



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
3705 Richland Avenue
February 20, 2013

Application: New Construction – Addition and Accessory Structure; Setback reduction
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409012100
Applicant: John Abernathy
Project Lead: Melissa Baldock, melissa.baldock@yahoo.com

<p>Description of Project: Application is to construct a new rear addition and accessory structure, connected by a covered walkway. The accessory structure requires a setback reduction.</p> <p>Recommendation Summary: Staff recommends approval of the addition and accessory structure, with the condition that staff approve a brick sample, roof color, and all door and window specifications prior to purchase and installation of these materials. With the final approval of the materials, staff finds that the project meets Sections II.B.1. and II.B.2. of the <i>Richland-West End Neighborhood Conservation Zoning District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Applicable Design Guidelines:

II.B.1 New Construction

a. Height

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

b. Scale

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

Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

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 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. 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.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. 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.

e. **R o o f S h a p e**

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. **O r i e n t a t i o n**

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

New buildings shall 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.

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 those that front 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.

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.

Generally, curb cuts should not be added.

g. **P r o p o r t i o n a n d R h y t h m o f O p e n i n g s**

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.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*
- *Decorative raised panels on publicly visible garage doors are generally not appropriate.*

Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

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.*
- *Generally rear additions should inset one foot, for each story, from the side wall.*

In order to assure than an addition has achieved proper scale, the addition 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.

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.)

- 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: 3705 Richland Avenue is a two-and-a-half story, four square house constructed c. 1910. It is considered to be contributing to the Richland-West End Neighborhood Conservation Zoning Overlay (See Figure 1). The property was formerly owned by the Free Will Baptist Bible College, and the site's rear yard was used for parking until recently. The site is unusually large; it is one hundred feet (100') wide and is two hundred feet (200') deep.



Figure 1. 3705 Richland Avenue

Analysis and Findings:

Applicant proposes to demolish an existing addition and to construct a new addition and accessory structure. The new addition will be taller than the historic house.

Location, Setback: The proposed addition is located entirely behind the existing house and meets all base zoning requirements for setbacks. The proposed accessory structure requires a setback reduction, which will be discussed under the “Outbuilding” section below. Staff finds that the location and setback for the proposed addition meet Section II.B.1c. and II.B.2. of the design guidelines.

Height, Scale: The existing house is two and a half stories tall and has a ridge height of approximately thirty-eight feet (38’) and an eave height of approximately twenty-five feet (25’). The addition will be one story and significantly shorter than the house. It will have a maximum eave height of approximately thirteen feet (13’) and a maximum ridge height of approximately twenty-two feet (22’).

The existing house is approximately forty-eight feet (48’) wide and fifty-two feet (52’) deep. The addition steps in two feet, eleven inches (2’11”) from the right side wall of the house and approximately twenty-six feet (26’) from the left side wall of the house. The deep inset on the left side will preserve all but one bay of the two-story sunroom on the left and back sides of the house (see Figures 2 & 3 on next page). Since the sunroom is a significant architectural feature of the house, staff finds this to be appropriate. The addition will have a maximum width of approximately twenty-four feet (24’) and a maximum depth of forty-five feet, eight inches (45’8”). Staff finds the scale of the addition to be subordinate to the house.

Once the addition and the garage are constructed, the site’s percentage of open space will be reduced from eighty-four percent (84%) to seventy-two percent (72%). Staff finds this reduction to be appropriate because percentages of open space in the immediate vicinity range from as little as sixty-two percent (62%) to as high as eighty-six percent (86%).

Staff finds that the addition's height and scale meet Sections II.B.1.a, II.B.1.b., and II.B.2. of the design guidelines.



Figure 2. Rear of the house. All but one bay of the two-story sunroom will be retained. The addition will cover up the left-most bay.



Figure 3. Left side façade. The two story sun room will remain.

Materials: The application drawings indicate that few changes will be made to the historic house's materials. The existing brick, which is currently painted, will be repainted. An upper porch railing will be salvaged from the house's basement and re-installed. The addition will be primarily clad in cement fiberboard with a five inch (5") reveal. The windows will be wood or wood-clad, and staff asks to review the window and door specifications prior to purchase and installation. The porch will be screened. The chimney will be brick, and the brick will be painted to match the house. Staff asks to review a brick sample prior to purchase and installation. The roof of the porch portion of the addition will be dimensional fiberglass shingles, and the roof of the lower portion of the addition will be standing seam metal. Staff asks to review the shingle and metal roof color prior to purchase and installation. With the final approval of a brick sample, roof color, windows, and doors, staff finds that the structure's materials meet Sections II.B.1.d and II.B.2. of the design guidelines

Roof Form: The existing house's primary roof form is a hipped roof with a slope of approximately 9/12. The addition will have two different roof forms. The portion of the addition that attaches to the house will have a low-sloped gable roof. The porch portion of the addition will have a hipped roof with a slope of approximately 9/12. Staff finds that the roof form is compatible with that of the house and with surrounding historic structures, and meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The drawings indicate that the window and door openings on the existing structure will not be altered as part of this project. The windows on the addition are twice as tall as they are wide, and there are no large expanses of wall space without a door or window opening. Staff finds that the addition's proportion and rhythm of openings meet Section II.B.1.g. and II.B.2. of the design guidelines.

Utilities. The site plan indicates that the HVAC unit will be placed on the rear façade, which is appropriate. Staff asks that any other utilities be placed on the rear façade or on a side façade, beyond the midpoint of the house. Staff finds that the location of the HVAC unit meets Section II.B.1.i. and II.B.2. of the design guidelines.

Accessory Structure: The accessory structure is proposed to be located behind the historic house in the rear yard, which was used for parking until recently (see Figures 4 & 5). It will be located four feet, seven inches (4'7") from the rear property line at its closest point and three feet, one inch (3'1") from the left side property line. Base zoning requires that accessory structures that are more than seven hundred square feet (700 sq. ft.) be twenty feet (20') from the rear property line and five feet (5') from the side property lines. The accessory structure therefore requires a setback reduction for the side and rear property lines. Staff finds that a setback reduction is appropriate because the structure will be located where accessory structures were historically located, and because many other existing accessory structures in the district are less than five feet (5') from the side property line and twenty feet (20') from the rear property line. In addition, the accessory structure will be situated at the back, left corner of the lot, away from the historic single-family neighborhood (see Figure 6). The garage will be accessed via an existing curb cut and will have garage doors facing the house (see Figure 7).



Figure 4. Rear yard from house's left façade



Figure 5. Rear yard from house's right façade.



Figure 6. To the house's right is a three-story, multi-family structure



Figure 7. The existing driveway

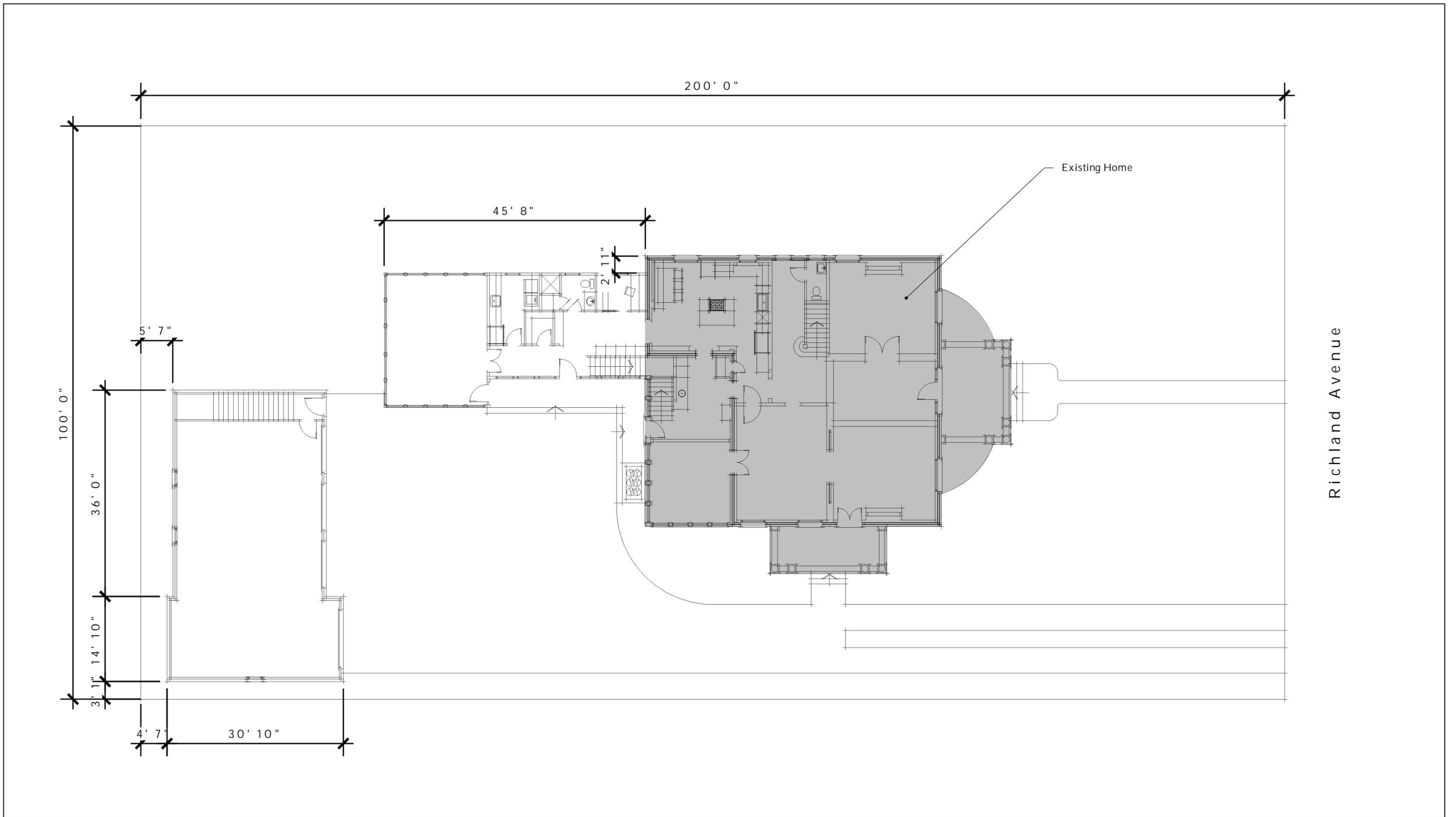
The accessory structure will have a footprint of approximately one thousand, four hundred and twenty-nine square feet (1,429 sq. ft.). It will be two stories tall with an eave height of eighteen feet (18') and a ridge height of twenty-nine feet, seven inches (29'7"). Although this accessory structure is larger than what is typically approved by the Commission, staff considers it to meet the design guidelines because the structure is subordinate in footprint and in height to the historic structure. The structure's eave height will be seven feet (7') shorter than that of the historic house, and its ridge height will be nearly eight feet (8') shorter than the historic house. The accessory structure's footprint will be less than fifty percent (50%) of the house's footprint. Because the lot is twice the width of a typical lot in the Richland-West End District, the percentage of open space will be seventy-two percent (72%) and within the typical range for the district.

The materials for the accessory structure will be painted brick to match the historic house on the ground floor and cementitious shake siding on the second story. The windows will be wood or wood clad, and the roof will be dimensional fiberglass shingles. The materials for the vehicular and pedestrian doors were not specified, and staff asks to review and approve the doors prior to purchase and installation. The structure's roof will be hipped with a slope of 9/12 to match that of the house. The proportion and rhythm of openings are appropriate for an accessory structure. The garage will be connected to the screen porch addition with a covered walkway, which will remain open on both sides.

Staff finds that the accessory structure's height, scale, location, setback, materials, roof form, and proportion and rhythm of openings meet Section II.B.1.h. of the design guidelines

Recommendation:

Staff recommends approval of the addition and accessory structure, with the condition that staff approve a brick sample, roof color, and all door and window specifications prior to purchase and installation of these materials. With the final approval of the materials, staff finds that the project meets Sections II.B.1. and II.B.2. of the *Richland-West End Neighborhood Conservation Zoning District: Handbook and Design Guidelines*.

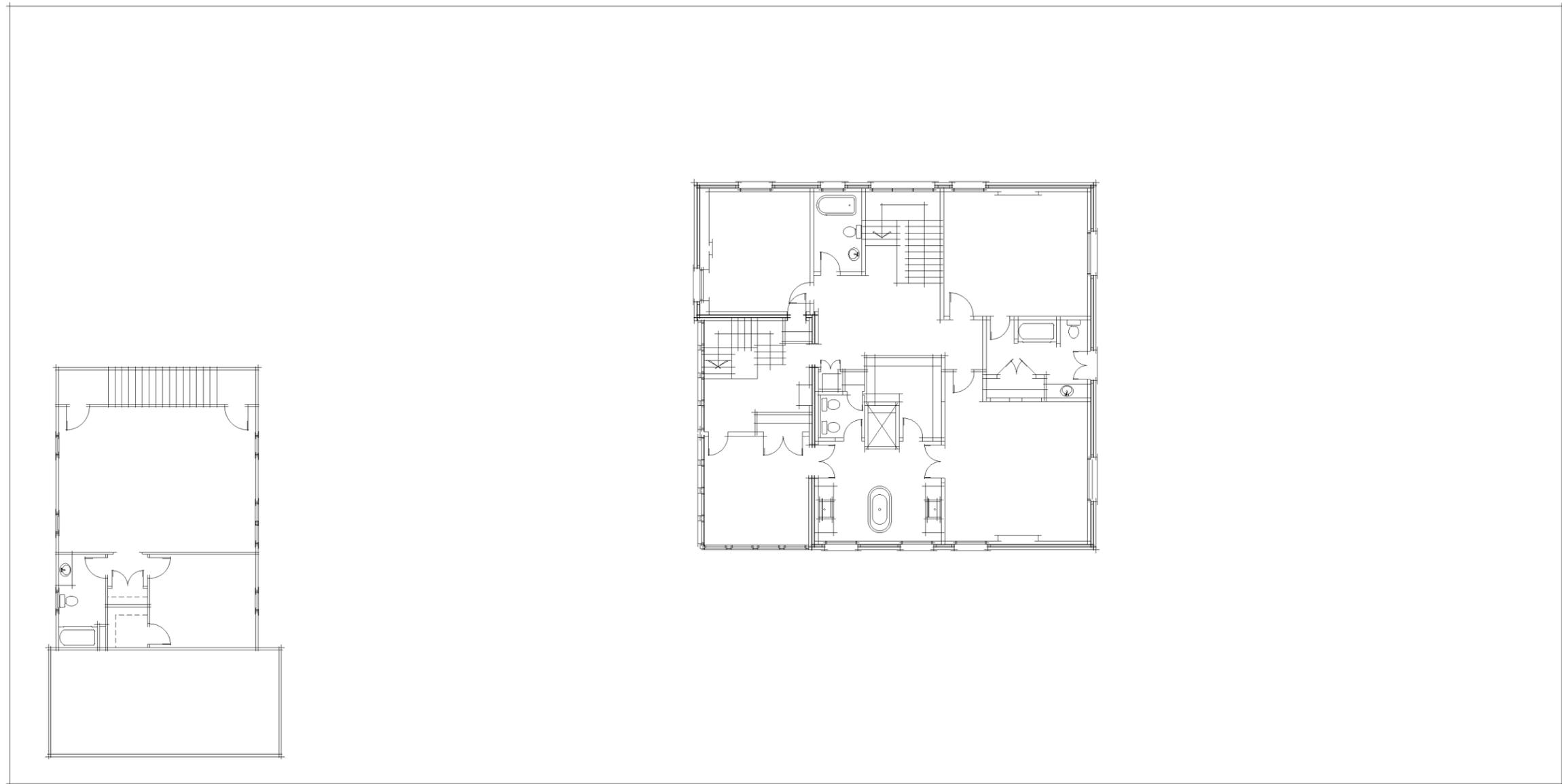


FIRST FLOOR PLAN
 1/16" = 1'-0"

WEEKS-DELOACH RESIDENCE
 3705 RICHLAND AVENUE | NASHVILLE, TN 37205

ARCHITECT:
 DA|AD
 2520 WHITE AVENUE
 NASHVILLE, TN 37205

02.06.13
 A 001



SECOND FLOOR PLAN
1/16" = 1'-0"

WEEKS-DELOACH RESIDENCE

3705 RICHLAND AVENUE | NASHVILLE, TN 37205

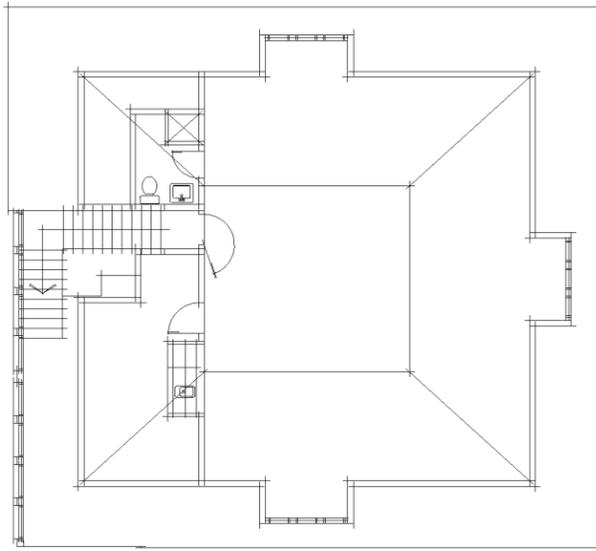
ARCHITECT:

DA|AD

2520 WHITE AVENUE
NASHVILLE, TN 37205

02.06.13

A 002



THIRD FLOOR PLAN
1/16" = 1'-0"

WEEKS-DELOACH RESIDENCE

3705 RICHLAND AVENUE | NASHVILLE, TN 37205

ARCHITECT:

DA|AD

2520 WHITE AVENUE
NASHVILLE, TN 37205

02.06.13

A 003



New Garage behind existing residence

Existing two-storey residence



New screened porch behind existing residence

New Garage behind existing residence

FRONT & REAR ELEVATIONS

1/16" = 1'-0"

WEEKS-DELOACH RESIDENCE

3705 RICHLAND AVENUE | NASHVILLE, TN 37205

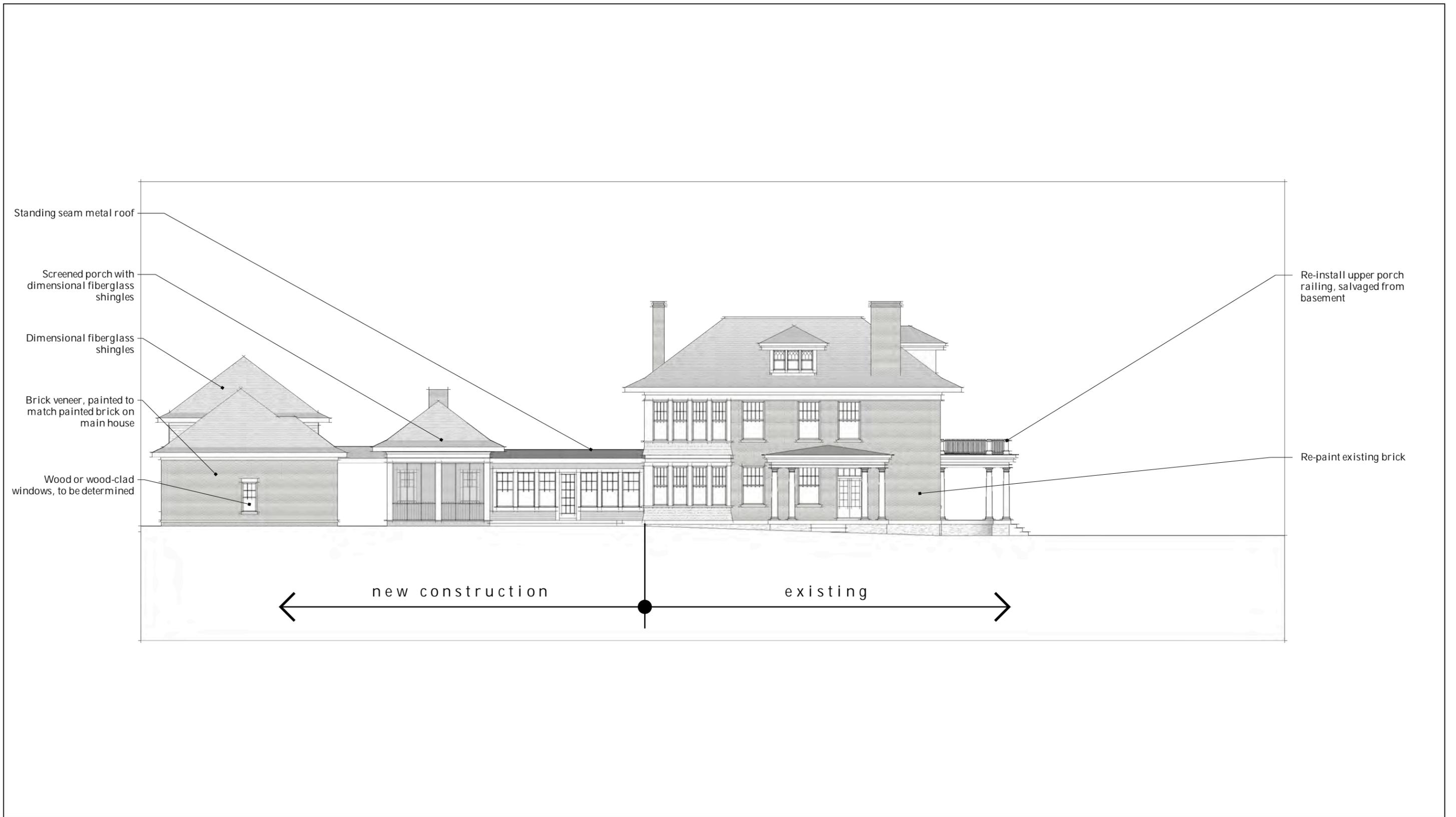
ARCHITECT:

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2520 WHITE AVENUE
NASHVILLE, TN 37205

02.06.13

A 004



LEFT ELEVATION

1/16" = 1'-0"

WEEKS-DELOACH RESIDENCE

3705 RICHLAND AVENUE | NASHVILLE, TN 37205

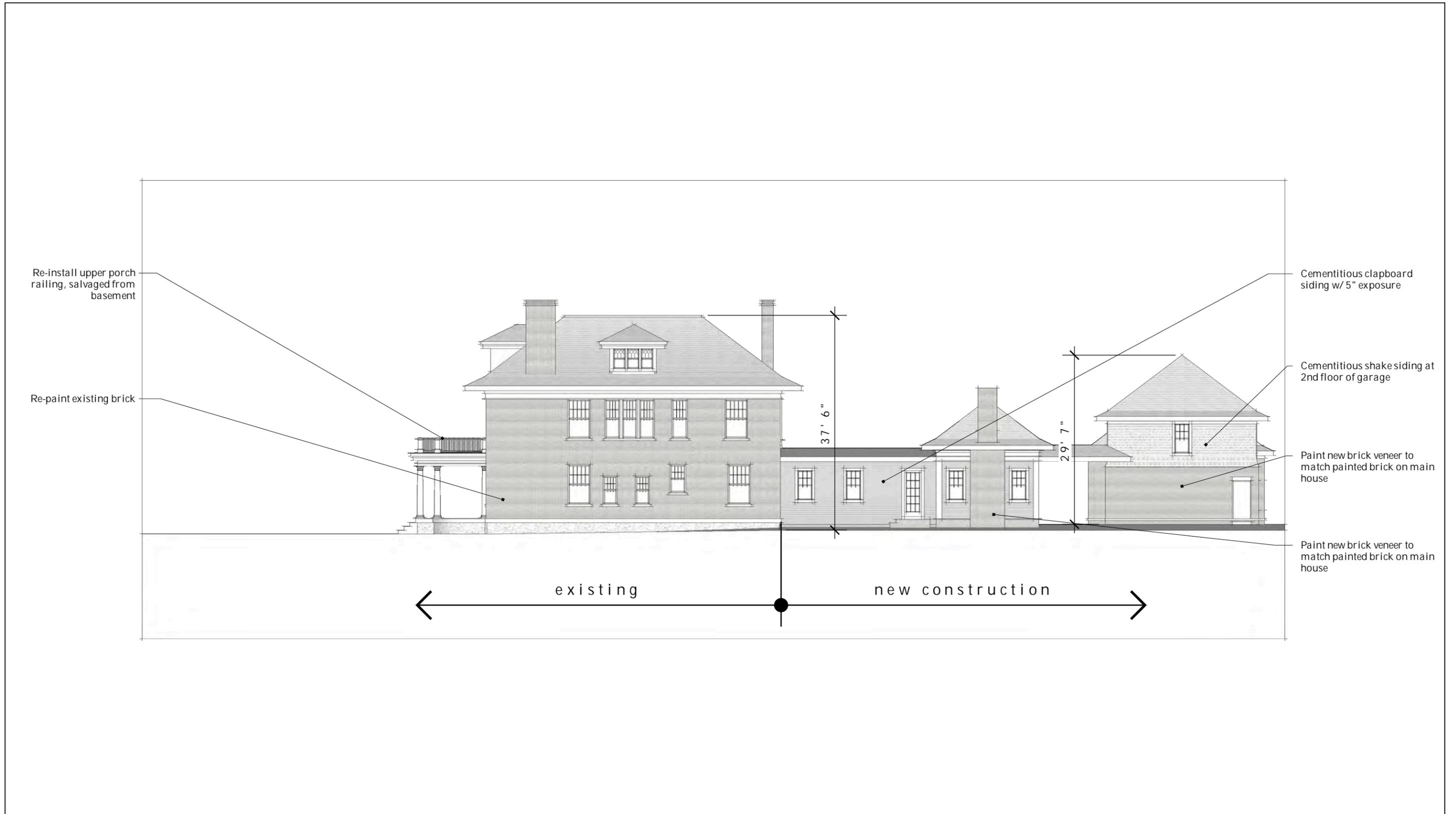
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2520 WHITE AVENUE
NASHVILLE, TN 37205

02.06.13

A 005



RIGHT ELEVATION
 1/16" = 1'-0"

WEEKS-DELOACH RESIDENCE
 3705 RICHLAND AVENUE | NASHVILLE, TN 37205

ARCHITECT:
 DA|AD
 2520 WHITE AVENUE
 NASHVILLE, TN 37205

02.06.13
 A 006



VIEW FROM STREET

WEEKS-DELOACH RESIDENCE

3705 RICHLAND AVENUE | NASHVILLE, TN 37205

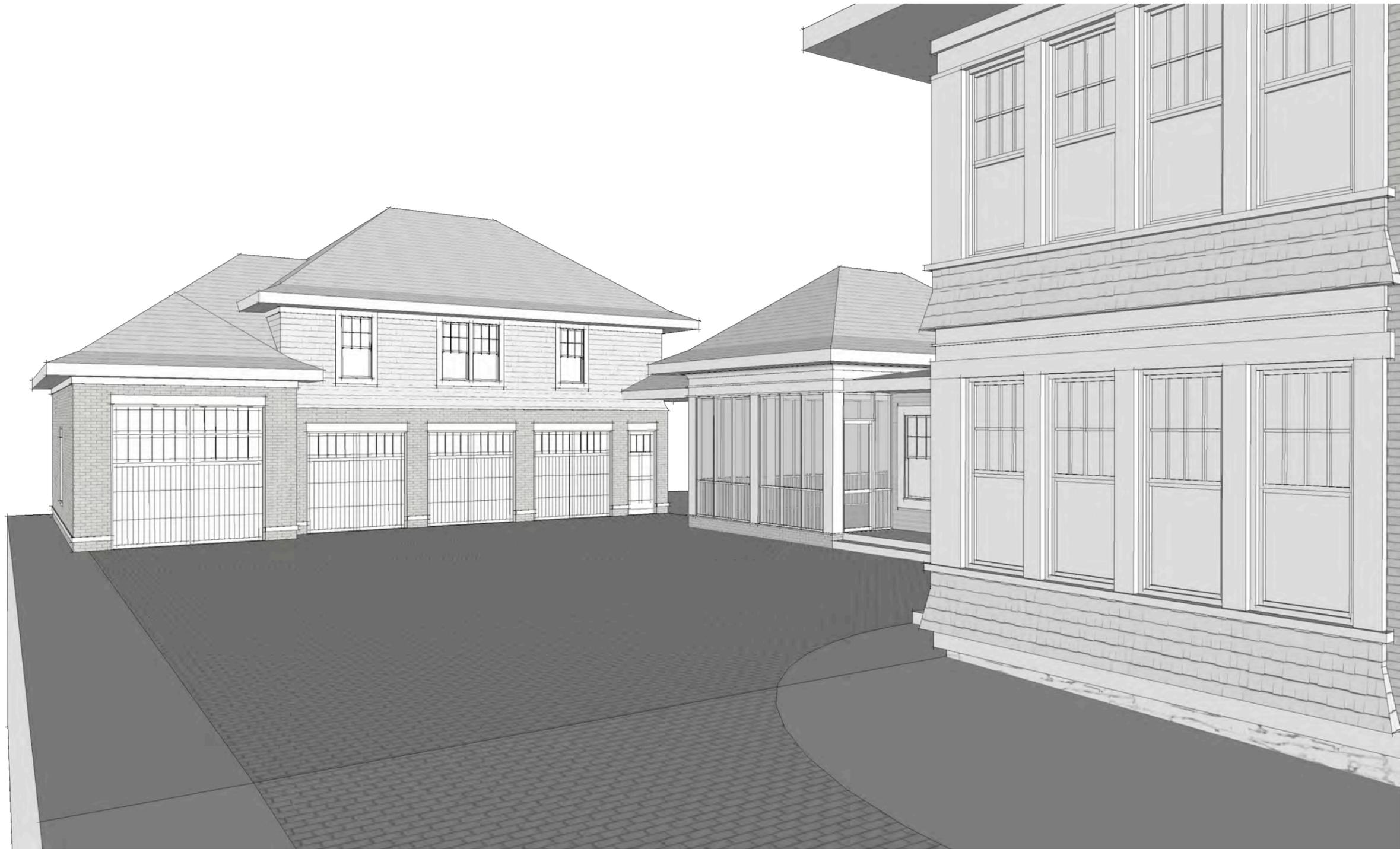
ARCHITECT:

DA|AD

2520 WHITE AVENUE
NASHVILLE, TN 37205

02.06.13

A 007



VIEW FROM DRIVEWAY

WEEKS-DELOACH RESIDENCE

3705 RICHLAND AVENUE | NASHVILLE, TN 37205

ARCHITECT:

DA|AD

2520 WHITE AVENUE
NASHVILLE, TN 37205

02.06.13

A 008



VIEW FROM MOTORCOURT

WEEKS-DELOACH RESIDENCE

3705 RICHLAND AVENUE | NASHVILLE, TN 37205

ARCHITECT:

DA|AD

2520 WHITE AVENUE
NASHVILLE, TN 37205

02.06.13

A 009