



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
506 South 9th Street
April 17, 2013

Application: New construction – infill
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 09304006000 (Lot 4)
Applicant: Jamie Pfeffer, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to build a two-story house on the northern lot of a re-divided parcel. The surrounding historic context exhibits great diversity in building size and architectural style, consisting primarily of one-story bungalows but there are several two-story Foursquare houses within a block of this property. The materials of the new building will include split-faced block foundation, cement-fiber clapboard siding, and a composite shingle roof. The windows and trim will be wood.

Recommendation Summary:
Staff recommends approval of the proposed infill construction, with the conditions that:

1. the upperstory windows not be taller than the first story windows;
2. the final selection of windows and doors, porch railing if needed, and the roof color be approved by staff; and
3. the front porch columns have bases and capitals;
4. fences, paving, HVAC, lighting, and other appurtenances be approved by staff.

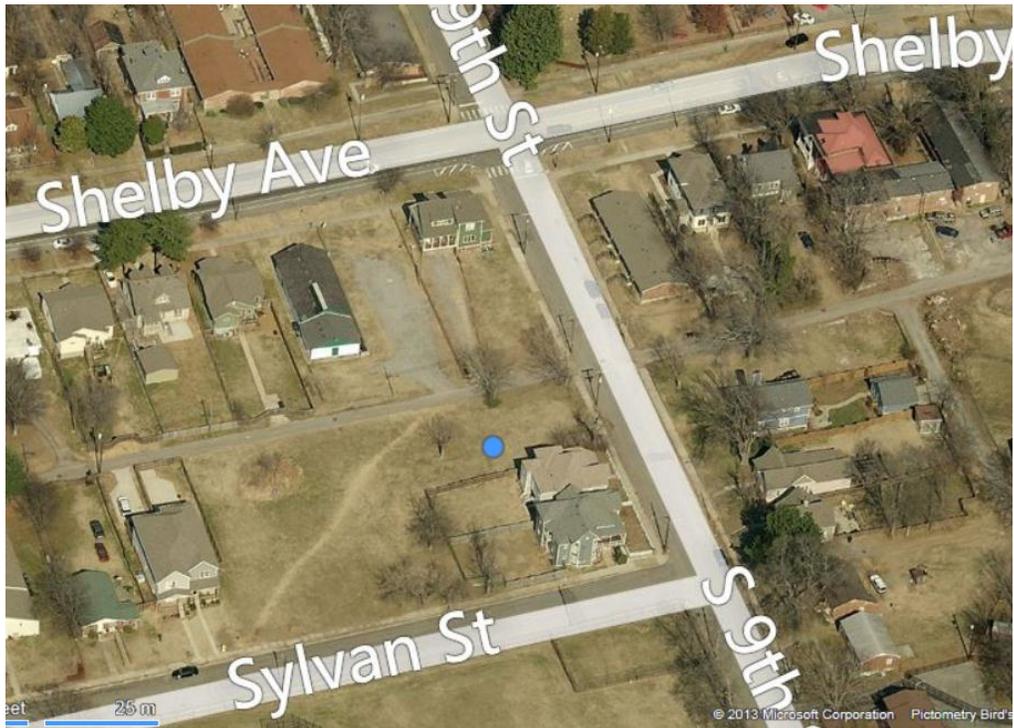
Having met those conditions, staff finds the new building to meet the guidelines for New Construction in the Edgefield Historic Preservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.2 New Construction

- a . 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 reinforce that rhythm.
- b . 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.
- c . Building Shape: The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- a. 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.
- e . Orientation: The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
- f . 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 new buildings shall be compatible, by not contrasting greatly, with surrounding historic buildings.
- g . 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 sidings are not appropriate.
Materials include, but are not limited to, wood, brick, stone, mortar, roofing, concrete, and metals.
The use of hardboard (Masonite) siding is recommended against. The material is made out of wood particles bound together with a glue. As a building passes from owner to owner it will go through years of good and bad maintenance. Despite manufacturers' claims, hardboard usually cannot withstand a bad-maintenance period without exhibiting its poor weathering characteristics. These can include dissolution and sagging; unprotected hardboard can literally soak up moisture like a sponge. However, because the material is a close visual approximation of true wood, and taking into consideration economic realities, the MHZC may approve the use of hardboard on new construction if the applicant installs the material according to manufacturer's specifications. Hardboard is not approved for additions to historic buildings.
- h. Outbuildings:
 - 1) A new outbuilding should reflect the character of outbuildings contemporary with the associated house. 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 form and architectural features of the associated house. Generally, either approach is appropriate for new outbuildings. Stone, weatherboard, and board-and-batten are typical siding materials. Outbuildings with wood siding typically have wide cornerboards and window and door casings (trim).

Generally, the minimum roof pitch appropriate for outbuildings is 12:4; a steeper pitch is usually better. Raised panels on publicly visible garage doors are not appropriate.

Publicly visible pedestrian doors should either relate to the style of the associated house or be flush. Publicly visible windows should relate to the style of the associated house.

- 2) Outbuildings should be situated on the lot as is historically typical for the neighborhood.

Although historic outbuildings are usually located as near to a rear corner of a parcel as possible, the current building code requires deeper setbacks from the side and rear property lines. Variances to the codes standard can be requested from the Board of Zoning Appeals with the support of the MHZC.

IV.B.1 Fences

- a. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.
- b. Privacy fences are appropriate only around rear yards and can be up to 6' in height.
A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.
- d. Chain link or woven fences are generally not appropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is publicly visible, it should be camouflaged with plantings, or painted black or dark green.
- e. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.

IV.B.2 Permanent Built Landscape Features

- a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location, and should not contrast greatly with those original historic features of the surrounding buildings.
- b. Historic retaining walls in front and side yards should be retained.
- c. Satellite dishes (*over 3 feet in diameter*) are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial historical evidence.

Background:

Currently, 506 South 9th Street is a vacant parcel. The parcel comprises two separate lots that had been combined by deed but never formally re-platted. The lot is being re-divided, with the northern portion of the parcel, "Lot 4," becoming 506 South 9th Street. This lot is only thirty-five feet (35') wide, which is fifteen feet (15') less than the width of a typical lot in the surrounding area.

The applicant is proposing to build a two-story house on each lot of the re-divided parcel. The surrounding historic context exhibits great diversity in building size and architectural style, consisting primarily of one-story bungalows but there are several two-story Foursquare houses within a block of this property.

Analysis and Findings:Setbacks, Orientation

The new building will be sited so that the front setback is in line with two existing historic houses to the South. The side setbacks will be eight feet (8') on the left and five feet (5') on the right. Because this block of South 9th Street does not have the uniformity in lot width and building width that is found on other sections of Edgefield, these setbacks would not contrast with those historic houses in the area, and meet Guideline III.B.2.a.

The house will address the street with the same orientation as surrounding historic houses, which meets guideline III.B.2.e.

Height, Scale, Building Shape

The proposed new house will be two stories tall with a hipped roof. This form is similar to that of a historic Foursquare house, a common historic house type in the area. The new house will be thirty feet (30') tall with an eave height at twenty-one feet (21') above grade. The foundation height will be two feet (2') at the front, although the grade drops toward the rear giving the house a full story in the basement level. There are several two-story buildings nearby, as tall as thirty-five to forty feet (35'-40').

The house will be twenty-one feet (21') wide across the front elevation, and forty-five feet (45') deep. This is more than ten feet (10') narrower than the two historic houses on this block, but typical of the width of other houses on narrow lots. Whereas the sides of some historic houses are broken up by wall sections set in or bump out, the narrowness of the lot does not allow that for this new building. However, a regular window rhythm on the sides and belt-course at the floor level will help reduce the perceived massing of the new building. Staff finds that these proportions are compatible with those of surrounding historic houses and meet guidelines III.B.2.b. and III.B.2.c.

Roof Shape

The primary roof will be hipped with a 9:12 pitch, with the ridge running front to back. This roof is similar to many historic houses nearby and meets guideline III.B.2.d.

Proportion and Rhythm of Openings

The house will have three evenly spaced bays across the narrow front façade. There is a prominent window on the upperstory that is taller than the windows on the first story, which is not typical of historic houses nearby. The windows on the side elevations will have a rhythm and spacing compatible with the windows on surrounding historic houses. With a condition that the upperstory windows be no larger than those on the first story, staff finds the rhythm and spacing of windows to meet guideline III.B.2.f.

Materials

The house will have a split-faced concrete block foundation, a composite shingle roof, and cement-fiber siding. The trim, including band-boards at both floor levels, porch columns, and window casings, will be wood. The porch columns are shown with bases but no capitals. The windows and shutters will also be wood (shutters are appropriate only when they are properly sized to the window and are operable). The material of the front door and the color of the roof is not known. Due to the grade of the lot a front porch railing may be required. These materials can be approved by staff prior to construction. With a condition that staff approve the final selection of windows and doors, porch railing if needed, and the roof color, staff finds that the materials are compatible with those of surrounding historic houses and meet guideline III.B.2.g.

Outbuildings

The structure will have a garage in the basement on the rear façade. Typically attached garages are not appropriate in the Edgefield Historic Preservation Zoning Overlay unless “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.” The access to this garage will be off the side alley, which is compatible with similarly located lots. Because the proposed garage meets these criteria, staff finds the proposal to meet guideline III.B.2.h.

Fences, Landscape Features

No fences, paving, HVAC, or lighting have been indicated on the plans. These items can be approved by staff if they meet guidelines IV.B.1 and IV.B.2.

Recommendation

Staff recommends approval of the proposed infill construction, with the conditions that:

1. the upperstory windows not be taller than the first story windows;
2. the final selection of windows and doors, porch railing if needed, and the roof color be approved by staff; and
3. the front porch columns have bases and capitals;
4. fences, paving, HVAC, lighting, and other appurtenances be approved by staff.

Having met those conditions, staff finds the new building to meet the guidelines for New Construction in the Edgefield Historic Preservation Zoning Overlay.



Aerial view of proposed infill site.

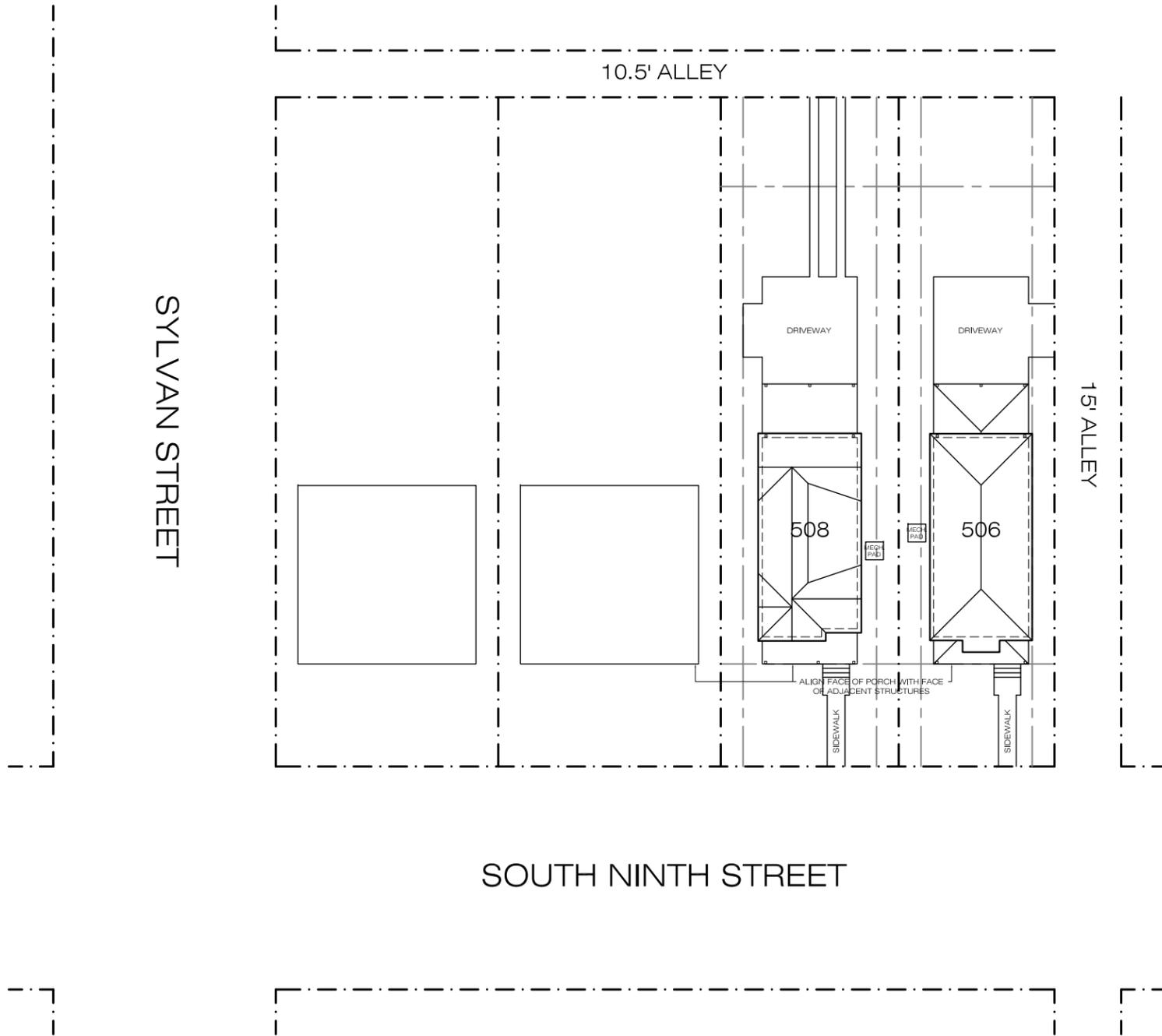


512 and 510 South 9th Street – undated photo.



Side view of 512 South 9th Street, showing similar drop in grade toward rear.

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



4 APRIL 2013

A1.0

PROJECT:
506 AND 508 SOUTH NINTH STREET
NASHVILLE, TENNESSEE 37206

ARCHITECT:



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

INDEX OF DRAWINGS

SHEET	DRAWING TITLE
A1.1	SITE PLAN/ ROOF PLAN ELEVATIONS
A1.2	ELEVATIONS
A1.3	FLOOR PLANS

PROJECT TEAM

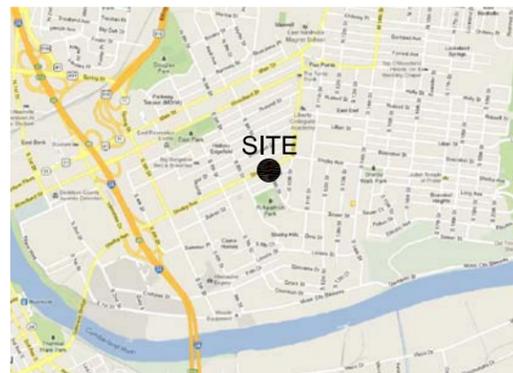
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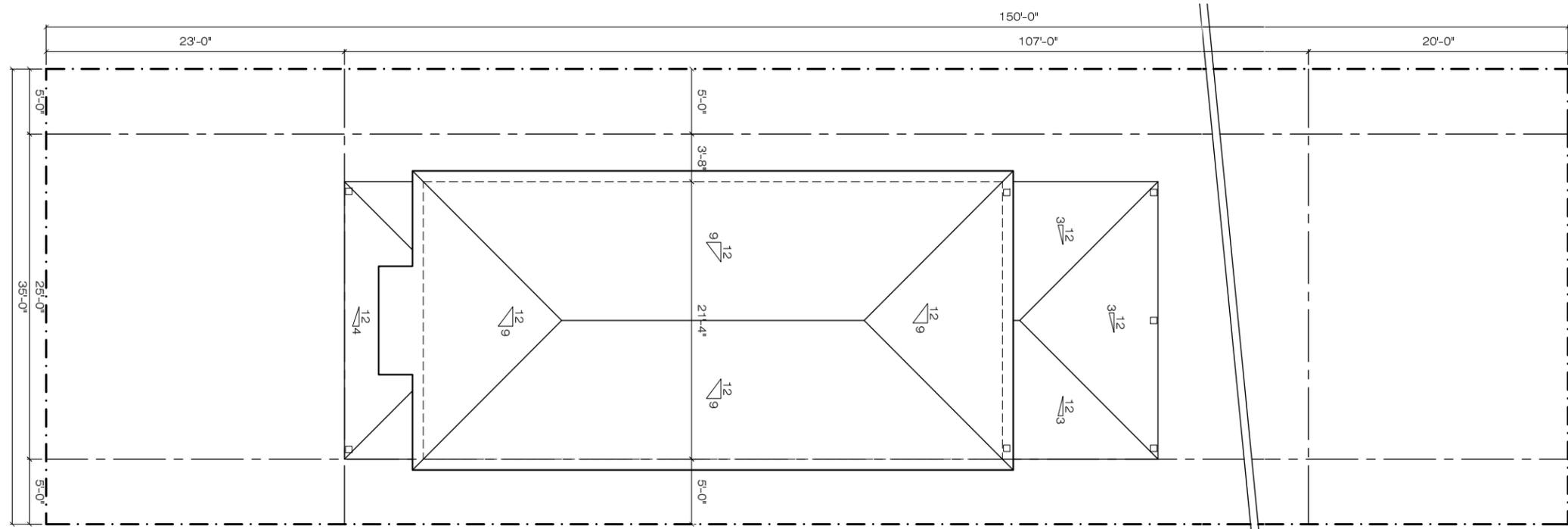
BUILDING DATA

ADDRESS: 506 SOUTH NINTH STREET
 NASHVILLE, TENNESSEE 37206
 PARCEL ID: 09304006000
 LOT AREA: .12 ACRES
 DIMENSIONS: 35' X 150'
 PROPOSED TOTAL LIVING AREA: 2,306 SF

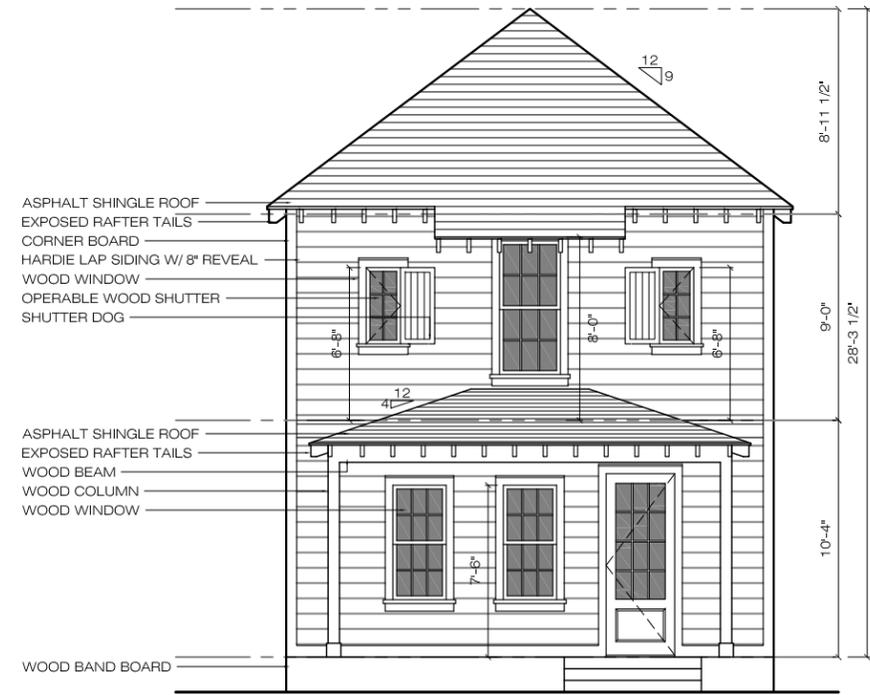
VICINITY MAP



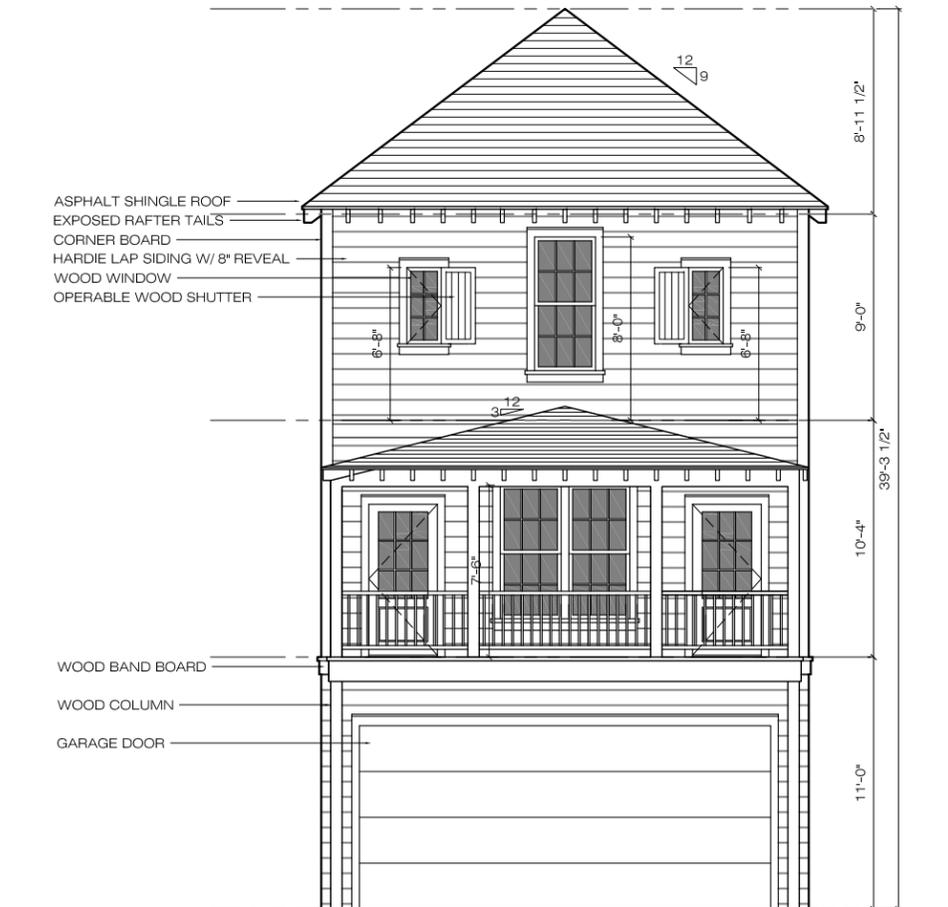
506 SOUTH NINTH STREET
 508 SF GARAGE
 444 SF LOWER LEVEL
 953 SF MIDDLE LEVEL
 953 SF UPPER LEVEL
 2,350 SF TOTAL



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



2 FRONT ELEVATION
 SCALE 1/8" = 1'-0"



3 REAR ELEVATION
 SCALE 1/8" = 1'-0"

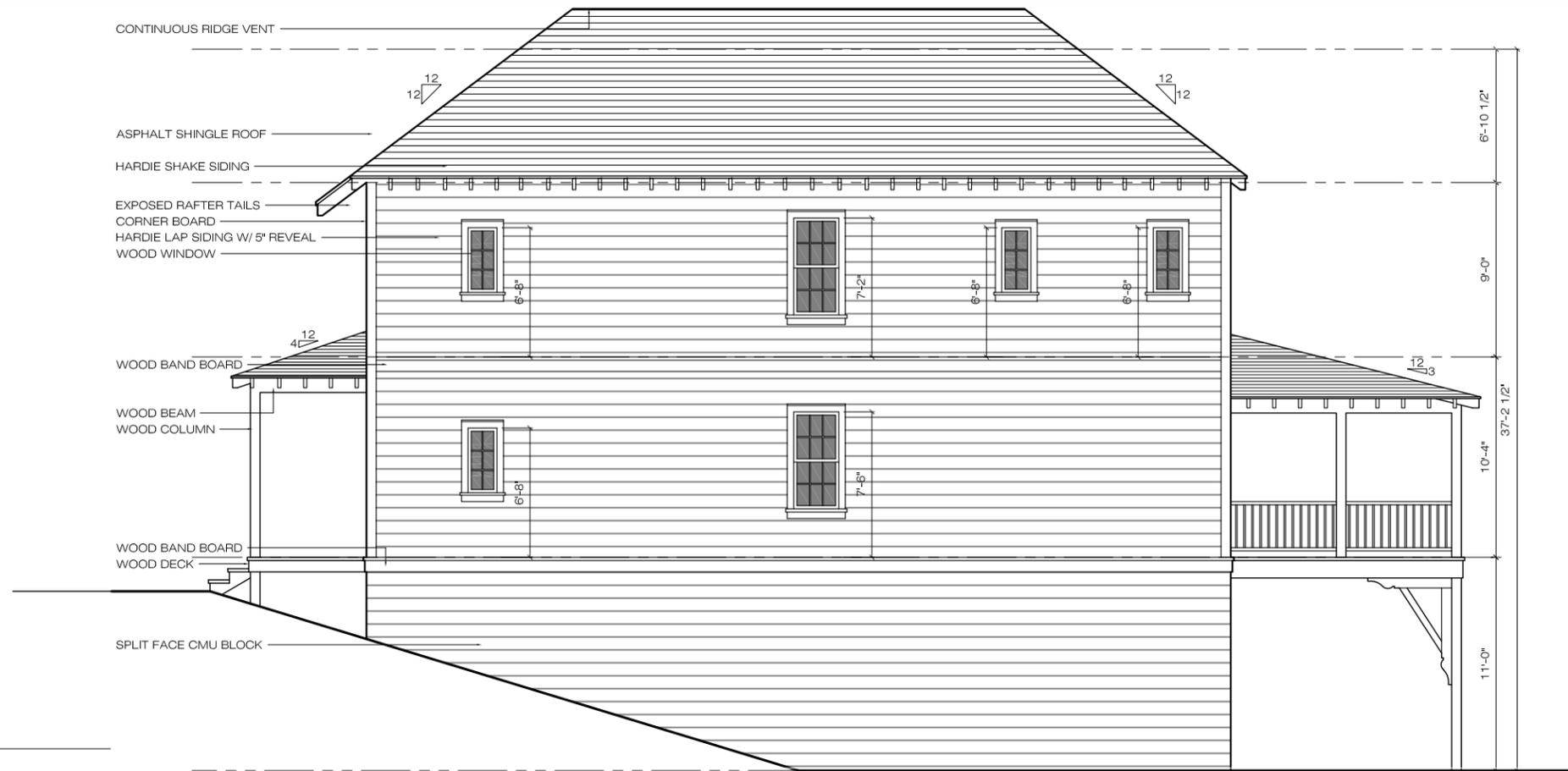
ARCHITECT:

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A1.1



1 SIDE ELEVATION
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"

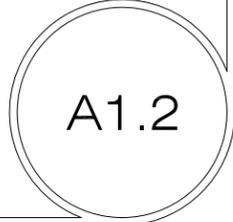
ARCHITECT:

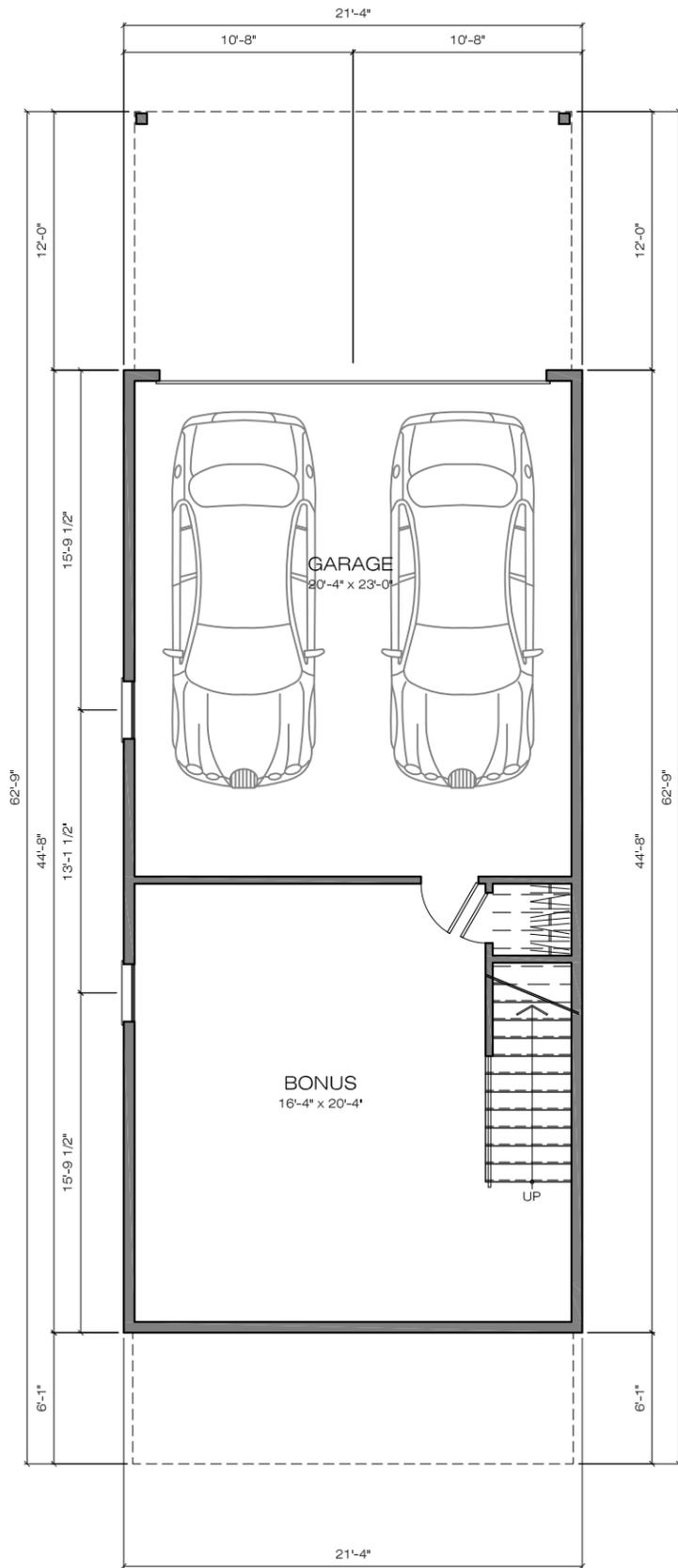


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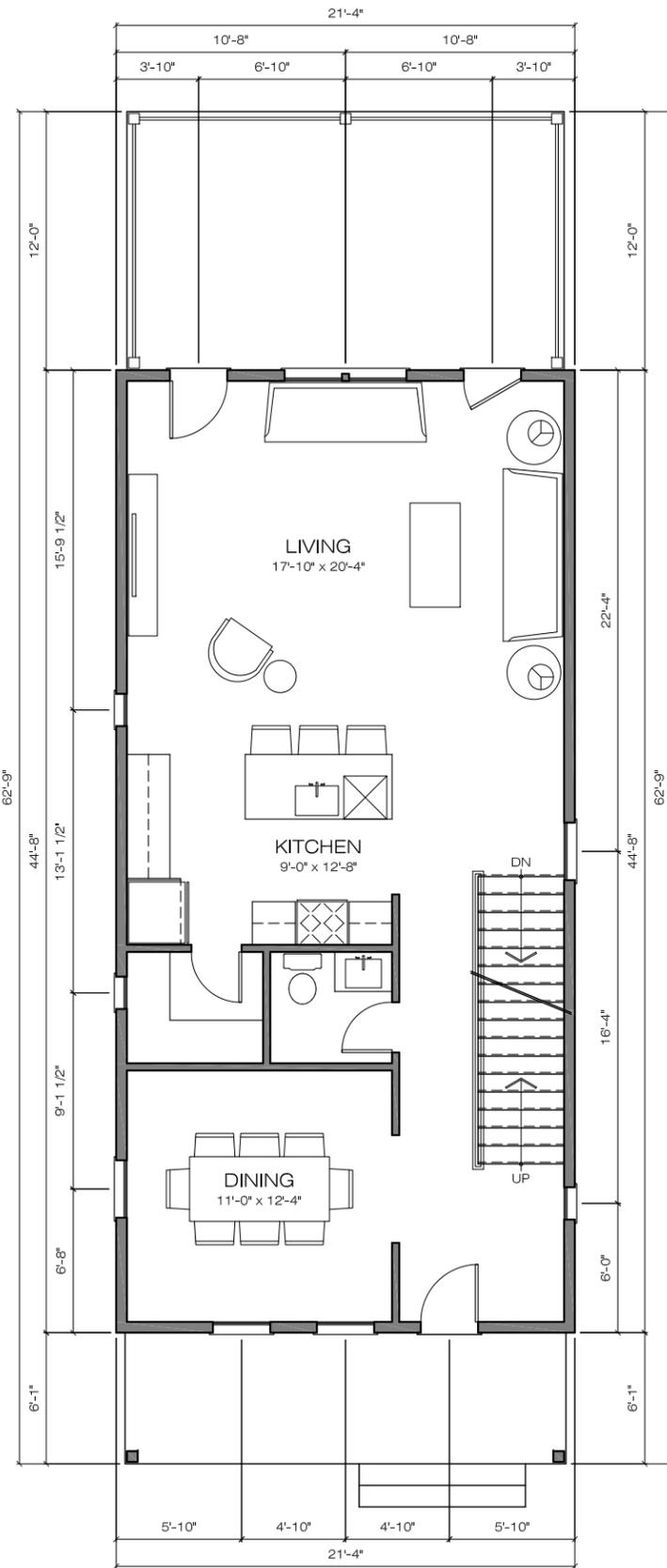
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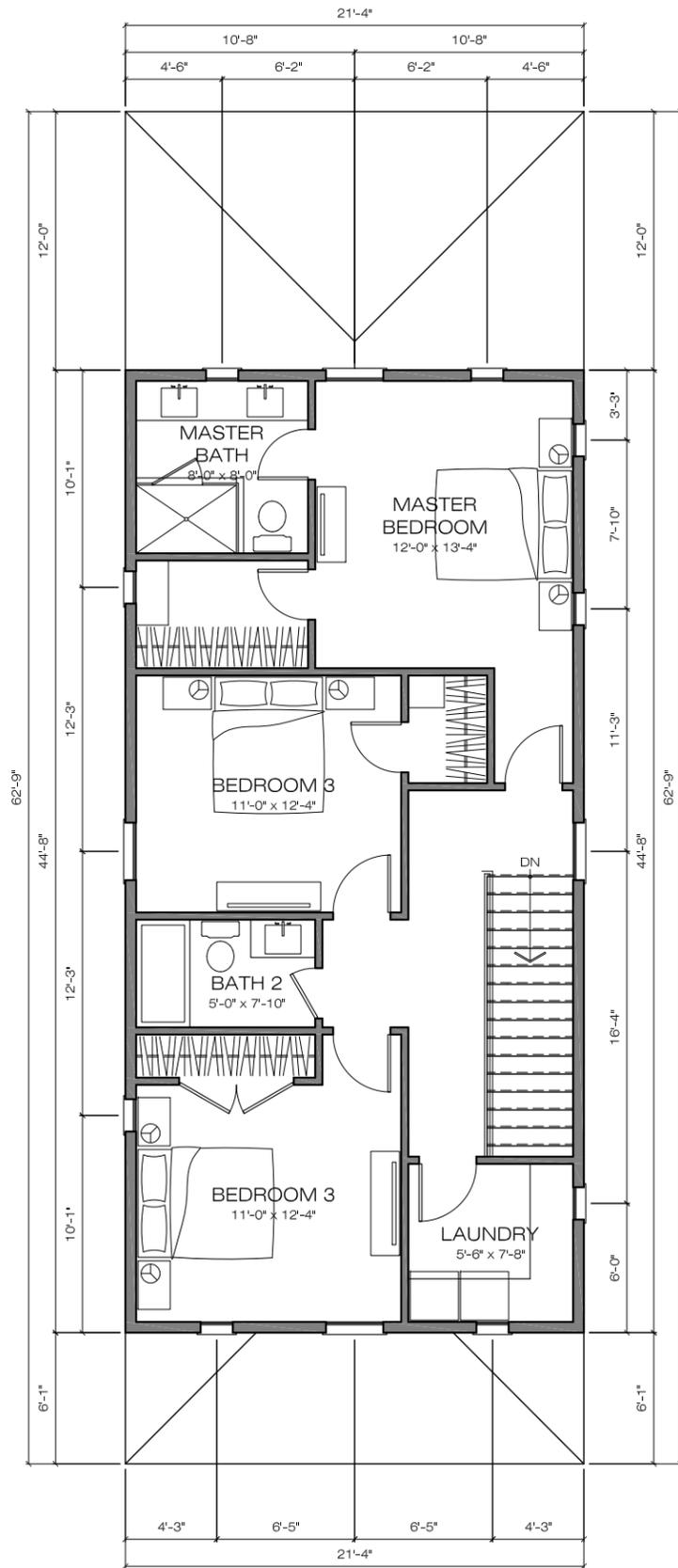




1 LOWER LEVEL PLAN
SCALE 1/8" = 1'-0"



2 MIDDLE LEVEL PLAN
SCALE 1/8" = 1'-0"



3 UPPER LEVEL PLAN
SCALE 1/8" = 1'-0"

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