



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
3630 Richland Avenue
February 15, 2012

Application: New Construction—Addition and accessory structure; Reduction to rear setback

District: Richland-West End Neighborhood Conservation Zoning Overlay

Council District: 24

Map and Parcel Number: 10409008500

Applicant: Preston Quirk, architect

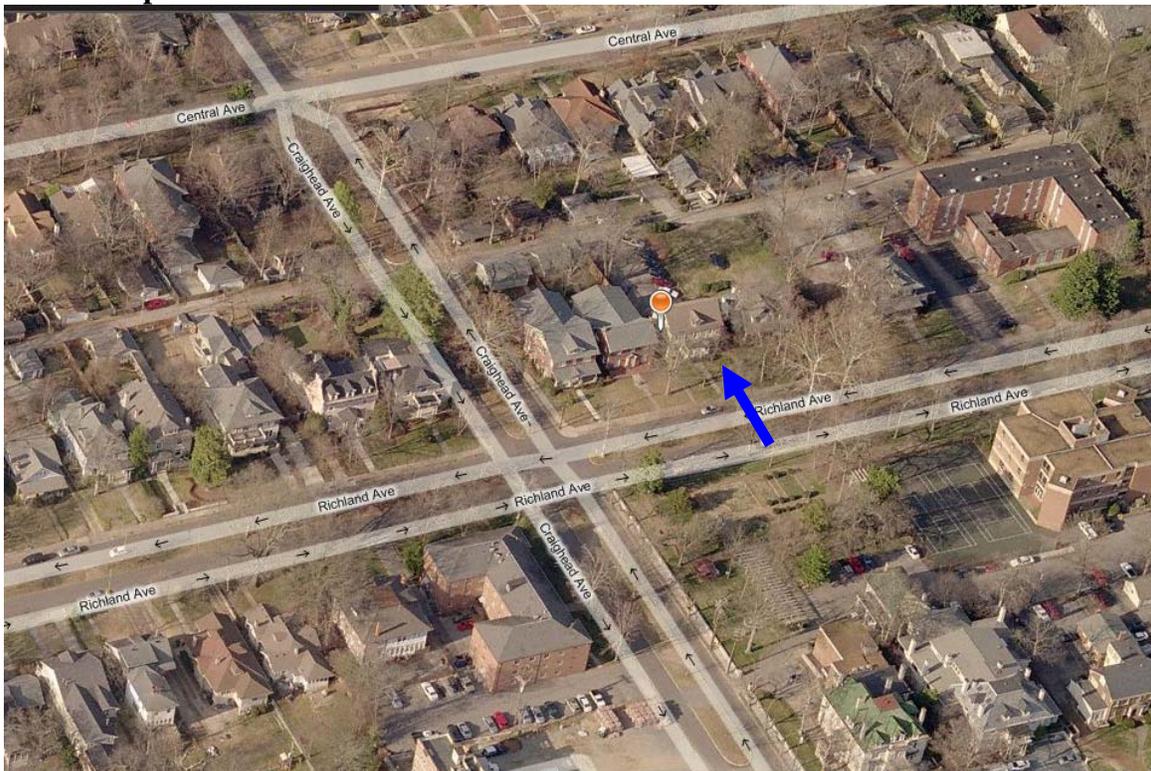
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Applicant proposes to construct a rear addition and a new two-story accessory structure. The accessory structure requires a reduction to the rear setback.</p> <p>Recommendation Summary: Staff recommends approval of the addition, the accessory structure, and the reduction of the rear setback with the conditions that staff review and approve the shingle color, all windows and doors, a stone sample, a tile sample, the front porch railing, and the cladding for the accessory structure chimney prior to the purchase and installation of these materials.</p> <p>Staff finds that existing conditions make the setback reduction appropriate and that the design and siting of the addition and accessory structure meets the <i>Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Background: 3630 Richland Avenue is a c. 1915 four square house that is a contributing structure to the Richland-West End National Register Historic District.

Applicable Design Guidelines:

II.B.1 New Construction

a . H e i g h t

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 . S c a l e

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

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

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

Examples are a change in material, coursing or color.

c . S e t b a c k a n d R h y t h m o f S p a c i n g

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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*

d . M a t e r i a l s , T e x t u r e , D e t a i l s , a n d M a t e r i a l C o l o r

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.I.F.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 minimum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

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.

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

h. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

Siding and Trim

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

2) *Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.*

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

1. *where they are a typical feature of the neighborhood*

2. *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

i. 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.

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.

Additions normally not recommended on historic structures may be appropriate for non-historic structures. 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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

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.)*

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.

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.

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

e. Additions should follow the guidelines for new construction.

Analysis and Findings:

Applicant proposes to construct a two-and-a-half story rear addition on a two-and-a-half story historic house and to build a new two-story accessory structure. The accessory structure requires a reduction to the rear setback.

Location & Setback: The addition is proposed to be located entirely behind the existing historic house. It is set in two feet (2') from the left side wall of the house and three feet (3') from the right side wall. The addition meets the base zoning requirements for setbacks, as it is more than five feet (5') from the side property lines and more than twenty feet (20') from the rear property line.

The accessory structure is located to the rear of the property, behind the house. Its garage doors face the alley, as is typical of accessory structures on alleys in this neighborhood. Because the structure is larger than seven hundred square feet (700 sq. ft.), base zoning requires that it be located twenty feet (20') from the rear property line and five feet (5') from each of the side property lines. The proposed accessory structure sits just ten feet (10') from the rear property line, and therefore requires a rear setback reduction. Staff finds the reduction of the rear setback from twenty feet (20') to ten feet (10') to meet the design guidelines in this instance because most accessory structures in the neighborhood sit approximately ten feet (10'), and sometimes even less, from the rear property line. In addition, the reduction of the setback should not cause any safety hazard in terms of visibility of cars entering and exiting the garage.

Staff finds that the location and setbacks for the proposed addition and accessory structure meet sections II.B.1.c., II.B.1.h., and II.B.2.a. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Height & Scale: The existing house is approximately thirty-six feet (36') tall, forty-two feet (42') wide, and thirty-one feet (31') deep. The proposed addition will be just slightly lower than the ridge of the historic house. Because the site slopes approximately four feet (4') from the front of the house to the back of the existing house, the addition's height varies. It is approximately thirty-six feet (36') tall where it connects just below the ridge of the house, and it is approximately thirty-eight feet (38') at its maximum point.

The addition lowers to two-stories and thirty-two feet, six inches (32'6") tall towards the back of the addition. Staff finds this height to be appropriate because it is lower than and subordinate to the existing house. The proposed addition will be approximately thirty-six feet (36') wide and thirty-three (33') feet deep at its maximum point, although about one-half of the addition will only be thirty-feet (30') deep.

The accessory structure will be twenty-six feet (26') high, which is subordinate to the historic house. It will be thirty-seven feet, one inch (37'1") wide and will have a maximum depth of thirty-seven feet (37'). While this footprint is larger than other typical accessory structures in the neighborhood, staff finds the size of it to be appropriate because a portion of the ground floor, which is twenty-eight feet, five inches (28'5") wide with a depth varying between nine feet (9') and twelve feet (12'), will be a cabana that is covered but not enclosed. In addition, the accessory structure will be more than ten feet (10') lower than the historic house, helping to make it subordinate to the structure even with its larger than typical ground floor foot print.

The design guidelines require that the neighborhood's context of "mass in relation to open spaces" be preserved. In the immediate context of this project, there are several historic structures with more recent additions and many do also have accessory buildings. The open area in the immediate vicinity ranges from 65% to 90% of the respective lots. With the accessory structure, the area covered will be approximately sixty-one percent (61%), counting the unenclosed cabana. Excluding the unenclosed cabana, the open area is about sixty-four percent (64%) of the lot, bringing it closer to the range of open area for the immediate context. Although the open area is slightly less than the immediate context, the addition and accessory structure's appropriate locations and heights will help to mitigate the slightly less open area.

Staff finds that the addition's height and scale of the addition and the accessory structure meet sections II.B.1.a., II.B.1.b. , II.B.1.h. , and II.B.2.a. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: Both the addition and the accessory structure will be clad primarily in Hardieplank lap siding with a five inch (5") reveal. The structures' roofs will be dimensional fiberglass shingles, and the windows will be wood. The addition's foundation will be stone veneer, and its chimney will be brick. The addition's rear porch will be screened. New wood columns, a new iron or wooden railing, and new stone veneer will be added to the front porch. The accessory structure's columns will be wood, and its fireplace will be tiled. The accessory structure's chimney is proposed to be clad in "stucco textured hardiepanel." Staff finds such a material for the chimney appropriate only if the seams of the boards are not visible and are not covered with battens. The chimney cladding must appear smooth like stucco.

Staff asks that a condition of approval be that staff review and approve the shingle color, all windows and doors, a stone sample, a tile sample, the front porch railing, and the cladding for the accessory structure chimney prior to the purchase and installation of these materials. With these staff reviews, staff finds the proposed materials to meet

II.B.1.d., II.B.1.h., and II.B.2.a. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Roofs: The existing building's primary roof form is a side gable with a nine-twelve (9/12) pitch. The addition will primarily have a front-gable roof form with a pitch of seven-twelve (7/12). A lower portion of the structure at the back of the addition will have a hipped roof form with a pitch of seven-twelve (7/12). The rear porch roof will also be hipped with a four-twelve (4/12) roof form. Since these pitches are less than that of the house, staff finds the addition's roof forms to be subordinate and appropriate. The accessory structure's primary roof form will be side-gabled with an eleven-twelve (11/12) pitch. Its rear shed dormer will have a pitch of four-twelve (4/12), its front dormers will have a pitch of twelve-twelve (12/12), and its porch/cabana roof will have a pitch of three-twelve (3/12). Although the primary roof pitch for the accessory structure is steeper than that of the house, staff finds the pitch to be appropriate and the structure to be subordinate because the structure is approximately ten feet (10") lower in height than the historic house.

Staff finds the proposed roof forms for the addition to meet sections II.B.1.e., II.B.1.h., and II.B.2.a. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The dimension and design of windows and doors are similar to those on the existing house. Most of the primary windows on the addition and on the accessory structure are taller than they are wide and therefore fit the proportions for historic window openings. There are no large expanses of wall space without a window or door opening on either the addition or the accessory structure.

Staff finds that the addition's proportion and rhythm of openings for the addition and the accessory structure to meet section II.B.1.g., II.B.1.h., and II.B.2.a. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Outbuilding: Staff finds the proposed accessory structure to be subordinate to the historic house, and believes it to meet the design guidelines in terms of its location, height, scale, materials, roof form and proportion and rhythm of openings. Staff therefore finds that the accessory structure meets section II.B.1.h. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Staff recommends approval of the addition, the accessory structure, and the reduction of the rear setback with the conditions that staff review and approve the shingle color, all windows and doors, stone sample, tile sample, front porch railing, and the cladding for the accessory structure chimney prior to the purchase and installation of these materials.

Staff finds that existing conditions make the setback reduction appropriate and that the design and siting of the addition and accessory structure meets the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.



3630 Richland Avenue front façade



3630 Richland Avenue, rear yard



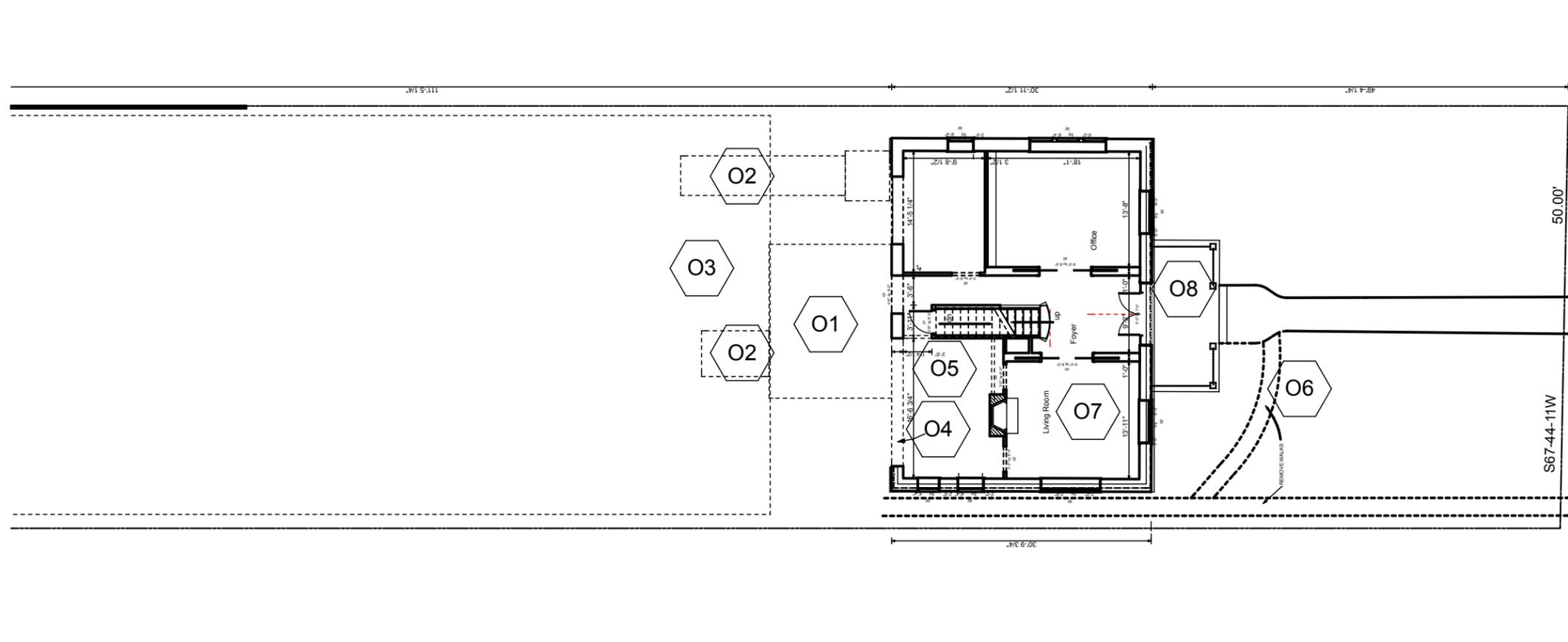
3630 Richland Avenue, rear façade and rear yard



3630 Richland Avenue, right side façade



3630 Richland Avenue, left side façade.



RICHLAND AVENUE

1 DEMOLITION PLAN

SCALE: 1/16" = 1'-0"

DEMOLITION WORK:

- O1** REMOVE REAR ADDITION
- O2** REMOVE EXTERIOR STAIRS
- O3** REMOVE PAVING IN REAR YARD
- O4** REMOVE PART OF REAR WALL FOR NEW ADDITION
- O5** REMOVE MAIN ROOF REAR PLANE FOR ADDITION
- O6** REMOVE CONC WALKS
- O7** REMOVE ALL SHINGLES FOR INSTALLATION OF NEW ROOFING
- O8** REMOVE PORCH COLUMNS FOR INSTALLATION OF NEW COLUMNS

Addition to Residence
 Bill & Bonnie Mitchell
 3630 Richland Ave
 Nashville, TN 37205

PHONE:
 ken 500-9700
 #Custom 2

QUIRK DESIGNS

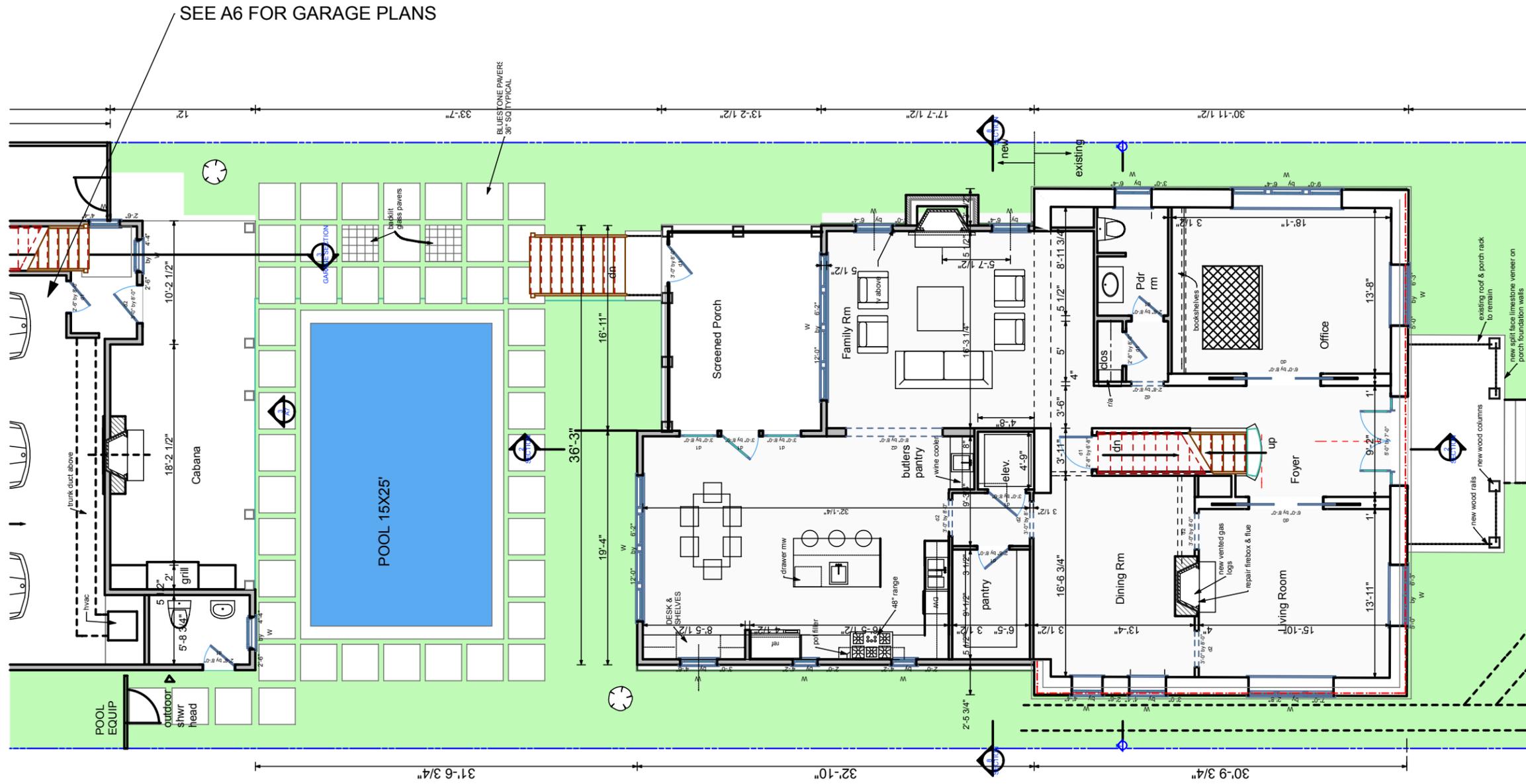
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DATE: 4/21/11
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 QUIRK DESIGNS

Demolition Plan

D1
SHEET 12

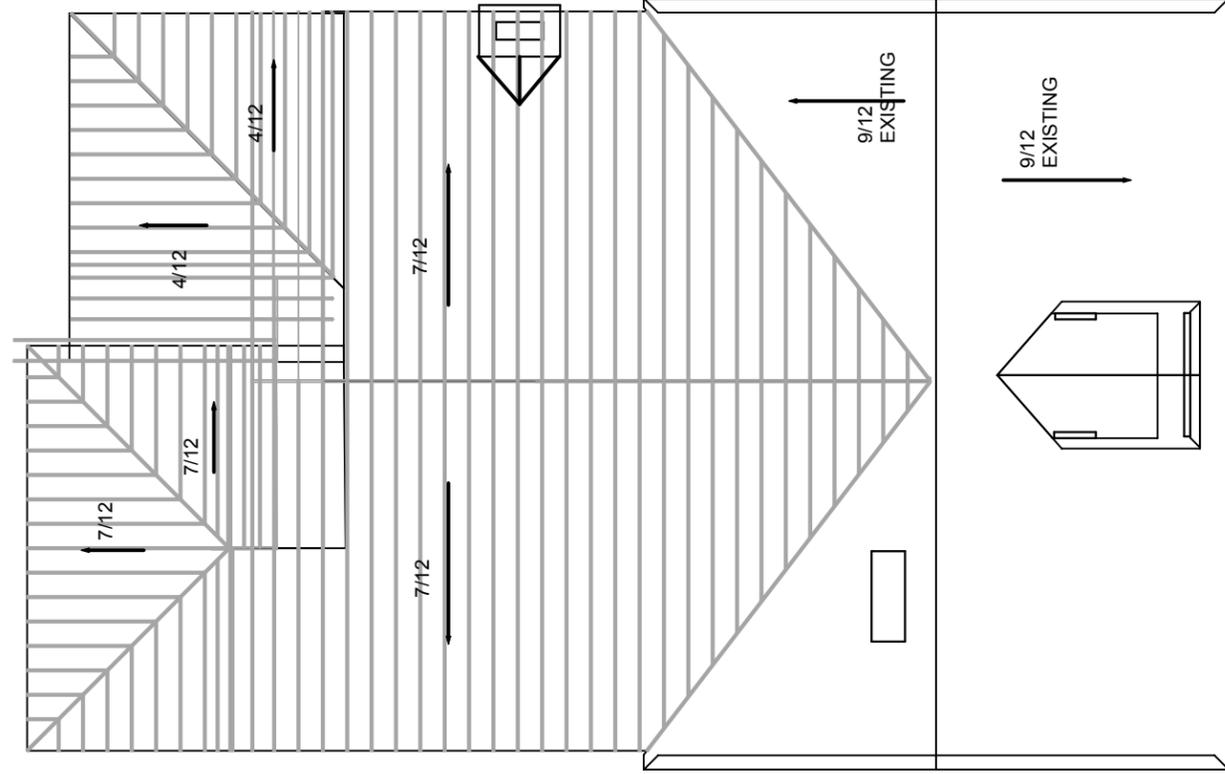
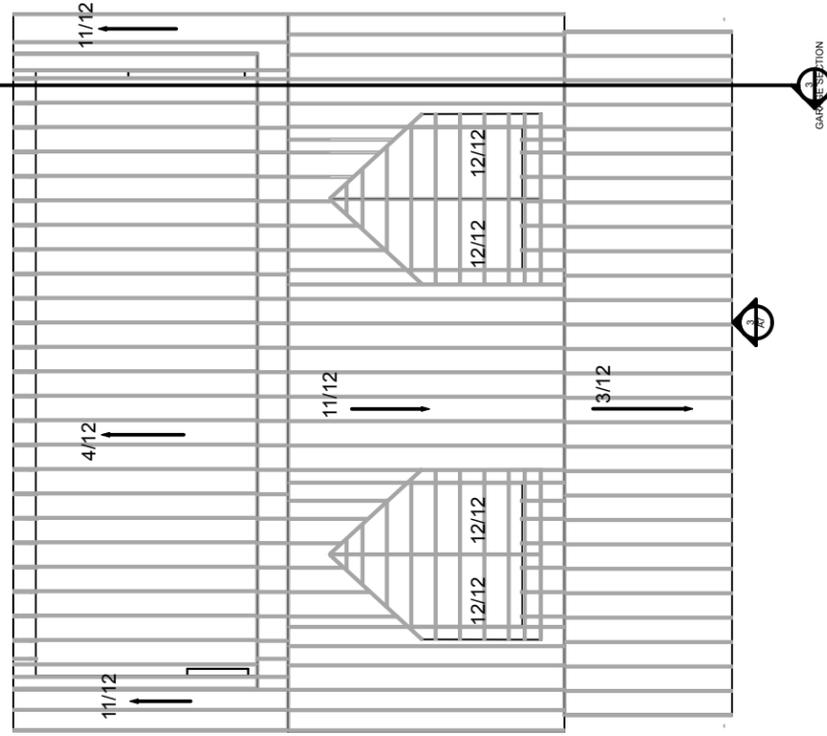


SEE A6 FOR GARAGE PLANS

BLUESTONE PAVER
36\"/>

1 1ST FLR PLAN
SCALE: 1" = 10'

 QUIRK DESIGNS	
PHONE: Ken 500-9700 #Custom 2	
Addition to Residence Bill & Bonnie Mitchell 3630 Richland Ave Nashville, TN 37205	
DATE: 4/21/11 REVISION 4/29/11	
PROJECT NO: 11-080 COPYRIGHT 2007 QUIRK DESIGNS	
1st Floor Plan	
A1 SHEET 13	
2031 BERRY HILL DRIVE SUITE 200 NASHVILLE, TN 37204 Phone: (615) 289-9248 Fax: (615) 627-1298 email: info@quirkdesigns.com, cat@quirkdesigns.com	



1 ROOF PLAN

SCALE: 1" = 10'

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Roof Plan

A3
SHEET 15

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1

REAR/NORTH ELEVATION - HOUSE

SCALE: 1" = 10'



2

LEFT/WEST ELEVATION

SCALE: 1" = 10'

NEW DIMENSIONAL FIBERGLASS SHINGLES
EAVES TO MATCH EXISTING HOUSE
PAINTED SMOOTH 5" HARDPLANK SIDING
- PAINTED 1X10 WITH DRIP CAP

WOOD WDWS W/1X4 CASINGS
STONE VENEER FOUNDATION



25'-7 3/4"

37'-7 3/4"

32'-10 1/4"

37'

SEE SHT A4 FOR TYPICAL MATERIALS NOTES



new wood columns
new wood or iron rails
new stone veneer over block

4 FRONT/SOUTH ELEVATION
SCALE: 1" = 10'

37'-7 3/4"

25'-6 3/4"



32'-10 1/2"



1 RIGHT/EAST ELEVATION
SCALE: 1" = 10'

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Elev 2

A5
SHEET 17

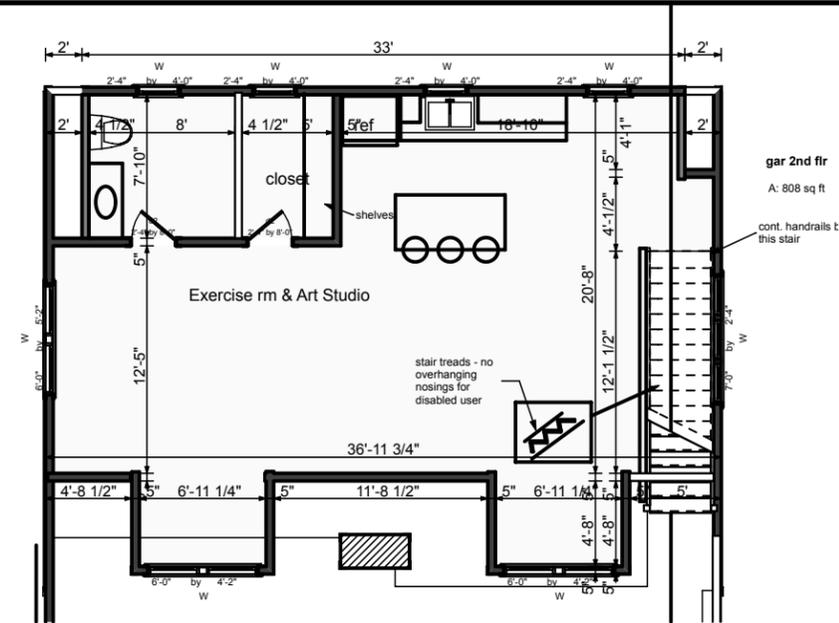
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3 GARAGE - COURT SIDE 1" = 10'

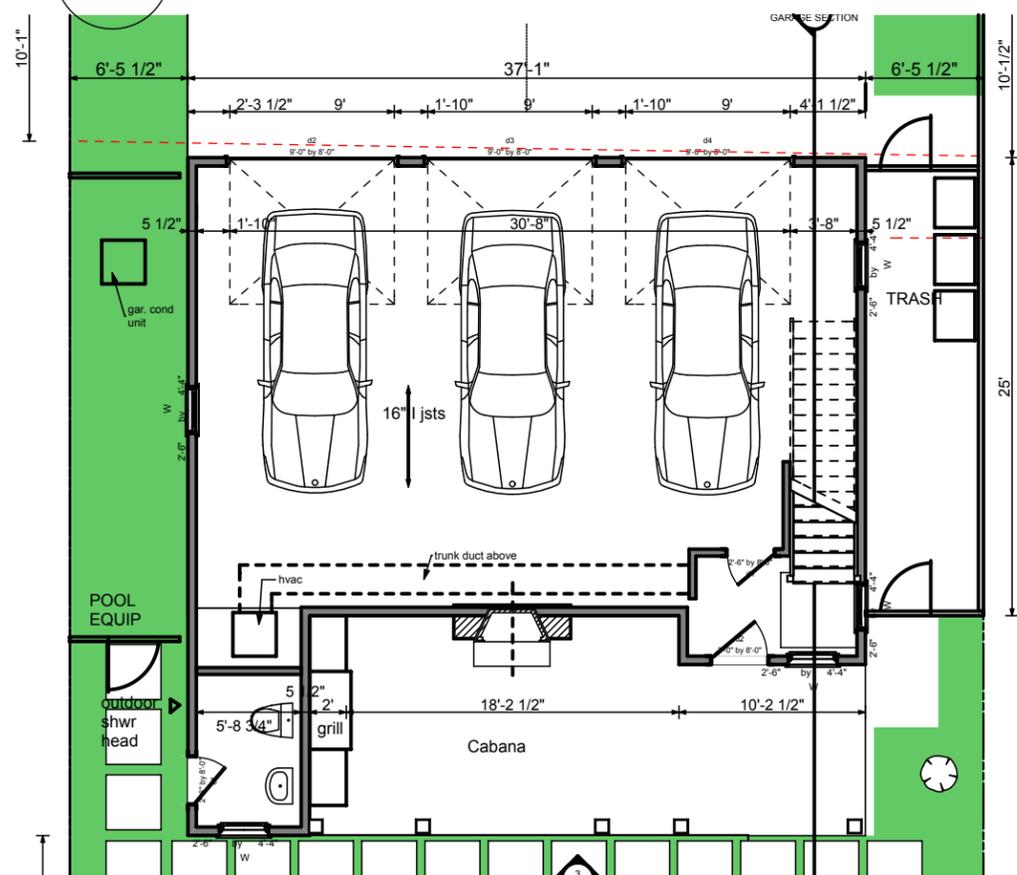


4 GAR. NORTH/ALLEY ELEV. SCALE: 1" = 10'



2ND FLR PLAN

SCALE: 1" = 10'



1ST FLR PLAN

SCALE: 1" = 10'

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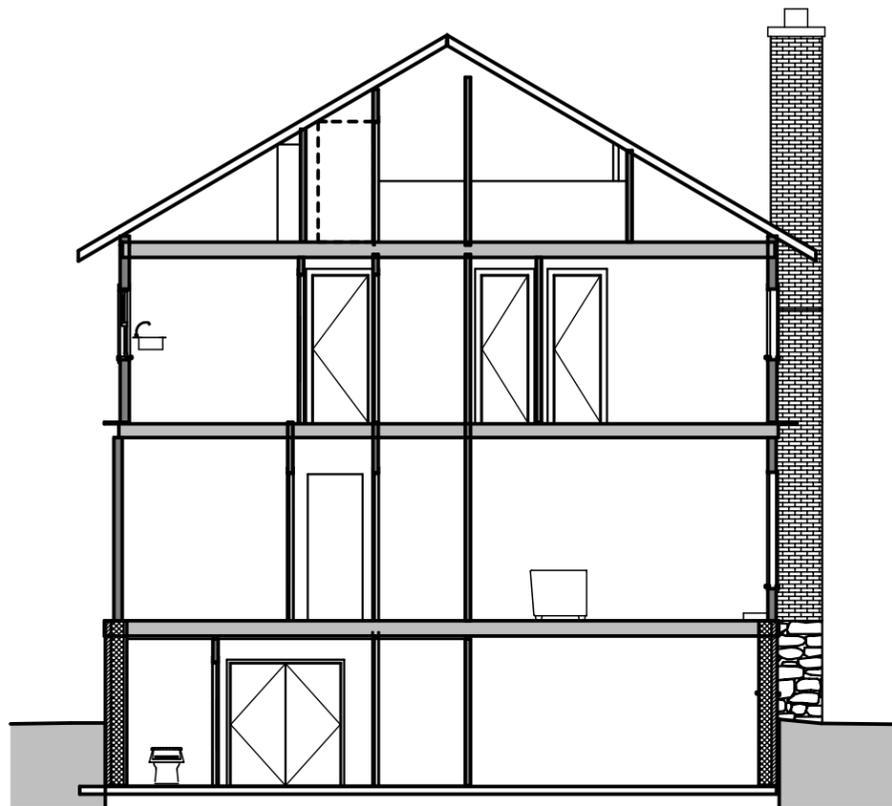
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Garage

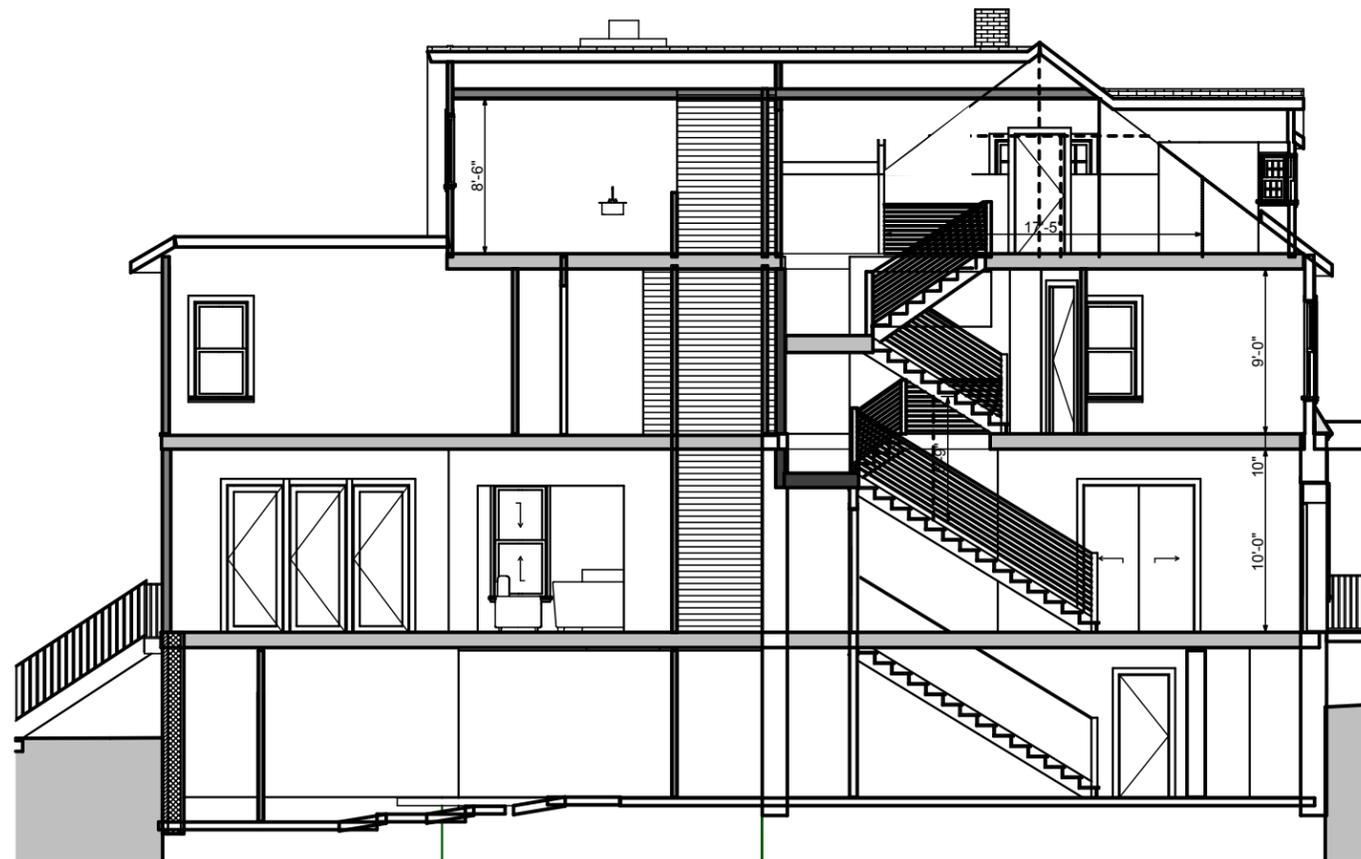
A6
SHEET 18



3 SECTION
SCALE: 1" = 10'



2 GARAGE SECTION
SCALE: 1" = 10'



1 SECTION
SCALE: 1" = 10'

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Addition to Residence
Bill & Bonnie Mitchell
3630 Richland Ave
Nashville, TN 37205

DATE: 4/21/11
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Sections

A7
SHEET 19