

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

1206 Ferguson Ave

February 15, 2017

Application: New construction-Violation

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10415042900

Applicant: Jamie Pfeffer, Pfeffer Torode Architecture, PLLC

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

Description of Project: An addition that would include a two-foot (2') ridge-raise was approved for a historic house at 1206 Ferguson Avenue. The applicant seeks after-the-fact approval to retain and complete a ridge-raise addition that has been constructed one foot (1') taller than it was approved.

Recommendation Summary: Staff recommends disapproval of the proposed three foot (3') ridge-raise addition to 1206 Ferguson Avenue.

Disapproval will not mean that the applicant cannot continue with approved plans but will mean that work done that does not meet the 2016 permit will need to be removed.

Attachments

A: Photographs

B: Site Plan

D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B.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 house at 1206 Ferguson Avenue was built circa 1940 and contributes to the character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (See Figure 1).



An addition that included a partial one foot (1') ridge-raise and rear addition to the building were approved by the MHZC in December of 2015. A revision that reduced the depth of the addition but increased the ridge-raise to two feet (2') was approved administratively in February 2016. Upon inspection, it was discovered that the ridge-raise has been constructed one foot (1') taller than it was approved.

Analysis and Findings: The applicant seeks after-the-fact approval to retain and complete the three foot (3') ridge-raise addition as it has been constructed.

Height: Section II.B.2.a of the guidelines allows ridge-raise additions to increase the height of a roof by up to two feet (2'). Ridge-raises are a common type of addition for side-gabled houses where the front slope of a roof is extended up and to the rear, increasing the height of the building and allowing for a taller upperstory ceiling. In many circumstances an addition that raises the ridge height up to two feet (2') may be approved administratively. However, the 2015 request was for a ridge raise on a cross-gabled home, that was never approved prior or since. This particular request was approved because the proposal was for just one-foot (1') of additional height and the ridge raise would not continue across the width of the house. A ridge-raise of more than two feet (2') has never been approved for an historic house. As it has been constructed, the ridge-raise is three feet (3') above the original ridge height, or two-feet (2') taller than what was originally approved for this particular form. In addition, the raised portion no longer sits in eight feet (8') from the outside edge, as originally approved.

Staff does not find a ridge-raise greater than two feet (2') would be appropriate for this particular house form nor is it consistent with similar additions that have been approved by the Commission previously.

Recommendation: Staff recommends disapproval of the proposed three foot (3') ridge-raise addition to 1206 Ferguson Avenue.

Disapproval will not mean that the applicant cannot continue with approved plans but will mean that work done that does not meet the 2016 permit will need to be removed.



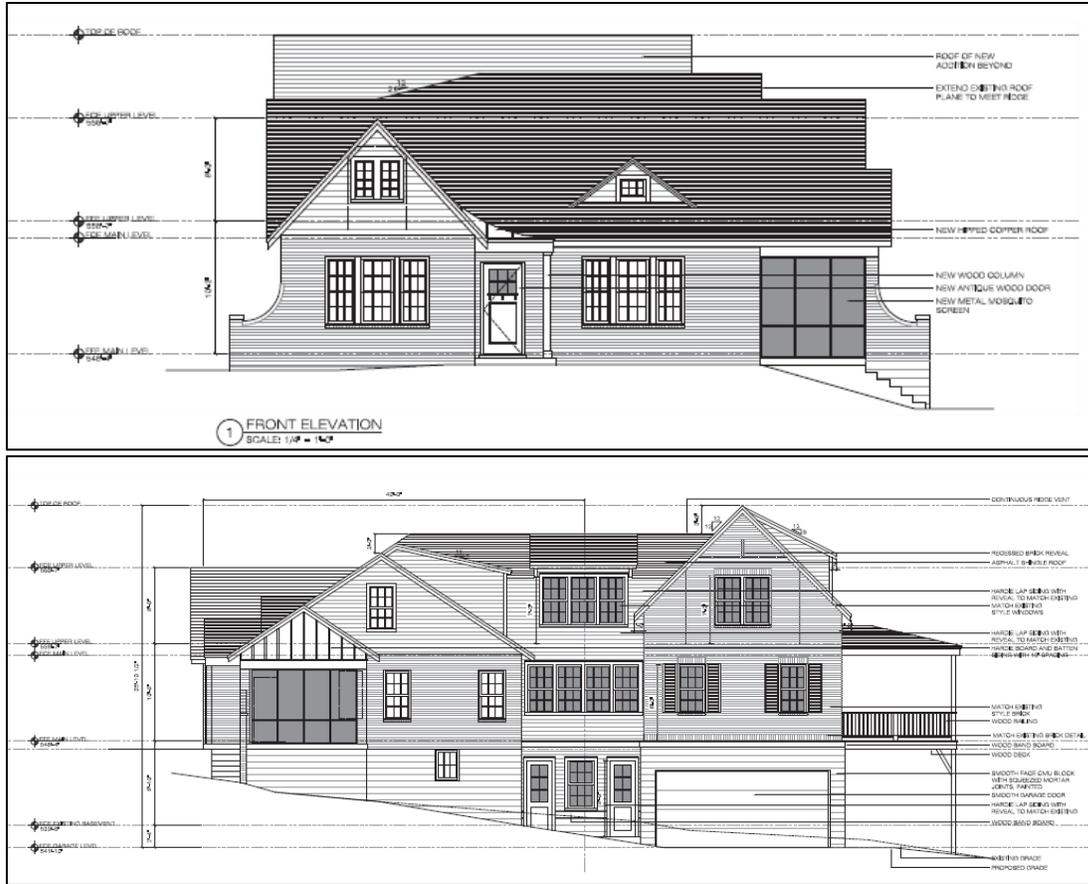
1209 Ferguson Avenue, front-left prior to addition.



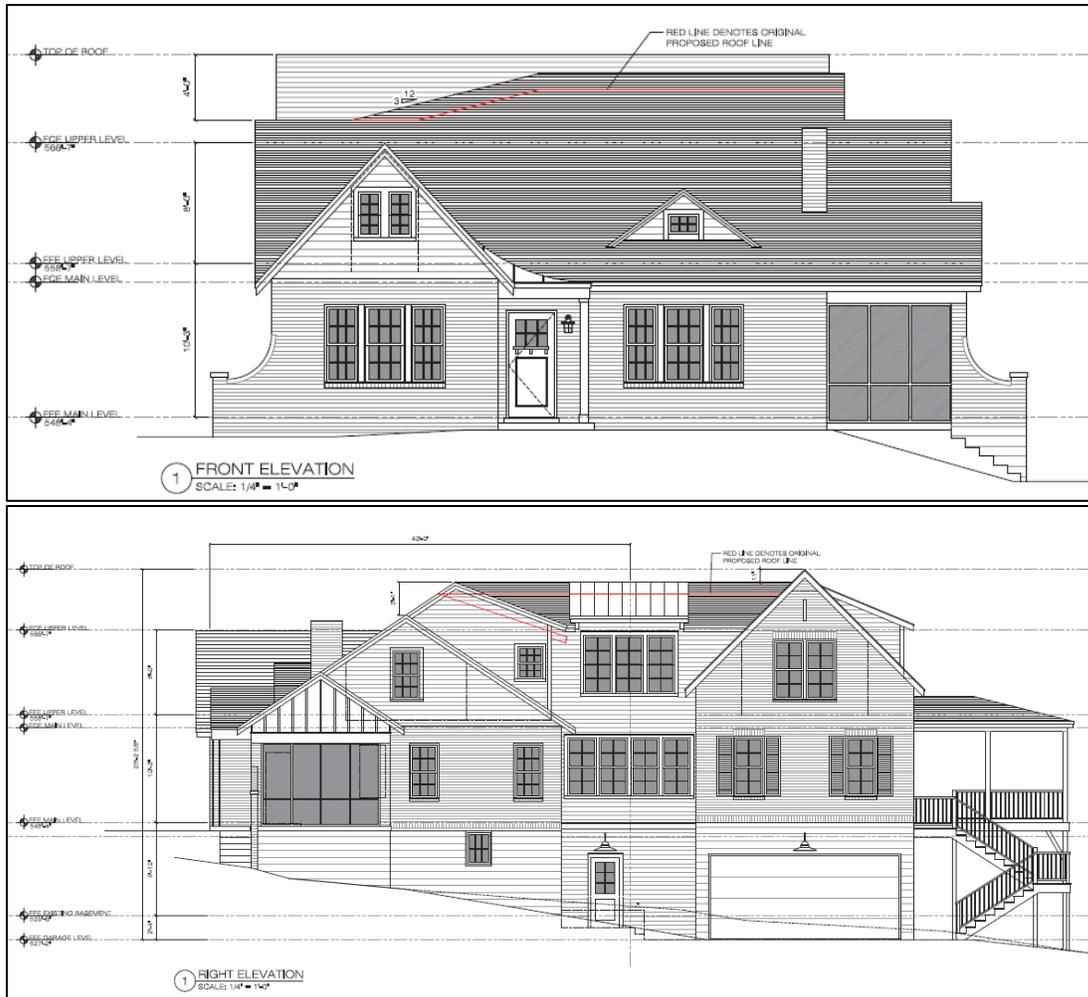
1209 Ferguson Avenue, current photo.



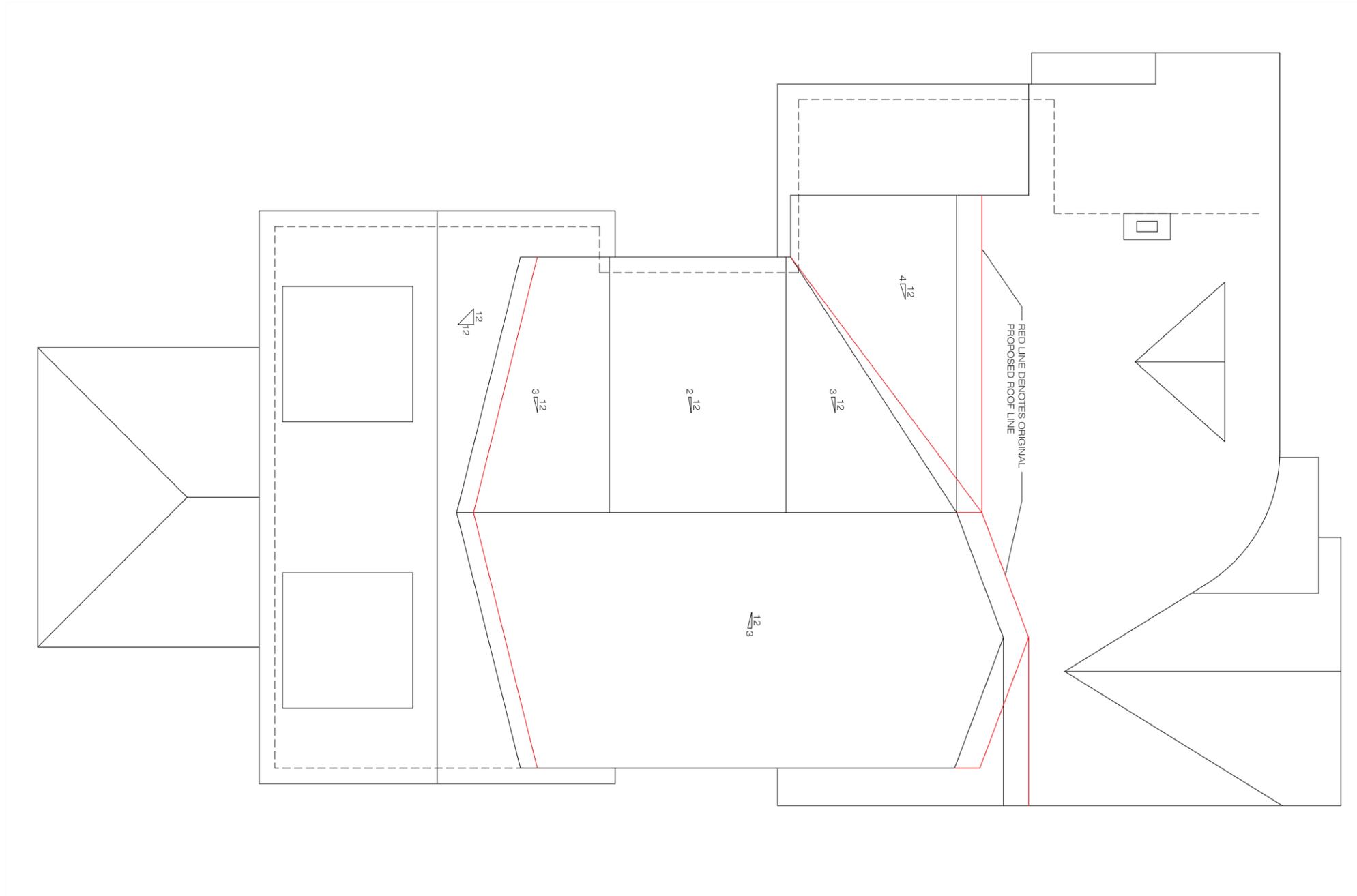
Front and right elevation of addition approved by MHZC in December, 2015, with one foot (1') ridge raise. Addition rises four feet (4') taller behind.



Front and right elevation of revisions approved by Staff in February, 2016, with two foot (2') ridge raise. The depth of the addition is reduced, but still rises four feet (4') taller behind.



Front and right elevation of revisions of addition as it has been constructed with a three foot (3') ridge raise.



1 ROOF PLAN
SCALE 1/8" = 1'-0"

SHEET:
ROOF PLAN

30 JANUARY 2017

PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

ARCHITECT:



Pfeiffer Torode Architecture
921 B Woodland Street, Nashville, TN 37206
www.pfeffertorode.com 615 667 0808

A1.4



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



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

SHEET:
FRONT AND REAR
ELEVATIONS

30 JANUARY 2017

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A2.1



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

ARCHITECT:
pta
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PROJECT:
 1206 FERGUSON AVENUE
 NASHVILLE, TN 37212

SHEET:
 RIGHT ELEVATION

30 JANUARY 2017

A2.2



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

ARCHITECT:

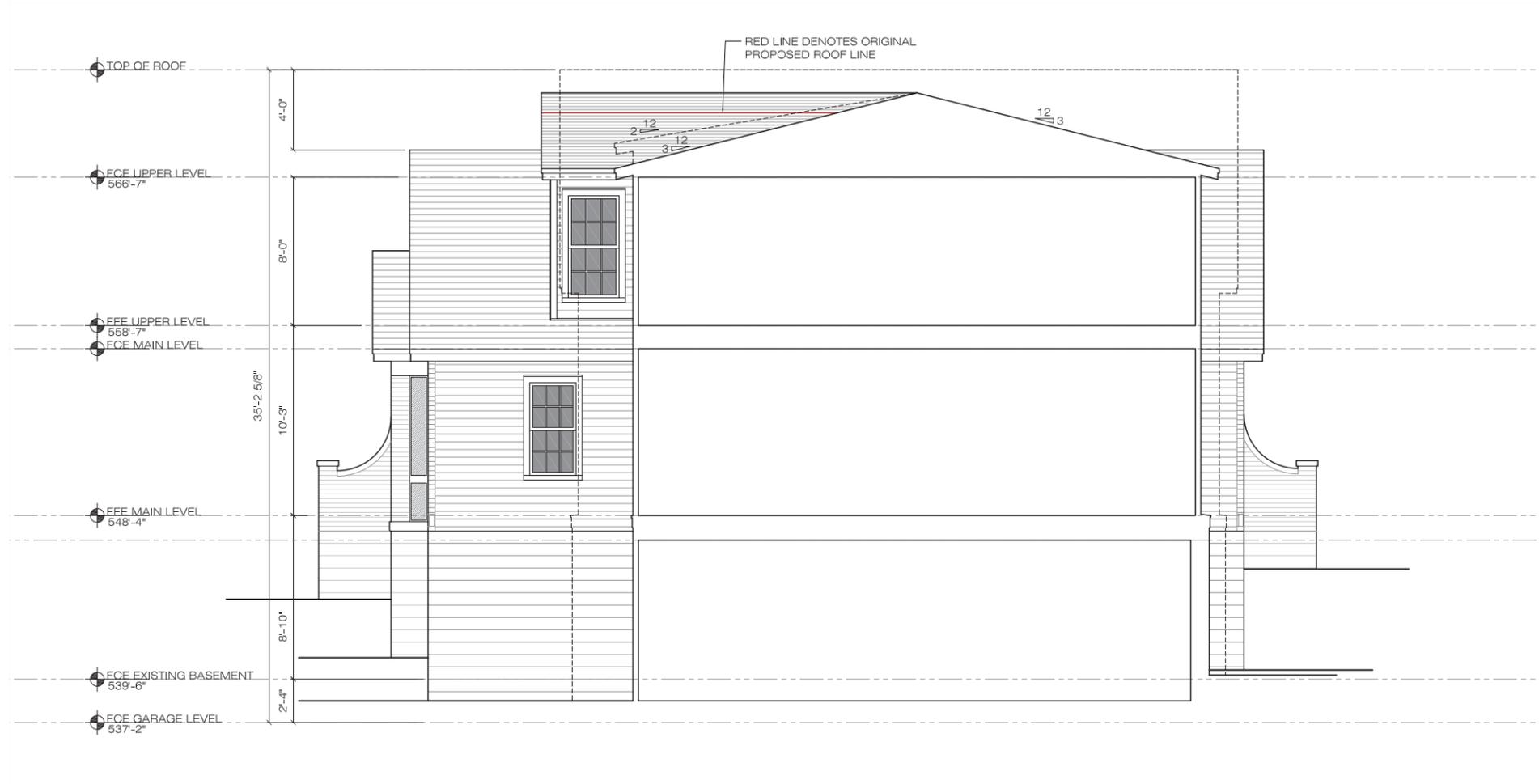
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 NASHVILLE, TN 37212

SHEET:
 LEFT ELEVATION

30 JANUARY 2017

A2.3



1 HIDDEN REAR ELEVATION
SCALE 1/8" = 1'-0"

SHEET:
HIDDEN REAR
ELEVATION

30 JANUARY 2017

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ARCHITECT:



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A2.4