

MEGAN BARRY  
MAYOR



**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**  
**2116 Pontotoc Avenue**  
**August 17, 2016**

**Application:** New construction – rear addition  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08303008200  
**Applicant:** Jeff Kendig, Owner  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

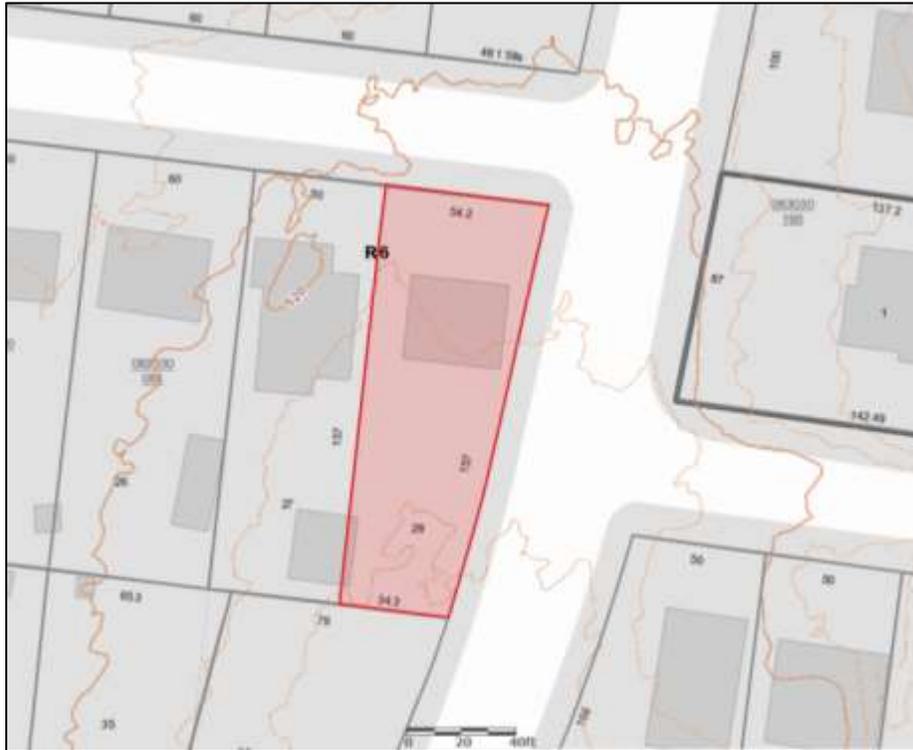
**Description of Project:** The applicant proposes to enlarge a contributing house with a ridge raise and rear addition. The addition will have cement-fiber siding and asphalt shingle matching the existing house. The house is on an irregularly shaped lot on the corner of a local and a collector street, and requires a side setback determination of from the current twenty foot (20') requirement to thirteen feet, six inches (13'-6").

**Recommendation Summary:** Staff recommends approval of the proposed ridge-raise and rear addition, with the setbacks as submitted, with the conditions that the window and door selections shall be approved by staff. With that condition met, Staff finds that the proposal meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

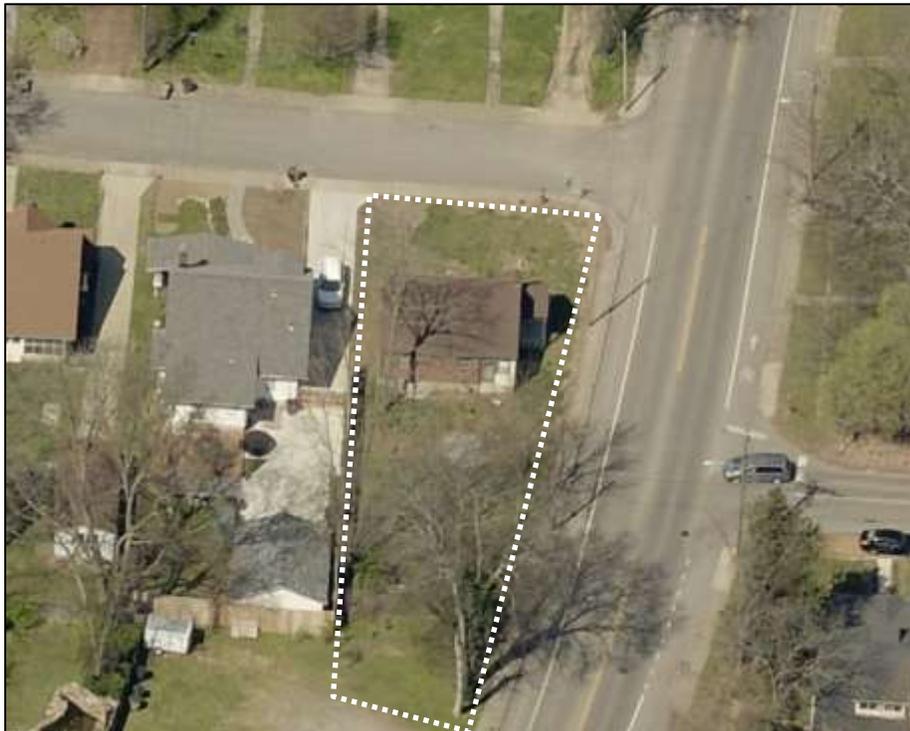
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B. GUIDELINES

#### 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.

##### *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, one-story 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.*

*Additions that tie-into the existing roof must be at least 6" below the existing ridge line.*

*In order to assure that an addition has achieved proper scale, the addition should:*

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions 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 be taller 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). 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).*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

#### *Side Additions*

*When a lot width exceeds 60' 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 (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.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

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

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

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.

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.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

e. Additions should follow the guidelines for new construction.

### **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:** The house at 2116 Pontotoc Avenue is a one story side-gabled bungalow. The house is primarily brick with clapboard siding on the gable fields and on a portion of the rear wall. Constructed circa 1930 with Craftsman and Colonial Revival features, the house is considered to be contributing to the historic character of the neighborhood.



**Analysis and Findings:** The applicant proposes to construct a ridge-raise and rear addition. The rear addition requires a side setback determination.

Partial Demolition: A window on the left side of the house, toward the rear, in what was originally a porch that has long since been enclosed, will be filled in with siding. Because this window is at the rear and is not original, staff finds this to be partial demolition that meets section III.B.2.b of the design guidelines.

Location & Removability: The front slope of the roof will be extended up and to the back, increasing the ridge height by two feet. The ridge-raise addition will step in two feet (2') from the sides of the existing house's walls and eaves, and the new ridge will extend to the rear with an addition that also steps in two feet from the sides of the house. The addition will extend sixteen feet (16') to the rear, which is approximately half the depth of the original house.

By stepping in from the sides of the house, the addition will be subordinate in scale and will not negatively and irreversibly impact the historic form, which Staff finds to meet sections II.B.2.a and II.B.2.d of the design guidelines.

Design & Removability: The addition will not contrast with the existing house, and its scale, roof form, and general character will be generally compatible. The materials, described further below, are compatible with those of the existing building and are appropriate for additions. The addition will be stepped in from the sides of the house in a way that if it were to be removed, the integrity of the house on the front and sides would be left intact. Staff finds the proposal to meet sections II.B.2.a and II.B.2.e of the design guidelines.

Materials: A side-facing window near the rear of the house in a porch that has already been enclosed will be removed and the space filled in with siding, but no other changes to the historic house's original materials were indicated on the drawings. The addition will be clad in smooth face cement fiberboard with five inch (5") exposure. The trim and cornerboards will also be cement-fiberboard. The foundation will be split-faced cement block, and the roof will be asphalt shingles in a color to match the existing roof. There will be an uncovered wood deck at the rear of the addition, fully behind the historic

house. The windows and doors have not been determined, and staff asks to approve the final selections prior to purchase and installation.

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	
<b>Cladding</b>	5" cement fiberboard lap siding	Smooth	Yes	
<b>Roofing</b>	Asphalt shingles	Match existing	Yes	
<b>Trim</b>	Cement Fiberboard	Smooth	Yes	
<b>Rear porch floor/steps</b>	Wood		Yes	
<b>Rear Porch Railing</b>	Wood		Yes	
<b>Windows</b>	Not indicated	Needs final approval	Unknown	X
<b>Rear doors</b>	Not indicated	Needs final approval	Unknown	X

With staff's final approval of the windows and doors, staff finds that the known materials meets section II.B.1.d of the design guidelines.

Roof form: The front slope of the house will be extending up and back, maintaining the existing 8:12 pitch. From the new ridge the roof will shed over the addition with a pitch of 1:12. The side gable form will be retained, with the eaves and two feet (2') of the existing ridge on each side unaltered. A gabled roof supported by brackets will also be added over the front door. Whereas adding a full porch would not be appropriate, the Commission has previously found small protective covering over entrances to be appropriate when they are minimal and not supported by columns. This gabled hood will be only five feet (5') wide and project three feet (3'), with a pitch matching the primary roof. Staff finds the front hood, ridge-raise and shed roofs to be compatible with the historic house and to meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: A side-facing window near the rear of the house in a porch that has already been enclosed will be removed and the space filled in with siding, but no other 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 with the exception of a transom-like window on the right side. This window will be obscured by the eaves of the house and will not be greatly visible from the street. There are no large expanses of wall space without a window or door opening.

Staff finds the proportion and rhythm of openings on the addition to be compatible with the historic house and to meet section II.B.1.g of the design guidelines.

Setback & Rhythm of Spacing: The addition is stepped in two feet (2') from the sides of the house, therefore it does not impact the form or silhouette and will have greater setbacks than the existing building on both sides. The left side setback will be thirteen feet, six inches (13'-6") from the property line and the right side will be nine feet (9'). These setbacks would be appropriate generally but because the lot is an irregular shape and on a corner lot with a collector street along the side, standard zoning and codes requires a twenty foot (20') setback from Porter Road. Staff finds that the proposed addition is compatible with the historic house and that the project meets section II.B.1.c of the design guidelines as submitted.

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. Staff finds the project to meet section II.B.1.i of the design guidelines.

**Recommendation:** Staff recommends approval of the proposed ridge-raise and rear addition, with the setbacks as submitted, with the conditions that the window and door selections shall be approved by staff. With that condition met, Staff finds that the proposal meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



View of front of 2116 Pontotoc Avenue.



View of front-right of 2116 Pontotoc Avenue.



View of left side of 2116 Pontotoc Avenue from Porter Road.

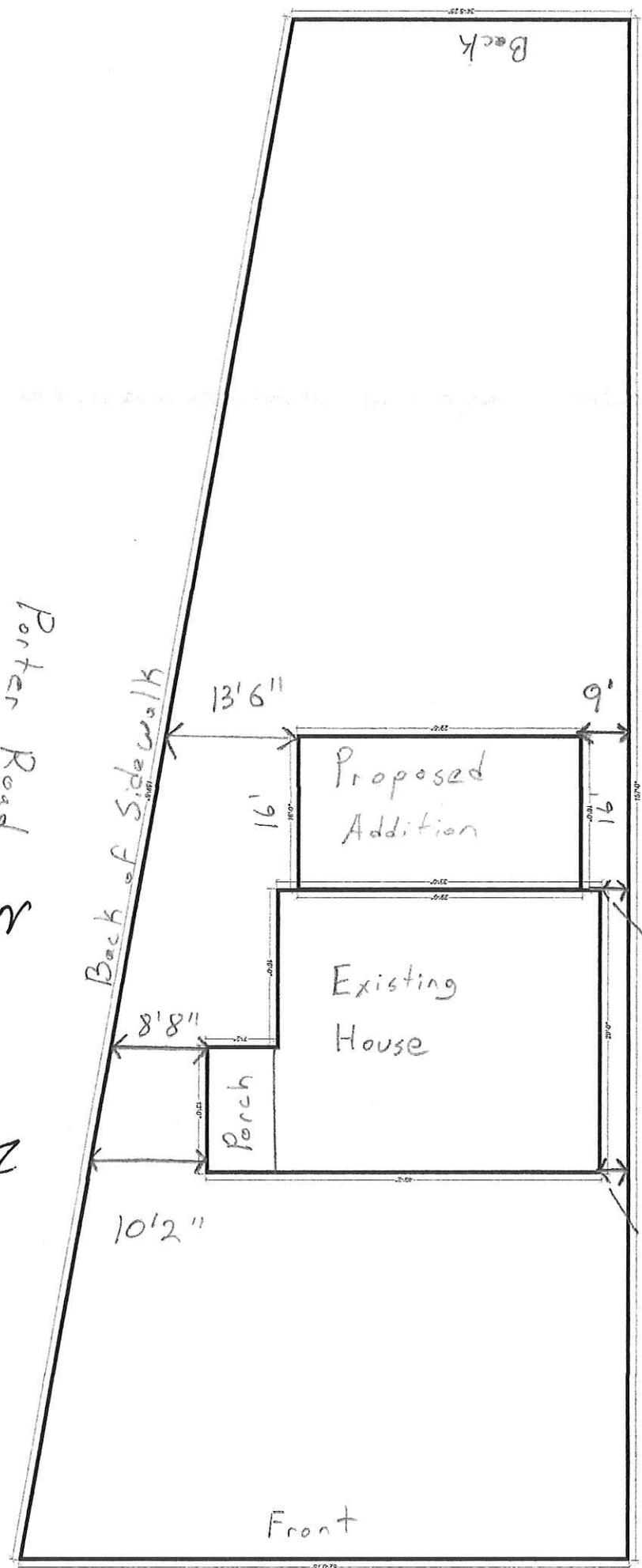


View of rear of 2116 Pontotoc Avenue from Porter Road.

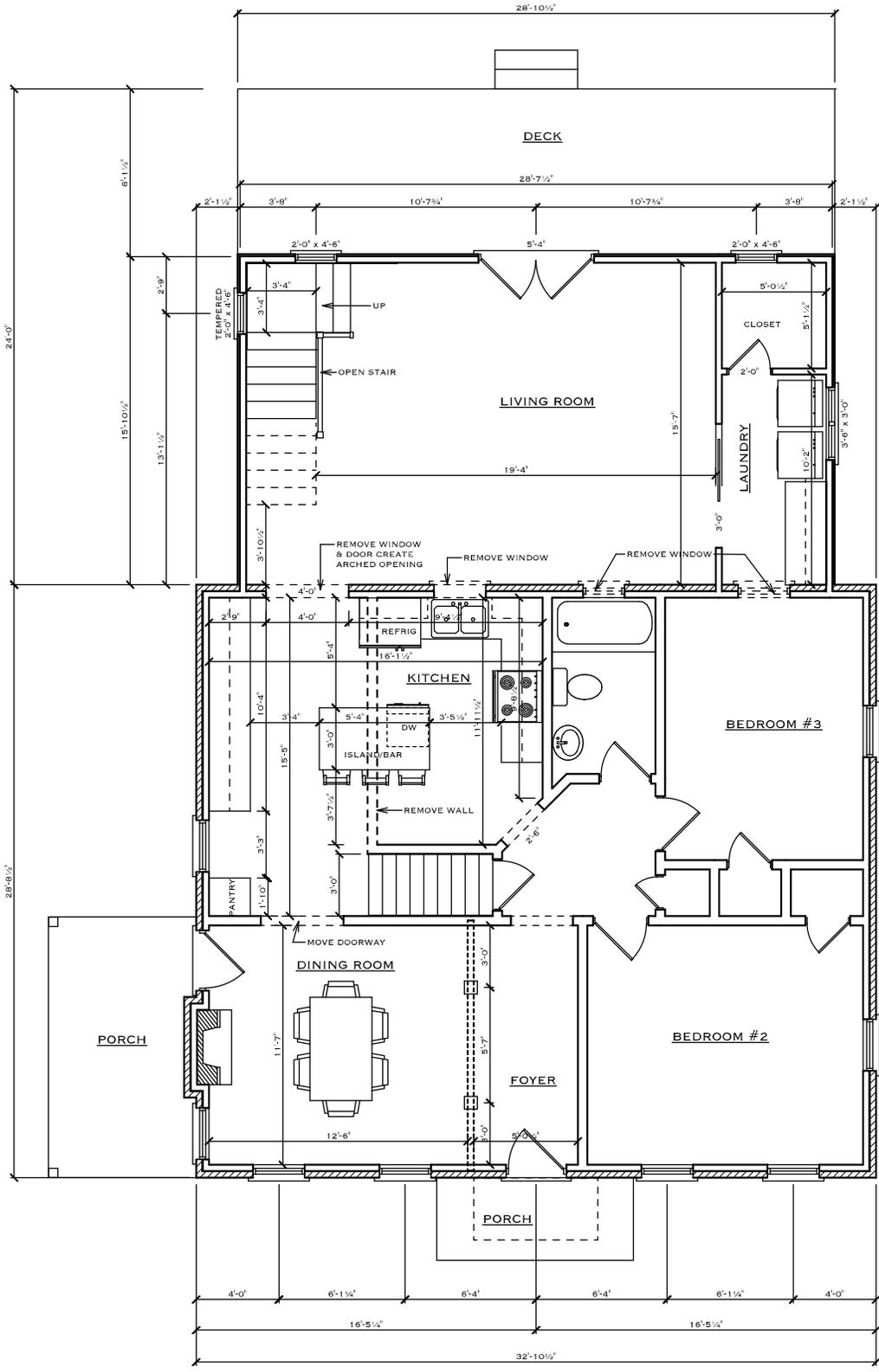
2116 Pontotoc Avenue  
Site Plan  
Proposed Addition

20' side  
ST  
STBIC

New 20'  
Porter Road

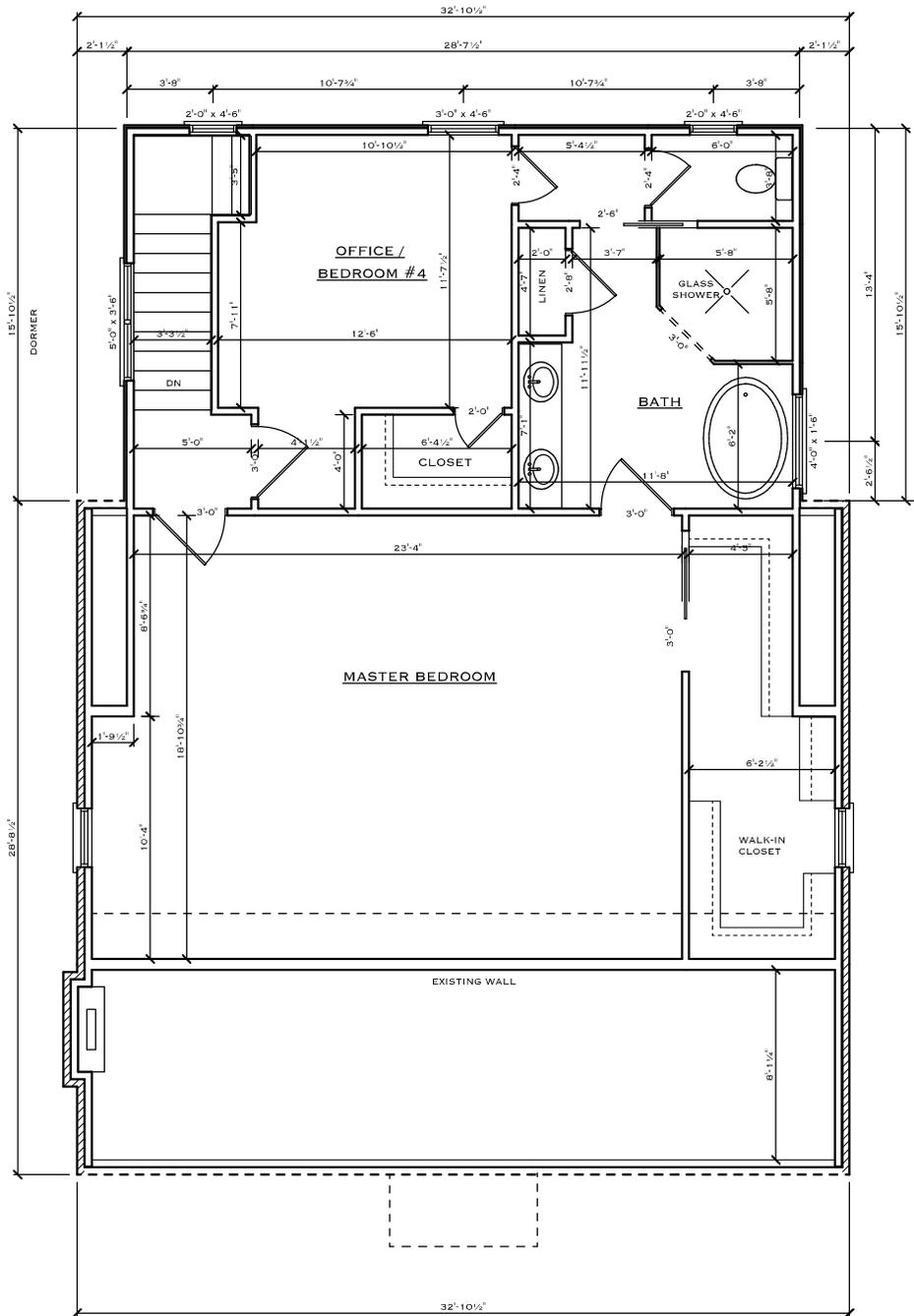


Pontotoc Ave.



FIRST FLOOR PLAN

**SECOND FLOOR**





FRONT ELEVATION



LEFT SIDE ELEVATION

Split-faced CMU



RIGHT SIDE ELEVATION

Split-faced CMU



REAR ELEVATION

Split-faced CMU