



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
3747 Whitland Avenue
April 16, 2014

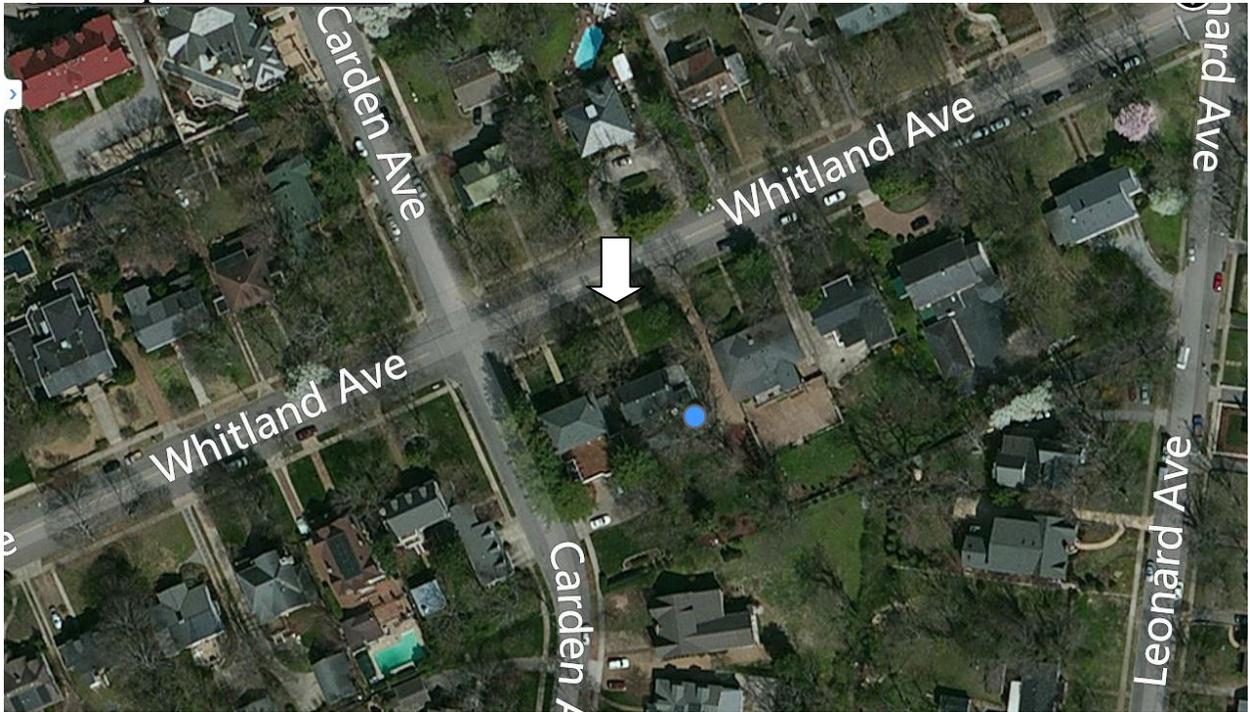
Application: New construction—addition
District: Whitland Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409020900
Applicant: Kristin Harney
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a side addition for an elevator.</p> <p>Recommendation Summary: Staff recommends approval of the project with the condition that the staff approve a stone sample for the foundation. With this condition, staff finds that the project meets Section II.B. of the <i>Whitland Neighborhood Conservation Zoning Overlay: 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.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks 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, and Details, and Material Color

The materials, texture, and 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. MHZC does not review the painting of structures.

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. **R o o f s**

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. **O r i e n t a t i o n**

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.

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. **P r o p o r t i o n a n d R h y t h m o f O p e n i n g s**

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.

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.

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. 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 exterior 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 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 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).

Side Additions

b. 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. 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.

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. 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, material color, material, and character of the property, neighborhood, or environment.*

- e. 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.

- f. Additions should follow the guidelines for new construction.

Background: 3747 Whitland Avenue is a two-story Colonial Revival house constructed c. 1935 (Figure 1). The house's former two-story side porch, which appears in a photo from 1956, has been enclosed (Figure 2). A side addition behind the two-story porch was constructed c. 1980 (Figure 3).



Figure 1. 3747 Whitland Avenue

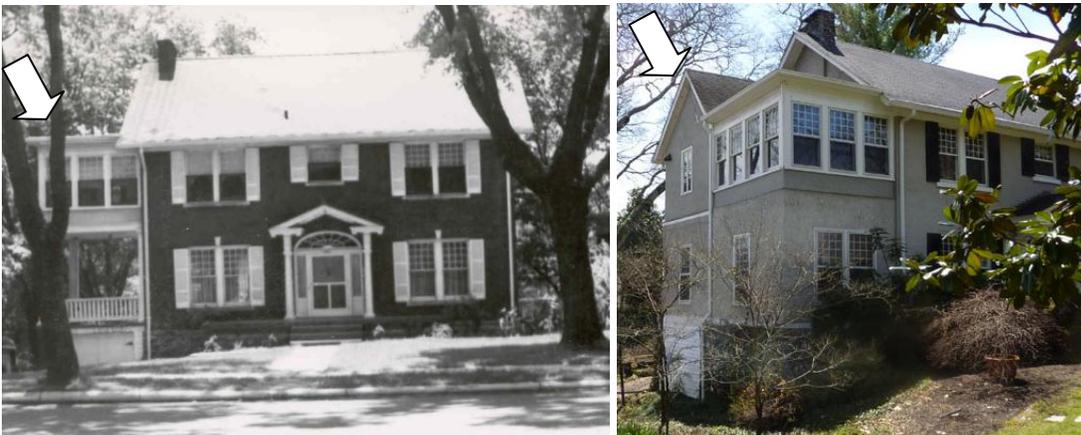


Figure 2. The 1956 photo shows the two-story side porch as unenclosed. Figure 3. Shows the 1980s addition constructed behind the enclosed porch.

Analysis and Findings:

Application is to construct a side addition for an elevator.

Location & Removability: The addition will be located on the left side of the house, and will attach to the both the enclosed porch section and the 1980s addition. The design guidelines state that side additions can be appropriate when a lot is larger than sixty feet (60') wide. In this case, the lot is eighty-five feet (85') wide.

The design guidelines also state that *“The addition should set back from the face of the historic structure...”* In this case, the addition will be set back four feet (4') from the front of the enclosed side porch. One of the second-story side windows which appear in the 1950s photo will be retained, while the other three windows will be removed for the side addition. These three windows will be reused on the addition. The addition will require the removal of approximately fifteen feet, three (15'3") of the house's left side façade. Of this, approximately ten feet, six inches (10'6") will be removed from the enclosed side porch. Because the entirety of the front façade of the enclosed side porch, and a portion of its side façade will be retained, staff finds that the proposed addition will not significantly alter the historic character of the side porch, which has already been greatly altered, or the historic house. In addition, staff finds that the addition could be removed in the future and the remaining portion of the side façade could be restored. Staff therefore finds that the project meets Sections II.B.2.a and d. of the design guidelines.

Height & Scale: The design guidelines state that side additions *“should be subservient in height, width and massing to the historic structure.”* Staff finds this addition to be subservient to the historic house. The historic house is approximately fifty-four feet (54') wide and forty one feet deep (41') on the right side and twenty-nine feet (29') deep on the left side. The enclosed side porch and the 1980s addition are both approximately thirteen feet (13') wide, and together are twenty-nine feet (29') deep. The addition will primarily be nine feet (9') wide, with an small portion that is an addition two feet, ten inches (2'10") wide, and it will be fifteen feet, three inches (15'3") deep. The addition will match the height of the existing enclosed side porch, and will be over twelve feet (12') shorter than the historic structure. Staff finds that the side addition's height and scale are subordinate to the historic structure and meet sections II.B.1.a.and b. and II.B.2. of the design guidelines.

Design: The design of the addition is compatible with the design of the enclosed side porch and the 1980s addition. Its materials and roof form are similar to those on the existing side protrusions, and its height and scale are subordinate to the historic structure, distinguishing it from the historic structure. Staff finds that the addition's design meets section II.B.2.d. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets the base zoning setbacks. It will be over sixteen feet (16') from the left property line. Staff finds that the project meets sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: No changes to the historic house's materials were indicated on the drawings. The addition's materials will largely match those of the enclosed side porch and the side addition. The addition will primarily be clad in stucco, painted to match the side porch and current addition's stucco. The trim will be wood. The foundation will be stone, and staff asks to approve a stone sample. The applicant plans to reuse the three wood windows that will be removed from the second story of the enclosed side porch. The other new windows will be Marvin wood double-hung windows, which are appropriate. Since the roof will be flat, this material will not be visible from the street. Staff finds that the known materials meet sections II.B.1.d and II.B.2. of the design guidelines.

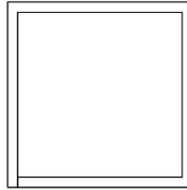
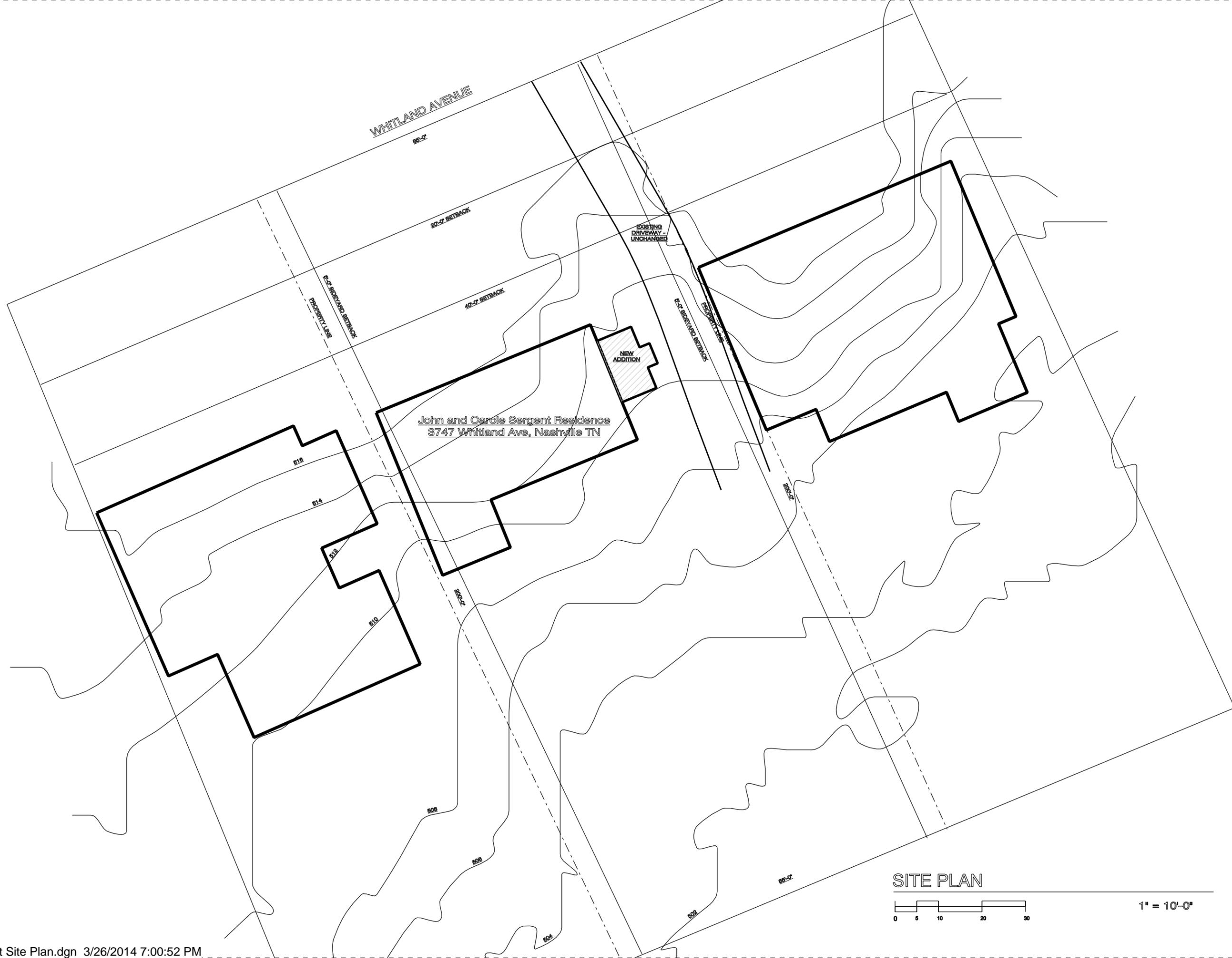
Roof form: The addition will have a flat roof to match the flat roof of the enclosed side porch. Staff finds that the roof form meets sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: Other than the removal of the three window openings on the side of the enclosed side porch, no changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. The fenestration pattern generally matches the existing pattern of the enclosed side porch, which is appropriate. Staff finds the project's proportion and rhythm of openings to meet sections II.B.1.g. and II.B.2. of the design guidelines.

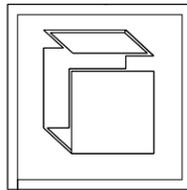
Recommendation Summary: Staff recommends approval of the project with the condition that the staff approve a stone sample for the foundation. With this condition, staff finds that the project meets Section II.B. of the *Whitland Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Additional Photos:





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 Sergent Residence
 3747 Whitland Avenue, Nashville



Revisions

SITE PLAN

Date 03-03-2014
 Job No. 2014 - 03MH

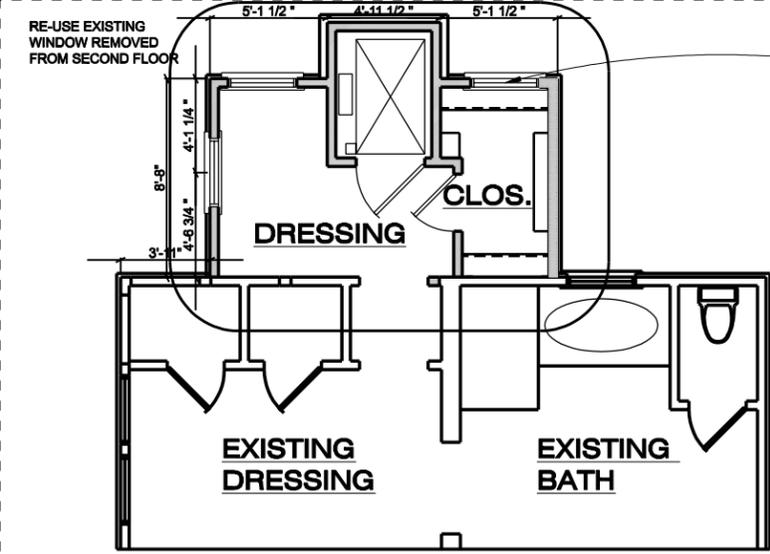
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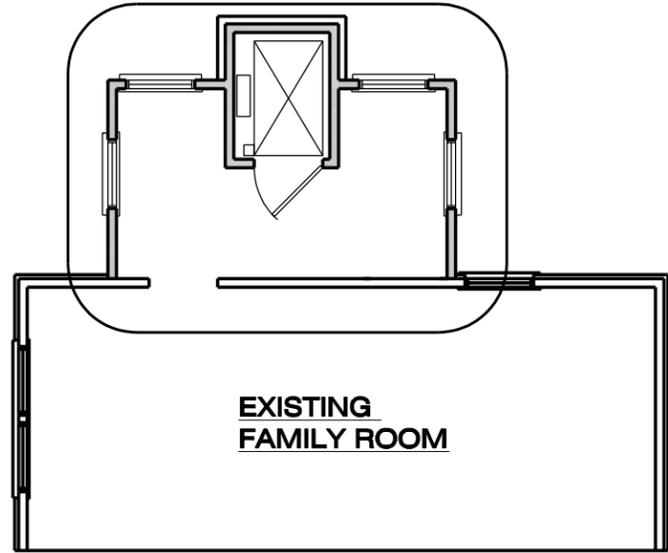
SITE PLAN



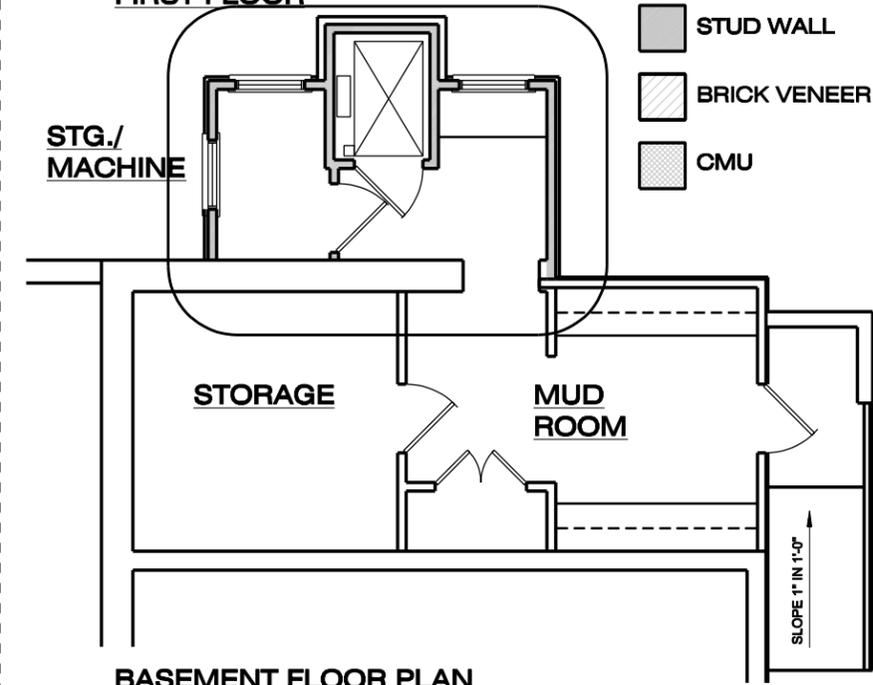
1" = 10'-0"



SECOND FLOOR



FIRST FLOOR



BASEMENT FLOOR PLAN

FLOOR PLANS - NEW CONSTRUCTION

RE-USE EXISTING WINDOWS REMOVED FROM THIRD FLOOR DRESSING - WINDOWS SHALL BE OPAQUE AT REAR OF ELEVATOR SHAFT.

NOTE: AREA INDICATED WITHIN BOUNDARY LINE IS TO BE NEW CONSTRUCTION.

MAINTAIN EXISTING WINDOW AT CORNER ON SIDE ELEVATION OF SECOND FLOOR. THREE WINDOWS TO BE REMOVED AND STORED FOR USE ON SECOND FLOOR WHERE WINDOWS ARE OPAQUE.

RE-USE EXISTING WINDOW

FLAT ROOF TO MATCH EXISTING FLAT ROOF. CONTRACTOR TO REQUIRED HEIGHT OF ELEVATOR SHAFT WITH EXISTING ROOF, AND MODIFY EXISTING ROOF MINIMUM NECESSARY TO MAINTAIN 1/4" PER 1'-0" ROOF SLOPE. MATCH RAKE AND CORNICE TRIM TO EXISTING.

MATCH EXISTING STUCCO SIDING AND JOINTS. MATCH EXISTING STONE FOUNDATION. USE MATCHING STONE AS INDICATED ON VERTICAL ELEVATOR SHAFT. MATCH EXISTING WINDOWS AND TRIM. WINDOWS TO BE MARVIN WOOD DOUBLE HUNG. CONTINUOUS SILL @ SECOND FLOOR SHALL MATCH EXISTING.

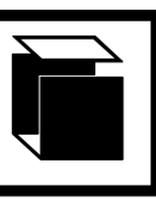
NEW RAMP FROM GRADE TO BASEMENT FLOOR HEIGHT.

1/4" = 1'-0"



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