DAVID BRILEY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

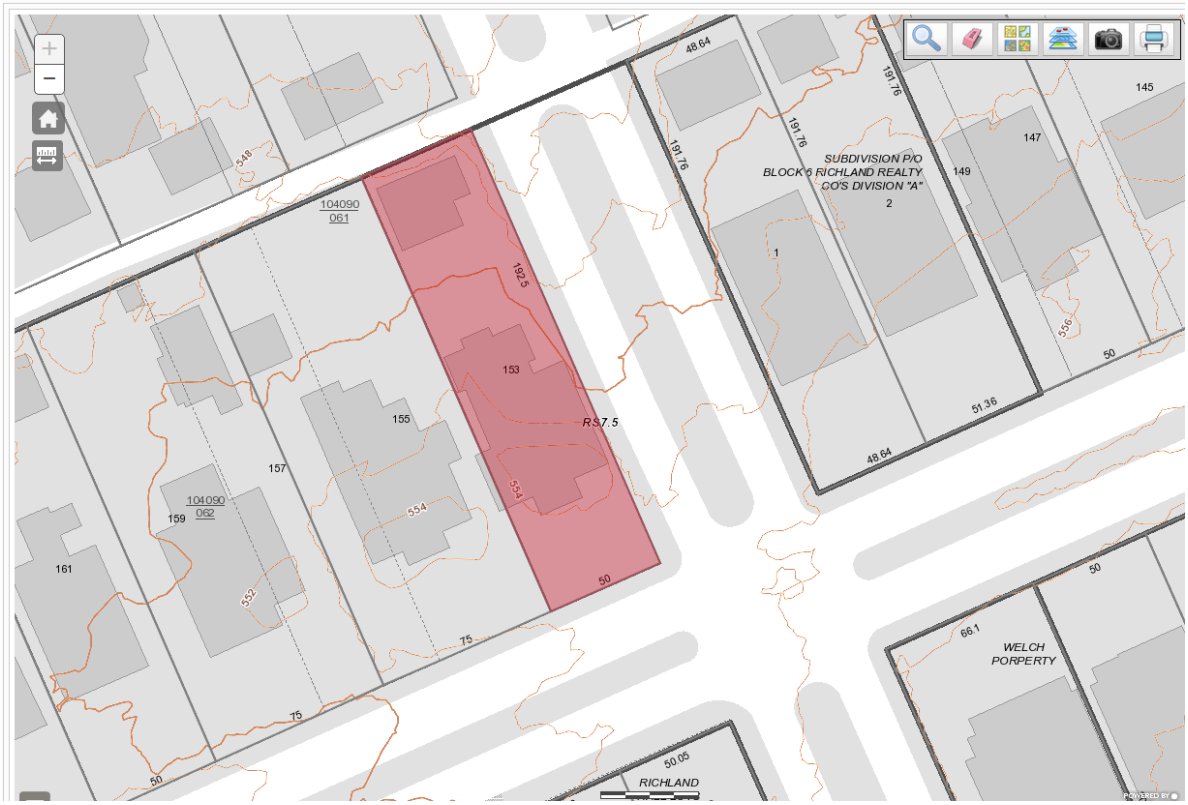
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
3700 Richland Avenue
July 17, 2019

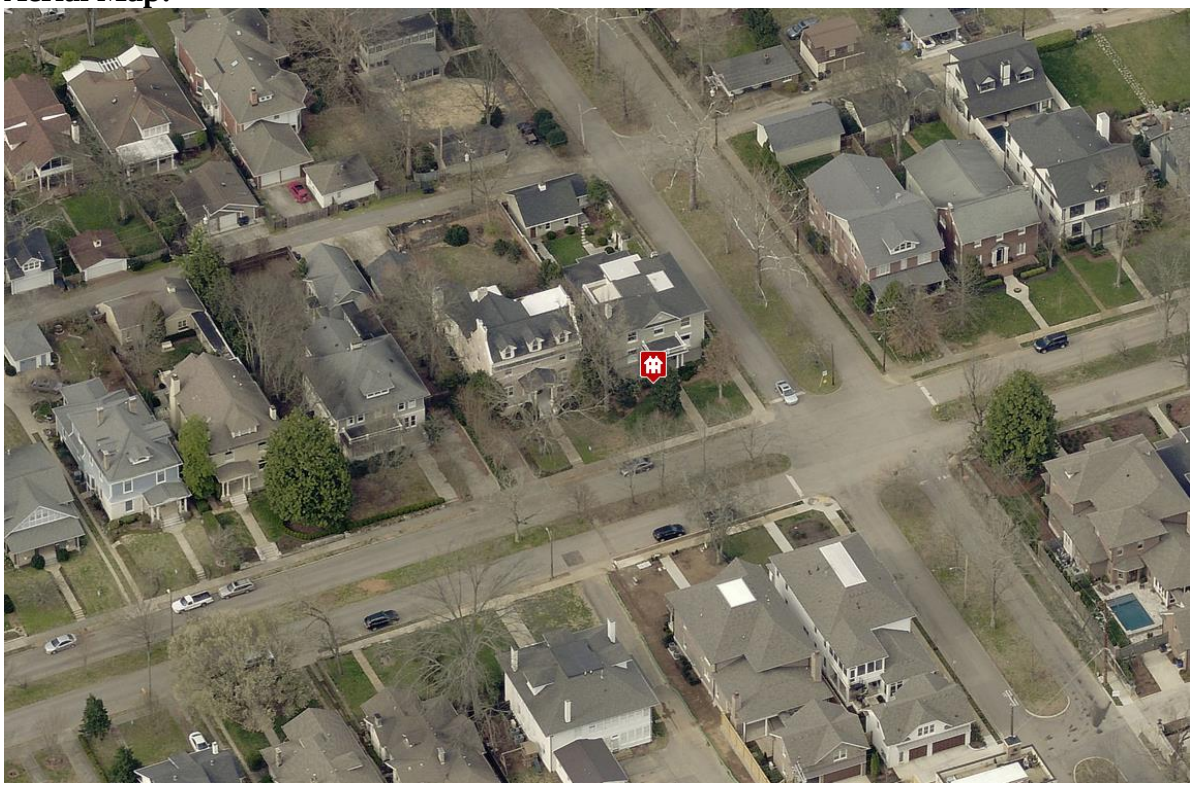
Application: New Construction—Addition; Setback determination
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Base Zoning: RS7.5
Map and Parcel Number: 10409006000
Applicant: Steve Durden
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition that encroaches on the left side setback. Base zoning requires a side setback of five feet (5'), but the applicant is proposing a left side setback of two feet (2'). The application involves removing a rear addition. **Recommendation Summary:** Staff recommends approval of the addition and setback determination, with the condition that staff approve the roof shingle color and the foundation material prior to purchase and installation.	**Attachments** **A:** Public Comment **B**: Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. Height

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

b. Scale

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

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*
-

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding

are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. 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.

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.

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 than 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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- *New dormers should be similar in design and scale to an existing dormer on the building.*

· New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
· The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
· Dormers should not be added to secondary roof planes.
· Eave depth on a dormer should not exceed the eave depth on the main roof.
· The roof form of the dormer should match the roof form of the building or be appropriate for the style.
· The roof pitch of the dormer should generally match the roof pitch of the building.
· The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
· Dormers should generally be fully glazed and aprons below the window should be minimal.
· The exterior material cladding of side dormers should match the primary or secondary material of the main building.

Side Additions
When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

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

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

e. Additions should follow the guidelines for new construction.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

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: 3700 Richland Avenue is a c. 1915, two-story brick house that contributes to the historic character of the Richland-West End Neighborhood Conservation Zoning Overlay (Figure 1).


Figure 1. 3700 Richland Avenue.

Analysis and Findings: Application is to construct a rear addition that encroaches on the left side setback. Base zoning requires a side setback of five feet (5'), but the applicant is proposing a left side setback of two feet (2'). The application involves removing a rear addition.

Partial Demolition: The new addition requires the removal of an existing addition on the left side of the rear of the house, which is not highly visible from the street (Figures 2 & 3). The date of construction of the addition is not known. The 1957 Sanborn maps

shows that this part of the house was formerly an attached garage (Figure 4). A photo dating from 1996 does not show the existing addition (Figure 5). Staff therefore finds that the existing addition is not an historic part of the house and does not contribute to the historic house's architectural significance and character. Staff therefore finds that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

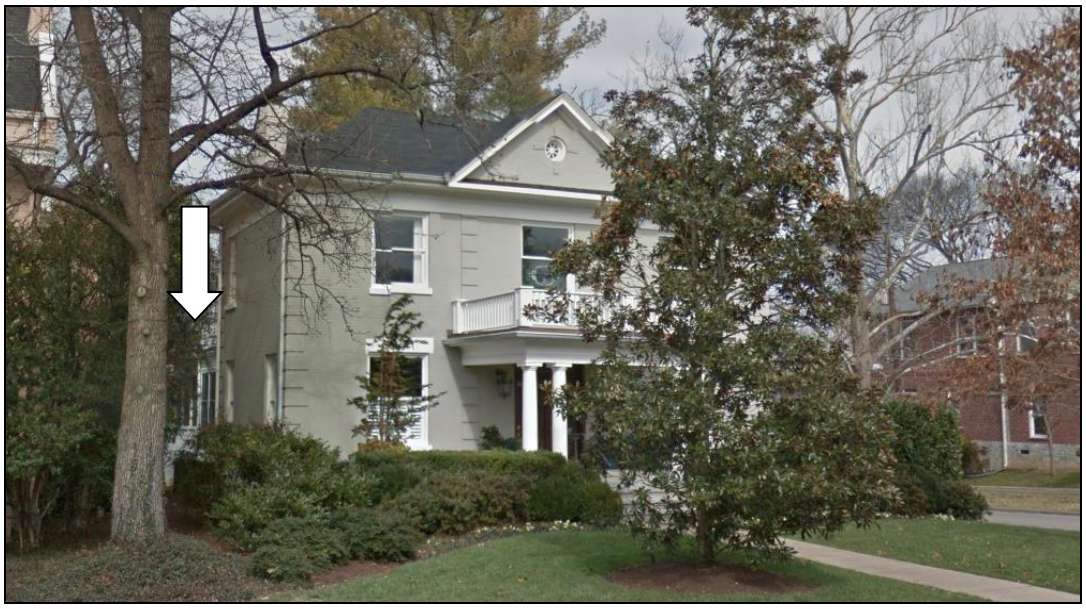


Figure 2. The existing rear addition that is to be removed is not easily seen from the street.

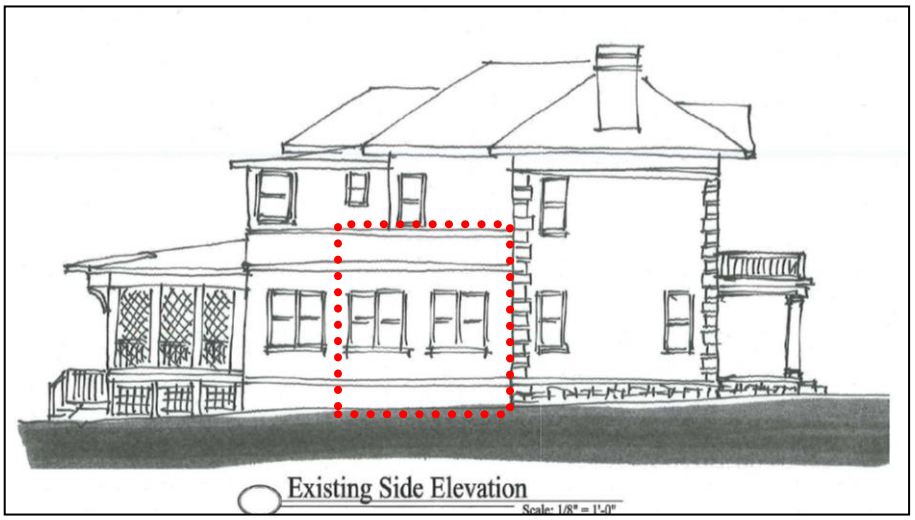


Figure 3. Drawing showing the approximate area for demolition.

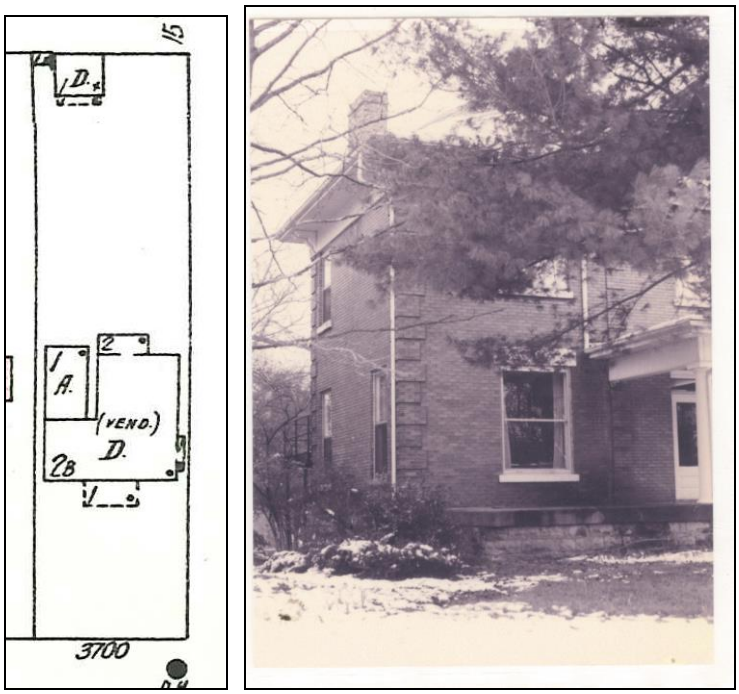


Figure 4 (left) is the 1957 Sanborn Map, which shows that this area was formerly an attached garage. Figure 5 (right) is a 1996 photo that shows that the existing addition did not exist at that time.

Height & Scale: The proposed addition will be no taller and no wider than the historic house. It will be two-stories in height; its eave and foundation heights will match those of the historic house, but its ridge height will be five feet (5') shorter than the historic house. It will have a depth of less than thirteen feet (13'). The addition will be inset two feet (2') at the back corner of the house, and after a depth of approximately seven feet (7'), it will step back out to match the width of the historic house. Staff finds that the addition, which will allow for an elevator inside the house, is modest in scale and is appropriate to the historic house.

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

Location & Removability: The location of the addition behind the back wall of the historic house is in accordance with the design guidelines. The addition is inset two feet (2') from the historic back corner of the house, which allows one to understand the original proportions of the house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2. d. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to

the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The existing house is forty-four feet (44') wide on a fifty-foot-wide (50') house. The existing house does not meet the base zoning setbacks on either the right or the left sides. On the left side, the existing house is two feet (2') from the side property line. No part of the addition meets the base zoning setback of five feet (5') on the left side. The addition will be four feet (4') from the left side property line for a depth of seven feet (7'), and then will be just two feet (2') from the side property line for a depth of five feet, seven inches (5'7"). Staff finds this reduced side setback to be appropriate for several reasons. First, the addition is no wider than the historic house and will not encroach further on the side setback than the historic house. Second, the addition is modestly scaled and only has a depth of less than thirteen feet (13'). Its impact on the side yard will be minimal. Lastly, the addition will not impact the rhythm of spacing of houses along Richland Avenue.

Staff finds that the addition's setbacks and rhythm of spacing to meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Not indicated	Unknown	Unknown	Yes
Cladding	cement fiberboard lap siding, reveal to match existing	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Unknown	Yes
Trim	Wood or Cement Fiberboard	Smooth faced	Yes	No
Windows	Kolbe Vistaluxe	Aluminum Clad	Yes	No

With staff's final approval of the foundation material and the roof shingle color, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The existing house has a hipped roof. The proposed addition will also have two hipped roof forms that match the pitch of the historic house's hipped roof. Staff finds the proposed roof forms to be appropriate.

Staff finds that the proposed roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The proposed addition will not alter the historic house's orientation to Richland Avenue. Neither vehicular or pedestrian entries to the site will be affected.

Staff finds that the proposed addition meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

Staff finds the addition's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings.

Recommendation Summary: Staff recommends approval of the addition and setback determination, with the condition that staff approve the roof shingle color and the foundation material prior to purchase and installation.

ATTACHMENT A: PUBLIC COMMENT

From: Jason Elvidge
Sent: Wednesday, July 3, 2019 5:32 PM
To: historicalcommission@nashville.gov
Subject: Approval for zoning variance for 3700 Richland Ave, Nashville, TN 37205

Dear Metro Historic Zoning Commission,

Please let it be known that we as neighbors adjacent to **3700 Richland Ave in Nashville, TN** take **no issue** with the proposed variance to allow for an elevator chase to be built on the property belonging to Mary Ann McCready.

Her address is:
3700 Richland Ave
Nashville, TN 37205

We live at:
3638 Richland Ave
Nashville, TN 37205

If you have any further questions or concerns, I may be reached either at work or on my cell provided below.

My cell number is:

Best regards,

Jason Elvidge | **Marketing**
Pinnacle Surgical Partners
5651 Frist Blvd, Suite 415 | Hermitage, TN 37076
(615) Office | (615) Fax
www.pinnacleneurosurgery.com

This Email account is HIPPA compliant

From: Mary Ann McCready < >
Sent: Wednesday, July 3, 2019 2:43 PM
To: Historical Commission <historicalcommission@nashville.gov>; Steve Durden <>; Ryan Throne < >
Cc: Bo Healy CONTRACTOR < >
Subject: 3700 Richland Avenue easement request

This is approval from our neighbors at 3701 Richland Avenue.

Begin forwarded message:

From: Lou < >
Date: July 3, 2019 at 1:19:23 PM CDT
To: Subject: Elevator

Hey, good afternoon, and thank you for the communication about the elevator. We have no objections whatsoever. I wish you best of luck at your variance hearing. I don't plan to send any comments unless you think a positive note to the commission would be of help in gaining approval for your setback petition. Let me know if I can be of help.
Best,
Lou Bartlett
3701 Richland
Sent from my iPhone

Lou Stevens Bartlett

Watercress Development

Cell,SMS

From: Weeks, Wesley < >
Sent: Friday, July 5, 2019 10:36 AM
To: Historical Commission <historicalcommission@nashville.gov>
Cc: Mary Ann McCready < >
Subject: 3700 Richland Setback Determination

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

My wife and I live across the street from 3700 Richland. We received notice of the potential setback determination in connection with proposed improvements. We fully support the proposed project. Should you have any questions, please feel free to reach me at 615-491-4781.

Wesley Weeks
Senior Counsel – Law Department
Tenet Healthcare
20 Burton Hills Blvd., Suite 200 | Nashville, TN 37215
Office |