



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

2308 White Avenue

July 16, 2014

Application: New construction—infill

District: Woodland-in-Waverly Historic Preservation Zoning Overlay

Council District: 17

Map and Parcel Number: 10514023000

Applicant: John Calhoun, Kennon Calhoun Workshop

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct new infill with an attached garage on a vacant lot.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff verify the construction height of the foundation and floor system in the field to ensure that the finished floor line of the new infill is compatible with the finished floor line of the historic house to the north;
2. The house be pushed back approximately eighteen inches so that its front wall lines up exactly with the historic house to the north/left;
3. Staff approve the metal roof color, brick or stone sample, door specifications, and porch floor material prior to purchase and installation;
4. The front porch columns have caps and bases;
5. The front porch rack continue to the side of the front porch;
6. The attached garage be eliminated from the primary structure and the applicant submit a new application for an outbuilding if an outbuilding is desired ; and,
7. The HVAC unit and other utilities be placed on the rear façade, or on a side façade beyond the midpoint of the house.

Attachments

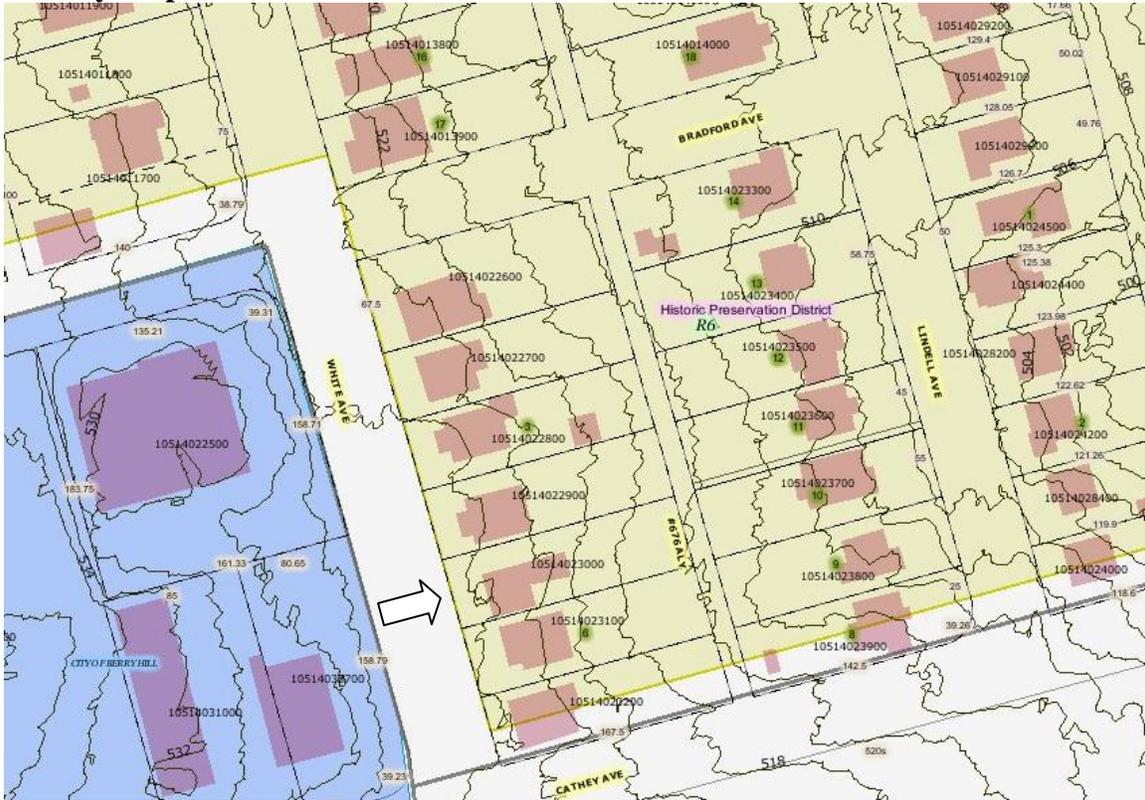
A: Photographs

B: Site Plan

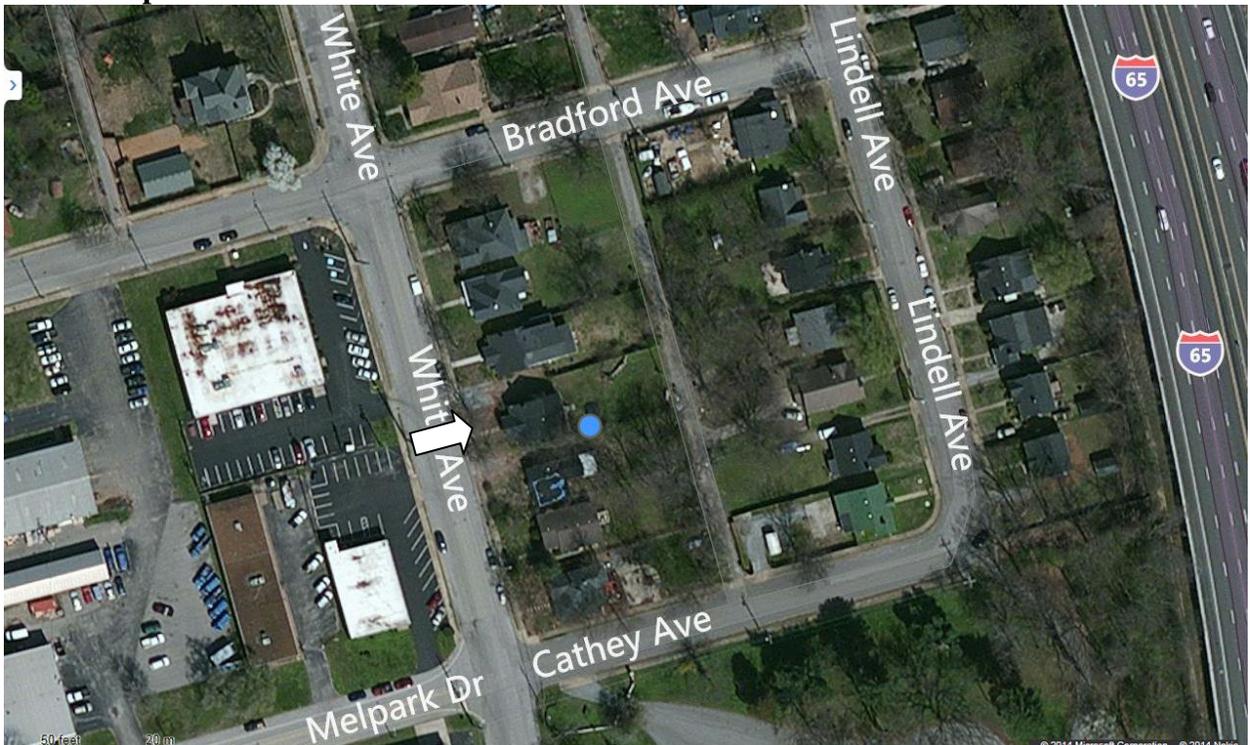
C: Elevations

With these conditions, staff finds that the infill meets Section III.B.2. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.2 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.
- 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.
- d . Materials, Texture, and Details and Material Color: The materials, texture, and details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl, aluminum, and T-1-11 panel siding are not appropriate.
- e . 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.
- f . Orientation: The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
- g . 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.
- 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.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings. *Historic garages are usually located as near to a rear corner of a parcel as possible.*
- i. Appurtenances: Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

IV.B.1 Permanent Landscape Features

- a. For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrast greatly with such features on surrounding historic buildings.
- b. Existing retaining walls in front and side yards should be retained.
- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

IV.B.4 Fences

- a. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.
- b. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.

- c. Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.
- d. Chain link or woven fences are generally inappropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is visible from the street, it should be camouflaged with plantings, or painted black or dark green.
- e. Rear privacy fences should stop before 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.

Background: 2308 White Avenue is a vacant lot (Figure 1).



Figure 1. 2308 White Avenue.

Analysis and Findings:

Application is to construct new infill building with an attached garage on a vacant lot.

Height and Scale: The proposed infill will be one and one-half stories with an eave height of approximately thirteen feet (13') above grade and a ridge height of approximately twenty-nine feet (29') above grade. The foundation will be approximately two feet (2') tall, and staff asks to verify the construction height of the foundation and floor system in the field to ensure that the finished floor line of the new infill is compatible with the finished floor line of the historic house to the north. Staff finds that the proposed height meets the immediate historic context. Along this block of White Avenue, the houses are predominately one and one-half stories, and they range in height from twenty-two to twenty-five feet (22' – 25') tall, a few feet shorter than what is proposed. However, on the northwest corner of White Avenue and Bradford Avenue is a tall, two-story structure that is more than thirty-five feet (35') in height, and there are other tall, two-story structures within two blocks of this site.

The new infill will be thirty-six feet (36') wide at the front, and after the front porch and

front bay, which are twelve feet, eight inches (12'8") deep, the infill expands to be forty feet (40') wide. Staff finds that this meets the historic context, as the historic houses along this block of White Avenue range in width from thirty feet to thirty-six feet (30' – 36'), and there are several historic houses on the block to the north that are between thirty-eight and forty feet (38'-40') wide on fifty foot (50') wide lots. The infill will be eighty-six feet (86') deep, which staff finds to be appropriate in this instance because both side facades are substantially broken up with different planes, insets, and architectural features.

Staff finds that the project's height and scale meet Sections III.B.2.a. and III.B.2.b. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Setback and Rhythm of Spacing: The new infill meets all base zoning setbacks. The structure will be approximately five feet (5') from the side property lines at its widest point, and it will be approximately forty-eight feet (48') from the rear property line. The front wall of the infill will be situated approximately thirty-four feet, three inches (34'3") from the front property line, which is the approximate average of the two structures on either side. Because the house to the south/right is non-contributing, staff recommends that the building be located back another eighteen inches (18") to line up exactly with the historic house to the north/left. Staff finds that the project's setback and rhythm of spacing meet Section III.B.2.c. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Materials. The primary cladding materials include five inch (5") wood or cement fiberboard lap siding and board and battens. The trim will be wood or cement fiberboard. The roof will be metal, as will the awning on the front facade, and staff asks to approve the metal roof color. The foundation will be masonry, and staff asks to approve a brick or stone sample. The windows will be Pella Proline series, which is an aluminum clad window that has been approved for new construction in the past. Staff asks to approve all door specifications. The material for the front porch floor was not specified, and staff asks to approve that material. Staff also asks that the front porch columns have a cap and base, and that the porch rack continue onto the side façade of the front porch. With the aforementioned staff approvals, staff finds that the project's materials meet Section III.B.2.d. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Form. The infill's primary roof form will be a side gable with a 12/12 pitch. On the front façade is a protruding two-story gabled bay with a 12/12 pitch. The front dormer is gabled and is inset appropriately from the roof ridge and the wall below. The porch roof will be a shed with a 1/12 pitch. The house's secondary roof forms are largely gables, also with 12/12 pitches. Staff finds that the proposed roof forms are compatible with the surrounding historic roof forms, and meet Section III.B.2.e. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation. The infill is oriented to face White Avenue, which is appropriate. The structure has a partial-width front porch which is more than twelve feet (12') deep. There is a central primary front entrance, and there will be a central walkway leading from White Avenue to the front porch. Staff finds that the project's orientation meets Section III.B.2.f. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings. The windows on the infill are generally twice as tall as they are wide, and the windows on the first floor are generally as tall or taller than those on the second floor. The windows therefore meet the historic proportion of window openings. There are no large expanses of wall space on the front or side facades without a window and door opening, which is appropriate. Staff finds that the project's proportion and rhythm of openings meet Section III.B.2.g. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Outbuilding. The infill includes an attached garage, facing the rear of the property and accessed via the rear alley. In the past, the Commission has required that garages be detached from the primary structure, and located in the rear of property where outbuildings were historically located. The Commission has permitted garages to be attached when they are located at the rear of the structure and when they are situated at the basement level. Although the proposed garage is located at the rear of the infill and is accessed from the alley, it is not at the basement level. There is a four to five foot (4'-5') drop in grade from the front of the house to the rear of the house, which is not sufficient to locate the garage at the basement level. The proposed attached garage is located only partially below the finished first floor level. Because of this, staff finds that the proposed attached garage does not meet Section III.B.2.h. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*. Staff recommends that a condition of approval be that the attached garage be eliminated from the primary structure and the applicant submit a new application for an outbuilding if an outbuilding is desired.

Landscape Features and Fences. The location of the HVAC and other utilities was not indicated, and staff asks that they be located on the rear of the structure, or on a side façade beyond the midpoint of the house. No fences or other permanent landscape features besides the walkways and driveway were indicated on the submitted plans. Because 2308 White Avenue is part of a historic zoning overlay, MHZC must review and permit all fencing and permanent landscape features to ensure that they meet Sections IV.B.1. and IV.B.4. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff verify the construction height of the foundation and floor system in the field to ensure that the finished floor line of the new infill is compatible with the finished floor line of the historic house to the north;

2. The house be pushed back approximately eighteen inches so that its front wall lines up exactly with the historic house to the north/left;
3. Staff approve the metal roof color, brick or stone sample, door specifications, and porch floor material prior to purchase and installation;
4. The front porch columns have caps and bases;
5. The front porch rack continue to the side of the front porch;
6. The attached garage be eliminated from the primary structure and the applicant submit a new application for an outbuilding if an outbuilding is desired ; and,
7. The HVAC unit and other utilities be placed on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the infill meets Section III.B.2. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



2306 White Avenue, contributing house to the immediate north of site



2310 White Avenue, non-contributing house to the immediate south of the site



2312 White Avenue, at the corner of Cathey Avenue, to the south of the site



2304 and 2306 White Avenue, to the north of the site



2300 White Avenue (at the corner of Bradford Avenue) and 2302 White Avenue, to the north of the site.



2222 White Avenue, at the northeast corner of Bradford Avenue, to the north of the site



2223 White Avenue, at the northwest corner of Bradford Avenue, to the north and west of the site.

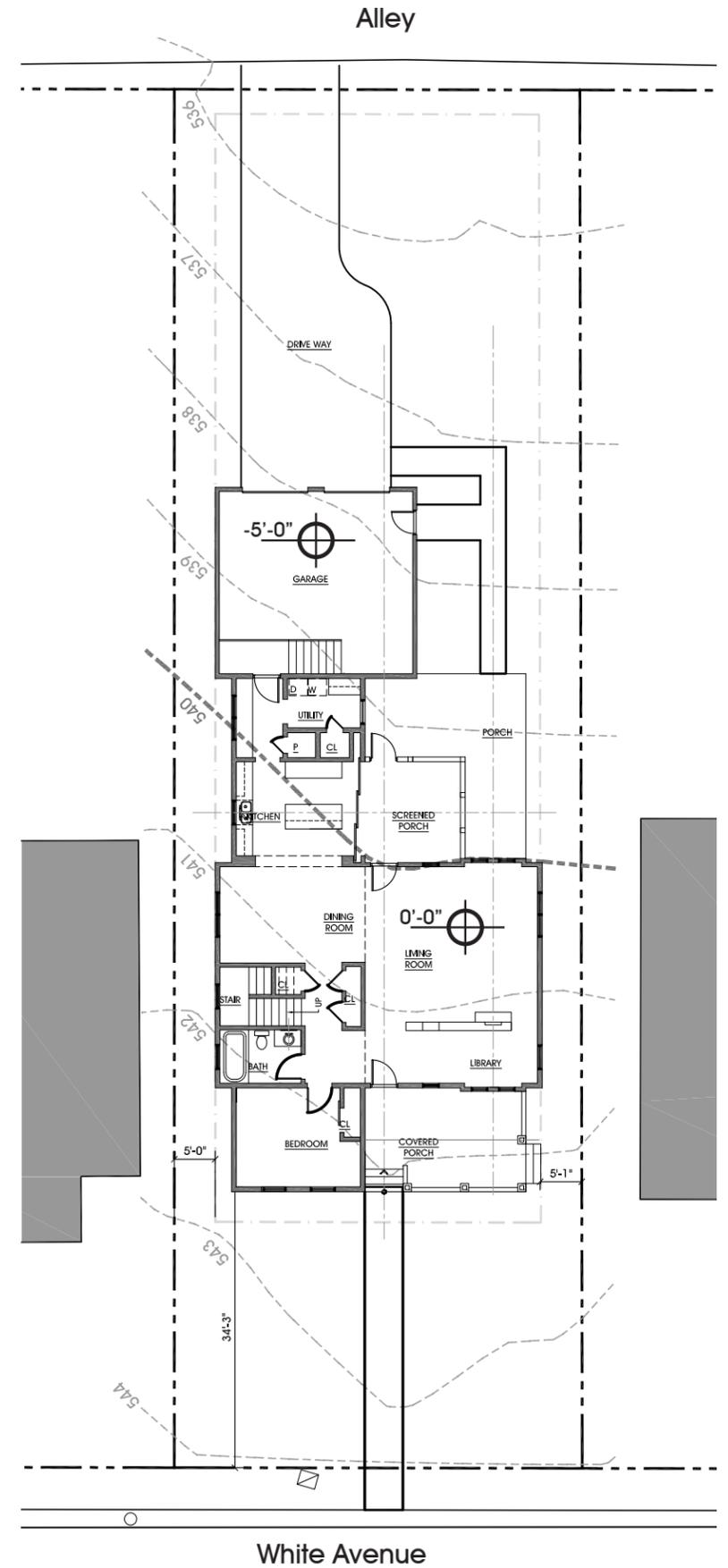


Directly across White Avenue from the site, outside of the Woodland-in-Waverly Historic Preservation Zoning Overlay.



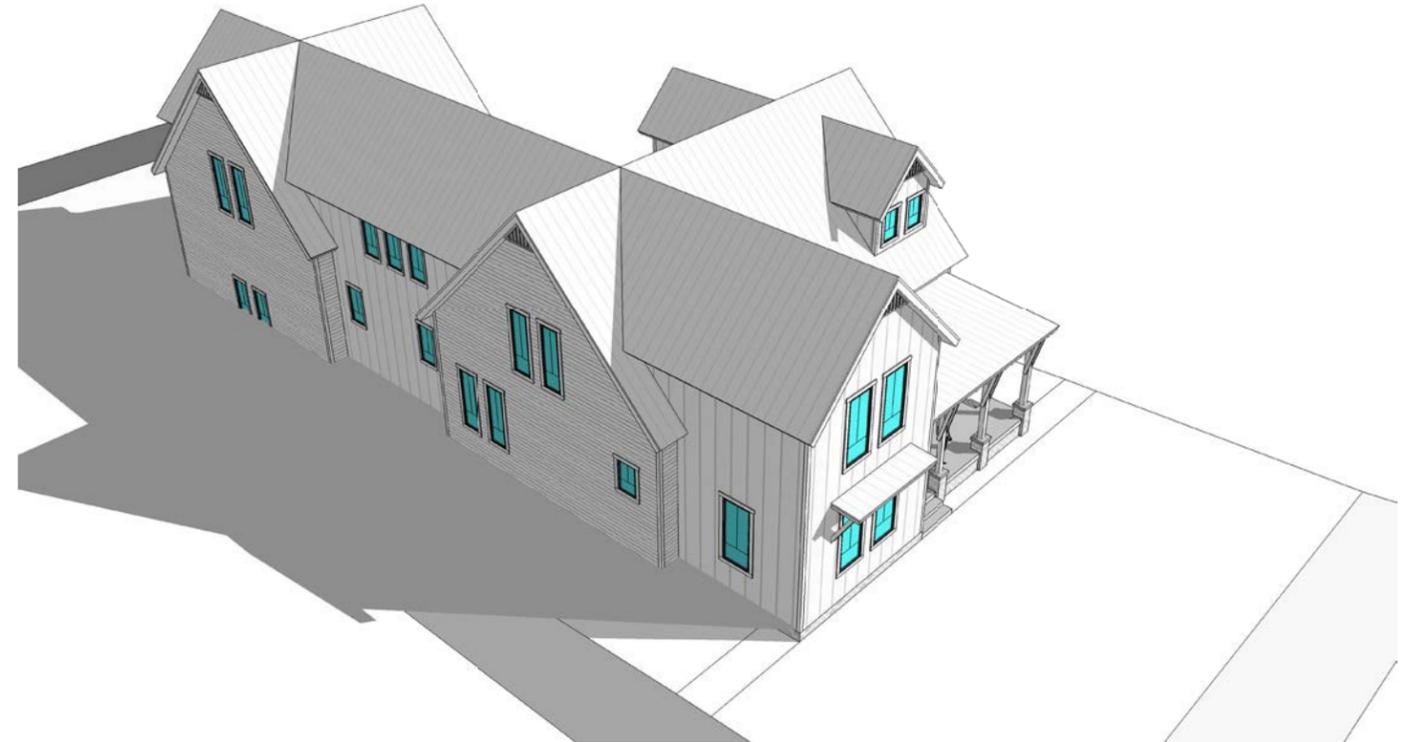
VIEW FROM WHITE AVENUE

site plan
scale: 1" = 20'





BIRDS EYE SOUTH



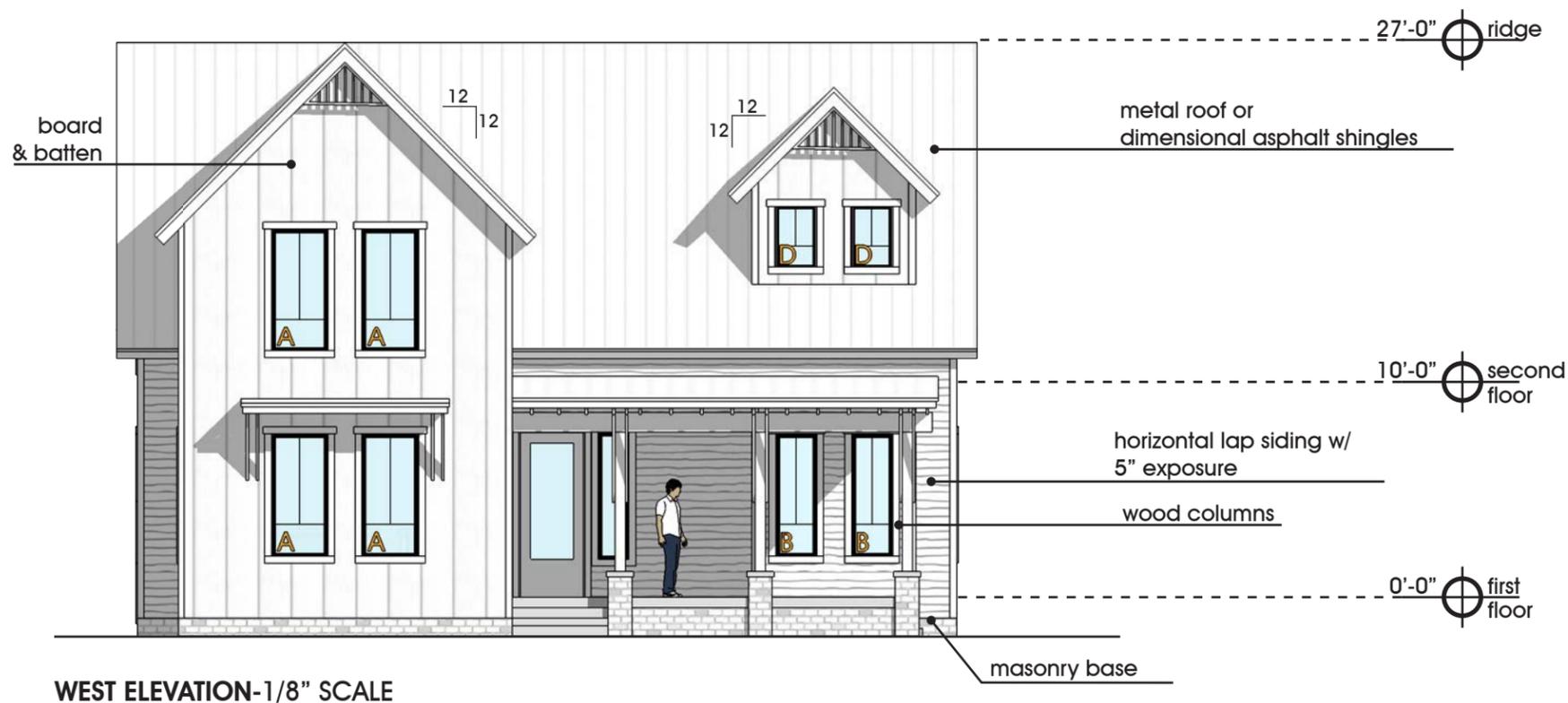
BIRDS EYE NORTH



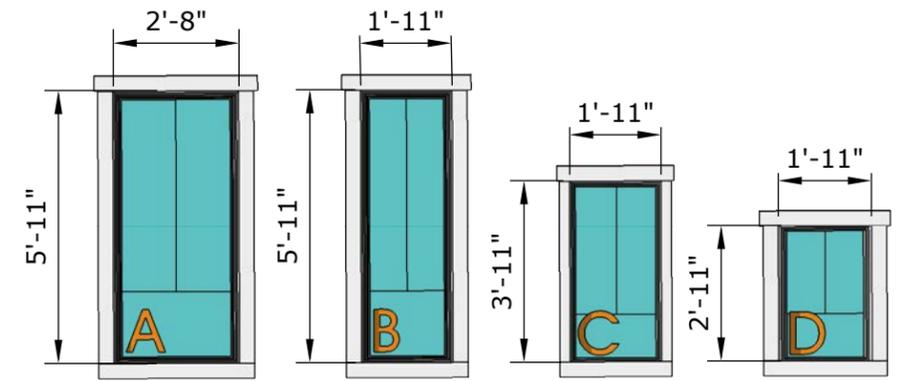
VIEW FROM WHITE AVENUE



VIEW FROM ALLEY



WEST ELEVATION-1/8" SCALE

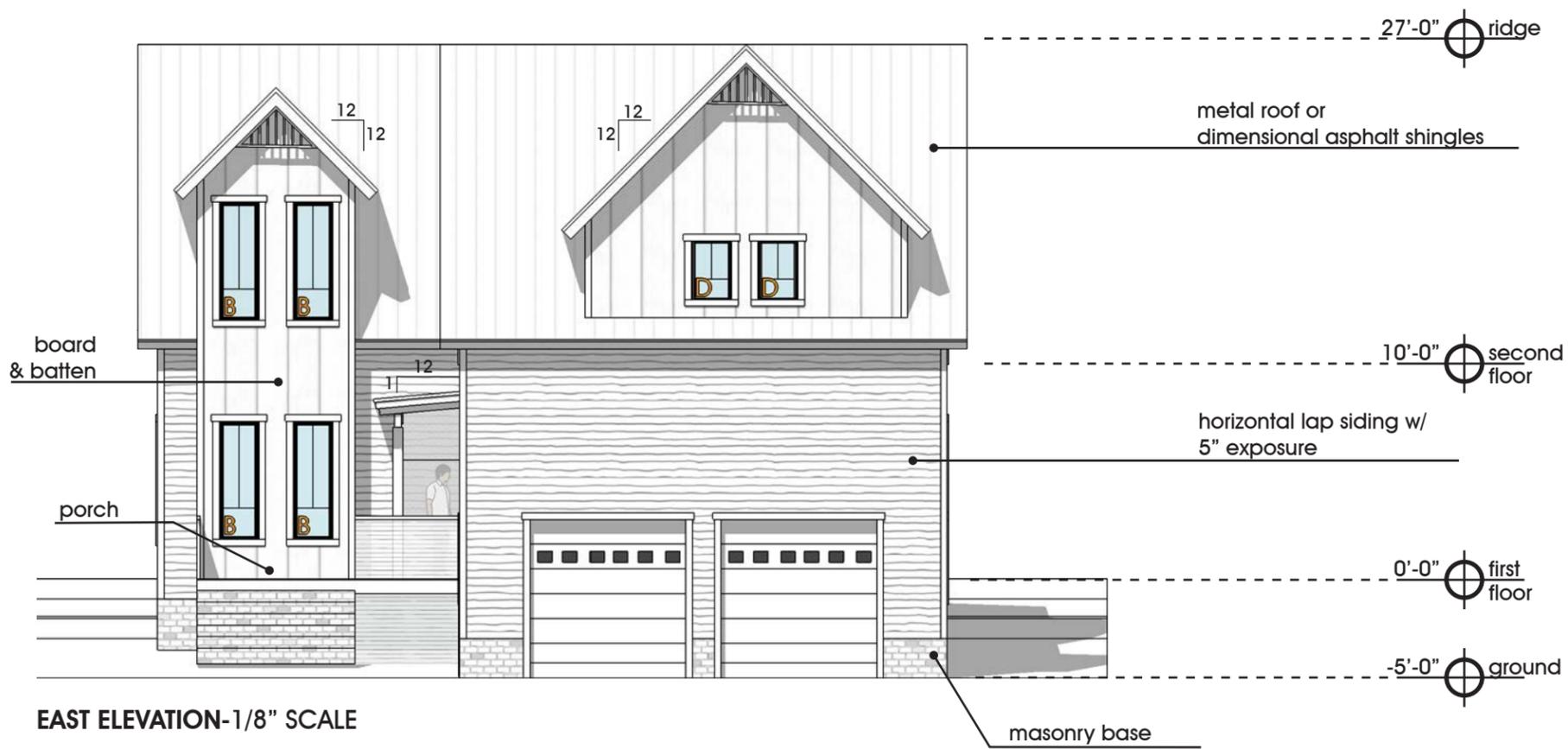


WINDOW SIZES-1/4" SCALE

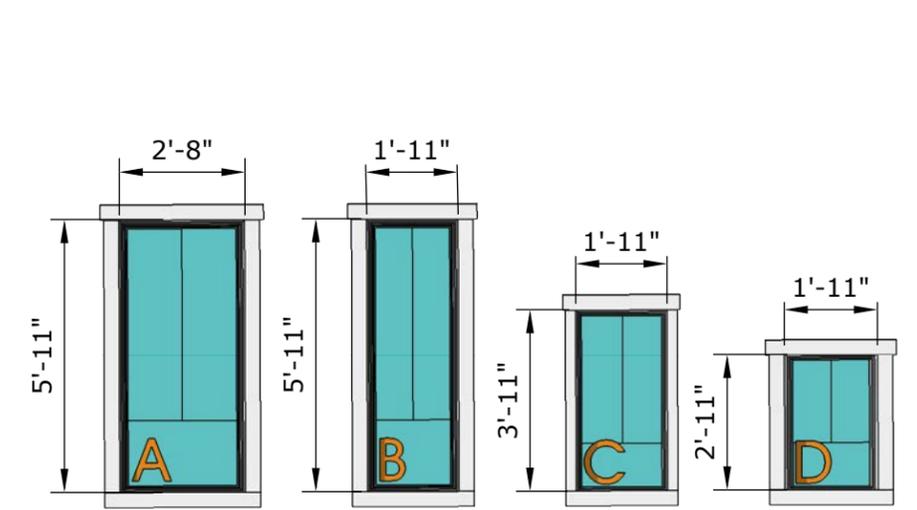
NOTE: all windows to be pella "proline" series



SOUTH ELEVATION-1/8" SCALE



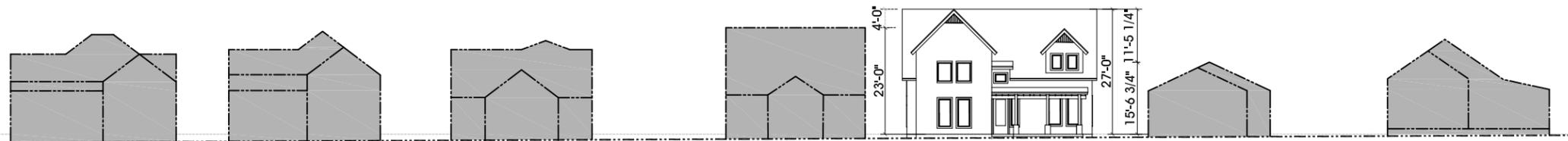
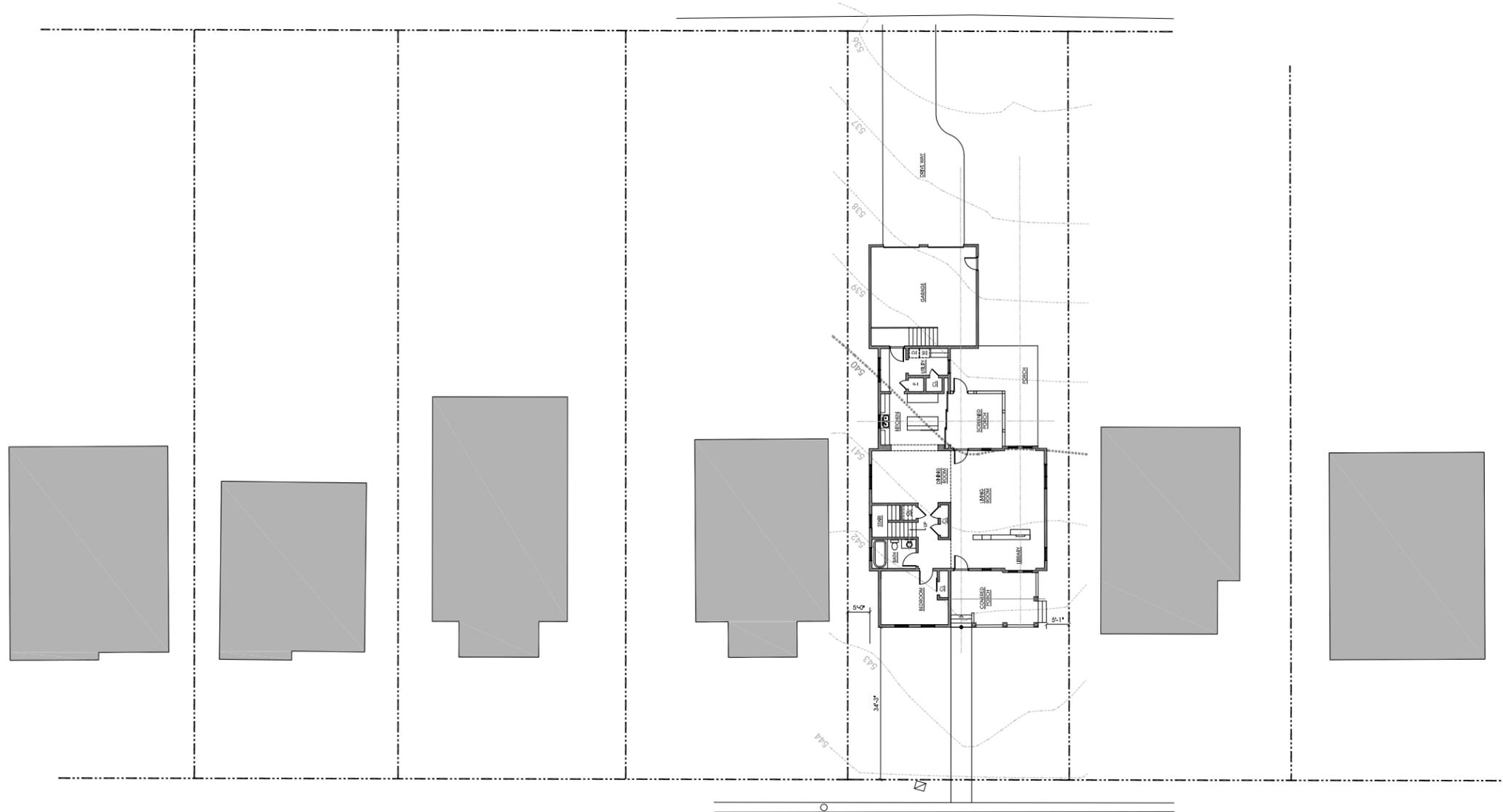
EAST ELEVATION-1/8" SCALE



WINDOW SIZES-1/4" SCALE
NOTE: all windows to be pella "proline" series



NORTH ELEVATION-1/8" SCALE



site elevation
scale: 1" = 30'





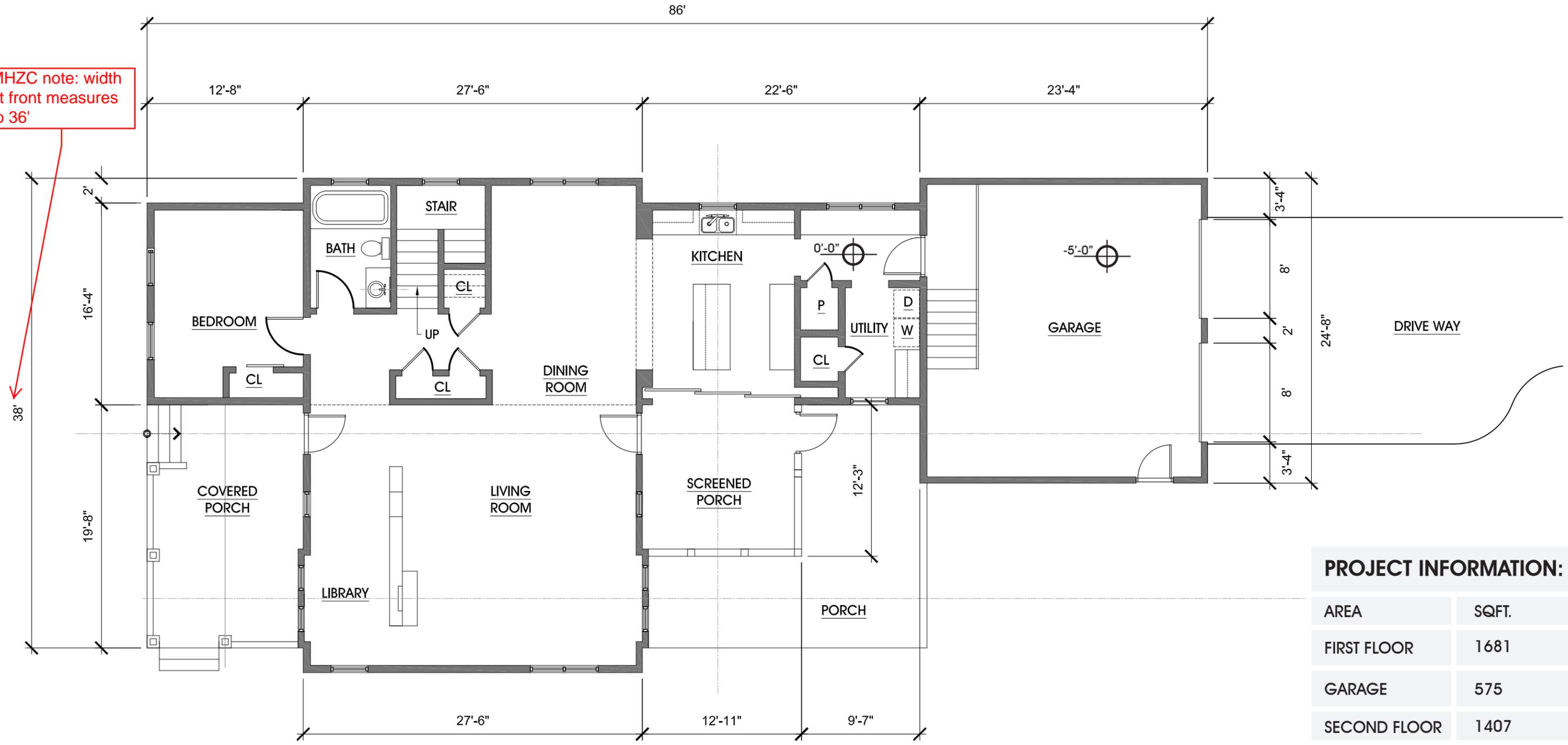
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General Notes

1. Bearing basis: magnetic, 05/05/14.
2. Map ref: Metro Map 105-14, parcel 2301, RODC.
3. Plat ref: Lot 5 of Block #28, on the Map of Yarborough's Subdivision as of record in Plan Book 161, Page 87, R.O.D.C.
4. Deed ref: Being the property conveyed to William Snyder by deed of record as Instr. #20130809_0083823, R.O.D.C.
5. Address: 2308 White Avenue, Nashville, TN 37229
6. Area: Lot contains 8370 S.F. or 0.19 acre.
7. Benchmark: Top of existing survey nail in rear alleyway; elevation: 535.52 feet
8. Property corners exist/set as shown.

Boundary & Topo Survey
2308 White Avenue
in Nashville, Davidson Co., Tennessee
scale: 1" = 30 feet

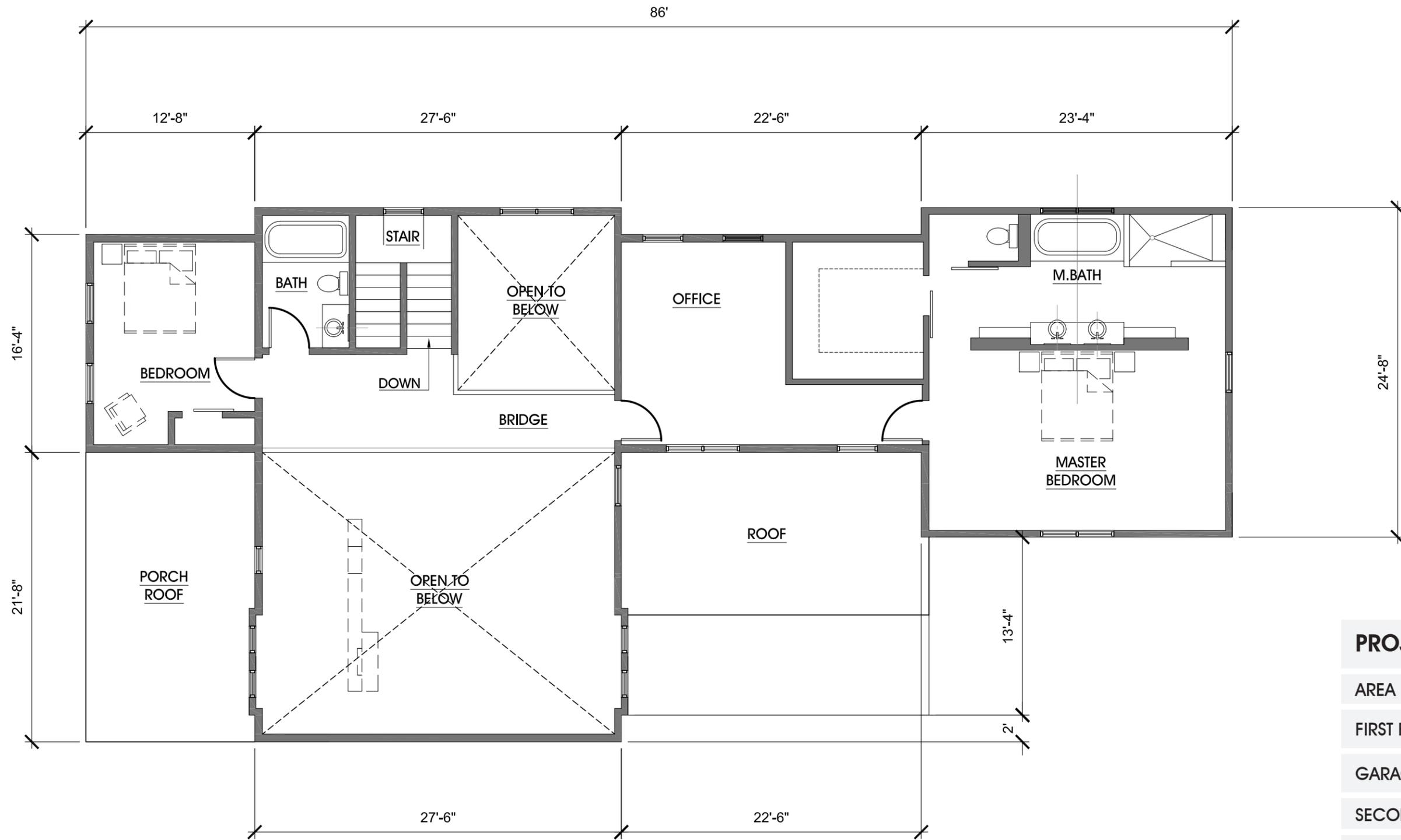
MHZC note: width at front measures to 36'



PROJECT INFORMATION:

AREA	SQFT.
FIRST FLOOR	1681
GARAGE	575
SECOND FLOOR	1407
TOTAL	3663

first floor plan
scale: 1/8" = 1'-0"



PROJECT INFORMATION:

AREA	SQFT.
FIRST FLOOR	1681
GARAGE	575
SECOND FLOOR	1407
TOTAL	3663

second floor plan

scale: 1/8" = 1'-0"