



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
2815 27th Avenue South
August 20, 2014

Application: New construction-infill and outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11703015400
Applicant: Brad Skipper
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new house and outbuilding. The house will be one and one-half story tall, with a form similar to that of an historic Craftsman Style bungalow. The outbuilding will be a one-car garage with a “bonus area” above.

Recommendation Summary: Staff recommends approval of the proposed infill and outbuilding with the conditions that:

1. The finished floor height and front setback shall be consistent with the typical historic houses nearby, to be verified by MHZC staff in the field;
2. Staff approve the roof colors and the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. A walkway shall be added to connect from the front porch to the front of the lot;
4. Staff approve the location and materials of sidewalks and driveways;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and

Meeting those conditions, Staff finds that the proposal will meet the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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.

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

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, 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 siding are not appropriate.

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.

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.

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.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

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.

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.

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.

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.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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 clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*
- *When 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.*

i. 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.

j. 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: 2815 27th Avenue South is a vacant triangular shaped lot between the I-440 highway and a historic building.

Analysis and Findings: The applicant proposes to construct a new single family dwelling with a detached garage on the vacant parcel.

Height & Scale:

The new house will be one and one-half story tall, with a form similar to that of a Craftsman style bungalow. The house will have a side-gabled ridge with a height of twenty-five feet (25') above grade, with floor height of two feet (2') above grade. The eave height will be ten feet (10') above the finished floor level. These heights are compatible with surrounding historic houses, which includes one and two story houses that range from twenty-one feet (21') to twenty-nine feet (29') tall. Staff asks to verify that the height of the finished floor is constructed as proposed before framing begins.

The structure will be thirty-two feet (32') wide, with a one and one-half story primary mass extending back forty-two feet (42'). The sides of the house will then step in two feet (2') on each side and continue back with a two-story component extending an additional thirty feet (30') to the rear. By stepping in in this way, the massing of the house will be broken up and will read much like a smaller house that has been enlarged with an addition.

Staff finds the height and scale of the new house will be compatible with surrounding historic houses and will meet guidelines II.B.1.a. and b.

Setback & Rhythm of Spacing:

The new house will have a front setback of forty feet (40'). Although the contributing structure at 2807 27th Avenue South, directly to the right of the vacant lot, has a front setback greater than one hundred feet (+100'), the majority of historic houses in the area have a shorter setback like the ones proposed. Matching other setbacks on the block face is also preferred to the immediately adjacent setback because the lot narrows towards the back greatly minimizing the buildable area if the adjacent setback were matched. Staff asks to verify that appropriateness of the front setback with a staking inspection prior to construction of the foundation.

The right side setback will be five feet (5'), which would maintain the rhythm of spacing established by other houses on the street. The left setback will vary from fifty feet (50') to thirty feet (30') as the lot narrows toward the rear, but the street pattern is disrupted on that side as the street dead-ends into the I-440 highway.

Staff finds that the setbacks and rhythm of spacing of the proposed infill meets section II.B.1.c.

Materials:

The new house will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5”), with cement-fiber shingles in the gable fields. The trim and front porch columns will be wood. The foundation will be split-faced concrete, and the porch floor and front steps will be poured concrete. The front one and one-half story component will have an architectural fiberglass shingle roof, and a rear porch roof will be 5v crimped metal panels. The roof colors are not known. The windows and doors will be wood and fiberglass, and staff asks to approve the final window and door selections prior to purchase and installation. There will be a brick chimney at the rear with a mortar wash. Materials for walkways and driveways were not indicated. With the staff’s final approval of the roof color and the windows, doors, walkways and driveway materials, staff finds that the known materials meet section II.B.1.d

Roof form:

The primary roof of the house will be a side-facing gable with a pitch of 7:12. A front gabled dormer will have a slightly lower 6:12 pitch, and the rear facing gable will have a pitch of 4:12. There will be skylights on the rear-facing gable roof, but no other roof intrusions on primary roof surfaces. These roof forms are compatible with those found on historic houses, and meet section II.B.1.e.

Orientation:

The house will be sited facing the street with a prominent front-facing porch, as is typical of historic houses nearby. The plans do not indicate where a driveway, sidewalk, or other walkways would be added. A driveway will likely be added to the left side of the house which is an appropriate location since there is no alley access. With the paving and permanent site features approved administratively, staff finds that the project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. Staff recommends a four inch to six inch (4”-6”) mullion between paired windows. There is a horizontal ribbon of square windows on the right side that do not meet historic proportions but these will be minimally visible. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities:

In addition to the paving previously described, the location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With the location of these components approved administratively, Staff finds that the project will meet section II.B.1.h.

Outbuildings:

The project also includes a five hundred, forty square foot (540 s.f.) detached outbuilding behind the house. The location will be compatible with the typical location of historic outbuildings and will meet the zoning setback requirements. The building will be a one and one-half story one-car garage with a “bonus area” above. The roof will be a side-facing gable with a total height of twenty-one feet (21’) from ridge to grade. The eaves will be eleven feet (11’) above grade. The garage is subordinate to the principle building in that the ridge and eave heights are below those of the principle building and the footprint is minimal; thereby matching historic buildings in the district which are typically subordinate to their associated principle buildings. The design is similar to that of the historic building. The materials of the garage will match those of the house, including an asphalt single roof, cement-fiber siding, wood trim, and fiberglass windows. Staff finds the proposed outbuilding would meet section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval of the proposed infill and outbuilding with the conditions that:

1. The finished floor height and front setback shall be consistent with the typical historic houses nearby, to be verified by MHZC staff in the field;
2. Staff approve the roof colors and the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. A walkway shall be added to connect from the front porch to the front of the lot;
4. Staff approve the location and materials of walkways and driveways; and,
5. The HVAC shall be located behind the house or on either side or, beyond the mid-point of the house.

Meeting those conditions, Staff finds that the proposal will meet the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



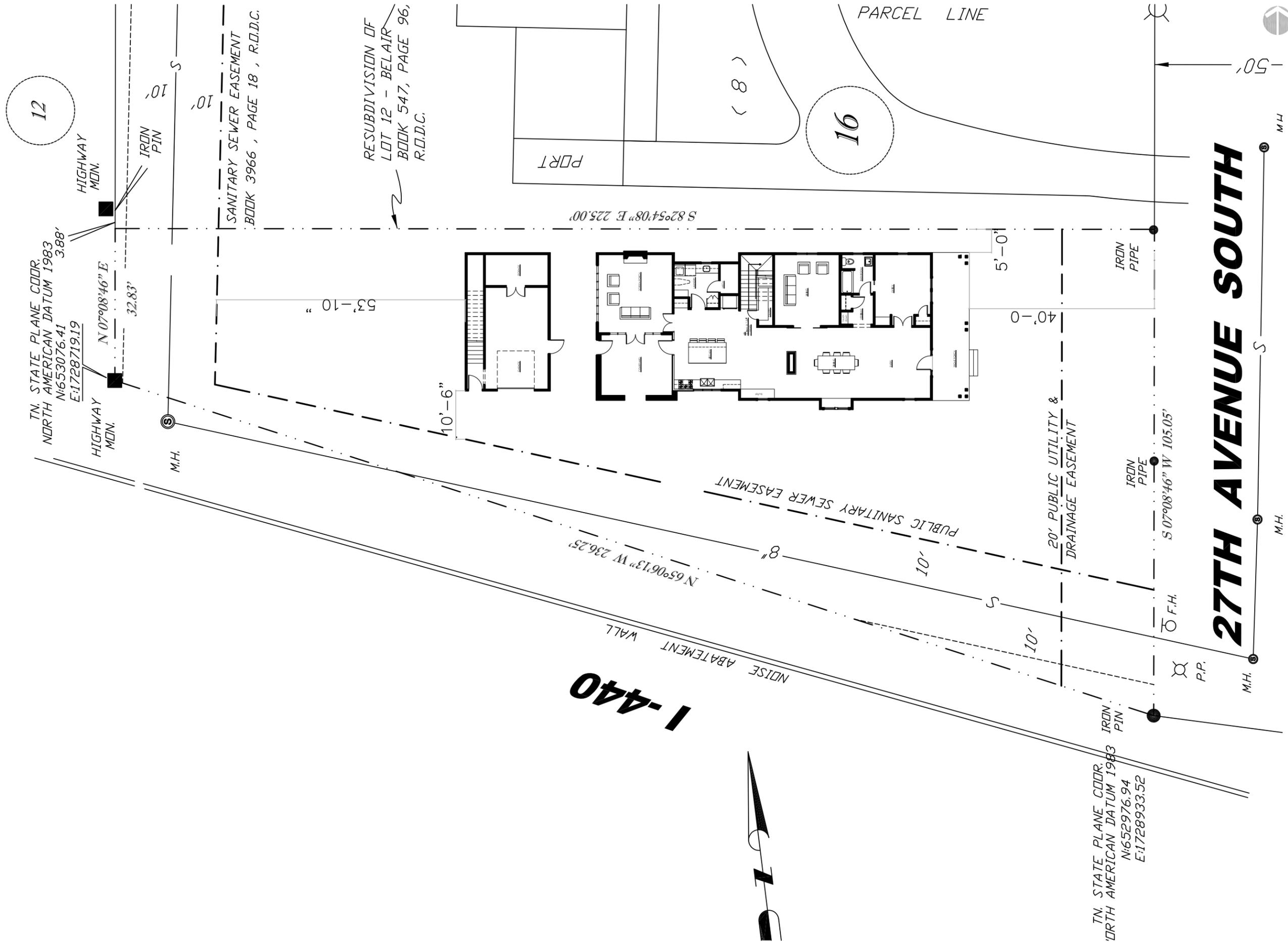
The vacant lot that is 2815 27th Avenue South.



2815 27th Avenue South, looking north.



2815 27th Avenue South, looking south toward I-440 sound barrier wall.



12

16

PDR

I-440

27TH AVENUE SOUTH

DHS PARTNERS RESIDENCE

PARCEL # 11703015400

SITE PLAN

SCALE: 1:20 | 08.01.14



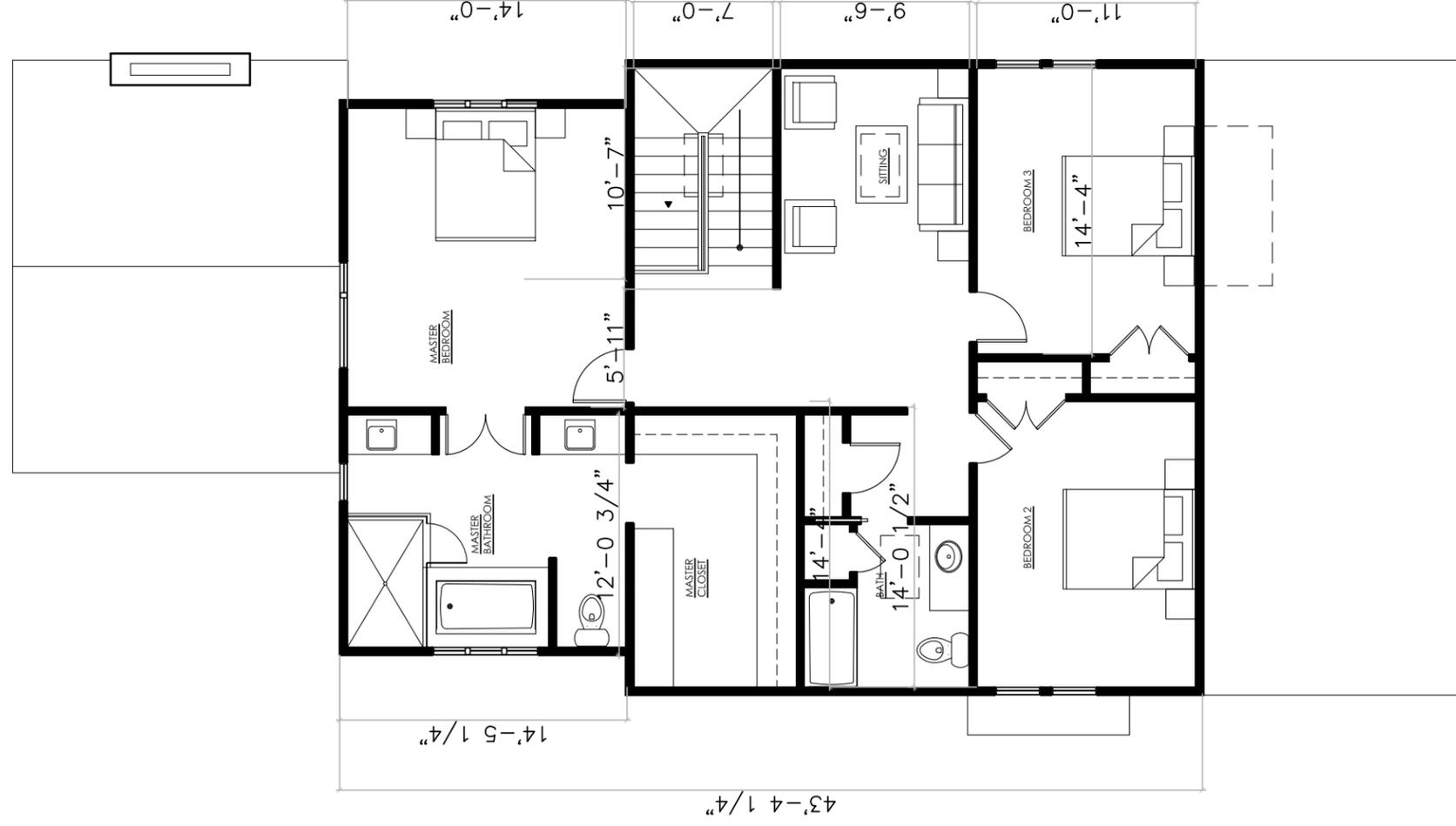
CONDITIONED SQUARE FOOTAGE:
 FIRST FLOOR: 1747 s.f.
 SECOND FLOOR: 1324 s.f.
 TOTAL: 3071 s.f.

UNCONDITIONED SQUARE FOOTAGE:
 FRONT PORCH: 255 s.f.
 SCREEN PORCH: 272 s.f.
 COURTYARD: 209 s.f.
 GARAGE: 545 s.f.
 TOTAL: 1281 s.f.



DHS PARTNERS RESIDENCE

PARCEL # 11703015400
 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" | 08.01.14



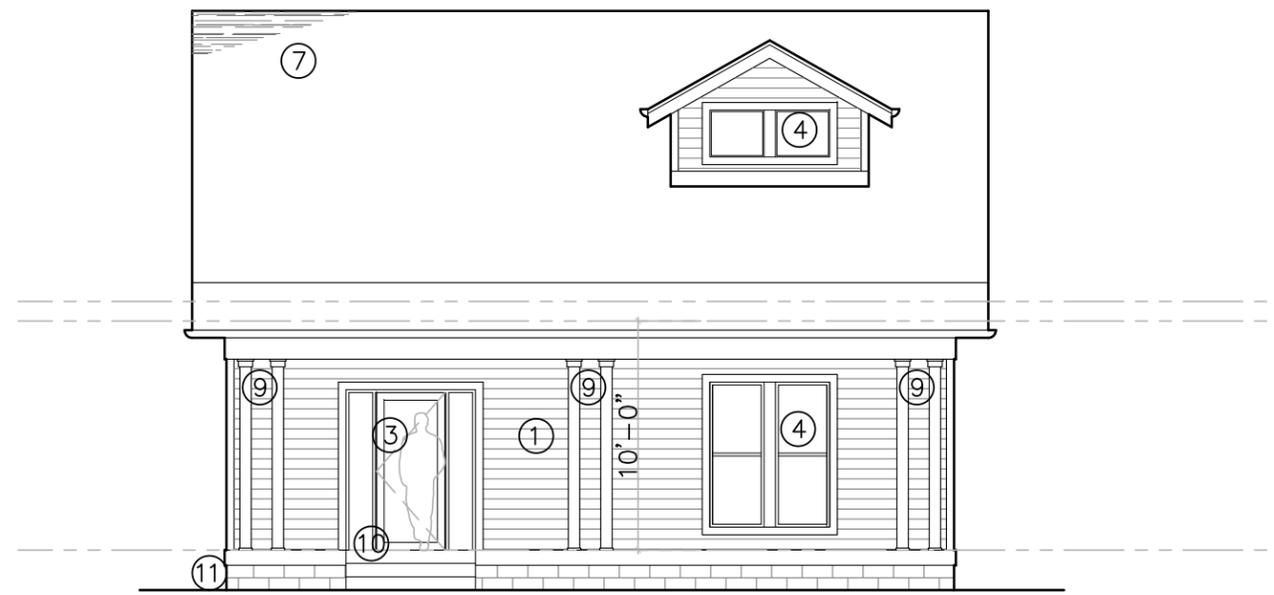
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 SCREEN PORCH: 272 s.f.
 COURTYARD: 209 s.f.
 GARAGE: 545 s.f.
 TOTAL: 1281 s.f.



DHS PARTNERS RESIDENCE

PARCEL # 11703015400
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" | 08.01.14



EXTERIOR MATERIALS LEGEND	
①	HARDI PANEL FIBER CEMENT SIDING, 6-1/4" WIDE, 5 1/4" EXPOSURE, TEXTURE: COLONIAL SMOOTH-PAINT
②	HARDI SHINGLE FIBER CEMENT SIDING, 6-1/4" WIDE, 5 1/4" EXPOSURE, TEXTURE: COLONIAL SMOOTH-PAINT
③	WOOD AND GLASS DOOR W/ SIDELITE
④	MARVIN <u>INTEGRITY</u> WINDOW: 1" LOW e ARGON INSULATING GLASS SEE DRAWINGS FOR TYPE
⑤	SKYLIGHT
⑥	MORTAR RUBBED BRICK
⑦	ARCHITECTURAL SHINGLE
⑧	5v CRIMP GALVALUME ROOF (TIN ROOF)
⑨	6x6 PAINTED WOOD COLUMN AND CROWN TRIM
⑩	CONCRETE SLAB PORCH
⑪	SPLIT FACE CMU FOUNDATION WALL

DHS PARTNERS RESIDENCE

PARCEL # 11703015400
 EAST ELEVATION
 SCALE: 1/8" = 1'-0" | 08.01.14

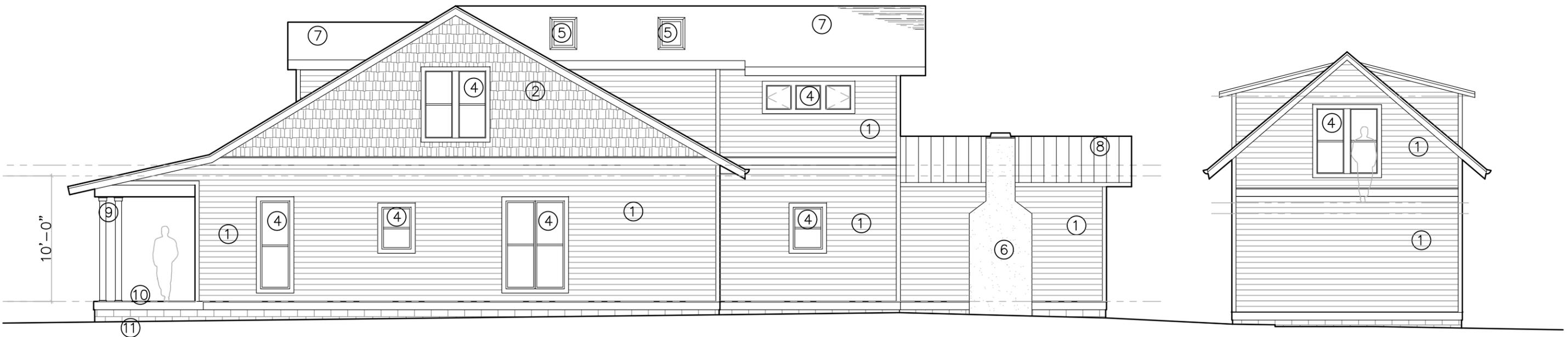


DHS PARTNERS RESIDENCE

PARCEL # 11703015400

WEST ELEVATION

SCALE: 1/8" = 1'-0" | 08.01.14



DHS PARTNERS RESIDENCE

PARCEL # 11703015400
NORTH ELEVATION
SCALE: 1/8" = 1'-0" | 08.01.14



DHS PARTNERS RESIDENCE

PARCEL # 11703015400
 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0" | 08.01.14