

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

3605 Westbrook Avenue

September 18, 2019

Application: New Construction—Addition

District: Richland-West End Neighborhood Conservation Zoning Overlay

Council District: 24

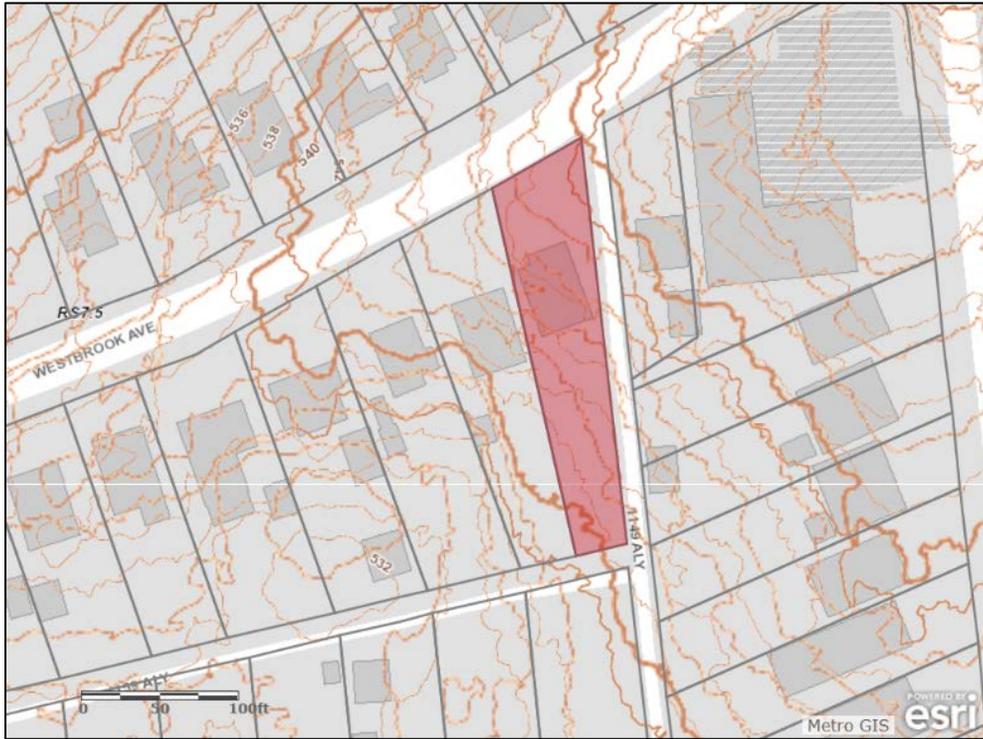
Map and Parcel Number: 10405024700

Applicant: Brad Skipper, Builder

Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to construct a ridge-raise and rear addition to an historic house. The addition will be wider than the historic house to the right side due to the lot being wedge-shaped and an unusual orientation if the house.</p> <p>Recommendation Summary: Staff recommends approval of the proposed rear addition with the condition that the window and door selections and roof color shall be approved by MHZC Staff prior to purchase and installation. Meeting that condition, Staff finds that the proposed addition meets the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Floorplans D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 NEW CONSTRUCTION

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. 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*
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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.

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.

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.

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.

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.

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 3605 Westbrook Avenue is a one and one-half-story Craftsman bungalow. Constructed circa 1925, the house has a side-gabled form with a shed-roofed dormer on the front and a projecting shed-roofed porch. The walls of the house are clad with aluminum clapboard siding.



Figure 1: 3605 Westbrook Avenue

Analysis and Findings: The applicant is proposing to construct a ridge-raise and rear addition to the house. The addition will be wider than the silhouette of the historic house to the right side.

Demolition: The proposal includes demolition of portions of the original rear wall and rear roof slope of the house, and portions of an existing rear addition. A rear deck will also be demolished.

The plans also indicate that the windows in the upperstory gable fields will be made larger, and that on the first story a new door will be added on the left side and the size of a window on the right side will be altered. The Commission has approved minor alteration of windows near the rear of historic buildings and has allowed for upperstory window openings to be enlarged to meet egress. Staff finds the proposed window alterations to be consistent with previous approvals.

The plans also indicate that the siding will be replaced with cement-fiber clapboard with a four inch (4") reveal. The aluminum siding is not original, therefore staff finds the replacement to be appropriate.

These sections of the building being removed do not contribute significantly to the historic character of the building and the alteration of windows and siding is appropriate; therefore, Staff finds that the proposal meets Section III.B.2 of the design guidelines for appropriate demolition.

Location & Removability: The ridge of the house will be increased two feet (2') in elevation by extending the front slope of the gabled roof up and to the rear. Two feet (2') of the existing ridge on each side of the roof will remain unaltered to preserve an indication of the original form. This type of addition has been approved many times by the Commission to enable one and one-half-story houses to gain a more functional upperstory, without negatively impacting the historic integrity of the structure.

The rear addition will be located at the rear of the building, stepped in two feet (2') from the left and right side walls of the historic house before extending back. On the left side, the addition will extend back seven feet, seven inches (7'-7") then step in an additional fifteen feet (15') before continuing further back.

On the right side, after an alcove stepped in two feet (2') going back four feet (4'), the addition will step out seven feet (7') to the right, making it five feet (5') wider than the historic house.

Typically, it is not appropriate for additions to be wider than an historic house, especially when that addition is also taller than the historic house. This house, however, has a very unusual orientation with the lot being wedge-shaped and narrowing to the rear and with the house sited on an angle, not matching either side or the front property line. As a result, the rear yard diminishes on the left side and grows to the right, which justifies the location of the proposed addition to the right of the primary mass.

From the new raised ridge, the roof of the addition will shed down toward the rear where it meets a front-to-rear gable. This gabled component will match the height of the new roof ridge. Although the roof is taller than the original roof, the taller portion will not extend beyond the shadow-line of the historic house. Additionally, the attachment will be at the rear only, leaving the front and sides intact. Staff finds the location of the proposed addition to be appropriate, and the impact on the original building to be minimal because it is stepped in from the sides before extending to the side and back. Staff finds that the project meets sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The addition will be compatible with the existing building in its character, proportions, and materials. The roof of the addition will have a gable and shed dormers matching the form of the original roof, with a window rhythm maintaining the rhythm of the existing windows. Staff finds that the proposal will meet sections II.B.2.a and II.B.2.e of the design guidelines.

Height & Scale: Because the rear addition will be stepped inside the shadow-line of the house on the left side, only the right side will be visible from the right of way. The addition will have a one and one-half-story form with an eave height matching the original eave height of the existing house. The upperstory will be gabled with a shed dormer on the right side, with the side walls stepped in four feet (4') from both sides of the primary roof plane and the "face wall" stepped two feet (2') back from the wall below. Stepping in the walls of the dormer helps minimize the scale and keep the addition subordinate to the historic house.

The left side of the addition's rear gable wing will also have a shed-roofed dormer. The left side wall and face wall will be stepped in as with the right side, but the side wall nearest to the front will not step in. This component will not be visible because of the inset of the addition and the orientation of the historic house.

The depth of the addition will be thirty-six feet (36'), which is less than the forty-foot (40') depth of the original structure.

Staff finds that the proposed addition, despite being taller with a ridge-raise and extending wider to the right, is subordinate to the historic house because the massing is

sufficiently subordinate and differentiated from that of the historic house, and that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback: Because the footprint of the addition will step out wider than the historic house to the right, it will be visible from the front of the lot. However, the distance from the front and the angled orientation of the house will minimize the impact on the rhythm of spacing of buildings along the street. The addition will meet all of the standard bulk zoning setback requirements. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture /Make/ Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Unknown		Yes	X
Cladding	Cement-fiber Clapboard	Smooth, 4” Exposure	Yes	
Trim	Wood, Cement-Fiber	Smooth, Match Existing	Yes	
Primary Roofing	Asphalt Shingles	Color Not Indicated	Yes	X
Secondary Roofing	Standing Seam Metal	Color Not Indicated	Yes	X
Rear Deck	Wood	Typical	Yes	
Windows	Unknown	Needs Approval	Unknown	X
Doors	Unknown	Needs Approval	Unknown	X

With the staff’s final approval of the windows, doors, and the roof colors, Staff finds that the known materials for the project meets section II.B.1.d of the design guidelines.

Roof form: The roof on the addition will include a shed roof beginning at the new raised ridge and a rear-oriented gable with side-facing shed dormers. The pitch of the rear gable will be 15:12, steeper than the historic houses’ roof but will have minimal impact and visibility. The shed dormers will have a 6:12 pitch, matching the pitch of the primary roof on the existing house. Staff finds the new roofs to be compatible with those of the historic house and to meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: The proposal includes some alteration of the window sizes and locations on the sides of the historic building. Staff recommends that

the applicant work with staff to reduce the window pattern changes, especially in the front half of the building.

The windows on the proposed addition are similar to the proportions of the historic window openings, with no similar spacing between openings. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The plans do not indicate any relocation of the HVAC, driveways, or other appurtenances.

Recommendation: Staff recommends approval of the proposed rear addition with the condition that the window and door selections and roof color shall be approved by MHZC Staff prior to purchase and installation. Meeting that condition, Staff finds that the proposed addition meets the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.

ATTACHMENT C: PHOTOGRAPHS



3605 Westbrook Avenue, right oblique.



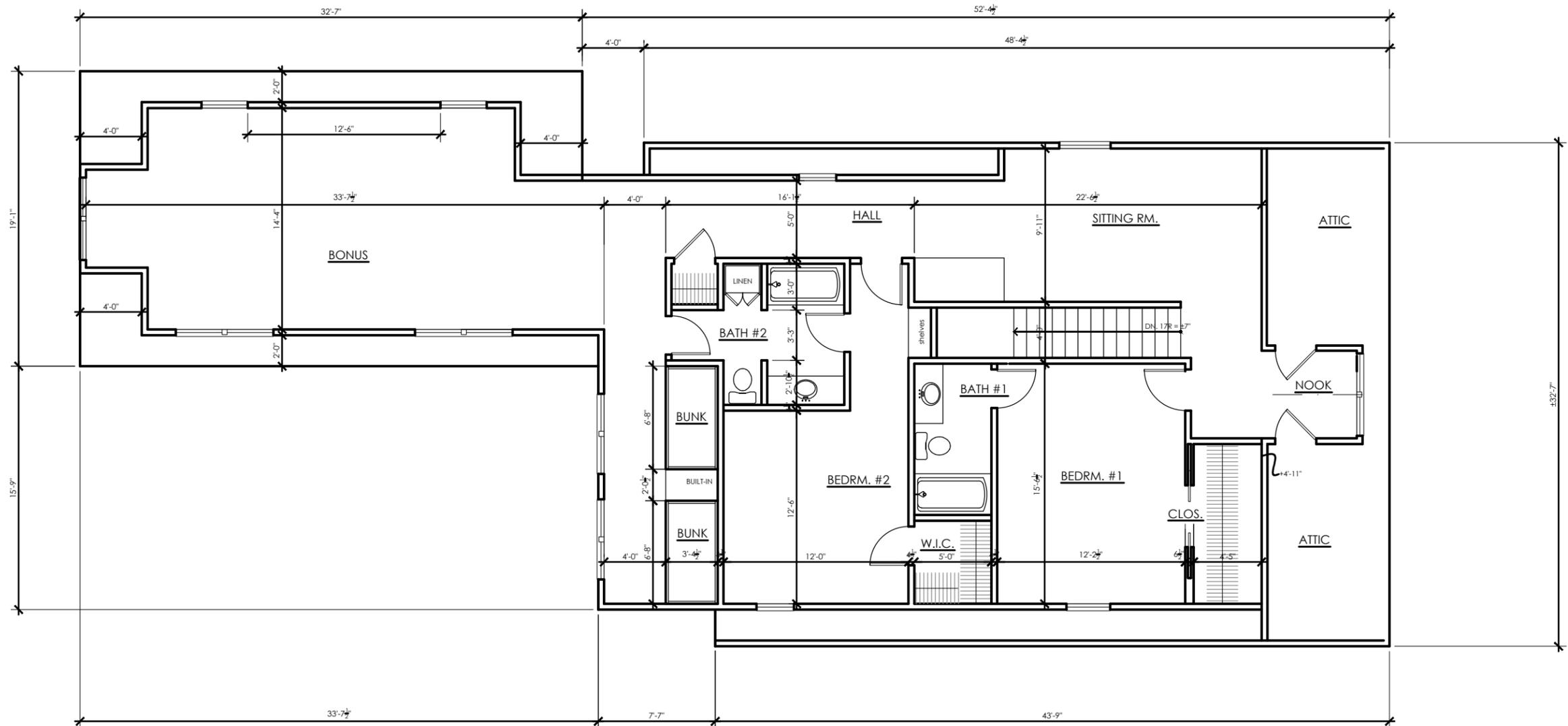
3605 Westbrook Avenue, left oblique.



3605 Westbrook Avenue, rear.



3605 Westbrook Avenue, rear right.



3605 WESTBROOK AVE. - SECOND FLOOR PLAN

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

2022 sq.ft.



3605 WESTBROOK AVE. - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



Existing Window Alterations:
 1- Increase size for egress.
 2- Add door.
 Other window locations and sizes remain unchanged.

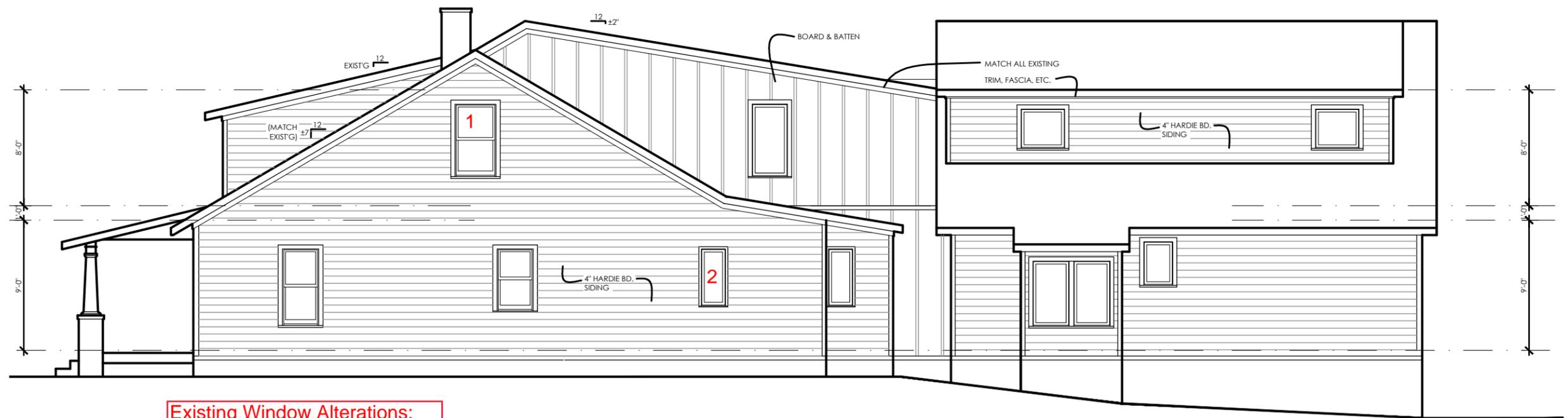
3605 WESTBROOK AVE. - LEFT ELEVATION

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



3605 WESTBROOK AVE. - REAR ELEVATION

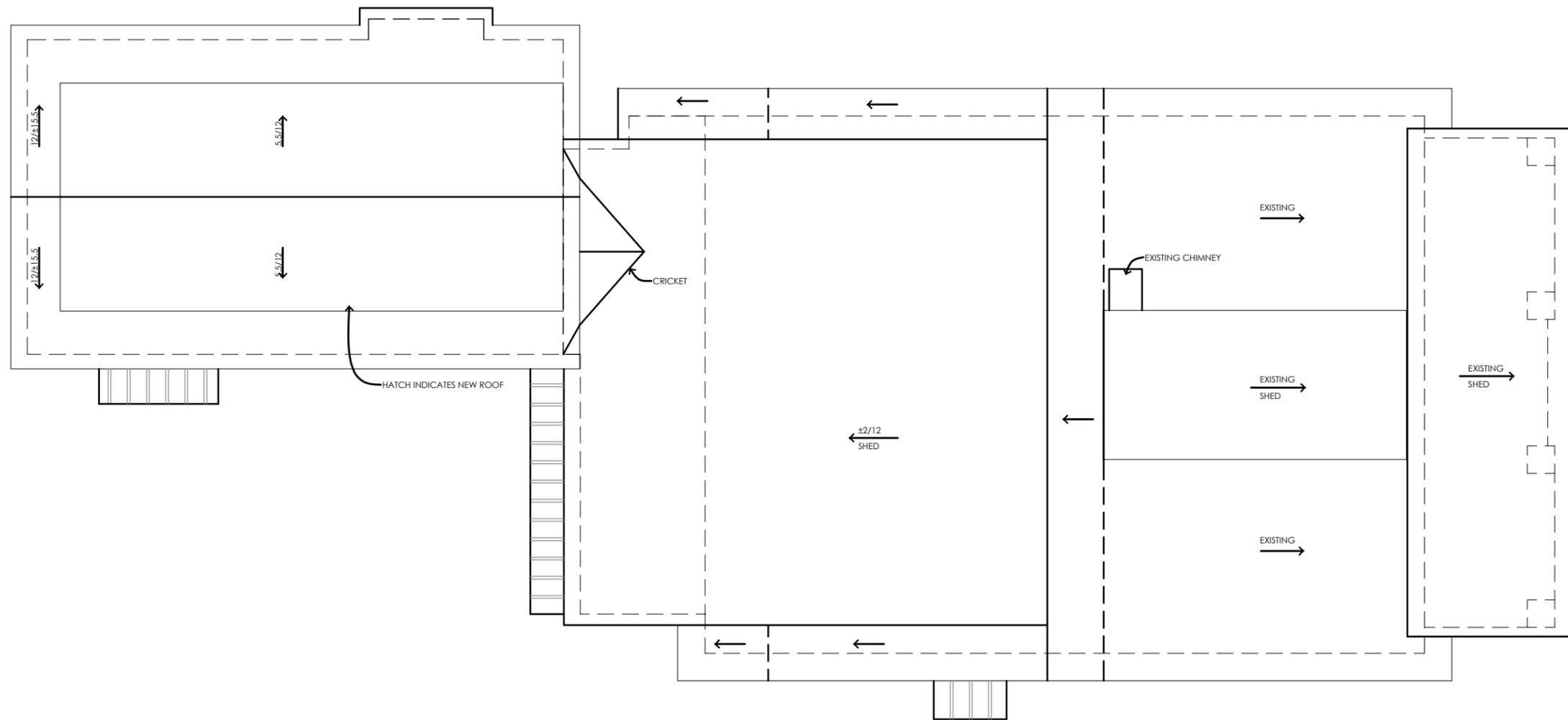
SCALE: 1/4" = 1'-0"



Existing Window Alterations:
 1- Increase size for egress.
 2- Increase size.
 Other window locations and sizes remain unchanged.

3605 WESTBROOK AVE. - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



3605 WESTBROOK AVE. - ROOF PLAN

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