



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 918 Shelby Avenue November 20, 2013

Application: New construction-infill
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216040600
Applicant: Matt Schutz, designer; John Donelson, owner
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: Applicant proposes to construct a two-story, two-part commercial building at the corner of South 10th Street and Shelby Avenue.

Recommendation Summary: Staff recommends approval with the conditions that:

- More detailed drawings be submitted prior to issuance of a permit;
- The overall height (not including the rooftop pergola) be lowered to thirty-feet (30') as measured from existing grade at the front setback;
- The front porch posts be thicker to be more appropriate to the overall scale of the building and include a cap and base;
- Applicant obtains staff approval of the details and materials for windows, doors, brick and pavers;
- The corner building be all stucco or all brick; and
- The HVAC be located on the rear façade, or on the roof.

With these conditions Staff finds the project 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:



The two buildings at the front of the lot have been demolished.

Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.F.I.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 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.

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.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

New buildings should 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.

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.

7. 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 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. 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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

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: 918 Shelby Avenue includes a two-story non-historic building located towards the rear of a triangular shaped lot. A corner non-historic commercial building and a historic residential building were approved for demolition in 2010 and 2011.

Analysis and Findings:

The project is to construct a two-story commercial building that consist of two separate forms connected with a breezeway on a corner lot at Shelby Avenue and South 10th Street. The drawings are not clear in terms of the detailing of the building; therefore, staff recommends a condition that final detailed drawings be submitted prior to the issuance of a permit.

Height & Scale: The grade changes dramatically from the front corner to the opposite rear corner. At its highest point on Shelby Street, the building is proposed to be thirty-three and six inches (33' 6") tall from grade. The building includes a trellis roof that adds another nine feet (9') in height.

The zoning code provides a maximum height at setback of thirty feet (30'). The eclectic context, which includes small one-story homes as well as two and two and one-half story homes, also does not support thirty-four feet (34'). In 2006, a duplex was approved at 915 Shelby Street that is approximately thirty-feet tall and in 2005 a one-story home was approved at 814 Shelby Street that is approximately twenty feet (20') tall. Staff recommends that the overall height be lowered so that the building is no more than thirty feet (30') tall from the lowest point of existing grade, to better match the context and meet the bulk zoning requirements. Although the proposed will still be taller than the majority of buildings in the immediate area, its flat roof and location at a low grade, will minimize its height.

The foundation varies but is not distinguished by a change in materials. The tallest portion of the porch floor will be approximately four feet (4') at the lowest corner of the grade. Although this is typically a high wall for the front of a building, it is necessitated by the dramatic change in grade.

The steel columns of the porch are narrow compared to the massing of the building and appear to be out of scale. Typically porch posts, even on commercial buildings, have a

post and cap. Staff recommends a thicker post that includes some type of post and cap. With this condition, the project meets section II.B.1.and 2.

Setback & Rhythm of Spacing: The property is zoned CL which requires a twenty-foot (20') rear setback and no minimum side setbacks. The project fulfills these bulk zoning requirements.

The design guidelines call for the setback of a new building to be in line with those along the street; however, in this case, the proposed building is commercial in form and design. Typically commercial buildings within residential neighborhoods sit closer to the street and do not match the setbacks of residential buildings. The proposed is planned to sit four feet (4') from the Shelby Avenue property line and directly on the property line on the South 10th Street side.

The rhythm of spacing and the setbacks do not match the residential context but are appropriate for a corner commercial building within a residential neighborhood.

The project meets section II.B.3.

Materials: The corner building will be clad in stucco on the left side and the front corner with brick on the right side. The smaller building will be clad in brick on the front. Materials for the right side and rear were not indicated. Because materials typically changed horizontally, rather than vertically, staff recommends that the entire corner building be stucco or brick rather than stucco on two facades with brick on the third. In addition, staff recommends staff review façade materials for the right side and rear elevations.

The retaining walls and porch foundation will be textured concrete. The roof will be flat and therefore not visible. The front porch and the rooftop will have an open steel railing with either thin metal rods or thick wire stretched between steel posts. The posts will be narrow steel columns. The doors and windows will be metal storefront windows with concrete lintels. The rooftop pergola will have a roof that is partially open metal and partially fully enclosed 5V crimp or standing seam metal roofing. The parking area will be a permeable parking surface; however, the type is not indicated. It may be concrete or pavers. The building will be topped with a concrete coping. Walkways and stairs will likely be concrete. The fencing will be vertically oriented wood. The design/manufacture of windows and doors, brick, parking area and stairs are unknown. These materials are typical of historic commercial buildings and are designed to be a contemporary version of historic elements.

With the staff's final approval of the details and materials for windows, doors, brick and pavers, and a change in façade material for the corner massing of either all brick or all stucco, staff finds the project to meet section II.B.4

Roof form: The roof is a flat roof topped with a flat-roof pergola. A flat roof is a common roof form for historic commercial buildings and so is appropriate at this

commercial corner. The pergola will be minimally visible because of the height of the building and its setback on the roof. The project meets section II.B.5.

Orientation: The building is oriented towards the corner and towards Shelby Avenue. The corner building will have two entrances. One is chamfered, much like the existing building behind it, to fully address the corner and Shelby Avenue and the second primary entrance is oriented towards South 10th Street. Pedestrian access to the front porch is both on South 10th Street and on Shelby Avenue. The smaller adjoining building will have a recessed entry facing Shelby Avenue. A breezeway connector between the two buildings will also be oriented towards Shelby Avenue. The project meets section II.B.6.

Proportion and Rhythm of Openings: The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. The ground floor windows are taller than the second-story windows, as is often the case with historic buildings. The front corner of the building, under the porch has a ribbon of tall windows. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities: A parking area to the rear of the proposed building, between the new and the existing buildings, will have a permeable surface with a sixteen foot (16') curb cut. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on the roof. No signage has been proposed. The project meets section II.B.9.

Recommendation: Staff recommends approval with the conditions that:

- More detailed drawings be submitted prior to issuance of a permit;
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- The front porch posts be thicker to be more appropriate to the overall scale of the building and include a cap and base;
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Properties to the right of the proposal.



Across Shelby Street from the proposal.

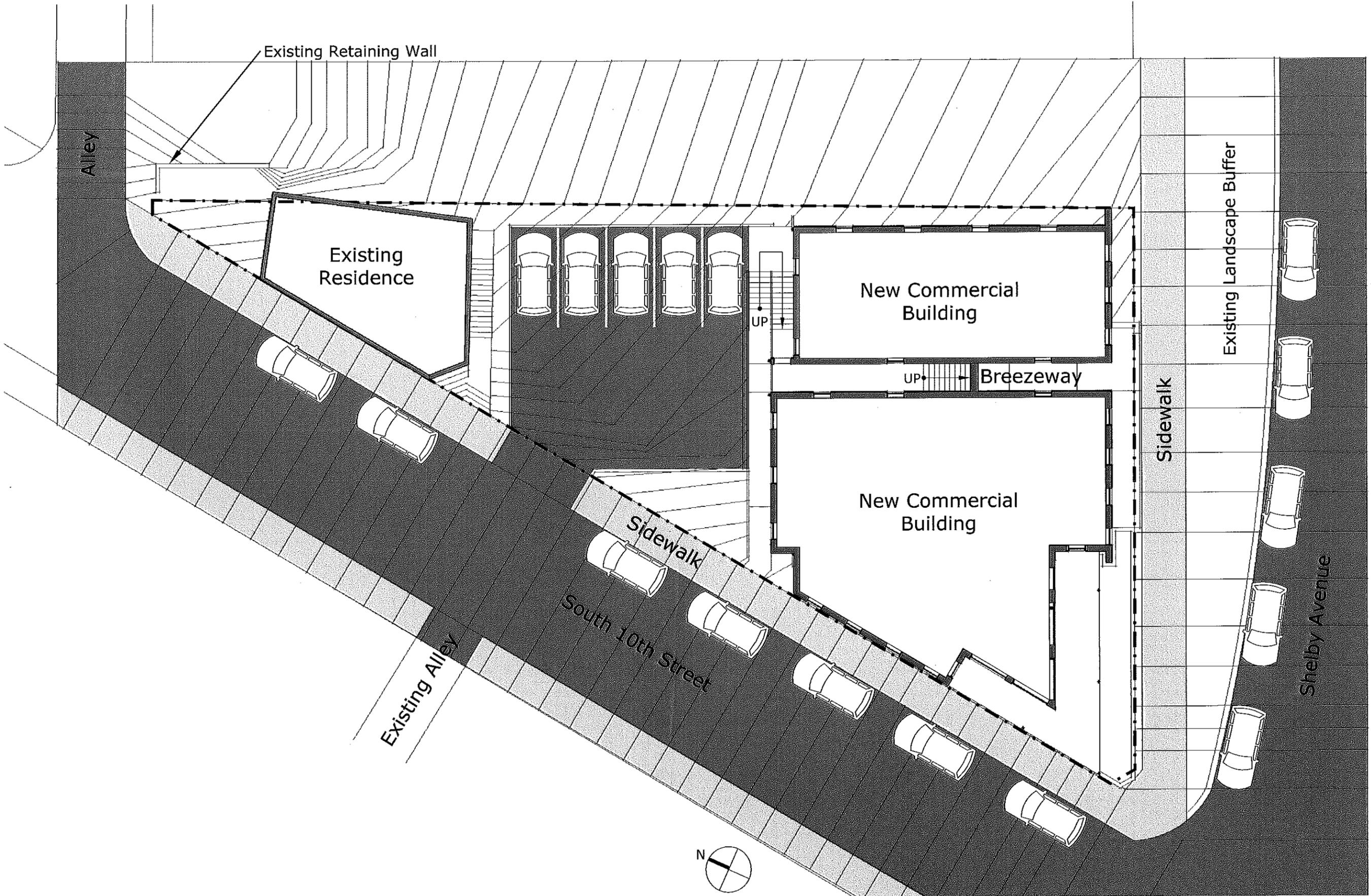


Intersection with proposal on the right.

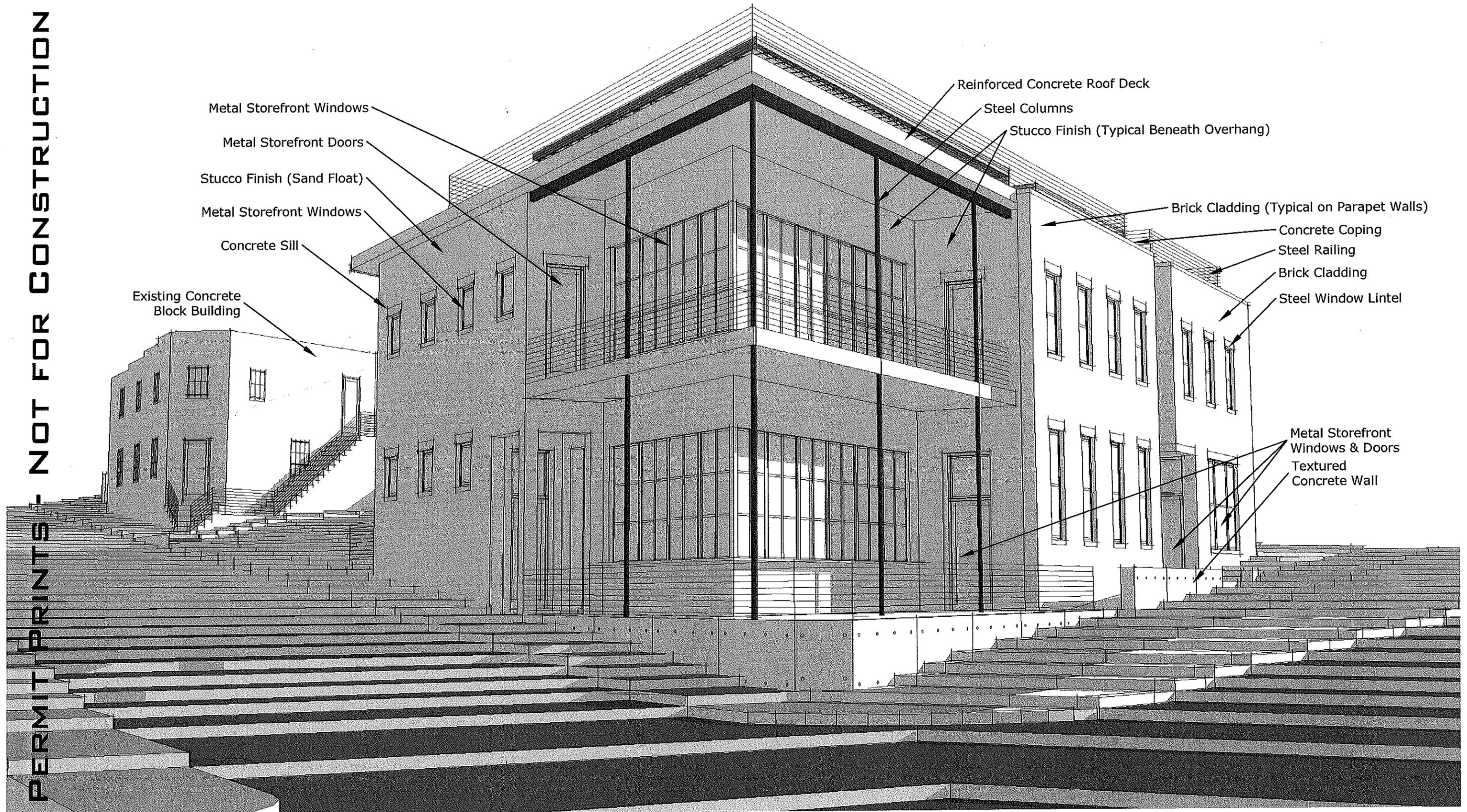


Across 10th Avenue from the proposal.

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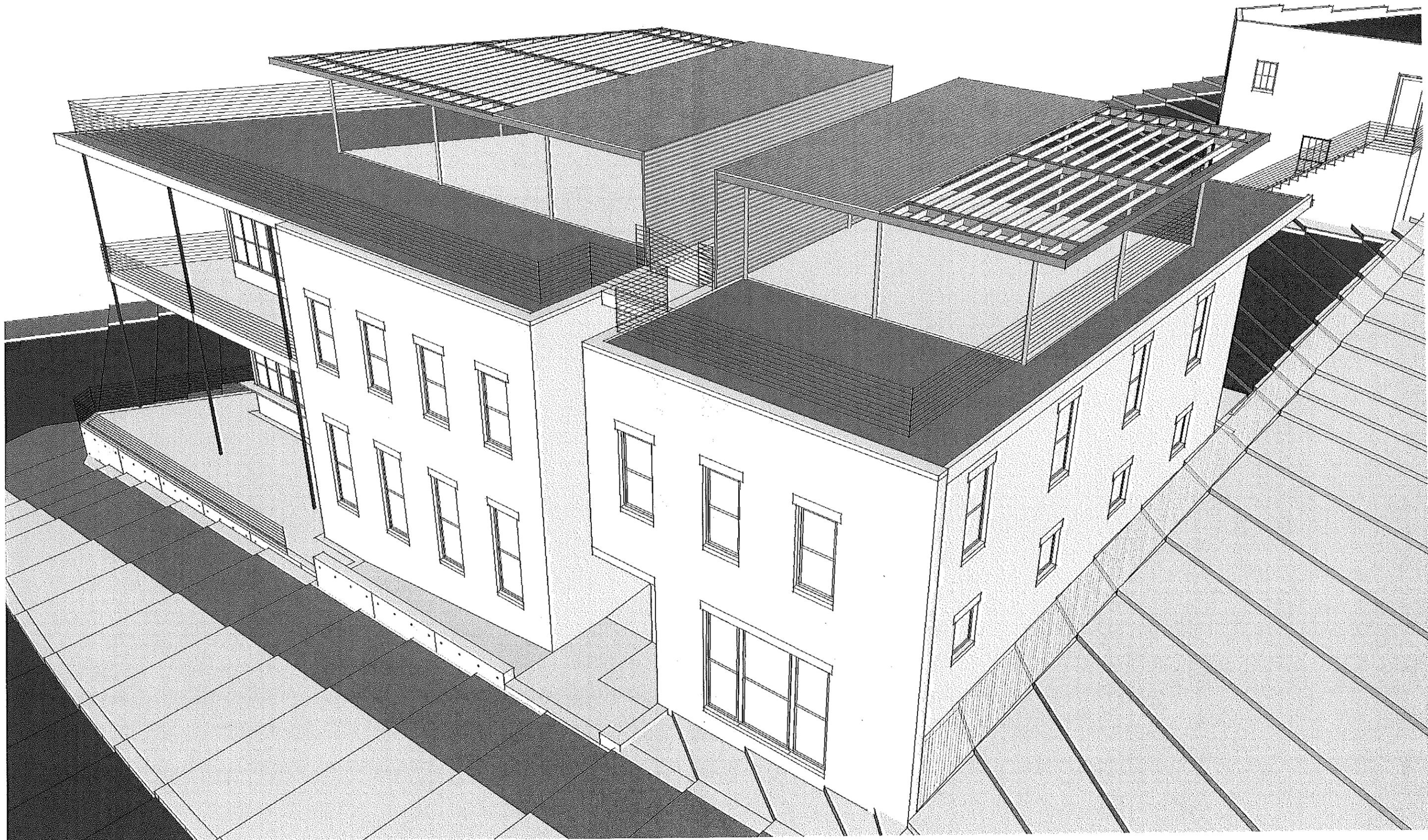
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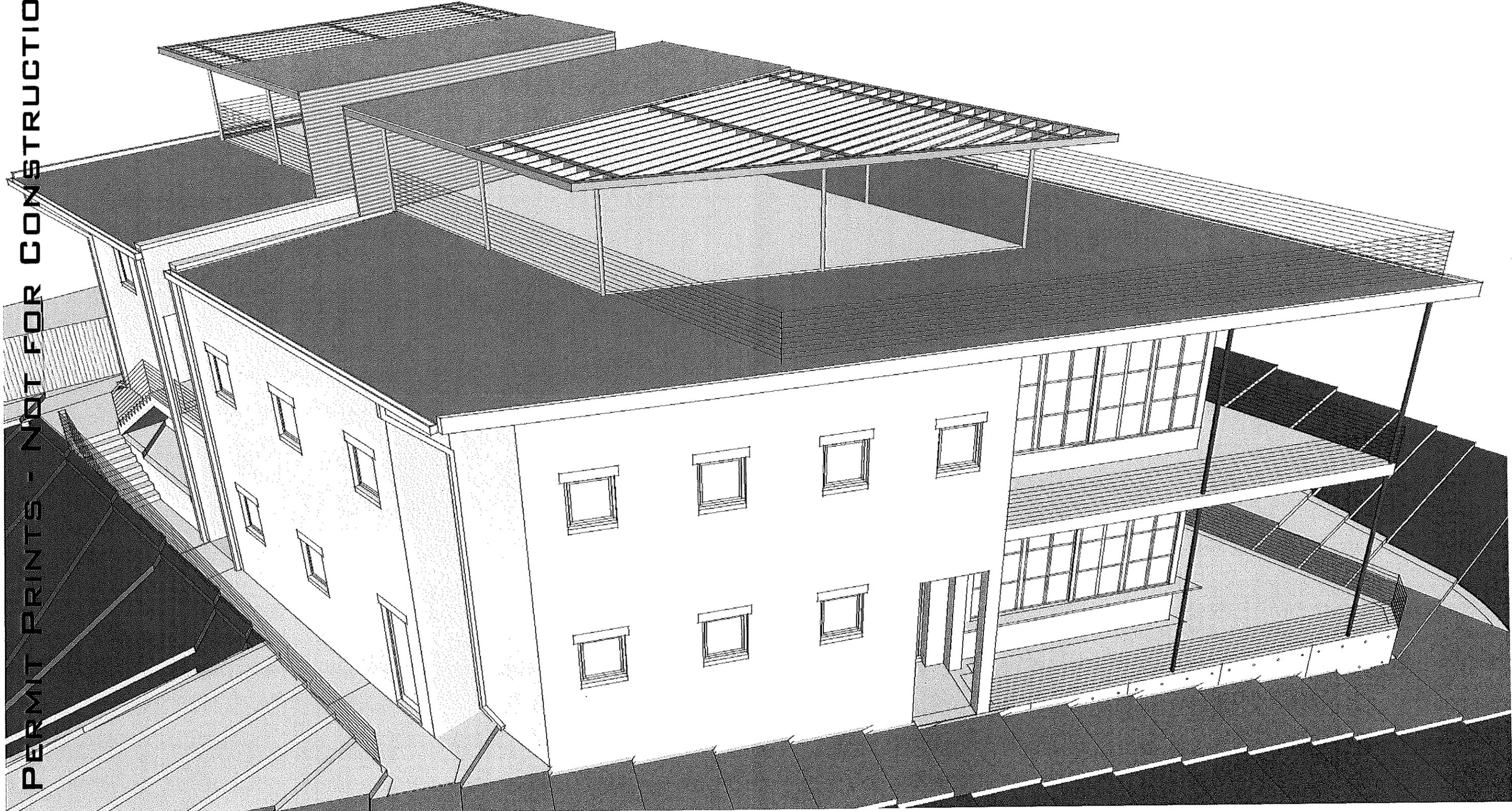


918 Shelby Ave

Aerial Perspective

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918 Shelby Ave

Front Elevation 1/8"=1'

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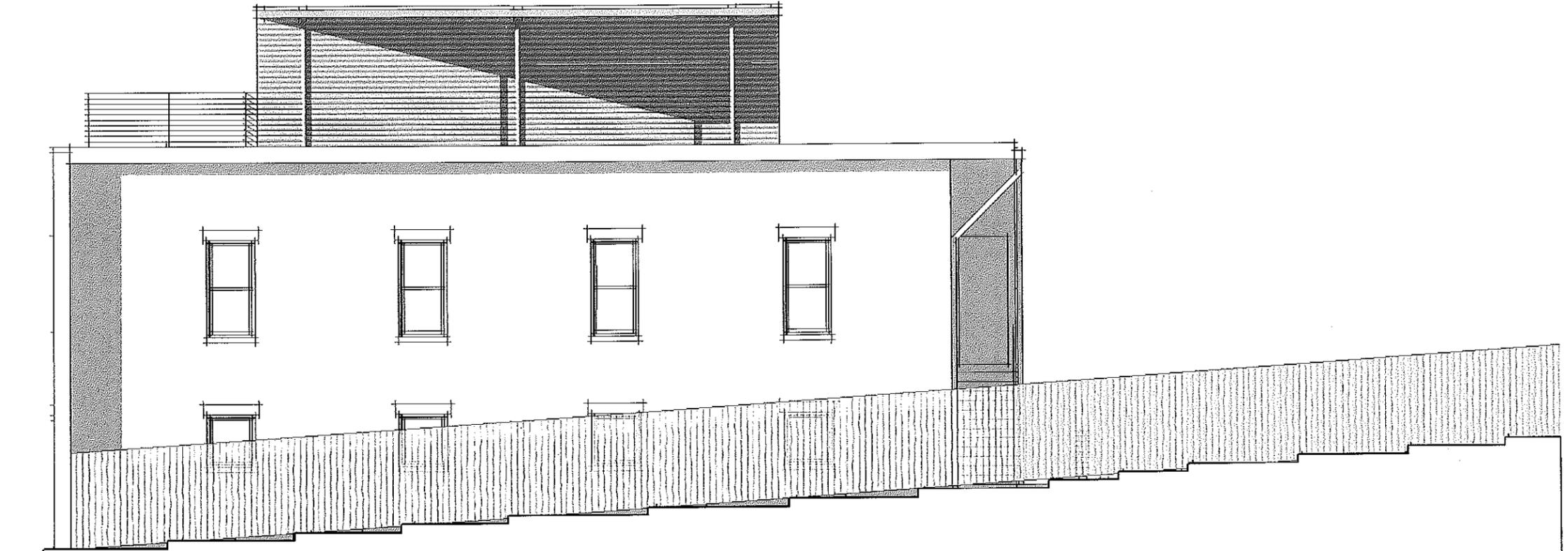


918 Shelby Ave

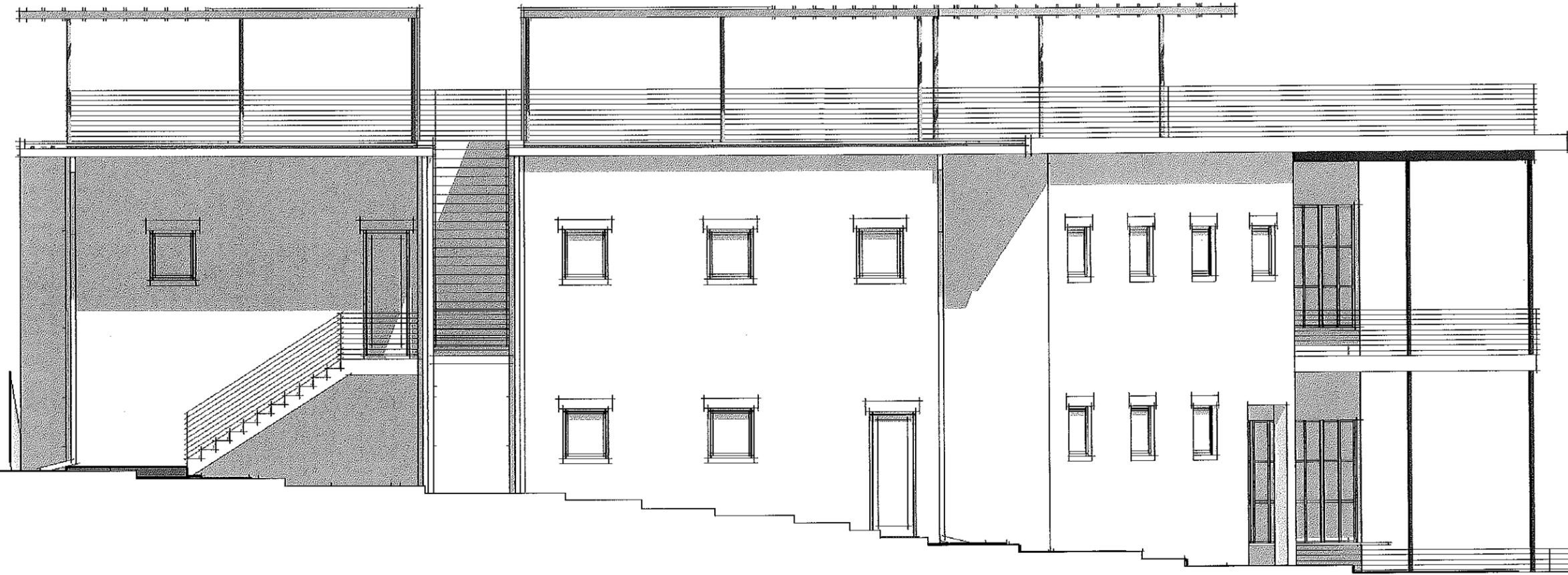
Left Elevation 1/8"=1'

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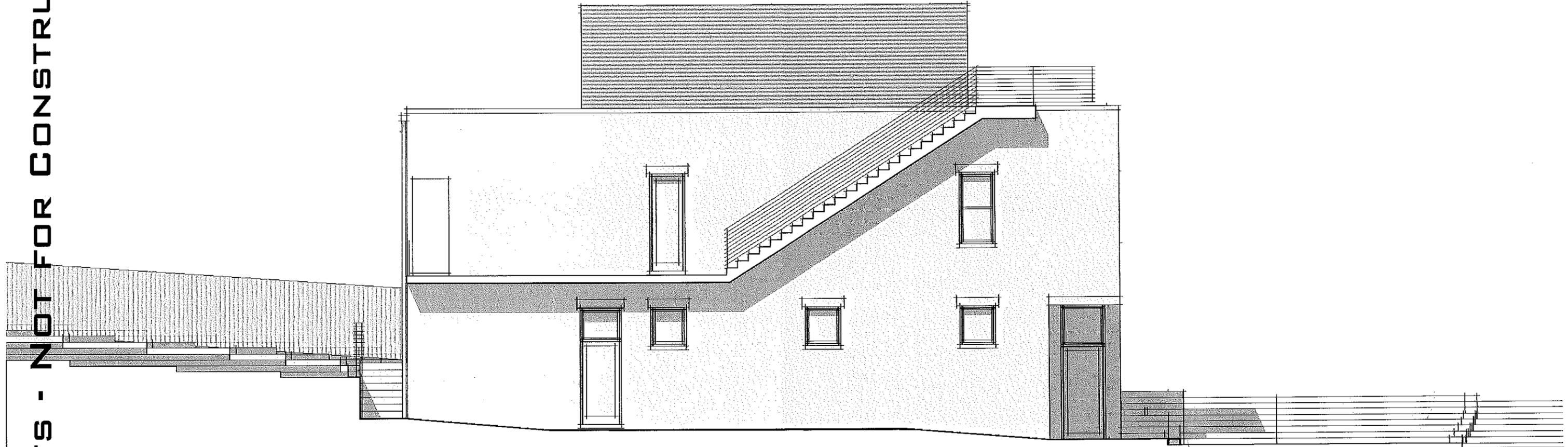
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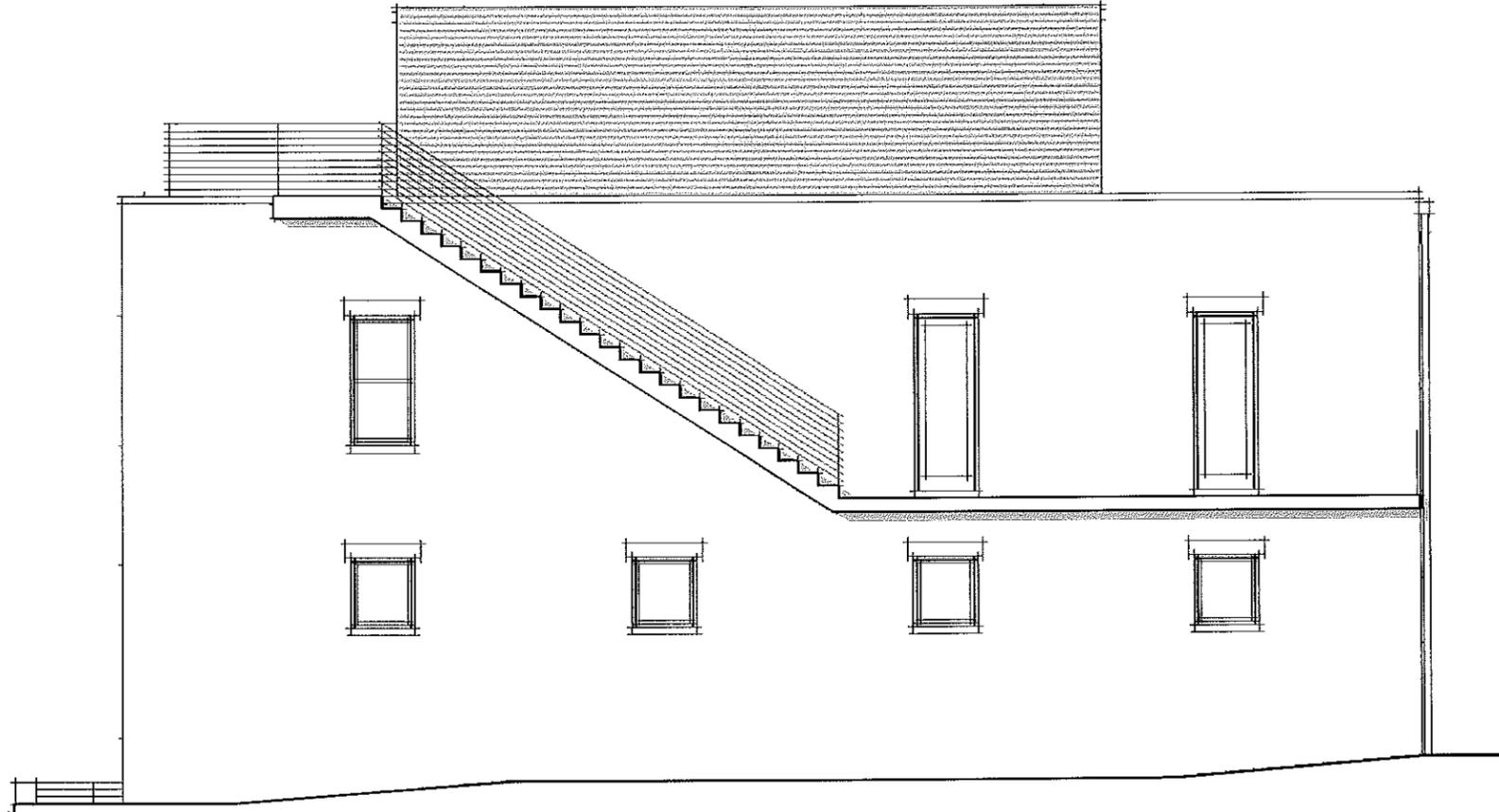
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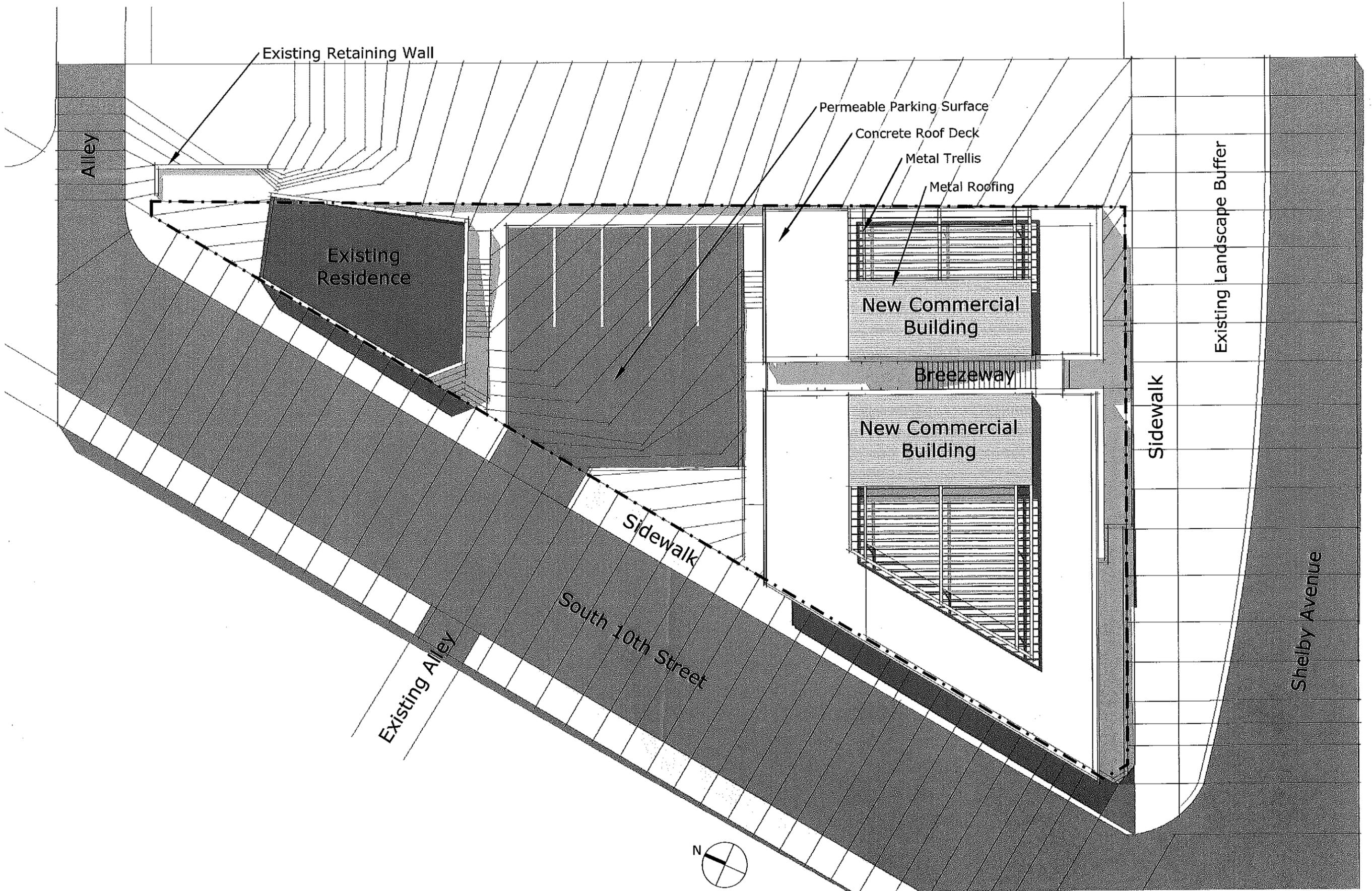


918 Shelby Ave

Breezeway Elevation 1/8"=1'

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