

DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**STAFF RECOMMENDATION**  
**104 Bowling Avenue**  
**October 17, 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:** Richland-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10405030700  
**Applicant:** Tucker Tingle, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashvill.gov

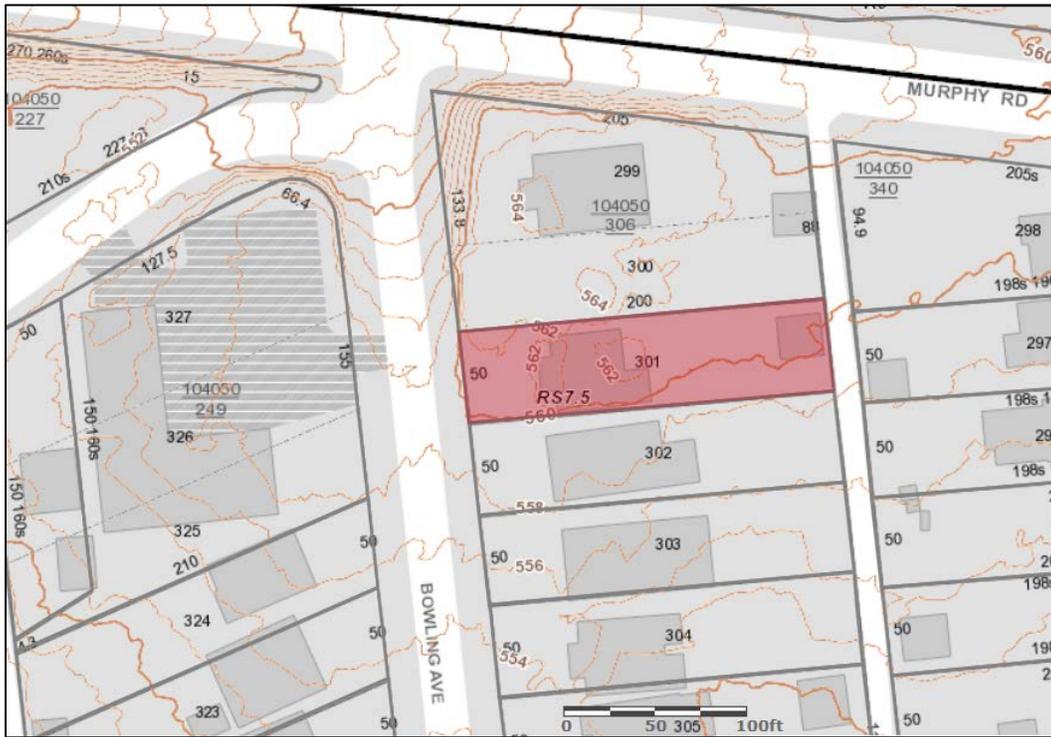
**Description of Project:** The applicant is proposing to construct a rear addition to an historic house. The addition will be narrower than the one story house, with an upperstory component that is taller than the existing building.

**Recommendation Summary:** Staff recommends approval of the proposed rear addition with the condition that the windows and door selections and the roof color shall be approved by MHZC Staff prior to purchase and installation. Meeting that condition, Staff finds that the proposed addition meets the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.

**Attachments**

- A:** Sanborn Map Detail
- B:** Permit CARA  
198903526
- C:** Photographs
- D:** Site Plan
- E:** Floorplans
- F:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.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. 17.40.410).*

*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.

*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.*

### **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.*

## **II.B.2 ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

### *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.*

*When an addition ties into the existing roof, the addition should be at least 6" below 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 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.*

*Side Additions*

*When a lot width exceeds 60' 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 (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.*

- b. The creation of an addition through enclosure of a front porch is not appropriate.

*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. 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.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

- d. 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.

- e. Additions should follow the guidelines for new construction.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

**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 of the historic zoning ordinance.

**Background:** The house at 104 Bowling Avenue is a one story Craftsman bungalow with a pyramidal hipped roof with the ridge and a gabled front porch. The house was enlarged with a small rear addition constructed in 1989, prior to the creation of the Neighborhood Conservation Zoning Overlay.



**Analysis and Findings:** The applicant is proposing to construct a rear addition to the house. The addition will be narrower than the original one story structure, but it will have an upperstory component that it will be taller than the historic house.

Demolition: The proposal includes demolition of portions of the original rear wall and rear roof slope of the house, and portions of the existing rear addition. A rear deck will also be demolished. These sections of the building do not contribute significantly to the historic character of the building; therefore, Staff finds that the proposal meets Section III.B.2 of the design guidelines for appropriate demolition.

Location & Removability: The new addition will be located at the rear of the building. The addition will be stepped in two feet (2') from the side wall of the historic house on the left side. On the right, the addition will be stepped in one foot from the side wall of the existing addition, which itself is stepped in one foot (1') from the right side wall of the historic house.

The roof of the addition will tie into the rear slope of the existing roof at the peak, and will extend toward the rear before increasing in height. Although the roof is taller than the original roof, the attachment will be at the rear only, leaving the front and sides intact. Staff finds the location of the proposed addition to be appropriate, and the impact on the original building to be minimal because it is stepped in from the sides and will not impact the front or sides of the building. Staff finds that the project meets sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The addition will be compatible with the existing building in its character, proportions, and materials. The roof of the addition will have a gable and hipped dormers matching the pitch original roof, with a window rhythm maintaining the rhythm of the existing windows. Staff finds that the proposal will meet meets sections II.B.2.a and II.B.2.e of the design guidelines.

Height & Scale: The addition will have a one and one-half story form, with the first story stepped in two feet (2') from the sides of the historic house and the upperstory dormers stepped in an additional one foot (1'). The depth of the addition will be fifteen feet (15'), which is less than half of the house's original depth.

The proposed rear addition will connect to the rear slope of the roof, tying in at the existing ridge and extending toward the rear. At a point forty feet (40') back from the front of the building and beyond the rear of the original footprint the roof of the addition will step up in height two feet (2') with hipped dormers and then another one foot (1') with a rear-oriented gable. The design guidelines do allow for additions to be taller than an historic house when it is necessary and when the addition has minimal impact on the integrity of the house's form and fabric. Staff finds the addition to meet these criteria as the house is only one story with a hipped roof that could not be enlarged with a ridge-raise, and the addition is sufficiently set in and behind the historic house to minimize visibility, and because the addition does not impact the front or sides of the historic building.

Staff finds that the proposed addition, which will be shorter and narrower than the existing building, is subordinate to the historic house and that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback: Because the footprint of the addition will be narrower than the historic house, it will not impact the rhythm of spacing of buildings along the street and it will meet all of the standard bulk zoning setback requirements. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture /Make/ Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Stone	Match existing	Yes	
<b>Cladding</b>	Cement fiber shingle siding	Smooth, Match existing	Yes	
<b>Trim</b>	Wood, Cement Fiber	Smooth, Match existing	Yes	
<b>Roofing</b>	Architectural Shingles	Color not indicated	Yes	X
<b>Windows</b>	Aluminum-clad	Needs final approval	X	X
<b>Side/rear doors</b>	Sliding (on porch)	Needs final approval	X	X

With the staff's final approval of the windows, doors, and the roof color (if not matching existing), Staff finds that the known materials for the project meets section II.B.1.d of the design guidelines.

Roof form: The roof on the addition will be a rear-oriented gable with a pair of side-facing hipped dormers. The pitch of these roofs will be 6:12, matching the pitch of hip

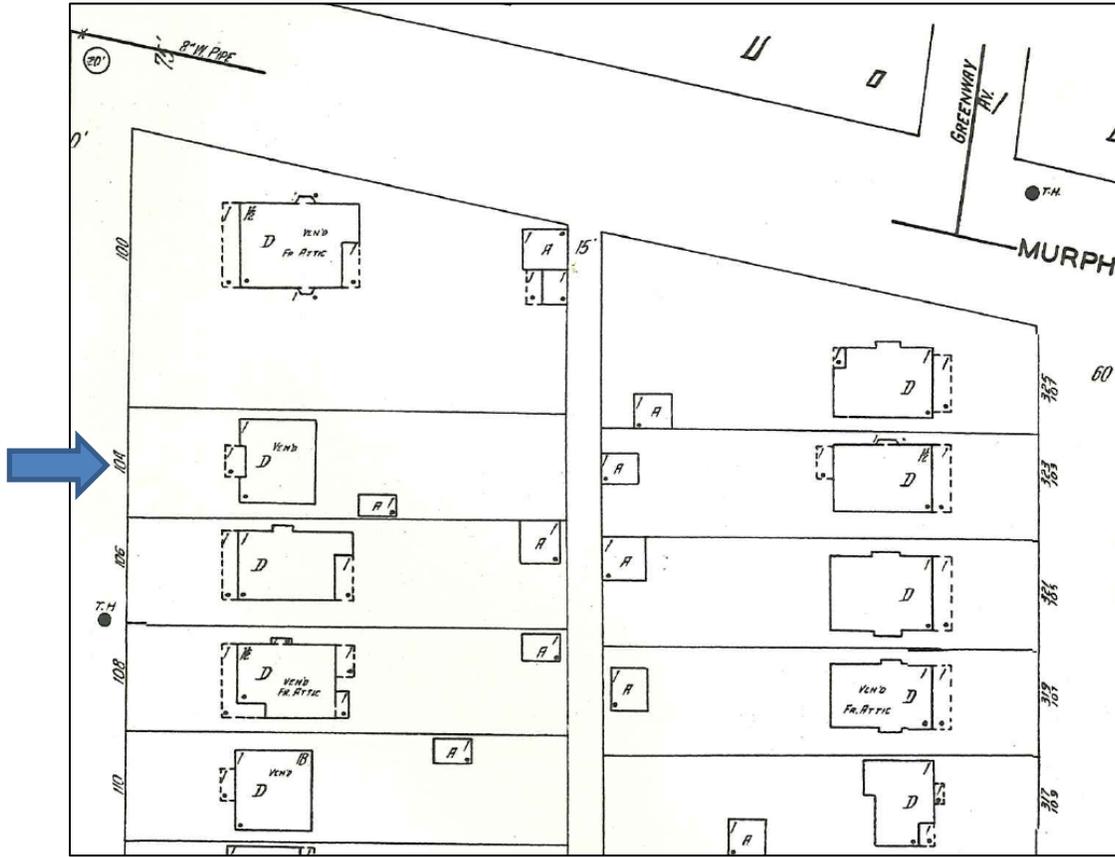
and gabled roofs on the existing house. Staff finds the new roofs to be compatible with those of the historic house and to meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: No alteration to existing window and door openings were indicated on the plans. The windows on the proposed addition are similar to the proportions of the historic window openings, with 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 plans do not indicate any relocation of the HVAC, driveways, or other appurtenances.

**Recommendation:** Staff recommends approval of the proposed rear addition with the condition that the windows and door selections and the roof color shall be approved by MHZC Staff prior to purchase and installation. Meeting that condition, Staff finds that the proposed addition meets the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: SANBORN MAP

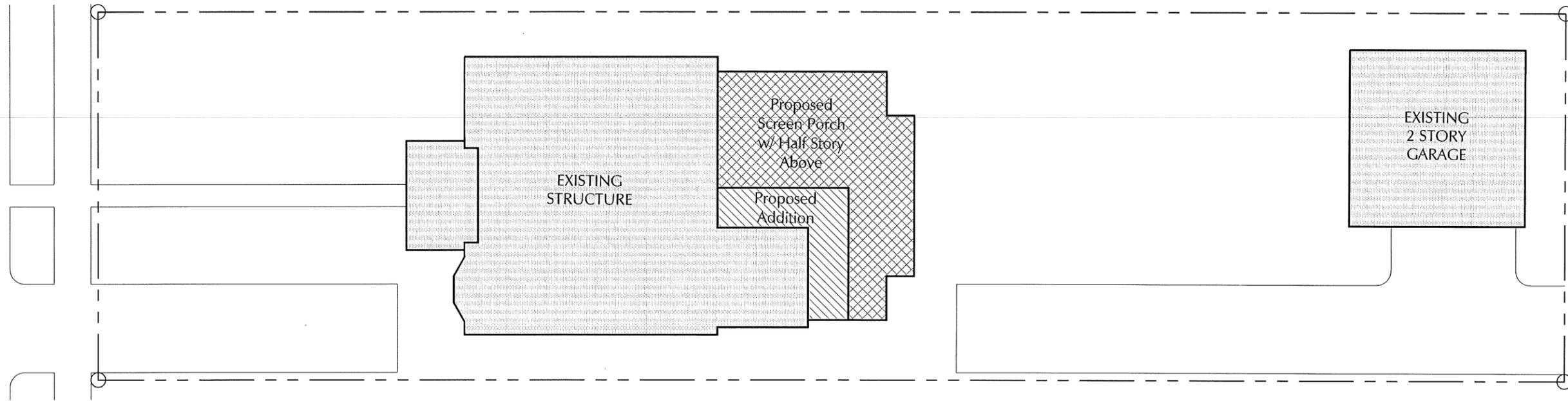


1957 Sanborn Map detail.



**ATTACHMENT C: PHOTOGRAPHS**





1

Site Plan



Drawings:

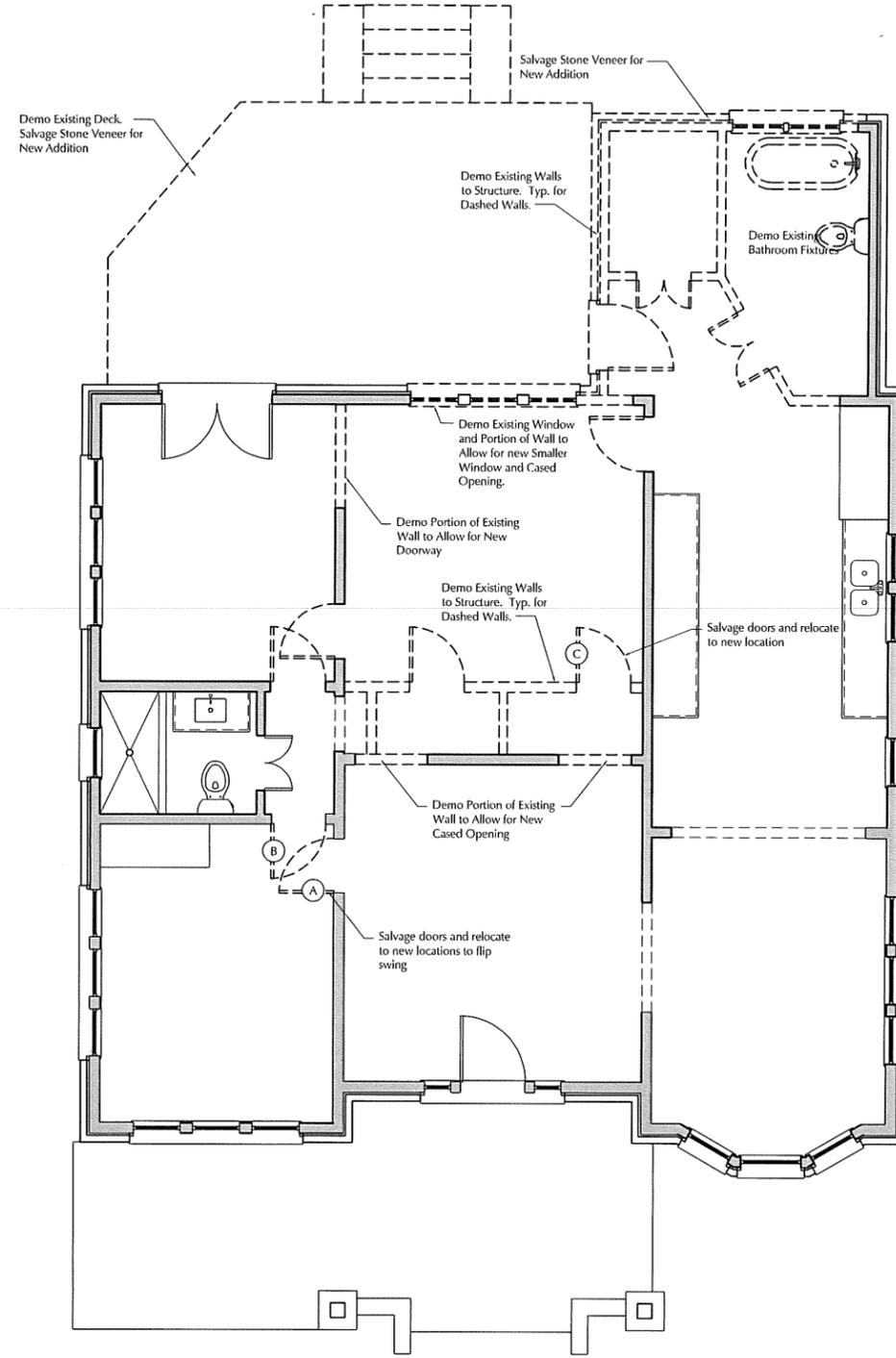
Date:  
09.28.18

**AW**  
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Nashville, Tennessee 37212  
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Renovations and Addition to:  
**The Hendrix Residence**  
104 Bowling Avenue  
Nashville, Tennessee 37205

**A0.1**

PRELIMINARY - NOT FOR CONSTRUCTION



1

### First Floor Demo Plan



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

Drawings:

Demolition Plans

Date:

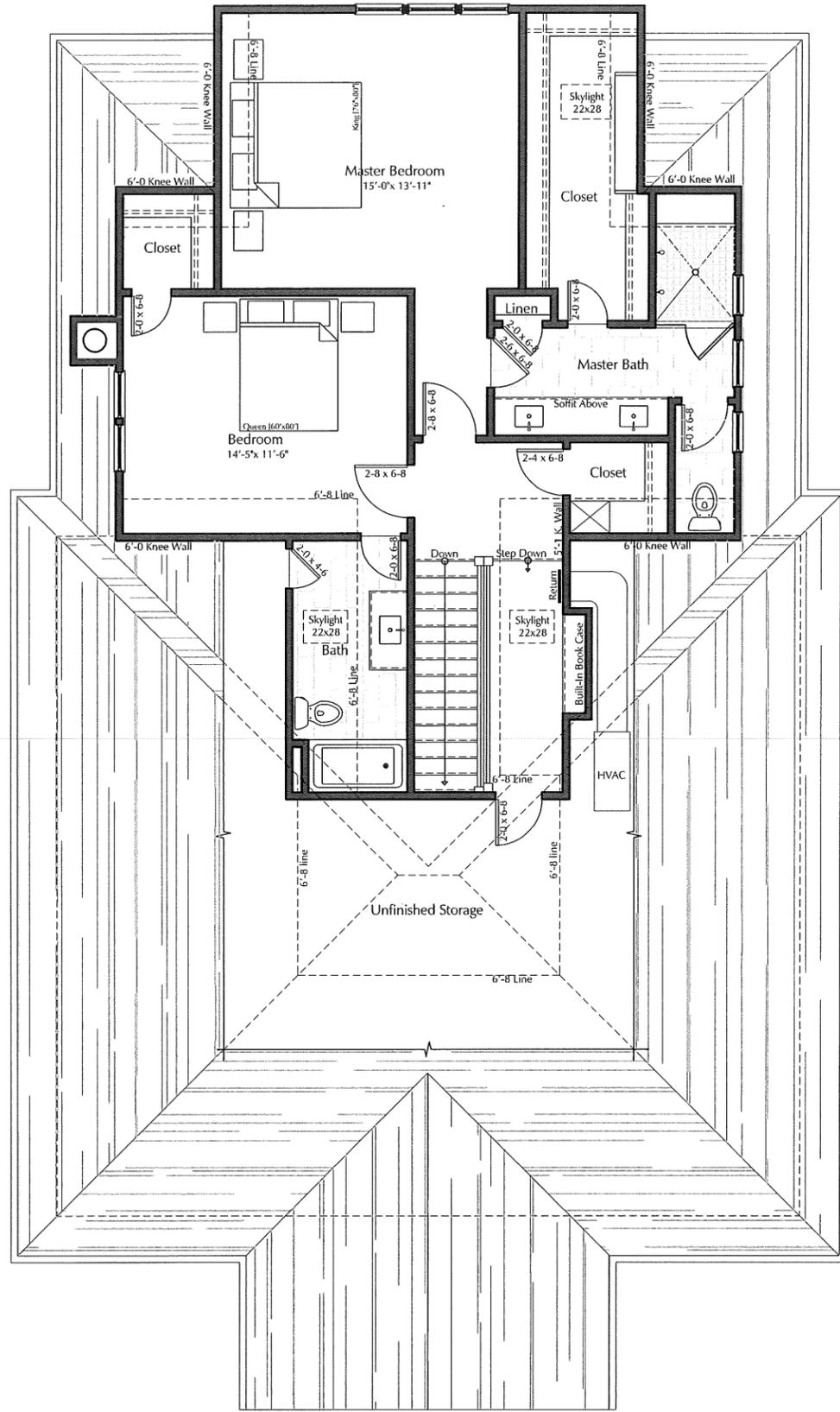
09.28.18

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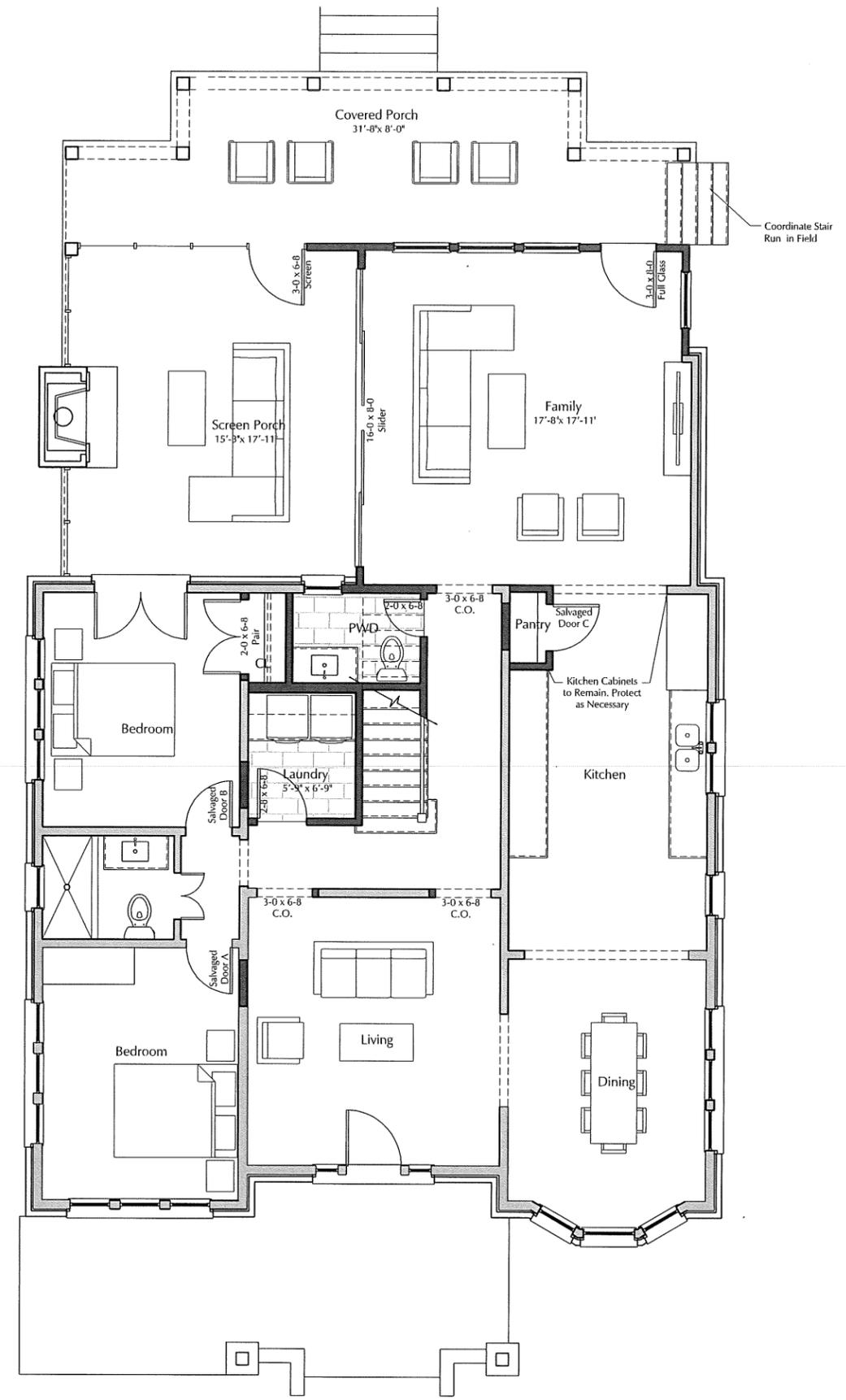
Renovations and Addition to:  
**The Hendrix Residence**  
 104 Bowling Avenue  
 Nashville, Tennessee 37205

**D1.0**

PRELIMINARY - NOT FOR CONSTRUCTION



2 Second Floor  
 Scale: 1/8"=1'-0"



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

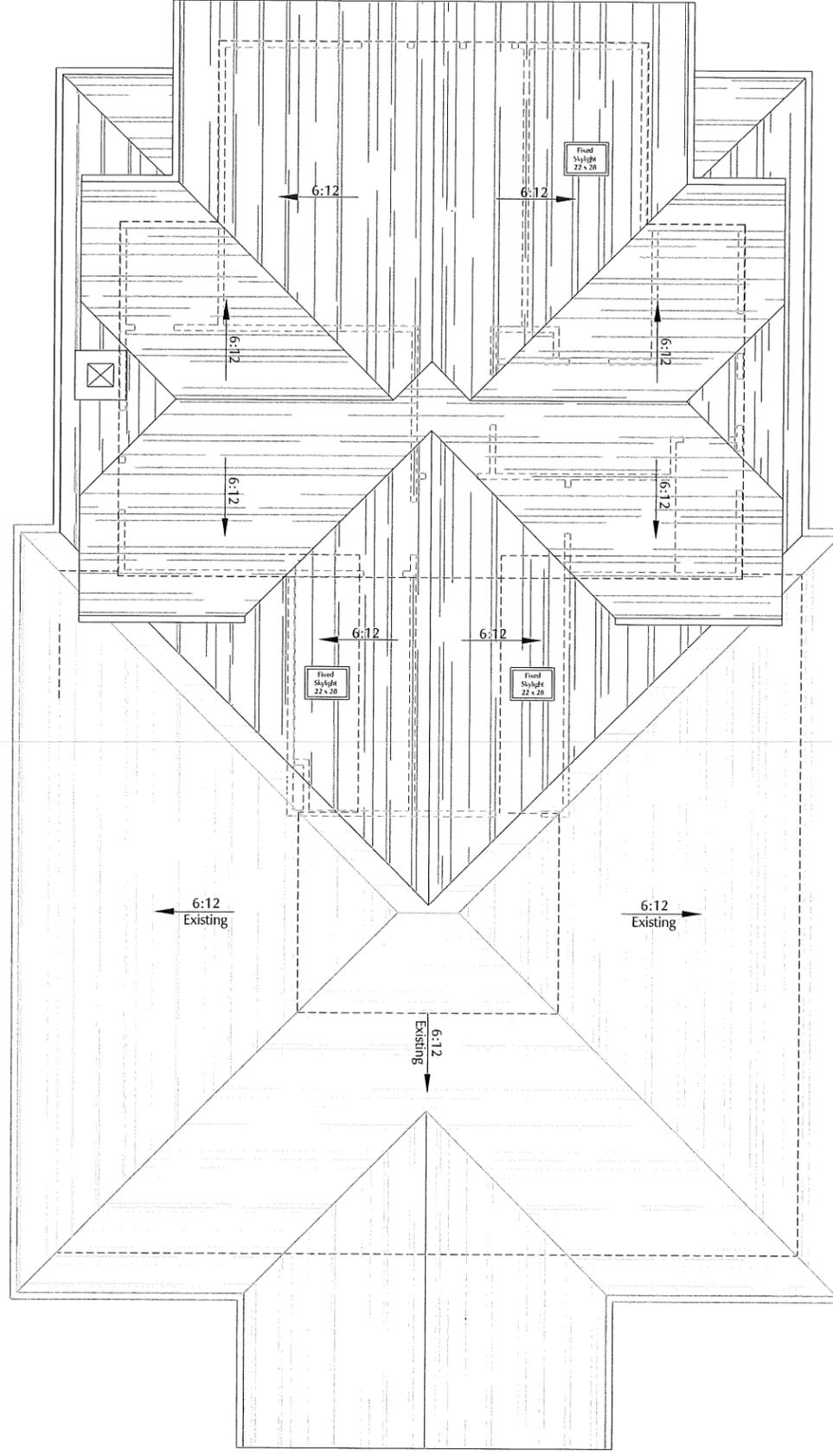
**ALLARD WARD ARCHITECTS**  
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Drawings: \_\_\_\_\_  
 Date: 09.28.18

**A1.0**

Renovations and Addition to:  
**The Hendrix Residence**  
 104 Bowling Avenue  
 Nashville, Tennessee 37205

PRELIMINARY - NOT FOR CONSTRUCTION



1

Roof Plan



**AW**  
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Drawings: \_\_\_\_\_  
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**A1.1**

Renovations and Addition to:  
**The Hendrix Residence**  
 104 Bowling Avenue  
 Nashville, Tennessee 37205

PRELIMINARY - NOT FOR CONSTRUCTION



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



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

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Drawings: \_\_\_\_\_  
 Date: 09.28.18

**A2.0**



- Architectural Dimensional Shingles, Typ.
- Aluminum Clad Wood Window, Typ.
- Painted Cementitious Lap Siding Smooth Face w/ 5" Exposure, Typ.
- 1x Paulownia Wood Trim Boards w/ Drip Cap, Painted.
- 2x4 Screen Frame
- Aluminum Screen Panels. Include 1x1 Stops on Both Interior and Exterior
- Parged CMU.

2

East Elevation



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



- Architectural Dimensional Shingles, Typ.
- Painted Cementitious Lap Siding Smooth Face w/ 5" Exposure, Typ.
- 1x Paulownia Wood Trim Boards w/ Drip Cap, Painted.
- Painted 1x Wood Column Wrap
- Aluminum Screen Panels. Include 1x1 Stops on Both Interior and Exterior
- 2x4 Screen Frame
- Parged CMU.
- Salvaged Stone Veneer from Existing Addition

1

North Elevation



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



Drawings: \_\_\_\_\_

Date: 09.28.18