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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
3514 Central Avenue
May 15, 2013

Application: Partial Demolition; New Construction—Addition; Setback Reduction
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405032700
Applicant: Greg Davis, MCR Group
Project Lead: Sean Alexander, sean.alexander@nashville.gov

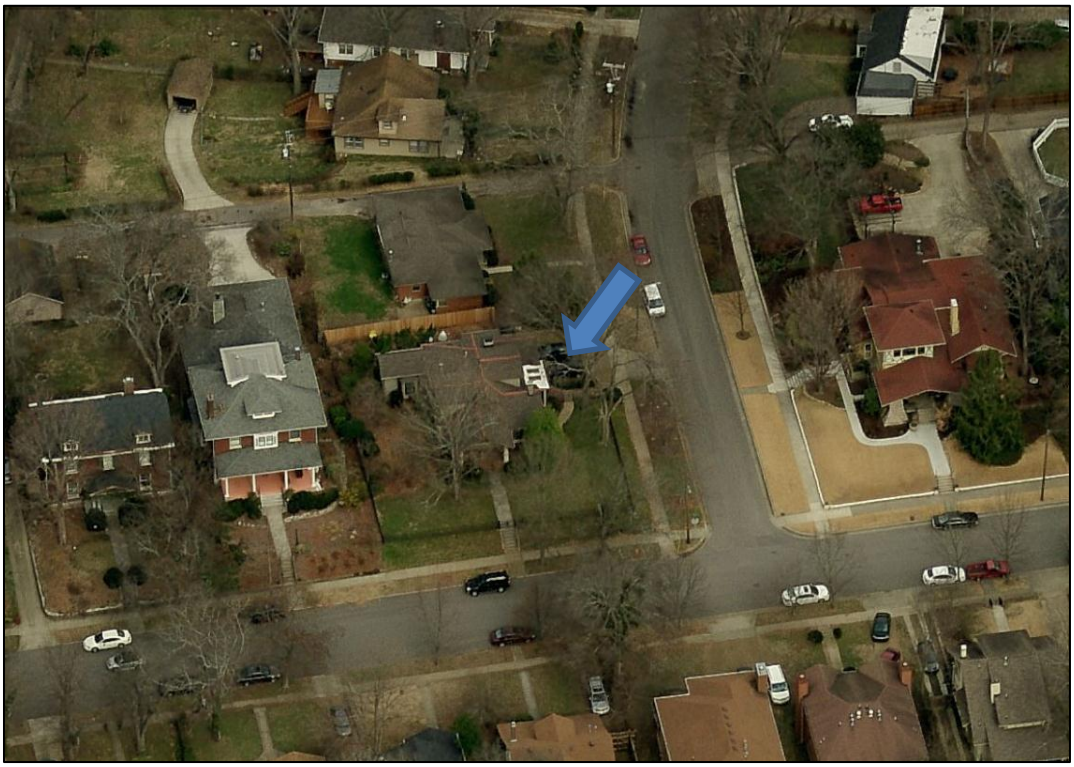
Description of Project: The applicant proposes to demolish an existing rear addition and construct a new, larger rear addition. The addition will set in eleven feet (11') from the existing house on both sides, and the roof will be lower than the roof of the house, making it effectively invisible from the front right-of-way. The addition will be visible on the side because the house is on a corner, but the addition will be subordinate and compatible. The materials of the addition will include a split-faced concrete block foundation, cement-fiber clapboard siding, and a composite shingle roof. These materials are compatible with those of the historic house.

Recommendation Summary: Staff recommends approval of the application to demolish the existing rear addition and construct a new rear addition with a reduced rear setback, with a condition that the unknown materials are approved administratively, finding the application to meet the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

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. BL2007-45).

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*

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.I.F.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 minimum 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.

New buildings shall 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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than those that front the street.
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.

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.
Generally, curb cuts should not be added.

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. (Brick molding is only appropriate on masonry buildings.)
Brick molding is required around doors, windows and vents within masonry walls.

II.B.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.

Additions normally not recommended on historic structures may be appropriate for non-historic structures. 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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *Generally rear additions should inset one foot, for each story, from the side wall.*

In order to assure than 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 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.

Ridge raises
Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised

portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass, or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building.)

b. The creation of an addition through enclosure of a front porch is not appropriate

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.

III.B.1 Demolition is Not Appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Background: 3514 Central Avenue is a one and one-half story house with a stone veneered first story. The building, a Craftsman style house constructed circa 1930, contributes to the historic character of the district. The house originally had a rear porch that has been enclosed, and it has a non-historic side addition on the left.

The house is at the corner of Central and Greenway Avenues. The rear of the lot was subdivided off in 1961, with a house constructed behind it facing Greenway in 1967.

Analysis and Findings: The applicant is proposing to demolish an existing rear addition and construct a new rear addition.

Demolition

The existing rear addition was originally an open porch, as shown on the 1931-1951 Sanborn Map. In enclosing the porch, its historic integrity has been substantially diminished. Although it would be visible from the side street, it is not visible from Central Avenue. For these reasons, staff finds that the existing rear addition is not a significant feature of the house, and that its demolition would meet guideline III.B.2.b.

Height, Scale

The new rear addition will sit in from the sides of the house by eleven feet (11') on each side, obscured on the left by the earlier side addition. The roof of the addition will sit five feet (5') below the primary roof of the house and one foot (1') below the ridges of existing side facing gables. In this manner the addition will be completely contained within the "silhouette" of the house, entirely obscured from view on Central Avenue.

The footprint of the addition will be four hundred, twenty-five square feet (425 sq. ft.) in area, which is subordinate to the nearly two thousand square foot (2,000 sq. ft. house). Staff finds the new addition will meet guidelines II.B.1.a. and IIB.1.b.

The new addition will extend fifteen feet (15') beyond the rear wall of the house toward the rear of the property. Because the lot was truncated by the 1961 subdivision, this will require a reduction of the rear setback from twenty feet (20') to fourteen feet (14'). Staff

finds that this will not disturb the rhythm of spacing established by houses on the street, and will meet guideline II.B.1.c.

Materials

The exterior materials of the addition will include a split-faced concrete block foundation, cement-fiber clapboard siding, and a composite shingle roof. The trim and material of the windows is not known. Staff finds the materials to meet guideline II.B.1.d., with the unknown materials to be approved administratively before issuing a permit.

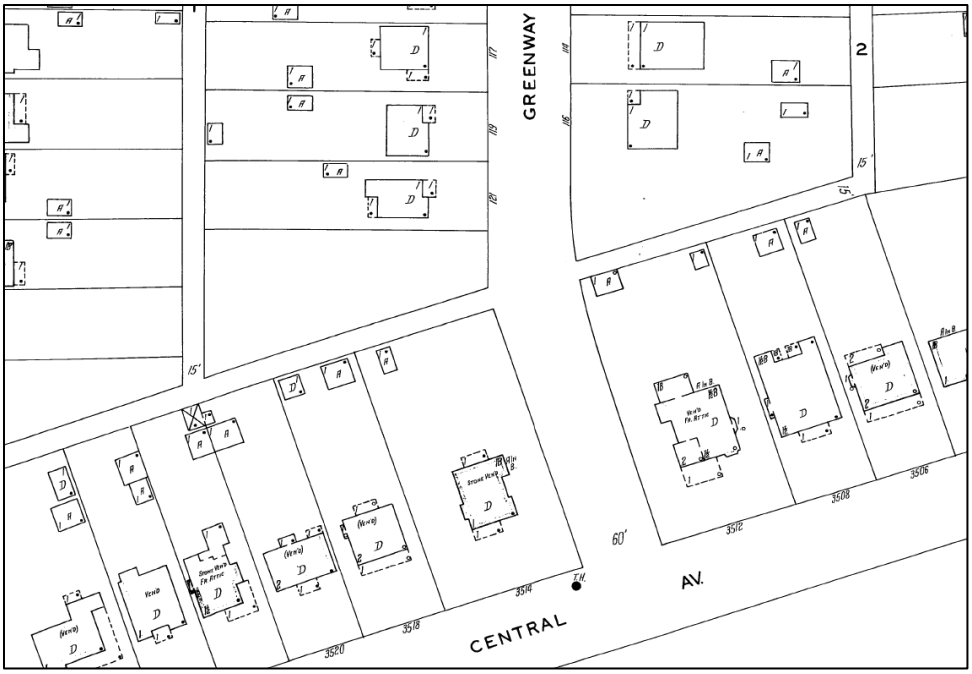
Roof

The roofs of the new addition will be: a rear-facing gable with a 7:12 pitch, and 2:12 pitched partial hip at the far left-rear. This low pitched roof will be obscured by the gable of the rear and existing side gable additions. These roofs are compatible with those of the house and meet guideline II.B.1.e.

Windows, Doors

The rear and right side walls of the addition will continue the window pattern of the existing house with regularly spaced, vertically oriented windows. Staff finds the addition will meet guideline II.B.1.g.

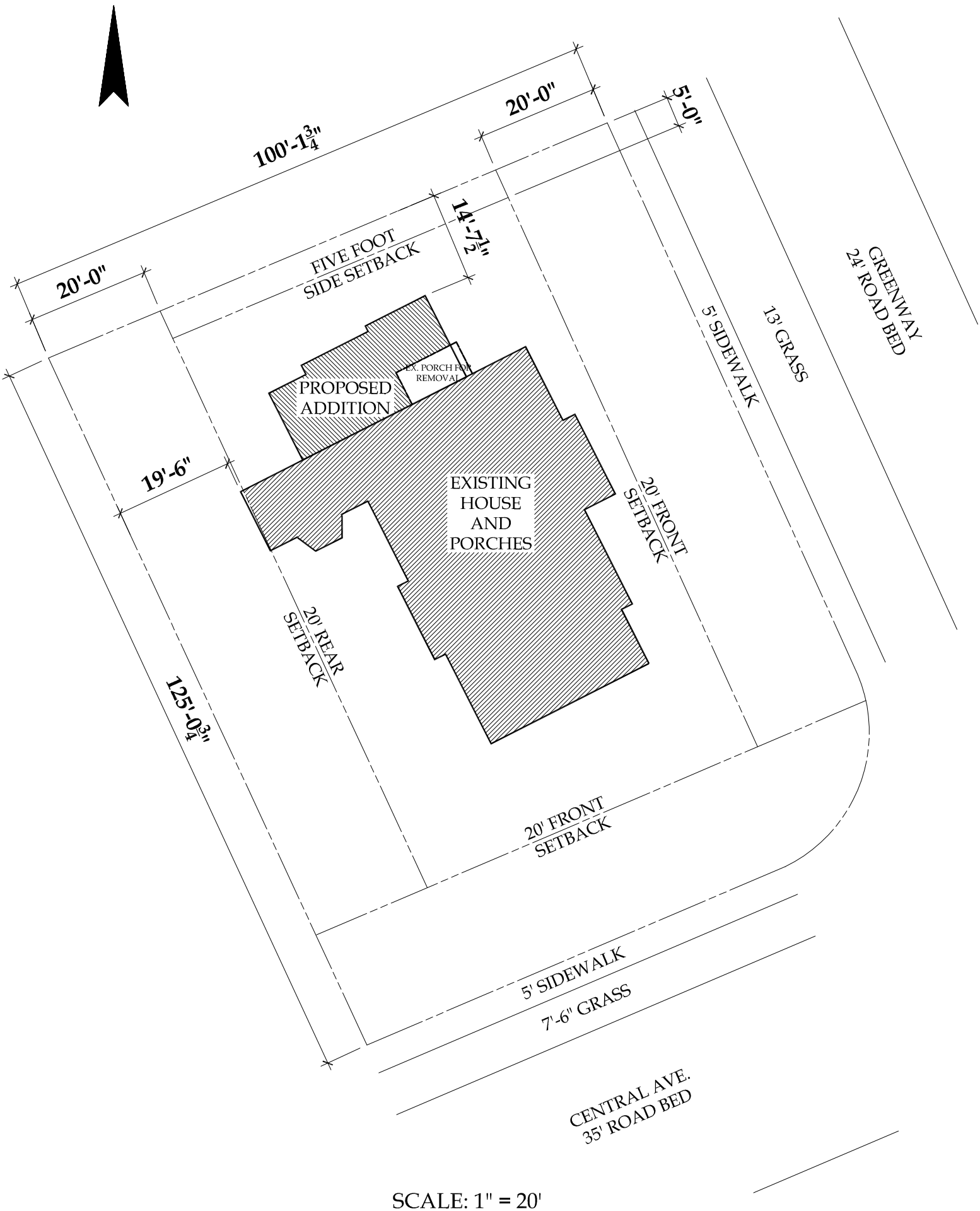
Recommendation: Staff recommends approval of the application to demolish the existing rear addition and construct a new rear addition with a reduced rear setback, with a condition that the unknown materials are approved administratively, finding the application to meet the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.



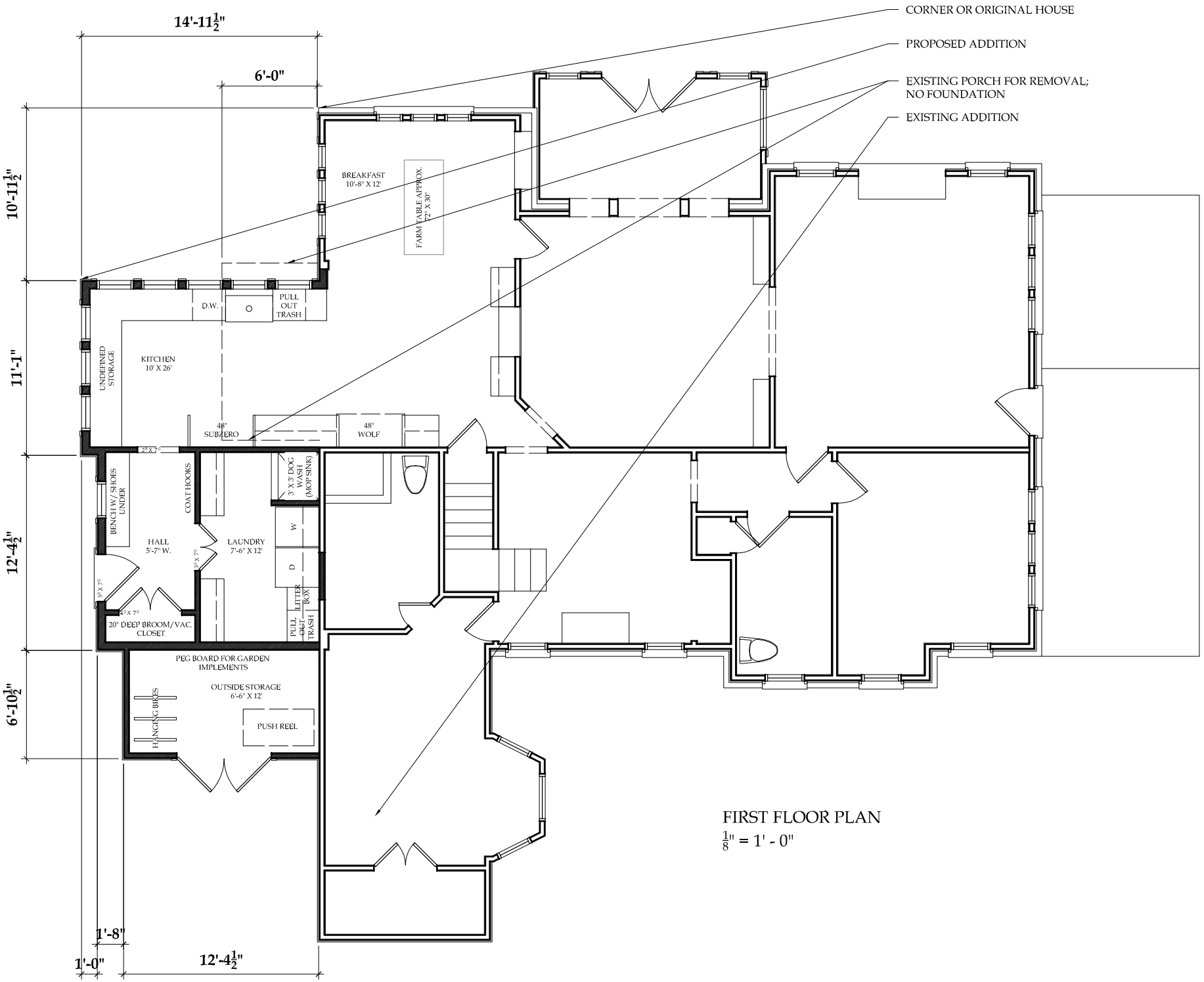
1931-1951 Sanborn Map


3514 Central Avenue, from corner of Central and Greenway.

3514 Central, existing rear addition and deck to be demolished.


100'-1¾"
20'-0"
5'-0"
14'-7½"
FIVE FOOT
SIDE SETBACK
20'-0"
19'-6"
125'-0¾"
PROPOSED
ADDITION
EX. PORCH FOR
REMOVAL
EXISTING
HOUSE
AND
PORCHES
20' FRONT
SETBACK
20' REAR
SETBACK
20' FRONT
SETBACK
5' SIDEWALK
13' GRASS
GREENWAY
24' ROAD BED
5' SIDEWALK
7'-6" GRASS
CENTRAL AVE.
35' ROAD BED

SCALE: 1" = 20'

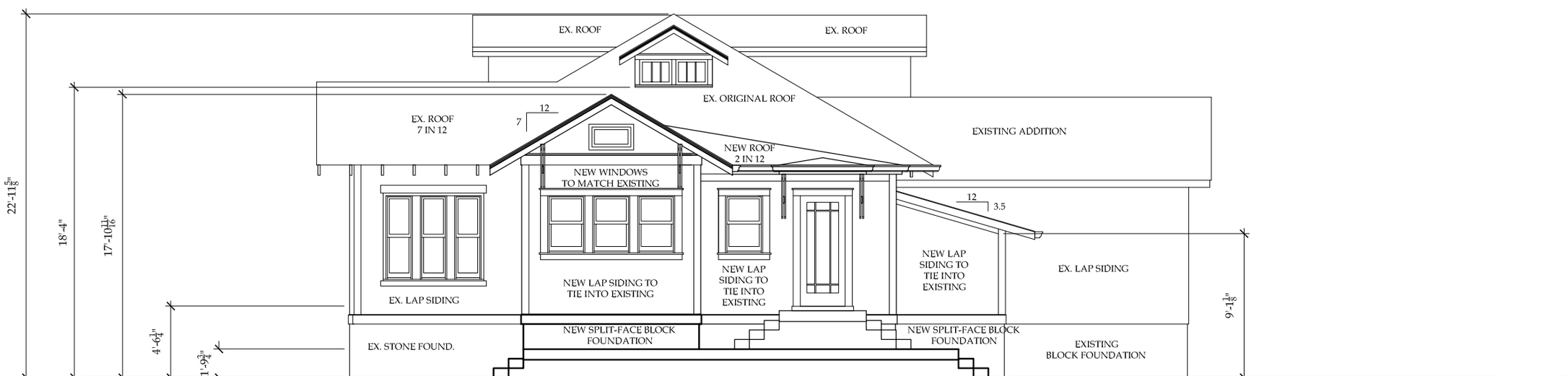


FIRST FLOOR PLAN

$\frac{1}{8}$" = 1' - 0"

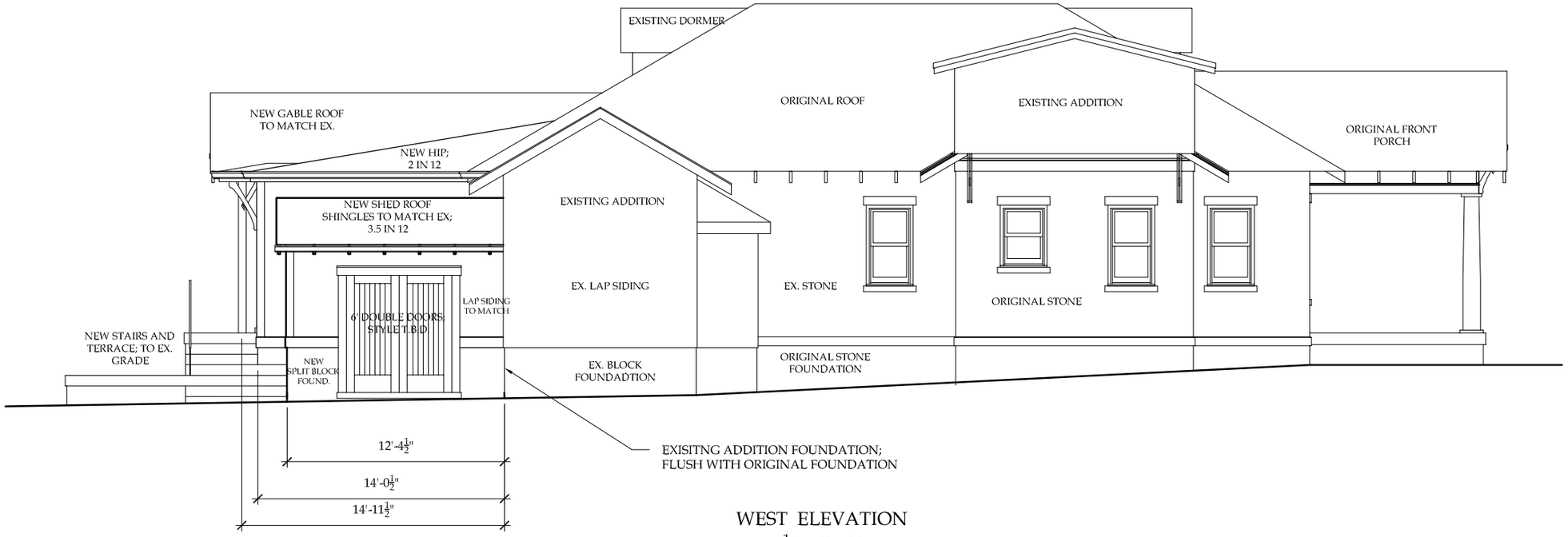
EAST ELEVATION

$\frac{1}{8}$" = 1' - 0"



NORTH ELEVATION

$\frac{1}{8}$" = 1' - 0"



WEST ELEVATION

1/8" = 1' - 0"