



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
3719 Princeton Avenue
December 17, 2014

Application: New construction - addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405016000
Applicant: Collins Smith, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enclose a left-front screened porch with glass windows, to enclose a rear-right corner porch with lap siding, and to construct a rear addition.

Recommendation Summary: Staff recommends approval of the front-left and rear-right porch enclosures and the construction of the proposed rear addition, with the conditions that additional windows are added on the right side of the addition, and that all windows and doors are approved by Staff. Meeting that condition, Staff finds that the proposed work meets the design guidelines for 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. This is typically accomplished with a change in material.

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.F.I.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 maximum 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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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. Orientation

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

Porches

New buildings should 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.

g. Proportion and Rhythm of Openings

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.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry 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.

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.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

When an addition ties into the existing roof, the addition should be at least 6" below the existing ridge.

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

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions 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.

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). The change in material from masonry to wood allows 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. This is generally accomplished with a change in materials.

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.

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: 3719 Princeton Avenue is a one story brick house with a hipped roof and a pair of gabled projecting bays on the front. The left gable projection covers a porch that has been screened-in. The house, which was constructed circa 1920, has features of the Craftsman style. It contributes to the historic character of the neighborhood because of its age and architectural character.



Analysis and Findings: The applicant proposes to construct a rear addition, and to replace the screen on the left-side porch with glass. A porch in the right-rear corner of the house will also be enclosed.

Location & Removability: A rear corner porch on the right side of the house will be enclosed. Because it is at the rear, the porch is not significant to the overall historic character of the house. The exterior of the rear porch enclosure will be a different material than the primary exterior material of the house, distinguishing it from the form of the original building and allowing the original configuration to be apparent.

The wire screen on the left corner porch on the front of the house will be replaced with glass window inserts. Typically, enclosing front porches is not appropriate, but the Commission has approved the enclosure of a side porch when it is done in a way that the original openings remain visible. For this reason, and because the porch is already enclosed with screen, Staff finds that the proposed glass enclosure would not destroy original features or permanently alter the form of the historic house.

The addition will be at the rear of the structure, sitting in from the right side of the house by two feet (2'), and then continuing back forty feet (40') to the rear. The addition will be roughly half the width of the house, sitting in eighteen feet (18') from the left side of the building.

Staff finds the proposed porch enclosures to be appropriate because the original form of the house will be visible, and because they could be reversed. Staff finds the location of

the rear addition to be appropriate because it does not disturb the front or sides of the original house, and could also be removed without impairing the integrity of the building. The project meets section II.B.2.a and d.

Height & Scale: The addition will sit in from the original house on both sides as described above, and the roof will be two feet (2') below the peak of the original roof. The addition will extend back forty feet (40') toward the rear. Although this is greater than the depth of the original structure, having the walls of the addition sit in from the sides of the existing building helps to reduce its perceived massing. The area of the addition's footprint will be roughly half that of the original house. Staff finds the height and scale of the addition to be appropriate and to meet section II.B.1.a. and b.

Design: The addition will reflect the character of the original house, with a matching roof pitch and eave profile. Although similar in style, the materials of the addition will distinguish it as a contemporary addition. Staff finds the project to meet sections II.B.2.a and e.

Setback & Rhythm of Spacing: Sitting in two feet (2') from the original house on the right side, along which there is an existing driveway, the setback from the right property line will be thirteen feet (13'). Staff finds that the addition is sufficiently separated from the adjacent structure so as to not interrupt the established rhythm of spacing between existing houses. The addition will also meet the setbacks on the left side and rear. The project meets section II.B.1.c.

Materials: As mentioned above, the left-front porch will be enclosed with glass. The right-rear porch will be enclosed with cement-fiber siding. No other major changes to the historic house's materials were indicated on the drawings.

The rear addition will primarily be clad in smooth face cement fiberboard with a six inch (6") reveal to match existing siding on the house. The trim will be cement-fiberboard. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows and doors materials are not known, so staff would ask to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.1.d.

Roof form:

The rear addition will have a gabled roof, with the ridge tying into the rear slope of the existing hipped roof. The pitch of the new roof will be 6:12, matching the pitch of the original roof. Staff finds this roof to be compatible with the original roof. The project meets section II.B.1.e.

Proportion and Rhythm of Openings:

Other than the porch screens being replaced with glass, no changes to the window and door openings on the existing house were indicated on the plans. The windows on the historic building are generally twice as tall as they are wide, and there are no large

expanses of wall space without a window or door opening. Staff finds that the proportion and rhythm of windows on the right side of the addition would not be compatible with the historic house. The windows on the left side of the proposed addition will not be visible because the addition sits in eighteen feet from the side of the existing structure. With a condition that additional windows are added on the right side of the addition, Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The houses HVAC condenser will be moved from the rear of the building to the right side, behind the midpoint of the house. This is an appropriate location for the mechanical system. No other changes to the site's appurtenances were indicated on the drawings. The project meets section II.B.1.i.

Recommendation:

Staff recommends approval of the front-left and rear-right porch enclosures and the construction of the proposed rear addition, with the conditions that additional windows are added on the right side of the addition, and that all windows and doors are approved by Staff. Meeting that condition, Staff finds that the proposed work meets the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.



3719 Princeton Avenue, showing front-left screened porch.



3719 Princeton Avenue, showing right-rear porch.



3719 Princeton Avenue, rear.



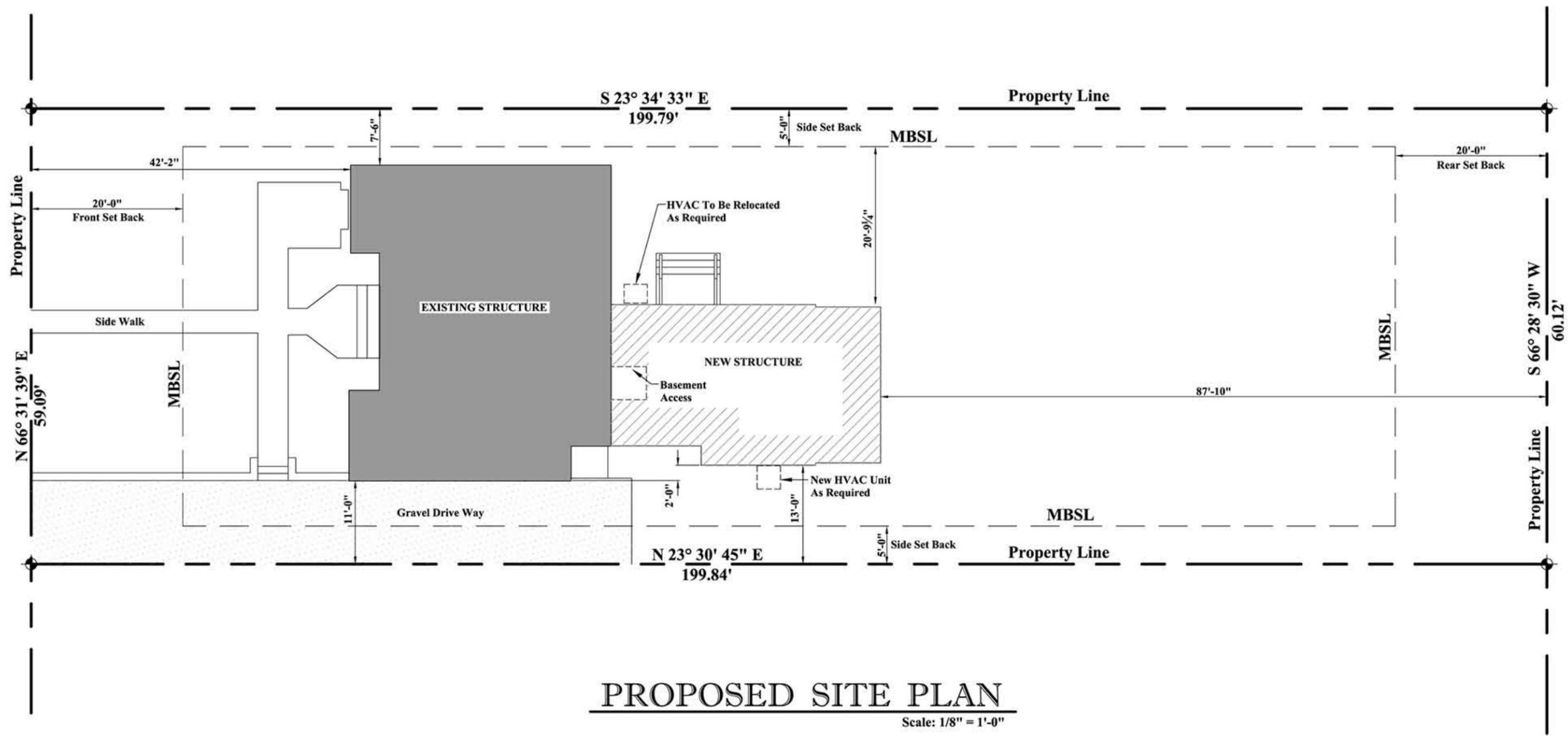
Revisions	
1	10-01-2014 ANM
2	11-01-2014 P.L.
3	

Precision Drafting Services
 1161 Murfreesboro Rd. Suite #510
 Nashville, TN, 37217
 Ph# 615.399.2884 Fax#615.399.2885

A Home Remodel For
SMITH RESIDENCE
 3719 Princeton Ave. Nashville, TN.

Drawn By	Phillip Lytle
Checked By	XX
Date	07-08-2014
Job Number	XXXXXXX
Sheet Number	

C1.0
 X Of X Sheets



PROPOSED SITE PLAN
 Scale: 1/8" = 1'-0"



Revisions	
1	10-01-2014 ANM
2	11-01-2014 P.L.
3	11-26-2014 P.L.

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Sheet Number	

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 X Of X Sheets

WALL LEGEND

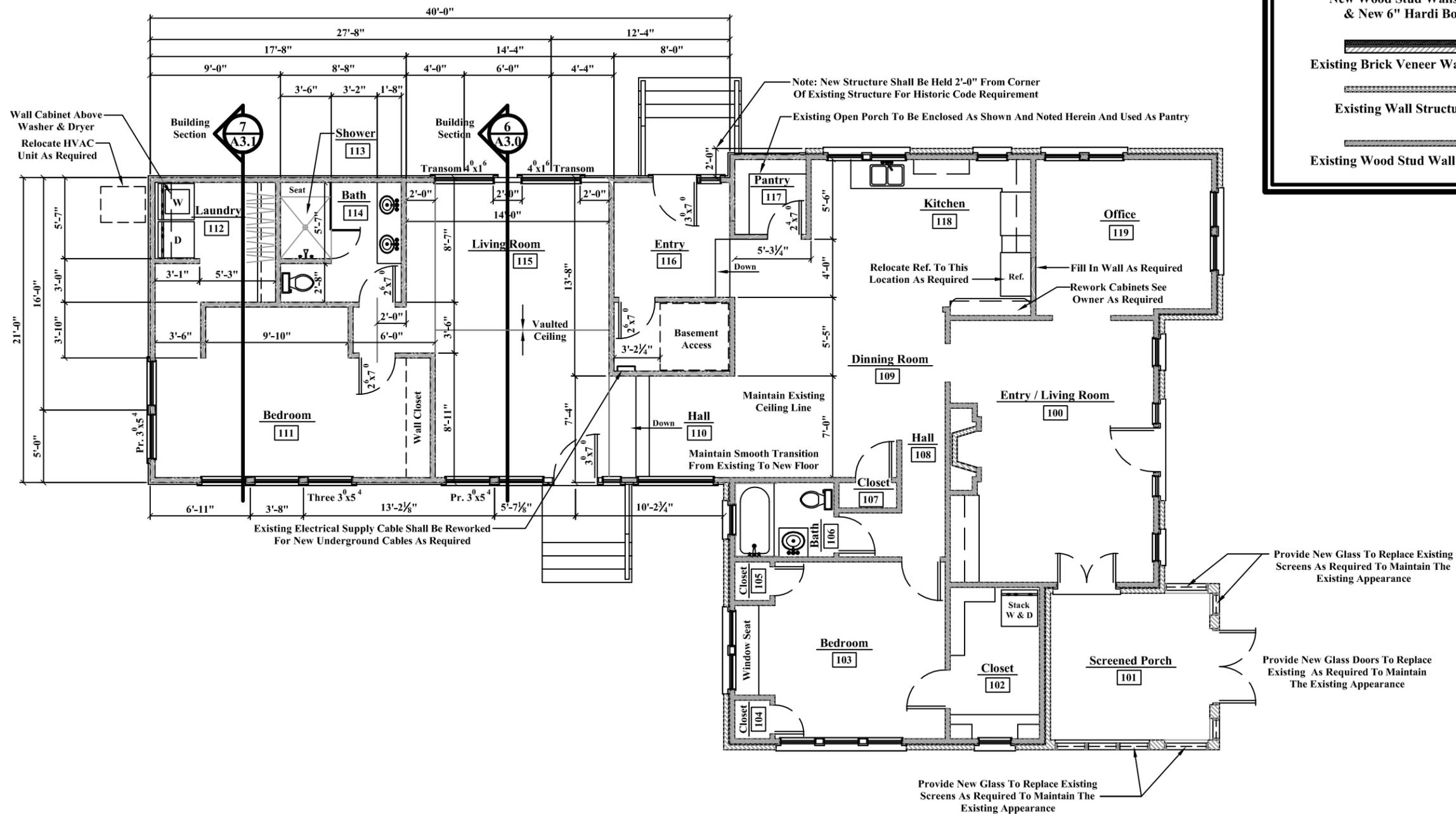
New Wood Stud Walls To Match Existing

New Wood Stud Walls To Match Existing & New 6" Hardi Board As Required

Existing Brick Veneer Wall Structures To Remain

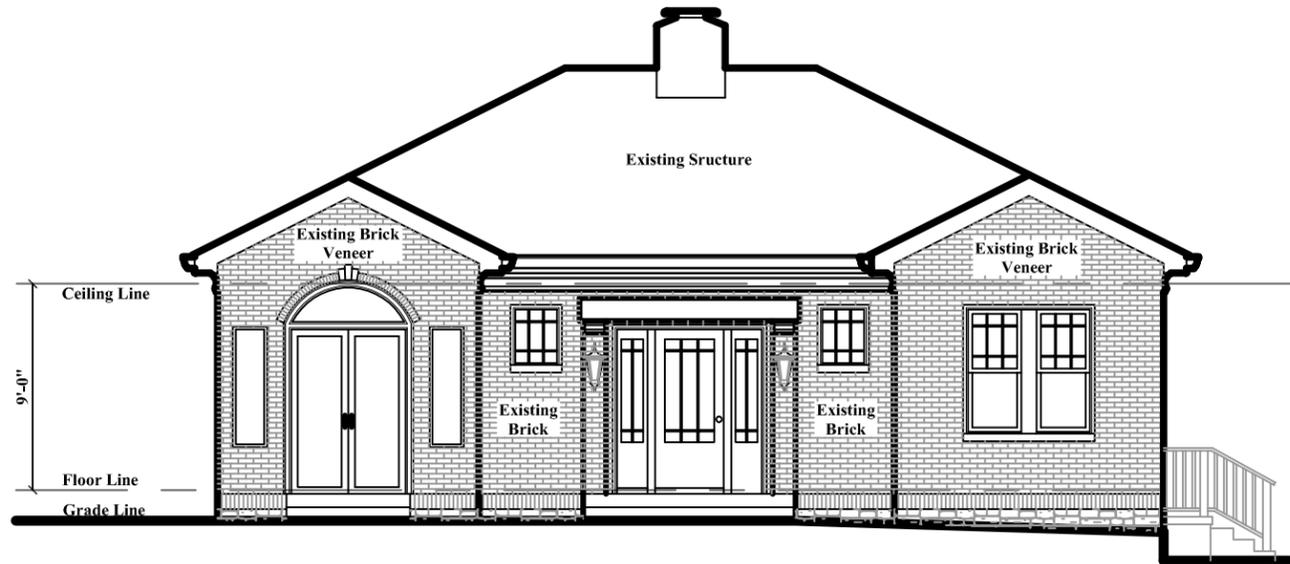
Existing Wall Structures To Be Removed

Existing Wood Stud Wall Structures To Remain



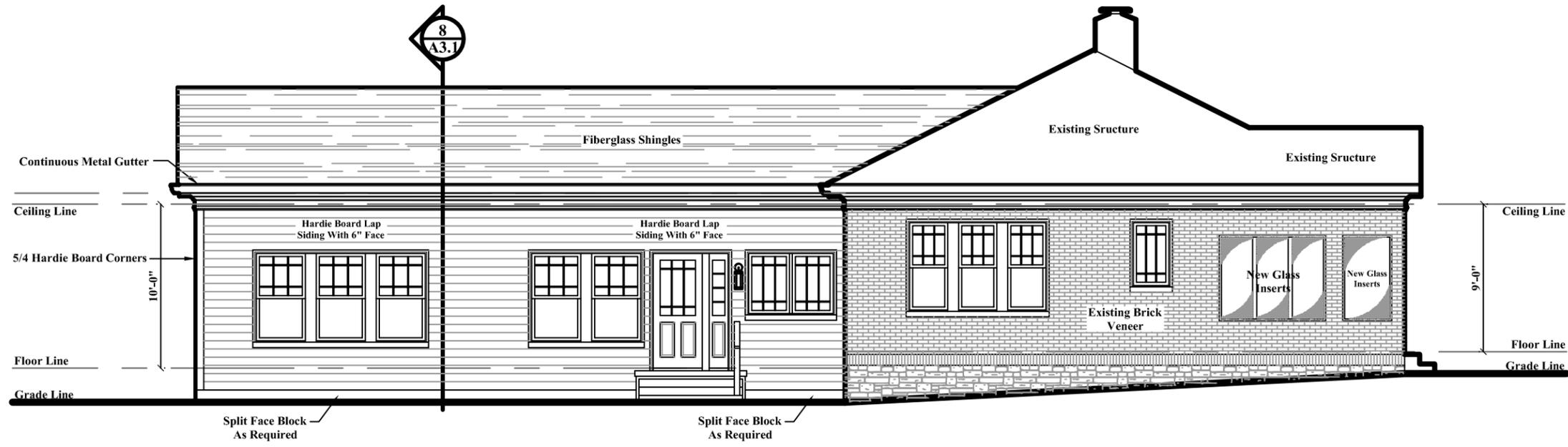
PROPOSED FLOOR PLAN

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



PROPOSED FRONT ELEVATION

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



PROPOSED LEFT ELEVATION

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



Revisions	
1	10-01-2014 ANM
2	11-01-2014 P.L.
3	11-26-2014 P.L.

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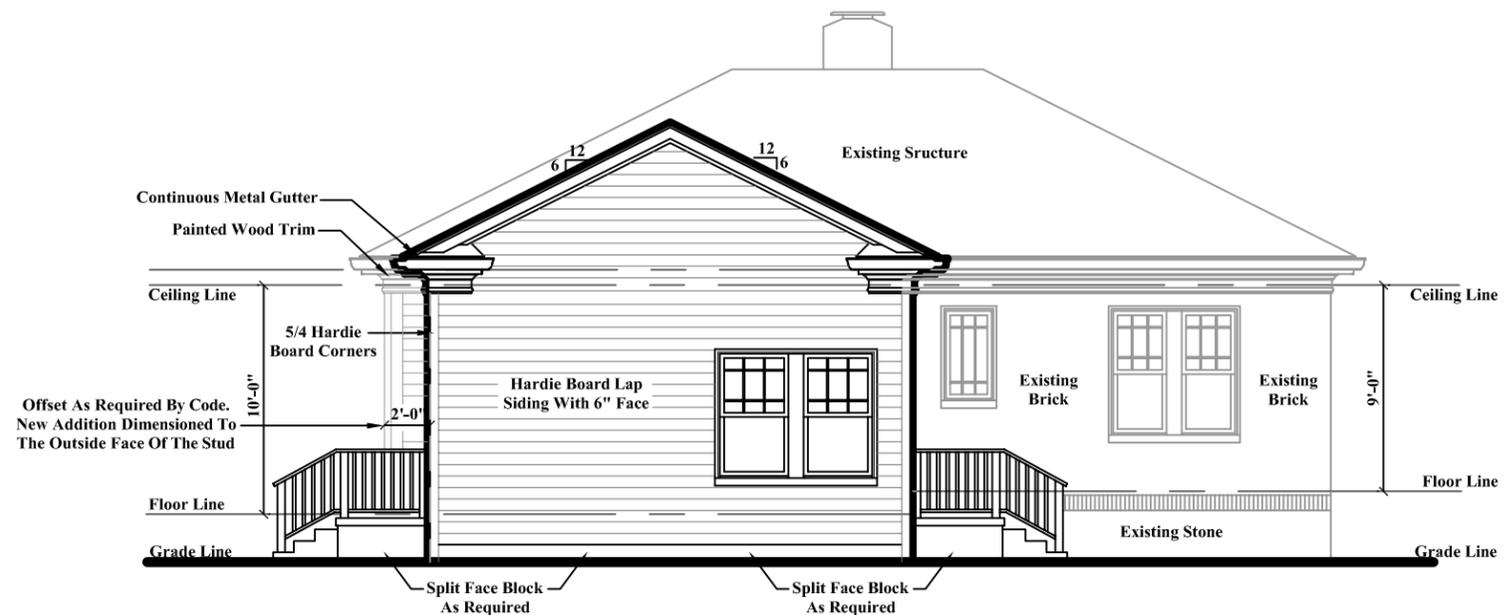
A Home Remodel For
SMITH RESIDENCE
 3719 Princeton Ave. Nashville, TN.

Drawn By
 Phillip Lytle
 Checked By
 XX
 Date
 07-08-2014
 Job Number
 XXXXXXX
 Sheet Number

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 X Of X Sheets

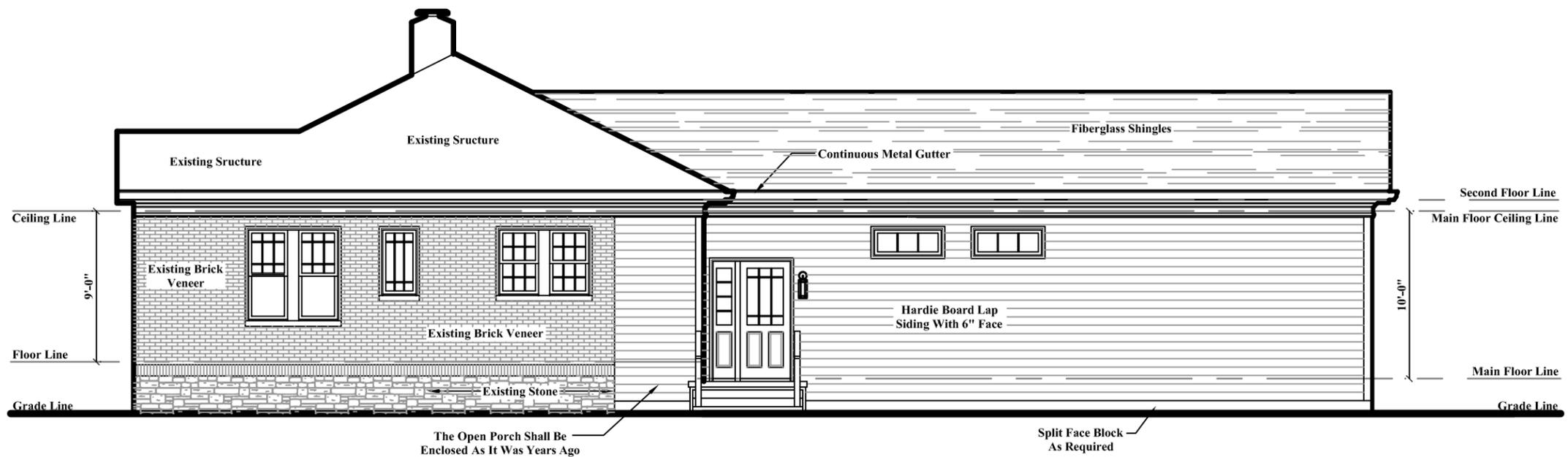


Revisions	
1	10-01-2014 ANM
2	11-01-2014 P.L.
3	11-26-2014 P.L.



PROPOSED REAR ELEVATION

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



PROPOSED RIGHT ELEVATION

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

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A2.3

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