KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

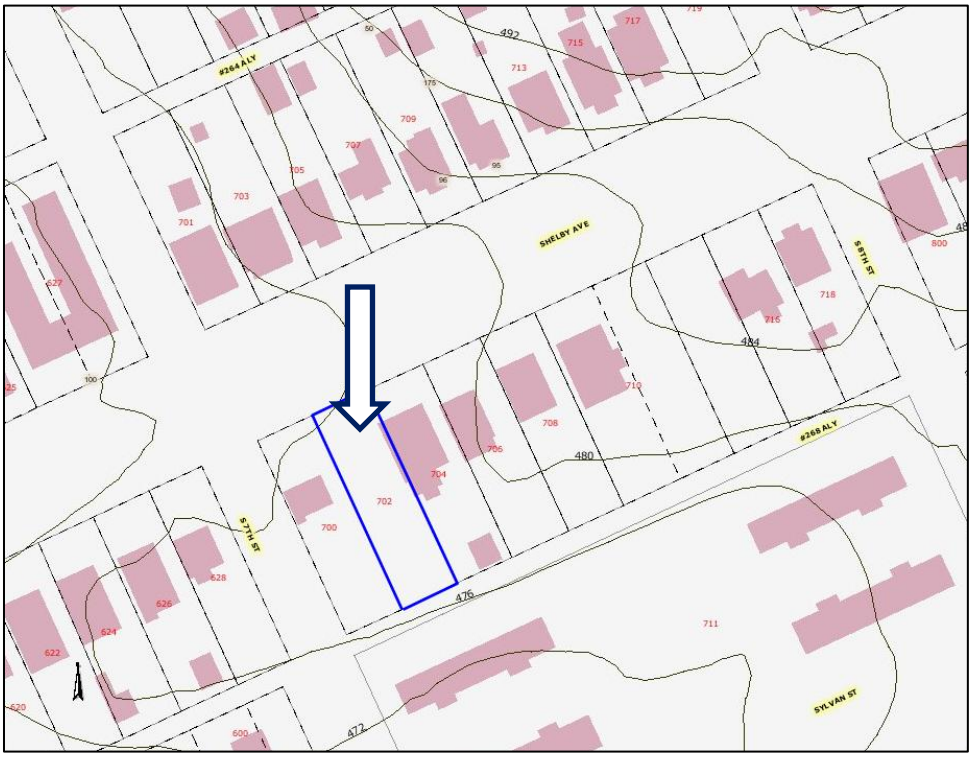
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
702 Shelby Avenue
February 15, 2012

Application: Infill
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 09304003800
Applicant: Peggy Newman, Designer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a one and one-half story house. The house will be similar to historic Craftsman houses in character and scale, clad with contemporary materials (cement-fiber siding, split-faced concrete block foundation, fiberglass asphalt roof shingles). **Recommendation Summary:** Staff recommends approval of the proposed infill construction with the condition that staff review and approve the roof color, the final design of windows and doors, and fence material, and any new sidewalks or paving, otherwise finding the proposal to meet the design guidelines for the Edgefield Historic Preservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:

Background: 702 Shelby Avenue is currently a vacant lot. The surrounding context is primarily composed of one and one-half story Craftsman houses, although the house to the immediate right is a non-contributing one story Ranch bungalow.

Applicable Design Guidelines:

III.B.2 New Construction

a . 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 reinforce that rhythm.

b . 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.

c . Building Shape: The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. **d .** Roof Form: The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof form, orientation, and pitch of surrounding historic buildings.

a. 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.

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

f . 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 new buildings shall be compatible, by not contrasting greatly, with surrounding historic buildings.

g . 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 sidings are not appropriate.
Materials include, but are not limited to, wood, brick, stone, mortar, roofing, concrete, and metals.
The use of hardboard (Masonite) siding is recommended against. The material is made out of wood particles bound together with a glue. As a building passes from owner to owner it will go through years of good and bad maintenance. Despite manufacturers' claims, hardboard usually cannot withstand a bad-maintenance period without exhibiting its poor weathering characteristics. These can include dissolution and sagging; unprotected hardboard can literally soak up moisture like a sponge. However, because the material is a close visual approximation of true wood, and taking into consideration economic realities, the MHZC may approve the use of hardboard on new construction if the applicant installs the material

according to manufacturer's specifications. Hardboard is not approved for additions to historic buildings.

IV.B.1 Fences

a. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.

b. Privacy fences are appropriate only around rear yards and can be up to 6' in height. *A rear yard is considered to be behind the 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.*

d. Chain link or woven fences are generally not appropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is publicly visible, it should be camouflaged with plantings, or painted black or dark green.

e. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.

IV.B.2 Permanent Built Landscape Features

a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location, and should not contrast greatly with those original historic features of the surrounding buildings.

b. Historic retaining walls in front and side yards should be retained.

c. Satellite dishes *(over 3 feet in diameter)* are not appropriate.

d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial historical evidence.

Analysis and Findings:

The applicant is proposing to construct a new single-family dwelling on the lot.

Setbacks, Orientation

The structure will be a one and one-half story house designed in the tradition of the Craftsman architectural style that was popular in the in the 1920s and 30s. The form of the proposed house is a side-gabled bungalow oriented perpendicularly toward the street, matching the alignment and street setback of surrounding historic houses. The house will be shifted slightly right-of-center on the lot, but will maintain and reinforce the existing rhythm of houses on the street. The location of the house will meet guidelines III.B.2.a and III.B.2.e (Setbacks and Rhythm of Spacing, Orientation). The required five foot (5') side setback buffers will be met.

Height, Scale

The finished floor height will match the foundation line of the structure at approximately two feet (2') above grade on a fairly flat lot. The primary eave height will be ten feet (10') above grade or eight feet (8') above the foundation line. The roof, a 9:12 pitched side-oriented gable, will rise to twenty-six feet (26') above grade. The front wall of the

house will be thirty-five feet wide, with a twenty-four foot (24') wide front porch with a front-gabled roof. These proportions are compatible with the house to the left, a typical historic Craftsman house that is thirty-four feet wide and twenty-seven feet tall. There will also be a gabled front dormer and a shed-roofed rear dormer, which are both similar to those on historic houses in scale and character. Overall, the proposal will meet guidelines II.B.2.b, III.B.2.c, III.B.2.d (Height, Building Shape, Roof Shape).

Openings

The front and sides of the house will have multiple openings, no more than ten feet (10') apart. There will be a square, wooden louvered vent in the gable field above the front porch. The proportion and rhythm of windows and doors on the front and sides of the structure will be compatible with surrounding historic buildings and meet guideline III.B.2.f.

Materials

The exterior materials of the new house will be: cement-fiber clapboard siding, smooth, with a five inch (5") reveal; cement-fiber "stucco" panels and trim to resemble half-timbering; split-faced concrete block foundation; and asphalt architectural roof shingles. The windows and doors will be wood. These materials are appropriate for new construction in the historic overlay and meet guideline III.B.2.g. Additional information about the roof color, the final design of windows and doors, and fence material, needs to be provided and approved by staff before a permit is issued,

Appurtenances

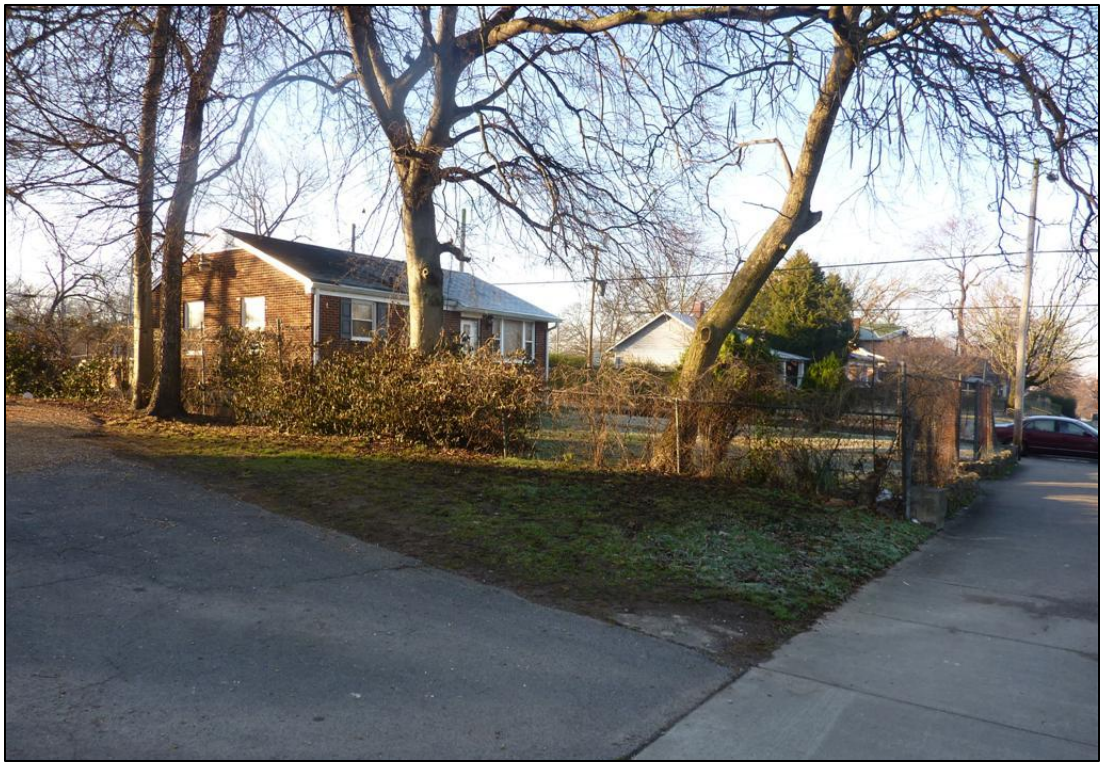
The locations of proposed fences and paving meet guidelines IV.B.1 and IV.B.2 (Fences, Permanent Landscape Features). Additional information about sidewalks and other paving needs to be provided and approved by staff before a permit is issued.

Recommendation:

Staff recommends approval of the proposed infill construction with the condition that staff review and approve the roof color, the final design of windows and doors, and fence material, and any new sidewalks or paving, otherwise finding the proposal to meet the design guidelines for the Edgefield Historic Preservation Zoning Overlay.

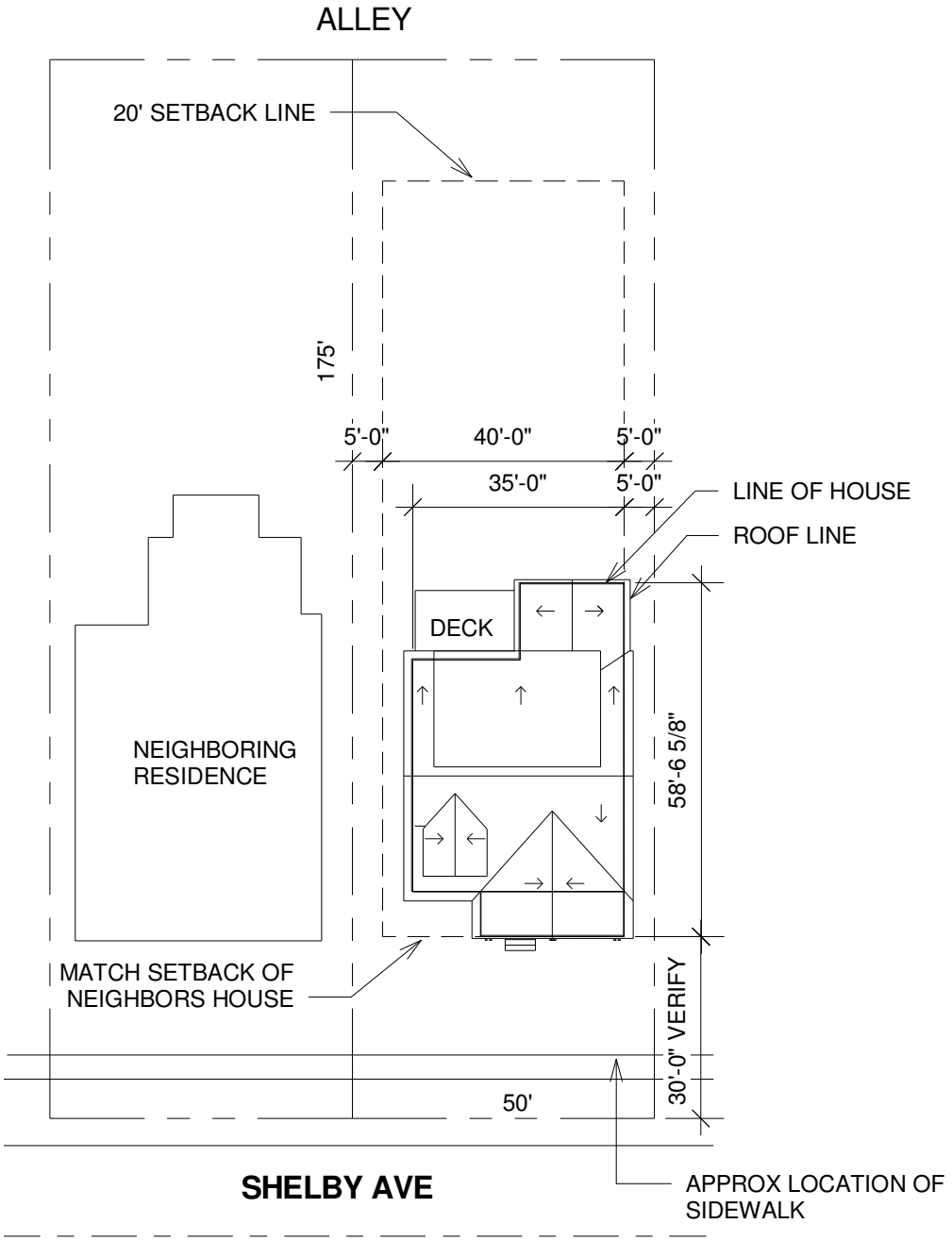
Vacant lot at 702 Shelby Avenue.

House to immediate left (704 Shelby Avenue).



House to immediate right (700 Shelby Avenue).

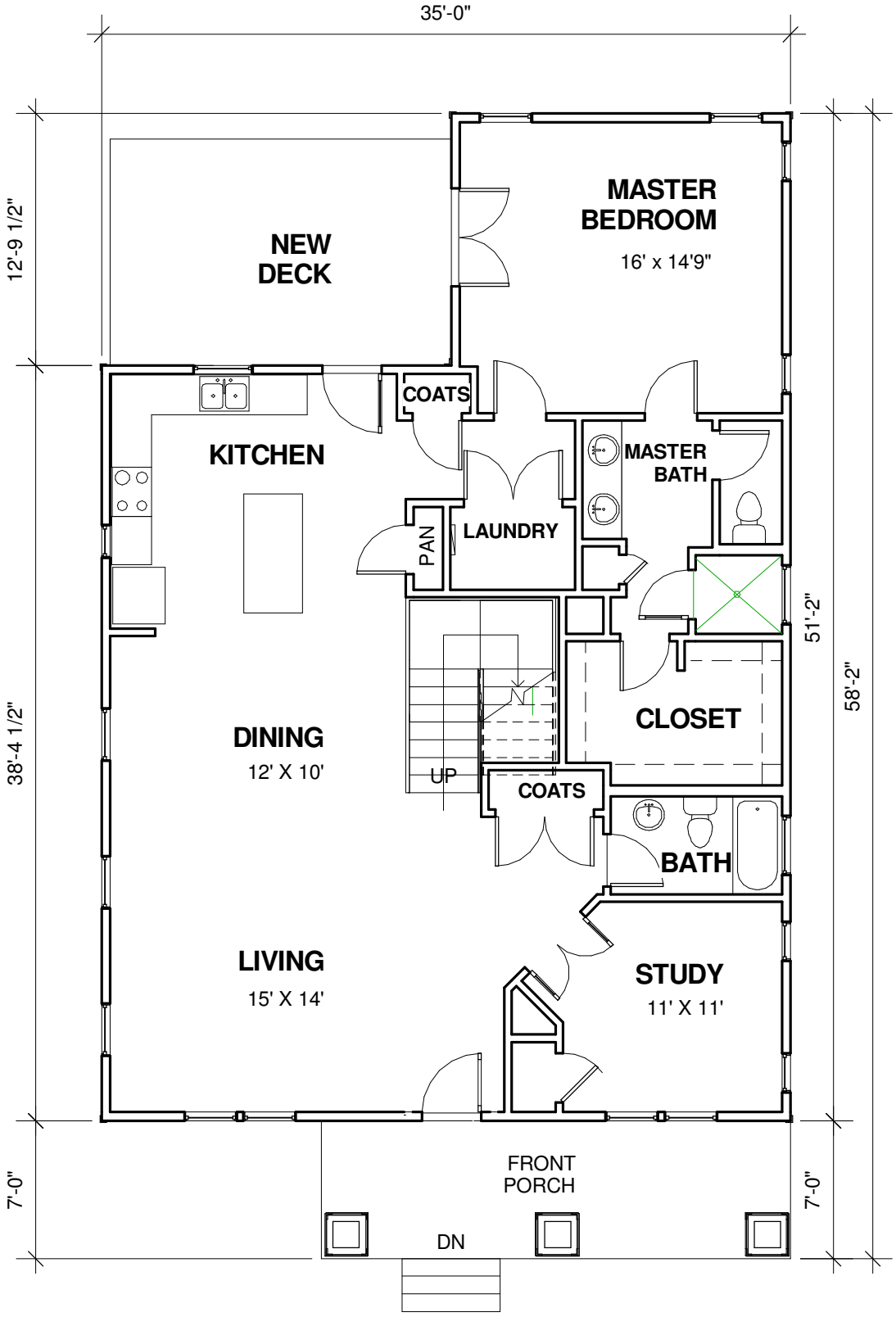
Houses across the street (701, 703, 705 Shelby Avenue).



702 SHELBY AVE - SITE PLAN

MIRRORED 2/2/12

1" = 30'

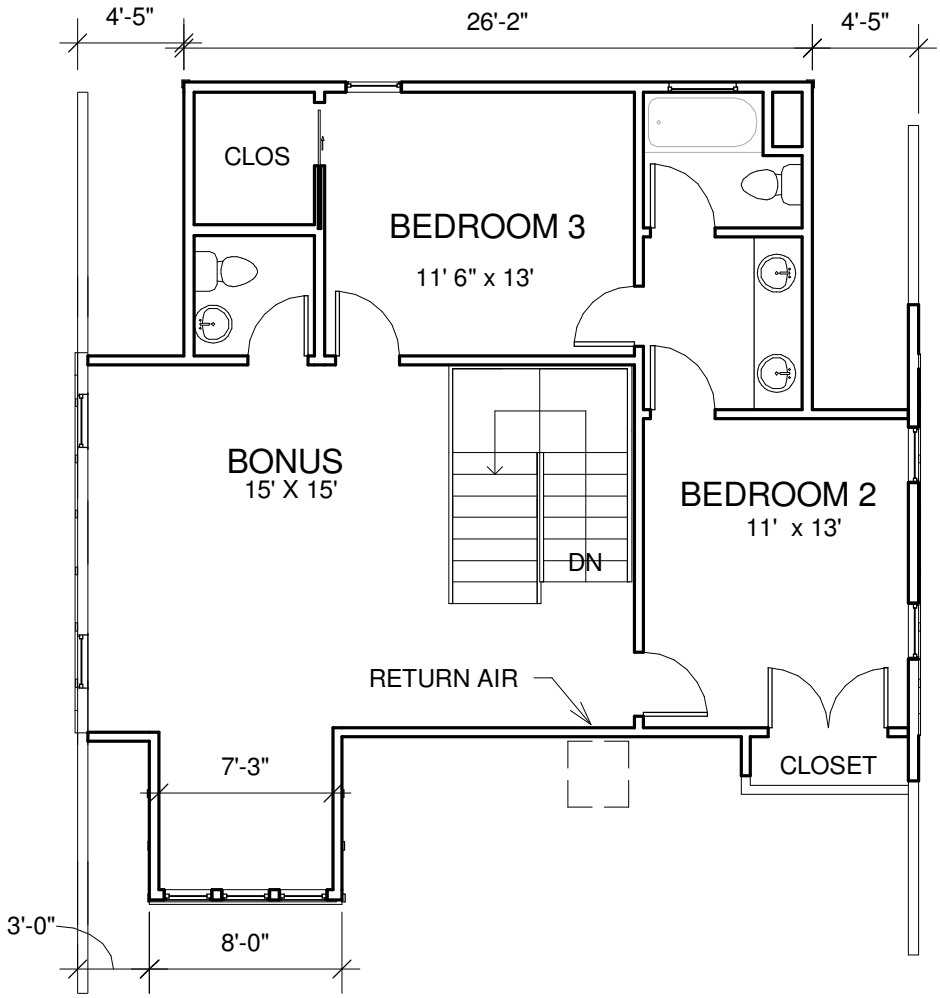


702 SHELBY - FIRST FLOOR PLAN

MIRRORED
2/2/12

FIRST FLOOR:	1564 SQ FT
SECOND FLOOR:	847 SQ FT
TOTAL:	2411 SQ FT

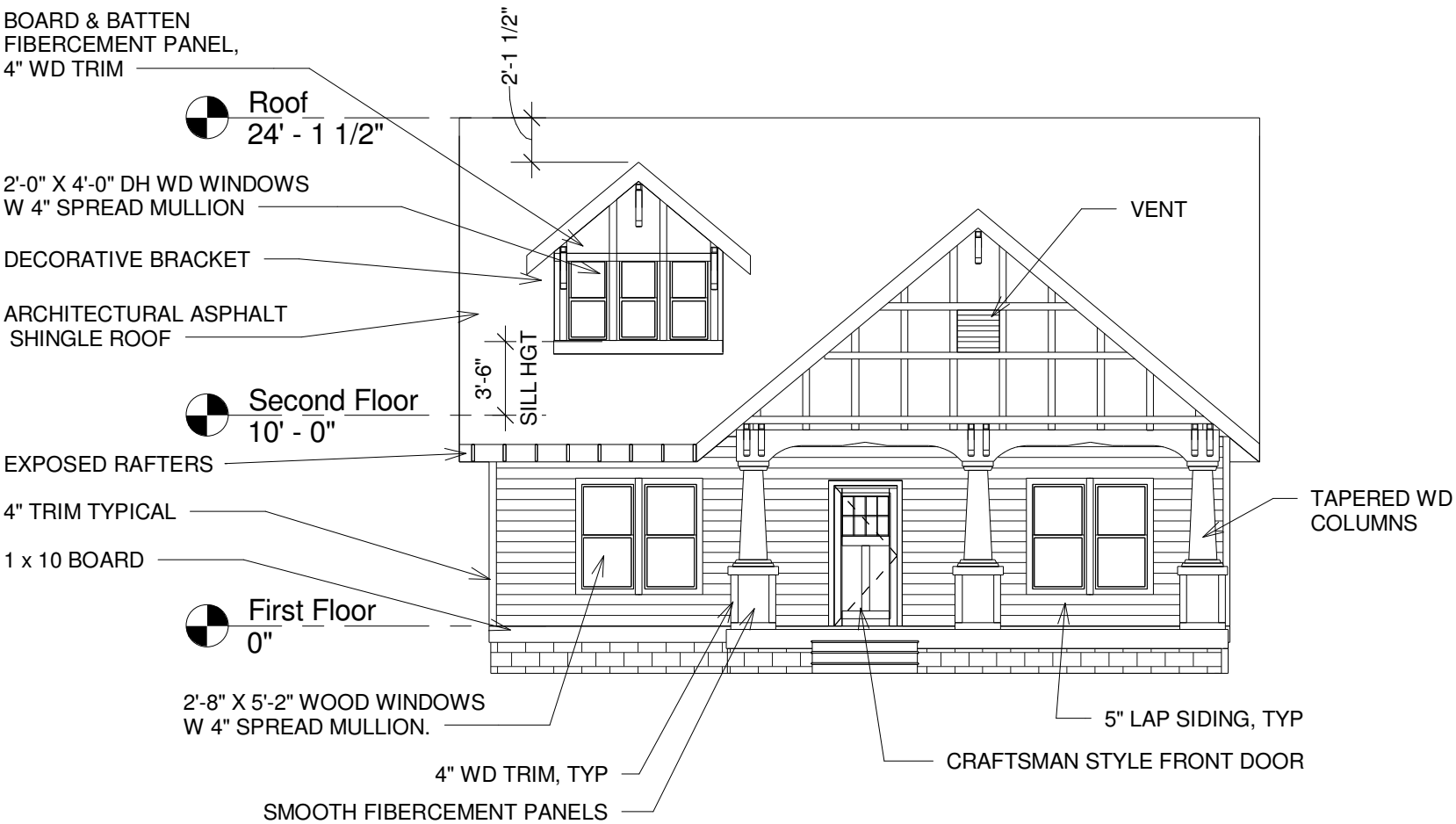
1/8" = 1'-0"



702 SHELBY - SECOND FLOOR PLAN

MIRRORED 2/2/12

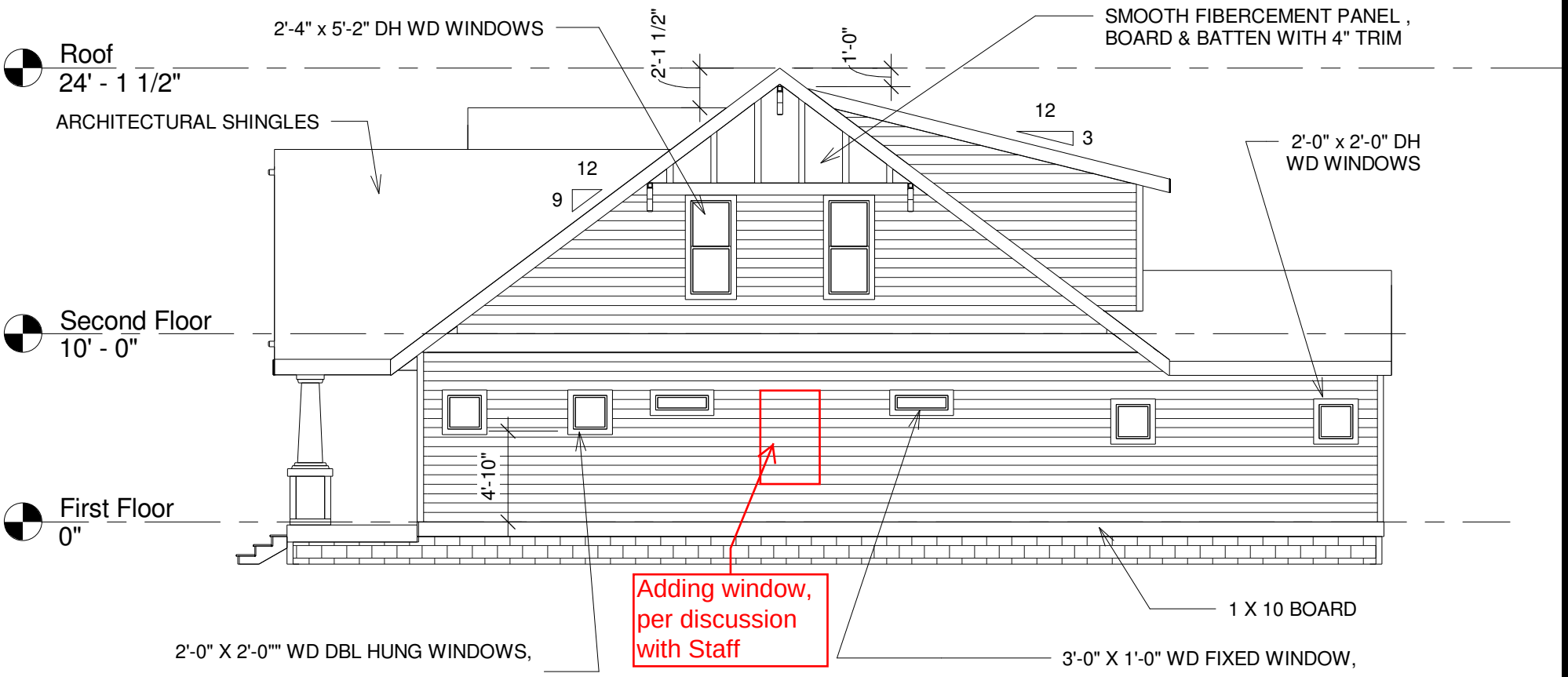
1/8" = 1'-0"



702 SHELBY - FRONT ELEVATION

1/8" = 1'-0"

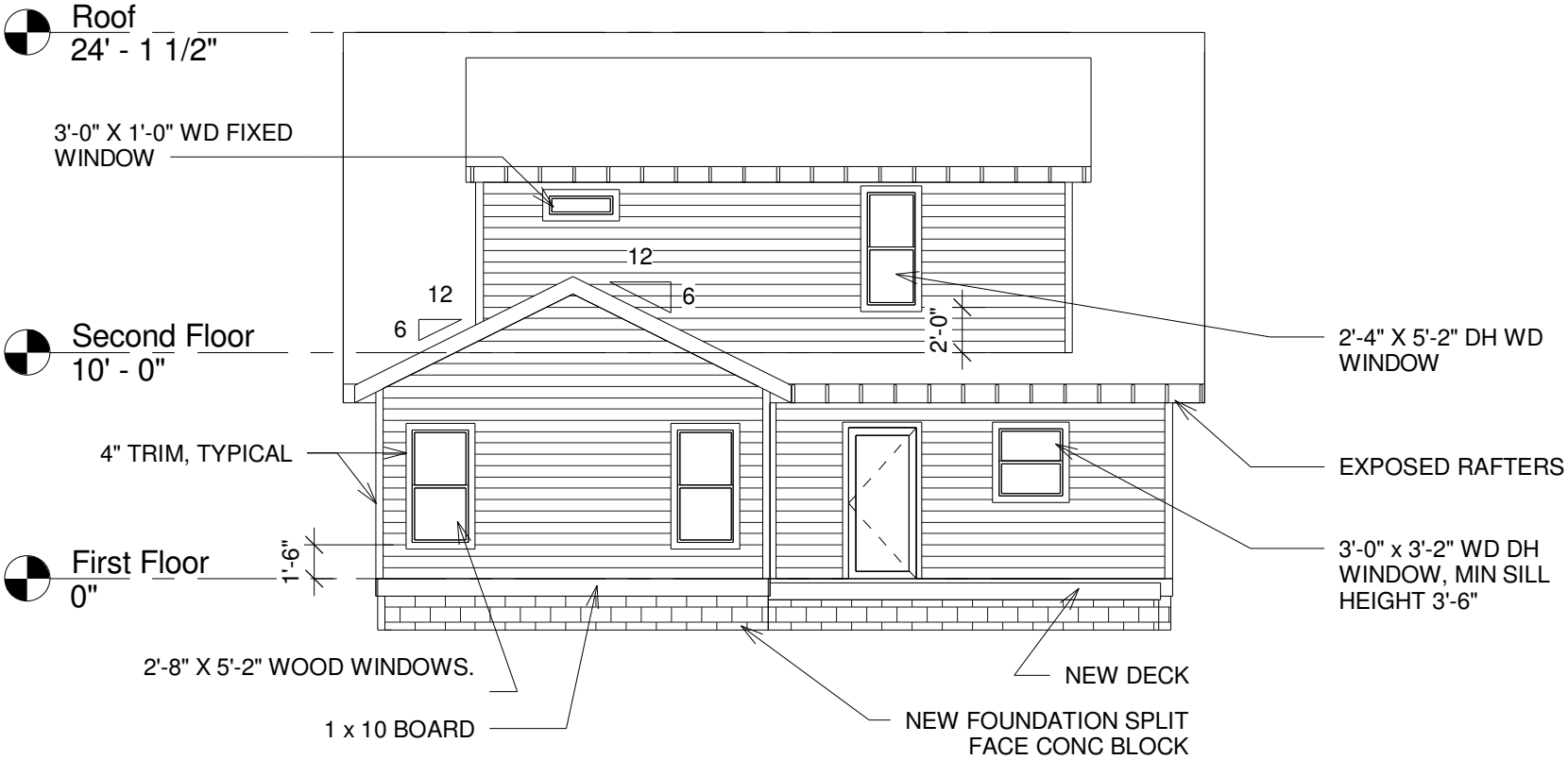
MIRRORED 2/2/12



702 SHELBY - LEFT ELEVATION

1/8" = 1'-0"

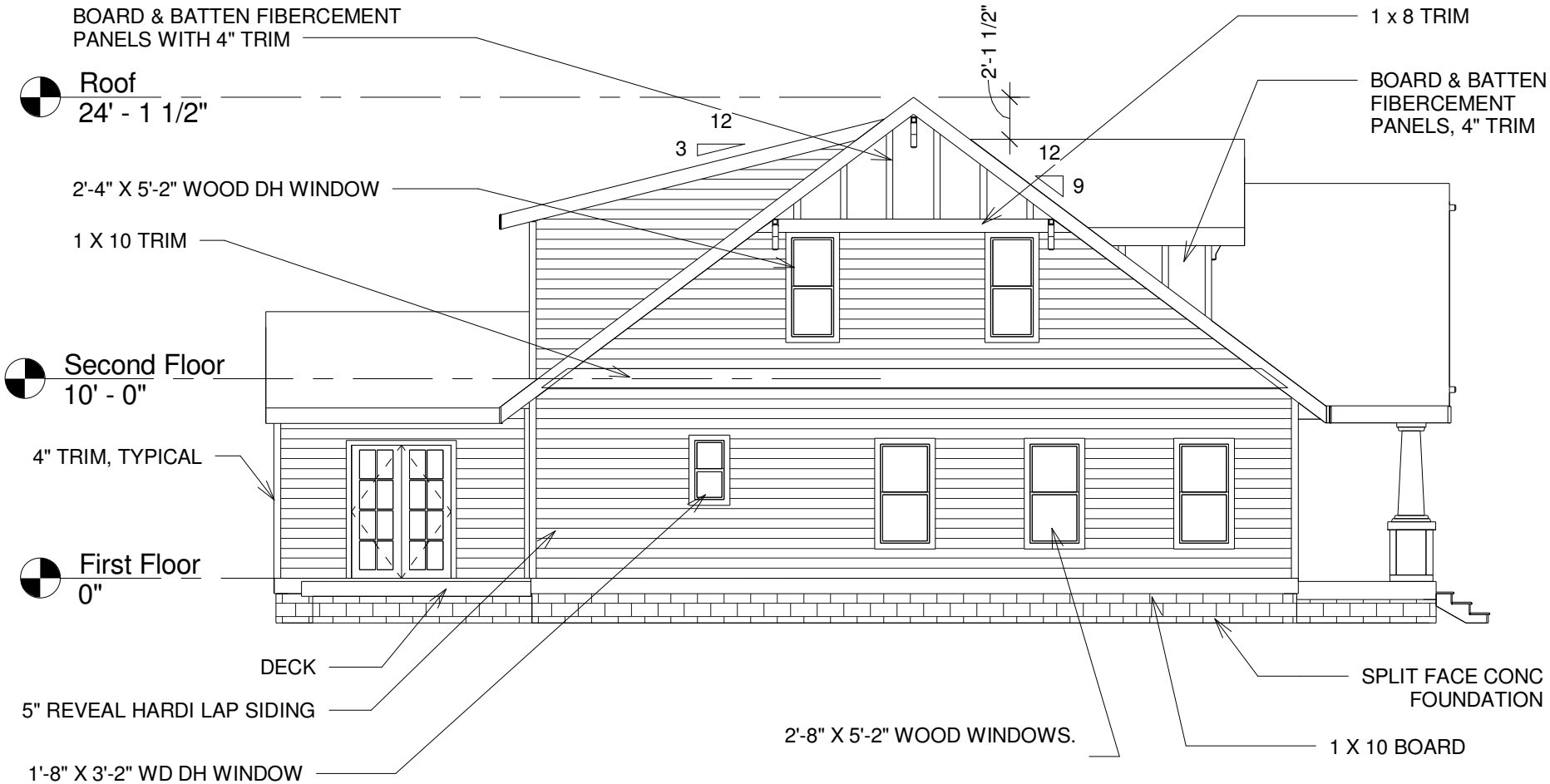
MIRRORED 2/2/12



702 SHELBY - REAR ELEVATION

MIRRORED 2/2/12

1/8" = 1'-0"



702 SHELBY - RIGHT ELEVATION

MIRRORED 2/2/12

1/8" = 1'-0"