



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 3109 Acklen Avenue November 19, 2014

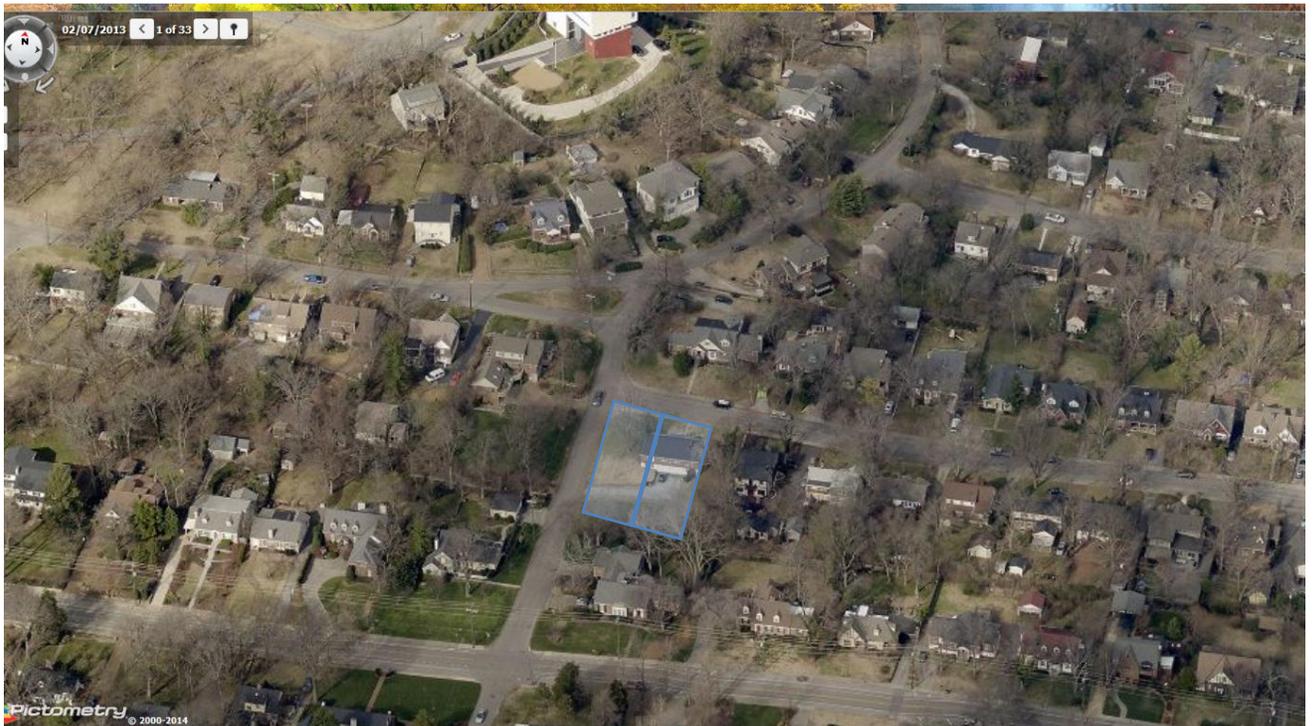
Application: New construction-infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10410018100
Applicant: Ben and Bonnie Whitehouse
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: New construction of two residences on the lots. The existing lot has underlying lot lines which will be reestablished. Demolition of the existing noncontributing house has been approved by MHZC staff.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none">1. 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;2. Staff approve the final details, dimensions and materials of windows, doors and garage doors prior to purchase and installation; and,3. HVAC and other utilities shall be located behind the house or on either side, beyond the mid-point of the house; and4. Staff approve the roof color and a brick sample for color, dimensions and texture. <p>Staff finds that the project meets the design guidelines of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.

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.

Porches

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.

Parking areas and Driveways

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.

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.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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.

Background: The existing house at 3109 Acklen Avenue was built circa 1948. It is not a contributing building to the Hillsboro-West End district, and was administratively approved for demolition in September 2014. The parcel has two existing underlying lots, which the applicant intends to reestablish.



Figure 1. Noncontributing house currently at 3109 Acklen Avenue

Analysis and Findings: The application is for construction of two new residences, one on each lot. The subdivision has labeled the interior lot B and the corner lot C, and this report will address the proposed infill respectively.

Height & Scale: The proposed infill at Lot B is thirty-seven feet, three inches (37'3") wide, and twenty-eight feet, two inches (28'2") tall from the finished floor height. Foundation height is one foot, six inches (1'6") at the front of the house, and increases to eight feet (8') at the rear, due to significant slope on the site. The porch roof is ten feet (10') from the finished floor height.

The building at Lot C also is thirty-seven feet, three inches (37'3") wide. It is twenty-eight feet, five inches (28'5") high from the finished floor height. Its foundation height is also one foot, six inches (1'6") at the front, increasing at the rear to approximately eight feet (8'). The porch roof is twelve feet, six inches (12'6") from the finished floor height.

For context, the nearby buildings in the district range from thirty-four (34') up to forty-four feet (44') wide. Building heights in the neighborhood are up to thirty-three feet (33') in height. The proposed infill projects meet the context for height and scale. The project meets section II.B.1.a and b.

Setback & Rhythm of Spacing:

The infill for Lot B, the interior lot, has side setbacks of eleven feet (11') and five feet (5') from the side property lines and forty-four feet (44') from the rear. A chimney protrudes two feet (2') into the setback area to the inside. This is a permitted setback obstruction. The front setback is thirty-five feet (35') which maintains that of the neighboring contributing homes on this side of Acklen Avenue.

Lot C, the corner building, has similar side setbacks of eleven feet (11') from 32nd Avenue South, and five feet (5') from the interior property line. This meets setbacks requirements of five feet (5') on the inside, and ten feet (10') from 32nd Avenue South. This home also includes a chimney in the side setback area, and this is a permitted setback obstruction.

The proposed infill will maintain the setback and rhythm of spacing on Acklen Avenue, and meets section II.B.1.c.

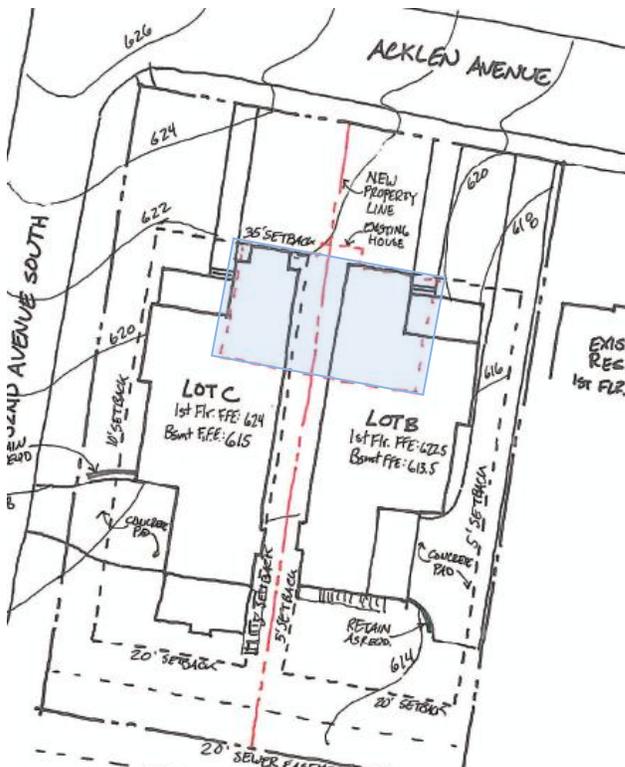


Figure 2. Site plan of new buildings. The existing house on the site is shown straddling the new lot line.

Materials: Both residences will be brick. The foundations will also be brick, but the designer has differentiated the foundations both with an alternate color and a rowlock course. Porch steps and the chimneys will be brick. Staff requests approval of a brick sample for dimensions, color and texture. A window header on the front of Lot B will be wood.

The rear wing of both houses will be clad in smooth-faced fiber cement siding with a maximum reveal of five inches (5"). The tops of the gables' bay fields will have wood planks for their siding.

The primary roof will be shingled. The front-facing bay will have a rubber membrane roof, and the porch will have a metal roof. Staff asks to approve the color of the roofing materials.

The windows and doors were not specified, and staff asks to approve the final window and door selections prior to purchase and installation.

Materials for the porches are wood columns at Lot B, and an iron railing at Lot C. The rear porch of Lot B will have wood or composite steps and railings. Lot C will have a screened porch at the rear. Walkways and driveways will be concrete

With the staff's final approval of windows, doors and garage doors; masonry sample; and color of roofing material, Staff finds that the materials meet section II.B.1.d.

Roof form: Both houses combine gabled and hipped roofs with different pitches. The front-facing gables are steeply-pitched 18/12, the side-facing gables are 15/12 and 16/12. Both houses also include shed dormers and brick chimneys. The porches are lower pitched, which is normal historically. Although the roofs are complicated, Staff's analysis is that the various elements are all common historically, and that the roofs of the proposed buildings will not contrast greatly with those of the surrounding historic buildings. The project meets section II.B.1.e.

Orientation: Both houses will have a front porch with a walkway leading to the street. Vehicular access will be from the rear, where a gravel parking area is currently. The interior lot (Lot B) will have a side driveway, as other lots in this portion of the neighborhood have. The corner lot (Lot C) will have vehicular access off 32nd Avenue, again, as other buildings in this portion of the neighborhood do. The driveway will be approximately twelve feet (12') wide at the curb before widening to accommodate a two-car width. The orientation of the infill is consistent with surrounding historic buildings. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows are all generally twice as tall as they are wide, meeting the historic proportions of openings. 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.

Outbuildings: Typically a garage should be a detached building. However, attached garages have been permitted when they are at the basement level, at the rear of the building, and in the general location of an historic outbuilding. The proposed attached garages are at the basement level but not on the rear of the homes. The interior building's garage (lot B) will likely not be visible because it insets from the side wall by twelve feet (12'). The corner lot (Lot C) is also appropriate because of a similar inset of twelve feet (12') and because it faces the side street. The project meets section II.B.1.h of the design guidelines.

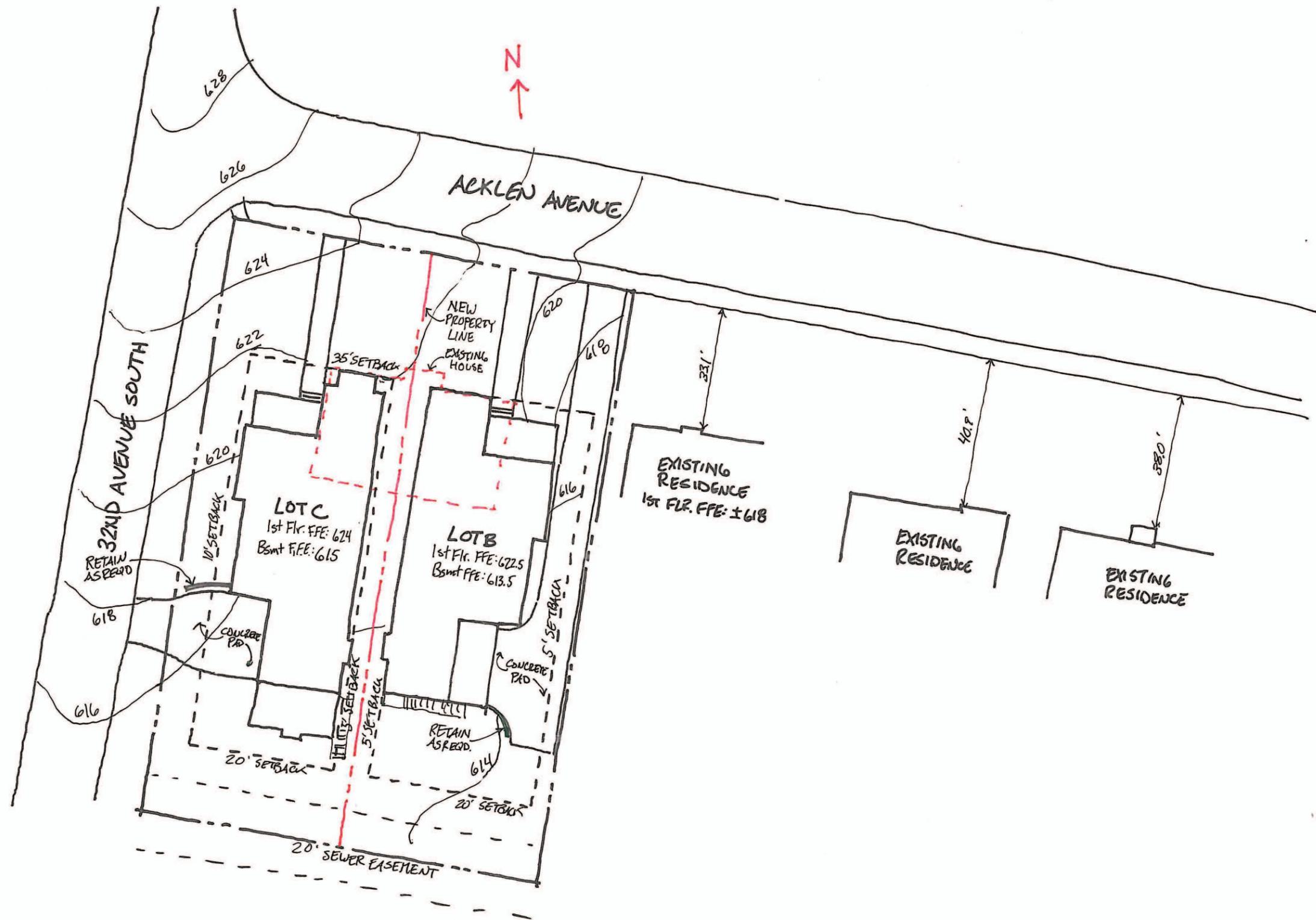
Utilities: The submitted drawings do not indicate the location of the HVAC and other utilities. Staff requests that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i.

Recommendation:

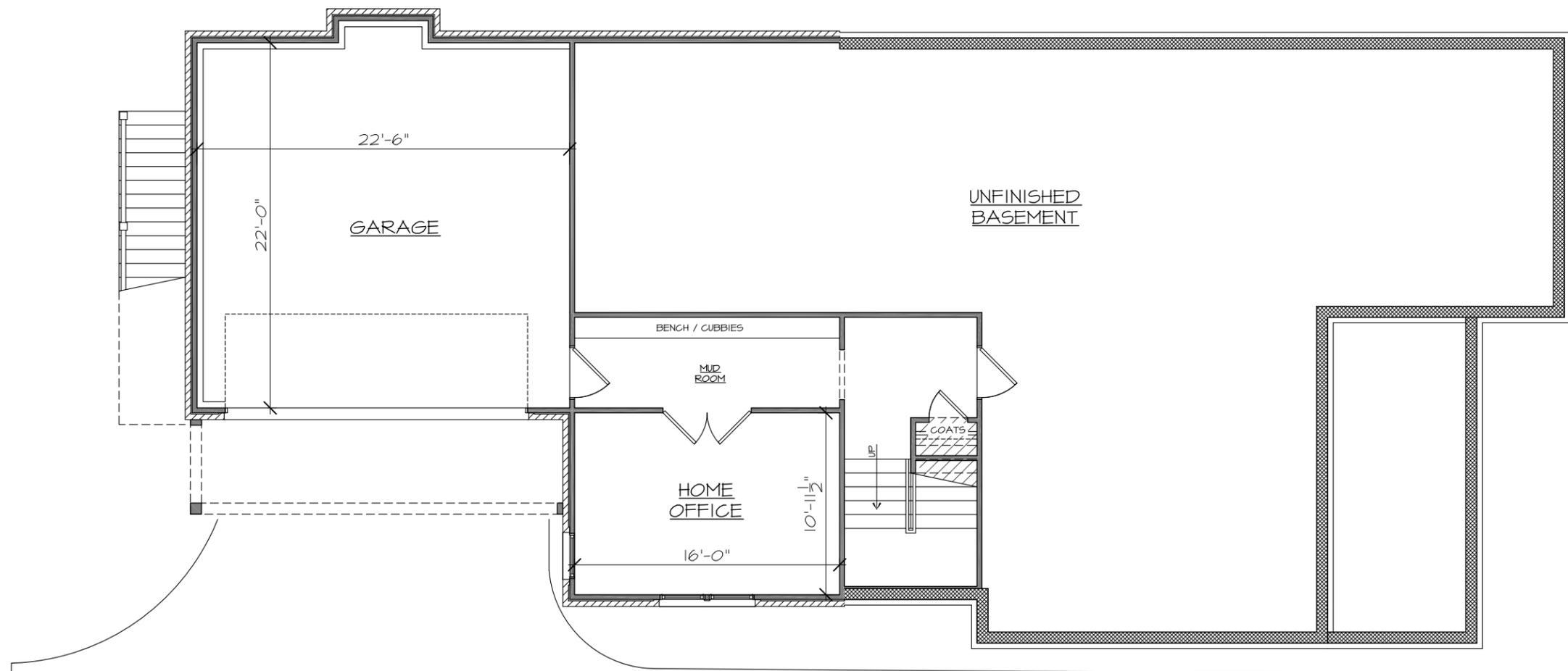
Staff recommends approval of the new construction with the conditions:

1. 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;
2. Staff approve the final details, dimensions and materials of windows, doors and garage doors prior to purchase and installation;
3. HVAC and other utilities shall be located behind the house or on either side, beyond the mid-point of the house; and
4. Staff approve the roof color and a sample of masonry for color, dimensions and texture.

Staff finds that the project meets the design guidelines of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



SITE PLAN
1:30



BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

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DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.

These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	07.03.14	Schematics
02	09.29.14	Design Development
03	10.21.14	Revised DD's

FAIRFAX PLACE SUBDIVISION
 LOT B
 NASHVILLE, TN

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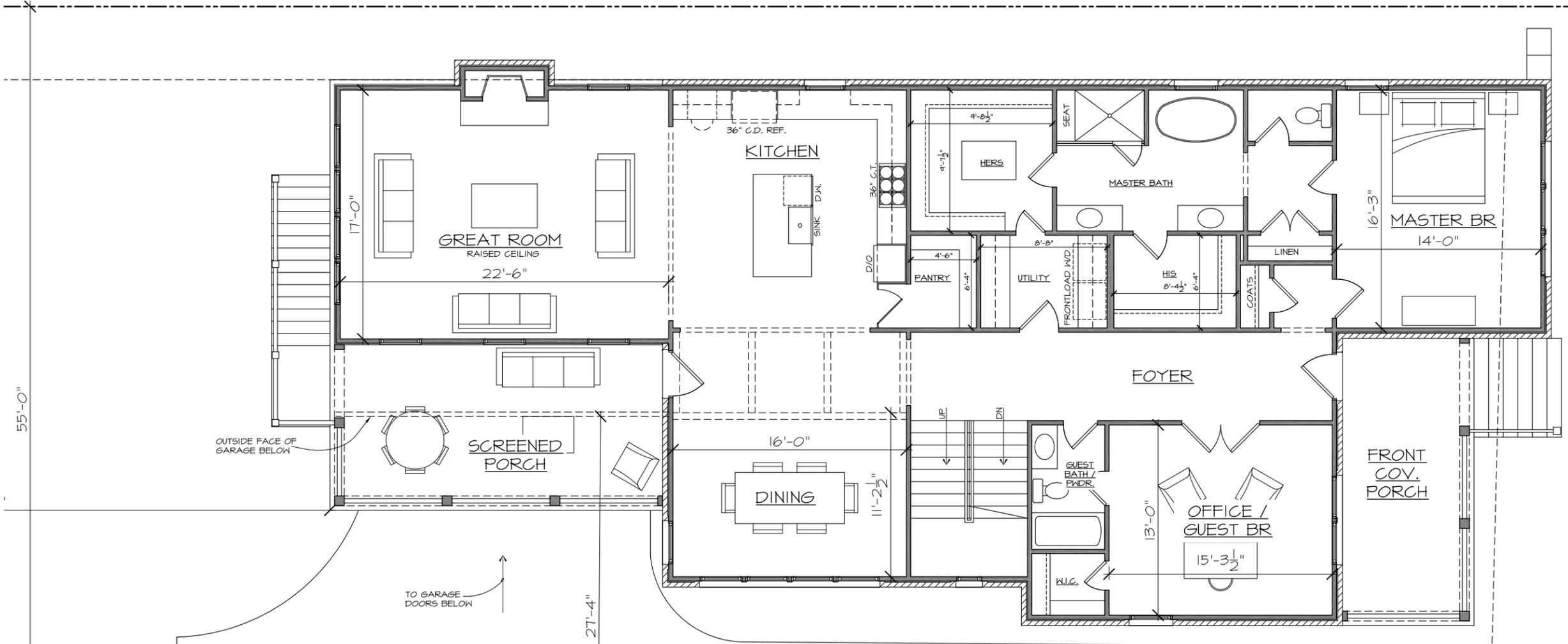
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02	09.29.14	Design Development
03	10.21.14	Revised DD's

14076

A-102

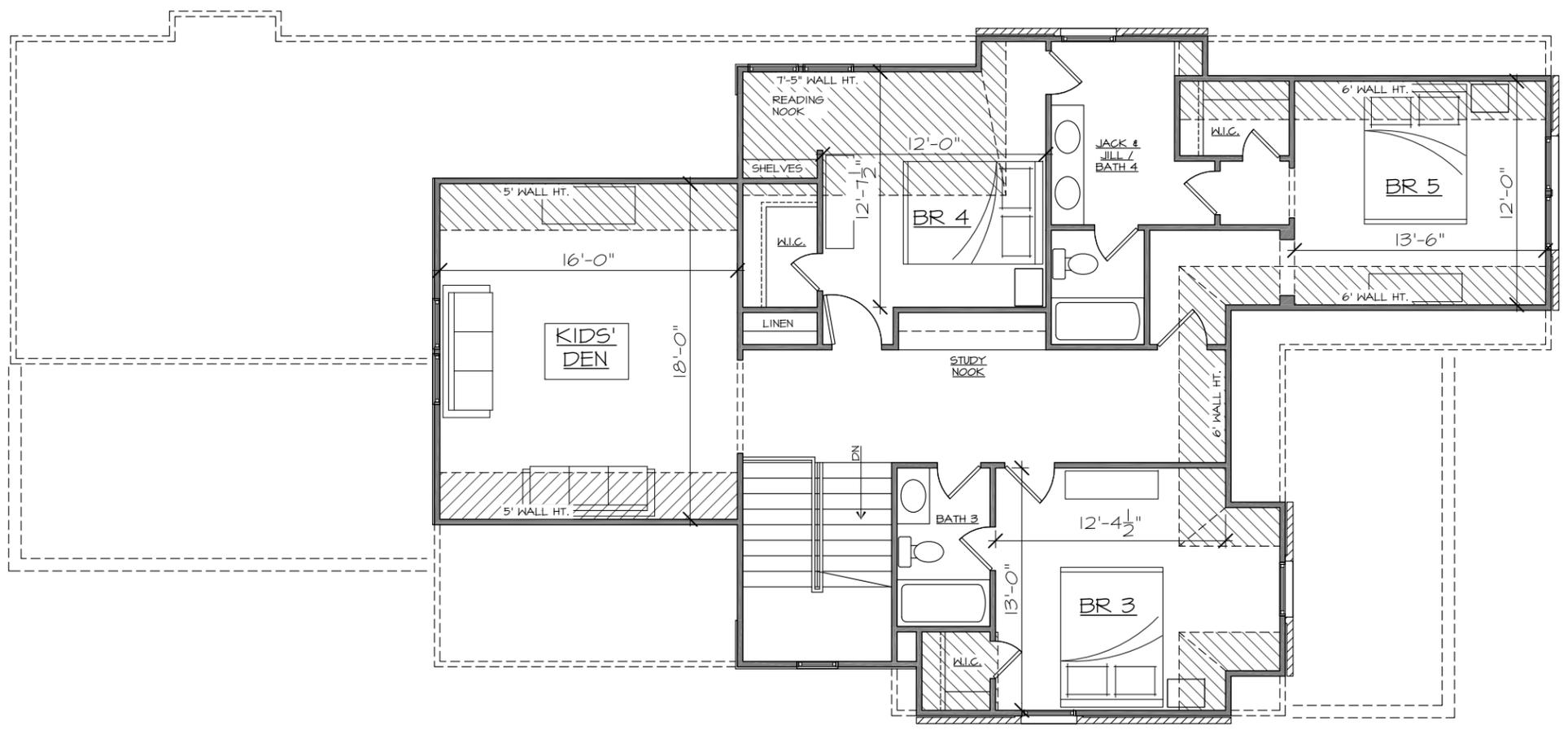


FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

SQUARE FOOTAGE CALCULATIONS:

FIRST FLOOR HEATED (OUTSIDE FACE OF STUD)-	2245 S.F.
SECOND FLOOR HEATED (O.F.S.)-	1316 S.F.
TOTAL HEATED (O.F.S.)-	3621 S.F.
FINISHED BASEMENT HEATED (O.F.S.)-	430 S.F.
TOTAL HEATED INCLUDING BASEMENT (O.F.S.)	4051 S.F.
UNFINISHED BASEMENT	1414 S.F.
FIRST FLOOR COVERED PORCHES-	424 S.F.
GARAGE AND STORAGE-	523 S.F.
TOTAL UNHEATED-	2361 S.F.
TOTAL UNDER ROOF (O.F.S.)-	6412 S.F.
UPDATED - 10.29.14	

FAIRFAX PLACE SUBDIVISION
 LOT B
 NASHVILLE, TN



SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

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A-103

FAIRFAX PLACE SUBDIVISION
 LOT B
 NASHVILLE, TN

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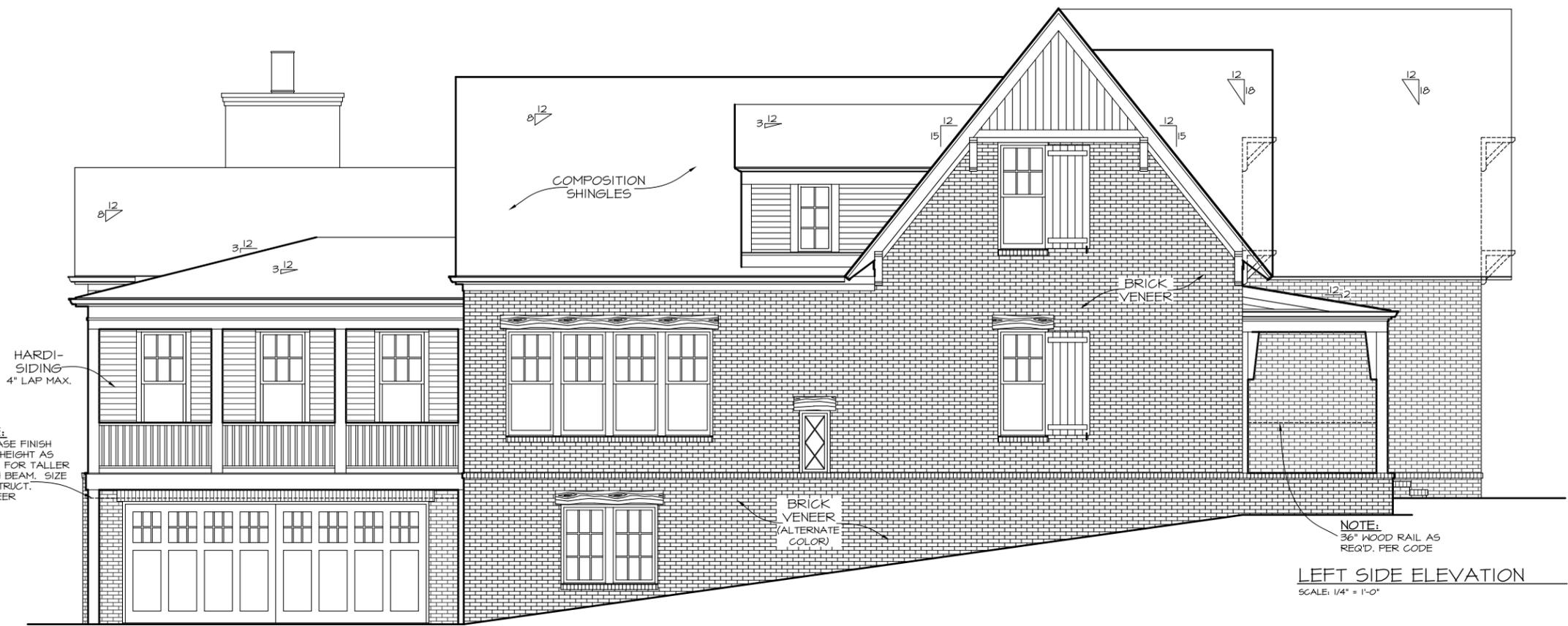
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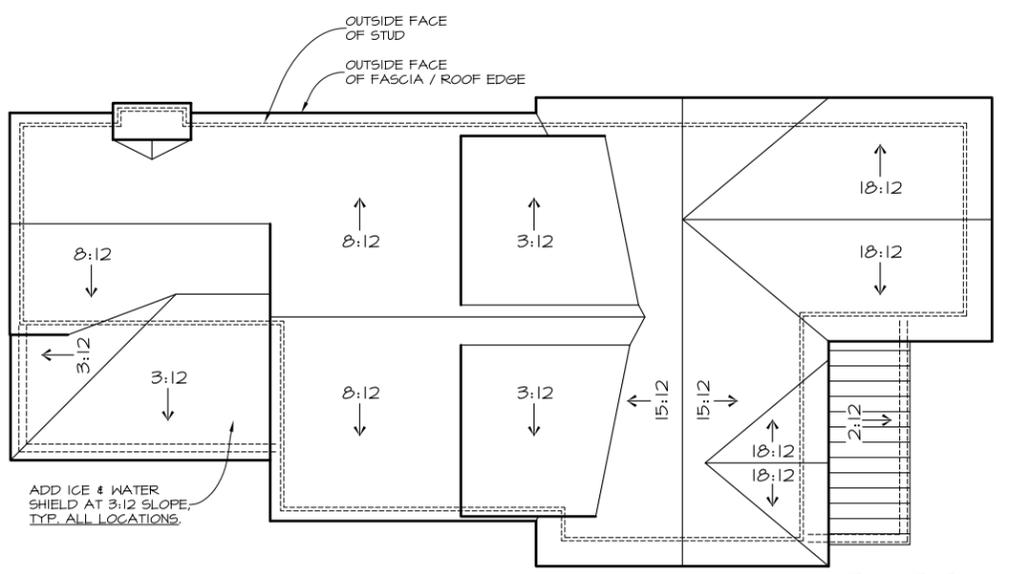
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14076

A-201



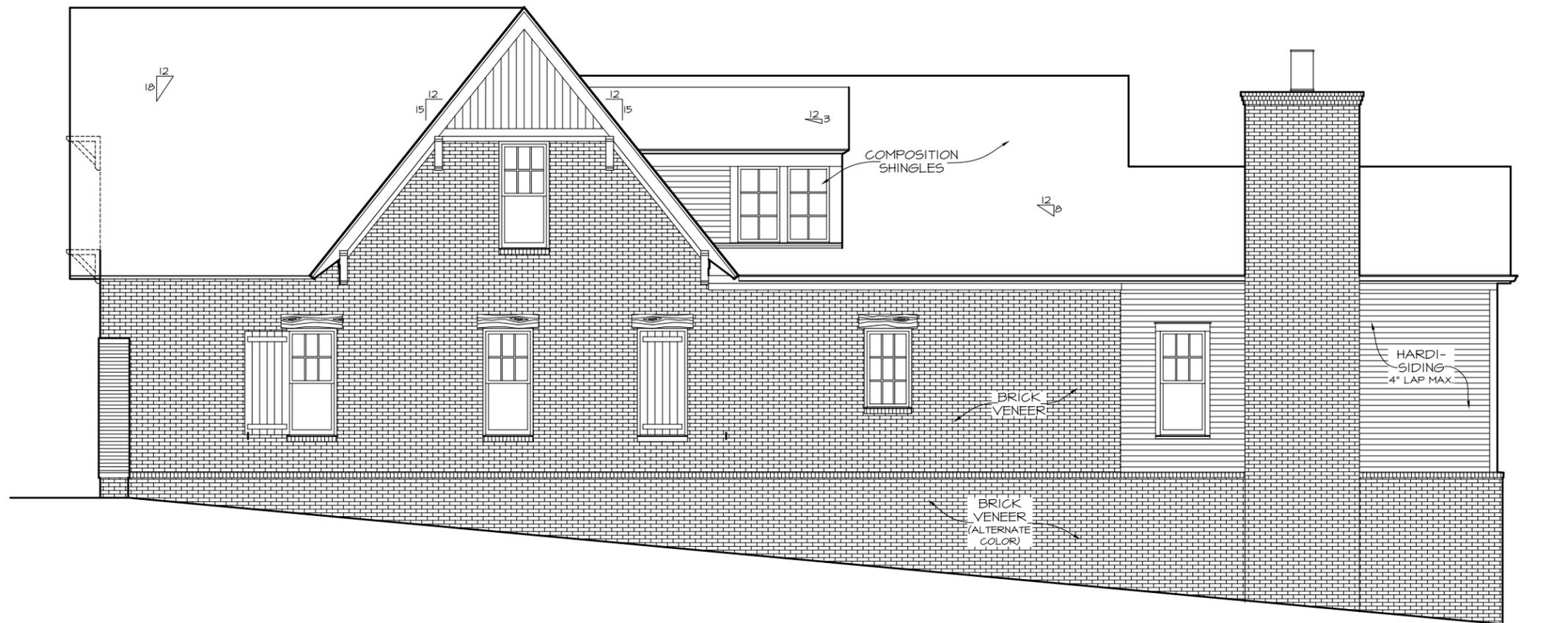
LEFT SIDE ELEVATION
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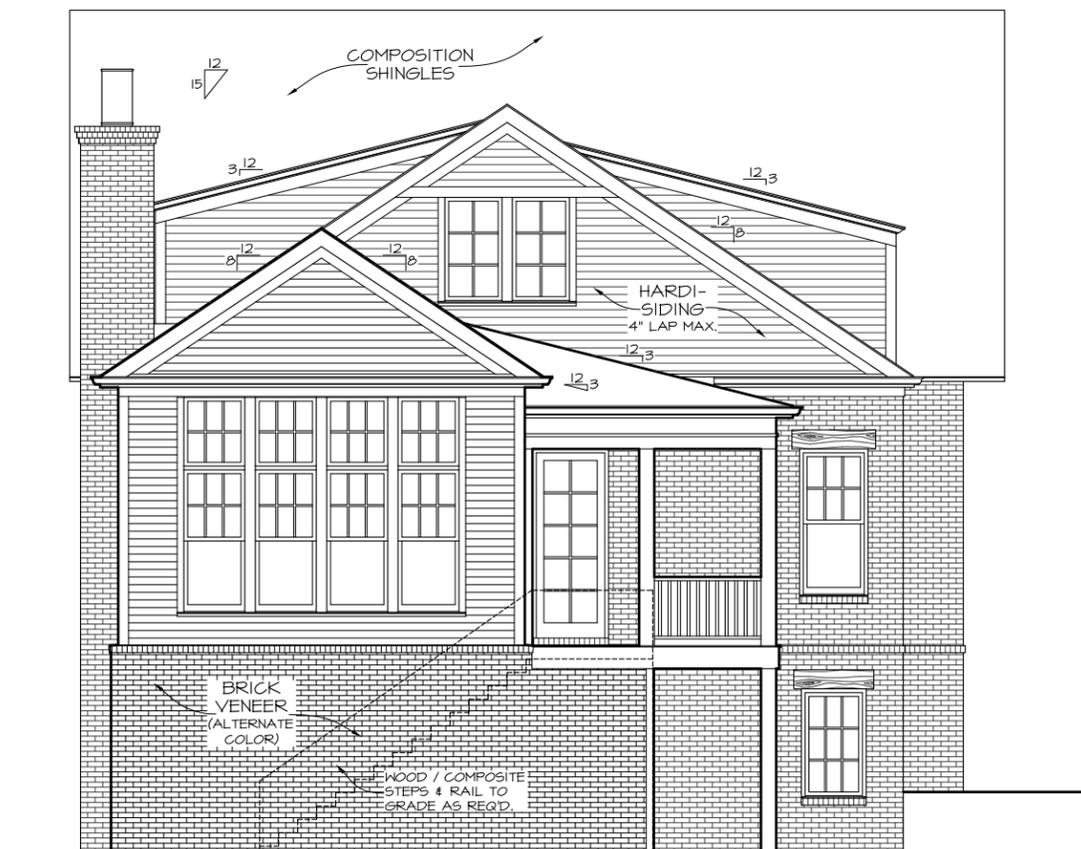
ROOF PLAN
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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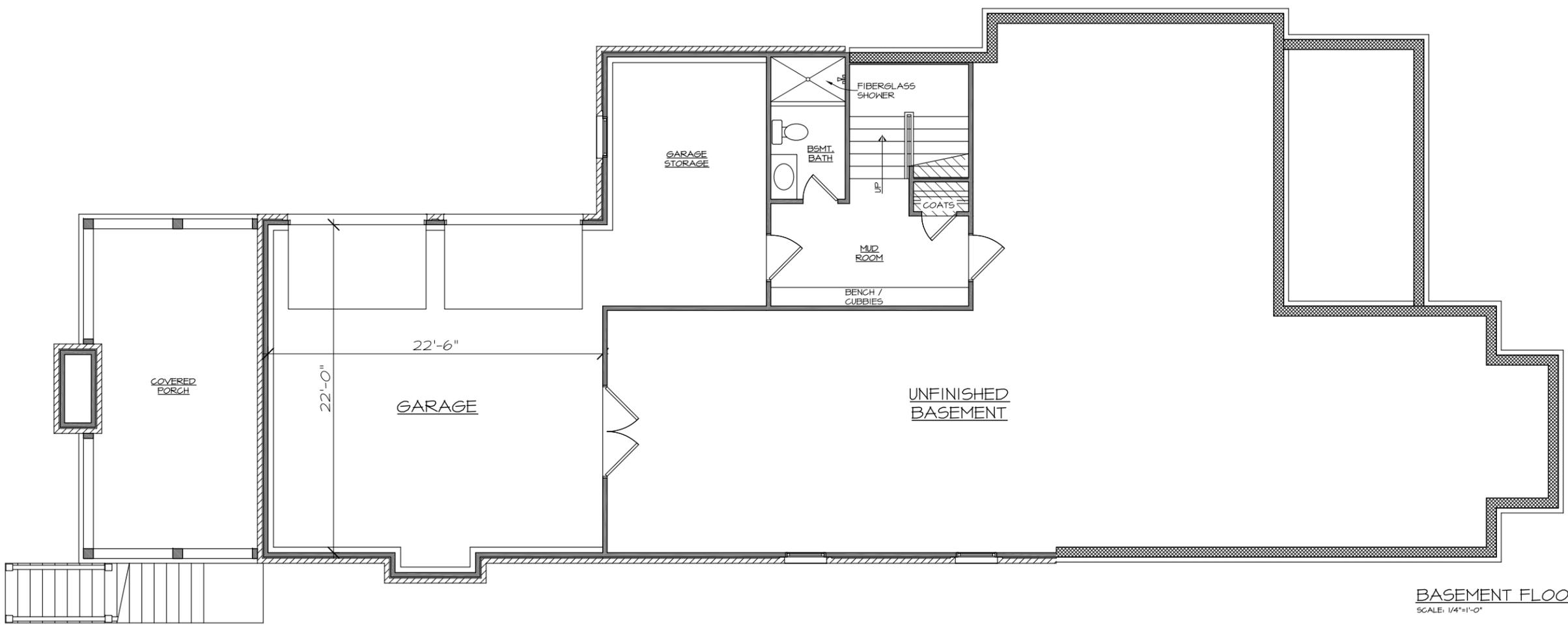
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14075

A-101



BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

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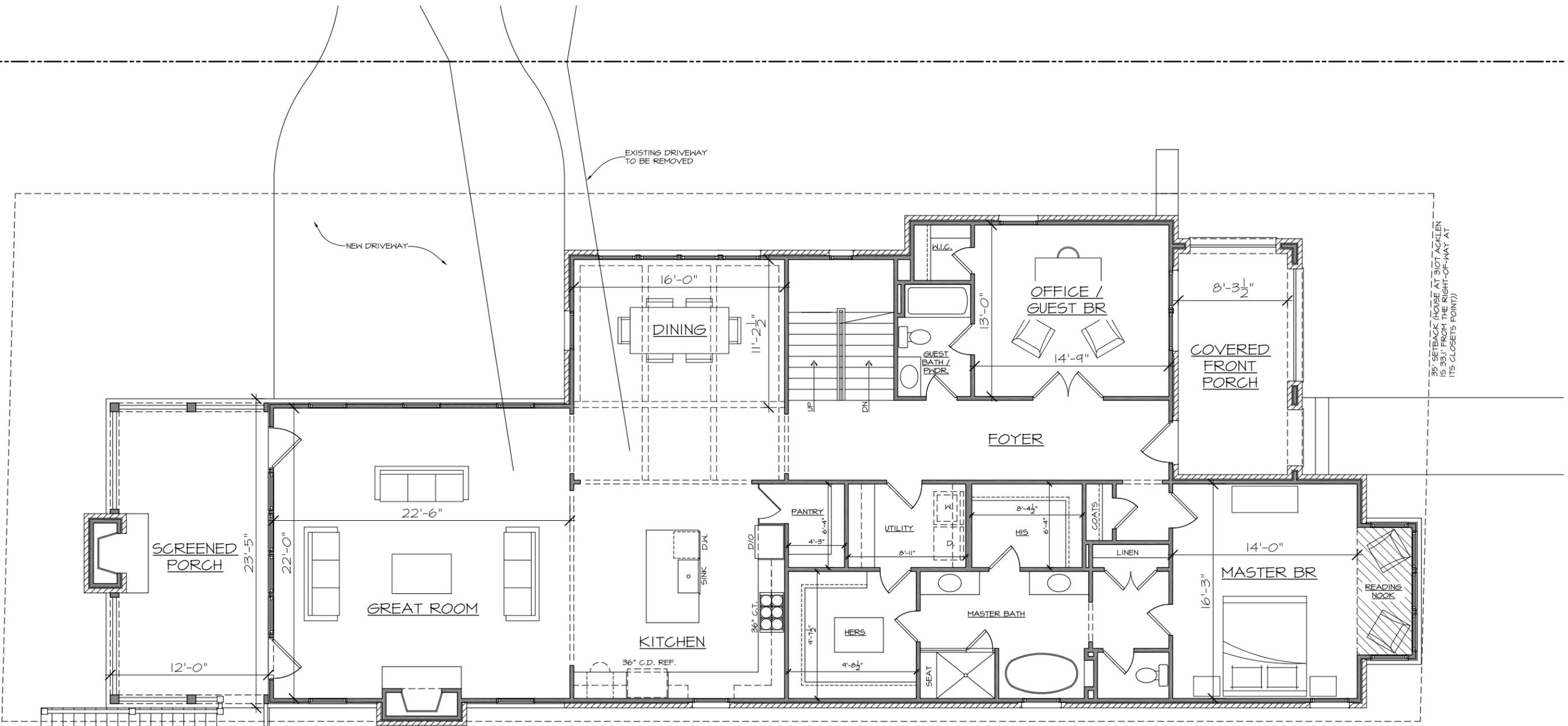
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14075

A-102



FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

SQUARE FOOTAGE CALCULATIONS:

FIRST FLOOR HEATED (OUTSIDE FACE OF STUD)-	2348 S.F.
SECOND FLOOR HEATED (O.F.S.)-	1325 S.F.
TOTAL HEATED (O.F.S.)-	3726 S.F.
FINISHED BASEMENT HEATED (O.F.S.)-	240 S.F.
TOTAL HEATED INCLUDING BASEMENT (O.F.S.)-	3466 S.F.
UNFINISHED BASEMENT	1451 S.F.
FIRST FLOOR COVERED PORCHES-	442 S.F.
GARAGE AND STORAGE-	710 S.F.
TOTAL UNHEATED-	2604 S.F.
TOTAL UNDER ROOF (O.F.S.)-	6575 S.F.

UPDATED - 10.21.14

FAIRFAX PLACE SUBDIVISION
LOT C
NASHVILLE, TN

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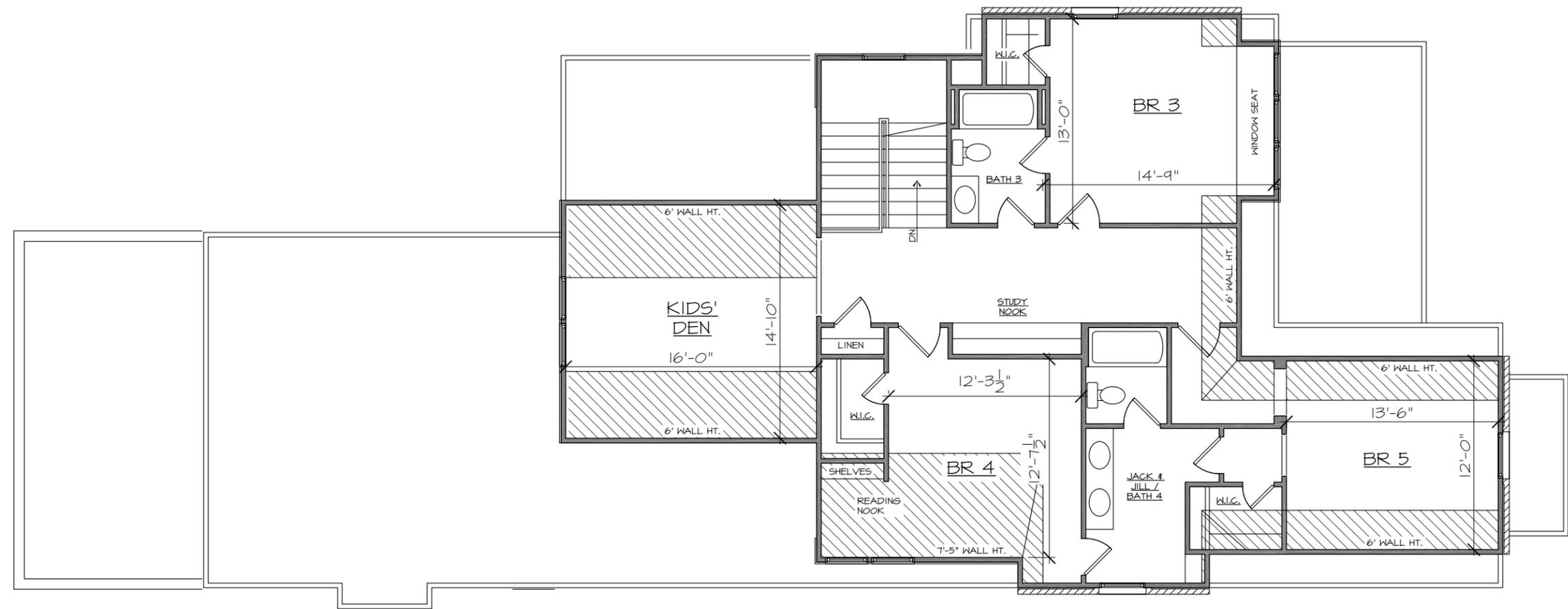
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A-103



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

FAIRFAX PLACE SUBDIVISION
 LOT C
 NASHVILLE, TN

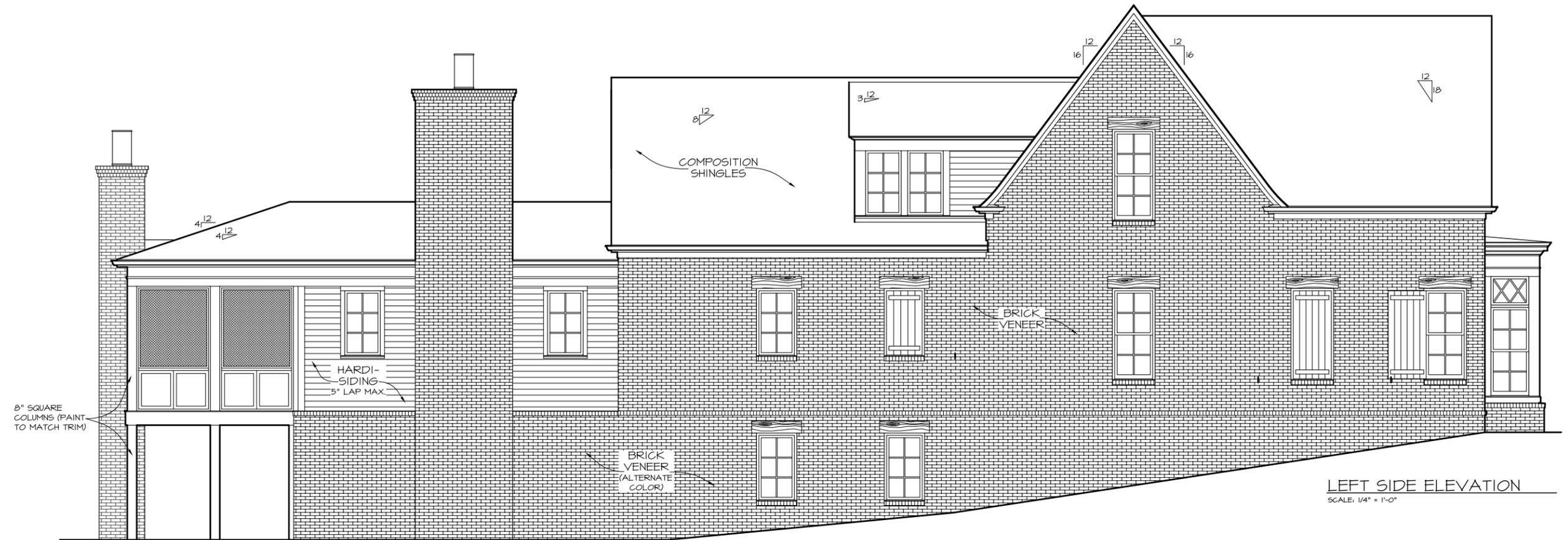
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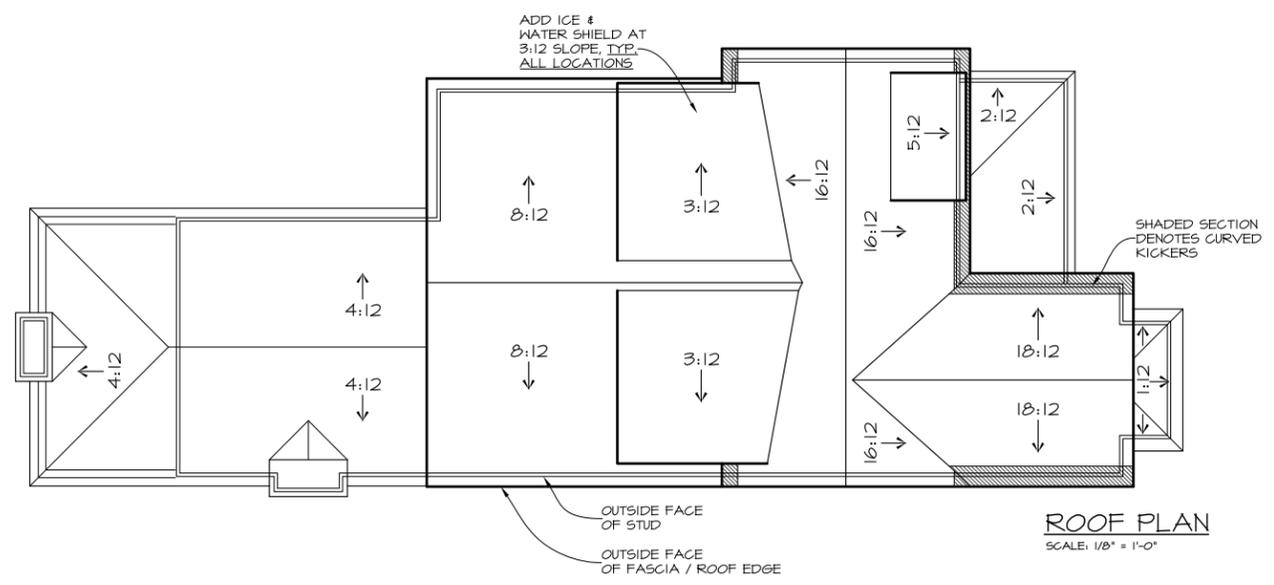
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03	10.21.14	Revised DD's

14075

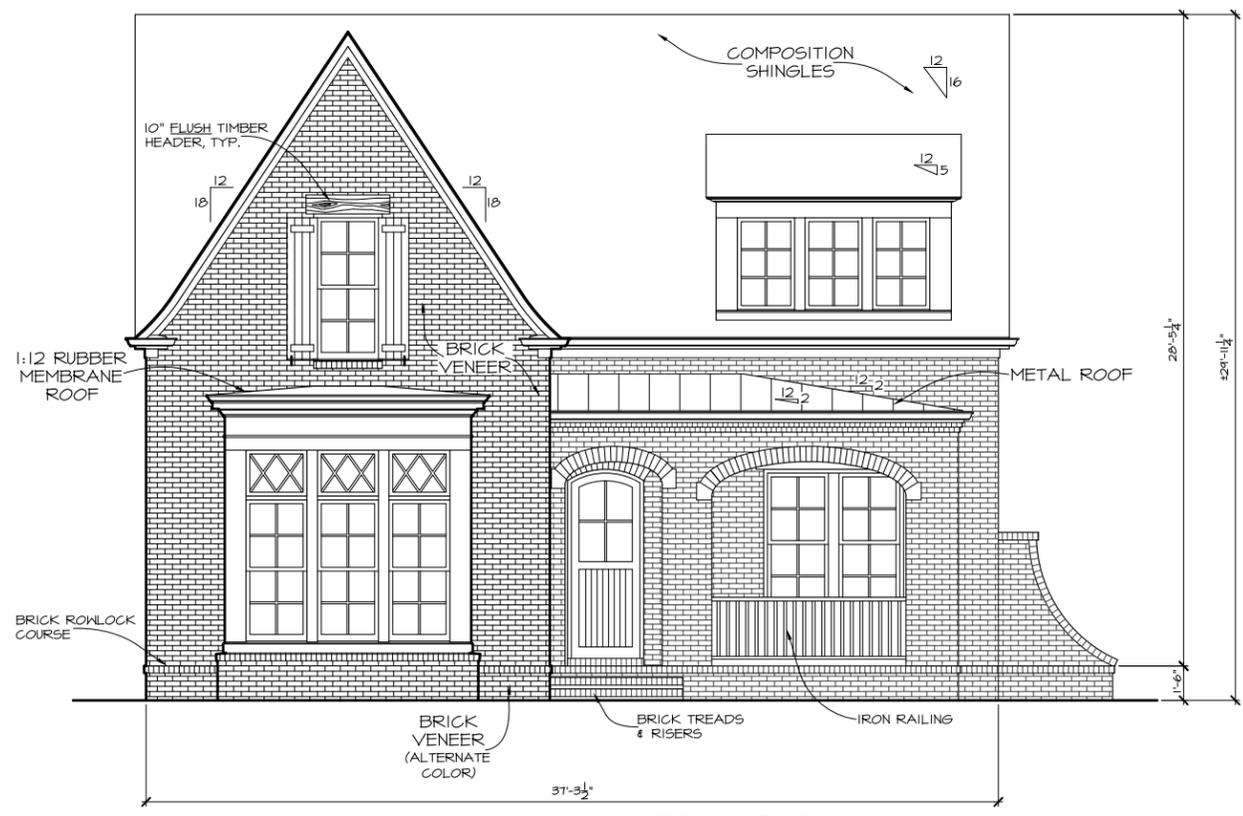
A-201



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



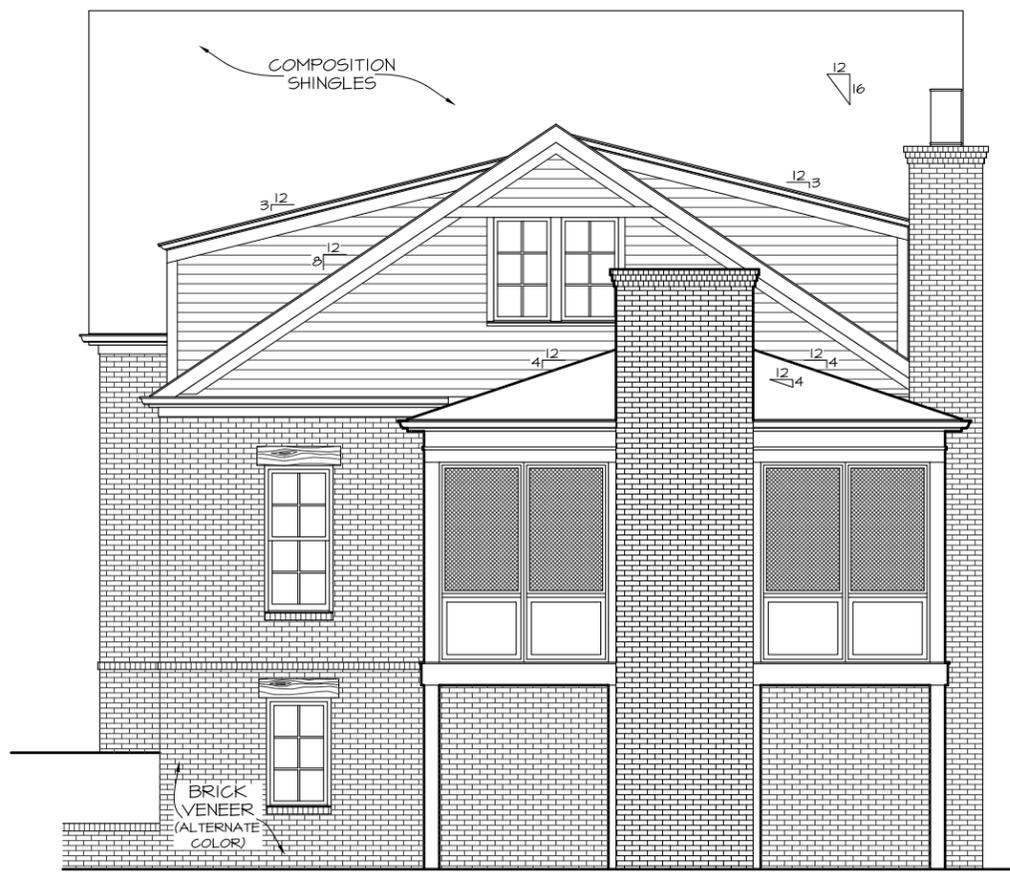
ROOF PLAN
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

Notice:
THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF P. SHEA | DESIGN. THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.
DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.
These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.
It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	07.03.14	Schematics
02	09.29.14	Design Development
03	10.21.14	Revised DD's