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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1727 4th Avenue North
November 19, 2014

Application: Demolition; New construction-infill
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08205001800
Applicant: John Root, architect
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: Application is to construct a duplex. Demolition for the non-contributing building was approved administratively.

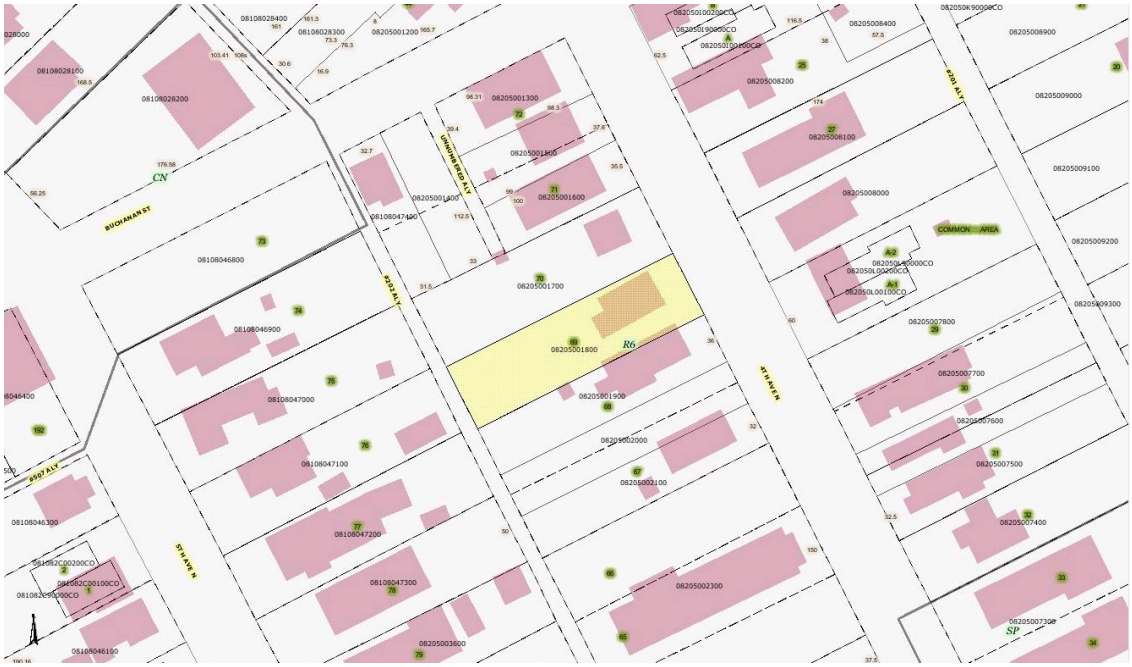
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the windows and doors, shingle color, metal roof color, trim, fence and rear porch materials;
2. The HVAC units be located on the rear façade, or on a side façade beyond the midpoint of the house;
3. All paired windows have a 4" to 6" mullion; and
4. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field.

With these conditions, staff finds that the project meets Section III of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:

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 determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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 midpoint 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: 1727 4th Avenue North was a non-contributing house constructed c. 1948. Demolition was approved administratively.

Analysis and Findings:

Height & Scale: The proposed two-story duplex will be forty-four feet (40') wide at its widest point with a massing of twenty-eight feet (28') at the front. The deep side porch this change in width creates, as well as the wrap-around porch form proposed, are both characteristics found in the neighborhood. Staff finds the perceived width to match surrounding context, where one-story houses range in width from fifteen to thirty-six feet (15'- 36'). The duplex will have a maximum depth of sixty-two feet (62').

The foundation height will be approximately two feet (2') at the front. The porch eave height will be approximately nine feet (9') from the porch floor and the eave height for the house will be approximately twenty feet (20'). The ridge height is thirty-four feet and ten inches (34' 10") above grade. The design guidelines allow for a maximum of thirty-four feet in height. Since this maximum is well over the historic context, staff recommends lowering the height by ten inches (10").

With this condition, Staff finds that the duplex's proposed height and scale meet section II.B.1.a.and b. of the design guidelines.

Setback & Rhythm of Spacing: The duplex will be centered on the lot, and meets all base zoning requirements for setbacks. It is a minimum of five feet (5') from each of the side property lines, and more than sixty feet (60') from the rear property line. The front setback matches the homes on either side. Staff finds that the duplex's setback and rhythm of spacing meets section II.B.1.c. of the design guidelines.

Materials: The foundation is split-face block, the siding smooth-face cement fiberboard with a five inch (5") reveal and cedar shakes in the gable field. The roofing is a dark

colored asphalt shingle with standing seam metal on the porch. Staff asks to review the shingle color and the metal roof color. The trim and fence materials were not indicated. The windows are proposed to be fiberglass clad wood windows and the doors will be wood. Staff asks to approve the final window and door selections. The porch columns will be cement-fiber board. The material for the front porch floor and steps is concrete and the rear porch materials were not indicated. With the staff's final approval of the windows, doors, shingle color, and metal roof colors, trim, and rear porch and fence materials, staff finds that the materials meet section II.B.1.d of the design guidelines.

Roof form: The duplex has a cross-gable roof form with a front clip. The front facing projecting gable has a slope of 10/12. The cross gable has a slope of 8/12. The front porch roof has a 4/12 slope. Staff finds that the proposed roof forms and pitches match the historic context and meet section II.B.1.e. of the design guidelines.

Orientation: The duplex has two entrances that face 4th Avenue North. Each duplex unit will have a wrap-around porch with a front depth of six feet (6'). Two walkways will lead from the sidewalk to the steps of the front porch. Vehicular access will be from the alley. Staff finds that the duplex's orientation meets section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses without an opening. Staff recommends that all paired windows have a four to six inch (4"-6") mullion between them. With this condition, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC units be located on the rear façade, or on a side façade beyond the midpoint of the house. A six foot fence will divide the rear yard.

Outbuildings: Although a four-bay garage or carport is shown on the site plan, no elevations were submitted. Staff has advised the applicant that a four-bay structure does not meet the design guidelines. Section II.B.1.h is not applicable at this time.

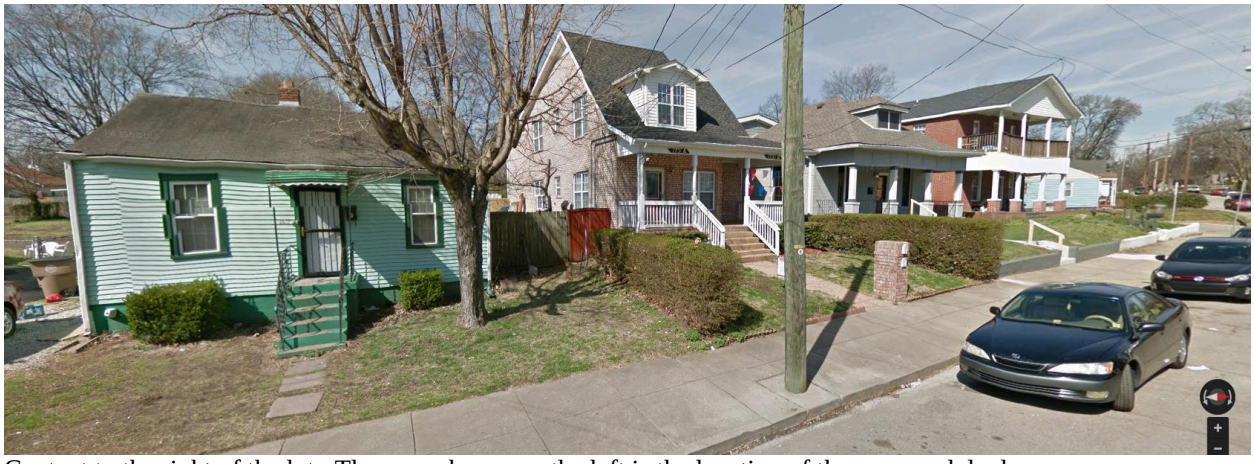
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The height be lowered by ten inches (10"):
2. Staff approve the windows and doors, shingle color, metal roof color, trim, and fence and rear porch materials;
3. The HVAC units be located on the rear façade, or on a side façade beyond the midpoint of the house;
4. All paired windows have a 4" to 6" mullion; and
5. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field.

With these conditions, staff finds that the project meets Section III of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Additional Photos:

Context to the left of the lot. The green house on the far right is the location of the proposed duplex. A similar proposal for a duplex will be in place of the white house in the middle.



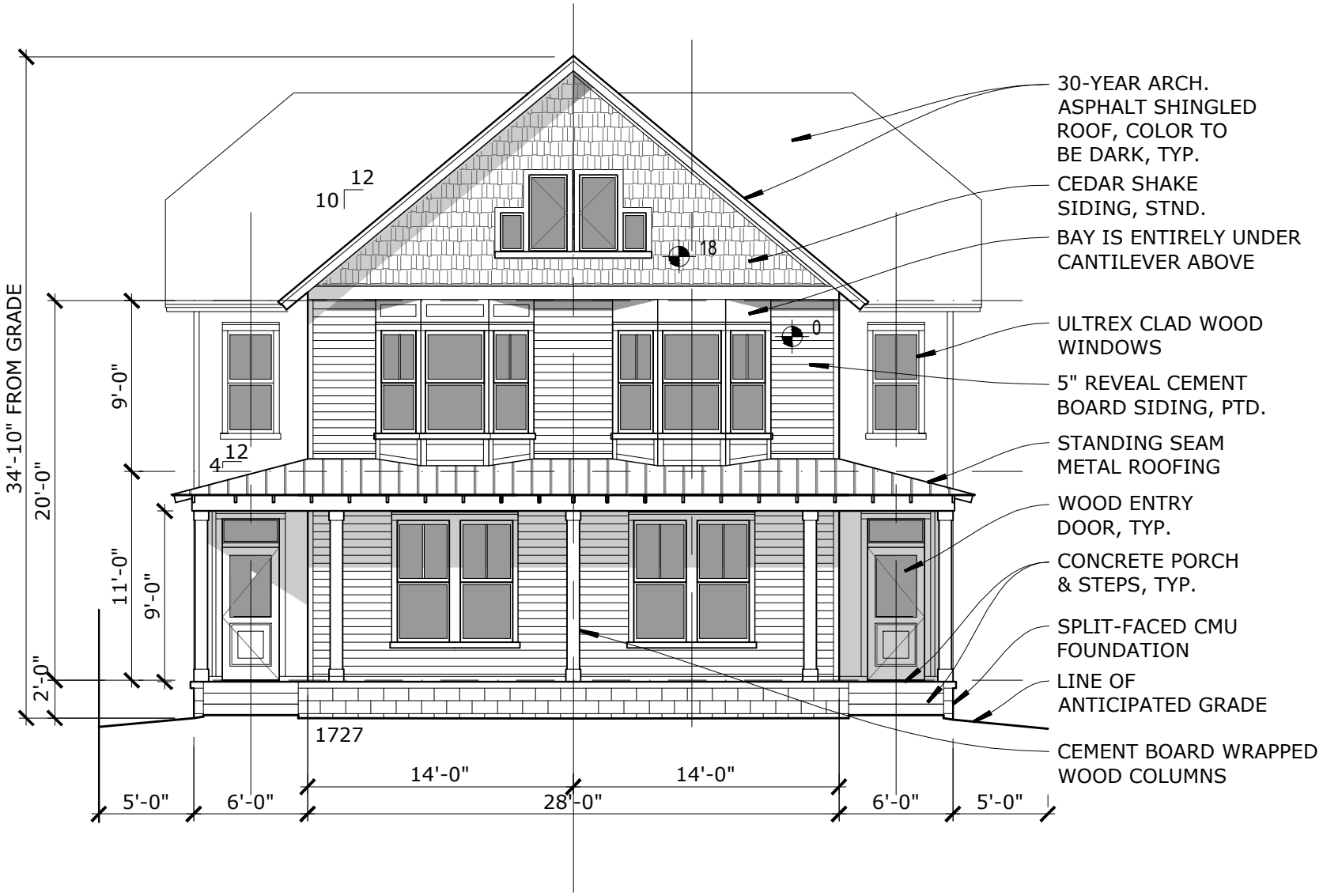
Context to the right of the lot. The green house on the left is the location of the proposed duplex.

Context across the street from the proposal.

SIDE ELEVATION (TYP)

1/8" = 1'-0"

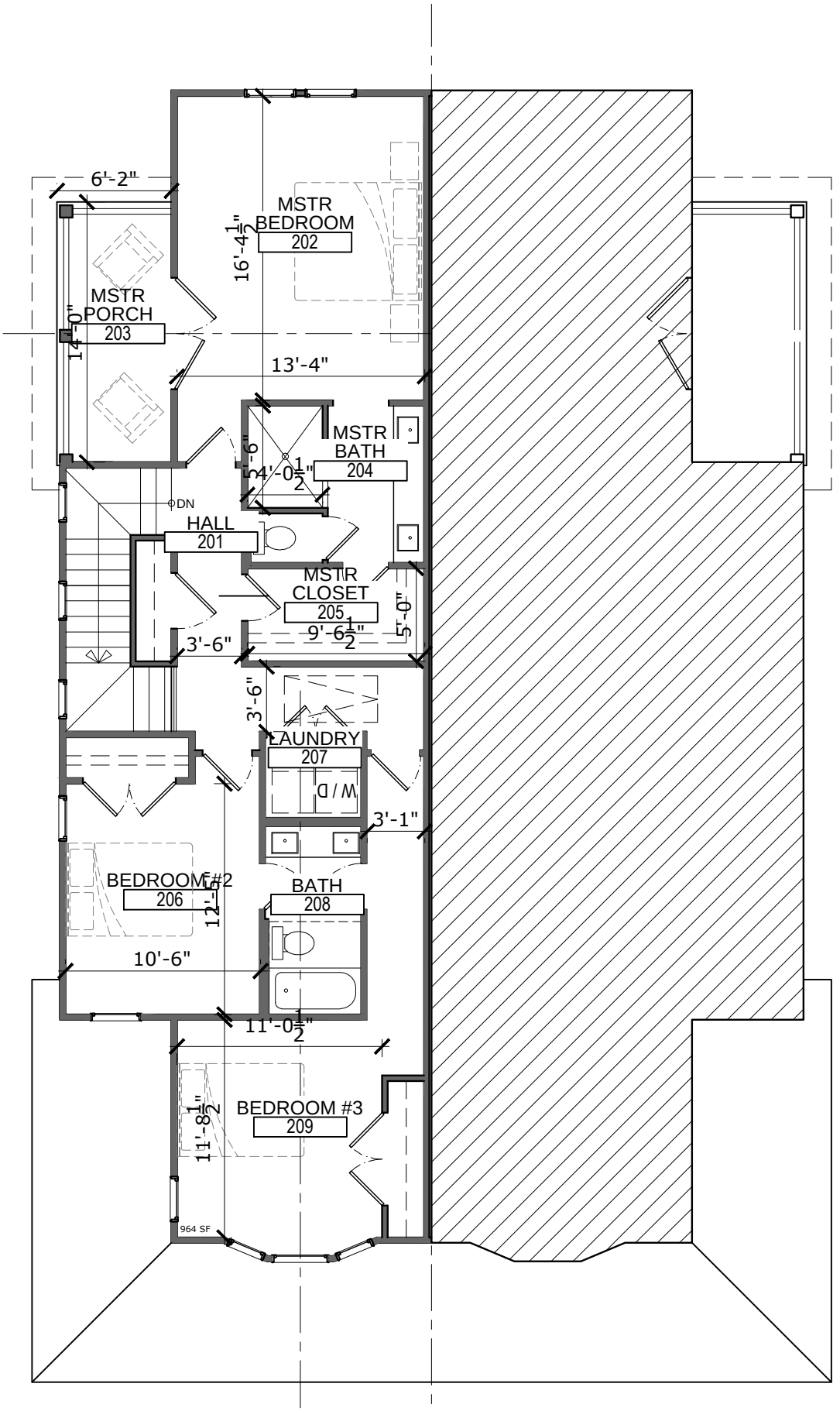
0 10 20



FRONT ELEVATION

1/8" = 1'-0"

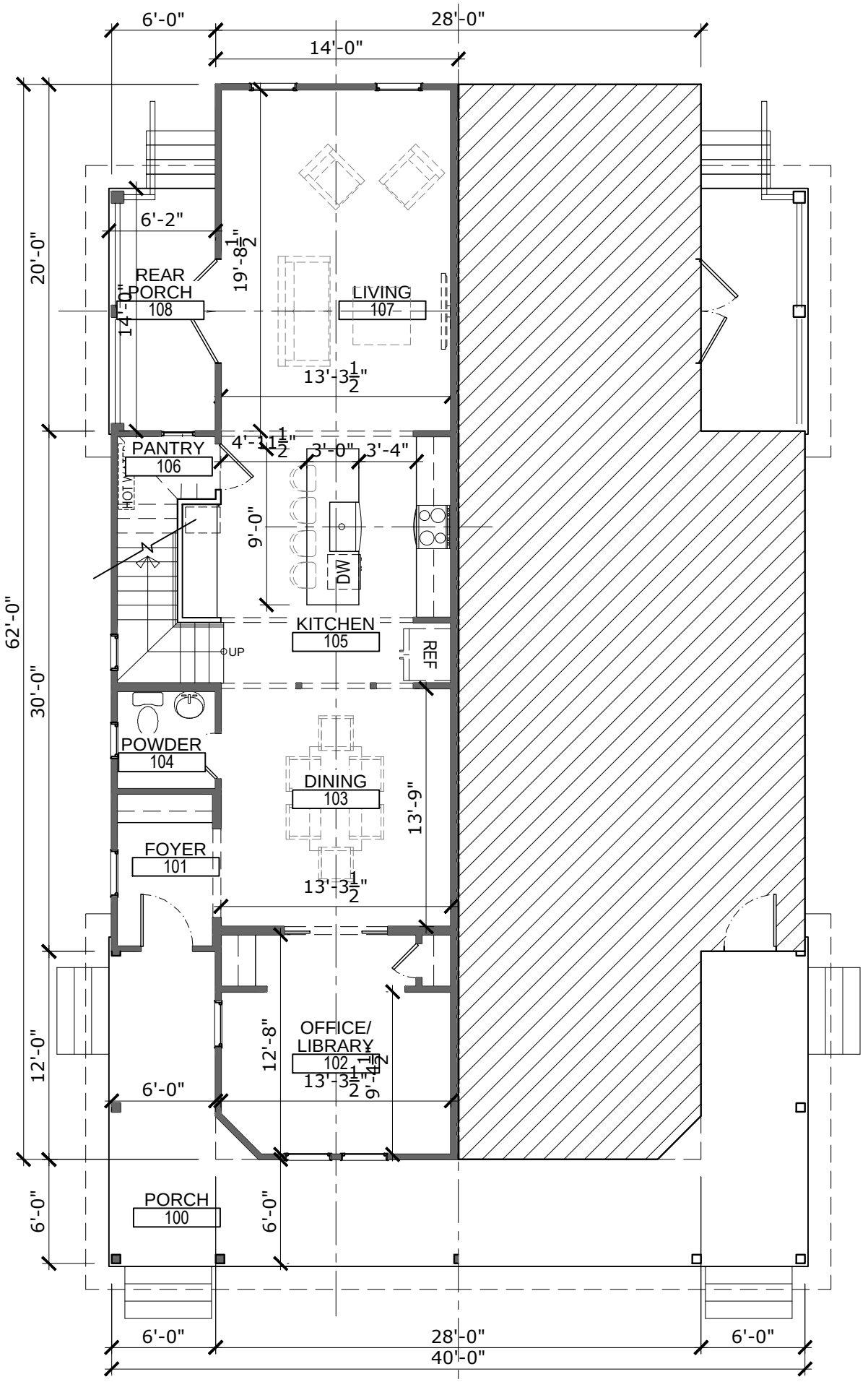
0 10 20



UPPER FLOOR CONCEPT

1/8" = 1'-0"

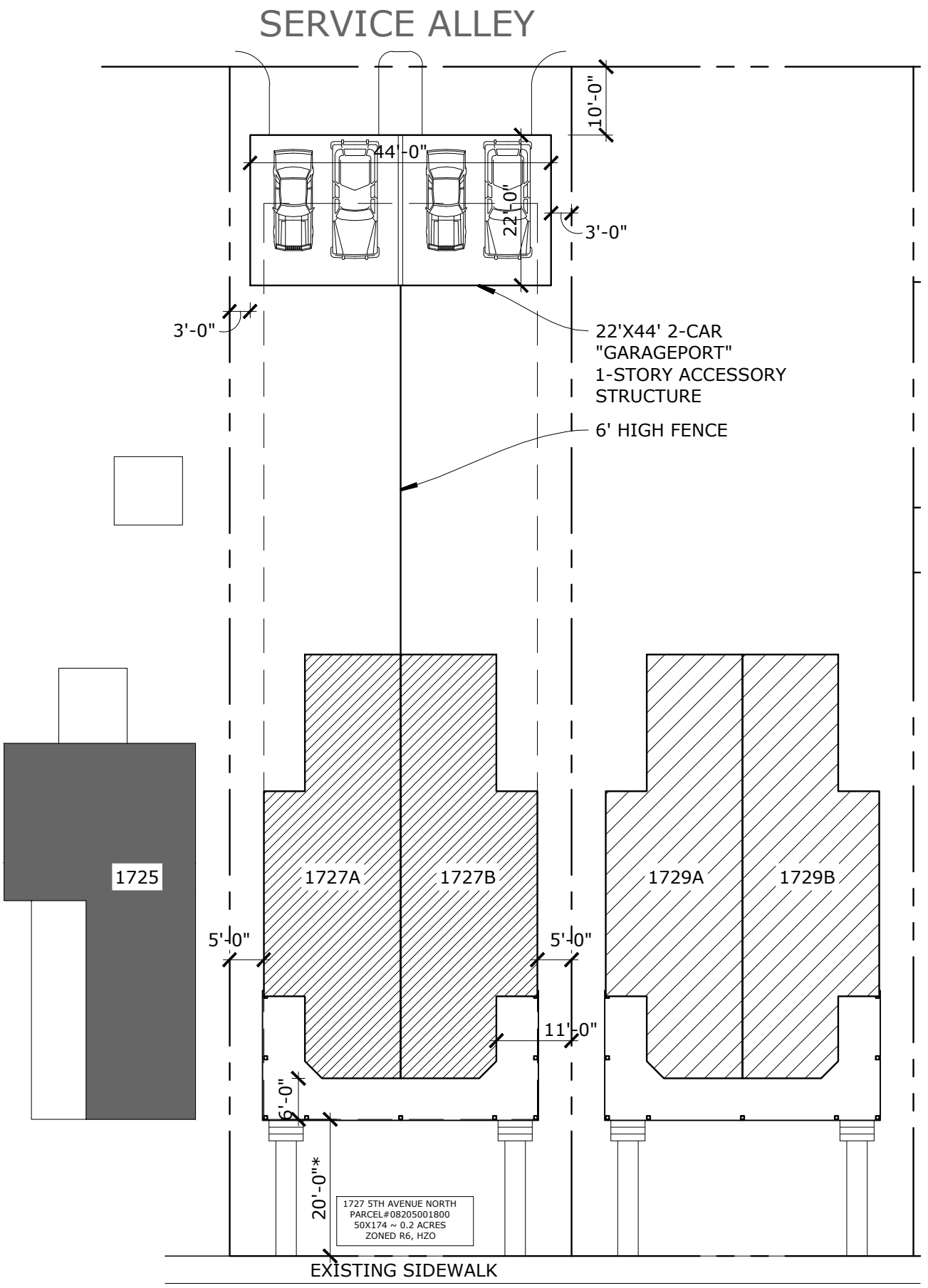
0 10 20



LOWER FLOOR CONCEPT

1/8" = 1'-0"

0 10 20



SITE PLAN

1/16" = 1'-0"

0 20 30