



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION 3723 Richland Avenue December 18, 2013

Application: New construction -addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409011200
Applicant: Kaitlyn Smous, Allard Ward Architects, LLC
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: Applicant proposes a rear addition with screened-in porch. An existing rear addition and porch are to be demolished.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none">1. Staff approve brick, stone, windows and doors prior to purchase and installation;2. Staff approve color of metal roof section prior to purchase and installation. <p>With these conditions, staff finds that the project meets Section II.3.B of the <i>Richland-West End Historic Zoning 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:



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.

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. 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.

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.

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.

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 that 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.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.



Figure 1: 3723 Richland Avenue

Background:

3723 Richland Avenue is a brick four-square home built circa 1920 and is a contributing structure to the Richland-West End Neighborhood Conservation District. The proposed project is a one-and-a-half story addition and screened porch. The plans refer to a wooden deck to be added in the future but do not include its design.

Analysis and Findings:



Figure 2. Existing addition and porch to be demolished.

Demolition:

This project calls for demolition of the existing rear addition, screened porch and deck. Although part of the addition is original, it was remodeled in 1987 to add the laundry room and bathroom and it is not a character defining feature. Situated at the rear of the house, the portion to be demolished is minimally-visible from Richland Avenue. Therefore staff finds the removal of the rear portion not to be detrimental to the historical integrity of the home. This partial demolition meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The addition will be thirty-three feet (33') deep and thirty-six feet (36') at its widest point. On the east side the addition sets in six feet (6'). On the west side the wall of the addition sets in one foot (1') where a new stairway leads to its entrance. The stairs project from this part of the addition approximately four feet (4') but this is not a highly visible location and no additional roof will project from this side, so the wooden stairs and railing here should be unobtrusive. To the rear of the doorway at the top of the steps, a small cantilevered bay in the new dining room juts out for approximately five feet (5'). Then the main part of the addition is one foot (1') back from the wall of the existing home.

The addition is one-and-a-half stories with a foundation height matching that of the existing house. Eaves are ten feet (10') from the first floor level of the addition. The addition's maximum ridge height of thirty-two feet (32') is subordinate compared to the existing home's ridge height of forty-six feet (46'). The project meets sections II.B.1.a and b and II.B.2.a and e.

Location & Removability:

The proposed addition is at the rear of the house and is not taller or wider than the house. The project meets section II.B.2.a and d.

Setback & Rhythm of Spacing:

The proposed addition will be sixty-four feet (64') from the rear property line and twenty-five feet (25') from the sides. It meets bulk zoning requirements of twenty feet (20') at the rear and five feet (5') from the sides. It will be minimally-visible from the street. The project meets section II.B.1.c.

Materials:

Drawings indicate no changes to the materials of the historic house. The addition has a stone foundation, brick cladding to match the existing walls on the first floor, and mitered wood siding on the top half-story. Lap siding will have a four inch (4") reveal. Windows will be wood casement windows to be approved by staff. Door material was not indicated and will also be approved by staff. The screened porch has a concrete slab on the stone foundation with wood box columns supporting the screen frames. Exterior stairs will be wood. Roofing material is a slate matching that of the house, with a prefinished standing seam metal roof for the saddle that joins the addition to the house. Staff will need to approve the color of the metal roofing section prior to its purchase and installation. The chimney will be stucco. With the staff's final approval of the windows and doors, brick, stone and color of the metal roof, staff finds that the known materials meet section II.B.1.d.

Roof form:

The house has a hipped roof, traditional to the form of a four-square. The addition has two hipped roofs with a pitch of 8/12. The saddle is a metal roof with 4/12 pitch that sits atop the half-story. Although the saddle's pitch is shallower than the norm, it will not be readily visible. A chimney will be built at the rear of the addition. The project meets section II.B.1.e.

Proportion and Rhythm of Openings: Plans indicate no changes to the window and door openings on the existing house. The majority of windows on the proposed addition are at least twice as tall as they are wide, 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

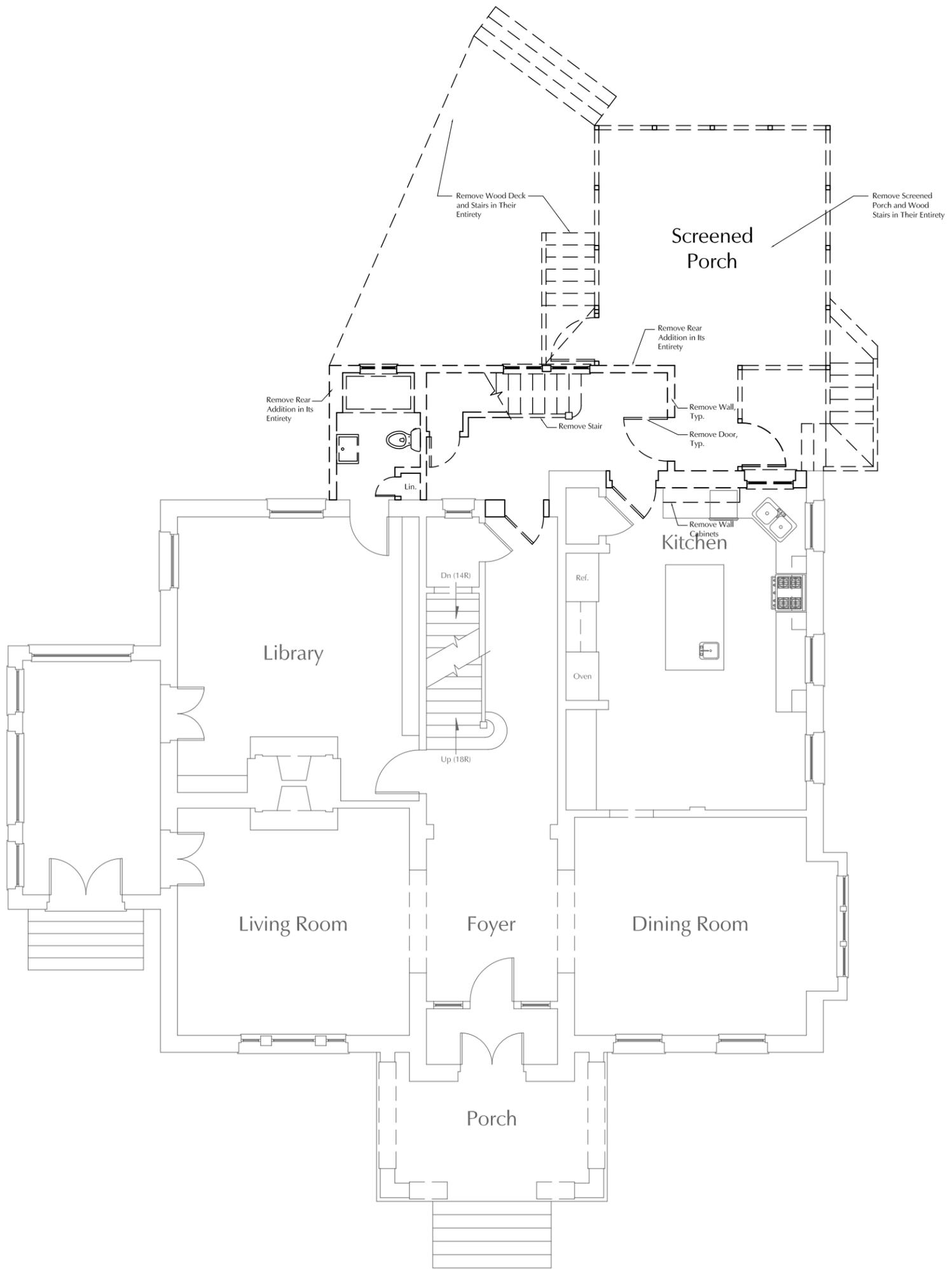
that the HVAC be located on the rear façade or on a side façade beyond the midpoint of the house if it needs to be relocated. The project meets section II.B.1.i.

Recommendation:

Staff recommends approval of the addition to 3723 Richland Avenue with the conditions:

1. Staff approve windows and doors prior to purchase and installation;
2. Staff approve brick and stone prior to purchase and installation;
3. Staff approve color of metal roof prior to purchase and installation.

With these conditions, staff finds the project meets design guidelines for the *Richland-West End Neighborhood Conservation Overlay*.



1

First Floor Demolition Plan

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

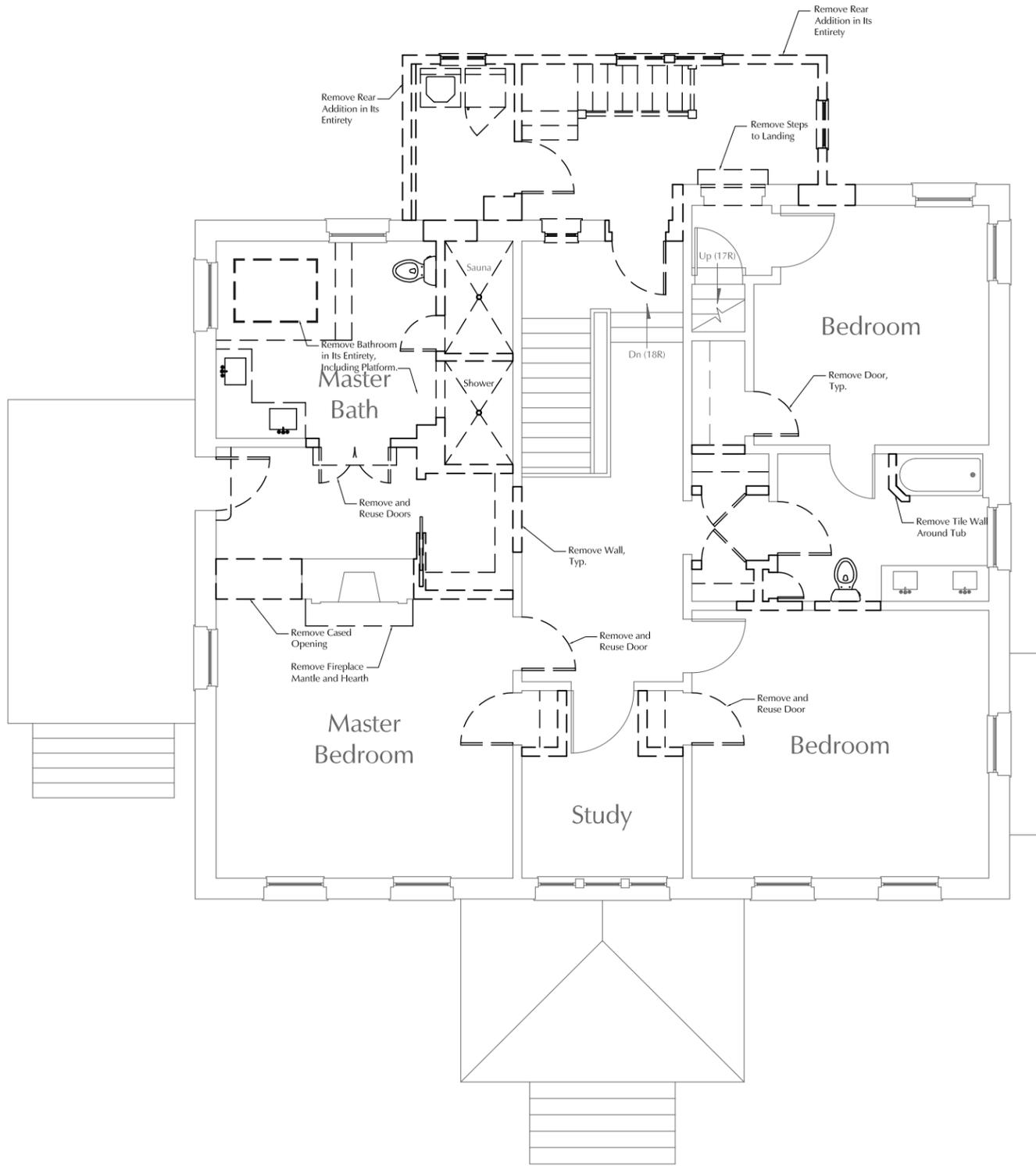
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Drawings:
First Floor Demolition Plan
Date:
12.02.13

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Additions and Renovations for:
The Dundon Residence
3723 Richland Avenue
Nashville, TN 37205

MHQC PRESERVATION PERMIT APPLICATION



1

Second Floor Demolition Plan



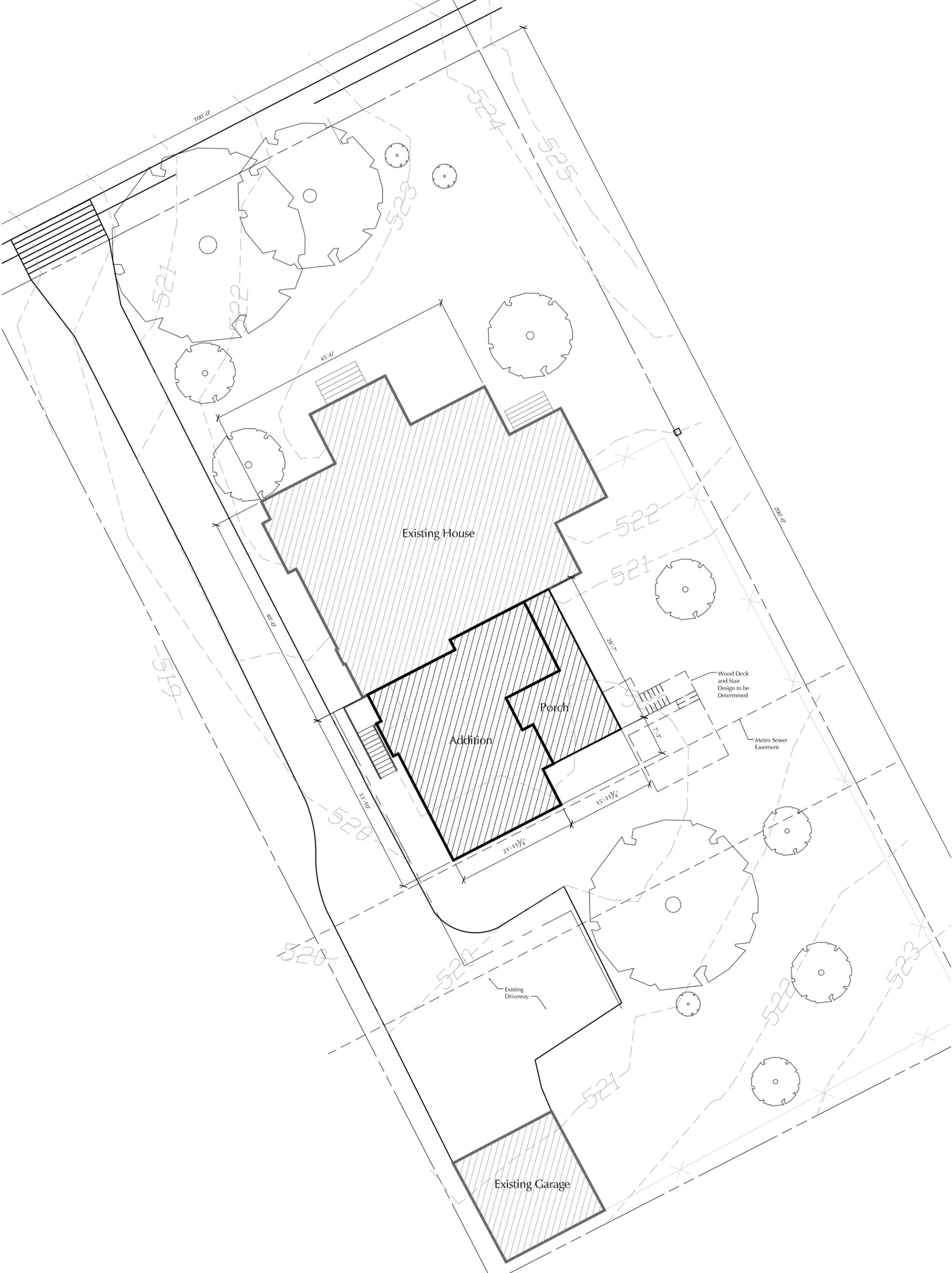
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AD1.1

Drawings:
Second Floor Demolition Plan
Date:
12.02.13

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Site Plan

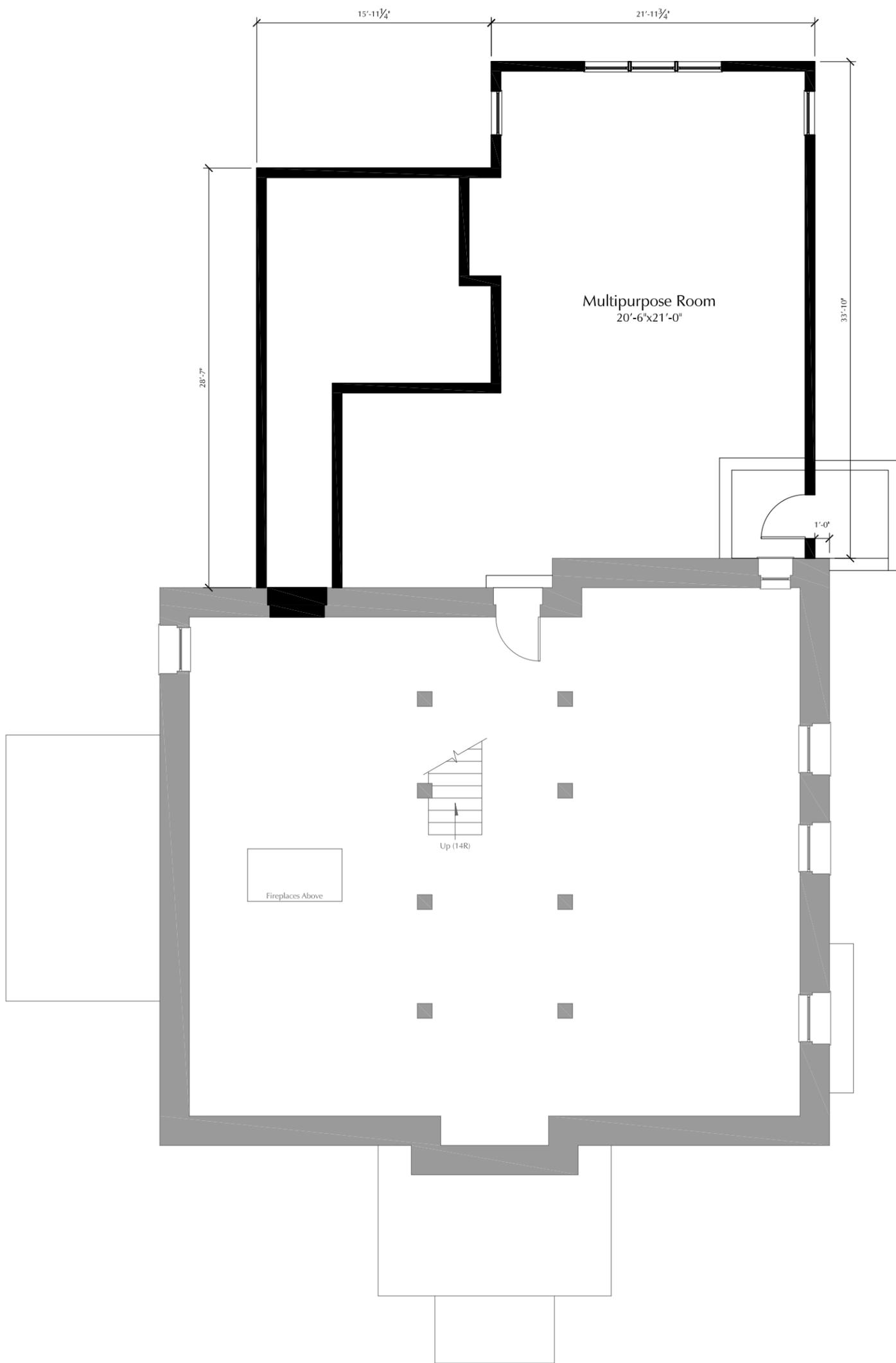
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Drawings:
 Site Plan Plan
Date:
 12.02.13



Additions and Renovations for:
The Dundon Residence
 3723 Richland Avenue
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Basement Floor Plan



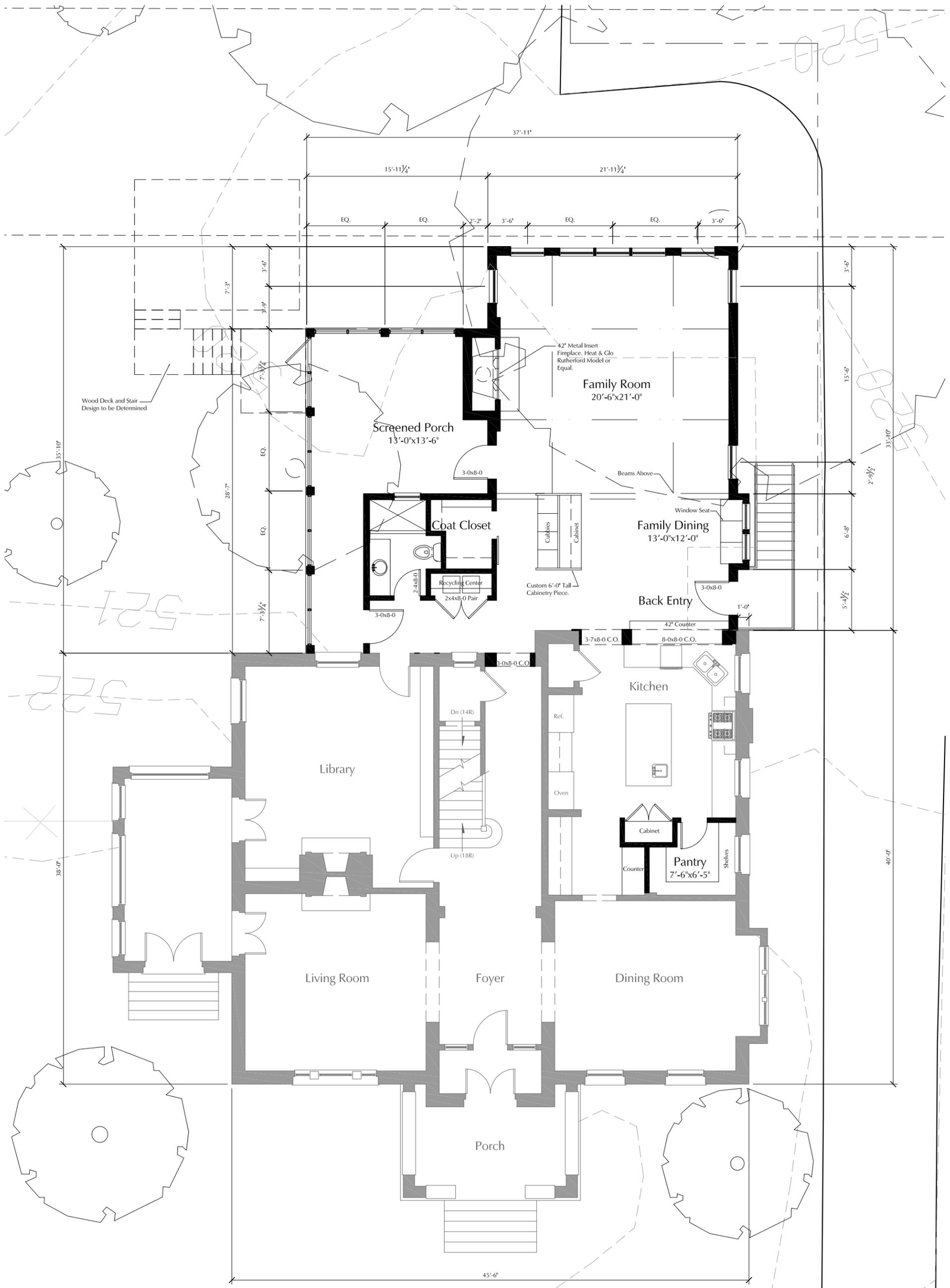
Scale: 1/8" = 1'-0"

A1.1

Drawings:
Basement Floor Plan
Date:
12.02.13

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First Floor Plan

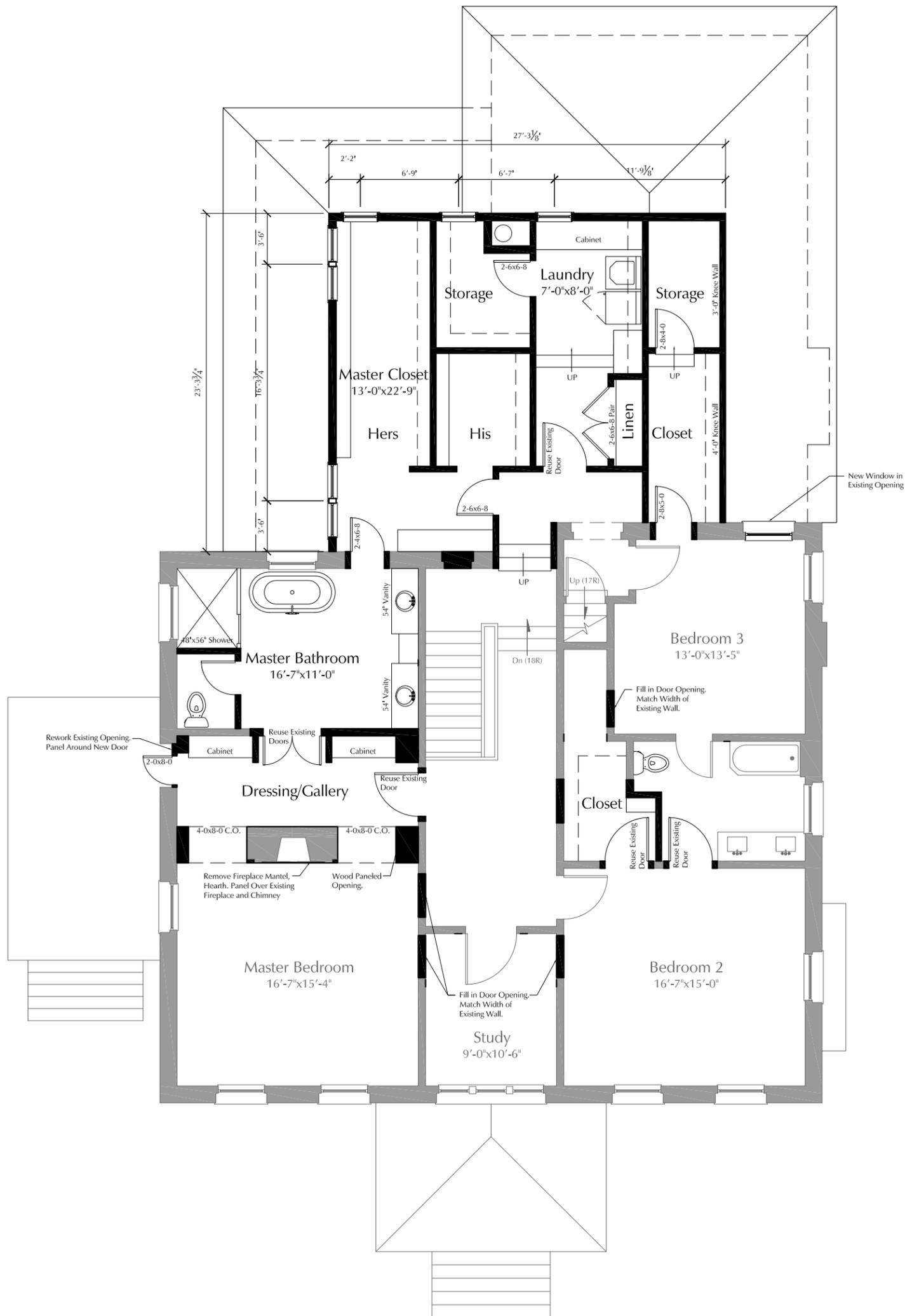
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A1.2

Drawings:
 First Floor Plan
 Date:
 12.02.13



Additions and Renovations for:
The Dundon Residence
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1

Second Floor Plan

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

A1.3

Drawings:

Second Floor Plan

Date:

12.02.13



Additions and Renovations for:

The Dundon Residence

3723 Richland Avenue
Nashville, TN 37205



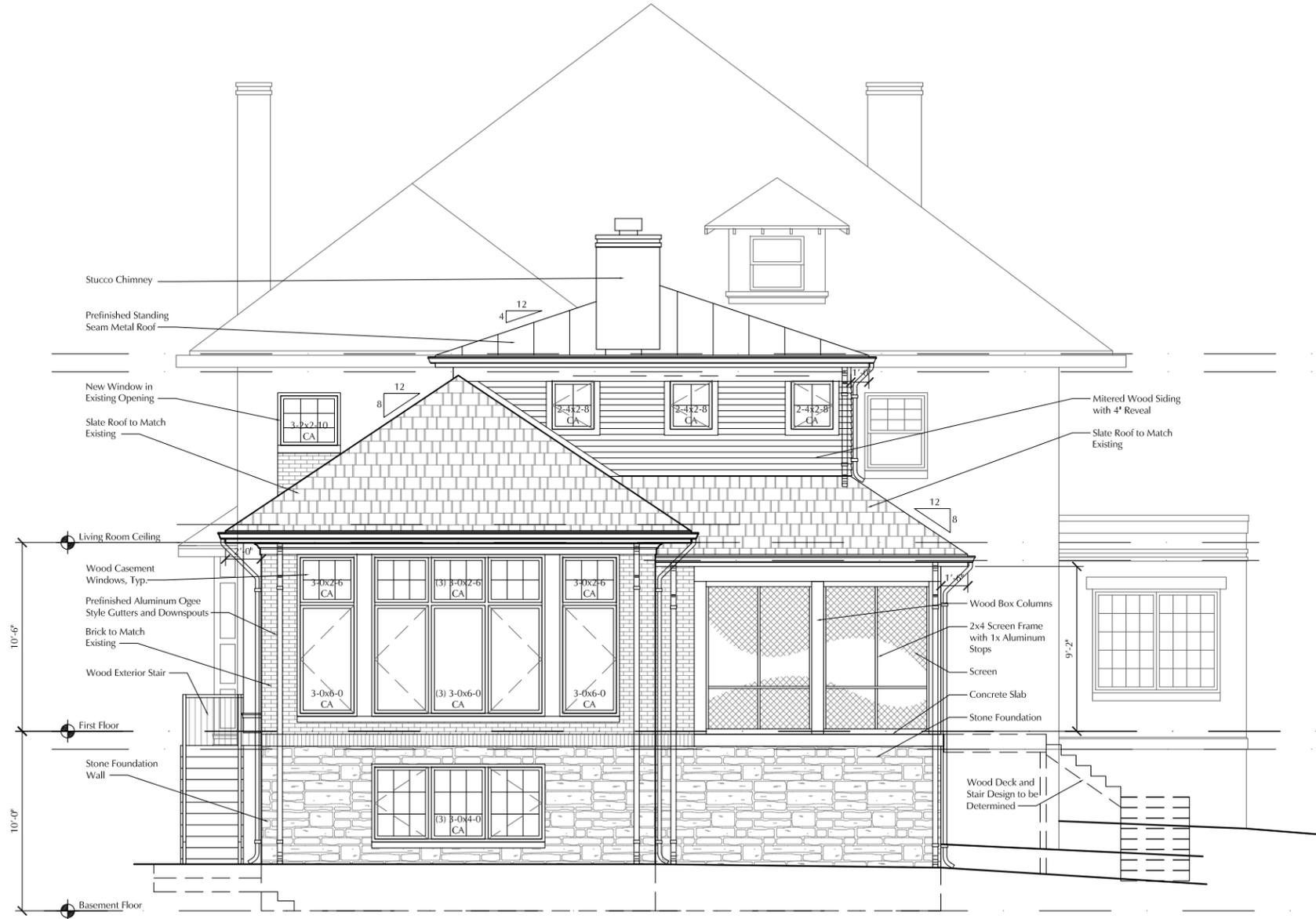
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Drawings:
 West Elevation
Date:
 12.02.13

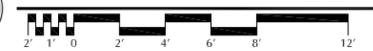
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West Elevation
 Scale: 1/8"=1'-0"

A2.0



1

South Elevation - REVISED



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

Drawings:
South Elevation - REVISED
Date:
12.02.13

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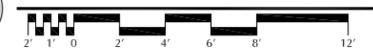
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A2.1



1

East Elevation



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

Drawings:
East Elevation
Date:
12.02.13

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A2.2