



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 406 A & B Rudolph Avenue November 19, 2014

Application: New construction-infill and outbuildings; Setback determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310046900, 08310002600
Applicant: David Baird
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant proposes new construction of two residences with outbuildings on this vacant lot. A setback determination is requested for the outbuildings on the alley from ten feet (10') to five feet (5').

Recommendation Summary: Staff recommends approval with the conditions:

1. A walkway be added to connect each unit to Rudolph Avenue;
2. The dormers be reduced in width to fifty percent (50%) or less of the roof width, to be more compatible with historic dormers;
3. A six inch (6") inset be added on each side at the material break, to break up the flat plane there;
4. The porch roofs be brought upward to engage the primary roof plane;
5. The depth of the house be reduced, to meet the required twenty feet (20') between the houses and the outbuildings;
6. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
7. Staff approve the roofing color, windows and doors prior to purchase and installation;
8. HVAC be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks 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.

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.

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- a. *Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.*

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.*

Outbuildings: Character, Materials and Details

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- Publicly visible windows should be appropriate to the style of the house.*

- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
 - *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
 - *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
 - *Stud wall lumber and embossed wood grain are prohibited.*
 - *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.*

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding 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.

Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has agreed that the community plan allows for the density requested and the design guidelines for “new construction” can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

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 face the street.

Interior dwellings should be “tucked-in” behind the buildings facing the street.

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.

Attached garages are only appropriate for rear units along the alley.

Background: The previous residence at 406 Rudolph Avenue was demolished prior to the expansion of the Lockeland Springs-East End Neighborhood Conservation Overlay.



Figure 1. Vacant lot at 406 Rudolph Avenue

Analysis and Findings: Existing underlying lot lines have been reestablished, making two lots out of this one former lot. The application is for infill construction of a residence and outbuilding on each lot.

Height & Scale: The proposed buildings at 406A and 406B Rudolph Avenue will be one and a half stories with an overall height of twenty-six feet, six inches (26'6") and twenty-seven feet, six inches (27'6") from finished floor height. The foundation height will be three feet (3') at the front, with less showing as the lot slopes up to the rear. The height range of nearby buildings is twenty-one feet to twenty-nine feet (21'-29') tall.

Each house will be twenty-two feet (22') wide, which is less than the average building nearby; the most narrow of contributing homes in the context is twenty-six feet (26') wide. However, the proposed infill can be no wider without encroaching into the side setback areas.

The side walls of the building extend sixty-five feet (65') from the front wall to the rear without any articulation. There is a material break from siding to board-and-batten from the front portion of the house to the rear wing. Even with the change of materials, these side walls would benefit from some relief from the flat plane as currently drawn. Staff therefore recommends a six inch (6") inset on each side of the buildings at the material break.

Staff finds the height and scale of the new buildings would be compatible with the context, and the project meets section II.B.1 and 2.

Setback & Rhythm of Spacing: The proposed infill will be twenty-eight feet (28') from the front of the property, which matches the front setback of the adjacent contributing houses. 406A will be centered on the lot with side setbacks of four feet (4') on each side. 406B will be three feet (3') from the interior side, and five feet (5') from the outside property line. As these are legally created lots less than the required minimum lot area for the R6 zoning, the infill may be built to the three foot (3') side setback (Ordinance No. BL2013-419). The rear setback will be thirty feet (30') from the rear line, which meets the twenty foot (20') rear setback requirement. The project meets section II.B.3.

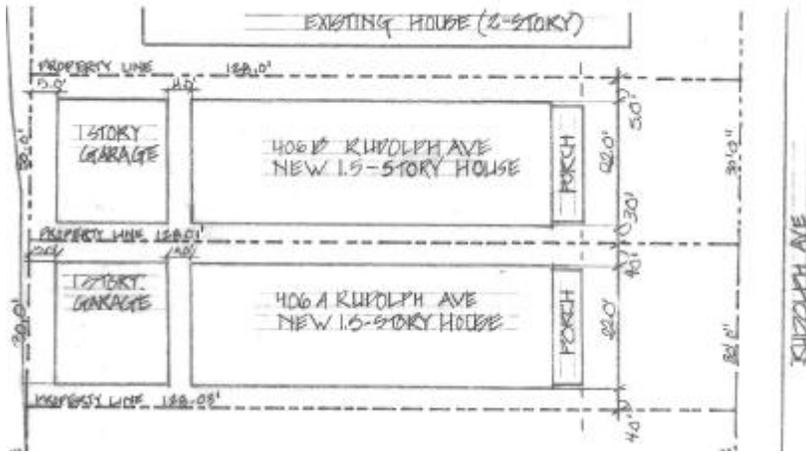


Figure 2. Site plan showing setbacks for these undersized lots

Materials: The foundation will be split face concrete block. The cladding will be smooth-faced fiber cement siding with four inches (4") reveal; the rear section of each house has fiber cement board-and-batten siding. The bay fields will be fiber cement panel and trim siding. The porch columns, trim and deck will be wood. The roof will be asphalt shingles; staff requests to approve the color of roofing.

With the staff's final approval of the roofing color, windows and doors, staff finds that the proposed infill meets section II.B.4.

Roof form: The buildings will have side gabled roofs with 7/12 pitch. 406A has a shed dormer on the front roof with 2/12 pitch. 406B has a gabled dormer on both the front and rear roofs, with 6/12 pitch. The dormer sits two feet (2') back from the front wall. The front dormers are approximately nineteen feet (19') wide each. The front roof plane is twenty-three feet (23') wide. The front dormers take up more than eighty percent (80%) of the front roof surface. Staff requests the dormers be reduced in width to fifty percent (50%) or less, to be more compatible with historic dormers.

The porch roofs as drawn leave approximately one foot (1') of siding area between the primary roof and the porch roof. To make the buildings more compatible with historic form, Staff recommends the porch roofs be brought upward, to engage with the primary roof of each house (Figure 3).



Figure 3. This bungalow's primary roof continues over the porch, as an example of a more compatible roof form historically

Orientation: The orientation of the front entrance is in keeping with the historic context. The most recently-revised site plan does not indicate a walkway. Staff asks that a walkway be added to connect each house to the street.

Proportion and Rhythm of Openings: The windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The largest expanse of wall space without a window or door opening is fourteen feet (14'), but it is beyond the midpoint of the house and on the interior (i.e. facing the other infill seven feet (7') away.) Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Outbuilding:

Height & Scale: A lot less than ten thousand square feet (10,000 sq. ft.) is permitted an outbuilding up to seven hundred and fifty square feet (750 sq. ft.). The proposed outbuildings are twenty-three feet by twenty-one feet (23'x21') for a footprint of four hundred and eighty-three square feet (483 sq. ft.). The proposed outbuildings are eighteen feet, six inches (18'6") in height from grade, which is less than the primary buildings. The height and scale of the outbuildings meet the design guidelines.

Character, Materials, Details: The proposed design is simple and utilitarian, and complements the character of the residences. The roof form, window pattern and materials match those of the house.

Roof: The outbuildings' roofs are a side-facing gable, with 7/12 pitch matching that of the primary buildings.

Windows & Doors: The windows on the outbuildings are generally twice as tall as they are wide. The additional transom-style windows have been approved by the Commission in the past, on an outbuilding at the rear of the lot.

Siding & Trim: The outbuildings will be clad in fiber cement lap siding and trim, matching the principal structures.

Setbacks & Site Requirements: The side setbacks will be four feet (4'), meeting the setback requirement of three feet (3') for accessory buildings.

Location: The outbuildings are in the rear of the lot, behind the principal structures. According to the design guidelines, at least twenty feet (20') should separate the outbuilding from the principal structure. The plans show only four feet (4') of separation. Staff's recommendation is to reduce the depth of the houses to meet this requirement, if the outbuildings are still desired in that case.

Driveway Access: Access to the outbuildings will be from the alley.

The project meets section II.B.8 of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff requests that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.9.

Recommendation:

Staff recommends approval with the conditions:

1. A walkway be added to connect each unit to Rudolph Avenue;
2. The dormers be reduced in width to fifty percent (50%) or less of the roof width, to be more compatible with historic dormers;
3. A six inch (6") inset be added on each side at the material break, to break up the flat plane there;
4. The porch roof be brought up to engage the primary roof plane;
5. The depth of the house be reduced, to meet the required twenty feet (20') between the houses and the outbuildings;
6. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
7. Staff approve roofing color, and windows and doors prior to purchase and installation;
8. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

Meeting these conditions, Staff finds that the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

CONTEXT IMAGES



Figure 1. Recent infill at 408 Rudolph Ave



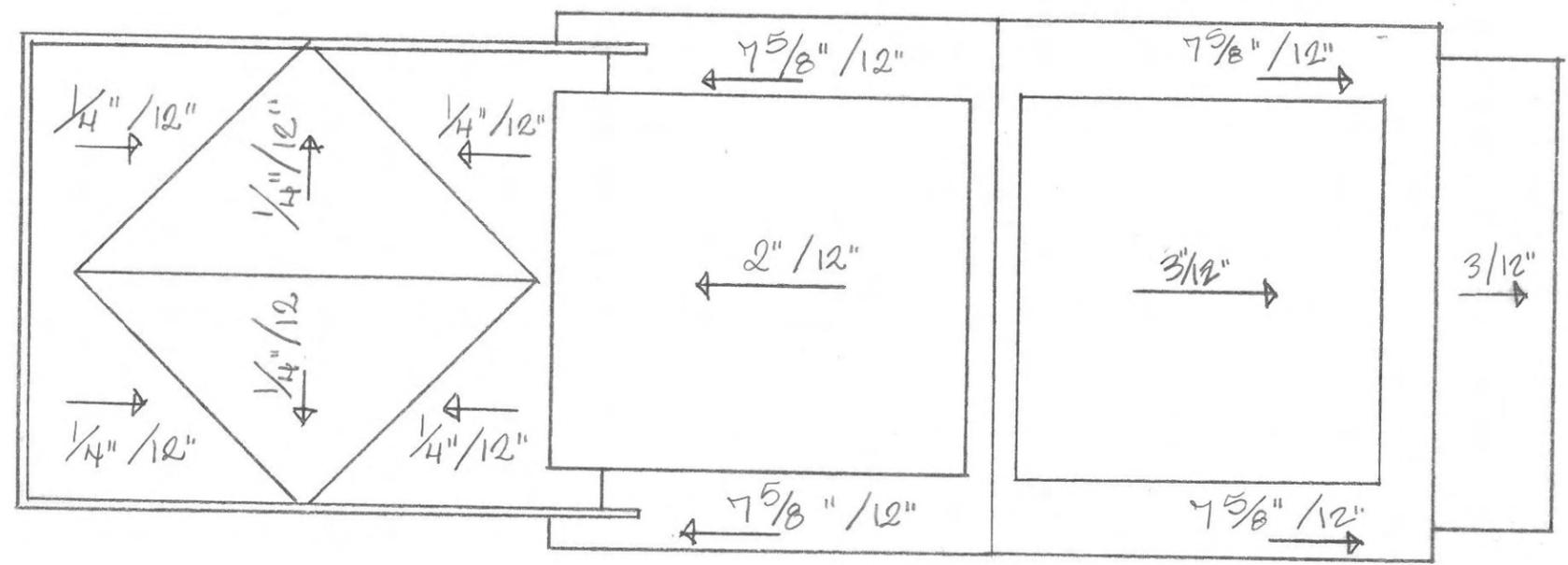
Figure 2. Contributing home at 404 Rudolph



Figure 3. Across the street from the site

406 A & B
RUDOLPH
AVENUE

ADDRESS:
406 RUDOLPH AVENUE,
NASHVILLE, TN 37206



UNIT A ROOF PLAN
1/8" = 1'-0"

BUILDING IDEAS, LLC
Architecture Design Planning

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REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 406A

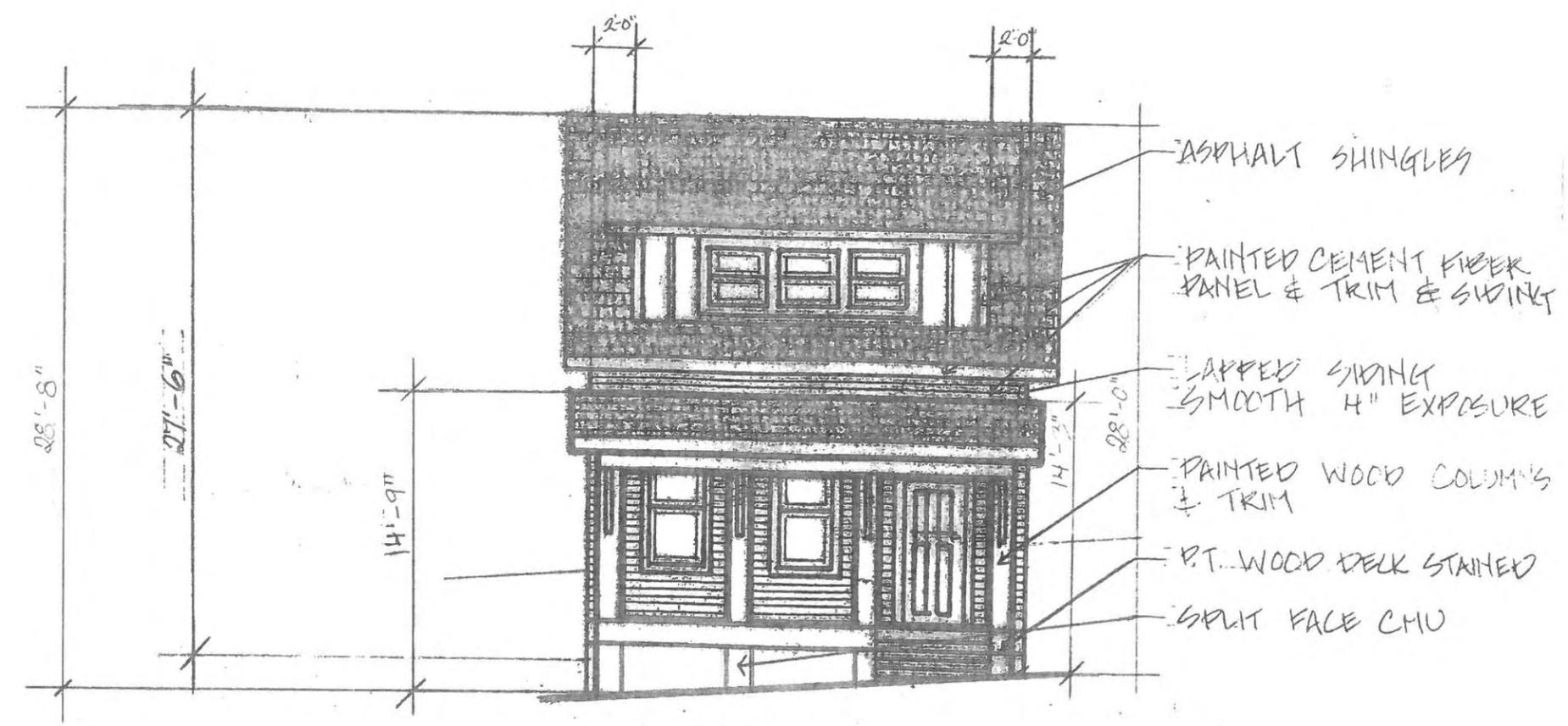
Project Phase:
MHZC SUBMITTAL

Date: 10.17.2014
UNIT A ROOF PLAN

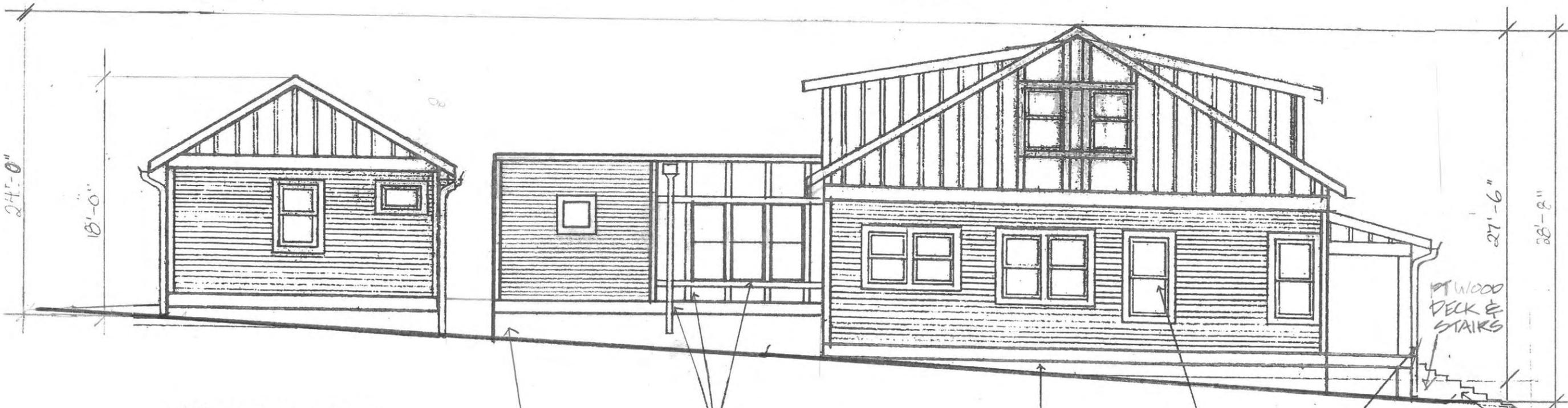
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406 A & B
RUDOLPH
AVENUE

ADDRESS:
406 RUDOLPH AVENUE,
NASHVILLE, TN 37206



STREET ELEVATION
UNIT A



LEFT SIDE ELEVATION
UNIT A

1/8" = 1'-0"

SPILT FACE
CMU

PAINTED CEMENT
FIBER PANEL & TRIM (TYP.)
SIDING (4" EXPOSURE)
SMOOTH TEXTURE

SPILT FACE
CMU

INSUL.
WINDOWS

PAINTED GUTTERS
& DOWNSPOUTS

PT WOOD
DECK &
STAIRS

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REVISIONS		
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Project Phase:

MH2C SUBMITTAL

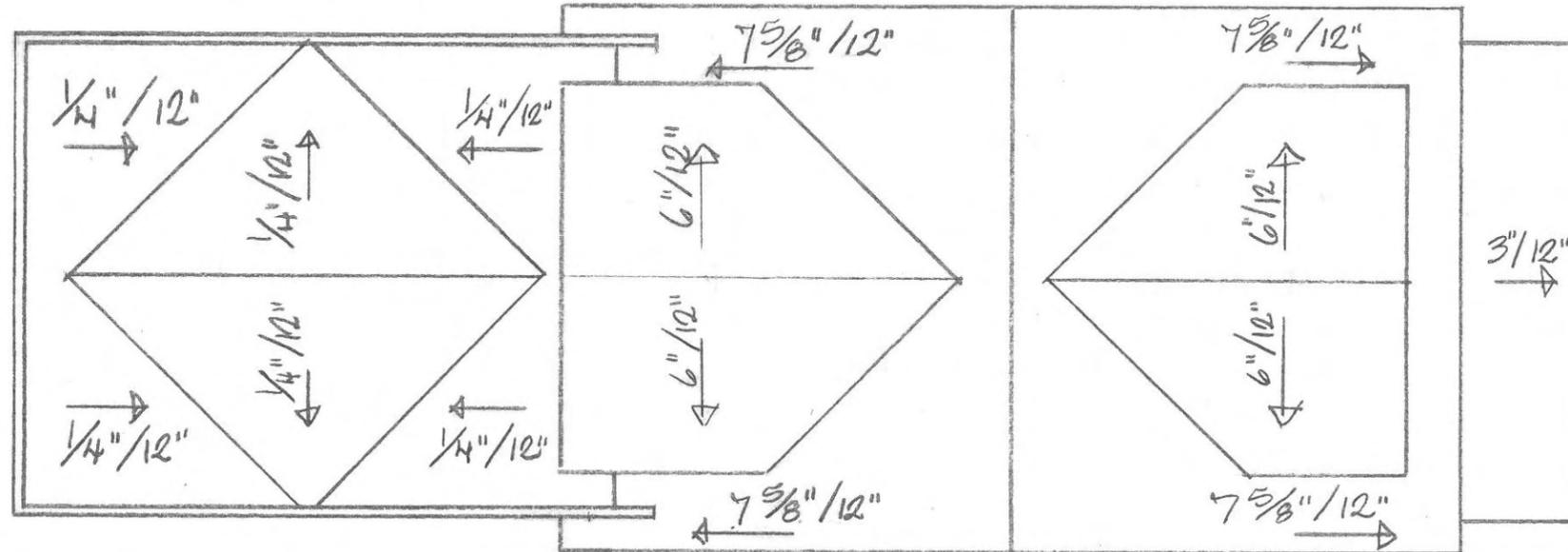
Date: 10.17.2014

UNIT A BUILDING ELEVATIONS

MH A2.01A

406 A & B
RUDOLPH
AVENUE

ADDRESS:
406 RUDOLPH AVENUE,
NASHVILLE, TN 37206



UNIT B ROOF PLAN
1/8" = 1'-0"

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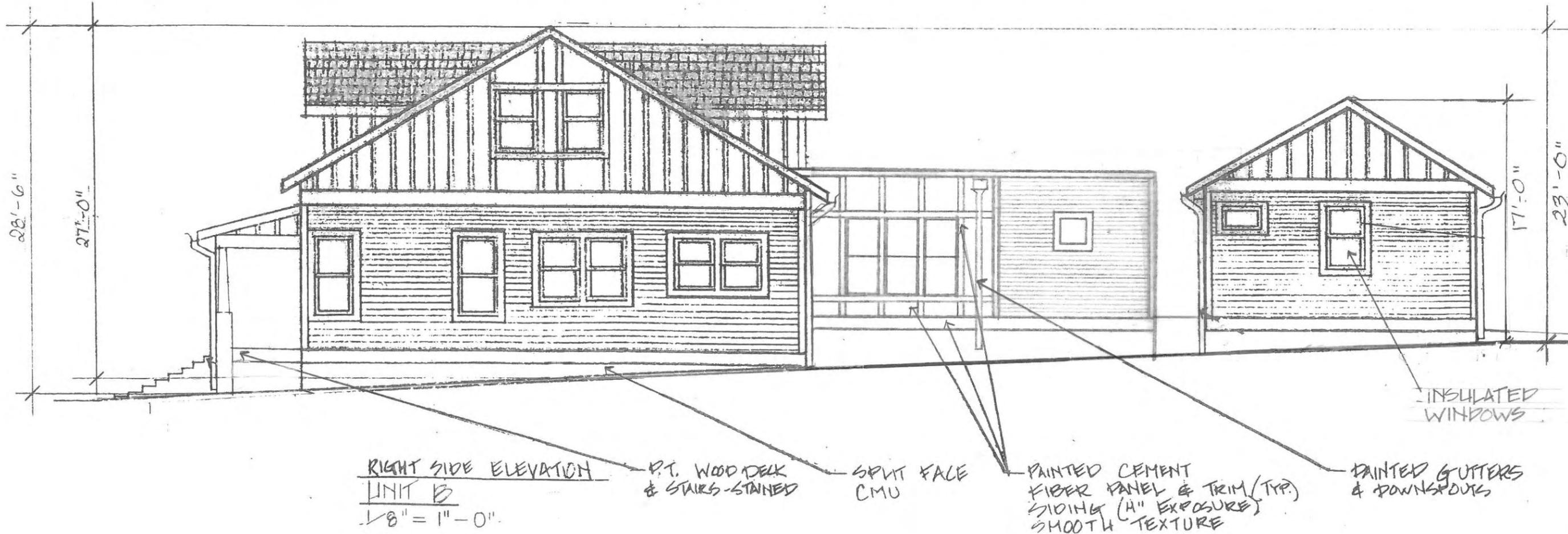
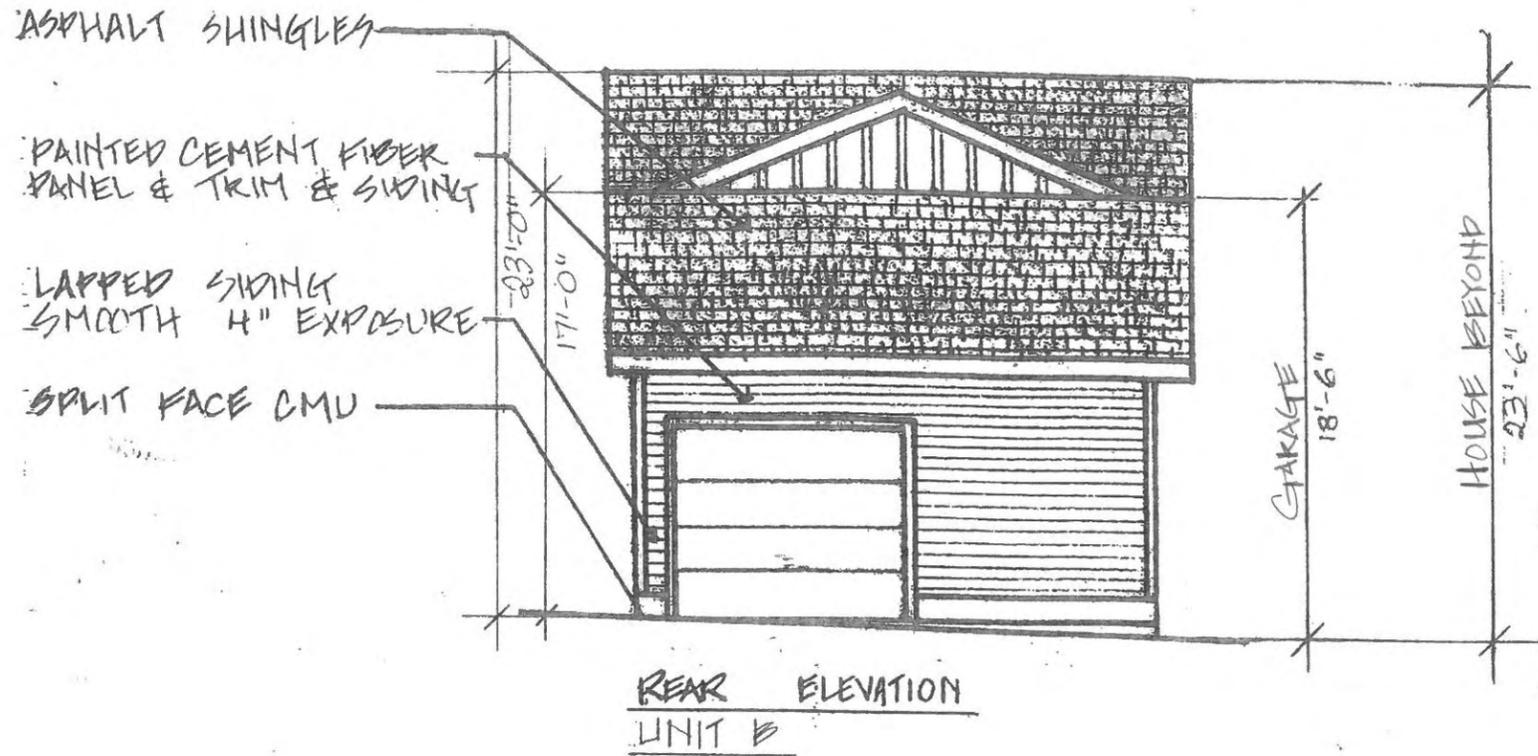
Date: 10.17.2014

UNIT B ROOF PLAN

MH A1.02B

406 A & B
RUDOLPH AVENUE

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UNIT B BUILDING ELEVATIONS

MH A2.02B

