



**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  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**3720 Central Avenue**  
**June 18, 2014**

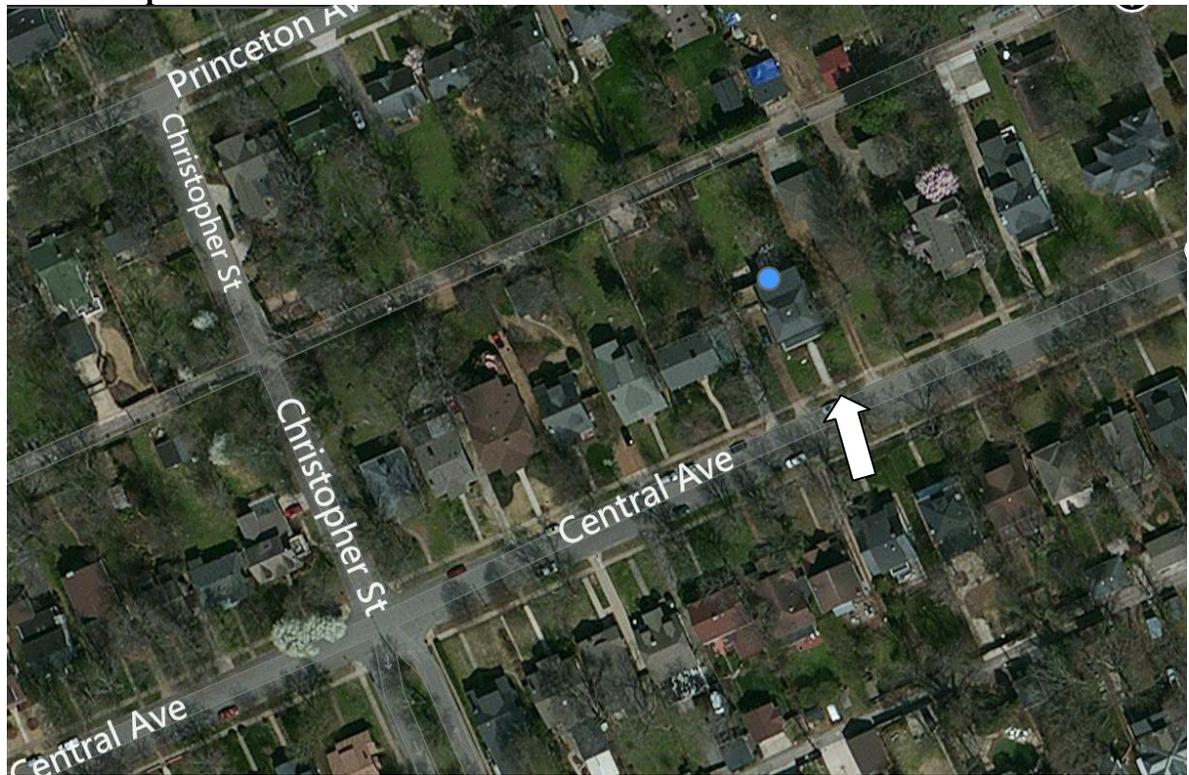
**Application:** New construction—addition  
**District:** Richland-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10409002100  
**Applicant:** George Clements  
**Project Lead:** Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)

<p><b>Description of Project:</b> Applicant proposes to alter the house’s porch roof slope and to add a pedimented vent to the porch roof to address water drainage issues.</p> <p><b>Recommendation Summary:</b> With the condition that staff approve the roof material and color, Staff recommends approval of the demolition of the deteriorated porch roof and the increase in the slope of the porch roof, finding that they meet Sections II.B.e and III.B.2. of the <i>Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p> <p>Staff recommends disapproval of addition of the pedimented vent, finding that it does not meet Sections II.B.2.a. of the <i>Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Applicant Photographs <b>B:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B.1 New Construction

#### 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.*

### 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.*

- 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.

### III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

### III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.

**Background:** 3720 Central Avenue is a c. 1920 four square structure that contributes to the Richland-West End Neighborhood Conservation Zoning Overlay (Figure 1). MHZC staff recently issued administrative permits to demolish a non-historic side deck and to construct a carport on the site. The front porch was enclosed sometime after 1980, as a photograph from 1980 shows the porch as open (Figure 2).



Figure 1. 3720 Central Avenue



Figure 2. 3720 Central Avenue c. 1980, before the porch was enclosed.

**Analysis and Findings:**

Applicant proposes to alter the house's porch roof slope and to add a pedimented vent to the porch roof to address water drainage issues.

Demolition: The applicant has submitted photographic evidence showing that the existing low-slope porch roof has not allowed for adequate water drainage and has resulted in substantial damage to the roof of the structure (see photographs in Attachment A). The applicant is proposing to remove the damaged roof and reconstruct it to better allow for water drainage and evaporation. Although the porch roof is a significant feature of the historic house, staff finds that the removal of the existing damaged porch roof in order to reconstruct it to allow for better water drainage is appropriate in this instance because of the extent of the damage. Staff therefore finds that the project meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Roof Form, Location & Removability: The applicant is proposing to increase the slope of the porch roof slightly and add a pediment feature to the front of porch roof. The current porch has a roof slope of approximately 1.5/12, and the applicant is proposing to increase the slope slightly to approximately 2/12 in order to allow for better drainage on the roof. Staff finds that increasing the roof slope to 2/12 will not significantly affect the appearance of the roof and will not alter the significance of this contributing feature. Staff therefore finds that the alteration to the roof slope meets the design guidelines.

The applicant is also proposing to add to the front of the porch roof a pedimented vent to help with water evaporation. There is no evidence that this porch roof ever had a pedimented vent at the front, and the element would alter the historic look of the front porch, which is a significant architectural feature. The Secretary of the Interior's Standards for Treatment of Historic Properties, upon which the design guidelines are based, state that "alteration of features and spaces that characterize a property shall be avoided." In addition, they state that "Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." This direction is evident in design guidelines section II.B.a and b for additions which states that generally additions should be where they are minimally visible. In this case, the porch is highly visible. In addition it states that contemporary designs are only appropriate when such additions do not destroy significant historical characteristics of the property. In this case, the proposal requires a redesign of the original porch configuration.

Because the pedimented vent it is not a common feature for porch roofs in the Richland-West End neighborhood, staff finds that it does not meet section II.B.1.e. of the design guidelines. Lastly, the Secretary of Interior's Standards state that "Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence." Since there is no evidence that the pedimented vent ever existed, staff finds that the feature does not meet the Secretary of the Interior's guidelines.

Staff notes that the ventilation of the porch roof could be accomplished with a combination of soffit vents and a roof to wall vent, which would not significantly impact the historic character of the porch or house.

Staff finds that the proposed project does not meet not meet Section II.B.2.a. and b. of the design guidelines.

Materials: The applicant proposes to replace the deteriorated wood portions of the roof in kind. The applicant did not indicate the proposed material for the new porch roof, and staff asks to approve the roof material prior to purchase and installation. With the approval of the roof material, staff finds that the project meets section II.B.1.d. of the design guidelines.

**Recommendation Summary:** With the condition that staff approve the roof material and color, Staff recommends approval of the demolition of the deteriorated porch roof and the increase in the slope of the porch roof, finding that they meet Sections III.B.2. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Staff recommends disapproval of addition of the pedimented vent, finding that it does not meet Sections II.B.1.e and II.B.2.a. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Photos provided by applicant



Photos provided by applicant



Porch roof

Photos provided by applicant



Top Photo - porch roof from above

Bottom photo - porch roof from inside the porch

Photos provided by applicant



Porch roof from inside the porch

Photos provided by applicant



Porch roof from inside the porch

Photos provided by applicant



Porch roof from inside the porch

Photos provided by applicant



Porch roof from inside the porch

Photos provided by applicant



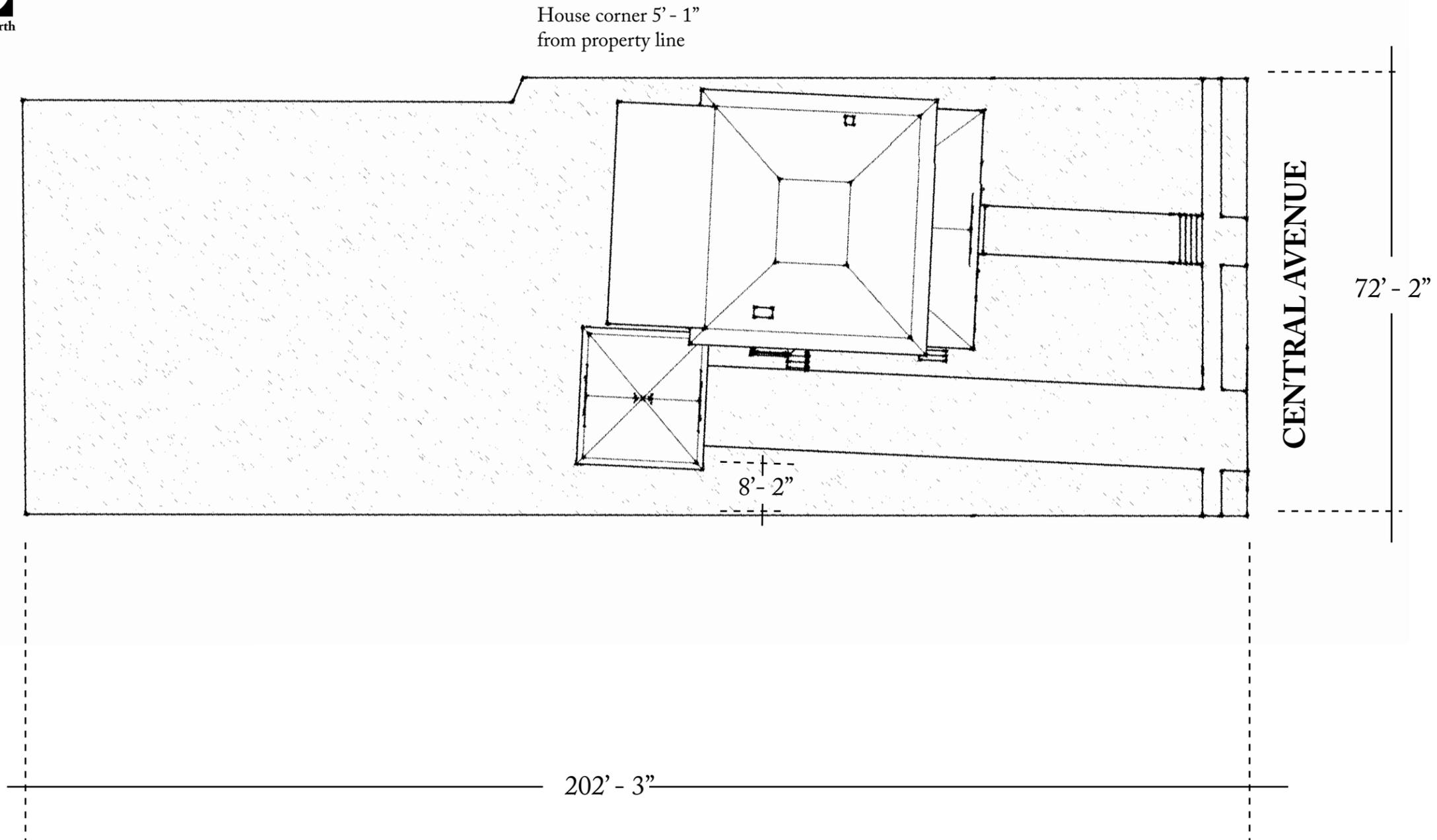
Photos provided by applicant



Porch floor.

**Bridgers Residence**  
3720 Central Avenue  
Nashville, TN 37205

**Scale 1:20**



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**Bridgers  
Residence**

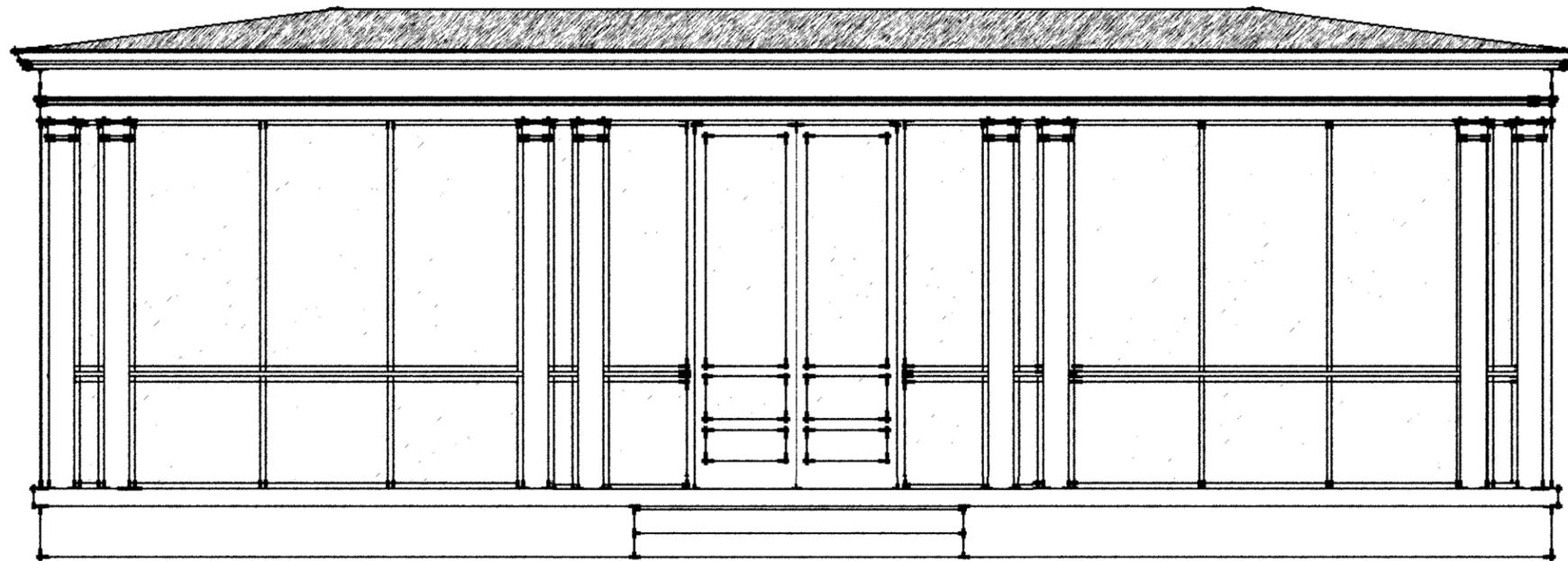
3720 Central Ave.  
Nashville,  
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**Proposed  
Porte Cochere**

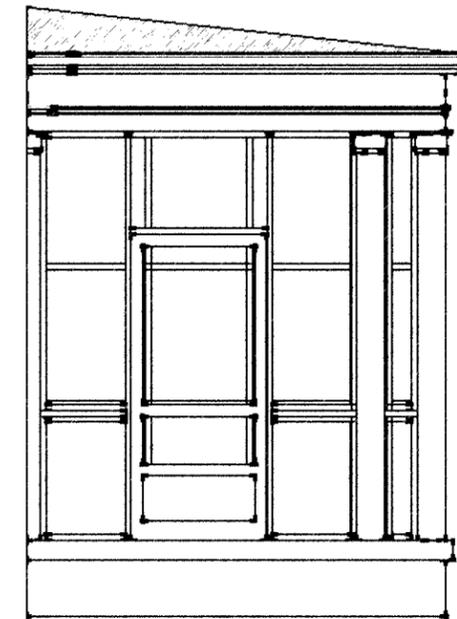
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**SHEET \_\_\_ of \_\_\_**

**Existing Porch:**  
*Slightly elevated pitch*

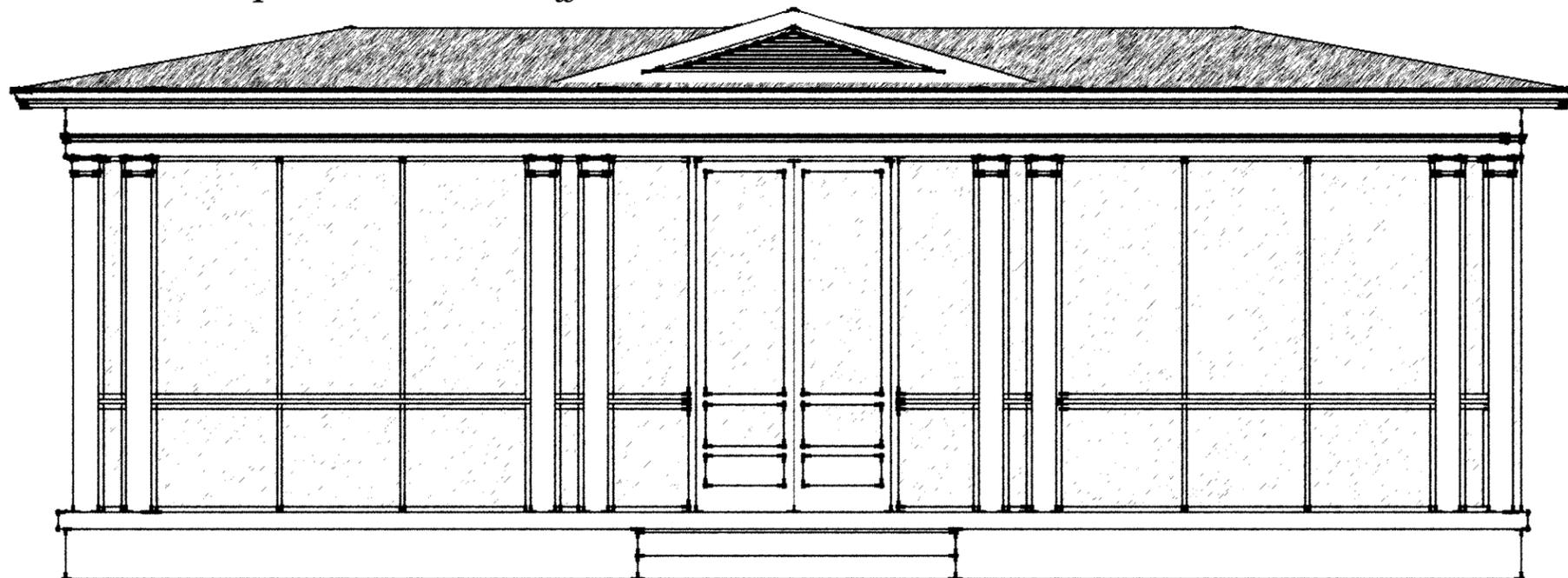


Street View (South)

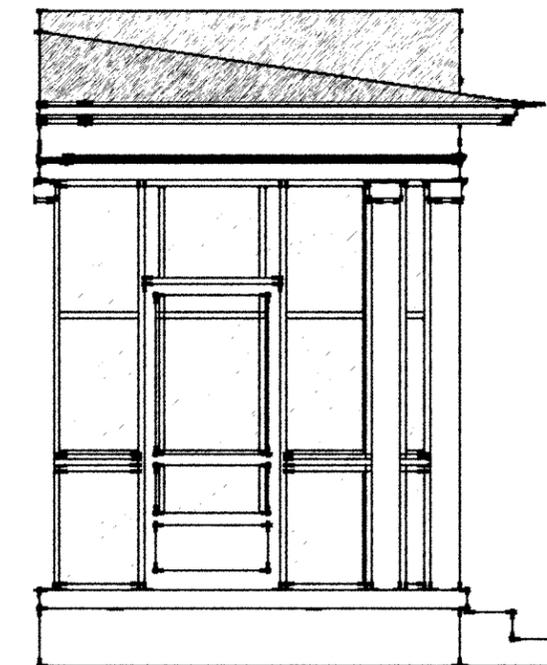


Side View (West)

**Proposed Porch:**  
*2' louvered pediment and 16" soffit*



Street View (South)



Side View (West)

Scale 1:4

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**Proposed  
Porch Comparison**

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SHEET \_\_\_ of \_\_\_

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Scale 1:4

