



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

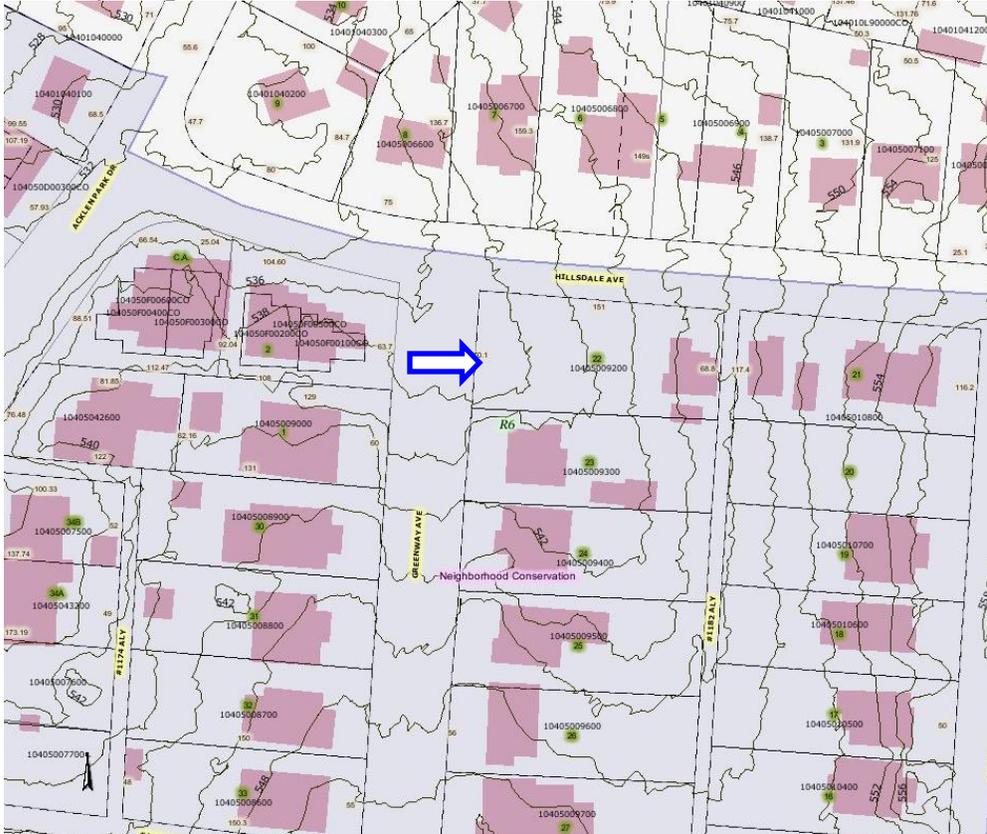
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
414 Greenway Avenue
March 20, 2013

Application: New construction—infill
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405009200
Applicant: Randy Robinson, Robinson Construction
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a one-and-a-half story duplex and to renovate an existing secondary structure on the lot.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff review and approve the asphalt shingle color, the materials for the front porch columns, floor and steps and the rear porch framing, and all window and door specifications prior to purchase and installation of these materials. 2. The HVAC and all utilities be located at the rear of the duplex or on the side, beyond the mid-point of the house 3. Staff approve all appurtenances not called out on the plans. <p>With these conditions, staff finds that the project meets Section II.B.1. of the <i>Richland-West End Addition Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs 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.

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. 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. **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.

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. **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.

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.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*
- *Decorative raised panels on publicly visible garage doors are generally not appropriate.*

Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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.*

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: The property at 414 Greenway Avenue currently has a small historic structure on it, located on the back of the lot, near the alley where an accessory structure would typically be located (See Figures 1 and 2) and oriented towards Hillsdale Avenue. A c. 1932 Sanborn map shows that this structure was present at that time, and that no structure was located at the front of the lot (see Figure 3). The existing structure was likely constructed c. 1922 and is considered to be contributing to the historic overlay. A new duplex is proposed for the front of the lot. The existing historic structure will remain but will not be used as a dwelling.



Figure 1. The historic structure's Hillsdale Avenue façade.



Figure 2. The historic structure at 414 Greenway is located at the back of the lot, near the alley where an accessory structure would typically be located.

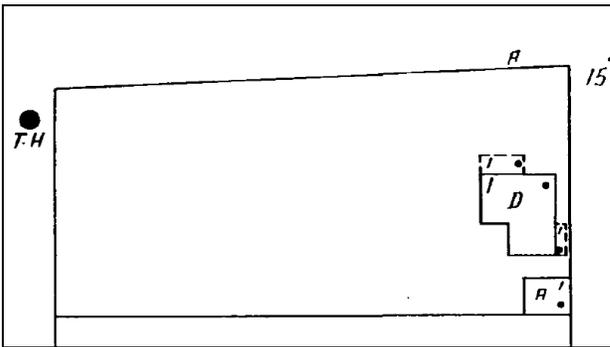


Figure 3. The c. 1932 Sanborn map shows that the historic structure was present at that time on the alley and no structure was located at the front of the lot.

Analysis and Findings:

Application is to construct a one-and-a-half story duplex on a lot and to renovate an existing secondary structure on the lot.

Location and Setback: The proposal meets all bulk zoning setback requirements. The lot, which is situated at the corner of Greenway and Hillsdale Avenue, is about twenty feet (20') wider than the typical lot on Greenway Avenue (see Figure 4). The duplex will be situated off-center, towards the midblock. Staff finds this appropriate as houses on corner lots are often shifted so that there is a larger side yard on the side-street. Staff finds that the infill meets Sections II.B.1.c. and II.B.1.h. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.



Figure 4. The lot at 414 Greenway.

Height & Scale: The proposed duplex will be one-and-a-half stories tall and twenty-eight feet, eleven inches (28'11") from grade. The foundation will be approximately two feet, five inches (2'5") tall, and the eave height and porch height will be approximately thirteen feet, eight inches (13'8") above grade. The duplex will be forty-three feet (43') wide and seventy-three feet (73') deep, which includes a sixteen feet (16') deep rear covered porch. By comparison, the historic houses on Greenway are primarily one and one-and-a-half stories in height and range from twenty to twenty-seven feet (20'-27') tall. Along Murphy Avenue in this district, the historic houses are a little taller, going up to thirty-feet (30'). The widths of the historic houses on Greenway range from approximately thirty-two feet to forty-five feet (32'-45'), and their depths range from as little as thirty-one feet to as much as eighty feet (31'-80'). Staff finds the height and scale of the proposed primary structure to be in keeping with that of the historic context along Greenway Avenue. Staff finds that the height and scale of the proposed infill meets Sections II.B.1. a. and II.B.1.b. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The duplex's primary cladding material will be smooth-face cement fiberboard with a five inch (5") reveal. The trim will be wood. The house's foundation will be split face concrete block, and the porch wall and column bases will be painted brick. The materials for the column shafts were not specified. The roof will be architectural composite shingle, and staff asks to review the shingle color prior to purchase and installation. The windows will be wood, and the door material was not specified. Staff asks to review all window and door materials and specifications prior to purchase and installation. The materials for the front porch floor and steps, and the rear porch were not specified, and staff asks to review these materials as a condition of approval. With the above-mentioned staff reviews, staff finds that the materials for the primary structure meet Section II.B.1. d. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The duplex's primary roof form will be a side gable with a slope of 10/12. The front facade has a gabled dormer with a slope of 8/12. The front porch roof will be a shed roof with a slope of 4/12, and rear porch roof will be a 2/12 shed. The rear facade has a gabled dormer with a slope of 3.5/12. Staff finds the primary structure's roof forms to meet Section II.B.1.e. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The proposed duplex is designed to face Greenway Avenue, which is appropriate. The structure has a full width-front porch. The structure will read as a single-family house from Greenway Avenue. The entrance to the right unit has a pedimented entryway which will read as the primary entrance for the structure. The entrance to the left unit on the front facade will read as a window from the street because of an enclosed railing. A pedimented entryway to the left unit is located on the left facade, facing Hillsdale Avenue. Staff finds the orientation of the duplex to meet Section II.B.1.f of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The primary windows on the infill are approximately twice as tall as they are wide, and so meet the historic ratio of windows. The right and the left facades contain wall space of nineteen feet (19') and sixteen feet (16'), respectively, without a window or door opening. Staff finds these expanses to be appropriate because they occur beyond the front part of the house. Staff therefore finds that the window proportions and rhythm of openings meets Section II.B.1.g. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Utilities: The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the duplex or on the side, beyond the house's mid-point.

Appurtenances: The site plans shows two parking pads for two cars each (or four cars total). A parking pad will be created off the alley, in the rear of the property, which is appropriate. A second parking pad is proposed to be accessed from Hillsdale Avenue, towards the back of the lot but not near the alley. Although staff typically discourages access to parking via a side street when an alley is present, staff finds this parking pad to be appropriate in this instance because of the peculiarities of the site. The existing historic secondary structure prevents more parking from being situated off the alley, and pushing the parking further down Hillsdale Avenue towards the alley would mean parking in front of the historic secondary structure. The location of the parking off of Hillsdale is the most historically appropriate for this site. Ideally, the parking pad should be pushed off Hillsdale enough that the driveway could start as a single-lane; however, this scenario would not leave any yard for the proposed house of the existing structure. Staff finds the driveways to meet Section II.B.1.j. of the *Richland-West End Addition Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

No other appurtenances for the site were specified on the site plan. Staff asks to review and approve all additional appurtenances.

Outbuilding: No addition or major change is proposed for the existing historic secondary structure. The structure will not be a dwelling unit.

Recommendation Summary: Staff recommends approval with the following conditions:

1. Staff review and approve the asphalt shingle color, the materials for the front porch floor and steps and the rear porch framing, and all window and door specifications prior to purchase and installation of these materials.
2. The HVAC and all utilities be located at the rear of the duplex or on the side, beyond the mid-point of the house
3. Staff approve all appurtenances not called out on the plans.

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

Context Photos



To the right of 414 Greenway



Directly across the street from 414 Greenway



Across the street from 414 Greenway



Across the street, and to the south of 414 Greenway



Across the street, and to the south of 414 Greenway

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Project: **414 GREENWAY AVE.**

Date: **4/3/2013**

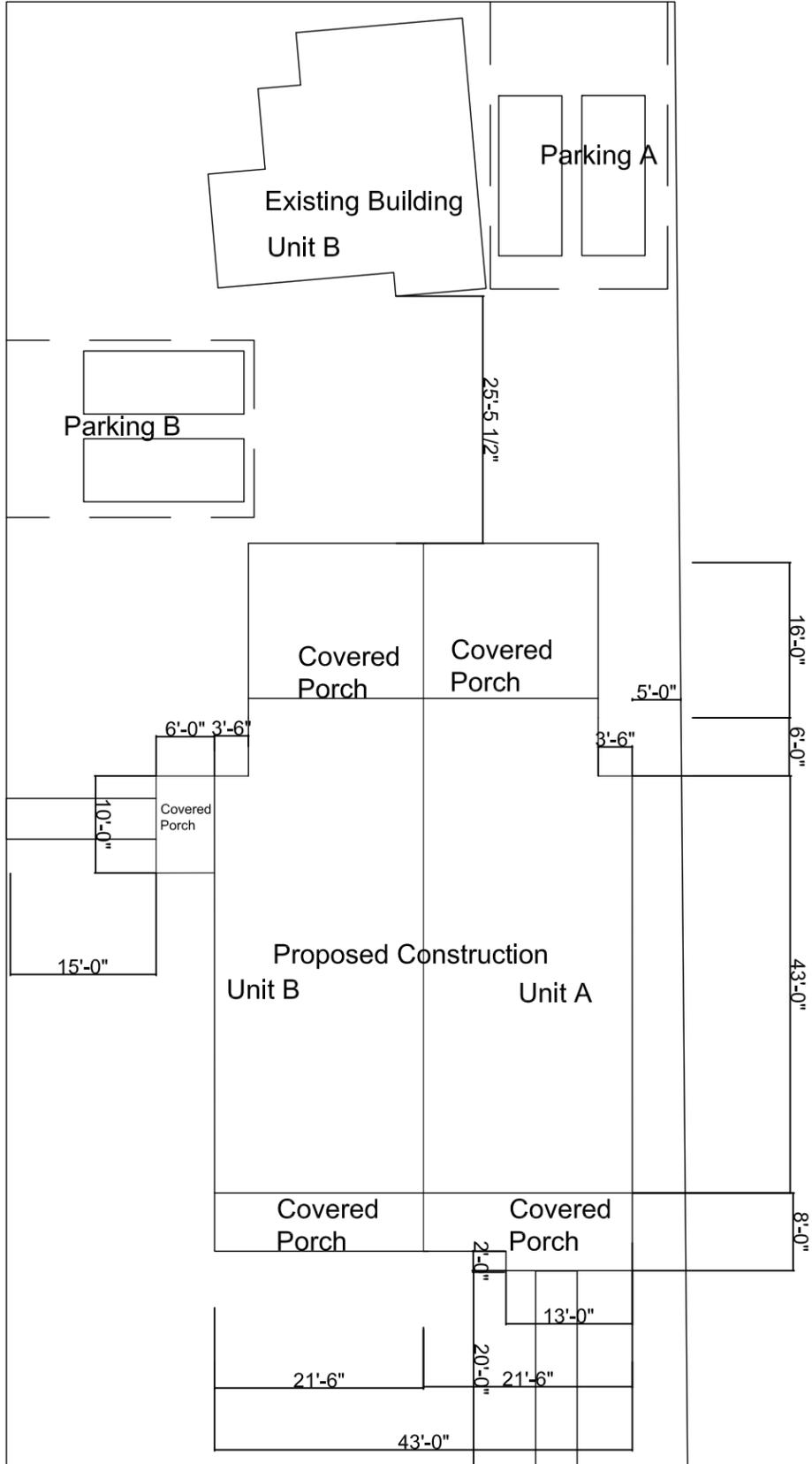
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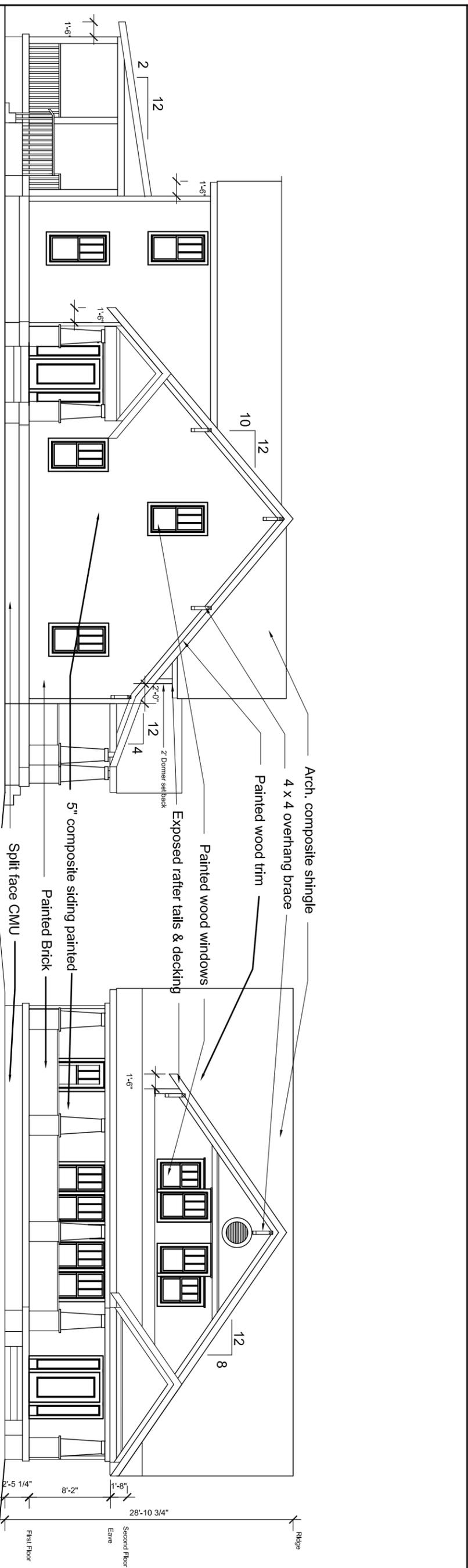
Site Plan

Hillsdale Ave.

151'

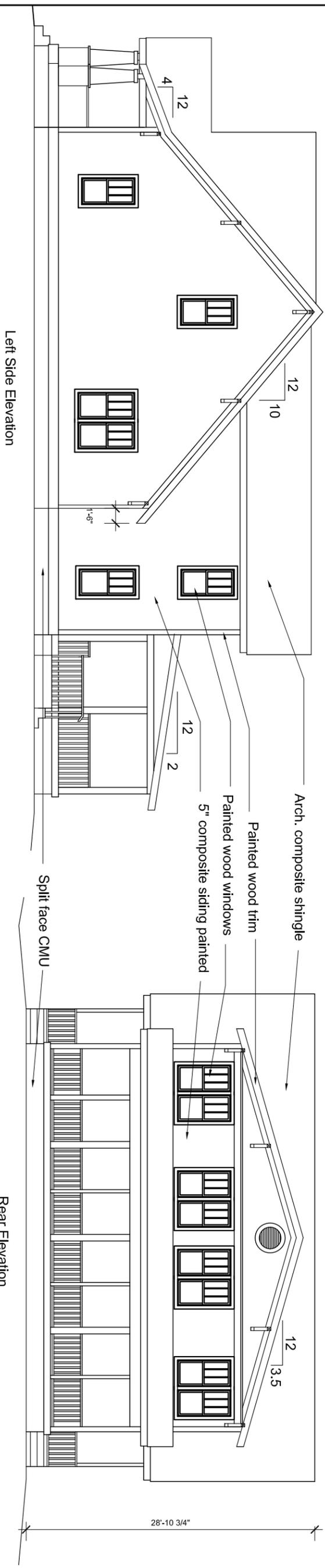


Greenway Ave.



Left Side Elevation

Front Elevation



Left Side Elevation

Rear Elevation

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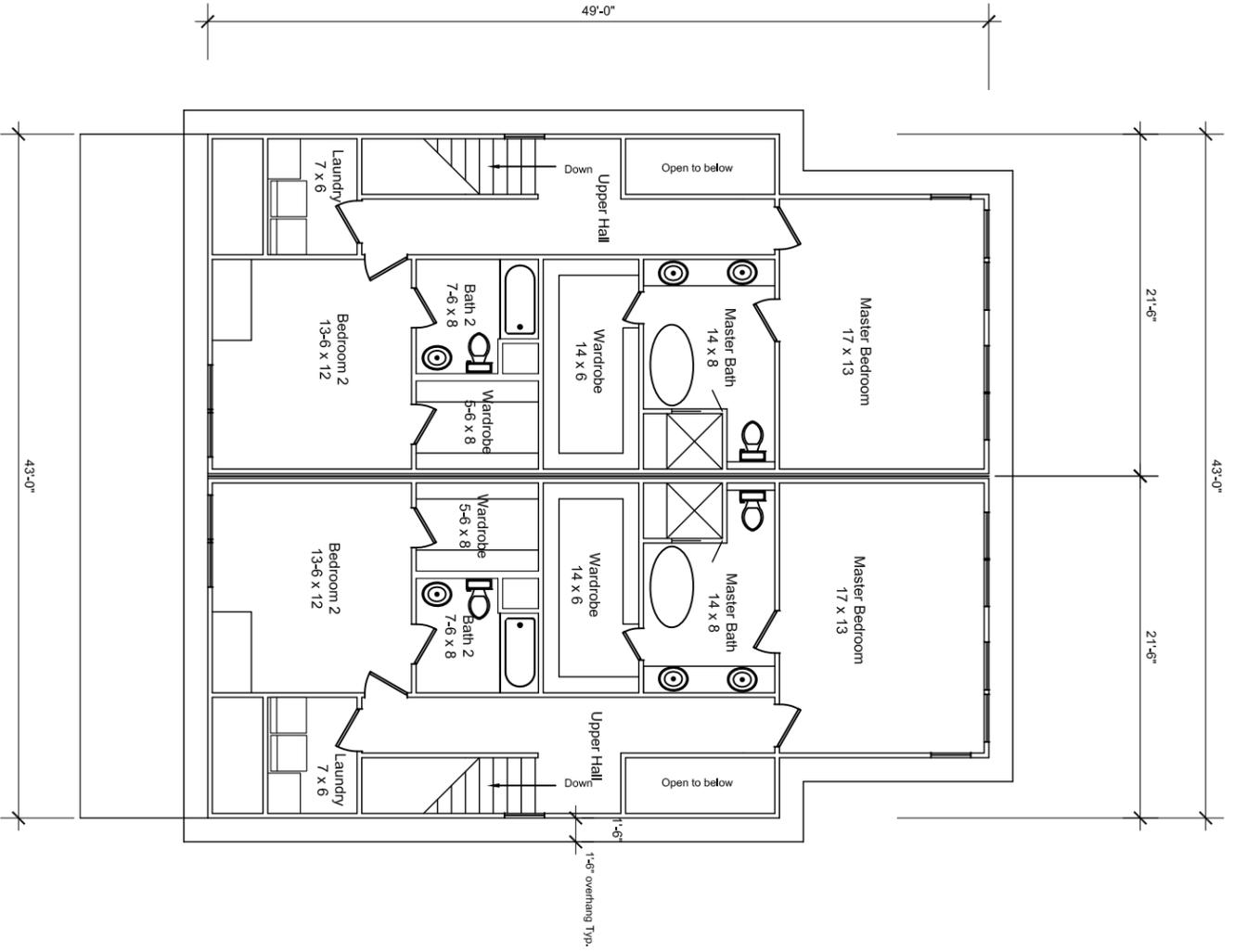
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Date: **4/3/2013**

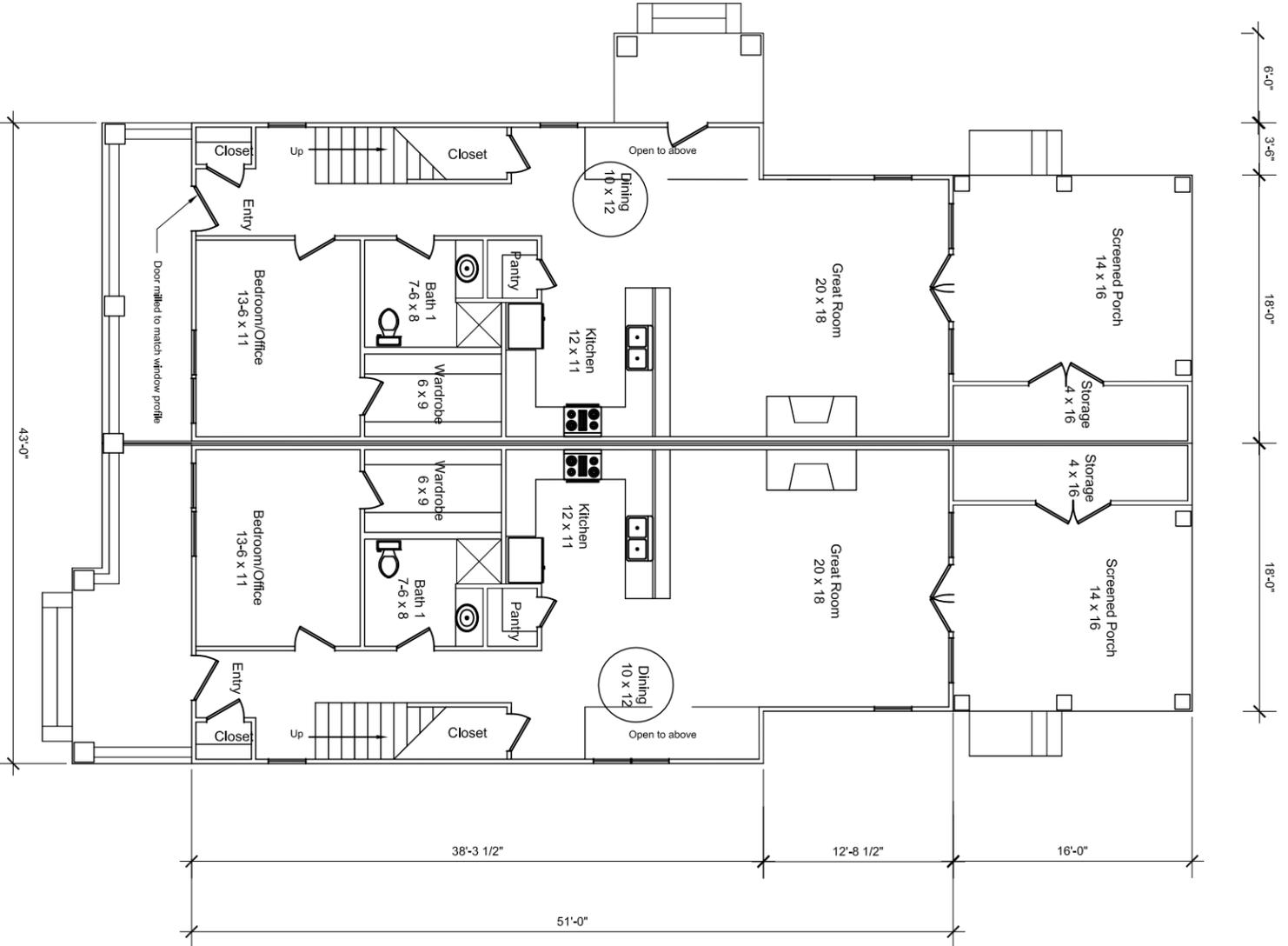
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Second Floor Plan



First Floor Plan

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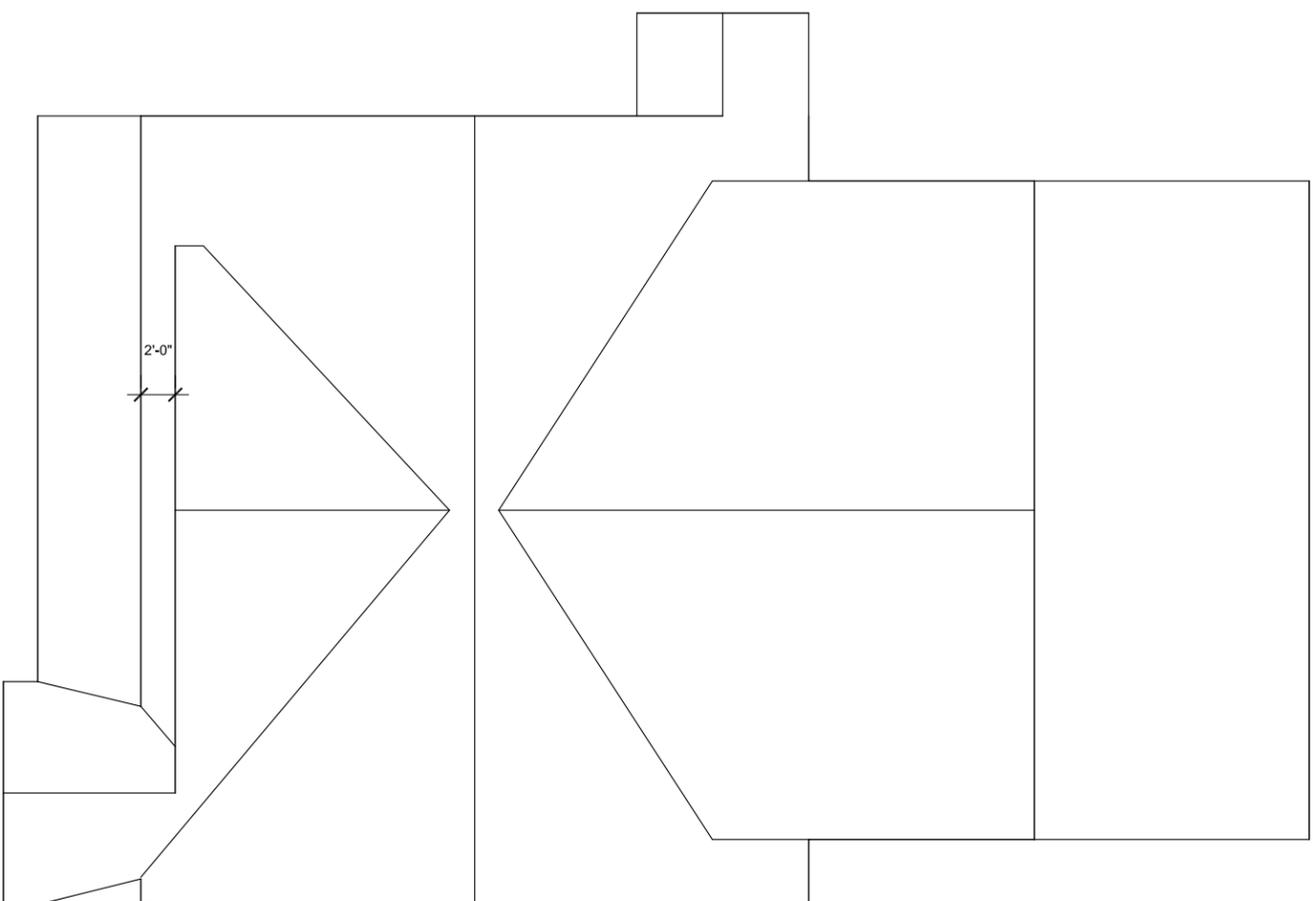
Project: **414 GREENWAY AVE.**

Date: **4/3/2013**

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1'-6" overhang typ.

Roof Plan

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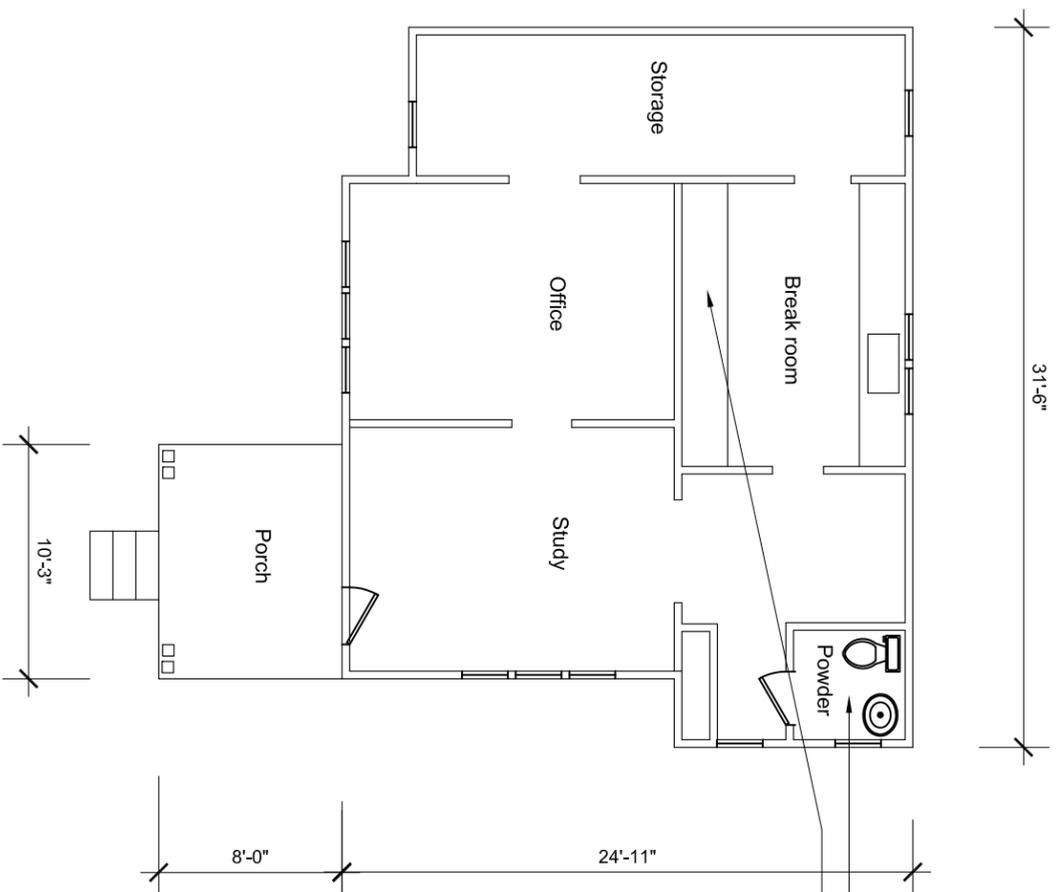
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Existing Accessory Building to remain

First Floor Plan



Alterations:
Remove existing tub
Remove existing stove