



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
3517 Richland Avenue
February 18, 2015

Application: New construction – addition; Setback determination
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405041000
Applicant: Charles Rankin, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enlarge the house with a rear addition that is both taller and wider than the original building.

Recommendation Summary: Staff recommends approval of the proposal to construct a rear addition at 3517 Richland Avenue with the condition that the window and door selections are approved by Staff, finding the application would meet the applicable design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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*

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.

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.

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.

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.

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.

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).

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: 3517 Richland Avenue is a one and one half story Craftsman style house with a side-gabled roof and a front-gabled porch. Constructed circa 1925, the house contributes to the historic character of the neighborhood because of its age and architectural character.



Analysis and Findings: The applicant proposes to enlarge the house with a rear addition that is both taller and wider than the original building.

Demolition:

Portions of an existing rear addition will be removed or altered to accommodate the new addition. These features are not greatly visible because of their location behind the primary building, and do not contribute significantly to the historic character of the

house. Any alteration of the front or sides not shown on the submitted elevations will need to be coordinated with Staff prior to undertaking.

Height & Scale:

The addition will connect to the rear of the existing house with a hyphen that steps in from the original building on both sides and below the roof before stepping out seven feet (7') wider on one side and going three feet (3') taller than the existing structure. On the right side the addition will sit in two feet six inches (2'-6"), then extend back nine feet (9') before stepping back out ten inches (10"). On the left side the addition will originate at a corner that sits two feet (2') and eight feet (8') back from the primary wall and then step out nine feet (9') to the left.

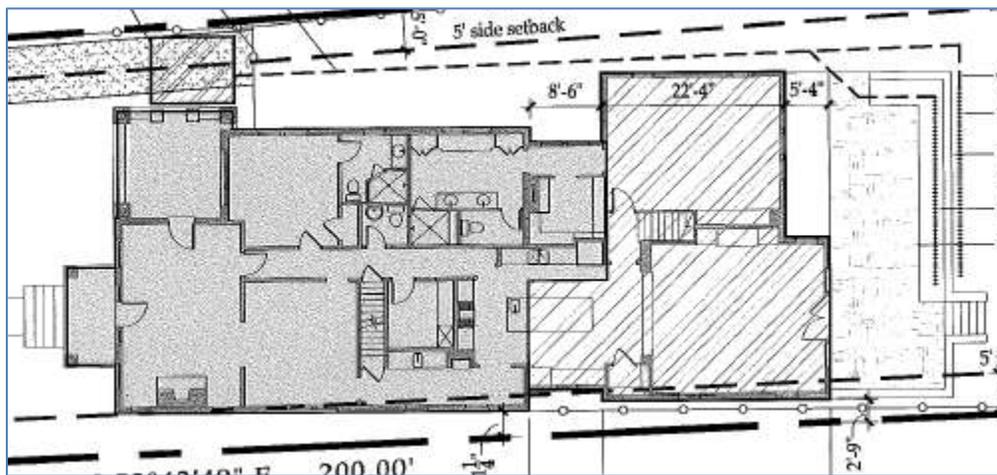


Figure 1: Addition in relationship to existing house.

It is generally not appropriate for an addition to be both taller and wider than an historic house. In this case, the project meets the requirements of the design guidelines to be wider because the house is shifted to one side of the lot, and it meets the guidelines to be taller because the additional height is minimal and will not likely be seen from the public right-of-way. Staff finds that in this case, the addition being both wider and taller is appropriate for the following reasons:

- The addition will be sufficiently distinguished from the historic house by the setbacks and the addition only gets taller approximately sixty feet (60') back from the front of the structure.
- The width of the taller gable is only twelve feet and does not extend the entire length of the addition.
- The angled shape of the lot, compared to the layout of the house impedes the ability to continue an addition towards the rear without further encroaching in the right setback and the grade of the lot rises in the back, naturally pushing the rear addition up.

Staff finds that the height and width of the proposed addition is appropriate and that the project meets sections II.B.1.a. and b. of the design guidelines.

Location & Removability:

The addition steps in from the primary walls of the historic house on both sides, and sits below the primary roofline. Staff finds this connection to be minimal, and that it would be reversible without negatively impacting the historic character of the building.

The project meets section II.B.2.a and II.B.2.d of the design guidelines

Design:

The design of the addition is compatible with that of the historic house, matching many of the ornamental features and proportions including window size, eave depth, and roof pitch. Staff finds that the project meets design guidelines II.B.2.a and II.B.2.e.

Setback & Rhythm of Spacing:

Although the addition sits inside the width of the house on the right side, the rear corner would not meet the standard setback requirements because the side property lines are angled. Staff finds the proposed location, which comes to within three feet three inches (3'-3") from the property boundary, to be appropriate because the addition sits in from the side of the historic house, the setback is greater than that of the original structure and because of the angle of the lot lines.

On the left side, the addition will have a setback of nine feet (9'). This is equal to the setback of the existing house on the left, and meets the standard setback requirements.

Staff finds that the addition to 3517 Richland Avenue will not disrupt the rhythm of spacing established by historic buildings on the street and that the project will meet section II.B.1.c of the design guidelines.

Materials:

No major changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5"), with cement-fiber shingle siding as an accent material in the dormers. The trim will be wood and cellular PVC (Azec Brand PVC has been approved for trim and cornerboards in this Neighborhood Conservation Overlay previously). The foundation will be split-faced block and poured concrete with a parge-coat finish, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows will be fiberglass-clad wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the known materials meet Section II.B.1.d of the design guidelines.

Roof form:

The roof of the addition will have a rear-facing gable with shed-roofed dormers on both sides sitting in from the first story walls below. The primary roof of the addition will have a 5:12 pitch, which lower than the 6:12 pitch of the original roof but not so different as to be incompatible. The shed-roofed dormers on the addition will have lower slopes (1.5:12), which is not an uncommon pitch for dormers. Staff finds that the roofs of the

proposed addition will be compatible with the roof of the historic house and will meet section II.B.1.e 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 of the proposal to construct a rear addition at 3517 Richland Avenue with the condition that the window and door selections are approved by Staff, finding the application would meet the applicable design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.



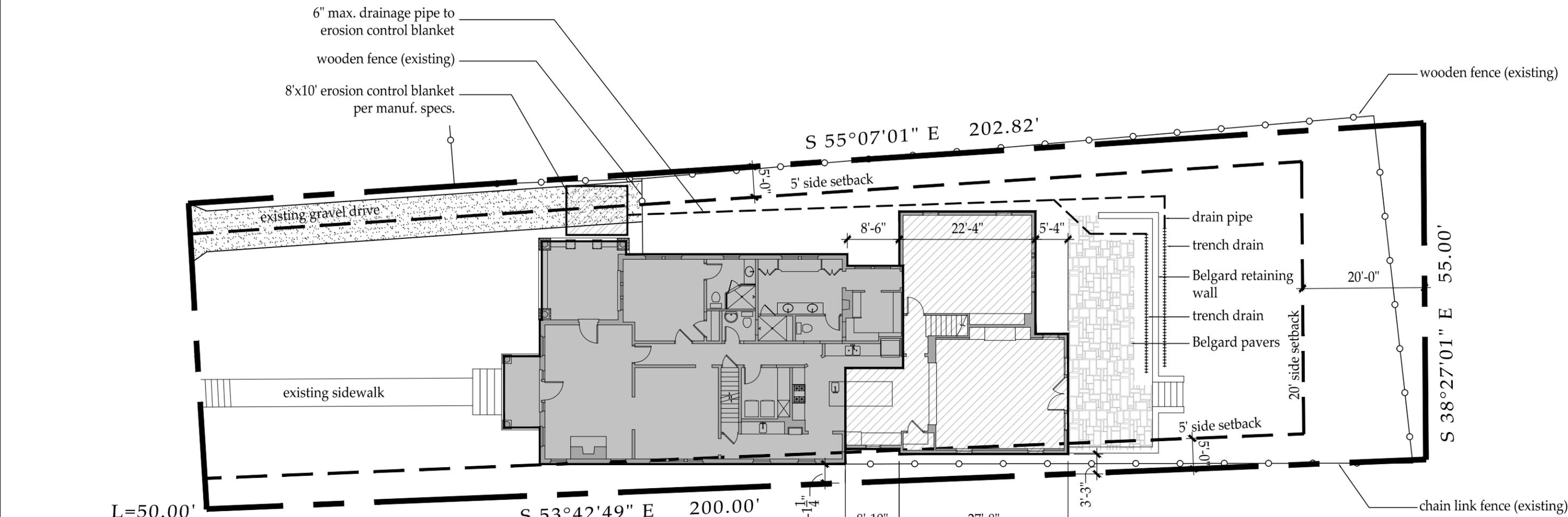
3517 Richland Avenue, front.



3517 Richland Avenue, right side.



3517 Richland Avenue left. Adjacent structure is non-contributing.



L=50.00'
 R=1985.25'
 $\Delta=01^{\circ}26'35''$
 C LEN=50.00'
 BRG=S35°30'15"W

LEGEND	
	property boundary line
	setback/easement line
	existing footprint
	proposed addition
	Belgard pavers

site plan

scale: 1/16" = 1'-0"
 0 4 8 16'



Project:

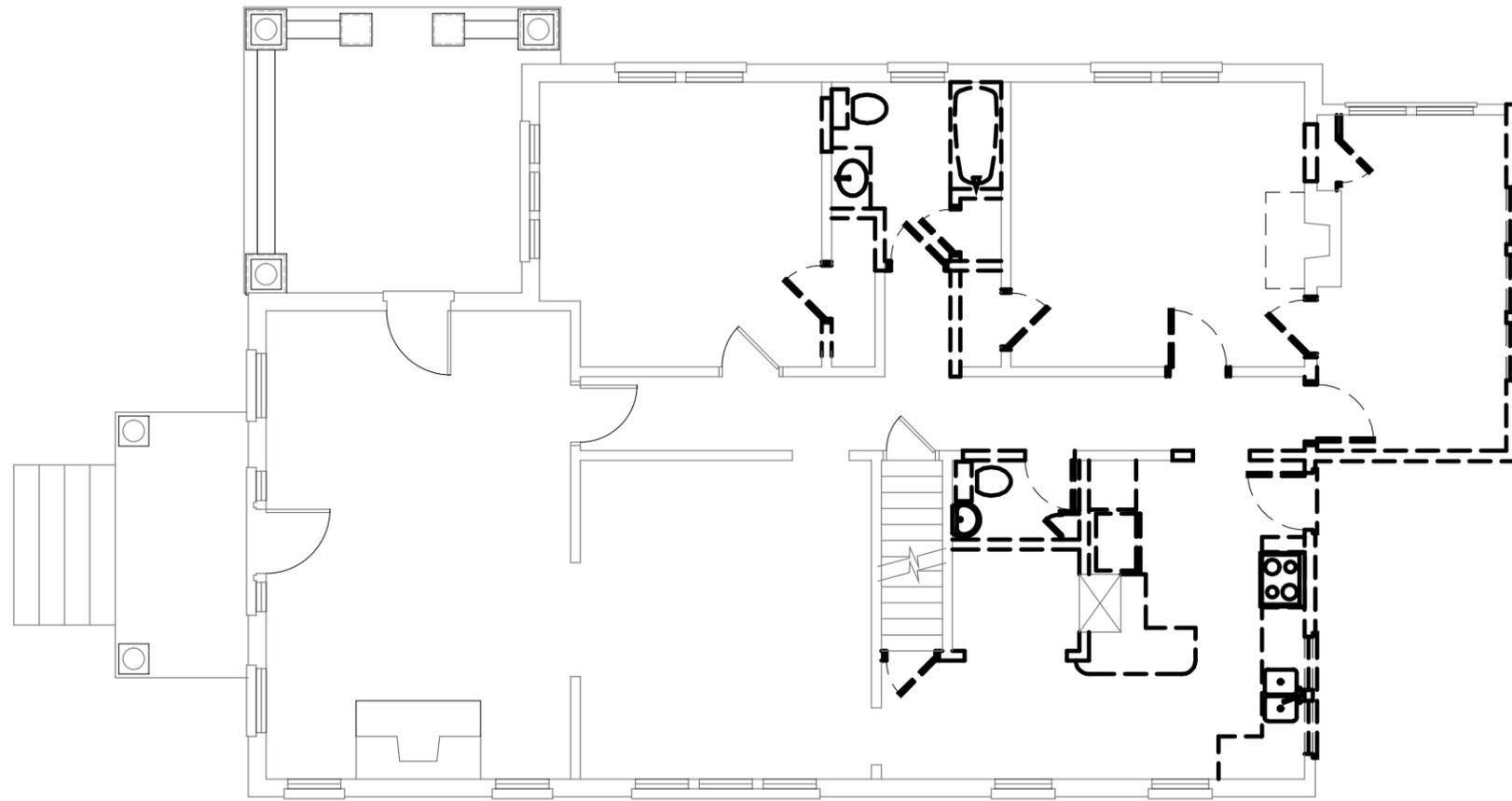
Additions & Alterations to:
Greulich Residence
 3517 Richland Ave.
 Nashville, TN 37205

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C-1.1



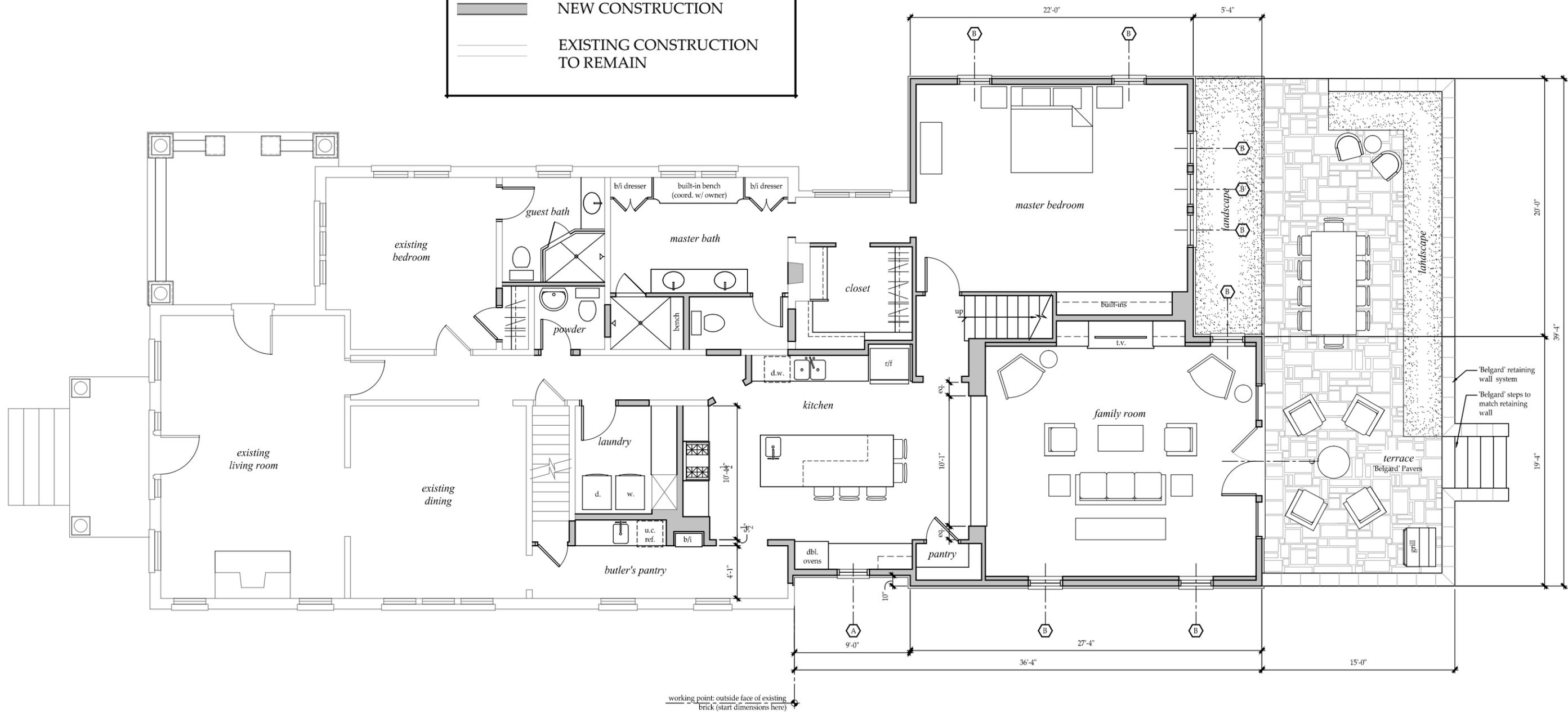
WALL LEGEND	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN


first floor demolition
plan

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



WALL LEGEND	
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION TO REMAIN



 **first floor**
plan

scale: 1/8" = 1'-0"
0 2' 4' 8'

R
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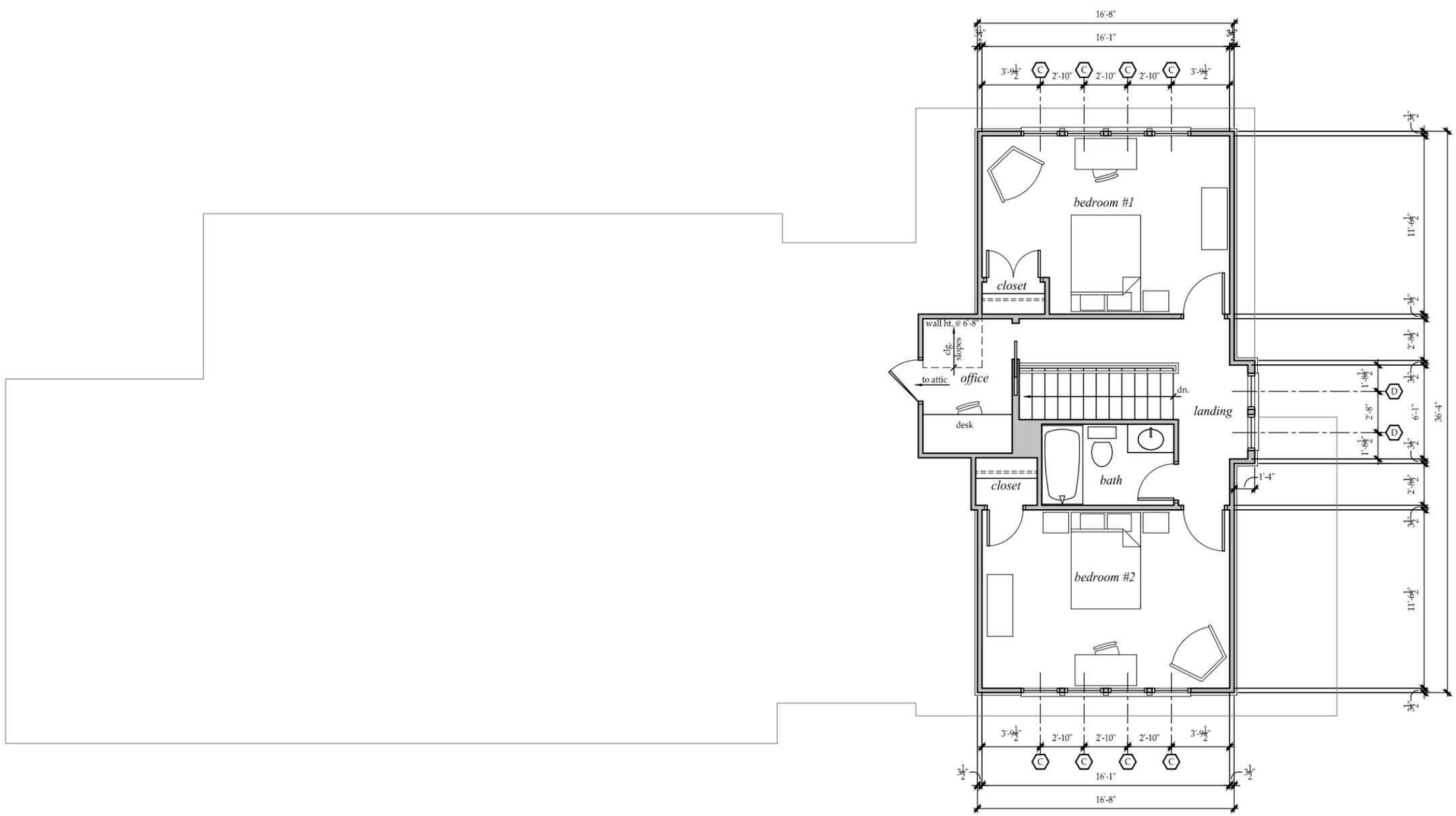
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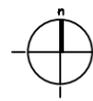
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A-1.1




second floor
plan

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



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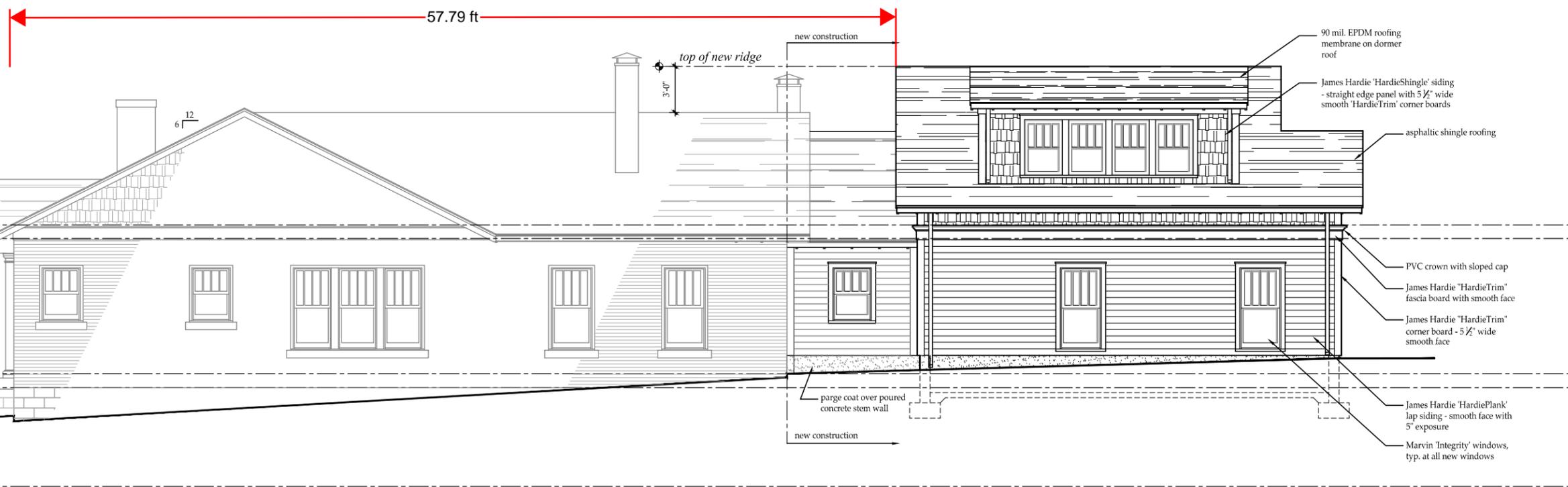
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A-1.2



front elevation

scale: 1/8" = 1'-0"
0 2' 4' 8'



right side elevation

scale: 1/8" = 1'-0"
0 2' 4' 8'



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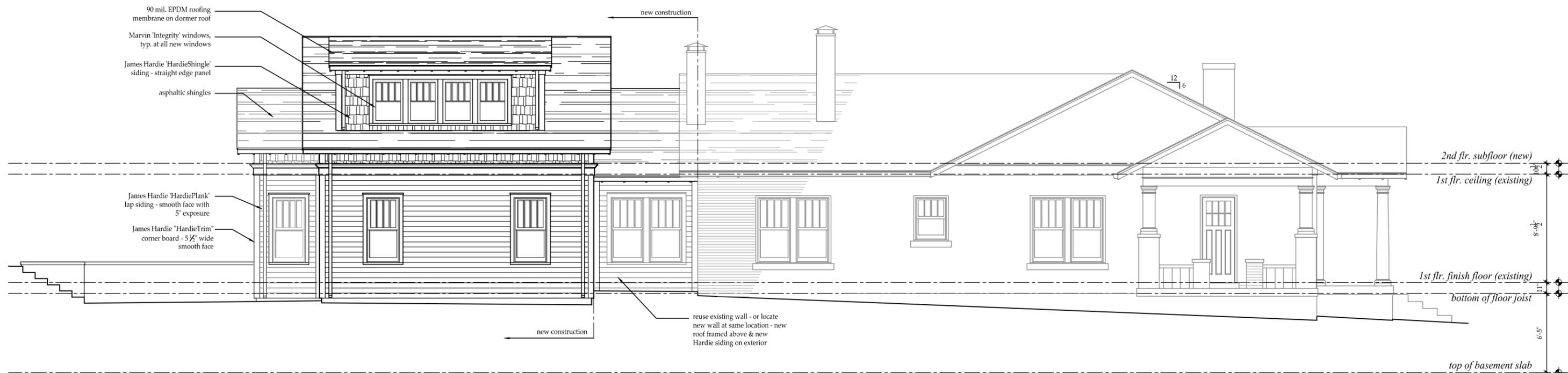
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A-2.1



rear elevation

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



left side elevation

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



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A-2.2