

MEGAN BARRY  
MAYOR



**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**  
**2803 Natchez Trace**  
**November 18, 2015**

**Application:** New construction – addition; Setback determination  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11702003900  
**Applicant:** Van Mol Restoration LLC  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

<p><b>Description of Project:</b> The application is for a rear screened porch addition to the house. The request includes a rear setback determination due to a truncated lot.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the condition that staff approves the roofing color, screening and doors prior to purchase and installation.</p> <p>Staff finds that the project meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Public Comment <b>C:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B. GUIDELINES

#### 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.

*The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setbacks 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.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 primary entrances should have full to half-lite doors. 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.*

##### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*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.*

#### **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.*

## **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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. 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 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.*

*Additions that tie into the existing roof should be at least 6" off the existing ridge.*

### *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).*

### *Side Additions*

- b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

*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. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

d. 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.

e. 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.

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

f. Additions should follow the guidelines for new construction.

**Background:** 2803 Natchez Trace is a minimal traditional residence built c. 1930. It is a contributing building to the Hillsboro-West End district based on its date of construction and architectural style (Figure 1).



Figure 1. 2803 Natchez Trace

**Analysis and Findings:** The application is for construction of a rear screened porch addition. The request includes a rear setback determination. Recently Staff issued a demolition permit to remove an existing deck from the rear of the house that was not original to the historic house (Figure 2).

**Height & Scale:** The addition will be sixteen feet (16') deep, compared to the thirty-six feet (36') depth of the house, and will be eighteen feet (18') wide. It will have a maximum height of approximately sixteen feet (16'), which includes a four feet (4') clearance above grade. The height of the screened porch will be ten feet (10') less than the existing ridge of the house. The proposed eave height is eight feet (8').



Figure 2. Rear of house/existing deck that was recently demolished

As the scale of the proposed addition is subordinate to the existing house, Staff finds the proposed height and scale compatible with the context, and that the project meets sections

II.B.1.a.and b, and II.B.2.

Design, Location & Removability: The screened porch addition will be located at the rear of the house and will be inset a minimum of four feet (4') from both rear corners. Per the applicant, the rear wall of the historic house will remain intact with the screened porch attached to the rear wall. The project meets section II.B.2.a, e, and f.

Setback & Rhythm of Spacing: The addition will be narrower than the house, with side setbacks of six feet (6') and fifteen feet (15'). The rear setback will be nine feet (9'). The plan meets the required side setbacks of five feet (5') but does not meet the required rear setback of twenty feet (20'). The applicant has requested a rear setback determination for the rear setback. Staff finds that the request to reduce the rear setback to nine feet (9') is appropriate as a significant portion of the rear yard was taken for the construction of I-440. The loss of part of the rear yard makes it difficult to meet the required twenty feet (20') rear setback. Staff finds that the project meets section II.B.1.c.

Materials: The screened porch will include decking that is pressure-treated lumber, and the roof will be metal. Details as to the door on the rear and the screening have not been provided, and staff asks to approve the final selections on those materials prior to purchase and installation. No changes to the historic house's materials are indicated. With the staff's final approval of the door and screening, the materials meet section II.B.1.d.

Roof form: The plan proposes a shed style metal roof with a 4:10 pitch. The roof form and pitch are compatible with the roofs of nearby buildings and will not be visible from the street. Therefore, the project meets section II.B.1.e.

Proportion and Rhythm of Openings: The proposed addition is a screened porch. Details on the screening have not been provided. No changes to the window and door openings on the existing house were indicated on the plans. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The project meets section II.B.1. i.

**Recommendation:**

Staff recommends approval with Staff's final review of the windows and doors, and the color of roofing. Staff finds that the project meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

## Public Comment

From: a.bushing@att.net  
Sent: Friday, November 06, 2015 8:36 AM  
To: Sajid, Melissa (Planning)  
Cc: derek@vanmolrestoration.com  
Subject: Restoration proposal for 2803 Natchez Trace, 37212

Jan and Arthur Stuart Bushing own and reside at 2804 Natchez Trace, 37212, located directly across the street from the appellant property (2803 Natchez Trace). We have been shown the plans to remove the deteriorating deck located in the rear of the property and the construction of a larger screened in porch to replace that deck.

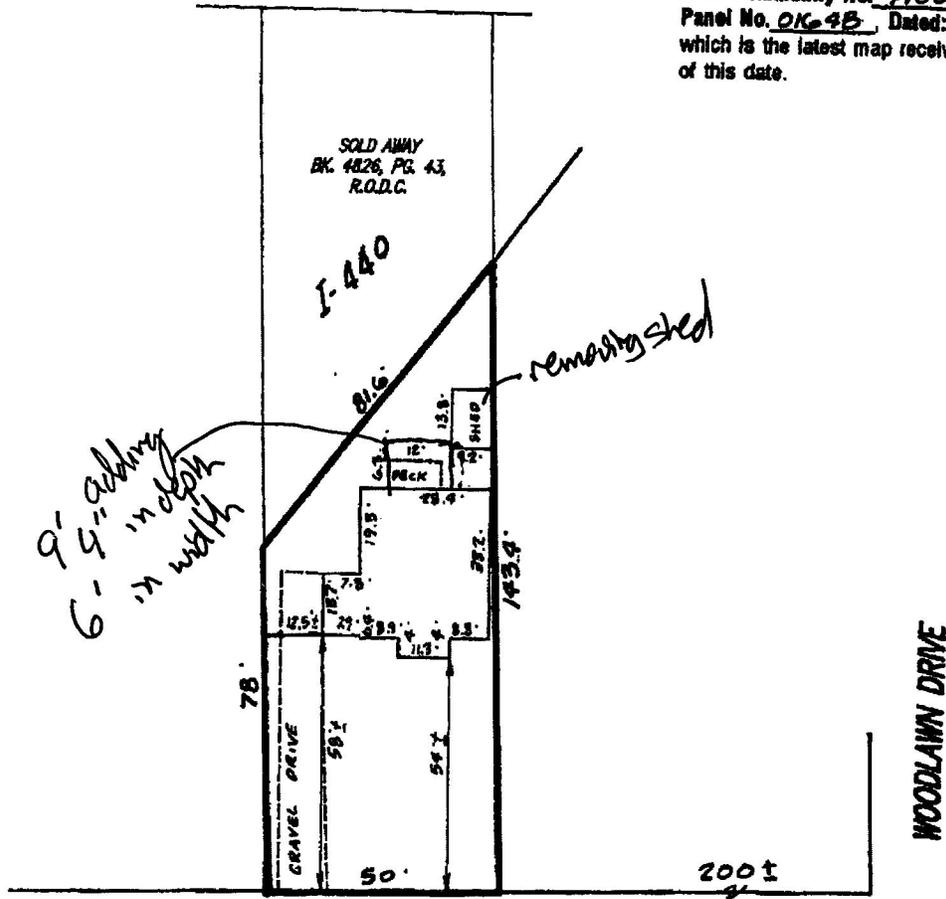
The purpose of this email is to express support for the planned restoration for the home owned by Jan and Jeff Duckworth located at 2803 Natchez Trace, 37212.

Should you have any questions, we may be reached at 615-385-0268.

Sincerely,

Jan and Stuart Bushing

NOTE: This entire parcel is located in an area designated as "zone 'c'" on NFIP Community No. 470040, Panel No. OK-4B, Dated: 6-15-82, which is the latest map received by us as of this date.



**NATCHEZ TRACE**

FORMERLY 28TH AVENUE SOUTH

**MORTGAGE LOAN INSPECTION**

CENSUS TRACT 169

OWNER: JEFFREY SCOTT DUCKWORTH & JAN KOZAK DUCKWORTH SCALE: 1" = 40' DATE: FEBRUARY 5, 1997

PROPERTY LOCATED: 2803 NATCHEZ TRACE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: PART OF THE NORTHERLY 50 FEET OF THE  
EASTERLY 200 FEET OF LOT NO. 17 ON THE  
PLAN OF BEL AIR

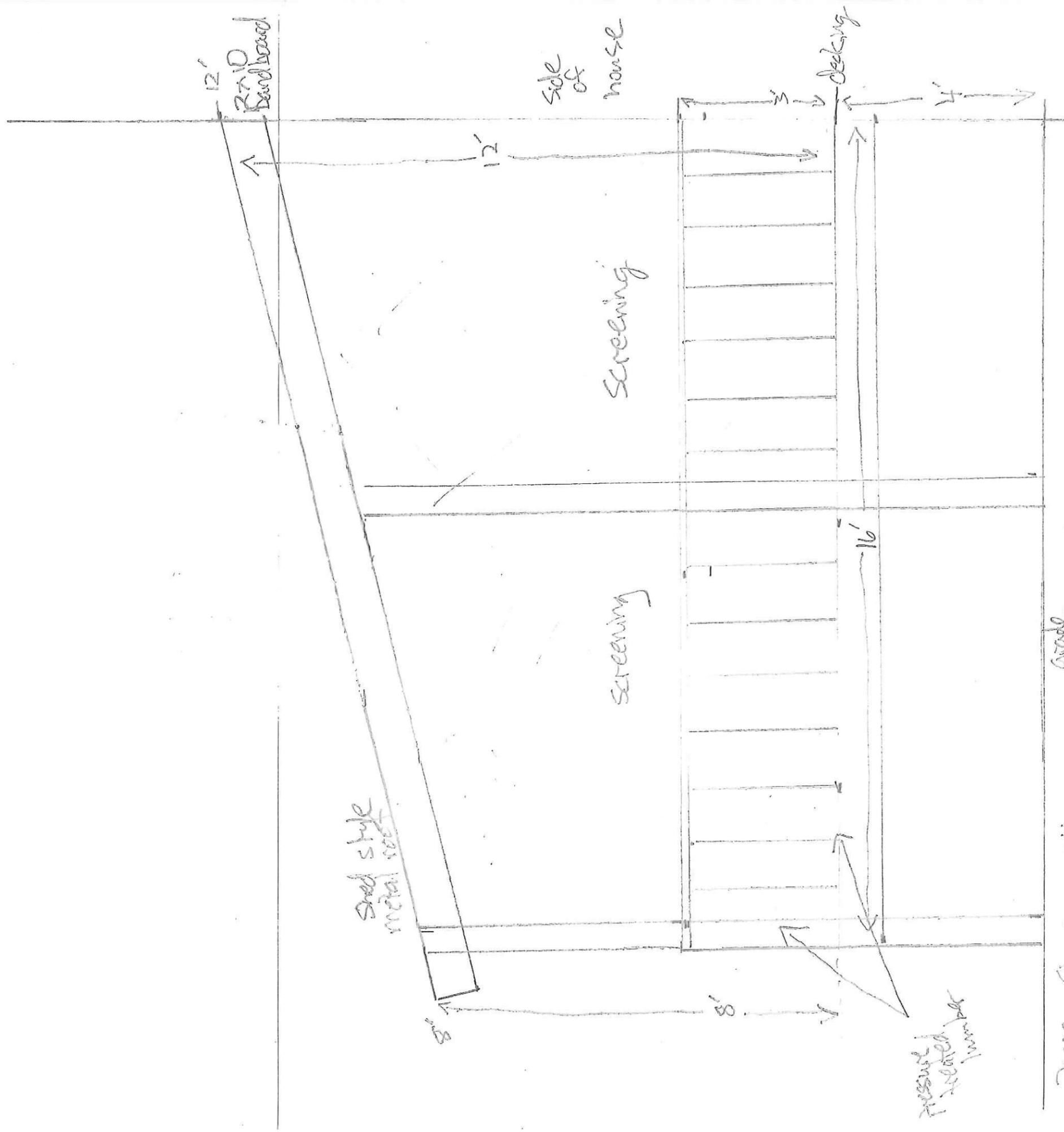
RECORDED: BOOK J32 - PAGE 6 - R.O.D.C.

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

SIGNED: JOHN KOHL & COMPANY, P.C.  
By: [Signature]



FILE NO. 11-659-3



shed style metal roof

Screening

Screening

pressure treated lumber

2x10 rafters on 16" centers  
6 6x6 posts supporting roof

Grade

16x18 deck

1/2" = 1ft

side of house

Decking

12'  
2x10 Boardboard

8'

12'

8'

16'

4'