

MEGAN BARRY  
MAYOR



**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**

**710 Shelby Street**

**July 20, 2016**

**Application:** New construction-infill

**District:** Edgefield Historic Preservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 09304003400

**Applicant:** David Baird, Architect

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The application is to construct a new building on a vacant lot. The building will be a one and one-half story house with a front-gabled roof with a recessed front porch.

**Recommendation Summary:** Staff recommends approval of the application with the following conditions that:

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. The house be moved to the right three feet (3');
3. The two front-most windows on the left side elevation are at least as tall as they are wide or square;
4. Staff approve the final details, dimensions and materials of windows, doors, walkway, and driveway prior to purchase and installation;
5. Location of drives and parking areas be at the rear, to be added to site plan;
6. Staff approve the roof color, dimensions and texture; and
7. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, Staff finds that the infill meets the design guidelines for new construction in the Edgefield Historic Preservation 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**

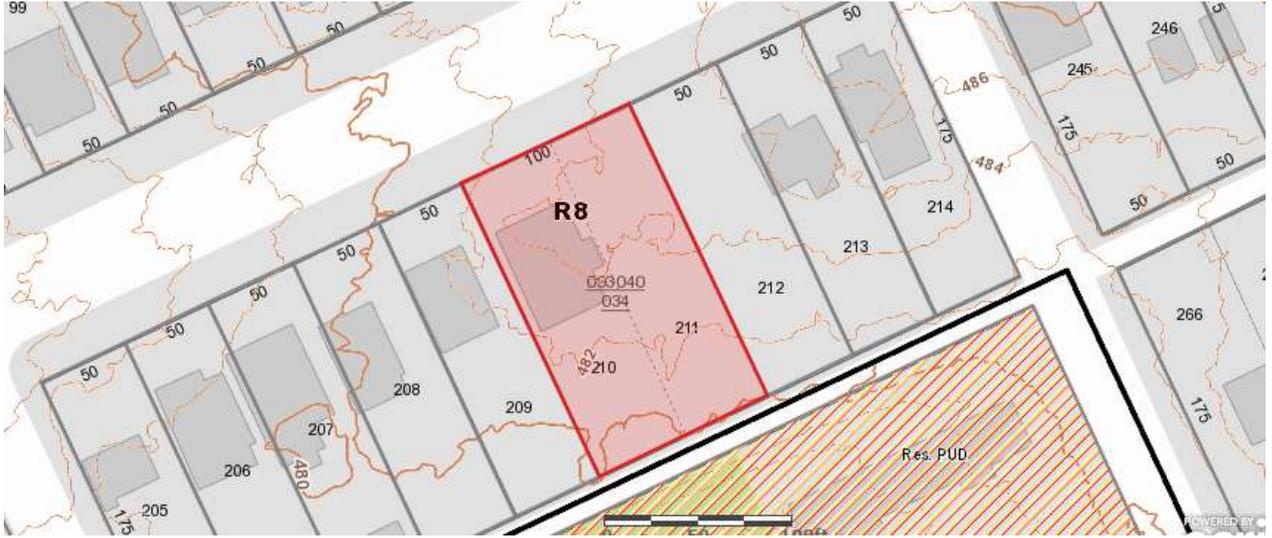
**A:** Photographs

**B:** Site Plan

**C:** Floorplans

**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III.B.2 NEW CONSTRUCTION**

#### **a. 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 reinforce that rhythm.

*The Commission has the ability to reduce 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 setback reductions 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.*

#### **b. 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.

*For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.*

#### **c. Building Shape**

The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

#### **d. 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.*

#### **e. 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.*

#### **f. 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 new buildings 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.*

### **g. 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.*

### **i. Appurtenances Related to New Construction**

*For information on fences, paving, walls, et cetera, see the Appurtenances section.*

*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.*

*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.*

*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:** The lot is located at 710 Shelby Street, which is currently a double lot with a contributing building shifted to the west side of the property. The property is proposed to be subdivided on an old lot line that was on the original plat, and as such the address may be subject to change with the final re-platting. This portion of the lot is currently vacant.

**Analysis and Findings:** Subsequent to the subdivision of the lot, the proposal will be to construct a new one and one-half story house on the lot.

Height & Scale:

The new house will be one and one-half story tall, and will be compatible with the massing and scale of nearby historic houses:

**Height:**

	# of Stories	Foundation	Eave	Ridge
Proposed at front	1.5	1-2 blocks	10' 9 1/4" from floor	23' - 6 1/2" from grade
Range of historic block face	1-2	2-4 blocks	10'-12'	18'-28' from grade

**Width:**

	Width
Proposed	28' 8"
Range of historic block face on lots of similar width	25'-40'

Staff recommends as a condition of approval that the height of the foundation and floor systems shall be verified to ensure that the finished floor level of the new construction is compatible with the historic context. With that condition, Staff finds that the massing and scale is similar to historic buildings in the neighborhood; therefore, staff finds the project meets section III.b.2.a and III.B.2.b of the design guidelines.

Setback & Rhythm of Spacing:

	Front Setback	Left Setback	Right Setback	Rear Setback
<b>Bulk Standards</b>	Avg. of Adjacent	5'	5'	20'
<b>Proposed</b>	32.2'	5.3'	8.2'	62.2'
<b>Range of historic block face</b>	30' – 39'	9' – 22'	0' – 5'	70'-84'

In general, the appropriate front setback for new construction is the average of the houses next door to the site. The existing house at 710 Shelby Avenue is an historic house but the property to the east of the proposed infill is non-contributing. In this circumstance,

Staff finds the applicant’s proposal to match the front setback of the historic house adjacent to it to be appropriate. The house is sits off to the far left in order to accommodate a historic side-porch on the property to the right. However, staff recommends moving the home to the right approximately three feet (3’) which would still allow for five feet and 2 inches (5’ 2”) between the new house and the historic side porch in order to allow for room on the left side to break up long wall. (See Building Shape.) Finding the setbacks to be compatible with the surrounding context, Staff finds the project meets section III.B.2.a

Materials:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Foundation</b>	Split face block		X
<b>Cladding</b>	Cement-fiber	Smooth faced	X
<b>Secondary Cladding</b>	Cement fiber shake siding and panels	n/a	X
<b>Roofing</b>	Asphalt shingle	Color not indicated	X- Color needs final approval
<b>Trim</b>	Cement-fiber and wood	Smooth faced	X
<b>Chimney</b>	n/a	n/a	n/a
<b>Front Porch floor</b>	Not indicated	Not indicated	Needs final approval
<b>Front Porch Posts</b>	Wood	Smooth, painted or stained	X
<b>Front Porch stairs</b>	Wood	Painted or stained	X
<b>Front Porch Railing</b>	Enclosed split face block	Not indicated	X
<b>Rear Deck floor</b>	Wood	Painted or stained	X
<b>Rear Deck Railing</b>	Wood	Painted or stained	X
<b>Windows</b>	Wood	Not indicated	Needs final approval
<b>Doors</b>	Not indicated	Not indicated	
<b>Driveway</b>	Not indicated	n/a	Needs final approval
<b>Walkway</b>	Not indicated	n/a	Needs final approval
<b>Fencing</b>	n/a	n/a	n/a

With the staff’s final approval of the windows and doors and material information that has not yet been provided, staff finds that the known materials meet Section III.B.2.g.

Building and Roof Shape:

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary massing	Front-gable	X
Primary roof slope	8:12	X
Dormer	Shed 3:12	X
Skylights	n/a	n/a
Chimney	n/a	n/a

The mass of the building is essentially a single long rectangle. Historic buildings typically are not quite as long as the proposed and have bays and insets to break up walls. By moving the building to the right, as suggested under “Setback and Rhythm of Spacing,” this will allow the introduction of bays and/or insets to break up the approximately eighty foot (80’ 8”) wall.

Finding the proposal to be similar to the immediate historic context, staff finds the project meets sections III.B.2.c and III.B.2.d of the design guidelines.

Orientation:

<b>Orientation elements</b>	<b>Proposed?</b>
Principle entrance facing Street	Yes
Front porch/stoop or hood	Yes
Walkway leading to street	Yes
Parking in Rear	Not indicated

With a condition that the location of the driveway and parking areas are behind the house, Staff finds the project will meet section III.B.2.e of the design guidelines.

Proportion and Rhythm of Openings: Toward the front of the house the windows are generally twice as tall as they are wide, typical of the proportions of historic windows, with the exception of the two front-most windows on the left side. Staff recommends making these two windows at least equally tall as they are wide or making them square so that that they do not have a horizontal orientation. Similar horizontally-oriented windows toward the rear of the side elevation will not be as visible; therefore Staff finds their proportions would not visibly contrast with the proportions of windows on nearby historic houses. There are no large expanses of wall space without a window or door opening. With a condition that the two front-most windows on the left side elevation are at least as tall as they are wide, Staff finds the proportion and rhythm of openings on the new building will meet section III.B.1.f of the design guidelines.

Appurtenances & Utilities:

	<b>Material/design</b>	<b>Location</b>	<b>Typical of District?</b>
<b>Driveway</b>	Not provided	Not provided	Needs final approval
<b>Walkway</b>	Not provided	Front porch to sidewalk	X
<b>Fencing</b>	n/a	n/a	X
<b>HVAC</b>	n/a	Not provided	X

Staff recommends a condition that the HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house. Vehicular access information was not provided. Staff recommends that it be from the rear alley. With the conditions for the HVAC to be behind the mid-point of the building and vehicular access to be from the alley, the project meets sections III.B.2.i and IV.A.2.a of the design guidelines.

**Recommendation:** Staff recommends approval of the application with the following conditions that:

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. The house be moved to the right three feet (3’);
3. The two front-most windows on the left side elevation are at least as tall as they are wide or square;
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With these conditions, Staff finds that the infill meets the design guidelines for new construction in the Edgefield Historic Preservation 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.



710 Shelby Avenue, double lot with existing house to right.



Existing house with side porch that crosses proposed property line.











② FRONT LEFT VIEW



① FRONT RIGHT VIEW



④ REAR LEFT VIEW



③ REAR RIGHT VIEW

**NEW SINGLE  
FAMILY  
RESIDENCE**

ADDRESS:  
710 SHELBY AVENUE,  
NASHVILLE, TN 37206

**BUILDING IDEAS, LLC**  
Architecture Design Planning

David Baird, Architect  
NCARB, LEED-AP

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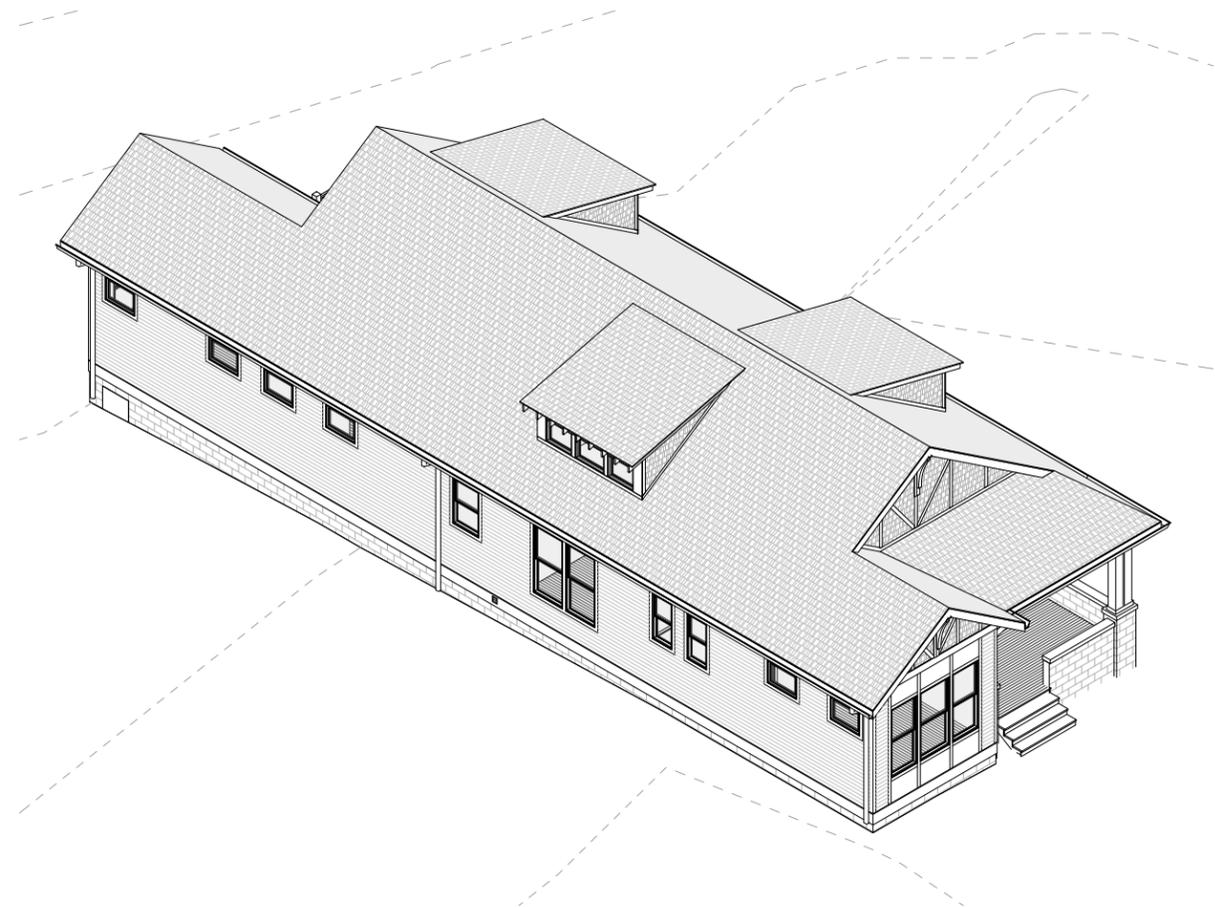
REVISIONS		
NUM.	DESCRIPTION	DATE

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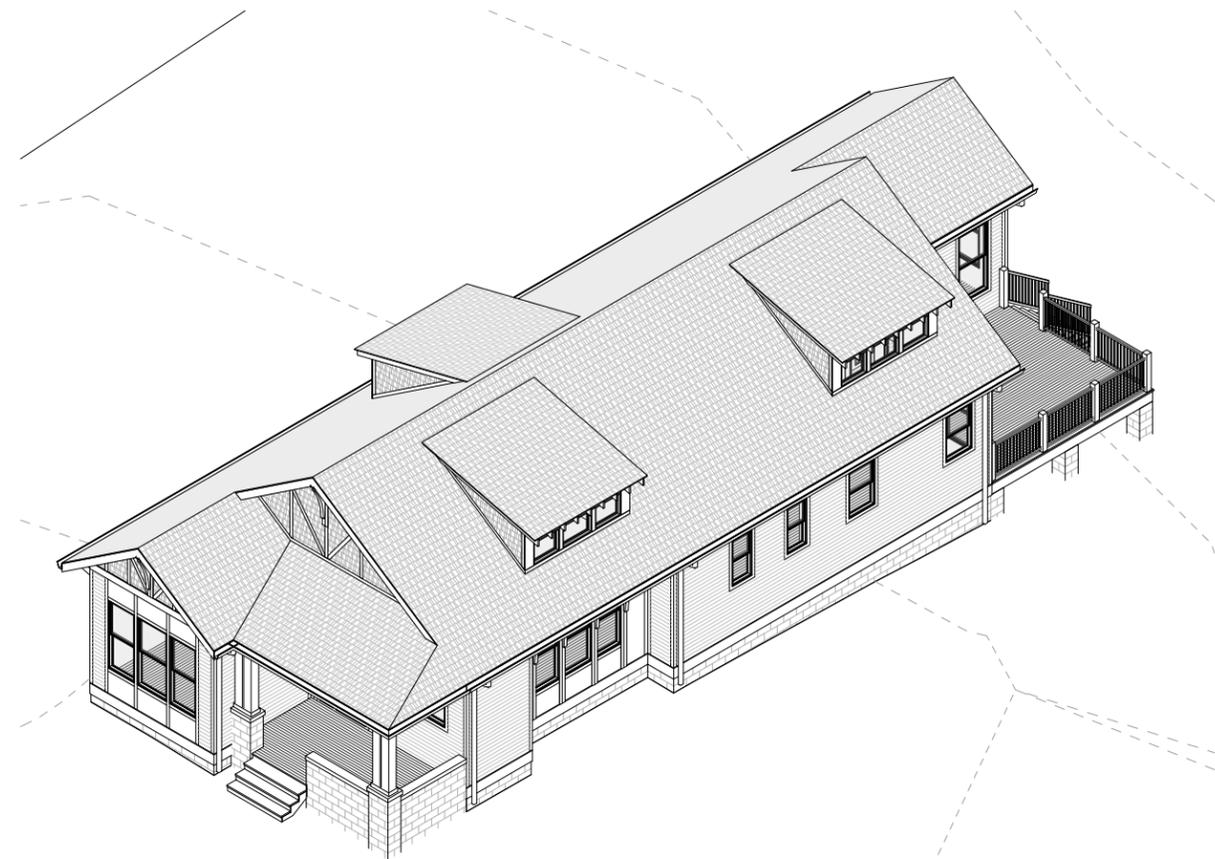
Project Phase:  
PRELIMINARY MHZC DESIGN  
REVIEW

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3D VIEWS

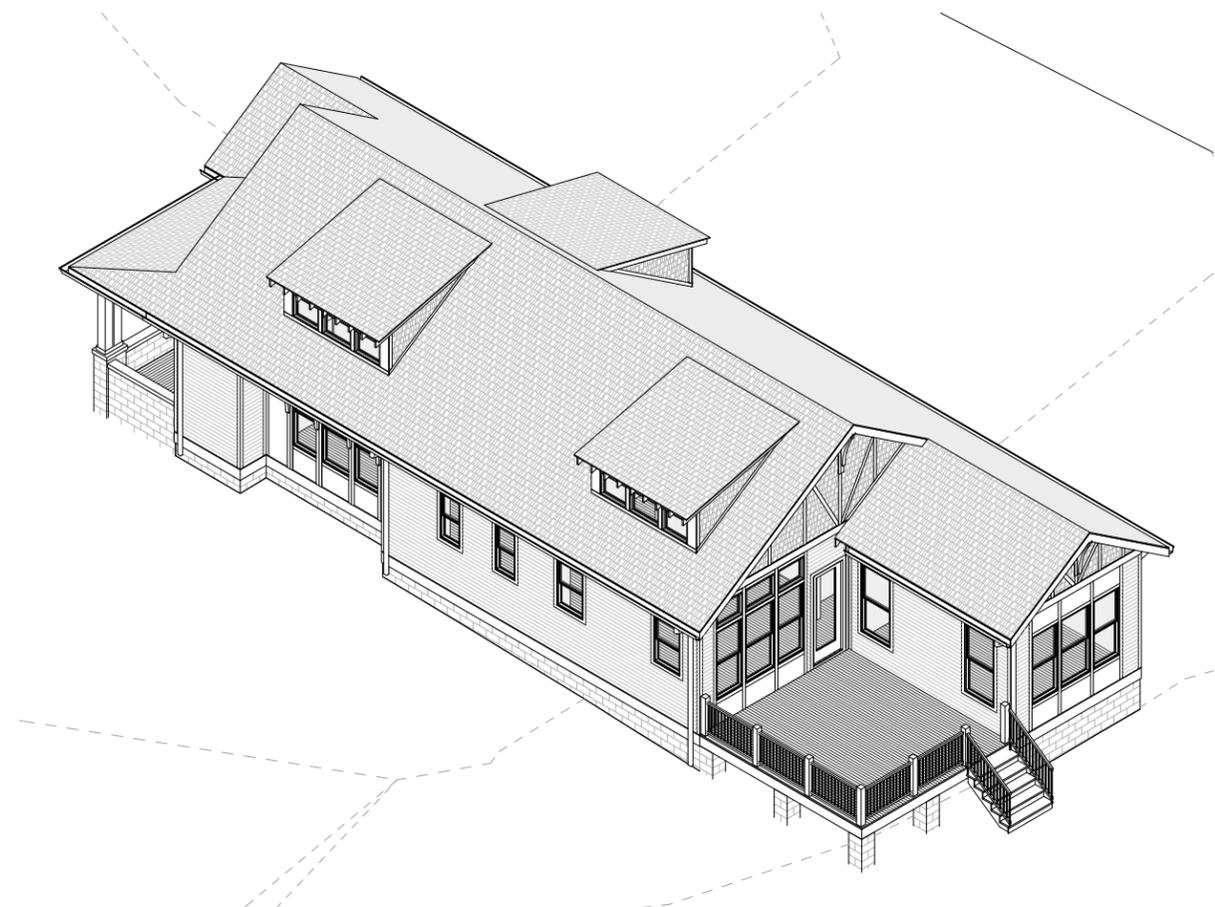
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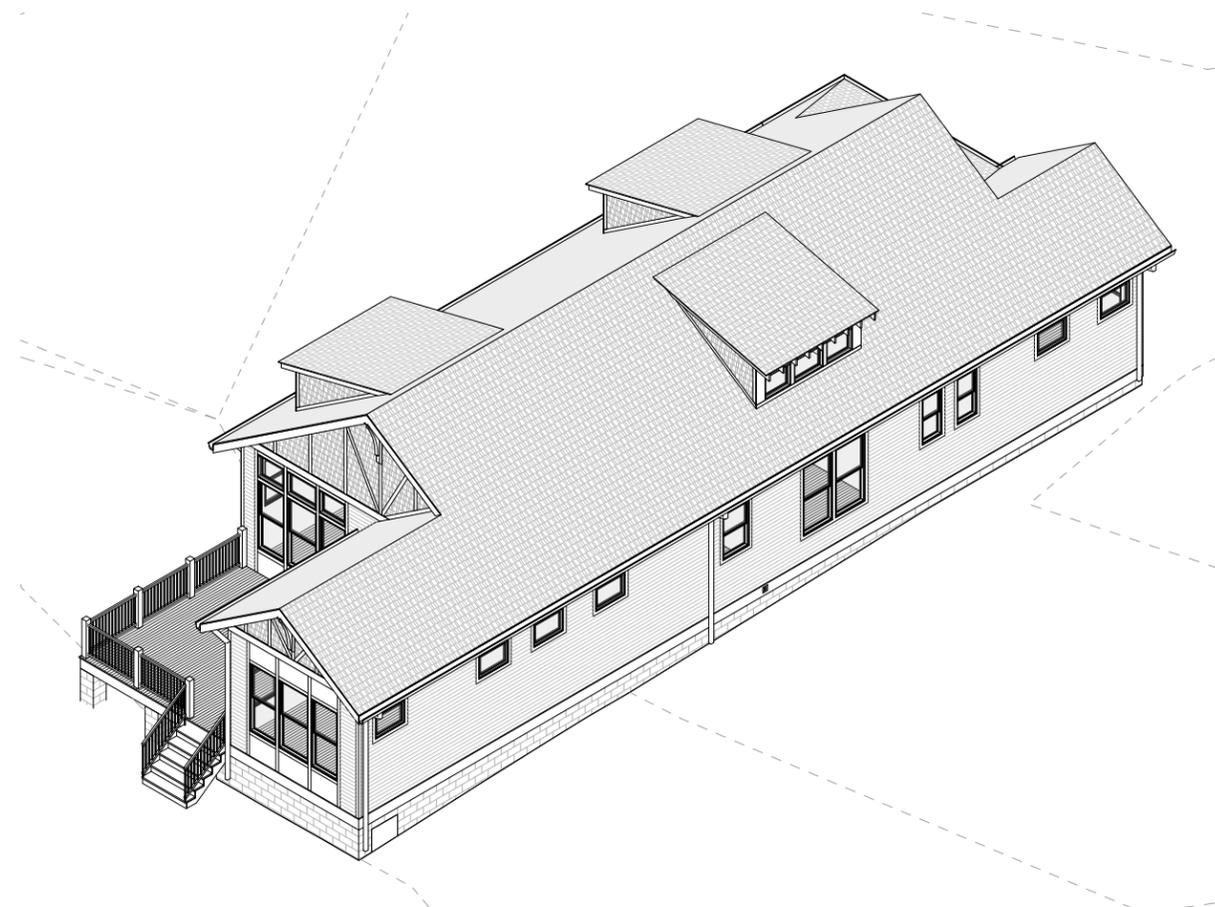
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**MH A3.02**