

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
1911 Ashwood Avenue
April 20, 2016

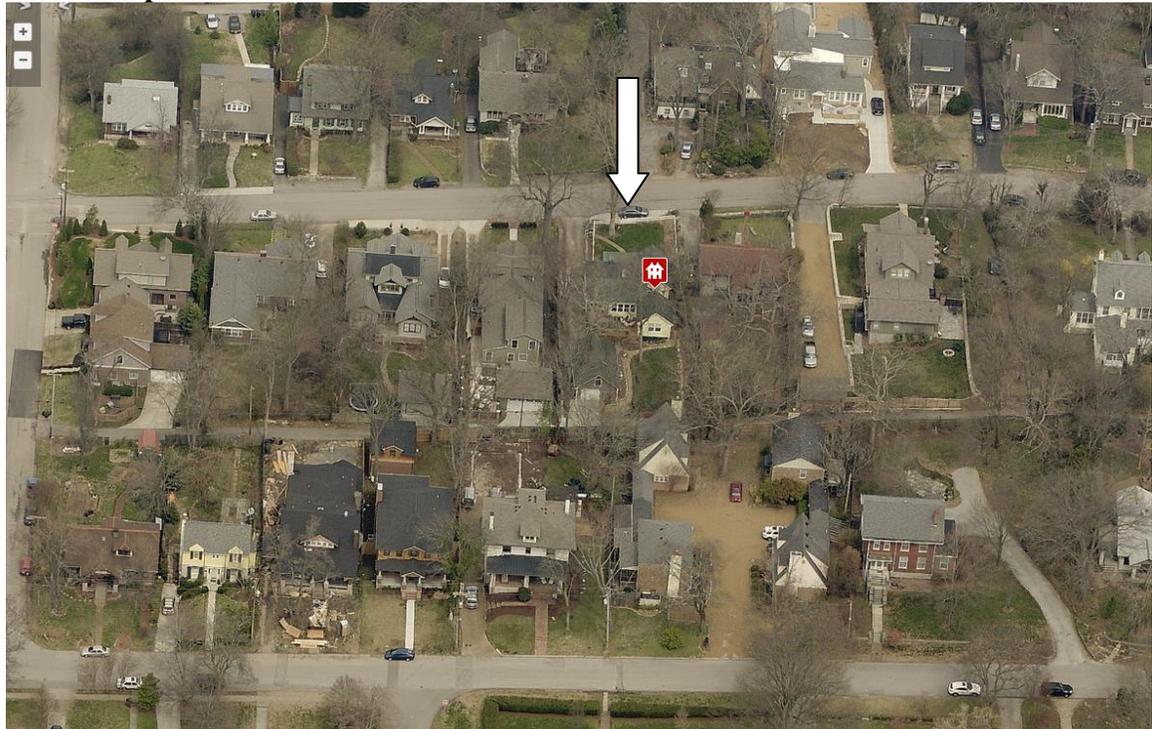
Application: New construction—addition; Setback determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416012000
Applicant: Jennifer Bagwell
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition. The addition requires a side setback determination.</p> <p>Recommendation Summary: Staff recommends approval of the project with the condition that staff approve the window selections prior to their purchase and installation.</p> <p>With this condition, staff finds that the proposed addition and setback determination meet Sections II.B.1. and II.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

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

Porches

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.

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. 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.

2. ADDITIONS

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

Placement

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

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

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

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

Additions should be a minimum of 6" below the existing ridge.

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

No matter its use, 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.
- 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 exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

Side additions 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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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

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

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

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

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

f. Additions should follow the guidelines for new construction.

Background: 1911 Ashwood Avenue is a c. 1930 frame cottage that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1911 Ashwood Avenue.

Analysis and Findings: Application is to construct a rear addition. The addition requires a side setback determination.

Location & Removability: The new addition will attach to an existing addition (Figures 2 & 3). The date of construction of the existing addition is unknown, but it was likely constructed between 1957 and 1968. It appears in a 1968 footprint drawing of the structure in the Property Assessor's files, but does not appear on the 1957 Sanborn Map (Figures 4 & 5). By attaching the new addition to the existing rear addition, it could be removed in the future without affecting the historic character of the 1930s house. Staff therefore finds that the proposed addition meets Section II.B.2.a and II.B.2.e. of the design guidelines.



Figures 2 & 3 show the existing addition.

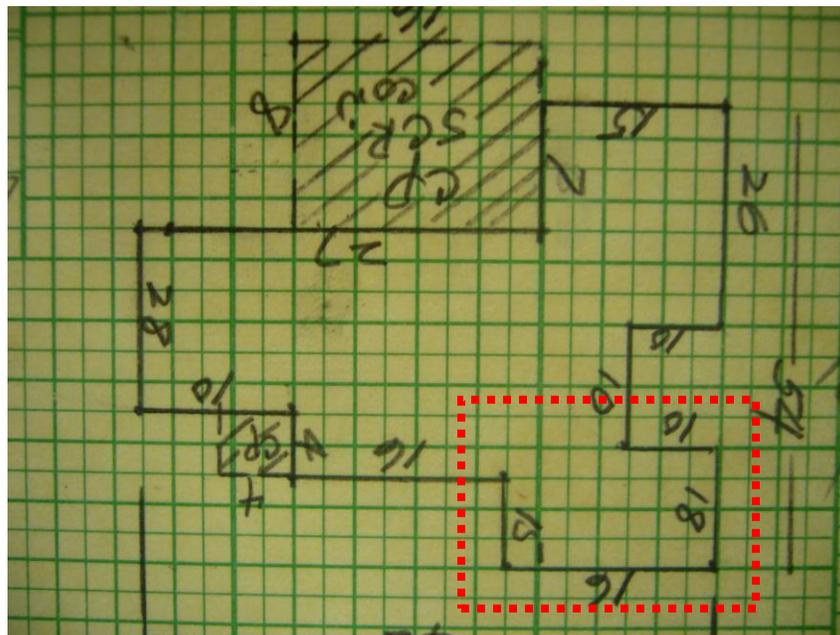
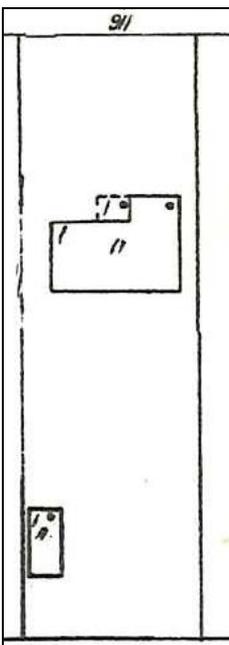


Figure 4 (left) is the 1957 Sanborn Map, which shows that the addition was not existing at that time. Figure 5 (right) is a footprint drawing of the house from 1968 where the addition is shown.

Design: The proposed addition will extend the roofline, foundation line, materials, and form of the existing addition. The new addition will not be distinguished from the existing addition, which is appropriate since it is attaching to a non-historic part of the house that is distinguished from the historic house. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.f. of the design guidelines.

Height & Scale: The addition will match the foundation, eave, and ridge height of the existing addition. It will have a maximum foundation height of two feet (2'), a maximum eave height of eleven feet (11'), and a maximum ridge height of eighteen feet (18'). The addition will add about nine feet, three inches (9'3") to the depth of the existing addition. It will match the width of the existing addition, which is sixteen feet, three inches

(16'3"). In total, the addition will add approximately one hundred and fifty square feet (150 sq. ft.) to the house. Staff finds that the addition is subordinate to the historic house and meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition requires a side setback determination. Base zoning requires that the addition be a minimum of five feet (5') from the side property line. In this case, the existing addition is between five feet and five feet six inches (5'-5'6") from the left side property line. The historic house and the existing addition are slightly angled on the property, so that when the existing addition is extended nine feet, it will be about four feet, six inches (4'6") from the left side property line. Staff finds the proposed four foot, six inch (4'6") side setback appropriate in this instance because the new addition will not be any wider than the existing addition. Also, the new addition is relatively modest in size, at just nine feet, three inches (9'3") deep. Moreover, the six inch (6") encroachment into the setback area will not significantly impact the historic house or its historic neighbors. Staff therefore finds that the addition's proposed setback meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: The new addition will match the materials of the existing addition, and include wood siding, painted cement block foundation, and asphalt shingles in a color to match the existing. Staff recommends approval of the window selections prior to purchase and installation. With this condition, staff finds that the proposed materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The roof of the new addition will match the gable form, pitch, eave, and ridge height of the existing addition's roof. Staff therefore finds that the proposed roof meets Section II.B.1.e. and II.B.2. of the design guidelines.

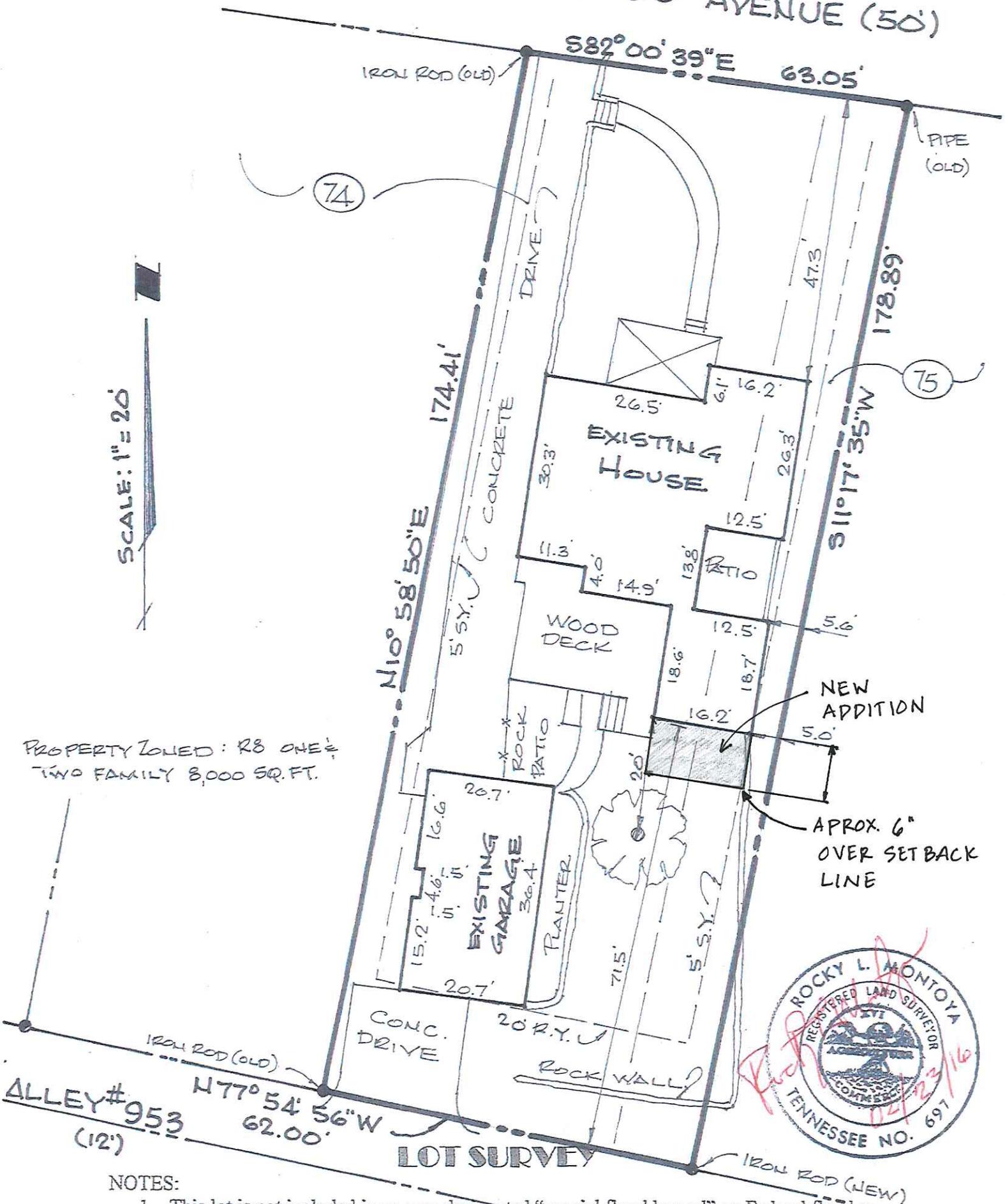
Proportion and Rhythm of Openings: No changes to the window and door openings on the historic house were indicated on the plans. The windows on the proposed addition will be located over sixty feet (60') from the front of the house and over one hundred feet (100') from the street. They will be at most minimally visible, and staff finds that they meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings.

Recommendation Summary: Staff recommends approval of the project with the condition that staff approve the window selections prior to their purchase and installation.

With this condition, staff finds that the proposed addition and setback determination meet Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

ASHWOOD AVENUE (50')



SCALE: 1" = 20'

PROPERTY ZONED: R8 ONE & TWO FAMILY 8,000 SQ. FT.



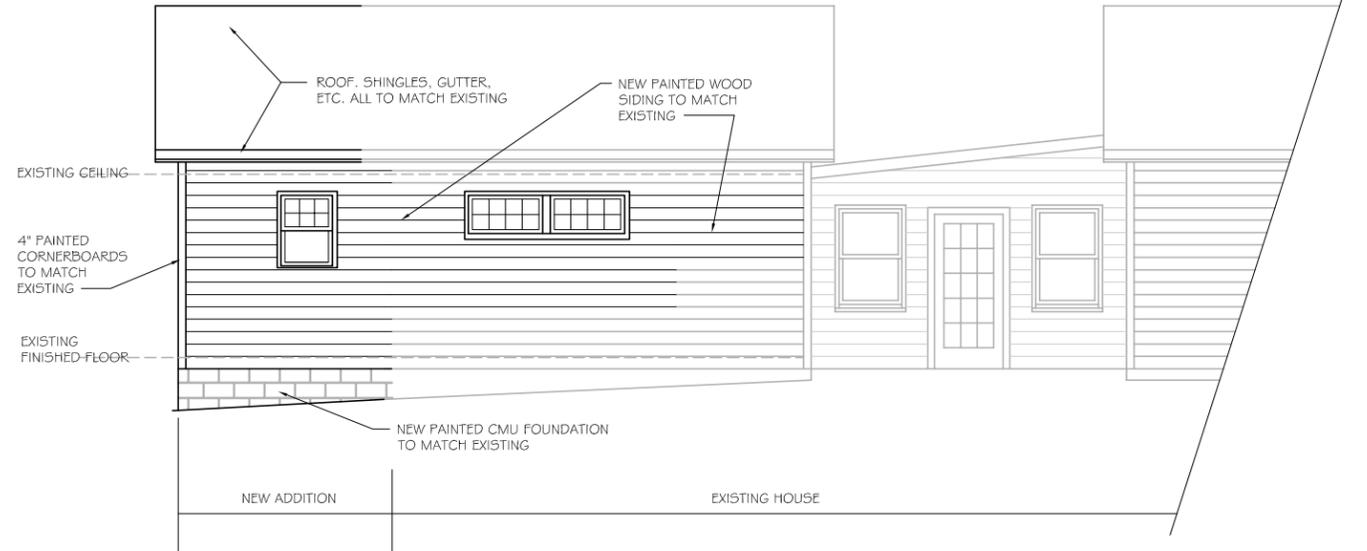
NOTES:

1. This lot is not included in an area designated "special flood hazard" on Federal flood maps available me at this time.
2. I hereby certify that this survey has been made using the latest recorded deeds and other information furnished by title attorney, that there are no encroachments or projections other than those shown, and that the survey is correct to the best of my knowledge and belief.

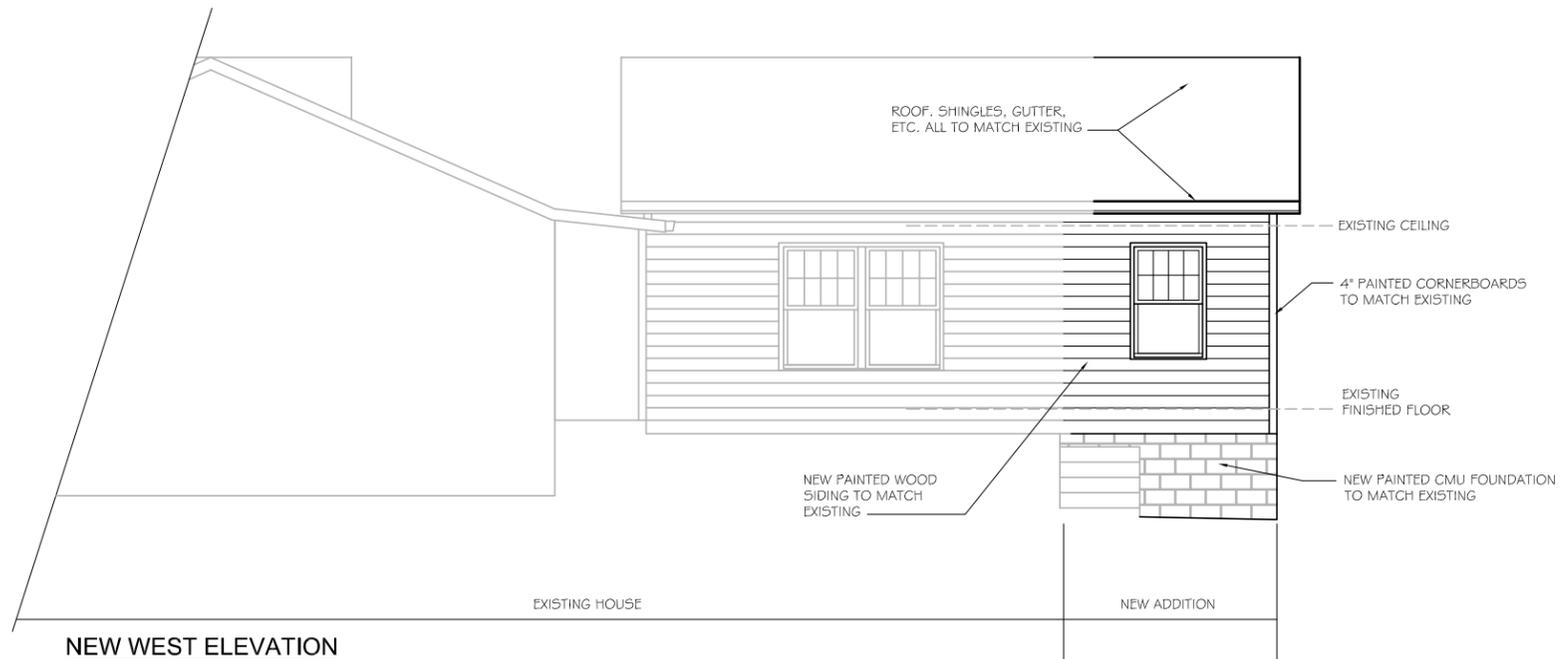
PROPERTY ROBERT F. & SANDRA S. SEIDEL
 SUBDIVISION REV. PLAN OF GEORGE W. BLAIR'S SUB. OF BELMOUTH HTS.
 ADDRESS 1911 ASHWOOD AVENUE CITY NASHVILLE
 COUNTY DAVIDSON PLAT BOOK 332 PAGE 117
 LOT NO. AS SHOWN BLOCK _____ JOB NO. 16-02-02 BY: ROCKY MONTOYA



NEW SOUTH ELEVATION



NEW EAST ELEVATION

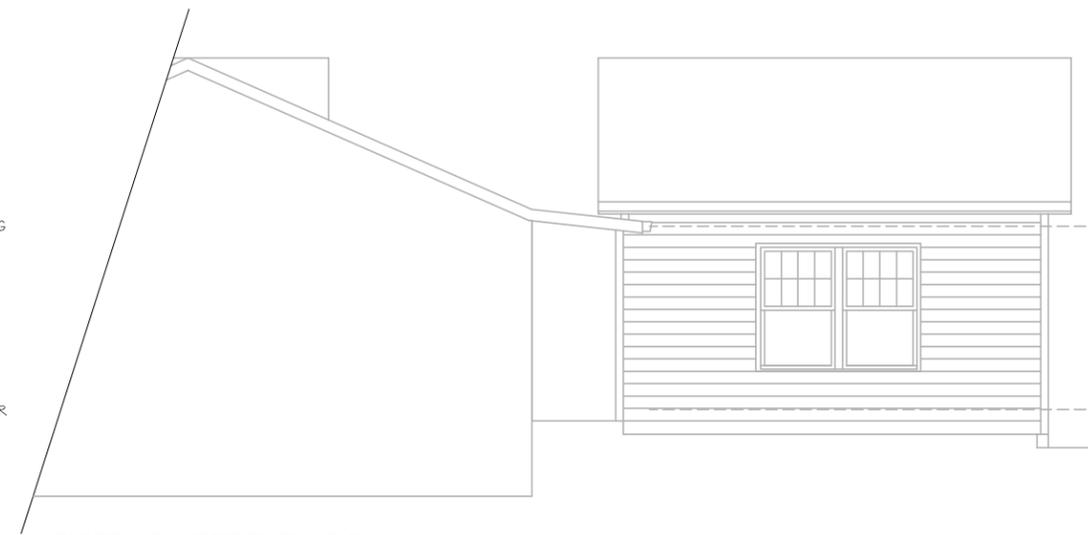


NEW WEST ELEVATION





EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



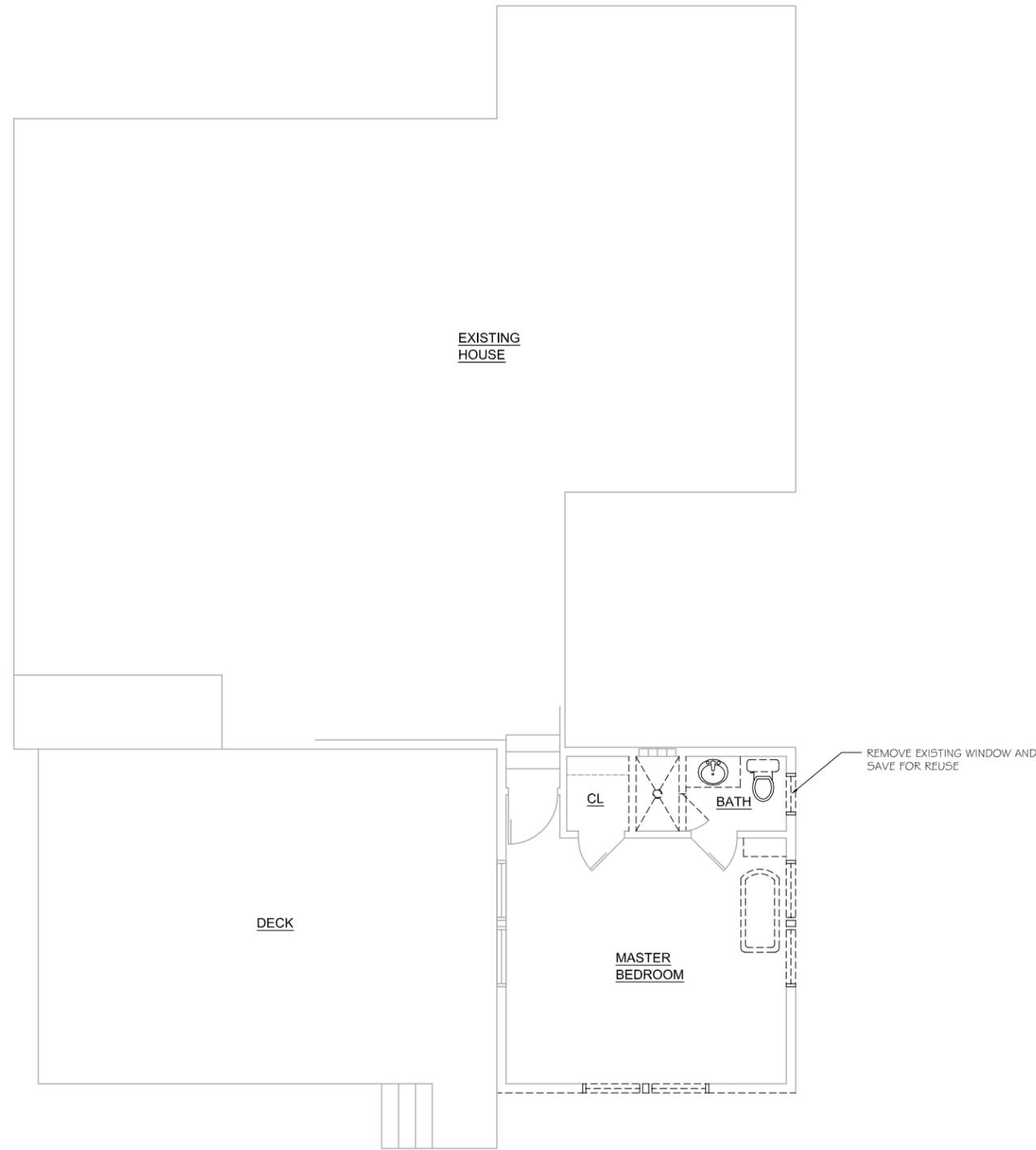
EXISTING NORTH ELEVATION

0 1 2 4 NO CHANGE - SHOWN FOR REFERENCE



EXISTING EAST ELEVATION



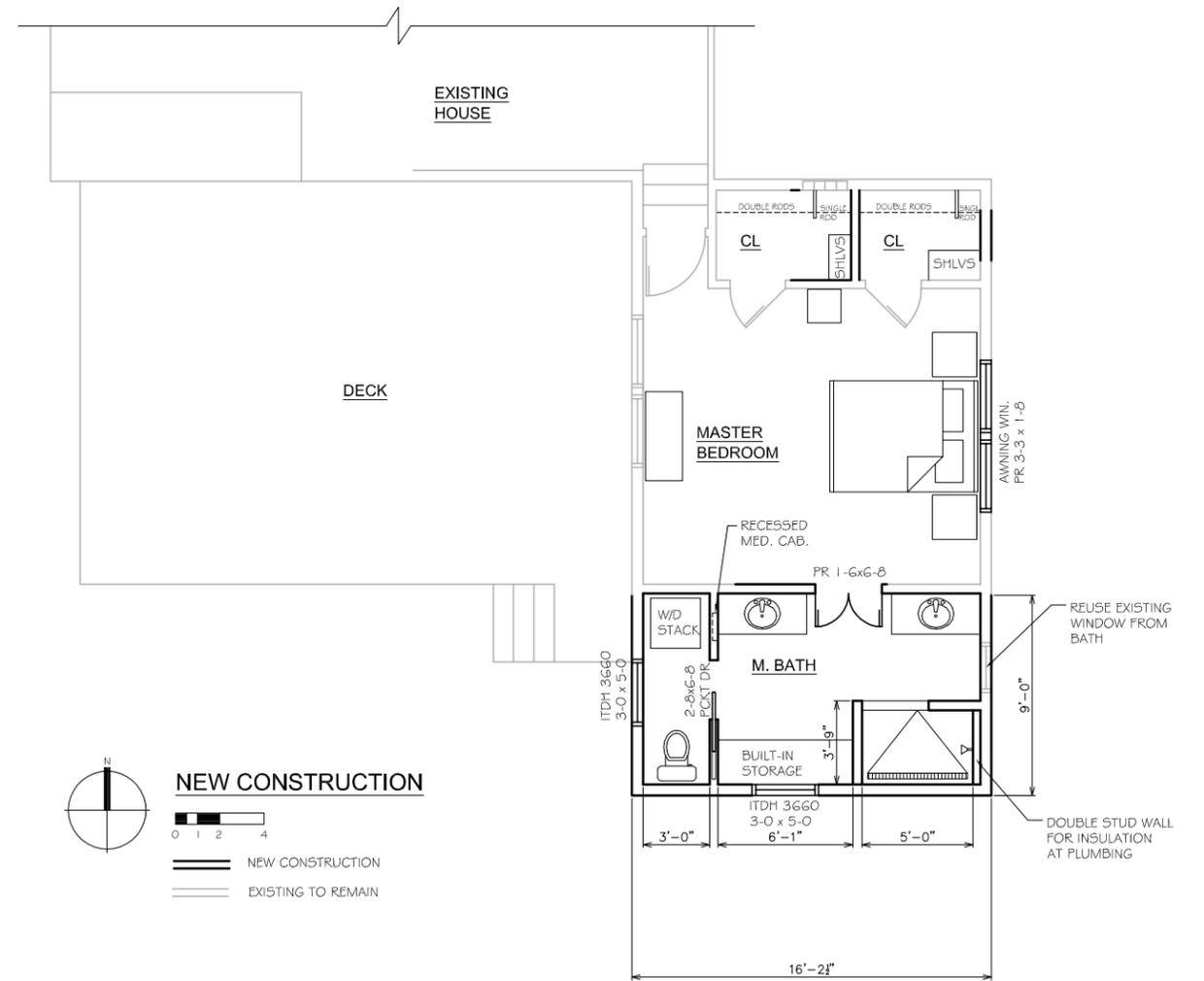


EXISTING AND DEMOLITION PLAN

0 1 2 4

----- TO BE DEMOLISHED

===== EXISTING TO REMAIN



NEW CONSTRUCTION

0 1 2 4

===== NEW CONSTRUCTION

----- EXISTING TO REMAIN