

KARL F. DEAN
MAYOR



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 1831 4th Avenue North October 16, 2013

Application: New construction--infill
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108029700
Applicant: Infill Development Services, LLC
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct new infill on vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the project with the condition that staff review the roof color and the window and door specifications prior to purchase and installation. With this condition, staff finds that the infill meets Section III of the <i>Salemtown Neighborhood Conservation Zoning Overlay Handbook & Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to reduce building setbacks 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

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap 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.

- Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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

1. 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.
2. 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.

3. 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.
4. 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.
5. 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

1. 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.
2. 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

1. 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: 1831 4th Avenue North is a vacant lot (Figure 1). The building that was formerly on this site was demolished in May 2012, before the designation of the Salemtown Neighborhood Conservation Zoning Overlay.



Figure 1. Lot at 1831 4th Avenue North.

Analysis and Findings:

Setback & Rhythm of Spacing. The proposed infill will be centered on the lot and will meet all base zoning requirements for setbacks. The structure will be five feet (5') from each of the side property lines, thereby abutting the setback lines. In many cases, it is not appropriate for new infill to abut both side setback lines. However, staff finds it appropriate in this case because the infill's width of twenty-five feet (25') matches the historic context, and the structure is only one-and-a-half stories tall. The infill will be placed approximately eleven feet, six inches (11'6") from the front property line, which matches the front setback of the neighboring property at 1833 4th Avenue North. The Staff finds that the infill's setback and rhythm of spacing meet Section III.C. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Orientation. The infill will be oriented to face 4th Avenue North with a walkway to the street, which is appropriate. It will have a slightly-off centered entrance behind a partial-width front porch. The front porch will be about seven feet, six inches (7'6") deep, which is appropriate, and will have a one foot (1') tall porch rack. Staff finds that the infill's orientation meets Section III.F. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Height & Scale. The infill will be twenty-five feet (25') wide and approximately fifty-four feet (54') deep. By comparison, houses that are on narrow lots like this one range in width from twenty to thirty feet (20'-30'). The house's footprint will be approximately one thousand, three hundred and fifty square feet (1,350 sq. ft.). The infill will have a foundation height of no more than two feet (2') at the front, an eave height of twelve feet (12'), and a ridge height of twenty-eight feet (28'). This matches the historic context, where the structures range in height from approximately sixteen feet to thirty-one feet (16'-31'). Staff finds that the infill's height and scale meet Sections III.A. & III.B. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Materials. The primary cladding material for the infill will be five inch (5") cement fiberboard lap siding. Fiber cement board-and-batten is proposed as an accent material in the gable field and dormer. The decorative brackets and porch columns will be wood, and the trim will be wood or cement fiberboard. The foundation will be split face concrete block, and the roof will be architectural shingles. Staff asks to approve the roof color. The porch floor will be wood. The materials for the windows and doors were not specified, and staff asks to approve them before purchase and installation. With the staff's final approval of the roof color and all windows and doors, staff finds that the infill's materials meet Section III.D. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Roof. The infill will have a gabled-el form. The front gable bay will have a 12/12 slope, while the side gable will have a slope of 7.5/12. The front dormer will have a shed roof with a 3/12 slope, and the rear dormer will have a 2.5/12 shed roof. The front porch roof

will be shed with a slope of 3/12. Staff finds that these roof forms and slope match the historic context. Staff therefore finds that the infill's roof form meets Section III.E. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Proportion and Rhythm of Openings. The structure's primary windows are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. In addition, there are no large expanses of wall space without a door or window opening, and all double windows have a four inch (4") mullion in between them. Staff finds that the infill's proportion and rhythm of openings meet Section III.G. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Utilities. The site plan indicates that the HVAC will be placed at the rear of the infill, which is appropriate. Staff finds that the infill's utilities meet Section III.I. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Public Spaces. A new, central concrete walkway leading from the sidewalk to the house will be added, which is appropriate. In addition, at the rear of the property will be a concrete parking pad, connected to the house with a concrete sidewalk. Staff finds that the infill's public spaces meet Section III.J. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Recommendation Summary: Staff recommends approval of the project with the condition that staff review the roof color and the window and door specifications prior to purchase and installation. With this condition, staff finds that the infill meets Section III of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Context Photos:



Houses to the north/right of the site.



Houses to the south/left of the site.



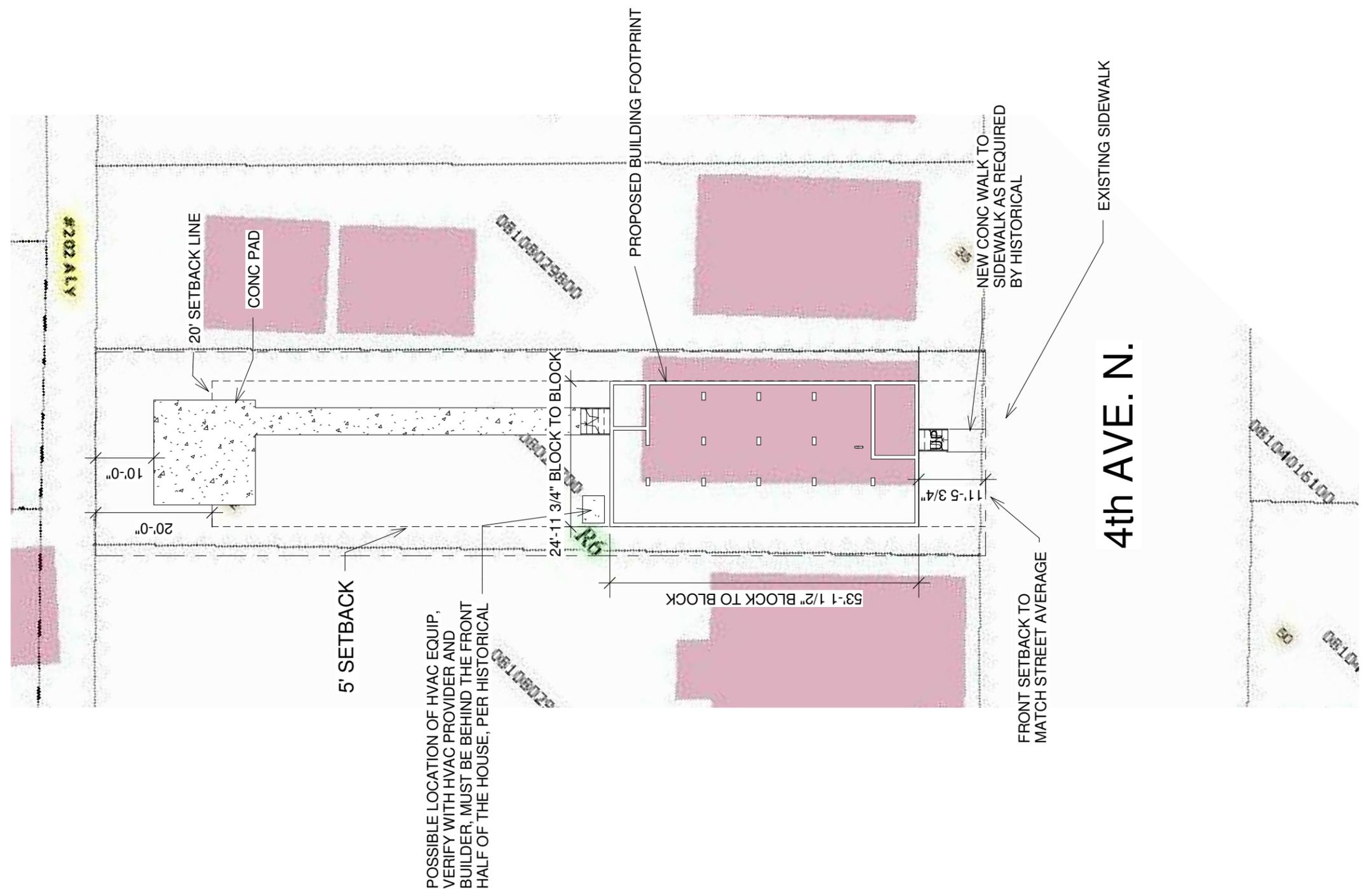
Houses across the street and to the north of the site.



Houses across the street from the site.



Houses across the street and to the south of the site.



POSSIBLE LOCATION OF HVAC EQUIP,
 VERIFY WITH HVAC PROVIDER AND
 BUILDER, MUST BE BEHIND THE FRONT
 HALF OF THE HOUSE, PER HISTORICAL



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4831 4th Ave N.
 NASHVILLE, TN 37208

SITE		H1
Date	4/19/12	
Drawn by	Author	Scale 1" = 20'-0"

SHED ROOF, ARCHITECTURAL SHINGLES, EXPOSED RAFTER TAILS

1'-4" X 2'-0" FIXED

FIBERCEMENT BOARD & BATTEN

SHED ROOF, ARCHITECTURAL SHINGLES, EXPOSED RAFTER TAILS

12

12

2nd Floor Ceiling
19' - 8"

2'-8" X 3'-2" WD DH WINDOWS WITH 4" SPREAD MULLION

DECORATIVE BRACKETS

ARCHITECTURAL SHINGLES ON ROOF

Second Floor
10' - 8"
FIRST FLOOR CEILING
9' - 0"

1'-4" EAVE

DECORATIVE BRACKET

2'-8" X 5'-2" WD DH WINDOW WITH 4" SPREAD MULLION

2'-8" X 5'-2" WD DH WINDOWS W 4" SPREAD MULLION

4" TRIM AT CORNERS
First Floor
0"

5" LAP SIDING

8" X 8" PT POSTS, TYP

NOTE: MAKE THE FOUNDATION WALL NO MORE THAN 24" HIGH VISIBLE IN THE FRONT ELEVATION PER HISTORICAL

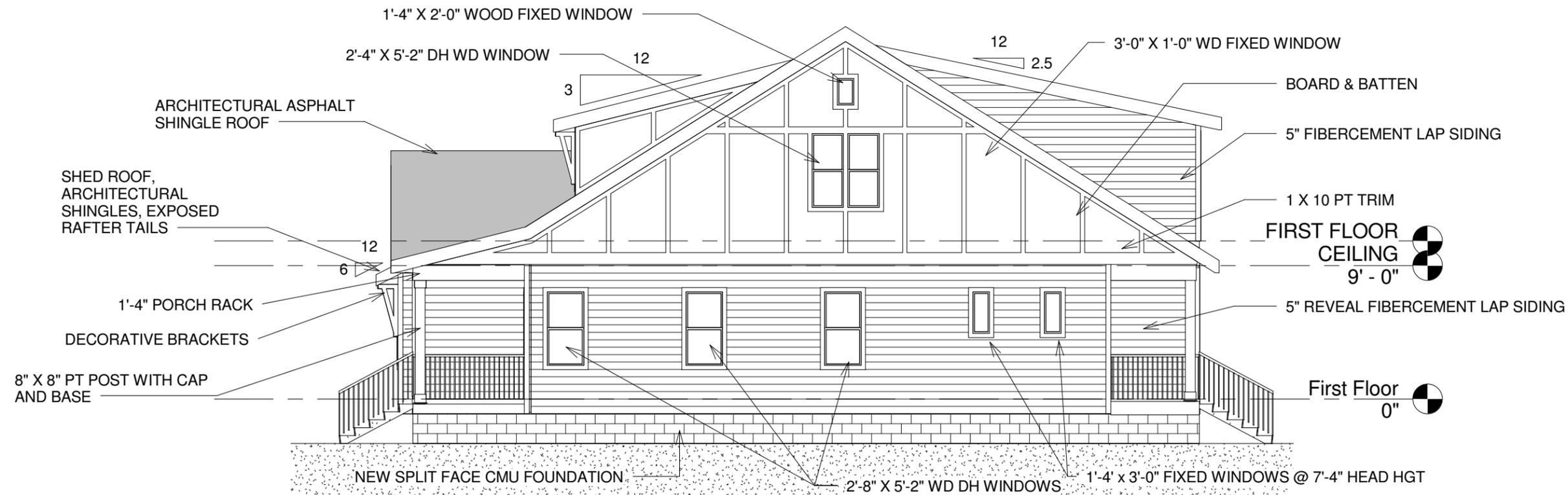
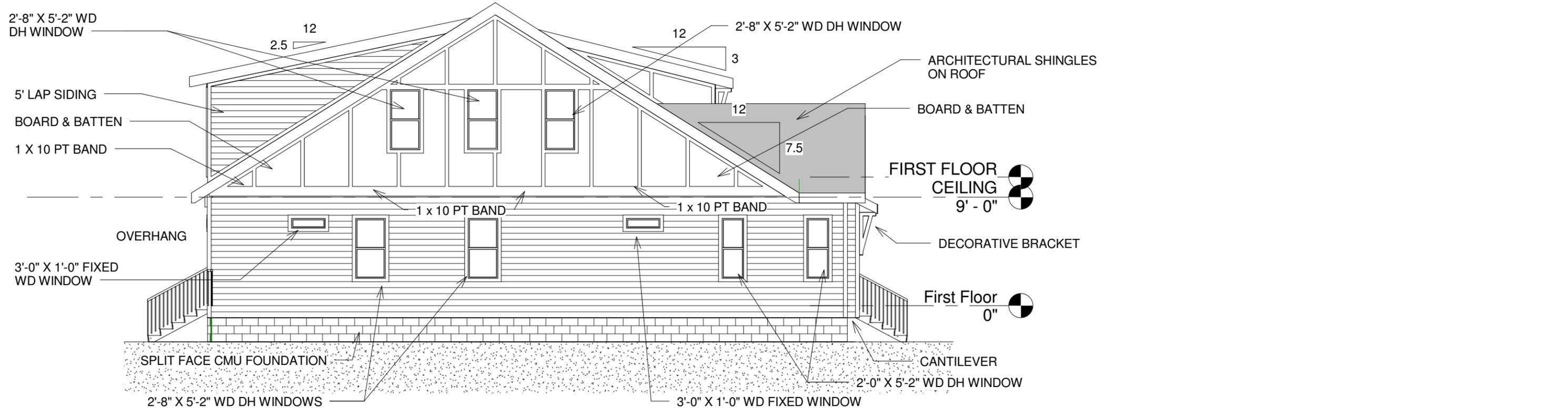
25'-1 1/2"



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4831 4th Ave N.
NASHVILLE, TN 37208

Elevations		H2
Date	4/19/12	
Drawn by	J. Feller	Scale 1/4" = 1'-0"



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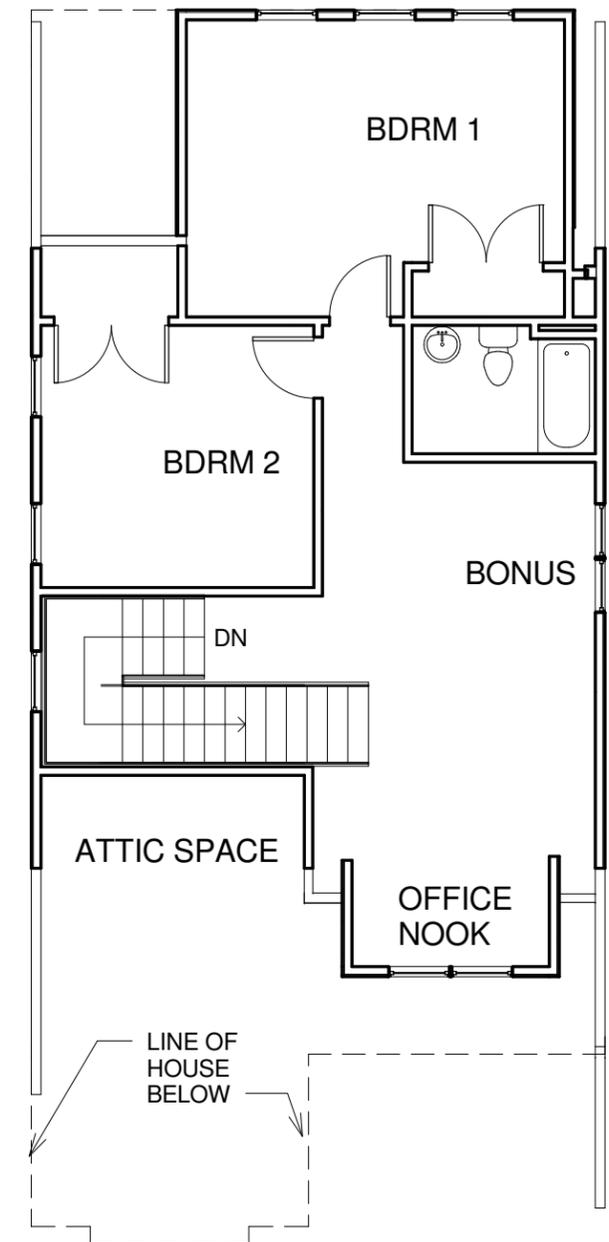
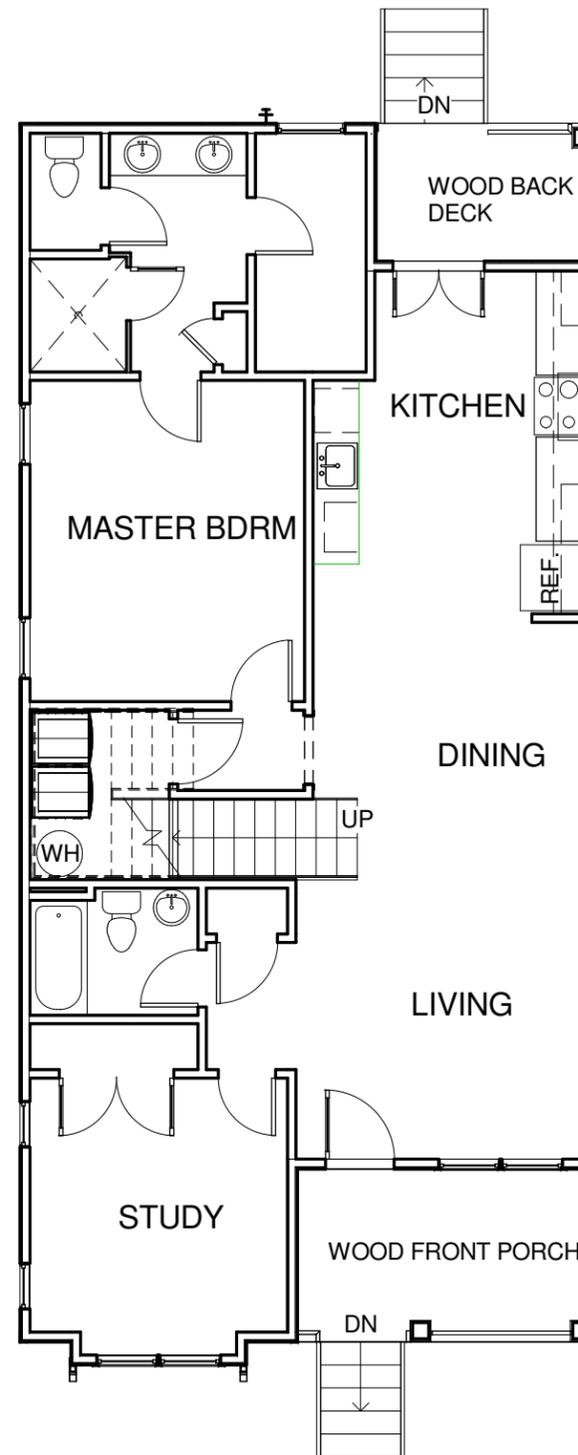
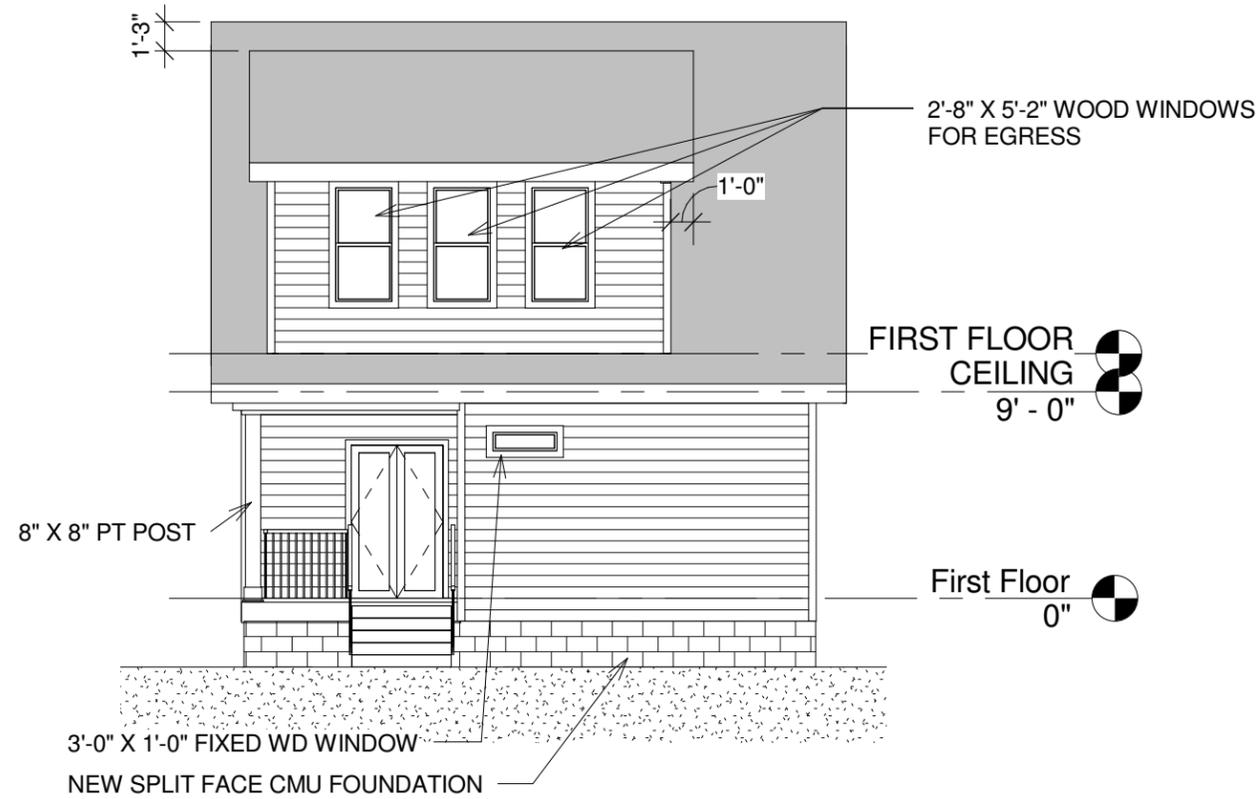
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4831 4th Ave N.
NASHVILLE, TN 37208

Elevations		H3
Date	4/19/12	
Drawn by	Author	Scale 1/8" = 1'-0"



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4831 4th Ave N.
NASHVILLE, TN 37208

Elevations & Floor Plans

Date 4/19/12
Drawn by Author

H4

Scale 1/8" = 1'-0"