



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

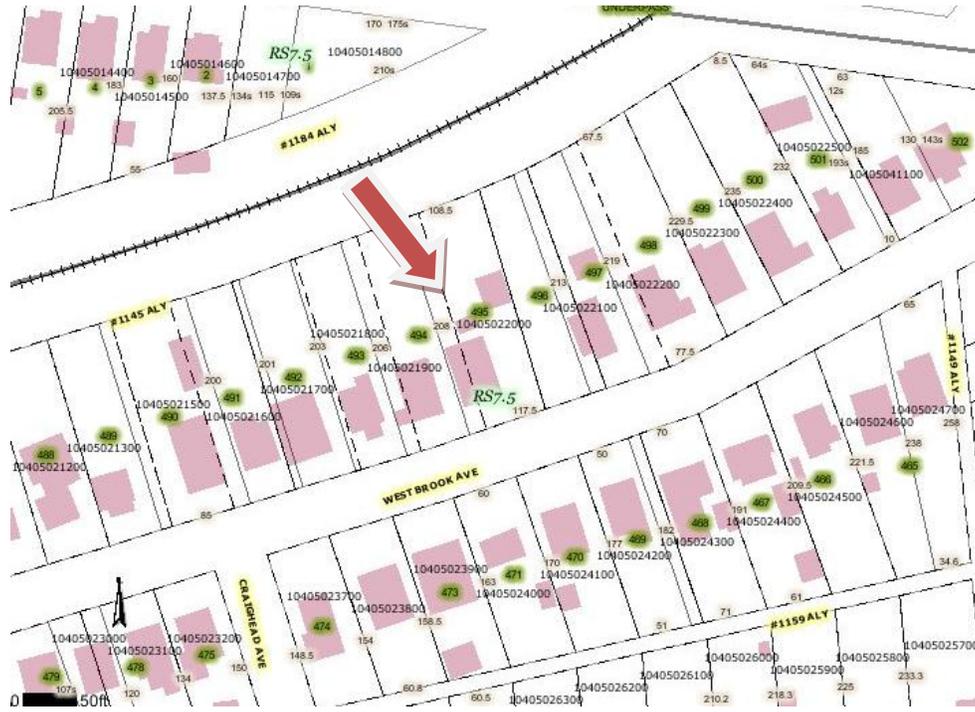
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
3616 Westbrook Avenue
April 16, 2014

Application: New construction-addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405022000
Applicant: Gilbert McLaughlin Casella Architects, PLC
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: Applicant proposes a rear addition and attached garage to this contributing historic bungalow on a recently subdivided lot. A non-historic rear addition is to be demolished.</p> <p>Recommendation Summary: Staff recommends approval with the condition of final approval of a brick sample, windows, doors and garage doors prior to their purchase and installation, and that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.</p> <p>With these conditions, Staff finds that the project meets Section II.B.1 and II.B.2 of the <i>Richland-West End Historic Zoning District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

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.

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 facade 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.

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 17.40.420 of the historic zoning ordinance.

Background:

3616 Westbrook Avenue is a lap-sided bungalow built circa 1918 and is a contributing structure to the Richland-West End Neighborhood Conservation District. The lot has been recently subdivided. The proposed project is a two-story addition and attached garage.



Figure 1. 3616 Westbrook Avenue

Analysis and Findings:

Demolition: This project calls for the removal of two sets of exterior metal stairs and demolition of an existing rear addition (see Figure 2). This will also require that the second level doors be removed and replaced with windows, which recreates a more historic condition. Staff finds that the addition and the staircase are not original and do not contribute to the historic character of the historic house. This partial demolition is not detrimental to the historical integrity of the building or the district and meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figure 2. Rear non-historic addition and stairs to be removed

Height & Scale: The addition will set in approximately four feet (4') on each side; after thirteen feet, four inches (13'4") back, it will widen to nearly the width of the house. The addition will be thirty-four feet (34') deep. The foundation will match that of the existing house. Due to slope, the addition's foundation height will range from five to eight feet (5-8'). The eaves are ten feet (10') from the first floor level of the addition. The addition does not have a maximum ridge height that is three feet (3') taller than the ridge of the house. As it does not reach this height until sixty-four feet, two inches (64'2") from the front wall of the house and because the visibility of the taller portion of the addition will be mitigated with a side gable roof form, Staff finds it meets design guidelines. The project meets sections II.B.1.a and b and II.B.2.a and e.

Location & Removability:

The proposed addition's location at the rear of the house is in accordance with design guidelines. The existing house's rear corners will remain; if the addition were to be removed in the future, the original form of the house would still be extant. The project meets section II.B.2.a and d.

Setback:

The proposed addition will be eighty-eight feet (88') from the rear property line and ten feet (10') from the sides. It meets zoning requirements of twenty feet (20') at the rear and five feet (5') from the sides. The project meets section II.B.1.c and II.B.2.

Materials:

Drawings indicate no major changes to the materials of the historic house. The addition has a concrete block foundation with brick veneer. Staff asks to review a brick sample. The addition will be clad in cement fiber lap siding with a reveal matching the existing

siding. The windows were not specified, and staff asks for final approval of windows prior to their purchase and installation. Doors and garage doors also were not specified. The screened porch has a concrete slab on the stone foundation with wood box columns supporting the screen frames. Roofing shingles will match the existing. With the staff's final approval of the brick, windows, doors and garage doors, staff finds that the known materials meet section II.B.1.d and II.B.2.

Roof form:

The addition has a cross-gabled roof with 6/12 pitch and gabled dormers also with 6/12 pitch. The gabled form and pitch are common among surrounding historic buildings. The project meets section II.B.1.e and II.B.2.

Proportion and Rhythm of Openings: The applicant proposes to remove the doorway on the second story of the right side, and replace it with a window matching those on the rest of the house. The windows on the addition are at least twice as tall as they are wide, meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. The five openings at the back of the west elevation are screened openings in the screened porch wall. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g and II.B.2.



Figure 3. Existing doorway to be removed and replaced with a window, returning the historic fenestration

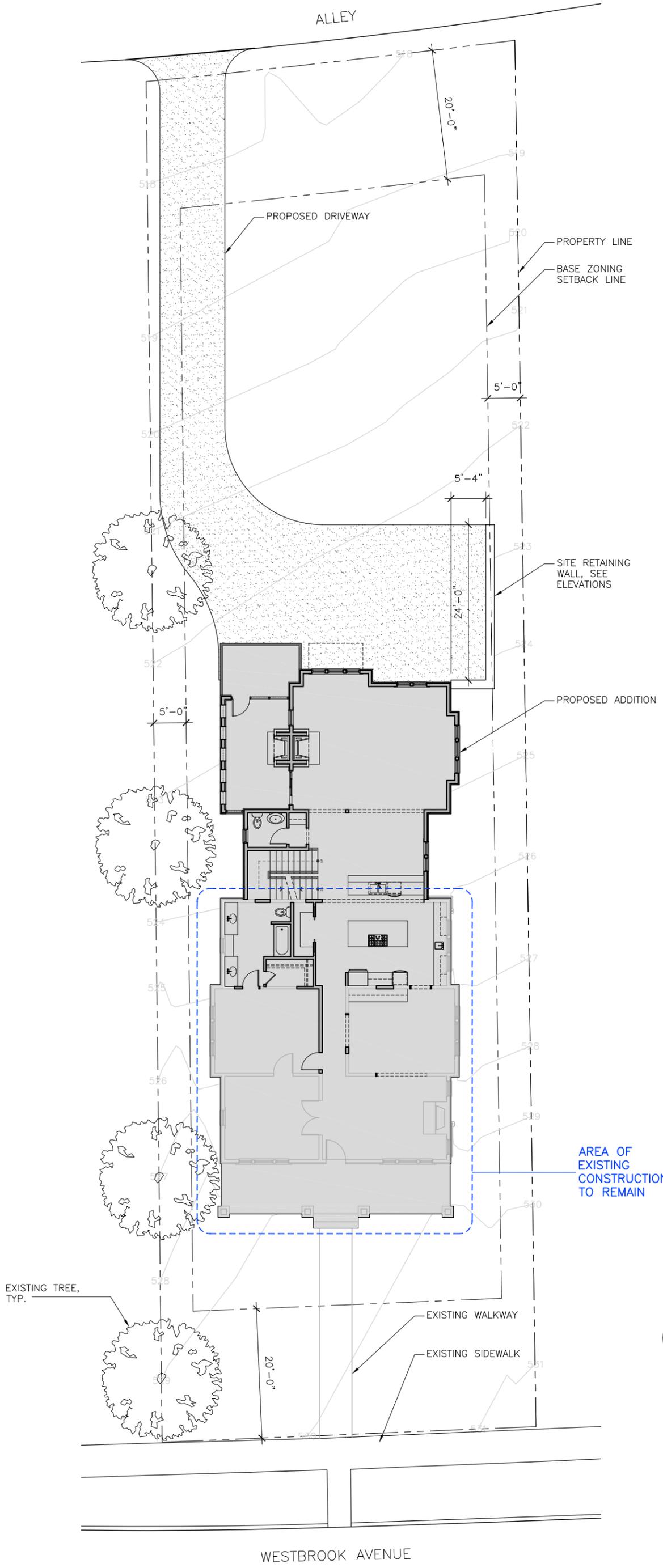
Appurtenances & Utilities: A paved driveway is proposed from the addition to the alley. The existing driveway from Westbrook Avenue will be removed as it is now on a neighboring lot after a recent subdivision. A retaining wall will be built at the eastern side of the driveway. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade or on a side façade beyond the

midpoint of the house if it needs to be relocated. The project meets section II.B.1.i and II.B.2.

Outbuilding: Typically a garage should be a detached building. However, attached garages have been permitted when they are at the basement level, at the rear of the building, and in the general location of an historic outbuilding. This project meets these qualifications. Staff finds that the project meets section II.B.1.i and II.B.2 of the design guidelines.

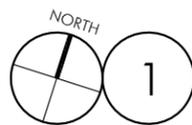
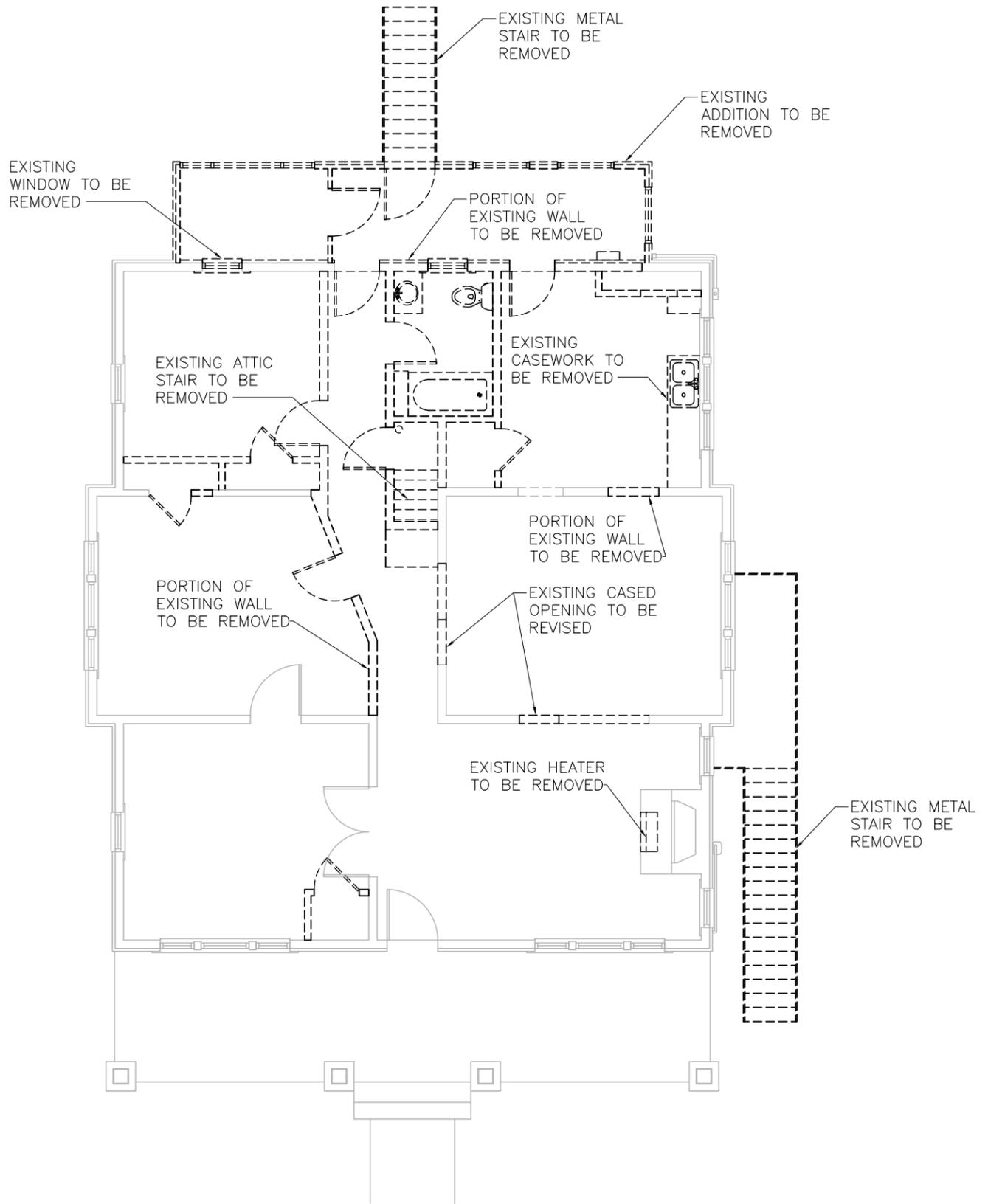
Recommendation Summary: Staff recommends approval with the condition of final approval of a brick sample, windows, doors and garage doors prior to their purchase and installation and with the condition that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, Staff finds that the project meets Section II.B.1 and II.B.2 of the *Richland-West End Historic Zoning District: Handbook and Design Guidelines*.



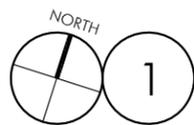
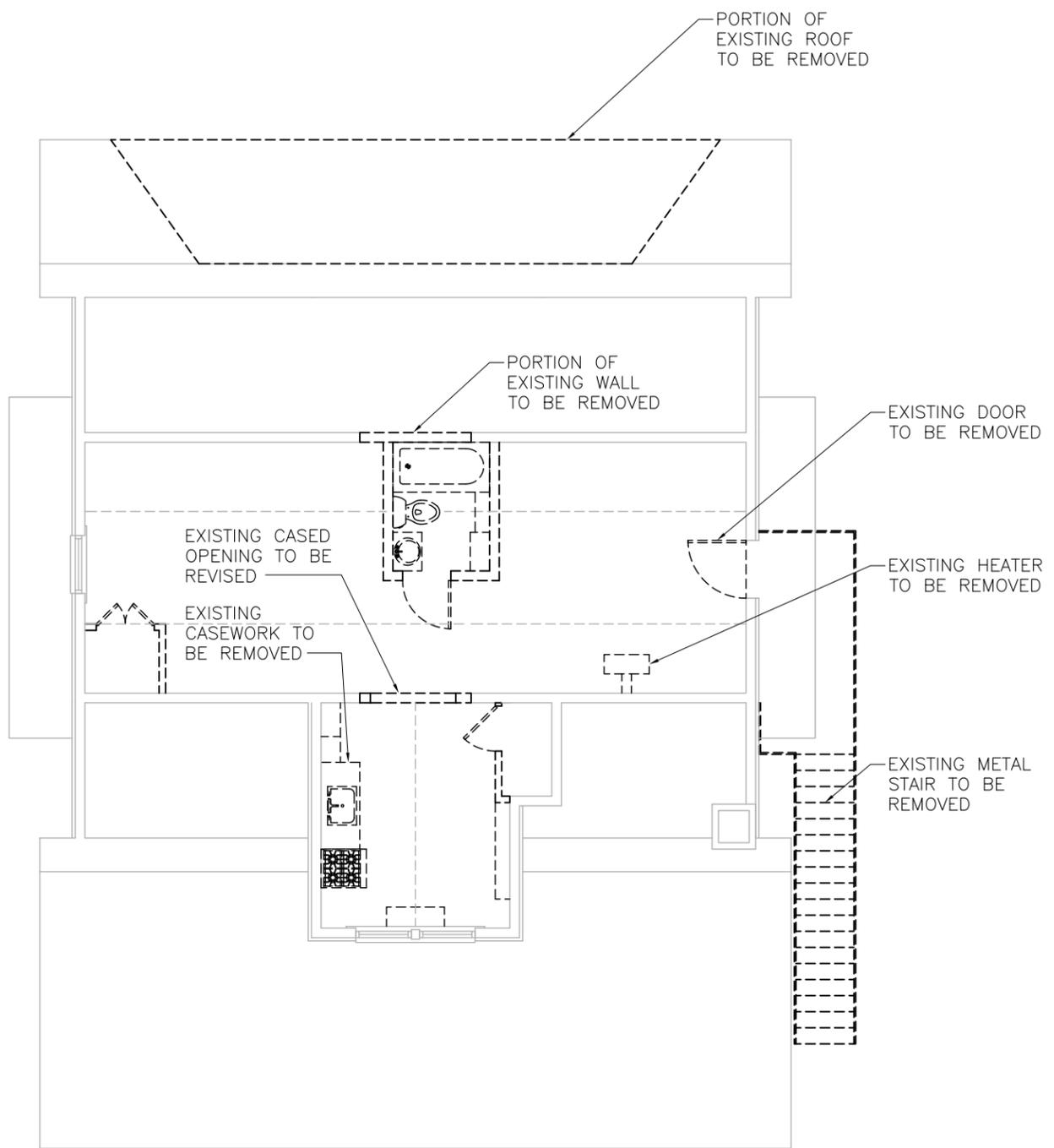


SITE PLAN
 SCALE: 1/16" = 1' - 0"



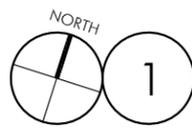
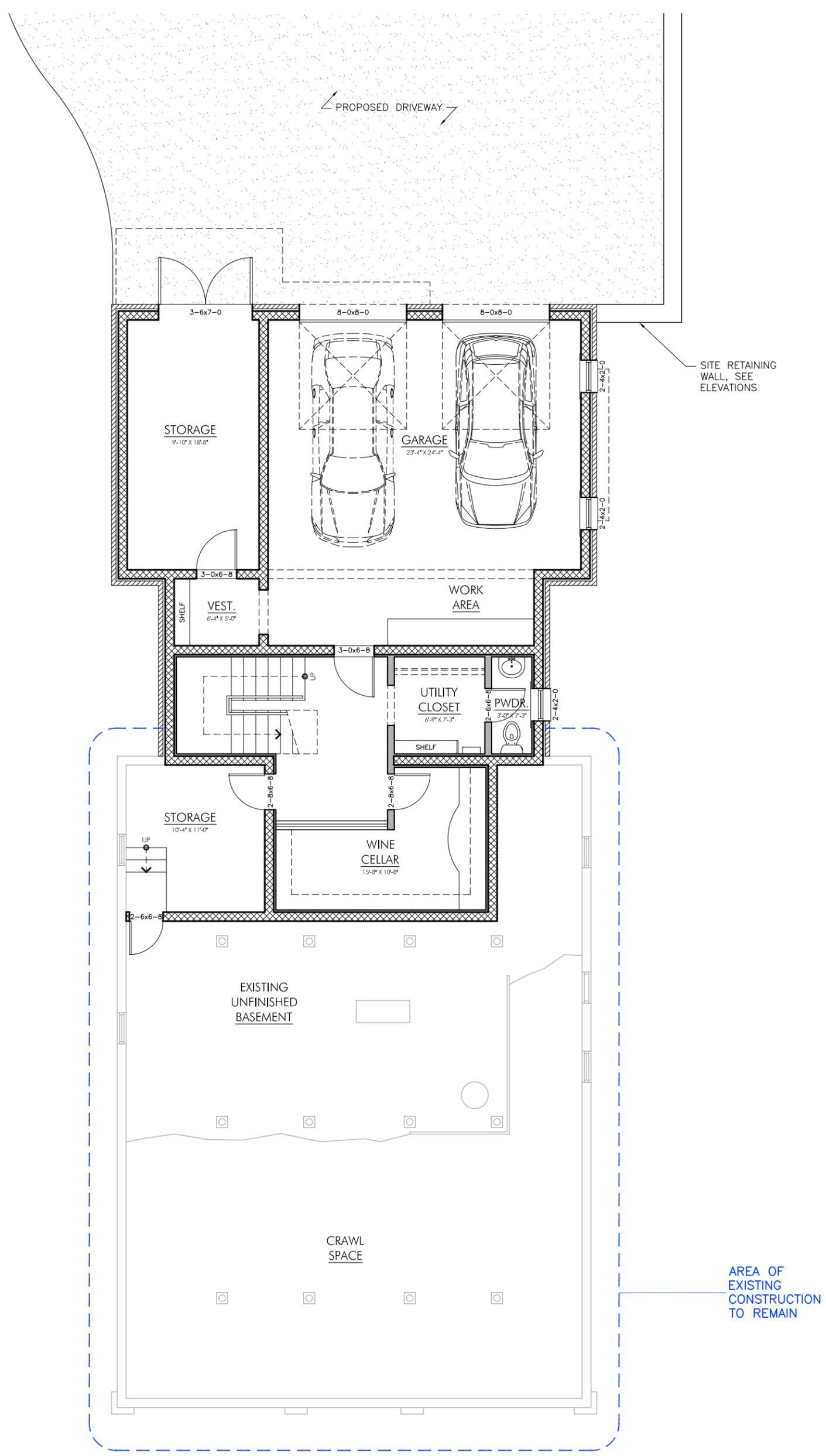
ENTRY LEVEL DEMOLITION PLAN

SCALE: 1/8" = 1' - 0"



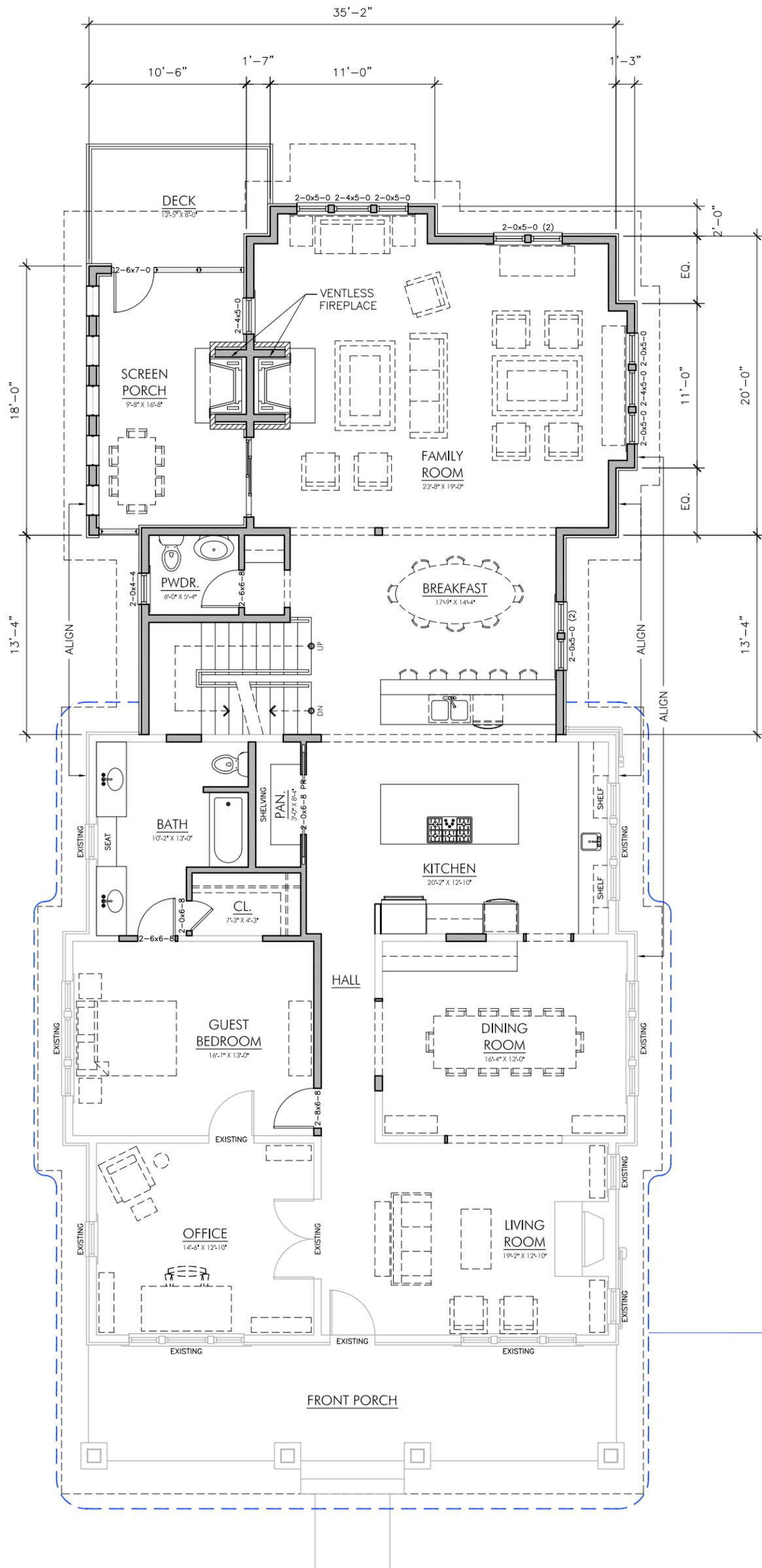
ATTIC LEVEL DEMOLITION PLAN

SCALE: 1/8" = 1' - 0"

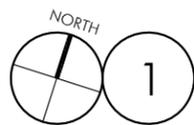


BASEMENT LEVEL FLOOR PLAN

SCALE: 1/8" = 1' - 0"

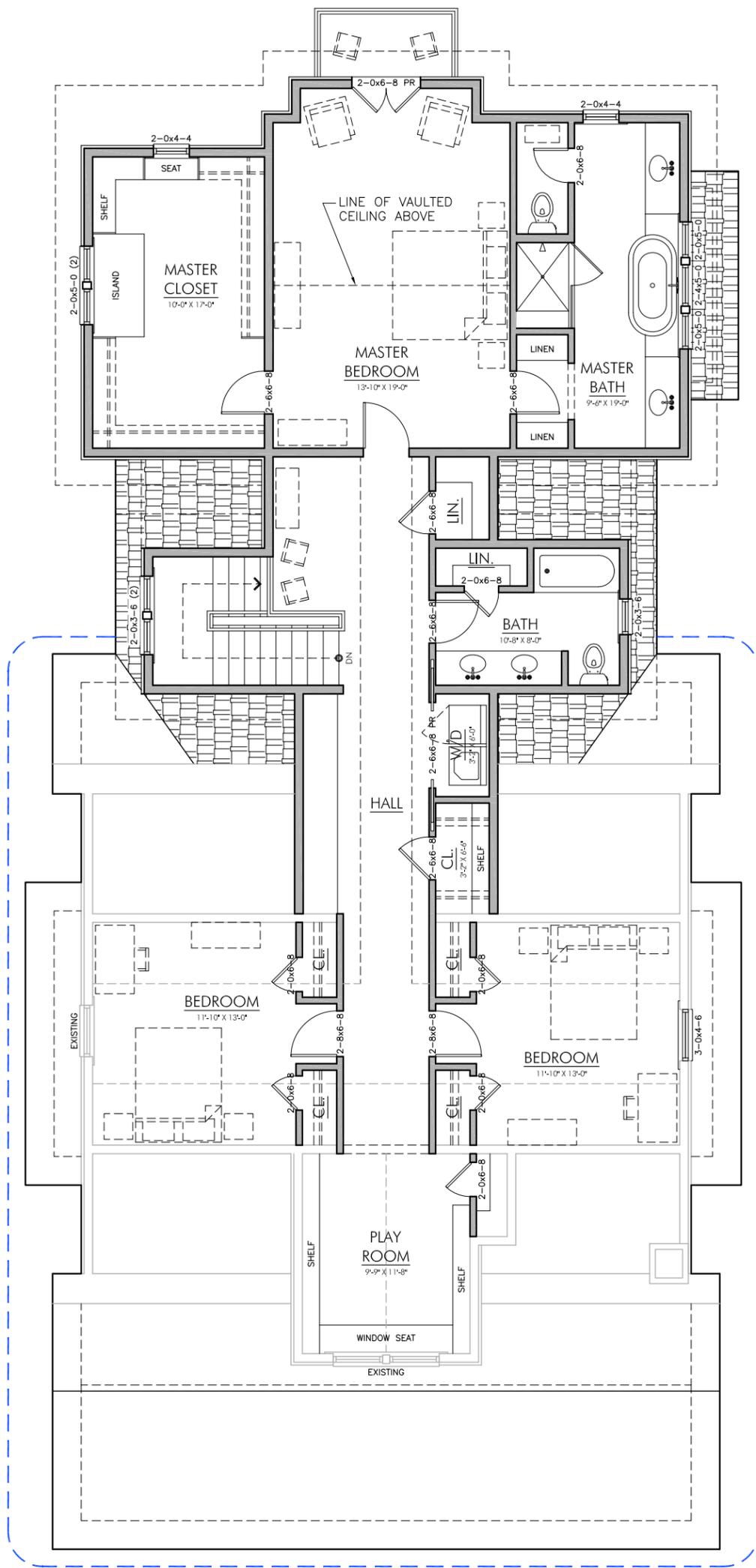


AREA OF EXISTING CONSTRUCTION TO REMAIN

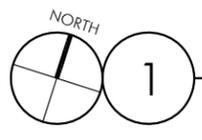


ENTRY LEVEL FLOOR PLAN

SCALE: 1/8" = 1' - 0"

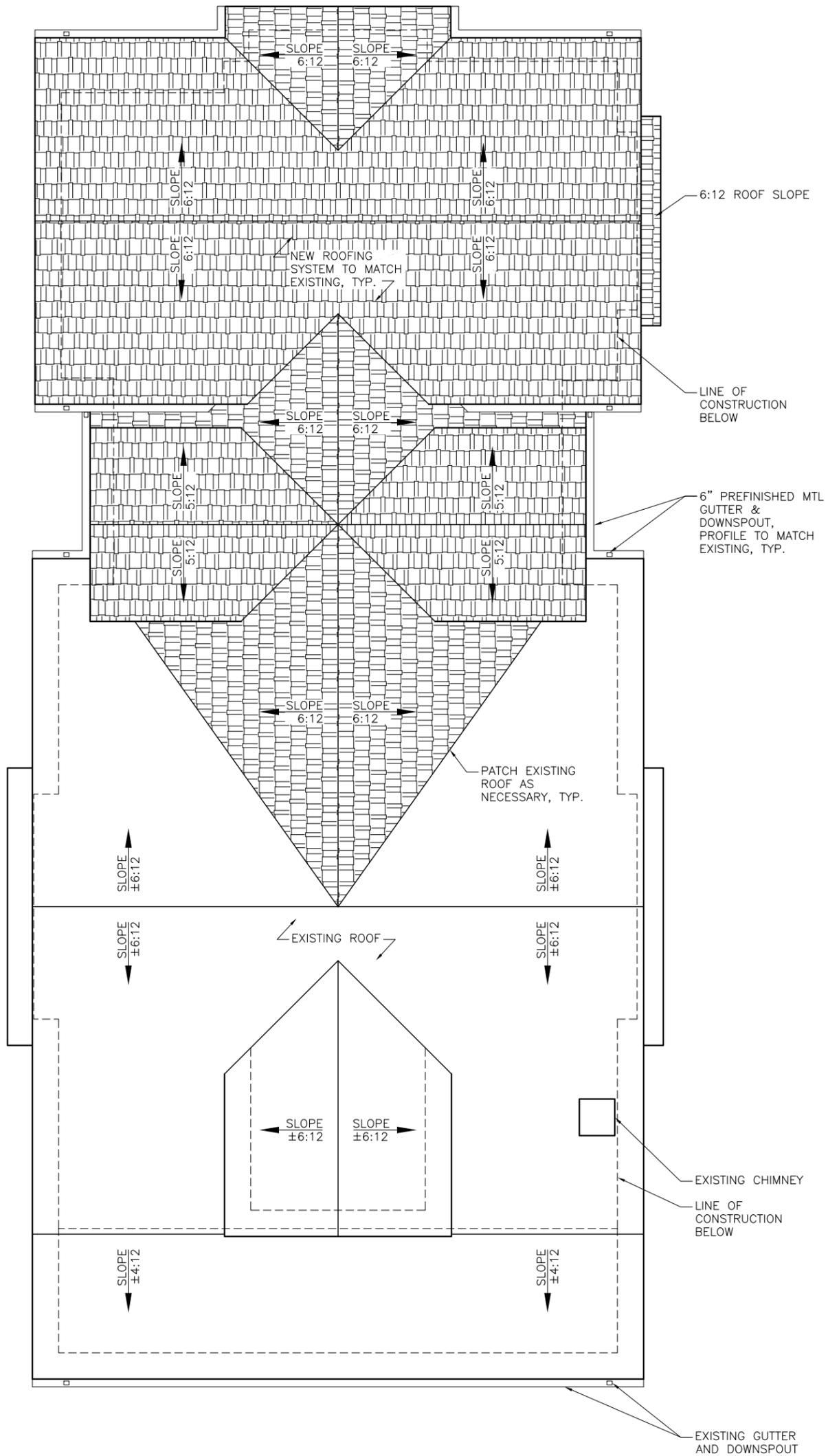


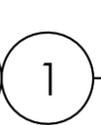
AREA OF EXISTING CONSTRUCTION TO REMAIN



ATTIC LEVEL FLOOR PLAN

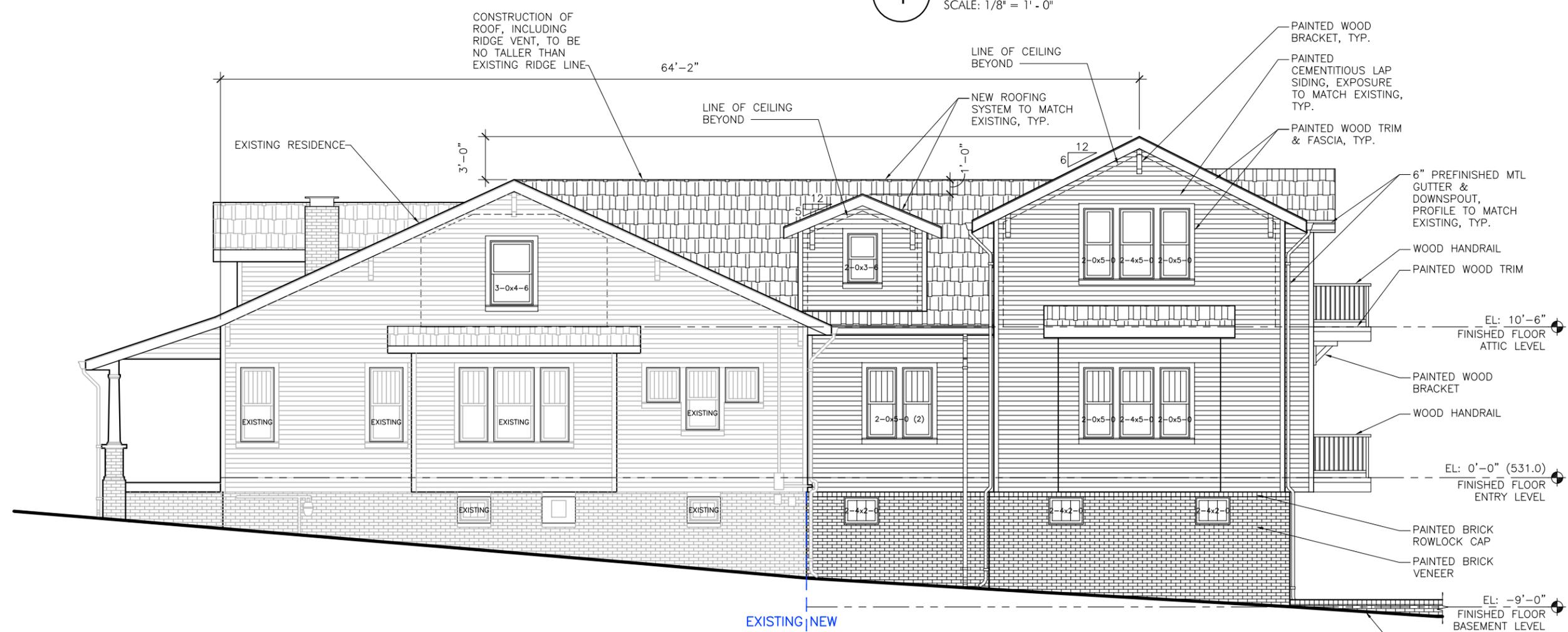
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ROOF PLAN
 SCALE: 1/8" = 1' - 0"



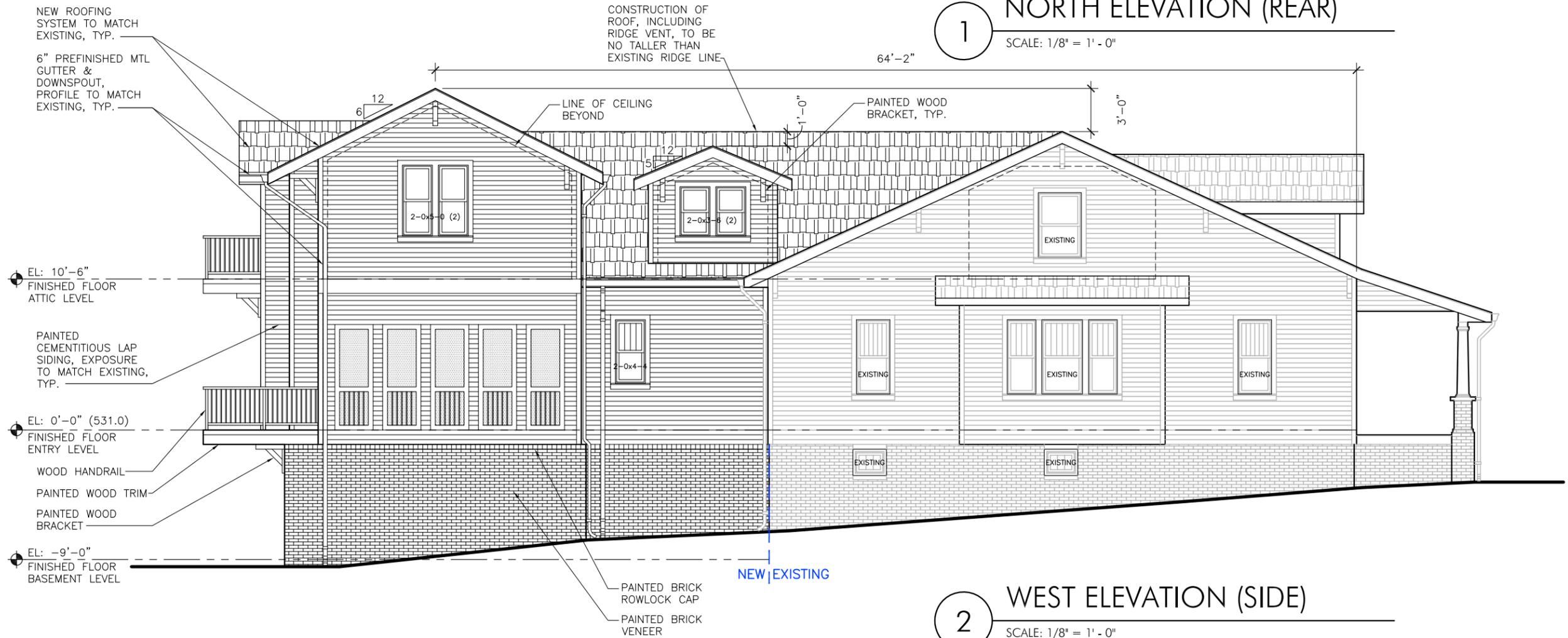
1 SOUTH ELEVATION (FRONT)
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2 EAST ELEVATION (SIDE)
 SCALE: 1/8" = 1' - 0"



1 NORTH ELEVATION (REAR)
SCALE: 1/8" = 1' - 0"



2 WEST ELEVATION (SIDE)
SCALE: 1/8" = 1' - 0"