



# 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

3706 Westbrook Avenue

September 18, 2013

**Application:** New construction - addition

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

**Council District:** 24

**Map and Parcel Number:** 10405021100

**Applicant:** Jason Tant, Owner

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

**Description of Project:** The applicant proposes to construct a two foot (2') ridge-raise and a two-story rear addition. The sides of the addition will set in from the side walls of the house by two feet (2') on each side. The roof of the rear addition will be 2:12, which is lower than is typical of the pitches of historic roofs and gives the addition unusually tall eaves. The materials will include: cement-fiber siding, composite shingle roof, and a concrete block and slab foundation. These materials are appropriate for new construction in the overlay. The materials of the windows, doors, trim, stone fireplace, and a right-rear corner balcony are not known.

**Recommendation Summary:** Staff recommends approval of the proposed addition with the conditions that the roof pitch be increased to lower the eave height of the addition, and that the final material selections be approved by Staff, finding that the addition would meet the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.

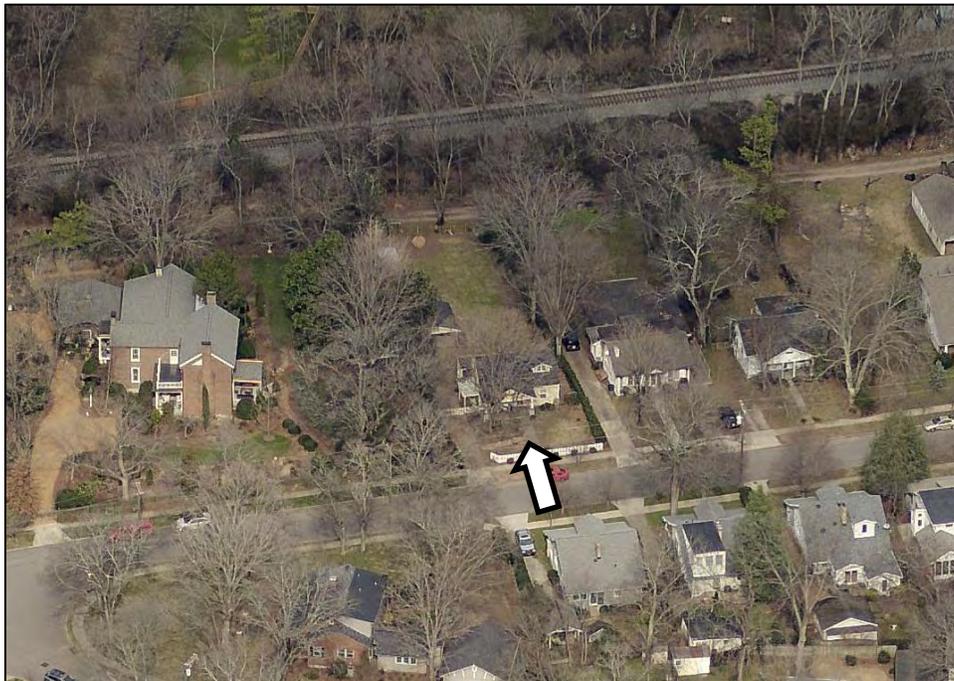
### Attachments

- 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.

#### 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.*

## **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 3706 Westbrook Avenue is a one and one-half story house with features resembling those of the “Cape Cod” Colonial Revival style. The structure was determined to be non-contributing to the character of the district by Staff in 2004, with a front porch and front dormer addition approved by the MHZC at that time.



**Analysis and Findings:** The applicant is proposing to enlarge the house with a ridge raise and rear addition.

### Height, Scale

The ridge raise would extend the front slope of the existing gabled roof up and to the rear, increasing the ridge height from eighteen feet, six inches (18'-6") to twenty feet, six inches (20'-6"). With this increased height the house will still be compatible with the heights of surrounding historic buildings. Historic houses nearby are typically in the range of twenty feet to twenty-five feet (20'-25') tall. The adjacent structure, the Craighead House circa 1810, is thirty-three feet (33') tall.

The existing structure is thirty-two feet (32') wide and twenty-eight feet (28') deep. The addition will be set in two feet (2') from the sides of the existing house on both sides and will continue back twenty-four feet (24'). Because the existing is shorter than most houses in the surrounding area, the enlarged house will still be compatible with the historic context. Staff finds that the addition meets guidelines II.B.1.a and II.B.1.c.

### Setbacks and Rhythm of Spacing

Because the lot is sixty feet (60') wide and two hundred feet (200') deep, and because the addition sets in from the sides of the house, the addition will meet the current setback requirements and will not disrupt the rhythm established by the historic houses on the street.

### Materials

The materials of the addition will match those of the existing house: composition shingle roof matching the existing roof color and design, cement-fiber clapboard siding, and concrete block and slab foundation. The materials of the windows, doors, trim, stone fireplace, and a right-rear corner balcony are not known. With the condition that the specific exterior material selections are approved by Staff, these materials 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. The eaves will have a minimal overhang, matching the eave profile on the existing roof. Tying into the new ridge will be a rear gabled roof with a 2:12 pitch

which is lower than is typical of historic buildings in the area. Low pitched roofs generally are not appropriate, but have been approved when they are not greatly visible from the street. Unlike those cases, this roof will be highly visible because the existing structure has very minimal eave depth and because of the length of the addition being constructed. Staff finds that at least a 3:12 pitch would be more compatible, and that dormers could be used to recapture much of the height lost in lowering the eaves.

Staff finds that, with an increased roof pitch and lower eaves, 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 with the rhythm of the openings on the existing house, and will meet guideline II.B.1.g.

#### **Recommendation:**

Staff recommends approval of the proposed addition with the conditions that the roof pitch be increased to lower the eave height of the addition, and that the final material selections be approved by Staff, finding that the addition would meet the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.



3706 Westbrook Avenue, front.



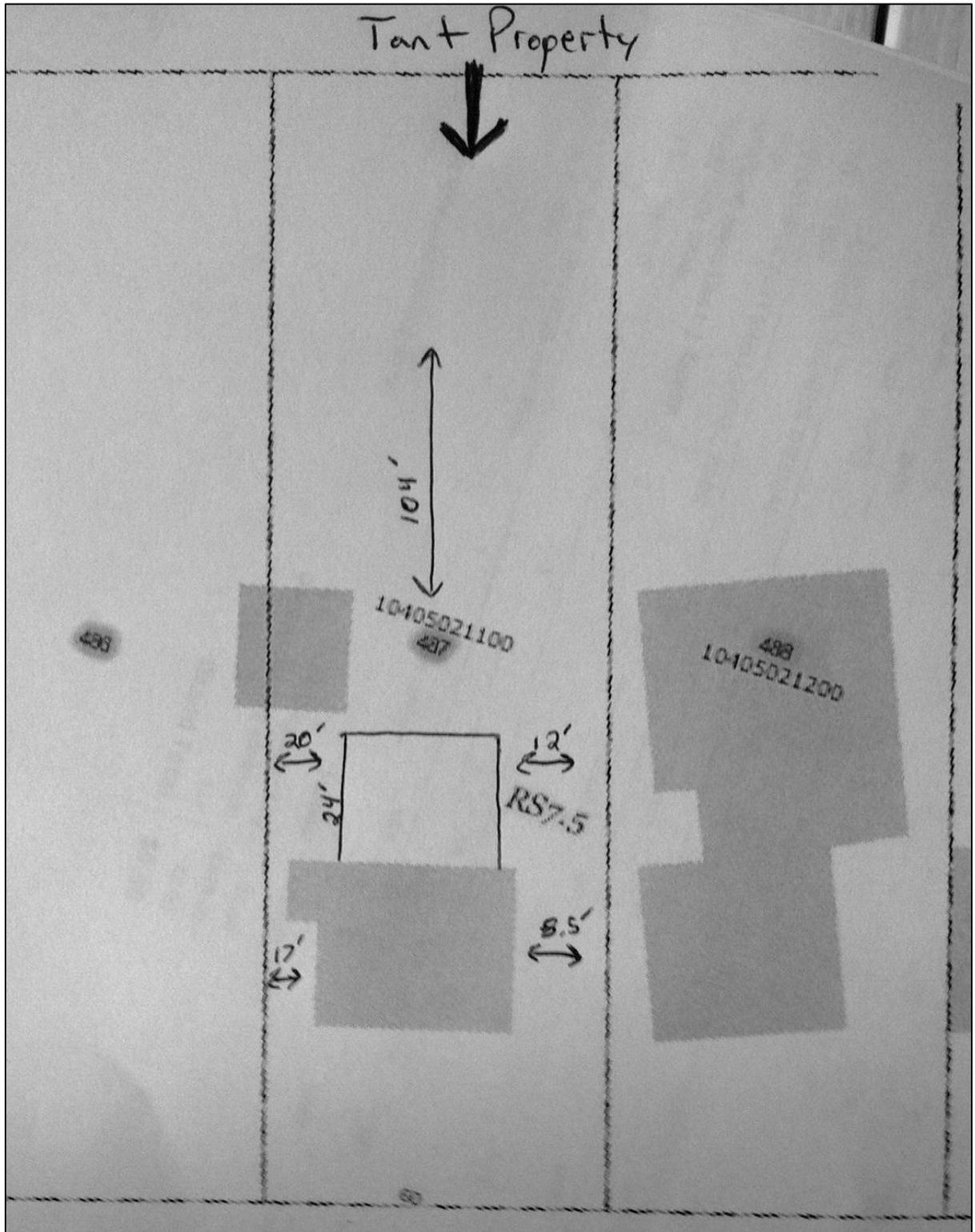
3706 Westbrook Avenue, front-right.



3706 Westbrook Avenue, left.



3706 Westbrook Avenue, rear yard from right.



Site Plan, submitted by applicant.

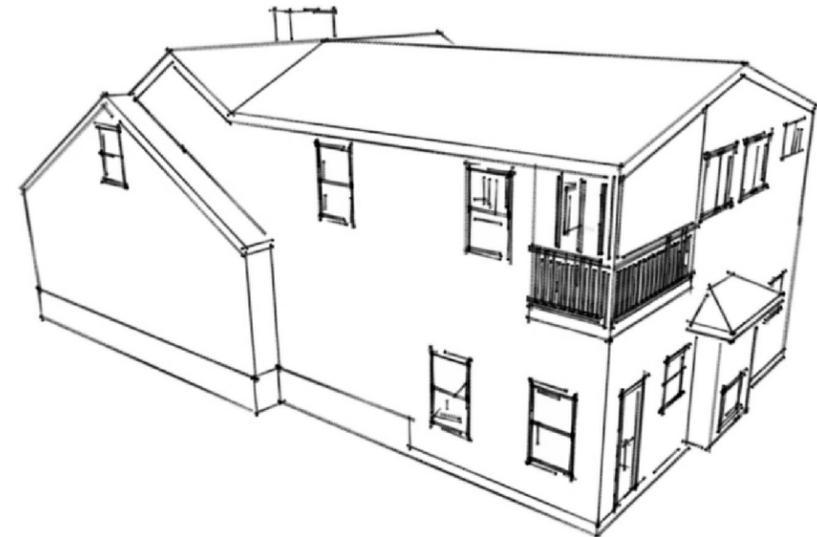
# THE TANT RESIDENCE



01 RIGHT REAR SCALE: N.T.S.



02 REAR SCALE: N.T.S.



03 LEFT REAR SCALE: N.T.S.

## SHEET INDEX

A000	COVER SHEET
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## OWNERSHIP AND USE OF DRAWINGS

THE COMPLETE PROJECT, DESIGN CONCEPTS, PLANS, DRAWINGS AND DETAILS HEREIN CONTAINED ARE THE ORIGINAL WORK PRODUCT OF THE DESIGNER OF RECORD AND HAVE BEEN PREPARED TO THE SPECIFICATIONS AND/OR LIMITATIONS OF THE ORIGINAL CLIENT AGREEMENT. THE COMPLETE PROJECT, DESIGN CONCEPTS, PLANS, DRAWINGS AND DETAILS ARE THE EXCLUSIVE PROPERTY OF, AND ARE WHOLLY OWNED BY THE DESIGNER, AND/OR ASSIGNEES. USE OF THE WORK PRODUCT HEREIN CONTAINED IS LIMITED TO THE REGISTERED CLIENT SPECIFIED ON EACH DRAWING SHEET, FOR THE CONSTRUCTION OF A SINGLE BUILDING. USE, REUSE, REPRODUCTION OR DISCLOSURE OF ANY PORTION OF THE COMPLETE PROJECT, DESIGN CONCEPT, IDEAS, PLANS, DRAWINGS AND/OR DETAILS CONTAINED ON OR WITHIN THESE PLANS BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER OF RECORD AND/OR ASSIGNEE IS PROHIBITED. NO RESPONSIBILITY IS ASSUMED FOR ANY PLAN NOT DESIGNED FOR A SPECIFIC CLIENT OR CONSTRUCTION SITE. PLOTS, PRINTS AND AUTHORIZED COPIES OF THESE PLANS BEAR THE SIGNATURE OF THE DESIGNER OF RECORD. PLOTS, PRINTS OR COPIES NOT BEARING THE SIGNATURE OF THE DESIGNER OF RECORD ARE PRELIMINARY ISSUES OR CONCEPTUAL DRAWINGS AND ARE NOT FOR CONSTRUCTION.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS SHALL GOVERN, PROVIDED SAME IS MORE STRINGENT THAN THE PROVISIONS INDICATED WITH THE SPECIFICATIONS AND PLANS HEREIN PROVIDED. NO VARIATION AUTHORIZED OR REQUIRED BY A BUILDING CODE OFFICIAL SHALL BE BINDING UPON THE DESIGNER OF RECORD AN/OR ASSIGNEE OF SAME.

GREAT CARE HAS BEEN TAKEN IN THE PREPARATION OF THE PLANS, DRAWINGS, DETAILS AND SPECIFICATIONS HEREIN CONTAINED TO AVOID MISTAKES, ERRORS AND/OR OMISSIONS TO THE EXTENT PERMITTED BY THE ORIGINAL CLIENT AGREEMENT. THE MAKER CANNOT GUARANTEE AGAINST TECHNICIAN ERRORS, CODE CHANGES OR JOB SITE CONDITIONS WHICH MAY REQUIRE ALTERATION AND/OR DEVIATIONS FROM THESE PLANS. THEREFORE THE CONTRACTOR/BUILDER SHALL CONFIRM AND VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER. THE OWNER SHALL NOTIFY THE DESIGNER OF RECORD OR ASSIGNEE OF ANY VARIATIONS OF DIMENSIONS AND/OR JOB SITE CONDITIONS DIFFERENT THAN THOSE SHOWN ON THESE PLANS.

HOME RENOVATION/ADDITION  
 THE TANT RESIDENCE  
 3106 WESTBROOK AVE., NASHVILLE, TN 37205

ISSUE DATE: 08/08/13

REV	DATE	DESCRIPTION
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CONSTRUCTION  
 DRAWINGS

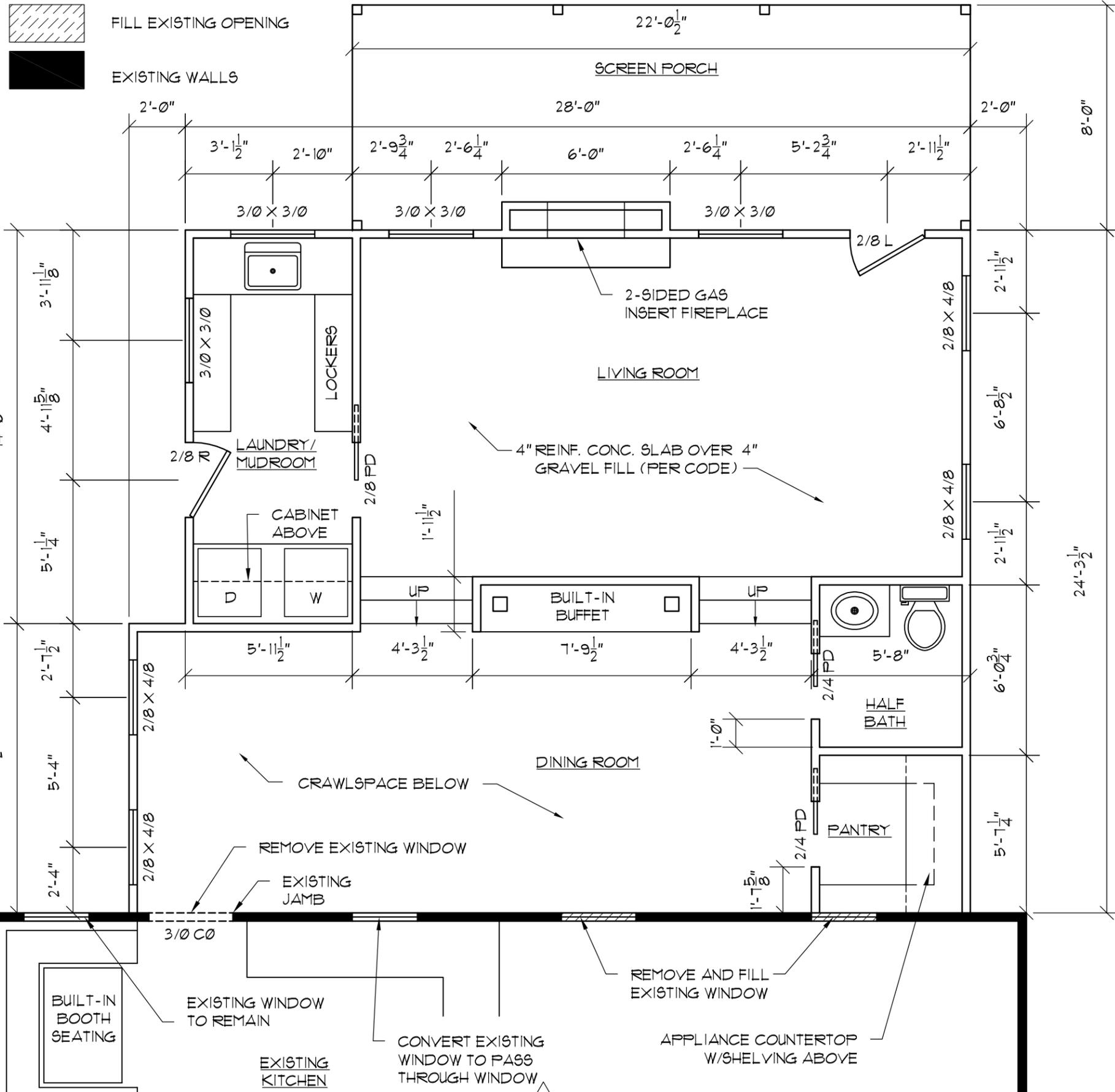
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A000

COVER

# CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
3. FOOTINGS SHALL BE 24"W x 12"D REINFORCED CONC. (PER CODE), ASSUMED SOIL BEARING CAPACITY, 2000 P.S.I.
4. FOUNDATION WALL SHALL BE 8" C.M.U.
5. INSULATE FOUNDATION WALL W/SPRAY APPLIED POLYURETHANE INSULATION.
6. COVER CRAWLSPACE FLOOR W/6-MIL VAPOR BARRIER, LAP JOINTS 12" AND EXTEND UP FOUNDATION WALL 12" (MIN.), TAPE AND SEAL ALL SEAMS.
7. EMBED 1/2"φ x 6" ANCHOR BOLTS APPROX. EVERY 36" IN TOP COURSE OF BLOCK.
8. FINAL GRADING TO HAVE ADEQUATE DRAINAGE SLOPE SO AS TO DRAIN SURFACE WATER FROM FOUNDATION WALLS.
9. ALL FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
10. ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
11. TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F.
12. WINDOWS TO BE WOOD, ENERGY STAR, LOW-E, DOUBLE PANED W/FULLY SIMULATED DIVIDING LIGHTS, STEEL SCREENS.
13. INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5" ON THE LATCH SIDE.
14. ALL WALLS, CEILINGS, DOORS AND TRIM TO BE PRIMED & PAINTED - COORDINATE COLOR AND SHEEN WITH HOMEOWNER
15. INTERIOR DOORS, TRIM AND SHELIVING TO BE COORDINATED WITH HOMEOWNER.
16. DOOR HARDWARE (HANDLES, KNOBS, PULLS, HINGES, DOOR STOPS, ETC...) TO BE COORDINATED WITH HOMEOWNER



01 FIRST FLOOR PLAN  
700 SQ.FT. ADDITION HEATED

Scale: 1/4" = 1'-0"  
0 4' 8'

Cheyenne Smith  
Nashville, TN  
(615) 430-6985  
cheyenne@cheyennesmith.com

PROJECT #: 13013

HOME RENOVATION/ADDITION  
**THE TANT RESIDENCE**  
3706 WESTBROOK AVE., NASHVILLE, TN 37205

ISSUE DATE: 08/08/13

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CONSTRUCTION DRAWINGS

SCALE: 1/4" = 1'-0"

A100

FIRST FLOOR PLAN

HOME RENOVATION/ADDITION  
**THE TANT RESIDENCE**  
 3106 WESTBROOK AVE., NASHVILLE, TN 37205

ISSUE DATE: 08/08/13

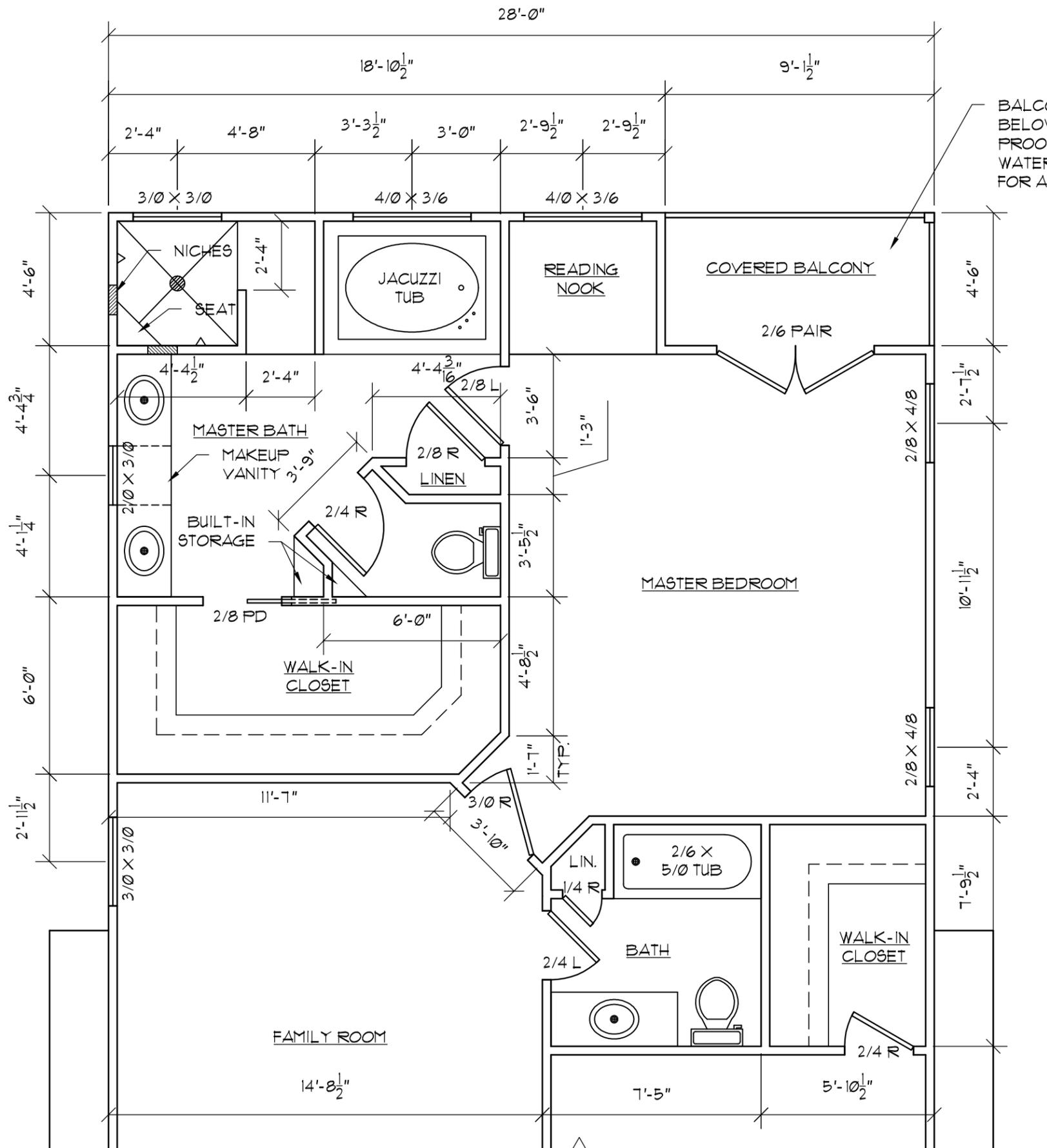
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CONSTRUCTION  
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SCALE: 1/4" = 1'-0"

A101

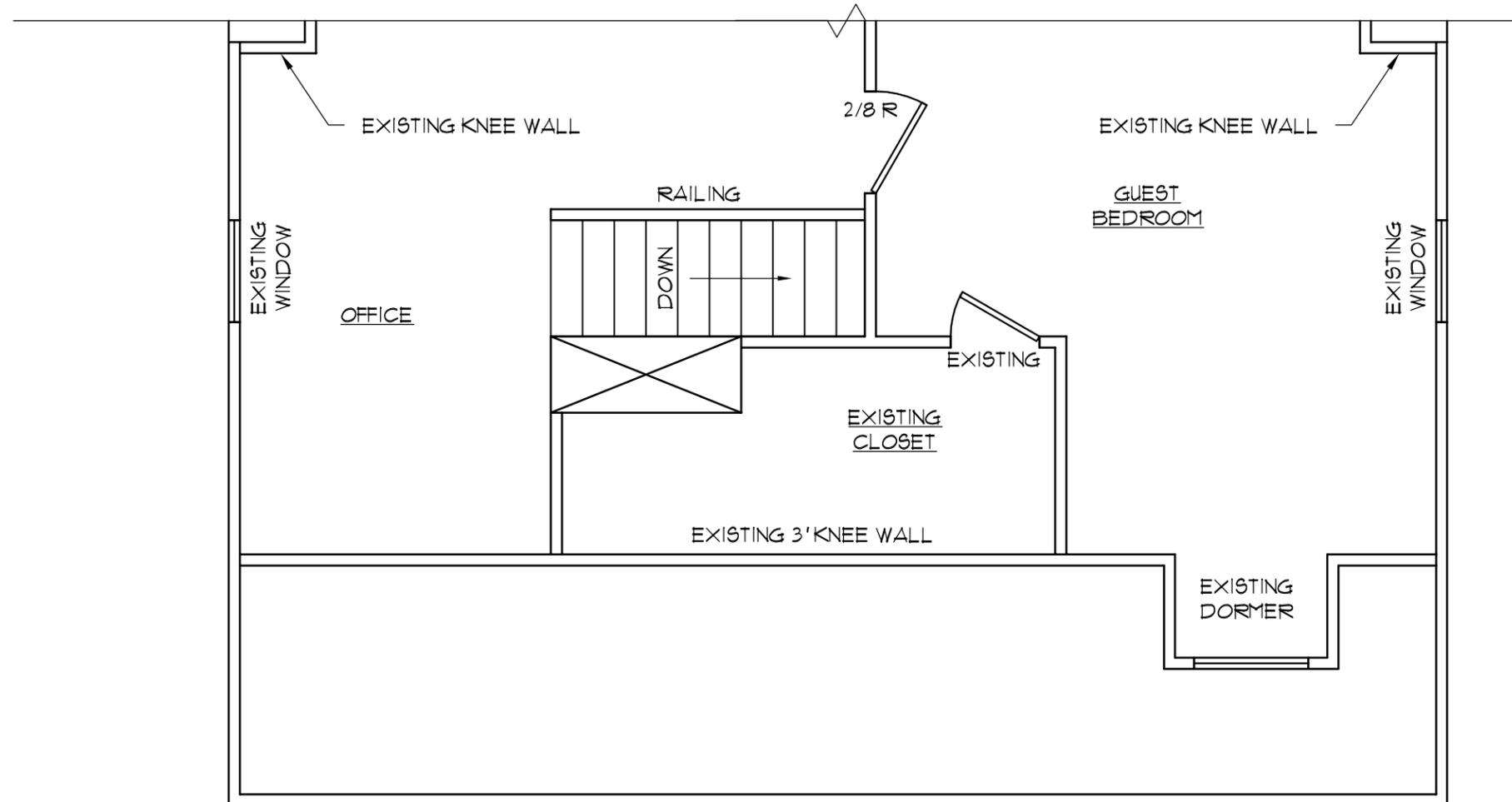
SECOND FLOOR PLAN



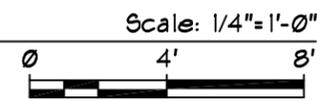
01 SECOND FLOOR PLAN  
 870 SQ.FT. ADDITION HEATED



HOME RENOVATION/ADDITION  
**THE TANT RESIDENCE**  
 3106 WESTBROOK AVE., NASHVILLE, TN 37205



01 SECOND FLOOR PLAN  
 810 SQ.FT. ADDITION HEATED



ISSUE DATE: 08/08/13

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CONSTRUCTION  
 DRAWINGS

SCALE: 1/4"=1'-0"

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SECOND FLOOR PLAN

HOME RENOVATION/ADDITION  
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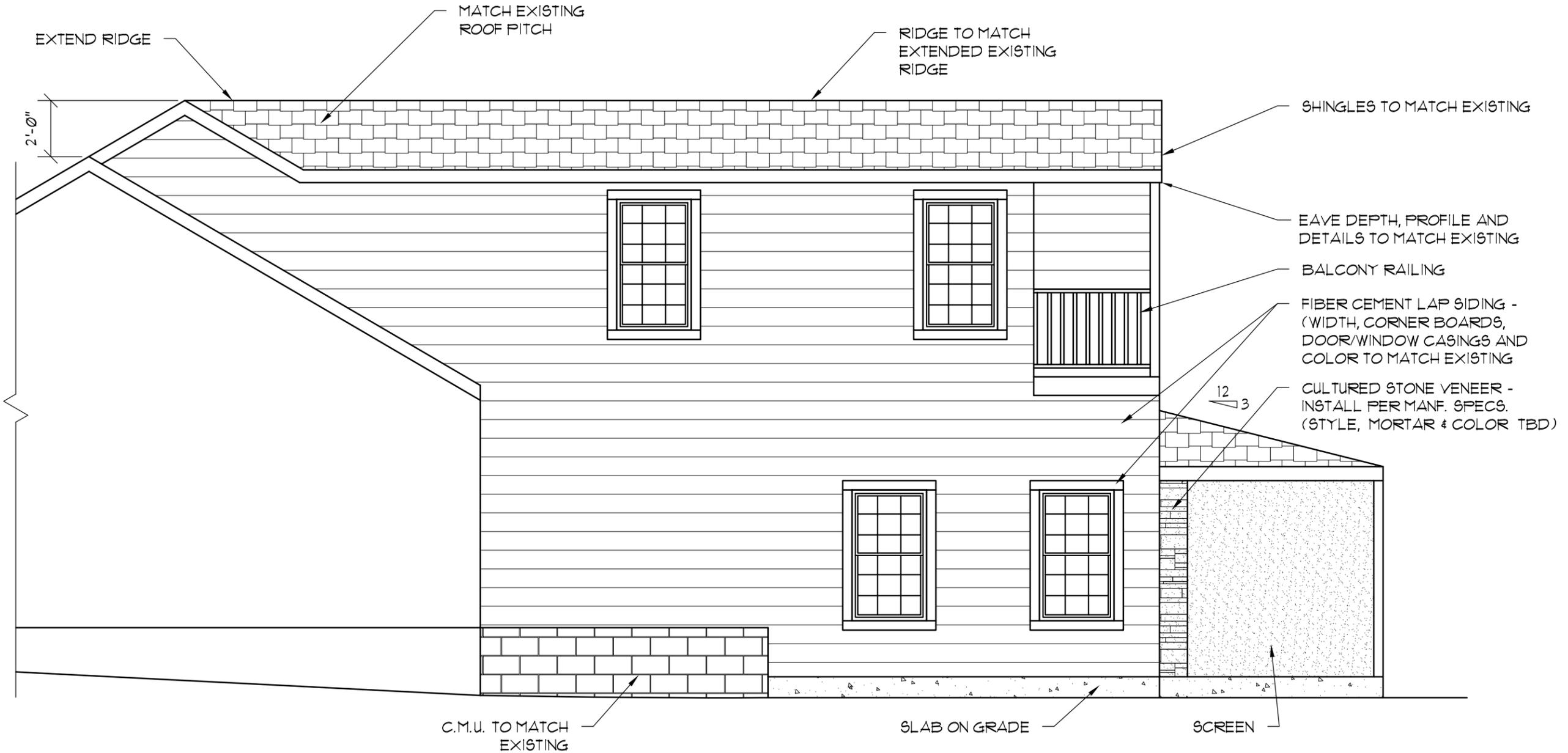
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CONSTRUCTION  
 DRAWINGS

SCALE: 1/4"=1'-0"

A103

RIGHT ELEVATION



01 RIGHT ELEVATION

Scale: 1/4"=1'-0"



HOME RENOVATION/ADDITION  
**THE TANT RESIDENCE**  
 3706 WESTBROOK AVE., NASHVILLE, TN 37205

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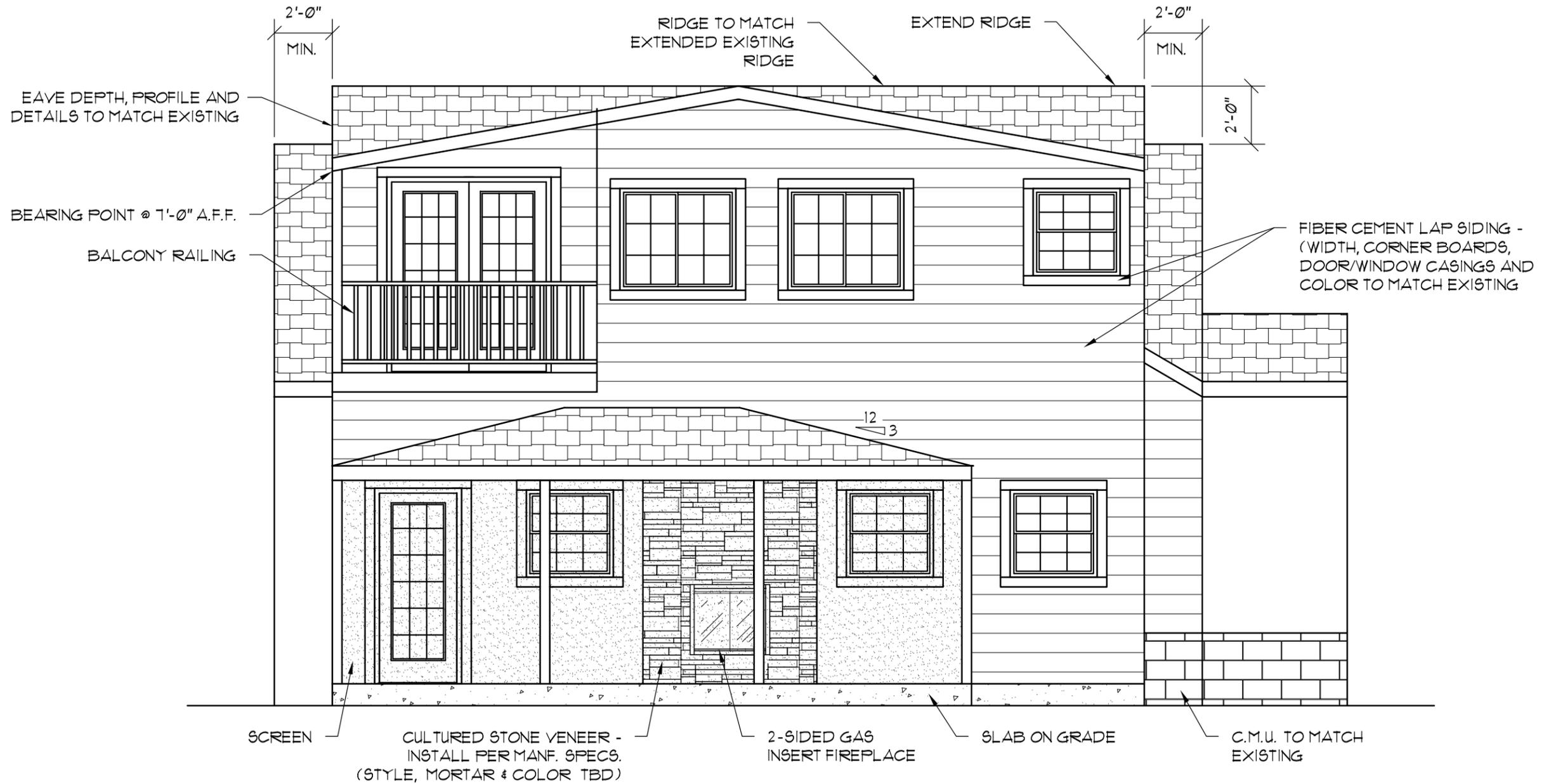
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CONSTRUCTION  
 DRAWINGS

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REAR ELEVATION



01 REAR ELEVATION



HOME RENOVATION/ADDITION  
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 3706 WESTBROOK AVE., NASHVILLE, TN 37205

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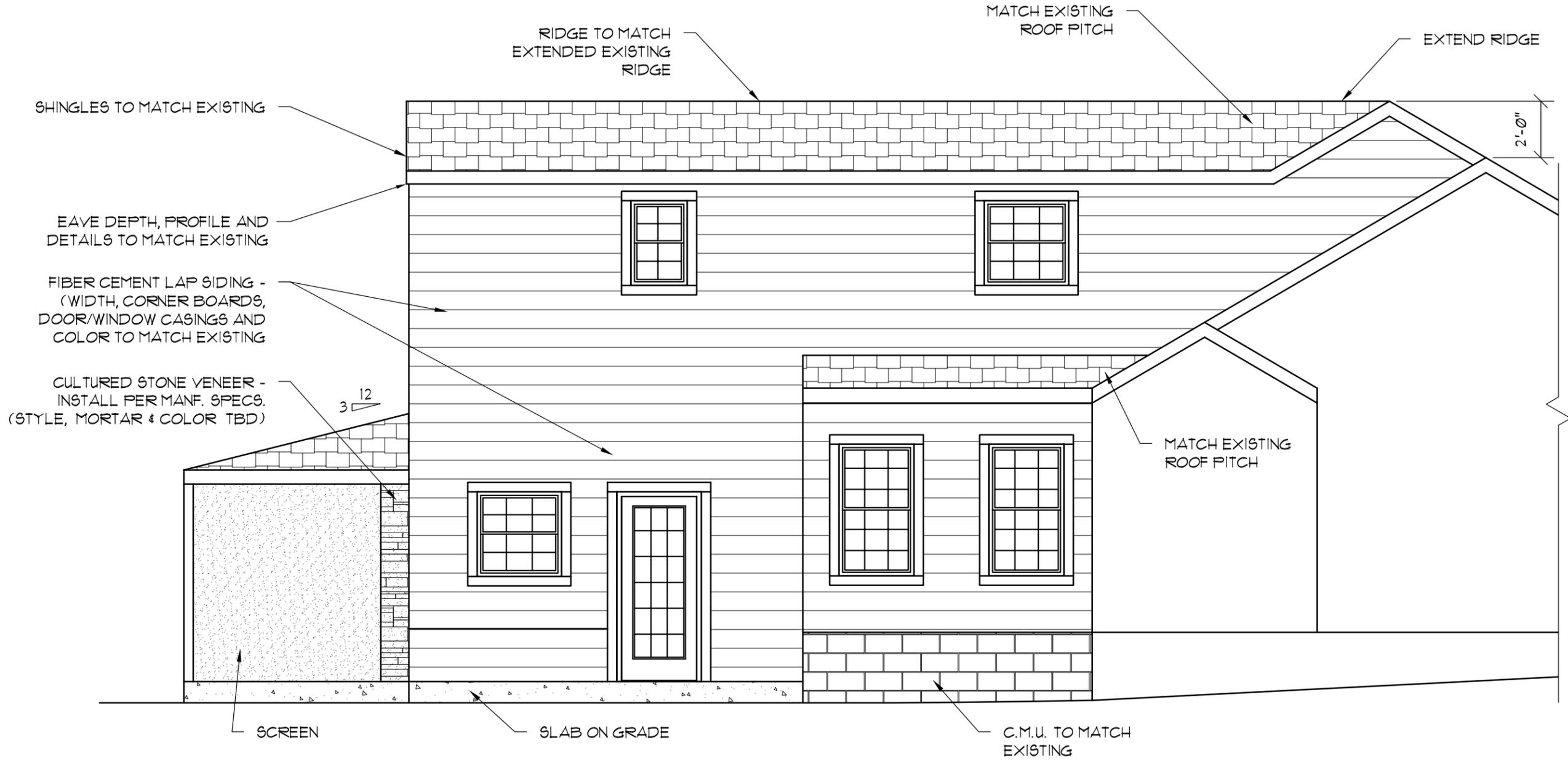
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CONSTRUCTION  
 DRAWINGS

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LEFT ELEVATION



01 LEFT ELEVATION

