



**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**  
**1820 Wildwood Avenue**  
**November 14, 2012**

**Application:** New construction-addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704013500  
**Applicant:** Manuel Zeitlin, architect  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> Proposal is to construct a two-story addition with attached garage and carport to a one-story contributing building.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions that</p> <ul style="list-style-type: none"><li>• the applicant obtain final approval of specifications for windows and doors and roof color from staff ;</li><li>• if new locations for mechanicals are necessary, the new location be approved by staff;</li><li>• the eave of the first portion of the right-side addition is brought down to be more in keeping with the home's existing roofline; and</li><li>• windows or some other architectural feature be employed to break up the long solid wall portion of the right rear side.</li></ul> <p>With these conditions, the project meets II.B of the design guidelines for new construction and additions.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</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.

#### **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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*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.

*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.*

#### **h. 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.

#### **i. Outbuildings**

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant*

houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

#### *Outbuildings: Roof*

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

#### *Outbuildings: Windows and Doors*

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

#### *Outbuildings: Siding and Trim*

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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 clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

#### **j. Public Spaces**

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

## **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 cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with 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.*

*In order to assure that an addition has achieved proper scale, the addition 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 be higher and extend wider.*

#### *When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

#### *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.*

*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. When a lot 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.

*Side Additions*

*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 the 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.

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.

**Background:** 1820 Wildwood is a contributing one-story home constructed c.1944, when this block of the neighborhood was platted. All of the historic homes on this block exhibit similar architectural form and details and were likely constructed at the same time. The MHZC confirmed its contributory status this year when a different applicant requested demolition and was disapproved. Alterations to the existing house include window replacement and painting the brick.



**Analysis and Findings:**

**Location, Height and Scale:** The addition is located fully to the rear of the historic house and is not wider or taller than the existing house. The connection is minimal, requiring the removal of less than half of the rear wall and a small portion of the rear roof plane. The foundation heights are lower than the existing and drop with the grade.

The addition gains additional floors by taking advantage in the drop in grade. From the front property line to the rear the grade drops approximately sixteen feet (16'). From the back of the existing house to the back of the proposed addition it drops approximately eight feet (8'). Although the proposed footprint more than doubles the original small house, the impact on the home is negligible because of a two foot (2') inset on the right side and an approximately twelve foot (12') inset on the left side. These insets continue back for approximately twenty feet (20') before the addition increases in width, but still does not extend beyond the existing side walls.

With the addition, the open space in terms of just footprint is approximately eighty-four percent (84%) which is in keeping with the historic context which is between eighty-four and eighty-nine percent (84%-89%). The overall massing of the addition is mitigated with a gabled roof and the minimal connection between the old and new. Staff finds that the massing would be further mitigated with the first portion of the right-side rear addition's eave was closer to the home's existing eave height. With this condition, the project meets section II.B.a and b. and II.B.2.a of the design guidelines.

**Design:** The design of the addition is contemporary compared to the simpler neo-classical design of the primary building. Because it is minimally visible from the street and does not require the removal of any historic features of the home, the contemporary design is appropriate and meets section II.B.2.d.

**Setback and Rhythm of Spacing:** The addition meets all bulk zoning setback requirements and the existing home's setbacks and location on the lot will not be altered. The project meets section II.B.c of the design guidelines.

**Materials, Texture, Details, and Material Color:** The foundation is split-faced block, the siding fiber cement panels and lap siding, and the roof is asphalt shingles, color unknown. Trim and carport are wood. Window and door materials are unknown. With the condition that additional material specifications be provided, the project meets section II.B.d of the design guidelines.

**Roof Shape:** The roof pitches vary but the main portion is 8/12, which is a pitch found in the overlay. The project meets section II.B.e of the design guidelines.

**Orientation:** The orientation of the existing building will not change. The proposed driveway will be in the same general location as the existing driveway. The project meets section II.B.f of the design guidelines.

**Proportion and Rhythm of Openings:** The dimension of window openings varies but maintains a proportion of twice as tall as they are wide for primary windows and maintains a rhythm consistent with the existing house with the exception of the rear right side. This side should be broken up with windows or other architectural elements such as a bay. The applicant has agreed to this condition but revised drawings are needed. The project meets section II.B.g of the design guidelines.

**Utilities:** Utility connection is unknown. Staff recommends a condition that utilities be located at the rear or on either side past the midpoint of the house.

**Outbuildings:** Vehicular storage will be an attached central one-bay garage and a rear attached two-bay carport. Both are appropriate locations since they are located in areas typical of outbuildings for this section of the neighborhood without alleys and they are located at the basement level.

Staff recommends approval with the conditions that

- the applicant obtain final approval of specifications for windows and doors and roof color from staff ;
- if new locations for mechanicals are necessary, the new location be approved by staff;
- the eave of the first portion of the right-side addition is brought down to be more in keeping with the home's existing roofline; and
- windows or some other architectural feature be employed to break up the long solid wall portion of the right rear side.

With these conditions, the project meets II.B of the design guidelines for new construction and additions.

# 1820 WILDWOOD AVENUE ADDITION/RENOVATION

## SHEET INDEX

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C1.0 SITE PLAN

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A1.2 PLAN - UPPER LEVEL  
A1.3 ROOF PLAN  
A2.0 W, N ELEVATIONS  
A2.1 E, S ELEVATIONS



① SW AXON

1820 WILDWOOD

COVER SHEET

REVIEW SET

10-31-12

**A0.0**

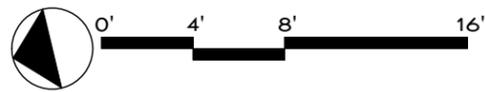
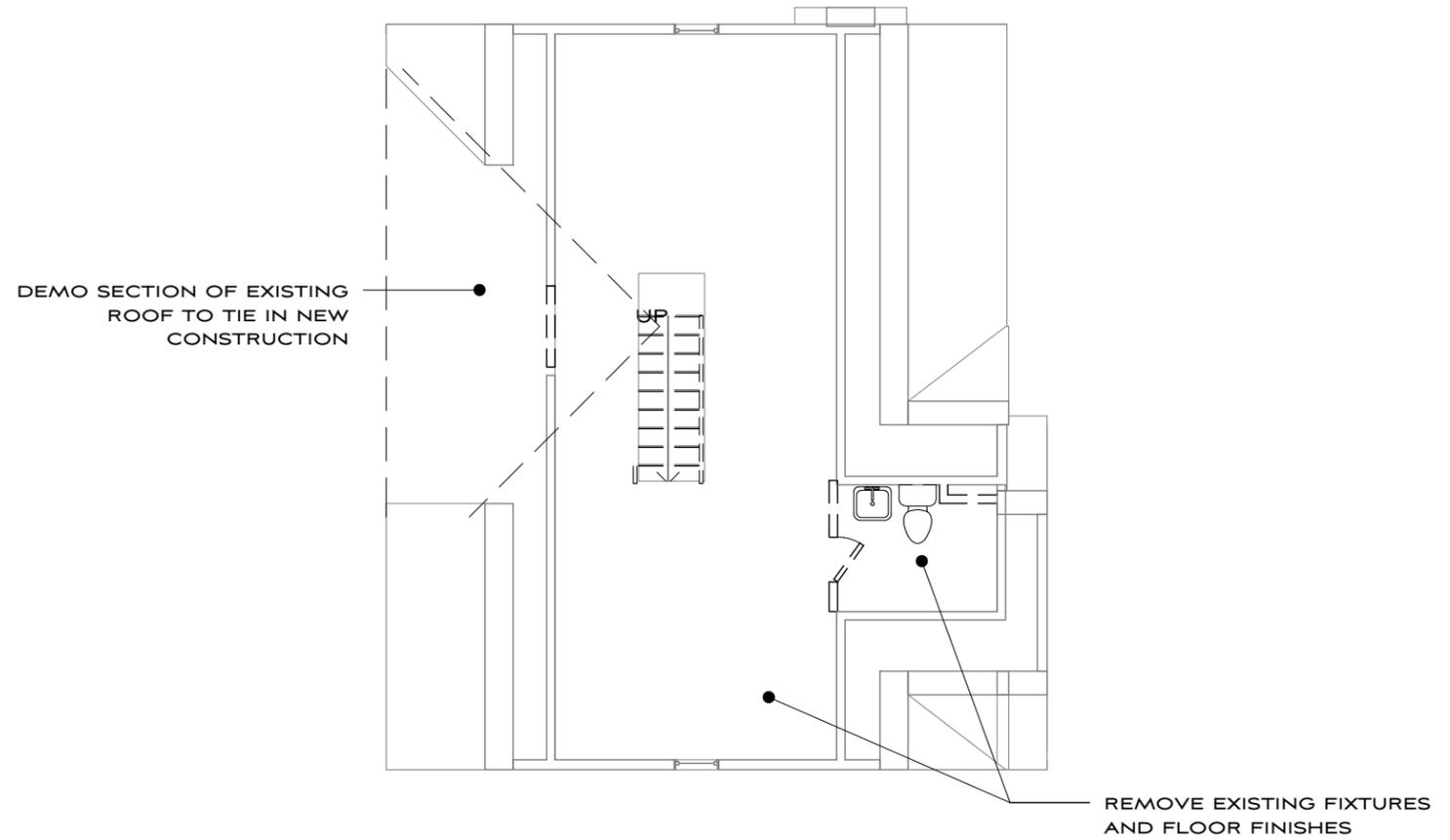
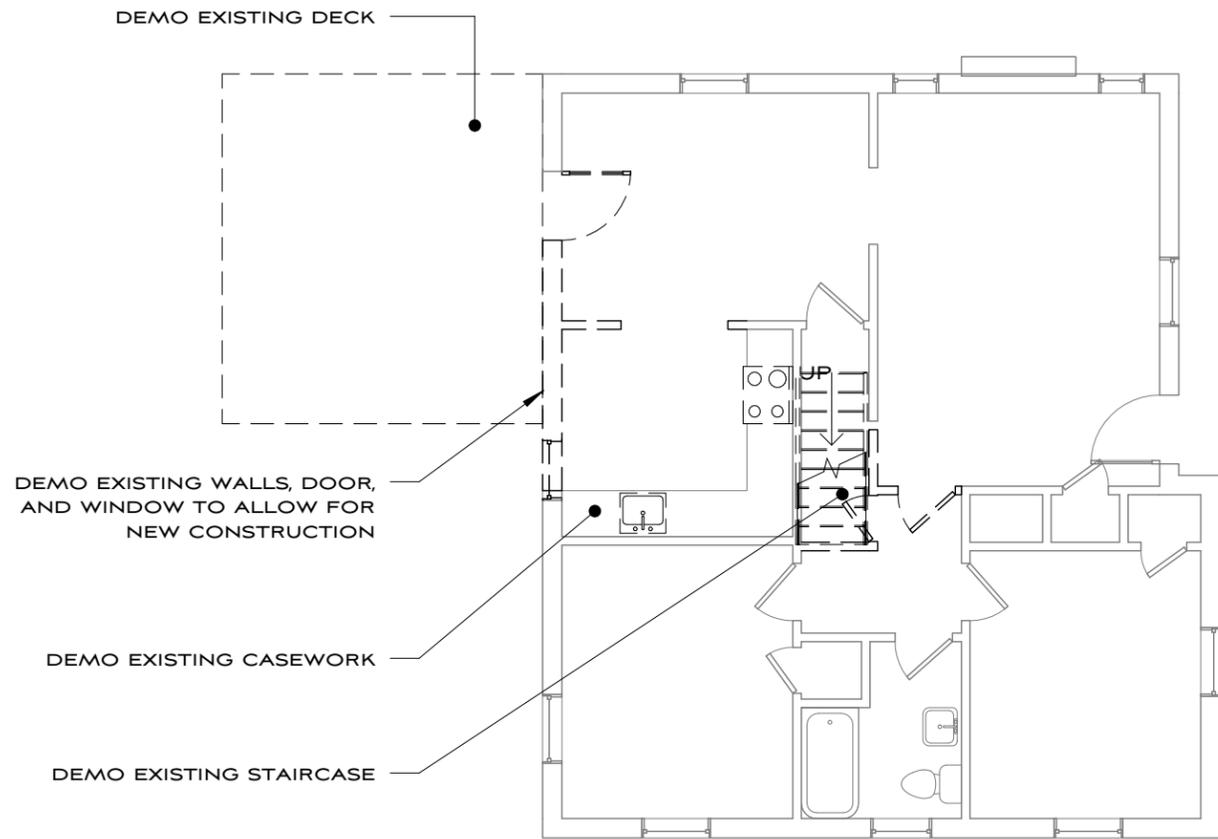
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1819 21ST AVE SOUTH NASHVILLE, TN 37212



1 DEMO PLAN - LEVEL 1  
1/8" = 1'-0"

2 DEMO PLAN - LEVEL 2  
1/8" = 1'-0"

1820 WILDWOOD

DEMO PLANS

REVIEW SET

10-31-12

**D1.0**

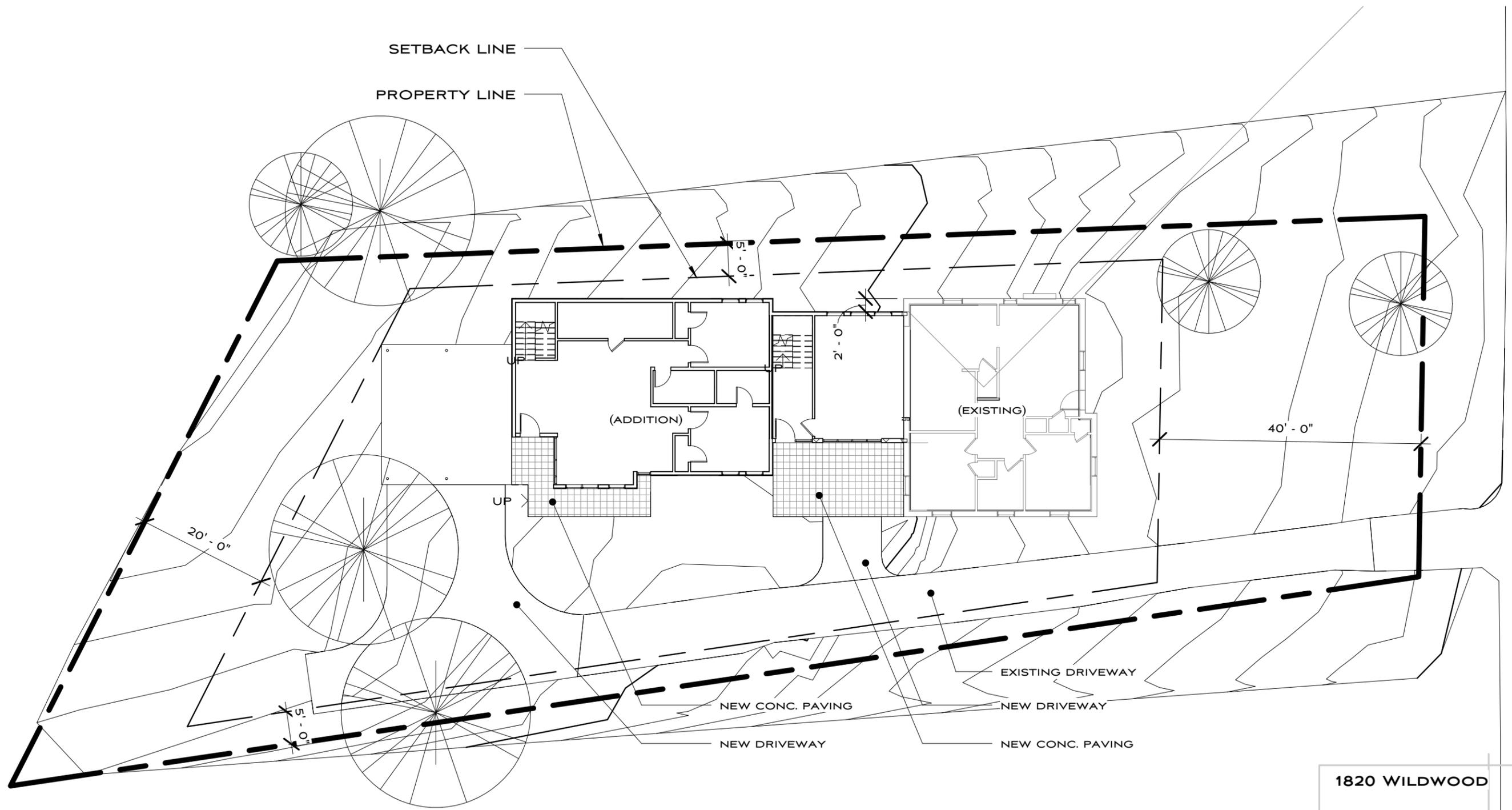
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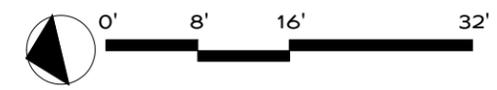


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WILDWOOD AVENUE



1 SITE  
1/16" = 1'-0"

1820 WILDWOOD  
SITE PLAN  
REVIEW SET  
10-31-12

C1.0

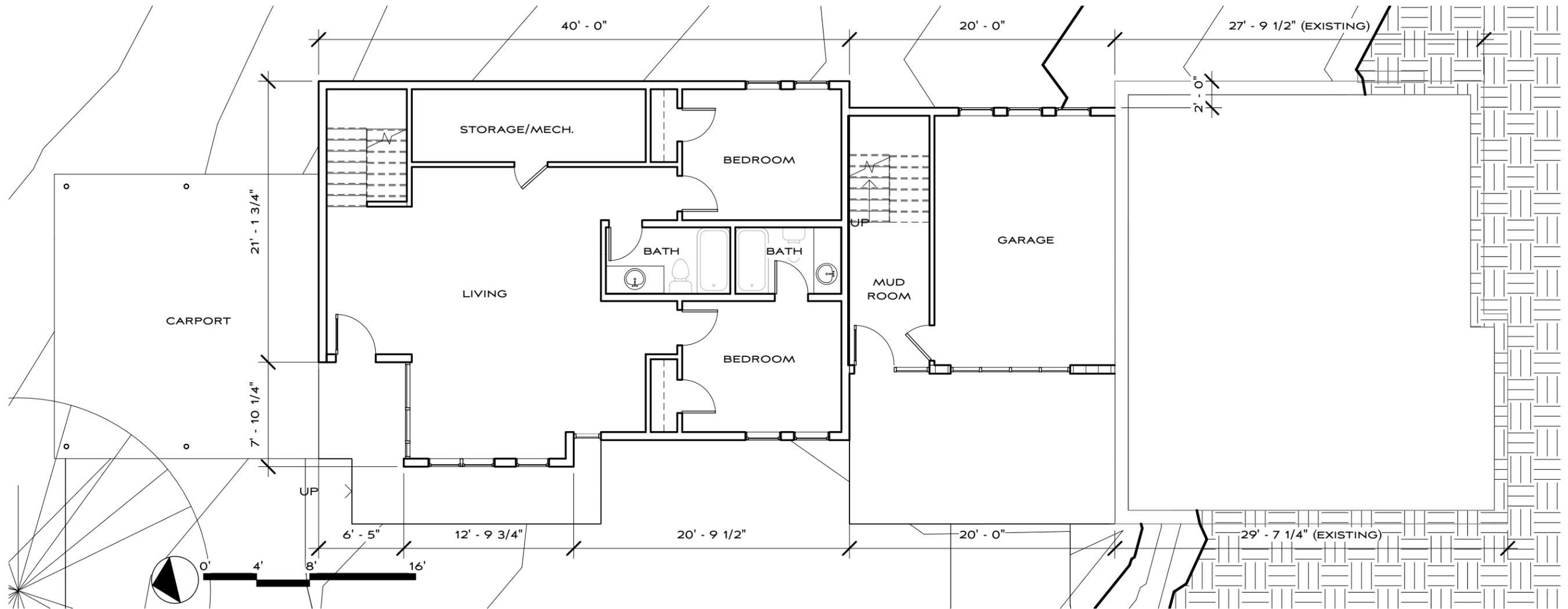
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① LEVEL 0  
1/8" = 1'-0"

1820 WILDWOOD

PLAN - LOWER  
LEVEL  
REVIEW SET  
10-31-12

**A1.0**

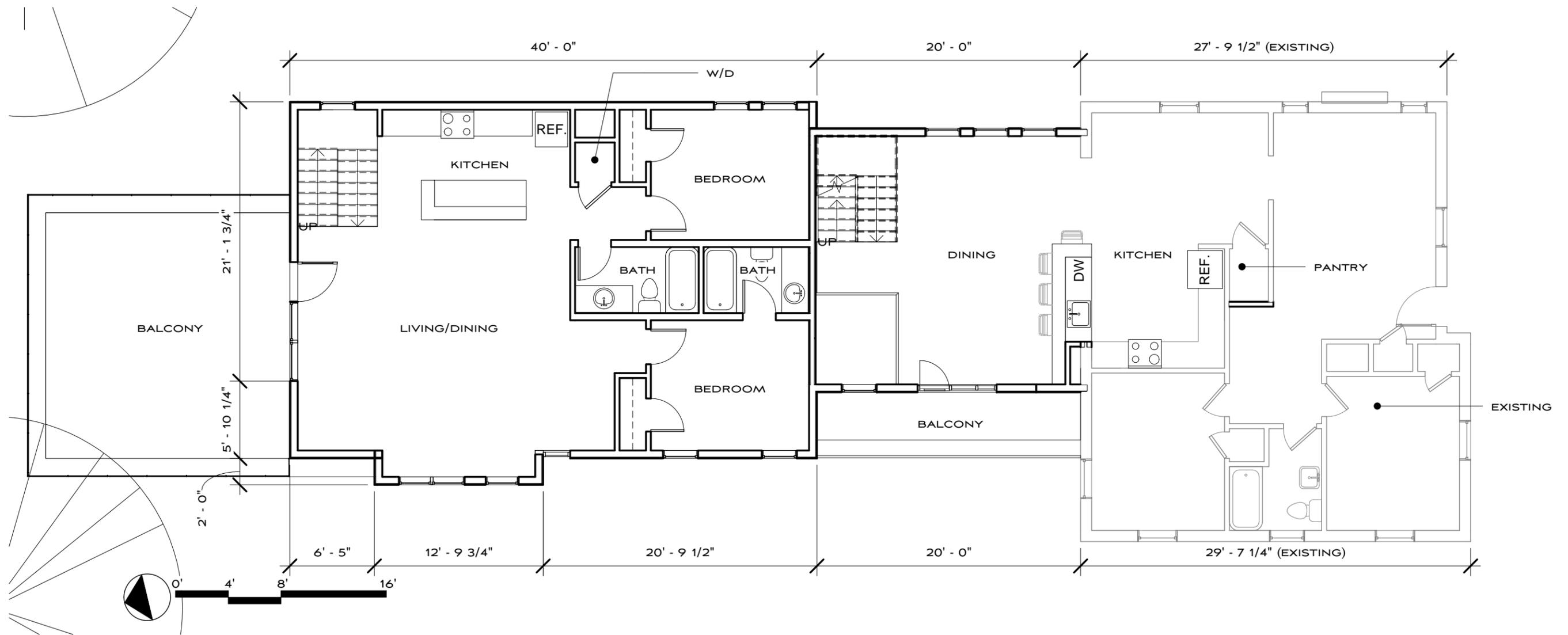
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1 LEVEL 1  
 1/8" = 1'-0"

1820 WILDWOOD

PLAN - GROUND  
 LEVEL  
 REVIEW SET  
 10-31-12

A1.1

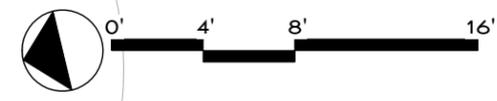
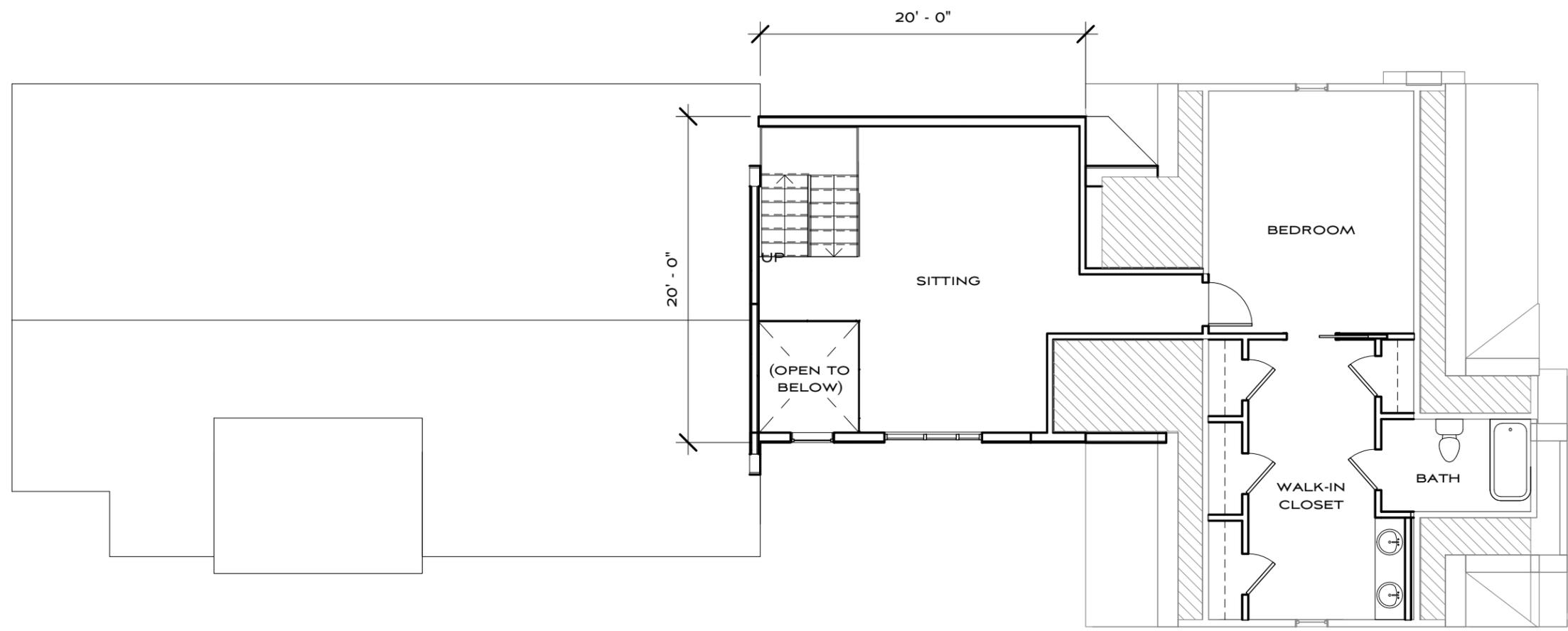
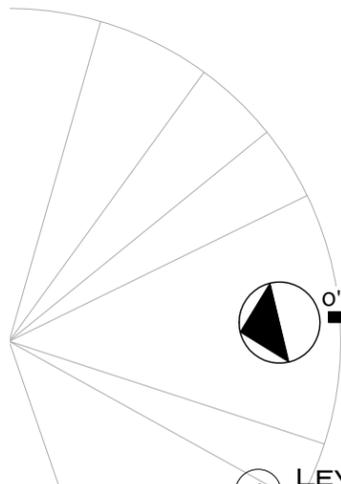
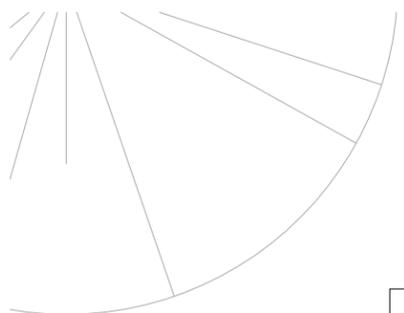
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1 LEVEL 2  
1/8" = 1'-0"

1820 WILDWOOD

PLAN - UPPER LEVEL

REVIEW SET

10-31-12

**A1.2**

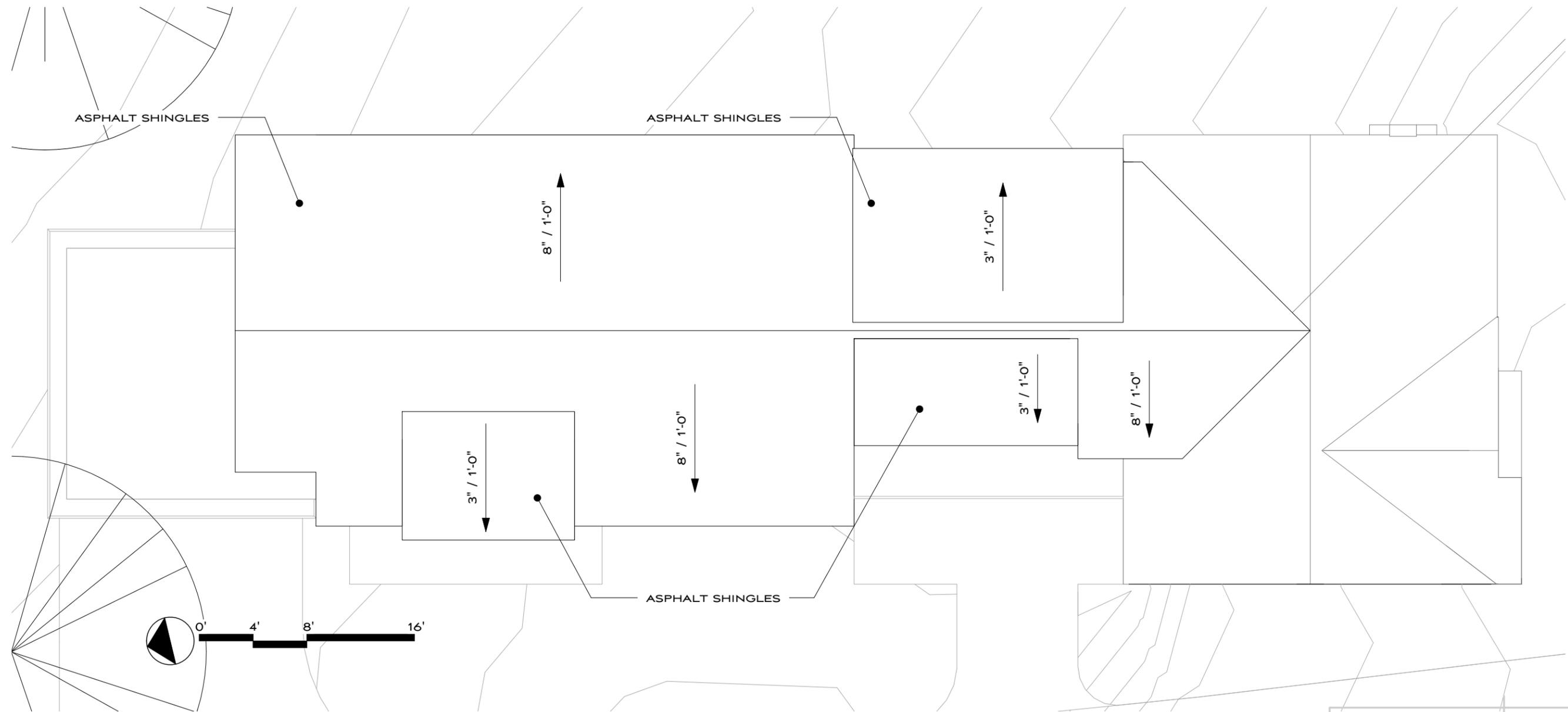
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1 LEVEL 3 - ROOF  
 1/8" = 1'-0"

1820 WILDWOOD  
 ROOF PLAN  
 REVIEW SET  
 10-31-12

**A1.3**

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MANUEL ZEITLIN ARCHITECTS

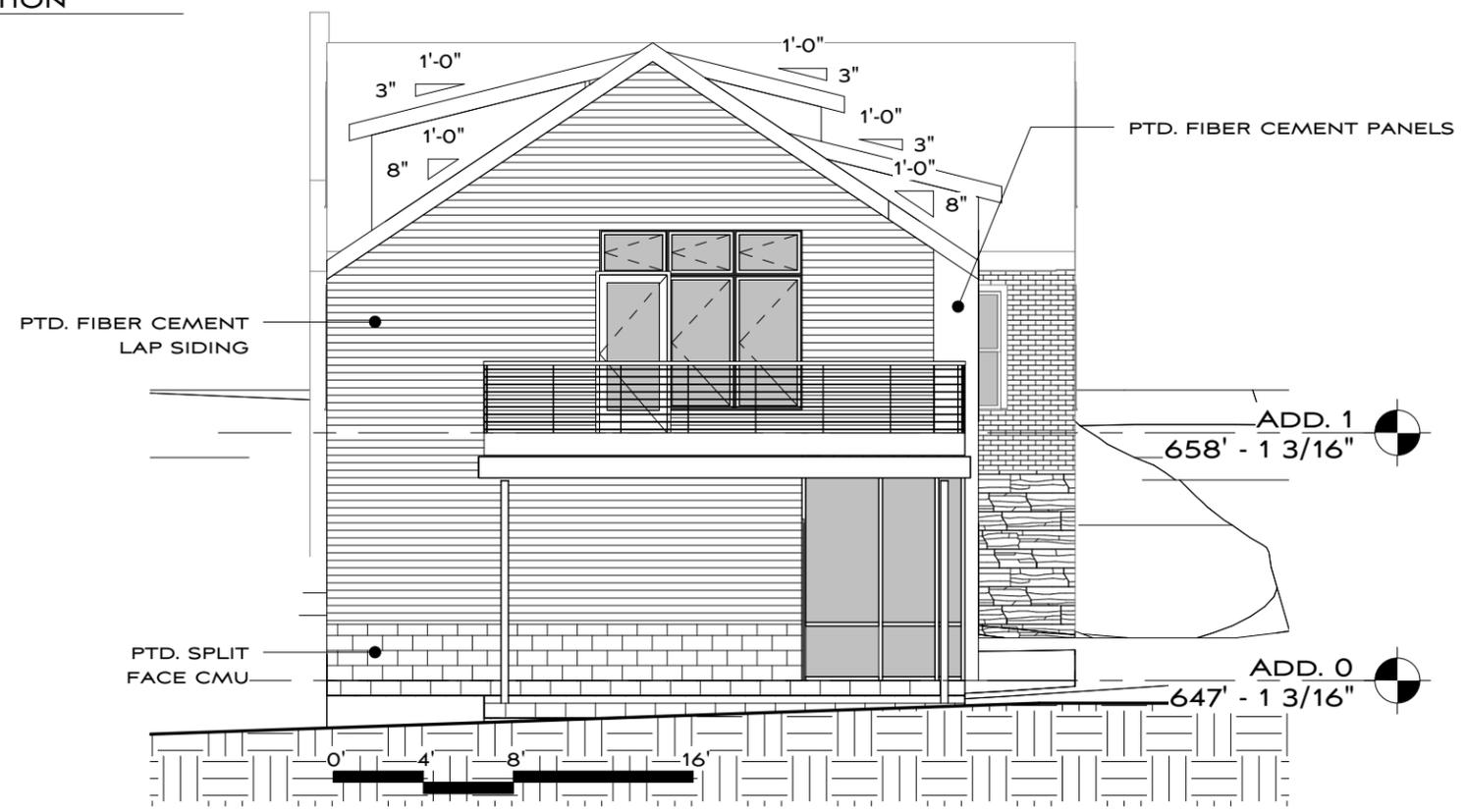


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1 WEST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"

1820 WILDWOOD  
W, N ELEVATIONS  
REVIEW SET  
10-31-12

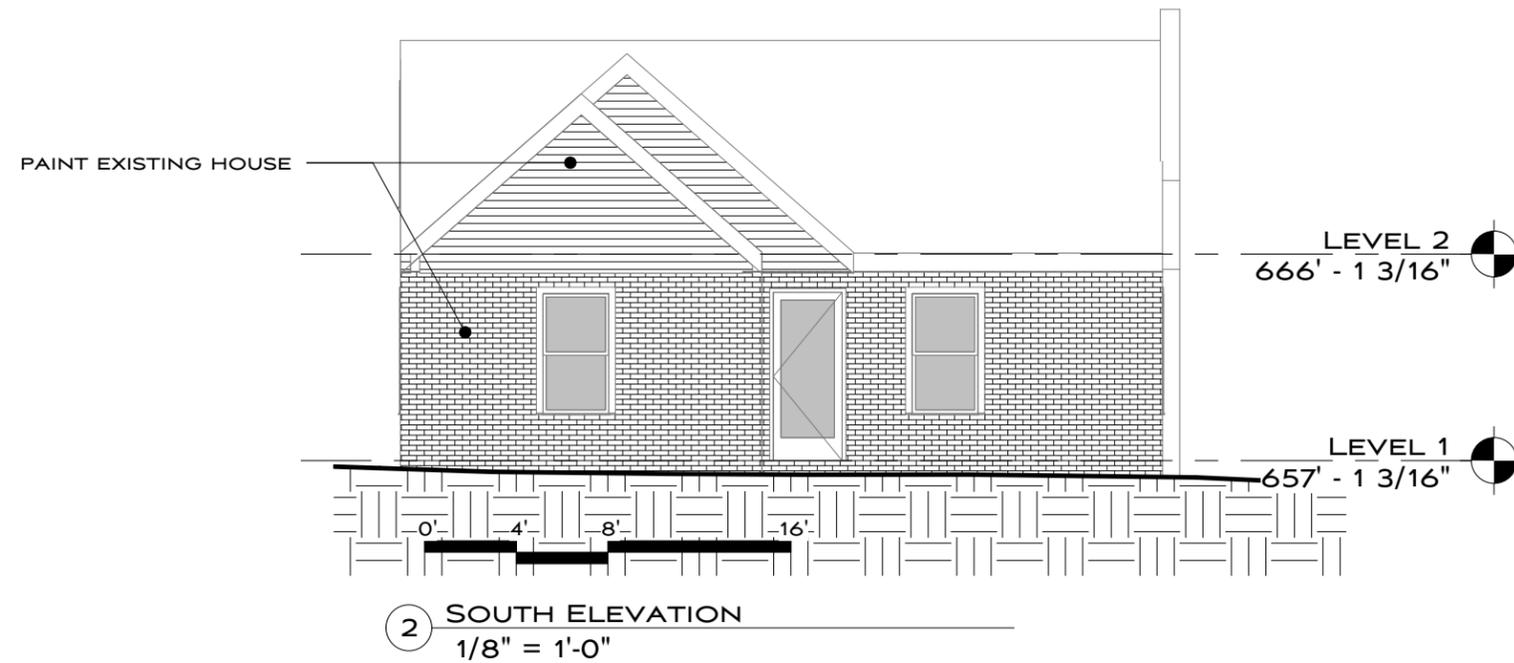
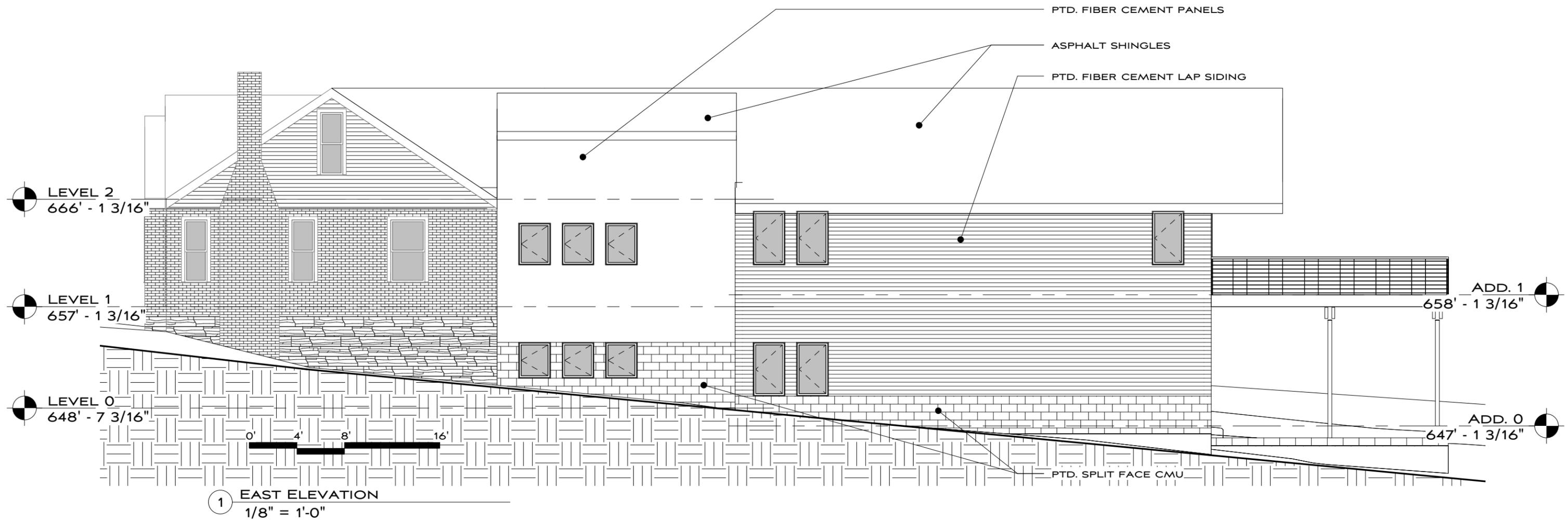
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1820 WILDWOOD

E, S ELEVATIONS

REVIEW SET

10-31-12

A2.1

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