



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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1733 4th Avenue North
June 19, 2013

Application: New construction-addition
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08205001500
Applicant: Ryan Stackhouse, Troy Stackhouse
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: Applicants propose a two-story addition to a one and one-half story, hipped-roof, historic house.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that all materials receive administrative approval and that if the mechanicals are relocated, that they be located beyond the midpoint of the house or at the rear. With these conditions, the project meets the design guidelines for an addition in the Salemtown Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to reduce building setbacks 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

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap 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.

- Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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

1. 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.
2. 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.

3. 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.
4. 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.
5. 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

1. 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.
2. 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.

IV. New Construction-Additions

A. Location

1. 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 should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. 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.
 - b. 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.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. 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 or an 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.
 - a. 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 ridge 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.

b. 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.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

2. 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.
 3. 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.
 4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
 5. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.
- D. 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.
- E. 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.
- F. 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.
- G. Additions should follow the guidelines for new construction.

Background: 1733 4th Avenue North is a contributing building to the Salemtown Neighborhood Conservation Zoning Overlay constructed ca. 1915.



Analysis and Findings:

III. New Construction

Location: The addition is fully located at the rear of the building and so meets section IV.A.1.

Height, Scale & Massing: The addition is no wider than the existing house and less than a foot taller, which will be invisible as seen from the street. The foundation height is similar to the existing; although the actual line on the existing is not visible because of a later brick veneer to grade. Where the addition ties into the existing house it is lower in height. The additional height is twenty-six feet (26') back from the front wall of the house. The original house has a short depth of only approximately twenty-six feet (26') and the addition will add just another twenty-three feet (23'). The project meets sections III.A.1., III.B.1. and IV.B.



Setback and Rhythm of Spacing: The project meets all bulk zoning requirements. The front setback and the rhythm of spacing along the street will not be altered. The project meets section III.C and IV.F.

Materials, Texture, Details, and Material Color & Design: The foundation material is not indicated, the siding proposed is cement fiber panels and lap siding and the roof is asphalt shingle, color unknown. The window, door and trim material is not indicated.

The design of the addition is contemporary; however, it does not require the removal of any historic features and will be minimally visible from the street. With the condition that Staff approval all materials, the project meets section III.D. and IV.E of the design guidelines.

Roof Shape & Additions: The roof existing roof is hipped and the new roof will be gabled with large shed roof wall-dormers. Typically wall dormers are inappropriate but in this case they will be minimally visible from the street and so meet the design guidelines. The primary roof pitch is similar to the pitch of the existing house. The project meets section III.E.

Orientation: The orientation of the building will not be altered. The property has no vehicular access at this time and none is proposed. There is a rear alley but it is not improved. The project meets section III.F. of the design guidelines.

Proportion and Rhythm of Openings & Partial Demolition:

The front of the house will not be altered. Two existing windows on the sides and toward the rear of the building will be altered in size but retain existing proportions. Staff finds this alteration of the historic fabric to be appropriate since they are towards the back of the house, minimally visible, and will remain as openings.

The windows of the addition match the rhythm of historic windows. Not all match the proportion; however, those windows will be minimally if at all visible. The project meets section II.G of the design guidelines.



Left side, rear window will match the size of the front/side window.



Right side, rear window will be shorter than existing.

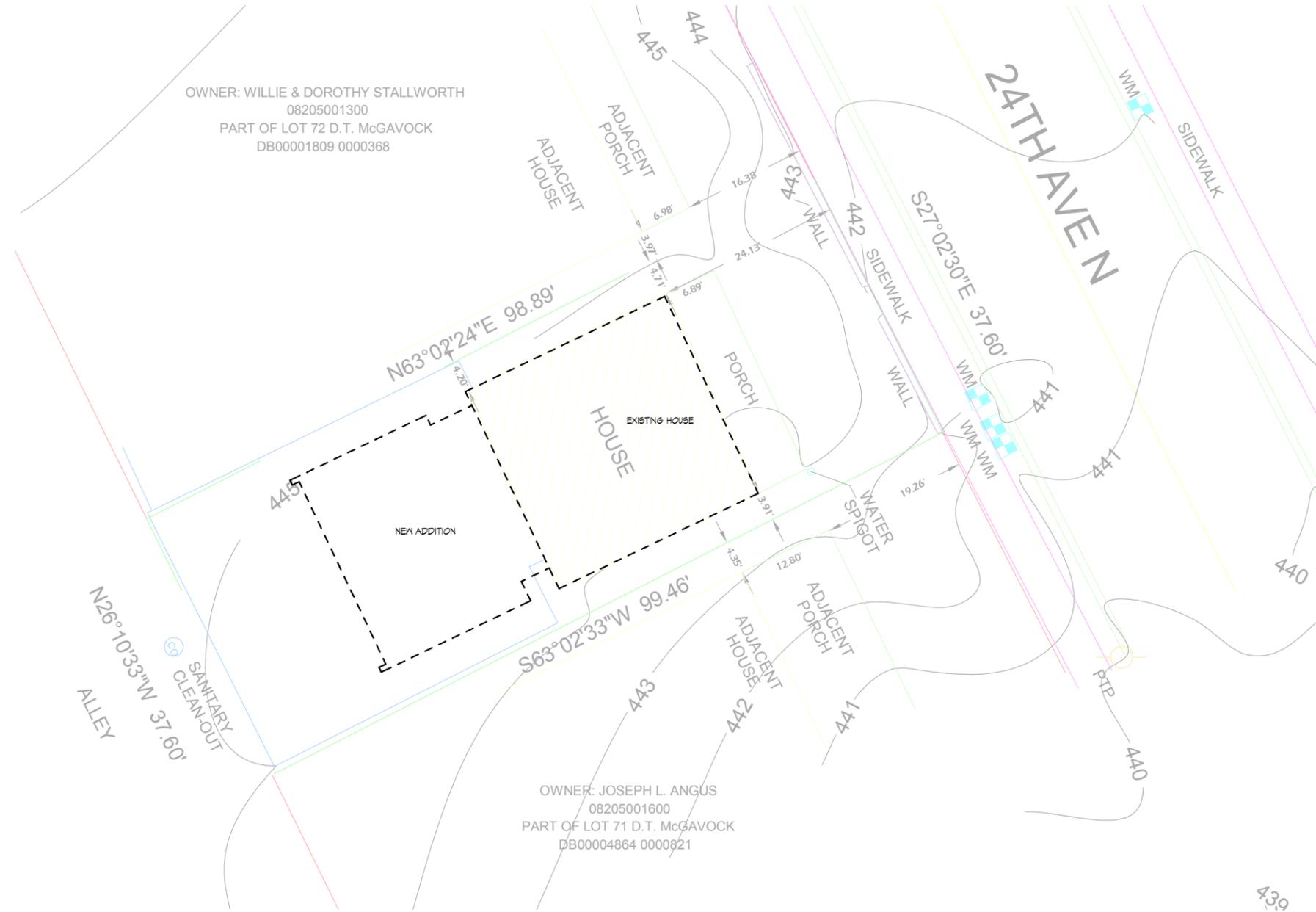
Accessory Buildings: No accessory buildings are planned.

Utilities: The location of mechanicals is not indicated. If the mechanicals need to be moved from the current location, staff recommends that they be located beyond the midpoint of the house or at the rear. With this condition, the project meets section III.I.

Recommendation: Staff recommends approval with the conditions that all materials receive administrative approval and that if the mechanicals are relocated, that they be located beyond the midpoint of the house or at the rear. With these conditions, the project meets the design guidelines for an addition in the Salemtown Neighborhood Conservation Zoning Overlay.

1

SITE PLAN - 1733 4TH AVE N



OWNER: JOSEPH L. ANGUS
 08205001600
 PART OF LOT 71 D.T. McGAVOCK
 DB00004864 0000821

OWNER: WILLIE & DOROTHY STALLWORTH
 08205001300
 PART OF LOT 72 D.T. McGAVOCK
 DB00001809 0000368



thr3e studio

1707 6th Avenue North
 Nashville, TN 37208

Kyle Keaffaber | 260.350.7337
 Chad Terwilliger | 260.349.3406

STACKHOUSE

1733 4TH AVE. NORTH

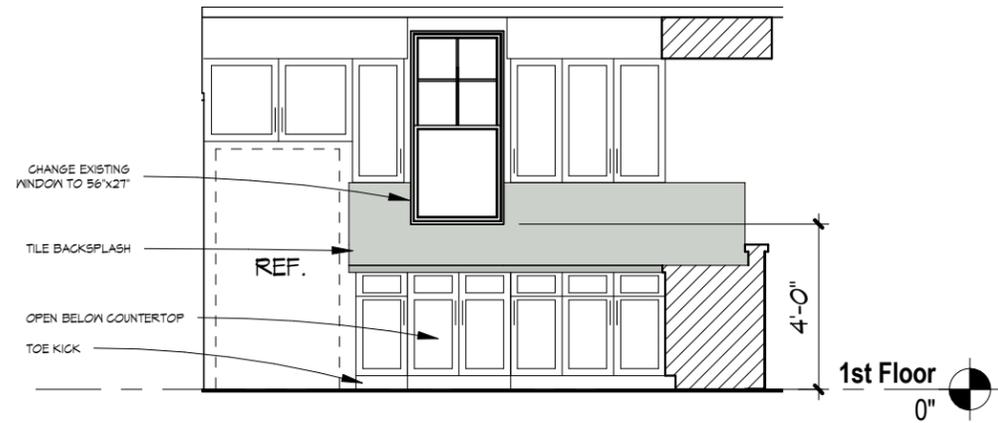
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Project No 20130408

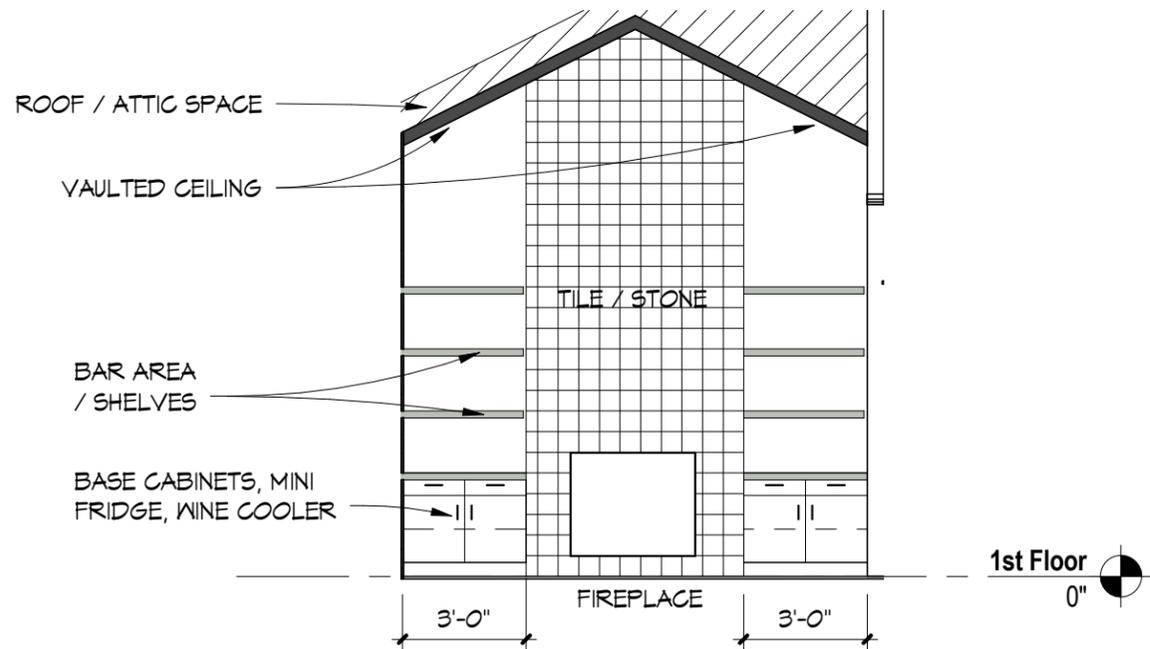
Drawn By Author

SITE PLAN

A1.00



1 NORTH KITCHEN ELEVATION



2 BAR ELEVATION



thr3e studio

1707 6th Avenue North
Nashville, TN 37208

Kyle Keaffaber | 260.350.7337
Chad Terwilliger | 260.349.3406

STACKHOUSE

1733 4TH AVE. NORTH

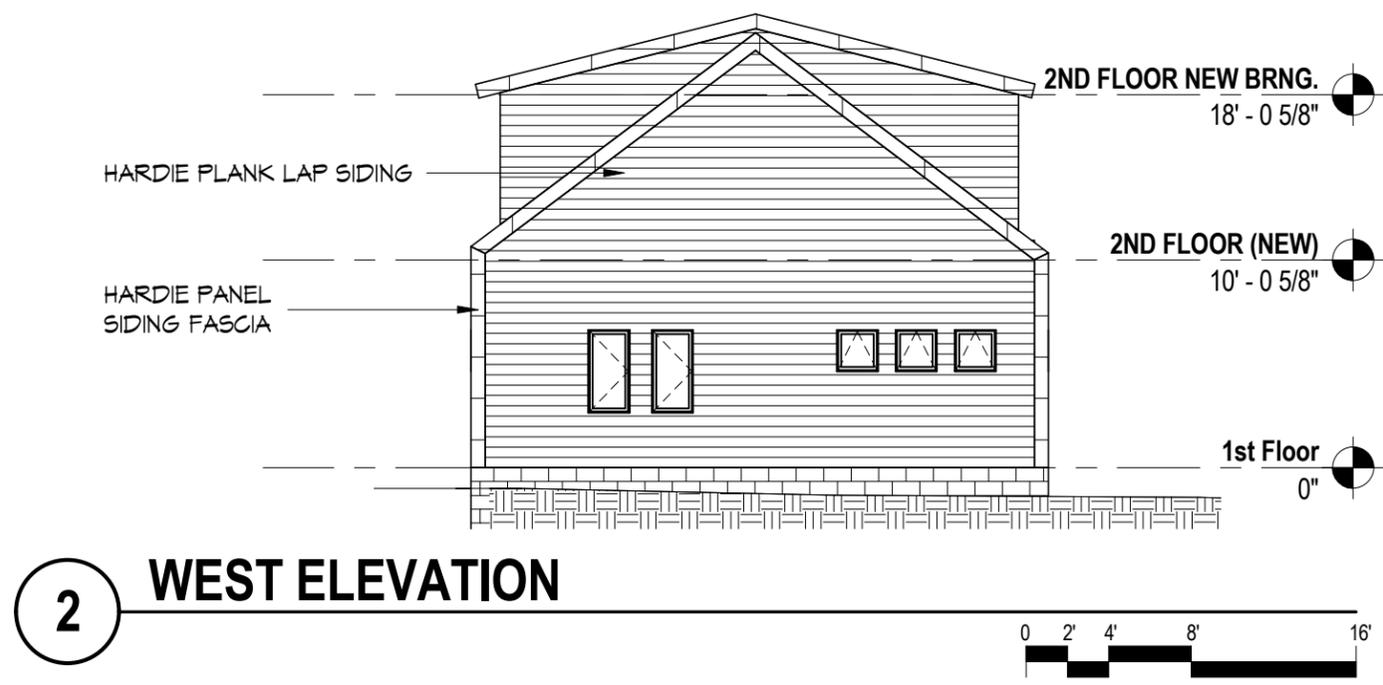
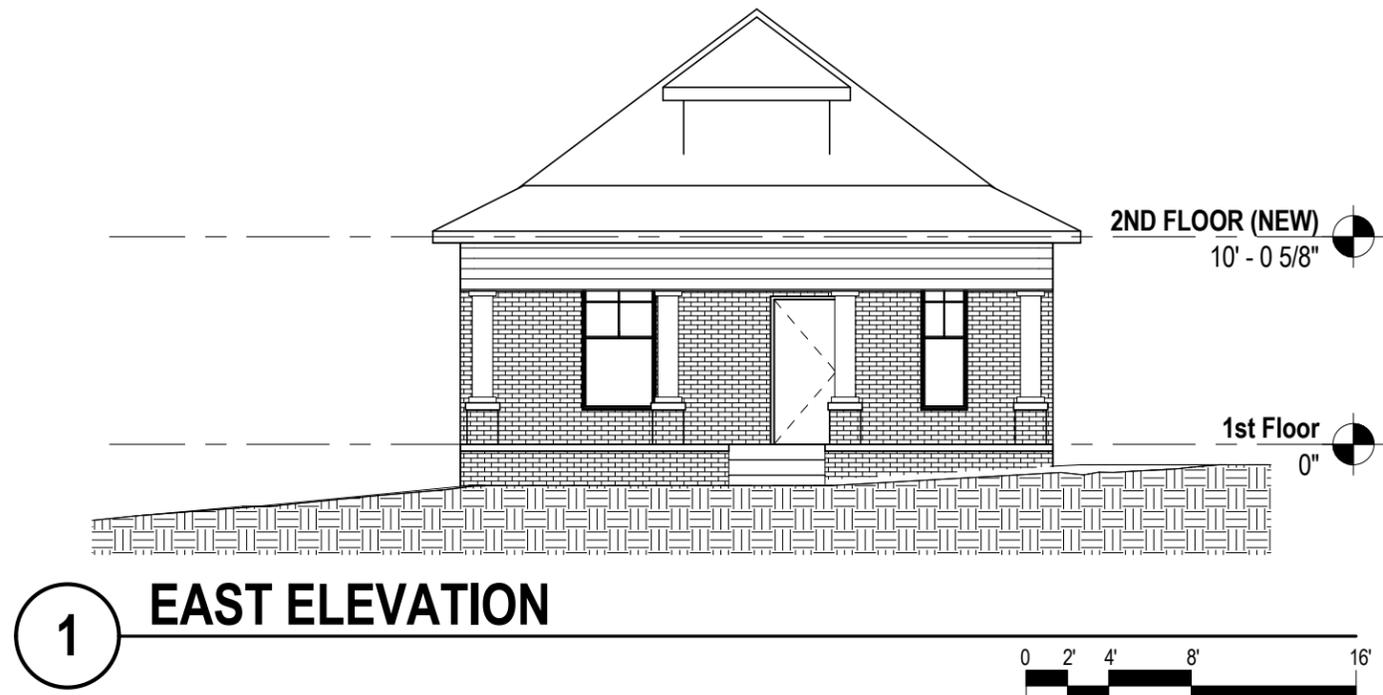
Issue Date 06.05.13

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Drawn By CET/KMK

INTERIOR PLANS,
ELEVATIONS & DETAILS

A9.01



thr3e studio

1707 6th Avenue North
Nashville, TN 37208

Kyle Keaffaber | 260.350.7337
Chad Terwilliger | 260.349.3406

STACKHOUSE

1733 4TH AVE. NORTH

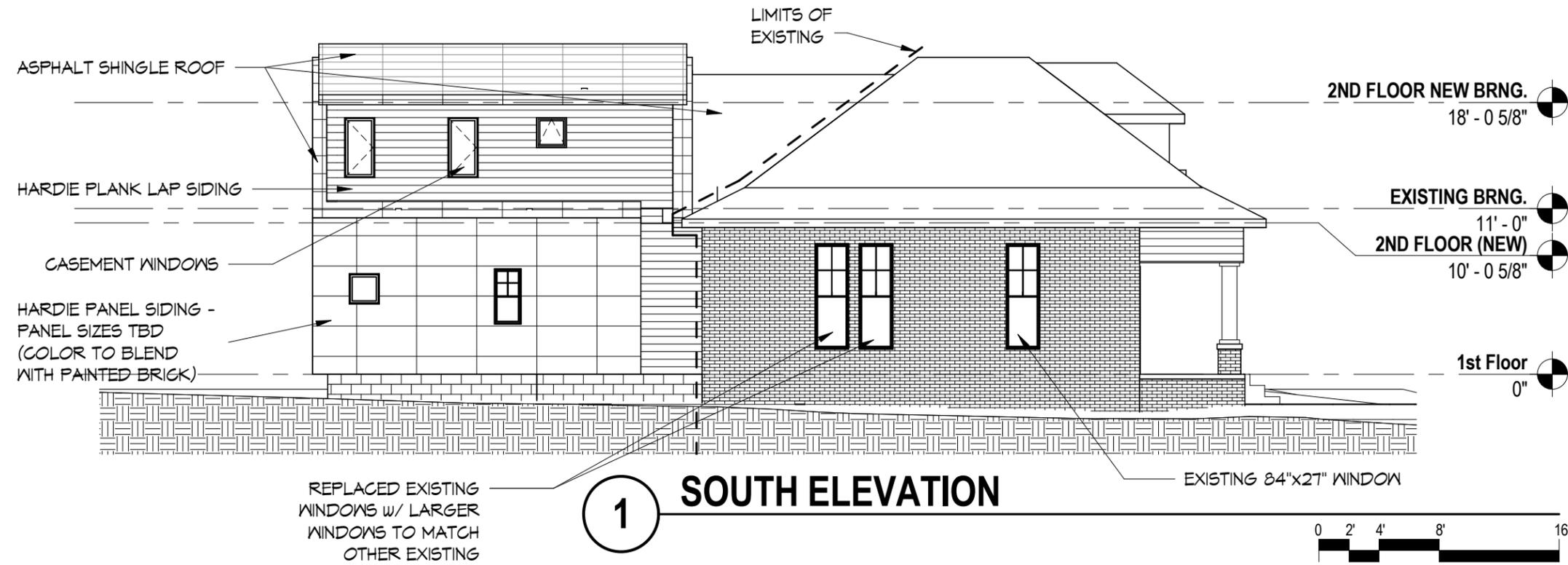
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Project No 20130408

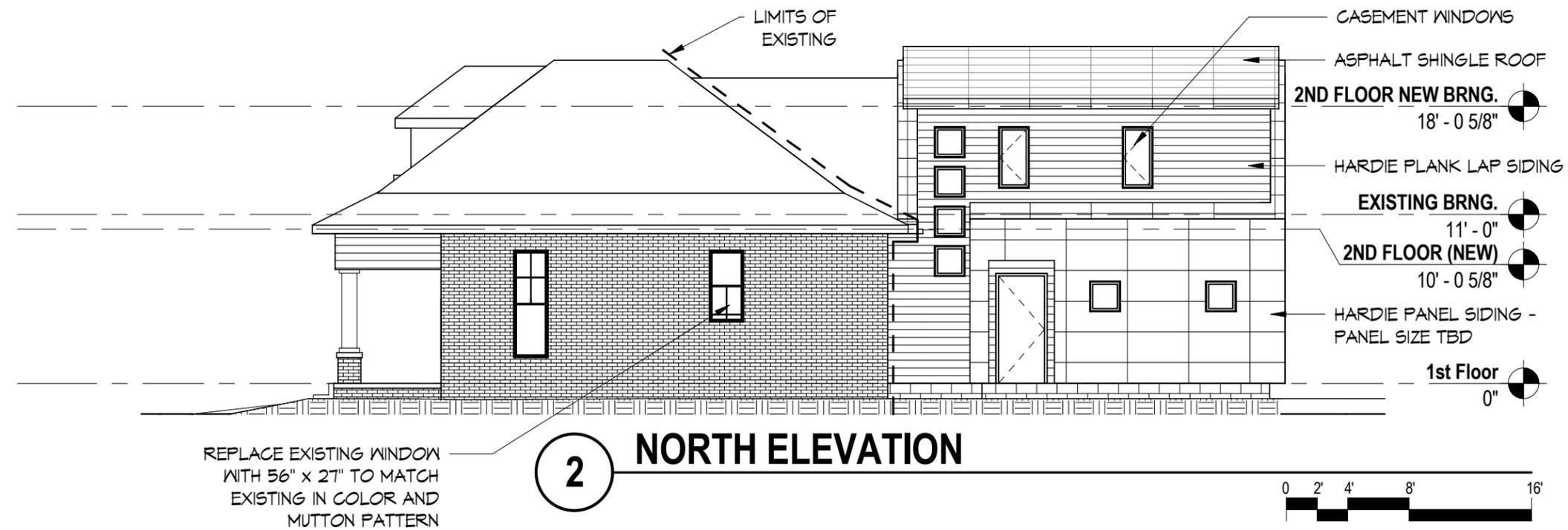
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EXTERIOR ELEVATIONS

A2.02



1 SOUTH ELEVATION



2 NORTH ELEVATION

thr3e studio

1707 6th Avenue North
Nashville, TN 37208

Kyle Keaffaber | 260.350.7337
Chad Terwilliger | 260.349.3406

STACKHOUSE

1733 4TH AVE. NORTH

Issue Date 06.05.13

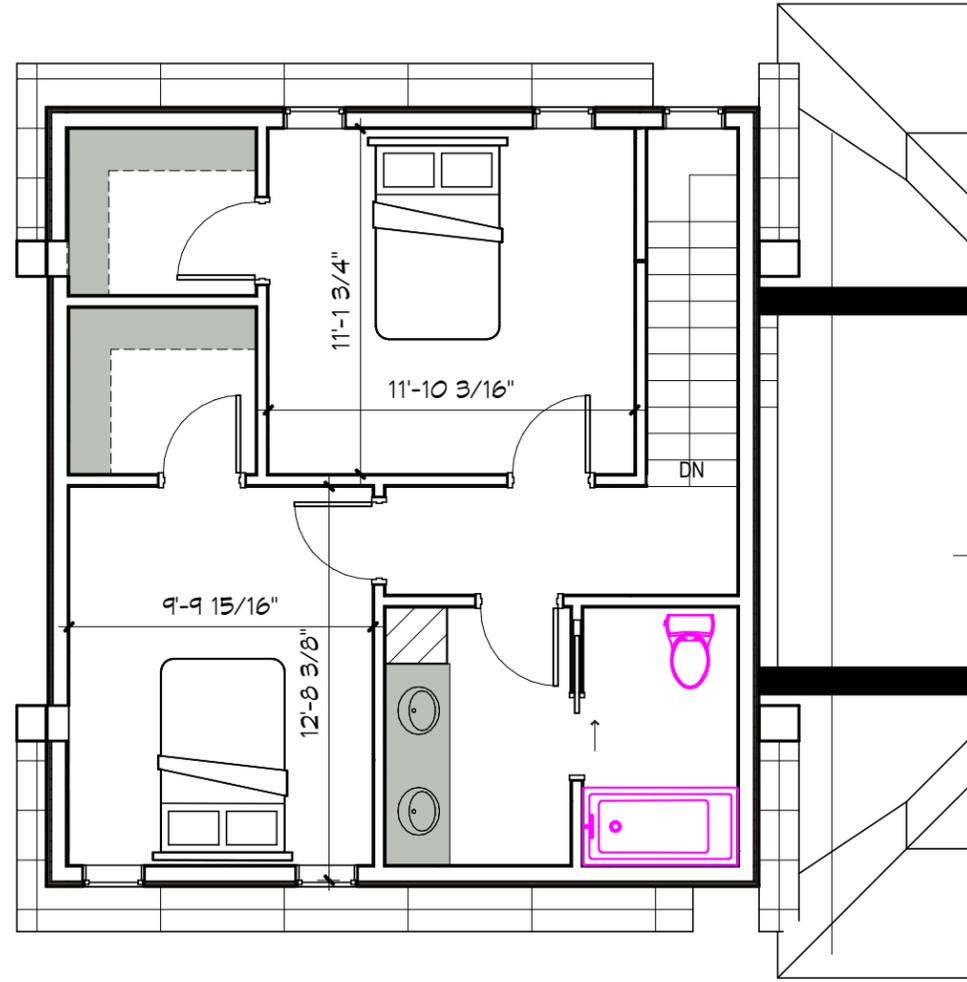
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EXTERIOR ELEVATIONS

A2.01

1 2ND FLOOR PLAN



thr3e studio

1707 6th Avenue North
Nashville, TN 37208

Kyle Keaffaber | 260.350.7337
Chad Terwilliger | 260.349.3406

STACKHOUSE

1733 4TH AVE. NORTH

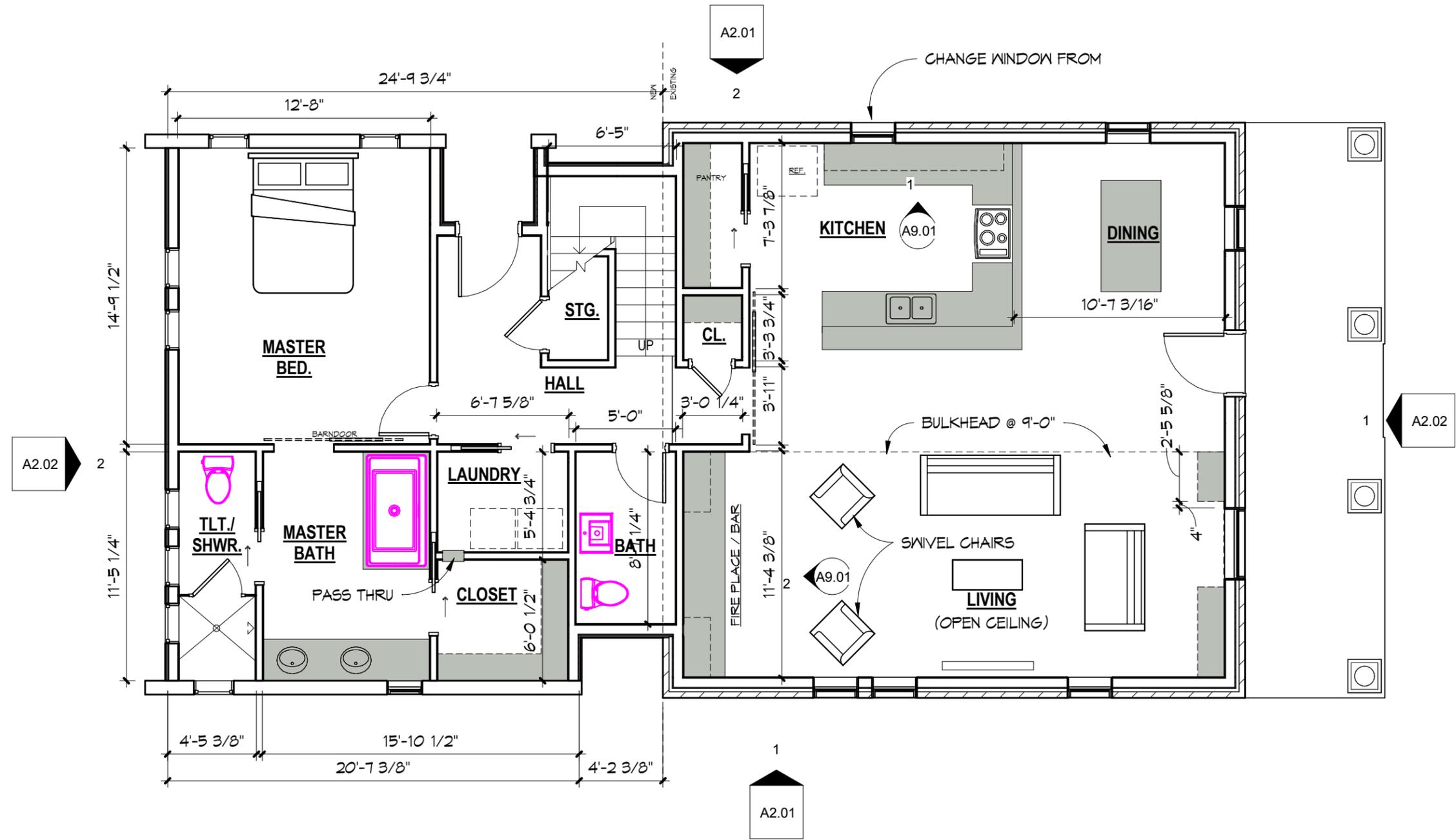
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SECOND FLOOR PLAN

A1.02



1 1ST FLOOR PLAN

thr3e studio

1707 6th Avenue North
Nashville, TN 37208

Kyle Keaffaber | 260.350.7337
Chad Terwilliger | 260.349.3406

STACKHOUSE

1733 4TH AVE. NORTH

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FIRST FLOOR PLAN

A1.01