

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1513 Elmwood Avenue
January 17, 2018

Application: New construction-addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416038600
Applicant: Brittney Mount, Allard Ward Architects
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

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| <p>Description of Project: Application to add a rear addition and deck to a contributing building.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition, with the condition that Staff have final approval of roofing color, windows and doors. With this condition, Staff finds that the project meets Sections II.B.1 and II.B.2 of the Belmont-Hillsboro Neighborhood Zoning Overlay design guidelines.</p> | <p>Attachments A: Photographs B: Site Plan C: Elevations</p> |
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Applicable Design Guidelines:

II. 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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

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.

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.

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.*

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.

III. DEMOLITION

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1513 Elmwood Avenue was built circa 1925 and is a contributing building to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 1: 1513 Elmwood Avenue

Analysis and Findings:

The applicant proposes a rear addition of six hundred and twenty-five square feet (625 sq. ft.) that is two feet (2') taller than the ridge of the existing house.

Partial Demolition: An existing rear deck and the majority of the rear wall will be removed. Two upper-level side window openings will be resized.



Figure 2: 1513 Elmwood, right side. Existing dormer is minimally visible.

Removal of the rear wall is typical of rear additions and appropriate because the rear corners will be retained, the rear wall is not historic, and it is not a character defining feature. The rear dormer windows are likewise not a character-defining feature, they are not historic, and have minimal visibility so their removal and replacement meets the guidelines for demolition.

The proposed partial demolition is not detrimental to the integrity of the historic house or the district and meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale, Roof Form: The proposed addition is two stories with an uncovered deck at the rear. The additional footprint is approximately six hundred and twenty-five square feet (625 sq. ft.) with a one hundred and ninety square foot (190 sq. ft.) deck. The existing footprint of the house is approximately one thousand three hundred and sixty-five square feet (1,365 sq. ft.). The footprint of the addition is less than the footprint of the existing house, and the new construction is located at the rear of the historic house, in accordance with the design guidelines. The addition adds approximately twenty feet (20') to the existing depth of the house, which is fifty-two feet (52') deep.

The addition has a side-gabled roof form, with a maximum ridge height that is two feet (2') taller than the ridge of the historic house, as would have been permitted by the design guidelines with a ridge raise. Although this addition does not incorporate a ridge raise, staff finds it to be more appropriate because there is less change to the historic form of the structure and pushes the additional height further back. The change in grade on this lot allows for a full two story rear addition onto the one and a half story house. The maximum height will be at a distance of approximately sixty feet (60') from the front of

the house, and will be minimally visible. Staff finds that the two foot (2') increase in height is compatible in this case.

Staff finds that project is appropriate with regard to height, scale and roof form, and meets Sections II.B.1.a and b as well as II.B.2.f of the guidelines.

Design, Location & Removability: The addition is located at the rear of the historic house, in accordance with the design guidelines. It is inset two feet (2') from the rear corners of the house, which meets the design guidelines for an addition. The addition could be removed in the future without damaging the historic integrity of the property as viewed from the street. The design is differentiated from the house with insets and materials, and does not affect any of the character-defining features on the front or sides of the home. Staff finds that the proposed addition meets Section II.B.2.a and II.B.2.d of the design guidelines.

Setback: The addition will have setbacks of approximately eight feet (8') on the east side and approximately eleven feet (11') on the west side. The rear wall of the addition will be approximately seventy-eight feet (78') 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.1.c for setbacks.

Materials:

| | Proposed | Color/Texture/ Make/Manufacturer | Approved Previously or Typical of Neighborhood | Requires Additional Review |
|---------------------------|------------------------|---|---|---|
| Foundation | Split-faced block | Not indicated | Yes | No |
| Cladding | Cement board siding | Smooth-faced | Yes | No |
| Secondary cladding | Wood panels | n/a | Yes | No |
| Roofing | Architectural Shingles | Not indicated | Yes | Yes |
| Secondary roofing | EPDM roofing | n/a | Yes | No |
| Trim | Wood | n/a | Yes | No |
| Brackets | Wood | n/a | Yes | No |
| Chimney | Stucco | n/a | Yes | No |
| Windows | Aluminum-clad | Needs final approval | Yes | Yes |
| Doors | Not indicated | Needs final approval | n/a | Yes |

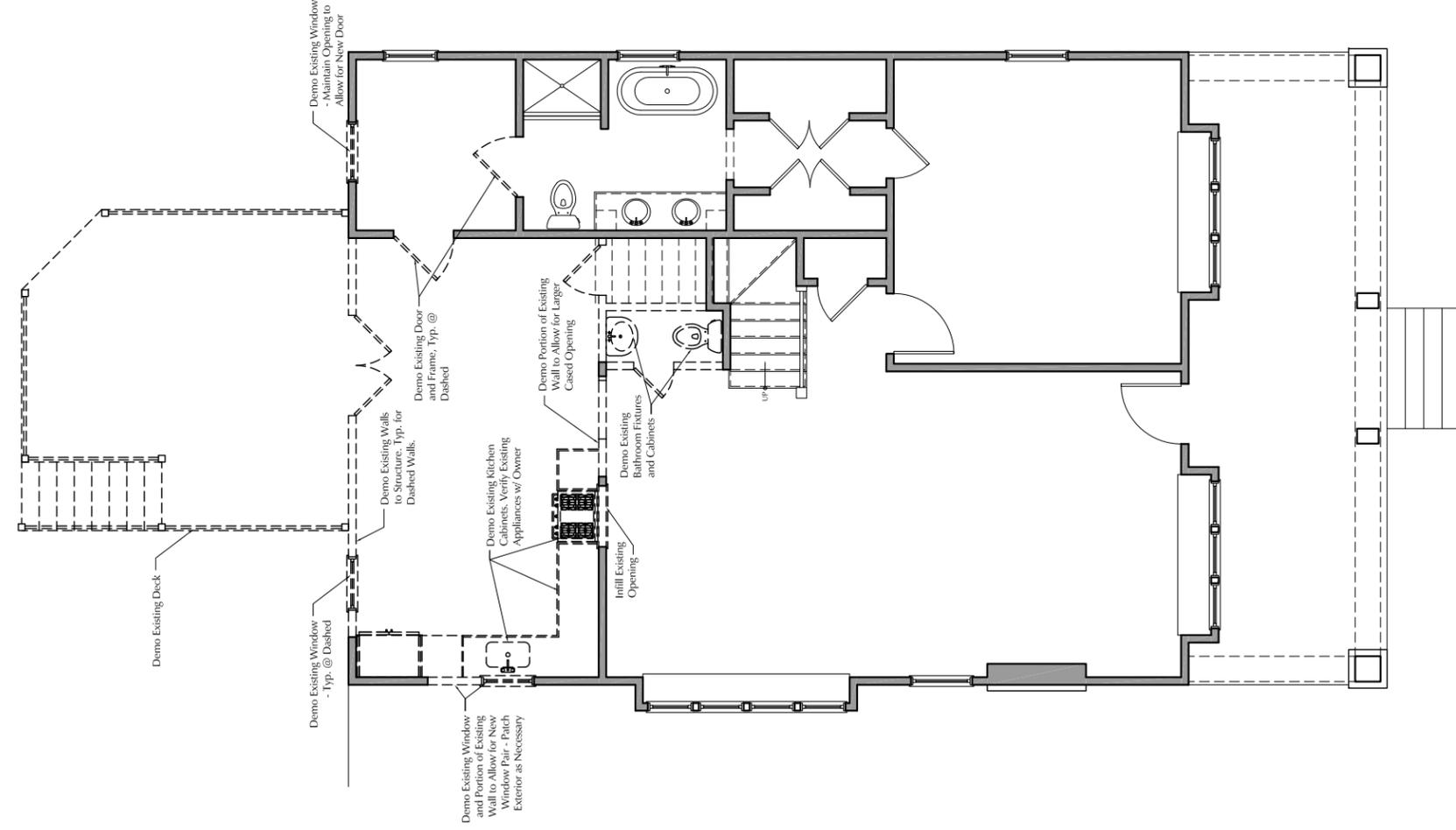
The addition will have fiber-cement lap siding, with a five inch (5”) reveal, matching the existing siding. The dormer connection will be sided with wood paneling. Staff recommends having final review of the windows, doors, and roofing color.

With these conditions, regarding the final approval on materials, staff finds that the proposed materials are consistent with the design guidelines and the project meets II.B.1.d and II.B.2.f.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportion of openings. There are no large expanses of wall space without an opening. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

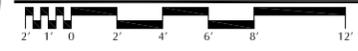
Appurtenances & Utilities: The proposed scope of work does not indicate any changes to the site’s appurtenances or utilities.

Recommendation Summary: Staff recommends approval of the proposed addition, with the condition that Staff have final approval of roofing, windows and doors. With this condition, Staff finds that the project meets Sections II.B.1 and II.B.2 of the Belmont-Hillsboro Neighborhood Zoning Overlay design guidelines.



1

First Floor Demolition Plan



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

Drawings:
First Floor Demolition Plan
Date:
12.29.17

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D1.0

A Renovation and Addition for the: **Alexiou-Swearingen Residence**

1513 Elmwood Avenue
Nashville, Tennessee 37212

MHZC PRESERVATION PERMIT APPLICATION

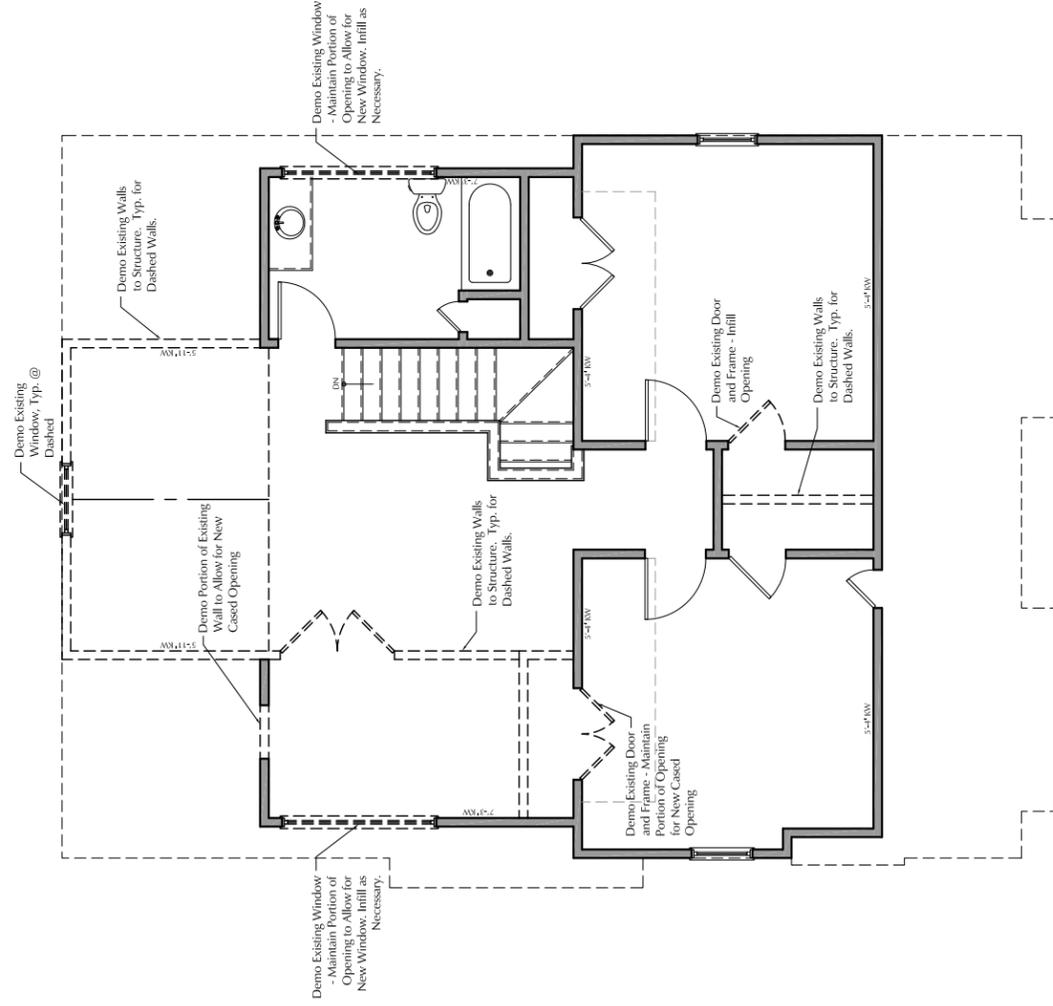


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Second Floor Demolition Plan



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



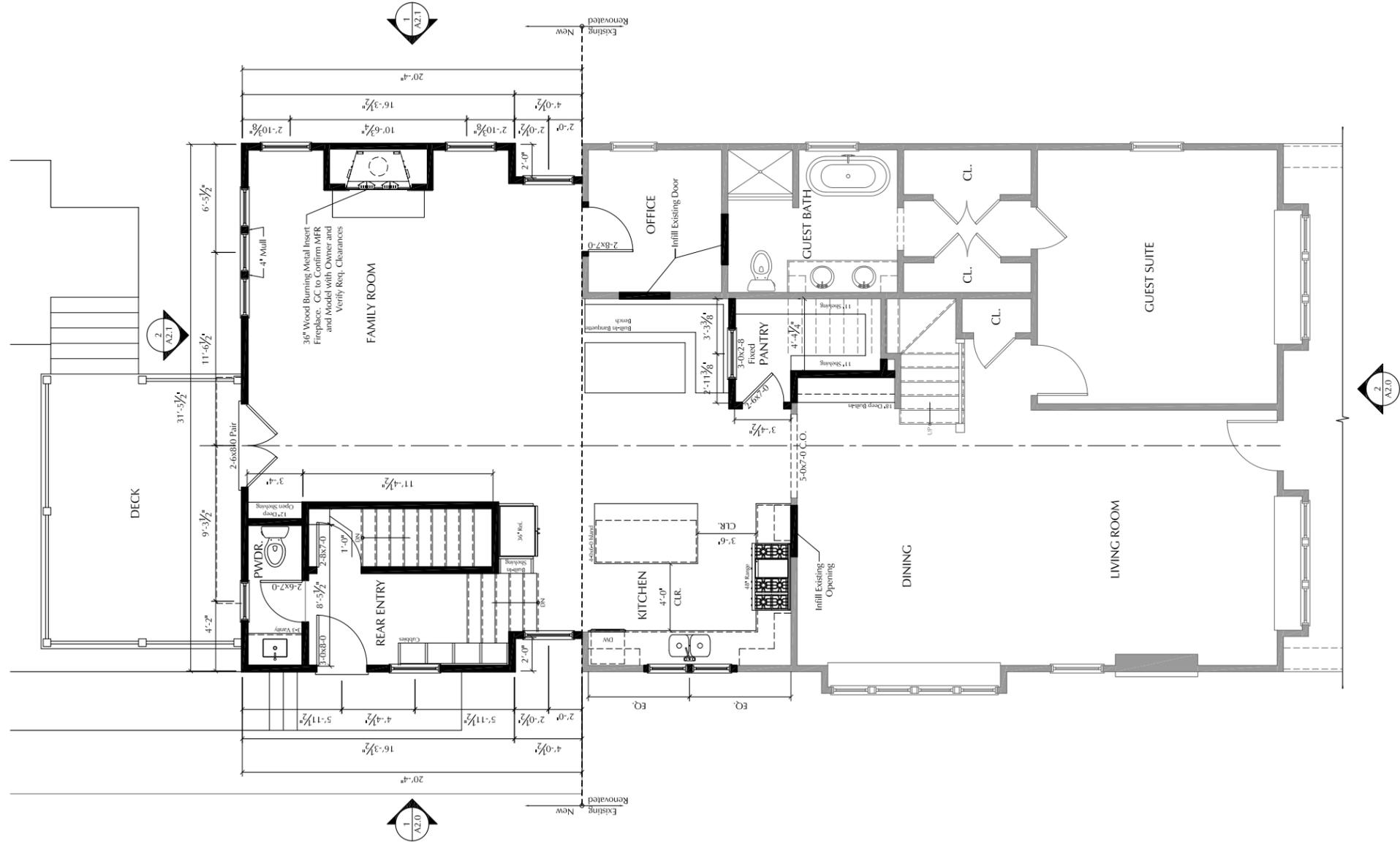
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Drawings:
 Second Floor Demolition
 Plan
 Date:
 12.29.17

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1

First Floor Plan



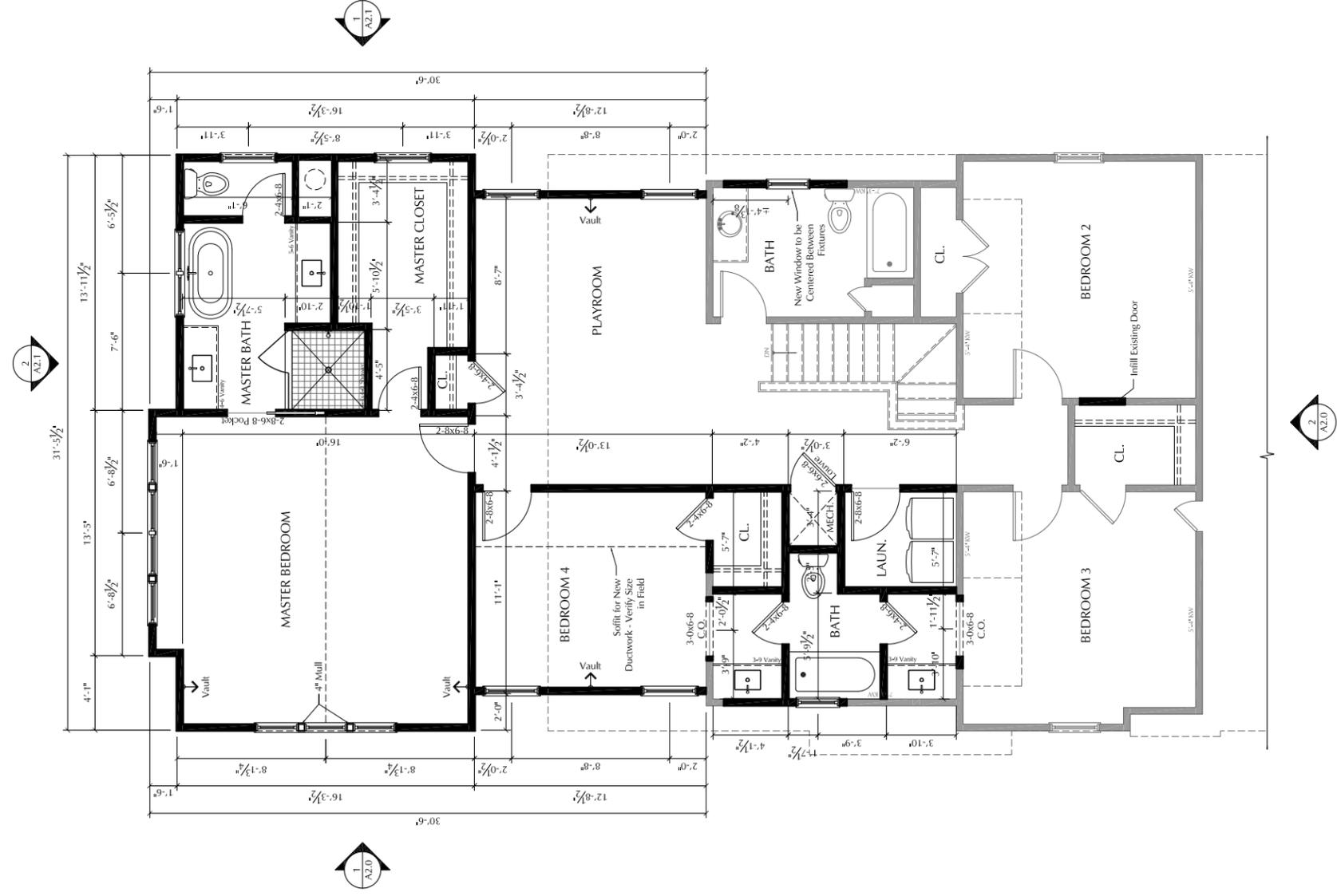
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Drawings:
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1

Second Floor Plan



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

Drawings:
Second Floor Plan
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12.29.17

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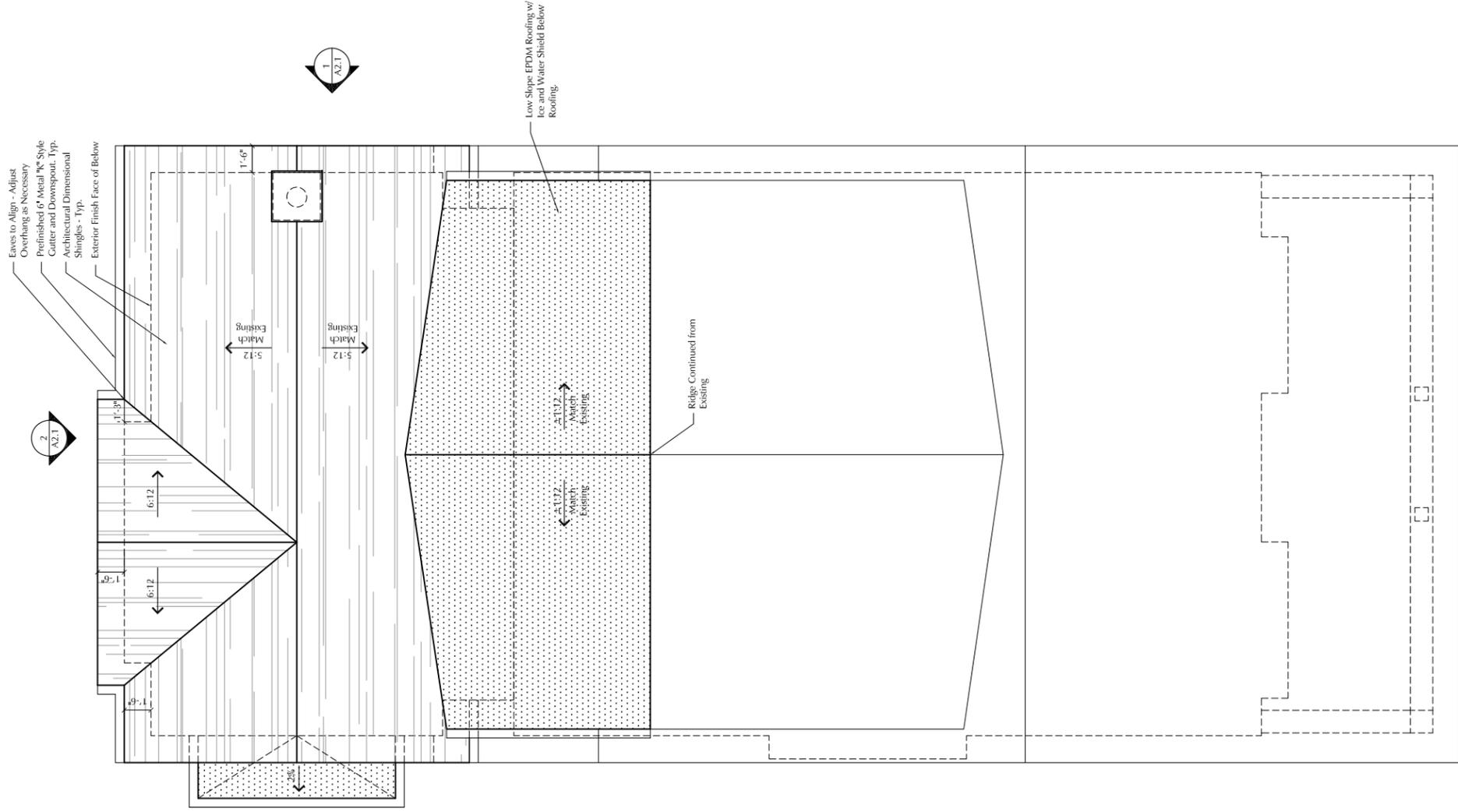


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Roof Plan



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



Eaves to Align - Adjust Overhang as Necessary
 Prefinished 6" Metal "C" Style Gutter and Downspout, Typ. Architectural Dimensional Shingles - Typ.
 Exterior Finish Face of Below

Low Slope EPDM Roofing w/ Ice and Water Shield Below Roofing

Ridge Continued from Existing

Drawings:
 Roof Plan
 Date:
 12.29.17

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A1.2

A Renovation and Addition for the:
Alexiou-Swearingen Residence

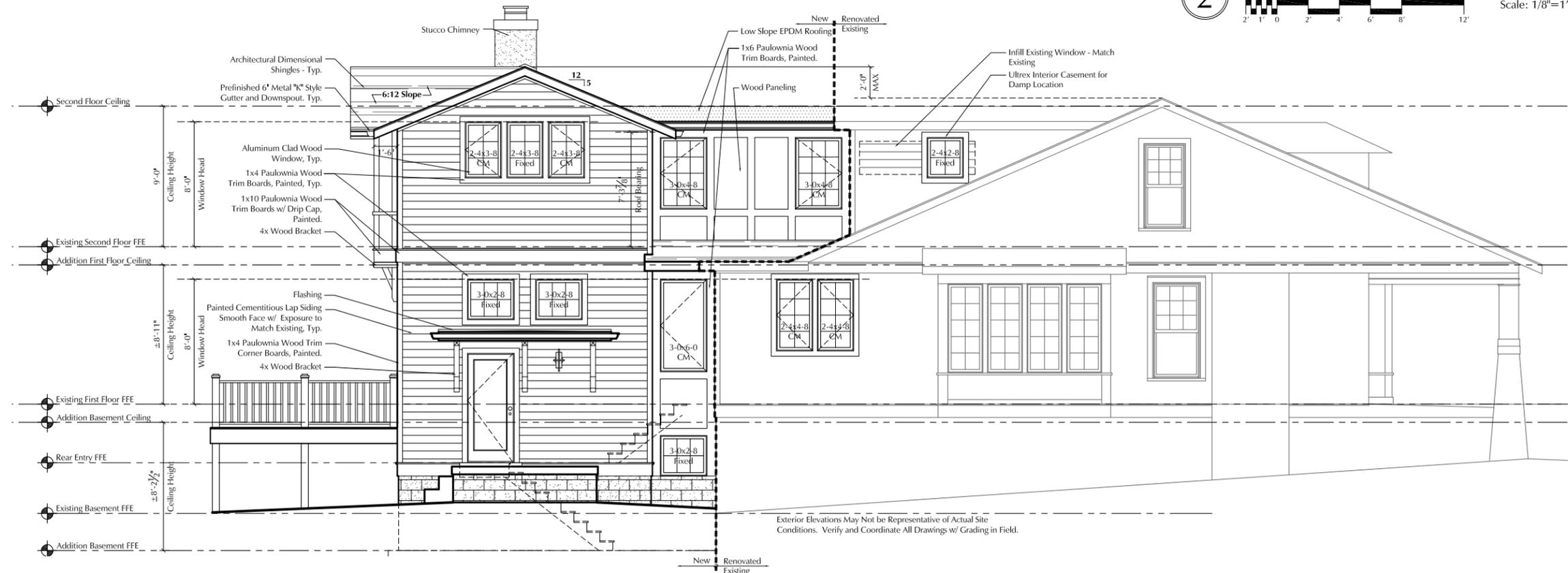
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2 North Elevation

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



1 East Elevation

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

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Drawings:
Elevations
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12.29.17

A2.0

