



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 3715 Princeton Avenue May 20, 2015

Application: New construction-addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405016200
Applicant: Preston Quirk
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a single-story addition to the rear of the house.

Recommendation Summary: Staff recommends approval with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the material of the rear deck railing;
3. Lap siding have a maximum reveal of five inches (5"); and,
4. HVAC and other utilities be located at the rear, or on a side façade beyond the midpoint of the house.

Staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Site Plan
B: Elevations

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.

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).

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.

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.

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).

Rear & Side Dormers

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.
The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

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: 3715 Princeton Avenue is a Craftsman-style home built circa 1930 and is a contributing building in the Richland-West End Neighborhood Conservation Zoning Overlay.



Figure 1. 3715 Princeton Avenue

Analysis and Findings: This application is for construction of a single-story addition to the rear of the house.

Partial Demolition: The project includes removal of approximately sixteen feet (16') of the rear wall of the house (Figure 2). The portion to be removed is itself a non-historic addition to the house. This partial demolition will not impact the historical or architectural integrity of the house or the district. The project meets section III.B.2 for appropriate demolition and does not meet III.B.1 for inappropriate demolition.



Figure 2. Rear of the house, non-original existing addition

Location & Removability: The addition's location at the rear of the house is in accordance with the design guidelines. An inset is usually required to differentiate the new construction from old. In this case, there is an existing addition on the west side that is to be removed, and that addition does not inset from the back corner of the house. Staff therefore finds it appropriate that the new addition on the west side of the house does not step in from the back wall of the house. On the east side, the addition also will not step in. Staff finds this to be appropriate because this portion of the addition is only nine feet, six inches (9'6") deep, and it will be differentiated from the historic house by a change in material (the historic house is brick and the proposed addition will be lap siding). Staff finds that if the addition were to be removed in the future, the house's historic character would remain. Staff finds that the project will meet sections II.B.2.a and II.B.2.e for location and removability.

Design: The addition is appropriately subordinate to the house. The addition's design distinguishes the new construction from the existing building with modern materials and design. Its roof form and window pattern help the addition remain compatible with the house. Staff finds that the addition's design meets sections II.B.2.a and II.B.2.c. of the design guidelines.

Height & Scale: The house is forty-two feet (42') wide and forty-five feet (45') deep. The addition will add fifty-two feet (52') to the depth of the house and will be twenty-one feet, two inches (21'2") wide, approximately half the width of the house. Its maximum

height will be seventeen feet (17') from grade, compared to the house's ridge height of eighteen feet (18'). Staff finds that the addition's height and scale are compatible with the context, and meet sections II.B.2. and II.B.1.a and b. of the design guidelines.

Setback & Rhythm of Spacing: As the addition is proposed to extend straight back from the existing addition and the house, it will be eight feet (8') from the side property line, meeting setback requirements of five feet (5'). It will be approximately seventy-two feet (72') from the rear property line, where the minimum setback requirement is twenty feet (20'). After the construction of the addition, there will be approximately sixteen feet (16') between the back of the addition and the porch of an existing outbuilding (Figure 3). Although staff typically recommends a minimum of twenty feet (20') between primary structures and outbuildings, staff finds the proposed configuration to be acceptable in this instance because both the addition and the outbuilding are less than twenty-four feet (24') wide and a large amount of open space remains on the east side of the property. Staff finds that the addition's setback and rhythm of spacing meet sections II.B.2. and II.B.1.c. of the design guidelines.



Figure 3. Existing outbuilding. The rear wall of the addition will be sixteen feet (16') from this structure

Materials: No changes to the materials of the historic house are indicated on the submitted drawings. The addition will be clad in smooth-face fiber cement siding; Staff requests the siding have a maximum reveal of five inches (5"). The trim will be wood or cement fiberboard. The foundation will be concrete block with six inches (6") revealed. The addition's roof will be shingle and will match the shingles on the historic house. The chimney will be brick painted to match the painted brick on the historic house. The porch will be screened. The materials of the windows and doors were not indicated, and staff will need to approve all windows and doors prior to purchase and installation. The material of the rear second-level deck railing was not indicated, and staff will need to approve that material. With staff approval of the deck railing material and windows and

doors, and the condition that the siding have no more than five inches (5") of reveal, staff finds that the addition meets sections II.B.2. and II.B.1.d. of the design guidelines.

Roof Form: The addition will have a gabled form with 6/12 pitch. The rear of the addition has a flat roof with a rooftop deck, which is not common, but there are examples of it in this district. The roof form is compatible with the context, and staff finds that it meets Sections II.B.2. and II.B.1.e. of the design guidelines.

Orientation: The house's orientation towards Princeton Avenue will not be changed by the addition. Staff therefore finds that that the addition meets sections II.B.2. and II.B.1.f. of the design guidelines.

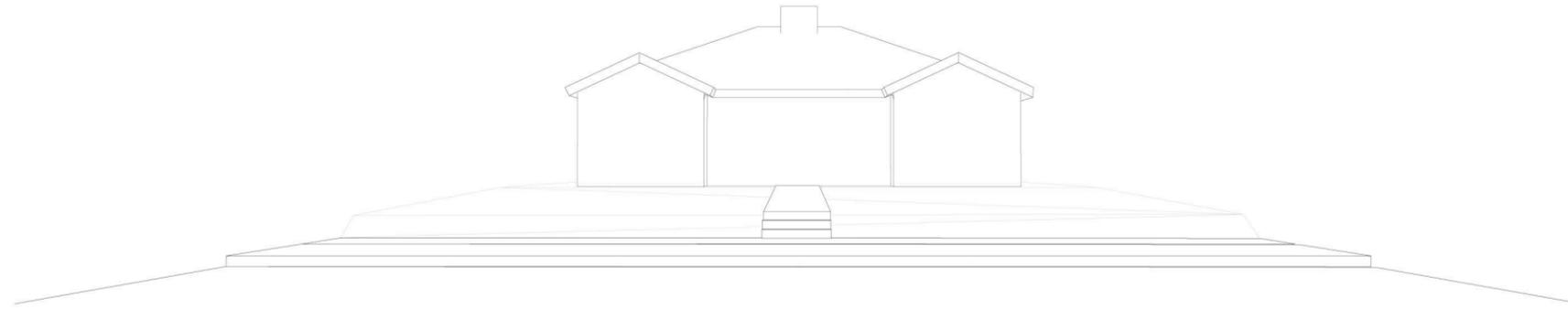
Proportion & Rhythm of Openings: No changes to the existing window or door openings of the original house are indicated on the plans. The proposed windows on the addition are generally twice as tall as they are wide, meeting the historic proportion of openings. There are expanses without openings on the west, east, and south elevations of approximately thirty feet (30'), eighteen feet (18') and twenty-one feet (21') respectively. However, visibility of these locations is minimal, as they are located at the back part of the addition. Staff finds that the addition's proportion and rhythm of openings meets Section II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: A new patio will be paved to the rear of the existing screened porch, with a concrete walkway connecting it to the existing parking pad. No changes to the location of the HVAC or other utilities were noted. If utilities are to be relocated, Staff requests that they be located at the rear or on a side façade, beyond the midpoint of the house, to minimize their visibility from the street.

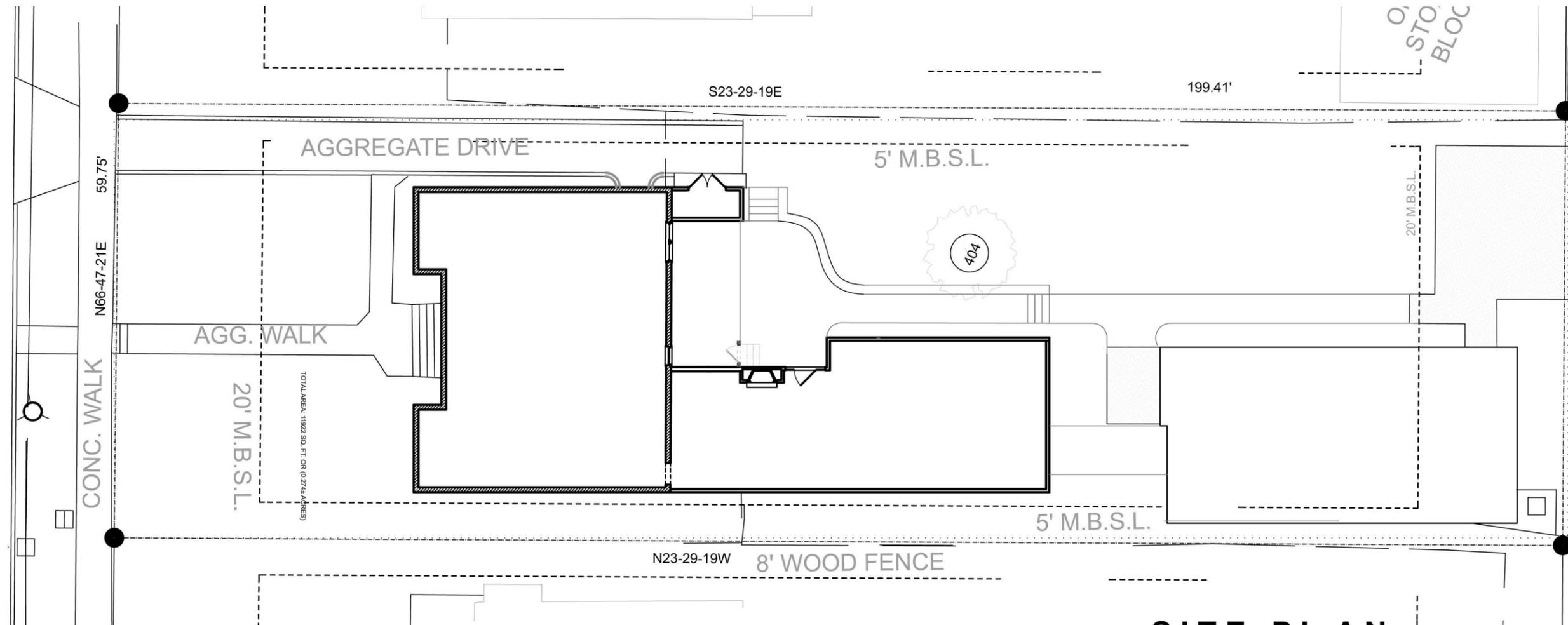
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Staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*



PERSPECTIVE FROM SIDEWALK ACROSS THE STREET
EYE LEVEL OF A 6'-0" PERSON



SITE PLAN

SCALE 1/16" = 1'-0"

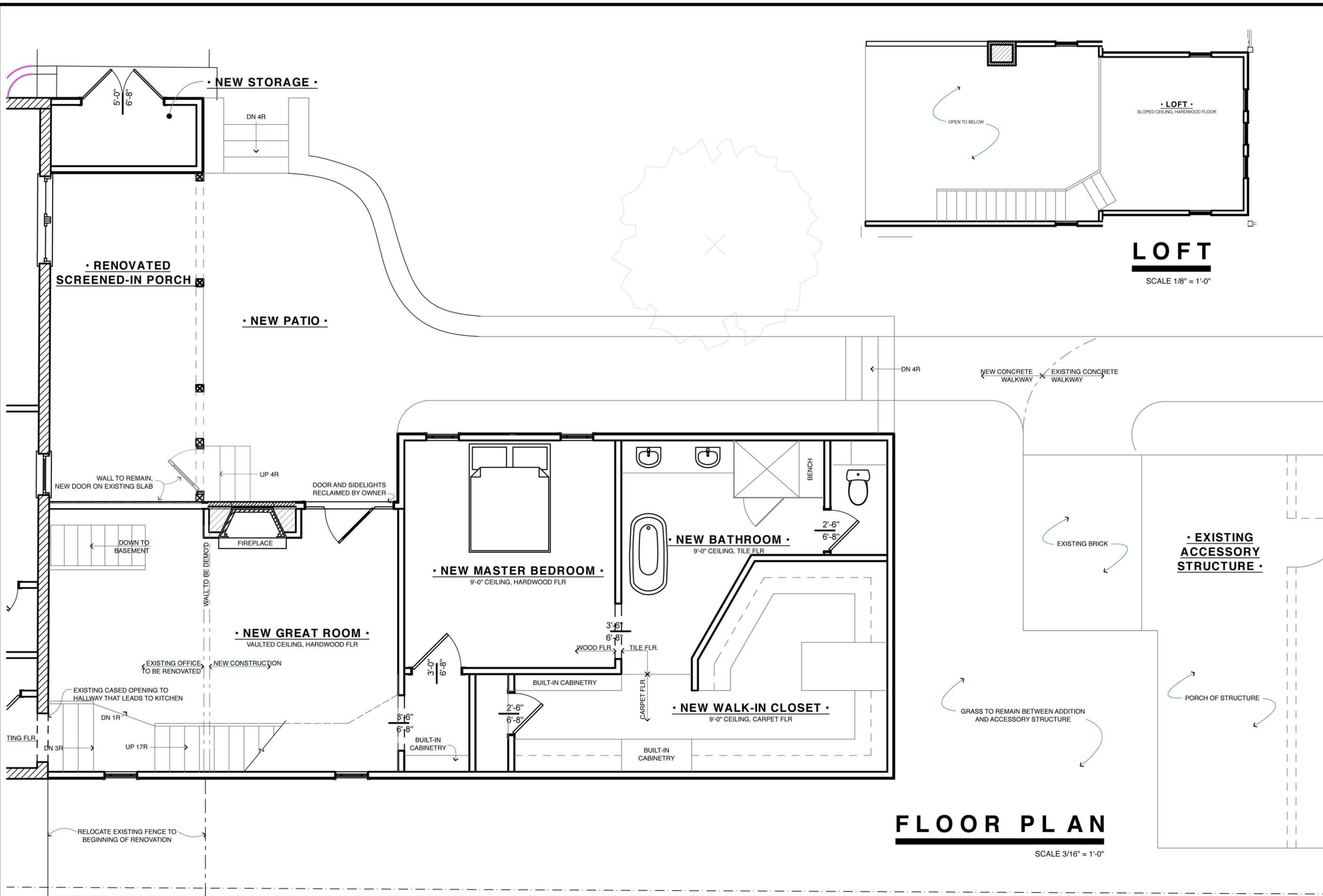
Proposed Home Addition
3715 Princeton Avenue
Nashville, TN 37212

MS 04/23/15

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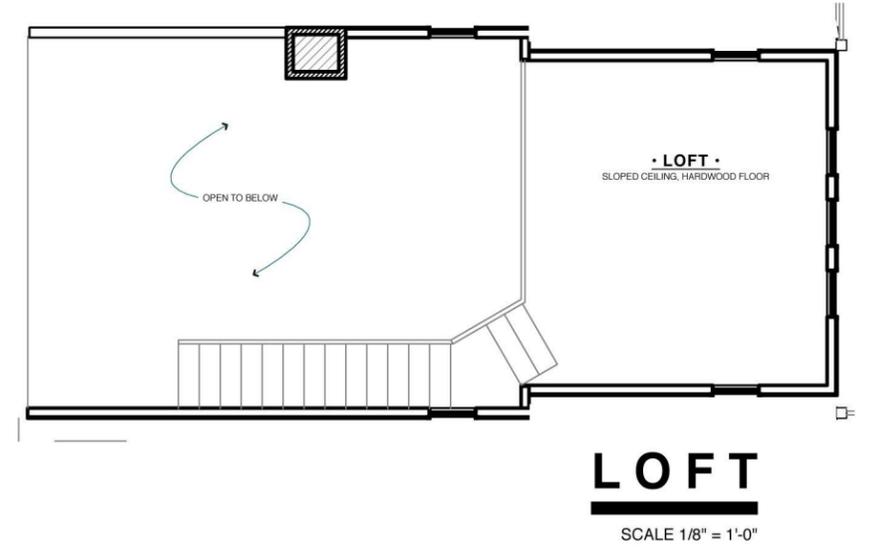
steven durr designs

CONSULTING - SOUND REINFORCEMENT - ROOM ACOUSTICS - STUDIO DESIGN - NOISE CONTROL
4117 Hillsboro Pike, suite 103-147 Nashville, TN 37215 (615) 383-1580



FLOOR PLAN

SCALE 3/16" = 1'-0"

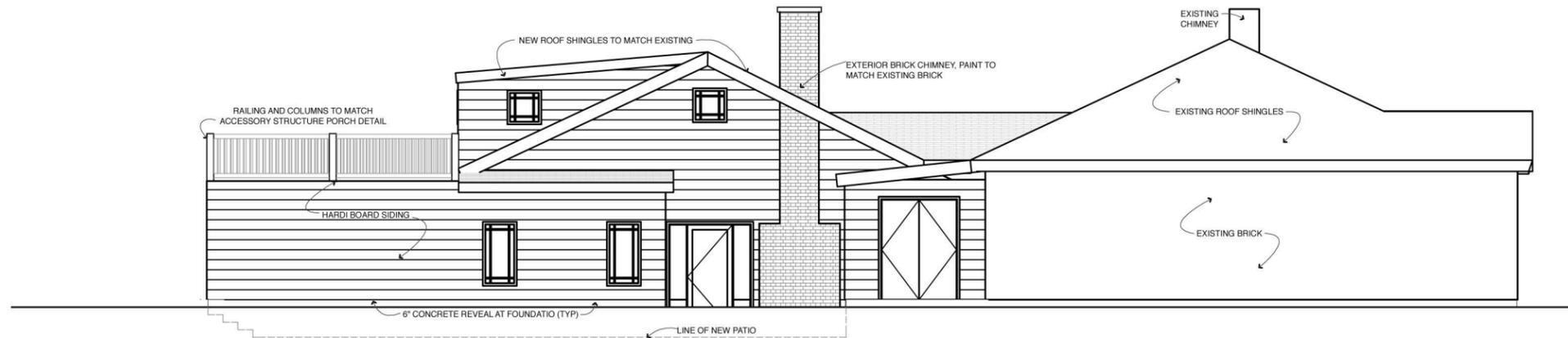


Proposed Home Addition
 3715 Princeton Avenue
 Nashville, TN 37212

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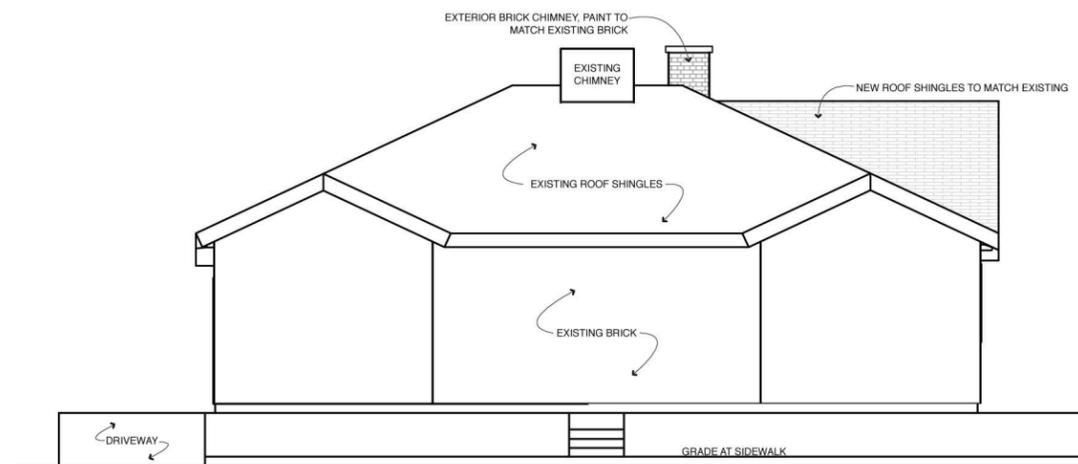
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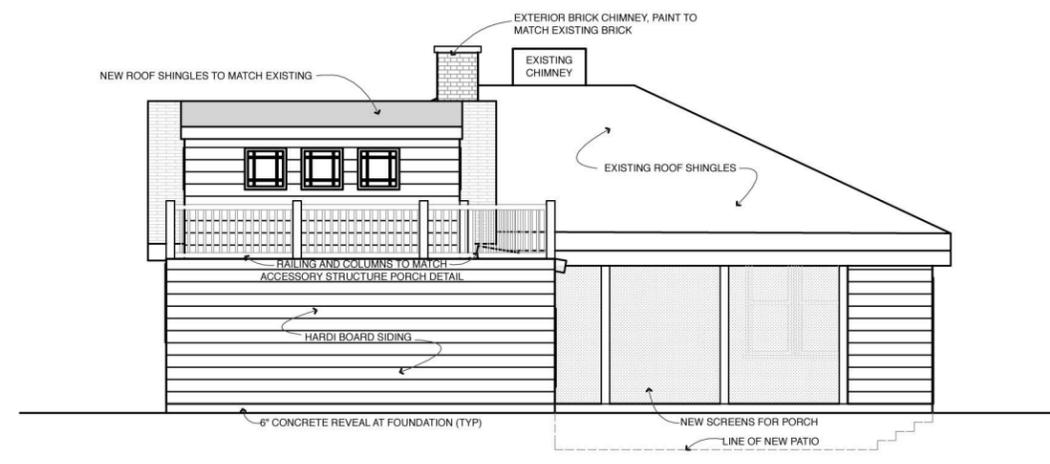
EAST

SCALE 1:10



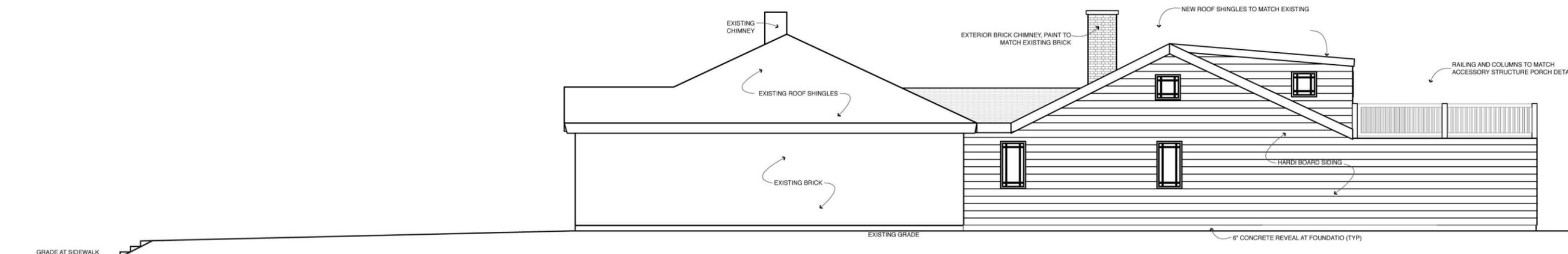
NORTH

SCALE 1:10



SOUTH

SCALE 1:10



WEST

SCALE 1:10