

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION 500 32nd Avenue South January 20, 2016

Application: New construction—infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10406030500
Applicant: Jonathan Harris
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct infill of approximately four thousand, four hundred square feet (4,400 sq. ft.) including an attached garage.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color, dimensions, and texture;
4. Staff approve a brick sample;
5. The front porch stairs be concrete rather than brick;
6. A walkway be added from 32nd Avenue South to the front porch;
7. A window be added on the 32nd Avenue façade, on the right, in the area of the master closet; and
8. The HVAC shall be located behind the house or on the non-side street side facade, beyond the mid-point of the house.

With these conditions, staff finds that the infill meets Section II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.

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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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 primary entrances should have full to half-lite doors. 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.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

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.

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.

h. 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.)

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings 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, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet 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.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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 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 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.

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: 500 32nd Avenue South is located at the corner of 32nd Avenue South and Blakemore Avenue. Staff issued a demolition permit for the existing, non-contributing structure on the lot in November 2015 (Figure 1).



Figure 1. The existing structure at 500 32nd Avenue South is non-contributing and will be demolished.

Analysis and Findings: Application is to construct infill with an attached garage.

Height & Scale: The proposed infill will be approximately twenty-nine feet (29') tall from the grade at the front of the house along 32nd Avenue South. Because of the slope of the site, the maximum height from grade will be as high as thirty feet (30') along Blakemore Avenue. Staff finds that this meets the historic context where historic houses range in height from twenty to thirty feet (20'-30').

The eave height of the house will be approximately twelve feet (12') from grade along the front of the house at 32nd Avenue South. The foundation height is drawn as approximately two feet (2') from grade at the front. Because of the slope of the site, the foundation height will increase along Blakemore Avenue. Staff recommends an inspection of the foundation height and the finished floor height during construction to ensure that these heights are consistent with the neighboring historic properties.

The lot is unusually wide, with approximately eighty-three feet (83') of frontage along 32nd Avenue South. It is also unusually large at over twelve thousand square feet (12,000 sq. ft.). The infill will be forty-eight feet (48') wide at the front along 32nd Avenue South, and it will expand in width to approximately fifty-seven feet (57') wide approximately twenty-five feet (25') back from the front of the house. Staff finds that this width meets the historic context, where most historic houses are between forty and fifty feet (40 – 50') wide. Staff finds the extra width, situated back from the front of the house to be appropriate because of the extra width of the lot. In total, the new infill will have a foot print of approximately four thousand, four hundred square feet (4,400 sq. ft.), which staff finds to be appropriate for the size of the lot.

Staff finds that the proposed infill meets Sections II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be at least ten feet from the Blakemore Avenue side property line, will be at least five feet (5') from the right side property line, and will be over fifty feet (50') from the rear property line. The front setback will be approximately twenty-nine feet (29') from the front property line. This is the approximate front setback of the existing house on the site and will line up with the front setback of the house next door at 502 32nd Avenue South. Staff finds that the proposed setbacks and rhythm of spacing meet Section II.B.1.c. of the design guidelines.

Materials: The known materials have all been approved by the Commission in the past. The cladding will be smooth-face fiber cement lap siding with a five inch (5") reveal. The trim will be wood or cement fiberboard. The foundation, the chimney, and the porch stairs will be brick, and staff recommends approval of a brick sample. Staff also recommends that the porch stairs be concrete rather than brick. The roof will be asphalt shingle, and staff recommends approval of the shingle color. The materials and specifications for the windows and doors were not specified, and staff recommends approval of the final windows and doors selections. With the aforementioned staff approvals, staff finds that the project meets Section II.B.1.d. of the design guidelines.

Roof form: The primary roof form will be a hipped roof with a pitch of 10/12. A front bay along 32nd Avenue South will also have a hipped roof with a 10/12 pitch, as will the attached garage portion of the infill at the rear. Shed roofs will be used for the stairwell bay on the Blakemore Avenue façade and the bays on the interior side façade. Staff finds that the proposed roof forms are consistent with the historic character of the neighborhood and meet Section II.B.1.e. of the design guidelines.

Orientation: The infill's primary orientation will be towards 32nd Avenue South, which is appropriate. It will have a six foot (6') deep wrap around porch that will also have an entry from Blakemore Avenue. A walkway is shown from Blakemore to the front porch, and staff asks that another walkway be added from 32nd Avenue South to the front porch. Vehicular access will be via an existing curb cut at the back of the lot, along Blakemore Avenue (Figure 2). Staff finds that the infill's proposed orientation meets Section II.B.1.f. of the design guidelines.



Figure 2. The existing curb cut on Blakemore Avenue will provide vehicular access to the site.

Proportion and Rhythm of Openings: The primary windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. Staff recommends the addition of a window opening on the 32nd Avenue South

façade, on the right, in the area of the master closet. With the addition of this window, staff finds that there are no significant expanses of wall space without a window or door opening. All double and triple window openings have a four to six inch (4" – 6") mullion in between them. With the addition of the window opening on the 32nd Avenue façade, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on the non-side street side façade, beyond the midpoint of the house.

Outbuildings: The infill will have an attached garage. The design guidelines state that attached garages can be appropriate when they are located at the basement level, and when they are located where detached garages were historically located. In this instance, the attached garage will be located at the basement level, and will be located towards the back of the lot, which is appropriate. Its garage doors will face the rear of the lot, and it will be accessed from Blakemore Avenue via an existing curb cut at the rear of the lot. Staff finds that the proposed attached garage meets Section II.B.1.h of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color, dimensions, and texture;
4. Staff approve a brick sample;
5. The front porch stairs be concrete rather than brick;
6. A walkway be added from 32nd Avenue South to the front porch;
7. A window be added on the 32nd Avenue façade, on the right, in the area of the master closet; and
8. The HVAC shall be located behind the house or on the non-side street side facade, beyond the mid-point of the house.

With these conditions, staff finds that the infill meets Section II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



House next door at 502 32nd Avenue South



New infill (approved by MHZC) at 506 32nd Avenue South



New infill (approved by MHZC) at the corner of 32nd Avenue South and Belcourt



View across 32nd Avenue South



505 32nd Avenue South, across the street from the site



507 32nd Avenue South, across the street from the site



3005 Blakemore Avenue, directly behind the site at 500 32nd Avenue South



View of the south side of Blakemore Avenue, behind the site at 500 32nd Avenue South



View of the north side of Blakemore Avenue, across the street from 500 32nd Avenue South

a residence for:
The Harris Family

500 32nd Avenue South
 Nashville, Tennessee

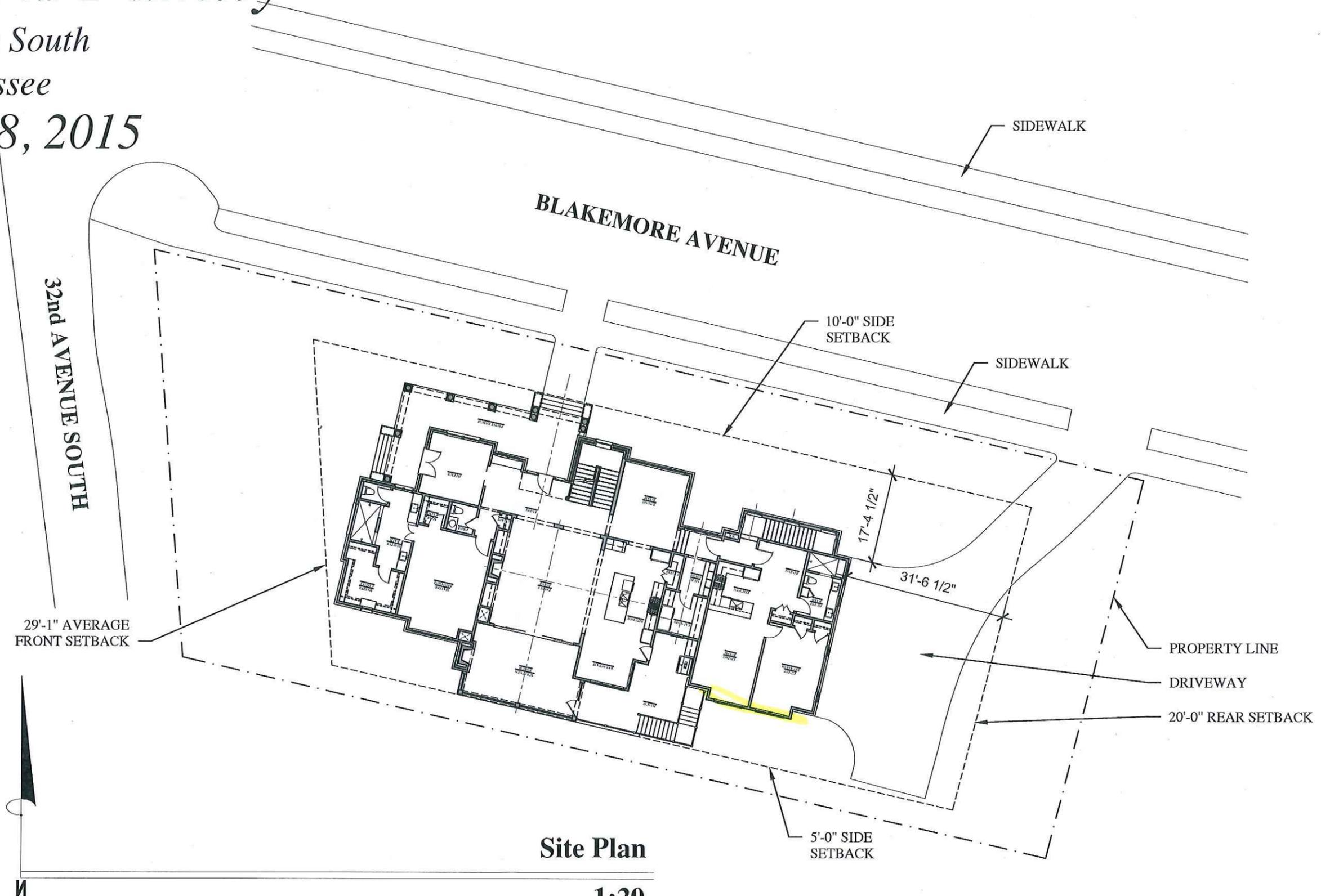
December 08, 2015

DRAWING LIST

COV	COVER SHEET
A1.1	FOUNDATION PLAN
A2.1	BASEMENT FLOOR PLAN
A3.1	FIRST FLOOR PLAN
A4.1	SECOND FLOOR
A5.1	ROOF PLAN
A6.1	ELEVATIONS
A6.2	ELEVATIONS
A7.1	SECTIONS & SCHEDULES

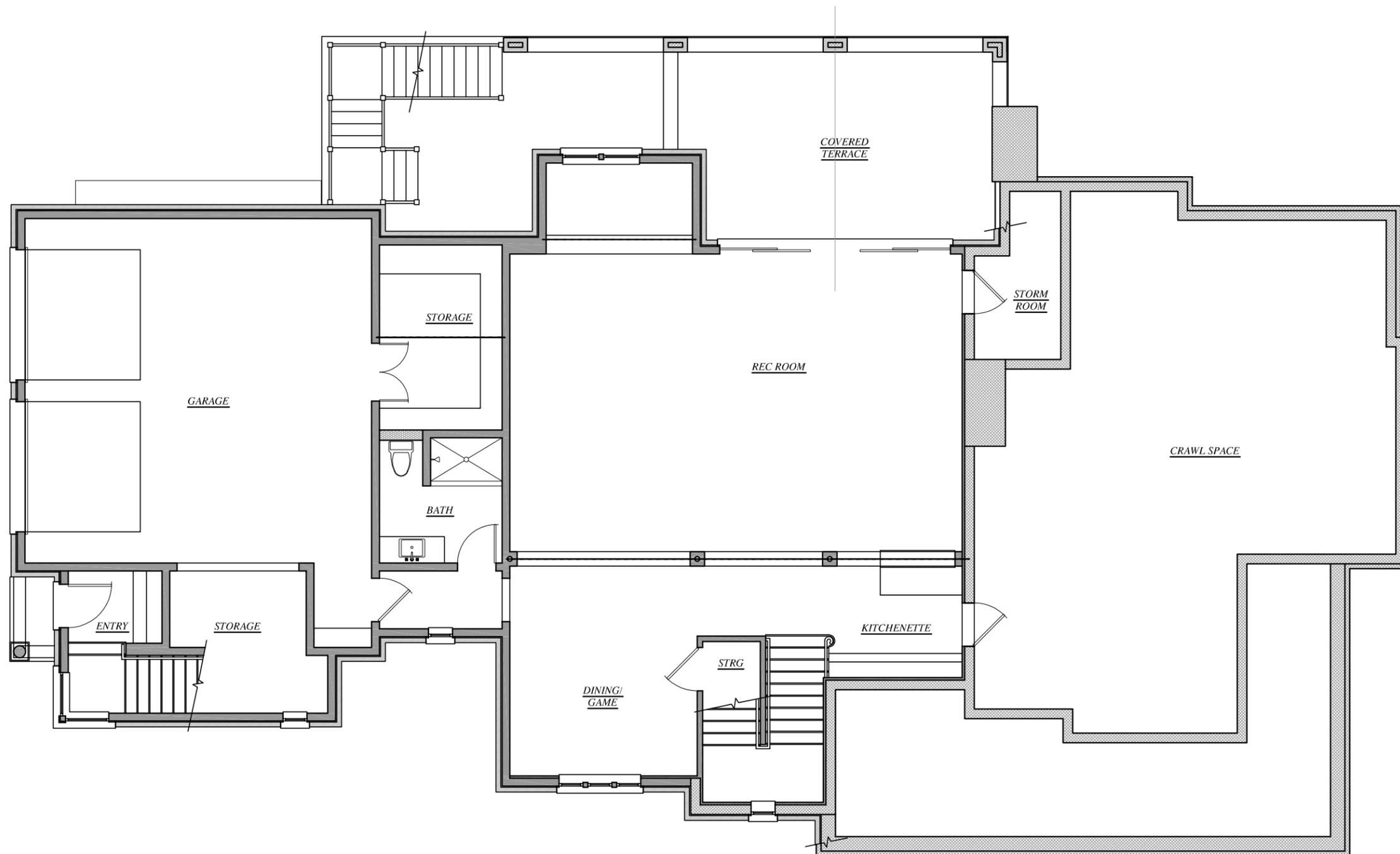
THE SQUARE FOOTAGES ARE AS FOLLOWS +/-:

GARAGE/STORAGE:	864 S.F.
BASEMENT FLOOR PLAN H/C:	1,490 S.F.
FIRST FLOOR PLAN H/C:	3,291 S.F.
MAIN HOUSE:	2,534 S.F.
GUEST SUITE:	757 S.F.
SECOND FLOOR PLAN H/C:	816 S.F.
FRONT PORCH:	400 S.F.
SCREENED PORCH:	315 S.F.
PORCH:	250 S.F.
COVERED TERRACE:	568 S.F.



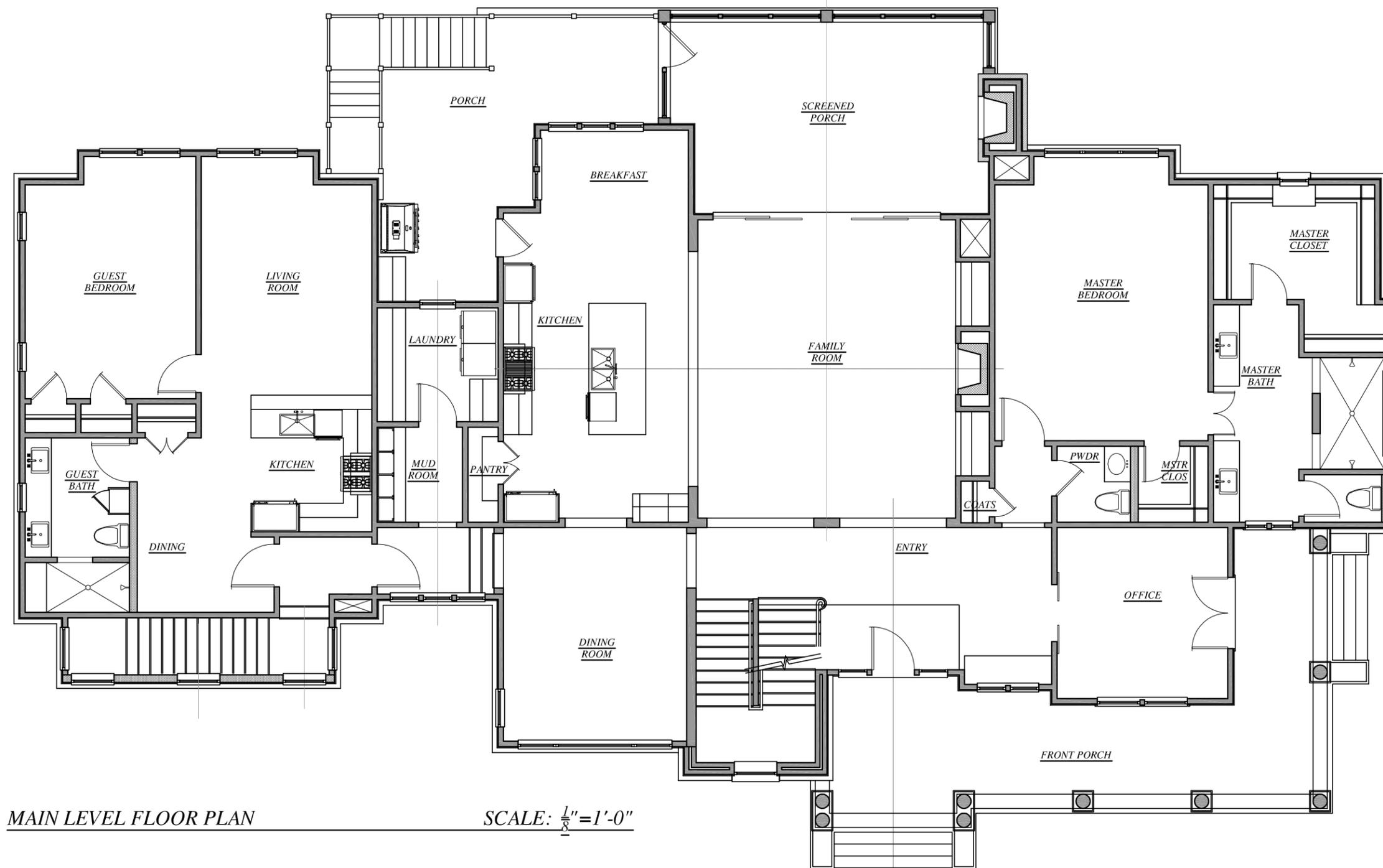
Site Plan

1:20



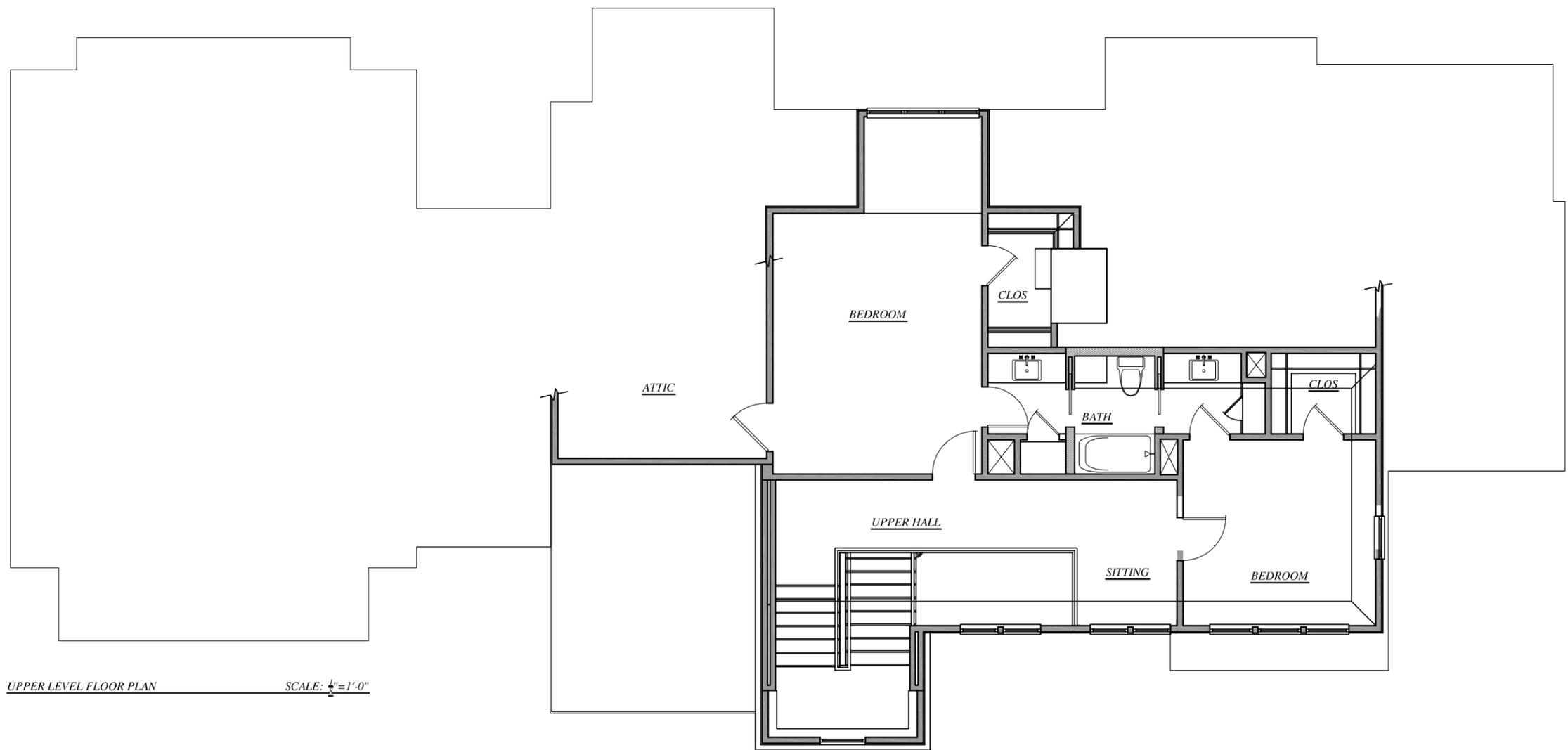
BASEMENT LEVEL FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$



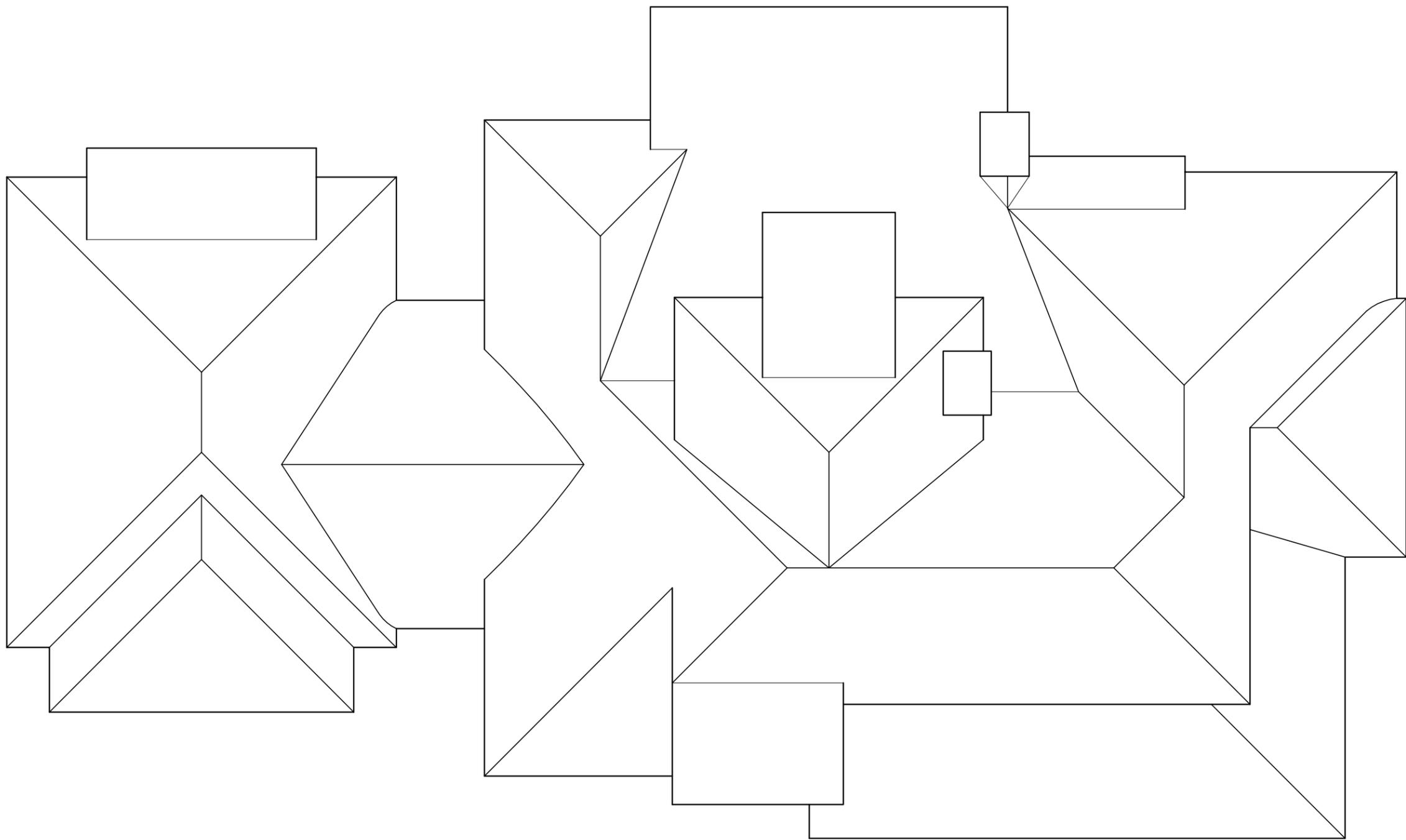
MAIN LEVEL FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$



UPPER LEVEL FLOOR PLAN

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



ROOF PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$



FRONT ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



LEFT SIDE ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



REAR ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



RIGHT SIDE ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$