

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  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1409 Ashwood Avenue**  
**November 16, 2016**

**Application:** New construction - addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10513005900  
**Applicant:** Julie Warwick, Designer  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** An application to construct a rear addition to an historic house. The addition will be one and one-half story and will be shorter and narrower than the house, with an additional level in the basement gained by a drop in grade to the rear.

**Recommendation Summary:** Staff recommends approval of the proposed addition with the following conditions:

1. Staff shall approval of the windows, skylights, doors, garage doors, roof material and color, porch screen, and any other materials not yet identified; and
2. Staff shall approve the material of the driveway and location of HVAC unit prior to permitting.

Meeting those conditions, Staff finds that the proposal will meet the design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

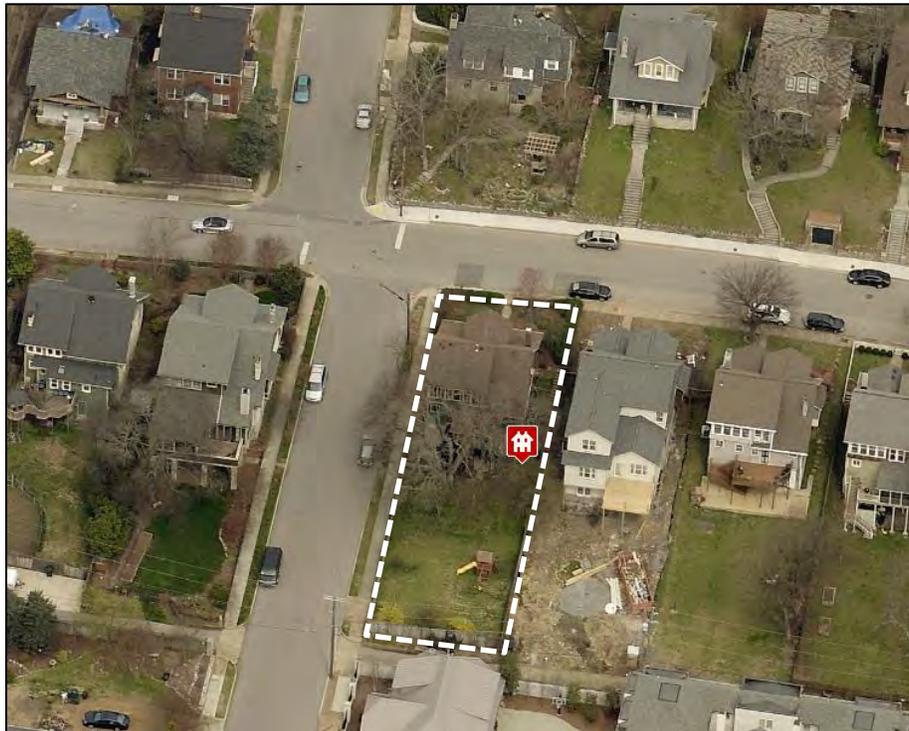
*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II. B. GUIDELINES

#### 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.*

*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.*

*When an addition needs to be wider:*

*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

#### *Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a*

*minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

#### *Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

#### *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).*

#### *Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main 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:** The building at 1409 Ashwood Avenue is a Craftsman house, constructed circa 1920. The house has an unusual salt-box roof that gives it a one and one-half story appearance from the front but a two-story appearance from the rear. Because of the building's architectural character and its age, it is considered to be contributing to the historic character of the neighborhood.



**Analysis and Findings:** The application is to construct a rear addition to the house. The addition will have a partial upperstory in a manner similar to that of the existing house, with an additional level in the basement gained by a drop in grade to the rear.

Height & Scale: The roof of the addition will tie into the existing roof six inches (6”) below the ridge, while a significant drop in grade to the rear allows it to gain an additional story without being taller than the historic house. The addition will have primary and second story levels matching the existing building’s, with matching eaves and foundation height linking the scale of the addition to the existing house. The new lower level will contain a garage which is appropriate in this location because it is in the basement and accessed from the rear by an existing curb cut.

The walls of the addition will be stepped in from the sides of the house by two feet (2’) on the left side and four feet (4’) on the right. The addition will extend back thirty-six feet (36’) to the rear, which is four fifths of the building’s current depth of forty-five feet (45’).

Staff finds that the scale of the addition will be subordinate because it is no taller, it is narrower and does not add more than the existing footprint area, and that the project therefore meets sections II.B.2.a and II.B.2.f of the design guidelines for additions.

Location & Removability: The addition will not negatively impact the historic house because the roof is shorter and the walls are sufficiently stepped in from the sides of the existing building. By tying in below the roof and stepping in from the sides, the addition will sit entirely within the “silhouette” of the house in such a way that the form of the original building will remain intact, even if the addition were to be removed later. Staff finds the addition to meet sections II.B.2.a and II.B.2.e of the design guidelines.

Design: The design of the addition will complement the existing house, matching the character of the existing house with compatible scale and roof form, and matching window styles with similar proportions and rhythm. Staff finds the proposed addition will meet sections II.B.2.a, II.B.2.d, and II.B.2.f of the design guidelines for design of additions.

Materials:

	<b>Proposed</b>	<b>Color/Texture/</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split faced	Yes	
<b>Cladding</b>	Cement fiberboard lap siding	Smooth faced, 5” exposure	Yes	
<b>Trim</b>	Cement	Smooth faced	Yes	

	Fiberboard			
<b>Roofing</b>	Asphalt shingles	Match existing	Yes	
<b>Side stair floor/steps</b>	Wood	Pressure treated or Painted	Yes	
<b>Rear Porch floor/steps</b>	Wood	Pressure treated or Painted	Yes	
<b>Rear Porch Posts</b>	Wood	Pressure treated or Painted	Yes	
<b>Rear Porch Screen</b>	Eze-Breeze Screen	Needs final approval	Unknown	X
<b>Rear Porch Roof</b>	Asphalt or metal	Needs final approval	Unknown	X
<b>Windows</b>	3/1, fixed, skylight	Needs final approval	Unknown	X
<b>Side/rear doors</b>	Not indicated	Needs final approval	Unknown	X
<b>Chimney</b>	Parged cement-fiber	Smooth, Natural color	Yes	
<b>Vehicular doors</b>	Not indicated	Needs final approval	Unknown	X
<b>Driveway/Walkways</b>	Not indicated	Needs final approval	Unknown	X
<b>Retaining wall</b>	Concrete Block	Split faced	Yes	

No changes to existing materials was noted on the plans. With MHZC Staff's approval of the windows, doors, roof color, and any other materials not yet identified, staff finds that the addition will meet section II.B.2.d and II.B.2.f of the design guidelines.

Roof form: The roof of the historic house is a side-oriented gable with a front gabled dormer and partial salt-box form, or a steeper pitch on the front slope than the rear. The primary roof of the addition will be a rear-oriented gable tying into the rear of the existing roof approximately six inches (6") below the ridge. The pitch of the new roof will be 3.5:12, nearly matching the 3:12 pitch of the existing rear slope of the roof. The rear porch will have a 3:12 pitched roof with either metal or asphalt single, and there will be a 4:12 pitched shed-roofed hood over a door on the right side of the basement for which no material information is given.

The plans indicate two intrusions in the new roof, a skylight on the right plane and a parged chimney on the left. Both of these intrusions are appropriate, however more information on the skylight is needed.

With the condition that the secondary roof materials and colors are approved and the skylight selection is approved, Staff finds that the project meets section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the front or side of the existing house were indicated on the plans. The majority of windows on the proposed addition are either square or vertically oriented and, typical of the proportions of windows on buildings historically. There will be a larger square picture window and a transom-style window on the left side, but because the addition steps in from the side of the house they will not be greatly visible. 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 of the design guidelines.

Appurtenances & Utilities: An existing wooden fence and gate will be retained, and a new driveway will be constructed to access the basement-level garage from the existing curb-cut. The material of the driveway is not known. The plans also indicate a two-foot (2') tall split-faced block retaining wall may be constructed at the edge of the driveway. These appurtenances will not impact the character of the lot because they are in the rear yard, and because the grade obscures them from the right-of way. No other 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.h.

**Recommendation:** Staff recommends approval of the proposed addition with the following conditions:

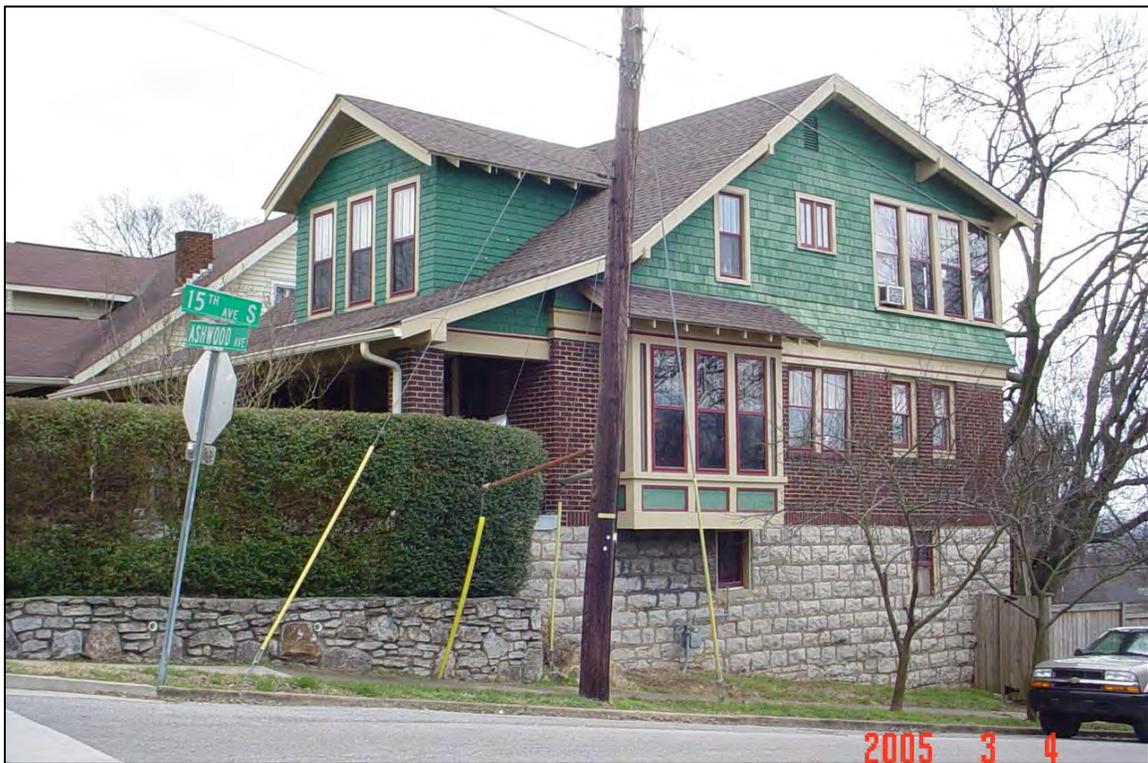
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*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*



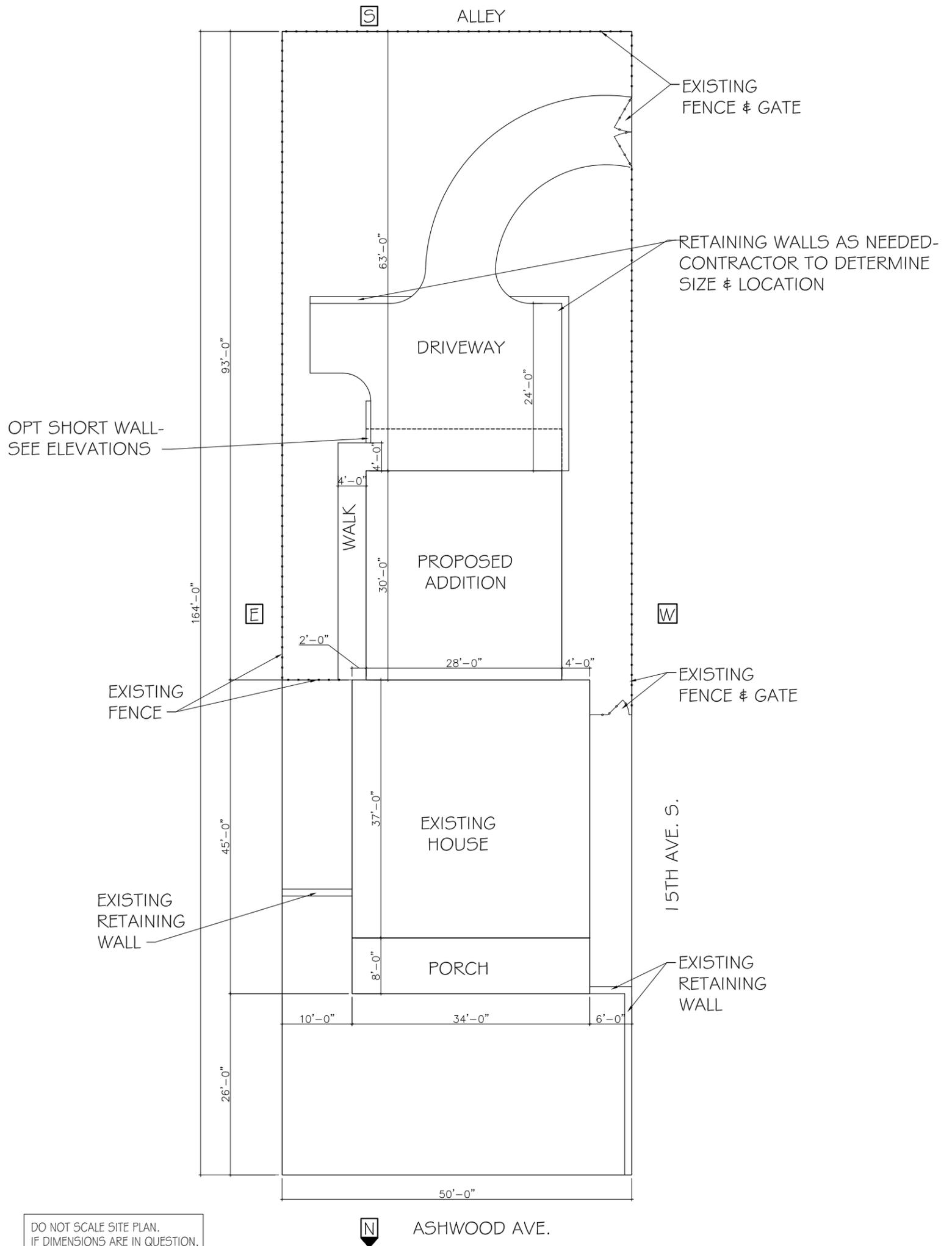
1409 Ashwood Avenue, front-left.



1409 Ashwood Avenue, front-right.



1409 Ashwood Avenue, rear-right viewed from 15<sup>th</sup> Avenue South.



DO NOT SCALE SITE PLAN.  
IF DIMENSIONS ARE IN QUESTION,  
CONSULT WITH LAND ENGINEER  
OR OWNER.

PAPER SIZE: 11x17  
DATE ISSUED: 11.01.16

PRELIMINARY-NOT FOR CONSTRUCTION

# METRO HISTORIC ZONING COMMISSION GENERAL NOTES

CALL 862-7970 IF QUESTIONS

1. STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ATTACHED SCALED SITE PLAN AND ELEVATIONS. ANY DEVIATION FROM THE APPROVED PLANS COULD RESULT IN CHANGES BEING REVERSED.
2. ALL MEASUREMENTS AND RELATIONSHIPS OF EXISTING CONDITIONS AND NEW CONSTRUCTION SHALL BE FIELD CHECKED FOR ACCURACY WITH APPROVED PLANS AT THE RESPONSIBILITY OF THE APPLICANT. INACCURACIES OR DIFFERENCES SHOULD BE REPORTED TO MHZC STAFF PRIOR TO CONTINUING.
3. EXTERIOR FINISH MATERIALS SHALL BE TRIM GRADE (SMOOTH AND SQUARE). STUD WALL LUMBER OR EMBOSSED WOOD GRAIN IS NOT APPROPRIATE.
4. WINDOWS SHALL BE SINGLE-LIGHT OR FULLY SIMULATED, DIVIDED LIGHT SASHES. MUNTINS ARE TO BE FACTORY INSTALLED WITH AN EXTERIOR MUNTIN, INTERIOR MUNTIN AND A SPACER BAR WITHIN THE DOUBLE PANED-GLASS. SNAP-IN OR BETWEEN THE GLASS MUNTINS ARE NEVER APPROPRIATE. DOUBLE AND TRIPLE WINDOWS SHALL HAVE 4" TO 6" MULLIONS BETWEEN.
5. FOUR (4) INCH (NOMINAL) WOOD CASINGS ARE REQUIRED AROUND DOORS, WINDOWS AND VENTS WITHIN CLAPBOARD WALLS. WINDOWS ON CLAPBOARD STRUCTURES SHALL NOT HAVE BRICK-MOLD.
6. HVAC/MECHANICAL/UTILITY VENTS, PIPES, LINES, AND ALL ASSOCIATED COMPONENTS, CONDENSERS OR BOXES SHALL BE LOCATED BEHIND THE MIDPOINT OF THE STRUCTURE ON A NON-STREET FACADE.
7. SIDING AND TRIM SHALL BE SMOOTH-FACED, CEMENT-FIBERBOARD (E.G.: HARDEPLANK). SIDING EXPOSURE SHALL HAVE A MAXIMUM REVEAL OF FIVE (5) INCHES.
8. FOUR INCH (NOMINAL) WOOD CORNER-BOARDS ARE REQUIRED AT THE FACE OF EACH EXPOSED CORNER.

## GENERAL NOTES:

DRAWING SET FOR DESIGN INTENT ONLY. FOR STRUCTURAL & MEP REQUIREMENTS, CONTRACTOR TO CONSULT W/ SUCH LICENSED ENGINEERS.

DO NOT SCALE DRAWINGS.

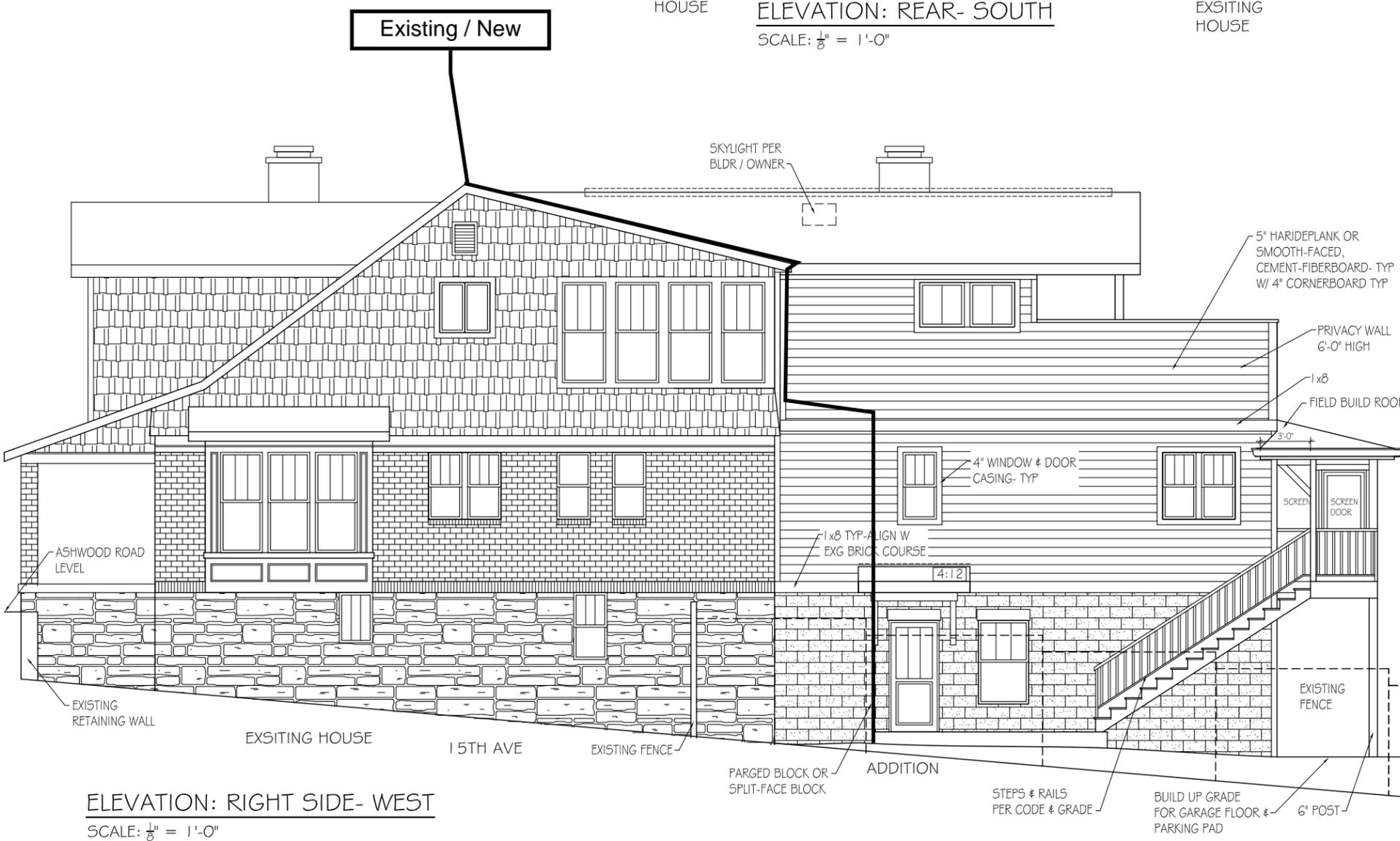
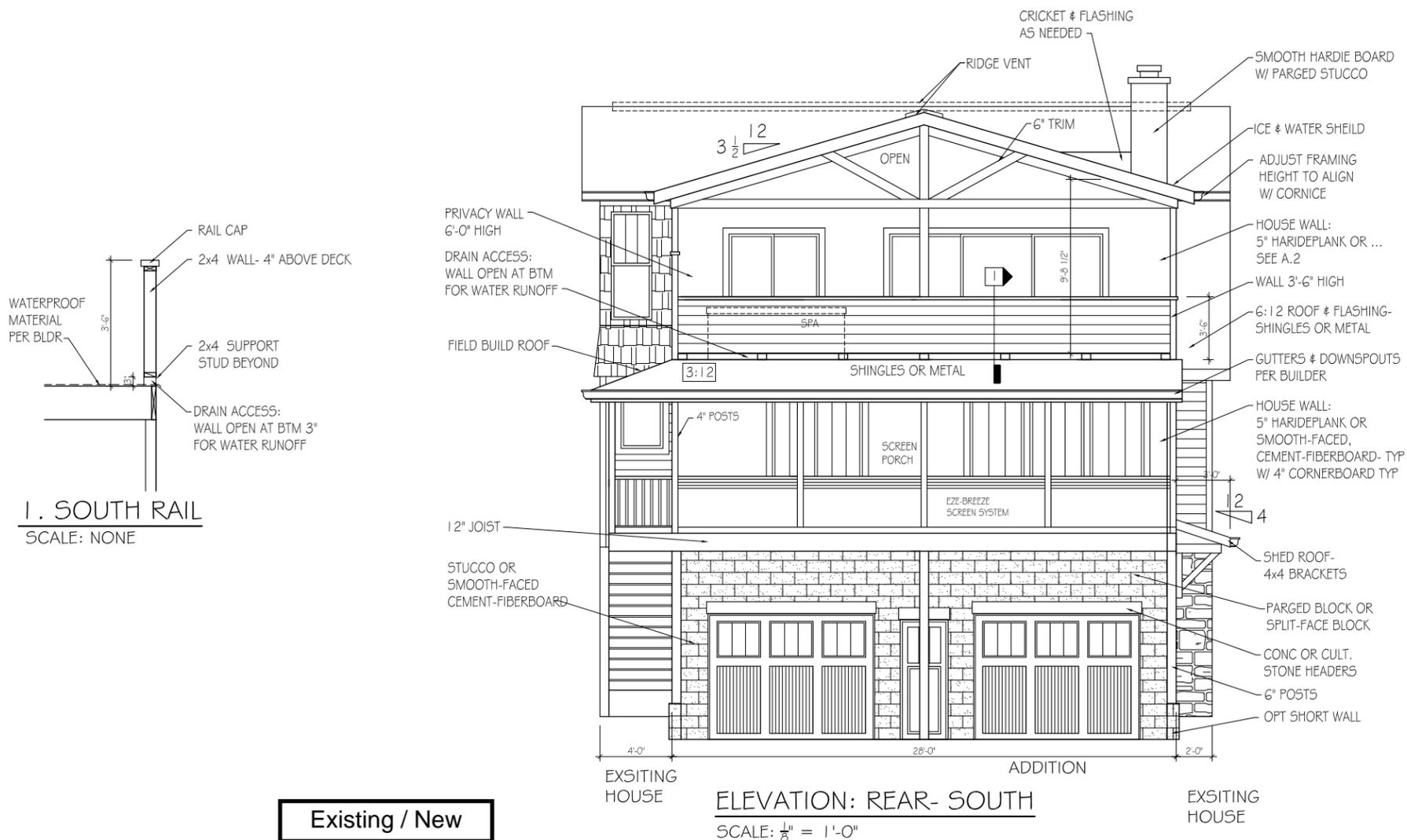
LUMBER OR STRUCTURAL ENGINEER TO DETERMINE ALL LOADBEARING. ENG TO CONTACT DESIGNER FOR CHANGES AS NEEDED.

MEASUREMENTS TAKEN AND PLAN DRAWN TO THE BEST OF DESIGNER'S KNOWLEDGE & ABILITY.

THIS HOUSE CONTAINS PRIOR RENOVATIONS WHICH MAY OR MAY NOT HAVE BEEN PROFESSIONALLY DONE. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS INCLUDING RELATED FIRST FLOOR FRAMING & FIELD ADJUST FOR VARIABLES.

## ELEVATION NOTES

1. SHINGLE ROOF UNLESS NOTED OTHERWISE
2. 12" OVERHANGS UNLESS NOTED OTHERWISE
3. GUTTERS & DOWNSPOUTS PER BUILDER



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 Julie Warwick, Designer  
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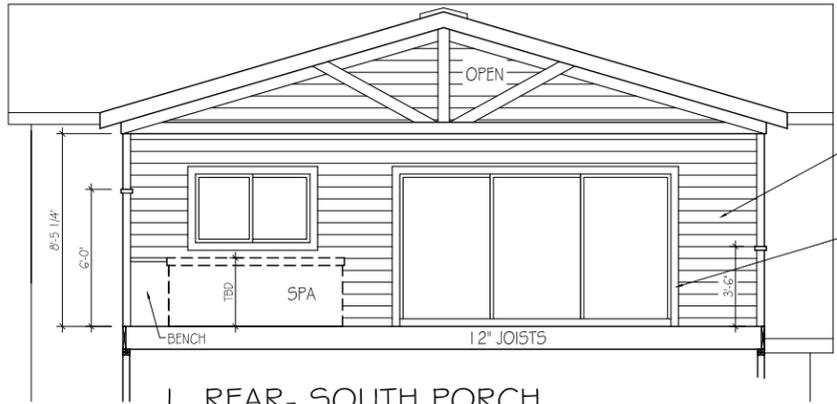
DAVID DRAKE ADDITION  
 1409 Ashwood Ave.  
 Nashville, TN 37212  
 Belmont-Hillsboro Historic Overlay

DATE ISSUED: 11.01.16  
 REVISIONS:

PAPER SIZE: 11x17

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

A.01



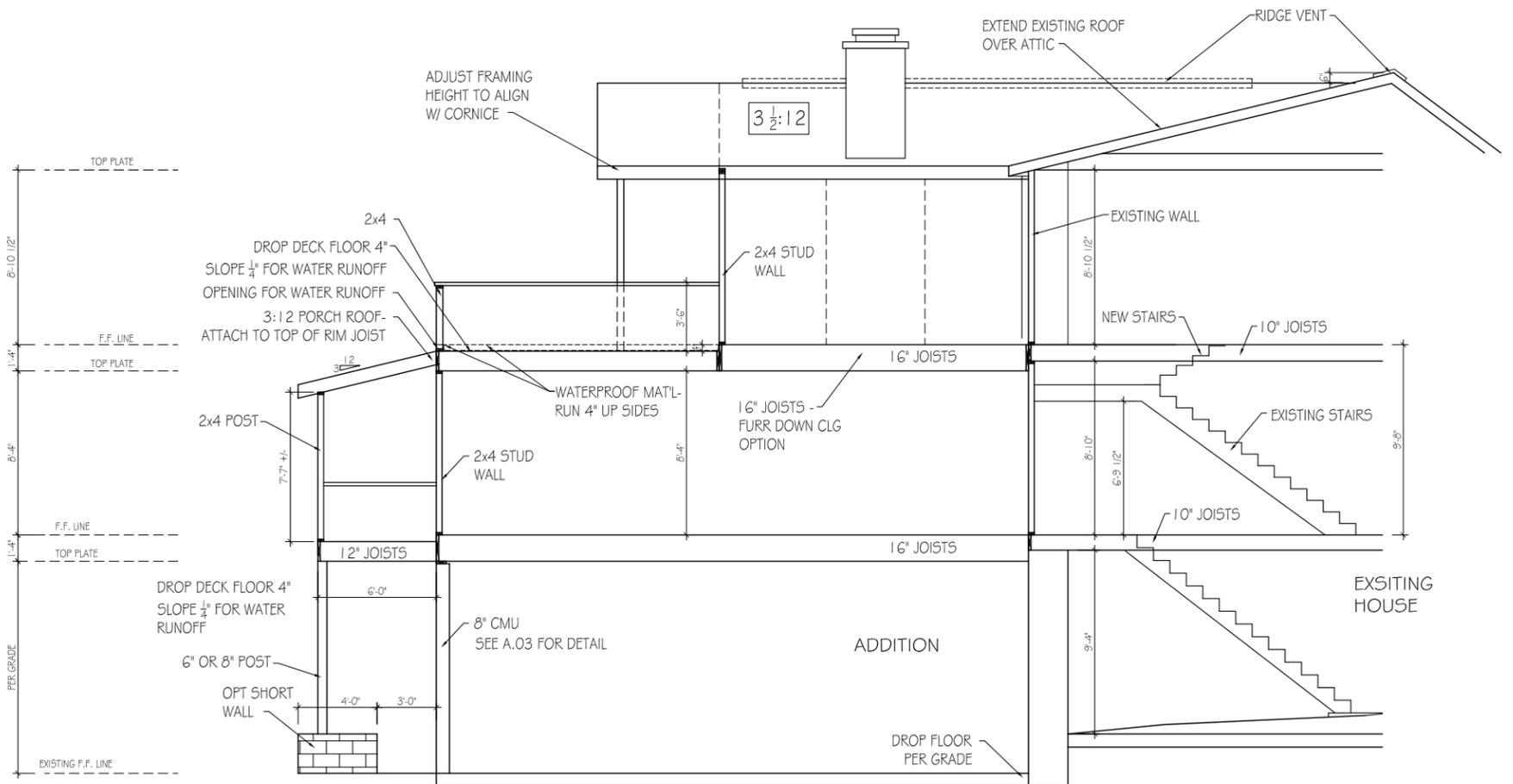
1. REAR- SOUTH PORCH

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



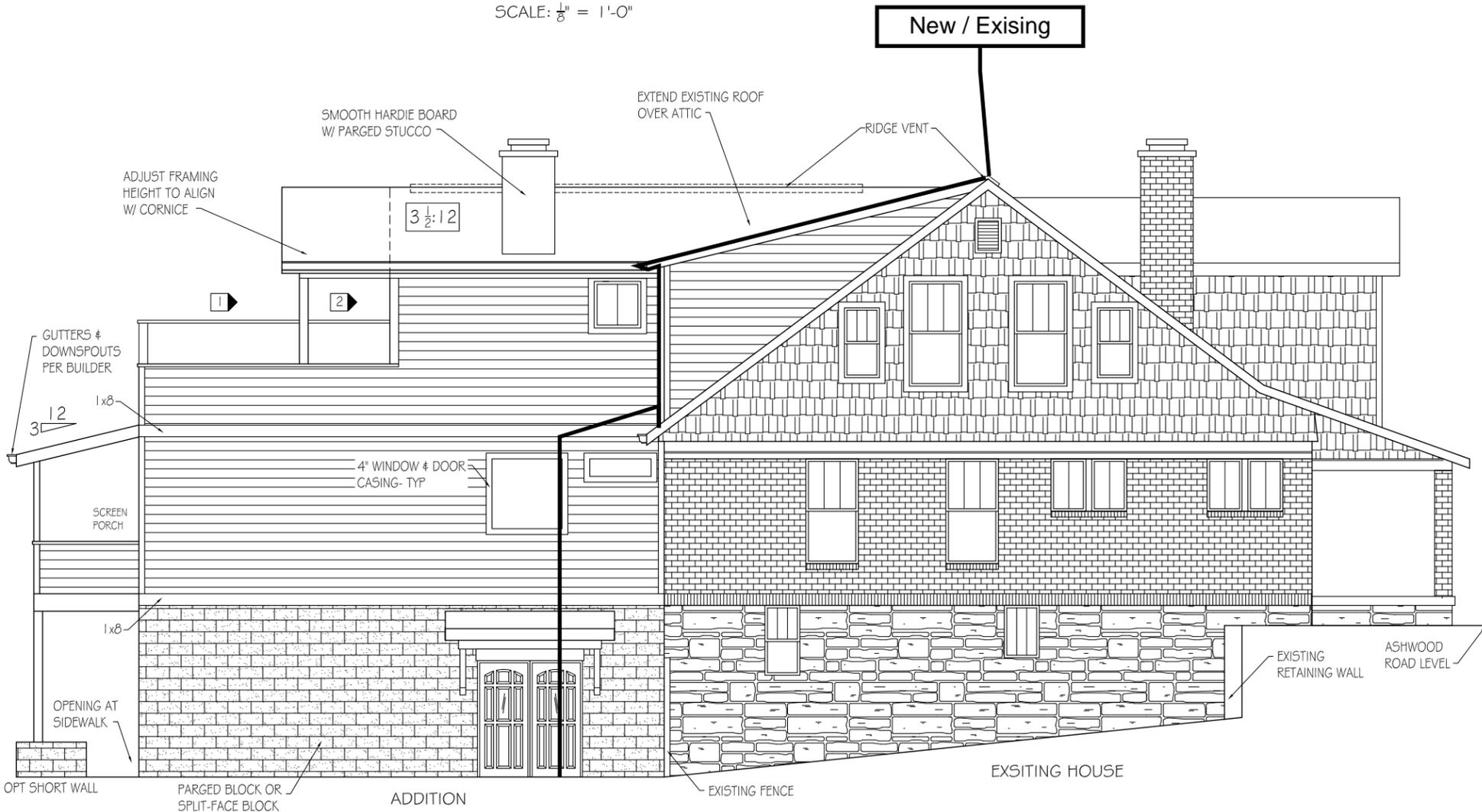
2. REAR- SOUTH HOUSE WALL

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



SECTION: LEFT SIDE- EAST

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



ELEVATION: LEFT SIDE- EAST

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

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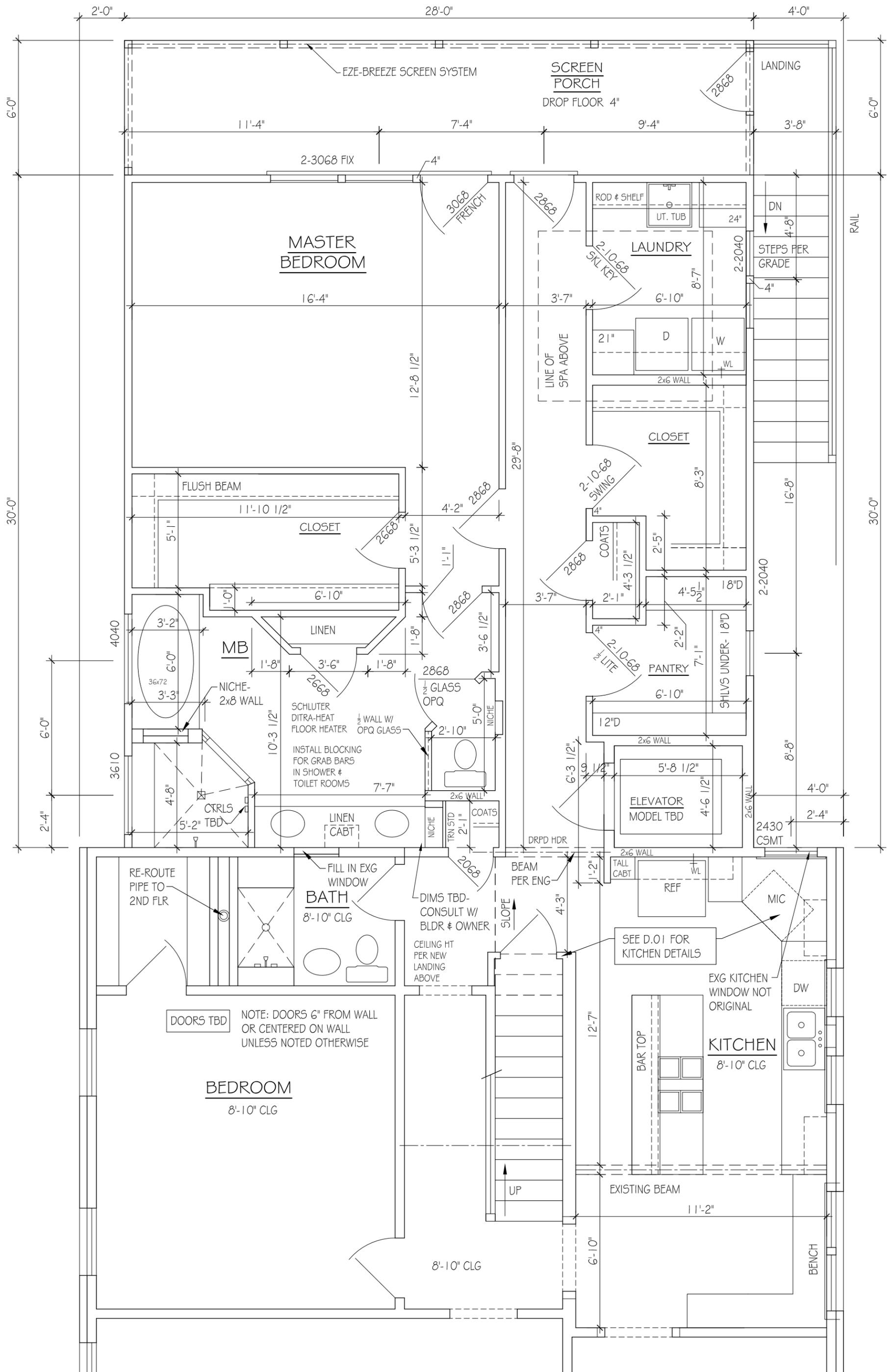
PAPER SIZE: 11x17

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

A.02





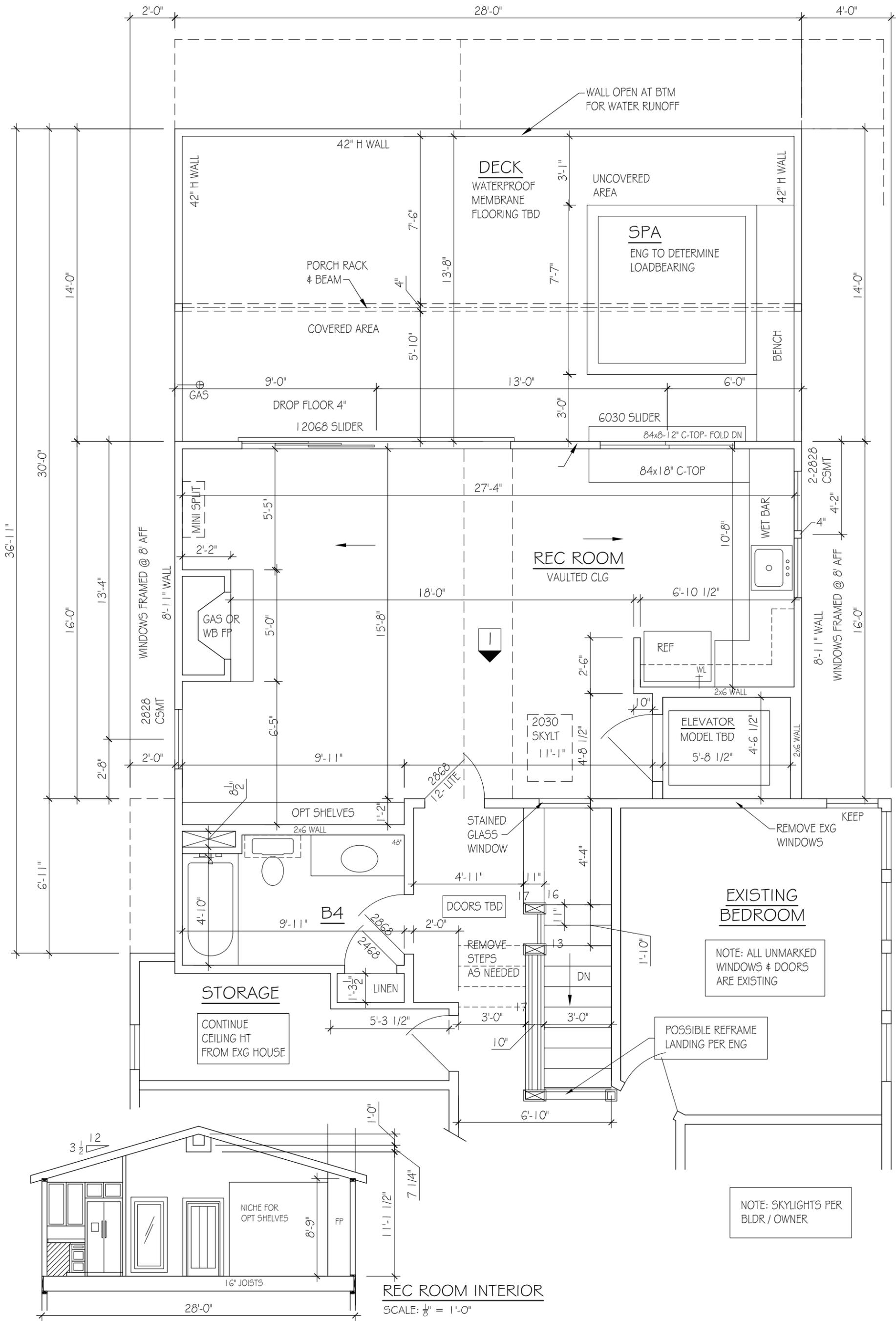


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FIRST FLOOR PLAN A.05  
 SCALE: 1/4" = 1'-0"



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SECOND FLOOR  
 DECK PLAN  
 SCALE: 1/4" = 1'-0"

A.06

