



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
614 Shelby Avenue
June 19, 2013

Application: New construction-infill
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 09304004700
Applicant: Peggy Newman, Designer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new two-story duplex. The building will be brick with wood windows and a composite shingle roof. Other exterior materials are not known at this time. The building will be thirty-three feet (33') tall from grade to the peak, with eaves at twenty-three feet (23') above grade. The front wall will be thirty-six feet, six inches (36'-6") wide, with a projecting bay adding three feet (3') to the width of the building at roughly the midpoint. The building will be sixty-four feet (64') deep from the front wall to the rear, with a pair of six foot (6') porches on the front. The roof will be a 6:12 pitched hip with a ridge running from the front to the back.

Recommendation Summary:

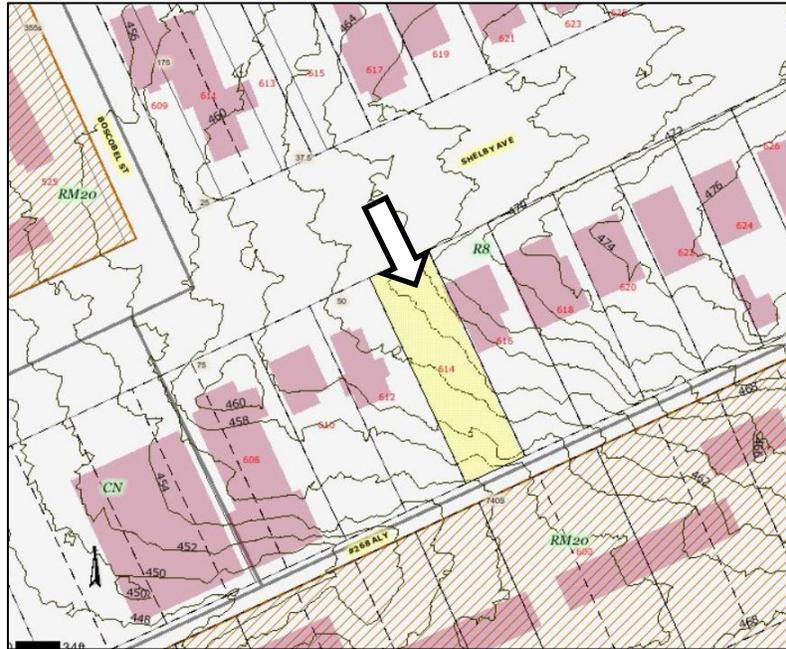
Staff recommends approval of the proposed new building, with the conditions that:

1. The color and texture of the brick and the roof are approved by staff;
2. The materials, including those of the doors, porch floor, columns, and trim are approved by staff;

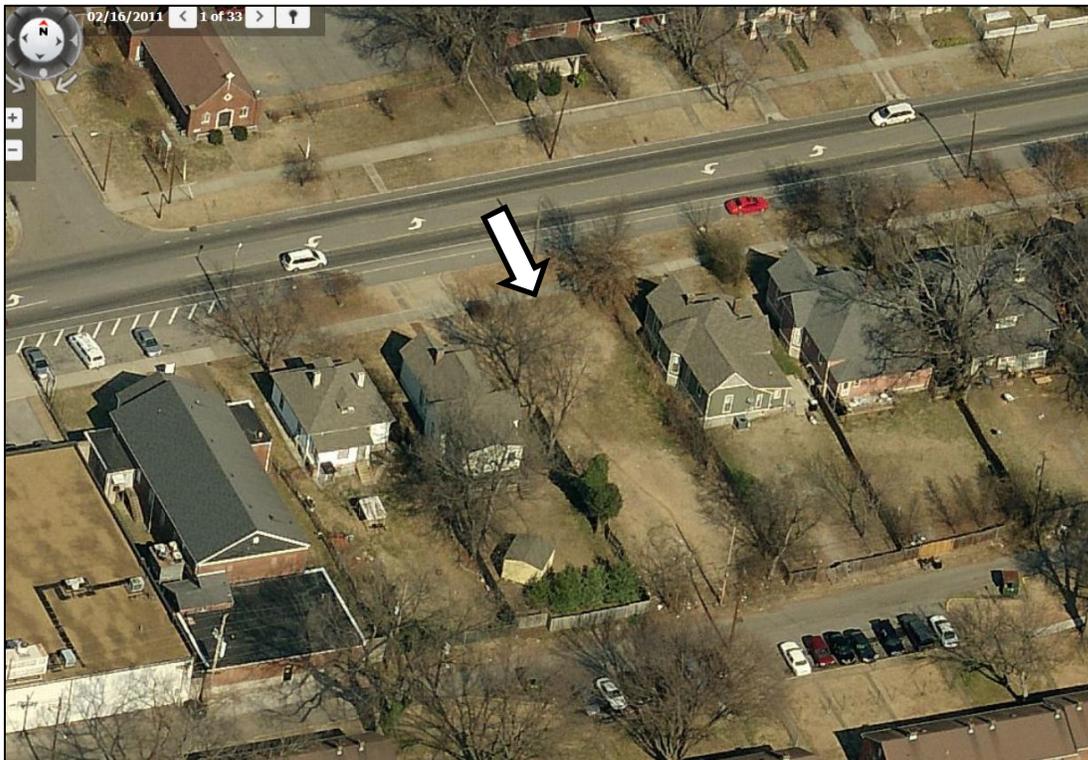
Meeting those conditions, staff finds the proposed infill to meet the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay.

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.

Background: 614 Shelby is a vacant lot in the Edgefield Historic Preservation Zoning Overlay. A Folk Victorian house that once stood on the lot previously was approved for demolition by the MHZC in 1994. There are one story houses on the adjacent lots, and a two-story house directly across the street.

An application for new construction was denied by the MHZC in May 2013 because of inappropriate massing.

Analysis and Findings: The applicant is proposing to construct a new two-story duplex on the vacant lot. The plans are similar to the application that was disapproved by the MHZC in May, but have been revised to incorporate input from Staff and the Commission.

Height, Building Shape

The proposed new building will be two stories tall, having a form similar to that of an American Foursquare style house like the one across the street at 617 Shelby Avenue. Whereas 617 Shelby Avenue is a single-family home, the proposed new building will be a two-family dwelling. There are historic examples of historic multi-family buildings with the American Foursquare form nearby.

The height of the eaves of the new building will be twenty-three feet (23') above grade, and the roof ridge will be thirty-three feet (33'). The new building will be thirty-six feet, six inches (36'-6") wide across the front elevation, with a two-story bay projecting one foot, six inches (1'-6") at roughly the center of each side elevation. The length of the building, front to back, will be sixty-four feet (64') with a pair of six foot (6') deep porches extending from the primary front wall.

Other historic houses on the block range from twenty-one feet (21') to thirty six feet (36') tall, and from twenty-eight to thirty-eight feet (28'-38') wide. The scale and massing of the building is similar to nearby historic buildings. Additionally, the two-story projecting bays on each side elevation help to articulate and break up the massing, rather than having one homogenous two-story surface.

Staff finds the massing and scale will be compatible with the character of the surrounding historic neighborhood and would meet guidelines III.B.2.b. and III.B.2.c.

Roof Form

The primary roof of the new building would be hipped with a ridge running front-to-back. The pitch of the roof will be 6:12. This roof is similar to that typical of two-story Foursquare houses, and would meet guideline III.B.2.d.

The front porches would have hipped roofs with 4:12 pitches. These secondary roofs are compatible with similar elements on historic houses.

Setbacks, Orientation

The building will be constructed to face the street with the same orientation as other houses on the street. The front wall will be approximately in line with the fronts of adjacent buildings. The orientation of the building would meet guideline III.B.2.e., and the front setback would meet guideline III.B.2.a.

Proportion and Rhythm of Openings

The front façade of the building will have two identical/mirrored halves, each with three evenly spaced openings on the lower story and two widely spaced openings on the upperstory. This window pattern and the size of the openings are appropriate for the style of the building. The window patterns on the side elevations are also similar to that on historic houses from the front to roughly the mid-point of the building. The window pattern is more irregular behind the projecting bays, but the visibility of the rear of the house will be minimal. Overall, staff finds the proportion and rhythm of windows to meet guideline III.B.2.f.

Materials

The primary exterior material of the new building will be brick, with a composite shingle roof and wooden one-over-one windows. The color and texture of the brick and roof are not known, and would need to be approved administratively. The windows will be wood with one-over-one double-hung sashes. Other exterior materials, including those of the doors, porch floor, columns, and trim, are not known and will need to be reviewed by staff prior to permitting. With those materials approved administratively, staff finds that the materials of the new building will meet III.B.2.g.

Fences, Landscape Features

A pair of front walkways leading to the two porches is indicated on the site plan, as is typical of the manner other houses engage the right-of-way. The drawings do not indicate any other fences, retaining walls, paved parking, lighting, or other appurtenances. The paving will meet guideline IV.A.2. Any other appurtenances would need to be reviewed separately.

The HVAC units will be in the side yards behind the midpoint of the building, which is an appropriate location.

Recommendation:

Staff recommends approval of the proposed new building, with the conditions that:

1. The color and texture of the brick and the roof are approved by staff;
2. The materials, including those of the doors, porch floor, columns, and trim are approved by staff;

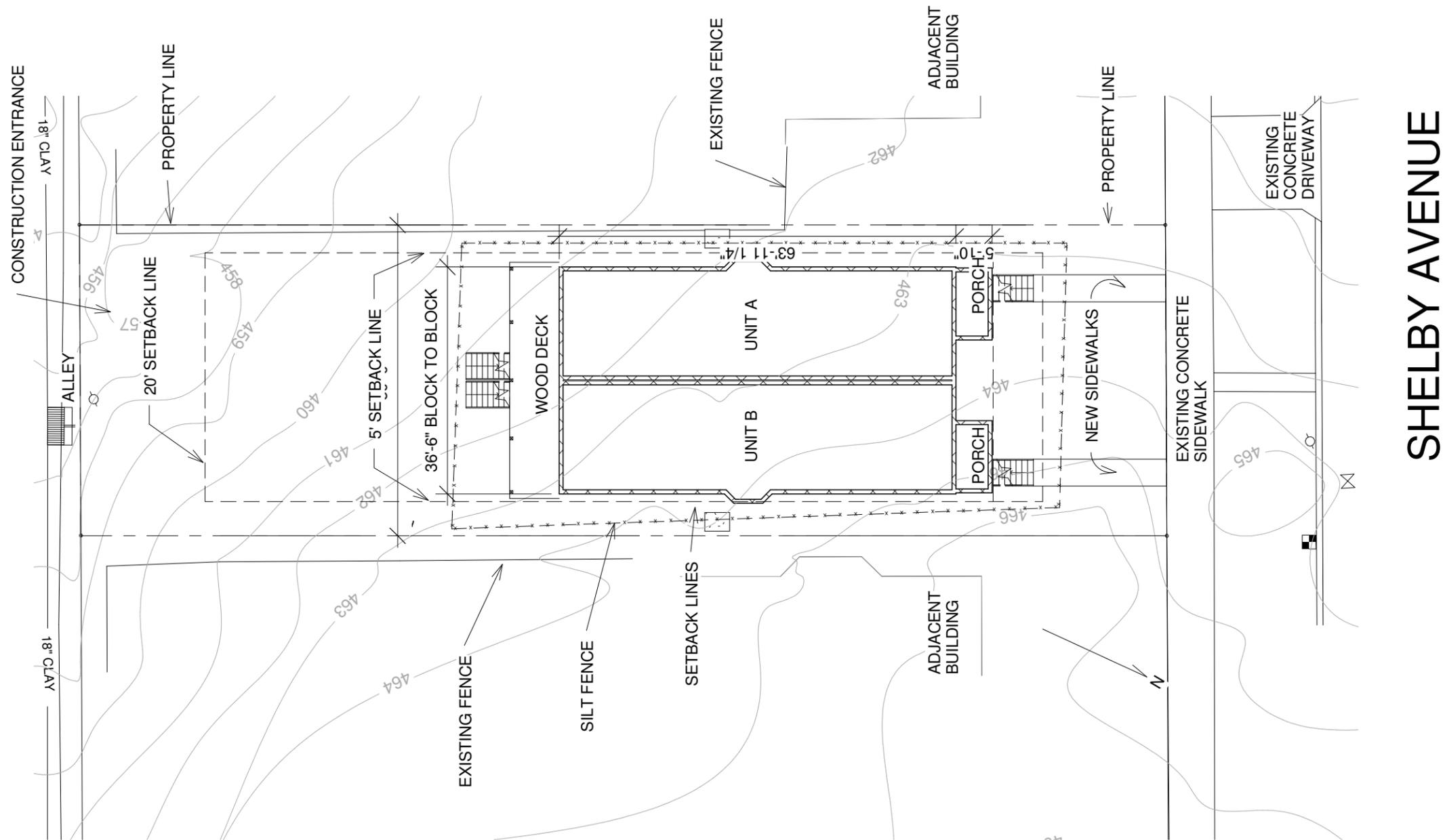
Meeting those conditions, staff finds the proposed infill to meet the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay.



614 Shelby Avenue.



617 Shelby Avenue.



1 Historic - Site
1" = 20'-0"



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.
 THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.
 PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.
 THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

614 Shelby Ave
 Nashville, TN 37206

SITE		H1
Date	5/24/13	
Drawn by	J. Feller	Scale 1" = 20'-0"

Top Ridge Height
29'-9 1/4"

ASHPHALT ARCHITECTURAL
SHINGLES ON ALL ROOFS

12
6

Ridge 1
13'-5 3/4"

2"x2" DECORATIVE BRACKETS

14.5" PORCH RACK

10" SQUARE COLUMNS

CONCRETE STEPS

2'-0" SOFFITED EAVE

2' 8" X 5' 2" WD DBL HUNG
WINDOWS. TYP.

BRICK
SOLDIER COURSE

1'-4" SOFFITED EAVE

2' 8" X 5' 2" WD DBL HUNG WINDOWS.
TYP.

1'-6" BAY

ROWLOCK

CONCRETE STEPS

614 SHELBY FRONT ELEVATION
SCALE 1/8" = 1'-0"

1 Historic - Front
1/8" = 1'-0"



2 3D View 2



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.
THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.
PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.
THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

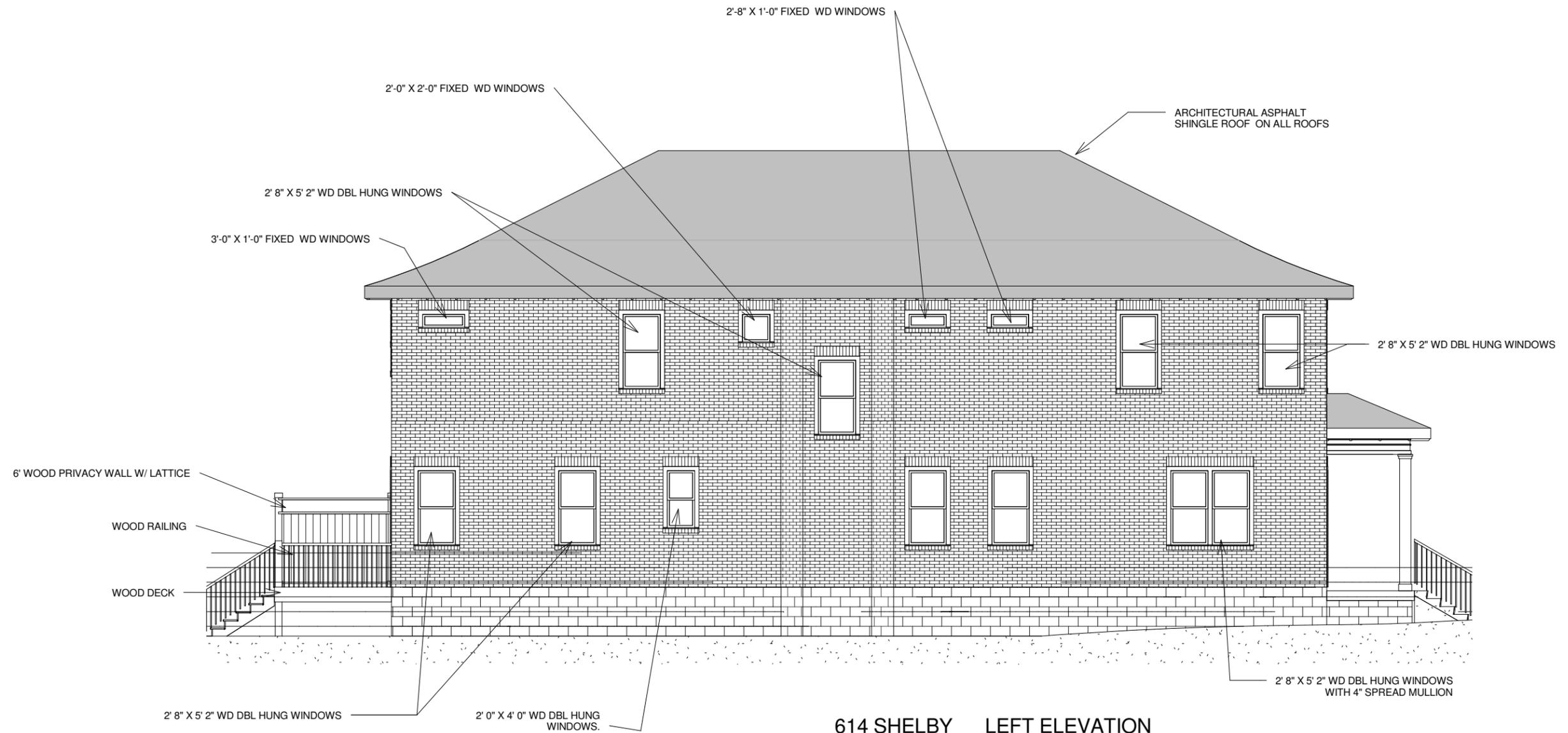
614 Shelby Ave
Nashville, TN 37206

FRONT

Date 5/24/13
Drawn by J. Feller

H2

Scale 1/8" = 1'-0"



614 SHELBY LEFT ELEVATION
SCALE 1/8" = 1'-0"

1 Historic - Left
1/8" = 1'-0"



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.
THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.
PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.
THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

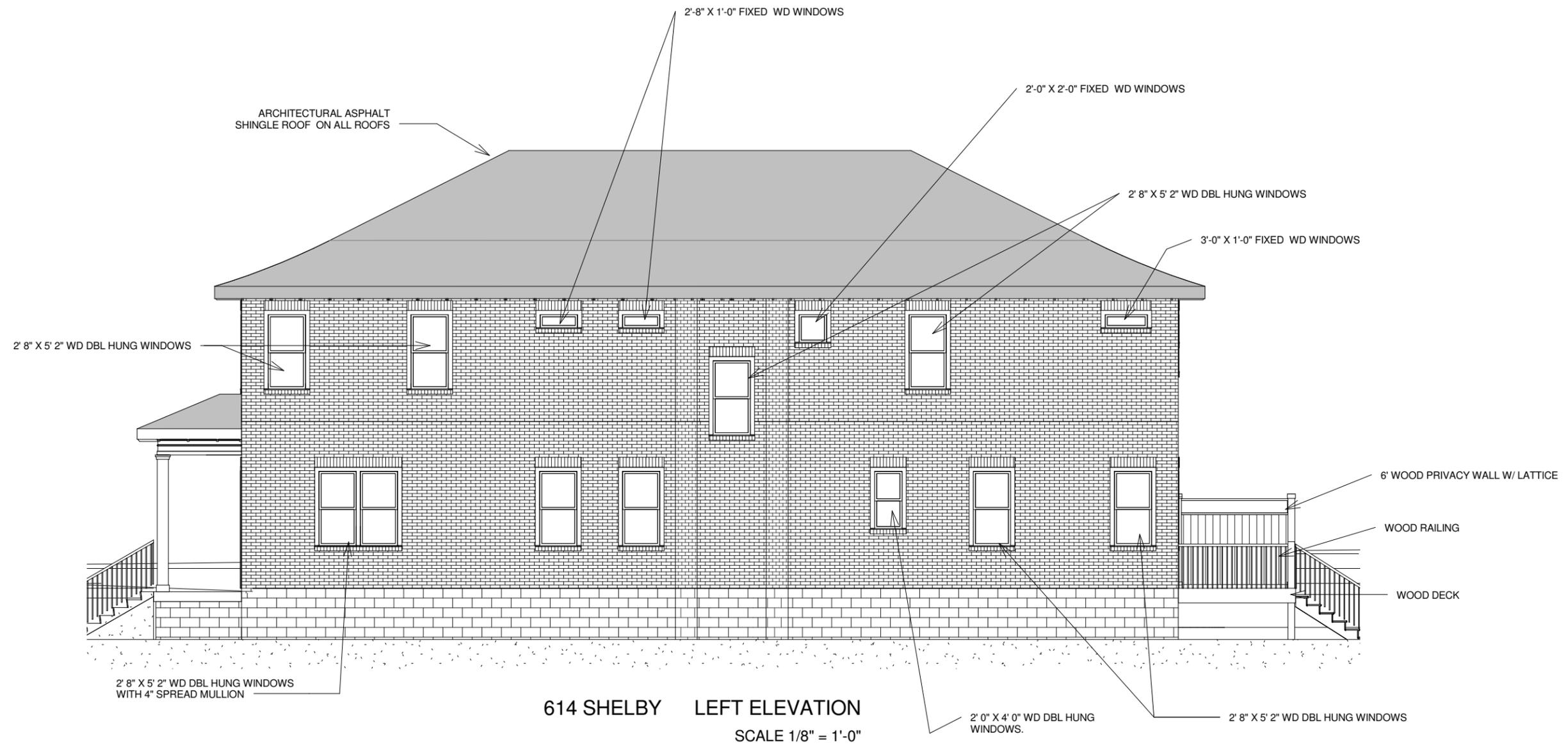
614 Shelby Ave
Nashville, TN 37206

LEFT ELEVATION

Date 5/24/13
Drawn by J. Feller

H3

Scale 1/8" = 1'-0"



614 SHELBY LEFT ELEVATION
SCALE 1/8" = 1'-0"

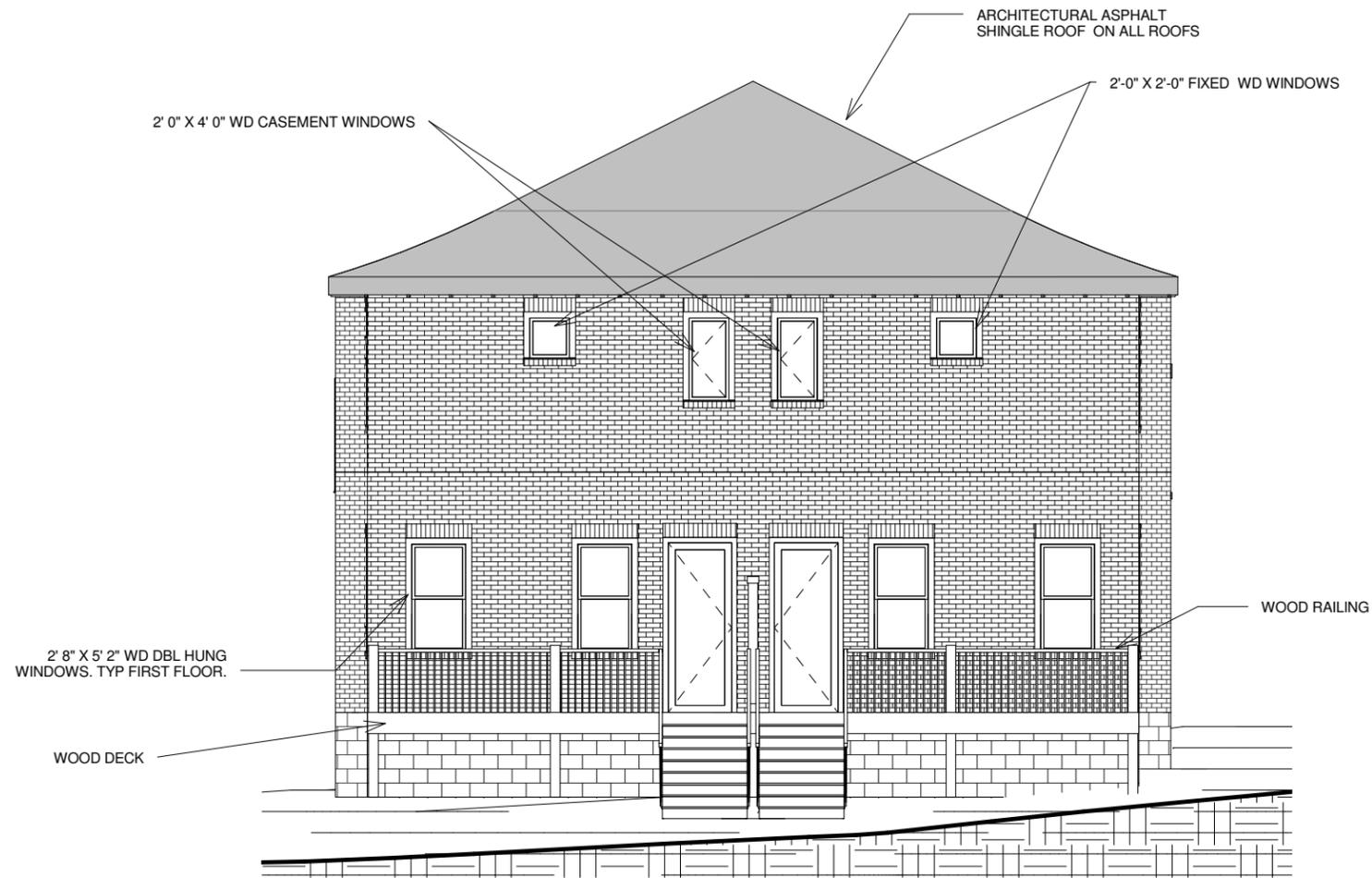
① Historic - Right
1/8" = 1'-0"



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.
THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.
PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.
THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

614 Shelby Ave
Nashville, TN 37206

RIGHT ELEVATION		H4
Date	5/24/13	
Drawn by	J. Feller	Scale 1/8" = 1'-0"

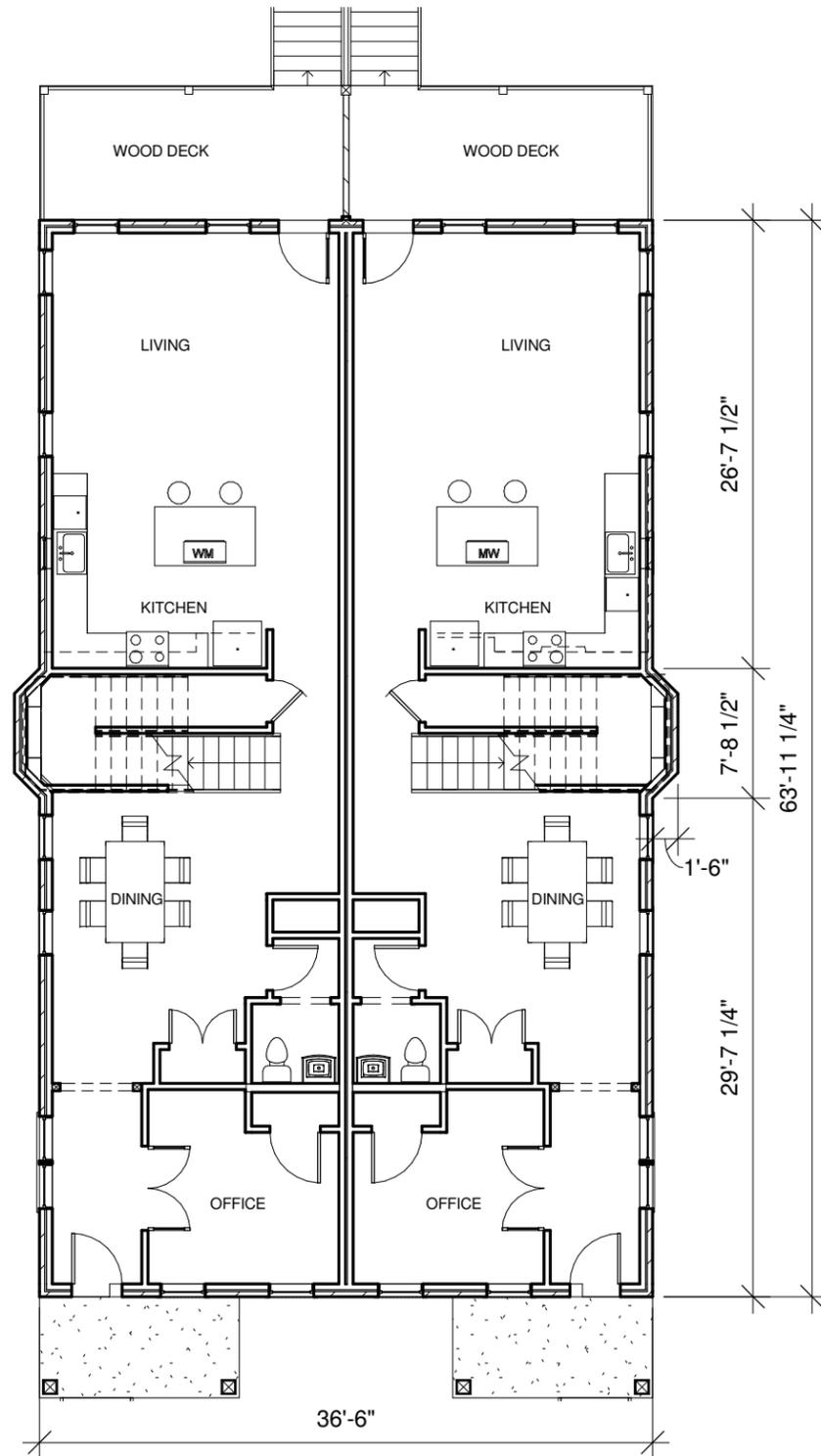


614 SHELBY REAR ELEVATION
SCALE 1/8" = 1'-0"

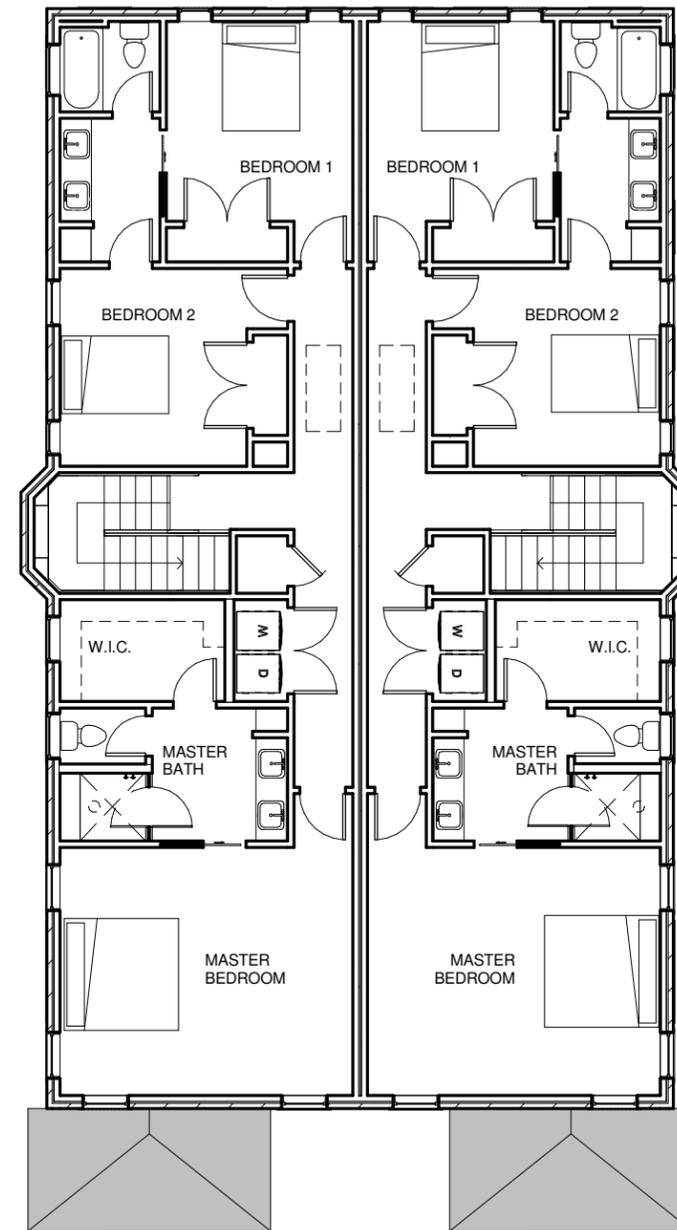
① Historic - Rear
1/8" = 1'-0"



② 3D View 3



1 Historic - First Floor
3/32" = 1'-0"



2 Historic - Second Floor
3/32" = 1'-0"



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.
 THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.
 PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.
 THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

614 Shelby Ave
 Nashville, TN 37206

FLOOR PLANS		H6
Date	5/24/13	
Drawn by	J. Feller	Scale 3/32" = 1'-0"