



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 905 Manila Avenue August 19, 2015

Application: New construction-infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08204042000
Applicant: Josh Randolph, Aerial Development
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant proposes a new single-family home on a vacant lot with limited historic context.

Recommendation Summary: Staff recommends approval with the conditions:

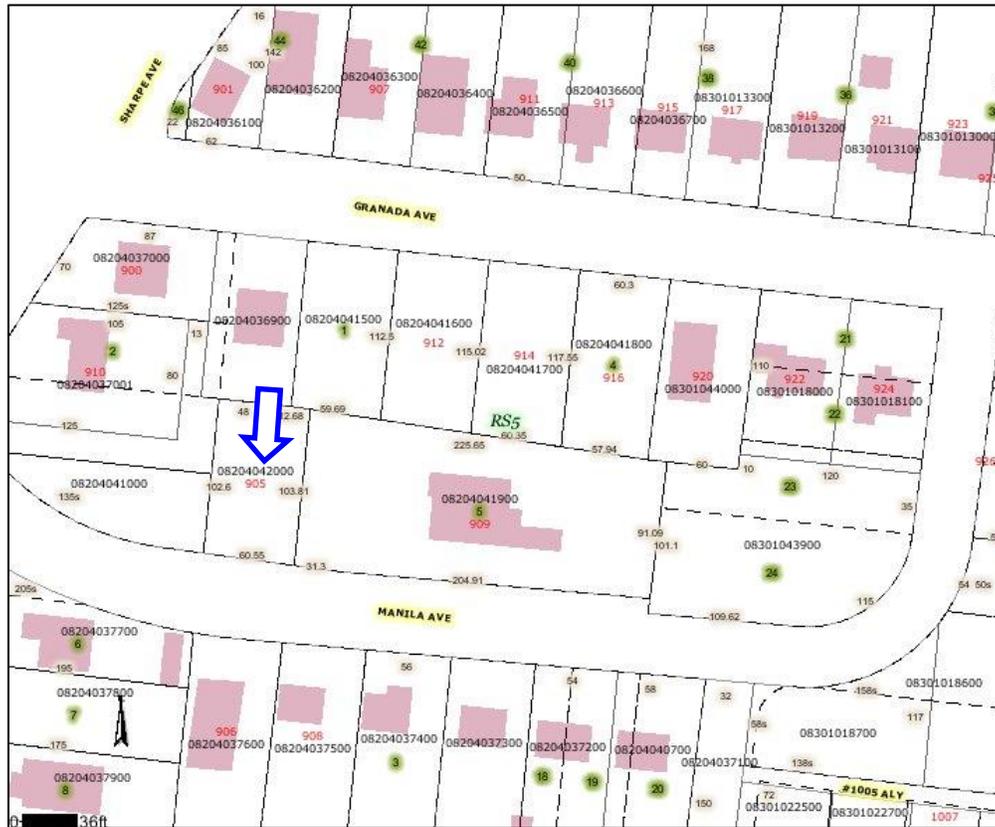
1. Window openings are added to the side elevations of 905 Manila Avenue;
2. The horizontal window on the right side is redesigned to be a more traditionally-proportioned window or windows;
3. The finished floor height shall be consistent with the finished floor heights of 909 Manila Avenue, to be verified by MHZC staff in the field;
4. Staff approve the roofing color, and final details, dimensions and materials of windows and doors prior to purchase and installation; and,
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and Staff approve the roof color and masonry color, dimensions and texture.

Staff finds that the application meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.

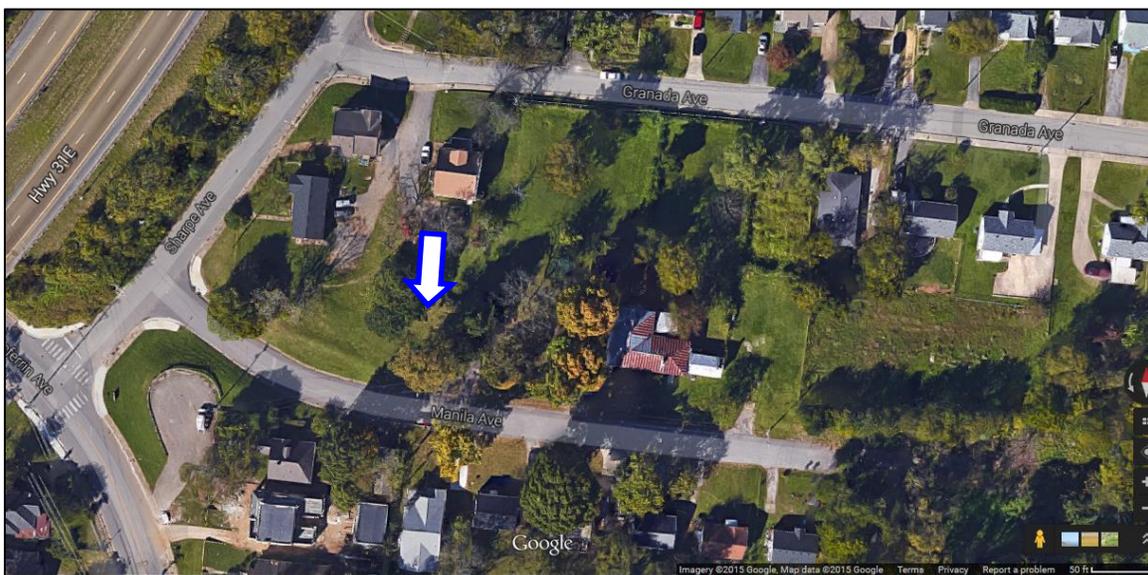
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.

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.

j. 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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: In February of 2015, the Planning Department approved the subdivision of six lots from the 1.36 acre lot at 909 Manila Avenue. Four of the new lots face Granada Avenue, and one fronts on Manila Avenue. The current application is for infill on the one facing Manila.



Figure 1. The vacant lot at 905 Manila Avenue. “Lookaway,” the Italianate historic home at 909 Manila, is at the right.



Figure 2. “Lookaway,” the Italianate historic home at 909 Manila.

Analysis and Findings:

Height & Scale: 905 Manila Avenue is two stories with a proposed height of twenty-eight feet, nine inches (28'9"), and a width of twenty-four feet (24'). The contributing building at 909 Manila is approximately twenty-four feet (24') tall and the main mass of the building is approximately fifty feet (50') wide. The proposed porch height is nine feet (9') from the finished floor height. The eave height is seventeen feet (17') from the finished floor height. The foundation will be approximately two feet (2') on the left side. Although the proposed building is taller than the neighboring historic building, staff found it to be appropriate for several reasons. The context is very limited, in this case just one building in the immediate vicinity, as the homes across the street are recent construction or small non-contributing homes. Expanding the area of context, Staff found that there are several two-story contributing homes along Seymour and Chicamauga Avenues that range in height between twenty-five feet and thirty-five feet (25'-35'). The Commission approved an addition in 2013 to a non-contributing building across Manila Avenue from the current project that increased its height to twenty-seven feet (27'). In addition, the closest historic building is on a large lot that provides a large buffer between it and the taller proposed building. Staff finds the two-story designs and the overall widths and heights appropriate. The project meets sections II.B.1.a. and b.



Figure 3. Proposed building at 905 Manila.

Setback & Rhythm of Spacing: The left side setback is approximately twenty-two feet (22' 2 3/4") and the right side is slightly more than fourteen feet (14' 3 13/16"). The front setback is approximately twenty feet (20') which is less than the approximate twenty-five of the historic home to the right. Staff found the side setbacks to be appropriate as they allow for a side driveway. There is no alley access. Staff also found the front setback to be appropriate. Since the only historic building in the immediate vicinity is on a very different lot, one that is almost two hundred feet in width compared to the sixty feet of this vacant lot. Staff did not find that the front setbacks should be similar as the two homes do not establish a regular rhythm as that found on other blocks. The rear setback is more than twenty-four feet (24' 8 9/16") which meets bulk zoning standards. The project meets section II.B.1.c.

Materials: The cladding will be fiber cement siding with a five inch (5") reveal. Foundation will be split-faced concrete block. Roofing will be architectural shingles; the color was not indicated. Trim will be fiber cement. The gable field will be wood or fiber cement shingles. Porch columns, decking and railing will be wood. The doors will be fiberglass doors with three-quarter light glass. The drawings indicate PlyGem vinyl windows which have been disapproved for infill construction in the past. Staff recommends final approval of window and door selections. Walkways and driveways

will be concrete. With the staff's final approval of the windows and doors, and color of roofing material, the known materials meet section II.B.1.d.

Roof form: The proposed building has a front-gable roof form with an 8/12 pitch. Typically, two-story building have a hipped roof; however, this lot is in an area with little historic context. The project meets section II.B.1.e.

Orientation: The proposed building is oriented to the street with a front entrance facing the street, a six foot (6') deep, full-width porch, and a walkway leading from the front porch to the street. A new lane has been added to the right side of the property to lead back to a rear-driveway and a lot facing Granada. The lane is approximately ten feet (10') in width and so will read as a standard driveway from the street. As there is no alley access for either property, the new lane is found to be appropriate. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The majority of windows on the proposed building are approximately twice as tall as they are wide, meeting the historic proportion of openings. There are distances of nineteen feet (19'), twenty feet (20') and twenty-seven feet (27') without a window opening on the side elevations. These expanses do not meet the rhythm of openings for historic buildings. Staff recommends the applicant add window openings to each of these elevations. On recent infill projects, the Commission has approved horizontal transom-style windows toward the rear of a side elevation, but not toward the front. Staff recommends the horizontal window on the right side be redesigned to a more traditionally-proportioned window or windows. With these conditions, the project will meet Section II.B.1.g.

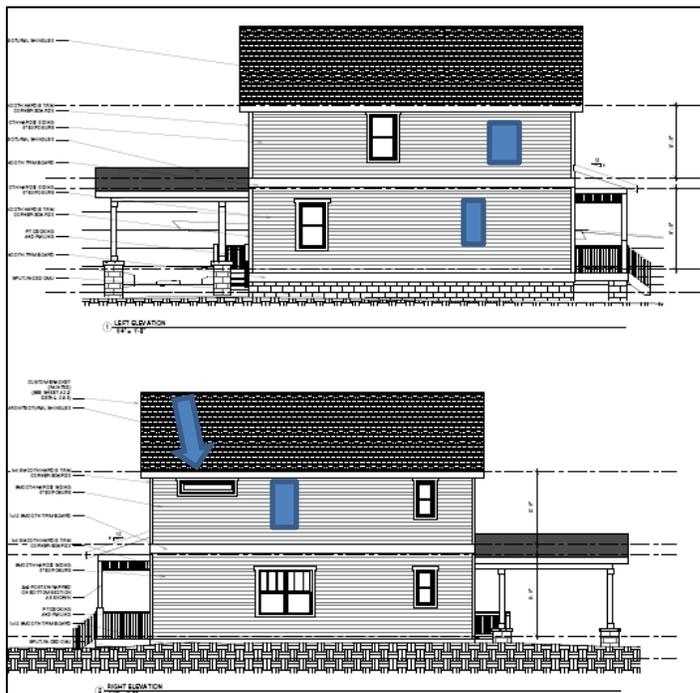


Figure 4. Staff recommends adding windows in these approximate locations marked, to break up the wall space, as well as replacing the transom-style window on the left side with a more vertically-proportioned window.

Appurtenances & Utilities: The submitted drawings do not indicate the location of the HVAC and other utilities. Staff recommends that the HVAC and other utilities be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The infill includes an attached carport at the rear of the building. Although attached garages are generally not appropriate, in this case staff finds it appropriate because it is at the rear of the house, in the general location of an outbuilding historically, and because of the shallowness of the lot.

Recommendation:

Staff recommends approval with the conditions:

1. Window openings are added to the side elevations;
2. The horizontal window on the right side is redesigned to a more traditionally-proportioned window or windows;
3. The finished floor height shall be consistent with the finished floor heights of 909 Manilla, to be verified by MHZC staff in the field;
4. Staff approve the roofing color, and final details, dimensions and materials of windows and doors prior to purchase and installation; and,
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and Staff approve the roof color and masonry color, dimensions and texture.

Meeting these conditions, Staff finds that the application meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

ATTACHMENT A:
PHOTOGRAPHS



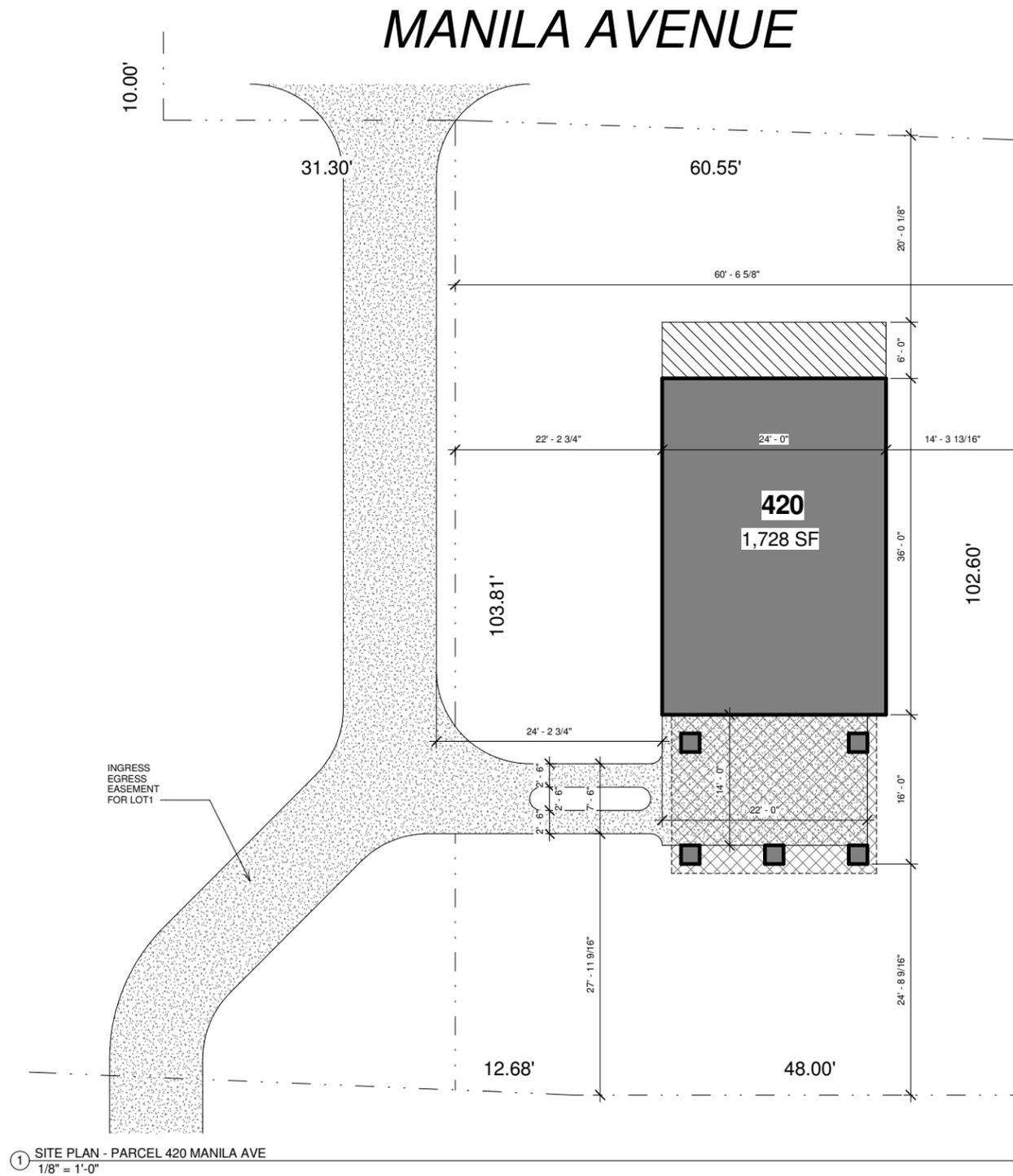
Figure 2. Building site at 905 Manila Ave.



Figure 3. Noncontributing context across Manila Avenue to the left.



Figure 4. Noncontributing context across Manila Avenue to the right.



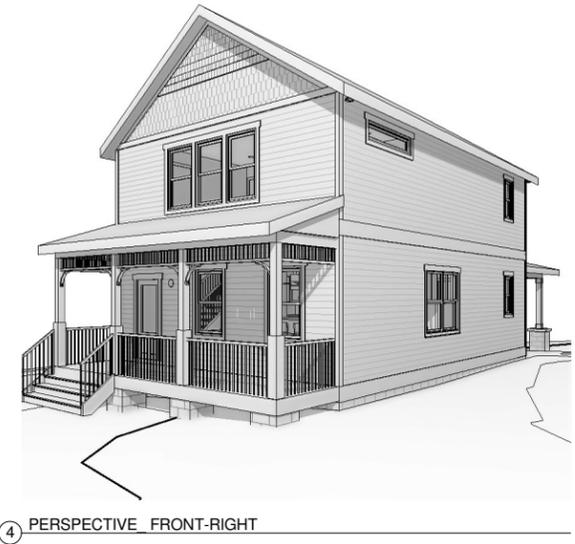
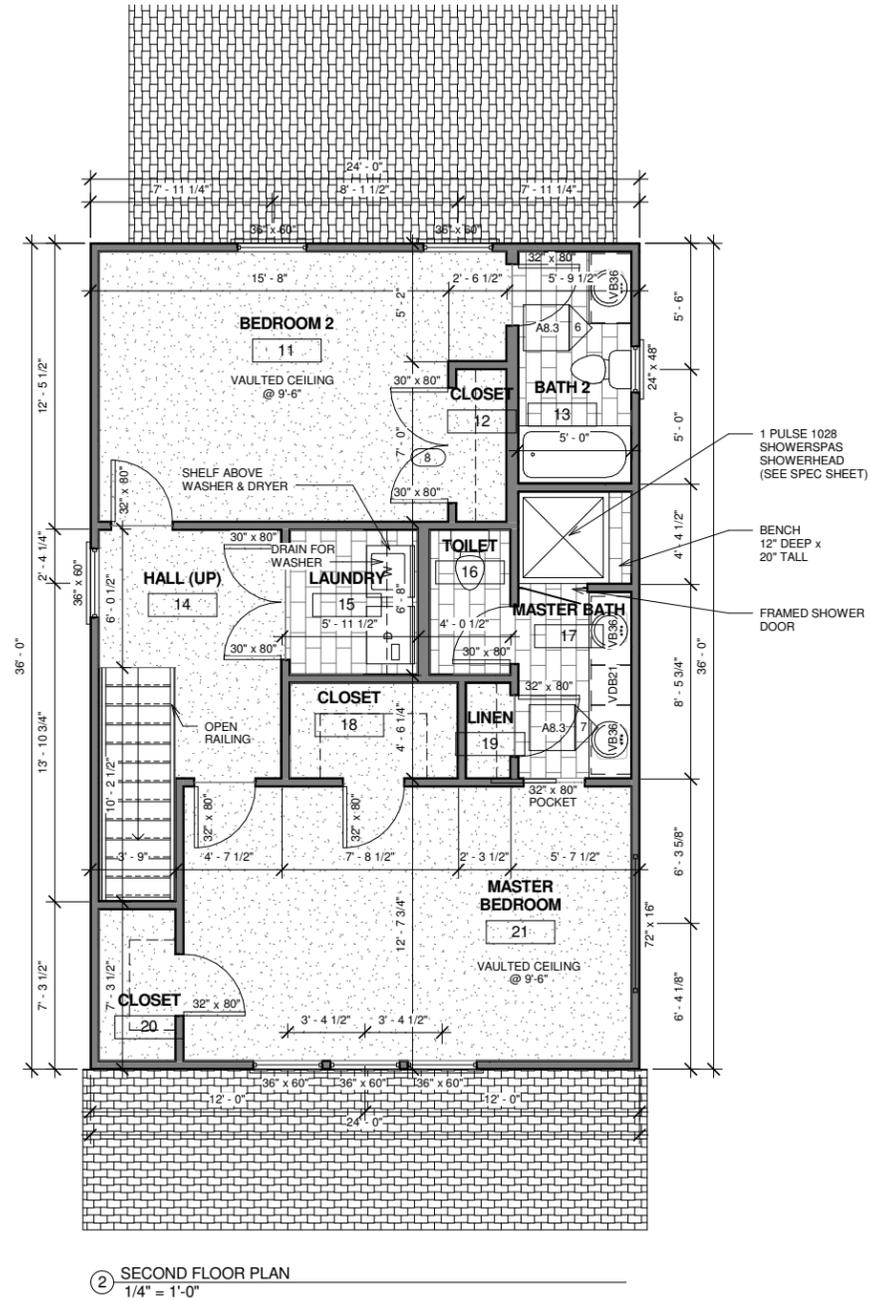
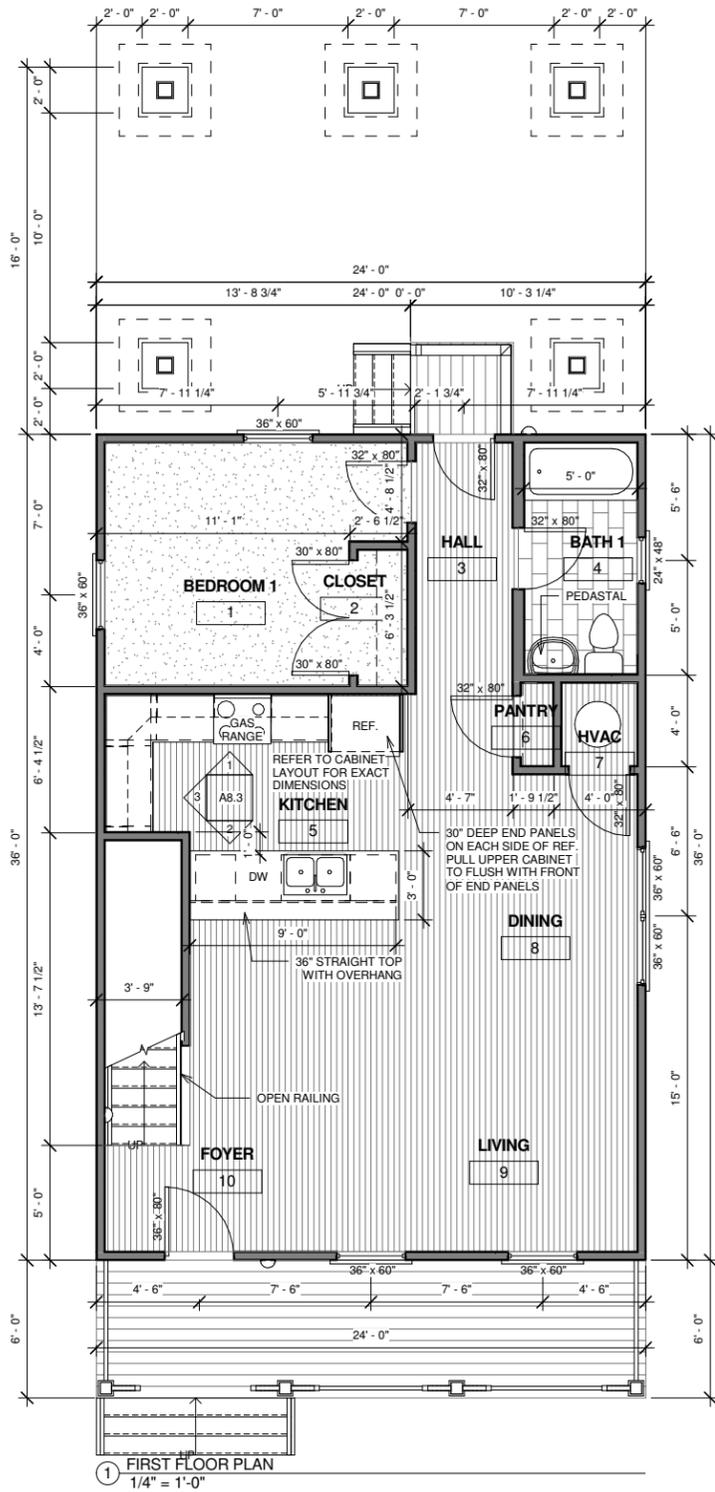
PARCEL 420 MANILA AVENUE
SITE PLAN

FACADE_PLAN NAME:	ANNABELLE I PLAN
Date	07/31/15
Drawn by	ML
SQUARE FOOTAGE	1,728 SF

A1.0

Scale 1/8" = 1'-0"

Floor Schedule		
Room Number	Room Name	Floor Type
1	BEDROOM 1	CARPET
2	CLOSET	CARPET
3	HALL	HARDWOOD
4	BATH 1	TILE
5	KITCHEN	HARDWOOD
6	PANTRY	HARDWOOD
7	HVAC	HARDWOOD
8	DINING	HARDWOOD
9	LIVING	HARDWOOD
10	FOYER	HARDWOOD
11	BEDROOM 2	CARPET
12	CLOSET	CARPET
13	BATH 2	TILE
14	HALL (UP)	CARPET
15	LAUNDRY	TILE
16	TOILET	TILE
17	MASTER BATH	TILE
18	CLOSET	CARPET
19	LINEN	CARPET
20	CLOSET	CARPET
21	MASTER BEDROOM	CARPET



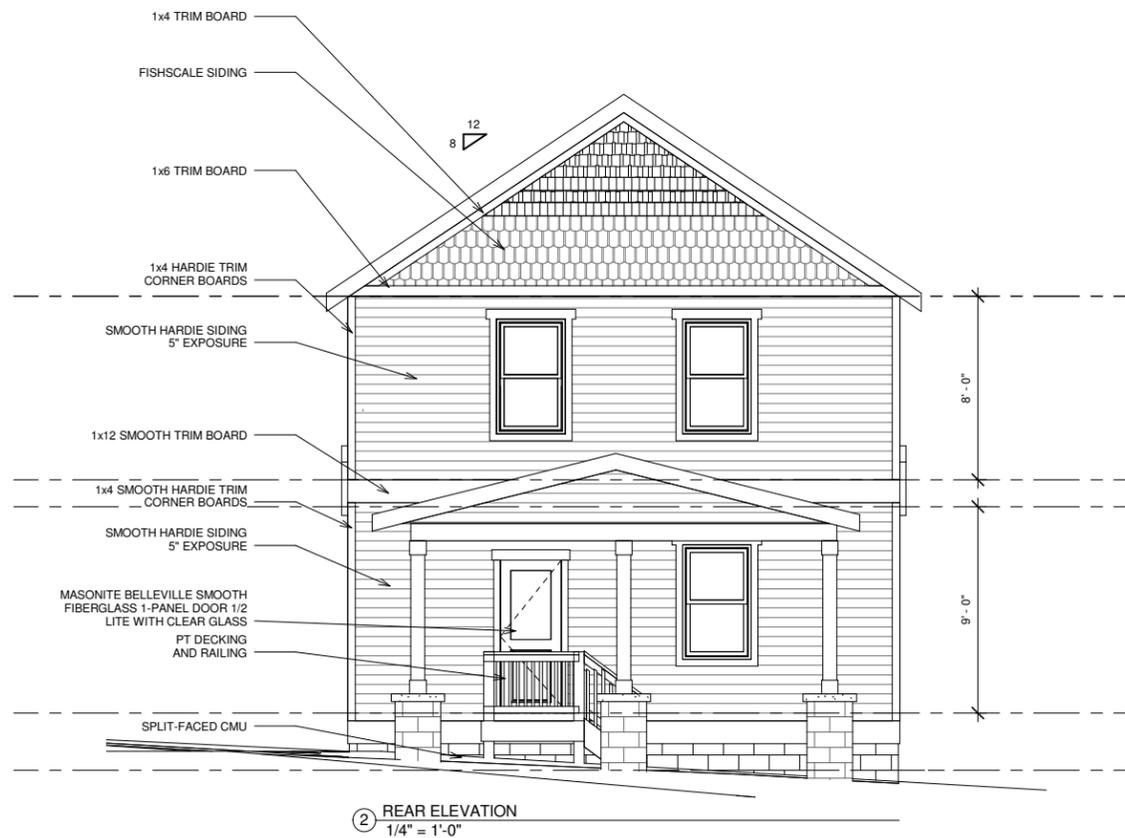
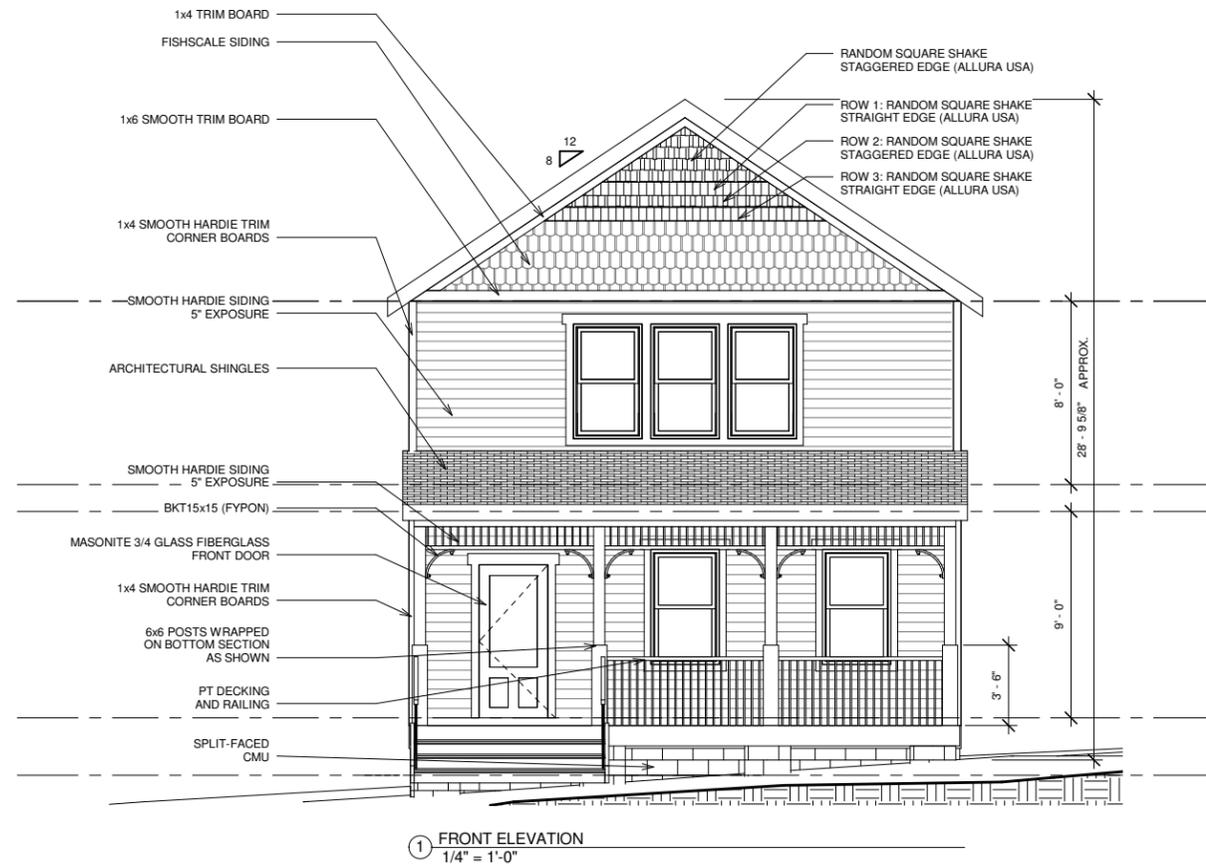
PARCEL 420 MANILA AVENUE PLANS

PLAN NAME: ANNABELLE I PLAN
 Date: 07/31/15
 Drawn by: ML
 SQUARE FOOTAGE: 1,728 SF

A2.1

Scale: 1/4" = 1'-0"

NOTES:
 -ALL WINDOWS TO BE PLYGEM VINYL 1500 SERIES
 -ALL TRIM TO BE 5/4" THICK



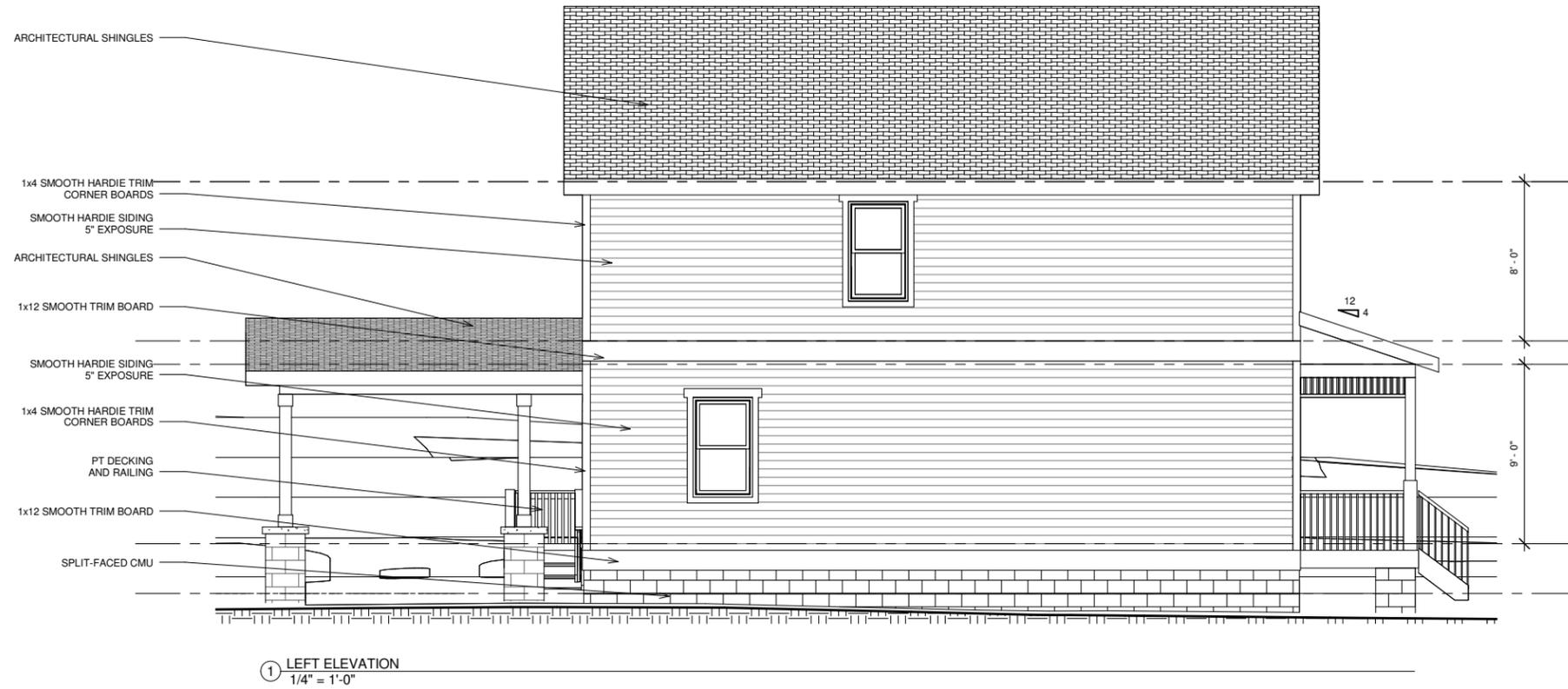
PARCEL 420 MANILA AVENUE
 ELEVATIONS

PLAN NAME: ANNABELLE I PLAN
 Date: 07/31/15
 Drawn by: ML
 SQUARE FOOTAGE:

A3.1

Scale: 1/4" = 1'-0"

NOTES:
 -ALL WINDOWS TO BE PLYGEM VINYL 1500 SERIES
 -ALL TRIM TO BE 5/4" THICK



① LEFT ELEVATION
 1/4" = 1'-0"



② RIGHT ELEVATION
 1/4" = 1'-0"

PARCEL 420 MANILA AVENUE
 ELEVATIONS

PLAN NAME:	ANNABELLE I PLAN
Date	07/31/15
Drawn by	Author
SQUARE FOOTAGE	Checker

A3.2