



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
0000 24th Avenue South (address unknown at this time)
October 17, 2012

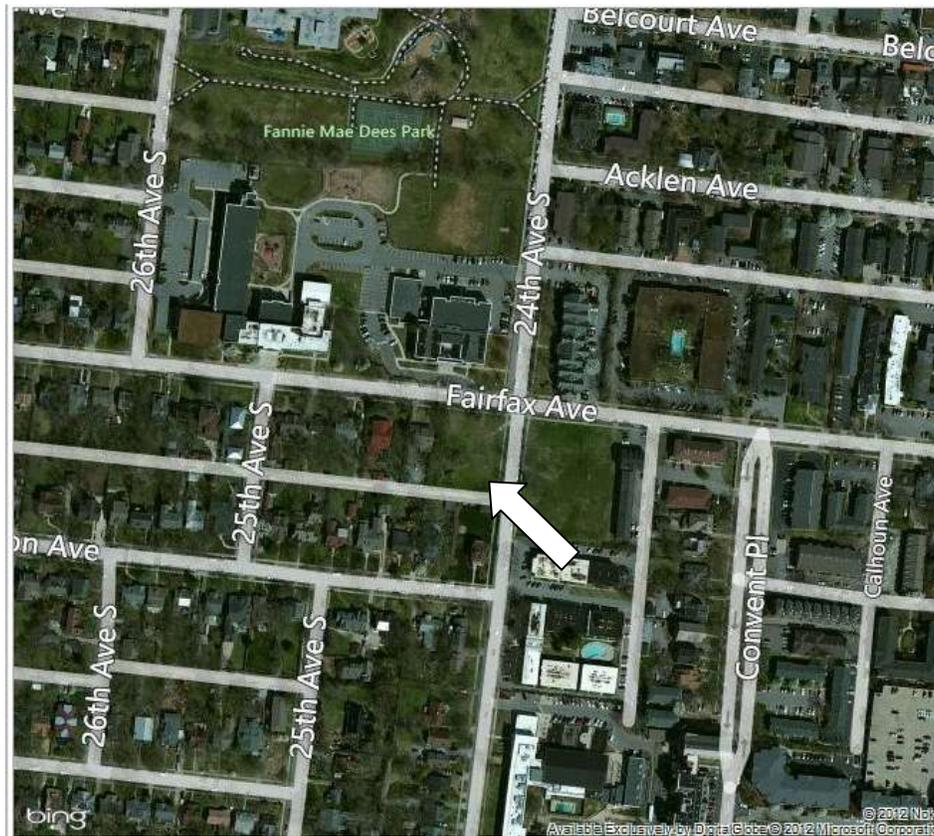
Application: New construction - infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number:
Applicant: Michael Ward, Allard Ward Architects, LLC
Project Lead: Robin Zeigler, Robin.Zeigler@nashville.gov

<p>Description of Project: Applicant proposes one of three houses planned for this lot that was originally two and recently subdivided into three lots. The proposed house is for the “rear” lot that will face 24th Avenue South. A detached accessory building is also planned but not a part of the project at this time.</p> <p>Recommendation Summary: Staff recommends approval with the condition that staff provide final review of windows, doors, roof color and location of utilities.</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. IIB

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.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

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:

Applicant proposes one of three houses planned for this lot that was originally two and recently subdivided into three lots. The proposed house is for the rear lot that will face 24th Avenue South.

Analysis & Findings:

Height & Scale : The majority of homes in the immediate context are one and one-half story buildings that range in height from approximately twenty feet to twenty-six feet (20'-26'). Two-story Four-square homes in immediate vicinity are between thirty-four and thirty six feet (34'-36') tall from grade. The proposed building fits within this range at thirty-six feet (36') from grade to ridge. The foundation height is approximately three feet from existing grade, which is which is similar to other homes in the neighborhood. Staff finds the height to meet section II.B.a.



This two and one-half story Four-square that faces Barton Avenue will be next door to the proposed home. The height of the two homes will be similar.

The width of the house is approximately forty-three feet and six inches wide (43'6") compared to the historic two-story homes in the immediate context that are approximately thirty-six feet (36') wide and the one-story homes that range between forty and forty-five feet (40'-45') wide, not counting side carports and the rare wider exceptions. Staff finds the width to be appropriate because the shallow depth of the lot requires a wide home as opposed to a deep home. The depth of the proposed house is only thirty-three feet (33'), not counting the front porch, compared to the context which is more in the forty-foot to fifty-foot range (40'-50'). The scale of the home meets section II.B.b.

Historic lots in the immediate context have approximate open space ratios of between eleven percent and twenty-one percent (11%-21%). The proposed open space ratio figured with proposed garage, even though it is not a part of the current application, will be approximately twenty six percent (26%). Although slightly over the approximate range, staff found that the open space to be appropriate since the lot is smaller and does not have the depth found in most lots in the neighborhood. This lot is approximately one-hundred and twenty-three feet (123') deep compared to the typical lot that is approximately sixty-feet (60') feet deeper.

Setback and Rhythm of Spacing: The front setback including the narrow porch is approximately twelve feet (12') and the bulk of the house sits back twenty feet (20'). The side setback for the nearest home facing Barton Avenue is approximately fifteen feet (15'). Buildings do not face 24th until the next southern block of 24th Avenue South. Staff found the twelve/twenty foot (12'/20') setback to be appropriate for this section of 24th Avenue South as there is no immediate context for homes on 24th and the proposed setback is within the range of setbacks in the vicinity. Side setbacks are approximately ten feet (10') on the left (alley side) and five feet (5') on the right and the project meets all requirements of bulk zoning. Staff finds the setback and spacing to meet section II.B.c.

Materials, Texture, Details, and Material Color: Materials include a parged split-faced CMU block foundation; cement fiber lap siding, shingles and panels; composite trim and posts and a fiberglass shingle roof. The porch is concrete and the chimney stucco. The materials for the doors and windows are unknown. Staff recommends final approval of windows, doors, and roof color. All known materials meet section II.B.d.

Roof Shape: The roof shape is a side-gable with a 12/10 pitch and a central gabled dormer. Both the shape and pitch are found in the neighborhood and so meet section II.B.e.

Orientation: The new home will be oriented towards 24th Avenue South with a front porch and main entrance facing the street and a concrete walkway leading from the entrance to the sidewalk. Primary vehicular access will be from the alley and towards the rear of the lot. The orientation meets section II.B.f of the design guidelines.

Proportion and Rhythm of Openings: The majority of windows are twice as tall as they are wide, meeting the ratio of historic windows. The rhythm also meets the historic context with the greatest linear space without an opening being only approximately twelve-feet (12') on a secondary elevation. The project meets section II.B.g.

Utilities: The location of utilities is unknown.

Accessory Building: An accessory structure is planned and shown on the site plans but elevations were not submitted as a part of the project.

Staff recommends approval with the condition that staff provide final review of windows, doors, roof color and location of utilities.



View of proposed development area.



Lot across the street from the proposed development is outside of the overlay.



The property will be accessed via this alley. The building will front 24th, like this accessory structure that is behind a dwelling facing Barton Avenue.



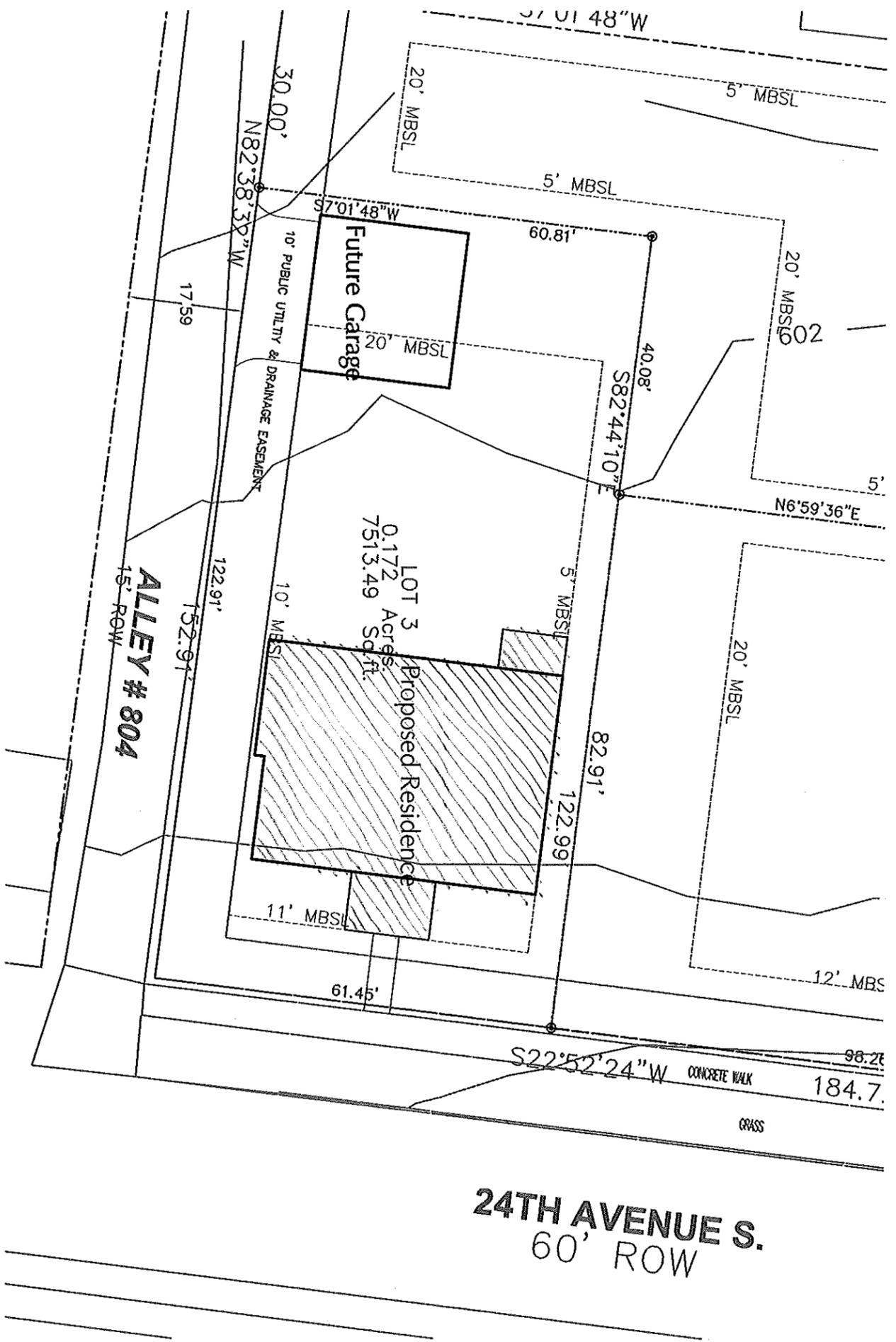
These two foursquares will be to the left of the new building and face Barton Avenue.



2405 Fairfax Avenue.



2407 Fairfax Avenue



1

Proposed Site Plan



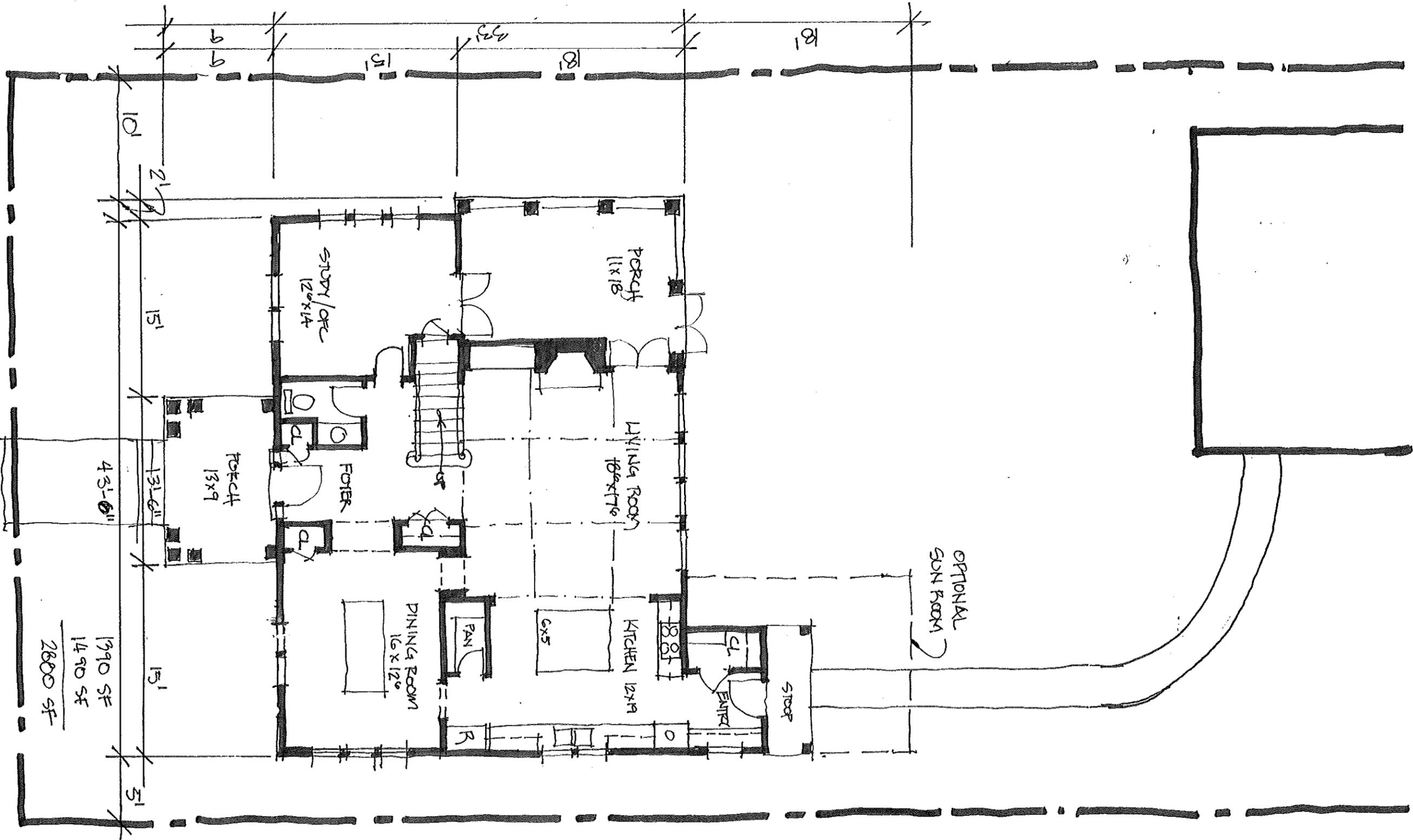
Scale: 1" = 20'-0"

A-0.1

Drawings:
Proposed Site Plan
Date:
08.23.12

MM
MAYBANK ARCHITECTS
1618 Siskiyew Avenue South
Nashville, Tennessee 37212
jill@maybank.com
Tel: 615.345.1010
Fax: 615.345.1011

House C
24th Avenue
Nashville, Tennessee



1

Proposed First Floor Plan

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

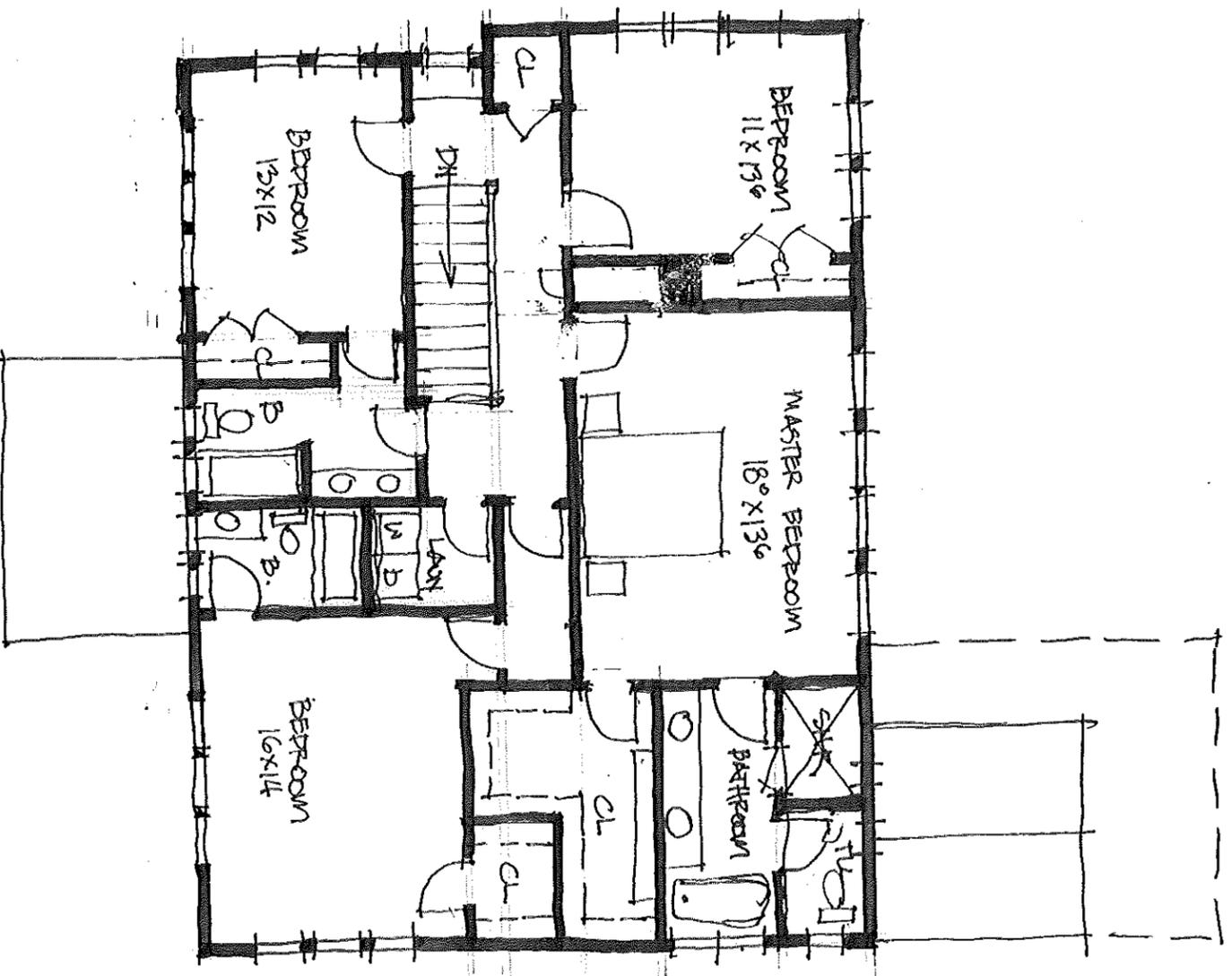
A-1.1

Drawings:
Proposed First Floor Plan
Date: 10-3-12

MM
ALAB WARD
ARCHITECTS
1618 Shrewsbury Avenue, Suite 202
Nashville, Tennessee 37212
Tel: 615.345.1010
Fax: 615.345.1011

House C
24th Avenue
Nashville, Tennessee

1390 SF
1490 SF
2880 SF



1490 SF

1

Proposed Second Floor Plan

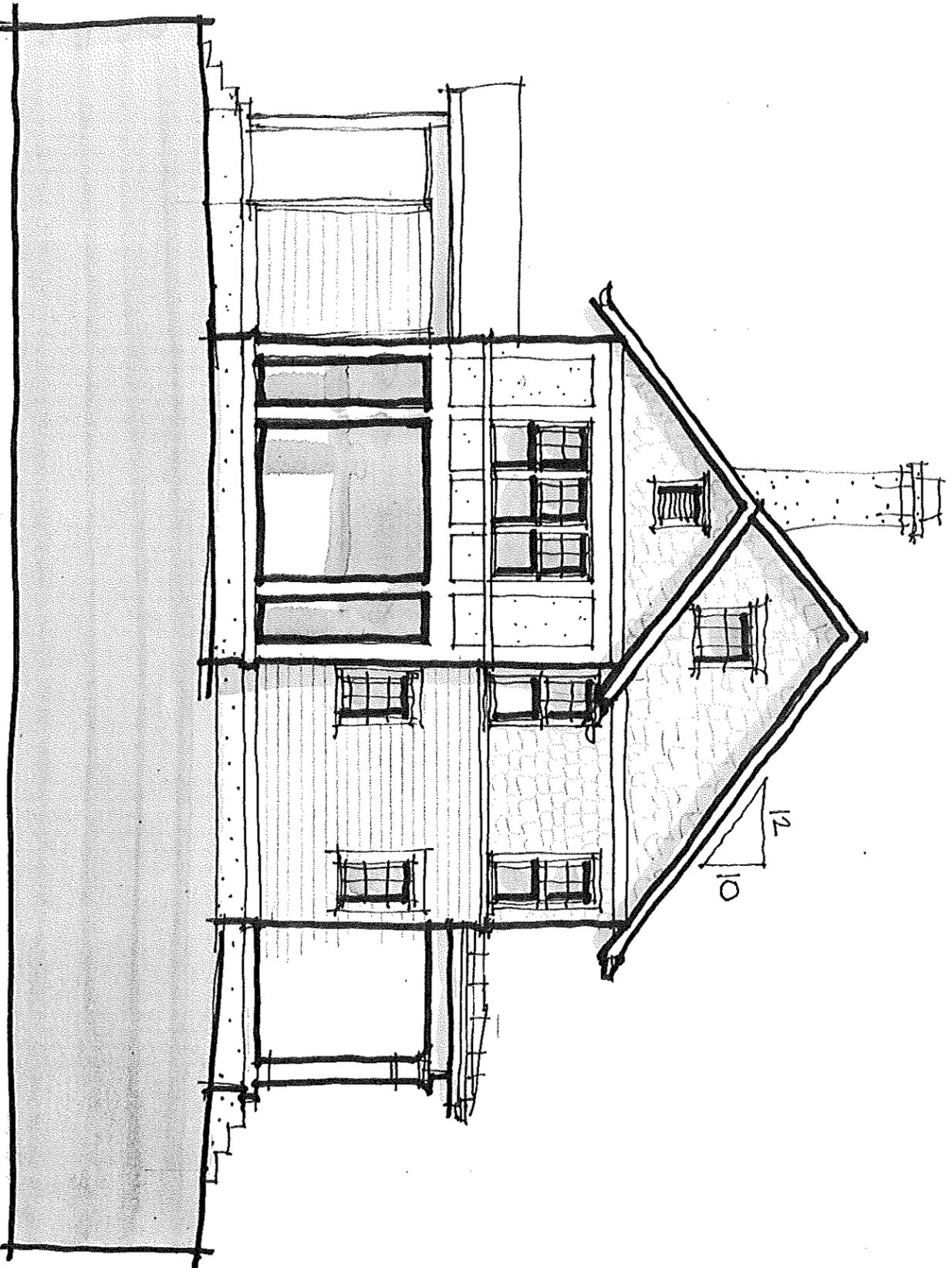


Drawings:
Proposed Second Floor Plan
Date: 10-3-12

M
ALLARD WARD
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1618 Sixteenth Avenue South
Nashville, Tennessee 37212
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Fax: 615.345.1017

House C
24th Avenue
Nashville, Tennessee

A-1.2

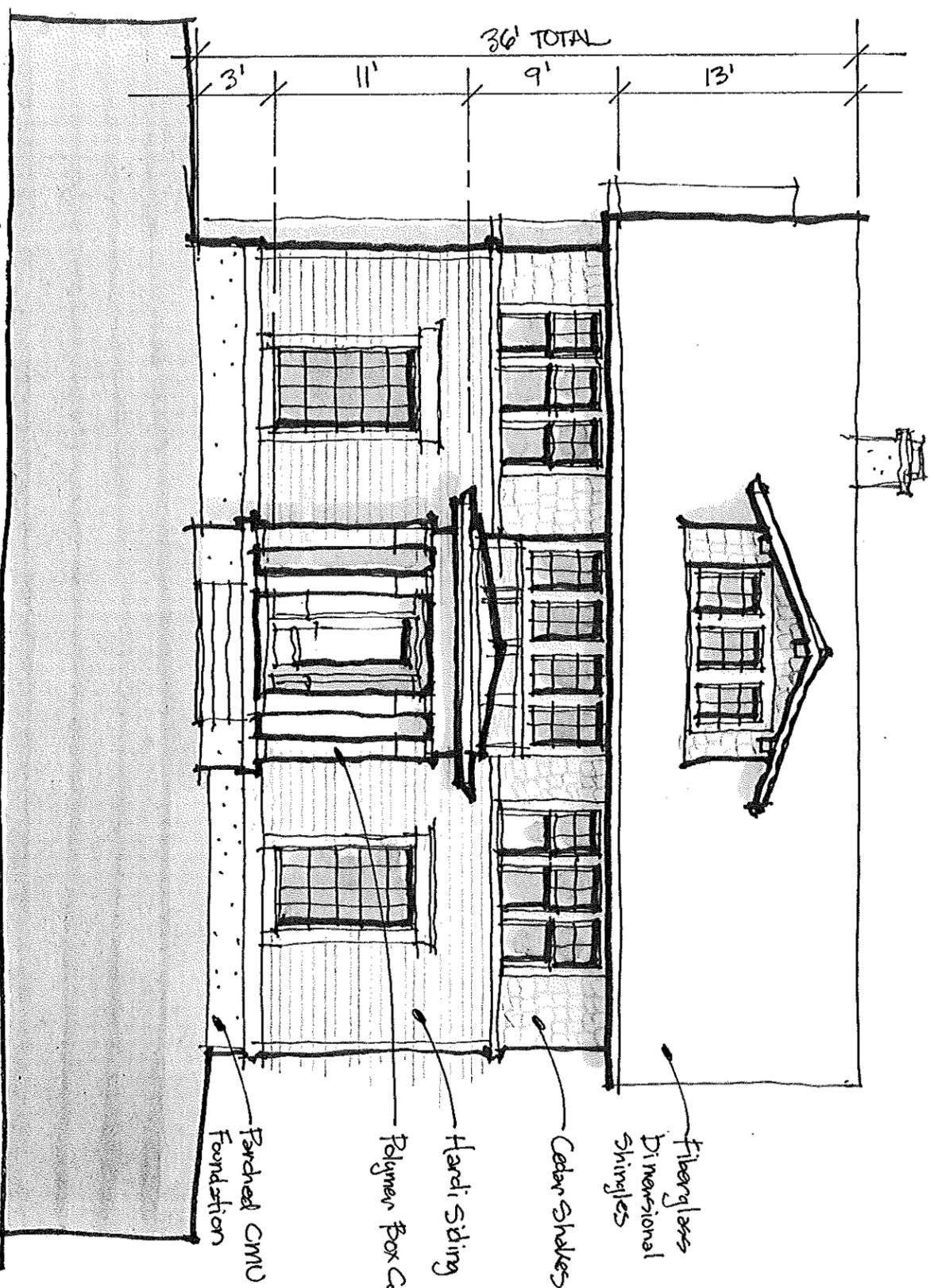


2

South Elevation



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



1

East Elevation



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

- Fiberglass Dimensional Shingles
- Cedar Shakes
- Hardi Siding
- Polymer Box Columns
- Farched CMU Foundation

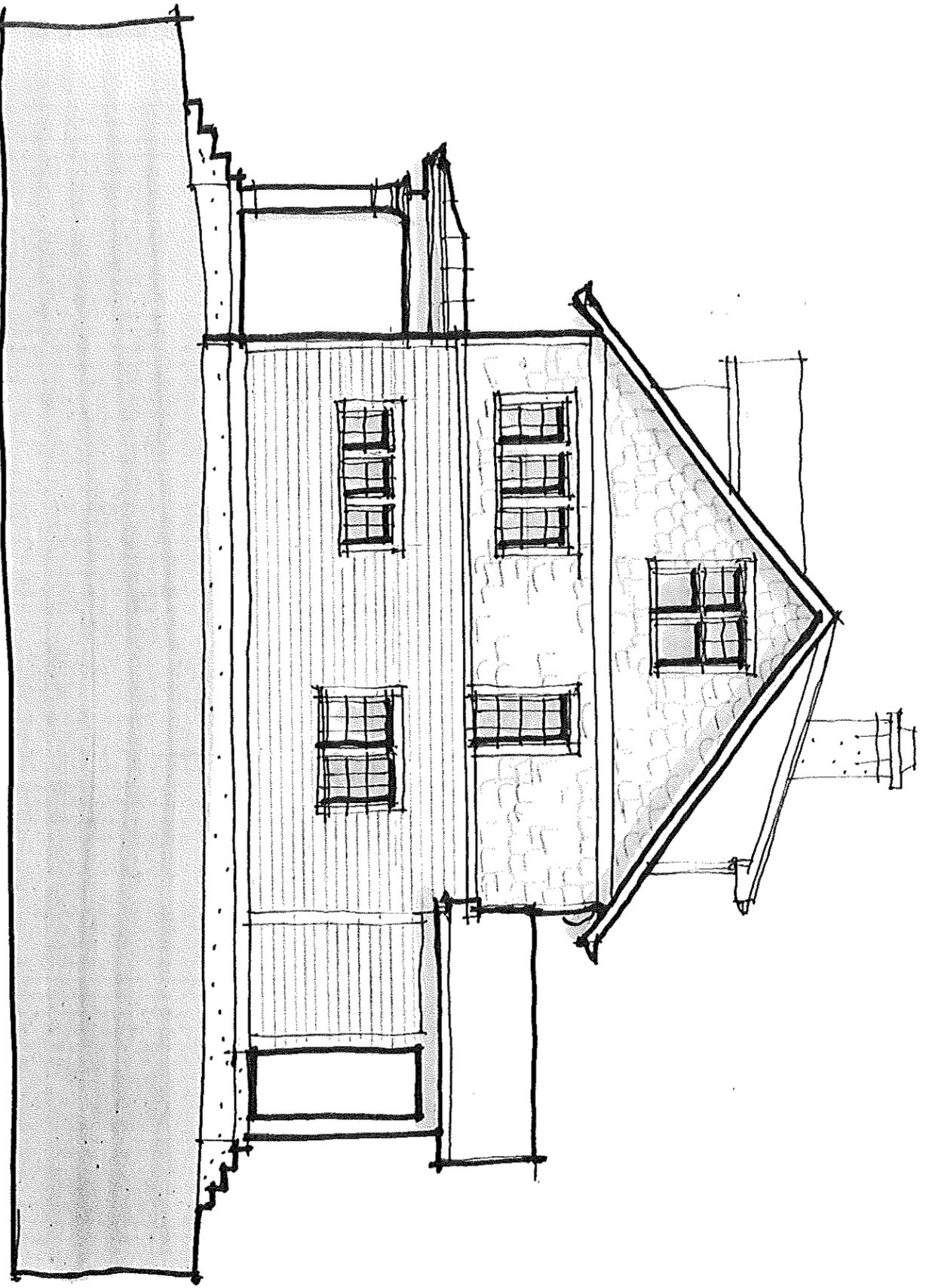
A2.1

Drawings:
 East Elevation
 South Elevation
 Date: 10-3-12

M.A.
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 allardwardarchitects.com
 Tel: 615.345.1010
 Fax: 615.345.1011

A New Residence at:
 Fairfax and 24th Ave
 Nashville, Tennessee

PRELIMINARY - NOT FOR CONSTRUCTION



②

North Elevation



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



①

West Elevation



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

Space Chimney

Hardi Panel (Smooth)

Open Porch

Concrete Porch Floor (typical)

A2.2

Drawings:
West Elevation
North Elevation
Date: 10-3-12

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A New Residence at:
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PRELIMINARY - NOT FOR CONSTRUCTION