



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
3605 Meadowbrook Avenue
June 19, 2013

Application: Partial demolition-addition; New construction -addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405027800
Applicant: Brian Haun, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to construct a rear addition. The addition will set in from the outer walls of the house on both sides, and the roof will be below the existing roof ridge. The materials of the addition will be compatible with those of the historic house.</p> <p>Recommendation Summary: Staff recommends approval of the proposed new rear addition, finding it to meet the design guidelines for construction in the Richland-West End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

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

Appropriate setback reductions 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*

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. **R o o f S h a p e**

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.

New buildings shall 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.

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 those that front 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.

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.

Generally, curb cuts should not be added.

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.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

1. *where they are a typical feature of the neighborhood*
2. *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

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.

- 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.

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 91.65 of the historic zoning ordinance.

Background: 3605 Meadowbrook Avenue is a one and one-half story brick house with Craftsman and Tudor Revival features, constructed circa 1925. Because of its age and architectural character, it is a contributing to the historic character of the neighborhood.



Analysis and Findings: The applicant is proposing to enlarge the house with the construction of a rear addition. The addition will be at the first-story level of the house, but will gain an additional story in the basement due to a significant drop in grade.

Demolition

A non-original portion of the house at the rear will be demolished before construction of the proposed rear addition. This earlier addition does not contribute to the historic character of the district. This partial demolition meets guideline III.B.2.b.

Height, Scale, Location

The new addition will be at the rear of the house, and will not impact the front or sides of the historic house. This location meets guideline II.B.2.

The addition will set in from the left side of the original house by eighteen feet (18'). Its impact and visibility from the left will therefore be minimal. On the right side of the house, the addition will set in eighteen inches (18") from the outer wall. The addition will carry back five feet (5') to the rear and then step back out nine inches (9"). With this articulation of the walls, setting the addition in on both sides and the five foot (5') "hyphen" on the right side, staff finds the addition will be sufficiently subordinate and differentiated from the original house. The addition will meet guideline II.B.1.b.

The addition will have a rear-facing gable roof, tying into the rear slope of the existing roof with a ridge five feet (5') below the existing roof ridge. The eaves of the addition will match the eave height of the house. Staff finds this to be sufficiently subordinate and compatible with the original house. The addition will meet guideline II.B.1.a.

Roof Shape

The rear gabled-roof of the addition will have an 8:12 pitch. This roof is compatible with the roof of the house, and will meet guideline II.B.1.e.

Windows, Doors

The side elevations of the new addition will have window openings that maintain the rhythm of windows on the existing house. The addition will have a garage door on the left side at the basement level, set in eighteen feet (18') from the left side of the house. Staff finds that this attached garage is appropriate because it is in a location typical of historic garages and is located at the basement level. Typically basement-level garages should be at the rear of the home; however, because of the deep side inset and because there is no alley at the rear, Staff finds the side-loading garage to be appropriate.

Materials

The exterior materials of the new addition will include: cement-fiber clapboard siding matching the exposure of the existing siding, a composite shingle roof matching the color and dimension of the existing roof, and a parged concrete block foundation. There will also be cement-fiber paneling in the “hyphen,” cedar shingles in the rear gable, wood trim, and a stuccoed chimney. The windows will be aluminum-clad. These materials meet guideline II.B.1.d.

Recommendation:

Staff recommends approval of the proposed new rear addition, finding it to meet the applicable design guidelines for construction in the Richland-West End Neighborhood Conservation Zoning Overlay.



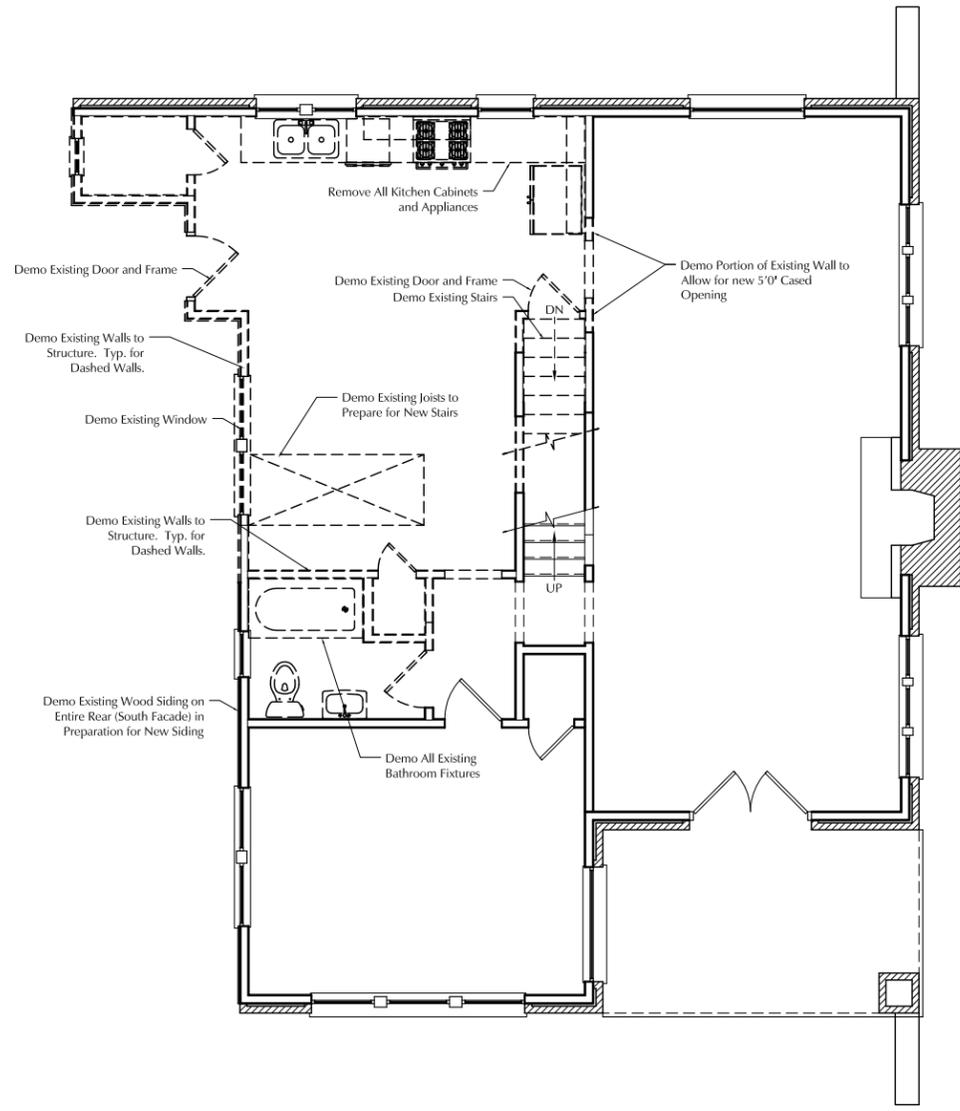
3605 Meadowbrook Avenue, front.



3605 Meadowbrook Avenue, right side.



3605 Meadowbrook Avenue, rear.

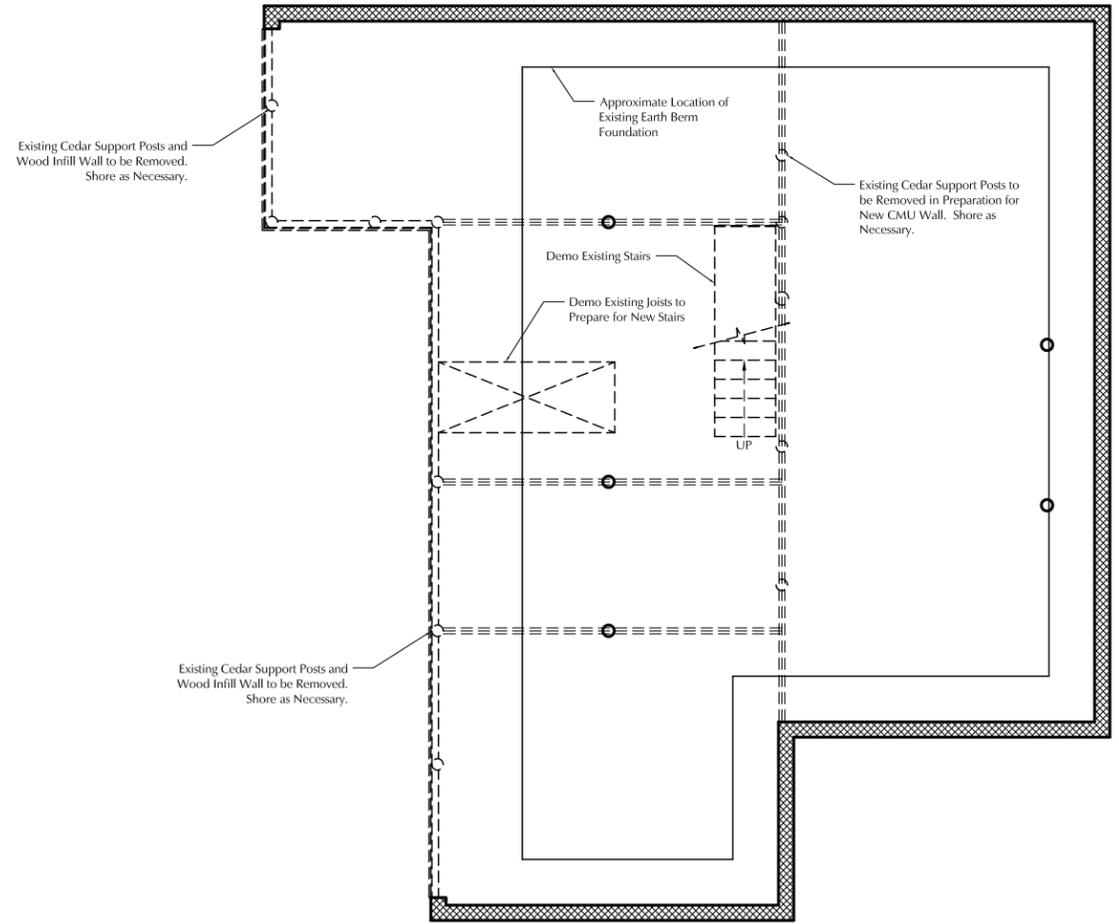


2

First Floor Demo Plan



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



1

Basement Floor Demo Plan



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

Addition and Renovations to:

The Metcalf Residence

3605 Meadowbrook Ave.
Nashville, Tennessee 37205

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Drawings:
Demolition Plans
Date:
06.03.13

D1.0

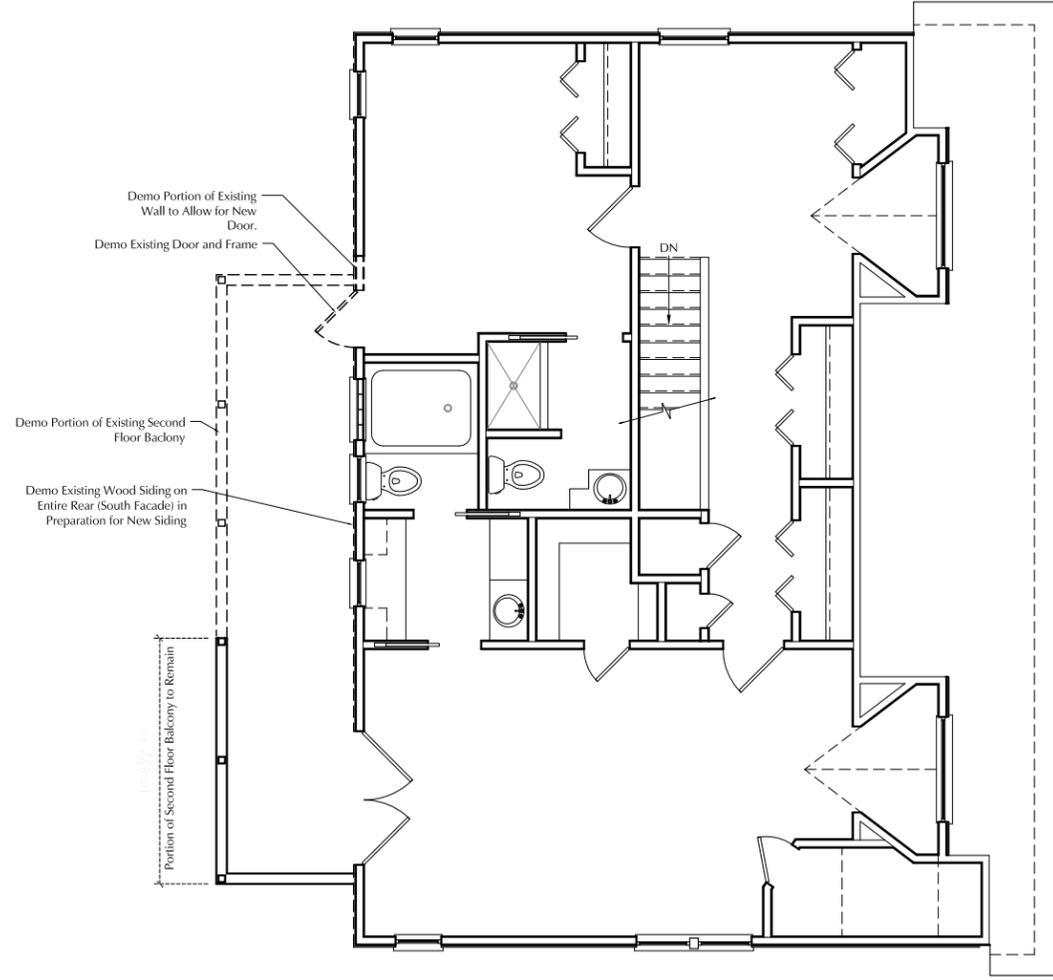


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Second Floor Demo Plan



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

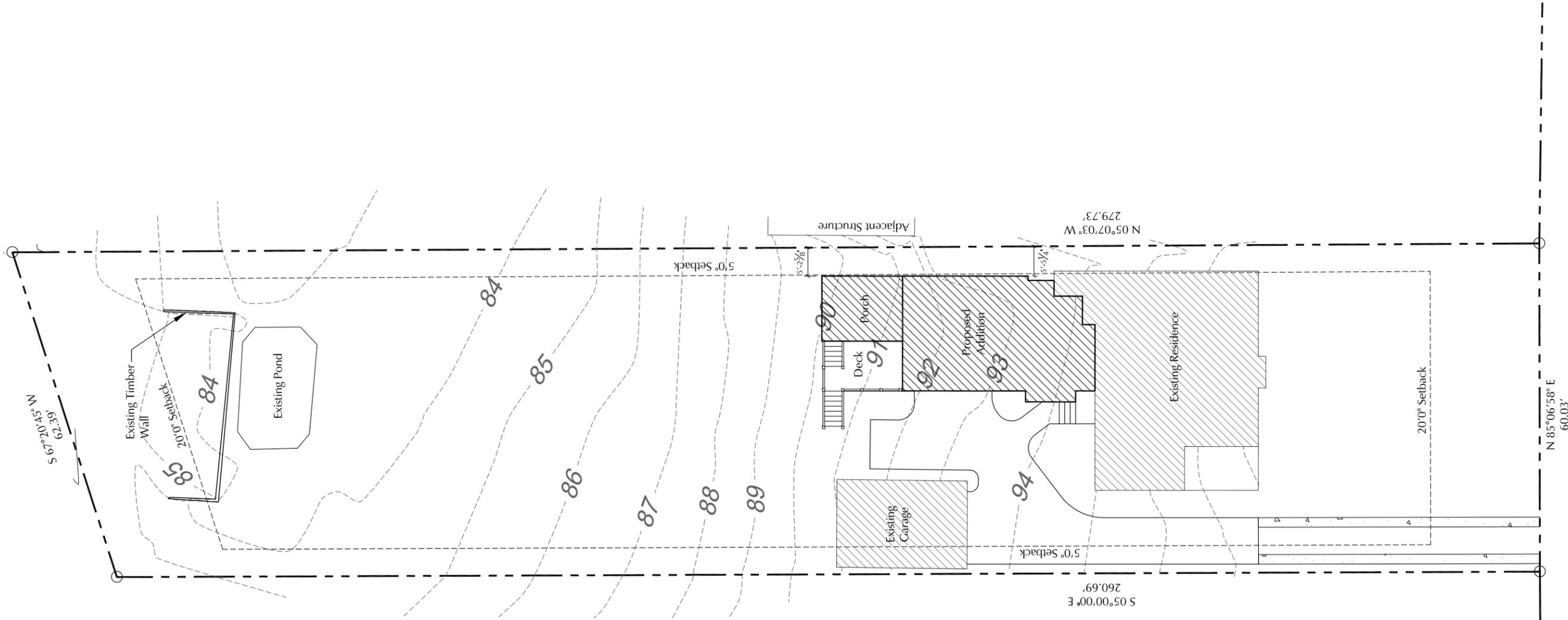


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D1.1



MEADOWBROOK AVENUE



1

Site Layout Plan



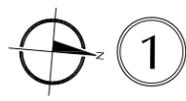
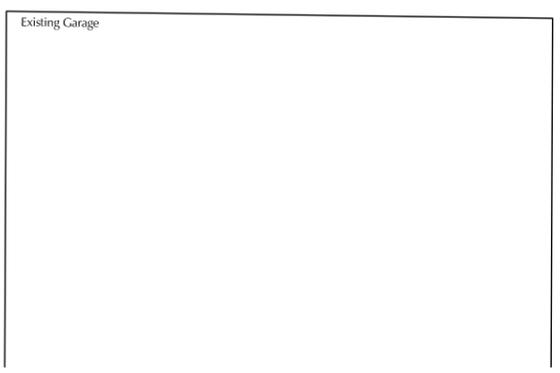
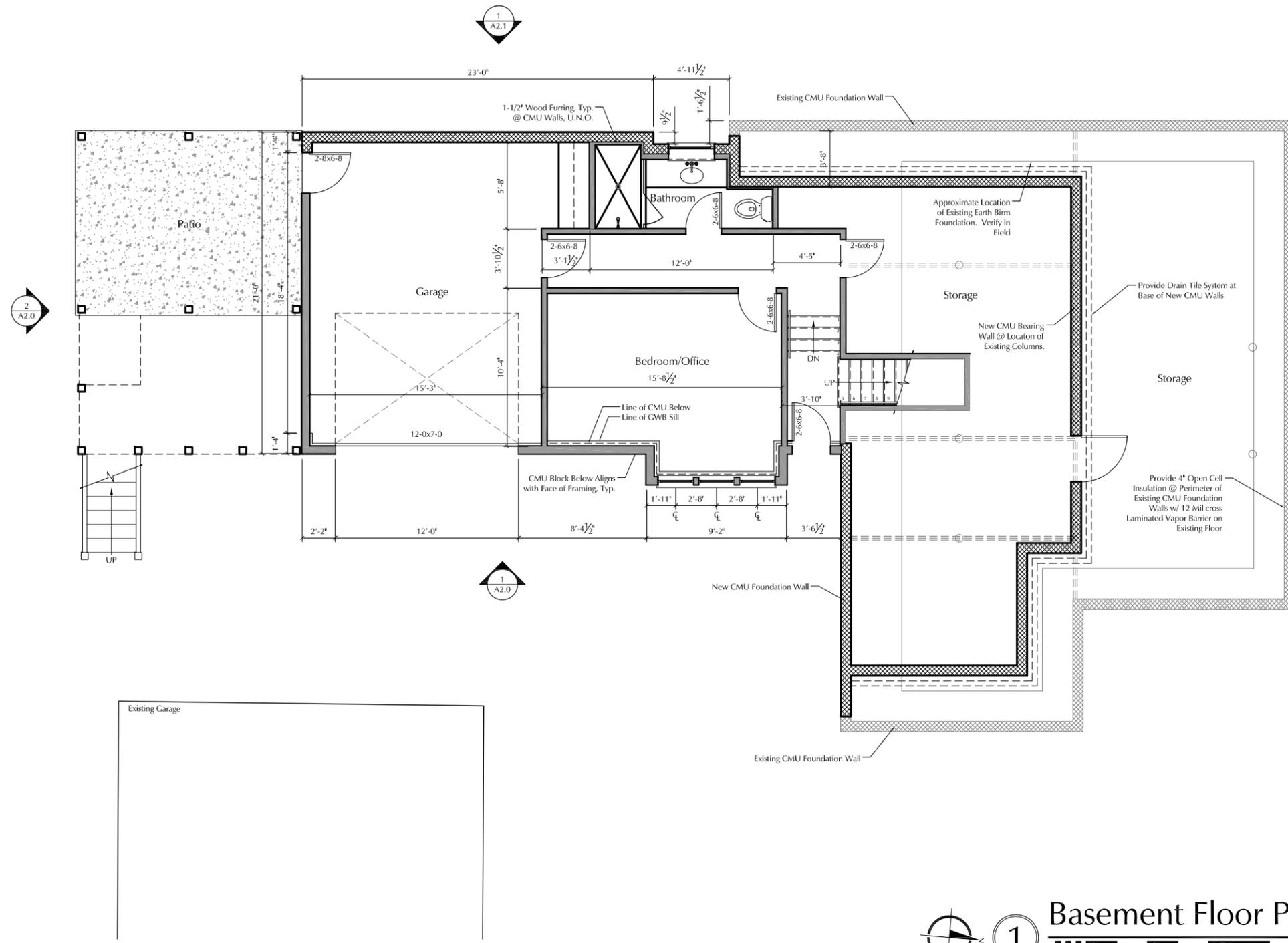
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Drawings:
Site Layout Plan
Date:
09.05.12

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Basement Floor Plan

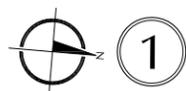
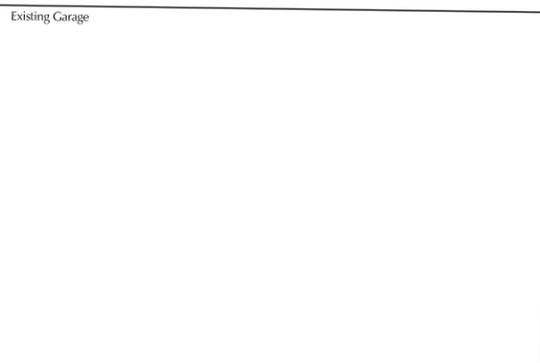
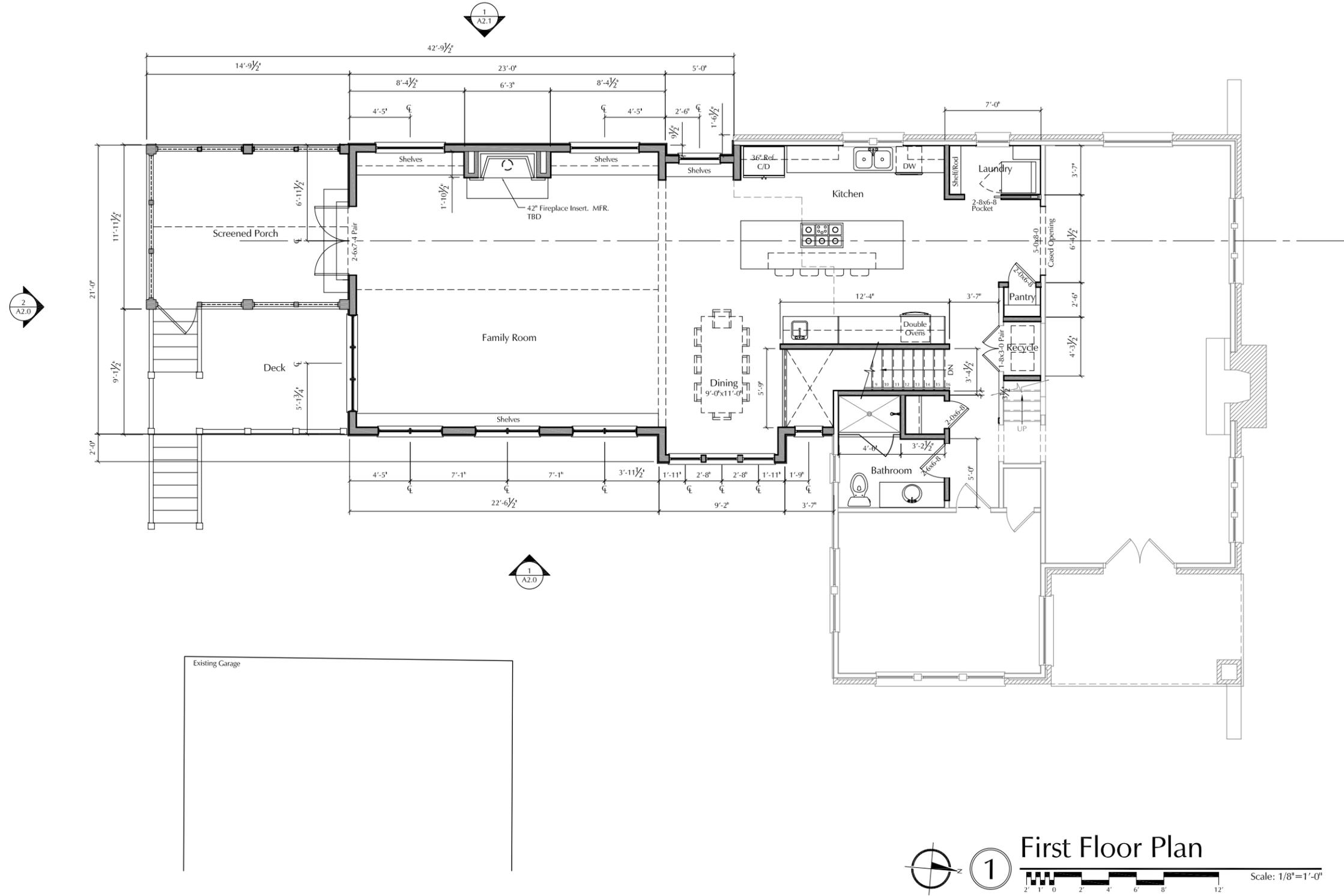
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Drawings:
Basement Floor Plan
Date:
06.03.13

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A1.0



1

First Floor Plan

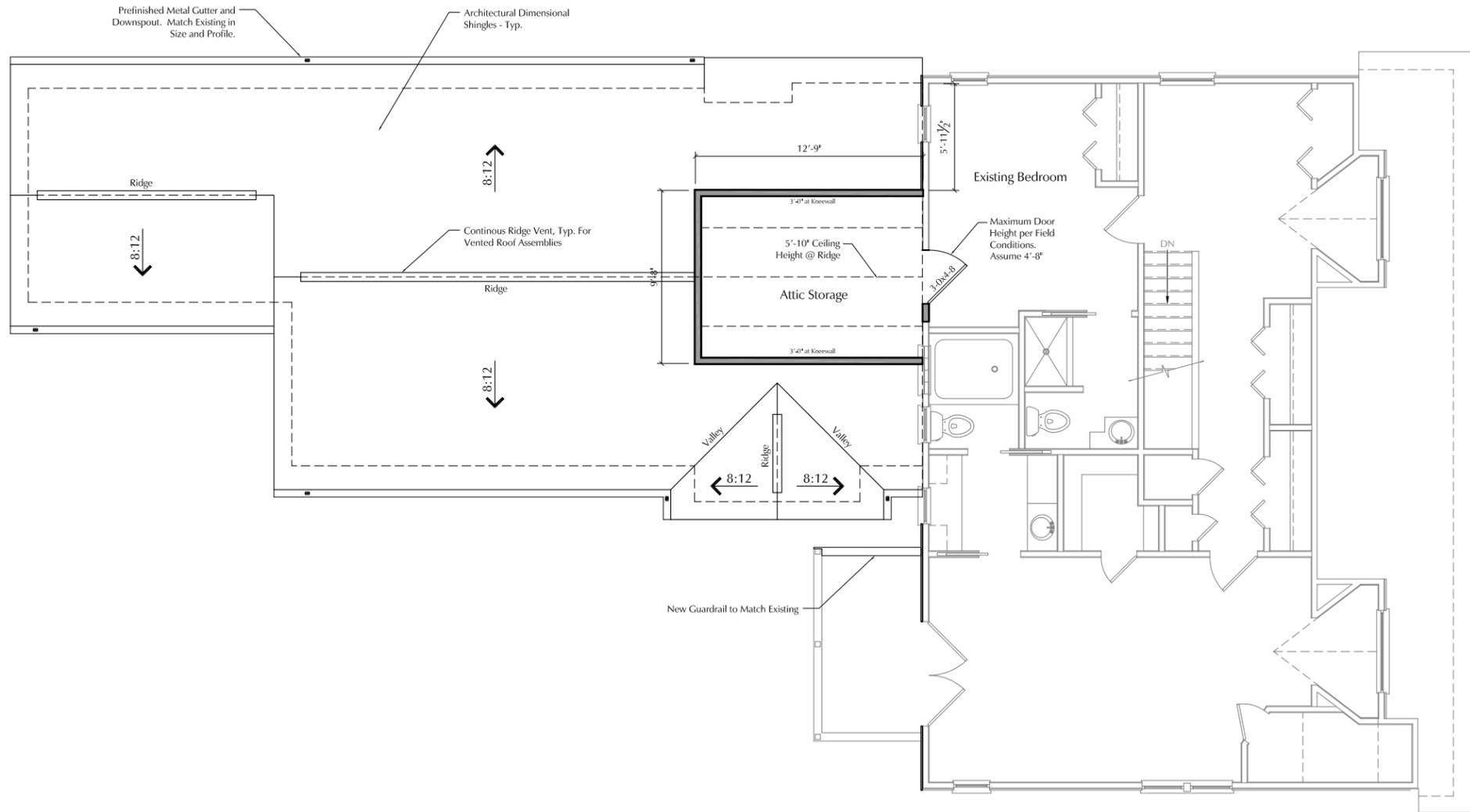
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Drawings:
First Floor Plan
Date:
06.03.13

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A1.1



1

Second Floor Plan

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

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Drawings:
 Second Floor Plan
 Date:
 06.03.13

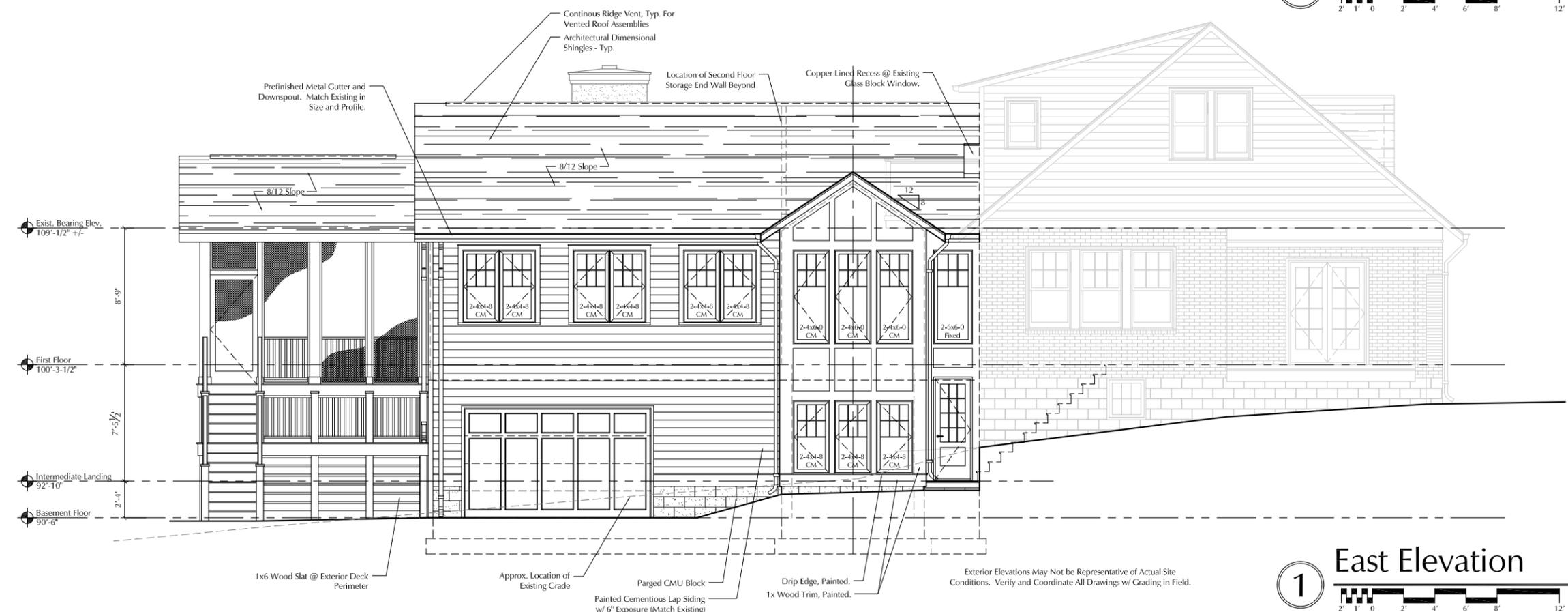
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 Nashville, Tennessee 37205



Exterior Elevations May Not be Representative of Actual Site Conditions. Verify and Coordinate All Drawings w/ Grading in Field.

2 South Elevation



Exterior Elevations May Not be Representative of Actual Site Conditions. Verify and Coordinate All Drawings w/ Grading in Field.

1 East Elevation

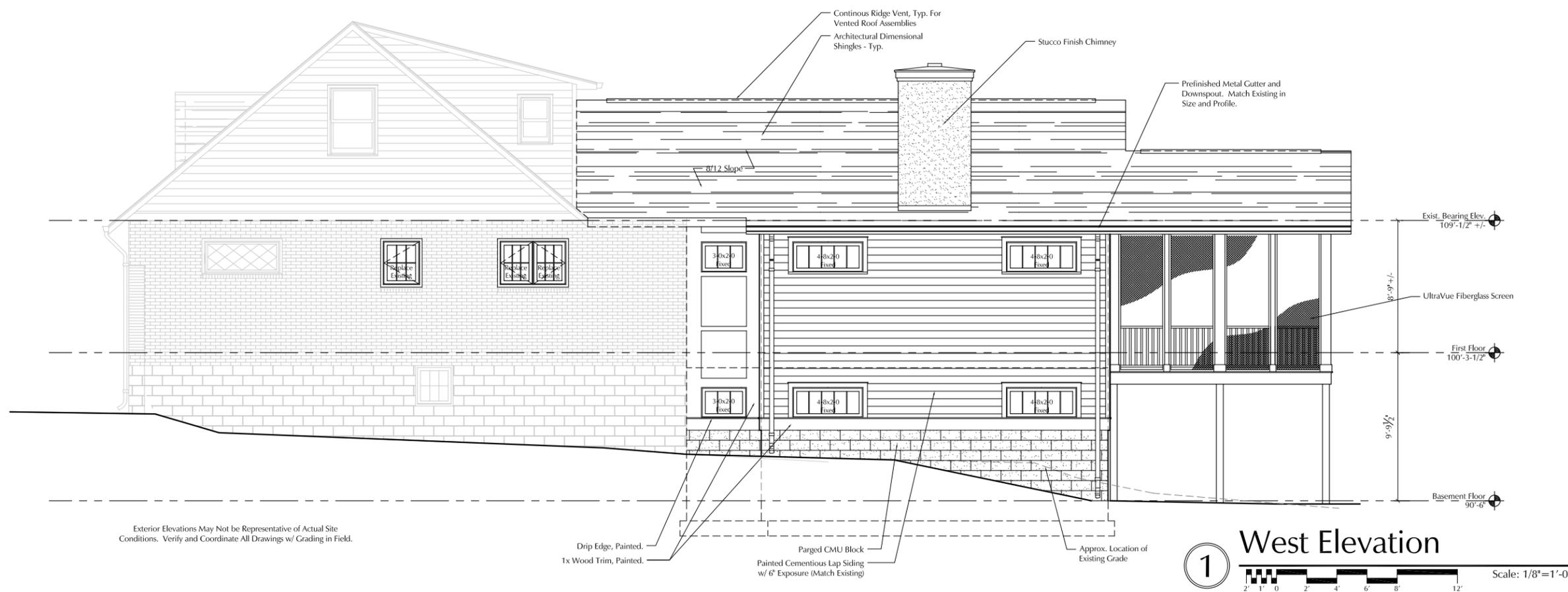


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Drawings:
 Elevations
 Date:
 09.05.12

A2.0



Exterior Elevations May Not be Representative of Actual Site Conditions. Verify and Coordinate All Drawings w/ Grading in Field.

1 West Elevation
 Scale: 1/8" = 1'-0"
 2' 1" 0 2' 4' 6' 8' 12'