



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
3703 Meadowbrook Avenue
October 17, 2012

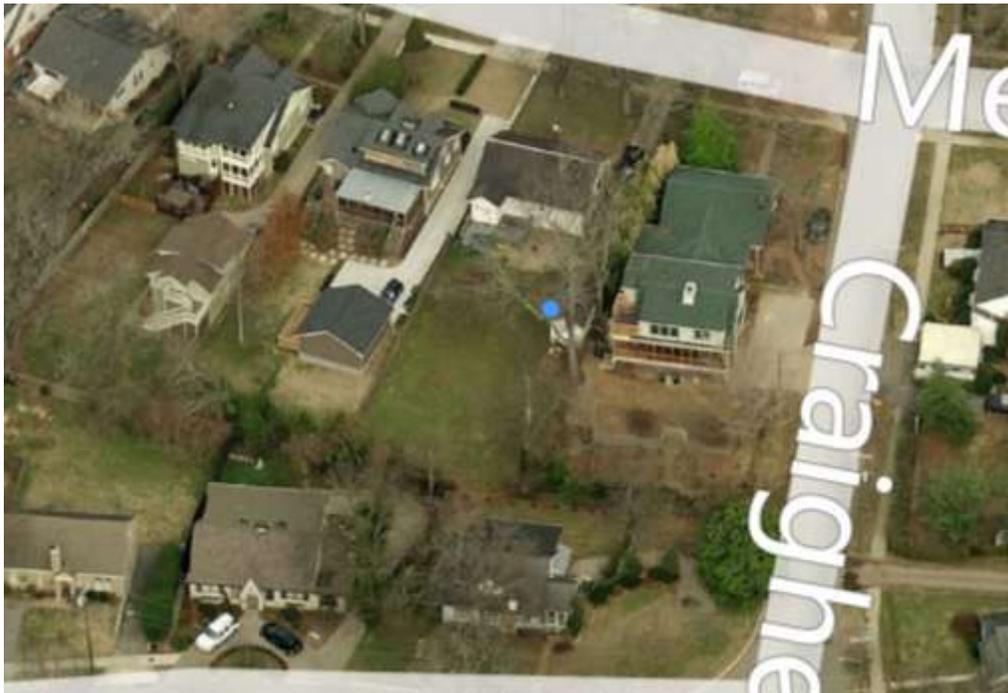
Application: New construction-addition and Ridge raise
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405020500
Applicant: Brad Skipper, contractor
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: 3703 Meadowbrook, constructed c. 1920, is a contributing building to the Richland-West End Neighborhood Conservation Zoning Overlay.</p> <p>Recommendation Summary: Staff recommends approval with the condition that staff provide final review of windows, doors and railings. With this condition, staff finds the project to meet sections II.B.1 and 2 of the design guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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. Examples are a change in material, coursing or color.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.I.F.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 minimum of a 5" reveal.

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.

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. **O r i e n t a t i o n**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

g. **P r o p o r t i o n a n d R h y t h m o f O p e n i n g s**

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

h. **O u t b u i l d i n g s**

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

i. *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.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.

Additions normally not recommended on historic structures may be appropriate for non-historic structures. 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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *Generally rear additions should inset one foot, for each story, from the side wall.*

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

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.

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.)

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

Background: 3703 Meadowbrook, constructed c. 1920, is a contributing building to the Richland-West End Neighborhood Conservation Zoning Overlay.

Analysis and Findings:

The application is for a rear one and one-half story addition and a ridge raise on an interior lot in the Richland-West End Neighborhood Conservation Zoning Overlay.

Height & Scale: The proposed addition is no wider than the existing house and has two foot insets from the existing house on both sides to help distinguish the new from the old, to lessen the impact of the massing on the historic house, and to make the addition easily removable if desired in the future. The foundation height of the addition is the same as the existing house. The addition is two feet higher than the existing house through the implementation of a two foot ridge raise which the design guidelines allow for side-gabled homes as a way to capture usable attic space. With the addition in place, the project has an open space ratio of eighty-three percent which fits the median open space range percent for the neighborhood. The project meets section II.B. a and b. II.B.2.a of the design guidelines.

Location, Setback and Rhythm of Spacing: The addition is located towards the rear of the house and includes two side skylights on the new portion of the house. It sits in the minimum two feet on each side required of two-story additions and meets all bulk zoning requirements. The project meets sections II.B.c and II.B.2.a.

Materials: The materials include cement fiber lap siding with a reveal to match the existing house, a CMU foundation, and an asphalt shingle pewter gray or slate colored roof. The trim will be wood but the materials of the windows, doors, and railings is unknown. With the condition that staff review all unknown materials, the project meets sections II.B.d and II.B.2.a. of the design guidelines.

Roof Shape: The addition's shape and pitch will match the existing roof. The project meets sections II.B.e and II.B.2.a. of the design guidelines.

Orientation: The orientation of the home will not be altered.

Proportion and Rhythm of Openings: The greatest expanse of wall without an opening is on the right side and is approximately twenty-three linear feet. Because this area will be minimally visible from the street and is broken up with a ten foot (10') inset, staff finds the rhythm to be appropriate. The project meets section II.B.g of the design guidelines.

Outbuildings: There are no new outbuildings planned as a part of this project.

Staff recommends approval with the condition that staff provide final review of windows, doors and railings. With this condition, staff finds the project to meet sections II.B.1 and 2 of the design guidelines.



Front of house.



Rear of house.



Rear of house. Deck will be removed to accommodate addition.



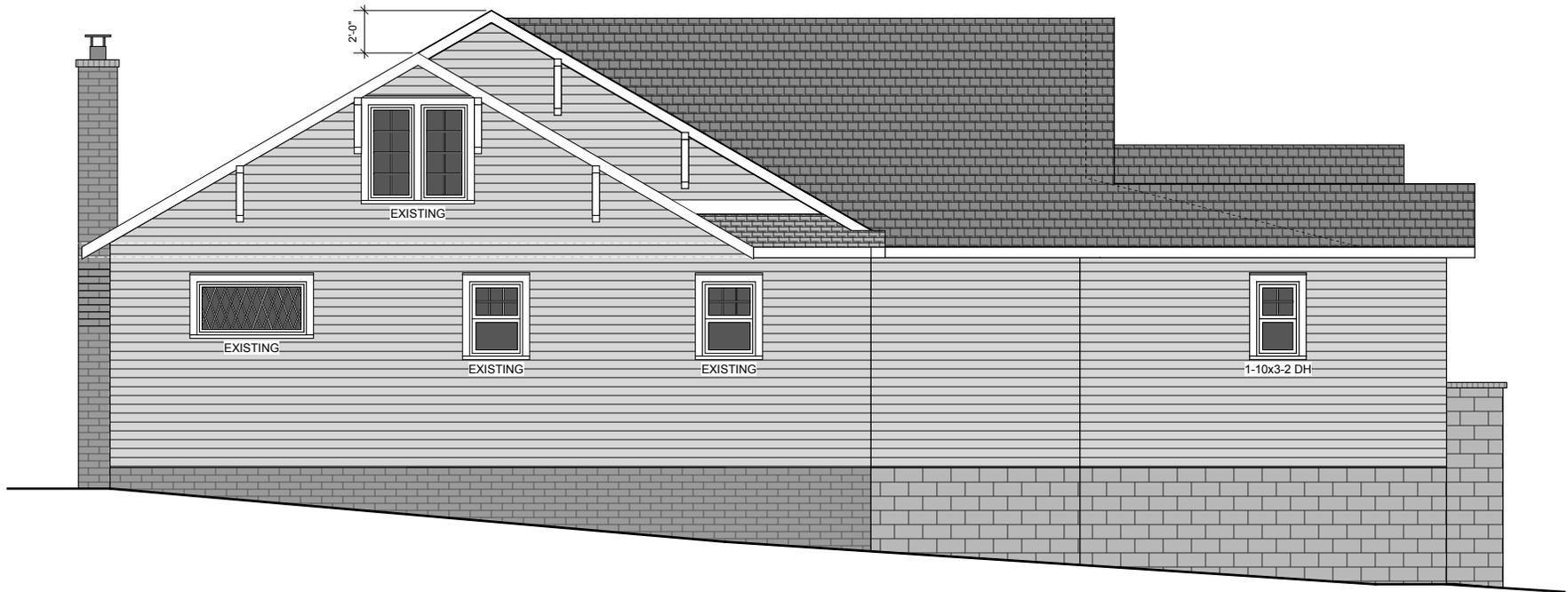


Existing accessory structure will remain.

3703 MEADOWBROOK
NASHVILLE, TN

1ST FLR EXISTING	1042 SQ. FT.
1ST FLR ADDITION	858 SQ. FT.
2ND FLR ADDITION	1066 SQ. FT.
TOTAL	2866 SQ. FT.

RIGHT ELEVATION



PARAGON
DESIGNS

TARL LA ROCCO

615-598-1392
paragon.designs@yahoo.com

SCALE: 1/8"=1'

3703 MEADOWBROOK
NASHVILLE, TN

1ST FLR EXISTING	1042 SQ. FT.
1ST FLR ADDITION	858 SQ. FT.
2ND FLR ADDITION	1066 SQ. FT.
TOTAL	2866 SQ. FT.

REAR ELEVATION



PARAGON
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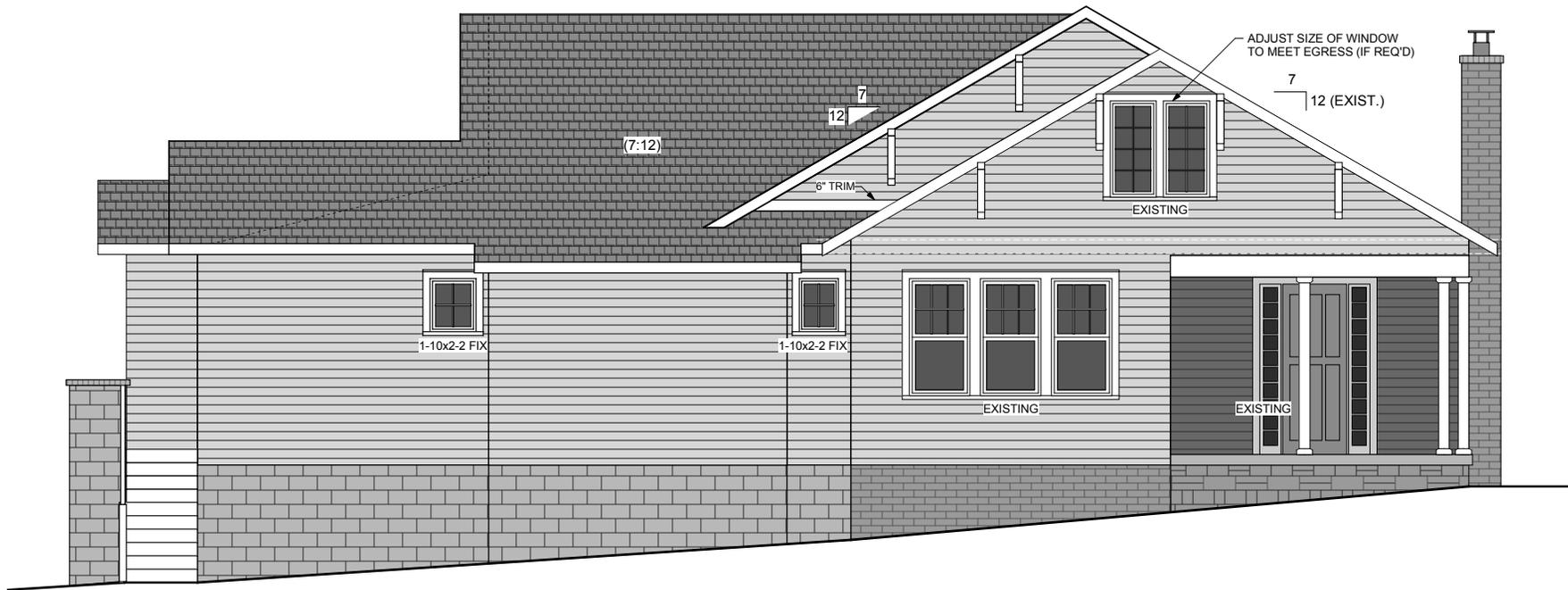
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SCALE: 1/8"=1'

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NASHVILLE, TN

1ST FLR EXISTING	1042 SQ. FT.
1ST FLR ADDITION	858 SQ. FT.
2ND FLR ADDITION	1066 SQ. FT.
TOTAL	2866 SQ. FT.

LEFT ELEVATION



PARAGON
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TOTAL	2866 SQ. FT.

FRONT ELEVATION



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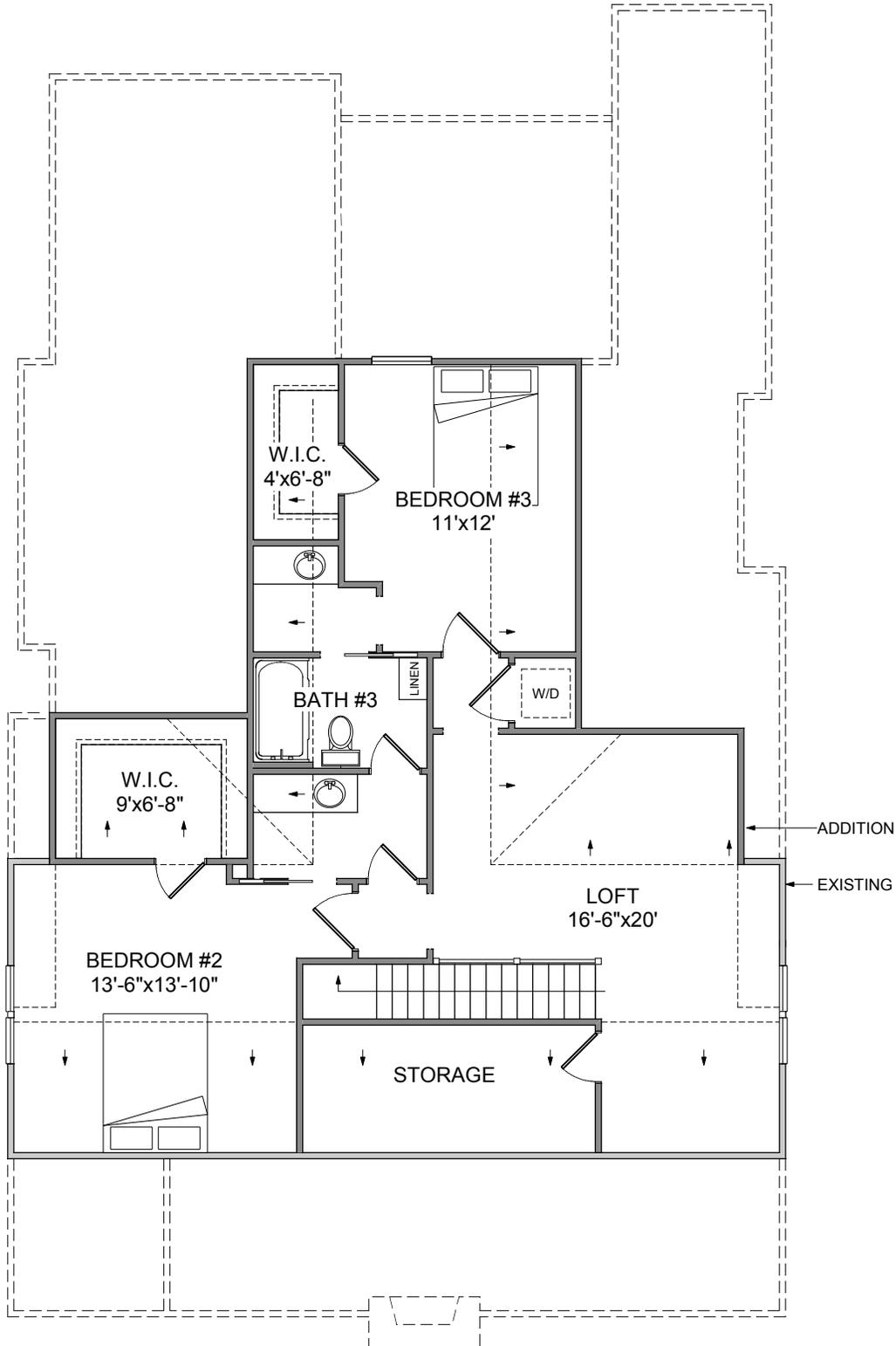
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SCALE: 1/8"=1'

3703 MEADOWBROOK
NASHVILLE, TN

1ST FLR EXISTING	1042 SQ. FT.
1ST FLR ADDITION	816 SQ. FT.
2ND FLR ADDITION	1088 SQ. FT.
TOTAL	2926 SQ. FT.

SECOND FLOOR PLAN



**PARAGON
DESIGNS**

TARL LA ROCCO

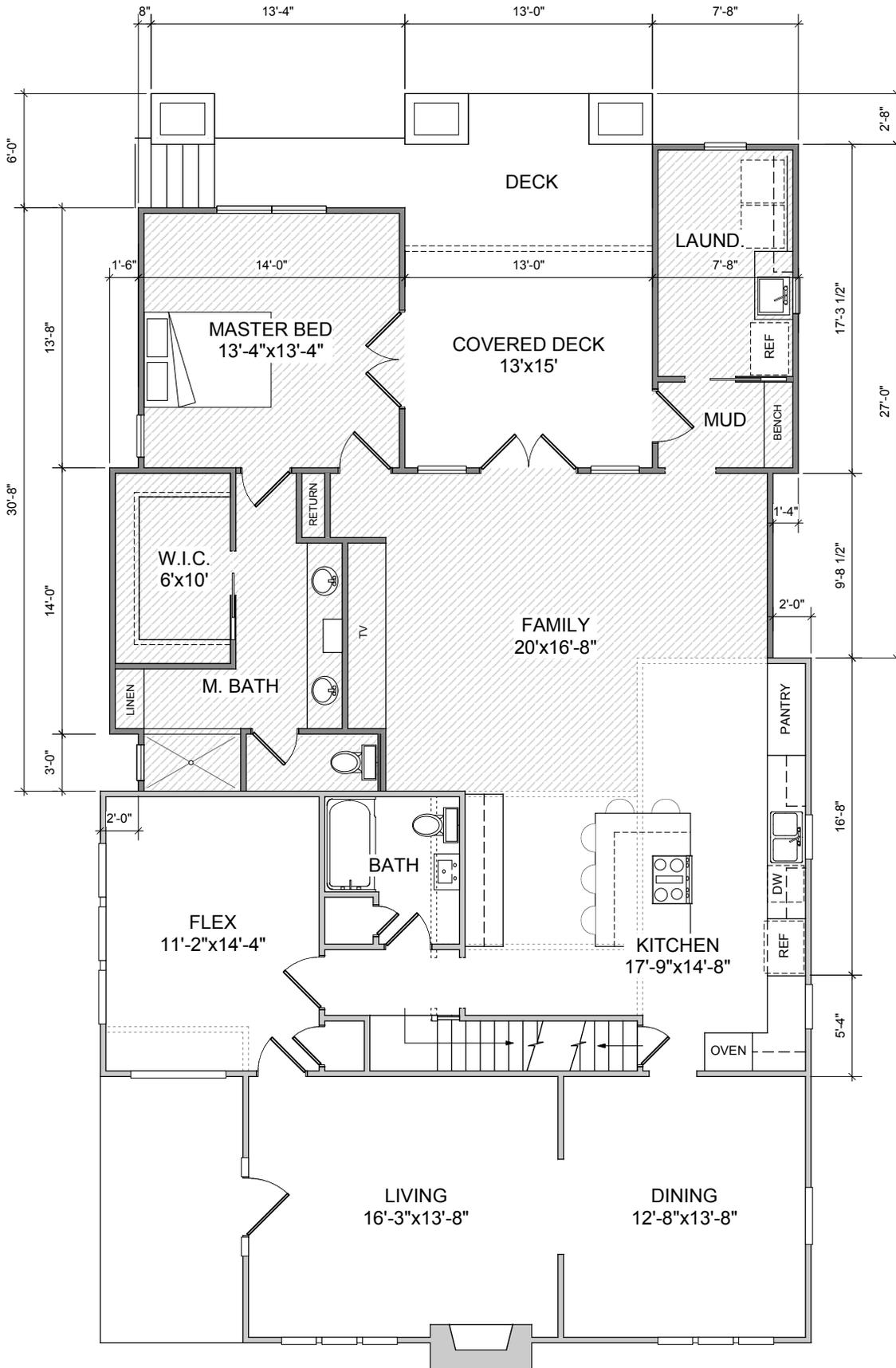
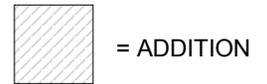
615-598-1392
paragon.designs@yahoo.com

SCALE: 1/8"=1'

3703 MEADOWBROOK
NASHVILLE, TN

1ST FLR EXISTING	1042 SQ. FT.
1ST FLR ADDITION	858 SQ. FT.
2ND FLR ADDITION	1088 SQ. FT.
TOTAL	2926 SQ. FT.

FIRST FLOOR PLAN

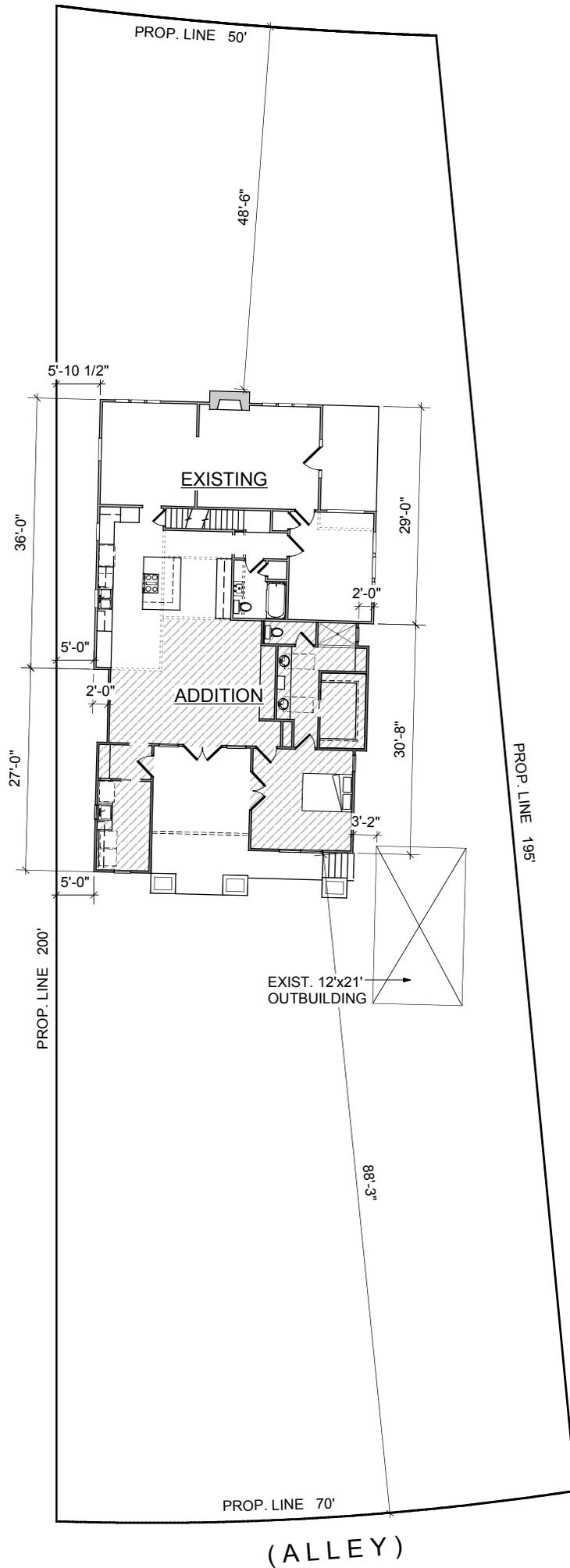


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SCALE: 1/8"=1'

MEADOWBROOK AVE.



SITE PLAN
3703 MEADOWBROOK AVE
NASHVILLE, TN
SCALE: 1"=20'