



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

912 Apex Street
February 18, 2015

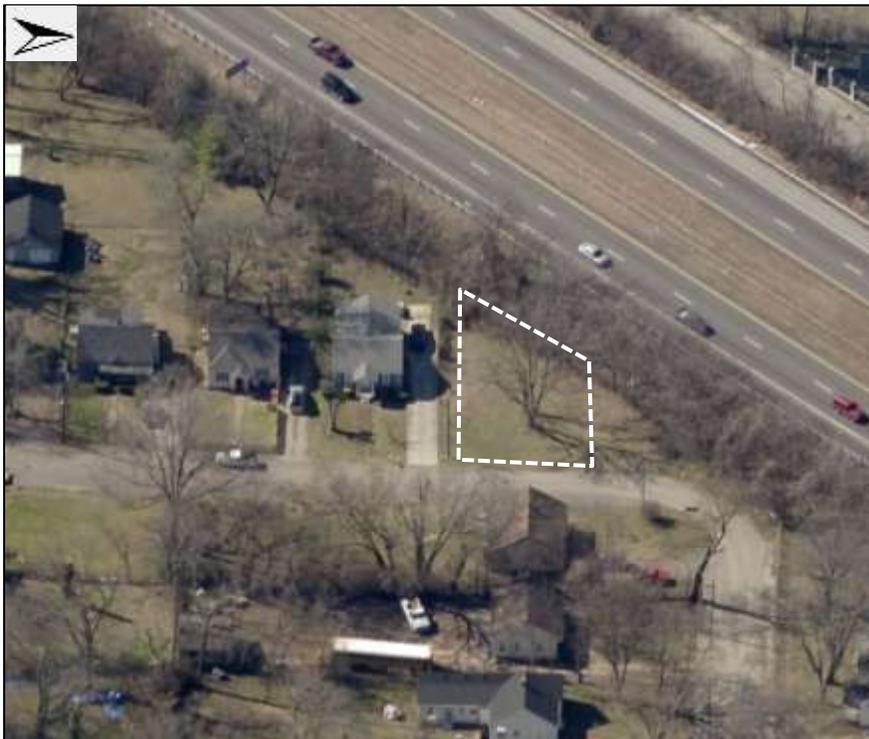
Application: New construction – infill; Setback determination
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08204027700
Applicant: Bob Potter, Kudzu Homes
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a new single-family house on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the proposal to construct a new house with the conditions that:</p> <ul style="list-style-type: none">• Staff verifies that the floor height is compatible with surrounding historic houses;• That the driveway extend along the right side of the building to the midpoint, instead of having a front-yard parking area;• The window and door selections are approved by Staff;• The roof color and brick porch column bases are approved by Staff;• The HVAC is located behind the structure or on the sides, beyond the mid-point of the structure. <p>Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for infill in the Greenwood 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.1 New Construction

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.

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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

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*

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.

Porches

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.

Parking areas and Driveways

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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: The lot at 912 Apex Street is vacant. Originally fifty feet (50') wide and one hundred, fifty feet (150') deep, nearly half of the lot was acquired by Metro in or around 1967 for the Ellington Parkway right of way easement.

Analysis and Findings: The applicant proposes to construct a new one and one-half story house on the truncated lot.

Height & Scale:

The new house will be one and one-half stories tall, with a form similar to that of an historic Craftsman bungalow. The roof peak will be twenty-two feet (22') above the finished floor level and the eave height will be nine feet (9') above the floor level. The floor level will be approximately one foot (1') above grade. During construction, Staff will verify that this floor height is compatible with surrounding historic houses. These heights are compatible with historic houses nearby, which range from eighteen feet (18') to thirty-one feet (31') tall.

The front façade of the building will be twenty-four feet (24') wide, with a projection on the right side increasing the total width to thirty-four feet (34'). The width of the new house is compatible with historic houses nearby, which range from thirty feet (30) to forty feet (40') wide.

Staff finds that the height and width of the proposed infill is appropriate and that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing:

The new house will have a thirty foot (30') front setback. This is approximately five feet (5') forward of the non-contributing house to the left, but compatible with historic houses nearby. The rear of the building will be more than thirty feet (30') from the rear-left corner of the lot, but because the rear lot is angled a portion of the building will have a rear setback of only seventeen feet (17'). With the unusual lot dimensions and lack of historic context on the block, Staff finds these setbacks to be appropriate. The left side setback will be three feet (3') which meets the setback requirements for a lot of this size, and the right side setback will be thirteen feet (13').

Staff finds that the proposed setbacks for the new building are appropriate and will maintain the rhythm of spacing established by historic buildings on the street and that the project therefore meets section II.B.1.c of the design guidelines.

Materials:

The new building will primarily be clad in smooth-faced cement fiberboard with a reveal of five inches (5"), and with cement-fiber shingle siding as an accent material in the front dormer. The trim will be wood and cement-fiberboard. The foundation will be a poured concrete slab and the roof will be asphalt shingles in a gray or brown color. The porch stairs and floor will be concrete, and the porch columns and railings will be wood with brick bases. The windows and doors will be wood or aluminum-clad, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of a brick sample, the roof color, and the window and door selections, staff finds that the known materials meet Sections II.B.1.d of the design guidelines.

Roof form:

The roof of the new house will be a side-oriented gable with a pitch of 10:12, with a gabled front dormer sitting nine inches (9") off of the primary ridge and two feet (2') back from the leading edge of the house. These roofs are compatible with the roof forms on historic houses nearby. Staff finds the proposal to meet section II.B.1.e of the design guidelines.

Orientation:

The house will face the street with a six foot (6') deep porch recessed underneath the primary roof. The site plan does not show a walkway from the front porch to the street, but does show a paved driveway in front of the house. Staff recommends that a walkway be added to

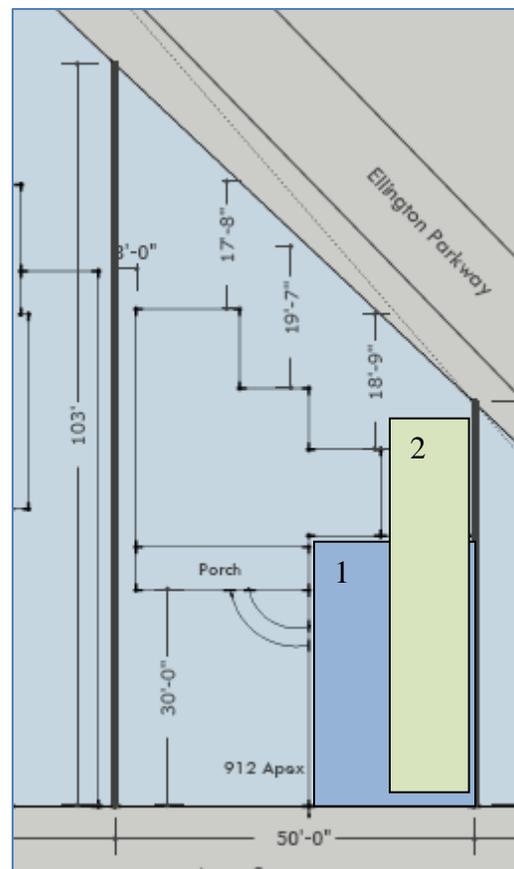


Figure 1: Box # 1 shows the proposed double-wide parking area and box #2 shows the suggested driveway.

connect the house to the street. The applicant proposes a front yard, double-width parking area. There is approximately twelve and one-half feet (12') between the side of the house and the right side property line. Staff recommends a ten to twelve foot (10'-12') driveway that extends to the rear property line, rather than the front-yard parking. (See Figure 1.) There is no alley access. With those changes, Staff finds that the orientation of the proposed infill will be compatible with surrounding historic houses and will meet section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings:

The windows on the proposed new building are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. The right side only has one door and no windows; however, this side faces the parkway and will be minimally visible and helps to reduce the noise from the parkway. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities:

The location of the HVAC and other utilities was not indicated on the site plan. With a condition that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the structure, staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval of the proposal to construct a new house with the conditions that:

- Staff verifies that the floor height is compatible with surrounding historic houses;
- That the driveway extend along the right side of the building to the midpoint, instead of having a front-yard parking area;
- The window and door selections are approved by Staff;
- The roof color and brick porch column bases are approved by Staff;
- The HVAC is located behind the structure or on the sides, beyond the mid-point of the structure.

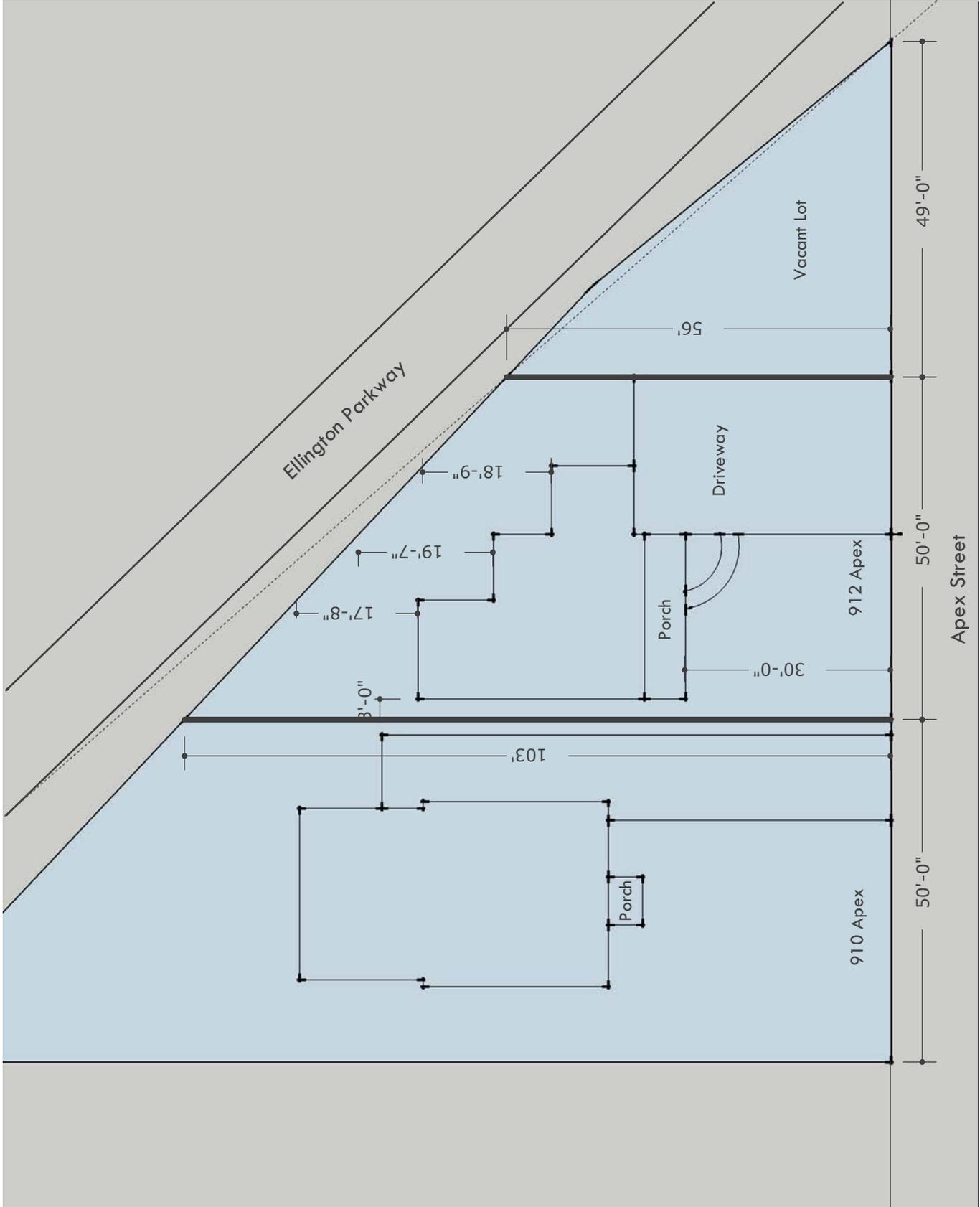
Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for infill in the Greenwood Neighborhood Conservation Zoning Overlay.



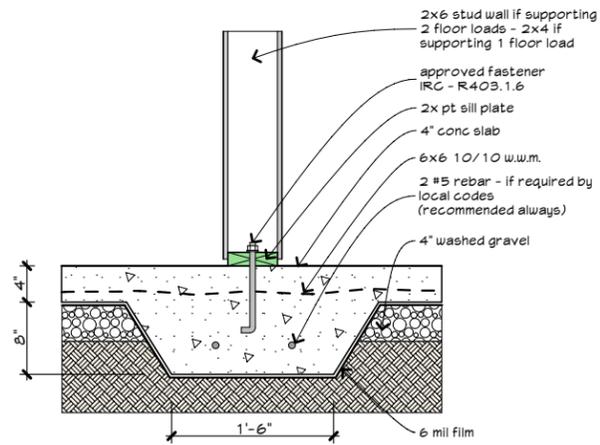
912 Apex Street, with Ellington Parkway on elevated berm behind.



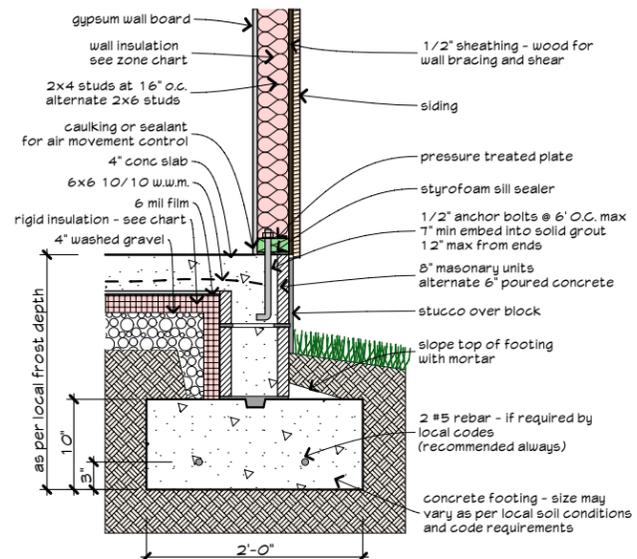
Looking north toward 912 Apex from in front of 908 Apex.



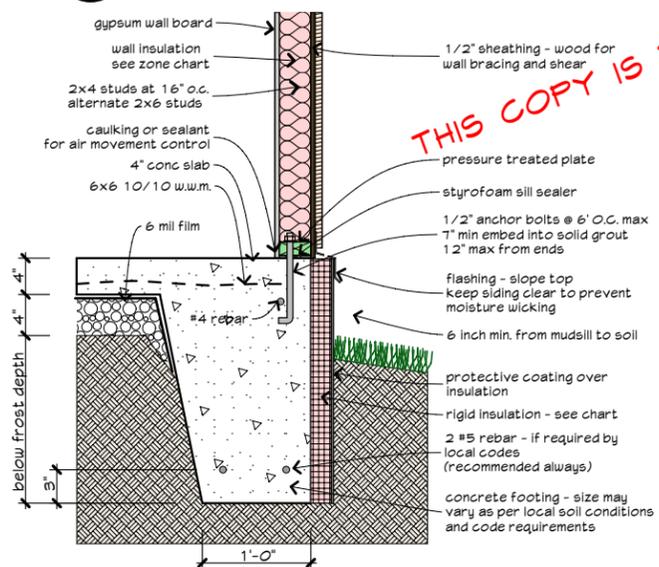
Site Plan
Scale - 1" = 20'



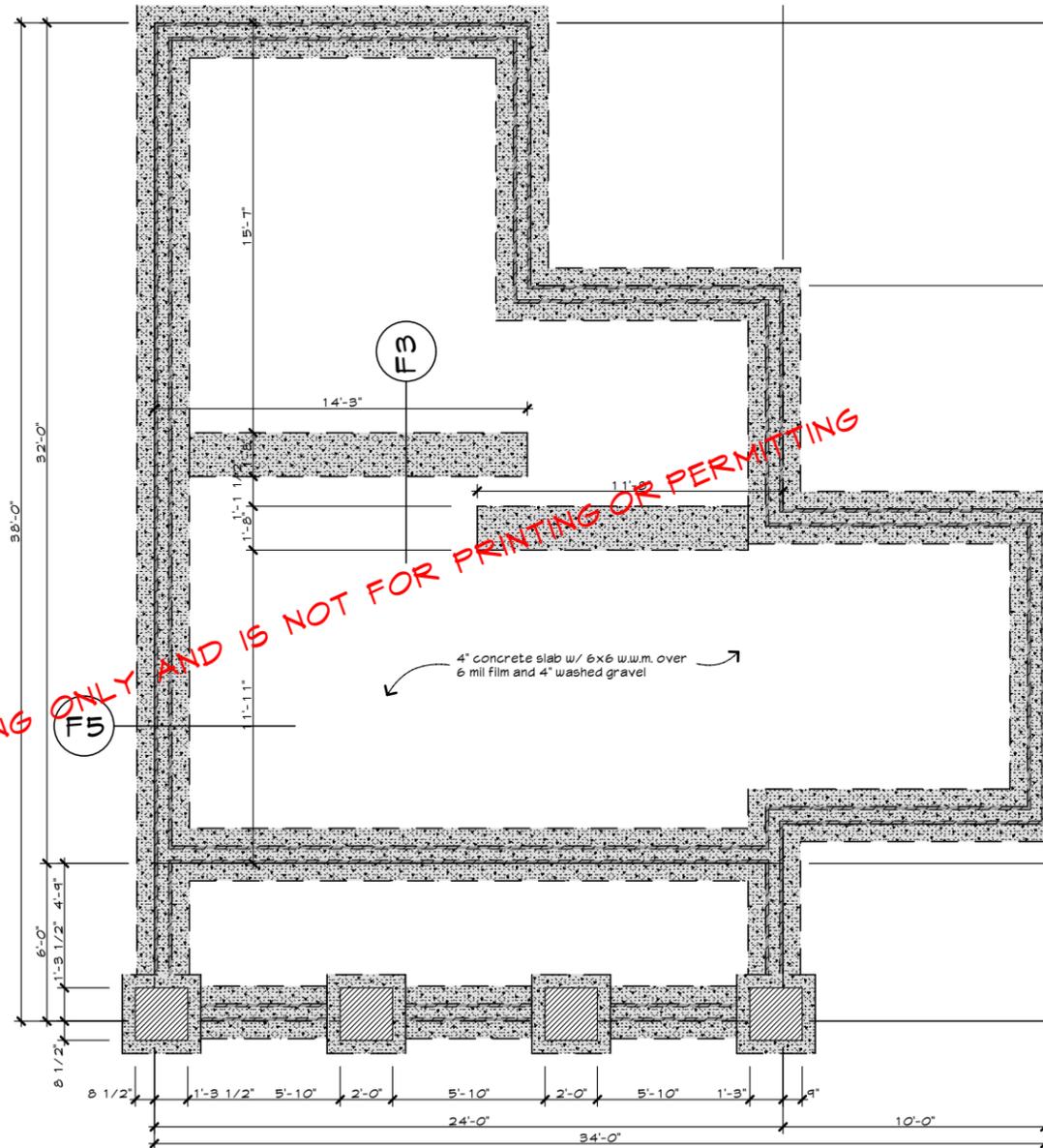
F3 Grade beam
scale 1" = 1'-0"



F5 Slab Edge w/ Block
scale 1" = 1'-0"



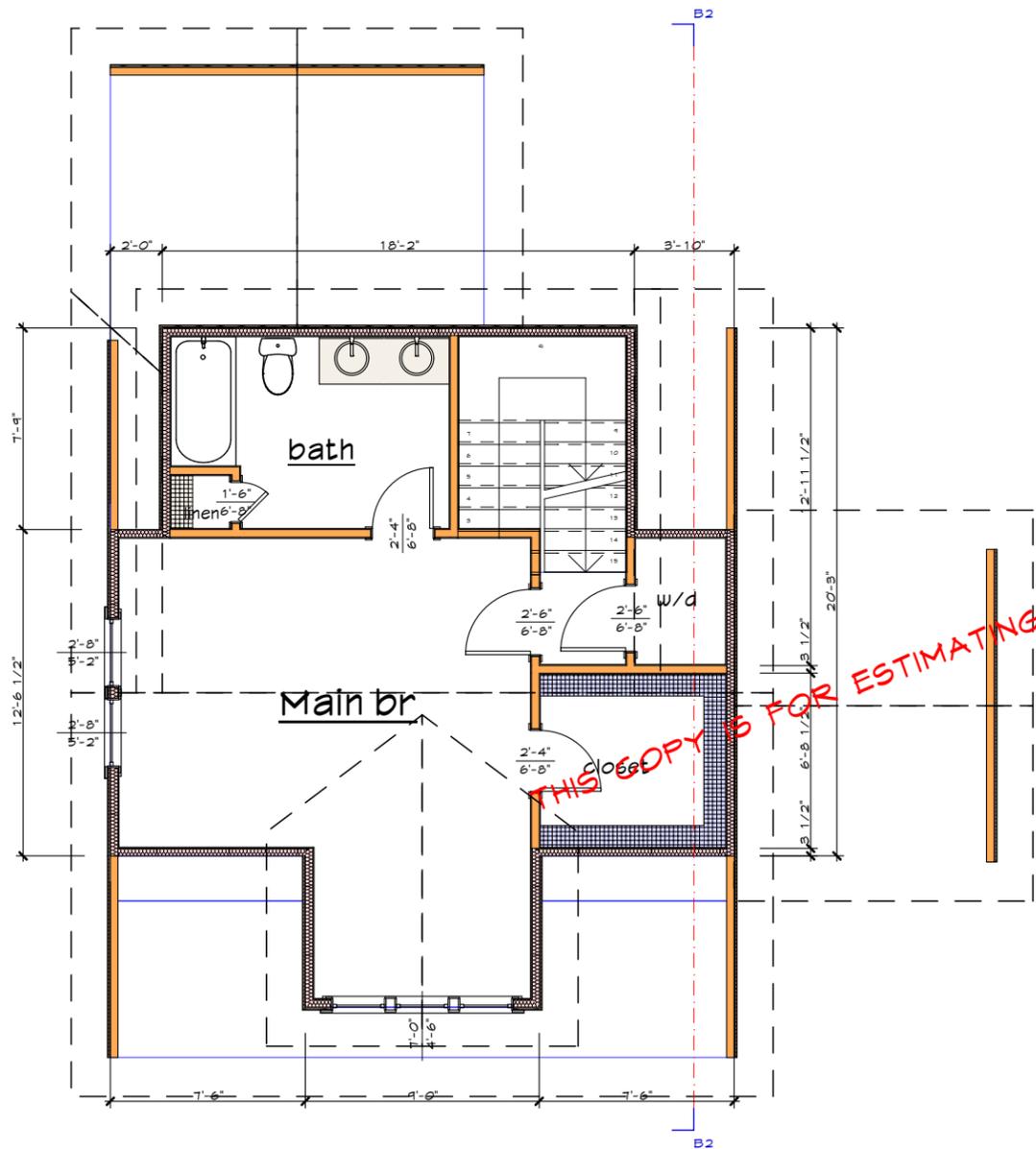
F6 Slab - turned down footing
scale 1" = 1'-0"



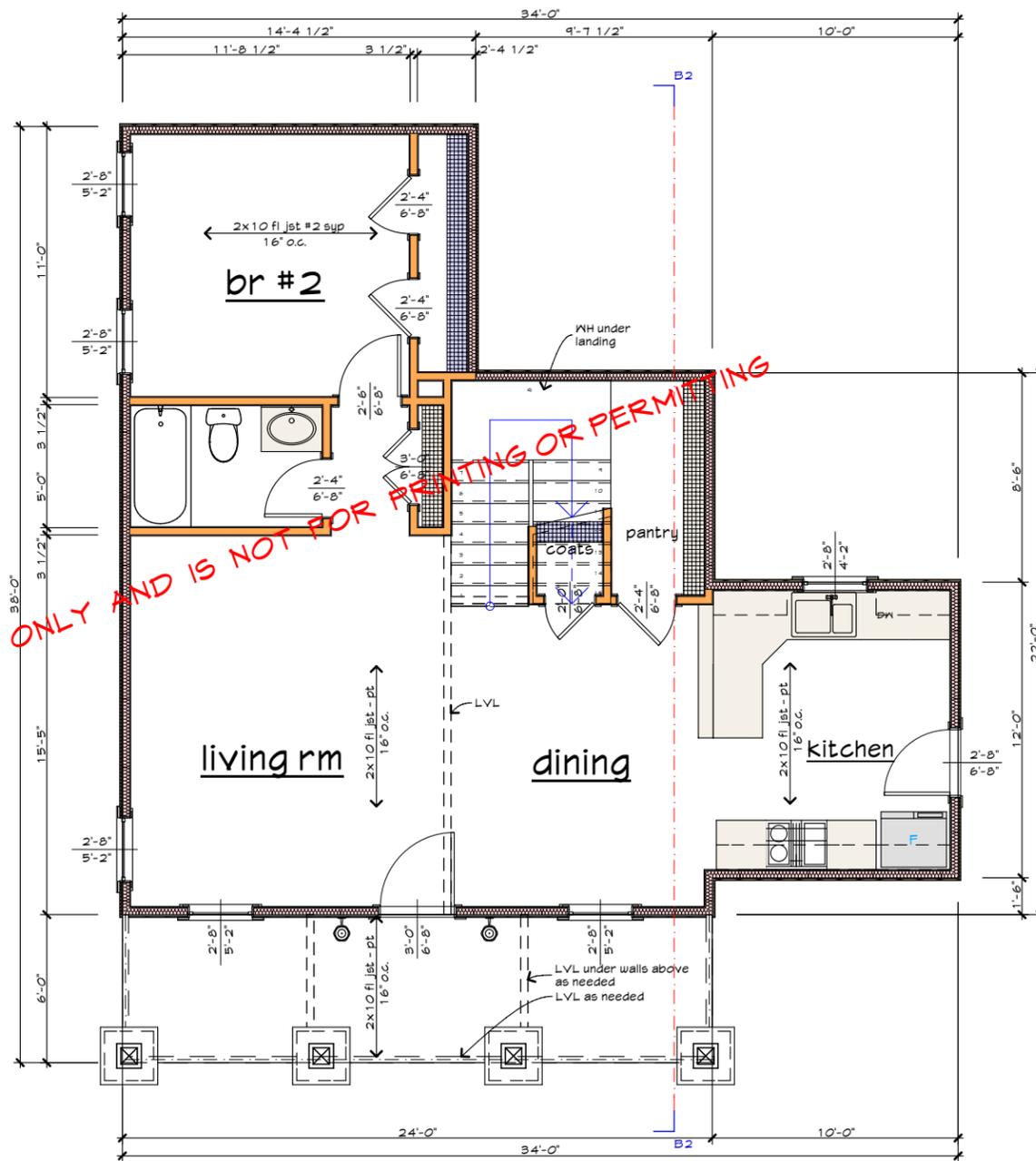
Slab Foundation Plan
scale 1/4" = 1'-0"

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Floor 2 plan
scale 1/4" = 1'-0"



Floor 1 plan
scale 1/4" = 1'-0"

Floor 1 plan	784 sq.ft.
Floor 2 plan	414 sq.ft.
total	1198 sq.ft.



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Rick Thompson - Architect

original print date
2/9/15

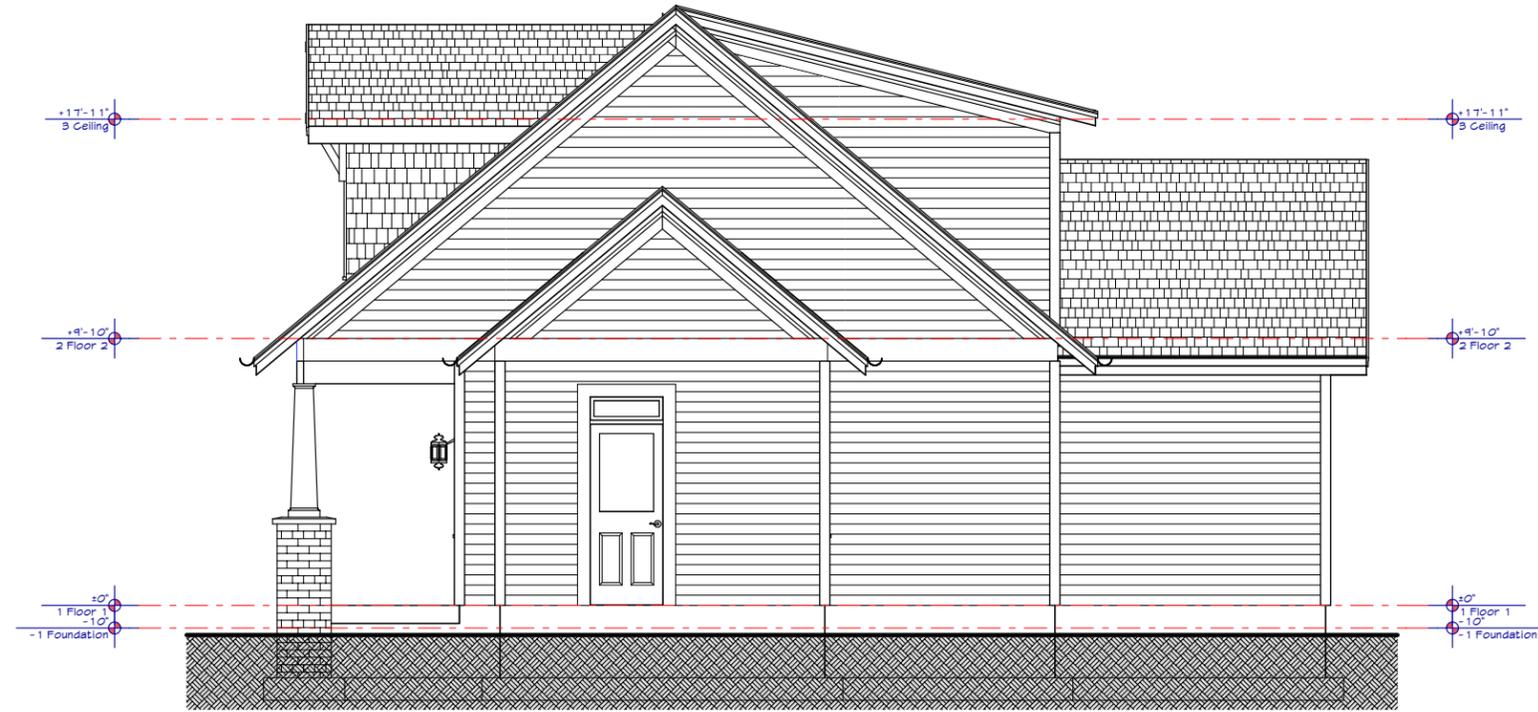
3

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Right Side Elevation

scale 1/4" = 1'-0"

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Front Elevation

scale 1/4" = 1'-0"

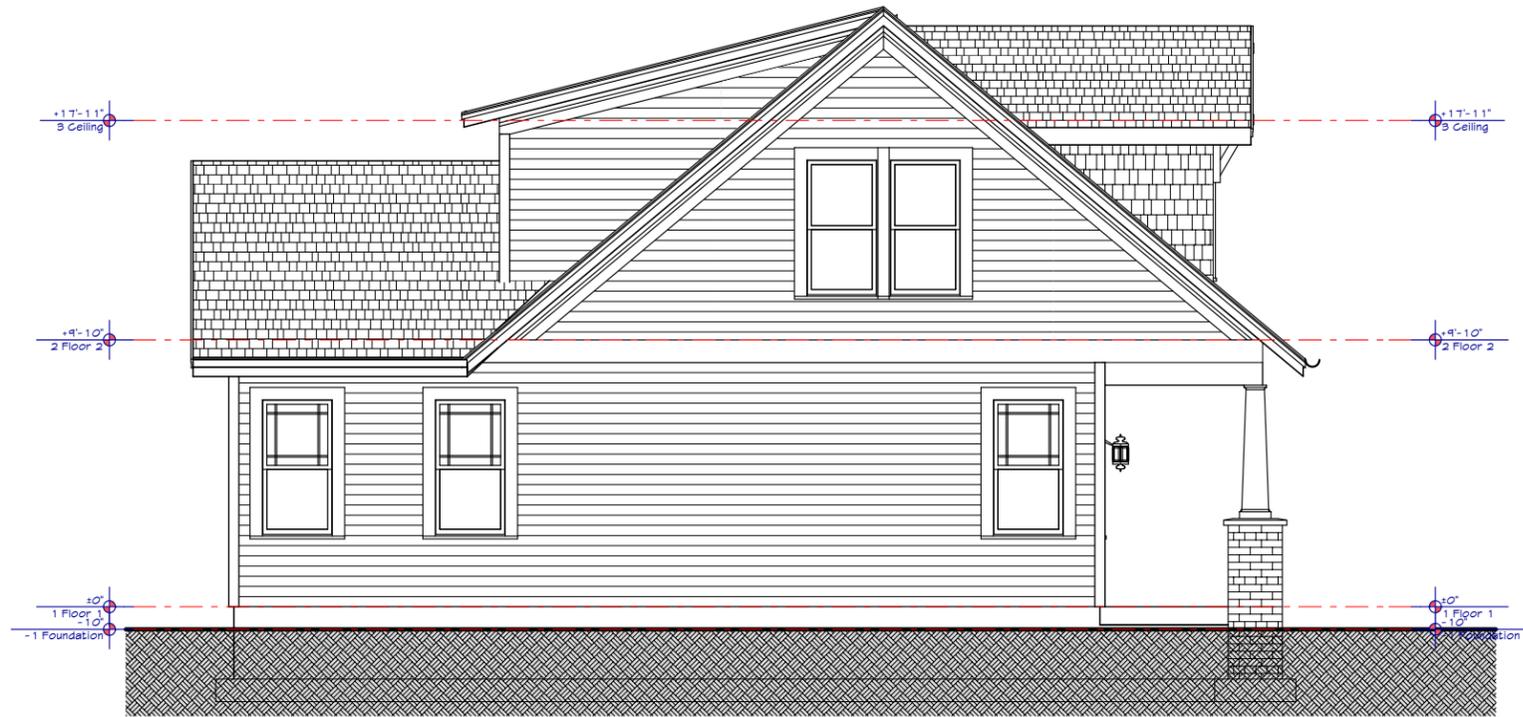


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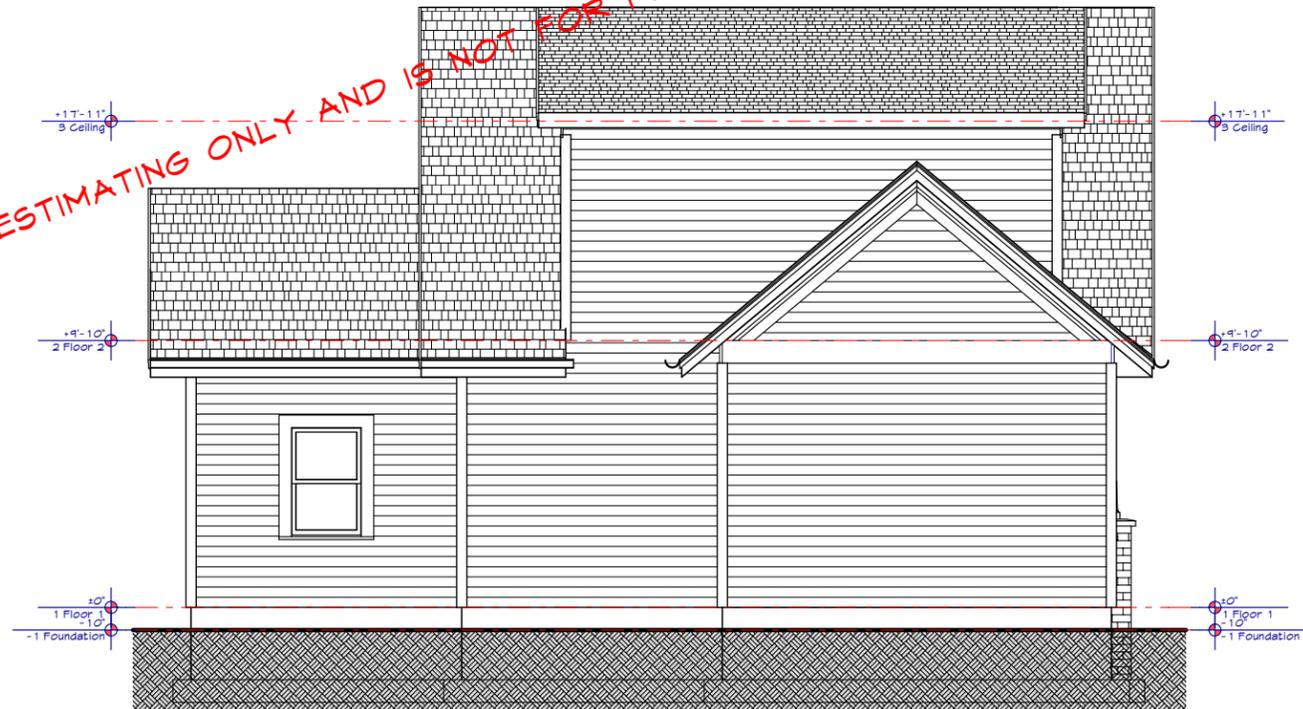
4



Left Side Elevation

scale 1/4" = 1'-0"

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Rear Elevation

scale 1/4" = 1'-0"



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Lake Junaluska, NC

P O Box 160

Rick Thompson - Architect

828-627-1479

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