

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

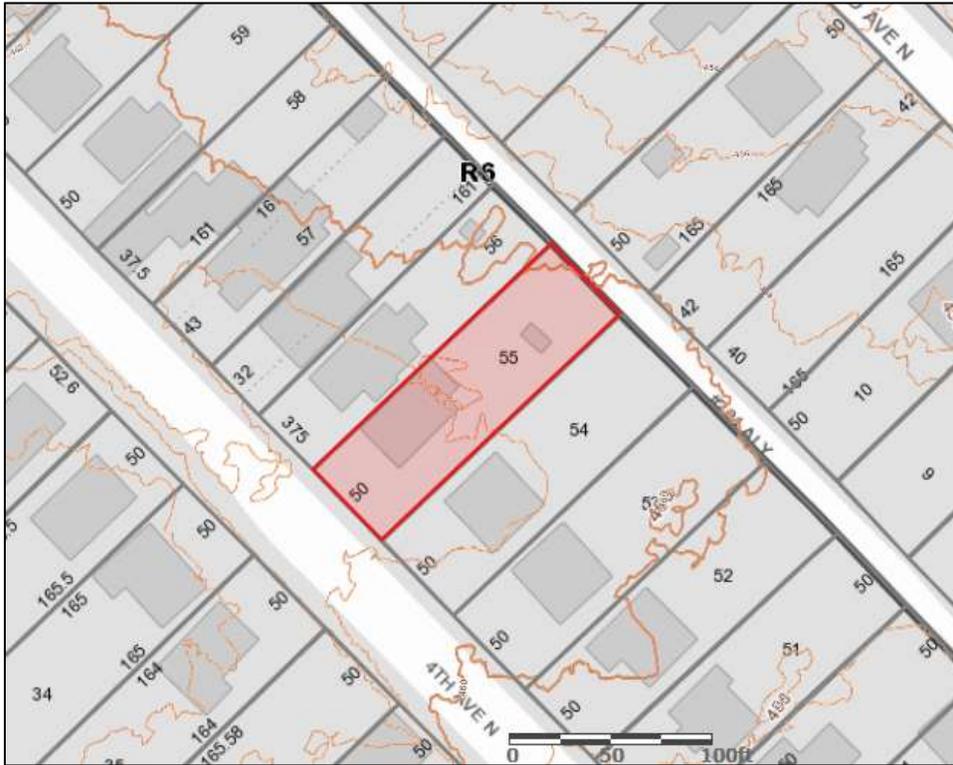
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1820 Fourth Avenue North
August 17, 2016

Application: Demolition; New construction - infill
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108030300
Applicant: Ernest McClain, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: This is a proposal to demolish a building that has lost its historic integrity and to construct a new two-story duplex.</p> <p>Recommendation Summary: Staff recommends approval of the infill project with the following conditions:</p> <ol style="list-style-type: none">1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;2. The foundation shall be a different material than the primary exterior wall cladding;3. The dormers that give the house and additional upper half story are eliminated;4. Staff approve the masonry samples prior to purchase and installation;5. Staff approve the asphalt shingle color and texture;6. Staff approve the concrete walkway and parking pad and texture;7. Staff approve all window and door selections prior to purchase and installation;8. The one foot by one foot (1'x1') window openings on the side elevation be a minimum of four square feet (4 sq.ft.);9. Additional windows are added on the side elevations, with no expanse greater than thirteen feet (13') between any opening; and10. The carport is deleted from any site plans used for permitting and constructing the principal building until such time as it is approved at a later date. <p>With these conditions, staff finds that the project meets of the design guidelines for new construction in the Salemtown Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks 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

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

- a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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.

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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

V. B. GUIDELINES

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The existing house at 1820 Fourth Avenue North was built circa 1900. It was a one story “Gabled-L” but it has been irreversibly altered in its form, materials, and general character.



Analysis and Findings: The applicant proposes to demolish the building and replace it with a new duplex.

Demolition: The house at 1820 Fourth Avenue North was originally a gabled-L house with a side porch, but the side porch has been enclosed and a front porch added, the roof form and pitch has changed, and the windows and siding have all been replaced, probably in 1984. Although the building may date to the early part of the 20th century, its form, materials, and detailing have been so significantly altered that it no longer contributes to the historic context of neighborhood. Staff therefore finds that its demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The proposed new structure is massed as one building even though it is a duplex with two units, in keeping with typical historic duplex structures. Historically, most duplex structures were symmetrical; however, this building is not symmetrical but it resembles the historic gabled-L form with one half recessed from the other. A gabled-L form can be appropriate for a duplex since it frequently had two front entrances.

Height:

	# of Stories	Foundation	Eave	Ridge
Proposed at front, from grade	2.5	2 blocks	18'-6"	34'-6"
Range of historic block face	1-2	1 – 4 blocks	12' – 20'	20' – 35'

Width:

	Width
Proposed	34', bays to 37'
Range of historic block face	20'-36'

While the floor level, eave height, and roof height of the proposed infill are consistent with the context, the number of stories is greater than any historic houses in the neighborhood. The width of the building is generally consistent with the surrounding context, and although the bays increase the width they are only a small portion of the building. Staff recommends eliminating the dormers that give the house an additional upper half story, after which the project would meet sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing:

	Front Setback	Left Setback	Right Setback	Rear Setback
Bulk Standards	35'	5'	5'	20'
Proposed	35'	6'-6"	6'-6"	61'
Range of historic block face	33'-38'	4' – 10'	4'-10'	60' – 80'

Staff finds that the proposal will be consistent with the setbacks and rhythm of spacing established by existing houses on the block and that the project meets section II.B.1.c of the design guidelines.

Roof form:

Proposed Element	Proposed Form	Typical of district?
Primary massing	Cross-gable	Yes
Primary roof slope	10:12	Yes
Front bay roof	Gable, 15:12 pitch	Yes
Chimney	Vent-less, at side	Yes

Staff finds that the proposed roof forms are appropriate for a two-story infill house in the overlay, and finds that the roof forms meet Section II.B.1.e of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Needs final approval	No	X
Cladding	Brick	Needs final approval	Yes	X
Secondary Cladding	Cement fiberboard	Smooth, half-timbering	Yes	
Trim	Cement fiberboard	Smooth	Yes	
Roofing	Asphalt shingle	Color unknown	Yes	Yes
Front Porch floor/steps	Concrete	Typical	Yes	
Front Porch Railing	Wood		Yes	
Front Porch Roof	Asphalt shingle	Color unknown	Yes	Yes
Rear Porch floor/steps	Wood		Yes	
Rear Porch Posts	Wood		Yes	
Rear Porch Railing	Wood		Yes	
Rear Porch Roof	No roof			
Windows	Double-hung, casement	Material not indicated	Yes	X
Principle Entrance	2/3 light with lower panel	Material not indicated	Yes	X
Side/rear doors	Not indicated	Material not indicated	Yes	X
Driveway/parking pad	Rear	Material not indicated	Yes	X
Walkway	Front	Material not indicated	Yes	X

Typically houses in the surrounding area use different materials for the foundation and primary cladding. Staff recommends that the foundation shall be split-faced concrete block, parge coated, or similarly differentiated with the final selection to be approved by

Staff. With that condition, and with administrative approval of the items indicated in the chart above, Staff finds that the project will meet section II.B.1.d of the guidelines.

Orientation:

Orientation elements	Proposed?
Principle entrances facing Street	Yes
Front porch/stoop or hood	Yes – projecting on left, inset entry stoop on right
Walkways leading to street	Yes
Parking in Rear	Yes

Staff finds that the infill’s orientation meets Section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings:

	Proposed Project	Appropriate?
Windows twice as tall as they are wide?	On front and most side windows	Partially
Largest Section of Wall Without an Opening	16’, 24’	No

On both side elevations there are two small window openings that are one foot, six inches by two feet (1’-6”x 2’). The design guidelines state that window openings should be a minimum of four square feet (4 sq. ft.). Staff therefore recommends that these window openings be enlarged to be a minimum of four square feet (4 sq. ft.).

Additionally, both elevations have expanses of wall greater than sixteen feet (16’) without any windows or doors. The design guidelines state that window openings should be located approximately every eight to thirteen feet (8’ – 13’.).

With the enlargement of the window openings and additional windows added on the side elevations, staff finds that the infill’s proportion and rhythm of openings meet Section II.B.1.g of the design guidelines.

Appurtenances & Utilities:

	Material/design	Location	Typical of District?
Driveway	Not indicated	At rear	Unknown
Walkway	Not indicated	Front stoops to sidewalk	Unknown
Fencing	None shown (silt fence for construction only)		n/a
HVAC	Typical	On side, over 20’ from front of house	Yes

The drawings indicate that the applicant intends to maintain the portion of the existing stone wall along Richland Avenue that extends to the site. Staff finds that the infill meets Section II.B.1.i of the design guidelines.

Outbuildings: The site plan shows the location of a future carport but no elevations were provided. The outbuilding cannot be reviewed until complete plans are submitted. Staff recommends that the carport is eliminated from any site plans used for permitting and constructing the principal building until such time as it is approved at a later date.

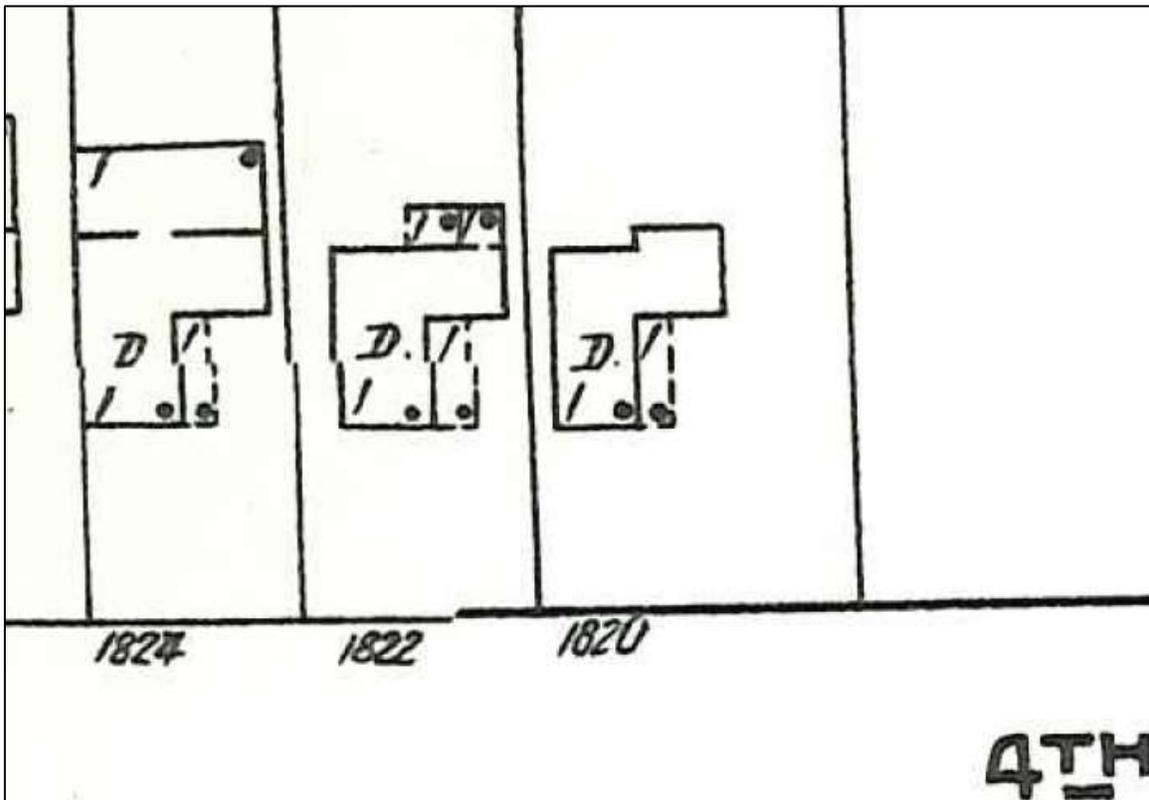
Recommendation Summary: Staff recommends approval of the infill project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. The foundation shall be a different material than the primary exterior wall cladding;
3. The dormers that give the house and additional upper half story are eliminated;
4. Staff approve the masonry samples prior to purchase and installation;
5. Staff approve the asphalt shingle color and texture;
6. Staff approve the concrete walkway and parking pad and texture;
7. Staff approve all window and door selections prior to purchase and installation;
8. The one foot by one foot (1'x1') window openings on the side elevation be a minimum of four square feet (4 sq.ft.);
9. Additional windows are added on the side elevations, with no expanse greater than thirteen feet (13') between any opening; and
10. The carport is deleted from any site plans used for permitting and constructing the principal building until such time as it is approved at a later date.

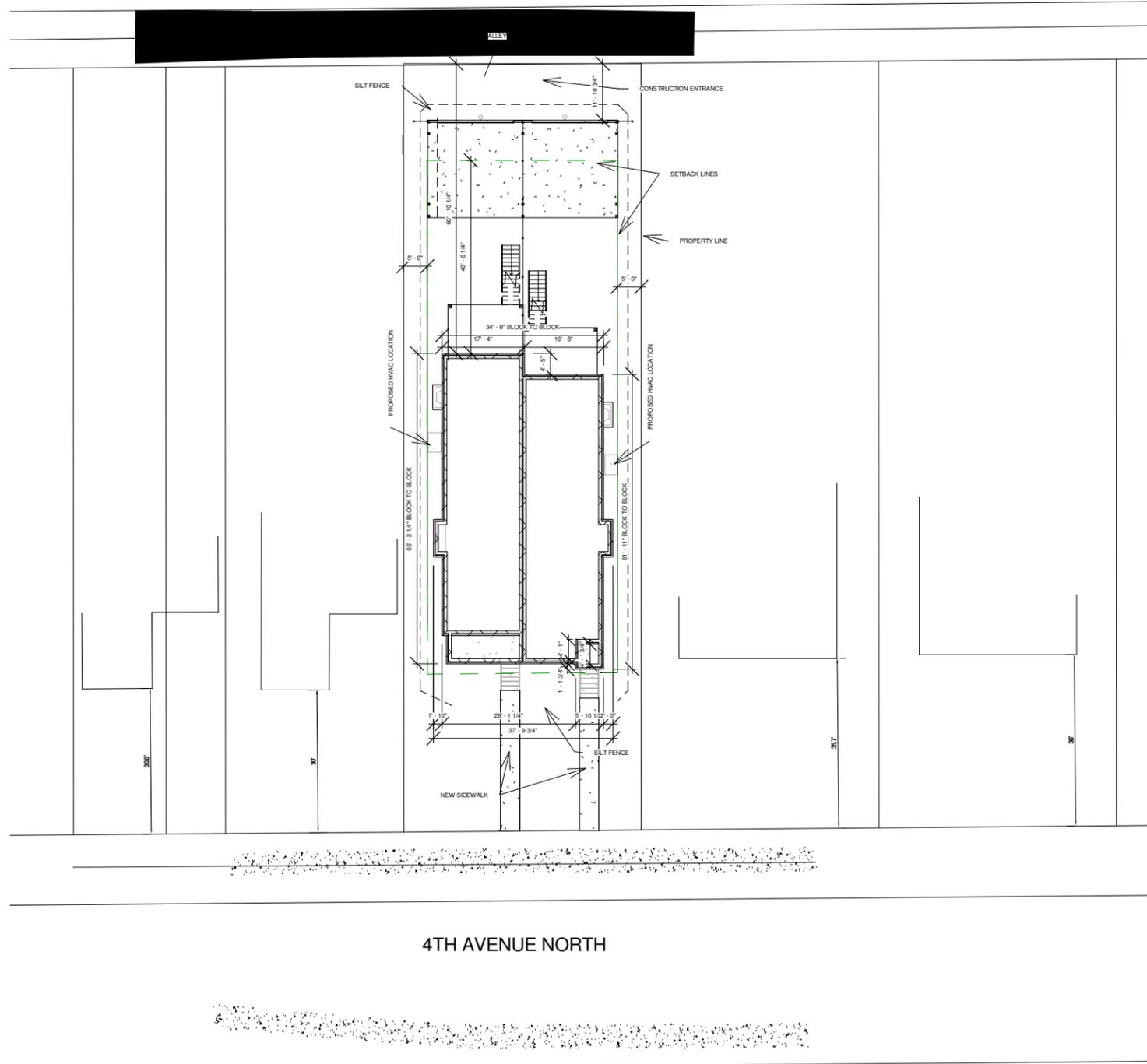
With these conditions, staff finds that the project meets of the design guidelines for new construction in the Salemtown Neighborhood Conservation Zoning Overlay.



Current view of 1824, 1822, and 1820 4th Avenue North.



1957 Sanborn map show that 1824, 1822. And 1820 had nearly identical Gabled-L footprints. The side porch on 1820 has been enclosed and a front porch has been added.



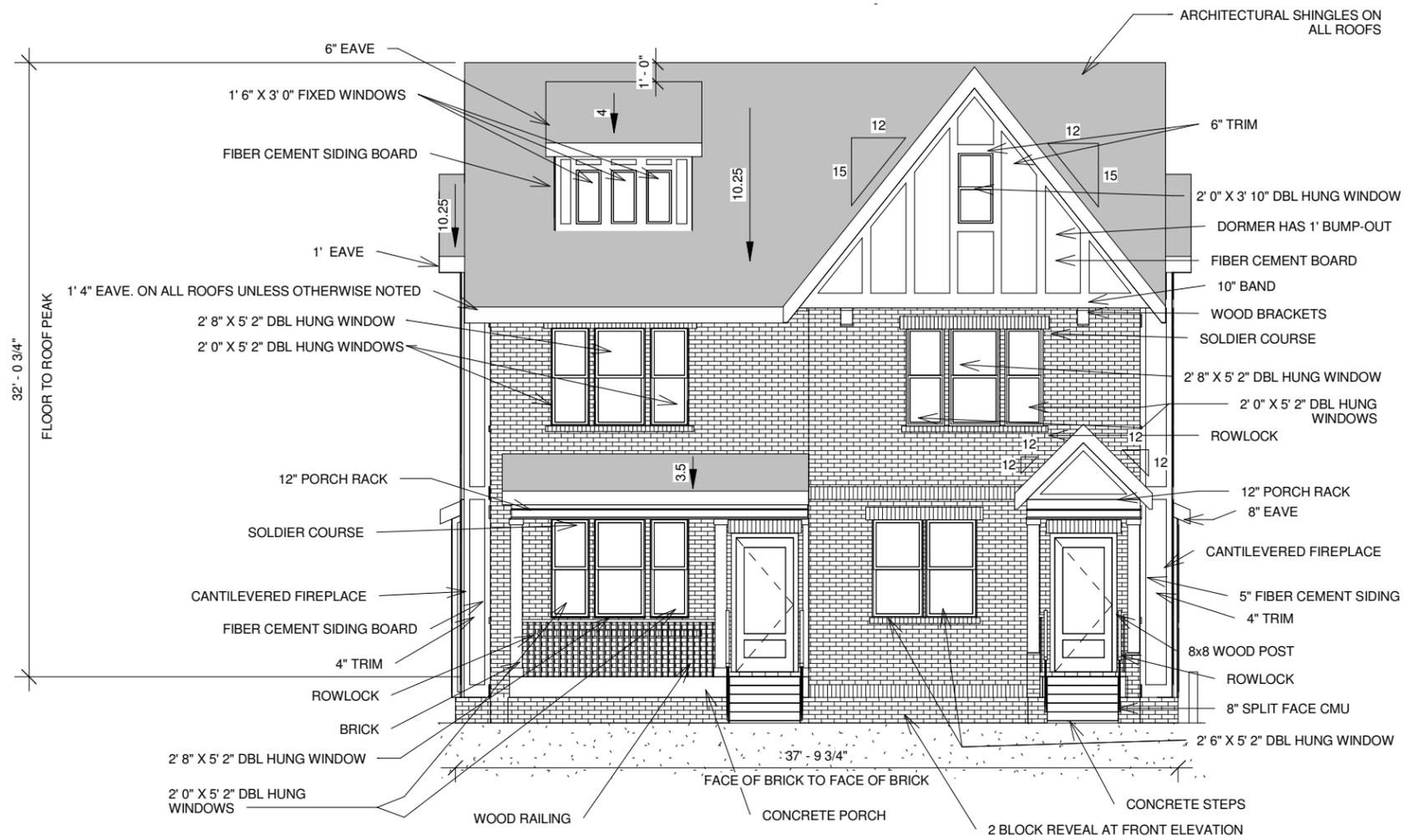
1 Historic- Site Plan
1" = 30'-0"



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1820 A&B 4th Ave N
NASHVILLE, TN 37208

SITE		H1
Date	8/10/16	
Drawn by	Yohana A.	Scale 1" = 30'-0"



1 Historic - Front
1/8" = 1'-0"



2 3D View 5



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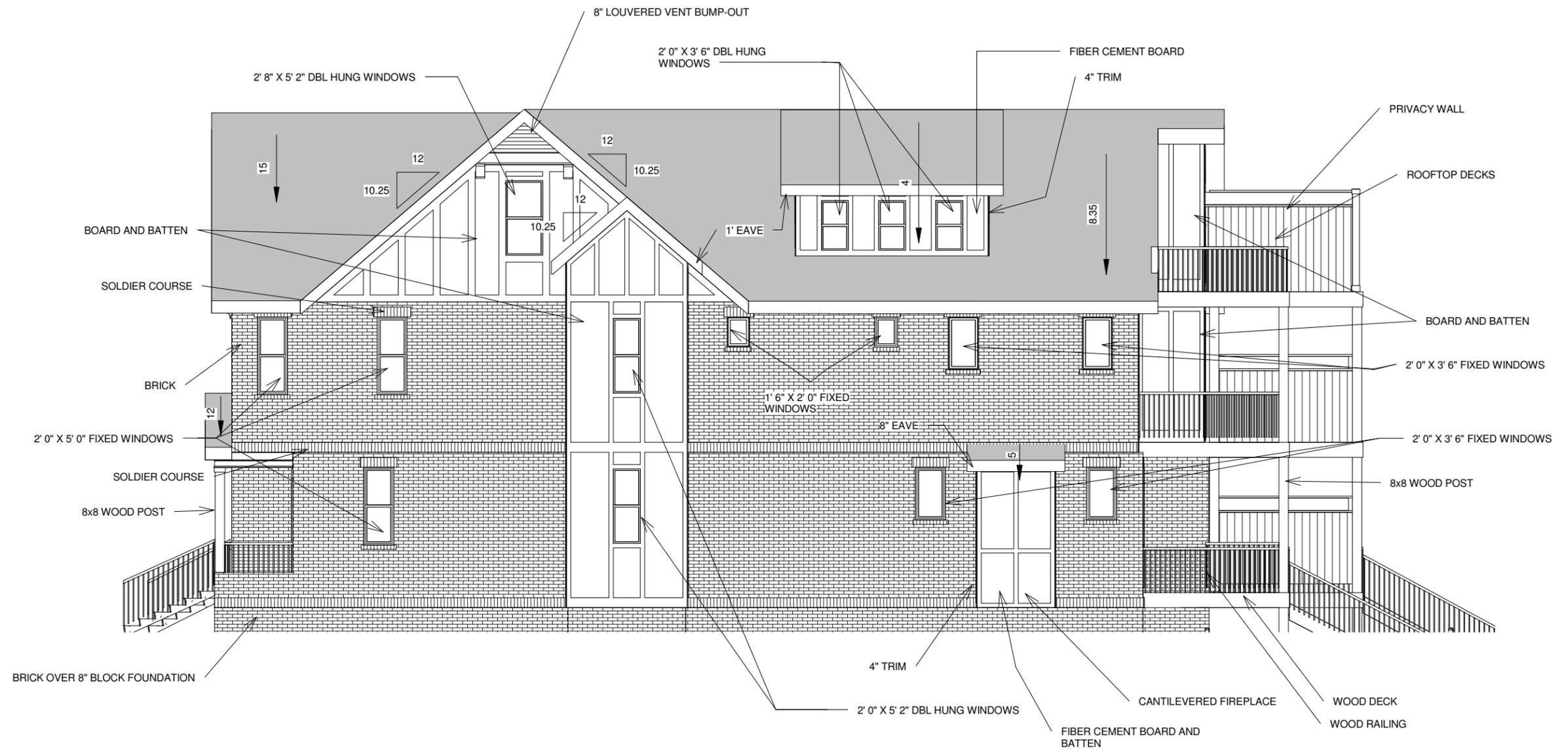
1820 A&B 4th Ave N
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FRONT ELEVATION

Date 8/10/16
 Drawn by Yohana A.

H2

Scale 1/8" = 1'-0"



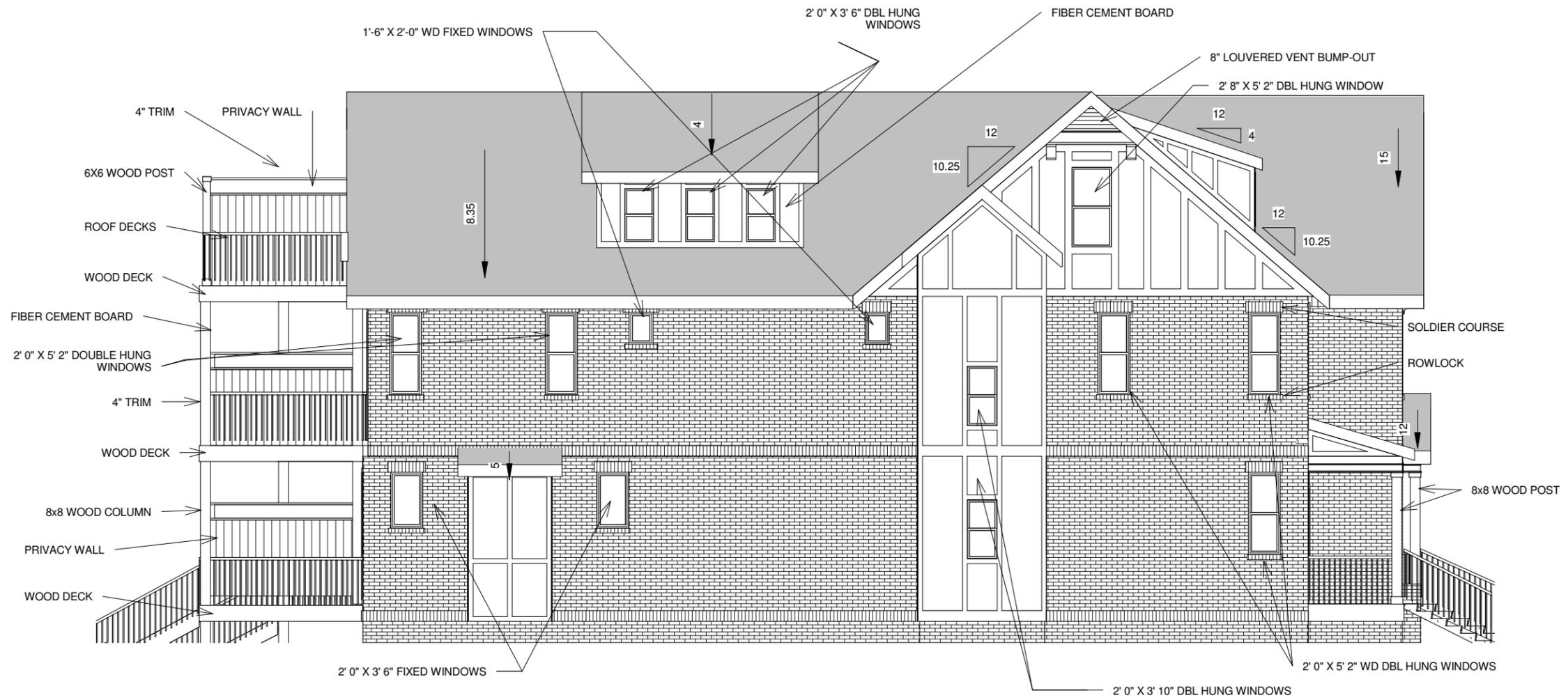
1 Historic - Right
1/8" = 1'-0"



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LEFT ELEVATION		H3
Date	8/10/16	
Drawn by	Yohana A.	Scale 1/8" = 1'-0"



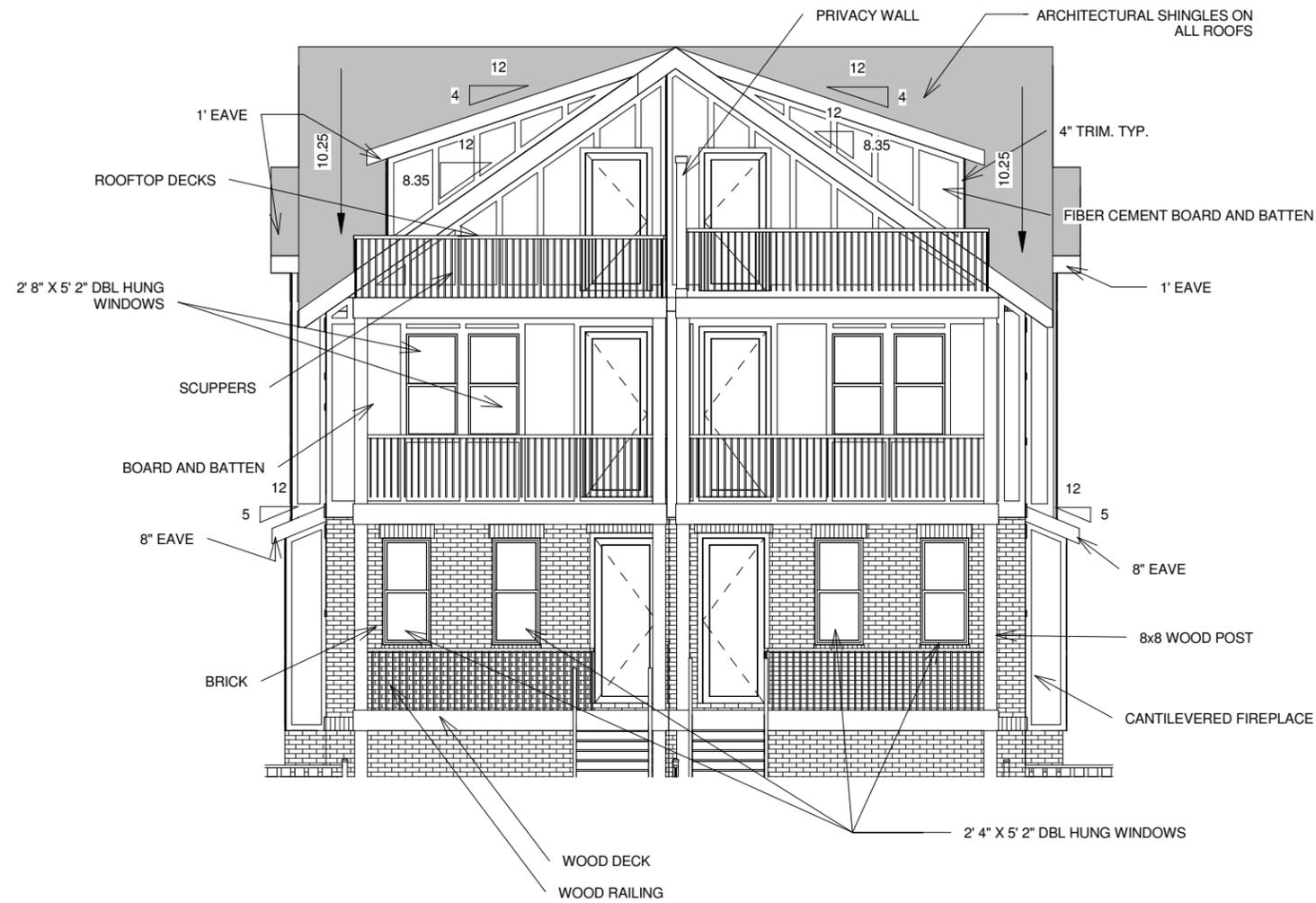
1 Historic - Left
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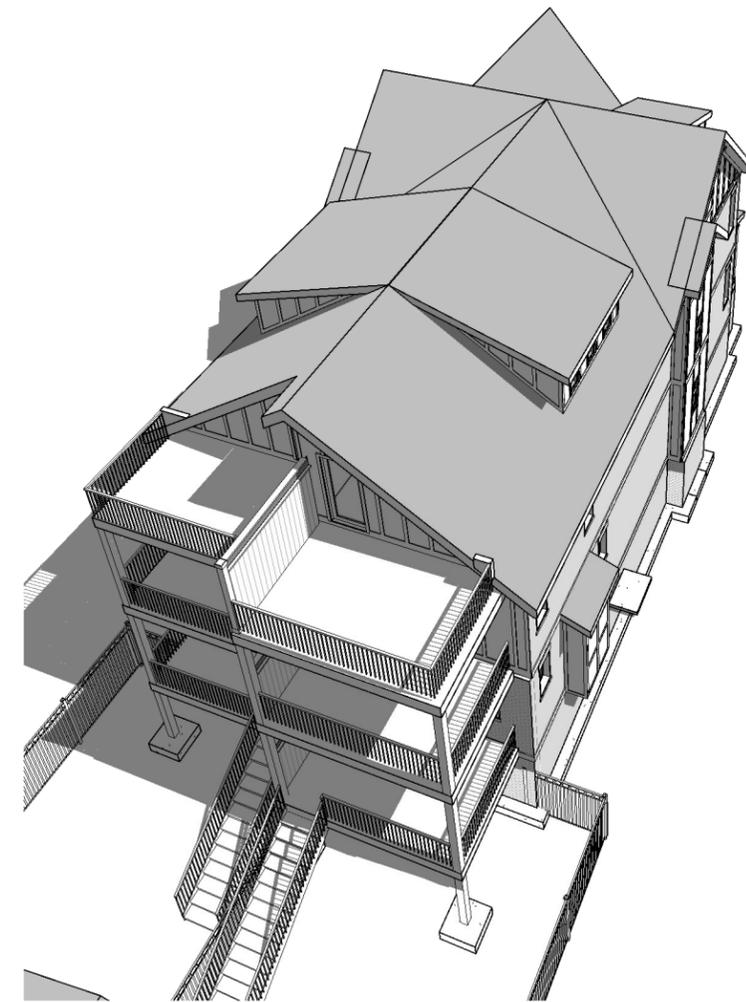
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RIGHT ELEVATION		H4
Date	8/10/16	
Drawn by	Yohana A.	Scale 1/8" = 1'-0"



1 Historic - Rear
1/8" = 1'-0"



2 Historic - ROOF DECKS



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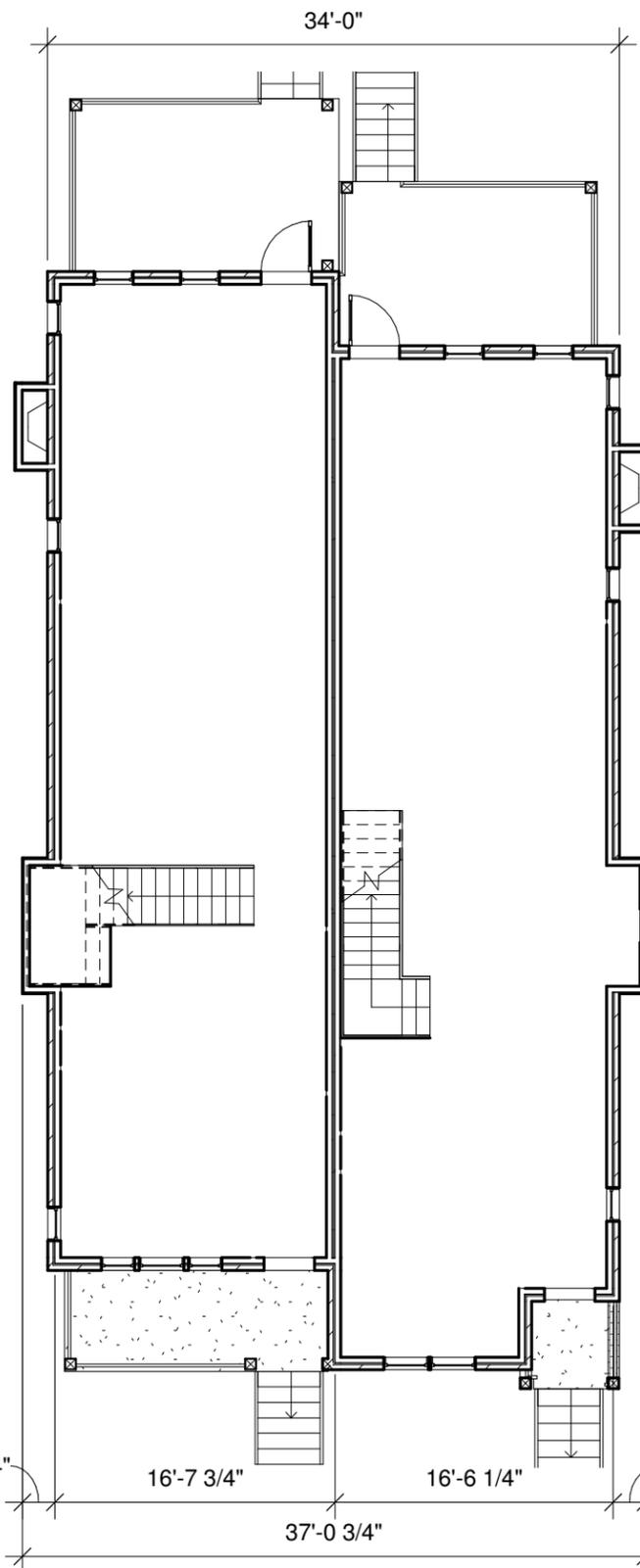
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REAR ELEVATION

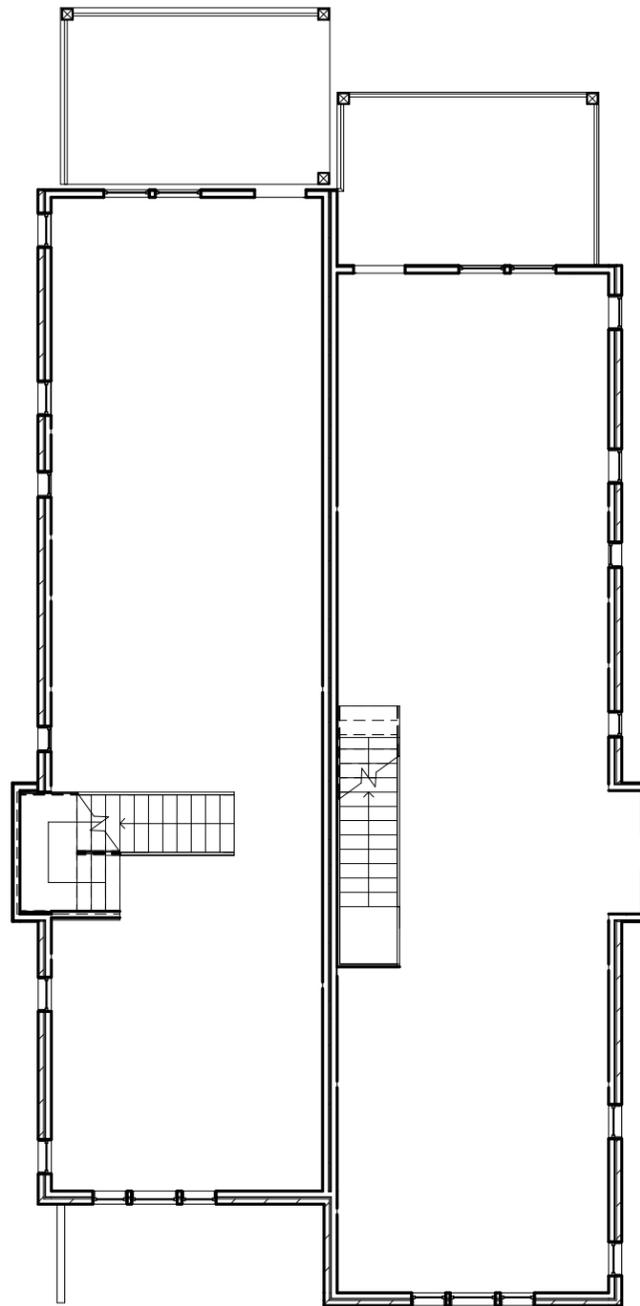
Date 8/10/16
 Drawn by Yohana A.

H5

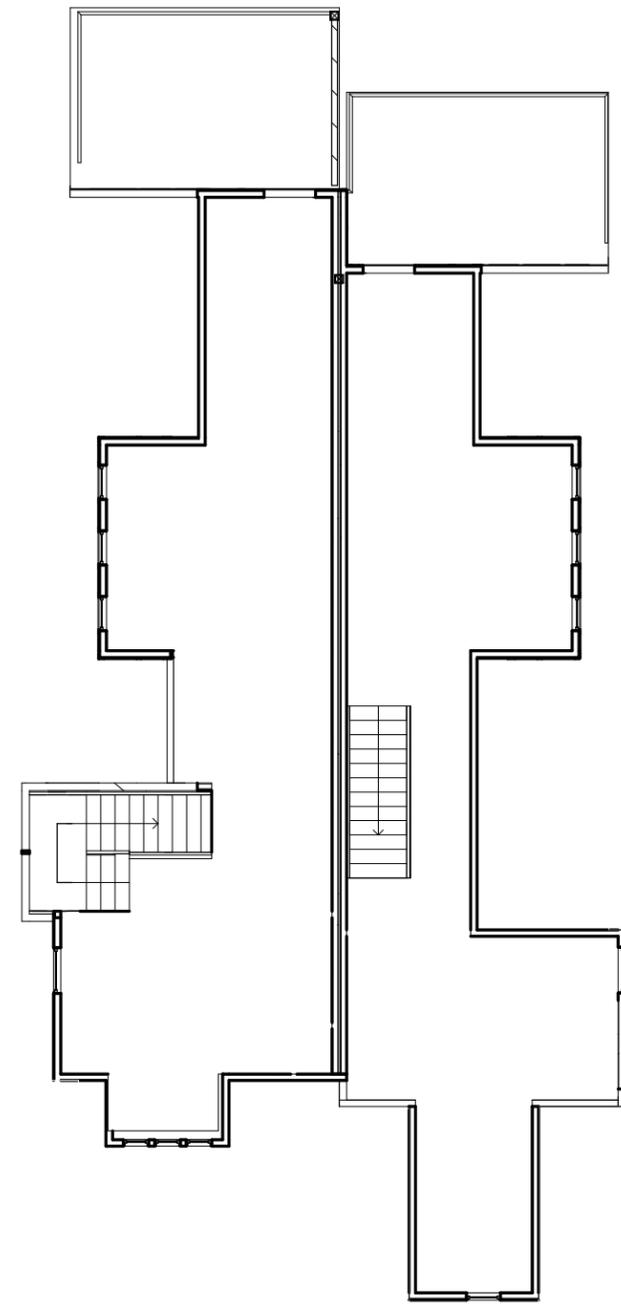
Scale 1/8" = 1'-0"



① Historic - First Floor
3/32" = 1'-0"



② Historic - Second Floor
3/32" = 1'-0"



③ Historic - Third Floor
3/32" = 1'-0"



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1820 A&B 4th Ave N
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FLOOR PLANS

Date 8/10/16
Drawn by Yohana A.

H6

Scale 3/32" = 1'-0"