

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION
3707 Richland Avenue
December 19, 2018

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: Partial Demolition; New Construction—Addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409012000
Applicant: Alex Huffstutter, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to demolish the original roof, dormers, and gable field walls of an historic one-story house in order to increase the first story wall height and to construct a new half story with a taller roof and a steeper pitch, and to construct a rear addition.

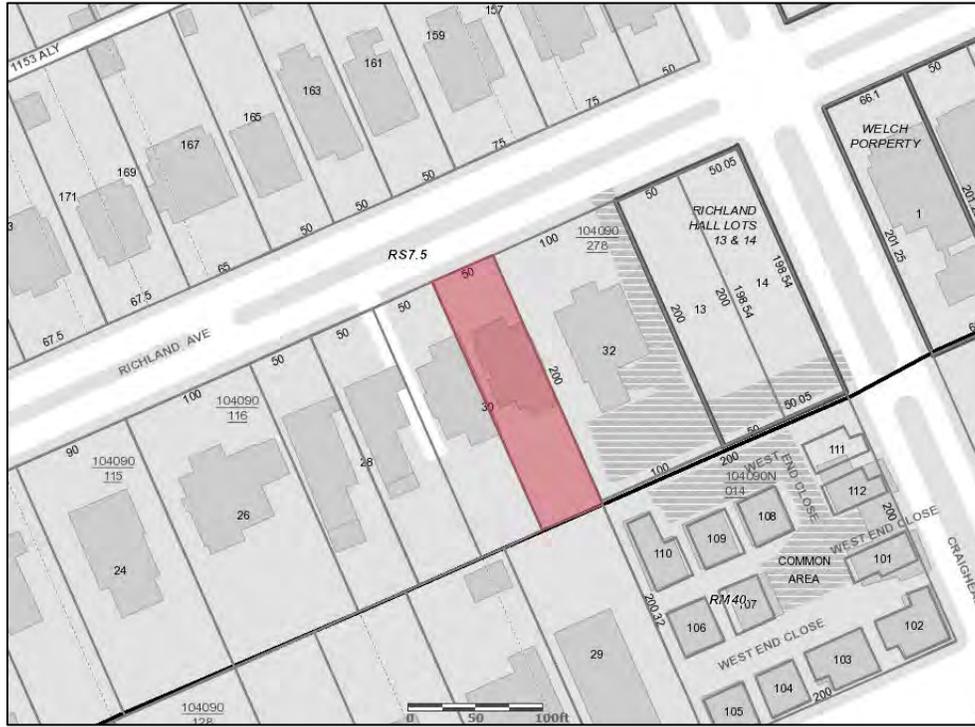
Recommendation Summary: Staff recommends disapproval of the proposal to demolish the original roof, dormers, and gable field at 3707 Richland Avenue, along with a proposed increase of the first-story wall height and construction of a new taller upperstory and rear addition, finding the proposal to be inappropriate and to not meet the following sections of the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay:

- II.B.1.a (Height)
- II.B.1.b (Scale)
- II.B.1.d (Materials)
- II.B.1.e (Roof Shape)
- II.B.1.g (Proportion and Rhythm of Openings)
- II.B.2.a & II.B.2d (Additions)
- III.B.2.a & III.B.2.b (Demolition)

Attachments

- A:** Photographs
- B:** Description of Work (Submitted by Applicant)
- C:** Site Plan
- D:** Elevations (Existing and Proposed)
- E:** Roof Plans
- F:** Renderings

Vicinity 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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

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.

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).

b. The creation of an addition through enclosure of a front porch is not appropriate.

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.

Background: The building at 3707 Richland Avenue is a one-story stone house, with the form and architecture typical of the Craftsman Style. The house was constructed prior to 1931.

Analysis and Findings: The applicant is proposing to demolish the house's roof, dormers, and gable fields in order to construct a new half-story with a taller and steeper roof, and to construct a new rear addition. The rear addition will be one and one-half stories and will be taller than the historic house.



Figure 1. 3707 Richland Avenue.

Demolition: The roof on the house consists primarily of a hipped form with a front-to-back orientation with a gabled front porch, projecting gabled bays on the left and right side, a projecting hipped rear wing, and small hipped dormers on the front and right sides. This roof form, with a 5-1/2:12 pitch on every slope, is original. The applicant proposes to remove the roof entirely, then to increase the first story wall height and construct a new roof with a taller hips and gables on the front and sides, but with an 8:12 pitch.

The roof of any building, regardless of whether it is high style or of a vernacular design, is an integral component of its architectural and historical integrity, and removing it would be severely detrimental to the building's status as contributing to the character of its surrounding neighborhood. That this roof has architectural significance is particularly evident when the architectural details like the open rafters and bracketed eaves are taken into account, especially considering the high visibility of the roof. Staff finds that the demolition of the original roof is inappropriate under section III.B.1.a of the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.



Figure 2: 3707 Richland as seen in 1997.

Furthermore, the proposal does not meet the criteria for appropriate demolition under section III.B.2.b of the design guidelines because the historic integrity of the building is intact, and demolition would not result in a more appropriate visual reflection of the district than there would be in retaining the original roof of the contributing building.

An existing enclosed rear porch would also be demolished. Although historic, it is located at the rear and so does not contribute significantly to the character of the house as it is seen from the right of way. Staff finds that the demolition of the rear porch would meet the criteria for appropriate demolition under section III.B.2.b of the design guidelines.

Location & Removability: After demolishing the existing roof and dormers, the proposal would extend the height of the first story walls up three feet (3') and construct a new roof with a steeper pitch than the original. The eave height would increase by three feet (3'), the height of the side gables would increase by five feet (5'), and the height of the primary hipped roof would increase six feet, eight inches (6'-8").

This change would be an irreversible alteration of the original massing of the house, and would drastically change the appearance of the house as viewed from the front and sides. Staff finds that the addition does not meet sections II.B.2.a and II.B.2.d of the design guidelines.

The proposal also includes a one and one-half story rear addition. Although the footprint of the addition is relatively small, the massing of the addition's walls and roofs are inextricably tied to the demolition of the roof and construction of a taller roof.

In order to preserve an historic house's form and differentiate it from new construction, one story additions are typically required to step in one foot (1') from the sides of the existing house where they attach, and ideally to also be distinguishable by a change in material. The roofs of additions are also typically required to step in from an historic roof to maintain the integrity of the historic form. The proposed addition would align flush with the sides of the existing house where they attach and would match the exterior wall material, and the roof would not be stepped in from the planes of the primary roof.

As such, Staff finds that the location of the addition is inappropriate, irreversible, and that it does not meet sections II.B.2.a and II.B.2.d of the design guidelines.

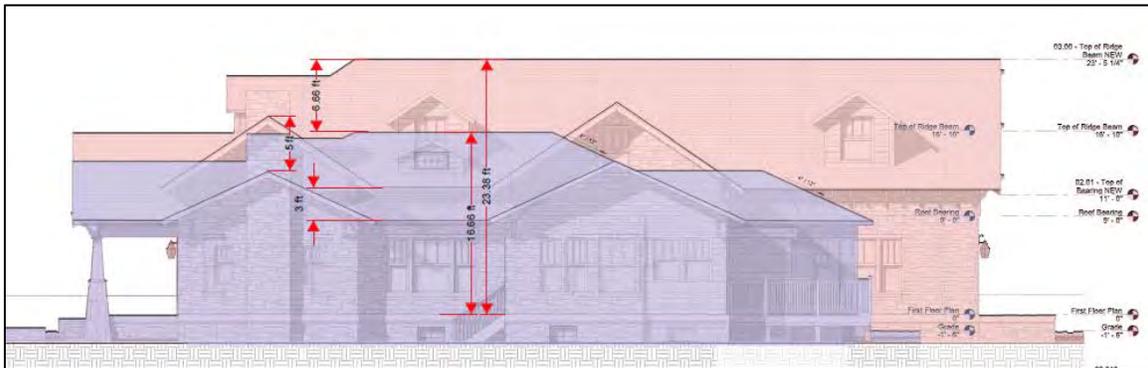


Figure 2. Right side elevations for existing (blue) and proposed (pink), illustrating the increase in first story wall height, roof pitch, and roof height.

Height & Scale: As described previously, the proposal would increase the eave height by three feet (3'), the height of the side gables by five feet (5'), and the height of the primary hipped roof by six feet, eight inches (6'-8"). The new upperstory would have projecting hips and gables with dormers on the front and sides but where the existing roof has a hip the proposal would extend back with a rear-oriented gable at the new height six feet, eight inches (6'-8") taller than the historic house. Because the new roof is taller and dependent on the demolition of the existing roof, staff finds that it is not compatible with the historic house and does not meet Sections II.B.1.a and II.B.1.b of the design guidelines.

The footprint of the rear addition would be in the location of the existing enclosed rear porch and extend twelve feet (12') further to the rear, but it would not be stepped in from

the sides or be clad with a different material as is typically required. An addition with a similar footprint may be appropriate if it were sufficiently differentiated from the historic house and did not require the demolition of the upperstory. Such an addition can often be approved administratively.

Setback: The footprint of the existing house would not be significantly altered by the rear addition, and it would meet all of the standard bulk zoning setback requirements. Staff finds that the project would meet section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/Make /Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Stone	Match existing	Yes	X
Cladding	Stone	Match existing	Yes	X
Secondary Cladding	Wood clapboard	Match existing	Yes	
Trim	Wood	Match existing	Yes	
Roofing	Asphalt shingle	Color needs to be approved		X
Windows	Not indicated	Needs final approval	Unknown	X

The new wallspace the proposal would create by increasing the height of the first story walls by three feet (3') would be clad with stone, as would the new gable fields and the walls of the new rear addition. The historic house's gable fields are currently clad with siding. Just as location and scale are important factors in the compatibility of an addition, a different cladding material can help to differentiate an addition from an historic house. Staff finds that the use of stone on the exterior of the new first story wallspace and gable fields would not be appropriate and would not meet section II.B.1.d of the design guidelines, and would not be appropriate on the proposed rear addition without stepping in the walls.

Roof form: In addition to demolishing the roof and dormers to increase the first story wall height and construct a steeper roof, the project includes a rear addition that would not be differentiated from the original roof form, effectively changing the rear from a hip to a gable. Although hips and gables could be compatible with the age and style of the house, the proposed addition cannot be considered independent of the inappropriate demolition. Staff therefore finds that the proposal is not compatible with the historic house and that the project does not meet Section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed rear addition are all generally twice as tall as they are wide, which is typical of the historic proportions of

openings and there are would be no large expanses of wall space on the addition without a window or door opening. New window openings would be added in the larger gable fields that would result from increasing the height of the first story walls and constructing a taller, steeper roof. Staff finds that the creation of new windows where there had not been windows historically is not appropriate. Staff finds the proposal's effect on the proportion and rhythm of openings on the historic house would not meet Section II.B.1.g of the design guidelines.

Recommendation: Staff recommends disapproval of the proposal to demolish the original roof and upperstory at 3707 Richland Avenue, along with an increase of the first-story wall height and construction of a new taller upperstory and rear addition, finding the proposal to be inappropriate and to not meet the following sections of the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay:

- II.B.1.a (Height)
- II.B.1.b (Scale)
- II.B.1.d (Materials)
- II.B.1.e (Roof Shape)
- II.B.1.g (Proportion and Rhythm of Openings)
- II.B.2.a & II.B.2d (Additions)
- III.B.2.a & III.B.2.b (Demolition)

PHOTOGRAPHS



3707 Richland Avenue, front.



3707 Richland Avenue, right.



3707 Richland Avenue, left.



3707 Richland Avenue, rear.

Description of Work
Submitted by Applicant

Proposed Renovation to 3707 Richland Avenue

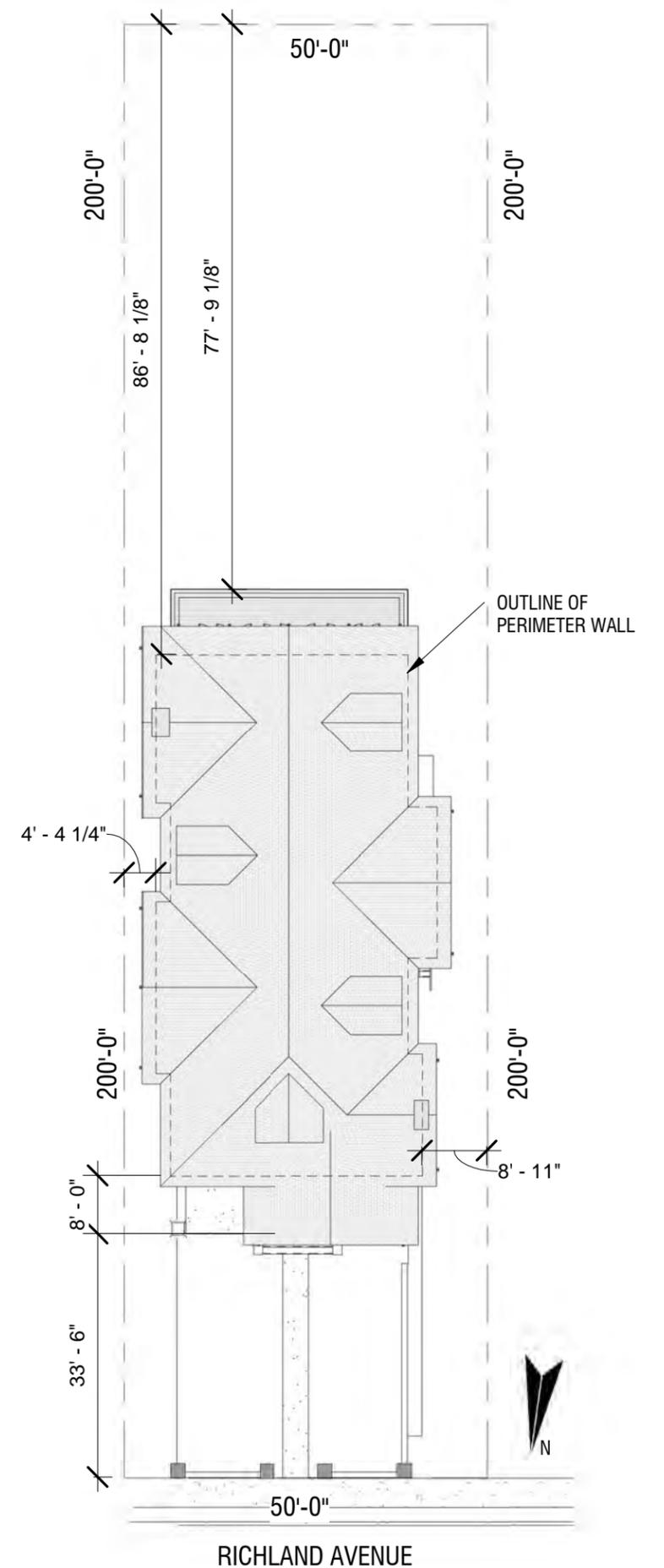
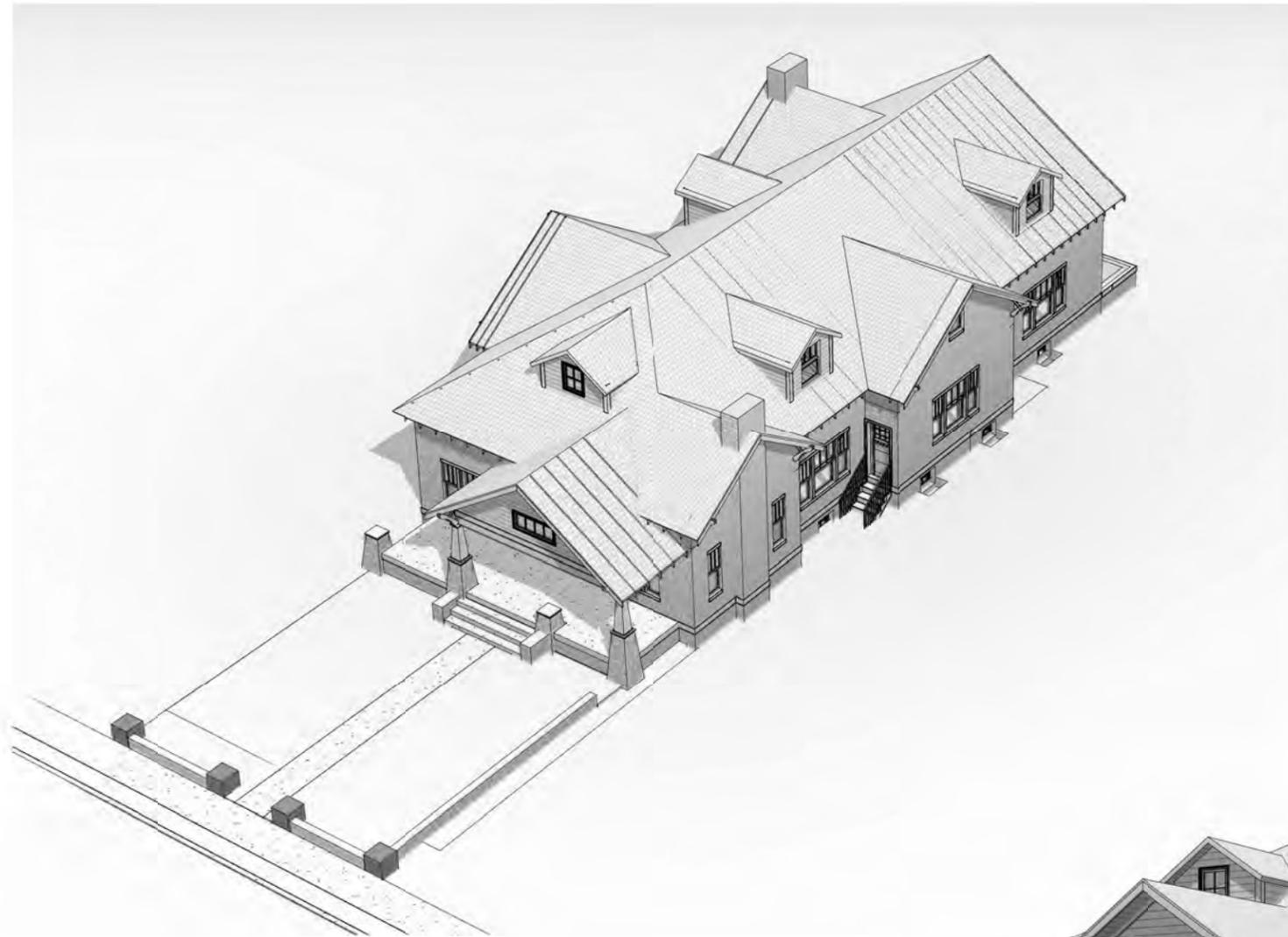
The old framed-in porch [added in the mid-1950's by a prior owner so as to extend the kitchen area, create a bathroom and a bedroom] to be removed and replaced with a new rear addition squaring off the house [twelve (12) feet from existing left rear corner and 24 feet from existing right rear corner].

Based upon the structural engineering report, the entire foundation is going to have to be underpinned. The exterior stone veneer will have to be removed in the underpinning process and then re-installed once the underpinning is completed. The additional stone veneer required will be matched to existing stone veneer utilizing salvaged Indiana lime stone materials. The original mortar joint will be replicated (grape vine/rope joint).

The roof structure to be removed to allow the exterior wall height to be increased, by two (2) feet, and the replaced roof slope increased to an 8:12 slope. Additional dormers on the side roofs surfaces to be added. The existing roof tails, which have been altered to accommodate metal gutters, will be replicated to original appearance (i.e. pre-gutter, as there will be no roof gutters). The same style of roof decking between the rafter tails will be duplicated with beaded-porch materials matching to existing profile. The missing roof corbels will be replicated, and existing roof corbels will be repaired and reinstalled. Roof material will be replaced with the original type of roofing material – cedar wood shake shingles.

Existing windows will be preserved and the new windows required by the additions (rear addition and additional dormers) will be matched with the identical pane design antique windows.

Due to the extent of the deterioration of the house, additional squared footage must be obtained to justify the restoration expenses, evidence by the appraisal report which valued the structure at only \$20,000., which value was primarily attributable to the stone veneer.



1 site plan
3/64" = 1'-0"

HUFFSTUTTER RESIDENCE

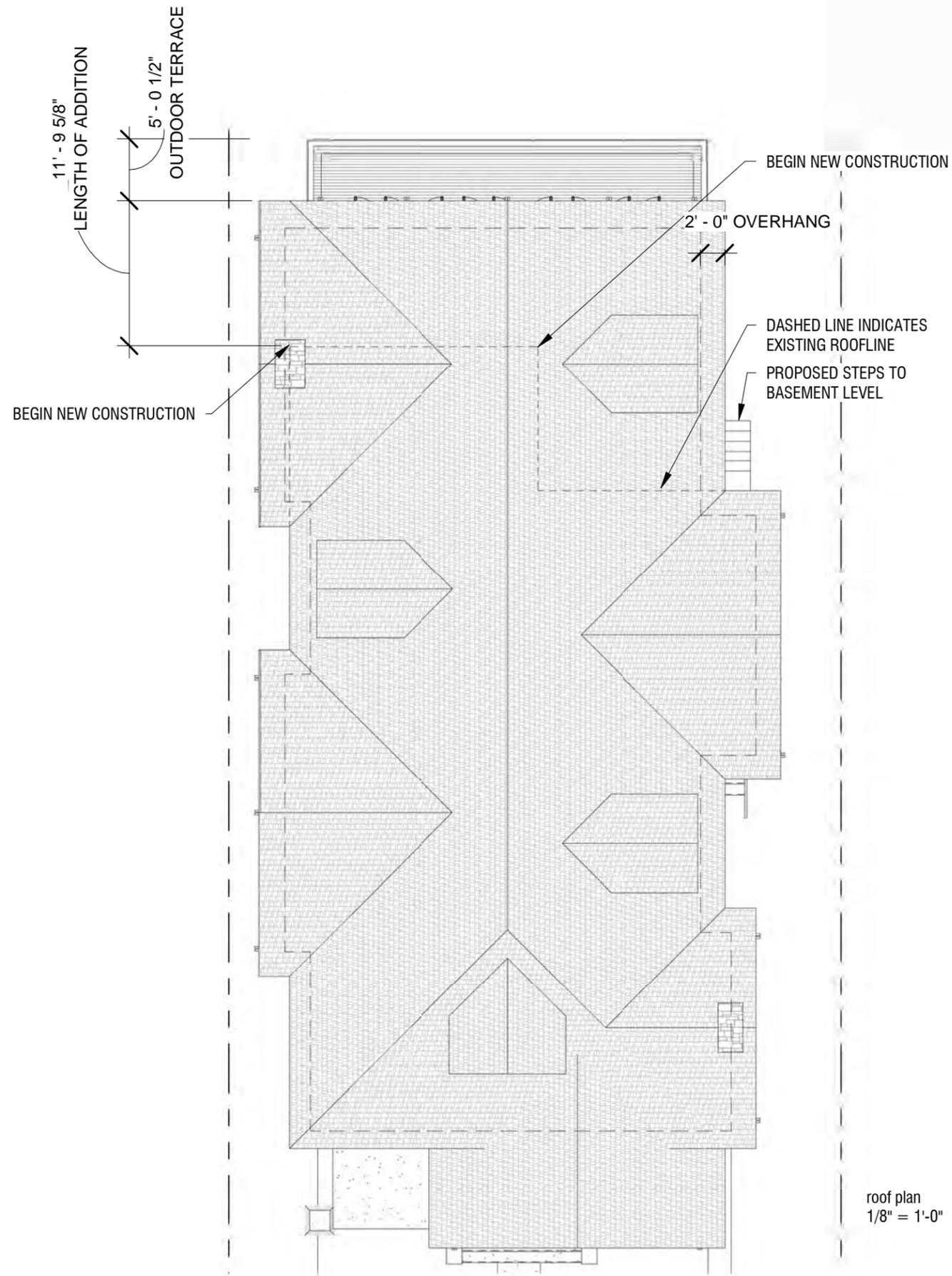
3707 Richland Avenue Nashville TN

date: 12-01-2018 site plan
project no.: 18.1001

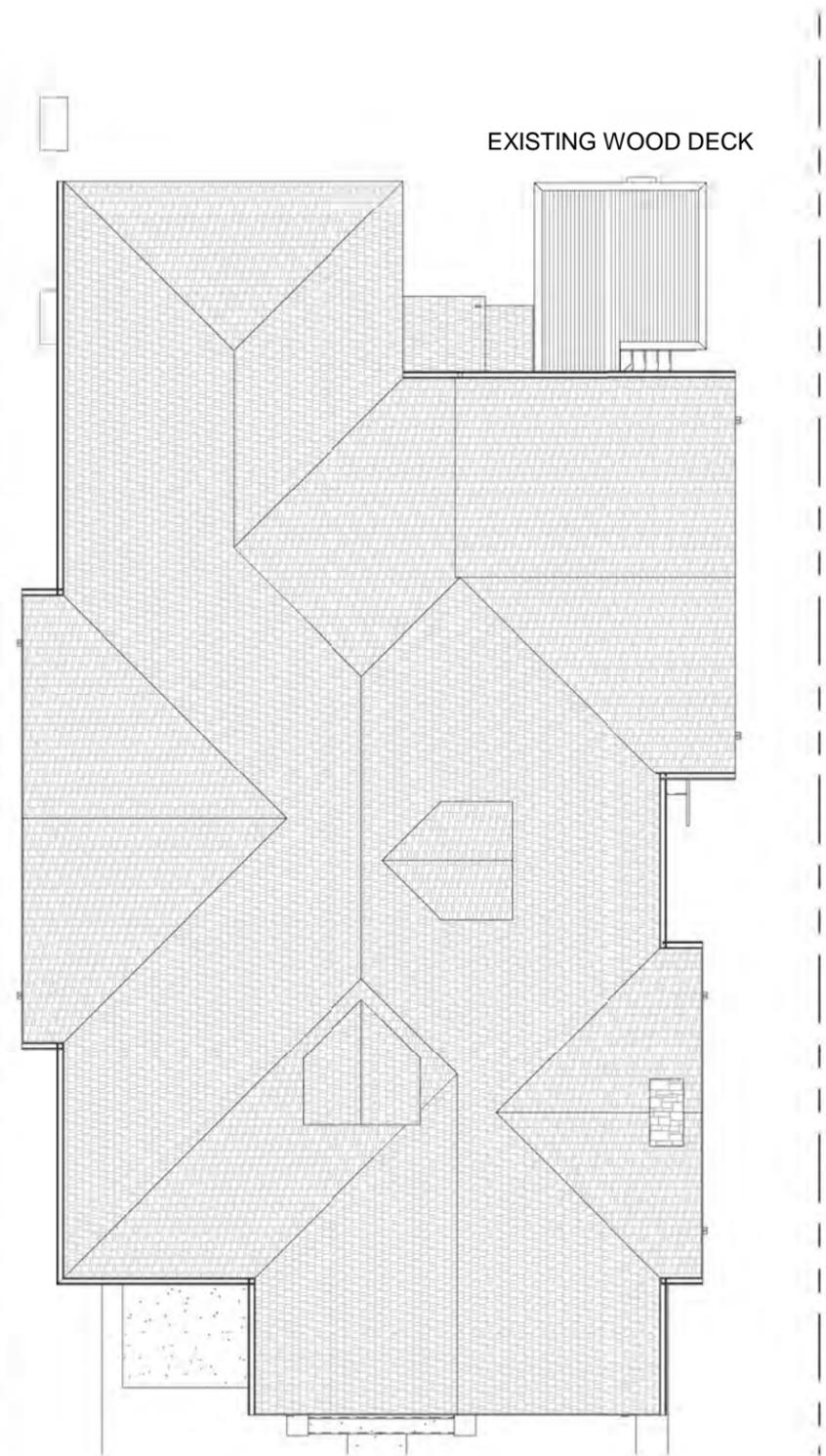
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roof plan
1/8" = 1'-0"



existing roof plan
1/8" = 1'-0"

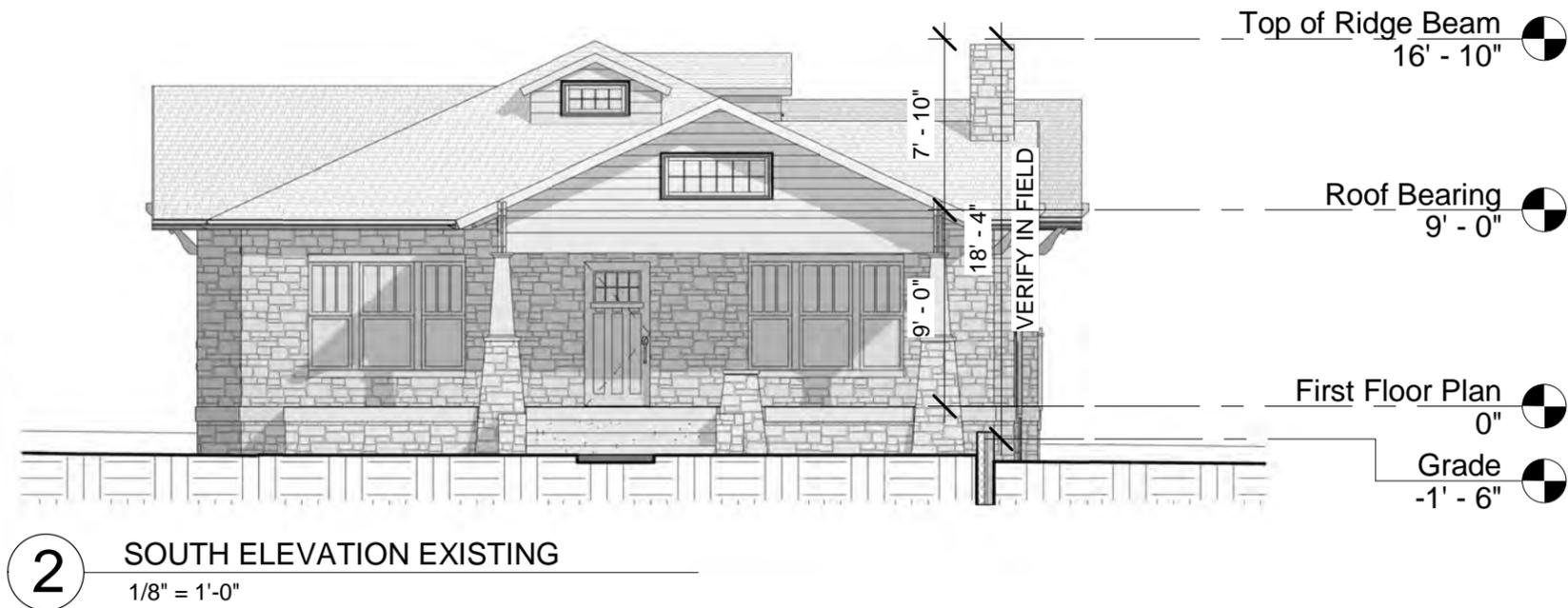
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ROOF

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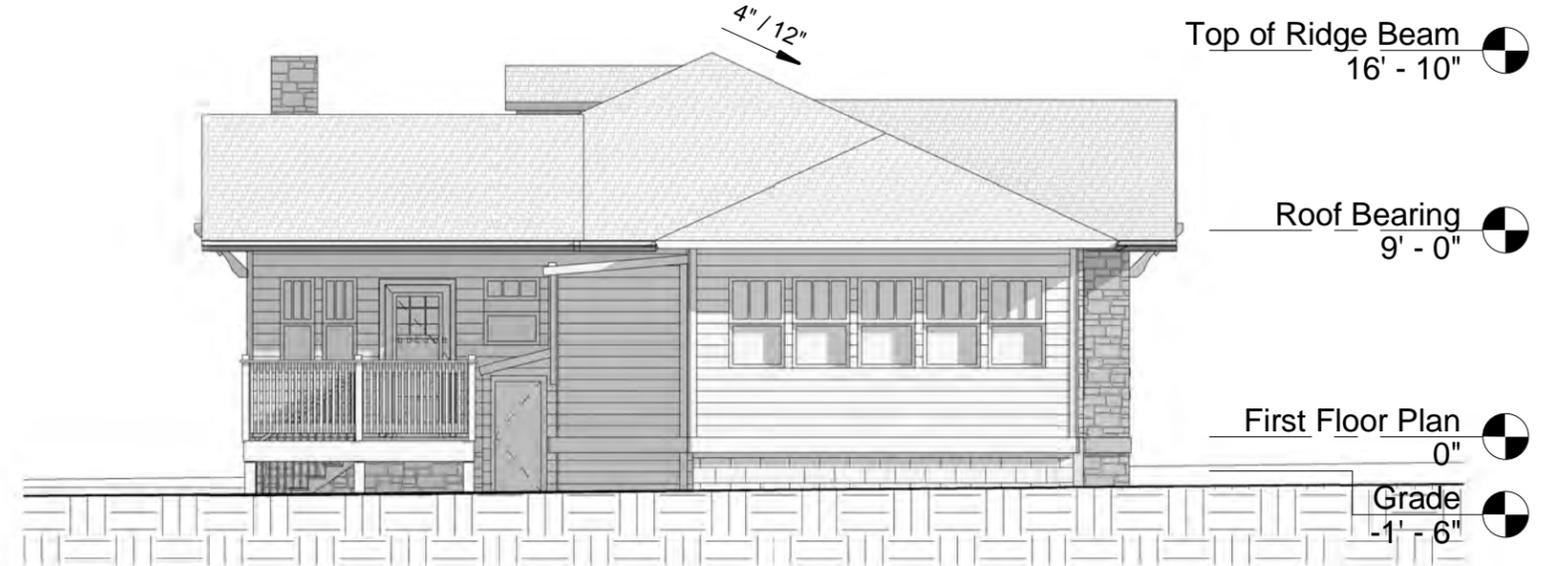
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elevations existing



2 NORTH ELEVATION EXISTING
1/8" = 1'-0"



1 WEST ELEVATION EXISTING
1/8" = 1'-0"

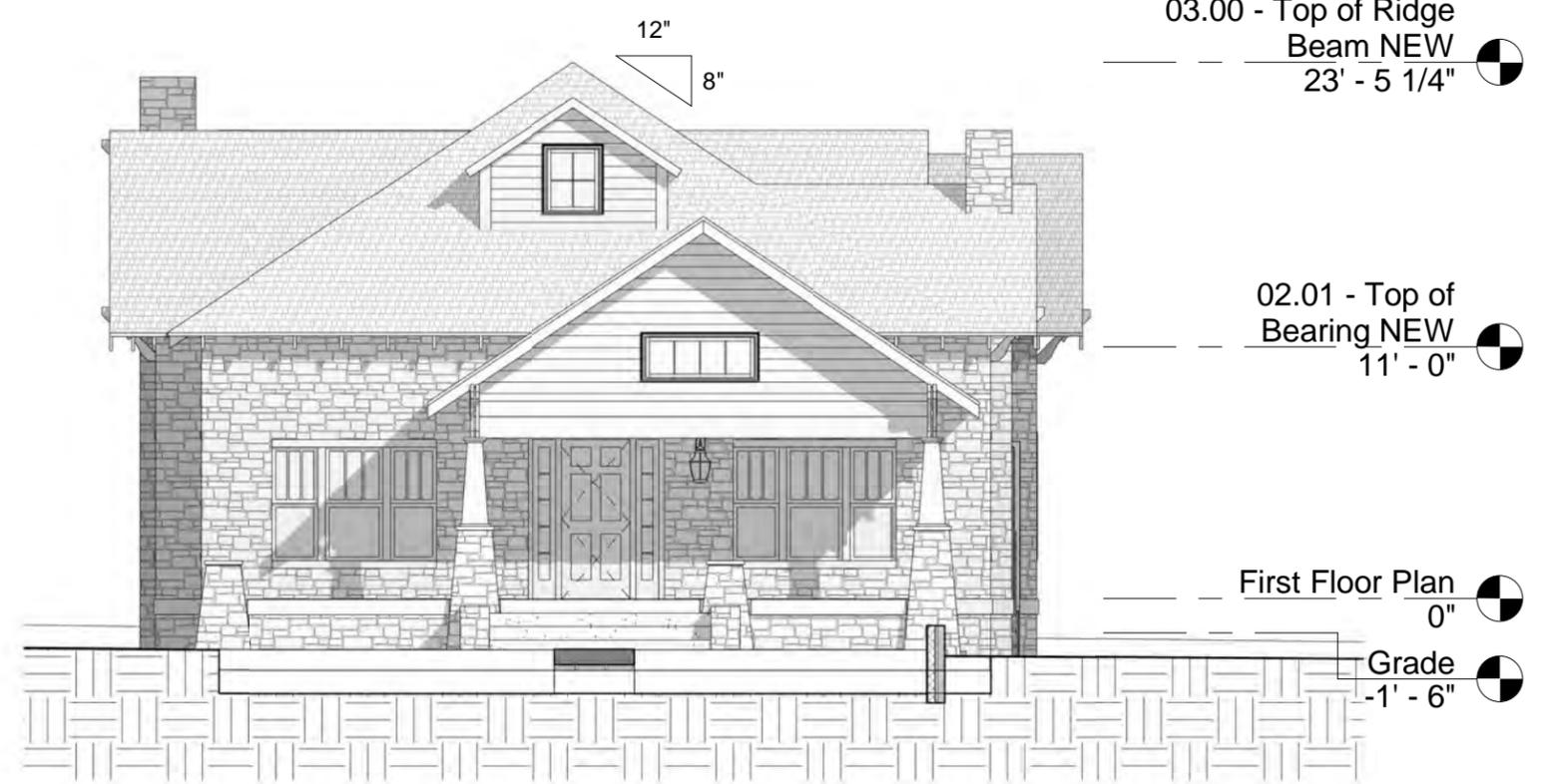
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elevations existing



1 FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



2 SIDE ELEVATION RIGHT (EAST)
1/8" = 1'-0"

PROPOSED STEPS LEADING FROM EXISTING BASEMENT TO EXTERIOR

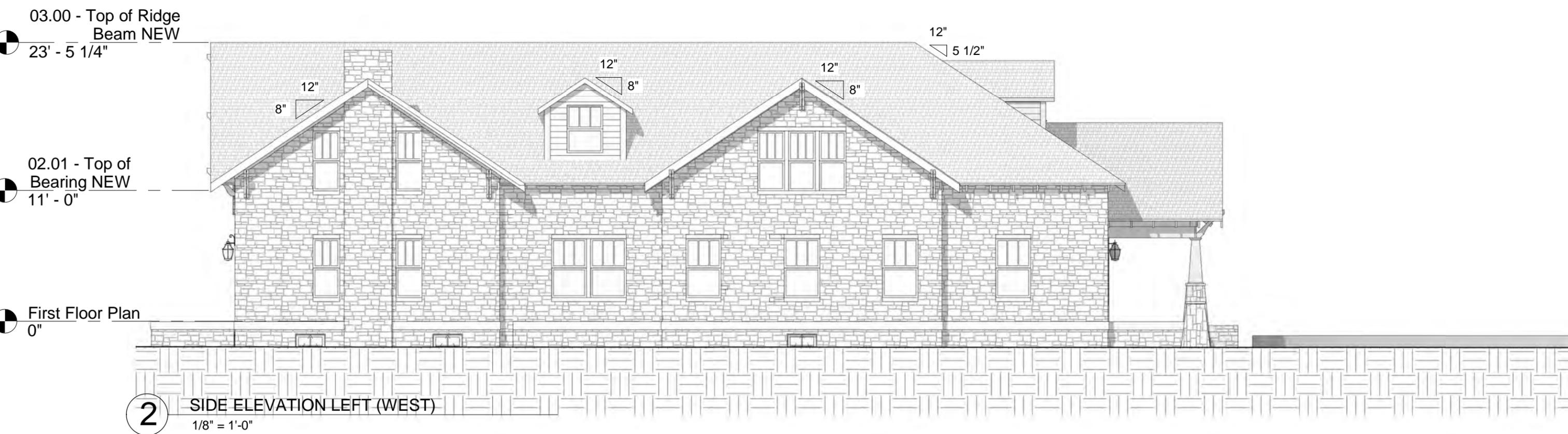
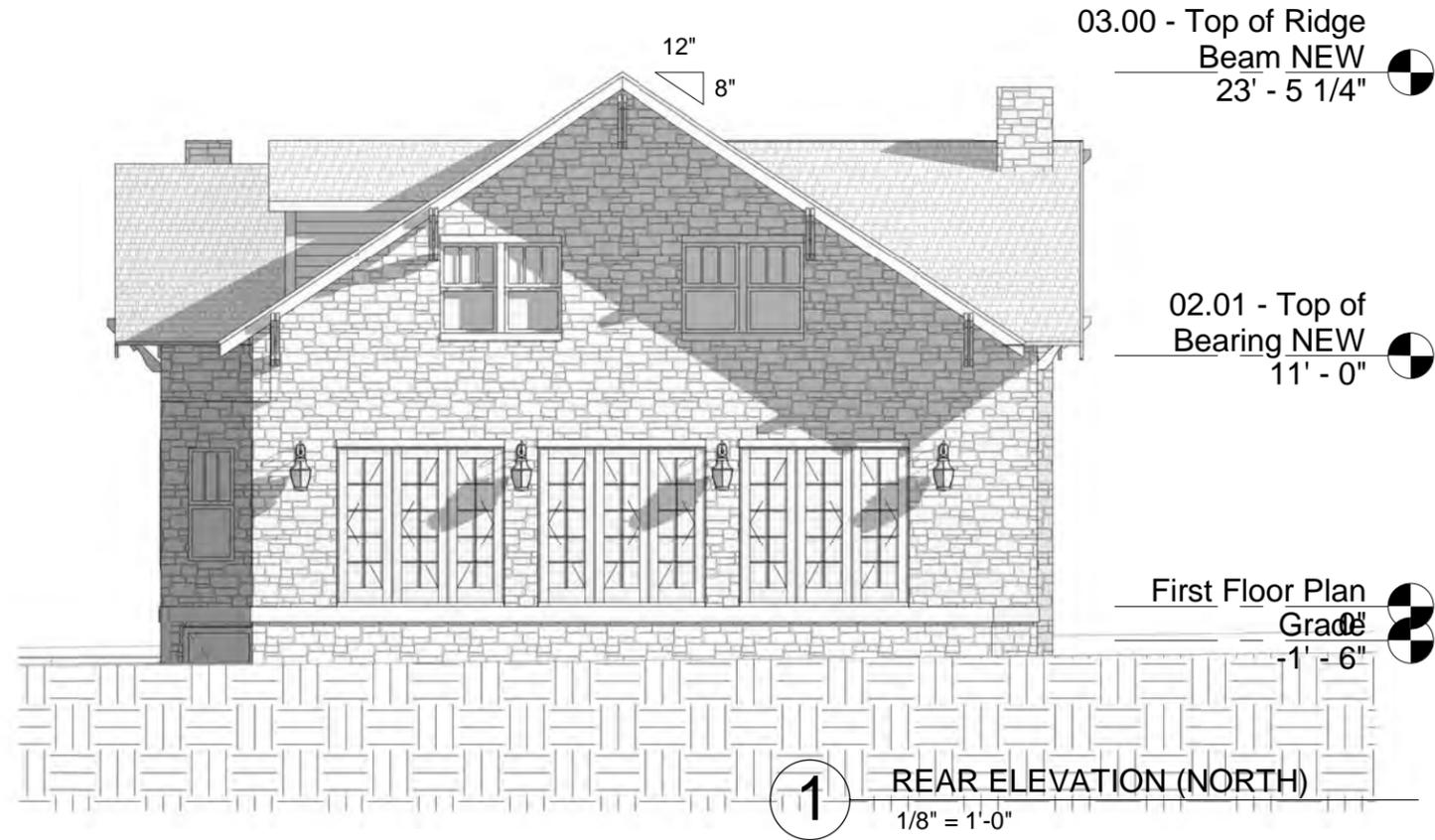
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elevations



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