

JOHN COOPER  
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

**STAFF RECOMMENDATION**

**330 Chesterfield Avenue**

**September 16, 2020**

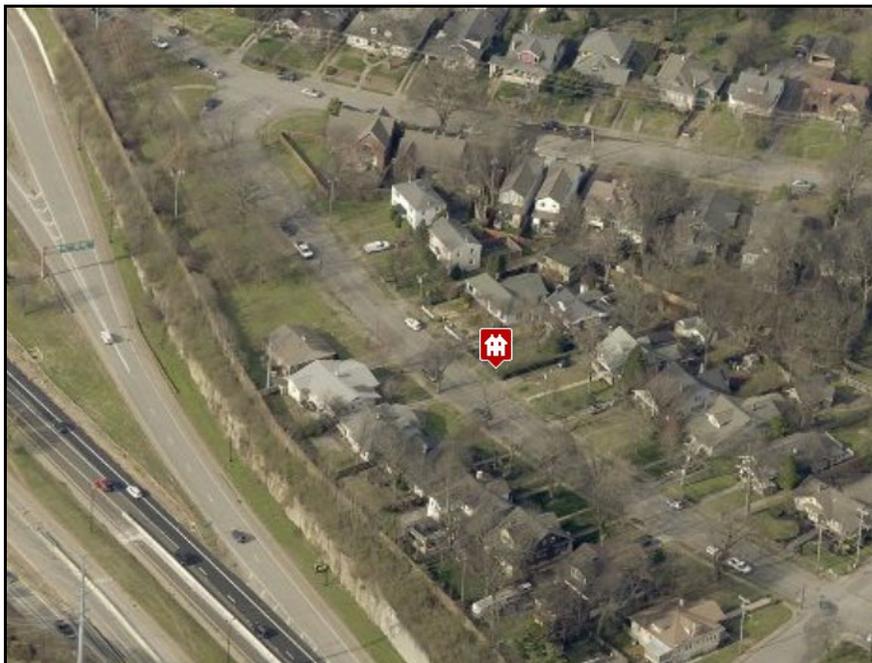
**Application:** New Construction – Porch Roof Extension  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Base Zoning:** RS7.5  
**Map and Parcel Number:** 104100080.00  
**Applicant:** Meredith Sacks  
**Project Lead:** Jenny Warren, jenny.warren@nashville.gov

<p><b>Description of Project:</b> Application to extend the original historic partial-width front porch roof, such that it becomes a full-width porch.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the porch extension, finding that the project does not meet Section II.B.2 of the <i>Hillsboro-West End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Drawing</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. GUIDELINES**

#### **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 primary entrances should have full to half-lite doors. 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.*

#### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

#### *Multi-unit Developments*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street.*

*Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

### **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.*

## **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 normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that

increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the 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.*

*Additions that tie into the existing roof should be at least 6" off 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*

- 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 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.



Figures 1 & 2: 330 Chesterfield Avenue

**Background:** 330 Chesterfield Avenue is a c1930 two story brick house that contributes to the character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

**Analysis and Findings:**

The house has a partial-width front porch. There is a pediment above the central front door and then a sloped roof over the left side of the first floor, which extends to the left of the house to cover a porte cochere. To the right of the front door is a porch floor, but there is no roof here. The applicant would like to extend the existing porch roof such that it covers the entire width of the house.

Porches and primary entrances are typically “character defining features” which the Secretary of Interior Standards requires be retained and preserved. Further, the Secretary’s Standards spell out that “new construction will not destroy... spatial relationships that characterize the property”. In this instance, the partial width porch is a character defining feature of this house. It is not unusual for house of this era to have full width porch floors with only a portion being covered. Creating a full-width porch roof will alter the front façade, contrary to the Standards.

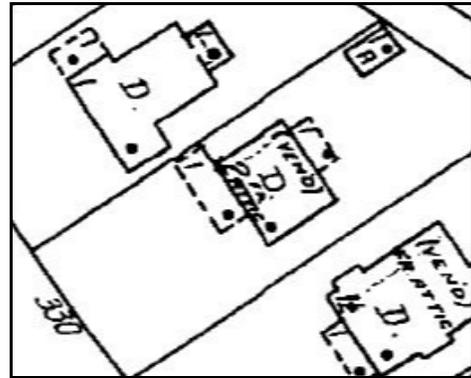


Figure 3: Proposed porch roof expansion

Location & Removability: Generally, an addition should be located at the rear of the building in a way that will not disturb the front façade. The proposed extension of the porch roof along the front elevation is not appropriate as it will alter the original design of the front of the historic building.

If there was evidence that this house originally had a full-width porch, then an accurate reconstruction of that porch would be appropriate. A photograph on file at Metro Historic Zoning (unfortunately undated), and the 1932 Sanborn map footprint both show this same porch configuration. (Figures 4 & 5.) Staff has determined that this is the

original porch configuration of this house and thus, expanding it would alter a primary character defining feature of the house.



Figures 4 & 5: Undated photograph and 1932 Sanborn footprint.

The project does not meet section II.B.2.a.

Design: The location of the addition on the front of the existing building is not in accordance with the design guidelines. The addition's use of matching materials, lack of an inset, continuous roof form and height all contribute to the inappropriate nature of this alteration, by creating an addition that could be confused as a part of the original house. The Secretary of the Interior's Standards caution against 'conjectural features' which could give a false sense of historical development.

The project does not meet section II.B.2.a and f.

Materials: The materials are noted to match the existing.

The project meets section II.B.1.d

Roof form: The roof of the proposed porch extension would match the existing shed roof in form and pitch. However, extending the roofline to cover a portion of the front elevation, which was historically uncovered, alters the historic porch roof form in an inappropriate manner.

The project does not meet section II.B.1.e.

**Recommendation:**

Staff recommends disapproval of the porch extension, finding that the project does not meet Section II.B.2 of the *Hillsboro-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

330 Chesterfield Avenue

Meredith Sacks: Small Porch Roof Extension over the existing slab



One architecturally similar white column would be added.



Across the street neighbor

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**From:** [Susanne Gross](#)

**Sent:** Tuesday, August 18, 2020 7:28 PM

**To:** [Meredith Sacks](#)

**Subject:** Your front porch

Meredith,

Thanks so much for talking to us about your desire to match the right side of your porch to the left side.

As you know, we spend a considerable amount of time on our front porch and would in no way oppose you doing the work as you've stated. In our opinion, it would not lesson the integrity of the four square. In fact, we've seen numerous ones with the covered porch all the way across.

I've included a photo of your house from our front porch.

Good luck!

Susie Gross

904-864-7546





M. Sacks  
330 Chesterfield Ave.  
Page | 1



<http://www.antiquehome.org/Architectural-Style/four-square.htm>

### General Characteristics of the Foursquare

- Simple floor plan
- Boxy, cubic shape
- Full width front porch with columnar supports and wide stairs
- Offset front entry in an otherwise symmetrical facade
- Two to two and a half stories
- Pyramidal, hipped roof, often with wide eaves
- Large central dormer
- Large single light windows in front, otherwise double hung
- Incorporated design elements from other contemporaneous styles, but usually in simple applications

### American Foursquare - Examples of Four Square Style House Plans

- **Built-Well Model BW-4224** A later version of the Four Square in stucco - 1924
- **The Manor** A Foursquare Style kit home - 1916. FULL FRONT PORCH
- **Radford Design 8203** A cement block Four Square Design Home - 1909. FULL FRONT PORCH

<https://www.oldhouseonline.com/house-tours/american-foursquare>

- **HIPPED ROOF** Exceptions exist, but most Foursquares have a hipped or steep, pyramidal roof.
- **WIDE PORCH** The piazza normally extends the full width of the front, with a wide stair and entry either at the center or to one side.
- **LARGE WINDOWS** Grouped windows became popular with this style, admitting plenty of light.
- **QUIET STYLE** Yes, there are Foursquares with lots of art glass, jutting bays, and tiled roofs, but in general the “style” of the house is quietly announced in the use of simplified motifs, whether A&C, Prairie, or Colonial

## Style Variants

The debate rages: is “foursquare” a house type or a true style? When you can narrow down a building phenomenon to a period of about 25 years, what’s the difference? There’s no mistaking these houses for earlier cube forms like the Georgian Manor or the Italian Villa.



**ARTISTIC:** Craftsman details were incorporated in the early wave, ca. 1900–1915: boxed posts, exposed rafter tails. (Some of these examples could be called “bungalow in a box.”)



**PRAIRIE:** Many Foursquares throughout the Midwest incorporated the “modern” motifs of the region: horizontal banding, porch with a slab roof, geometric ornament, and “Prairie” art glass after [Frank Lloyd Wright](#).



**CLASSIC:** Houses like this might be called Free Classic: note the Palladian-style window and oval “cameo.” After 1915, most examples could be termed Colonial Revival.

# Side Neighbor

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**From:** [Susan Eaddy](#)

**Sent:** Thursday, August 27, 2020 2:52 PM

**To:** [meredithsacks7770@gmail.com](mailto:meredithsacks7770@gmail.com)

**Cc:** [David Ribar](#)

**Subject:** Re: Front Porch

Hi Meredith,

That is fine with us. No problem! It will be a nice extension.

All best,

Susan Eaddy & David Ribar

328 Chesterfield Ave.

On Aug 19, 2020, at 8:05 PM, [meredithsacks7770@gmail.com](mailto:meredithsacks7770@gmail.com) wrote:

Susan,

Thanks for talking to me today about extending my porch roof over the existing porch slab. I was emailing to confirm your support of the porch, and understanding that it will be noted at the Metropolitan Historic Zoning Commission Appeal hearing on September 16, 2020.

Thank you,

Meredith Sacks

330 Chesterfield Ave.

Sent from [Mail](#) for Windows 10