



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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## STAFF RECOMMENDATION 318 Greenway Avenue September 18, 2013

**Application:** New construction – addition with reduced setbacks; New construction - outbuilding

**District:** Richland-West End Neighborhood Conservation Zoning Overlay

**Council District:** 24

**Map and Parcel Number:** 10405034300

**Applicant:** Randy Robinson, Contractor

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The application is to enlarge the house with a ridge-raise and a rear addition, and to construct a new outbuilding. The addition will be compatible with the materials of the existing house: cement-fiber siding, composite shingle roof, and wood windows. The addition will be located with a three foot (3') buffer from the side property lines, matching the setbacks of the historic house. A reduction of the five foot (5') setback for new construction is requested. The outbuilding will be a one-story two-car garage. The materials will match those of the addition.

**Recommendation Summary:** Staff recommends approval of the application to construct an addition with reduced setbacks and an outbuilding, with a condition that the chimney be an appropriate material. Finding that the proposal would then meet the design guidelines for additions and new construction in the Richland-West End Neighborhood Conservation Zoning Overlay.

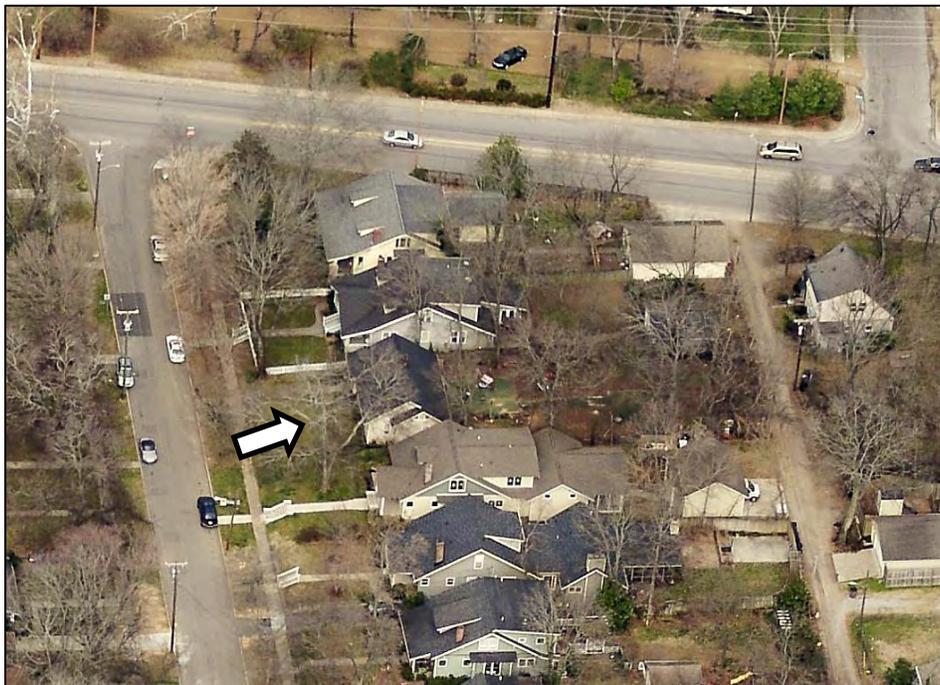
### Attachments

- A: Photographs
- B: Site Plan
- C: 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. 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.*

*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.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.*

#### **Roof**

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

#### **Windows and Doors**

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*
- *Decorative raised panels on publicly visible garage doors are generally not appropriate.*

#### **Siding and Trim**

- *Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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.*

#### *j. Public Spaces*

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

## **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.*

*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) 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

*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.*

**Background:** The house at 318 Greenway Avenue is a one-story Craftsman style bungalow, constructed circa 1930. It has a side gabled roof with exposed rafter tails, a common feature of the Craftsman style, along with a partially recessed corner-front porch.

**Analysis and Findings:** The applicant is proposing to enlarge the house with a ridge-raise and rear addition, and to construct a detached outbuilding at the rear of the property.

Addition – Location, Height, Scale

The addition will set in from the sides of the existing house on both sides with a one foot by four foot (1' x 4') alcove on the right and a two foot by four foot (2' x 4') alcove on the left. Behind the alcove, the addition will continue back in line with the wall of the bay on the right. The left side will step back out in line with the primary wall as well for ten feet (10') and then step back in two feet (2'). The addition will extend thirty-six feet (36') to the rear, with much of that area being a covered porch with open sides. With these in-set and articulated walls, staff finds that the addition will have minimal physical impact on the historic house and will be clearly differentiated as an addition.

The ridge-raise would extend the front slope of the existing gabled roof up and to the rear, increasing the ridge height from nineteen feet (19') above grade to twenty-one feet (21'). With this increased height the house will still be compatible with the heights of surrounding historic buildings, which range from twenty-two to twenty-nine feet (22' - 29') in height.

From the raised ridge, a rear-facing gable will tie into the rear slope of the raised ridge of the house, extending over roughly half of the first story addition. This gable will be similar to a dormer with the side walls set in two feet (2') from the primary wall and four feet (4') in from the first story bays.

Staff finds the height and scale of the proposed addition to meet guidelines II.B.1.a and II.B.1.b, as well as II.B.2.a and II.B.2.d.

Setbacks and Rhythm of Spacing

The primary mass of the existing building is forty feet (40') wide with projecting side bays increasing the width to forty-four feet (44'). The existing side setbacks for the historic house are three feet (3') on each side.

The addition will match the setbacks of the historic house and will be compatible with the rhythm established by the historic houses on the street. Because the existing structure has side setbacks less than the five foot (5') minimum required by bulk zoning, the applicant is requesting reduced setbacks to accommodate the addition. Staff finds that the width of the proposed addition is appropriate and meets guideline II.B.1.c.

### Materials

The materials of the addition will match those of the existing house: composition shingle roof, cement-fiber clapboard siding, and a concrete slab foundation. The reveal of the siding will be seven inches (7”), which is compatible with the eight inch (8”) reveal of the original wood siding, but differentiated so that it reads as new construction. The materials of the windows will be wood. At the rear of the addition would be a chimney clad with siding matching the rest of the house. Siding is not an appropriate material for a chimney because on surrounding historic houses, chimneys are constructed of a masonry material such as brick, stone or stucco. Final approval of the window and door selections, trim and siding texture, and roof color are needed. With a condition that the exterior materials approved by staff, including the material of the chimney, staff finds that the addition will meet guideline II.B.1.d.

### Roof Shape

The front roof slope of the addition will maintain the 7:12 pitch of the existing roof to the new ridge, and will return with a rear slope at that pitch down two feet (2’) to the height of the existing roof. Tying into the new ridge will be a rear gabled roof with a 2:12 pitch. The first story of the addition will have rear-facing gables with a pitch of 6:12. Although lower than the pitches of the roof of historic buildings, the new roofs will not be greatly visible because they are at the rear and will be set in from the sides of the existing house. Staff finds that the roofs of the addition will meet guideline II.B.1.e.

### Windows, Doors

The windows and doors of the addition will be compatible in proportion and rhythm with the openings on the existing house, and will meet guideline II.B.1.g.

### Outbuilding

The new outbuilding will be a two-car garage, accessed from the alley at the rear of the property. It will be located behind the house, fifteen feet (15’) from the rear property line and five feet (5’) from the side. The building will have a side-gabled roof with a ridge height of fifteen feet (15’) and eaves at eight feet (8’) above grade. The materials of the new outbuilding will match those of the house: smooth cement-fiber siding with a seven inch (7”) reveal, composite shingle matching the roof of the house, with wood windows and doors. Final approval of the window and door selections, trim and siding texture, and roof color are needed. Staff finds that the proposed outbuilding will be compatible with the height, scale, materials, and character of the house, and to be in a location typical of historic outbuildings, and that it will meet guideline II.B.1.h.

### **Recommendation:**

Staff recommends approval of the application to construct an addition with reduced setbacks and a new outbuilding, with a condition that the exterior materials are approved by staff, including the material of the chimney, finding that the proposal would then meet the design guidelines for additions and new construction in the Richland-West End Neighborhood Conservation Zoning Overlay.



318 Greenway Avenue, front.



318 Greenway Avenue, rear.

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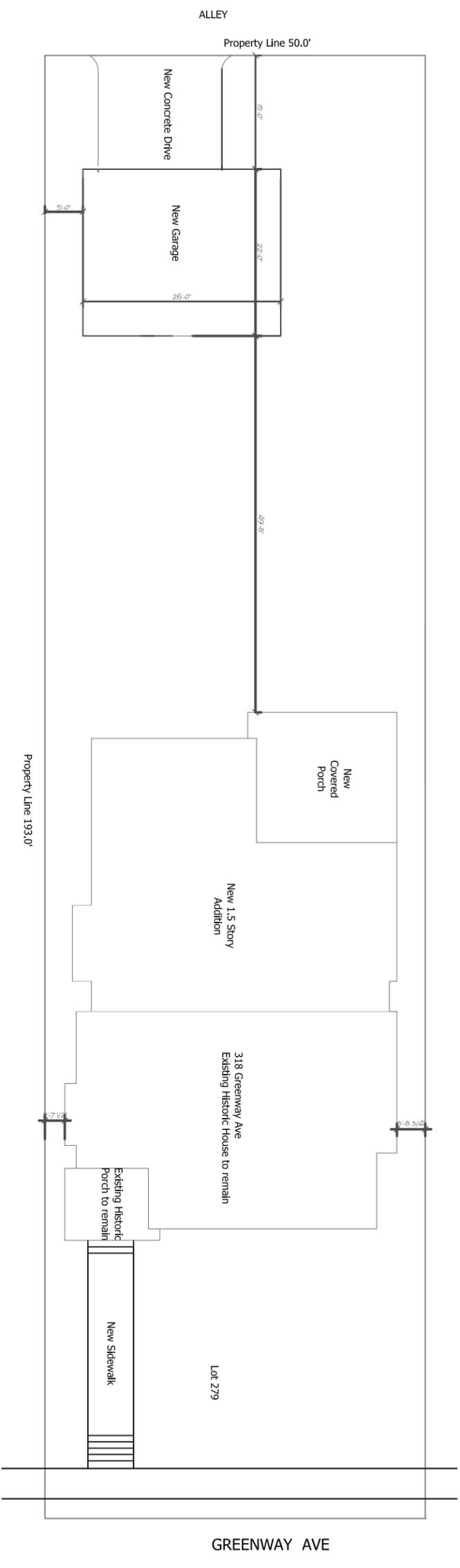
**ROBINSON CONSTRUCTION**  
robinsonsgroup@comcast.net 615-300-4294

Project: **318 GREENWAY AVE.**

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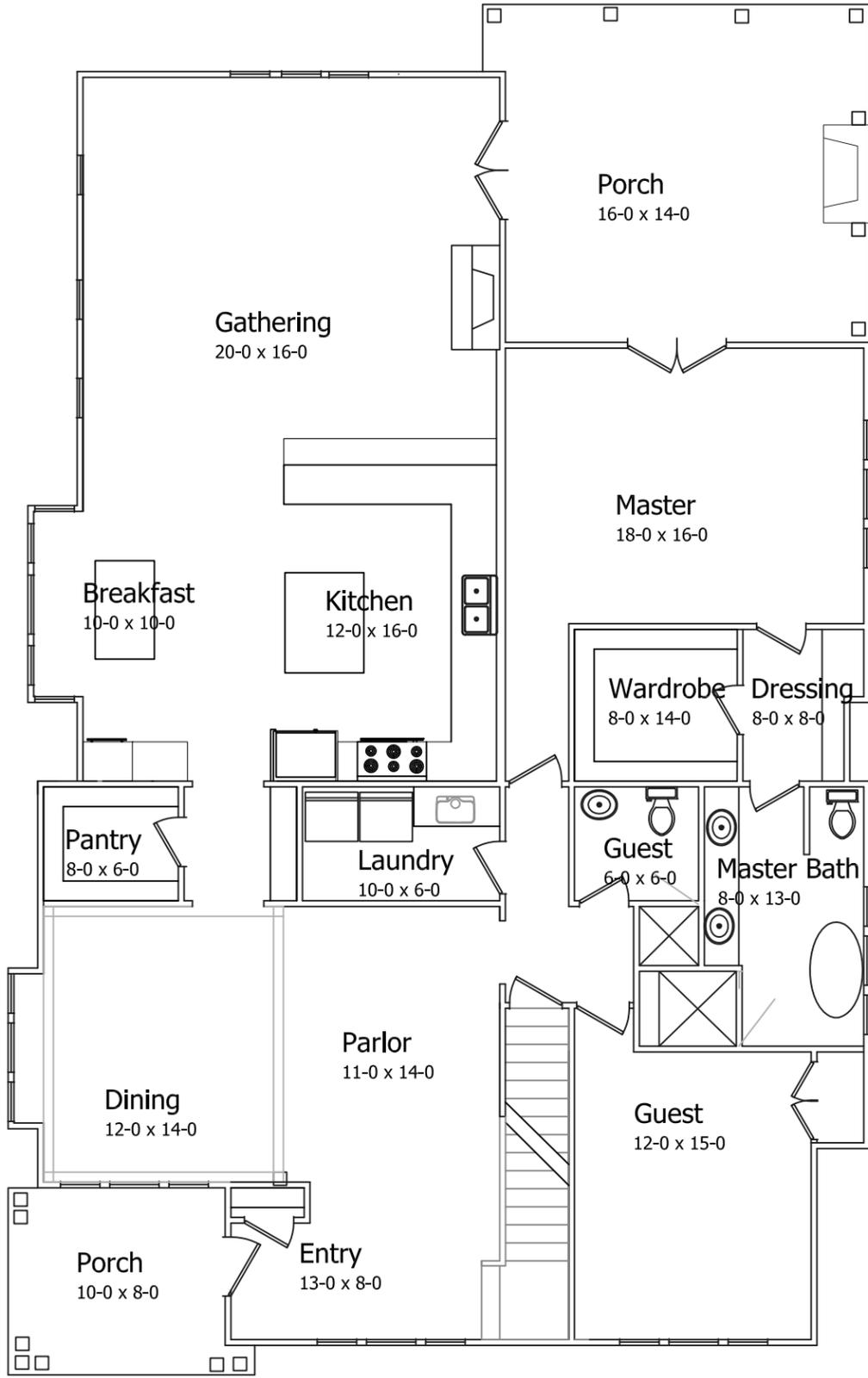
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First Floor

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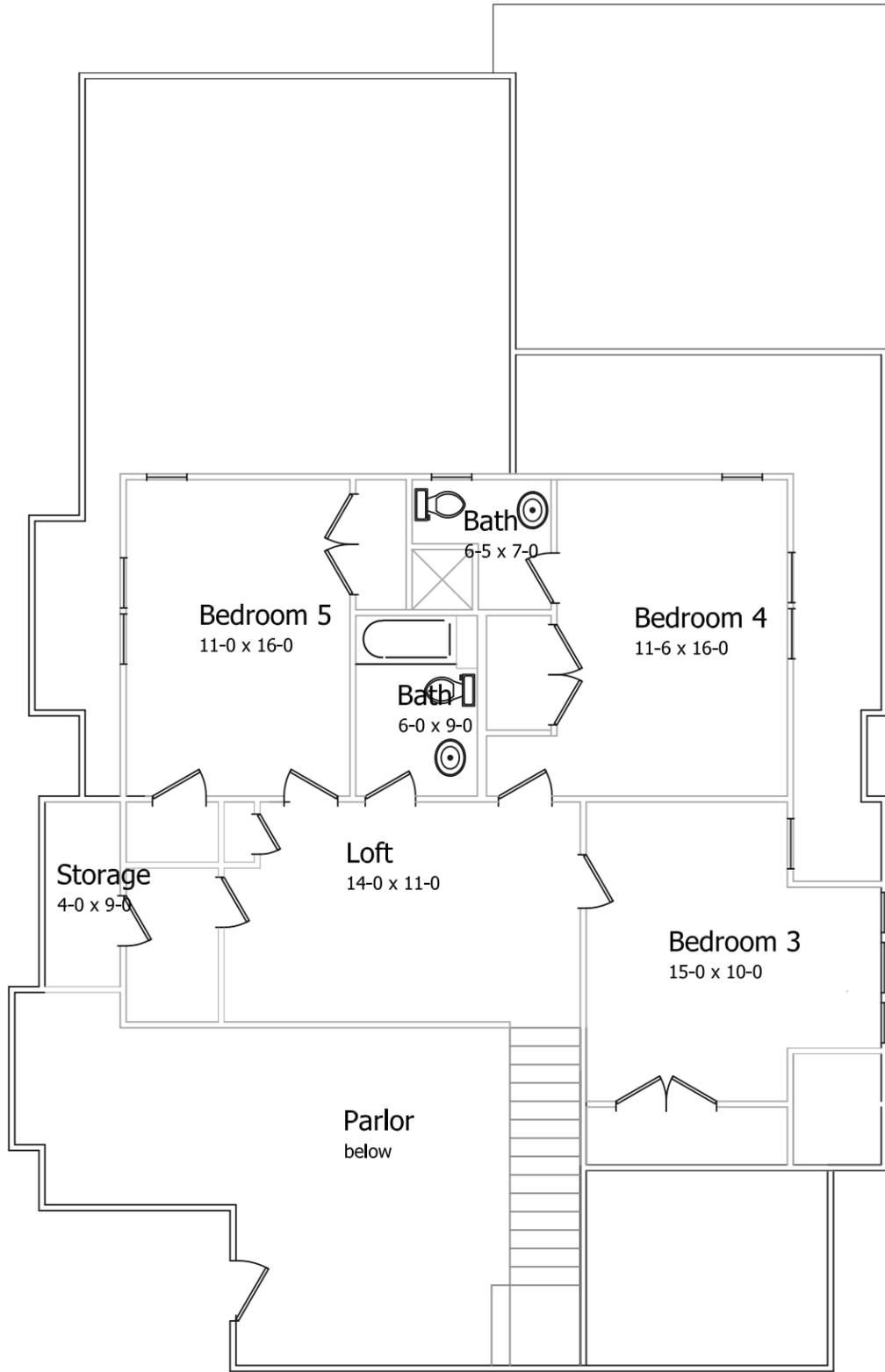
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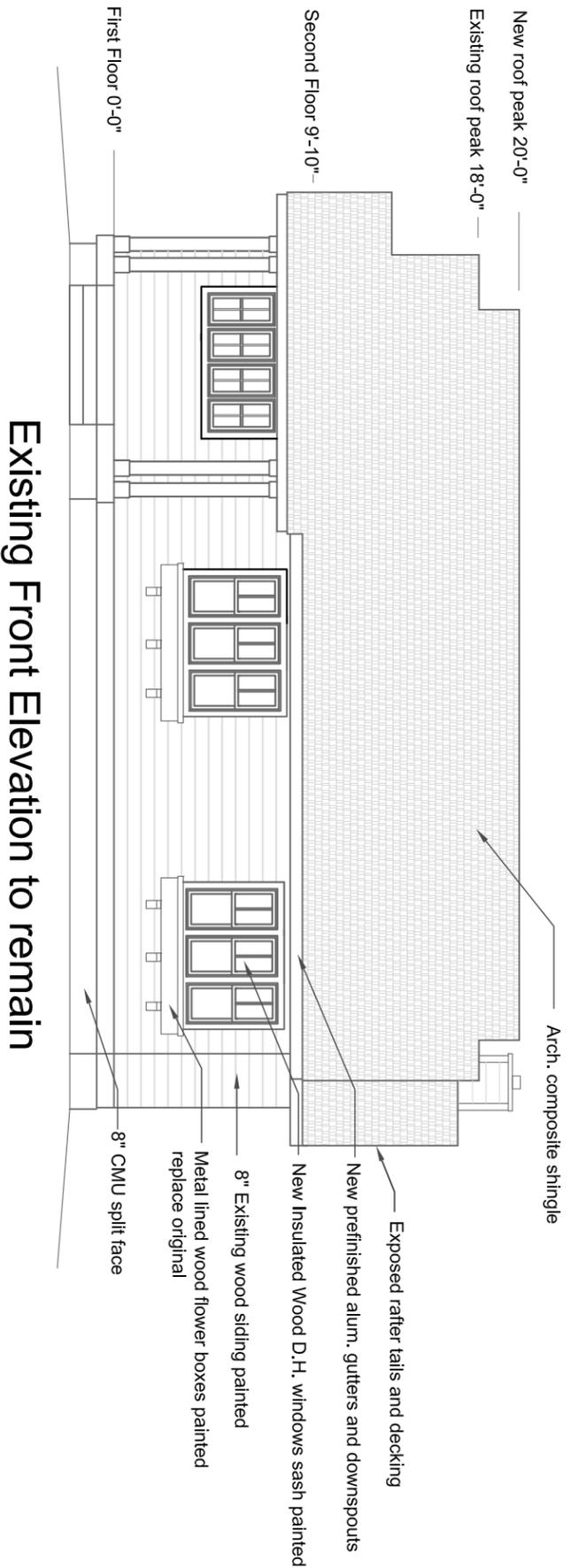
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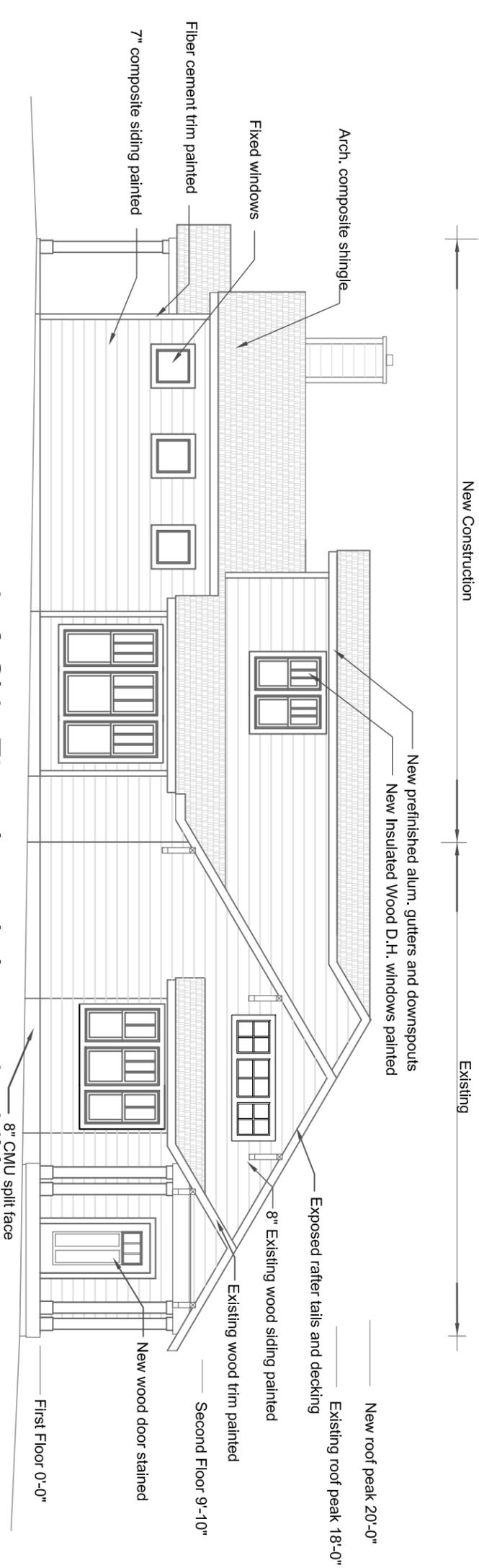
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Second Floor



Existing Front Elevation to remain



Left Side Elevation existing and addition

Note: Existing window frame to receive new insulated wood sash with fully simulated divided lights New windows to be Monark Insulated Wood D.H. windows with fully simulated divided lights all windows to be painted

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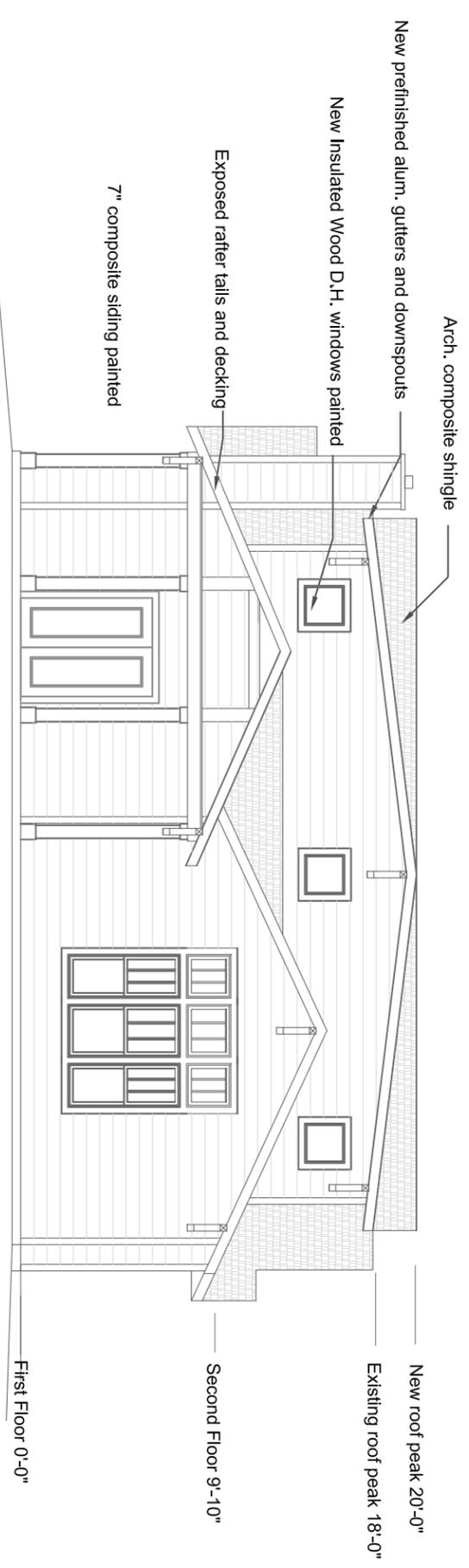
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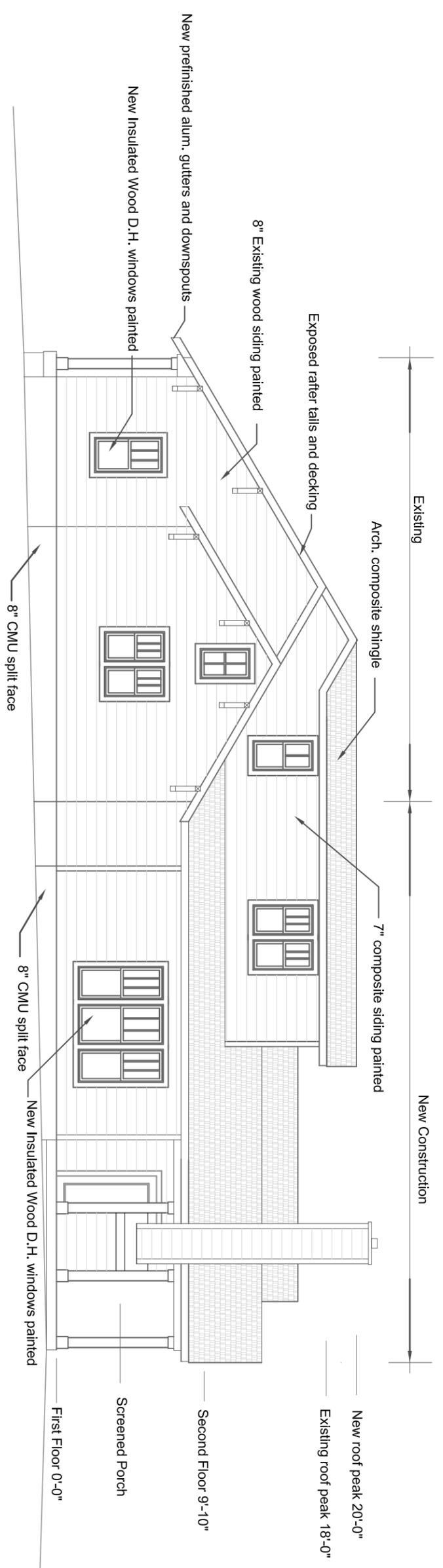
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Rear Elevation



Right Side Elevation existing and addition

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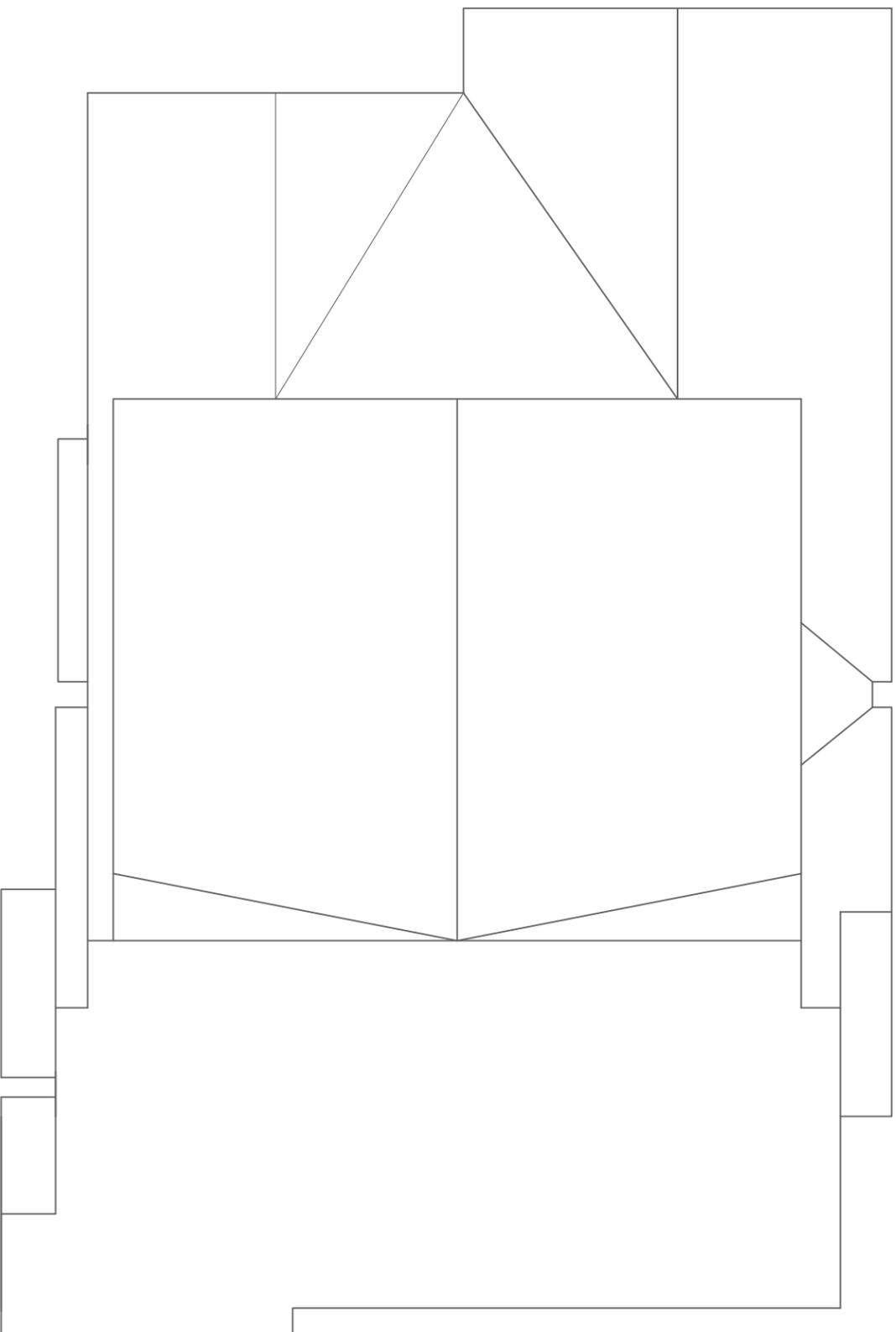
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Roof Plan

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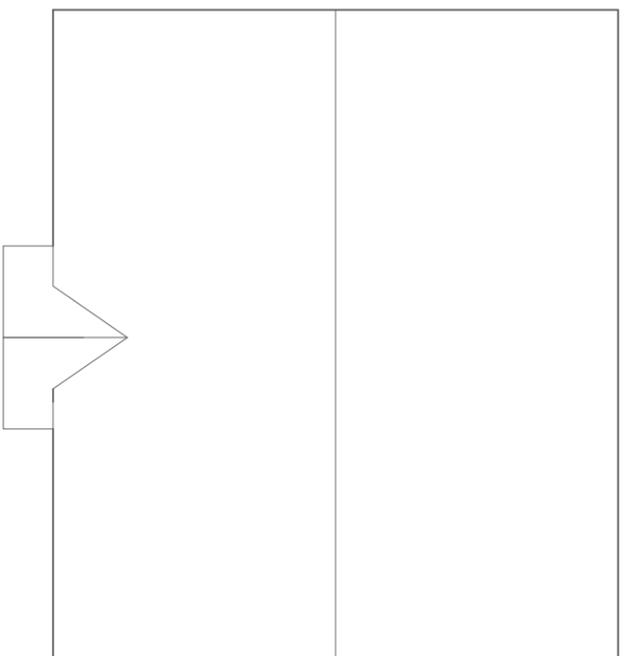
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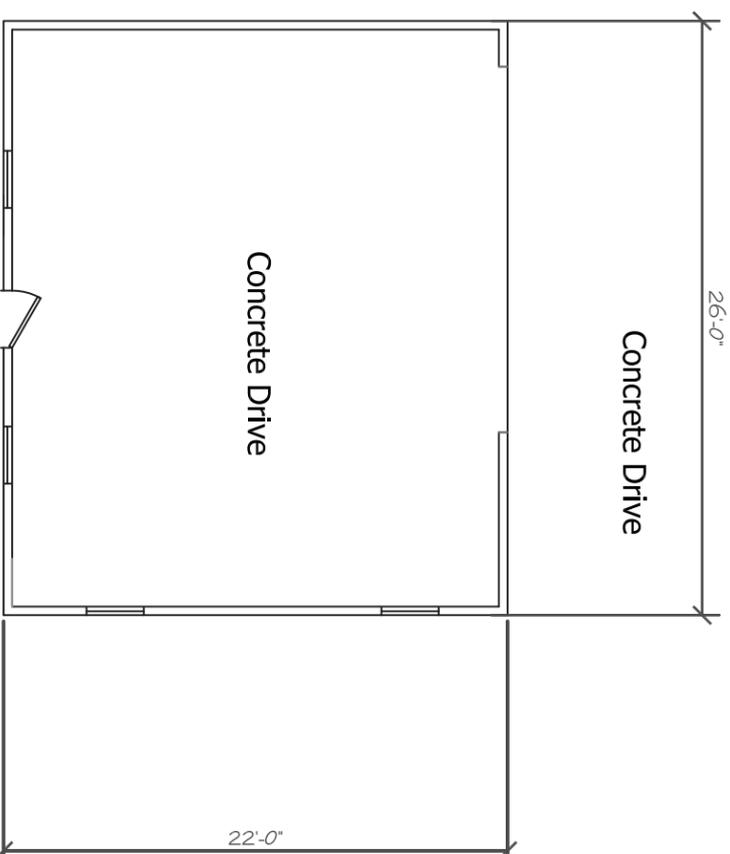
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Roof Plan



Floor Plan

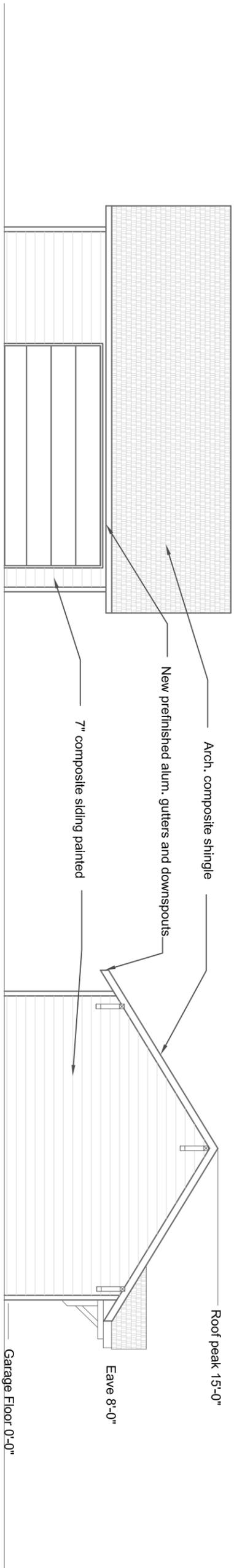
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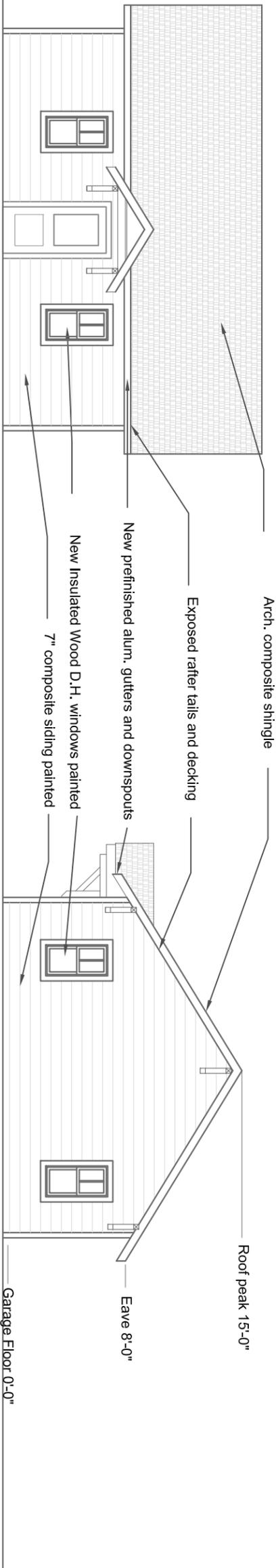
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Alley Elevation



Left Side Elevation

Front Elevation

Note: Existing window frame to receive new insulated wood sash with fully simulated divided lights New windows to be Monark Insulated Wood D.H. windows with fully simulated divided lights all windows to be painted

Right Side Elevation

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