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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION
3102 Blakemore Avenue
March 21, 2018

Application: New construction – addition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10406030300
Applicant: Aaron Rosburg
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a rear addition to the house. The addition will be subordinate in height, but will be visible beyond the silhouette of the historic house to the left side. The form of the addition will be distinct and will not impact the front or sides of the historic house.

Recommendation Summary: Recommendation: Staff recommends approval of the proposal to construct an addition at 3102 Blakemore Avenue with the conditions that:

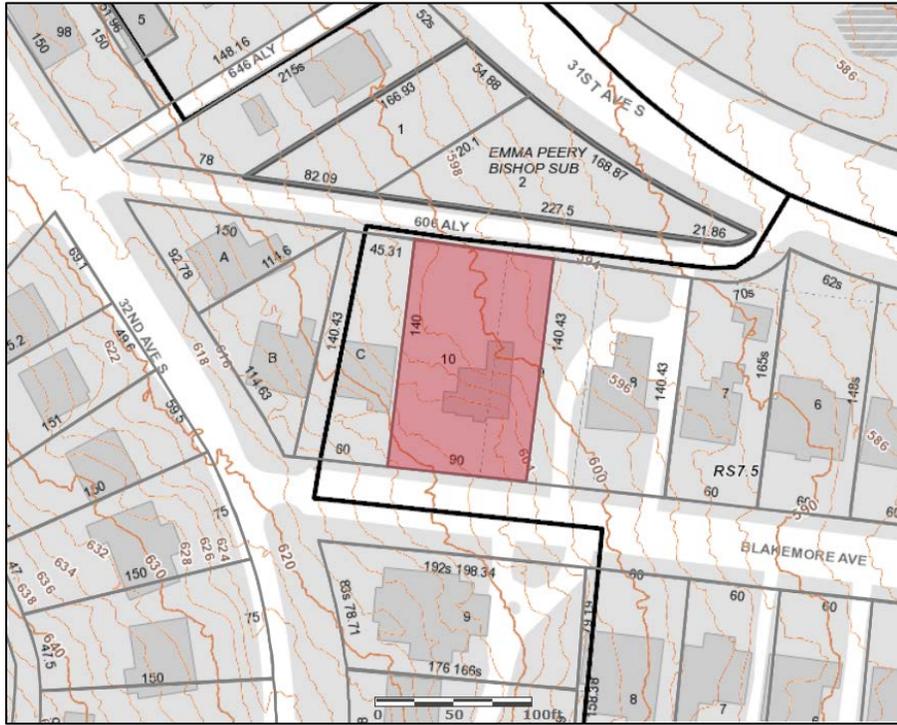
1. The roof color, window selections, door selections, and stair material are approved administratively prior to construction; and
2. The windows shall be vertically oriented with no wallspaces greater than ten to twelve feet (10'-12') wide between openings.

With those conditions, Staff finds that the proposal would meet the design guidelines for additions in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Floor Plans and 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 exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the 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 that tie into the existing roof should be at least 6" off the existing ridge.

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

- No matter its use, an addition should 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.*
- Additions should 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 be 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.

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 width 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.

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) 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.

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 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.

III.B.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.

III.B.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 D of the historic zoning ordinance.

Background: The house at 3102 Blakemore Avenue is a one and one-half story Cape Cod Colonial Revival house, constructed circa 1935. The house is primarily brick, with a stone foundation and a side-gabled asphalt shingle roof. The house was enlarged with a rear porch addition in 2012, but the original form and appearance of the house from the front and sides is intact.



Analysis and Findings: The applicant proposes to construct a new rear addition to the house.

Demolition: A small portion of the rear wall of the historic house will be demolished where the new addition will be attached. The area to be removed cannot be seen from the front or side, therefore it does not contribute significantly to the historic character of the house. Staff finds the partial demolition to be appropriate and to meet section III.B.2.b of the design guidelines.

Location & Removability: The new addition will have a one story mass that begins behind the rear wall of the historic house and extends to the left beyond the house's silhouette. The addition will attach to the house with a hyphen connection stepped in one foot (1') from the primary left wall of the house, with the eighteen feet (18') wide front façade toward the street sitting behind a side porch. In general it is not appropriate for additions to be wider than an historic house, except on wide lots when the house is shifted to one side as is the case with this building. The addition will sit thirty-three feet (33') in from the right side of the house and have a depth of thirty-four feet (34').

Although the massing of the addition is outside the silhouette of the historic house, by attaching in this manner the addition will not impact the integrity of the original building and could be removed without compromising the form. Staff finds this to be appropriate and to meet sections II.B.2.a and II.B.2.e of the design guidelines.

Design: The design of the addition is devoid of any decoration or ornamentation of a specific architectural style, therefore it would not compete with or contrast with the character of the historic house. The form of the addition will be distinguished from the original building by stepping in from the left side wall before continuing back. Staff finds that the character of the addition does not contrast with the historic house, therefore it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: After stepping in one foot (1') from the left side of the house and extending back two feet (2'), the addition will step nineteen feet (19') to the left and extend thirty-four feet (34') to the rear.

The peak of the roof will be eight feet (8') lower than the ridge of the house's side-gabled roof, and the eaves will be three feet (3') higher than the house's eaves. The eaves will be largely obscured behind the existing side porch, somewhat minimizing their visibility.

Staff finds that the height and scale of the proposed addition will be subordinate and compatible with the historic house, and that the project therefore meets sections II.B.1.a. and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: Because the lot at 3102 Blakemore is wider than most lots and the addition is behind the massing of the original house, the addition will not have a significant impact on the perceived rhythm of spacing between the house and the adjacent houses on either side. The addition will meet the setbacks required by the zoning code for the rear and both sides. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Parge coated	Yes	
Cladding	Cement fiberboard lap siding	Smooth, 5" reveal	Yes	
Secondary Cladding	Cement-fiber shingle	Match existing	Yes	
Pyramid Roofing	Architectural Shingles	Match existing	Yes	
Flat Roofing	Rubber membrane	Color not known		X
Trim	Wood	Typical	Yes	
Windows	Fixed/casement	Marvin Integrity or equal, Needs final approval		X
Doors	Full light	Needs final approval		X
Stairs	Wood			X

With a condition that the roof color, window selections, door selections, and rear stair material are administratively approved, Staff finds that the known materials of the project will meet section II.B.1.d of the design guidelines.

Roof form: The front half of the addition will have a pyramidal roof with a 6:12 pitch, behind which the roof of the addition will be flat. Pyramidal and flat roofs are not typical of Colonial Revival houses; however the proposed addition will be partially obscured behind the side porch so as to reduce its visibility. Additionally, the new roofs' distance and separation from the main roof will further reduce their visibility. Staff finds the roofs of the proposed addition meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: Typically windows on historic buildings would be vertically oriented, with wallspaces wider than ten to twelve feet (10'-12') between openings. The windows on the proposed addition are random in their location, size and orientation, in a pattern not in keeping with that of the historic house. Staff finds the project's proportion and rhythm of openings do not meet section II.B.1.g of the design guidelines.

Recommendation: Staff recommends approval of the proposal to construct an addition and outbuilding at 3102 Blakemore Avenue with the conditions that:

1. The roof color, window selections, door selections, and stair material are approved administratively prior to construction; and
2. The windows shall be vertically oriented with no wallspaces greater than ten to twelve feet (10'-12') wide between openings.

With those conditions, Staff finds that the proposal would meet the design guidelines for additions in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

PHOTOGRAPHS



3102 Blakemore Avenue, left-front oblique.



3102 Blakemore Avenue, right-front oblique.

PARCEL SIZE: .27 ACRES

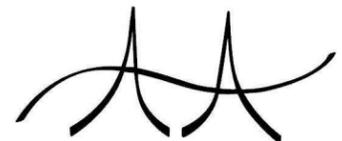


REAR PARKING

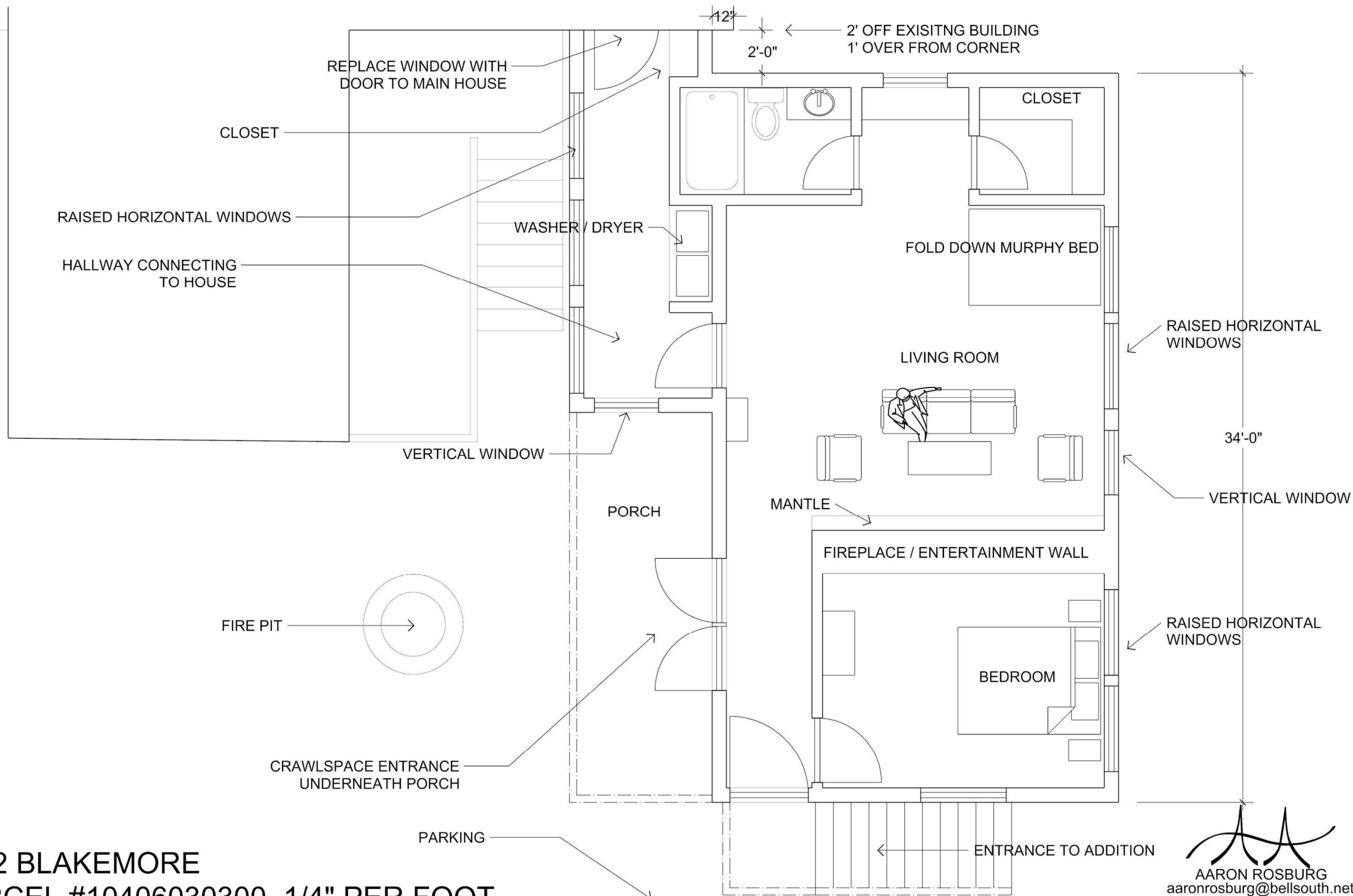
SMALL GARDEN

PROPOSED ADDITION

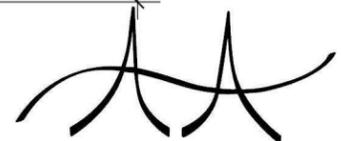
3102 BLAKEMORE
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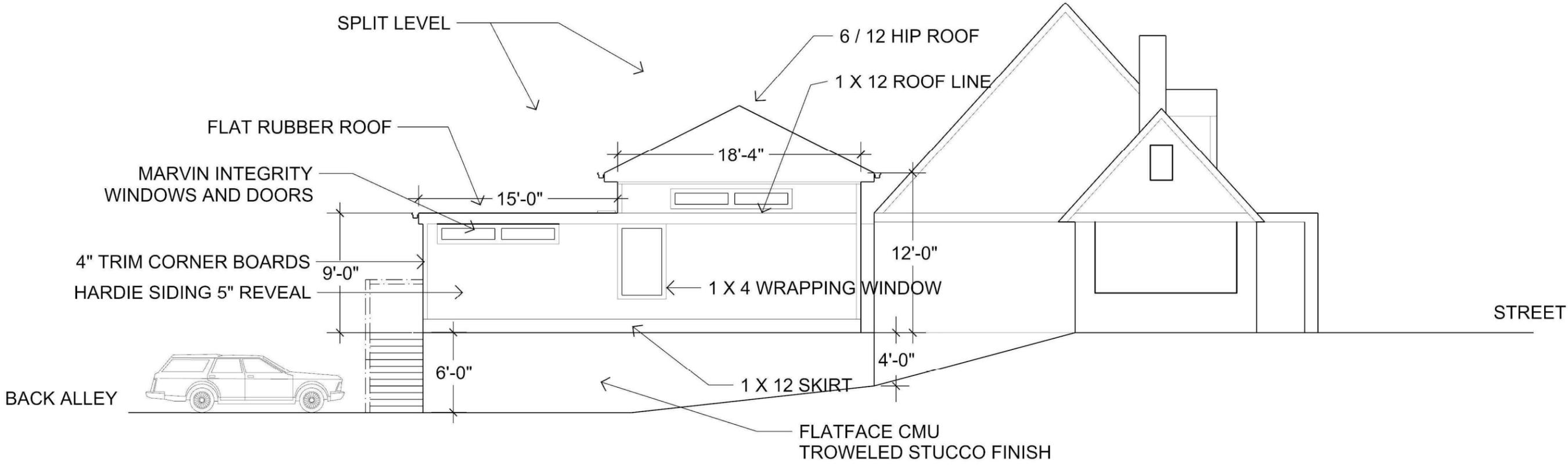
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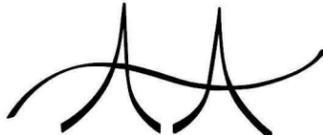
3102 BLAKEMORE
PARCEL #10406030300 1/4" PER FOOT


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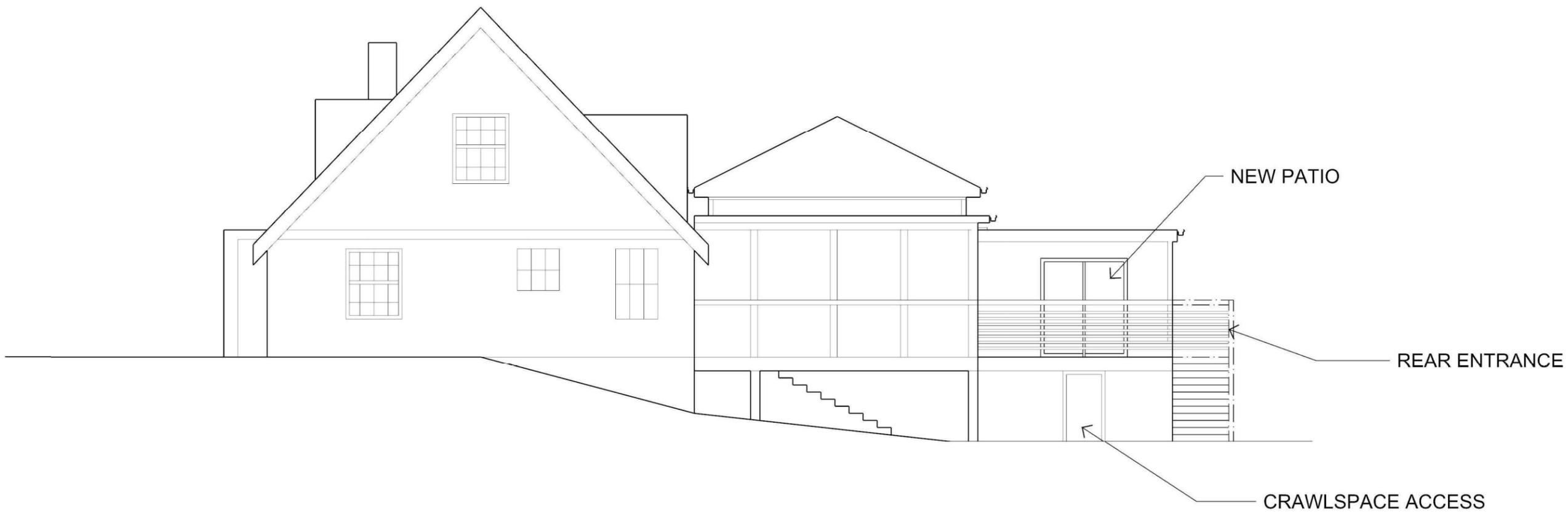
WEST ELEVATION



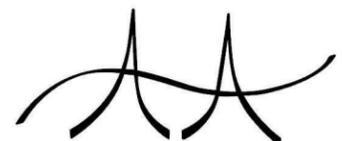
3102 BLAKEMORE
 PARCEL #10406030300 1/8" PER FOOT


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EAST ELEVATION 1/8" PER FOOT



3102 BLAKEMORE
PARCEL #10406030300



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NORTH ELEVATION 1/8" PER FOOT



3102 BLAKEMORE
PARCEL #10406030300

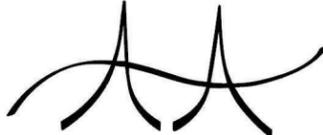


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VIEW FROM STREET



3102 BLAKEMORE
PARCEL #10406030300 1/8" PER FOOT



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