



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
3734 Central Avenue
September 17, 2014

Application: New construction – addition; Setback determination
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409002700
Applicant: Susan Hager, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a rear addition to an historic house. The addition will sit in from the sides of the original house on both sides and below the roof by one foot (1'). The addition will be one story tall from the front, but with a drop in grade it will gain another story below grade at the rear. There will be two garage doors in the basement level, facing Christopher Street.

Recommendation Summary: Staff recommends approval of the proposed rear addition and setback determination with conditions:

- The replacement window in the front gable shall have the same size and proportion as the existing window; and
- Staff shall approve the selection of the windows and doors prior to purchase and installation.
- There shall be separate driveways and/or driveways strips instead of a single large curb-cut.

Meeting those conditions, Staff finds that the proposal would meet the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Sanborn Map
- C:** Site Plan
- D:** 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 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, 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. **R o o f S h a p e**

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. **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 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.

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

h . O u t b u i l d i n g s

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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

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 dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*
- *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.*

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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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:

1. *where they are a typical feature of the neighborhood*
2. *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.*

i. 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.

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 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.

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.)

Background: The building at 3734 Central Avenue is a one-story brick Craftsman style house, constructed circa 1925. The house contributes to the historic character of the district due to its age and architectural composition.



Analysis and Findings: The applicant proposes to construct a rear addition.

Partial-Demolition:

The plans show that a pair of square windows in the upperstory of the historic house would be replaced with a single window in a different size in order to meet egress requirements. Because this window is a character defining feature, Staff recommends that any new window be identical in size and proportion, although it might function as a single window (ex. An awning or a casement with faux muntins would retain the appearance but provide a large enough opening. A second option would be to add a side dormer.) No other changes to the window and door openings on the existing house were indicated on the plans.

Height & Scale:

The new addition will sit in from the existing side walls of the house by one foot (1') on each side, and the roof will tie into the rear slope of the exiting hipped roof approximately one foot (1') below the ridge. The primary addition will extend thirty-eight feet (38') back on the lot, with a sixteen foot (16') deep open porch at the rear. The porch will sit in an additional eighteen inches (18") from the walls. The existing house, by comparison, is forty-five feet deep (45') with an eight foot (8') deep projecting front porch. Staff finds the overall proportions of the addition to be subordinate to the historic house and to meet sections II.B.1.a. and b. of the design guidelines.

Location & Removability:

The addition will be entirely at the rear of the historic house, fitting well within the silhouette from the front without impacting the front or side elevations. Staff finds the proposal to meet sections II.B.2.a and d. of the design guidelines.

Design:

The form and character of the addition will be compatible with the historic house. Staff finds the project to meet sections II.B.2.a and e. of the design guidelines.

Setback:

The addition will be located twelve feet (12') from the left side of the property along Christopher Street, and seven feet (7") from the property line on the right side. The proposal would meet the required minimum setbacks for most additions, however, because the addition includes a basement-level garage facing a street, bulk zoning requires a twenty foot (20') setback on the left side. Historically, garages were often located much closer to streets and alleys than current zoning allows, and basement-level garages were historically common in the surrounding area. In addition, the existing house is only approximately ten feet (10') from the property line, but there is a ten foot (10') wide unpaved buffer between the edge of the property and the curb. For these reasons, staff finds that the proposal is compatible with the historic context and meets section II.B.1.c of the design guidelines. Staff finds that the proposed setbacks are appropriate.

Materials:

The addition will primarily be clad in smooth-faced cement fiberboard with a reveal to match that of the historic house, with a small section of eight inch (8") tongue-and-groove wood siding the three exterior sides of a ventless chimney on the porch. The trim will be wood. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The porch railing and steps will be pressure treated wood. With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form:

The addition will have a rear-facing gabled roof with a pitch matching the original hipped roof pitch of 7:12. This roof is compatible with the roof on the historic house and meets section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings:

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. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i.

Outbuildings:

The proposal will include two side-facing garage doors on the left side along Christopher Street, in the basement level. The bulk zoning standards require a twenty foot (20') setback for street-facing garages; however the location of the garages will be in roughly the same location as an earlier outbuilding for which the curb cut still remains. In order to minimize hardscape and paving, however, staff recommends as a condition of approval that there be separate driveways and/or driveways strips instead of a single large curb-cut. With that condition, staff finds that the street-facing basement-level garages would be compatible with the historic character of the area, and that the project meets section II.B.1.h of the design guidelines.

Recommendation:

Staff recommends approval of the proposed rear addition and setback determination with conditions:

- The replacement window in the front gable shall have the same size and proportion as the existing window, and
- Staff shall approve the selection of the windows and doors prior to purchase and installation, and
- There shall be separate driveways and/or driveways strips instead of a single large curb-cut.

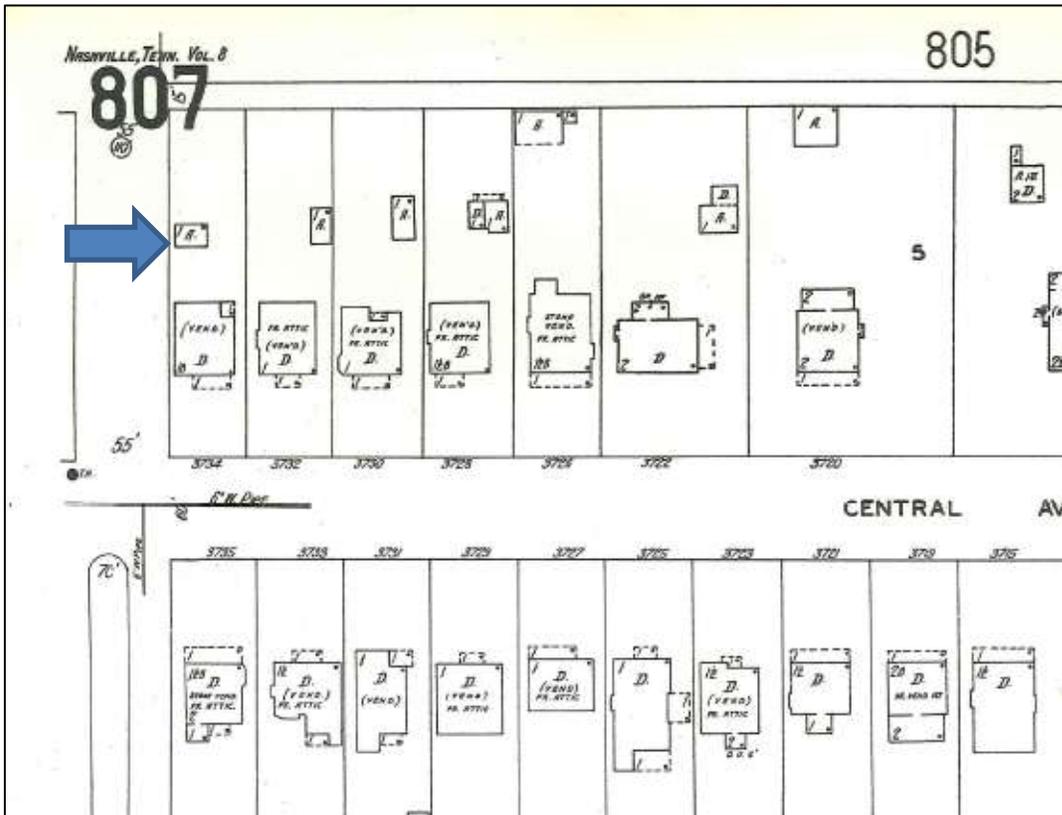
Meeting those conditions, Staff finds that the proposal would meet the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.



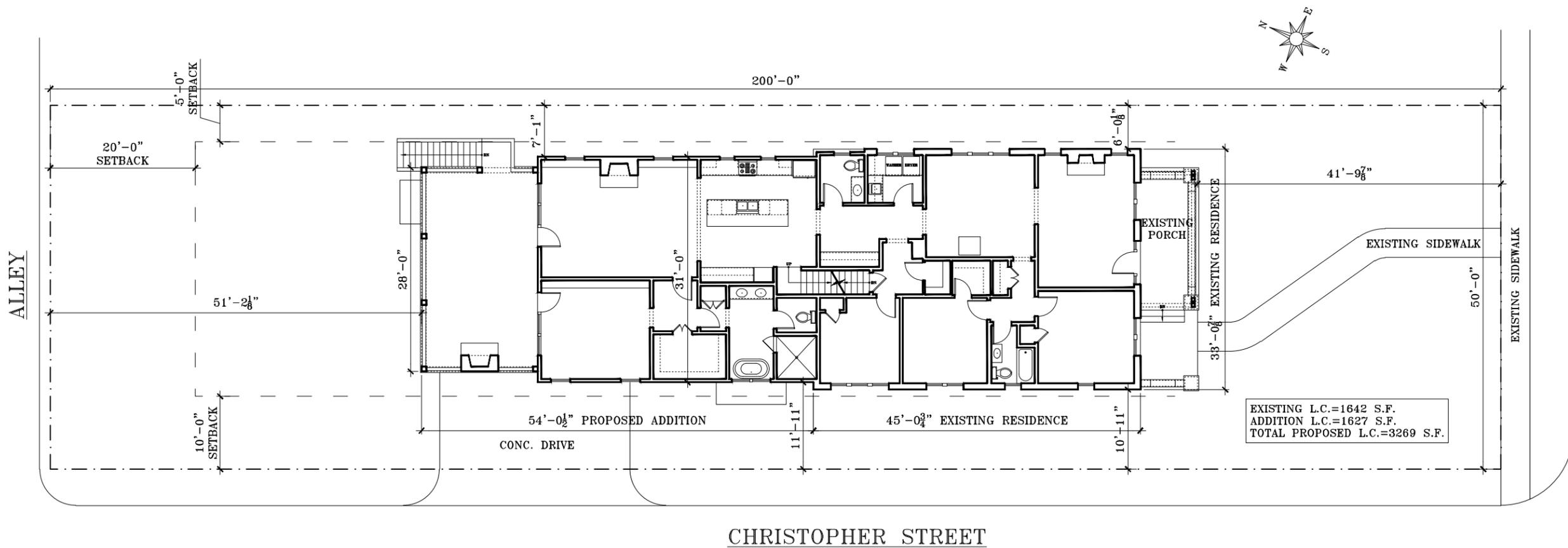
3734 Central Avenue, front.



3734 Central Avenue, left side. The property line is approximately at the stone wall.

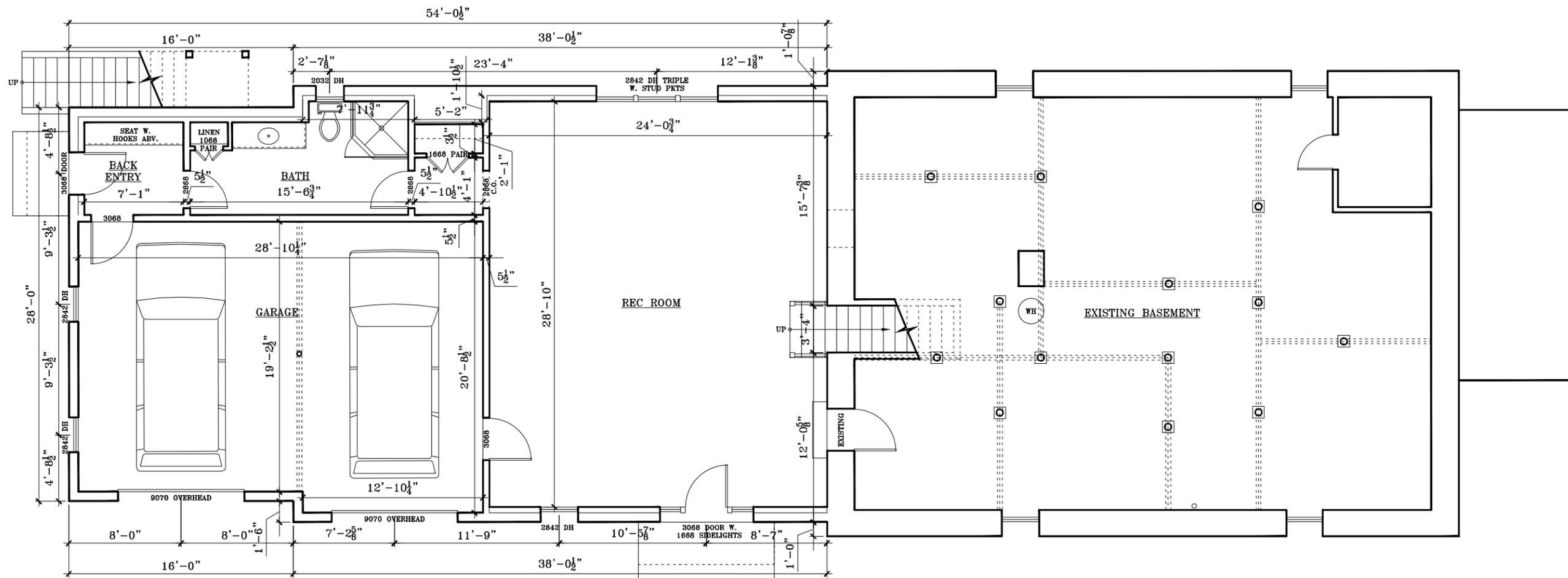


3734 Central Avenue, with garage shown on 1957 Sanborn Map.



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

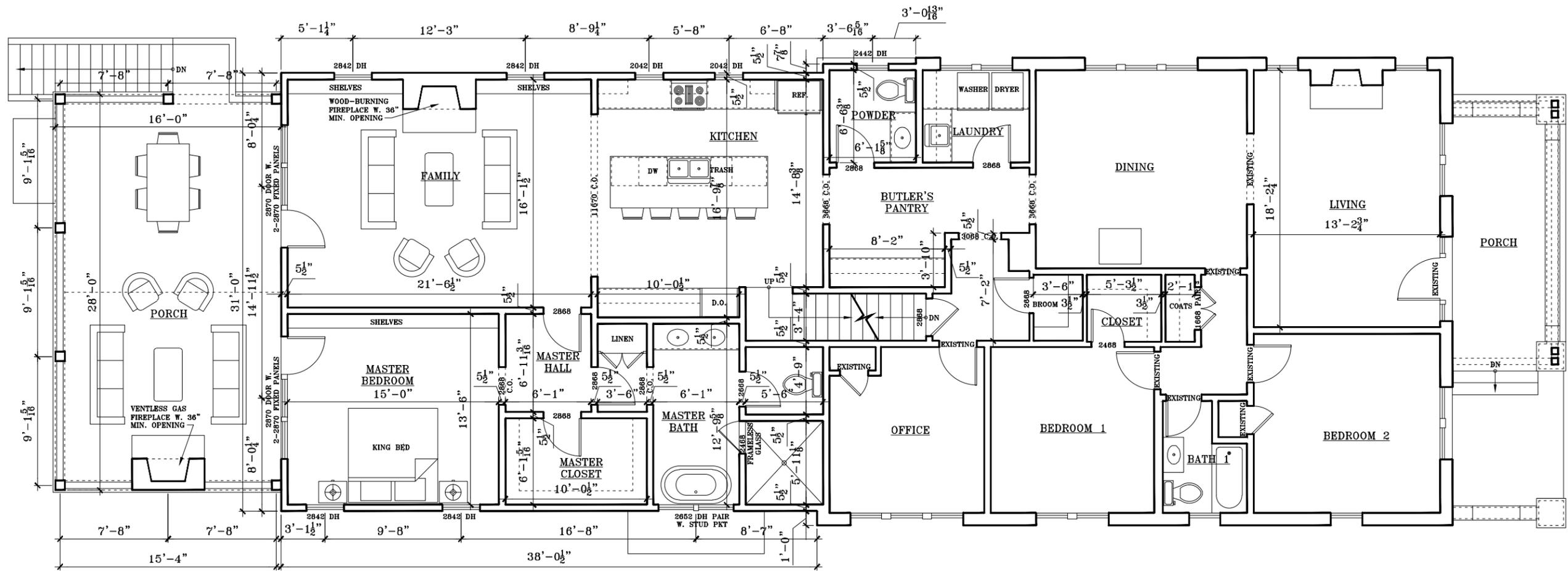
NOTE:
 THIS IS NOT A SURVEY.
 ALL EXISTING CONDITIONS
 TO BE VERIFIED IN FIELD



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

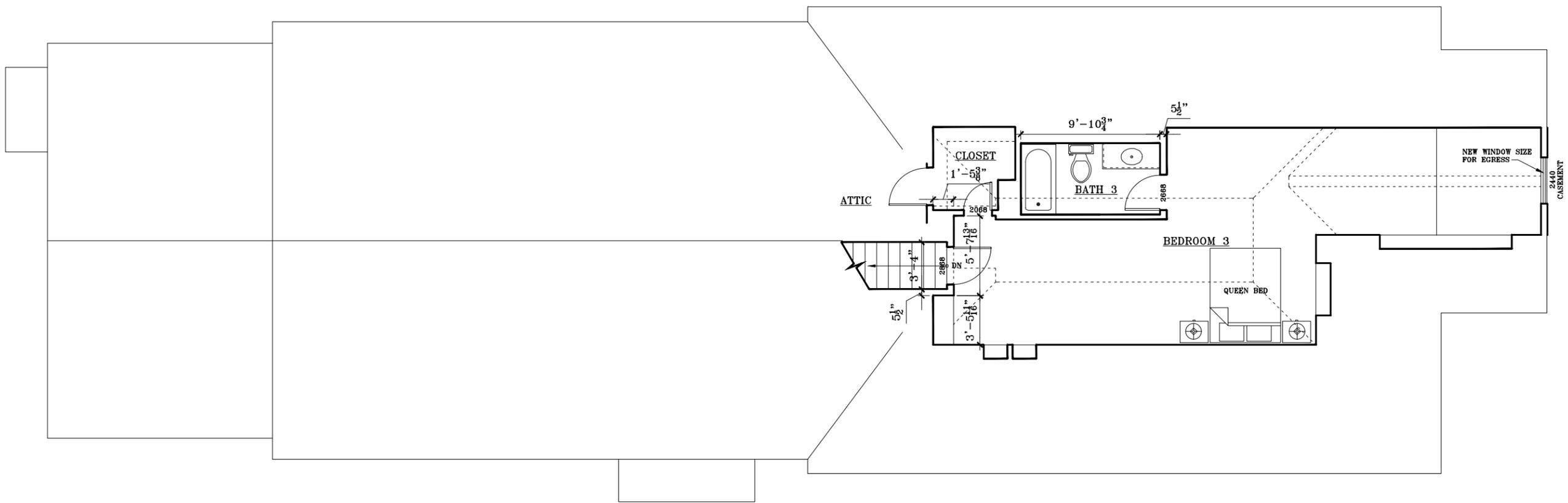
NOTE:
 ALL EXISTING CONDITIONS
 TO BE VERIFIED IN FIELD

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FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NOTE:
 ALL EXISTING CONDITIONS
 TO BE VERIFIED IN FIELD



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NOTE:
 ALL EXISTING CONDITIONS
 TO BE VERIFIED IN FIELD

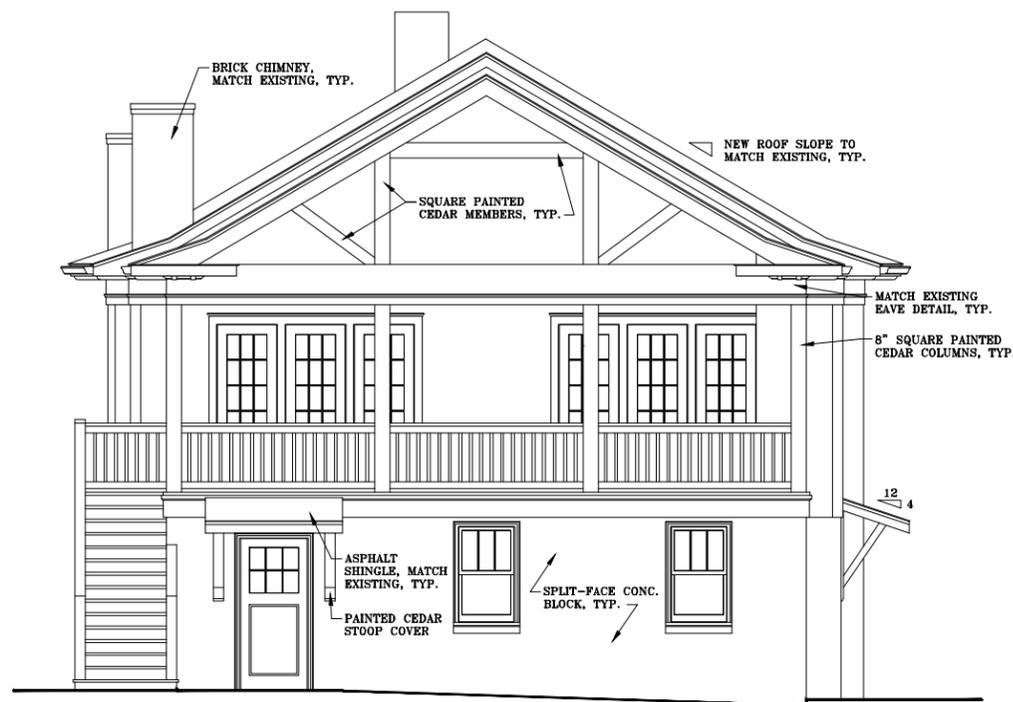


CENTRAL AVENUE ELEVATION
SCALE: 1/8" = 1'-0"

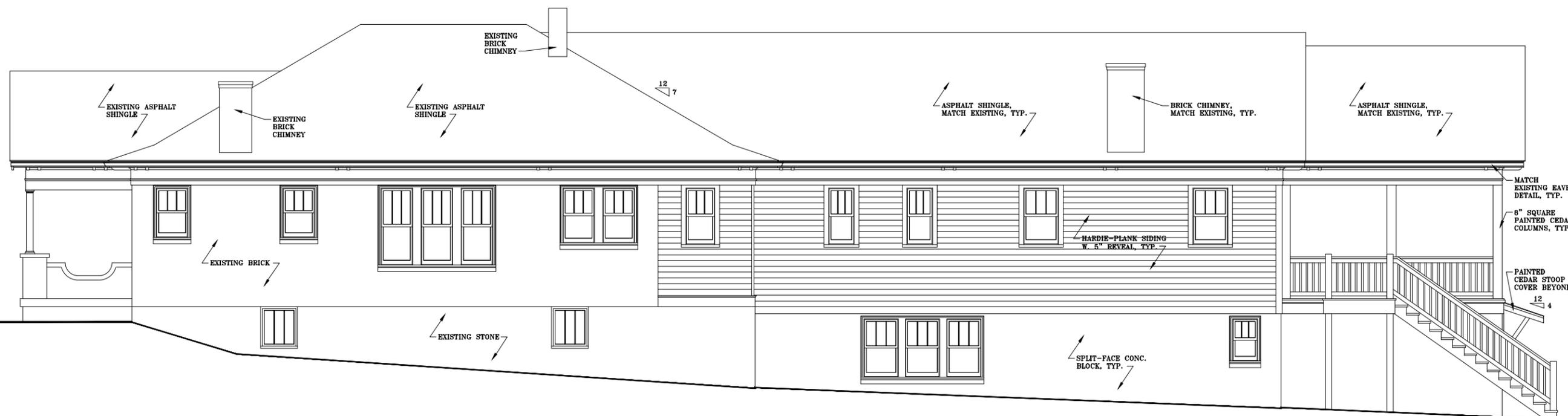


CHRISTOPHER STREET ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
ALL EXISTING CONDITIONS
TO BE VERIFIED IN FIELD



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



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

NOTE:
ALL EXISTING CONDITIONS
TO BE VERIFIED IN FIELD