



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

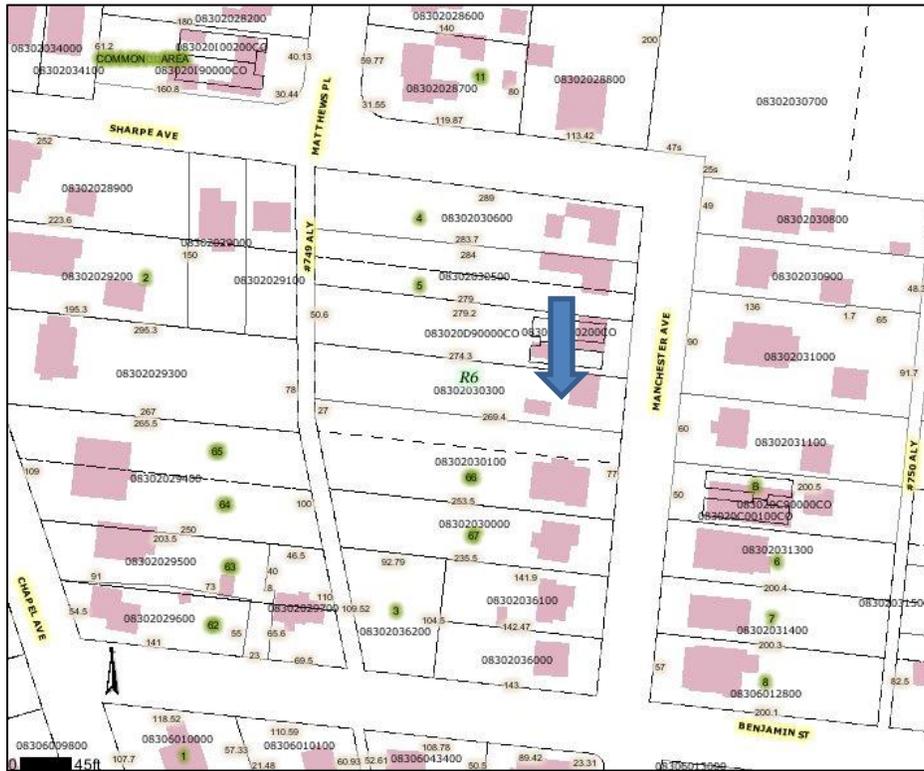
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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## STAFF RECOMMENDATION 309 Manchester Avenue September 16, 2015

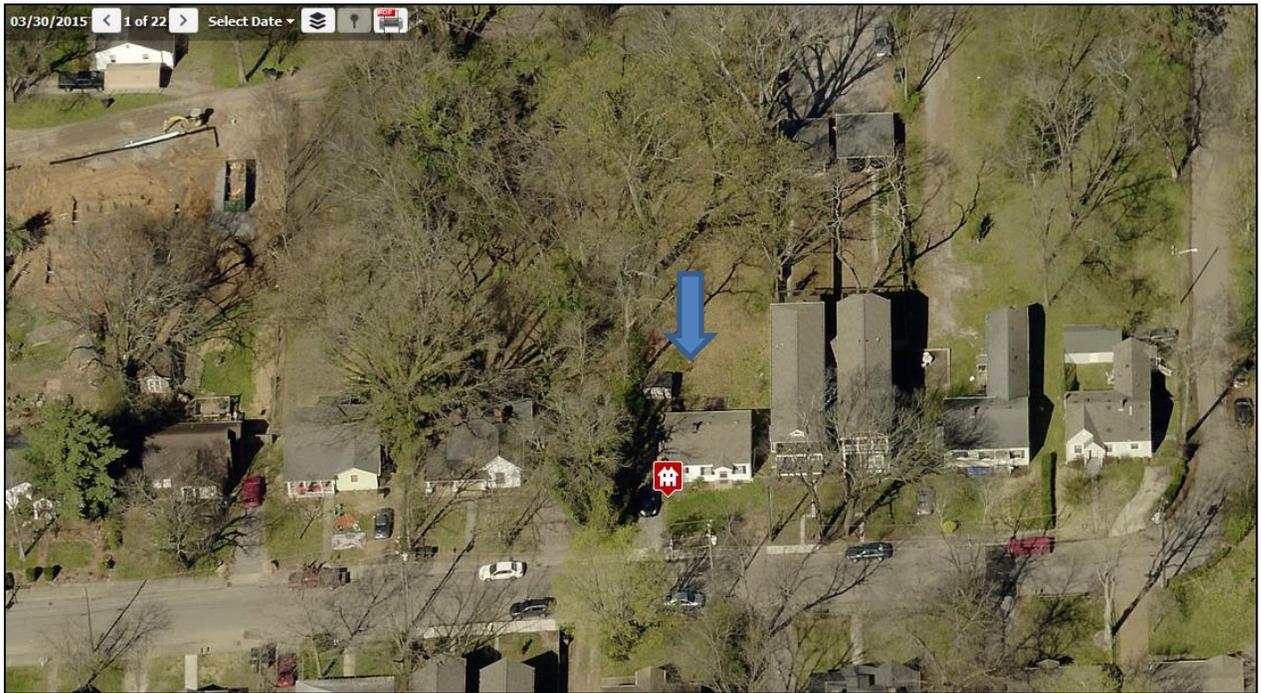
**Application:** New construction--infill  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08302030300  
**Applicant:** John Root  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> Infill of a single-family residence.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions:</p> <ol style="list-style-type: none"> <li>1. A window opening is added to the building's right side on the first floor;</li> <li>2. 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;</li> <li>3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,</li> <li>4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.</li> </ol> <p>Staff finds the application meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b></p> <p><b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> 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.

#### 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.*

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

#### 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.*

#### **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.*

#### **III.B.1 Demolition is Not Appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

#### **III.B.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.



**Background:** The applicant proposes a new single-family residence at 309 Manchester Avenue. The existing building is a non-contributing building.

Figure 1. 309 Manchester Avenue

**Analysis and Findings:**



Figure 2. Rendering of proposed new construction

**Demolition:** The existing building at 309 Manchester Avenue dates to 1948 and is a non-contributing building because of its date of construction, use of materials, form and context. Staff finds that the structure does not contribute to the architectural or historical significance of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

**Height & Scale:** The building is one and a half stories and twenty-four feet, ten inches (24'10") from the finished floor height. The foundation height will be approximately eighteen inches (18") at the front. The building's overall height is similar to contributing

buildings in the vicinity, which are as tall as twenty-nine feet (29'). The proposed width of thirty-two feet (32') is also similar to other homes in the immediate contextual area. Staff finds that the height and scale of the infill will be compatible with surrounding historic buildings, and the project meets section II.B.1.a. and b.

Setback & Rhythm of Spacing: The side setbacks are thirteen feet (13') on the left side, and five feet (5') on the right side. The house is located off-center on the lot in order to accommodate an existing driveway. The building will be approximately one hundred and sixty-five feet (165') from the rear property line. The front setback of twenty-four feet (24') matches the setback of existing homes on the street. The project meets base setback requirements and section II.B.1.c of the design guidelines.

Materials: The structure's primary cladding will be fiber-cement siding with five inch (5") reveal. Trim will be wood or fiber-cement boards. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles in a graphite color. The porch will have a concrete slab and steps, wood columns, and a standing seam metal roof. The windows will be aluminum-clad wood windows and the garage door is paneled MDF with glazing. Staff asks to approve the final window and door selections prior to purchase and installation. Walkways and driveways will be concrete. With the staff's final approval of the windows and doors, staff finds that the project's materials meet section II.B.1.d

Roof form: The roof is cross-gabled, with gables facing all four sides. The roof pitches are 12/12 and 14/12. The front porch has a 4/12 pitch. These roof forms are similar to those found on historic homes in the district. The project meets section II.B.1.e.

Orientation: The house will be oriented with its front elevation parallel to the street. The front porch will be six feet (6') deep. A walkway will connect the house to the street. Vehicular access will be via an existing driveway to the attached garage at the rear of the house. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The proposed windows are generally twice as tall as they are wide, meeting the historic proportions of openings. There is one large expanse of more than thirty feet (30') wall space on the building's right side without a window or door opening (Figure 3). Staff's recommendation is that at least one opening be added to this area. With this condition, Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

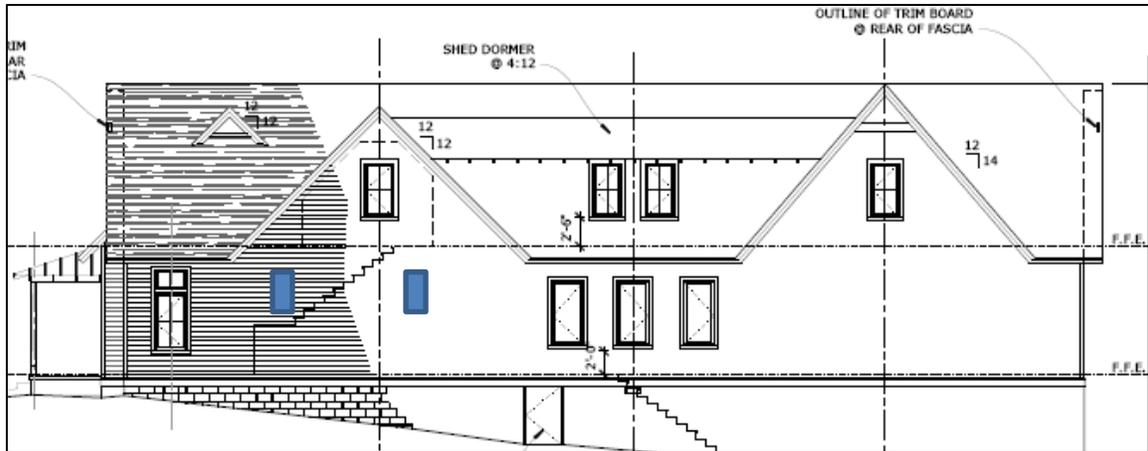


Figure 3. Right elevation. Staff recommends adding a window in at least one of the locations marked.

**Appurtenances & Utilities:** The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition the project meets section II.B.1. i.

**Outbuildings:** The Commission has approved attached garages, when they are at the basement level, at the rear of the building, and in the typical location of an outbuilding. This application meets those criteria. See Attachment B, Outbuildings Worksheet, for details. The project meets section II.B.1.h of the design guidelines.

**Recommendation:**

Staff recommends approval with the conditions:

1. A window opening is added to the building's right side on the first floor;
2. 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;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

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