



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

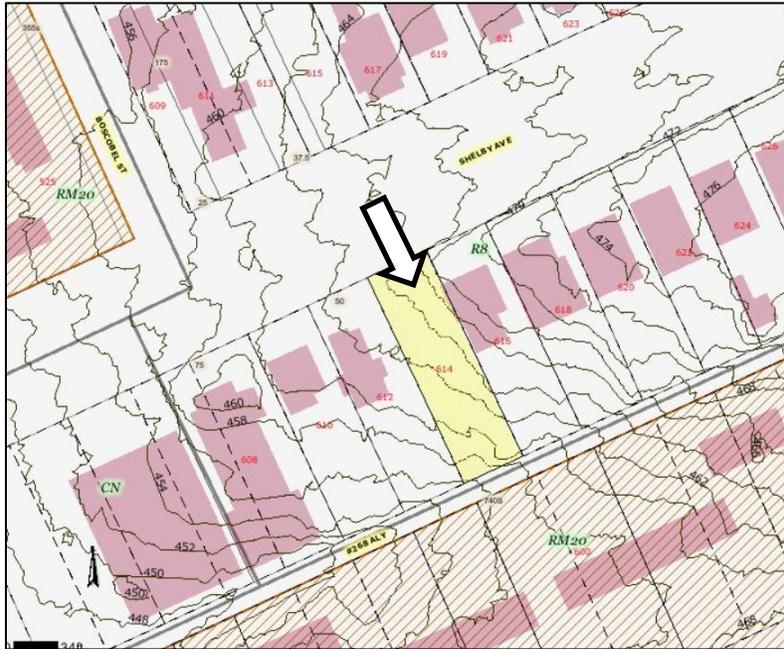
614 Shelby Avenue

May 15, 2013

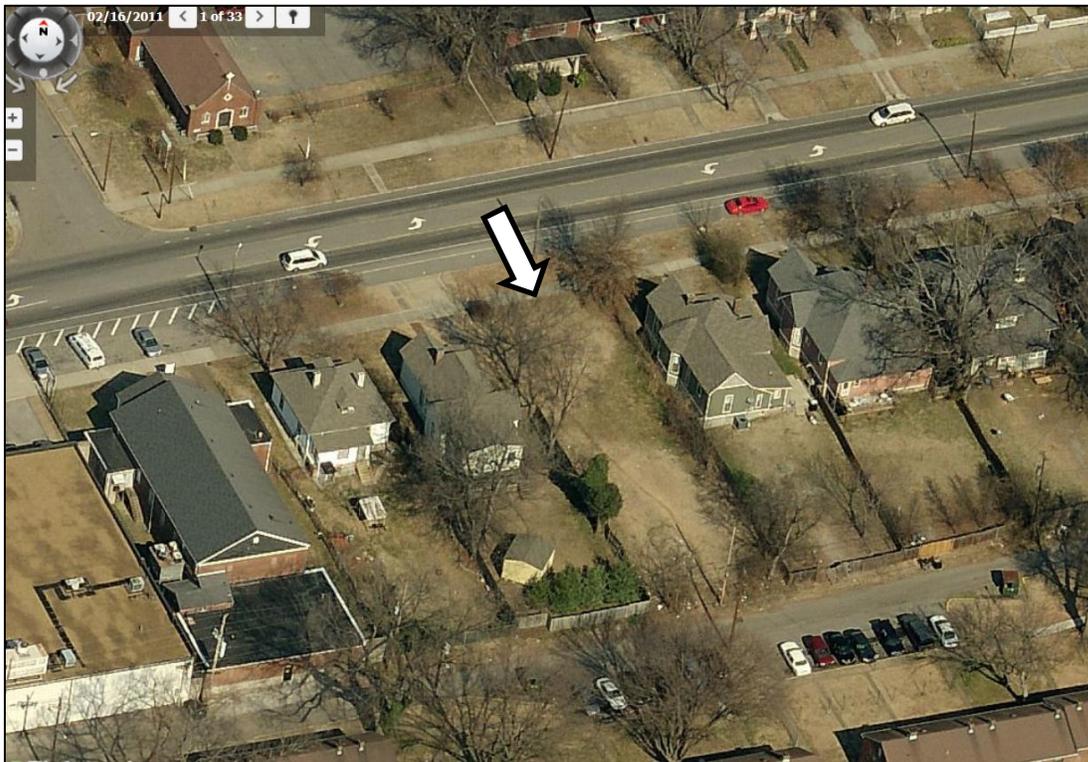
Application: New Construction—Infill
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 09304004700
Applicant: Peggy Newman, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

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|---|---|
| <p>Description of Project: The applicant is proposing to construct a new two and one-half-story duplex. The building will be brick with wood windows and a composite shingle roof. Other exterior materials are not known at this time. The building will be thirty-seven feet, six inches (37'-6") tall from grade to the peak, with eaves at twenty-three feet (23') above grade. The front wall will be thirty-nine feet, six inches (39'-6") wide, and the sides will be sixty-four feet (64') deep from the front wall to the rear.</p> <p>Recommendation Summary: Staff recommends disapproval of the proposed new building, finding the height, width, depth of the building without any articulation of the side walls, and the proportion and rhythm of openings of the side walls not to meet the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay.</p> | <p>Attachments A: Photographs B: Site Plan C: Elevations</p> |
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Vicinity Map:



Aerial Map:



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.
- 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.
- h. Outbuildings:
 - 1) A new outbuilding should reflect the character of outbuildings contemporary with the associated house. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof form and architectural features of the associated house. Generally, either approach is appropriate for new outbuildings. Stone, weatherboard, and board-and-batten are typical siding materials. Outbuildings with wood siding typically have wide cornerboards and window and door casings (trim).

Generally, the minimum roof pitch appropriate for outbuildings is 12:4; a steeper pitch is usually better. Raised panels on publicly visible garage doors are not appropriate.

Publicly visible pedestrian doors should either relate to the style of the associated house or be flush. Publicly visible windows should relate to the style of the associated house.

- 2) Outbuildings should be situated on the lot as is historically typical for the neighborhood.

Although historic outbuildings are usually located as near to a rear corner of a parcel as possible, the current building code requires deeper setbacks from the side and rear property lines. Variances to the codes standard can be requested from the Board of Zoning Appeals with the support of the MHZC.

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.

Background: 614 Shelby is a vacant lot in the Edgefield Historic Preservation Zoning Overlay. A Folk Victorian house stood on the lot previously, but it was approved for demolition by the MHZC in 1994. There are one-story Folk Victorian houses on the adjacent lots to the left and right, circa 1900. The broader context is primarily composed of Victorian houses from the same period with a few later two-story American Foursquare houses and several one and one-half story Craftsman bungalows.

Analysis and Findings: The applicant is proposing to construct a new two-story duplex on the vacant lot.

Setbacks, Height, Building Shape

The proposed new building will be two and one-half stories tall, having a form similar to that of an American Foursquare style house across the street at 617 Shelby Avenue. Whereas 617 Shelby Avenue is a single-family home, the proposed new building will be a two-family dwelling. There are historic examples of historic multi-family buildings with the American Foursquare form nearby, including an archetypal example at 1115 Forrest Avenue.

The height of the eaves of the new building will be twenty-three feet (23') above grade, and the roof ridge will be thirty-seven feet, six inches (37'-6"). Although a two-story form is appropriate for this location, the height of the proposed building is significantly greater than the houses in the surrounding context, including those with a similar form. [Note – These heights were taken from the right side elevation, other elevations differ in the foundation height. It may not be clear in the elevations, but there appears to be three to five feet (3' to 5') of drop, left-to-right, in the actual grade of the site.]

The new building will be thirty-nine feet, six inches (39'-6") wide across the front elevation, and will be sixty-four feet (64') deep from the front wall to the rear. A pair of six foot (6') deep porches will project from the front. The front porch depth is similar to porches on nearby historic buildings.

The left and right walls, two-stories tall without any articulation or bays to break up the sixty-four foot (64') long planes, creates a massing that would not be compatible with the historic context. With the exception of a few very large high-style Queen Anne and Italianate mansions on larger lots, two story historic houses in the Edgefield Historic Preservation Zoning Overlay are generally between thirty and thirty-six feet wide (30' to 36') and thirty-five feet to fifty feet (35-50') deep. The historic duplex at 1115 Forrest Avenue, which is in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay, is thirty-eight feet (38') wide and fifty-four feet (54') deep.

Additionally, two-story houses typically have articulated wall-planes, bays, or other projections to help break up large surfaces. Adding bays or projections to break up the large side walls of the proposed new building would not be possible, as those portions would encroach into the setback buffers required by the bulk zoning regulations and would not maintain the dominant rhythm of spacing between buildings established by

historic houses on the street. [Note – The attached site plan does not accurately depict the width or setbacks of the adjacent buildings or the rhythm of spacing observed along Shelby Avenue.]

Staff finds the combined effects of the height, width, and depth of the building without any articulation of the side walls would create a building with a massing and shape that is not compatible with the character of the surrounding historic neighborhood and would not meet guidelines III.B.2.b., III.B.2.c. Adding projections or bays without reducing the overall width of the proposed design would not meet guideline III.B.2.a. or the current setback requirements.

Additionally, given the large scale of the proposed building overall, staff finds that some of the details and trim elements are undersized, particularly the porch columns and porch rack. A doubled porch rack and wider columns like those found on historic American Foursquare houses would be more appropriate.

Roof Form

The primary roof of the new building would be hipped with a ridge running front-to-back. The pitch of the roof will be 9:12. This roof is steeper than is typical of the style and form of the overall design. Reducing the pitch to 6:12 or lower would be more compatible with similar houses, and would help to reduce the height of the building. As submitted, the roof of the proposed building would not meet guideline III.B.2.d.

A front-facing dormer will have a 6:12 pitched hipped roof, and the two front porches would have hipped roofs with 4:12 pitches. These secondary roofs are compatible with similar elements on historic houses.

Setbacks, Orientation

The building will be constructed to face the street with the same orientation as other houses on the street. The front wall will be approximately in line with the fronts of adjacent buildings. The orientation of the building would meet guideline III.B.2.e., and the front setback would meet guideline III.B.2.a.

Windows, Doors

The front façade of the building will have two identical/mirrored halves, each with three evenly spaced openings on the lower story and two widely spaced openings on the upper story. This window pattern and the size of the openings are appropriate for the style of the building. An attic-level dormer with a pair of four-over-one windows, however, is indicated as having a twelve inch (12”) wide mullion, which is twice the width of a typical mullion. A more appropriate mullion width would be six inches (6”).

The location and size of windows on the side elevations is irregular, with five different window sizes and no discernible pattern to their placement. Several transom-sized windows are also used on the side elevations. These windows may be appropriate in limited use, typically towards the rear of a structure. Mixed sizes are not uncommon, but generally houses in the historic district have openings that are vertically oriented and with

fairly consistent spacing in primary walls. Staff finds that the front window pattern would be appropriate if the width of the attic dormer mullion were reduced to six inches (6"), but that the proportion and rhythm of openings on the side elevations does not meet guideline III.B.2.f.

Materials

The primary exterior material of the new building will be brick, with a composite shingle roof and wooden one-over-one windows. The color and texture of the brick and roof are not known, and would need to be approved administratively. Other exterior materials are not known, and their compliance with guideline III.B.2.g. could not be determined.

Fences, Landscape Features

The submitted plans do not indicate fences, retaining walls, paved parking, lighting, HVAC locations, or other appurtenances. A pair of front walkways leading to the two porches is indicated, but their locations are labeled as being "approximate." Compliance with guidelines IV.B.1 and IV.B.2 could not be determined.

Recommendation:

Staff recommends disapproval of the proposed new building, finding the height, width, depth of the building without any articulation of the side walls, and the proportion and rhythm of openings of the side walls not to meet the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay.

The applicant would be encouraged to reduce the scale of the new building and submit revised plans for MHZC review next month.



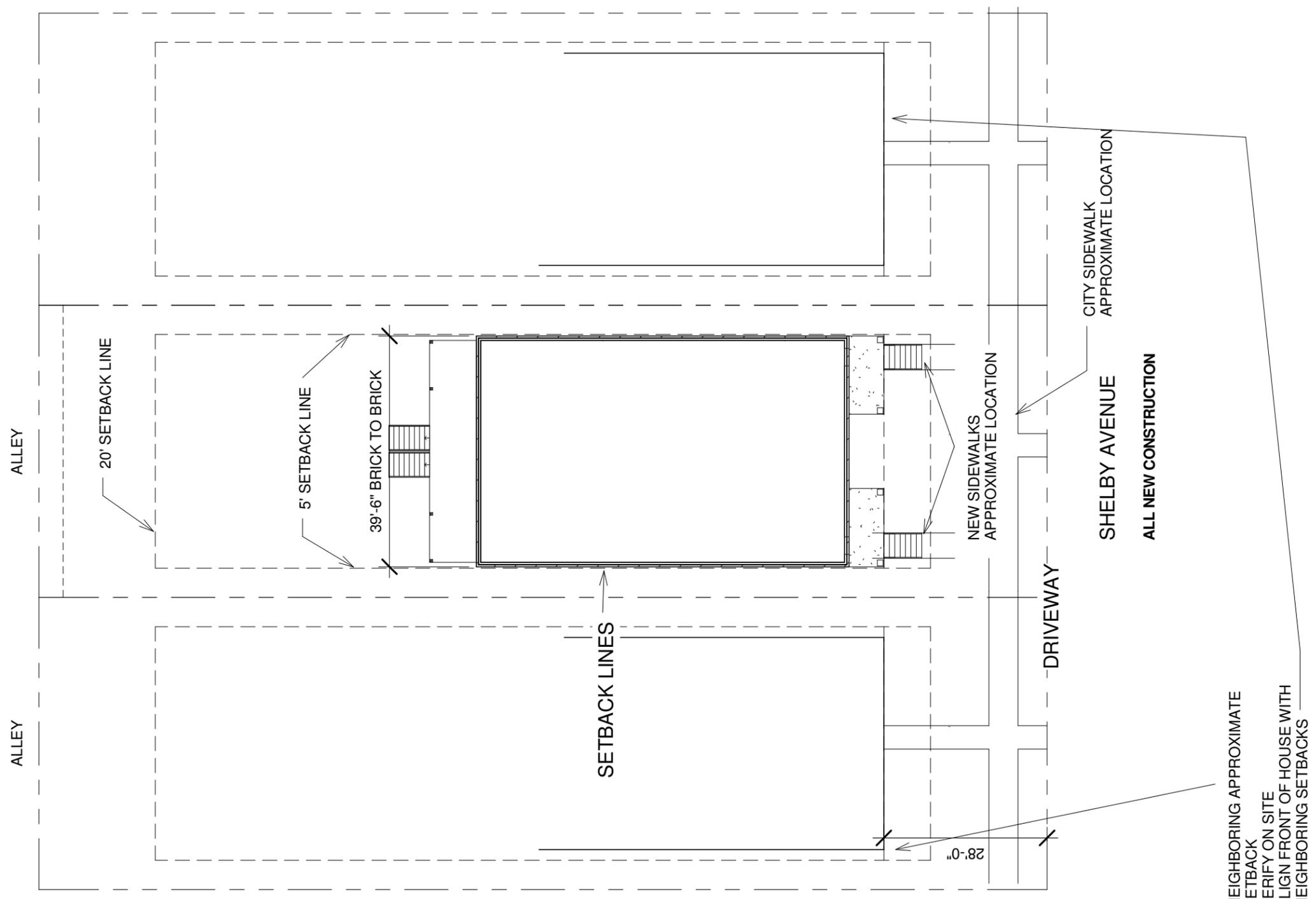
614 Shelby Avenue.



617 Shelby Avenue.



1115 Forrest Avenue.



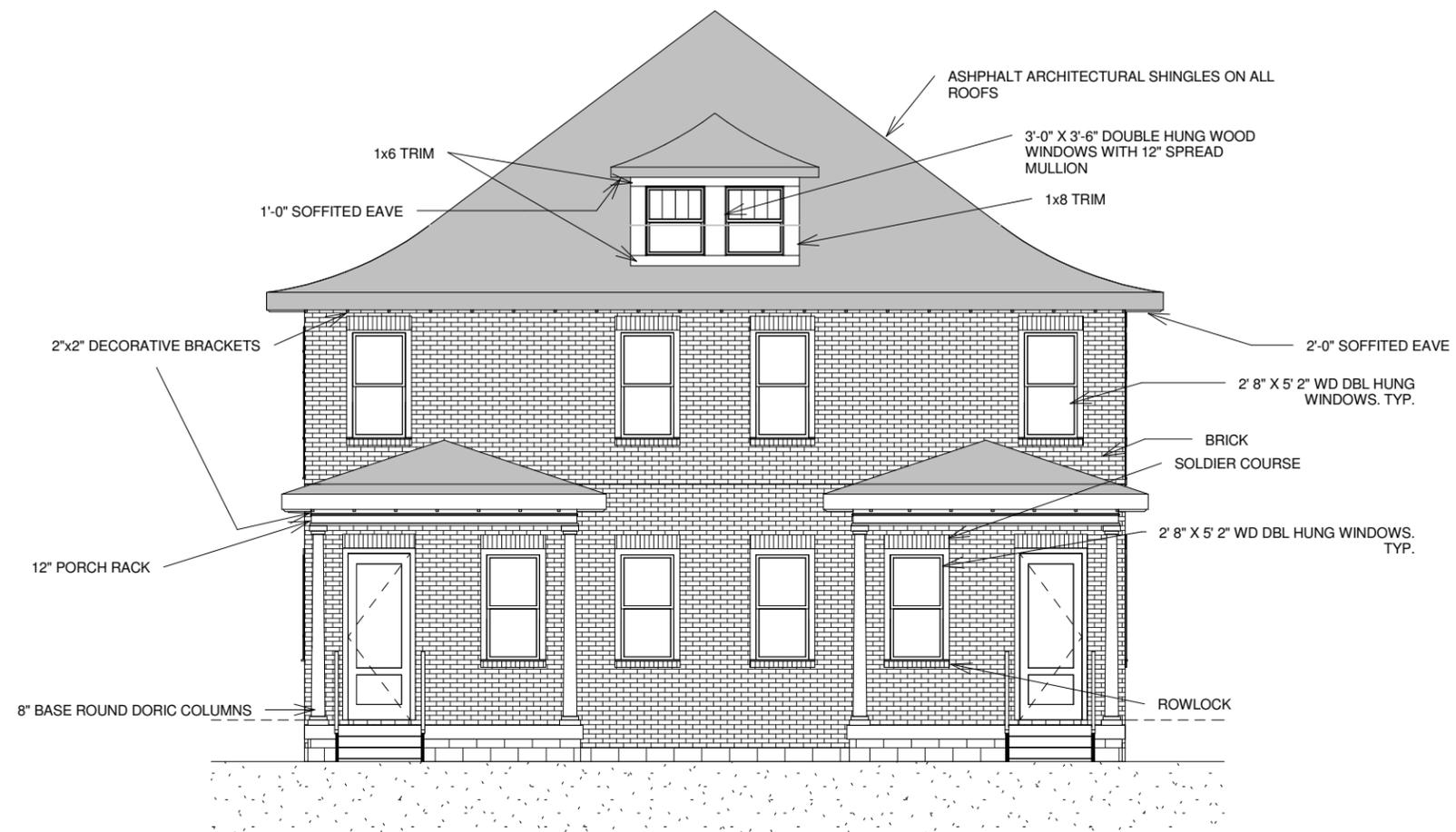
1 Historic - Site
1" = 20'-0"



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614 Shelby Ave
 Nashville, TN 37206

| | | |
|-------------|-----------|-------------------|
| SITE | | H1 |
| Date | 4/26/13 | |
| Drawn by | J. Feller | Scale 1" = 20'-0" |



614 SHELBY FRONT ELEVATION
SCALE 1/8" = 1'-0"



2 3D View 2

1 Historic - Front
1/8" = 1'-0"



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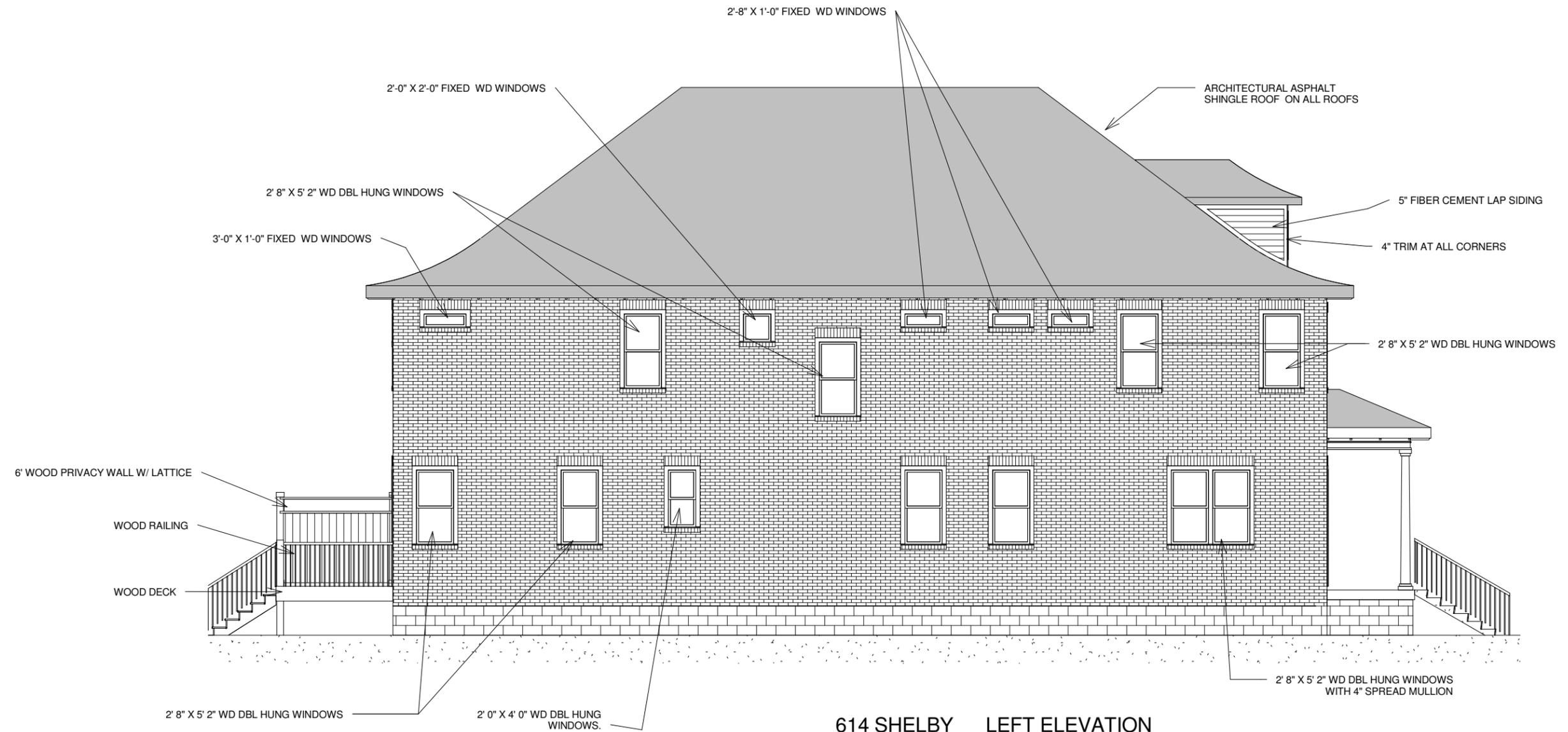
614 Shelby Ave
Nashville, TN 37206

FRONT

Date 4/26/13
Drawn by J. Feller

H2

Scale 1/8" = 1'-0"



614 SHELBY LEFT ELEVATION
SCALE 1/8" = 1'-0"

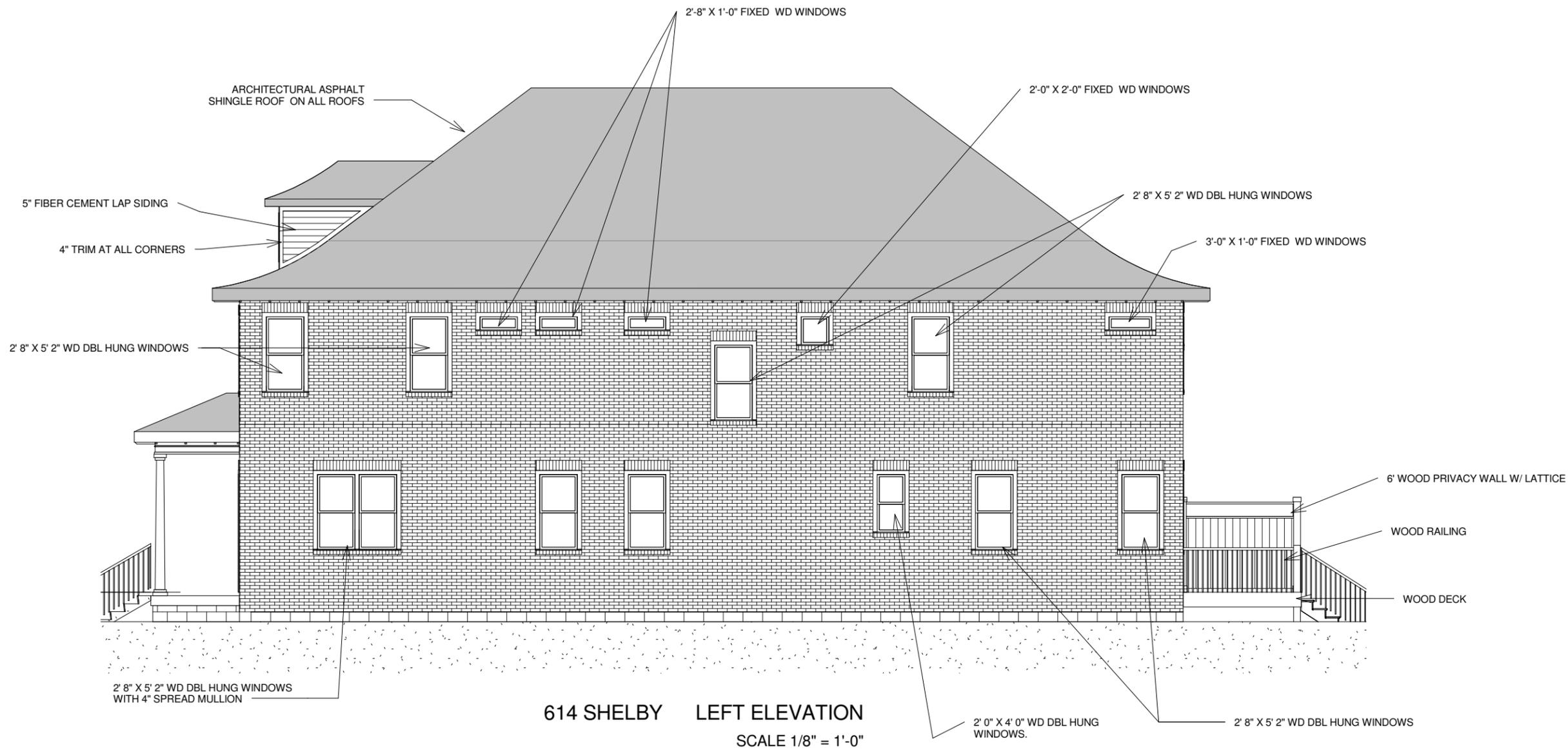
1 Historic - Left
1/8" = 1'-0"



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614 Shelby Ave
Nashville, TN 37206

| | | |
|-----------------------|-----------|--------------------|
| LEFT ELEVATION | | H3 |
| Date | 4/26/13 | |
| Drawn by | J. Feller | Scale 1/8" = 1'-0" |



614 SHELBY LEFT ELEVATION
SCALE 1/8" = 1'-0"

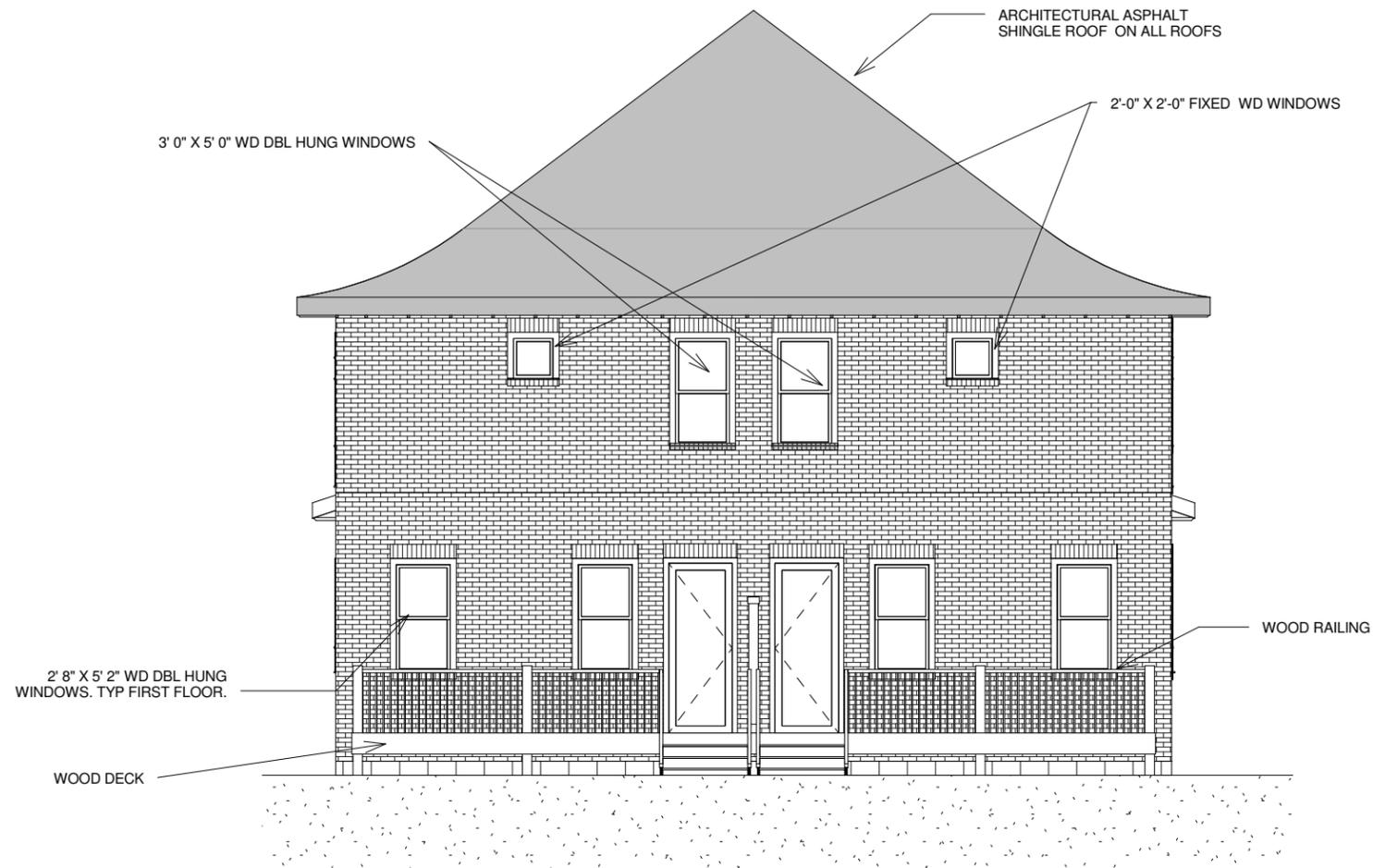
① Historic - Right
1/8" = 1'-0"



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614 Shelby Ave
Nashville, TN 37206

| | | |
|------------------------|-----------|--------------------|
| RIGHT ELEVATION | | H4 |
| Date | 4/26/13 | |
| Drawn by | J. Feller | Scale 1/8" = 1'-0" |

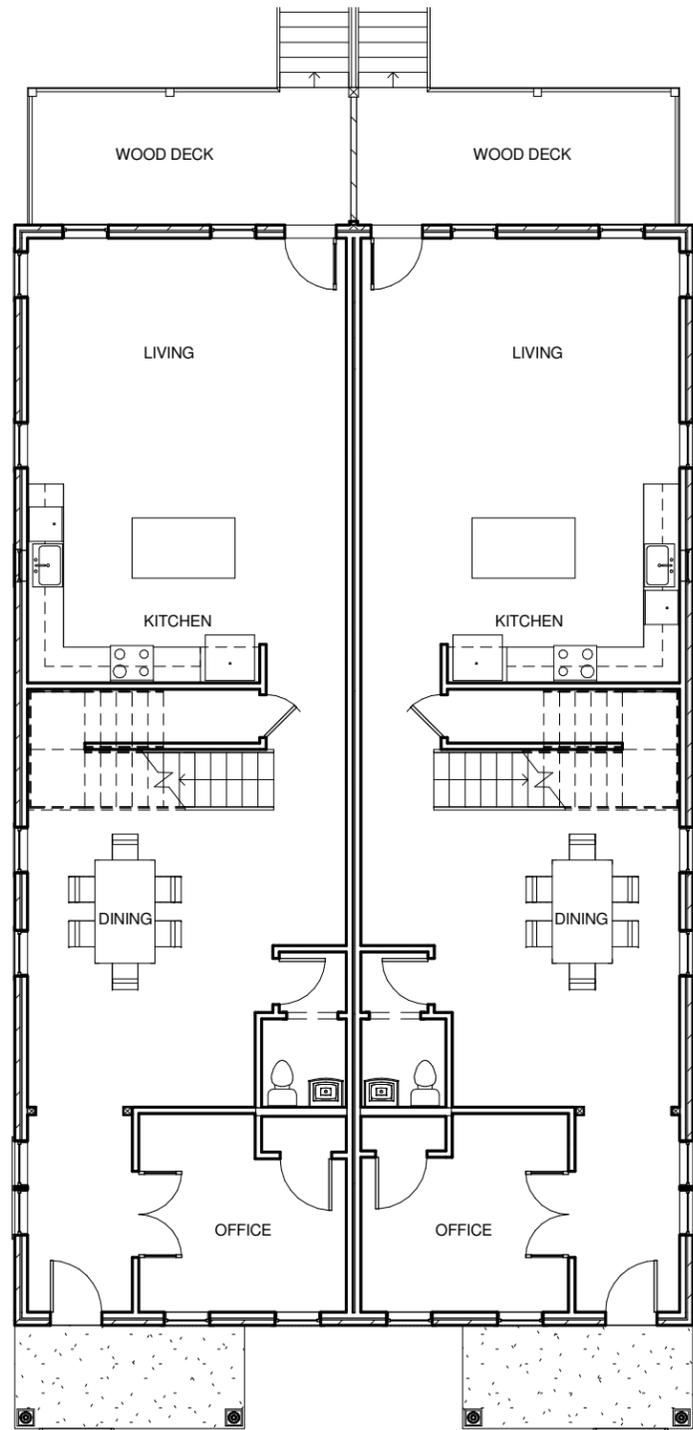


614 SHELBY REAR ELEVATION
SCALE 1/8" = 1'-0"

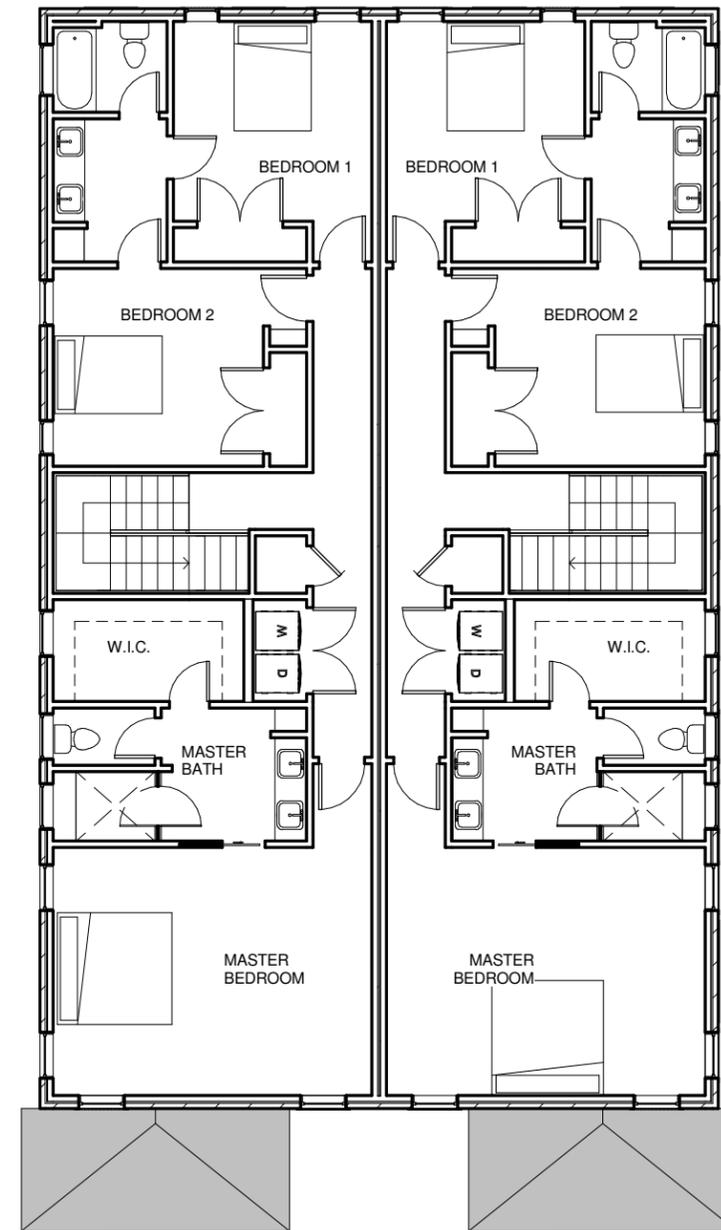
1 Historic - Rear
1/8" = 1'-0"



2 3D View 3



1 Historic - First Floor
3/32" = 1'-0"



2 Historic - Second Floor
3/32" = 1'-0"



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 Nashville, TN 37206

| FLOOR PLANS | | H6 |
|-------------|-----------|---------------------|
| Date | 4/26/13 | |
| Drawn by | J. Feller | Scale 3/32" = 1'-0" |