

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION 3612 Richland Avenue Lot 16, Richland Hall Development November 15, 2017

Application: New construction—infill
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409008900
Applicant: Chad Gore, Mike Ford Builders
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application is to construct a new single family infill home.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. The front setback be verified in the field to match that of the historic home at 3618 Richland Ave;
3. Staff approve the stone sample prior to purchase and installation;
4. Staff approve a brick sample prior to purchase and installation;
5. Staff approve color and texture of the asphalt shingle and metal roof;
6. Staff approve the materials for the porch posts, floors and stairs;
7. Staff approve all window and door selections prior to purchase and installation;
8. Staff approve the location of the HVAC unit.

With these conditions, staff finds that the project meets Section II.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

- A: Photographs
- B: Development Site Plan
- C: Lots 15-17 Plot Plan
- D: Site Plan
- E: 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.

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.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: 3612 Richland Avenue is a currently a vacant lot (Figure 1). Formerly on the site was a non-contributing building that was part of the Welch College (formerly the Free Will Baptist Bible College) campus. The College has moved to a new location and the building has been demolished. The new owner of the college’s property plans 22 new infill houses within the Richland-West Neighborhood Conservation Zoning Overlay (Figure 2). To date, MHZC has approved infill and outbuildings for Lots 1, 2, 3, 4, 5, 6, 11, 14 and 17 (3657, 3653, 3649, 3641, 3637, 3633, 3613, 3701 and 3610 Richland Avenue, respectively). Several of these houses have been constructed (See photos at end of document).



Figure 1. Lot at 3612 Richland Avenue

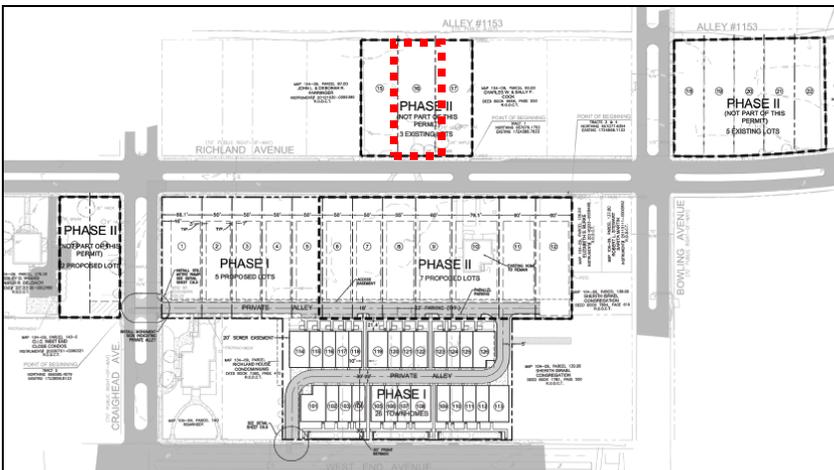


Figure 2. Overall site plan for the 22 infill houses planned for the Richland-West End Neighborhood Conservation Zoning Overlay. The red box indicates the site currently under consideration.

Analysis and Findings: Application is to construct a new single family infill and an outbuilding.

Height & Scale: The proposed infill will be two stories, with a maximum height of thirty-four feet, nine inches (34’9”) above the foundation at the front, and approximately thirty-seven feet (37’) above grade. The infill will have an eave height of approximately twenty-four feet (24’) above the grade at the front. The foundation height will vary due

to grade, but will be between twelve and twenty-four inches (12”-24”) at the front. Staff finds that the proposed height is similar to the heights of historic houses in the immediate vicinity, which range from thirty to forty-four feet (30’ – 44’). It is also in keeping with what has been approved in the past for the infill houses in this development.

The lot is approximately sixty-two feet (62’) wide. The house will be forty-four feet, six inches wide (44’6”) wide at the front. It expands to be forty-seven feet, six inches wide (47’6”) wide at a distance twenty-eight feet (28’) back from the front on the left side. On the right, there is a three foot wide bay seventeen feet (17’) back from the front. Staff finds that the wider portion of the house on the left is appropriate because it is set back nearly to the midpoint of the house, and the bay on the right is appropriate because it is a one-story bay, extending for only thirteen feet (13’), and is typical for historic properties. In addition, the proposed width is similar to what was approved on Lot 1, which is a sixty-six feet (66’) wide lot and has a width at the front of forty-three, nine inches (43’9”) and a maximum width of forty-eight feet (48’). It is also within the range of the widths of the historic houses in the immediate vicinity, which range from thirty-eight to sixty-five feet (38’-65’).

Staff recommends verification of the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context. With this condition, staff finds that the height and scale meet Sections II.B.1.a.andII.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill will meet all base zoning setbacks. The front setback for this development is intended to line up with the historic house at 3618 Richland Avenue. Staff recommends that MHZC staff approve the staking of the front setback in the field to ensure that the proposed fifty feet (50’) setback does line up with the front wall of 3618 Richland Avenue.

The infill will meet the required five foot (5’) setback on both sides. It will be over sixty-seven feet (67’) from the rear property line. Staff finds that the proposed setbacks to be similar to the immediate historic context and to meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/ Texture	Approved Previously or Typical of Neighborhood	Requires Final Review
Foundation	Cast Stone	Unknown	Yes	Yes
Primary Cladding	Brick	Unknown	Yes	Yes
Lintels and Sills	Cast Stone	Unknown	Yes	Yes
Primary Roofing	Asphalt shingle	Unknown	Yes	Yes

Chimney	Brick	Unknown	Yes	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Doors	Not indicated	Unknown	Unknown	Yes
Porch Roof	Metal	Unknown	Yes	Yes
Porch floor (Front and Back)	Unknown	Unknown	Unknown	Yes
Porch Columns (Front and Back)	Unknown	Unknown	Unknown	Yes
Porch Steps (Front and Back)	Unknown	Unknown	Unknown	Yes
Driveway	Concrete	N/A	Yes	No
Walkway	Concrete	N/A	Yes	No

Brick houses are common in the Richland-West End Neighborhood Conservation Zoning Overlay, Staff finds this material appropriate. Staff recommends approval of a brick sample, stone sample, all windows and doors, the roof shingle color, the metal roof color, and the materials of the porches' floor, columns and stairs. With these approvals, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill's primary roof form is a pyramidal roof with a 6/12 pitch. A projecting portion on the rear will have a hipped roof form with a 6/12 pitch.

Staff finds that the proposed roof forms are appropriate for a two-story infill house in the overlay, and finds that the roof forms meet Section II.B.1.e. of the design guidelines.



Orientation: The house is oriented towards Richland Avenue, which is appropriate. The front entry is behind a partial width front porch, which is eight feet (8') deep. Staff finds this porch form appropriate, as most historic houses in the Richland-West End Neighborhood have partial or full-width front porches. A front walkway will be added from the sidewalk to the front porch. The walkway will be curved, rather than running perpendicular to the sidewalk, this design allows the walkway to avoid two magnolia trees on the site. Vehicular access to the site will be via the existing alley.

Figure 2. 3608 Richland Avenue has a partial front porch.

Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The proposed windows on the infill are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. There are no large expanses of wall space without a window or door opening. All window groupings have a four to six inch (4"-6") mullion in between the individual window openings. On the left elevation, there is one squared window. Staff finds this to be appropriate, because it is thirty-five feet (35') back from the front of the house, beyond the midpoint and is the only window that is not twice as tall as it is wide. Staff finds that the infill's proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The driveway at the rear will be concrete, as will the walkway leading to the front porch from the sidewalk. No fencing was indicated on the site plan. The location of the HVAC unit was not indicated. Staff requests that it be located behind the house or on either side, beyond the mid-point of the house. With this condition, Staff finds that the infill meets Section II.B.1.i. of the design guidelines.

Outbuilding: The garage design is still being finalized and is not a part of this application. The applicant will submit a separate application for the outbuilding.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. The front setback be verified in the field to match that of the historic home at 3618 Richland Ave;
3. Staff approve the stone sample prior to purchase and installation;
4. Staff approve a brick sample prior to purchase and installation;
5. Staff approve color and texture of the asphalt shingle and metal roof;
6. Staff approve the materials for the porch posts, floors and stairs;
7. Staff approve all window and door selections prior to purchase and installation;
8. Staff approve the location of the HVAC unit.

With these conditions, staff finds that the project meets Section II.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Richland Hall Lots Constructed to Date:



Lot 1, 3657 Richland Avenue, approved December 16, 2015



Lot 2, 3653 Richland Avenue, approved December 16, 2015



Lot 3, 3649 Richland Avenue, approved May 18, 2016



Lot 4, 3641 Richland Avenue, approved December 21, 2016



Lot 6, 3633 Richland Avenue, approved April 19, 2017

Context Photos:



3608 Richland Avenue, two doors to the right of 3612 Richland Avenue



3600 and 3604 Richland Avenue, to the right of Lot 16



3618 Richland Avenue, nearest historic structure to the left of Lot 16



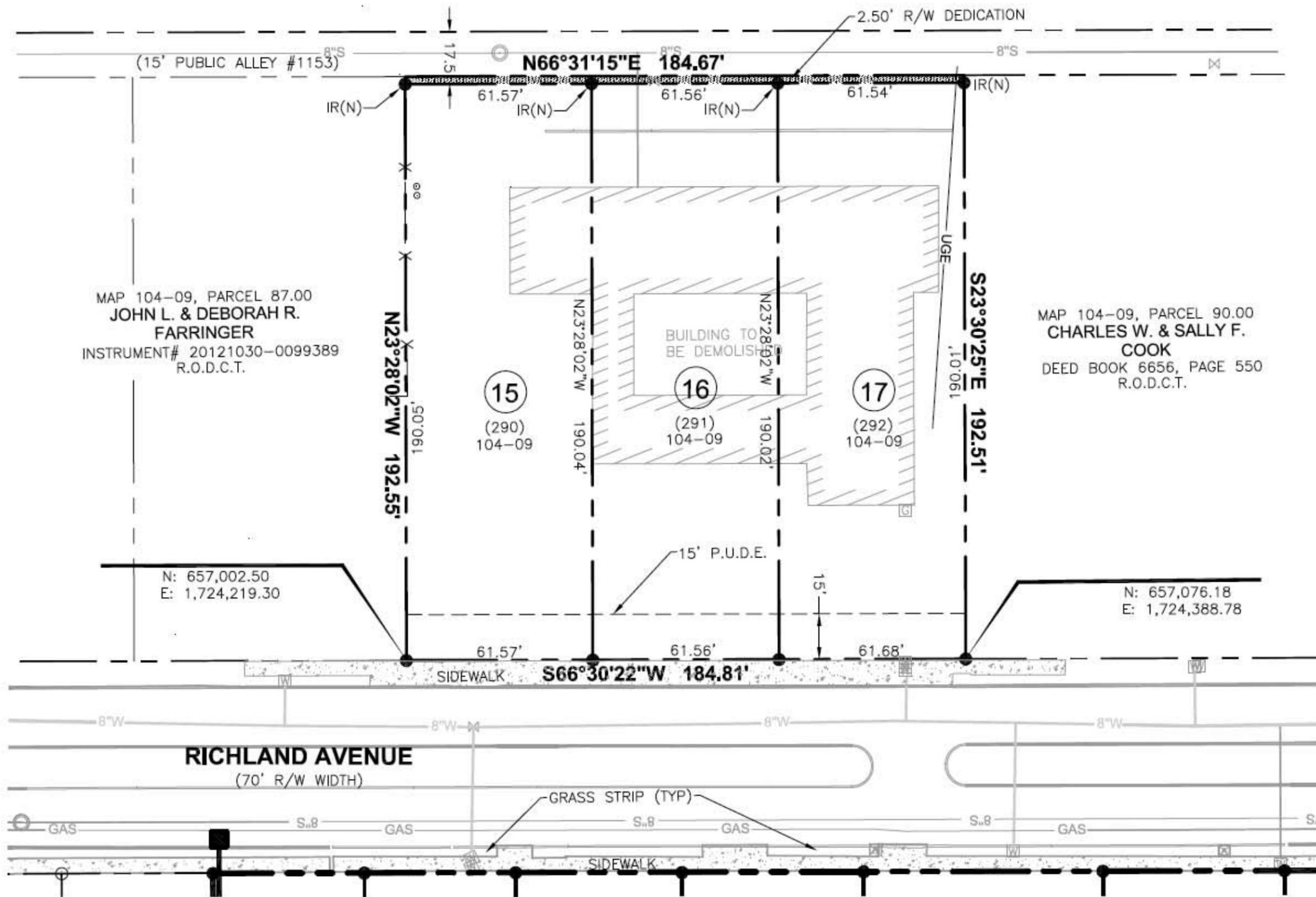
Former Davidson Hall, 3617 Richland Avenue (right) with Lot 11 of the development under construction to the left. This is directly across the street from Lot 16.



3628 Richland Avenue, to the left of Lot 16



3632 and 3630 Richland Avenue, to the left of Lot 16



MAP 104-09, PARCEL 87.00
 JOHN L. & DEBORAH R.
 FARRINGER
 INSTRUMENT# 20121030-0099389
 R.O.D.C.T.

MAP 104-09, PARCEL 90.00
 CHARLES W. & SALLY F.
 COOK
 DEED BOOK 6656, PAGE 550
 R.O.D.C.T.

N: 657,002.50
 E: 1,724,219.30

N: 657,076.18
 E: 1,724,388.78

RICHLAND AVENUE
 (70' R/W WIDTH)

GRASS STRIP (TYP)

GAS

S.8

GAS

S.8

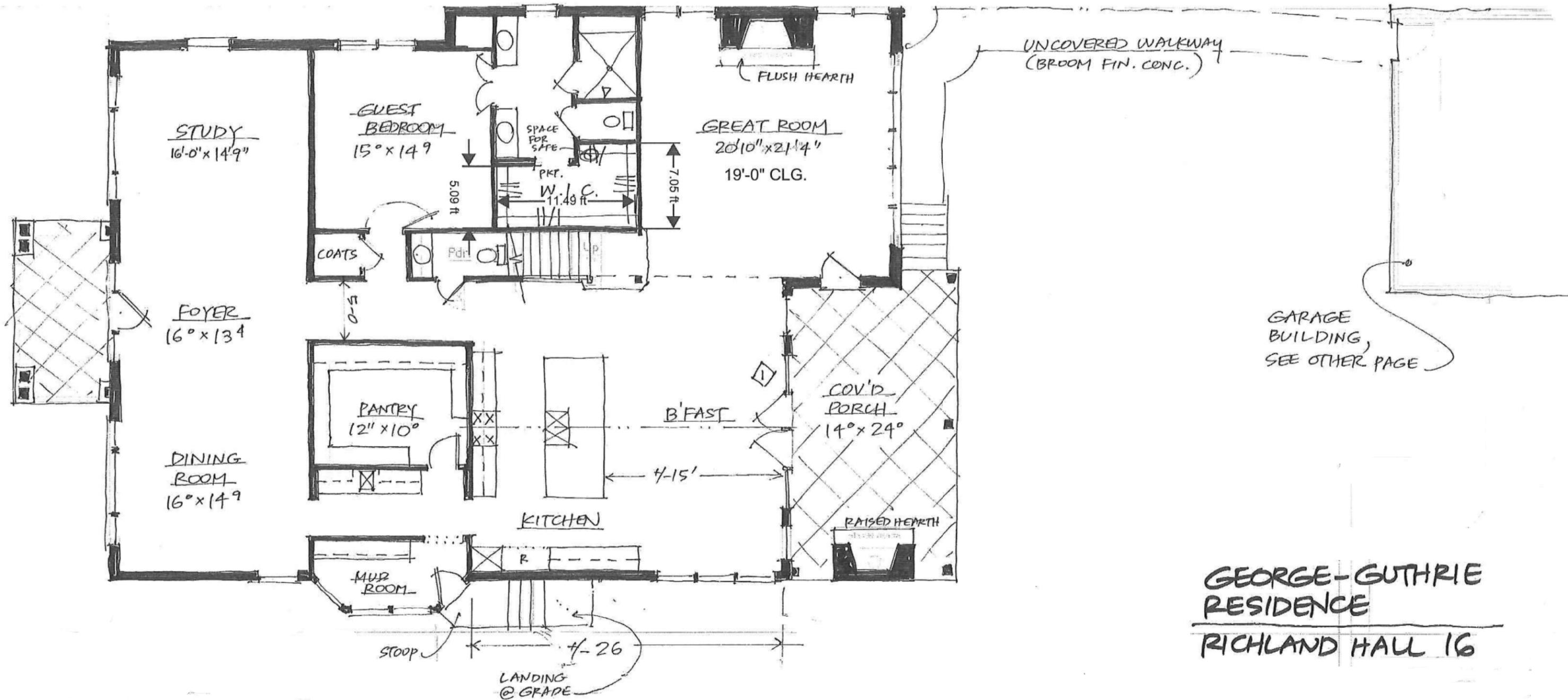
GAS

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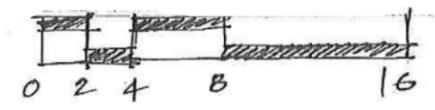
SIDEWALK

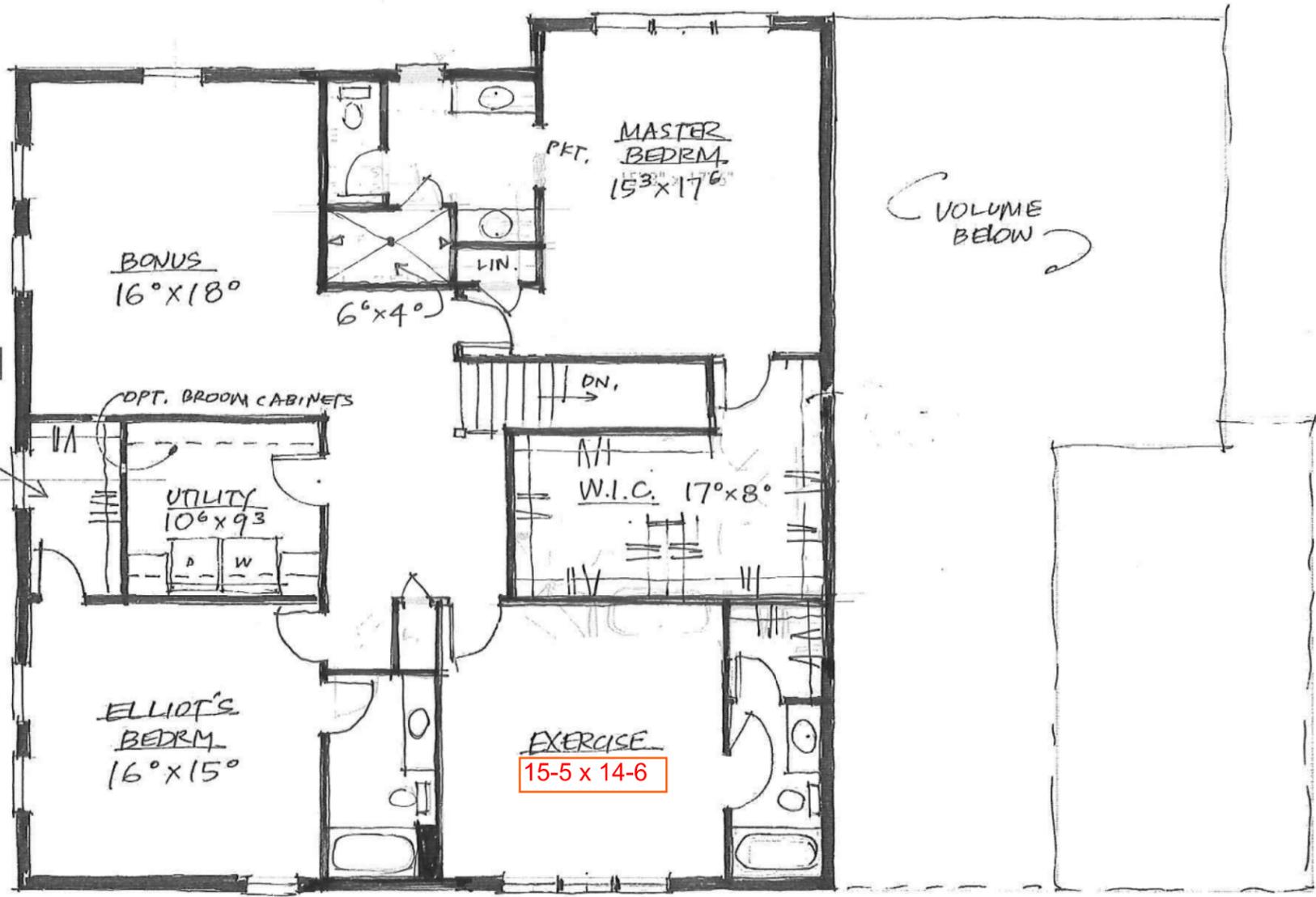


GARAGE BUILDING, SEE OTHER PAGE

GEORGE-GUTHRIE RESIDENCE
RICHLAND HALL 16

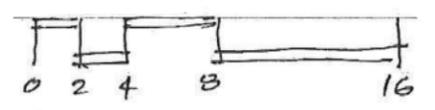
LOWER LEVEL
 +/- 2840 sf.

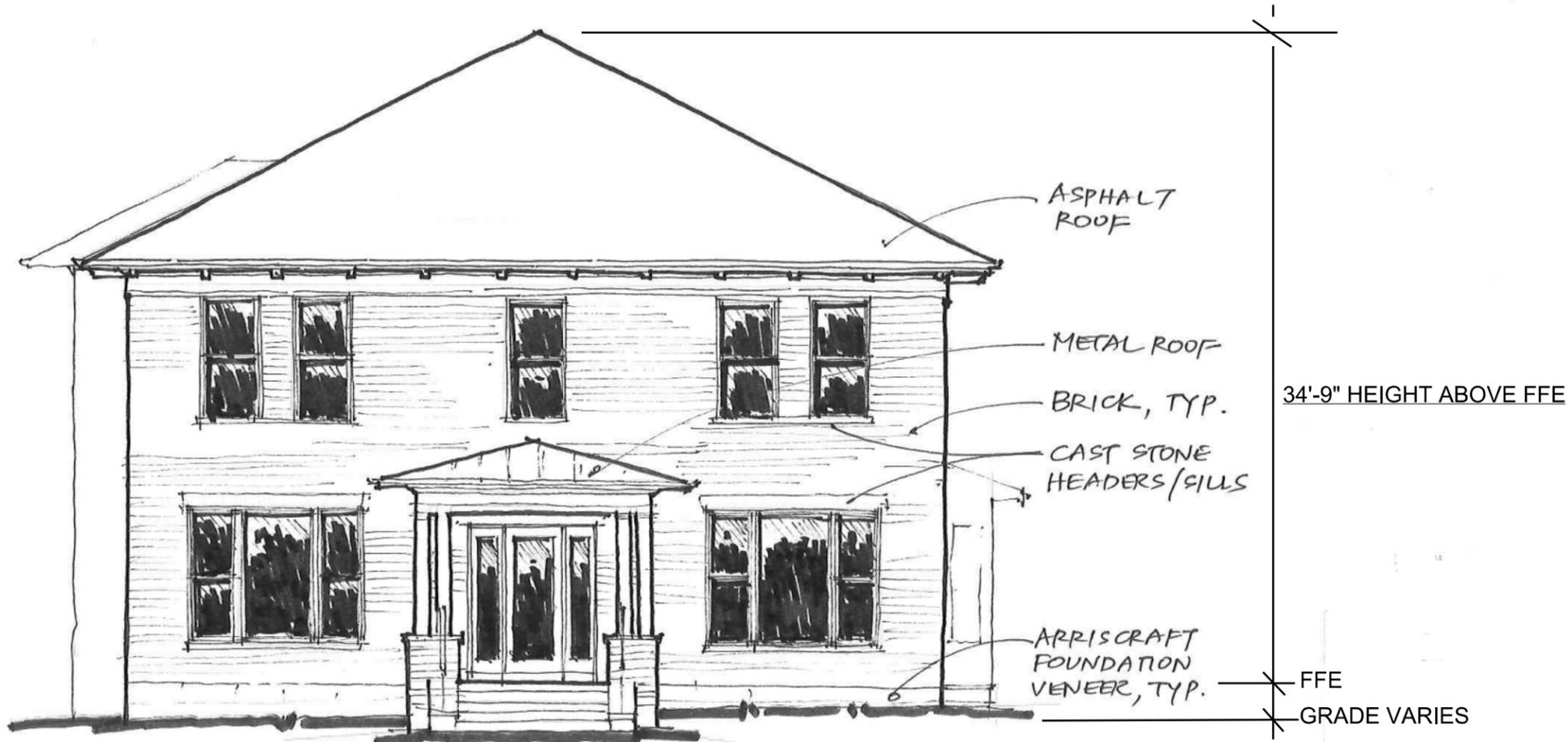
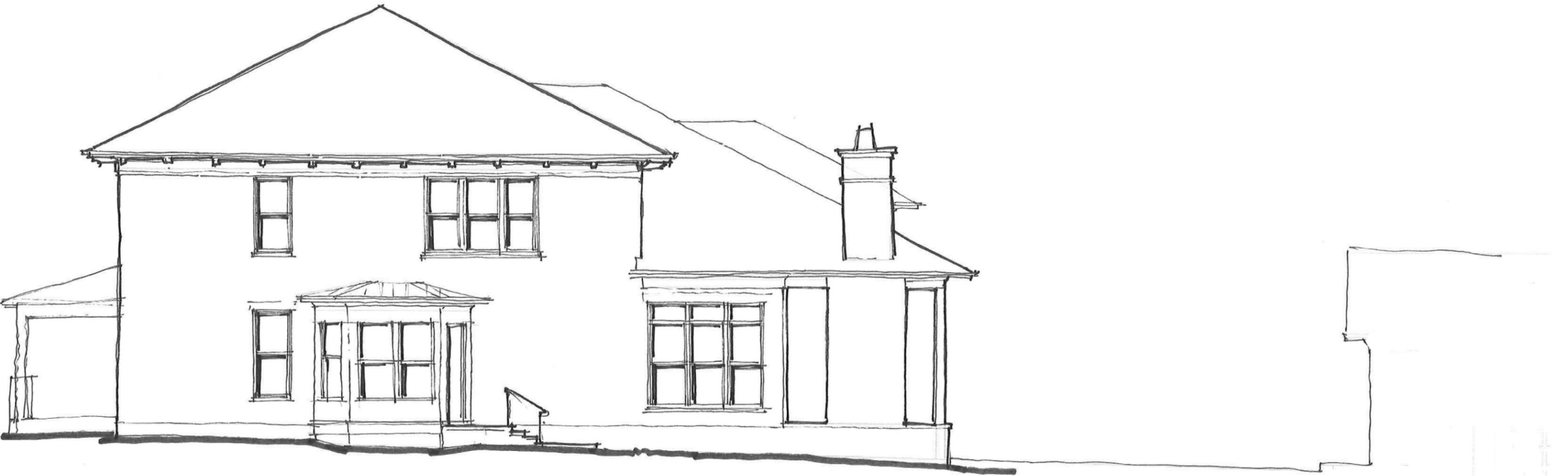




UPPER LEVEL
 +/- 1980 S.F.

GEORGE - GUTHRIE
RESIDENCE
RICHLAND HALL 16





GEORGE-GUTHRIE
RESIDENCE
RICHLAND HALL 16



GEORGE-GUTHRIE
RESIDENCE

RICHLAND HALL 16

