



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

2403 Fairfax Avenue

September 19, 2012

Application: New construction - infill

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10411017000

Applicant: Michael Ward, Allard Ward Architects, LLC

Project Lead: Robin Zeigler, Robin.Zeigler@nashville.gov

Description of Project: Applicant proposes one of three houses planned for this lot that was originally two and recently subdivided into three lots. The proposed house is for the newly interior lot facing Fairfax and will be visible from two streets until the corner lot is developed. A detached accessory building is also planned but not a part of the project at this time.

Recommendation Summary: Staff recommends disapproval finding that the overall form of the house is not compatible with the historic context and therefore does not meet section II.B. of the design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

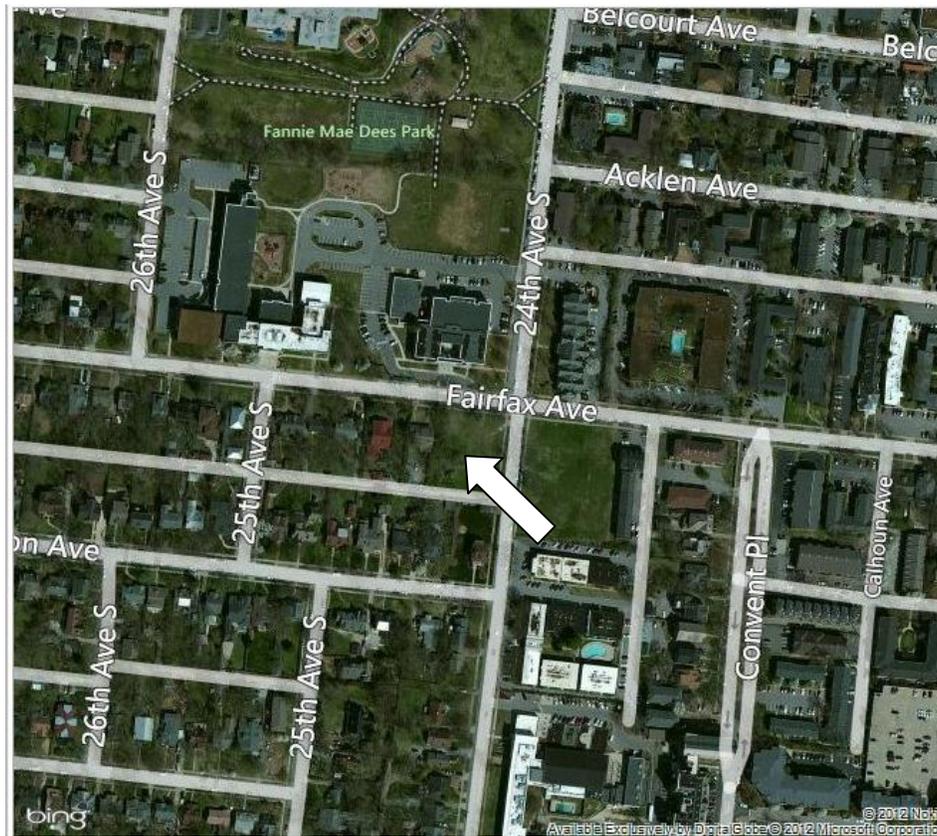
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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. IIB

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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.

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 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.

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.

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.

Background:

Applicant proposes one of three houses planned for this lot that was originally two and recently subdivided into three lots. The proposed house is for the new interior lot facing Fairfax and will be visible from two streets until the corner lot is developed.

Analysis & Findings:

Height: The majority of homes in the immediate context are one and one-half story buildings that range in height from approximately twenty feet to twenty-six feet (20' - 26'). There is one four-square home in the next block that is thirty-four feet (34') tall. On the street just behind the proposed lot are two four squares that are approximately thirty-six feet tall and are immediately adjacent to an approximately nineteen foot (19') tall house. The context for a variety of heights exists in the neighborhood. The proposed two and one-half story height is thirty-three feet from grade to ridge and will be next door to a one-story house. The foundation height is one foot (1') from existing grade, which is similar to other homes in the neighborhood.

Scale: Historic lots in the immediate context have approximate open space ratios of between eleven percent and twenty-one percent (11%-21%). The proposed open space ratio figured with proposed garage, even though it is not a part of the current application, will be approximately twenty percent (20%).

The full width of the house is fifty one feet and three inches wide (51'3") not counting the right chimney. The front massing of the house is forty eight feet (48') wide. Historic homes in the immediate context range between forty to forty-five feet (40'-45'), not counting side carports and the rare exception; however, all these homes are also one-story homes. The closest two-story homes are approximately thirty-six feet wide. Staff finds

that the width of the house, coupled with the proposed height is out of scale for the neighborhood.

Appropriate scale is also determined by a massing and form that does not greatly differ from the historic context. The form of the structure is essentially a two-story “piano box” of which there are a few one-story examples in the neighborhood but not two stories. The massing of this form is more typical of multi-family structures on larger lots than a single-family structure on a single lot. Since the alterations to the form and width affect every other aspect of the home both inside and out, Staff did not find that a simple condition was achievable and so recommends disapproval of the project as not meeting section b.

Setback and Rhythm of Spacing: The front setback shall match the setback of the existing historic dwelling to the right (2405 Fairfax Avenue), which appears to be the closest historic building in the immediate context of varied setbacks. Side setbacks are approximately five feet (5’) and the project meets all requirements of bulk zoning.

Materials, Texture, Details, and Material Color: Materials include a split-faced CMU block foundation, brick cladding, wood board-and-batten, wood trim and exposed steel lintels. The materials for the primary entrance and windows are unknown. The roofing will be asphalt shingle but the color is unknown at this time. The floor of the porch will be concrete with iron railings. Staff recommends final approval of windows, doors, roof color, and brick texture, dimension and color.

Roof Shape: The roof shape is a cross-gable with pitches of 12/9 and 4/12, with the predominant pitch being the appropriate 12/9. The roof dormer is an appropriate scale; however, the majority of historic roof dormers are set off the ridge a minimum of two feet (2’) and this one is approximately one and one-half feet (1 ½’) off the ridge.

Orientation: The new home will be oriented towards Fairfax Avenue with a front porch and main entrance facing the street and a concrete walkway leading from the entrance to the sidewalk. Primary vehicular access will be from the alley; however, there will also be a curb cut on Fairfax Avenue. The majority of homes on this block also have curb cuts on Fairfax Avenue. The driveway will continue to the mid-point of the house. This orientation is appropriate for the neighborhood.

Proportion and Rhythm of Openings: The majority of windows are twice as tall as they are wide, meeting the ratio of historic windows. The windows of the upper level are either the same height or shorter than the windows of the first floor. The rhythm also meets the historic context with the exception of the second level on the east side which has an expanse of approximately seventeen feet (17’) without an opening. This is a secondary elevation that will be minimally visible once the corner building is constructed.

Utilities: The location of utilities is unknown.

Accessory: An accessory structure is planned and shown on the site plans but elevations were not submitted as a part of the project.

Staff recommends disapproval finding that the overall scale and form of the house is not compatible with the historic context and therefore does not meet section II.B. of the design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



View of proposed development area.



First house to right of proposed development (2405 Fairfax Avenue.)



2407 Fairfax Avenue



2409 Fairfax Avenue



2411 Fairfax Avenue



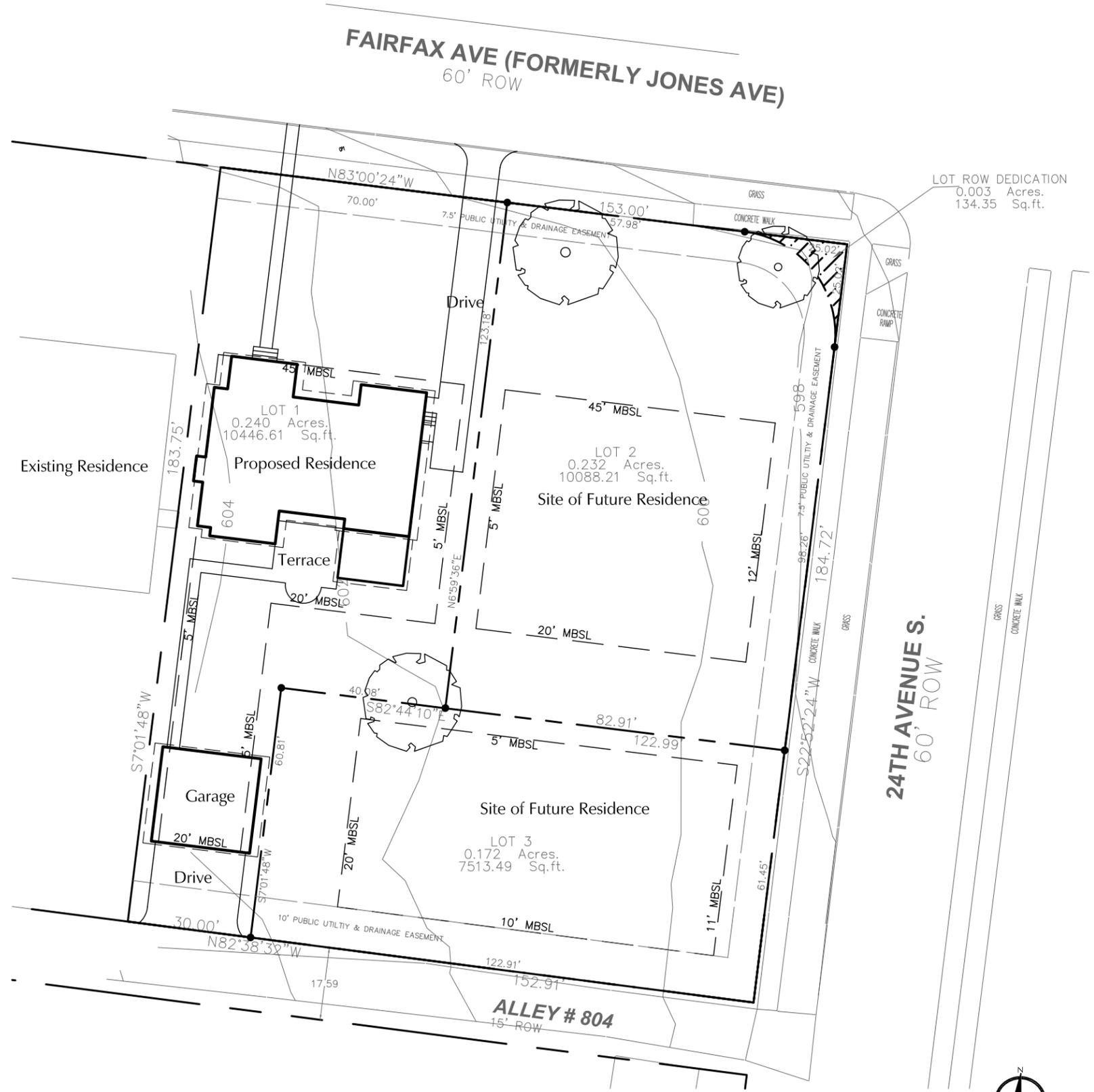
2501 Fairfax Avenue



2503 Fairfax Avenue



Across Fairfax Avenue from the proposed development.



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Site Plan



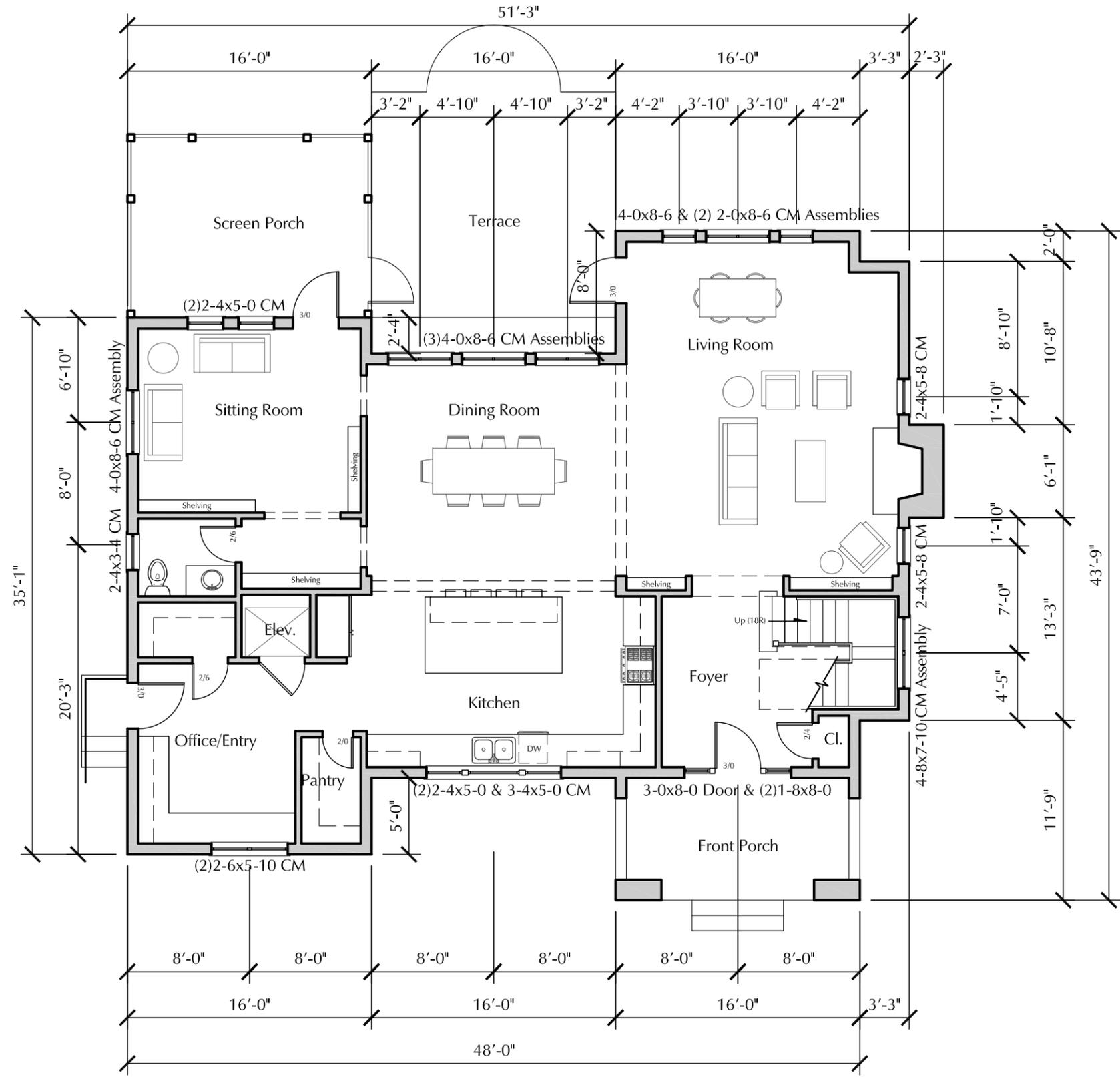
Scale: 1" = 30'-0"

A New Residence For:
Jack & Cindy Herndon
 2403 Fairfax Avenue
 Nashville, Tennessee

ALLARD WARD ARCHITECTS
 ALLARD WARD ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 allardwardarchitects.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 Site Plan
 Date: 09.12.12

A0.1



1 First Floor Plan
 Scale: 1/8"=1'-0"



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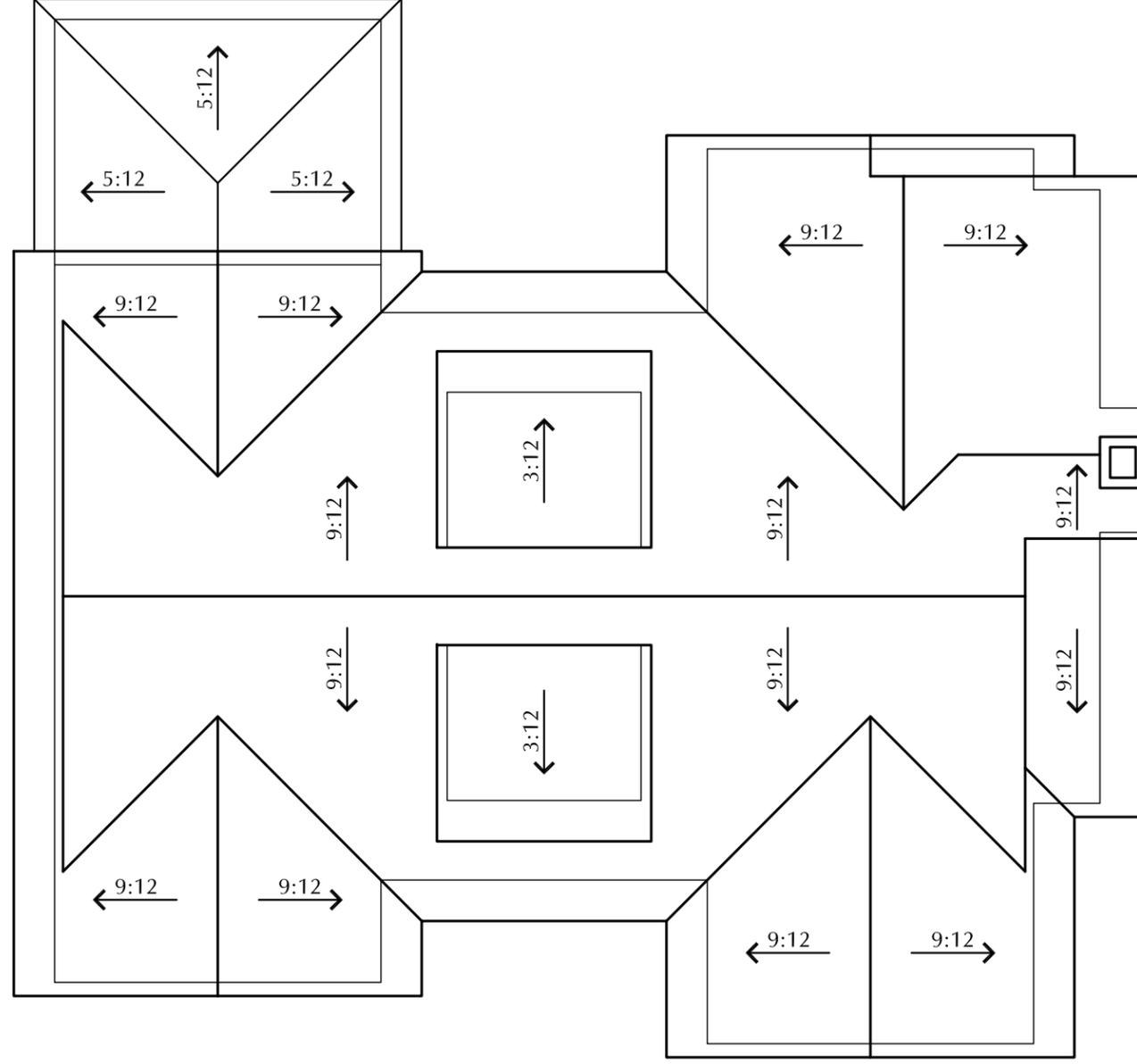
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1

Roof Plan



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



Drawings:
Roof Plan
Date:
09.12.12

ALLARD WARD
ARCHITECTS
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allardarchitects.com
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Fax: 615.345.1011

A1.3

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1

North Elevation



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

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 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 allardwardarchitects.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 North Elevation
 Date:
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A2.1

1

West Elevation



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



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 Nashville, Tennessee

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 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 allardwardarchitects.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 West Elevation
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 09.12.12

A2.2



1 South Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0" 2' 4' 6' 8' 12'

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ALLARD WARD
 ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 allardwardarchitects.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 South Elevation
 Date:
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A2.3



1

East Elevation



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

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 allardwardarchitects.com
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A2.4