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
2306 White Avenue
January 20, 2016

Application: Alterations; New construction – addition
District: Woodland in Waverly Historic Preservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10514022900
Applicant: James Kennon, Kennon Calhoun Workshop
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to alter the siding, windows, and roof material on the historic structure and to construct a side porch and rear addition.

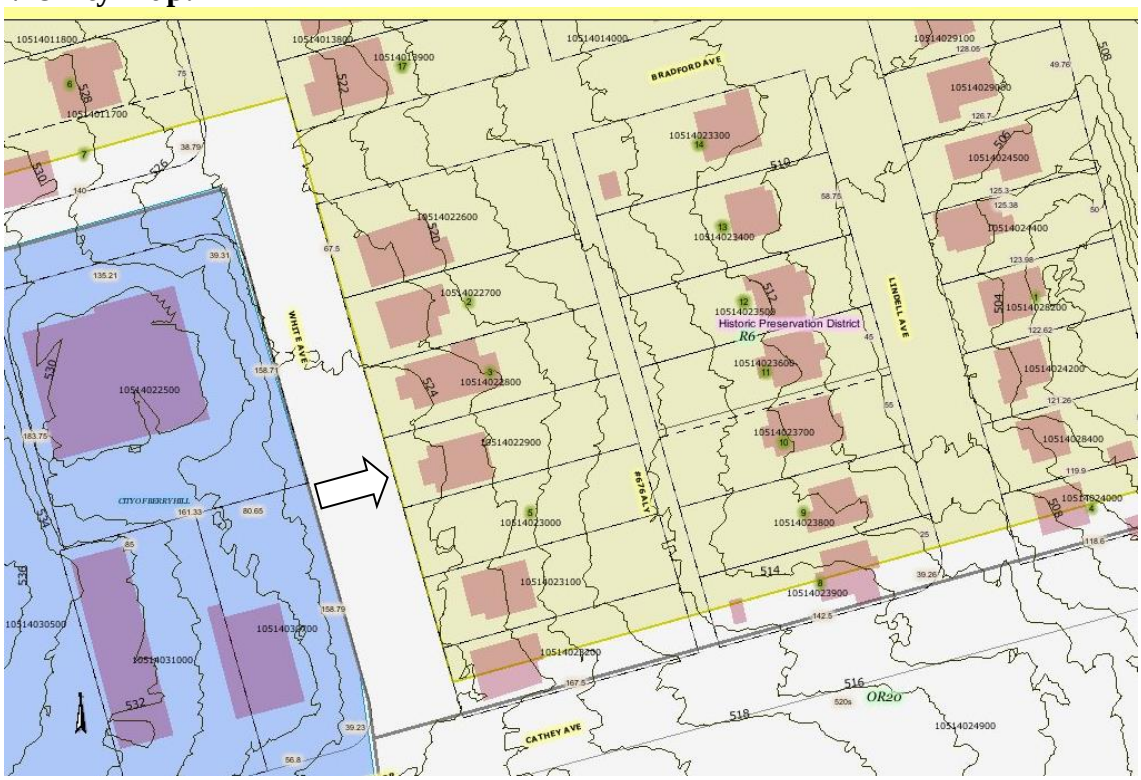
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff review the condition of the historic wood siding once the non-historic siding has been removed to assess if any part needs to be replaced;
2. Only the window sashes be removed where windows are to be replaced on the side facades, in order to preserve the window frames;
3. Staff approve all new window and door specifications;
4. Staff approve the roof shingle material, color, and texture;
5. Staff approve a brick sample;
6. The CMU block for the foundation be split face concrete block;
7. The side porch posts have a cap and a base;
8. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
9. Staff approve any permanent landscape features, including, but not limited to, fences, parking pads, and walkways.

With these conditions, staff finds that the project meets Sections II.B. and III.B. of the *Woodland in Waverly Historic Preservation Overlay: Handbook and Design Guidelines.*

Attachments
A: Site Plan
B: Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

II.B.1 Roof Form and Roofing Materials

a. Original roof pitch and configuration should be maintained.

b. The original size and shape of dormers should be maintained. Dormers generally should not be introduced where none existed originally.

c. Original roof materials and color should be maintained. If replacement is necessary, original materials should be used. Asphalt/fiberglass shingles may be substituted for original roofing when it is not economically feasible to repair or replace with original materials or when the original roof is beyond repair. The color and texture of asphalt/fiberglass shingles should be appropriate to the architectural style and period of the house. Generally, wood shakes are not appropriate.

Original roofing materials may include, but are not limited to, slate, metal, and, on twentieth century buildings, asphalt shingles.

Roof elements may include, but are not limited to, eaves, cornice, rafters, cresting, gutter systems, brackets, finials, pendants, vents, and chimneys.

New roof dormers are considered additions because they increase the habitable space of a building. Please see the additions section for further information.

II.B.3 Windows

a. The original size and shape of windows should be maintained.

b. The original number and arrangement of panes should be maintained.

c. The characteristic window shape in the district is rectangular with a vertical proportion-- taller than it is wide. Horizontally proportioned windows are generally not appropriate.

d. Unpainted raw aluminum storm windows are not appropriate. "Blind stop" storm windows, painted or anodized, are appropriate.

A "blind stop" storm window is attached to the inside of a window jamb (frame) rather than to the face of a window casing (trim). In this way, a storm window obscures as little of original features of a window as possible.

e. Shutters, unless appropriate to the style of the building, should not be added. Where appropriate, shutters should be of a height and width that if they were closed, the window opening would be covered.

f. New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings.

g. Original window openings should not be filled in.

Window elements may include, but are not limited to, sash, casings (trim), aprons, number and configuration of lights (panes), hoods, lintels, mullions and muntins.

II.B.6 Materials

a. Original building materials should be retained. If replacement is necessary, it should be accomplished with original materials or close approximations.

Original building materials may include wood, brick, stone, terra cotta, stucco, cast stone or concrete.

b. Masonry

1) Masonry repointing should be done with care to match the original mortar color. Original joint width, depth, and tooling profile should be maintained.

When repointing brick, new mortar with a high concentration of portland cement should be avoided. Temperature and moisture cause brick and mortar to expand and contract. During expansion, the two materials press against each other, and over time, the softer of the two deteriorates. Typical "redi-mix" type mortar, which contains a high concentration of portland cement, is harder than historic brick. In such circumstances, its use can damage brick. Mortar for repointing should have a low concentration of portland cement.

2) Cleaning of masonry should be done with the gentlest means possible. Sandblasting causes severe damage to brick, stone, and mortar, and shall not be used.

3) Generally, the use of paint, stain, water repellent, or any other type of coating on brick is not appropriate. Waterproof coatings shall not be used.

If brick is mismatched due to insensitive repairs, paint or stain on mismatched areas may be appropriate. If brick is so deteriorated that it cannot withstand the weather, a water repellent or paint may be appropriate. If painting is necessary, the paint color should approximate the natural material color of the original brick. Previously painted brick may be repainted using a color which approximates the natural material color of the original brick.

4) The use of paint, stain, water repellent, or any other type of coating on stone is generally not appropriate. Waterproof coatings shall not be used.

If stone is so deteriorated that it can no longer withstand the weather, a water repellent or consolidant may be appropriate. Previously painted stone may be repainted using a color which approximates the natural color of the stone.

c. Wood

1) Wood siding should be maintained. Original siding should not be covered or replaced with a material or texture not original to the building.
2) Replacement wood siding should be consistent with the original in size, profile, course width, texture, and orientation.
3) Original wall shingles should be retained.
4) Aluminum, vinyl, T-1-11 panels, and other artificial sidings are not appropriate.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. 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.

Additions should tie-in at least 6" below the existing ridge.

In order to assure than 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 <u>or</u> extend wider than the existing building; however, generally the addition should not be higher <u>and</u> extend wider.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

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.

Side Additions

When a lot width exceeds 60' 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 (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.

b. 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.

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.

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.

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

e. Additions should follow the guidelines for new construction.

2. 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 reduce 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 setback reductions 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
In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

· There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;

· The second unit follows the requirements of a Detached Accessory Dwelling Unit; or

· An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

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.

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.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

Background: 2306 White Avenue is c. 1930 bungalow that contributes to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay (Figure 1).

Figure 1. 2306 White Avenue

Analysis and Findings: Application is to alter the siding, windows, and roof material on the historic structure and to construct a side porch and rear addition.

Alterations to Historic House: The applicant is proposing to alter the materials of the siding, roof, and some windows. The existing siding is a non-historic shingle siding. The applicant plans to remove the non-historic siding and restore the historic wood siding underneath, if possible. Staff recommends that staff conduct a site visit to review the condition of the historic siding once the existing siding is removed. At that time, staff will assess the condition of the historic siding and will approve any parts that may need to be replaced. Staff finds replacing the existing roof to meet the design guidelines. The existing asphalt shingles are likely not original to the historic house, and the overall form of the roof will not change. Staff recommends approval of the new shingle material, color, and texture.

The applicant plans to keep all original windows on the front façade, but is proposing to replace some windows on the side facades. On both side facades, the applicant plans to replace the windows in the gable fields. On the left façade, the applicant proposes to also replace the paired windows in the middle of this façade (Figures 2 & 3). Staff finds the replacement of these windows to be appropriate because these windows are not original to the historic house and have already been replaced. Staff recommends that only the sashes be replaced in order to preserve the window frames, and also recommends approval of the replacement window materials and other specifications.



Figures 2 & 3 show the windows on the side facades that are to be replaced.

With the aforementioned staff inspections and approvals, staff finds the proposed changes to the historic house's siding, roof, and windows meet Section II.B. of the design guidelines.

Location and Removability: The applicant is proposing to construct a gabled side porch over the existing side entry and stoop on the north facade. The existing, non-historic metal awning will be removed (Figure 4). Staff finds that the side porch structure is appropriate because it is located behind the midpoint of the north façade, and it will cover an existing side entry and stoop. Its height, scale, and gabled roof are scaled to be subordinate to the historic house and its primary front porch. In addition, the new side porch will not interfere with the side setback, since the house is shifted to the south on the lot. The side porch will have minimal impact on the historic structure so that it can be removed in the future without affecting the historic house's integrity. Staff does recommend that the side porch posts have a cap and a base on them.


Figure 4. The area where the side porch will be built.

The primary portion of the addition will be located behind the historic house, inset two feet (2') from its sidewalls. The back corners of the historic house will be retained. The gabled roof form of the addition will preserve a significant

portion of the back slope of the historic house's roof. The addition is designed so that if it were to be removed in the future, the historic house's primary form would remain.

Staff notes that the posts for the rear covered porch extend one foot (1') beyond the side wall of the house. Staff finds this to be appropriate because they are located nearly sixty feet (60') behind the front wall of the house and they will not extend any further than the new side entry. The extra width will not significantly impact the historic structure. Staff finds that the proposed addition meets Section III.B.1. of the design guidelines

Design: The addition is distinguished from the historic house with an inset and the separate roof form. At the same time, the addition's materials, scale, and proportion and rhythm of openings are compatible with the historic character of the existing house. Staff finds that the addition meets Section III.B.1. of the design guidelines.

Height and Scale: The existing structure has a footprint of approximately one thousand, three hundred, and twenty-eight square feet (1,328 sq. ft.). The rear addition will add approximately nine hundred and twelve square feet (912 sq. ft.) to the rear, including the covered entry. Staff finds this to be appropriate.

As mentioned early, the enclosed portion of the addition is entirely inset two feet (2') from the back walls of the house. A portion of the covered entry will extend one foot (1') beyond the side wall of the historic house, which staff finds to be appropriate. The addition's ridge height will match that of the historic house. Its eave height will be approximately nine feet (9') taller than the historic house's eaves. Staff finds the taller eave height to be appropriate because the entire addition is inset two feet (2') from the back corners of the historic house, thereby lessening its visibility and keeping its overall scale appropriate.

Staff finds that the addition's height and scale meet Section III.B.1., III.B.2.a., and III.B.2.b. of the design guidelines.

Setbacks and Rhythm of Spacing: The addition meets all base zoning setbacks. The new side porch will be over ten feet (10') from the north side property line, and the addition will be over seven feet (7') from the south side property line. It will be over fifty feet (50') from the rear property line. The side porch and rear addition will not affect the rhythm of spacing along White Avenue. Staff finds that the proposed addition meets Sections III.B.1. and III.B.2.c. of the design guidelines.

Materials, Texture, and Details and Material Color: The addition will primarily be clad in horizontal lap siding. Staff recommends that the siding be wood or smooth-face cement fiberboard with a maximum reveal of five inches (5"). The trim will be wood or cement fiberboard. The foundation will be CMU block, and staff recommends that it be split face. The window and door materials and model were not specified, and staff recommends approval of all windows and doors. Likewise, staff recommends approval of the asphalt shingle color, material, and texture, and a brick sample for the rear porch wall. The rear and side porch posts will be wood.

With the aforementioned staff approvals, staff finds that the known materials meet Section III.B.1. and III.B.2.d. of the design guidelines.

Roof Form: The historic house has a side gable roof form with a 7.5/12 pitch. The rear addition has a front-facing gable with a 5/12 pitch. The side porch roof will have a side gable roof with a slope of approximately 8/12. The rear porch will have hipped roof with a slope of approximately 4/12. Staff finds that the proposed roof forms are compatible with the historic house's roof and meet Sections III.B.1. and III.B.2.e. of the design guidelines.

Orientation: The new side porch is subordinate in height, scale, and location to the front porch, and it will read as a side entry. It will not affect the historic house's orientation towards White Avenue. Vehicular access to the site will be via the alley, which is appropriate. Staff finds that the addition meets Sections III.B.1. and III.B.2.f. of the design guidelines.

Proportion and Rhythm of Openings**:** The south side façade does have an expanse of nineteen feet (19') without a window or door opening on its second level. Staff finds it to be appropriate because it is located over forty feet (40') from the front of the house and is inset two feet (2') from back walls of the historic house, minimizing its visibility. The windows on the addition are largely twice as tall as they are wide, thereby meeting the historic proportion of window openings. Staff finds the addition's proportion and rhythm of openings meet Section III.B.2.g. of the design guidelines.

Outbuilding: No outbuilding is proposed as part of this application. The site plan includes potential future garage, but that garage is not currently under the Commission's consideration.

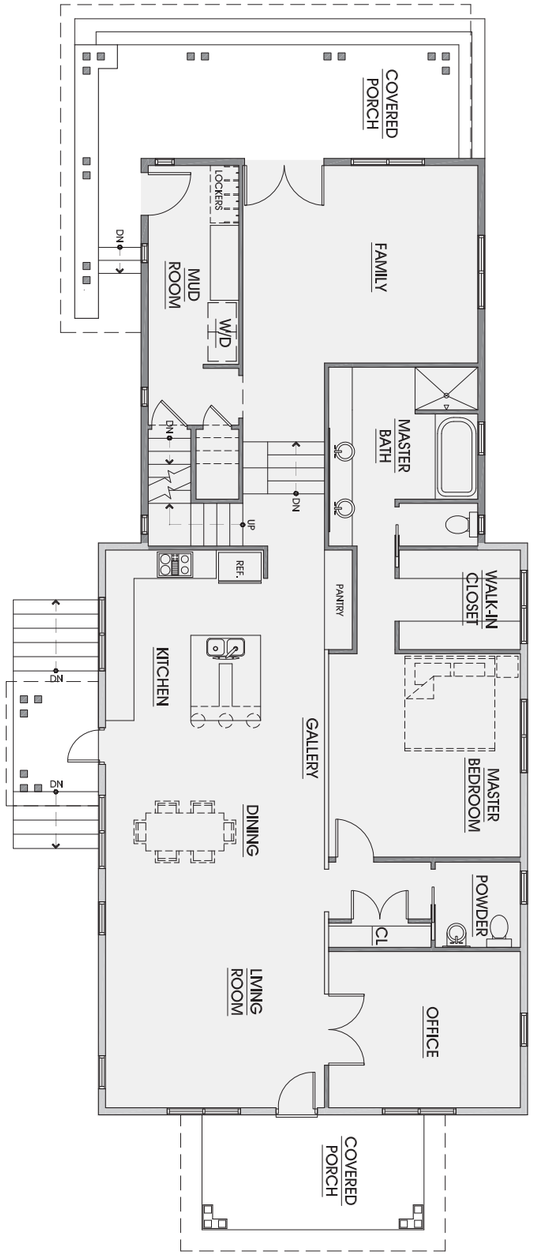
Permanent Landscape Features/Fences: No plans for a fence or other changes to the site's appurtenances were indicated on the drawings. Staff reminds the applicant that all fencing and permanent landscape features, including but not limited to parking pads and walkways, must be reviewed and approved by MHZC. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff review the condition of the historic wood siding once the non-historic siding has been removed to assess if any part needs to be replaced;
2. Only the window sashes be removed where windows are to be replaced on the side facades, in order to preserve the window frames;
3. Staff approve all new window and door specifications;
4. Staff approve the roof shingle material, color, and texture;
5. Staff approve a brick sample;

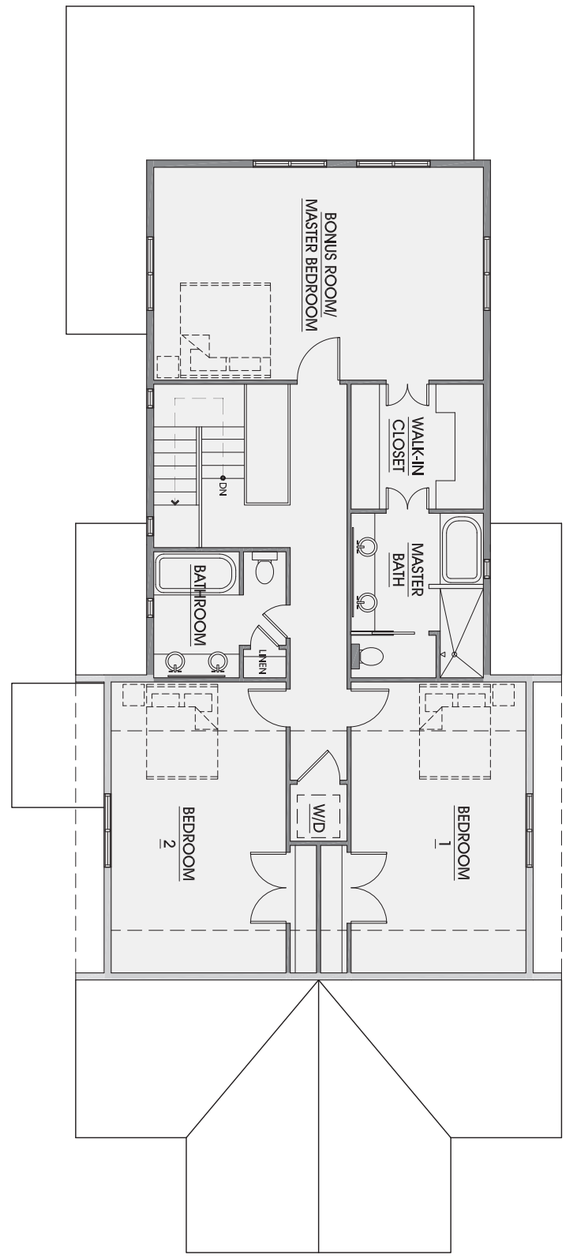
6. The CMU block for the foundation be split face concrete block;
7. The side porch posts have a cap and a base;
8. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
9. Staff approve any permanent landscape features, including, but not limited to, fences, parking pads, and walkways.

With these conditions, staff finds that the project meets Sections II.B. and III.B. of the *Woodland in Waverly Historic Preservation Overlay: Handbook and Design Guidelines.*



GROUND FLOOR PLAN

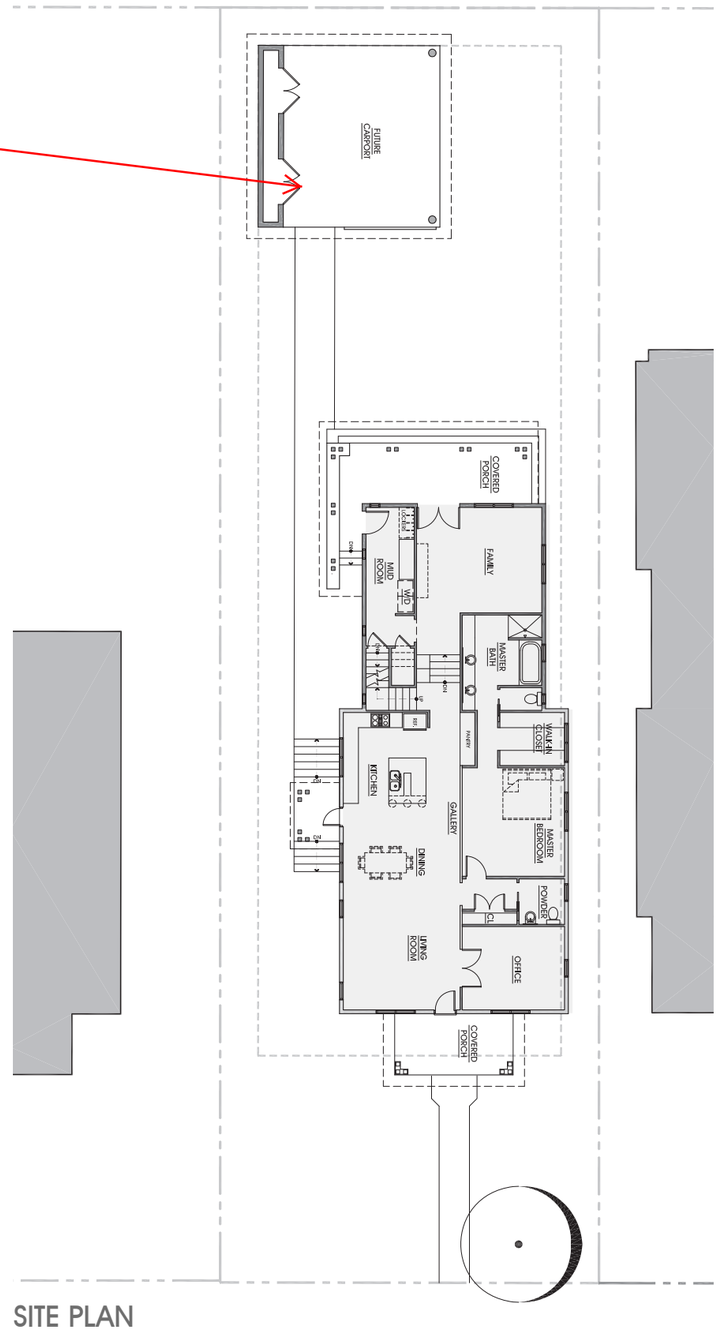
scale: 3/32" = 1'-0"



UPPER FLOOR PLAN

scale: 3/32" = 1'-0"

MHZC Note:
Garage not part of current application



SITE PLAN

scale: 1" = 20'

Morris and Bell Properties

2306 White Avenue
Nashville TN 37204
Project 1524

11 January 2016

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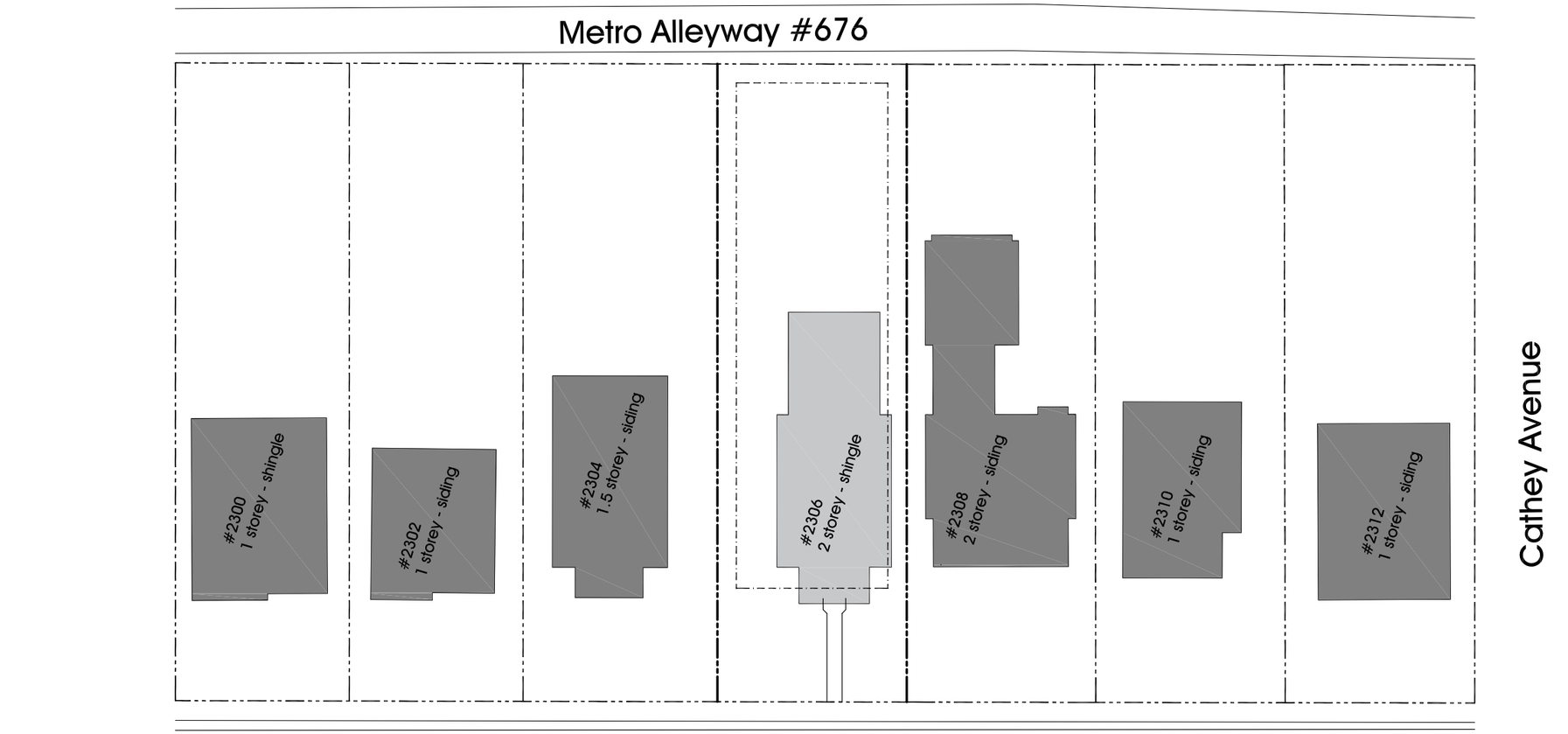

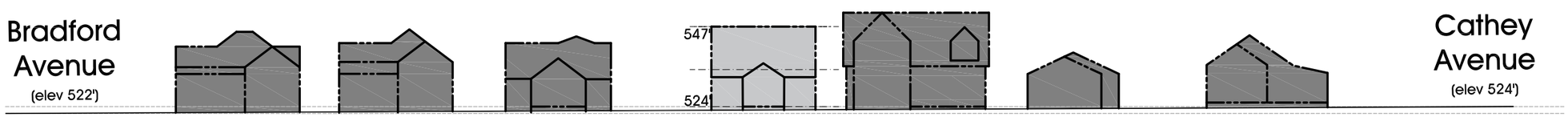

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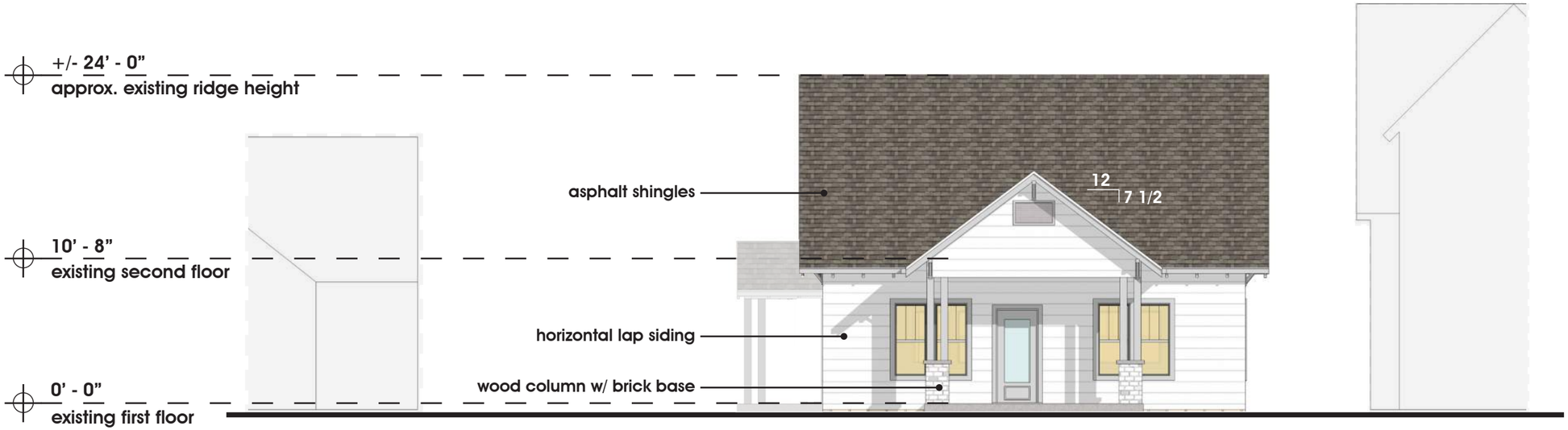
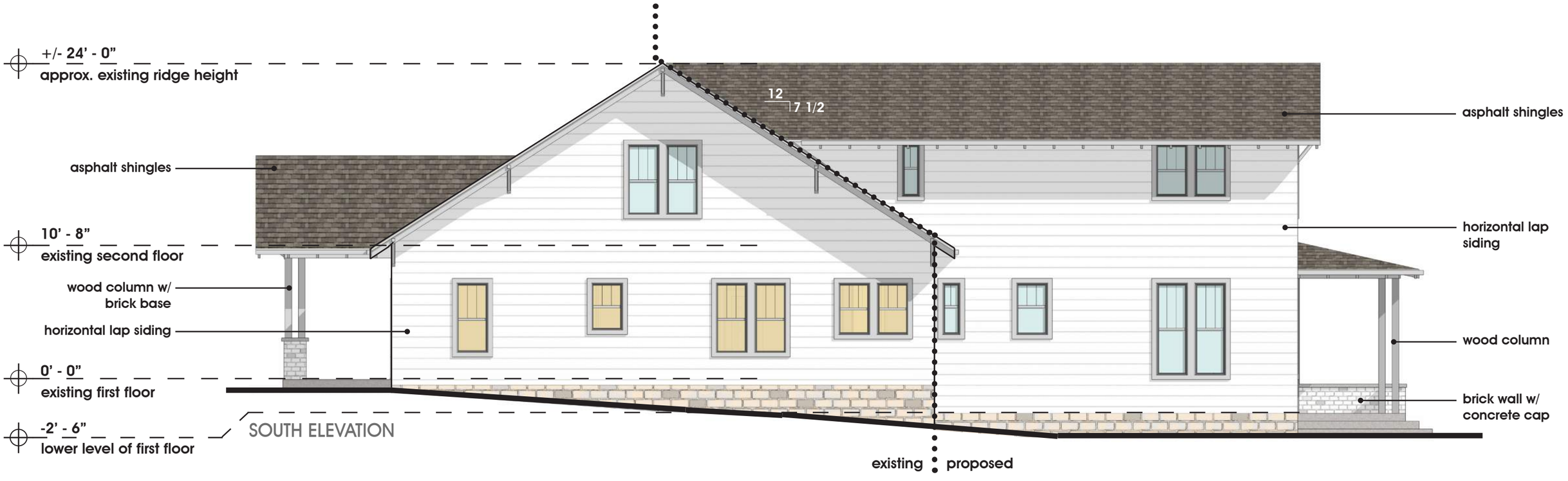


WEST ELEVATION



SOUTH ELEVATION

Notes:

1. Existing 1950's wall shingles, covering original lap siding on house, are to be removed. Newly exposed existing horizontal lap siding is to be restored.
2. Blue shaded windows indicate new windows and/or replacement of damaged windows, light yellow shaded windows indicate the restoration of existing windows. Replacement windows and new windows are to match the existing windows in style and charater.
3. Existing roof shingles are to be replaced, newly installed shingles are to match profile/ character of the original shingles of the existing house.
4. Final paint colors to be determined with staff input.

Morris and Bell Properties

2306 White Avenue
Nashville TN 37204
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Elevations
scale: 1/8" = 1'-0"

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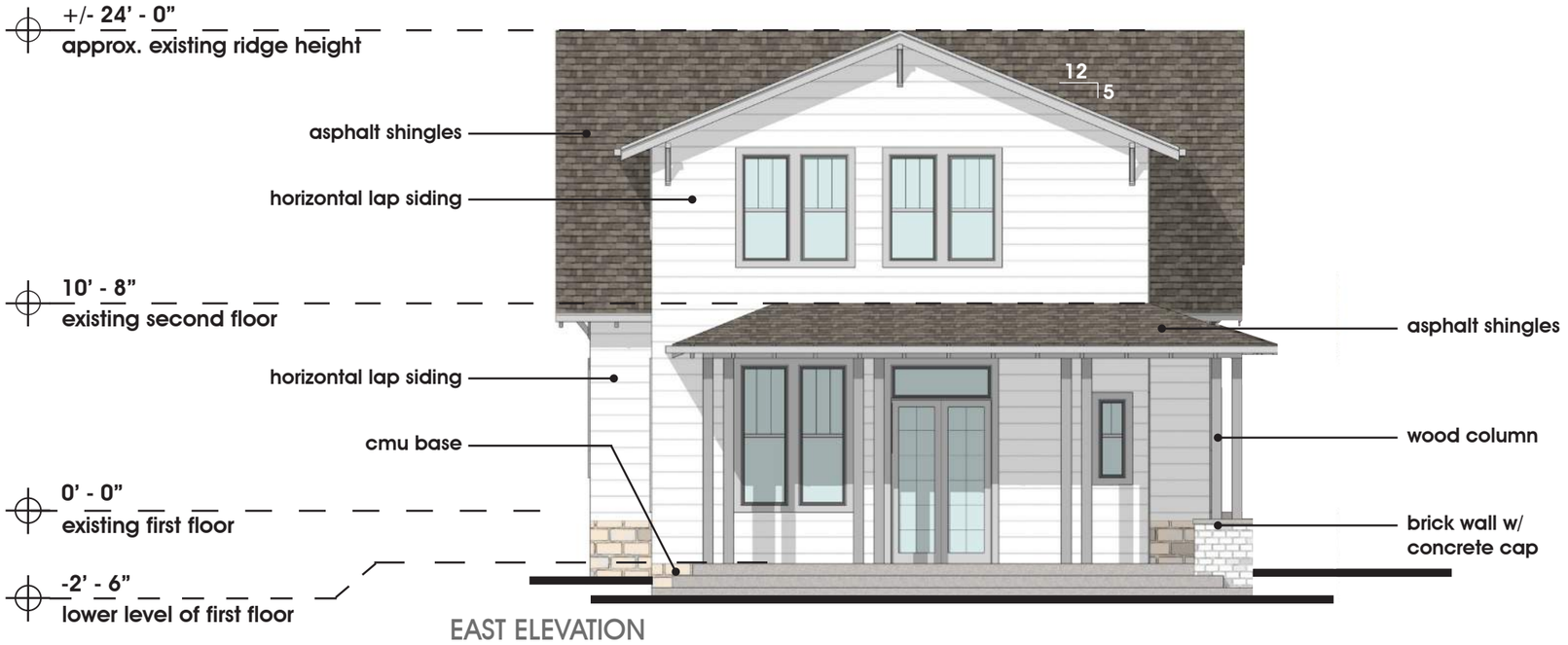
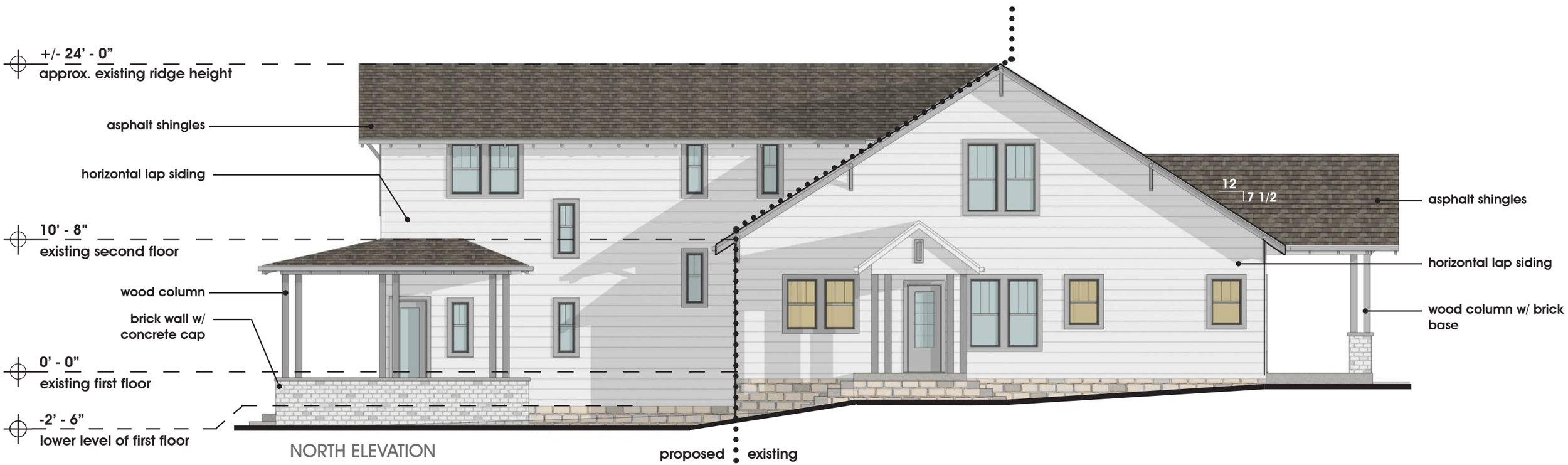


EAST ELEVATION



NORTH ELEVATION

Notes:

1. Existing 1950's wall shingles, covering original lap siding on house, are to be removed. Newly exposed existing horizontal lap siding is to be restored.
2. Blue shaded windows indicate new windows and/or replacement of damaged windows, light yellow shaded windows indicate the restoration of existing windows. Replacement windows and new windows are to match the existing windows in style and charater.
3. Existing roof shingles are to be replaced, newly installed shingles are to match profile/ character of the original shingles of the existing house.
4. Final paint colors to be determined with staff input.

Morris and Bell Properties

2306 White Avenue
Nashville TN 37204
Project 1524

Elevations
scale: 1/8" = 1'-0"

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FROM SOUTH WEST

FROM SOUTH EAST

FROM NORTH WEST

FROM NORTH EAST

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Perspectives

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Existing Conditions

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