



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

1311 Shelby Avenue

May 15, 2013

Application: New Construction—Infill; Setback Reduction

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08313019800

Applicant: Jeremy Walker, Cathedral Homes

Project Lead: Melissa.baldock@nashville.gov

Description of Project: Applicant proposes to construct a new duplex development on a vacant lot. The project requires a reduction to the side setback.

Attachments

A: Plot Plan

B: Site Plan

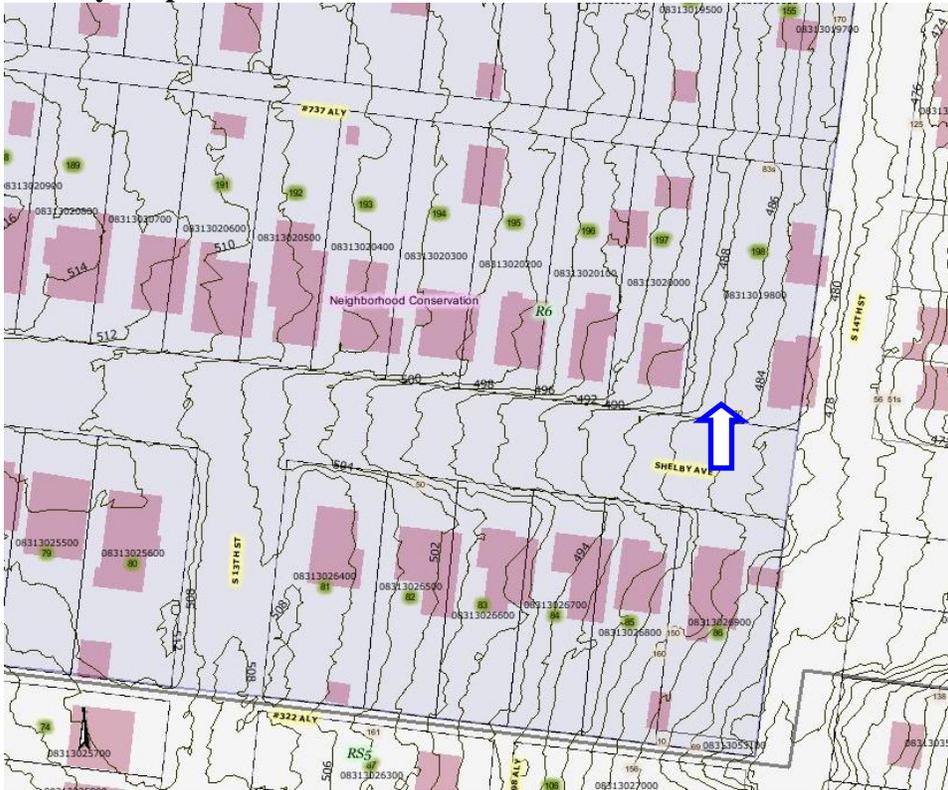
C: Elevations

Recommendation: Staff recommends approval of the duplex with the following conditions:

1. The foundation be a maximum of three blocks high at the front.
2. Staff review the asphalt shingle color, window and door materials and specifications, and porch columns and rack materials prior to purchase and installation.
3. All double and triple window openings on all facades have a four to six inch (4"-6") mullion in between them.
4. The utilities and mechanicals be located in the rear of the property, or on a side façade beyond the midpoint of the house.
5. A central walkway leading from the sidewalk to the porches be added.
6. Staff review all other appurtenances not indicated on the plans.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new 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).

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

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:

1311 Shelby Avenue is a vacant lot that until recently was part of the larger parcel containing 1313 Shelby Avenue (see Figure 1). The parcel at 1311 Shelby appears to never have been developed, as both the 1914 and the 1951 Sanborn maps show that the site was a side yard to the 1313 Shelby Avenue property (see Figures 2 & 3). A new plot plan showing the subdivided lot that is forty feet (40') wide has been approved by the Planning Commission.



Figure 1. 1311 Shelby (left) has been subdivided off the property at 131 Shelby (right).

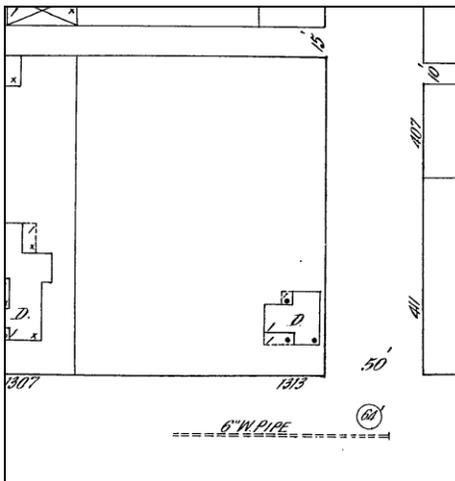


Figure 2. 1914 Sanborn Map

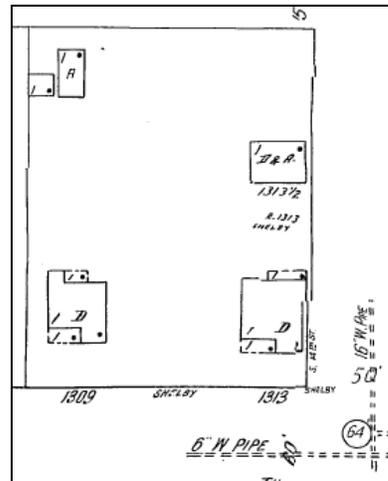


Figure 3. 1951 Sanborn Map

Analysis and Findings:

Applicant proposes to construct a new duplex development on a vacant lot. The project requires a reduction to the side setback.

Setback and Rhythm of Spacing: The structure will be centered on the forty foot (40') wide lot. The majority of the structure will be five feet (5') from the side property lines. However, the two bays on both sides of the house will extend beyond the wall of the house by two feet (2'), and will be only three feet (3') from the side property lines. The new structure therefore requires a setback reduction. Staff finds that the setback reduction is appropriate in this instance because only the bays will sit beyond the setback line and the majority of the house will meet the required five foot (5') setback. In addition, historically it was not uncommon for houses, particularly those with bays, to sit closer to the side property lines than five feet (5').

The front wall of the house lines up with the front wall of the house to the left and is just slightly behind the front wall of the house at 1313 Shelby. The porches will extend just slightly beyond the line of the porch at 1313 Shelby, which staff believes to be appropriate.

Staff finds the setback and rhythm of spacing of the proposed structure to meet Section II.B.3. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The structure is oriented to face Shelby Avenue, as is appropriate. As a duplex, it has two entrances and two porches on the front façade. The two entrances are identical in design and are equal in dominance, as was commonly found on historic duplexes in Lockeland Springs. Staff finds that the structure's orientation meets Section II.B.6. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Height & Scale: The new structure will be two stories tall. It will have an eave height of approximately eighteen feet (18') above the foundation and a ridge height of approximately twenty-seven feet (27') above the foundation. The foundation height at the front varies because of the cross slope of the lot. Staff asks that a condition of approval be that the foundation be no more than three blocks high. From grade, the addition will have a maximum height of approximately twenty-nine feet (29'). The hipped roof form will help to minimize the perceived height of the structure.

The majority of the structures on this part of Shelby are one and one-and-a-half stories in height and are between eighteen and twenty-eight feet (18' - 28') tall (see Figures 4- 7). However, there is at least one two-and-a-half story structure that is approximately thirty-five feet (35') tall in the immediate vicinity (see Figure 8). Staff therefore finds that the structure's height meets the historic context and the design guidelines.



Figure 4. Houses to the left of 1311 Shelby (looking west)



Figure 5. Across the street from 1311 Shelby (looking west)



Figure 6. Across the street from 1311 Shelby (looking west)



Figure 7. Houses to the right of 1311 Shelby Avenue (looking east).



Figure 8. 1208 Shelby Avenue is over thirty-five feet tall and is two and a half stories.

The proposed duplex will be thirty feet (30') wide at the front, not including the two feet (2') deep bays on the two side facades. At its widest, the structure will be thirty-four (34') feet. By comparison, the houses in the immediate vicinity range between approximately twenty-two feet (22') and forty feet (40') wide. Staff finds that the width and scale of the structure is similar to the historic context.

Staff finds the height and scale of the new construction to meet Sections II.B.1. and II. B.2. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The primary cladding material will be lap siding with a four and a quarter inch (4 $\frac{1}{4}$ "") reveal. The foundation will be split face concrete block, and the roof will be dimensional architectural shingles. Staff asks to approve the shingle color. The porch floor will be a concrete slab. The materials for the windows, doors, and porch columns and rack were not specified and staff asks to approve these materials prior to purchase

and installation. With the above-mentioned approvals, staff finds the proposed materials to meet Section II.B.4. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The primary roof form is a hipped roof with a slope of 6/12. The porch roof and the roofs of the side bays will be hipped with a 4/12 slope. The roof shapes and pitches are found on historic buildings throughout the district and so meet Section II.B.5. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

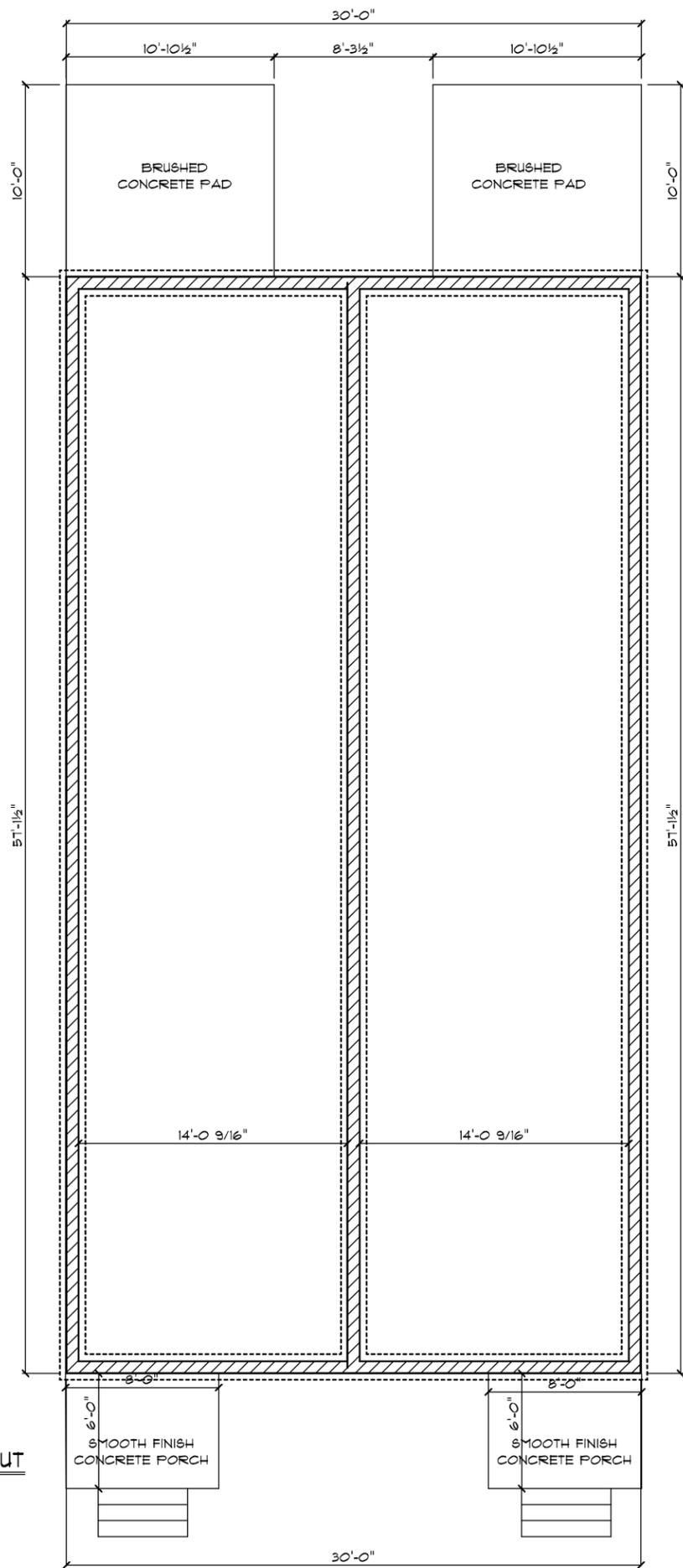
Proportion and Rhythm of Openings: The windows of the proposed structure are approximately twice as tall as they are wide, and therefore meet the historic ratio of windows in the neighborhood. The windows on the second story of the front façade are smaller than those on the ground floor. The largest expanse of wall space without a window or door opening is sixteen feet (16'), but that expanse does not occur until the back portion of the house. Staff therefore finds that this expanse meets the design guidelines. Staff asks that all double and triple window openings on all facades have a four to six inch (4"-6") mullion in between them. With the addition of the mullions, staff finds that the window proportions and rhythm of openings meets Section II.B.7. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Appurtenances & Utilities: The locations of the utilities and HVAC system were not indicated on the plan, and staff asks that they be located in the rear of the house or on a side façade, beyond the midpoint of the house. Uncovered concrete pads are proposed for the rear of the structure, and staff finds these to be appropriate. A central walkway leading from the sidewalk to the porches should be constructed. Staff finds that the known appurtenances meet Section II.B.9. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

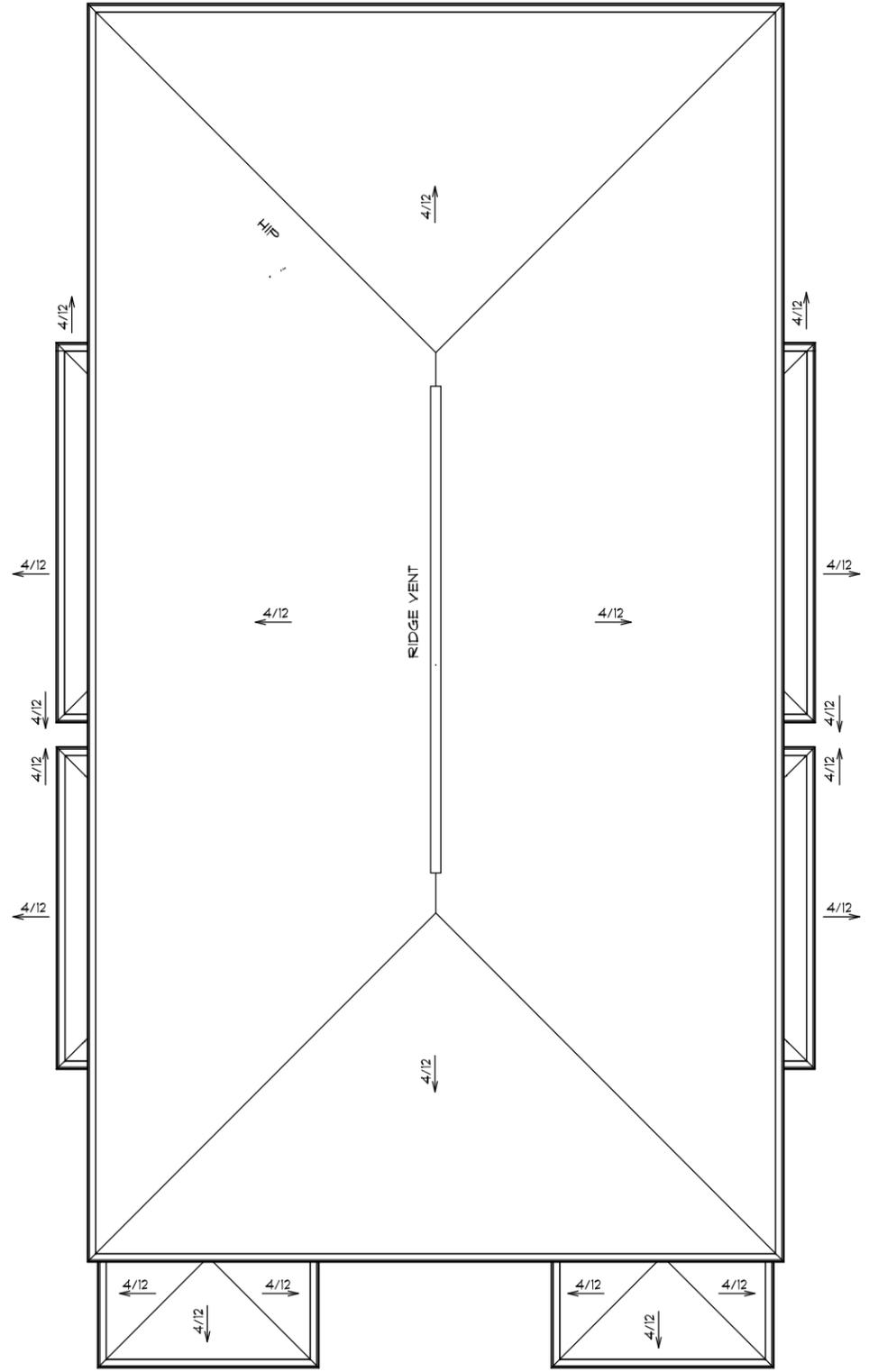
Recommendation: Staff recommends approval of the duplex with the following conditions:

1. The foundation be a maximum of three blocks high at the front.
2. Staff review the asphalt shingle color, window and door materials and specifications, and porch columns and rack materials prior to purchase and installation.
3. All double and triple window openings on all facades have a four to six inch (4"-6") mullion in between them.
4. The utilities and mechanicals be located in the rear of the property, or on a side façade beyond the midpoint of the house.
5. A central walkway leading from the sidewalk to the porches be added.
6. Staff review all other appurtenances not indicated on the plans.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.



1ST FLOOR LAYOUT
SCALE: 1/8" = 1'-0"



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

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DOCUMENTS, THE DESIGNER MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE, AND ASSUMES NO LIABILITY FOR ANY ERRORS, OMISSIONS AND MISTAKES. THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE BUILDER TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION, AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

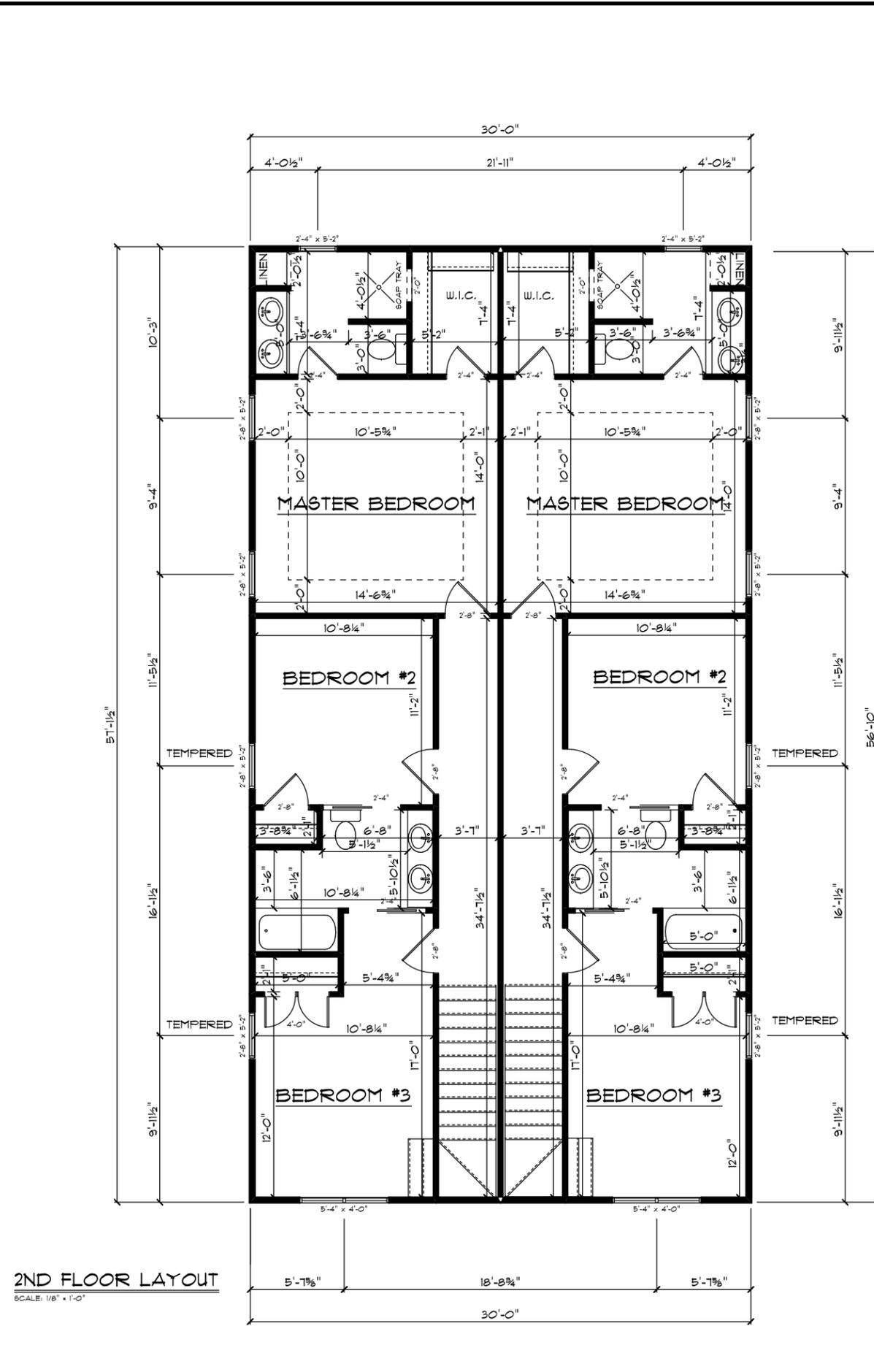
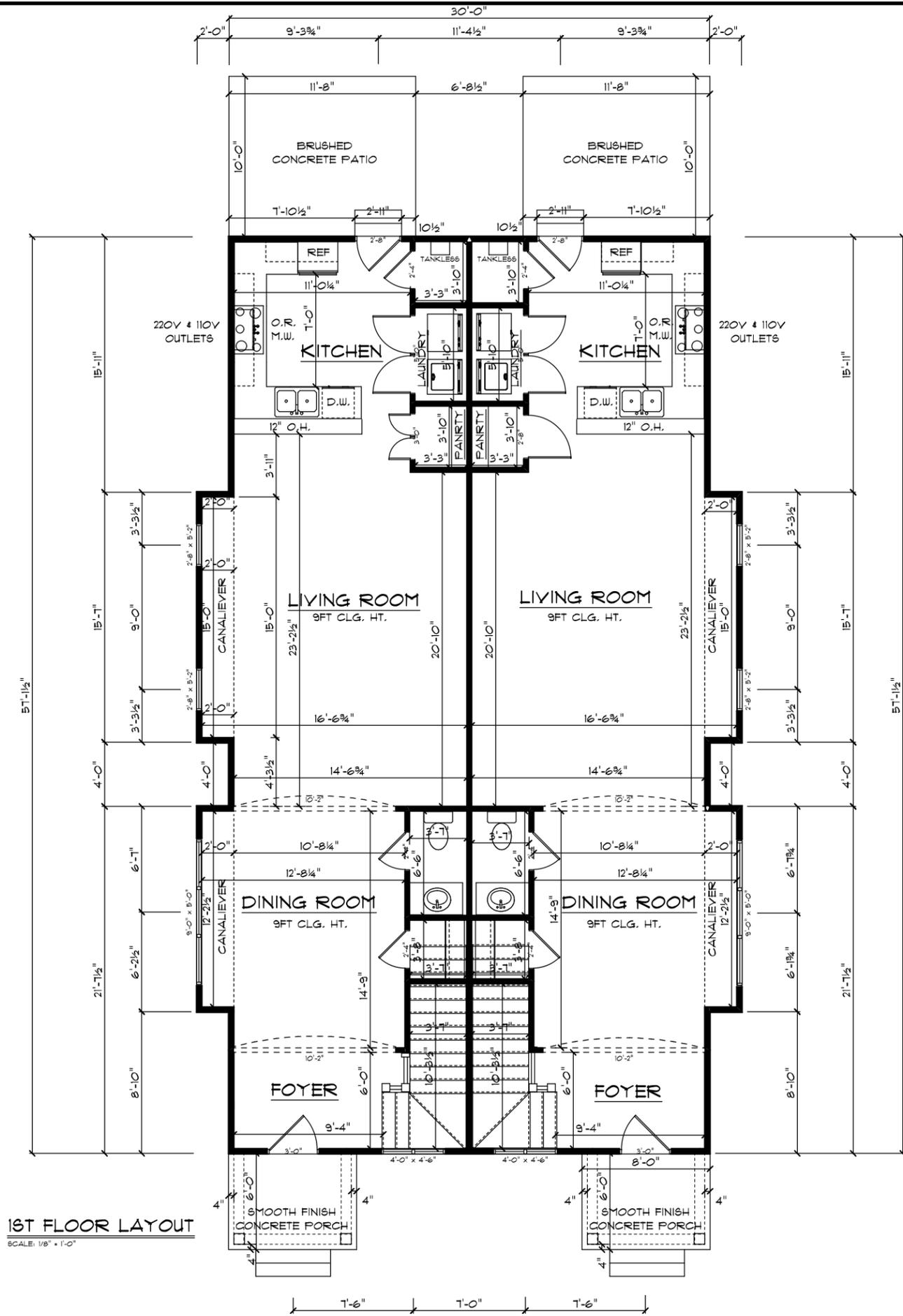
Int. Footage	
First Floor.....	1772 sq ft
Second Floor.....	1580 sq ft
Total.....	3352 sq ft
Ext. Footage	
First Floor.....	1835 sq ft
Second Floor.....	1640 sq ft
Total.....	3475 sq ft

Project Name:
1313 Shelby
Nashville, TN 37206

CATHEDRAL HOMES LLC
Main Floor
Scale 1/8" = 1'

Sheet **A1**

Date: April 30, 2013



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1313 Shelby
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CATHEDRAL HOMES LLC

Main Floor and Second Floor
Scale 1/8" = 1'



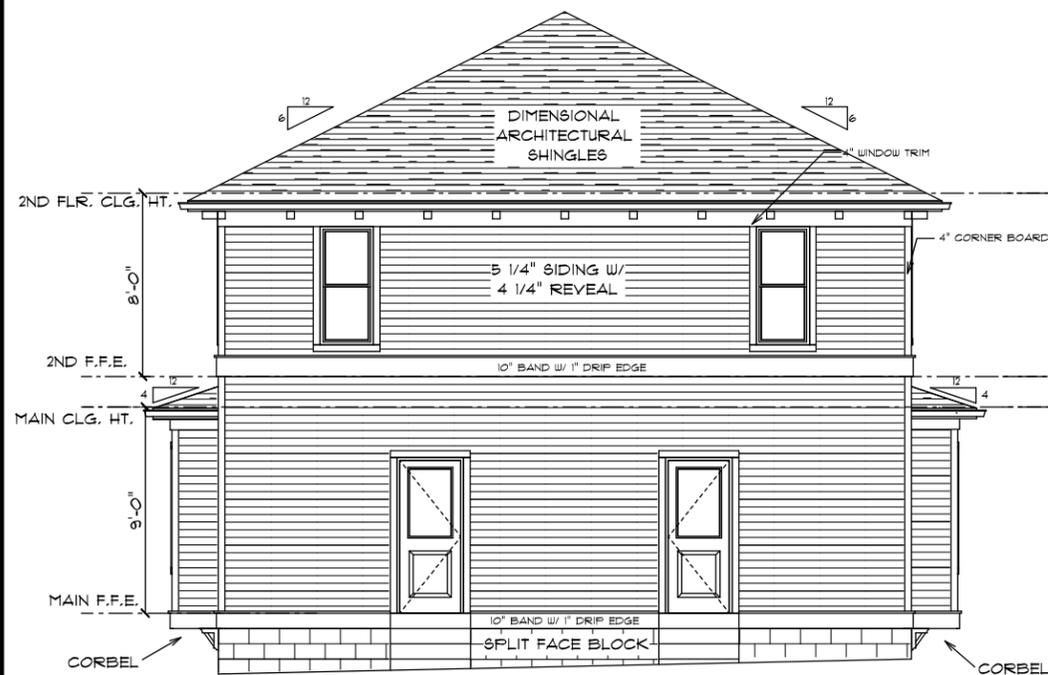
FRONT ELEVATION

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



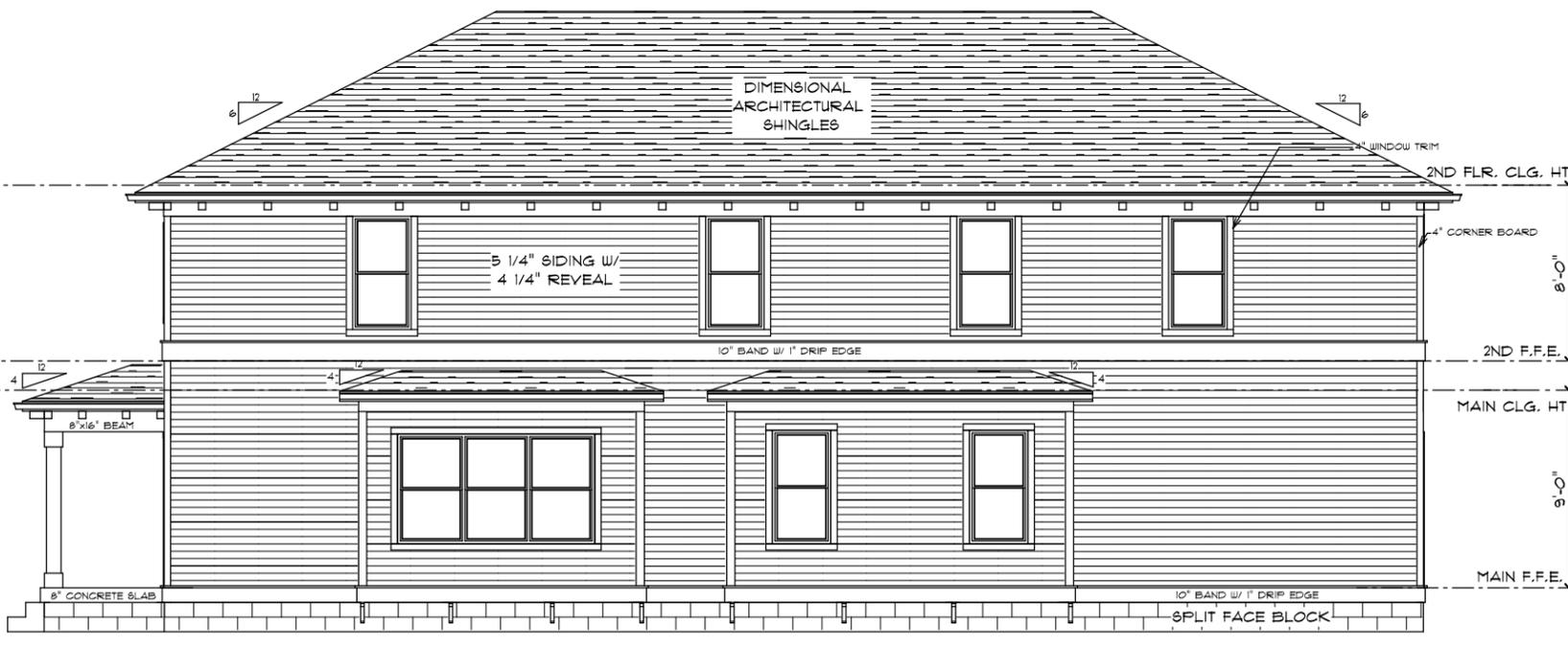
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

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Total	1835 sq ft
Ext. Footage	1640 sq ft
First Floor	3475 sq ft
Second Floor	
Total	

Project Name:

1313 Shelby
Nashville, TN 37206

CATHEDRAL HOMES LLC

Elevations
Scale 1/8" = 1'

Sheet

A2

Date: April 30, 2013