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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
1703 Ashwood Avenue
April 18, 2018

Application: New construction- addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416014100
Applicant: Will Jenner
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: The applicant proposes construction of a rear addition to this contributing building. The application also includes restoring the shingle siding on the second story and replacing the non-original porch columns.

Recommendation Summary: Staff recommends approval with the conditions:

1. Staff approve the roof color, masonry, windows, and porch columns and materials;
2. If it is relocated, HVAC and other utilities shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that the application meets the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines II.B.1 and II.B.2 for New Construction and Additions.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

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.

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.

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.

V. 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.



Figure 1. 1703 Ashwood Avenue

Background: 1703 Ashwood was built circa 1910 and is a contributing building in the Belmont-Hillsboro district.

Analysis and Findings: The application is for a rear addition to the building. Changes to the existing house include restoring the original secondary cladding, and new porch columns.

Partial Demolition: The application includes removing the vinyl siding from the second story, replacing the porch columns and replacing windows and adding shutters. Although the Commission does not typically review these actions independently, when combined they can amount to partial-demolition. The porch columns are plastic and were added at an unknown date. These materials are not original to the house, and Staff finds that their replacement is appropriate. The original shake siding is underneath the vinyl siding and will be repaired and/or replaced to match where needed.

The application includes removal of an existing rear addition. This section was an open rear porch, enclosed at some point after 1957 (see Figure 3). As it is not original to the building, Staff finds that its removal is appropriate, and the application meets Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition. See figures 2 and 3.



Figure 2. Rear addition to be removed for new addition.

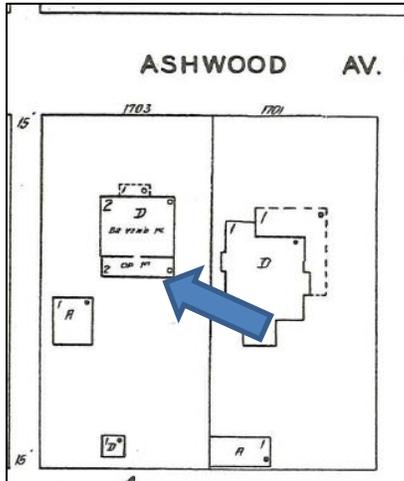


Figure 3. Sanborn map from 1957 shows rear porch open at that time.

Height & Scale: The addition is two stories, and will have a height approximately two feet (2') below the ridge of the house. The new construction has a footprint of one thousand, two hundred and forty-eight square feet (1,248 sq. ft.) compared to the existing footprint, which is one thousand, six hundred and eighty-eight square feet (1,688 sq. ft.). The eave height and foundation height will match the existing. It does not more than double the footprint or depth of the existing structure. It is not taller or wider than the building. Staff finds the massing to be compatible with the existing building and the project meets section II.B.1.a. and b of the design guidelines for height and scale.

Location & Removability: The addition will be located at the rear of the existing building and will be inset two feet (2') on each side. The addition widens at four feet (4') back to match the width of the house. The addition's change in materials, inset, separate roof form and lower height help to distinguish it from the historic house and read as new construction. Its design is such that if it were removed in the future, the historic and architectural integrity of the house would remain intact. Staff finds that the addition will be compatible with the existing structure and will meet Sections II.B.2.a and II.B.2.e.

Design: The roof form, fenestration and materials will complement the existing building. The scale of the addition will be distinguished from the historic structure by stepping in and not being taller or wider than the original house. Staff finds that the proposed addition is compatible with the existing structure and meets Sections II.B.2.a and II.B.2.f.

Setback & Rhythm of Spacing: The addition will be nineteen feet (19') and twenty-one feet (21') from the right and left sides respectively, and will be approximately sixty-one feet (61') from the rear property line. The addition meets base setback requirements of five feet (5') on the sides and twenty feet (20') at the rear. The project meets section II.B.1.c.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Brick	Natural	Yes	Yes
Secondary Cladding	Fiber cement shingles (match existing)	Smooth face	Yes	
Roofing	Architectural Shingles	Not indicated	Yes	Yes
Trim	Fiber cement	Smooth faced	Yes	
Front Porch Posts	Wood	Smooth faced	Yes	Yes
Front Porch Pedestals	Not indicated	n/a	n/a	Yes
Front Porch Railing	Metal	n/a	Yes	n/a
Windows	Not indicated	Not indicated	n/a	Yes
Shutters	Wood	n/a	n/a	n/a

With Staff approval of masonry, roofing color, windows, and porch materials, the project meets section II.B.1.d for materials.

Roof form: The proposed roof form is a hipped roof with the same pitch as the existing house. A saddle connects the new roof to the existing. The new roof height will be approximately two feet (2') lower than the ridge height of the house. Staff finds that the proposed roof form is compatible, and the project meets section II.B.1.e.

Proportion and Rhythm of Openings: The application does not include any changes to the window and door openings on the existing house. The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportion of openings. There are two horizontal windows on the addition's right side. As these are toward the rear of the addition, their visibility will be minimal. Staff finds these windows appropriate in this case. There is an expanse of eighteen feet (18') on the second story of the right side between windows. This location is not in a highly-visible area and Staff finds that it is acceptable here. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Outbuildings: The site plan includes an outbuilding which may be proposed in the future. Drawings have not been received, and it is not part of this application.

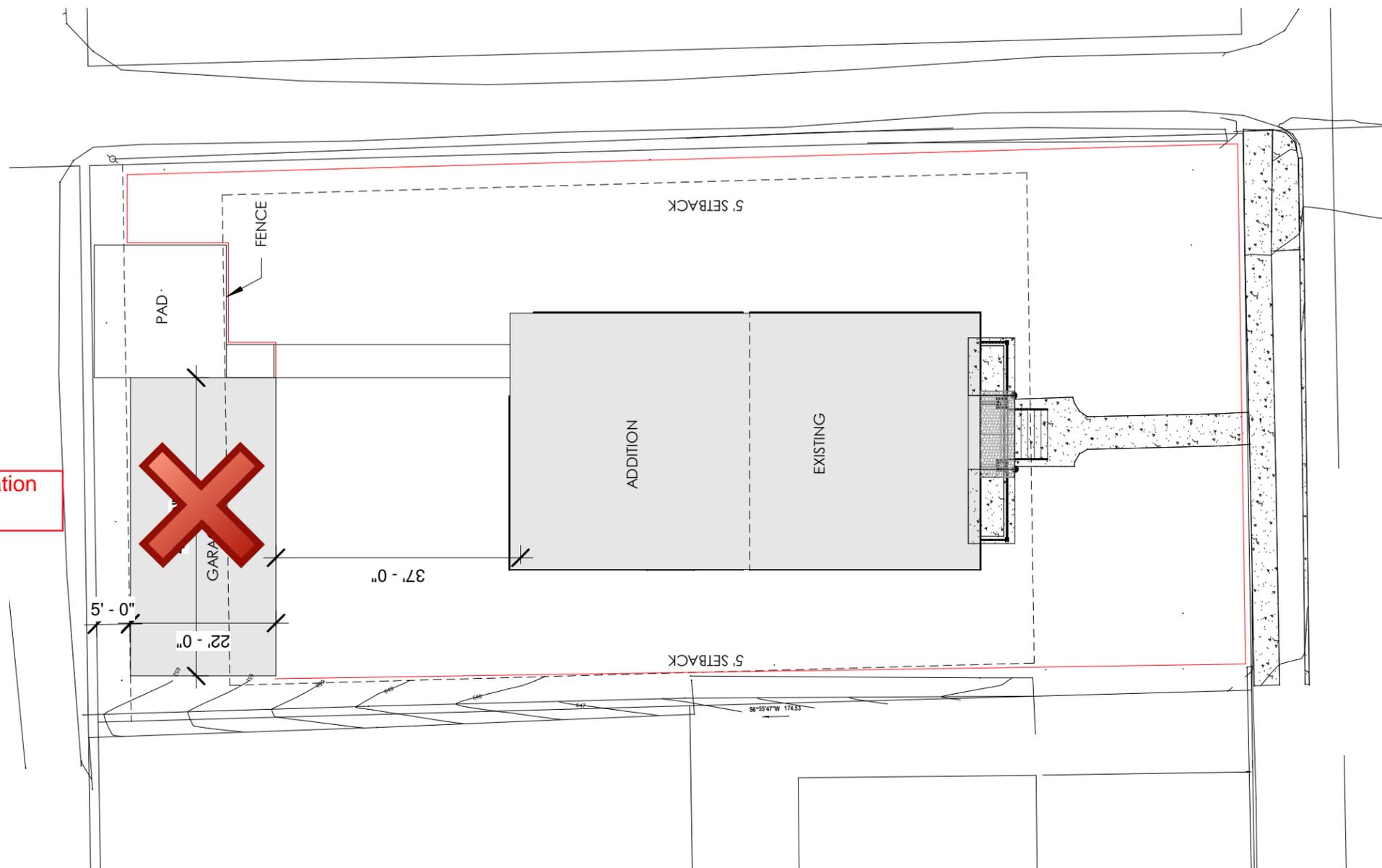
Appurtenances & Utilities: The application does not indicate any changes to the site's appurtenances. The new location of the HVAC and other utilities was also not noted. If utilities are moved, Staff recommends that they be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

Recommendation: Staff recommends approval with the conditions:

1. Staff approve the roof color, masonry, windows, and porch columns and materials;
2. If HVAC and utilities are moved, that they are located on the rear façade, or on a side façade beyond the midpoint.

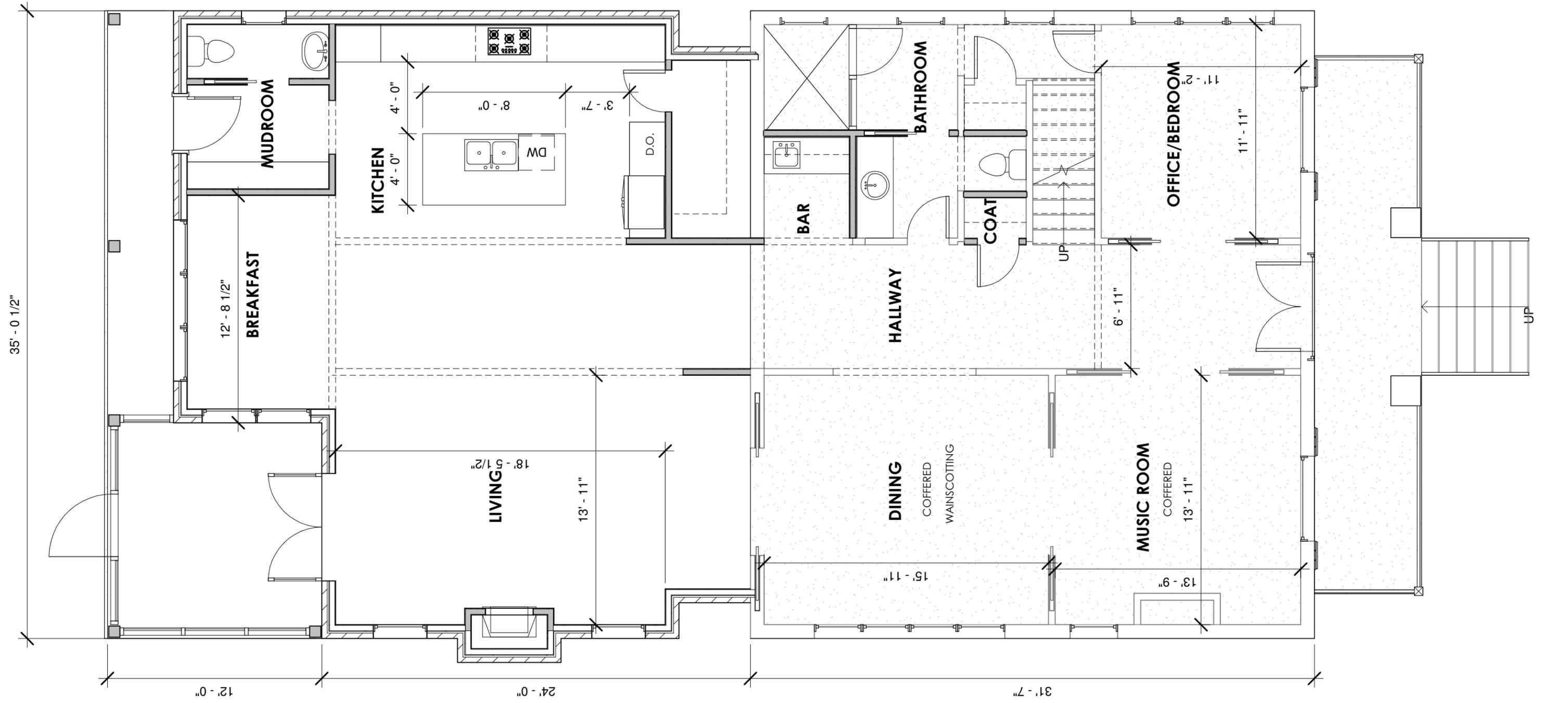
Staff finds that the application meets the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines II.B.1 and II.B.2 for New Construction and Additions.

Outbuilding is not part of this application



1703 ASHWOOD

SITE PLAN



35' - 0 1/2"

12' - 0"

24' - 0"

31' - 7"

BREAKFAST
12' - 8 1/2"

MUDROOM

KITCHEN
4' - 0"

LIVING
18' - 5 1/2"

13' - 11"

DINING
15' - 11"

COFFERED
WAINSCOTING

MUSIC ROOM
13' - 9"

COFFERED
13' - 11"

BAR

HALLWAY

BATHROOM

COAT

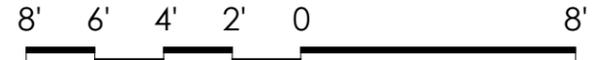
UP

6' - 11"

OFFICE/BEDROOM
11' - 2"

11' - 11"

UP



1703 ASHWOOD

1ST FLOOR PLAN

JENNER
ARCHITECTURE DESIGN

04/02/18



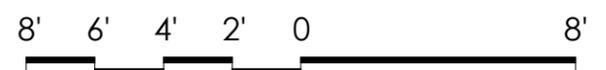
1703 ASHWOOD

2ND FLOOR PLAN



1703 ASHWOOD

FRONT ELEVATION

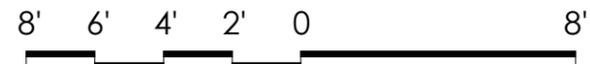


1703 ASHWOOD

LEFT ELEVATION



1703 ASHWOOD



RIGHT ELEVATION



REAR ELEVATION

1703 ASHWOOD