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
4204 Park Avenue
August 17, 2016

Application: Demolition, renovation, new construction-addition
District: Park and Elkins Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 09116017900
Applicant: Robert Thompson, Pfeffer Torode Architects
Project Lead: Ryan Jarles, Intern & Melissa Baldock, Staff, melissa.baldock@nashville.gov

Description of Project: The application is for the renovation of a single family home including a rear addition, side screen-porch addition and alterations to side-rear windows.

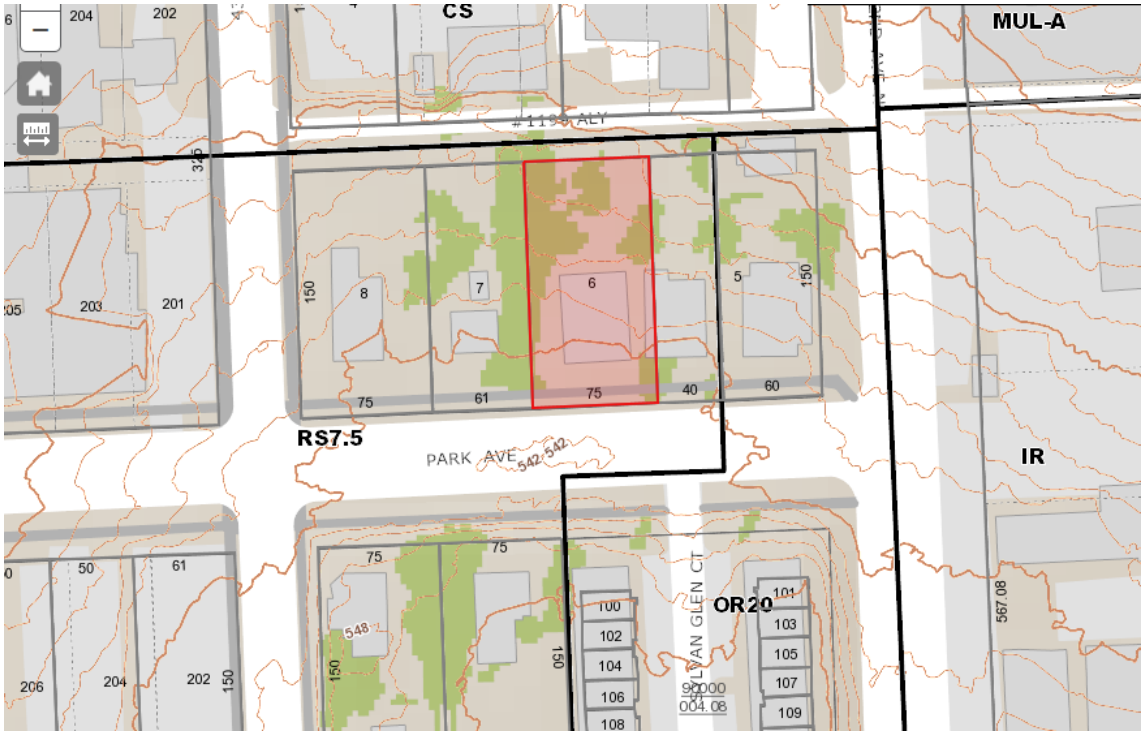
Recommendation Summary: Staff recommends approval of the application with the following conditions that:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff review a sample of the ground face block for the foundation;
3. The siding reveal be five inches (5") or less;
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
5. Staff approve the roof color and masonry color, dimensions and texture; and
6. The applicant provide a site plan that shows the driveway.

With these conditions, Staff finds that the project meets II.2.A of the *Park and Elkins Neighborhood Conservation Zoning: Handbook and Design Guidelines.*

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

II.B.1 NEW CONSTRUCTION AND ADDITIONS

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. 17.40.410).

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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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. 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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roofs

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. Orientation

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.

Parking areas and Driveways

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

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.

***j.* Appurtenances**

Appurtenances related to new building, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and site to which they relate.

k. Public Spaces

New construction of buildings, structures or additions, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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.

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.

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

· No matter their use, 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.

· When an addition ties into an existing roof it should be a minimum of 6" off the existing ridge.

· 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 <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> 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). 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.

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 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, 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.

III.B. DEMOLITION

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.

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

Generally, non-historic (non-contributing) structures may be demolished for new construction that will have a more historically appropriate effect on the district.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 4204 Park Avenue is a contributing structure based on the Park and Elkins Master Contributory List. The structure is a bungalow constructed in 1900 with Queen Anne details.

Figure 1: 4204 Park Avenue

Analysis and Findings:

Figure 2: Rear window proposed to be removed.

Partial Demolition: The rear window on the left side will replaced with two new doors. The two new openings will allow for entrance to the home from the side exterior of the home, as well as through the side porch addition. Because the alteration is towards the rear of the home and the switch from one type of opening to another does not dramatically change the rhythm of openings, Staff finds the alteration to be appropriate. The project also includes the removal of a small rear dormer that is not a contributing feature of the building as well as removal and replacement of the two middle six foot (6') tall windows on the left side façade with windows that are five feet (5') tall. Staff finds the partial demolition to meet Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Location & Removability: The rear addition is in an appropriate location and is not wider or taller than the existing house. Side additions can be appropriate when a lot exceeds sixty-feet (60') in width and the principle building is off-center on the lot, which is the case here with a seventy-five foot (75') lot. The side addition is also appropriate because it is a one-story, open-designed porch, set back from the midpoint of the house. The side addition does create a corner wrap of the existing structure however; the addition is designed so that the original roof form remains within the new porch and if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Height & Scale:

	Existing House	**Proposed Addition**
Number of stories	1.5	1 and 1.5
Foundation Height	Varies due to grade	matches
Eave Height	10' from finished floor	12' from finished floor
Ridge Height	27' from finished floor	26' from finished floor
Width	Approx. 40 not including porch	Approx. 40' not including side addition
Depth	Approx. 43' not including front porch and rear deck	Approx. additional 17'
Total square footage	1677 sf footprint	Approx. 550 sf additional footprint
Insets		2' on right side ground floor and approx. 5' on each side upper floor

Staff finds that the height, depth, width, total square footage, and overall scale of the proposed addition are sufficiently subordinate to the historic house. Staff finds that the proposed addition meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Design: The addition's change in materials, inset footprint, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the proposed addition meets Sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing:

	Bulk Zoning Standards	Existing House	Proposed Addition
Left Setback	5’	11’	5’
Right Setback	5’	6’ 6’	6’ 6”
Rear Setback	20’	67’	51’

The addition’s proposed setbacks will meet the bulk zoning standards and are appropriate to the historic character of the house and lot. Staff finds that the proposed addition meets Sections II.B.1.c. and II.B.2. of the design guidelines

Materials:

	Existing House	Proposed Addition	Requires Final Staff Approval prior to purchase and installation
Foundation	Ground face block	Ground face block and wood plank screen	Yes
Cladding	Wood lap	Wood lap	Yes-reveal should match existing
Roofing	Asphalt shingle	Asphalt shingle-color not indicated	Yes
Trim	Ptd wood	Ptd wood	
Chimney	Brick	Brick	Yes
Windows & Doors	Ptd wood	Not provided	Yes
Porch floor	Ptd wood	Not provided	Yes
Porch Posts	Ptd wood	Ptd wood	
Porch Screen	N/A	Metal screen	

With the staff’s final approval of the asphalt shingle color and texture, a ground face block sample, the final window and door choices, and the reveal of the wood siding, staff finds that the proposed materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form:

	Existing House	Proposed Addition
Primary Roof Form	Side gable	Rear and side gable
Secondary Roof Form	n/a	n/a

Staff finds that the addition’s proposed roof forms are compatible with the roof forms of the historic house and meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not affect or alter the orientation of the historic house towards Park Avenue. The addition is to the rear of the home and the home sits on a large lot. Staff finds that the proposed addition meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings**:**

	Proposed Project	**Appropriate?**
Alterations to windows on existing house	Limited—see "demolition"	Yes
Windows twice as tall as they are wide?	Yes	Yes
Largest Section of Wall Without a Window/Door Opening	12' 6"	Yes

Staff finds the addition's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. There is a side driveway that because of the side addition will cut back to the location where it is already used because of an existing fence. Side parking is not encouraged, however, in this case is an existing condition. 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.

Recommendation Summary: Staff recommends approval of the application with the following conditions that:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff review a sample of the ground face block for the foundation;
3. The siding reveal be five inches (5") or less;
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
5. Staff approve the roof color and masonry color, dimensions and texture; and
6. The applicant provide a site plan that shows the driveway.

With these conditions, Staff finds that the project meets II.2.A of the *Park and Elkins Neighborhood Conservation Zoning: Handbook and Design Guidelines.*

KANE RESIDENCE

A RENOVATION TO

4204 PARK AVENUE

INDEX OF DRAWINGS

SHEET No.	DRAWING TITLE
A0	TITLE, GENERAL NOTES & SITE PLAN
D0.0	EXISTING PLANS
D0.1	EXISTING ELEVATIONS
D0.2	EXISTING ELEVATIONS
D1.1	DEMOLITION PLANS
A1.1	1st LEVEL NEW WORK PLAN
A1.2	2nd LEVEL NEW WORK PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS

PROJECT TEAM

ARCHITECT
PFEFFER TORODE ARCHITECTURE
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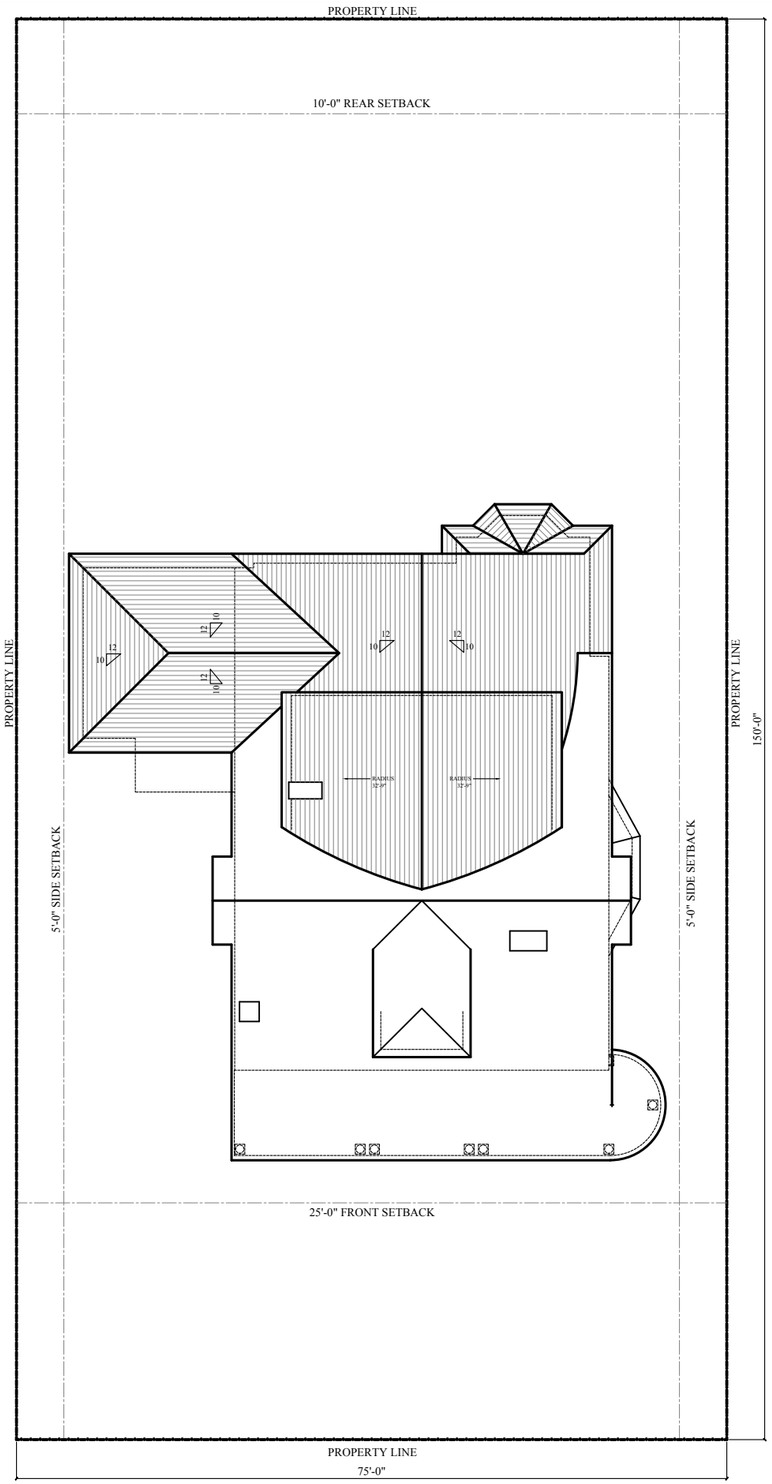
NASHVILLE, TN 37203



SITE PLAN

one sixteenth inch equals one foot

ARCHITECT:
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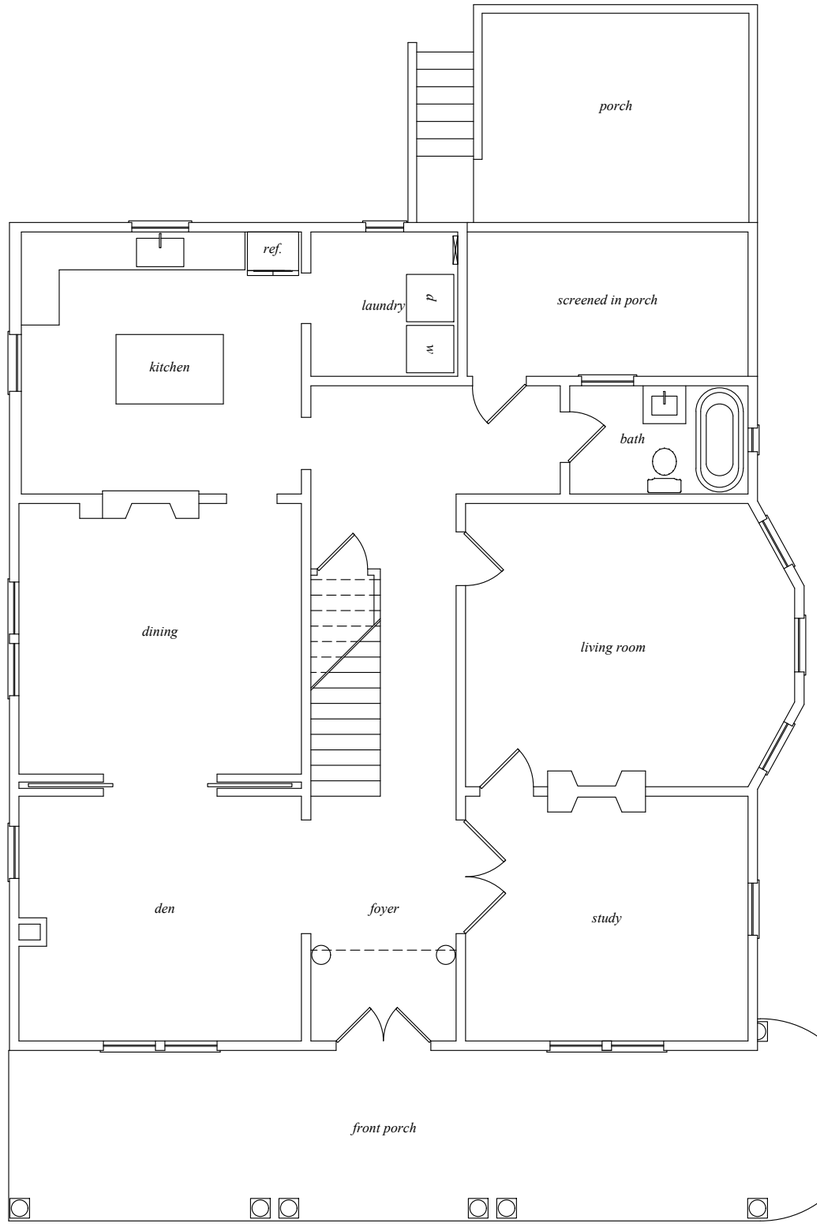
www.pfeffertorode.com

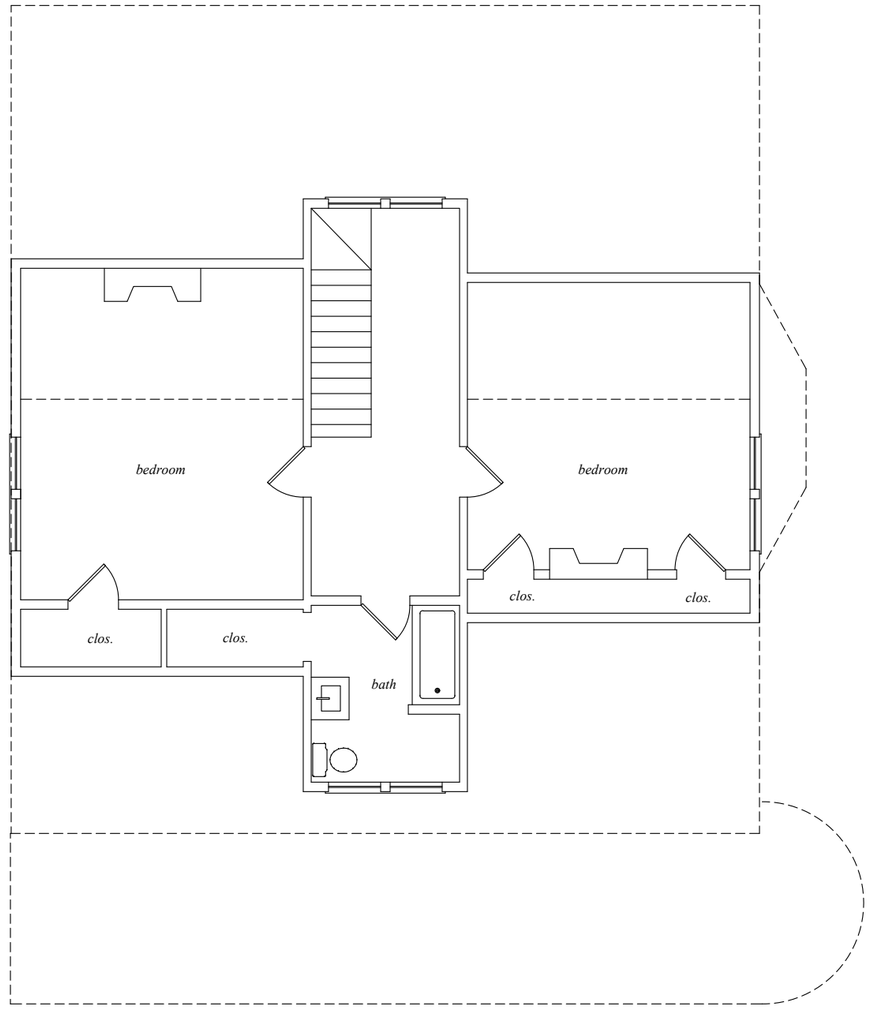
PROJECT:
KANE RESIDENCE
4204 PARK AVENUE

SHEET:
TITLE

29 JULY 2016

A0





EXISTING P L A NS

one eighth inch equals one foot

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PROJECT:
KANE RESIDENCE
4204 PARK AVENUE

SHEET:
EXISTING PLANS

29 JULY 2016

D0.0

EXISTING FRONT ELEVATION

one eighth inch equals one foot

EXISTING SIDE ELEVATION

one eighth inch equals one foot

ARCHITECT:

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PROJECT:
KANE RESIDENCE
4204 PARK AVENUE

SHEET:
EXISTING ELEVATIONS

29 JULY 2016

D0.1

EXISTING REAR ELEVATION

one eighth inch equals one foot

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PROJECT:
KANE RESIDENCE
4204 PARK AVENUE

SHEET:
EXISTING ELEVATIONS

29 JULY 2016

D0.2

EXISTING SIDE ELEVATION

one eighth inch equals one foot

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PROJECT:

KANE RESIDENCE
4204 PARK AVENUE

SHEET:

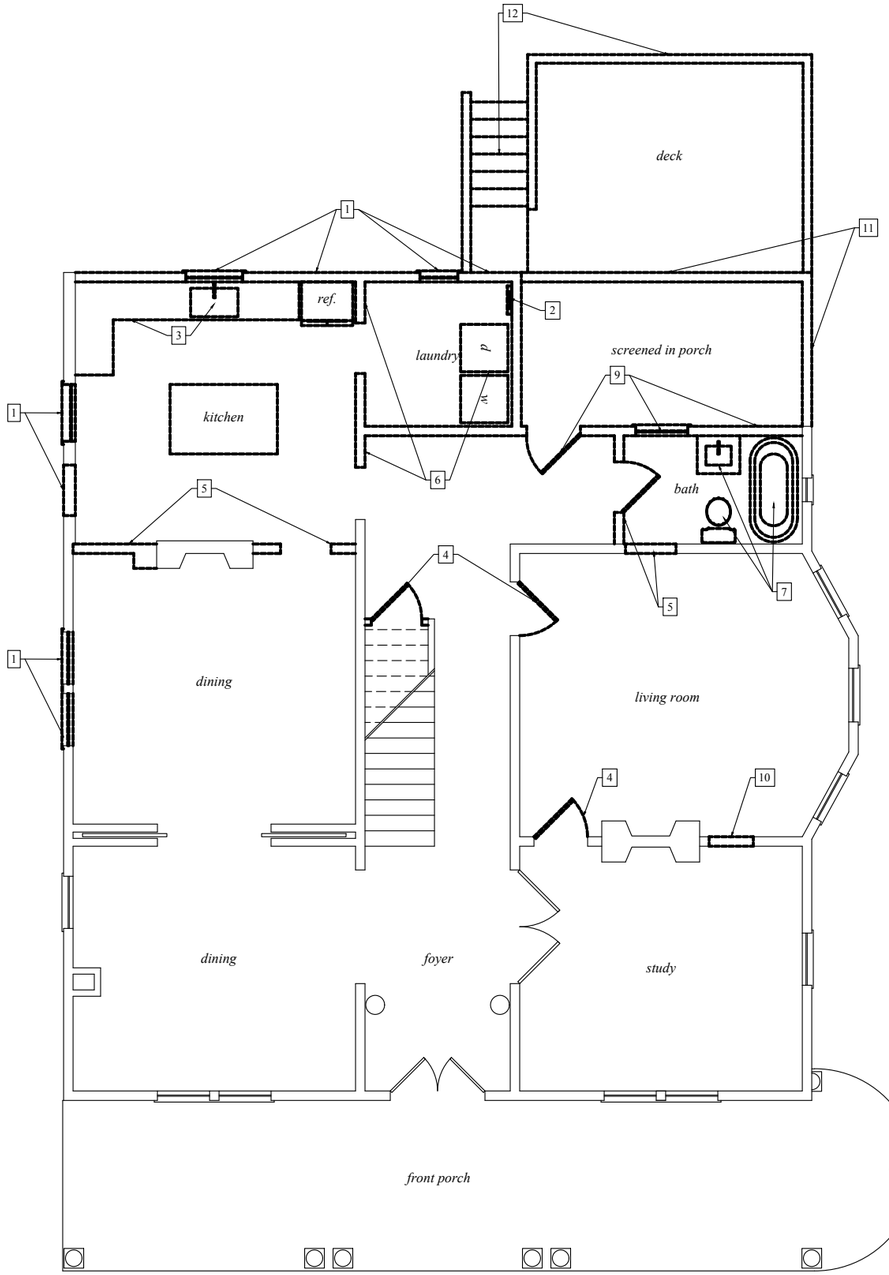
EXISTING ELEVATIONS

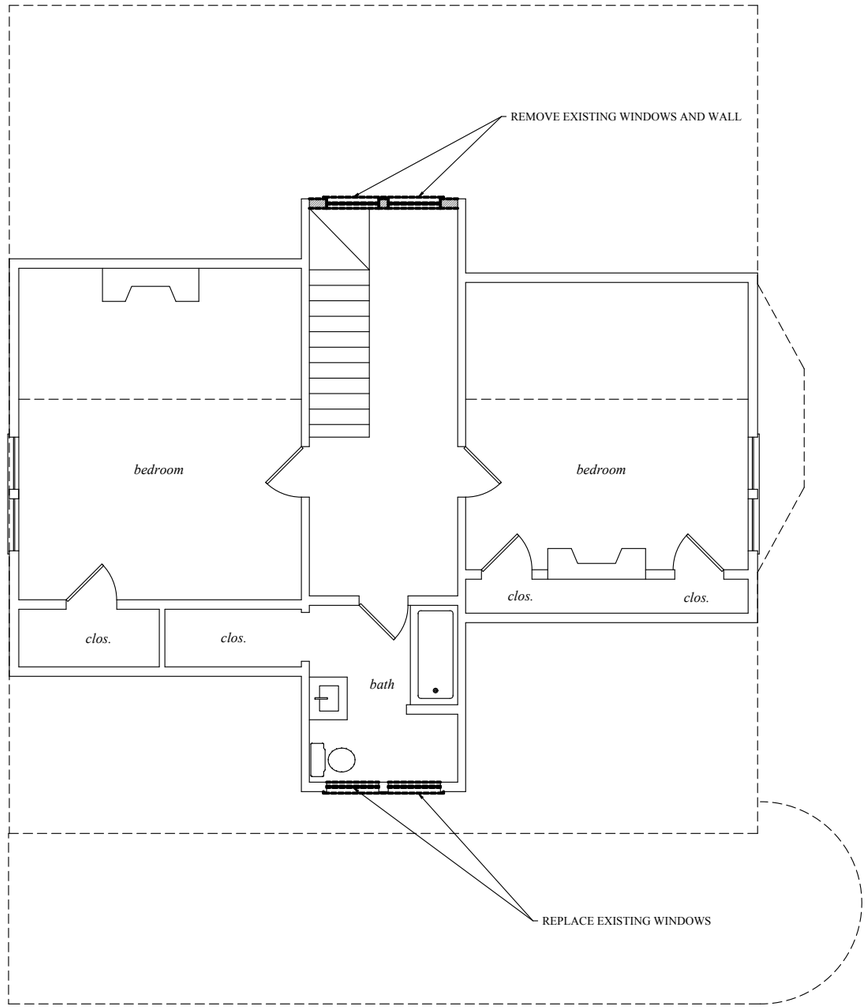
29 JULY 2016

D0.3

DEMOLITION NOTES

1. REMOVE WINDOWS AND WALLS AS SHOWN
2. REMOVE EXISTING BREAKER BOX AS SHOWN
3. REMOVE SINK AND CABINET
4. REMOVE DOORS
5. REMOVE WALLS AS SHOWN
6. REMOVE WALLS AND APPLIANCES AS SHOWN
7. REMOVE TOILET, SINK, AND TUB
8. REMOVE CHASE AS SHOWN
9. REMOVE WALLS, DOOR, AND WINDOW AS SHOWN
10. REMOVE WALL TO ACCOMMODATE NEW OPENING
11. REMOVE SCREENED IN PORCH
12. REMOVE REAR DECK





DEMOLITION P L A NS

one eighth inch equals one foot

ARCHITECT:
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PROJECT:
KANE RESIDENCE
4204 PARK AVENUE

SHEET:
DEMOLITION PLANS

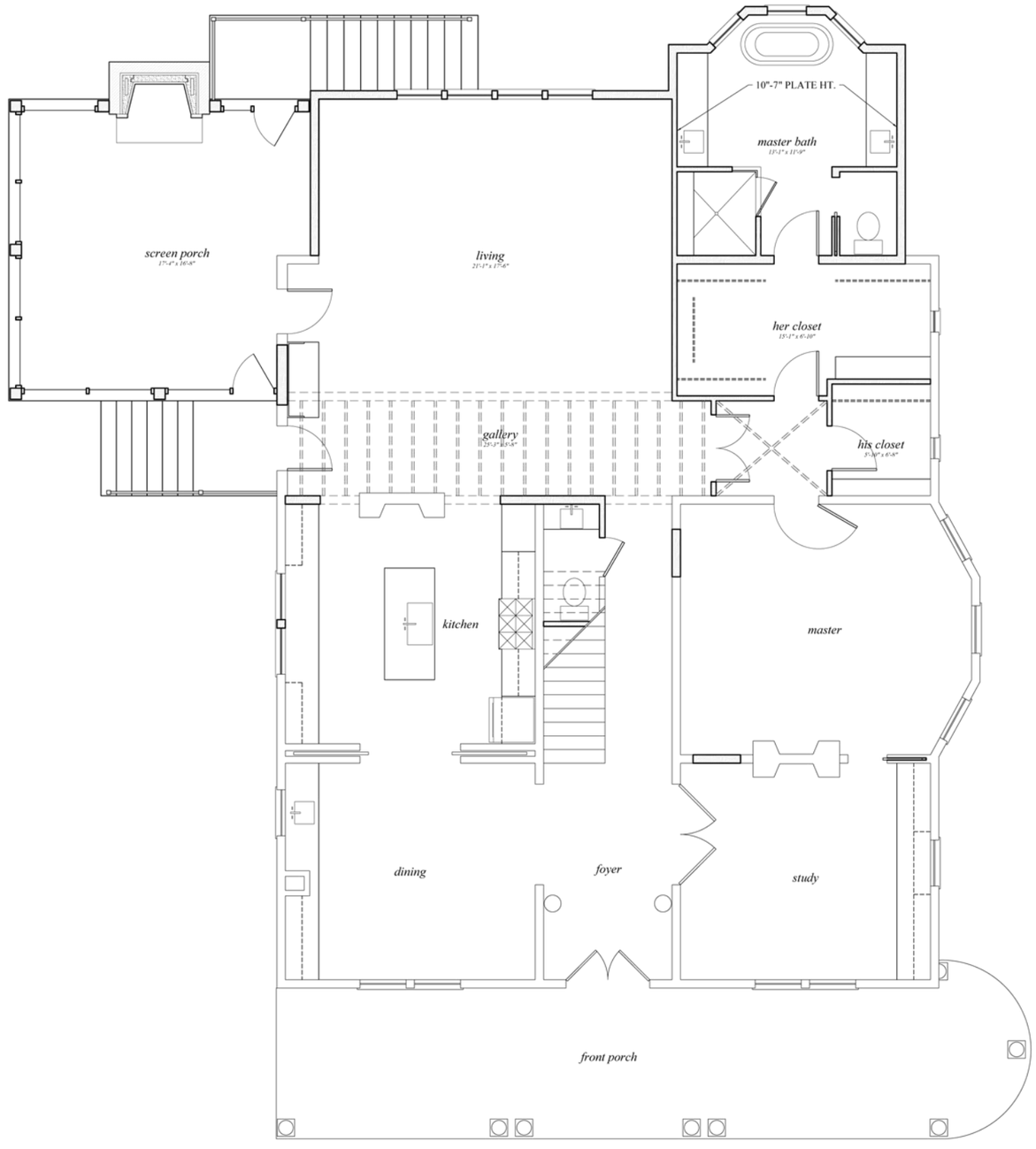
29 JULY 2016

D0.1

LEGEND

EXISTING TO REMAIN

NEW WALL



1st FLOOR P L A N

one quarter inch equals one foot

ARCHITECT:

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521 8th Avenue South, Suite 103, Nashville, Tennessee 37203
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104
www.pfeffertorode.com
Nash:615-667-0808 Montg:334-513-1976

PROJECT:

K A N E R E S I D E N C E

A renovation to

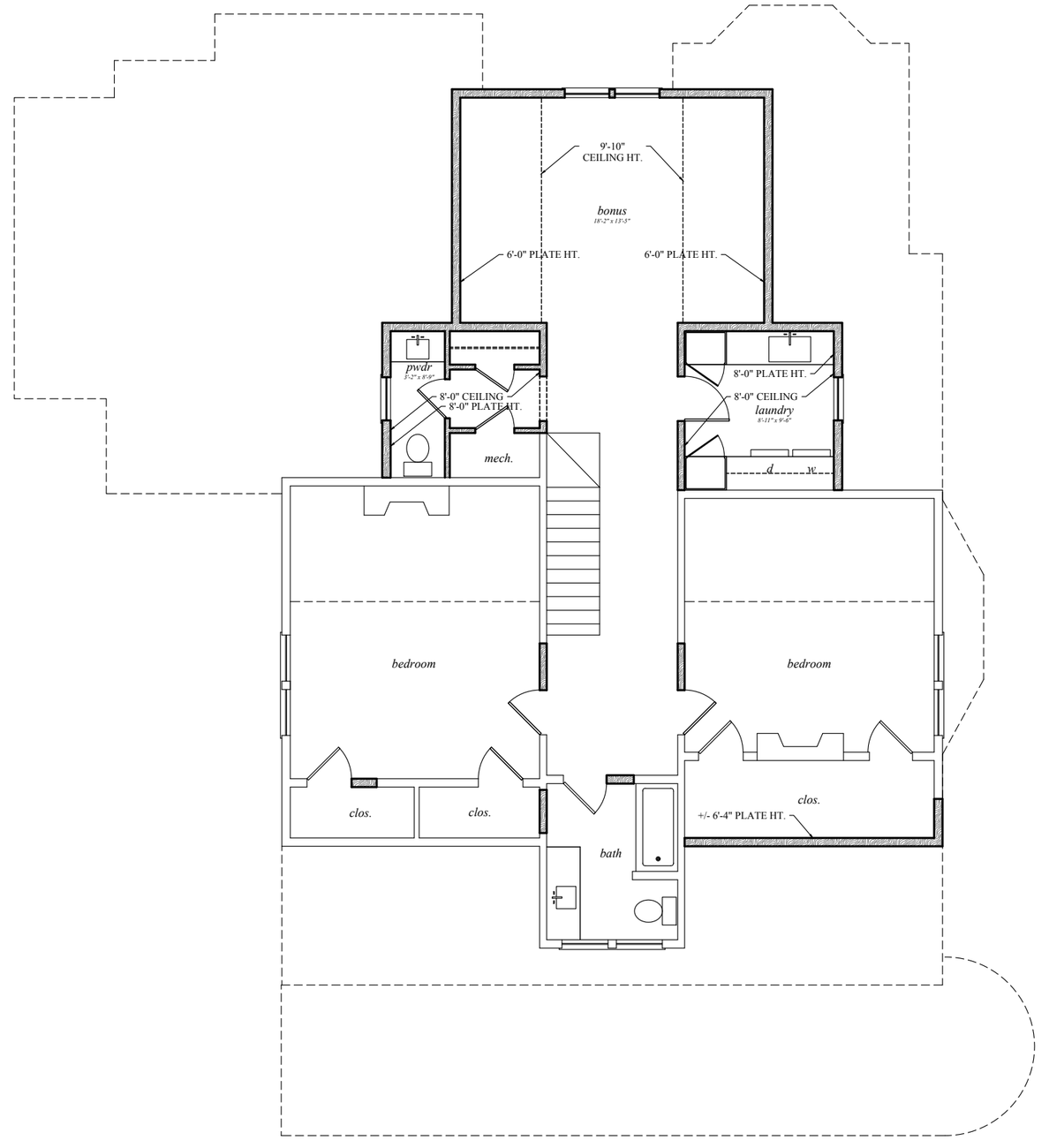
4204 P A R K A V E N U E

SHEET:

NEW WORK FLOOR PLAN

09 AUGUST 2016

A1.1



NEW WORK 2nd LEVEL P L A N

one eighth inch equals one foot

ARCHITECT:
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PROJECT:
KANE RESIDENCE
4204 PARK AVENUE

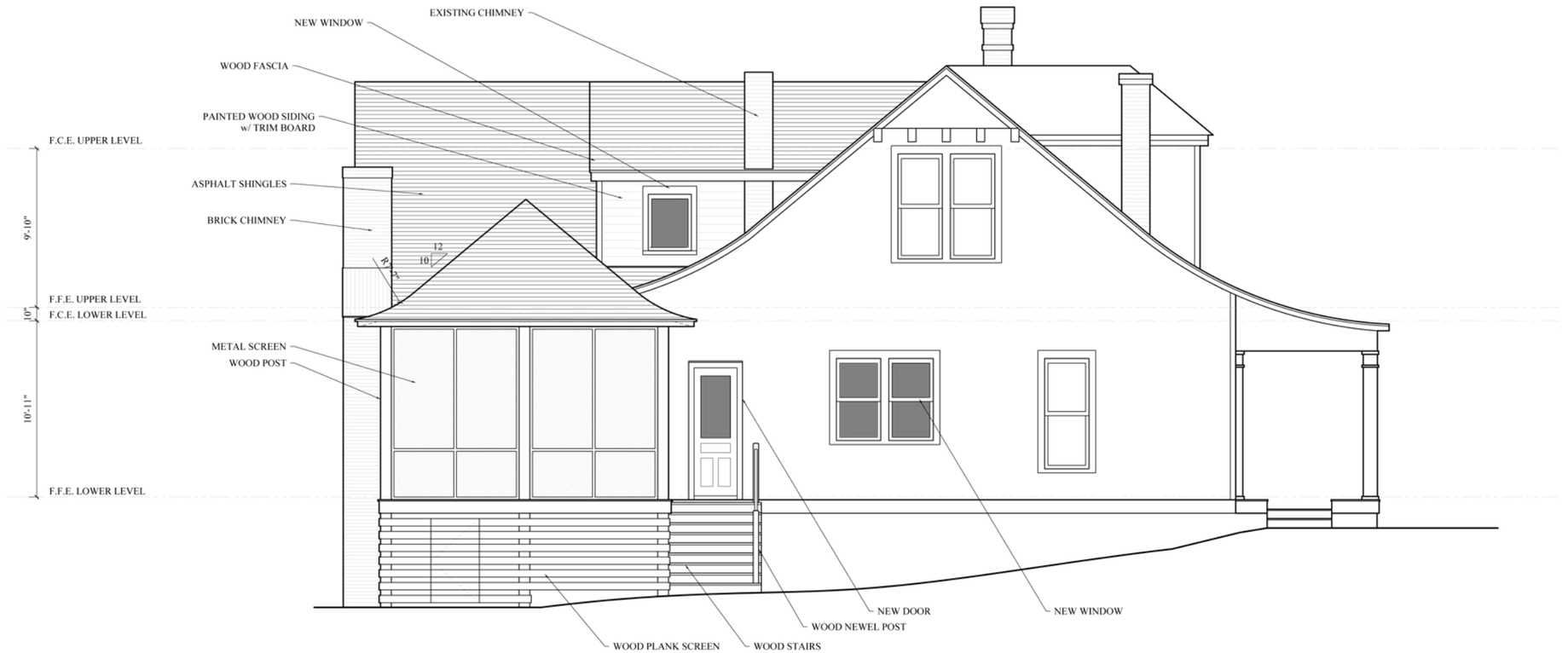
SHEET:
NEW WORK PLAN

29 JULY 2016

A1.2

FRONT ELEVATION

one quarter inch equals one foot



SIDE ELEVATION

one quarter inch equals one foot

ARCHITECT:
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521 8th Avenue South, Suite 103, Nashville, Tennessee 37203
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104
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PROJECT:
KANE RESIDENCE
A renovation to
4204 PARK AVENUE

SHEET:
ELEVATIONS

09 AUGUST 2016

A2.1

NEW REAR ELEVATION

one eighth inch equals one foot

ARCHITECT:
Pfeffer Torode Architecture
521 8th Avenue South, Nashville, Tennessee 37203
www.pfeffertorode.com 615.467-0808

PROJECT:
KANE RESIDENCE
4204 PARK AVENUE

SHEET:
NEW ELEVATIONS

29 JULY 2016

A2.3

NEW SIDE ELEVATION

one eighth inch equals one foot

ARCHITECT:
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PROJECT:
KANE RESIDENCE
4204 PARK AVENUE

SHEET:
NEW ELEVATIONS

29 JULY 2016

A2.4