



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
2401 Fairfax Avenue
August 21, 2013

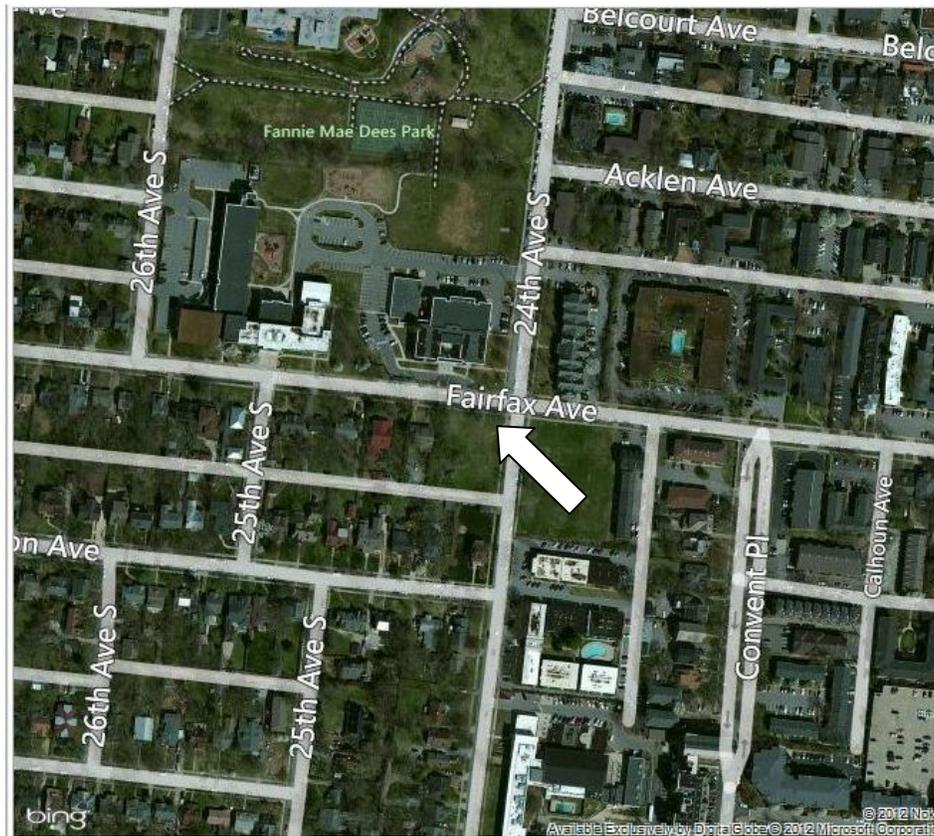
Application: New construction - infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10411017100
Applicant: Michael Ward, Allard Ward Architects, LLC
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Applicant proposes infill construction at the corner of Fairfax Avenue and 24th Avenue South. A detached accessory building is also planned, but is not a part of the project at this time.</p> <p>Recommendation Summary: Staff recommends approval with the condition that staff provides final review of windows, doors, brick, stone, location of HVAC, and roof color. 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.

Background:

2401 Fairfax Avenue is a vacant lot (Figure 1). The house is part of a larger development of three houses planned for this site, which was formerly two lots. This is the last of the houses to come before the Commission. The other two houses at 2403 Fairfax and 1833 24th Avenue South were approved by MHZC in October 2012, and their construction is near completion (Figures 2 & 3).



Figure 1. 2401 Fairfax Avenue vacant lot at the corner of Fairfax and 24th Avenue South.



Figure 2. 2403 Fairfax Avenue. 2401 Fairfax Avenue is to the left of this house.



Figure 2. 1833 24th Avenue South (with 2403 Fairfax Avenue in the background, to the right).

Analysis & Findings: Applicant proposes infill construction at the corner of Fairfax Avenue and 24th Avenue South. A detached accessory building is also planned, but is not a part of the project at this time.

Height & Scale: The proposed one and one-half story house is approximately thirty-three feet, two inches (33'2") tall from grade. At the front, the house is fifty-five feet (55') wide, and the house will have a maximum width of sixty-six feet (66'). The house has a depth along 24th Avenue South of approximately forty feet, eight inches (40'8").

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 two adjacent properties approved by the Commission are taller than the proposed structure; 2403 Fairfax was approved to be thirty-five feet (35') tall from grade, and 1833 Fairfax was approved to be thirty-six feet (36') tall from grade. The proposed building at thirty-three feet, two inches (33'2") tall from grade fits within the historic neighborhood context and is comparable to new construction approved by the Commission. Because of the cross slope of the site, the foundation varies from approximately one foot (1') to three feet (3').

The width of the house, which is fifty-five feet (55') at the front with a maximum width of sixty-six feet (66'), is larger than most of the historic structures in the area. The historic one and one-half story homes in the immediate context range between forty and forty-five feet (40'-45') wide, not counting side carports and the rare wider exceptions. The house approved at 2403 Fairfax Avenue is forty-seven feet, eight inches (47'8") wide, and the house approved at 1833 24th Avenue South is forty-three feet, six inches (43'6") wide. Staff finds the width to be appropriate as the shallowness of the lot encourages a structure that is wider and because the setback of the right side of the house mitigates the massing as seen from the street.

Staff finds that the proposed height and scale meet Sections II.B.a. and Section II.B.b. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Setback and Rhythm of Spacing: The front setback will match the setback of the new infill approved for 2403 Fairfax Avenue, which in turns matches the setback of the existing historic dwelling at 2405 Fairfax Avenue. The structure will be five feet (5') from the right side property line, and twelve feet (12') from the 24th Avenue South side property line. The project meets the base zoning setback requirements, and staff finds that the project meets section II.B.c of *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, Details, and Material Color: The primary material for the infill will be brick, and the foundation will be stone. Staff asks to review a brick sample and a stone sample. Wood paneling will be used under the windows on the front façade, and cedar shakes will be used to clad the dormers and a portion of the rear façade. The rear porch will be screened. The roof will be asphalt shingle, and staff asks to approve the shingle color. The trim will be wood or cement fiberboard. The materials for the windows and doors were not specified, and staff asks to review them prior to purchase and installation. With the staff's final approval of a brick sample, stone sample, the asphalt shingle color, and all windows and doors, the project meets section II.B.d of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Shape: The roof shape is a cross-gable with a primary pitch of 12/12, a typical roof form for the district. The roof dormers are an appropriate scale and are set in two feet (2') from the wall of the house below. Staff finds that the project meets section II.B.e of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The new home will be oriented towards Fairfax Avenue with a six foot (6') deep front porch and main entrance facing the street and a concrete walkway leading from the entrance to the sidewalk. The site does not abut the alley, so primary vehicular access will be from 24th Avenue South, which is appropriate. The outbuilding for the site is not part of this application. Staff finds that the house's orientation is appropriate for the neighborhood and meets section II.B.f of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and 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 as there are no large expanses without an opening. The project meets section II.B.g of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Utilities: The location of utilities is unknown. Staff recommends that they be placed on the rear or on the right side façade, beyond the midpoint of the house.

Outbuilding: An accessory structure is planned and shown on the site plan, but elevations were not submitted as a part of the project.

Recommendation Summary: Staff recommends approval with the condition that staff provide final review of windows, doors, brick, stone, location of HVAC, and roof color. 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.



Site seen from 24th Avenue South (with 2403 Fairfax Avenue in the rear).



Site seen from corner 24th Avenue South and Fairfax Avenue. 1833 24th Avenue South is in the rear of the site, and 2403 Fairfax Avenue is to the right of the site.



Site seen from across 24th Avenue South, looking towards Fairfax Avenue. 1833 24th Avenue South is seen on the left, and 2403 Fairfax Avenue is in the background.



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.



MHZC Note:
Garage not part of
this application.

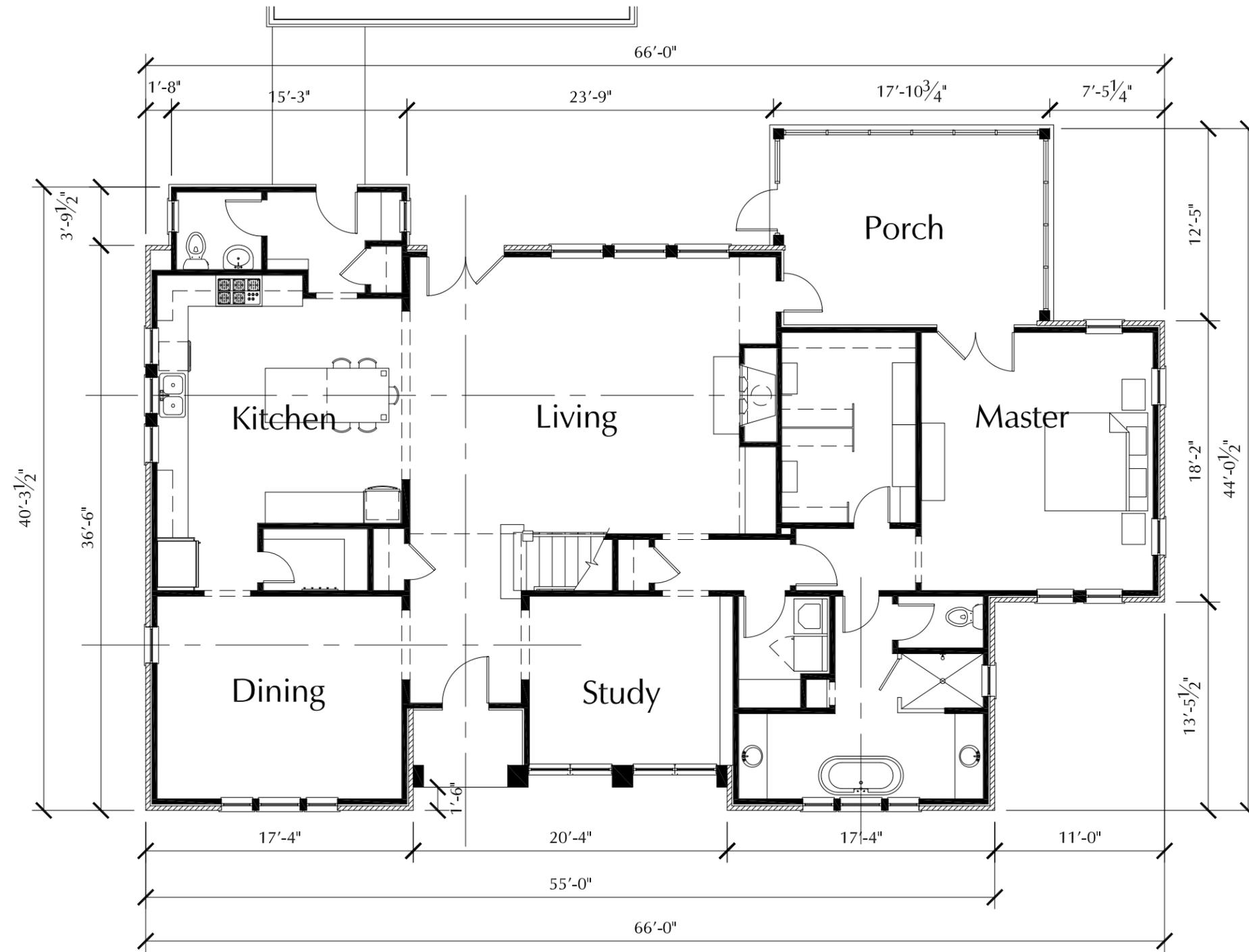
① Site Plan
Scale: 1" = 20'-0"

A New Residence at:
2401 Fairfax Avenue
Nashville, Tennessee

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Site Plan
Date: 08.05.13

A0.1



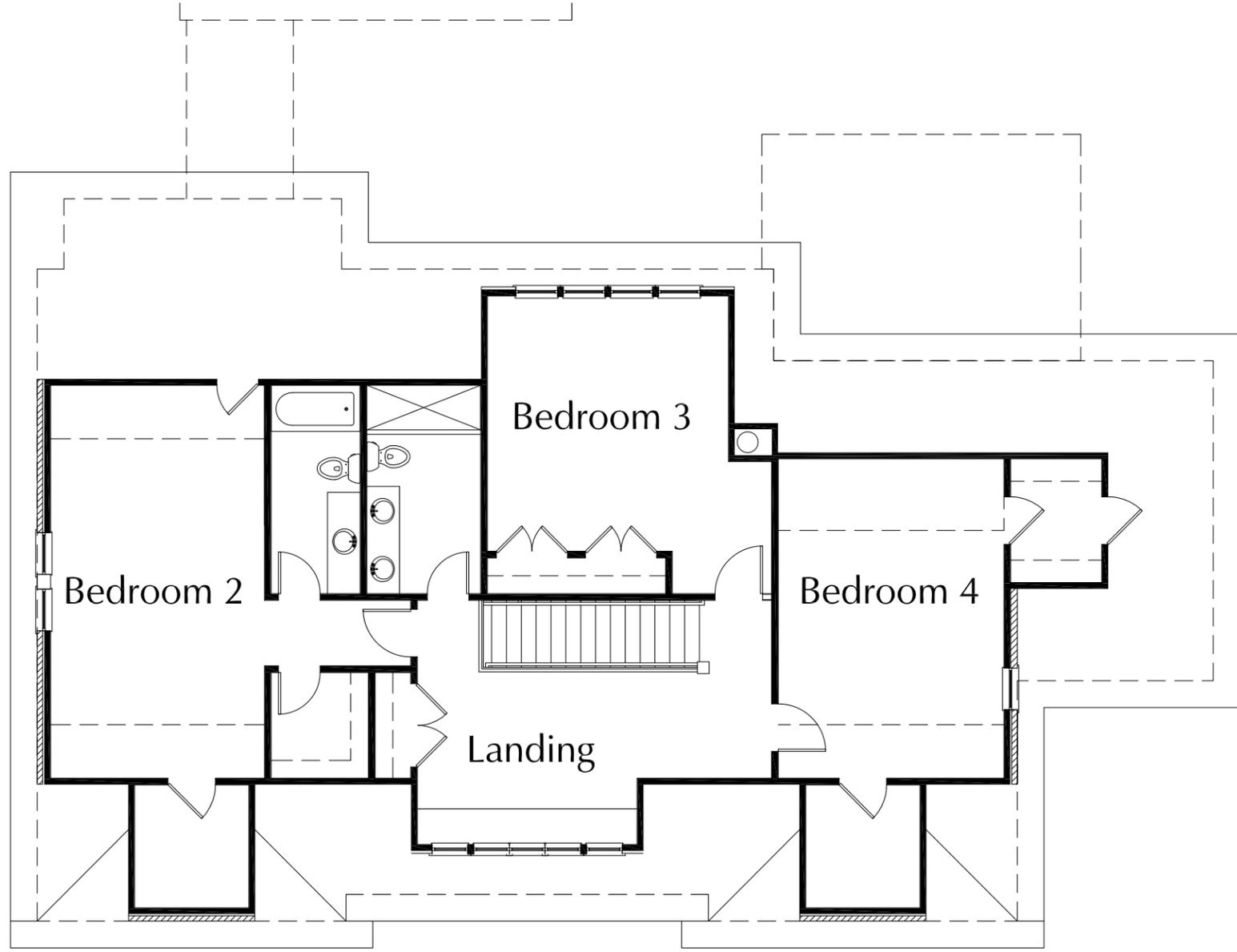
1 First Floor Plan
 Scale: 1/8"=1'-0"

A New Residence at:
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 Nashville, Tennessee

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 Nashville, Tennessee 37212
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 Fax: 615.345.1011
 allardward.com

Drawings:
 First Floor Plan
 Date:
 08.05.13

A1.1



1

Second Floor Plan

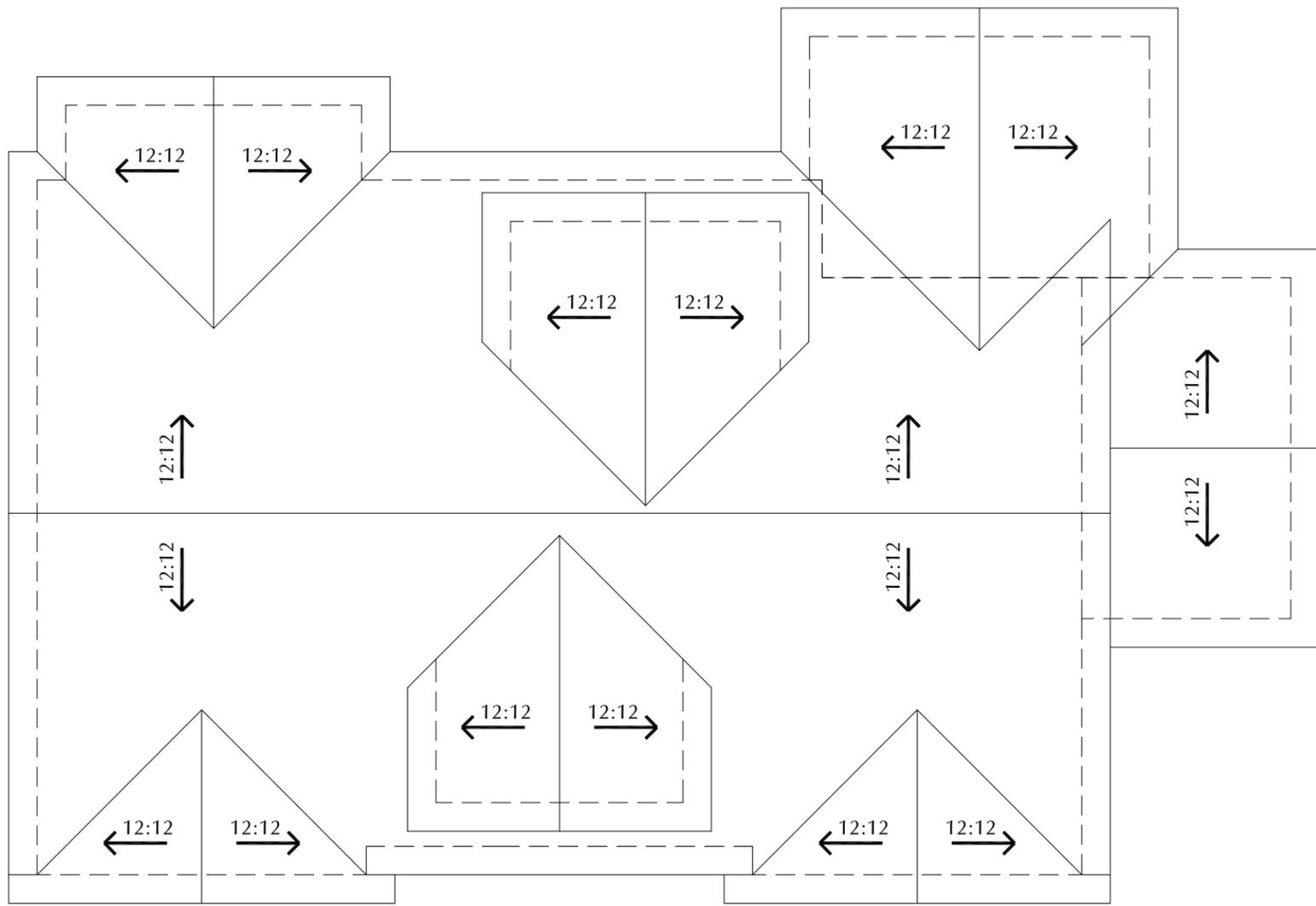


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Drawings:
 Second Floor Plan
 Date:
 08.05.13

A1.2



1

Roof Plan



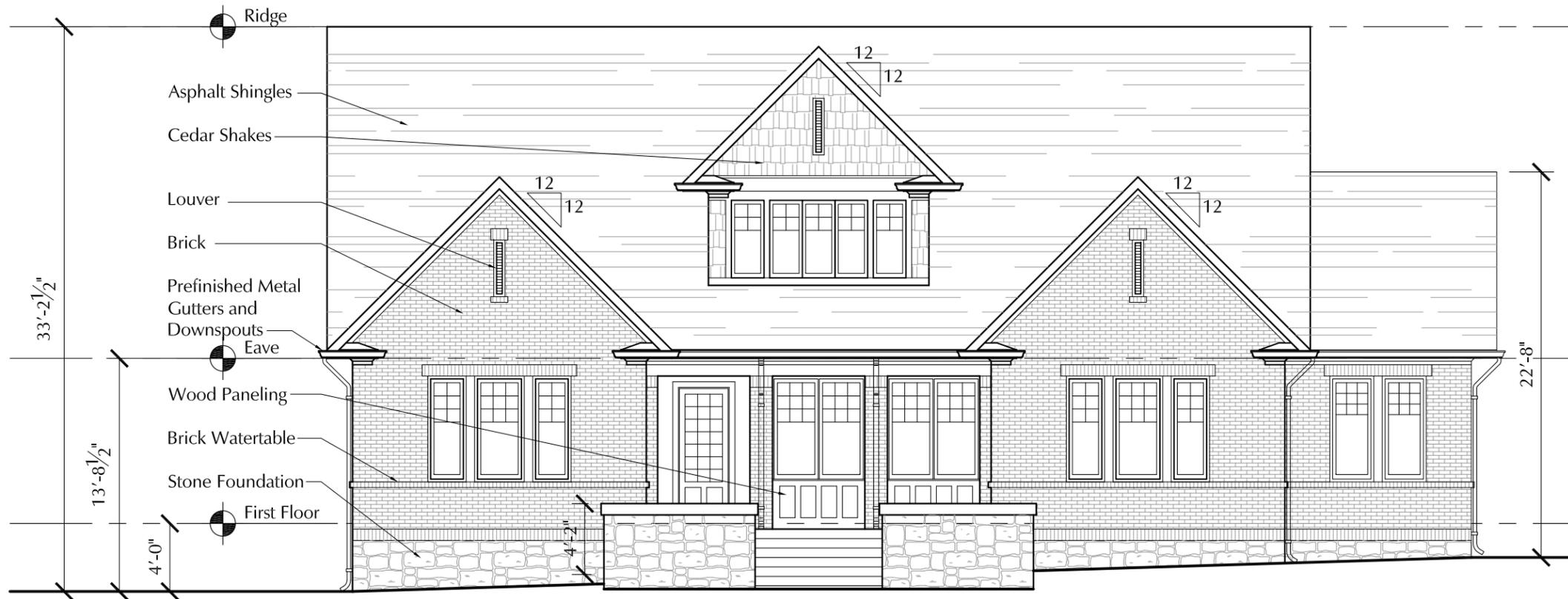
Scale: 1/8"=1'-0"

Drawings:
Roof Plan
Date:
08.05.13

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A New Residence at:
2401 Fairfax Avenue
Nashville, Tennessee

A1.3



1 North Elevation

A New Residence at:
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Drawings:
 North Elevation
 Date:
 08.05.13

A2.1



1

East Elevation



A New Residence at:
2401 Fairfax Avenue
 Nashville, Tennessee

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 Fax: 615.345.1011

Drawings:
 East Elevation
 Date:
 08.05.13

A2.2



- Asphalt Shingles
- Louver
- Cedar Shakes
- Brick
- Prefinished Metal Gutters and Downspouts
- 2x Framed Screen Porch
- Brick Watertable
- Stone Foundation

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

A New Residence at:
2401 Fairfax Avenue
 Nashville, Tennessee

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Drawings:
 South Elevation
 Date:
 08.05.13

A2.3



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

A New Residence at:
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 Nashville, Tennessee

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 Fax: 615.345.1011

Drawings:
 West Elevation
 Date:
 08.05.13

A2.4