

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1512 A Dallas Avenue September 19, 2018

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: New Construction - Addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704012300
Applicant: Tyler LeMarinel
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to enlarge an historic one story house with a ridge-raise and with a rear addition that will be wider than the historic house. The ridge raise will extend the front slope of the roof two feet (2') in height, and the addition will be two feet (2') wider than the historic house on the left side.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition with the following conditions:</p> <ol style="list-style-type: none">1. The width of the upperstory shall be reduced to sit two feet (2') inside the silhouette of the historic house; and2. Staff shall approve the roof color; and3. Staff shall approve the window and door selections. <p>With these conditions, staff finds that the addition meets Section II.B of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Maps and Photographs B: Site Plan D: Elevations</p>
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Applicable Design Guidelines:

II.B GUIDELINES

1. NEW CONSTRUCTION

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.

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.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

Background: The structure at 1512 Dallas Avenue is a one story house, constructed in the 1920s. The building has a side-gabled roof and partial-width front-gabled porch with square battered columns on brick piers. The house is a typical example of the Craftsman architectural style, and it is contributing to the historic character of the district.

The house has been enlarged with a small rear and left side addition at some point after 1957, but the integrity of the front and sides of the house is otherwise intact.



Analysis and Findings: The applicant proposes to enlarge the house with a ridge-raise and a rear addition that will be wider than the historic house.

Demolition: The project involves demolishing portions of the existing rear addition and portions of the existing rear wall, as well as the majority of the roof ridge and rear roof slope of the roof to accommodate the new addition. These areas are not significant to the historic character of the house. Staff finds that this partial demolition at the rear meets Section V.B.2 of the design guidelines for appropriate demolition.

Location & Removability: The project includes a ridge-raise addition that would extend the front slope up and to the rear, stepping in two feet (2') from each side to preserve the gable ends, eaves, and a portion of the original roof. The Commission has routinely found ridge-raise additions like this to be appropriate. The roof the rear addition will have a cross-gable tying in to the new higher ridge. On the first story, the addition will originate with the footprint of the existing addition on the left and attach to the rear wall on the right, stepping in two feet (2') then extending back several feet before stepping back out on both sides.

By stepping in the ridge raise and the first story walls, the addition would not impact the front or side facades of the historic house and would leave its form intact. Staff finds that the location and attachment of the addition would meet Section II.B.2.e of the design guidelines.

Design: The design of the addition is minimal in its detailing, and will not contrast with the Craftsman-era character of the historic house. The form of the addition will be distinguished from the original building by stepping in from both side walls 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: The right side the addition will be stepped in two feet (2') from the side of the house and extend back ten feet (10') to the rear before stepping back out to be flush with the right side of the original house and continuing another eighteen feet (18') back. The twenty-eight foot (28") depth of the addition is sixty percent (60%) of the depth of the historic house. The left side will originate at the footprint of the existing addition and then step in two feet (2') and extend back thirteen feet (13') before stepping back out and also continuing eighteen feet (18') to the rear. Because the new addition matches and aligns with the side of a non-original portion of the building on the left side that is two feet (2') wider than the original house, the bulk of the addition's massing on that side is two feet (2') wider than the footprint of the original building.

While it may be appropriate for a one story addition, if separated by an alcove or hyphen, to match the width of an historic house or to even be wider in limited situations, staff finds that the scale of the proposed addition is not appropriate because the roof and eave height are taller, making the form of the addition appear larger and to have a greater number of stories than the historic house. While this is the case for both sides of the

addition, it is particularly so on the left side where the new addition is actually taller and wider than the original structure.

While the ridge raise and first story insets of the addition are appropriate, Staff finds the scale of the upperstory is not subordinate to the original house. Staff recommends that the width of the upperstory is reduced in order to sit two feet (2') inside the silhouette of the historic house and meet sections II.B.1a and II.B.1.b of the design guidelines

Setback & Rhythm of Spacing: The historic context in this section of the Belmont-Hillsboro neighborhood is composed of mostly one story houses and one-half story houses with side yards and driveways between most buildings. Staff finds that the width of the addition, matching the existing building's width on the first story, will meet the standard setback requirements and will not disrupt the pattern of rhythm of spacing on the street. On the upperstory, however, the scale of the addition will be greater than that of the historic house at the rear and will impact the perceived rhythm of spacing between 1512 Dallas Avenue and the adjacent properties. Staff recommends that the width of the upperstory is reduced in order to sit two feet (2') inside the silhouette of the historic house for the addition to meet section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Parged	Yes	
Cladding	Cement-Fiber Clapboard	Smooth Faced, 8" Reveal	Yes	
Trim	Cement-Fiber	Smooth Faced	Yes	
Primary Roofing	Asphalt Shingle	Color Needs Approval		X
Windows	Al-Clad, Divided Light	Needs final approval		X
Doors	Full Light	Needs final approval		X

The exterior materials of the addition will include a parged concrete block foundation, cement-fiber clapboard siding with an eight inch (8") reveal matching the original siding on the house, and an asphalt shingle roof. These materials are compatible with those of historic buildings in the neighborhood. Staff asks to approve the roof color and the window and door selections prior to installation. With the condition that materials are approved administratively, Staff finds that the proposal meets section II.B.1.d of the design guidelines.

Roof form: The primary roof of the addition will be a cross-gable, matching the 7:12 pitch of the original roof side gabled roof, with low-pitched shed dormers on both sides of the additions' middle section. These roof forms and pitches are common on historic houses throughout the area. Staff finds that the roof forms of the addition are compatible with the historic house and the project would meet Section II.B.1.e of the design guidelines if the addition was not taller and wider than the historic house one story house, giving it the appearance of having a second story.

Proportion and Rhythm of Openings: The windows on the proposed addition are all generally twice as tall as they are wide, which is typical of the historic proportions of openings. 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.

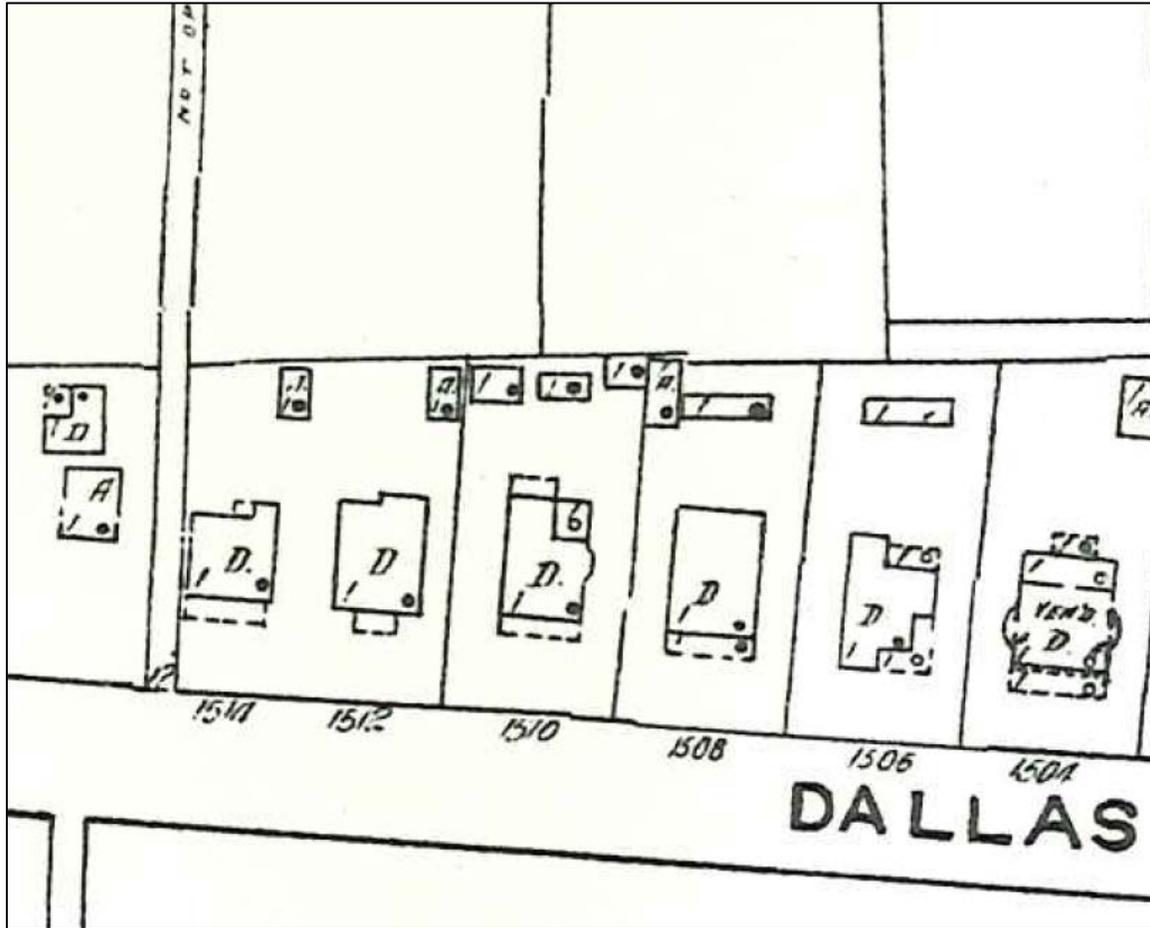
Appurtenances & Utilities: The proposal indicates that the existing driveway on the left side of the house will be removed and a new driveway will be added at the rear to access a new basement level garage. This is an appropriate driveway location, and basement-level garages are typical of the area historically on lots where the grade falls to the rear. The HVAC units are currently to the left side of the house, in an area designated for a new kitchen garden. Staff asks if the HVAC units are relocated, that they be behind the midpoint of the building in order to meet Section II.B.1.h of the design guidelines.

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

1. The width of the upperstory shall be reduced to sit two feet (2') inside the silhouette of the historic house; and
2. Staff shall approve the roof color; and
3. Staff shall approve the window and door selections.

With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

ATTACHMENT A: MAPS AND PHOTOGRAPHS



1957 Sanborn Map detail.



1512 Dallas Avenue. April 23, 2007.



1512 Dallas Avenue. Current photo, front.



Current photo, right.



Current photo, rear.



Current photo, left.



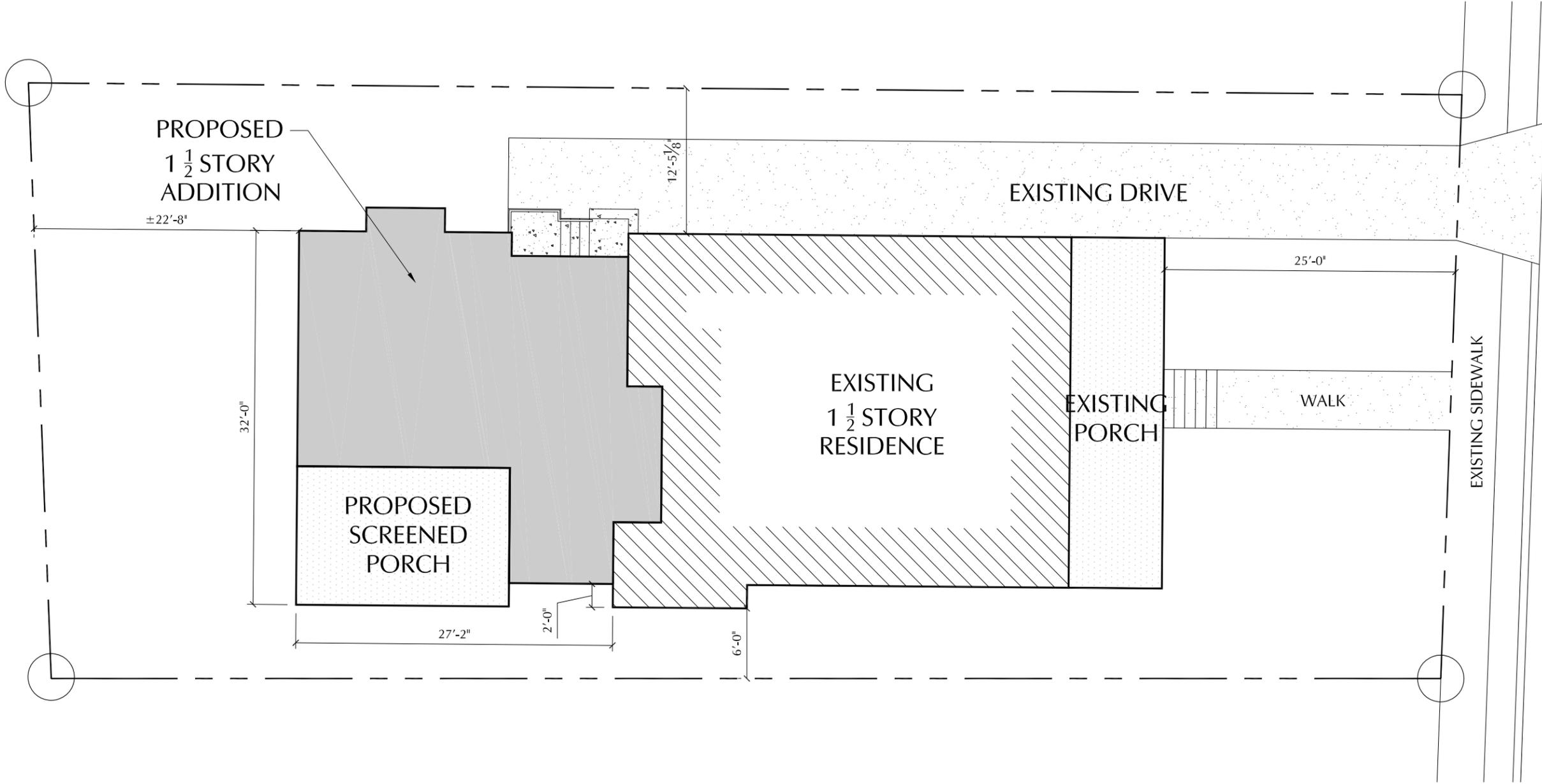
Existing addition on left side.



Front-right corner of the house.

These photos show that the existing addition has a different foundation material, and while the siding is closely matches the original house's siding has mitred corners but the addition has butt jointed corners.

968 Alley



Dallas Avenue



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Site Layout Plan



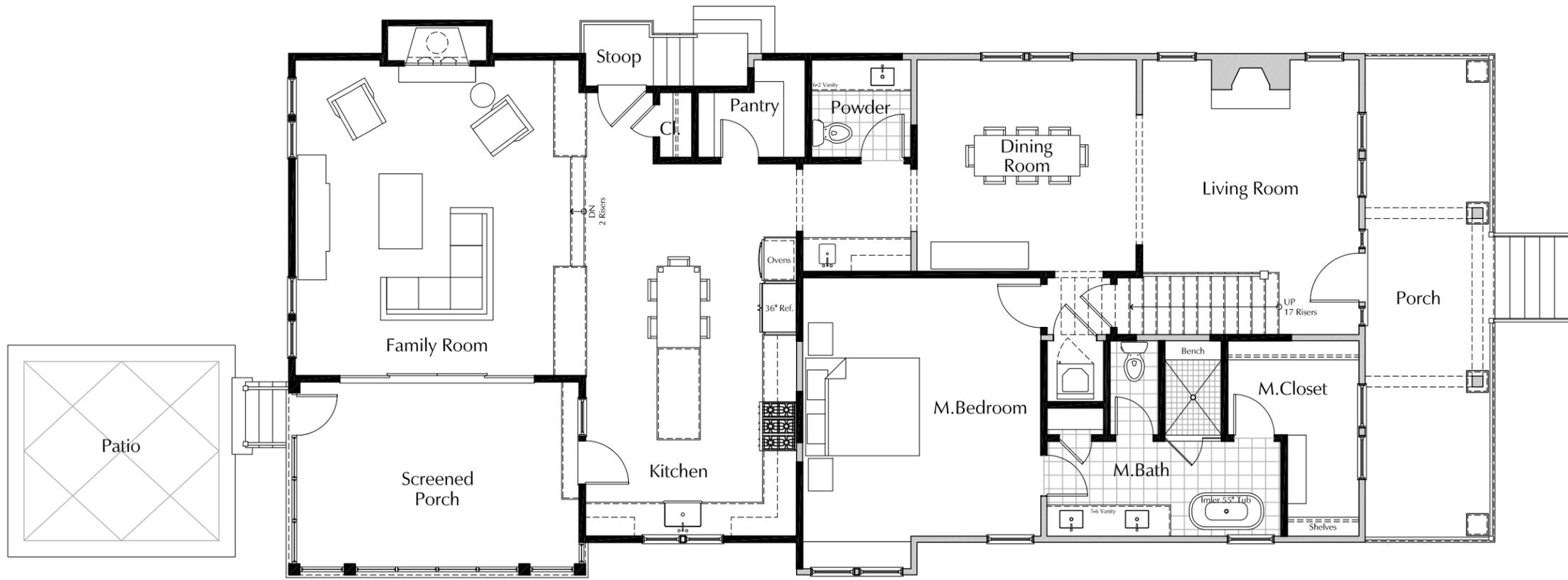
Scale: 1" = 10'-0"

Drawings:
 Site Layout Plan
 Date: 08.30.18



Additions and Renovations to:
1512 Dallas Avenue
 1512 Dallas Avenue
 Nashville, Tennessee 37212

AS1.0



1

First Floor Plan



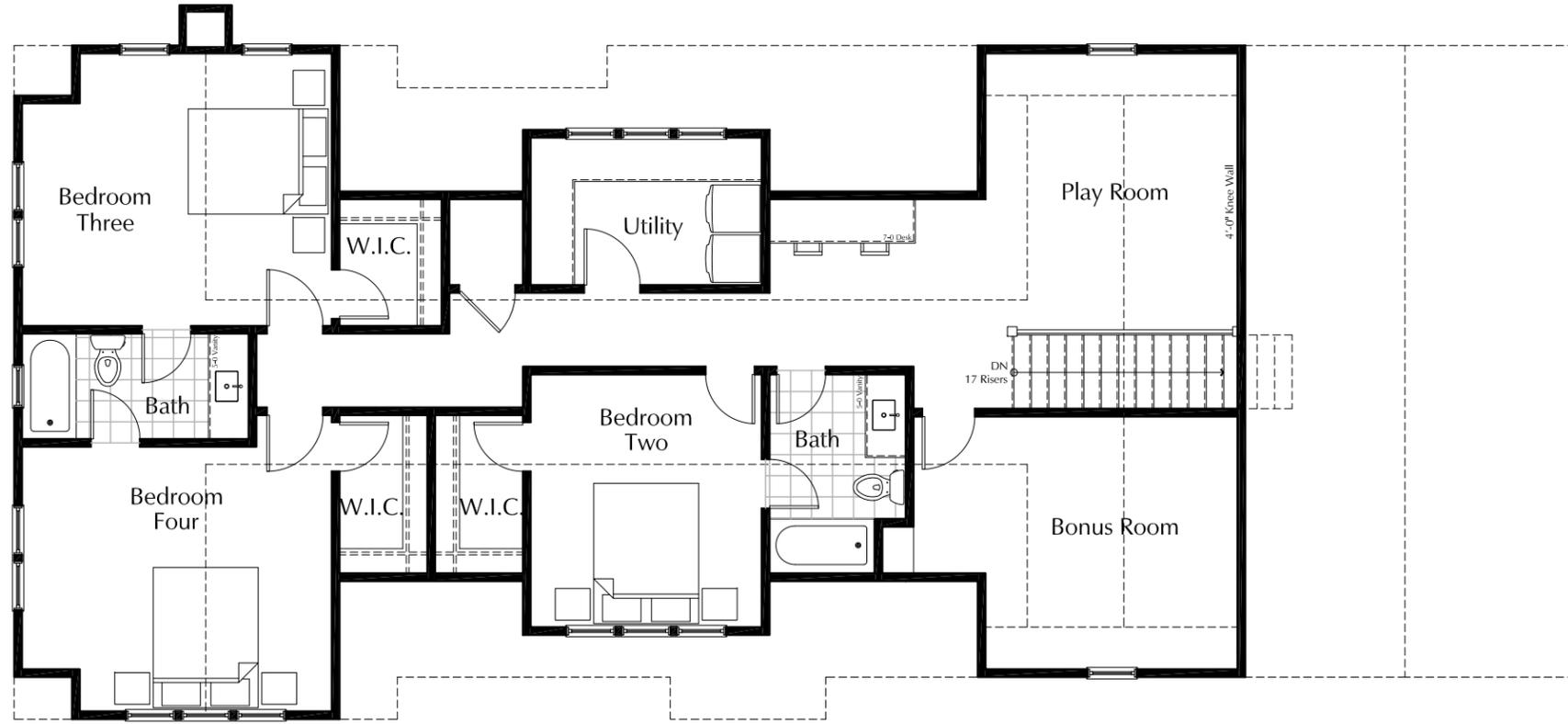
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Drawings:
First Floor Plan
Date:
08.30.18



Additions and Renovations to:
1512 Dallas Avenue
1512 Dallas Avenue
Nashville, Tennessee 37212

A1.1



1

Second Floor Plan



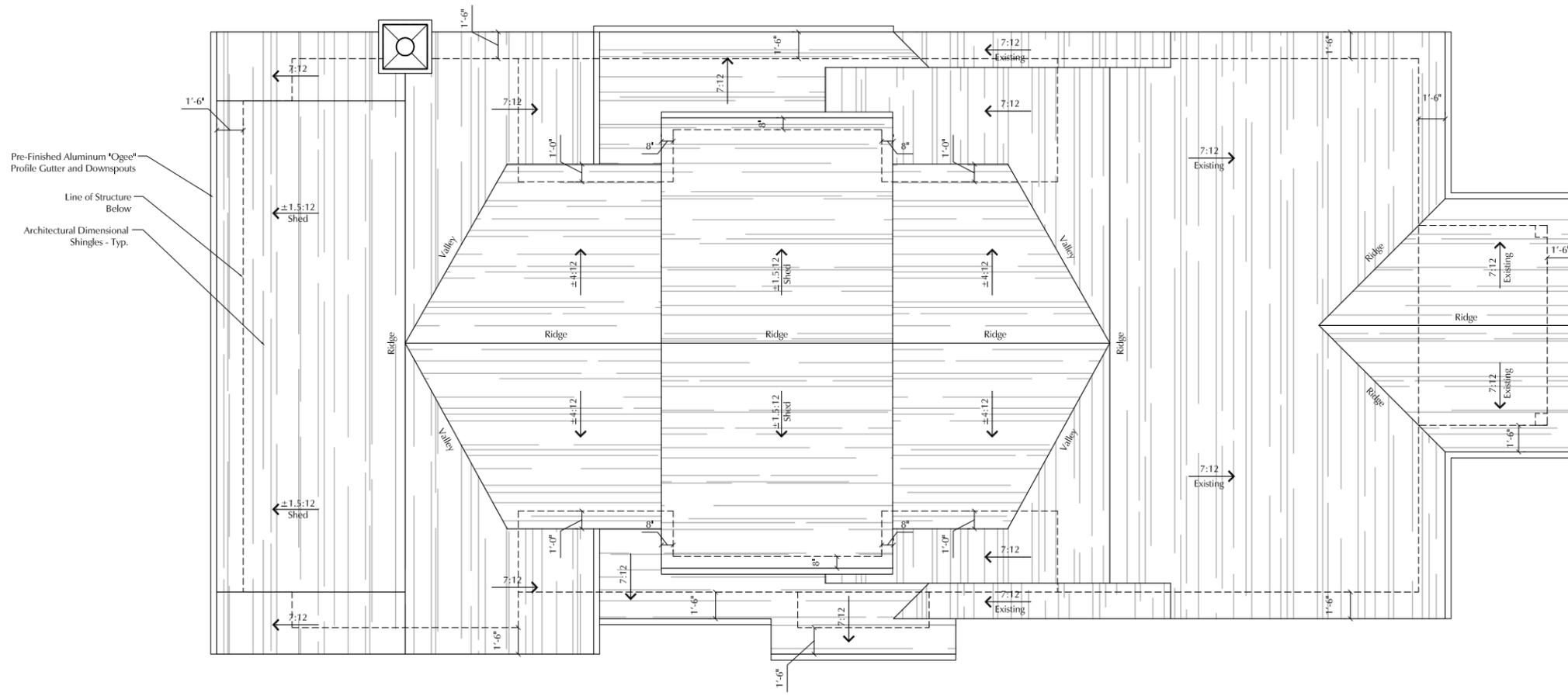
Scale: 1/8"=1'-0"

Drawings:
Second Floor Plan
Date:
08.30.18



Additions and Renovations to:
1512 Dallas Avenue
1512 Dallas Avenue
Nashville, Tennessee 37212

A1.2



Pre-Finished Aluminum "Ogee"
Profile Gutter and Downspouts

Line of Structure
Below

Architectural Dimensional
Shingles - Typ.



1

Roof Plan



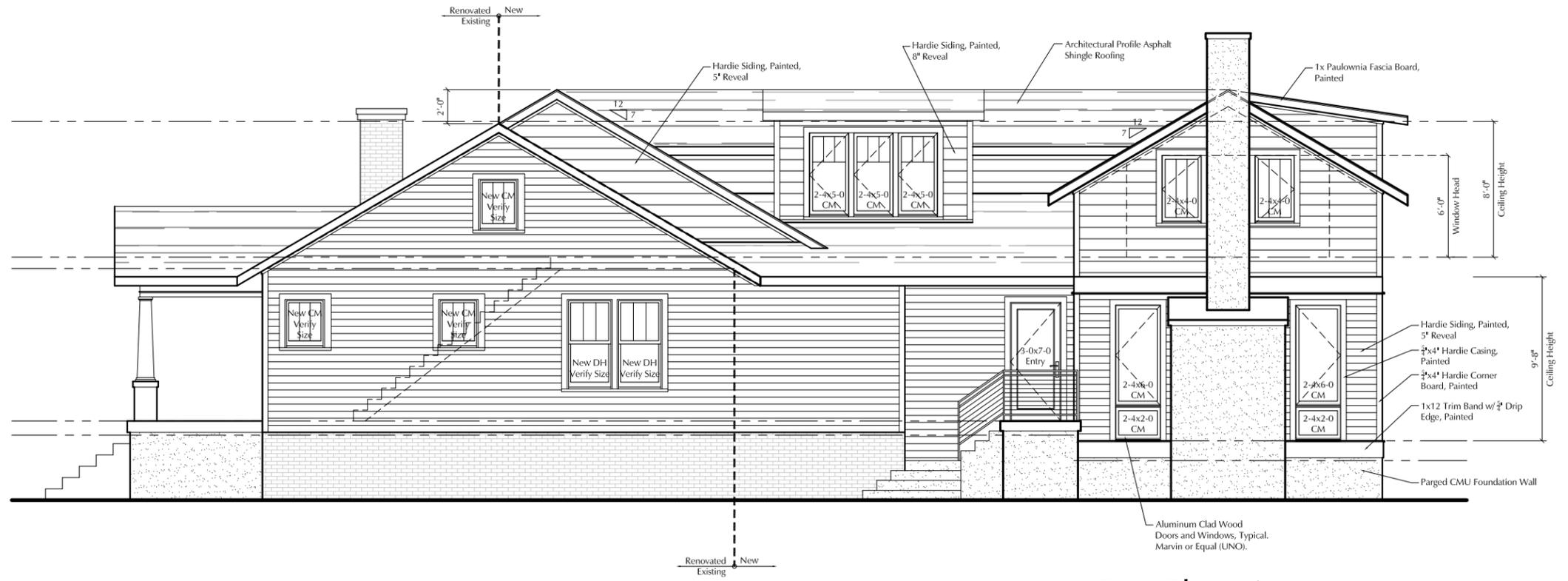
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A1.3

Drawings:
Roof Plan
Date:
08.30.18



Additions and Renovations to:
1512 Dallas Avenue
1512 Dallas Avenue
Nashville, Tennessee 37212



② East Elevation
 Scale: 1/8"=1'-0"



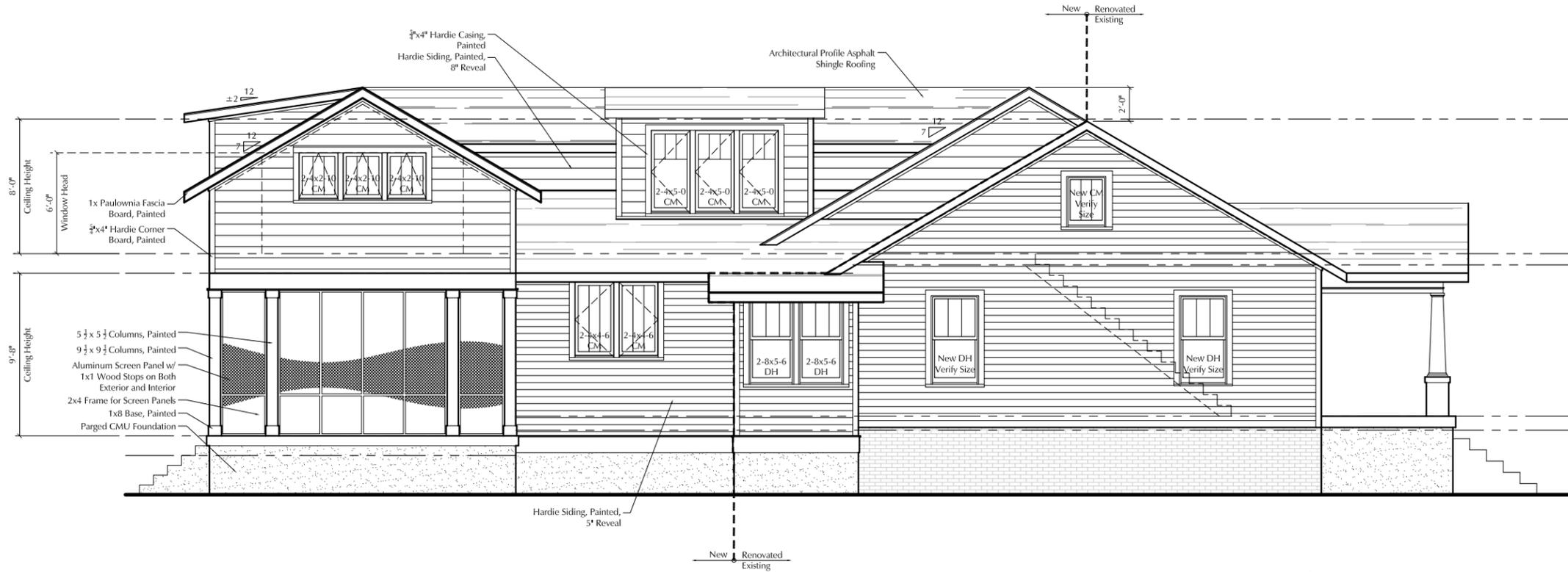
① South Elevation
 Scale: 1/8"=1'-0"

Additions and Renovations to:
1512 Dallas Avenue
 1512 Dallas Avenue
 Nashville, Tennessee 37212

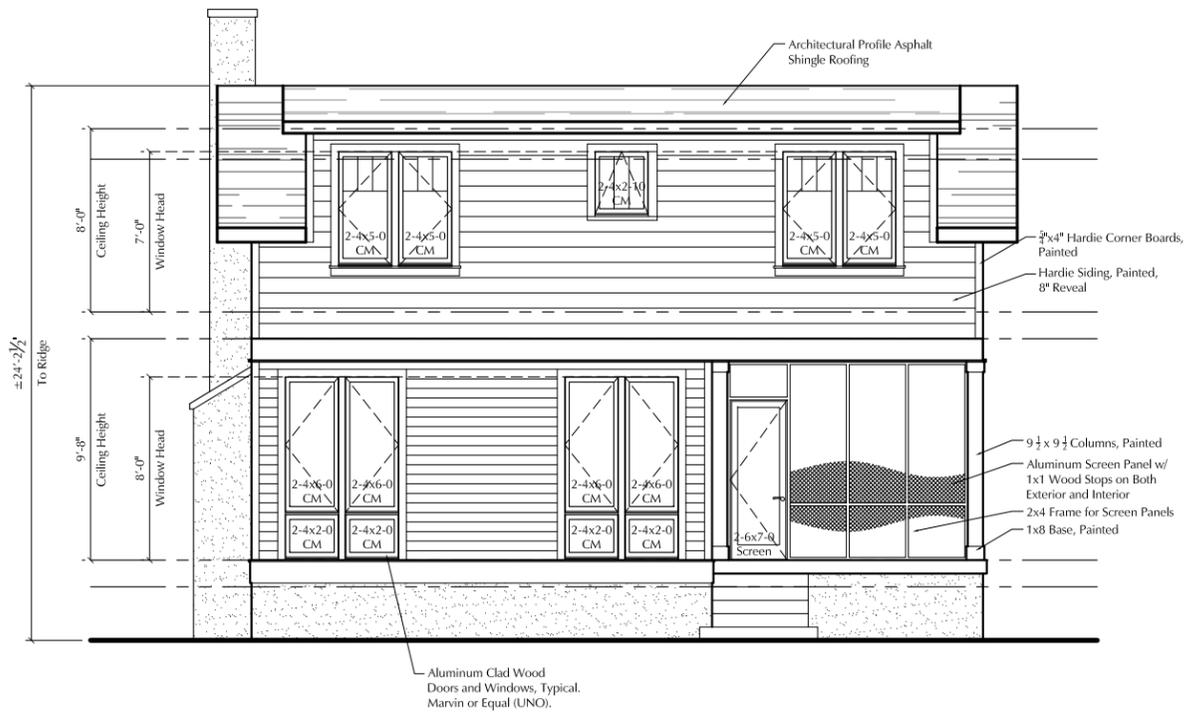


Drawings: Elevations	Date: 08.30.18
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A2.1



2 West Elevation
 Scale: 1/8"=1'-0"



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

Additions and Renovations to:
1512 Dallas Avenue
 1512 Dallas Avenue
 Nashville, Tennessee 37212



Drawings:
 Elevations
 Date:
 08.30.18

A2.2