

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
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STAFF RECOMMENDATION
3711 Whitland Avenue
January 18, 2017

Application: New construction – addition; Setback determination
District: Whitland Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409022100
Applicant: Kelly Motley, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enlarge the house with a first story rear addition and a rear dormer. The project requires a determination for the appropriateness of a side setback shorter than the standard bulk zoning would require.

Recommendation Summary: Staff recommends approval of the proposed rear additions with the proposed left side setback with the following conditions:

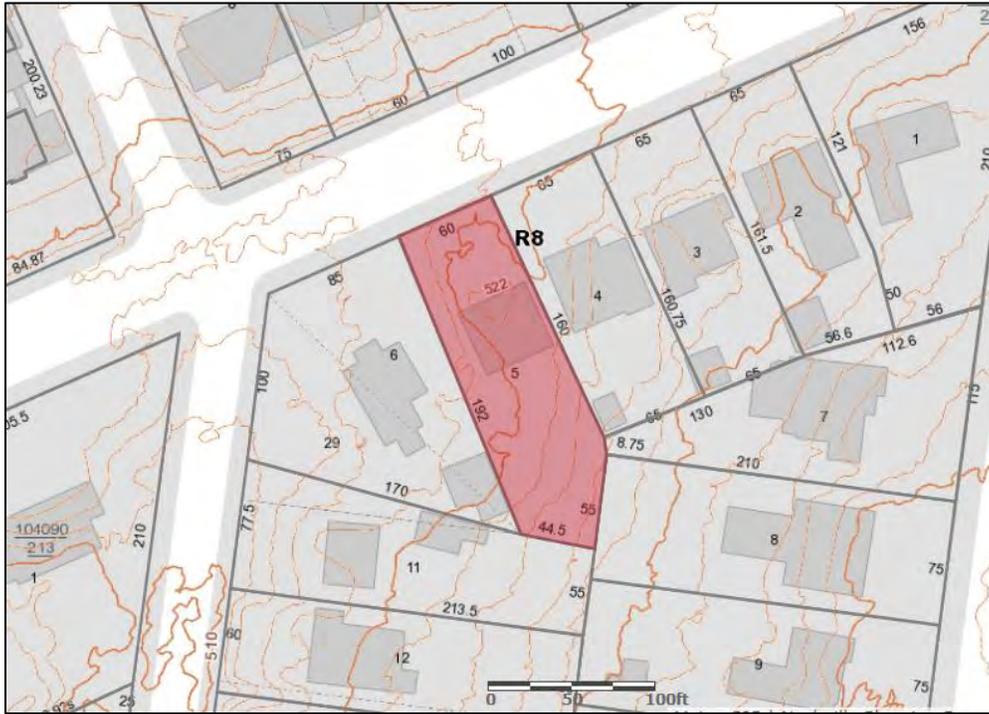
- Material textures, including siding and masonry, shall be approved prior to purchase;
- Window and doors selections shall be approved prior to purchase; and
- Abutted windows shall have a four inch (4”) mullion between.

With those conditions met, Staff finds that the proposal will meet the design guidelines for additions in the Whitland Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Site Plan
- B:** Floor plans
- C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.*

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, 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 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 that tie into the existing roof should be at least 6" below the existing ridge.*
- *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 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.

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).

Rear & Side Dormers

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

- 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: The building at 3711 Whitland Avenue is a one and one-half story Tudor Revival style house, constructed circa 1935. The house is primarily brick with stucco and half-timbering in the upperstory gable fields.



Figure 1: 3711 Whitland Avenue

The house is shifted to the left side of the lot with a driveway along the right side of the house, a condition found on several other houses on the block. The house contributes to the historic character of the neighborhood because of its age and architecture.



Figure 2: 3705, 3707, 3709 Whitland Avenue. The houses are shifted to the left side of the lots with driveways on the right side of the house.

Analysis and Findings: The applicant proposes to enlarge the house with a first story rear addition and a rear dormer. The project requires a determination for the appropriateness of a side setback shorter than the standard bulk zoning would require.

Demolition: Portions of the house's rear wall and roof slope will be demolished to accommodate the proposed additions. The rear of the house is not visible from the right-of-way, and does not contribute to the historic character of the building.

The plans show a window on the left side will be removed. The opening will be retained, filled with a cement-fiber panel. Altering original windows is generally not appropriate; however this window is located toward the rear on the side of the house with the shorter setback. For these reasons, Staff finds the window removal to be appropriate.

Staff finds that the project meets Section III.B.2 for appropriate partial demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The first story addition will match the width of the house, with recessed wall sections where it connects to the house on both sides, stepped in two feet (2') to differentiate the new from the existing building and to keep the form of the original building intact. The depth of the addition will be sixteen feet (16') on the left side and twenty-three feet (23') on the right, subordinate to the historic house's depth of forty feet (40'). The upperstory dormer will be stepped twenty-four inches (24") in from the house's side gable walls and eighteen inches (18") below the roof ridge. Staff finds that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Location & Removability, Design: The location of the addition at the rear of the existing building is appropriate. The addition will match the width of the house on the first story, with structural insets to differentiate it from the historic house. These insets, along with a change in materials, will help to distinguish the addition from the historic house and allow it to read as an addition. The additions are also designed in a manner that if they were to be removed in the future, the historic character of the house would still be intact. Staff finds that the proposal meets sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The scale of the addition will be subordinate to the existing building and the materials, roof form, and window pattern will be compatible with the character of the existing house. Staff finds the proposal to meet section II.B.2.d of the design guidelines.

Setback & Rhythm of Spacing: The standard bulk zoning side setback requirement for this property is five feet (5'). The existing house, however, sits only two feet, six inches (2'-6") from the left side property line. The house is slightly angled on the lot so that even with the addition matching the width of the house, the left side will encroach two inches (2") further into the side setback buffer. Because of the way



Figure 3: Existing house (left setback) does not meet bulk standards.

the existing house is situated on the lot and the minimal further encroachment, and because shorter side setbacks are consistent with the historic development of the neighborhood, Staff finds the proposed two foot, four inch (2'-4") left side setback to be appropriate. The right side setback is greater than eleven feet (11') which meets the zoning requirements. Staff finds the proposal to meet II.B.1.c of the design guidelines.

Materials: The materials of the additions will be generally compatible with the historic house, but specific selections and information on textures and colors is needed:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Stone veneer	Match existing	Yes	X
Cladding	Cement-fiber board & batten	Texture not indicated	Yes	X
Trim	Cement Fiberboard	Texture not indicated	Yes	X
Roofing	Architectural Shingles	Match existing roof	Yes	
Rear Porch floor/steps	Not indicated	Needs final approval	Unknown	X
Rear Porch Posts	Not indicated	Needs final approval	Unknown	X
Rear Porch Roof	Architectural Shingles	Match existing roof	Yes	
Windows	Not indicated	Needs final approval	Unknown	X
Side/rear doors	Not indicated	Needs final approval	Unknown	X

The plans do not indicate what the new window and doors will be, or the textures of the stone and cement-fiber siding. With the condition that additional information on materials is reviewed administratively, Staff finds that the project meets section II.B.1.d of the design guidelines.

Roof form: The roofs of the first story addition will be hipped with a pitch of 9:12, matching the pitch of the existing side-gabled roof. Between two hipped sections will be a 1:12 pitched porch roof. The dormer roof will have a pitch of 2:12. These roofs are compatible with the historic house and meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: No other changes to the window and door openings on the existing house were indicated on the plans, other than the one discussed under partial demolition. 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 recommends that any abutted windows have a four inch (4”) mullion between to match the windows on the historic house. 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, including the location of HVAC and other utilities, were indicated on the drawings. Staff finds that the project meets section II.B.1.h of the design guidelines.

Recommendation: Staff recommends approval of the proposed rear additions with the proposed left side setback with the following conditions:

- Material textures, including siding and masonry, shall be approved prior to purchase;
- Window and doors selections shall be approved prior to purchase; and
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With those conditions met, Staff finds that the proposal will meet the design guidelines for additions in the Whitland Neighborhood Conservation Zoning Overlay.



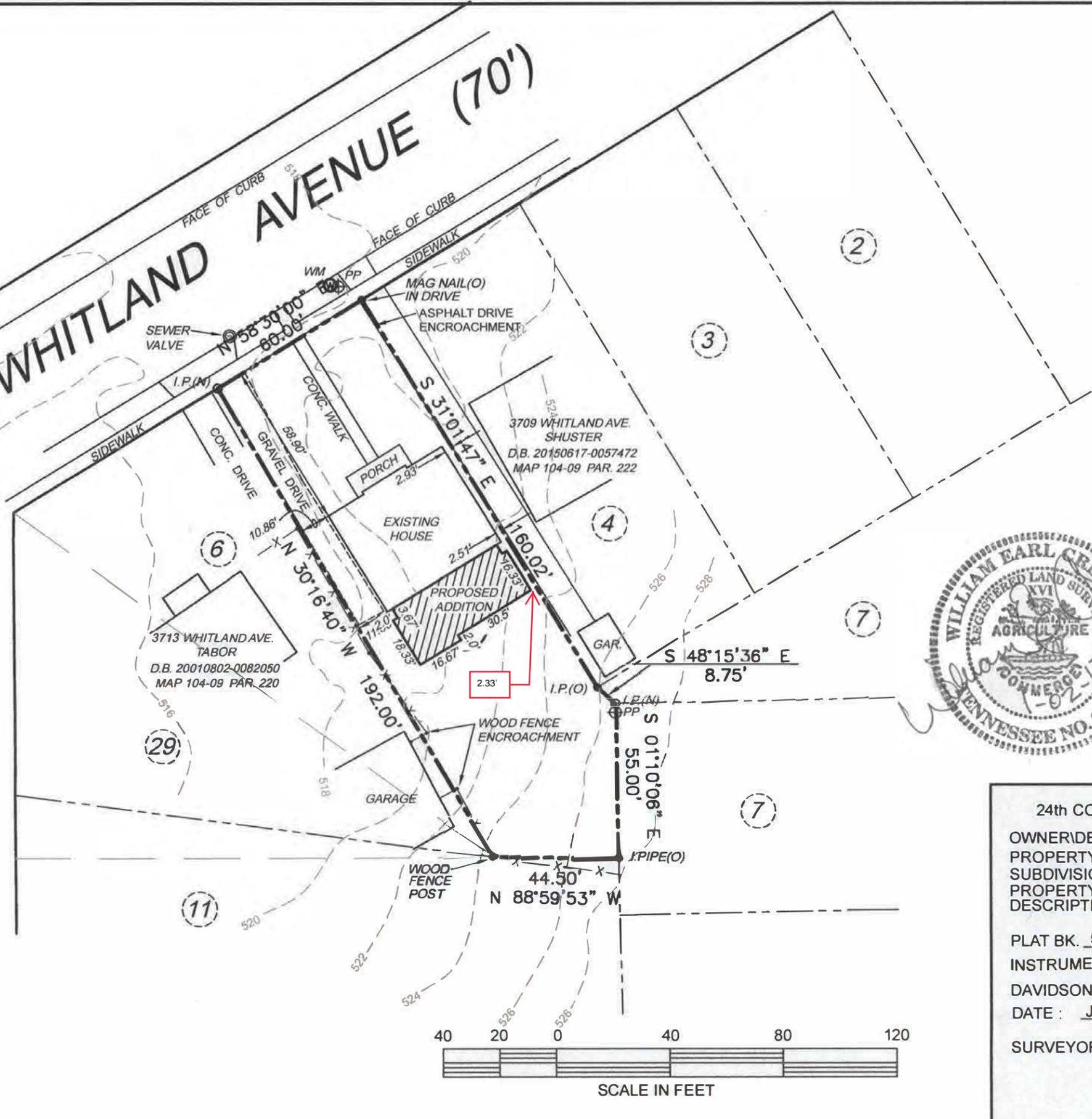
3711 Whitland Avenue, front-left circa 2016.



3711 Whitland Avenue, front-right circa 2016.

LEONARD AVENUE

WHITLAND AVENUE (70')



PRE-DEVELOPMENT
 SITE AREA - 12,287 S.F.
 IMPERVIOUS - 3,216 S.F. (26%)

BUILDINGS	1,885 S.F.
DRIVES	934 S.F.
WALK & PORCH	397 S.F.
TOTAL	3,216 S.F.



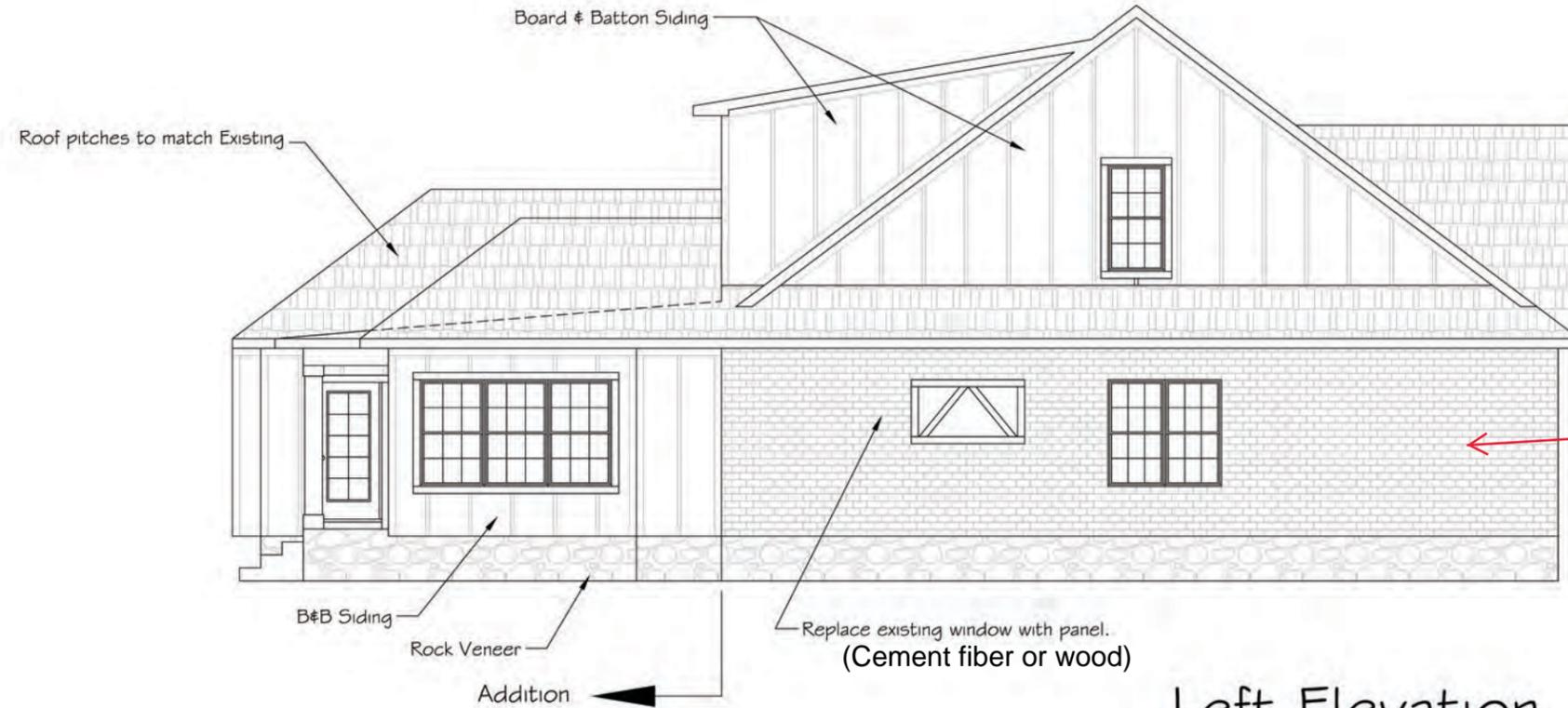
24th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE
 OWNER/DEVELOPER : JOHN W. ALLEN & SUSAN KELLY MOTLEY
 PROPERTY ADDRESS : 3711 WHITLAND AVE., NASHVILLE, TN. 37205
 SUBDIVISION : BEING LOT 5 ON THE MYRTLE PLAT OF THE
 PROPERTY DESCRIPTION : BRANSFORD REALTY COMPANY'S SUBDIVISION OF
 PART OF THE S.W. BERGER PROPERTY
 PLAT BK. 547 Pg. 106 R.O.D.C., TN.
 INSTRUMENT NO. 20050411-0039362 R.O.D.C., TN.
 DAVIDSON CO. PROPERTY MAP 104-09 PARCEL 221
 DATE : JANUARY 2, 2017 SCALE : 1" = 40'
 SURVEYOR : CRENSHAW LAND SURVEYING
 102 CEDARCREST DRIVE
 HENDERSONVILLE, TN. 37075
 PHONE: 615-419-5831

Note:
 Contractor to verify all deminsions prior to construction.
 Contractor to verify door and window sizes and provide
 emergency access per Codes.



Main Floor Plan

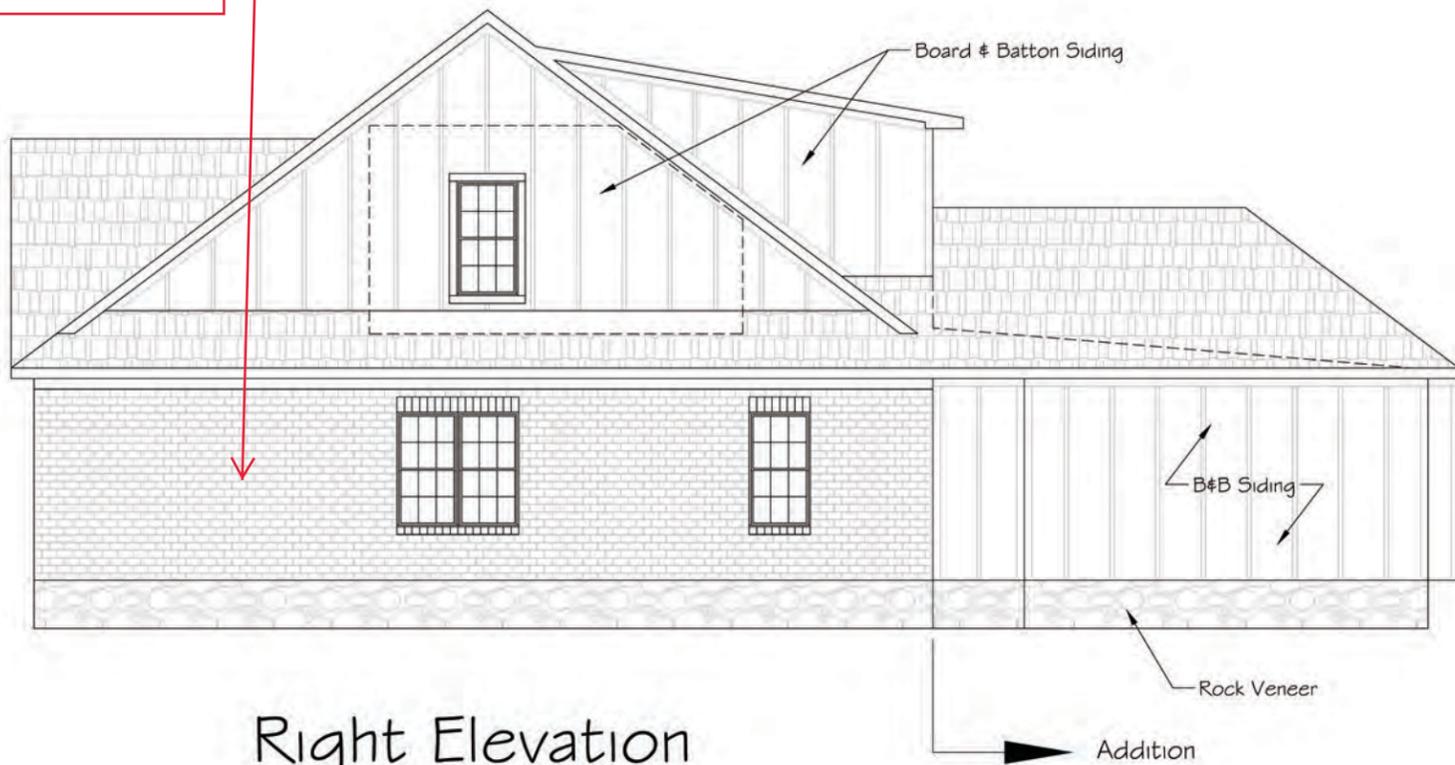
1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"

Existing window here not shown, will remain.



Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"