



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 1614 Benjamin Street April 17, 2013

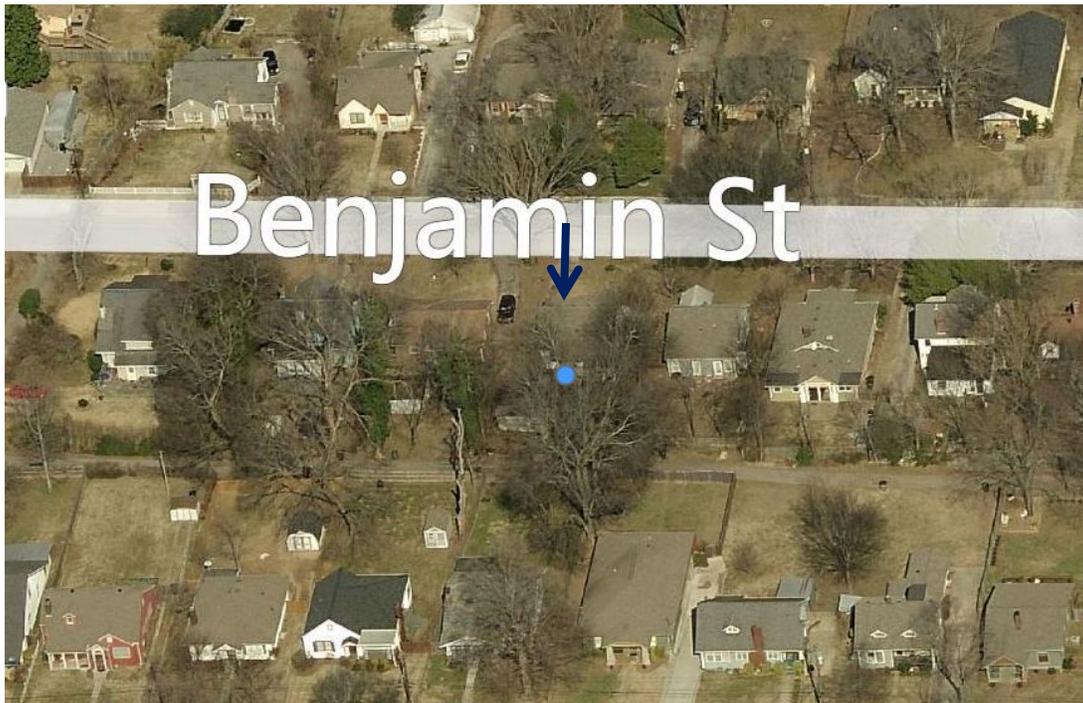
Application: New construction – infill and outbuilding
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306003300
Applicant: Bill Franklin, Owner
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a one-and-a-half story primary structure and a one-story outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. Staff review and approve the asphalt shingle color, a brick sample, the window and door specifications, and the materials for the porch floor and steps.2. The utilities be located on the rear of the house, or on a side façade beyond the midpoint of the house.3. Staff review and approve all appurtenances not included on the site plan. <p>With these conditions, staff finds that the project meets Section II.B.1. of the <i>Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Context Photos B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. Height

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

b. Scale

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

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases. Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

c. Setback and Rhythm of Spacing

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

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).

Appropriate setback reductions 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*

d. Materials, Texture, Details, and Material Color

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

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

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

e. **R o o f S h a p e**

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.

f. **O r i e n t a t i o n**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings shall incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

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 those that front 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.

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.

Generally, curb cuts should not be added.

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, utilities 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.

g. **P r o p o r t i o n a n d R h y t h m o f O p e n i n g s**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

h . Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

Siding and Trim

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a*

maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

1. *where they are a typical feature of the neighborhood*
2. *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

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:

At the March 2013 hearing, the Commission approved the demolition of 1614 Benjamin Street. Although it was considered to be a contributing house, the Commission determined the application met the criteria for economic hardship.



1410 Benjamin Street, approved for demolition.

Analysis and Findings:

Setback and Rhythm of Spacing: The primary structure meets all base zoning requirements for setbacks. The front setback of the structure will be similar to that of the existing historic house, which will be demolished due to economic hardship. The front setback will be an approximate average of the two front setbacks of the houses to its left and right, which is appropriate. The primary structure will be shifted towards the right on the lot so that it is approximately six feet (6') from the right side property line and twenty feet (20') from the left side property line. Staff finds the proposed shift to be appropriate because the existing house on the site is also shifted to the right of the site, although not as much as the proposed infill, and other houses on the block are shifted to the side to allow for a side driveway off of Benjamin Street. Staff finds the setback and rhythm of spacing for the primary structure to meet Section II.B.1.c. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height and Scale: The house is proposed to be one-and-a-half stories and to have a ridge height of twenty-seven feet, six inches (27'6") above grade. Its foundation height will be two feet (2'), and its eave height will be approximately thirteen feet (13') above grade. By comparison, the houses in the immediate vicinity are largely one and one-and-a-half stories and range from sixteen feet to twenty-nine feet (16'-29') tall. The house will have a maximum width of approximately twenty-nine feet, four inches (29'4") and a maximum depth of seventy-five feet, two inches (75'2"). Its porch will be six feet (6') deep. By comparison, the houses in the immediate vicinity have widths that range from twenty-nine to forty feet (29'-40'), and depths that range from thirty to sixty-seven feet (30' – 67'). Staff finds that the height, width and depth of the proposed primary structure is compatible with the historic context of the immediate vicinity. Staff finds the proposed height and scale of the proposed infill to meet sections II.B.1.a. and II.B.1.b. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The primary material for the house will be Hardie plank lap siding with a reveal of five inches (5"). Shake siding will be used as an accent material on the dormers. The foundation will be split face concrete block, and the roof will be architectural shingles. Staff asks to approve the color of the shingles prior to installation. The windows and doors will be wood, and staff asks to approve the window and door specifications prior to purchase and installation. The front porch columns will be wood, and the band board will also be wood. The materials for the porch floor and steps were not specified and staff asks to approve them prior to purchase and installation. The chimney will be brick, and staff asks to approve a brick sample prior to purchase and installation. With the above-mentioned staff approvals, staff finds the proposed materials for the house to meet section II.B.1.d. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Shape: The house's primary roof form is a side gable with a 9/12 pitch. The porch roof will be a 4/12 shed roof. The front and rear dormers also have shed roofs with a

slope of 4/12. The dormers step in appropriately and meet the design guidelines. The one-story rear “extension” has a gabled roof with a slope of 4/12. The Staff finds the proposed roof forms to meet section II.B.1.e. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The structure will be oriented to face Benjamin Street, as is appropriate. It has a full-width front porch with a recessed entrance on the right portion of the front façade. Staff finds the proposed orientation to meet section II.B.1.f. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: In general, the windows on the primary structure are twice as tall as they are wide, and so meet the historic proportion of windows. All double windows are shown to have a four to six inch (4”-6”) mullion in between them. There are no large expanses of wall space without a door or window opening. Staff therefore finds the proposed proportion and rhythm of openings to meet section II.B.1.g. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Public Spaces and Appurtenances: The existing front driveway will remain as part of the project (see photo). The applicant is proposing to add a concrete walkway leading from the existing driveway to the primary structure’s front porch. No other appurtenances were indicated on the drawings. Staff review and approve all appurtenances not included on the site plan.



Outbuilding: A one-story accessory structure is proposed for the rear of the property and will be accessed from the alley, which is appropriate. The accessory structure meets all base zoning requirements for setbacks. It is at least three feet (3’) from the side property lines and is ten feet (10’) from the rear property line. The structure will be one-story, with an eave height of approximately nine feet, nine inches (9’9”) and a ridge height of seventeen feet, one inch (17’1”). The accessory structure will be twenty-two feet by twenty-three feet, six inches (22’X23’6”), or five hundred and seventeen square feet (517 sq. ft.). It will have a gabled roof with a slope of 8/12. The materials for the accessory structure include cement fiberboard siding with at five inch (5”) reveal, architectural shingles, wood pedestrian door, wood band board, and concrete slab foundation. The only openings are a vehicular door opening and a pedestrian door. No window openings are included, which is appropriate for an accessory structure. Staff finds that the accessory structure’s location, setback, height, scale, orientation, and proportion and rhythm of openings are subordinate to the primary structure and do not contrast greatly

with the historic context. Staff finds the accessory structure to meet section II.B.1.h. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook*

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

1. Staff review and approve the asphalt shingle color, a brick sample, the window and door specifications, and the materials for the porch floor and steps.
2. The utilities be located on the rear of the house, or on a side façade beyond the midpoint of the house.
3. Staff review and approve all appurtenances not included on the site plan.

With these conditions, staff finds that the project meets Section II.B.1. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Houses to the right of 1614 Benjamin Street



Houses to the left of 1614 Benjamin



1603 Benjamin, across the street



Houses across the street from 1614 Benjamin.

INDEX OF DRAWINGS

SHEET	DRAWING TITLE
A1.1	SITE PLAN AND ROOF PLAN
A1.2	MAIN LEVEL PLANS
A1.3	UPPER LEVEL PLAN AND ELEVATIONS
A1.4	ELEVATIONS
A1.5	GARAGE PLAN AND ELEVATIONS

PROJECT TEAM

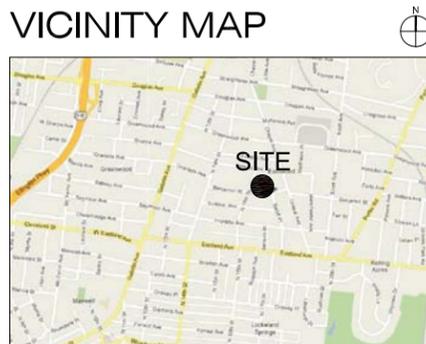
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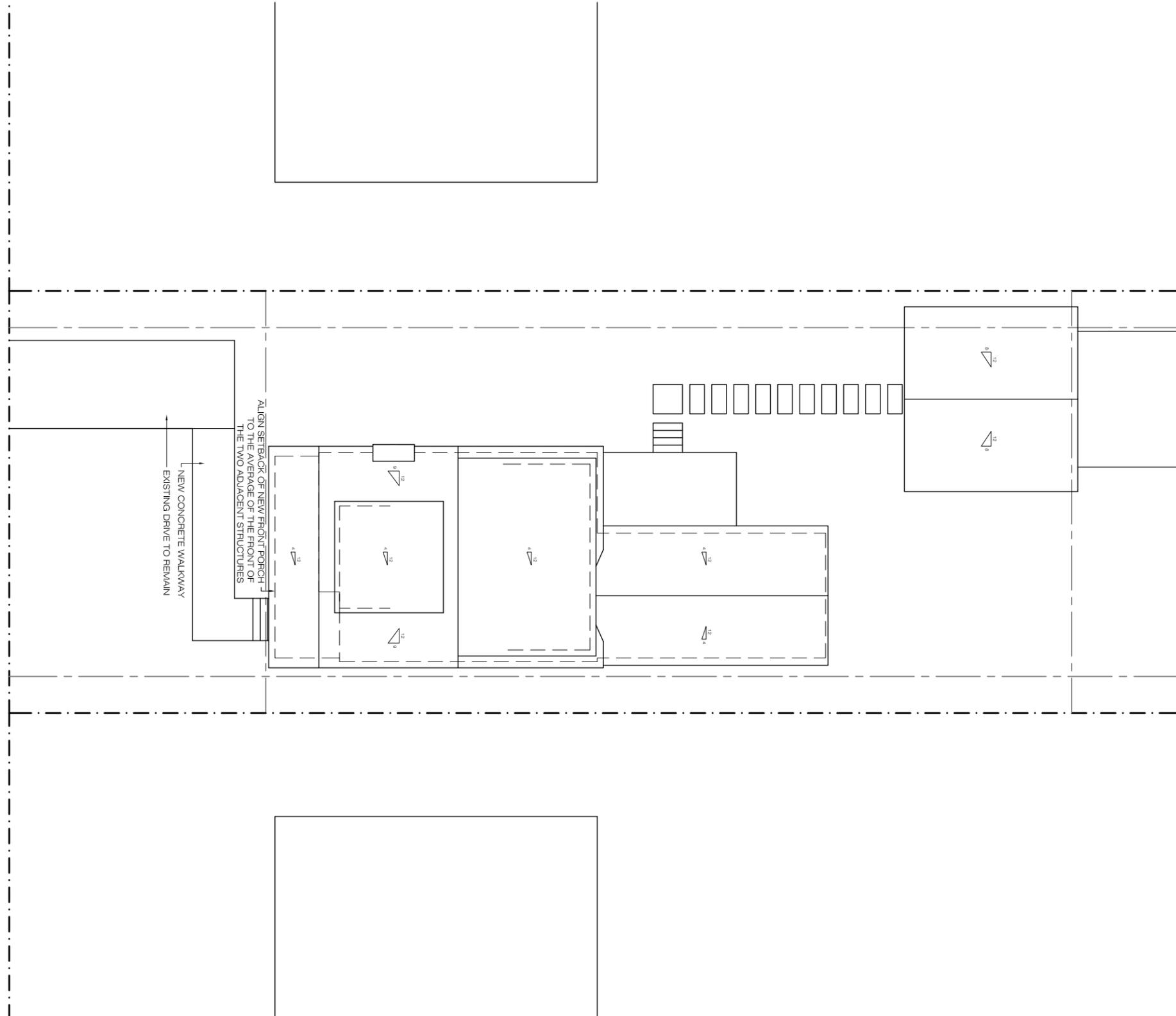
BUILDING DATA

ADDRESS: 1614 BENJAMIN STREET
 NASHVILLE, TENNESSEE 37206
 PARCEL ID: 08306003300
 DESCRIPTION: BLK B C WEAKLEY HOME PLACE
 LOT AREA: .18 ACRES
 DIMENSIONS: 50' X 160'
 PROPOSED TOTAL LIVING AREA: 2,320 SF

VICINITY MAP



BENJAMIN STREET



ALLEY

1 SITE / ROOF PLAN
 SCALE 3/32" = 1'-0"

ARCHITECT:



Pfeiffer Torode Architecture
 1123 Glenwood Avenue, Nashville, Tennessee 37204
 www.pfeffertorode.com
 615-618-3565

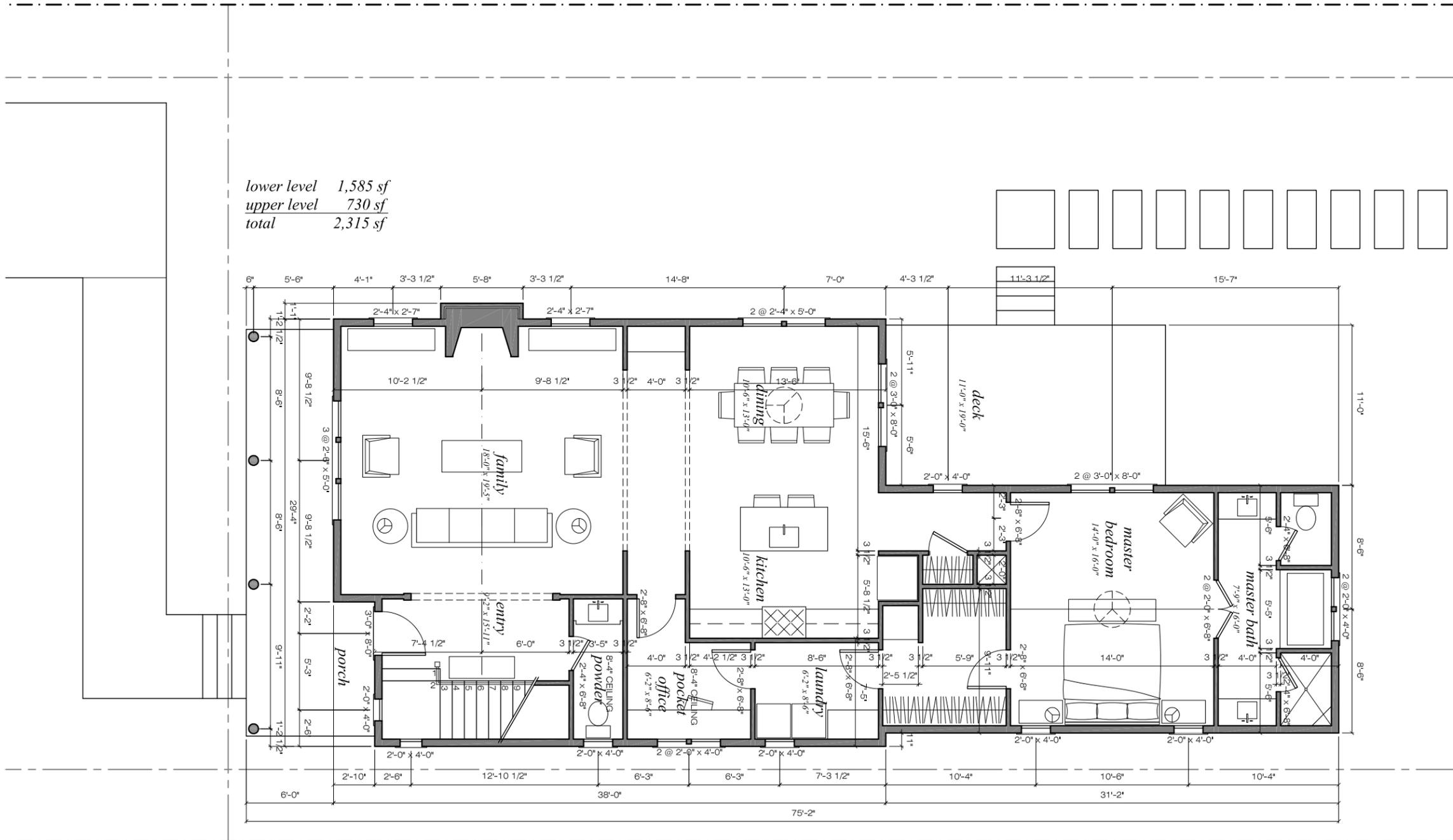
PROJECT:
 1614 BENJAMIN STREET
 NASHVILLE, TENNESSEE 37206

4 APRIL 2013

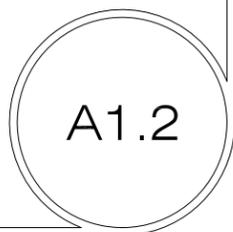
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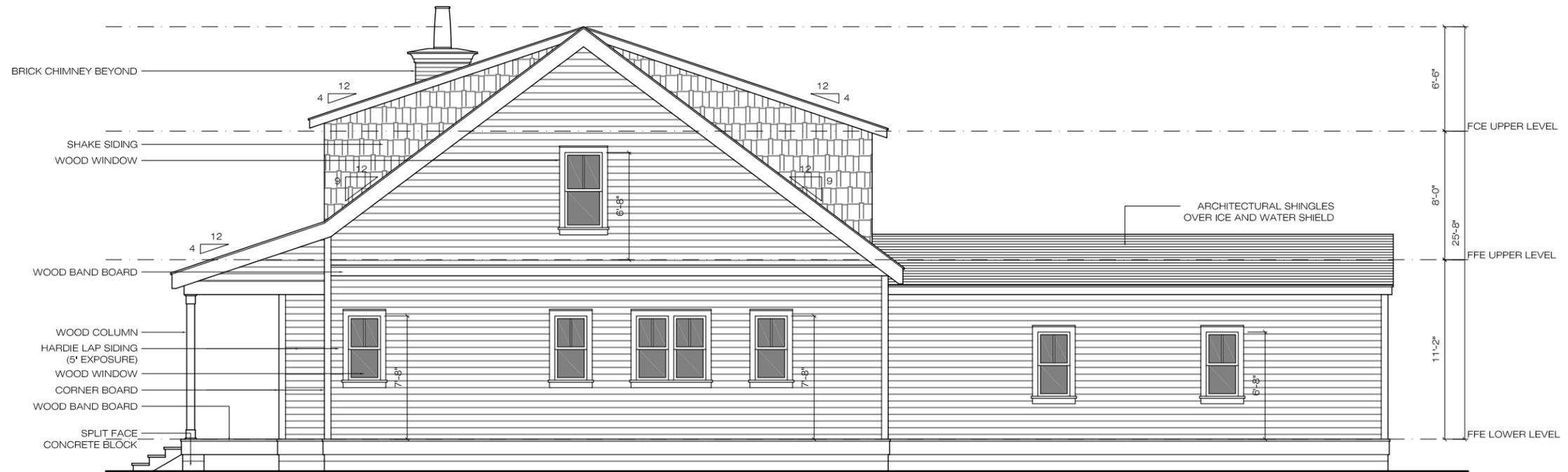


lower level 1,585 sf
 upper level 730 sf
 total 2,315 sf

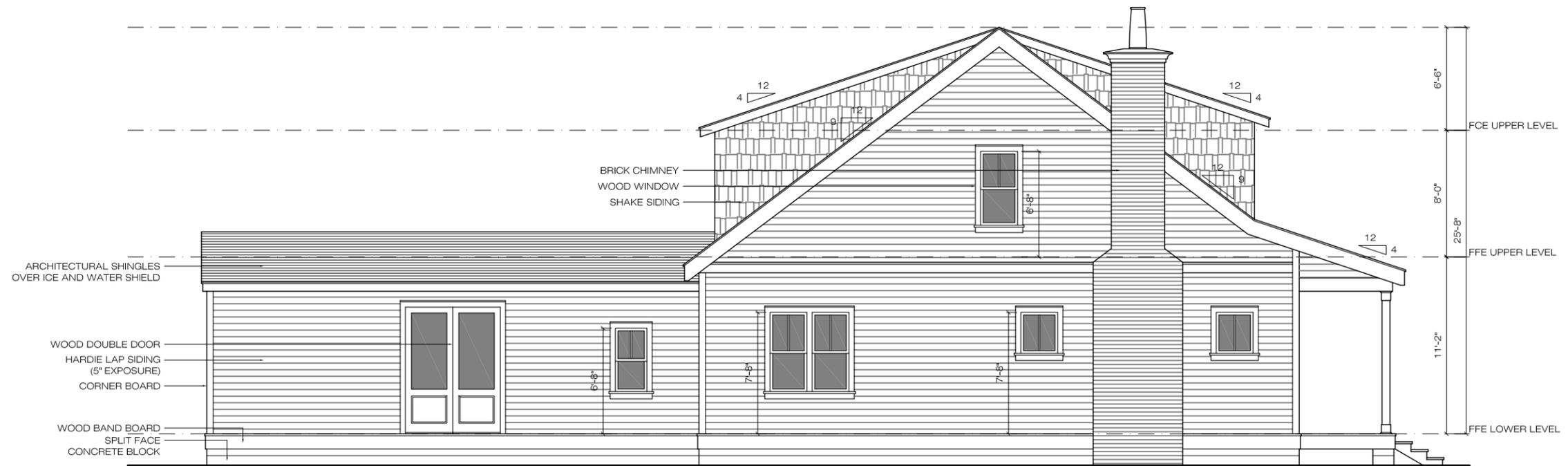


1 MAIN LEVEL PLAN
 SCALE 1/8" = 1'-0"





1 SIDE ELEVATION
SCALE 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE 1/4" = 1'-0"

ARCHITECT:

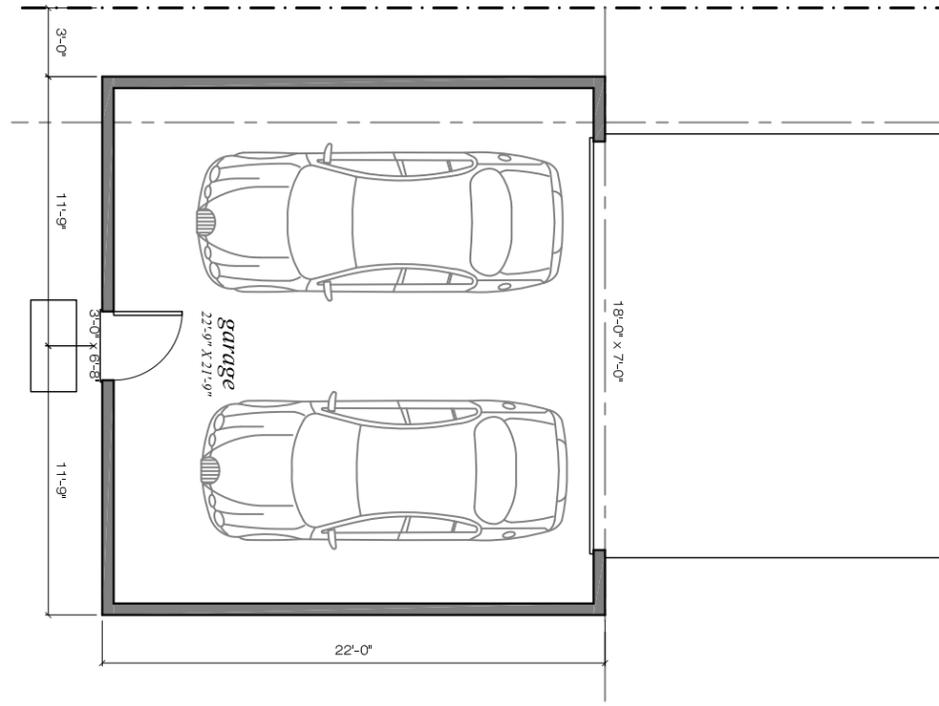


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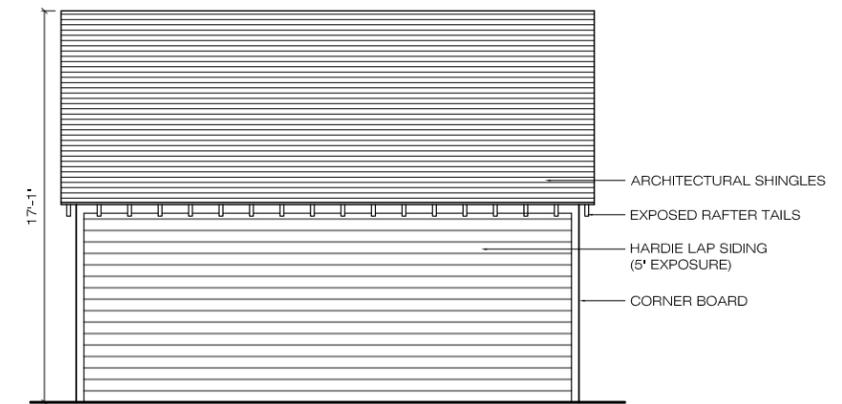
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1902 RUSSELL STREET
NASHVILLE, TENNESSEE 37206

4 APRIL 2013

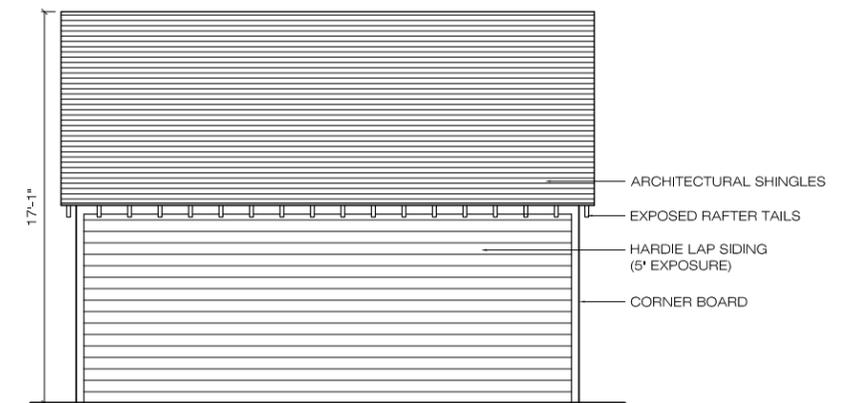
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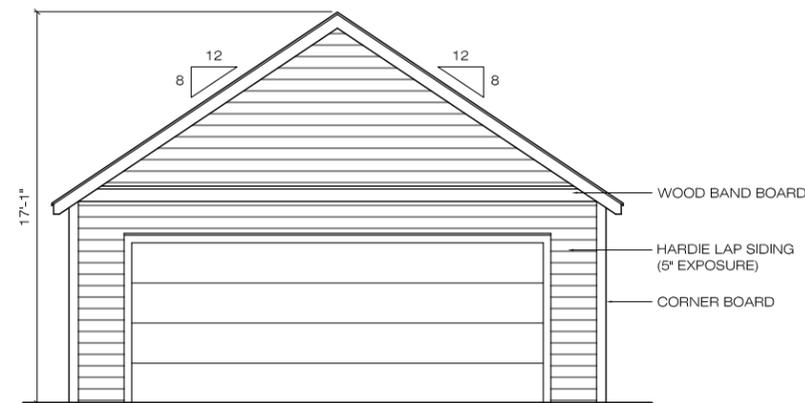
1 GARAGE PLAN
SCALE 3/32" = 1'-0"



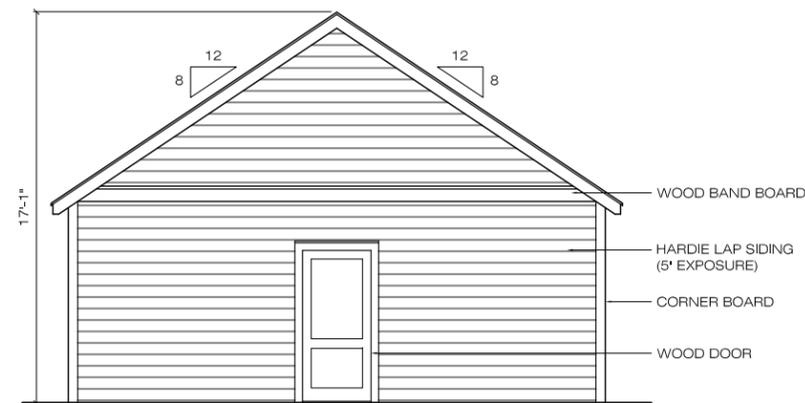
4 SIDE ELEVATION
SCALE 1/4" = 1'-0"



5 SIDE ELEVATION
SCALE 1/4" = 1'-0"



2 REAR ELEVATION
SCALE 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE 1/4" = 1'-0"

ARCHITECT:



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