

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

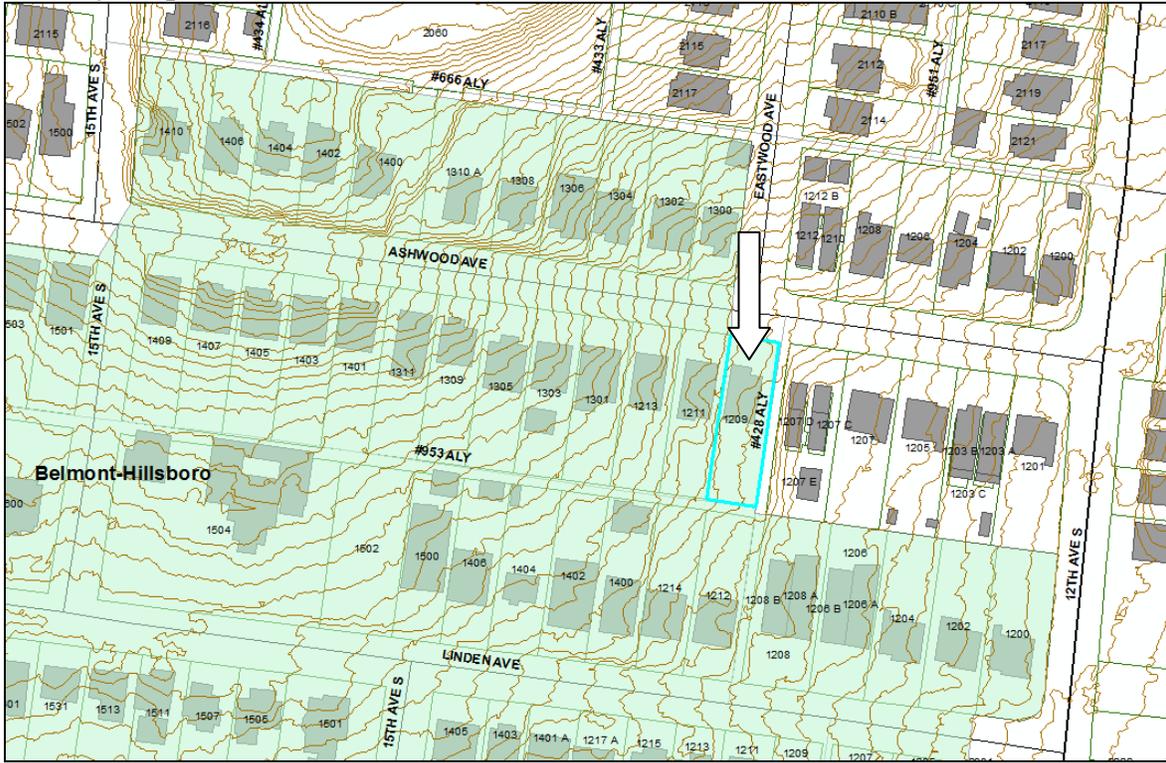
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1209 Ashwood Avenue
May 18, 2016

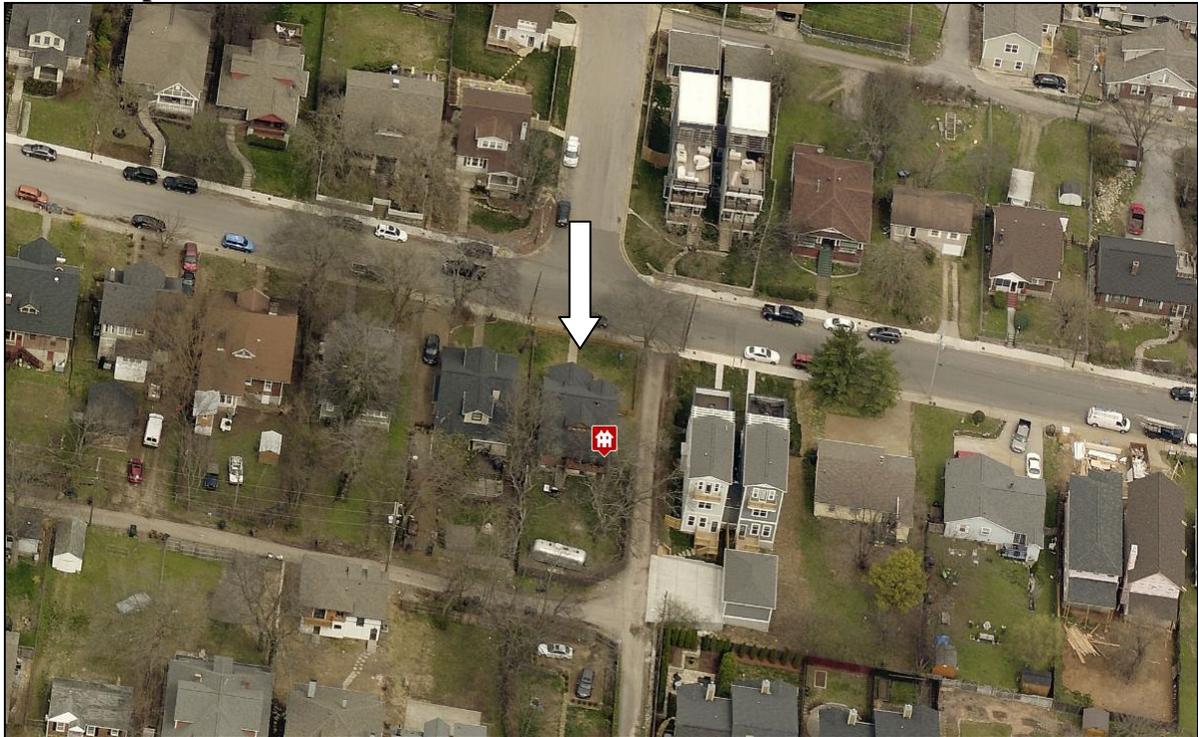
Application: New construction—addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513007100
Applicant: Tyler LeMarinel, Allard Ward Architects
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: Application is to construct a rear addition.</p> <p>Recommendation Summary: Staff recommends approval with a condition that staff approve the final trim, roof color, window, door, and garage door selections prior to 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.

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.

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.

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: 1209 Ashwood Avenue is a c. 1930 bungalow that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1209 Ashwood Avenue.

Analysis and Findings: The request is to construct a rear addition.

Height & Scale: The addition has a maximum ridge height that is approximately six inches (6”) lower than the ridge of the historic house. The maximum foundation height is five feet, six inches (5’ 6”) at the basement level on the left side as the site slopes down from the right to the left side. Eave height on the addition is also similar to that on the existing house.

The proposed additional footprint is approximately one thousand, one hundred and sixty-six square feet (1166 sq. ft.), compared to the existing footprint which is one thousand, three hundred and twenty-five square feet (1325 sq. ft.). The addition does not more than double the footprint of the existing house which includes a previous rear addition, and the new construction is at the rear of the historic house, in accordance with design guidelines. The addition adds forty-five feet, six inches (45’ 6”) to the depth of the house, which does not more than double the depth of the historic house.

As the proposed addition is neither taller nor wider than the historic house and does not more than double the footprint or depth of the house, staff finds that project is appropriate with regard to height and scale and meets Section II.B.2.a and II.B.2.b of the guidelines.

Design, Location & Removability: The addition is located at the rear of the historic house, in accordance with the design guidelines, and includes a basement level garage on the left side that is accessed from the alley. The addition also incorporates a screened porch and uncovered deck on the right side. The addition is inset two feet (2’) from the rear corners of an existing rear addition. The addition meets the requirement of the design guidelines for additions to be inset at least one foot (1’) for single-story additions and two feet (2’) for two-story additions. If the addition were removed in the future, the historic and architectural character of the house would remain. Staff therefore finds that the proposed addition meets Section II.B.2.a and II.B.2.e. of the design guidelines.



Figure 2: Existing rear addition

Setback: The setbacks will be approximately thirteen feet, four half inches (13' 4") on the left side, and five feet (5') on the right side. The rear wall of the addition will be approximately thirty-seven feet, four inches (37' 4") from the rear property line. The setbacks meet the bulk regulations of the Zoning Code and are consistent with the surrounding historic context. Therefore, staff finds that the project meets Section II.B.2.c for setbacks.

Materials: The addition is clad primarily with Hardie board siding with a reveal of five inches (5") and cedar shakes. The plan shows a parged foundation. The roof will be asphalt shingles to match the existing. The new chimney on the rear façade will be clad with stucco. The materials for the window, doors, garage doors, trim, and roof color are unknown. Staff recommends including a condition that staff approve the final trim, roof color, window, door, and garage door selections prior to purchase and installation.

As the proposed materials are consistent with the design guidelines and appropriate for the context, staff finds that, with the condition that staff approve the final selection of the trim and doors, the project meets Section II.B.2.d.

Roof form: The roof form of the addition is cross-gabled, with roof pitches that complement the existing historic house. The roof form and pitches do not contrast with those of neighboring historic buildings and are compatible with those of the house.

The project includes a wall dormer on the left side of the addition, which is located on the portion of the addition that is inset two feet (2') behind the side wall of the existing house. Typically wall dormers are discouraged as they are not a typical feature of historic buildings in the neighborhood and accentuate height. However, this wall dormer is located approximately fifty feet (50') back from the front of the house and will not likely be visible given the two feet (2') inset from the existing house. With this condition, the project meets Section II.B.2.e.

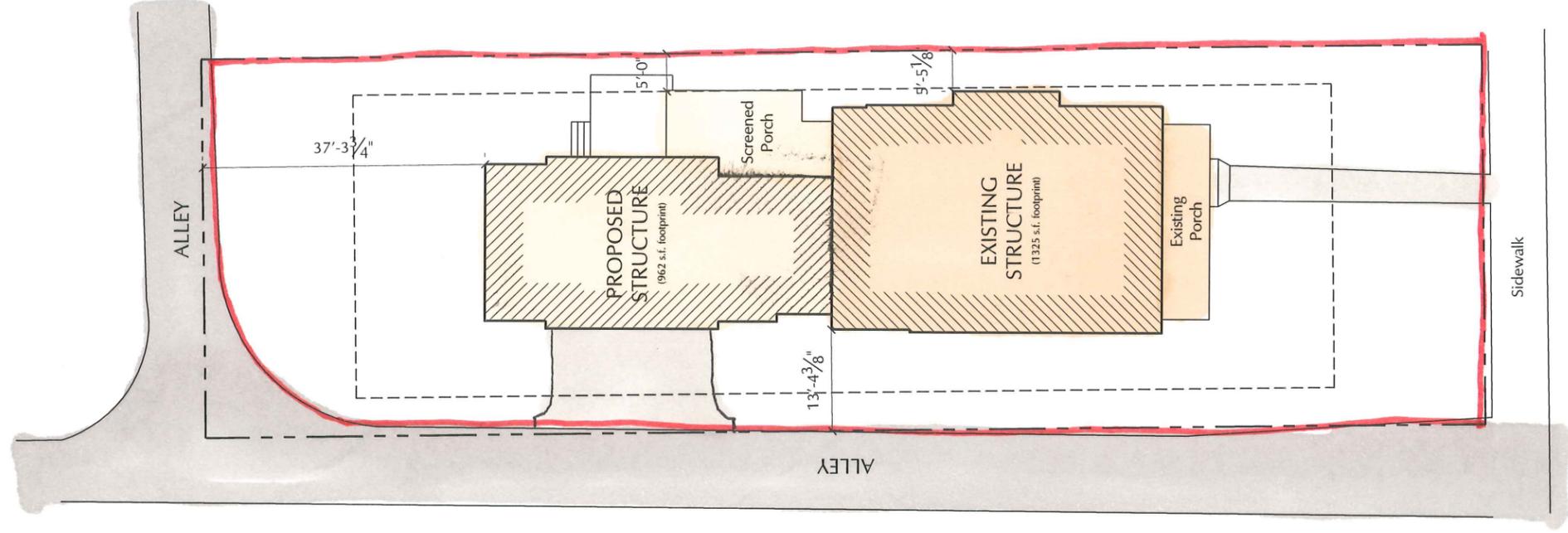
Orientation: The addition will not change the historic orientation of the house. This design guideline is not applicable.

Proportion and Rhythm of Openings: The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings is consistent with Section II.B.2.g

Utilities: The location of the HVAC and other utilities was not noted. Staff asks that, if it is to be relocated, that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With that condition, Staff finds that the project meets Section II.B.2.h of the design guidelines.

Recommendation Summary: Staff recommends approval with a condition that staff approve the final trim, roof color, window, door, and garage door selections prior to 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*.



1

Site Layout Plan



Scale: 1" = 20'-0"

A0.1

Drawings:
Site Layout Plan

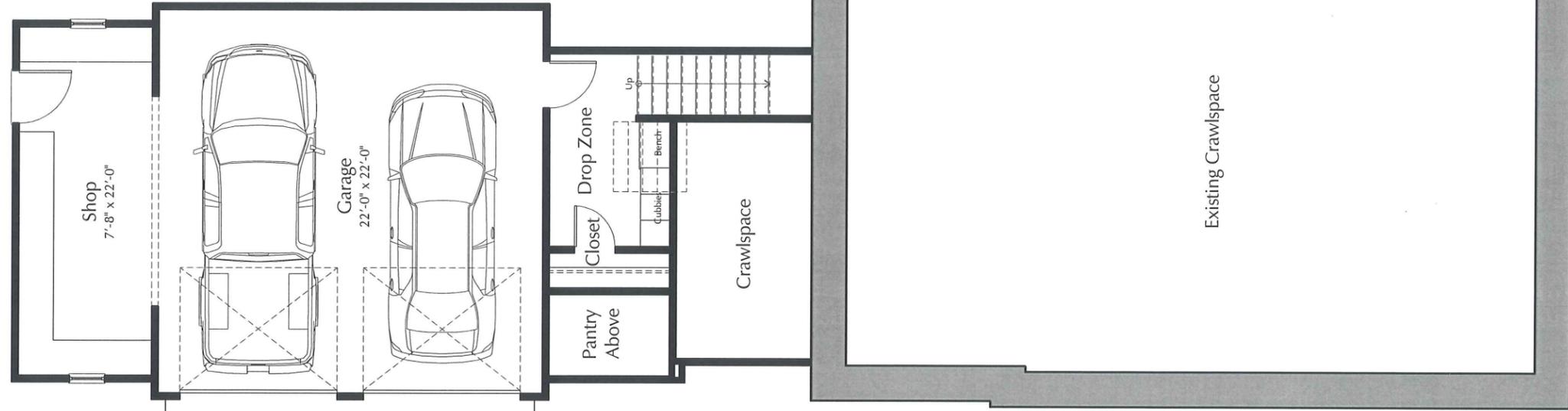
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Renovations and Additions to:

The Roddick Residence

1209 Ashwood Avenue
Nashville, Tennessee 37212



ALLEY

1

Basement Floor Plan

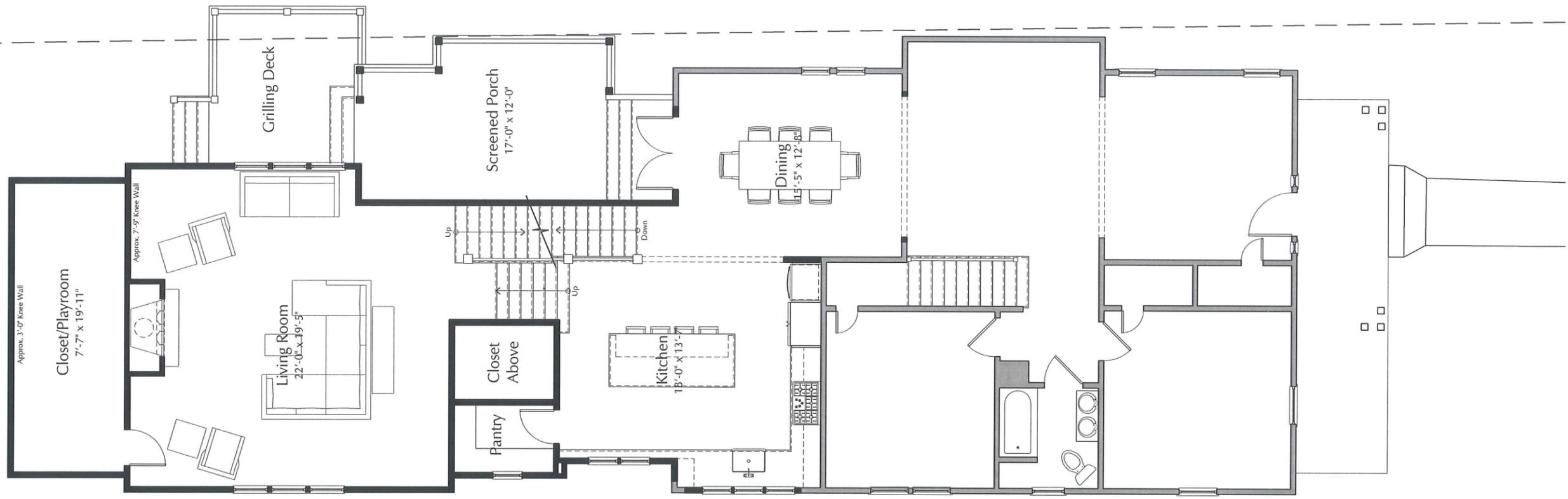
Scale: 1/8"=1'-0"

Drawings:
Basement Floor Plan
Date:
05.06.16

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A1.0



ALLEY

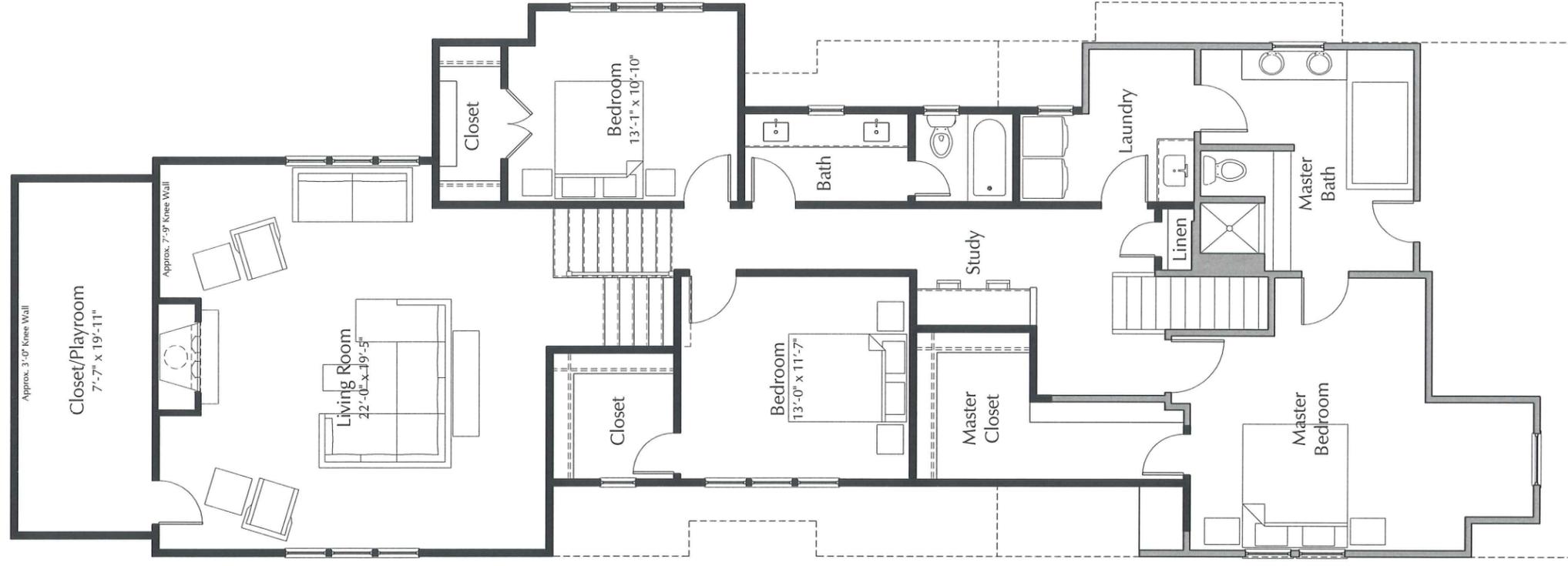
1 First Floor Plan
 Scale: 1/8"=1'-0"

Drawings:
 First Floor Plan
 Date:
 05.06.16

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Renovations and Additions to:
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A1.1



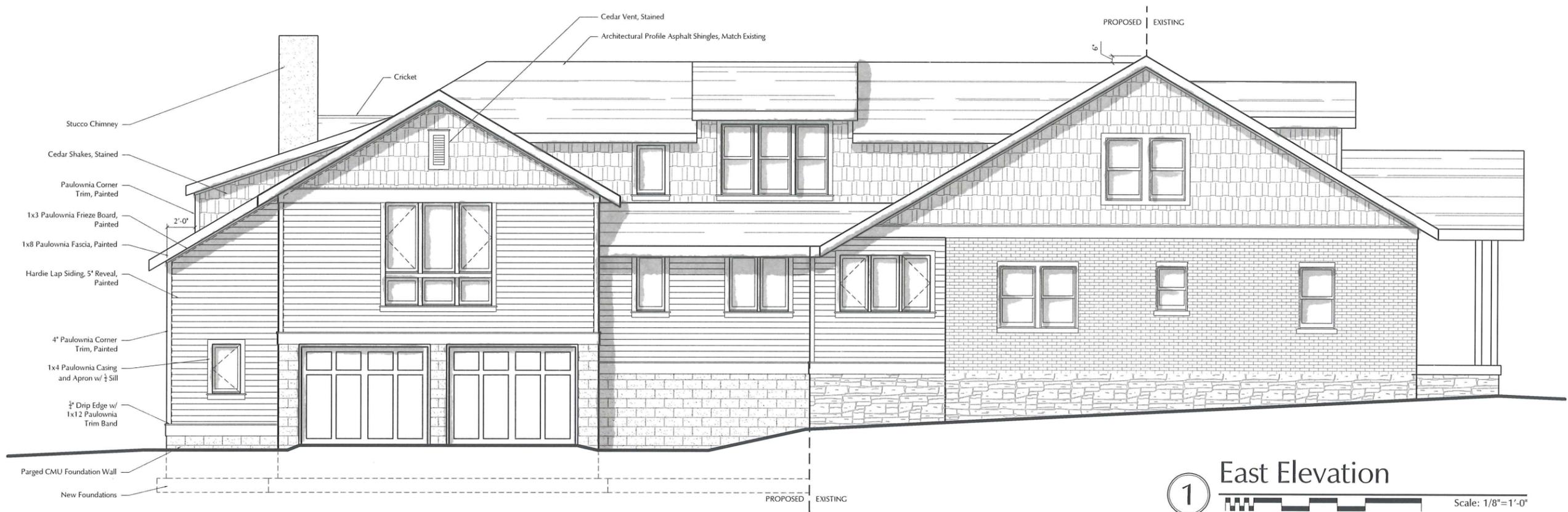
1 Second Floor Plan
 Scale: 1/8"=1'-0"

Drawings:
 Second Floor Plan
 Date:
 04.29.16

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Renovations and Additions to:
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A1.2



① East Elevation
 Scale: 1/8" = 1'-0"



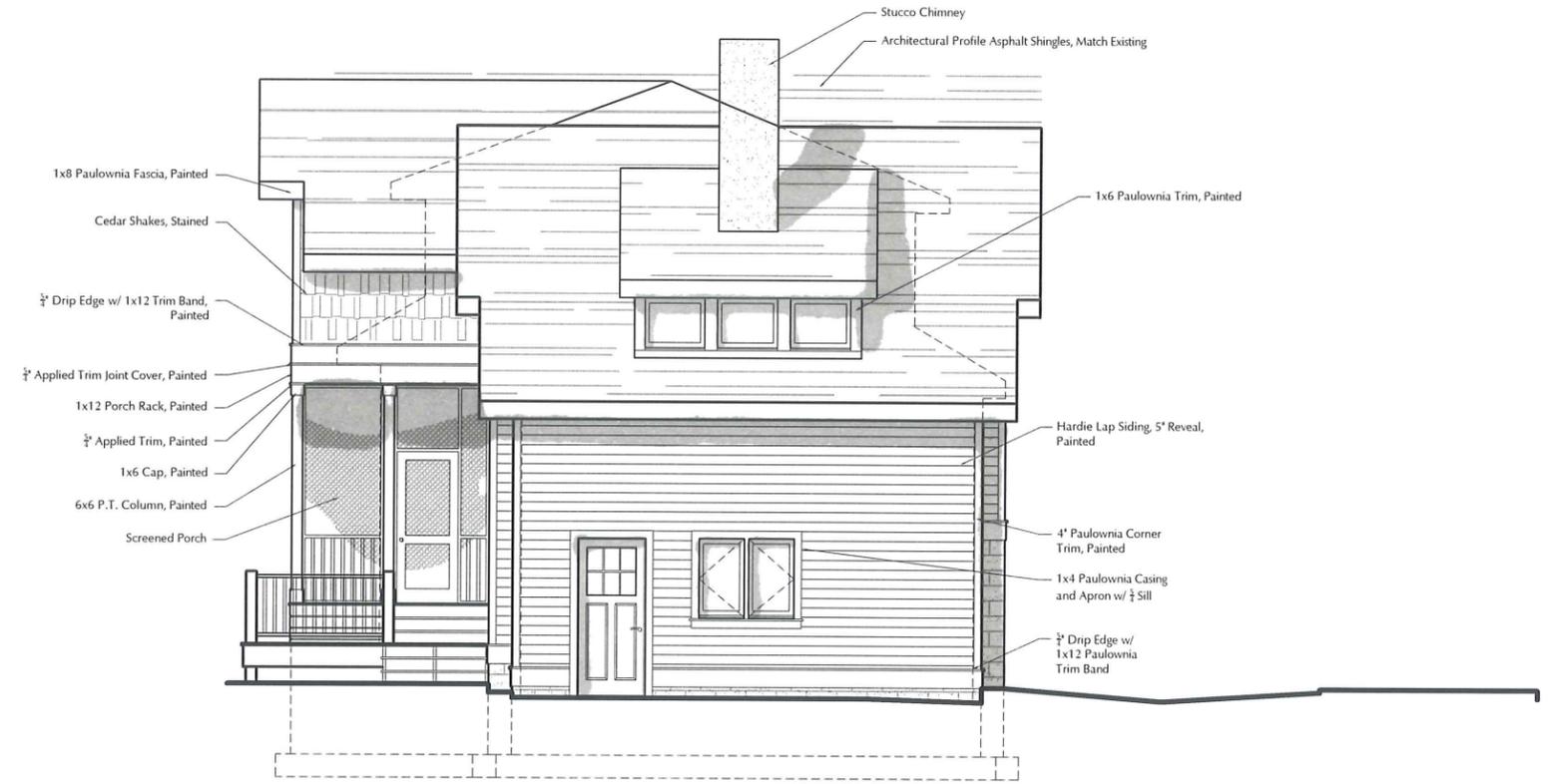
② West Elevation
 Scale: 1/8" = 1'-0"

Renovations and Additions to:
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Drawings:
 Elevations
 Date:
 05.06.16

A2.1



- 1x8 Paulownia Fascia, Painted
- Cedar Shakes, Stained
- 3/4" Drip Edge w/ 1x12 Trim Band, Painted
- 3/4" Applied Trim Joint Cover, Painted
- 1x12 Porch Rack, Painted
- 3/4" Applied Trim, Painted
- 1x6 Cap, Painted
- 6x6 P.T. Column, Painted
- Screened Porch

- Stucco Chimney
- Architectural Profile Asphalt Shingles, Match Existing
- 1x6 Paulownia Trim, Painted
- Hardie Lap Siding, 5" Reveal, Painted
- 4" Paulownia Corner Trim, Painted
- 1x4 Paulownia Casing and Apron w/ 3/4" Sill
- 3/4" Drip Edge w/ 1x12 Paulownia Trim Band

1 South Elevation
 Scale: 1/8"=1'-0"



2 North Elevation (Unchanged)
 Scale: 1/8"=1'-0"

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Drawings:
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A2.2