



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
2403 Fairfax Avenue
October 17, 2012

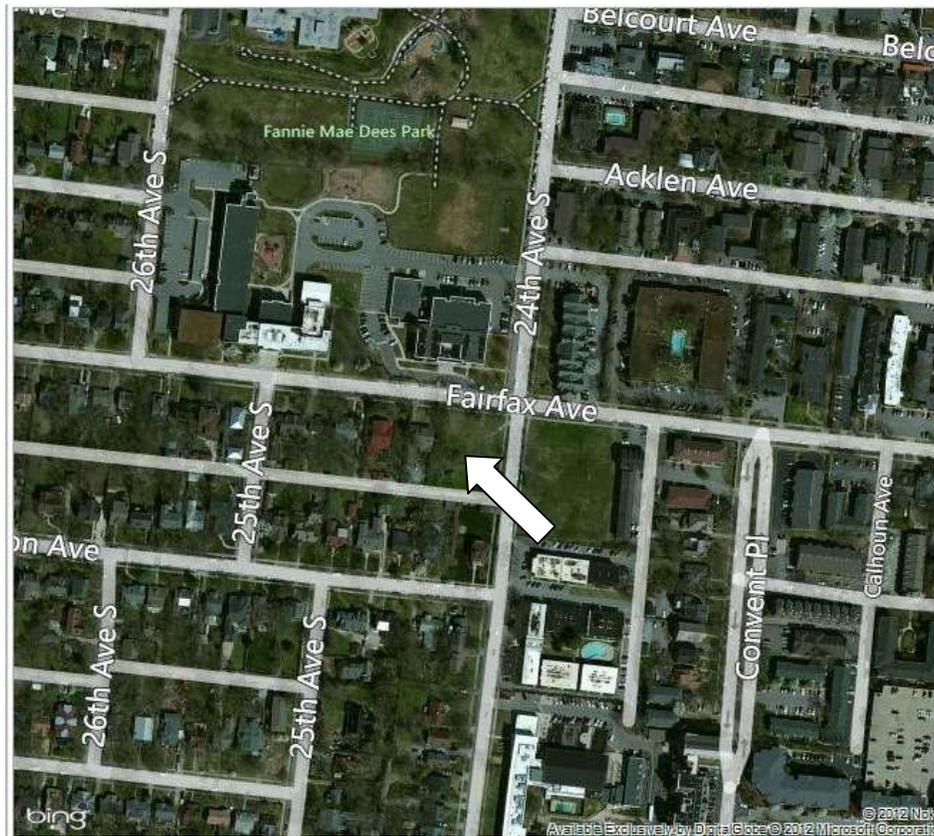
Application: New construction - infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10411017000
Applicant: Michael Ward, Allard Ward Architects, LLC
Project Lead: Robin Zeigler, Robin.Zeigler@nashville.gov

<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 newly interior lot facing Fairfax and will be visible from two streets until the corner lot is developed. 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, brick, location of HVAC, and roof color and that the front dormers sit off the wall by two feet (2'). Staff finds that the project meets section II.B. of the design guidelines for new construction in 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. 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 newly interior lot facing Fairfax and will be visible from two streets until the corner lot is developed. The Commission reviewed a potential new house for this lot last month that was disapproved due to the form and massing of the proposed house compared to the context. The applicant now submits a completely new design. A detached accessory building is also planned but not a part of the project at this time.

Analysis & Findings:

Height & Scale: The proposed one and one-half story house is approximately thirty-five feet (35') tall from grade and approximately feet and six inches (51'6") wide with an open space ratio of approximately twenty-four percent (24%).

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-five feet from grade to ridge. The foundation height is approximately one block with very little of it being visible from the front façade due to low walls surrounding the two entrances.

The width of the house is approximately fifty one feet and six inches (51'6") wide compared to the historic one and one-half story homes in the immediate context 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 as the unusual "L" shape of the lot encourages a greater width than depth.

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 percent (24%). Staff found the open space ratio to be similar to the context and appropriate.

Form and Massing Comparison to Previous Submission: The height and width are the same; however, the “U” shaped, or piano box form that is not evident on a two-story building in the overlay has been replaced with a more appropriate form for the district. The new form also deemphasizes the height with a one and one-half story house massing as opposed to the two and one-half story house originally proposed.

Staff finds the project meets sections II.B.a and b of the design guidelines.

Setback and Rhythm of Spacing: The front setback shall match the setback of the existing historic dwelling to the right (2405 Fairfax Avenue), which appears to be the closest historic building in the immediate context of varied setbacks. Side setbacks are approximately five feet (5’) and the project meets all requirements of bulk zoning. Staff finds the project to meet section II.B.c of the design guidelines.

Materials, Texture, Details, and Material Color: Materials include a split-faced CMU block foundation, brick cladding, wood board-and-batten, wood trim and exposed steel lintels. The materials for the primary entrance, windows and lighting are unknown. The roofing will be asphalt shingle but the color is unknown at this time. The floor of the porch will be concrete. Staff recommends final approval of windows, doors, lighting, roof color, and brick texture, dimension and color. With this condition, the project meets section II.B.d of the design guidelines.

Roof Shape: The roof shape is a cross-gable with a primary pitch of 12/13. The roof dormers are an appropriate scale; however, the majority of historic roof dormers are set off the front wall a minimum of two feet (2’) and this one is approximately six inches (6”) off the wall. Staff recommends that the front dormers be set off the wall by two feet (2’). With this condition, the project meets section II.B.e of the design guidelines.

Orientation: The new home will be oriented towards Fairfax Avenue 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; however, there will also be a curb cut on Fairfax Avenue. The majority of homes on this block also have curb cuts on Fairfax Avenue. The driveway will continue to the mid-point of the house. This orientation is appropriate for the neighborhood and 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. Transoms over windows also accentuates their height. The windows of the upper level are either the same height or

shorter than the windows of the first floor. The rhythm also meets the historic context as there are no large expanses without an opening. The project meets section II.B.g of the design guidelines.

Utilities: The location of utilities is unknown.

Accessory: 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, brick, location of HVAC, and roof color and that the front dormers sit off the wall by two feet (2'). Staff finds that the project meets section II.B. of the design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



View of proposed development area.



First house to right of proposed development (2405 Fairfax Avenue.)



2407 Fairfax Avenue



2409 Fairfax Avenue



2411 Fairfax Avenue



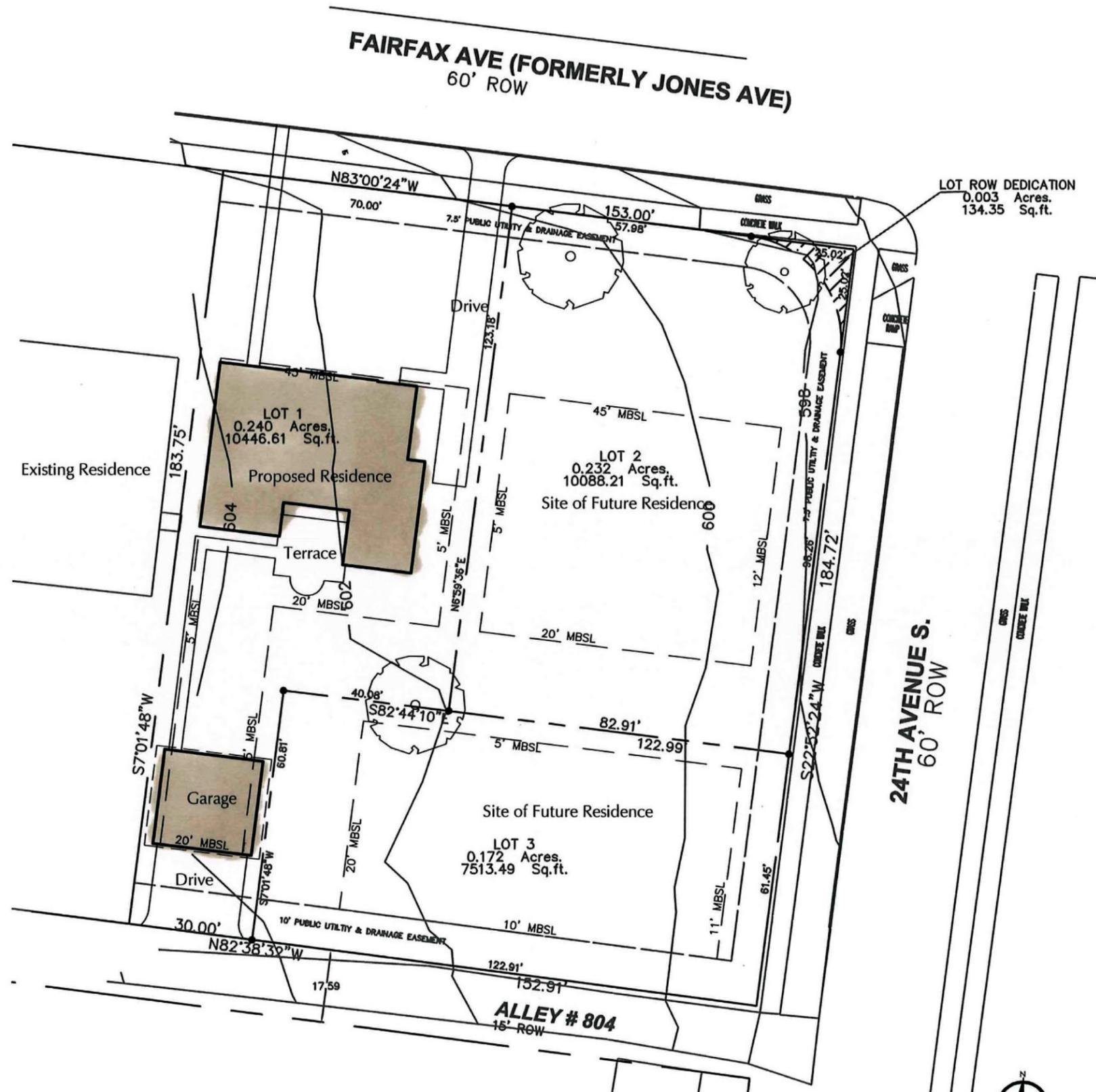
2501 Fairfax Avenue



2503 Fairfax Avenue



Across Fairfax Avenue from the proposed development.



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Site Plan



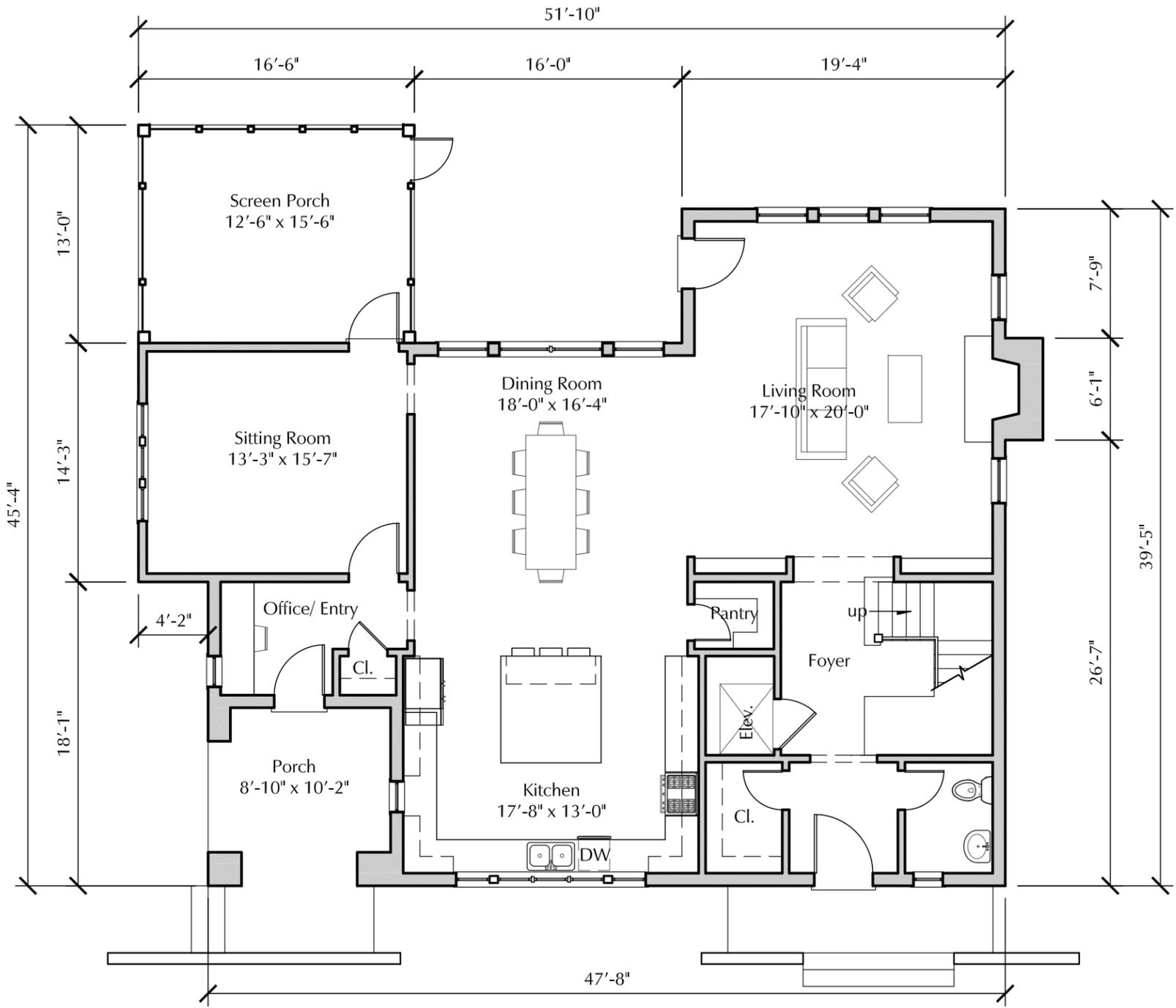
Scale: 1" = 30'-0"

A New Residence For:
Jack & Cindy Herndon
 2403 Fairfax Avenue
 Nashville, Tennessee

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Drawings:
 Site Plan
 Date:
 10.03.12

A0.1



1

First Floor Plan



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



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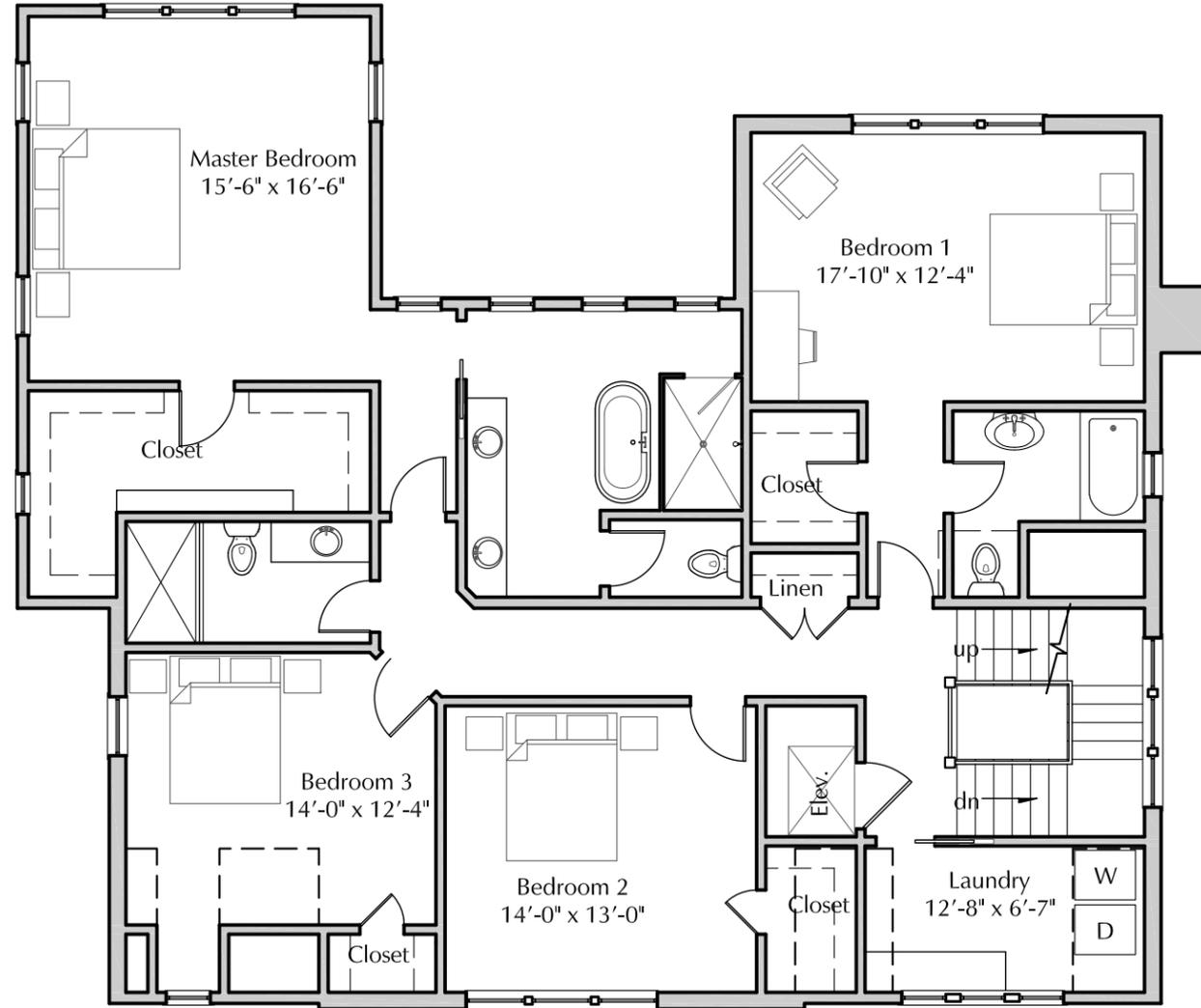
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Second Floor Plan



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



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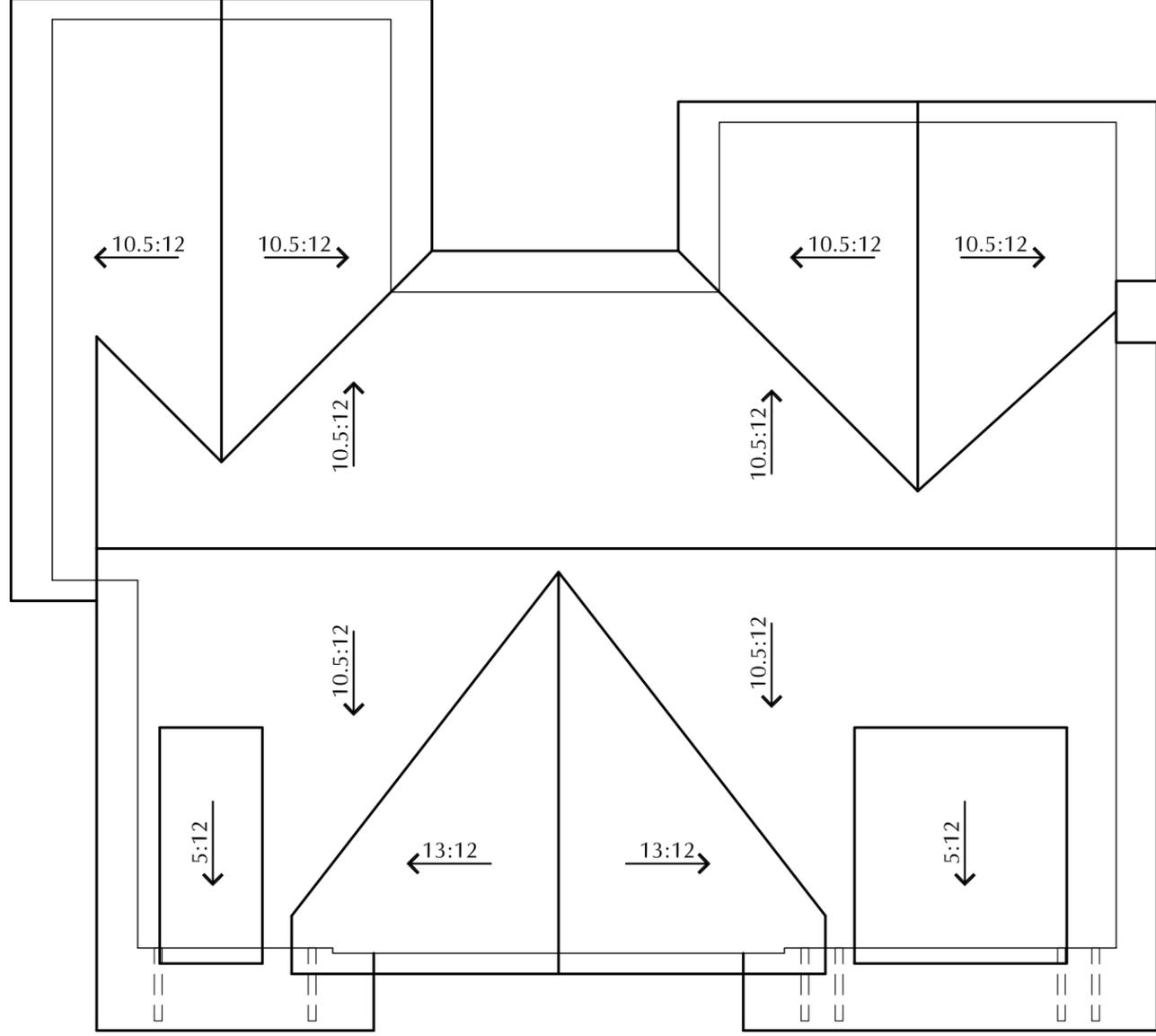
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Roof Plan



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



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1

North Elevation



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

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Drawings:
 North Elevation
 Date:
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West Elevation



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

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South Elevation



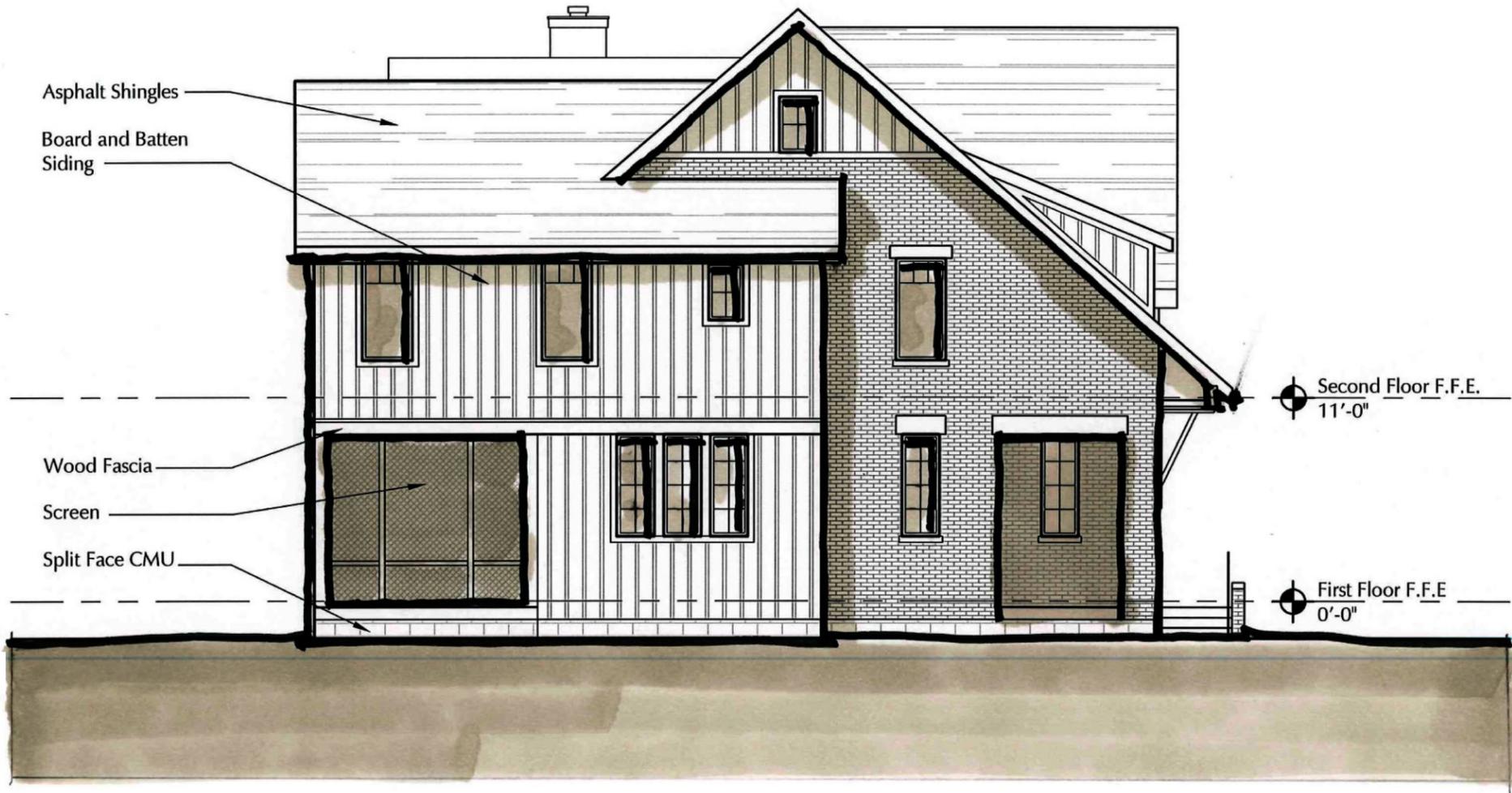
Scale: 1/8" = 1'-0"

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 South Elevation
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East Elevation



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

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