

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
3603 Central Avenue
April 17, 2019

Application: New Construction—Addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Base Zoning: RS7.5
Map and Parcel Number: 10405030400
Applicant: Robert Riley
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: The application to construct an upper level addition behind the main ridge of the house and to construct a screened porch addition.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none">1. The upper level part of the addition on the right side shall set in two feet (2') from the existing side wall of the historic house;2. Staff approve the final details of all materials prior to purchase and installation; and,3. If relocated, the HVAC shall be located behind the house or on either side, beyond the mid-point. <p>With these conditions, staff finds that the project meets Section II.B of the <i>Richland-West End Neighborhood Conservation Zoning District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations C: Letter from owner D: Photos</p>
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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. This is typically accomplished with a change in material.

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.

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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. Roof Shape

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. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

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.

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.

j. Public Spaces

Landscaping, sidewalks, 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.

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.

When an addition ties into the existing roof, the addition should be at least 6" below the existing ridge. 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 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

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.

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

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. 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.

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

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.

e. Additions should follow the guidelines for new construction.

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

Background: The house located at 3603 Central Avenue is a one and one-half story bungalow that was built c. 1915 and contributes to the character of the Richland-West End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 3603 Central Avenue

Analysis and Findings: The application is to construct an upper level addition behind the main ridge of the house and to construct a screened porch addition.

Height & Scale: The proposed rear addition includes a screened porch addition and a second-story addition that ties into the existing ridge at two points and creates two rear facing gables. On the left side, the first floor of the addition will be flush with the existing side wall of the house. Staff finds that the lack of inset could be appropriate in this case given the small depth of the screened porch and the change in materials, which helps it to read as an addition. The second-story addition on the left side steps in six feet, six inches (6'-6") from the ground-level side wall of the house, which meets the requirement that two-story additions set in at least two feet (2').

The upper level addition on the right side, however, is only set in four inches (4"). The four inch (4") inset created by the difference in the depth of materials does not meet the design guideline that requires additions to set in one foot (1') per story. The purpose of this guideline is to help distinguish the new construction from the historic house, to ensure that the massing of an addition doesn't overwhelm the historic building, and to make it so that if the addition were to be removed in the future the historic house would still be intact. For these reasons, staff finds that the height of the addition could be appropriate if it were set in appropriately on the right side.

The addition will have a footprint of approximately six hundred thirty square feet (630 sq. ft.) and will not increase the overall depth of the house. By comparison, the historic

house has a footprint of approximately two thousand, one hundred, eighty-five square feet (2,185 sq. ft.). Staff finds that the height and scale of the rear addition meets the design guidelines.

With the condition that the upper level part of the addition on the right side set in two feet (2') as required by the design guidelines, staff finds that the additions' height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Design, Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The scale, roof form, and fenestration pattern of the addition are all compatible with the historic character of the existing house. The change in material and upper level inset on the left side help that portion of the new construction read as an addition, but the lack of an upper level inset on the right side of the addition does not help distinguish that part of the project as an addition to the historic house. Setting in the addition appropriately not only helps identify the new construction as an addition but also makes it so that if the addition were to be removed in the future, the historic character of the house would still be intact.

With the condition that the upper level part of the addition on the right side set in two feet (2') as required by the design guidelines, staff finds that the proposed addition would meet Sections II.B.2.a., II.B.2.d., and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be approximately five feet, six inches (5'-6") from the left side property line and seventy-five feet (75') from the rear property line. Since the side addition is located towards the rear of the house, it will not alter the rhythm of spacing of houses along this part of Central Avenue.

Staff finds that the proposed project meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Needs final review		X
Cladding	Siding	Needs final review	Yes	X
Secondary Cladding	Shake siding	Needs final review	Yes	
Roofing	Not indicated	Needs final review		X
Trim	Not indicated	Needs final review		X

Rear Porch Roof	EPDM	Needs final review		
Cupola Roof	Copper	Needs final review		
Windows	Not indicated	Needs final approval		X
Rear door	Not indicated	Needs final review		X

Materials were not labeled on the plans, so staff would need to review the details of all materials prior to purchase and installation. With the condition that staff review the details of all materials prior to purchase and installation, the project can meet Section II.B.1.d.

Roof form: The rear addition will have a gabled roof form with a 6/12 pitch. This matches the roof form and pitch of the historic house. Both the section of roof between the rear facing gables and the covered porch roof will have lower slopes, which could be appropriate as they will be minimally visible. A cupola with a hipped roof is also proposed above the screened porch. While this type of detail is not often found on a residential form, staff finds that it could be appropriate in this case as it will not be visible from the front of the house given its location and height.

Staff finds that the proposed roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

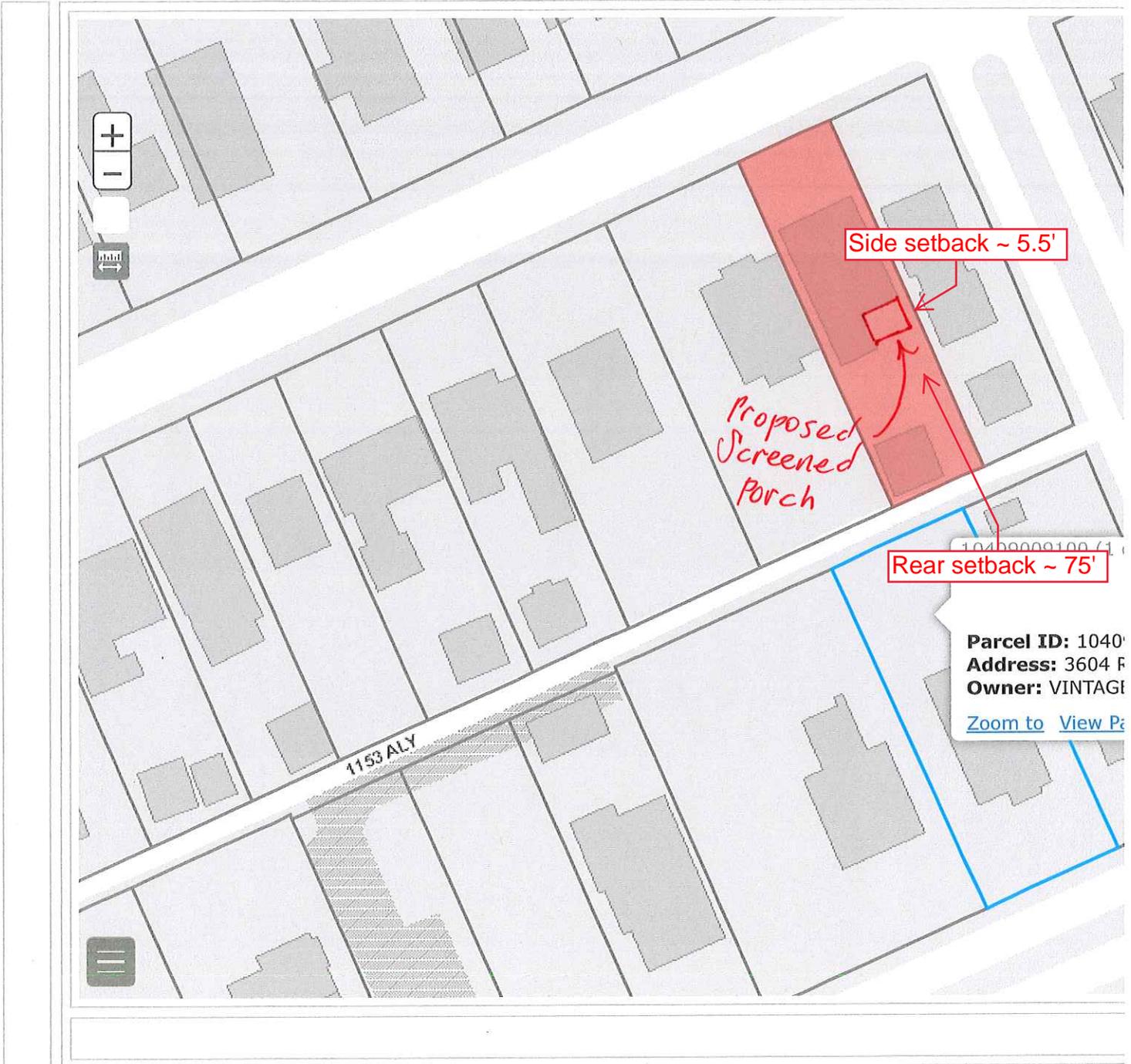
Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

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.

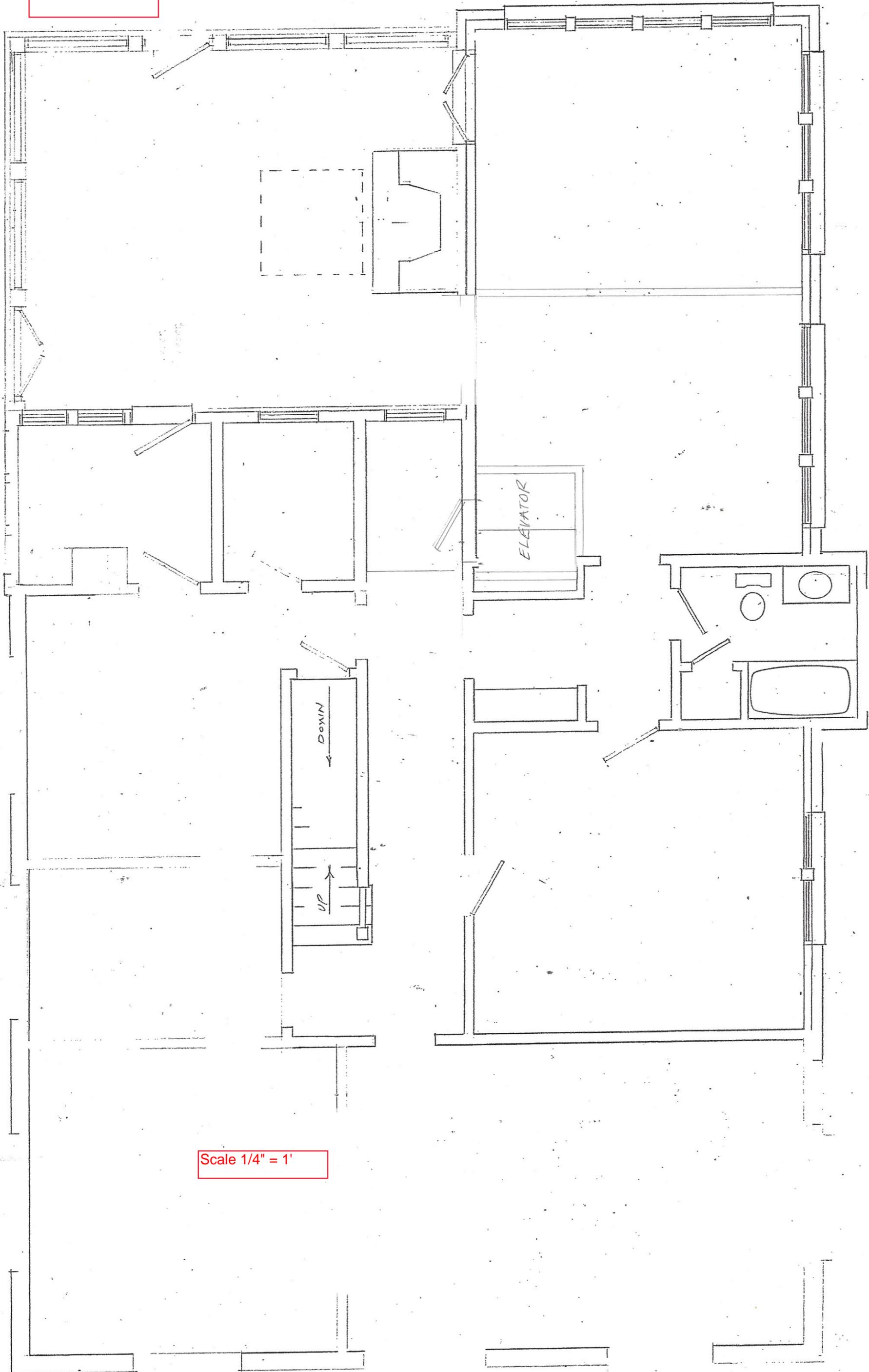
Recommendation: Staff recommends approval with the following conditions:

1. The upper level part of the addition on the right side shall set in two feet (2’) from the existing side wall of the historic house;
2. Staff approve the final details of all materials prior to purchase and installation; and,
3. If relocated, the HVAC shall be located behind the house or on either side, beyond the mid-point.

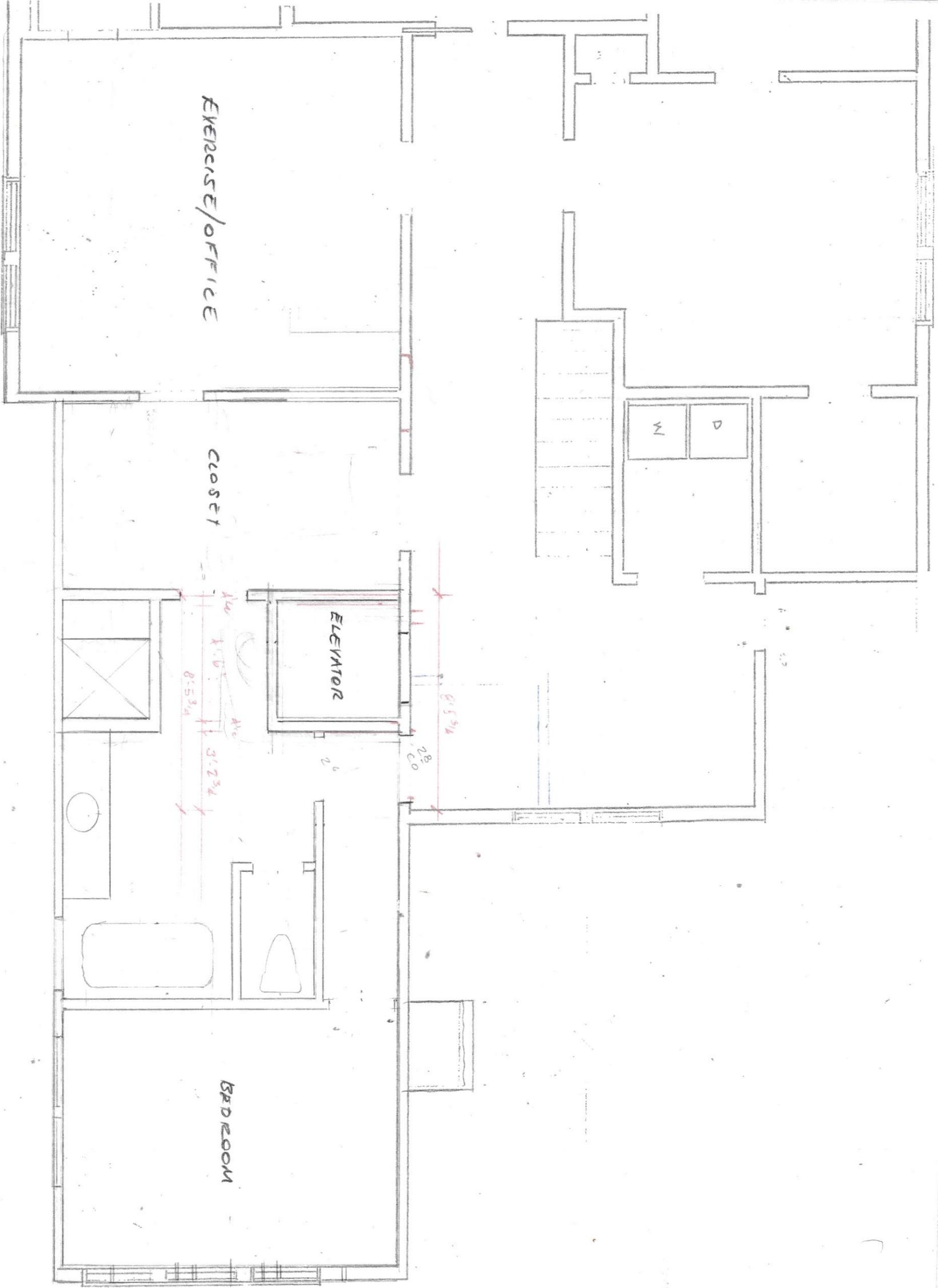
With these conditions, staff finds that the project meets Section II.B of the *Richland-West End Neighborhood Conservation Zoning District: Handbook and Design Guidelines*.



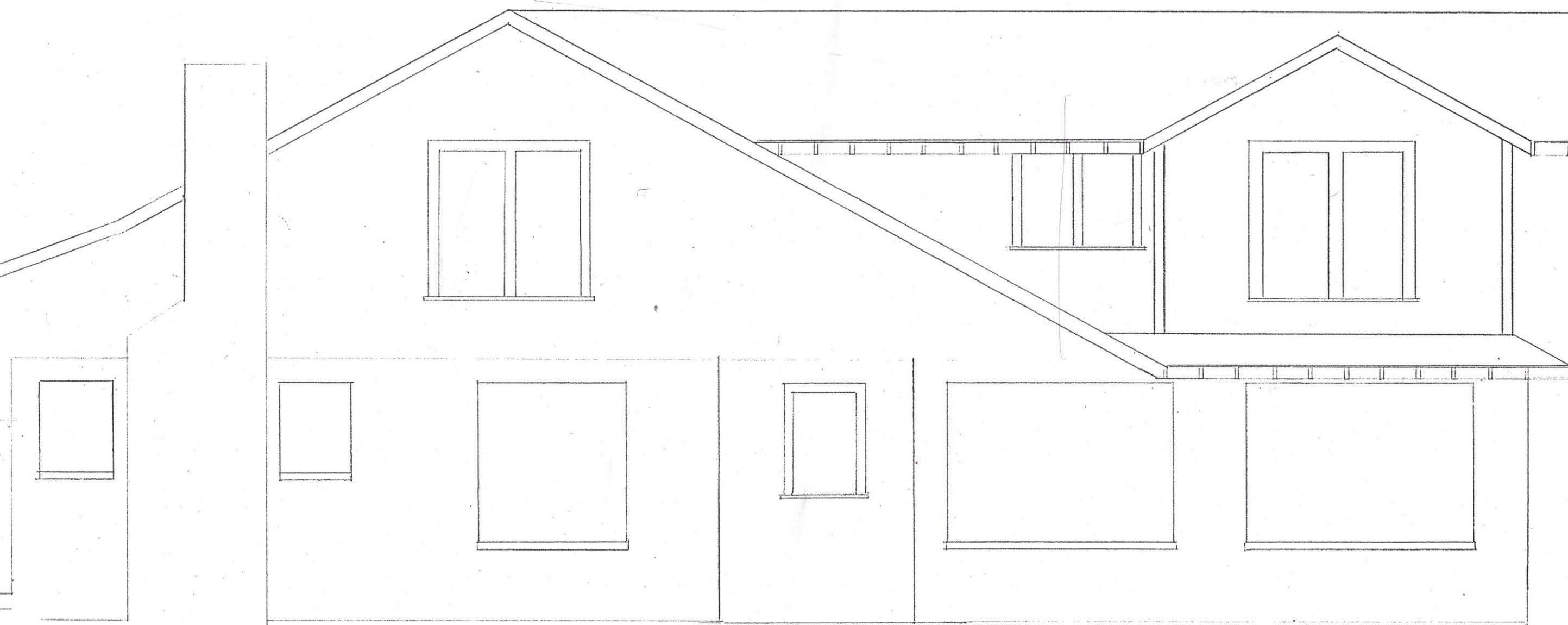
First floor plan



Scale 1/4" = 1'



Scale 1/4" = 1'



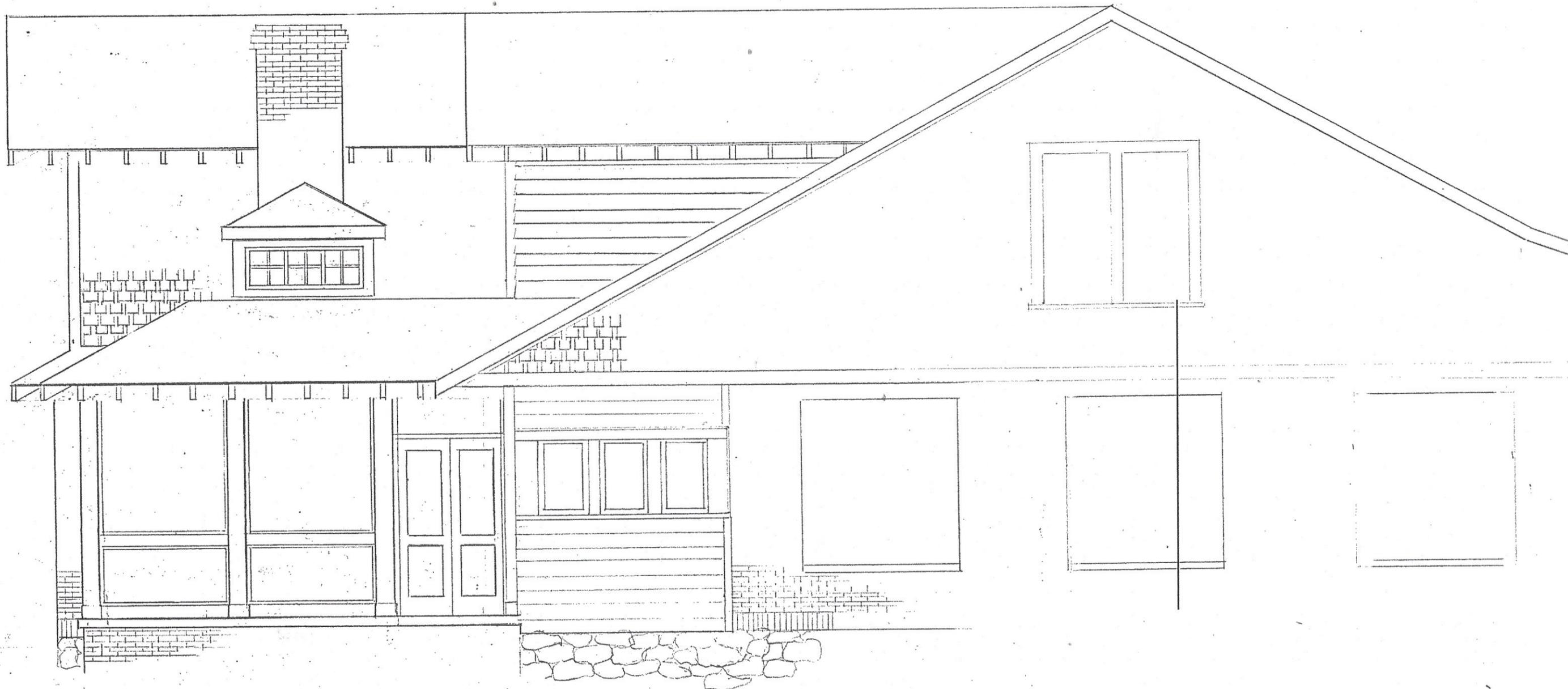
Scale 1/4" = 1'



wind hood

Mitered corners per applicant

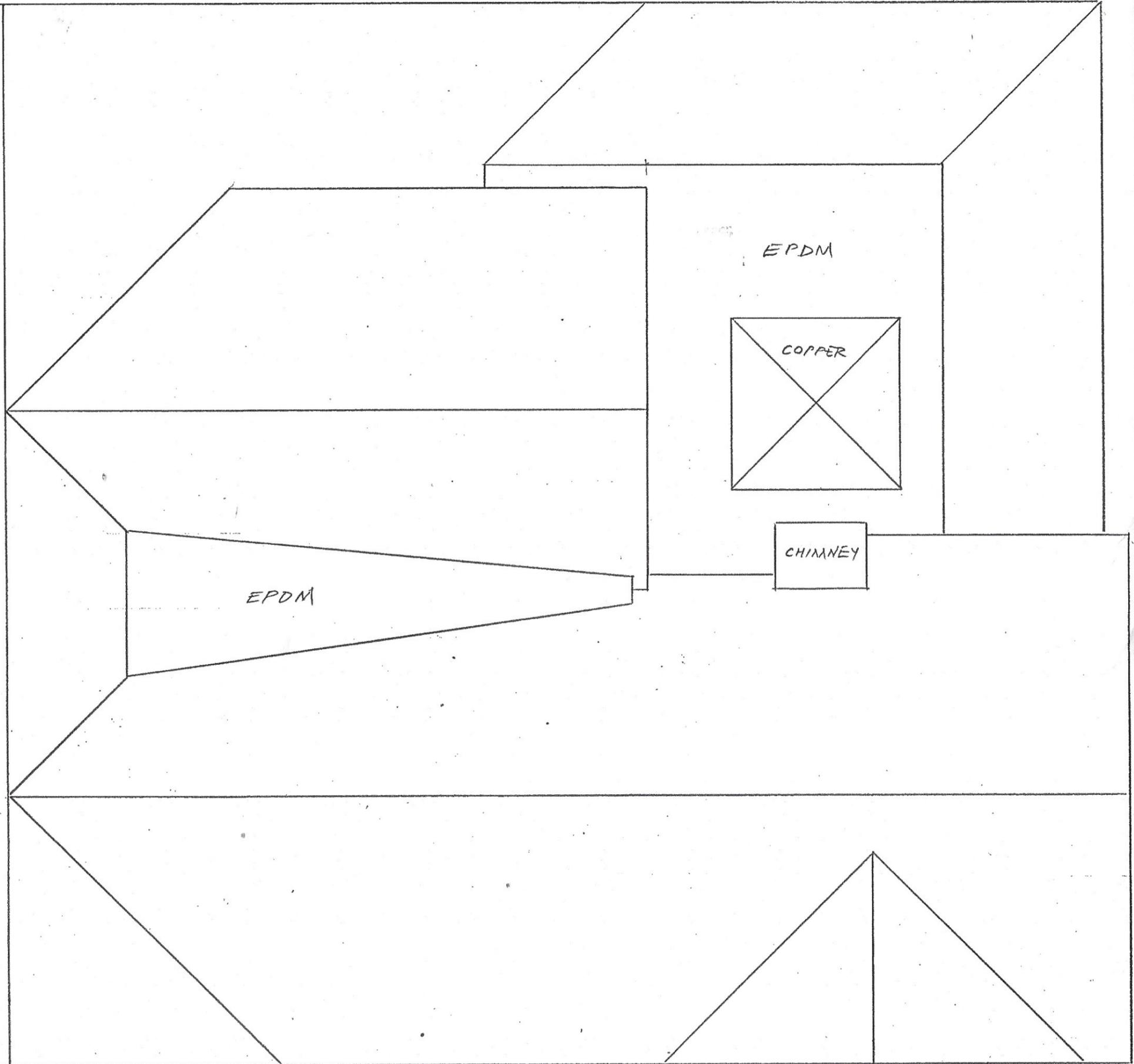
Scale 1/4" = 1'



Scale 1/4" = 1'

Scale 1/4" = 1'

EXISTING SHINGLES
TO REMAIN



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RILEY RESIDENCE

3603 CENTRAL AVENUE

REQUIREMENT TO SET THE SECOND STORY IN TWO FEET FROM THE EXISTING FIRST FLOOR

1. The existing first floor rooms can't be reconfigured for a master suite
2. To add a master on the first level would take up too much of the back yard. We want to create a master without adding footprint.
3. We are adding an elevator so we can stay here as long as possible
4. The sunroom and music room on the first floor under the proposed second floor addition are original. We can't tear them down (don't want to)
5. The first floor rooms have a brick exterior. The new rooms upstairs will have cedar shakes for siding which will be stepped in 4 inches from the plane of the brick below
6. The existing line of rafter tails from front to back down the right side will be preserved.
7. The addition will not be visible from the street.

To step the new rooms in 2 feet on the right as the commission has requested would create a significant hardship. It would require significant expense in structural steel or deep laminated beams, and the space lost from those two rooms will greatly compromise the function and comfort of the addition.

In consideration of these factors we ask that the addition be permitted to be built as drawn

