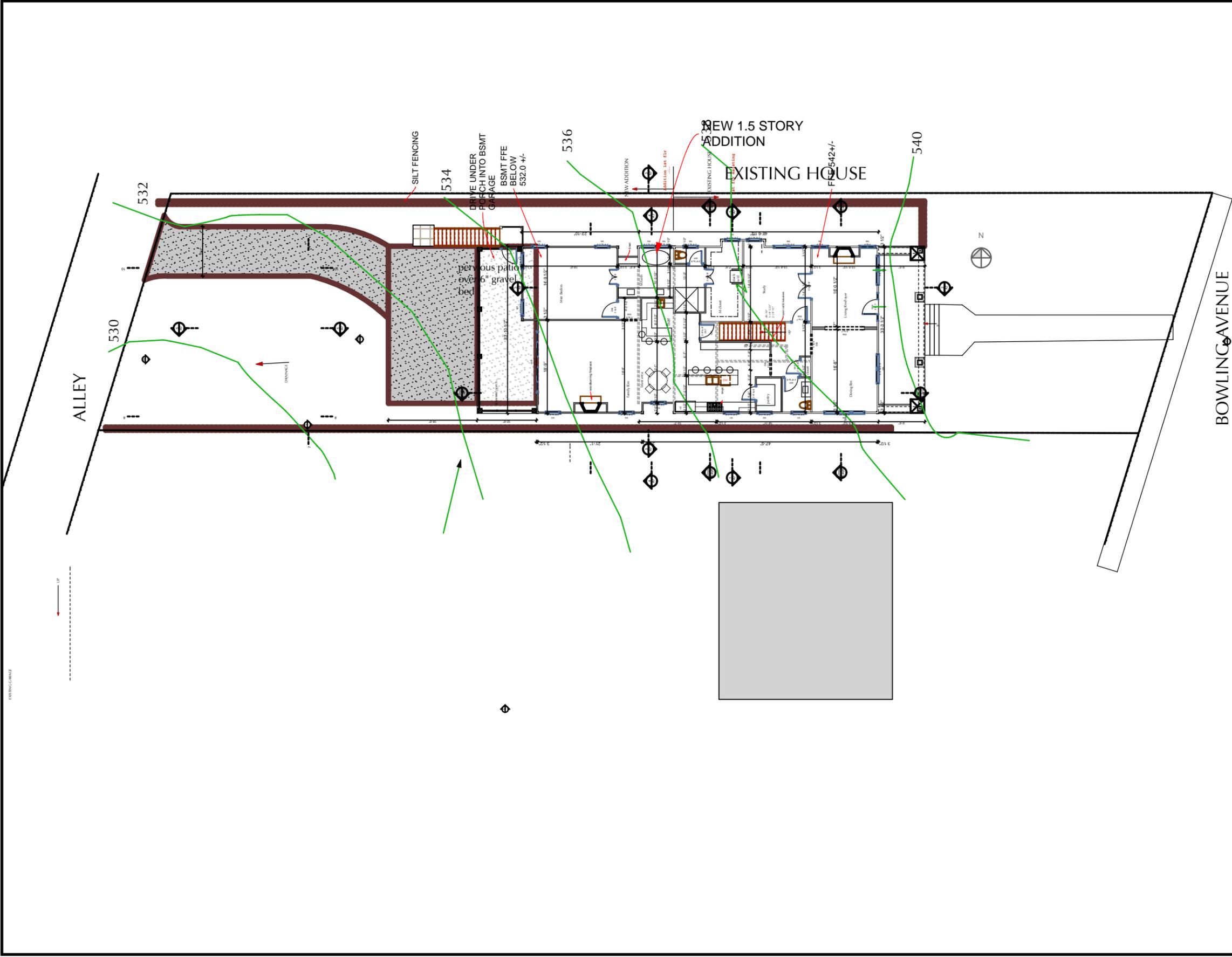
119 Bowling Avenue, front.



119 Bowling Avenue, right.



119 Bowling Avenue, rear.



1 SITE PLAN
SCALE: 1" = 20'



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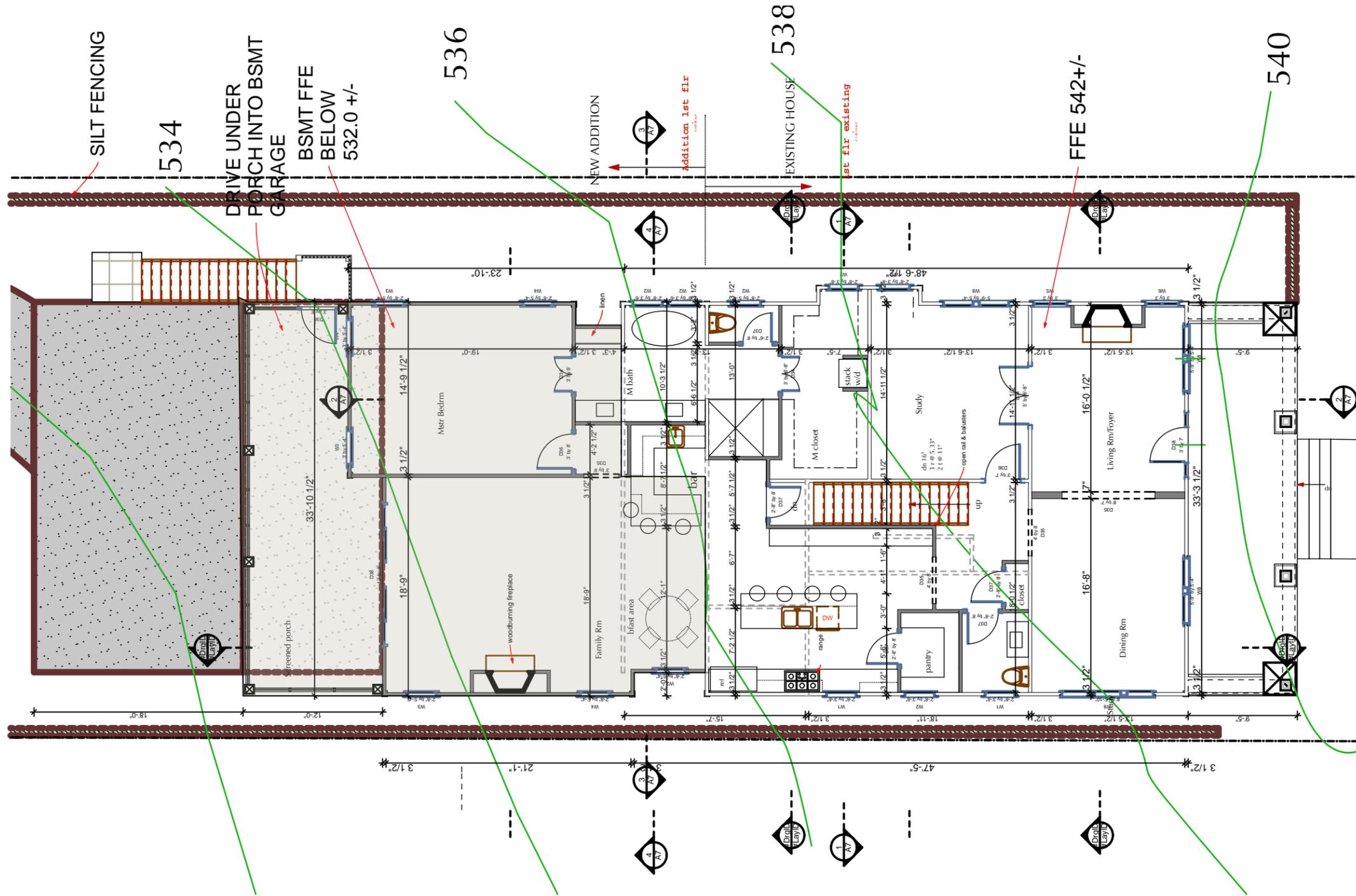
Addition to Residence
Bonnie Mitchell
119 Bowling Ave
Nashville, TN 37205

DATE: 5/5/15
REVISION

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SITE PLAN

C1
SHEET 1



1ST FLOOR PLAN

SCALE: 1" = 10'

1

NOTE TO CONTRACTOR & OWNER:
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 CHANGES THAT AFFECT THE ELEVATIONS OR SECTIONS **IN ANY WAY** SHALL NOT BE MADE, UNLESS APPROVED BY ARCHITECT AND MHC.



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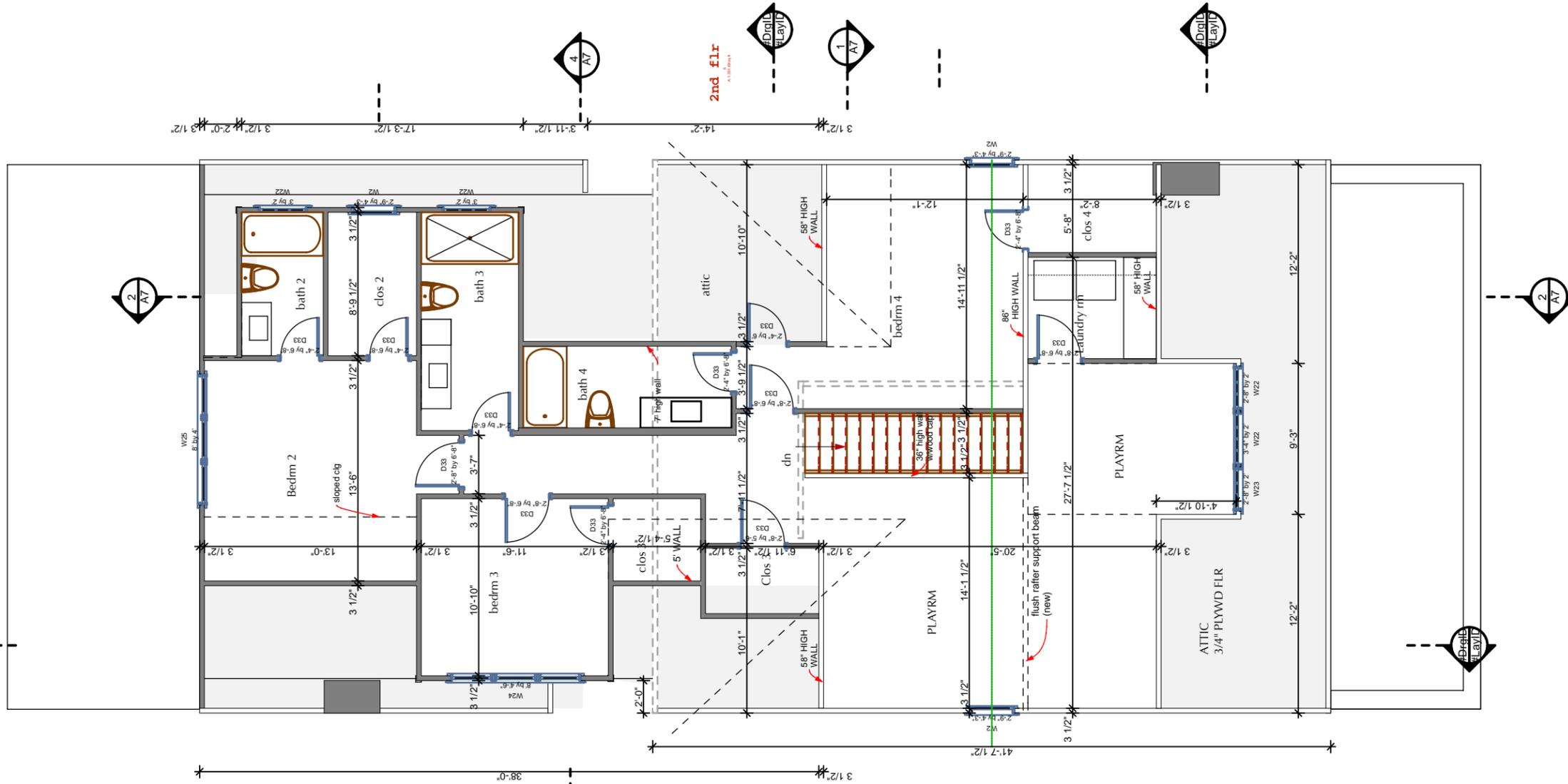
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1ST FLOOR PLAN

A1
 SHEET 2



2ND FLR PLAN

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

1

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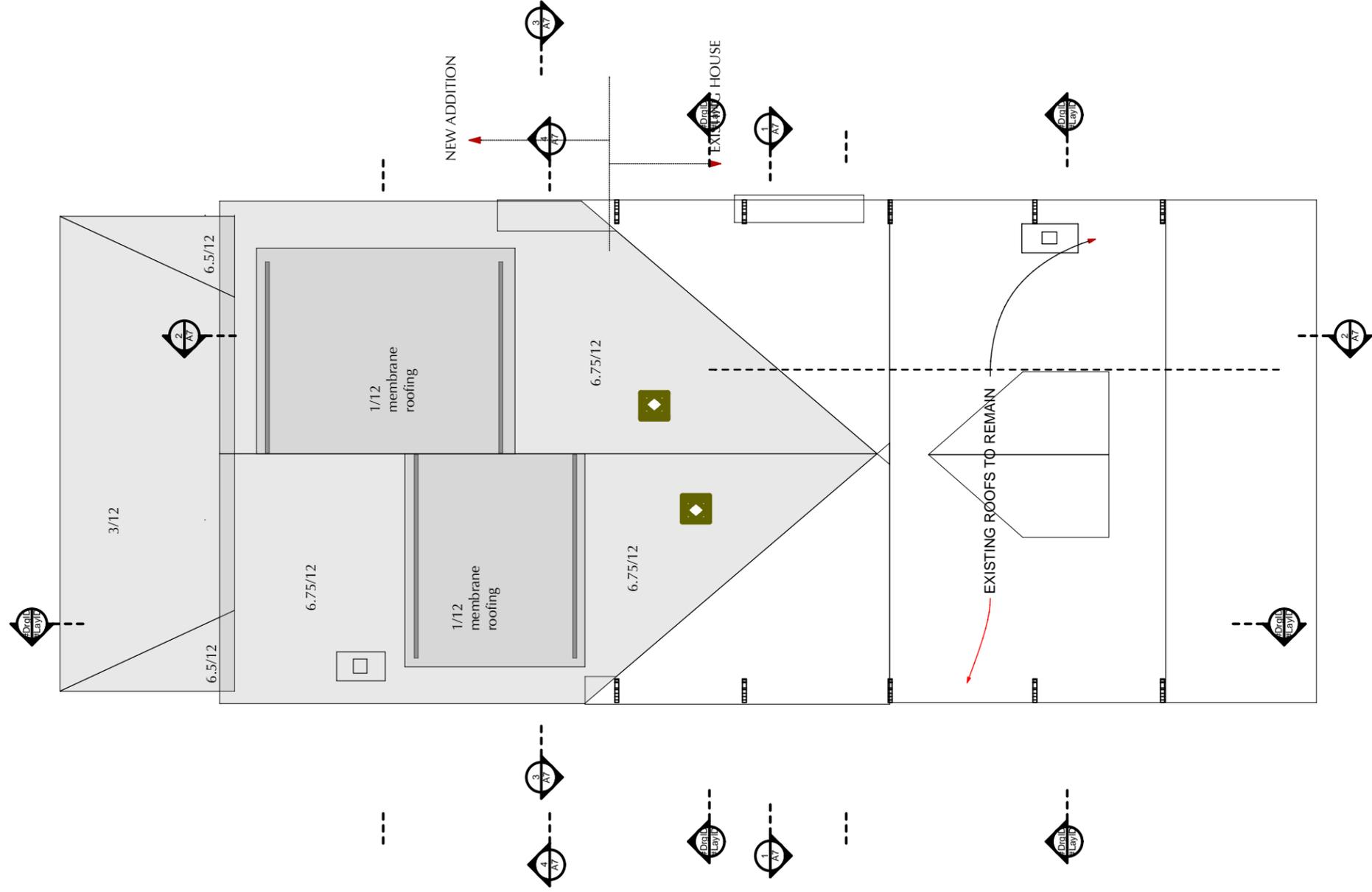
2ND FLR PLAN

A2
 SHEET 3



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1 ROOF PLAN

SCALE: 1" = 10'



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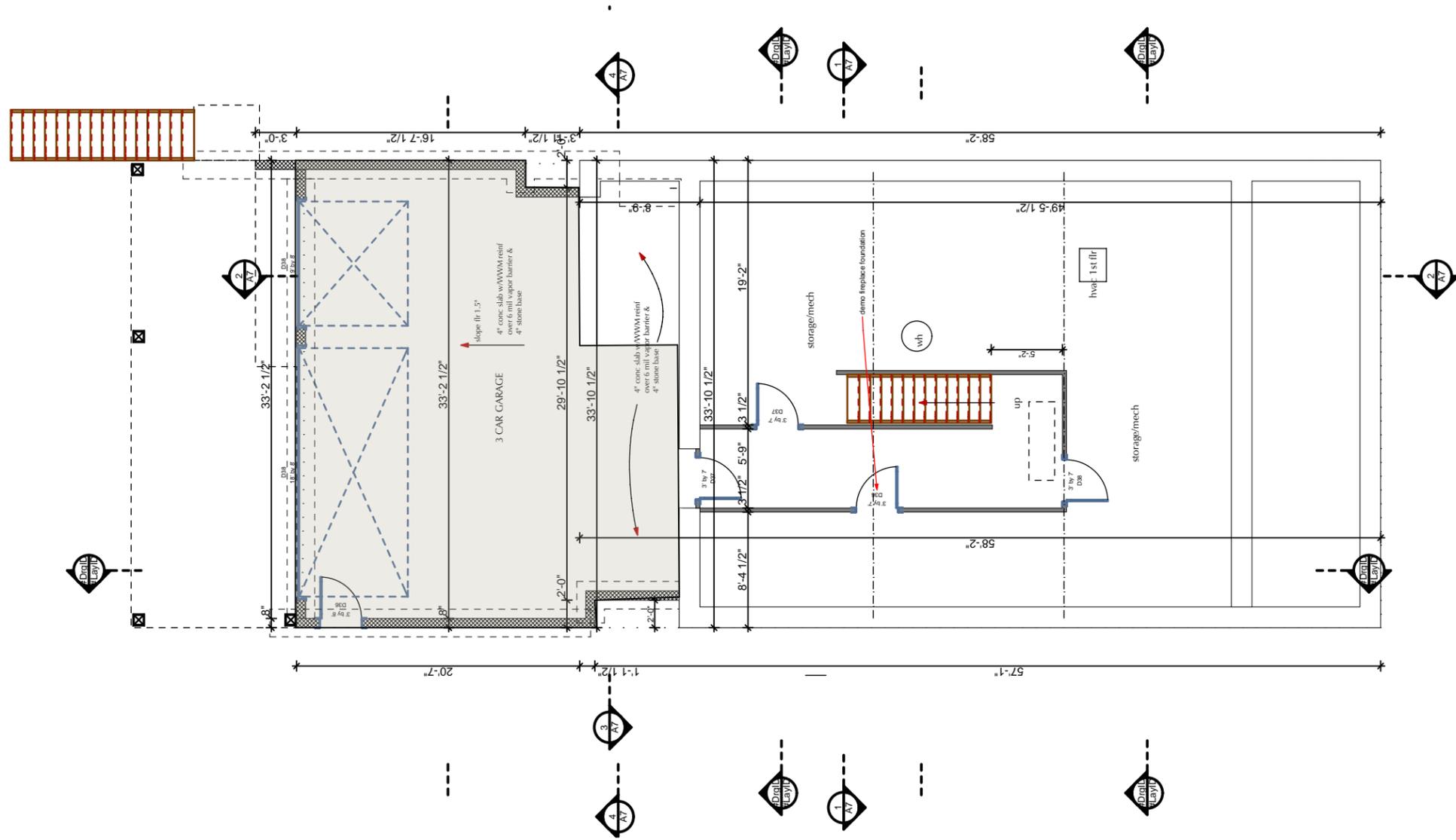
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ROOF PLAN

A3
 SHEET 4



1 BSMT/FDN PLAN

SCALE: 1" = 10'



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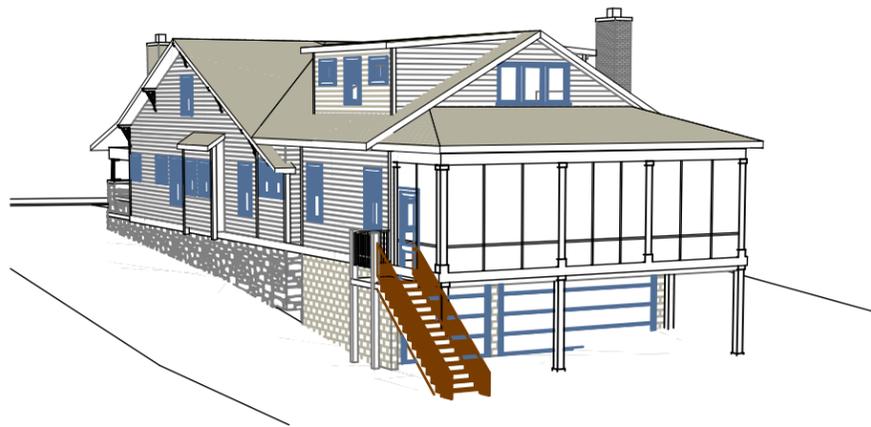
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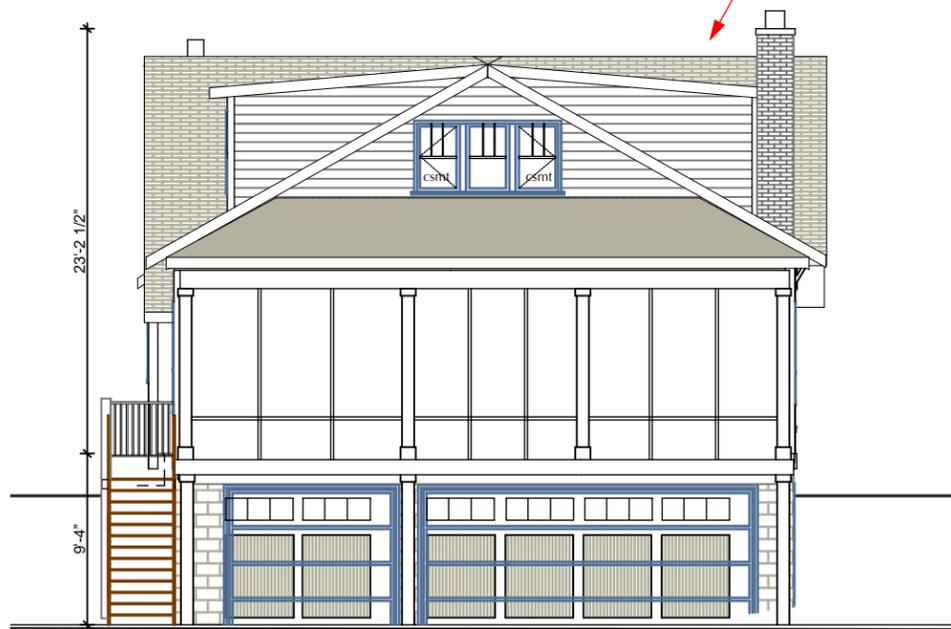
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BASEMENT PLAN

A4
SHEET 5



SEE A6 FOR MATERIALS NOTES



2 REAR ELEVATION
SCALE: 1" = 10'



1 FRONT ELEVATION
SCALE: 1" = 10'

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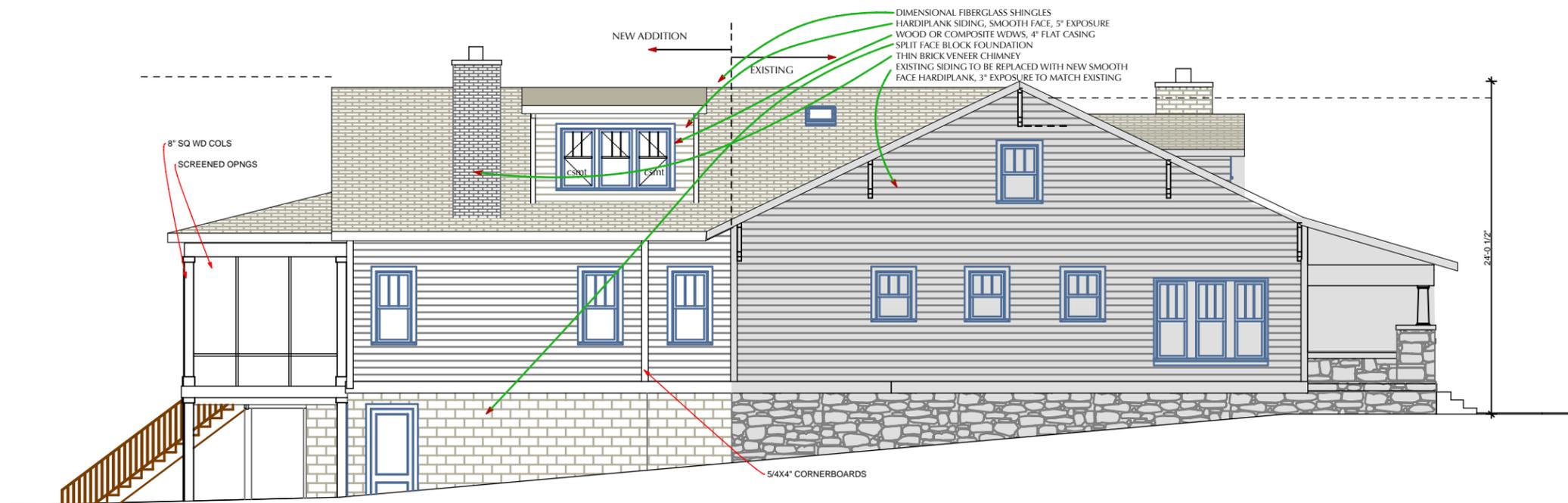
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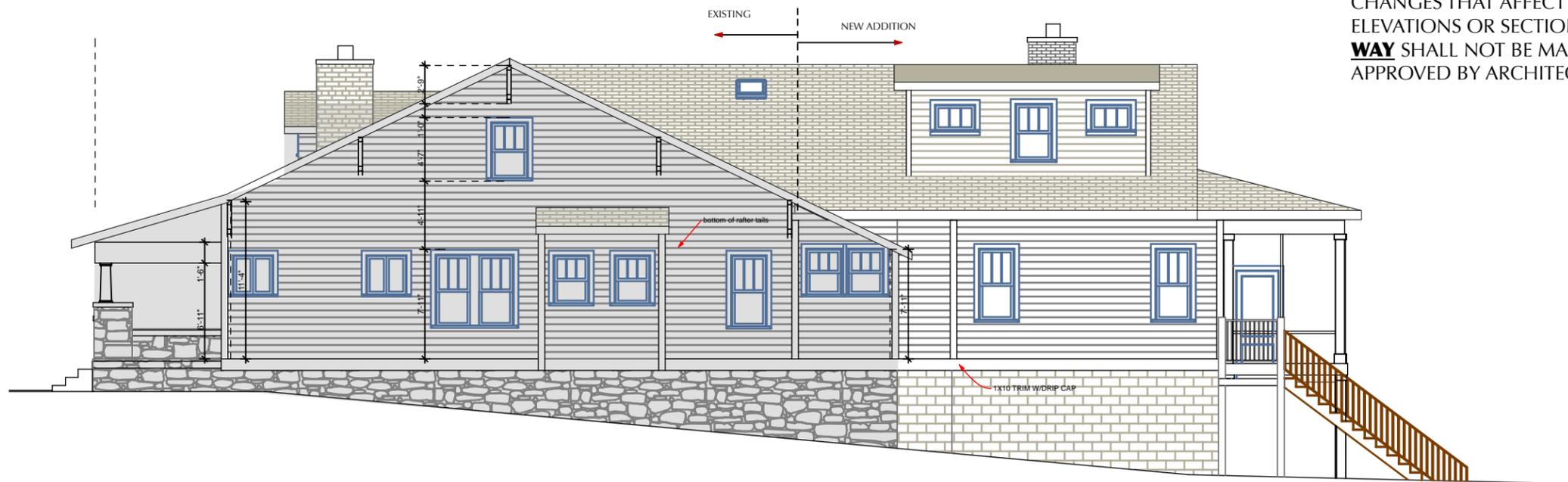
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ELEVATIONS

A5
SHEET 6



1 LEFT ELEVATION
SCALE: 1" = 10'



2 RIGHT ELEVATION
SCALE: 1" = 10'

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SIDE ELEVATIONS

A6
SHEET 7