

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
1430-B Greenwood Avenue
December 20, 2017

Application: New construction – infill (Revision to previously approved plan)
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302037100
Applicant: David Baird
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to revise a previously-approved infill design. The applicant seeks to add a side bay, add a rear chimney, and to alter window openings.

Recommendation Summary: Staff recommends approval with the 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 a brick sample;
4. Staff approve the roof shingle color and texture; and
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

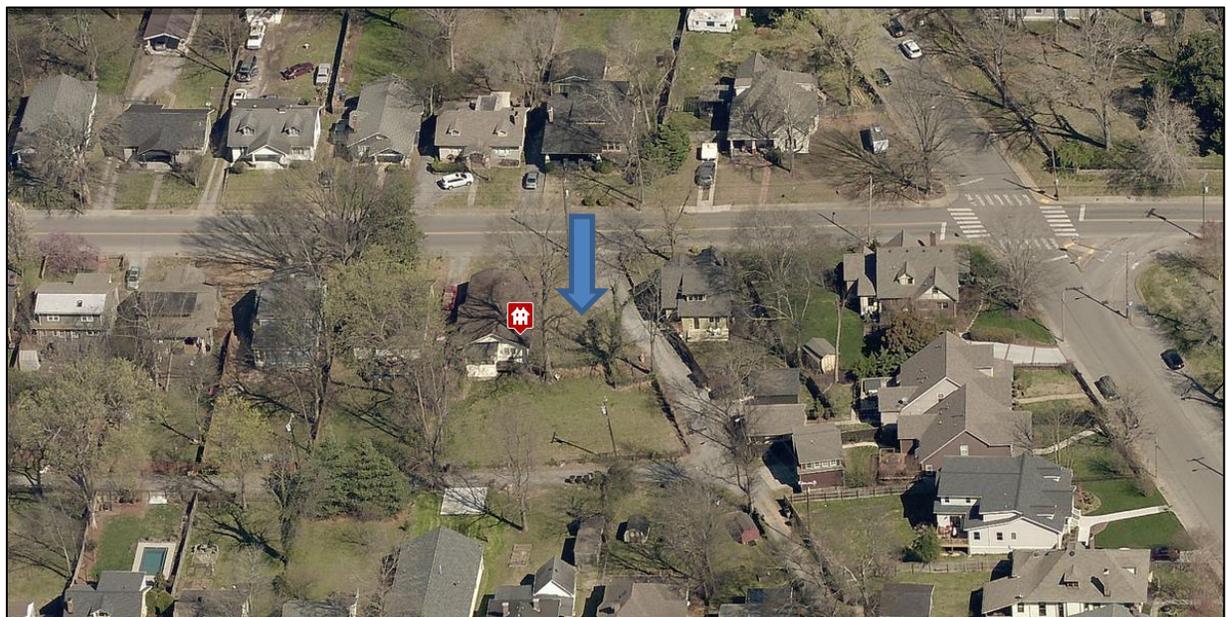
Staff finds that the proposed application meets Section II.B for New Construction in the Eastwood Neighborhood Conservation Zoning Overlay design guidelines.

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

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.

Background: 1430-B Greenwood Avenue is a vacant lot. In September 2017, MHZC approved a design for infill development and for a garage on this lot. The applicant is now seeking approval to add a side bay to the previously-approved design, to add a rear chimney, and to alter window openings.



Figure 1. Vacant lot at 1430-B Greenwood Avenue

Analysis and Findings: Application is to revise a previously-approved infill design. The applicant seeks to add a side bay, add a rear chimney, and to alter window openings.

Height & Scale: The proposed revisions will not alter the previously-approved height of the house. The proposed revisions add a one-story bay on the back part of the left elevation. The bay will be six feet (6') wide and thirteen feet, two inches (13'2") deep. The bay will have a maximum height of thirteen feet (13') from grade. The chimney at the back will be seven feet (7') wide and four feet, six inches (4'6") deep, although chimneys are not typically counted towards the overall footprint or size of new construction.

The bay will bring the maximum width of the house to forty-eight feet, six inches (48'6"). The house is staggered in width so that at the front, it is thirty feet, eight inches (30' 8") wide. After a depth of twenty-seven feet, six inches (27'6"), with expands to be forty-two feet, eight inches (42'8") wide. The proposed bay, which will bring the width to forty-eight feet, six inches (48'6") wide, is located approximately forty feet, six inches (40'6") back from the front of the house.

In the immediate area, the widths of houses at the front range from approximately twenty-nine feet to forty feet (29'-40'). The front of the house meets this historic context, but the rear portions that expand to forty-two feet, eight inches (42'8") and forty-eight feet, six inches (48'6") do not meet this width. Staff, however, finds that the extra width is appropriate, in this instance, because of the unusual shape of the lot and the fact

that the extra width will not even occur until behind the rear walls of the two adjacent historic houses. The proposed one-story bay will not occur until over one hundred and ten feet (110') from the front priority line.

Staff finds that the height and scale of the proposed alteration to the approved infill is compatible with the neighborhood and meets Sections II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: The revised plans do not affect the front, right, or rear setbacks. Chimneys are generally not counted in the setbacks, and therefore the rear setback will not change. The revisions will affect the right setback. The proposed bay will be ten feet (10') from the side alley/left side property line, which meets the base zoning setbacks. Staff finds that the proposed left setback is appropriate and meets Section II.B.1.c. of the design guidelines.

Materials: The materials in the revised infill design are similar to those in the previously-approved design:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Not indicated	Yes	Yes
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Fiber-cement shingles	Not indicated	Yes	No
Chimney	Brick	Not indicated	Yes	Yes
Roofing	Asphalt Shingles	Not indicated	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Gable Brackets	Wood	Typical	Yes	No
Front Porch floor/steps	Concrete	Natural Color	Yes	No
Front Porch Pedestals	Brick	Not indicated	Yes	Yes
Front Porch Posts	Wood	Typical	Yes	No
Rear porch floor	Wood	Typical	Yes	No
Rear porch steps	Wood	Typical	Yes	No
Rear porch railing	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes

Main Entrance	Wood ¼-light door	Needs final approval	Yes	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Concrete	Typical	Yes	No

Staff recommends approval of a brick sample, the asphalt shingle color, and all windows and doors prior to purchase and installation. With staff’s final approval of all materials, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The proposed side bay has a shed roof with a 2/12 pitch. Staff finds that low-pitched shed roofs are typical on one-story bays. Staff therefore finds that the roof form of the revised project is compatible with the context, and meets Section II.B.1.e. of the design guidelines.

Orientation: The addition of a side bay does not affect the infill’s orientation towards Greenwood Avenue. Staff therefore finds that the revised infill meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The revised drawings do involve alterations to the window openings on the front and right facades (Figures 2-5). Staff finds that the revised fenestration pattern meets the design guidelines. The windows are approximately twice as tall as they are wide, meeting the historic proportion of openings. There are no large expanses of wall space without a window or door opening. Staff finds that the project’s proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.



Figure 3 (left) is the previously approved plans. Figure 4 (right) is the current proposal, which includes transoms above the double window opening on the front.

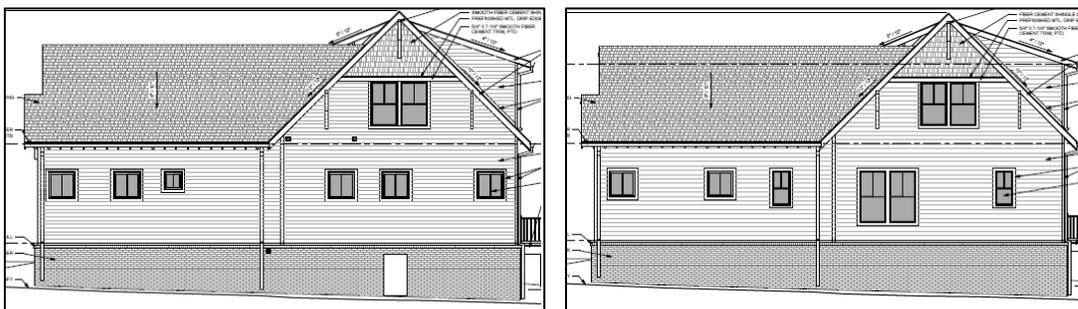


Figure 4 (left) is the previously approved plans. Figure 5 (right) is the current proposal.

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

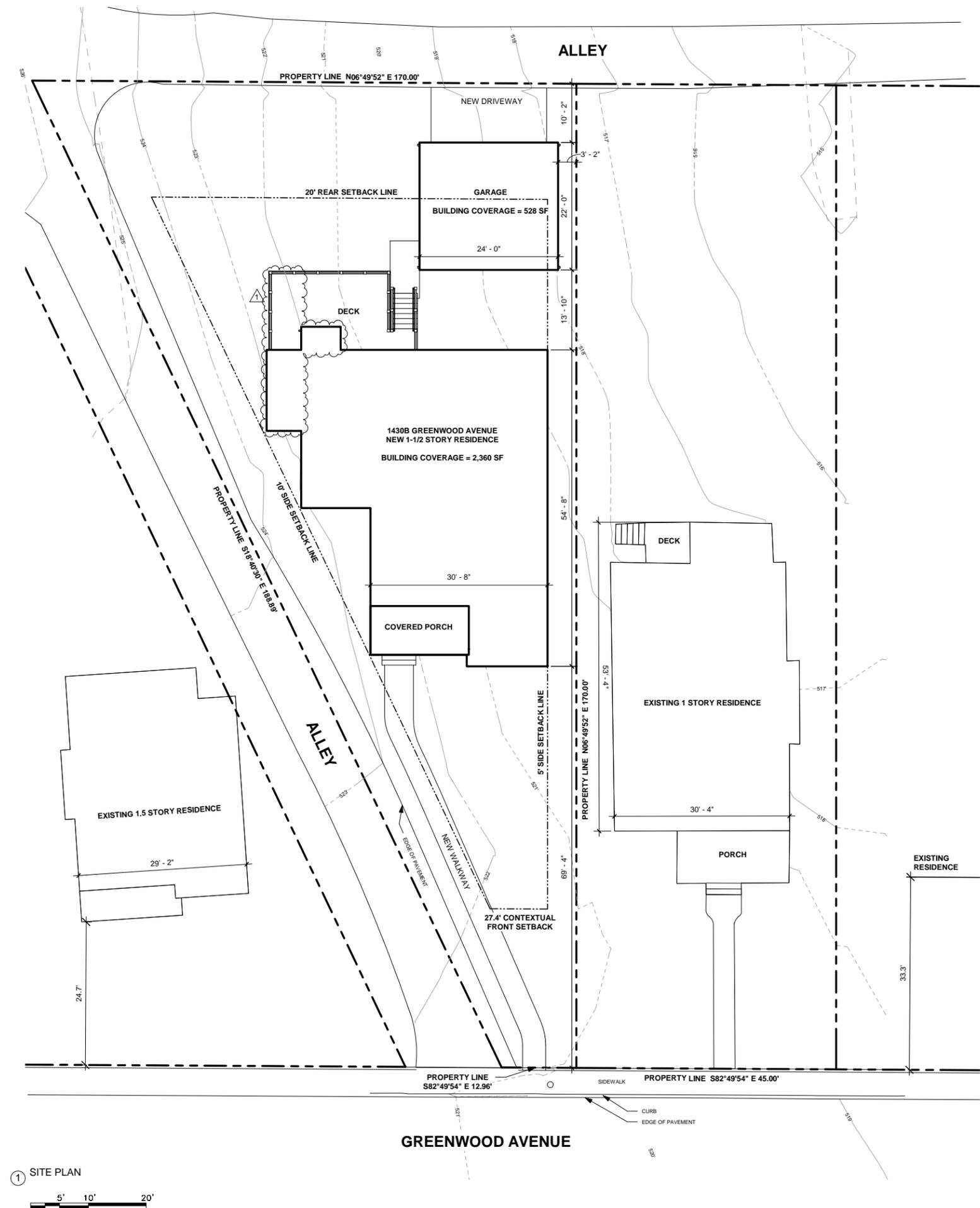
Recommendation Summary: Staff recommends approval with the conditions:

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 a brick sample;
4. Staff approve the roof shingle color and texture; and
5. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

Staff finds that the proposed application meets Section II.B for New Construction in the Eastwood Neighborhood Conservation Zoning Overlay design guidelines.

PROJECT DATA:	
PROJECT ADDRESS: 1430B GREENWOOD AVE. NASHVILLE, TN 37206	
ZONING INFORMATION: ZONE R6 MAX. HEIGHT - 3 STORIES ACTUAL HEIGHT - 1.5 STORIES	
TOTAL LOT AREA: 9,116 S.F.	
BUILDING AREA CALCULATIONS: FIRST FLOOR= 1,866 GSF SECOND FLOOR= 811 GSF TOTAL AREA= 2,677 GSF EXTERIOR PORCHES= 427 GSF GARAGE= 528 GSF	
TOTAL BUILDING COVERAGE: 2,888 SF / 9,116 SF = 0.32	

SHEET INDEX - HISTORIC	
NUM.	SHEET NAME
A0.01H	SITE PLAN
A0.02H	EXISTING SITE
A0.03H	3D VIEWS
A1.01H	FLOOR PLANS
A1.02H	ROOF PLAN
A2.00H	EXTERIOR ELEVATIONS
A2.01H	EXTERIOR ELEVATIONS



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Designed For:
NORTH BY NORTHEAST DEVELOPMENT

1430B GREENWOOD AVE
CUSTOM SINGLE FAMILY RESIDENCE

REVISIONS		
NUM.	DESCRIPTION	DATE
1	HISTORIC REVISION	12.8.2017

Project Phase:
MZHC SUBMITTAL SET

Project Number: **1430B**

Date: **12.8.2017**

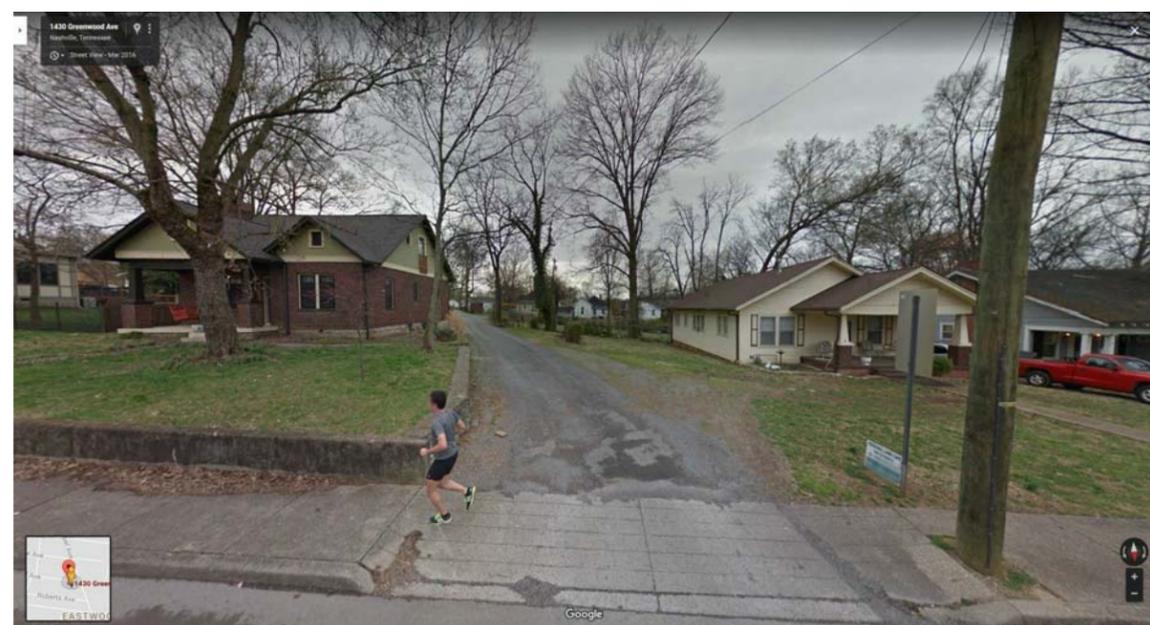
SITE PLAN

A0.01H

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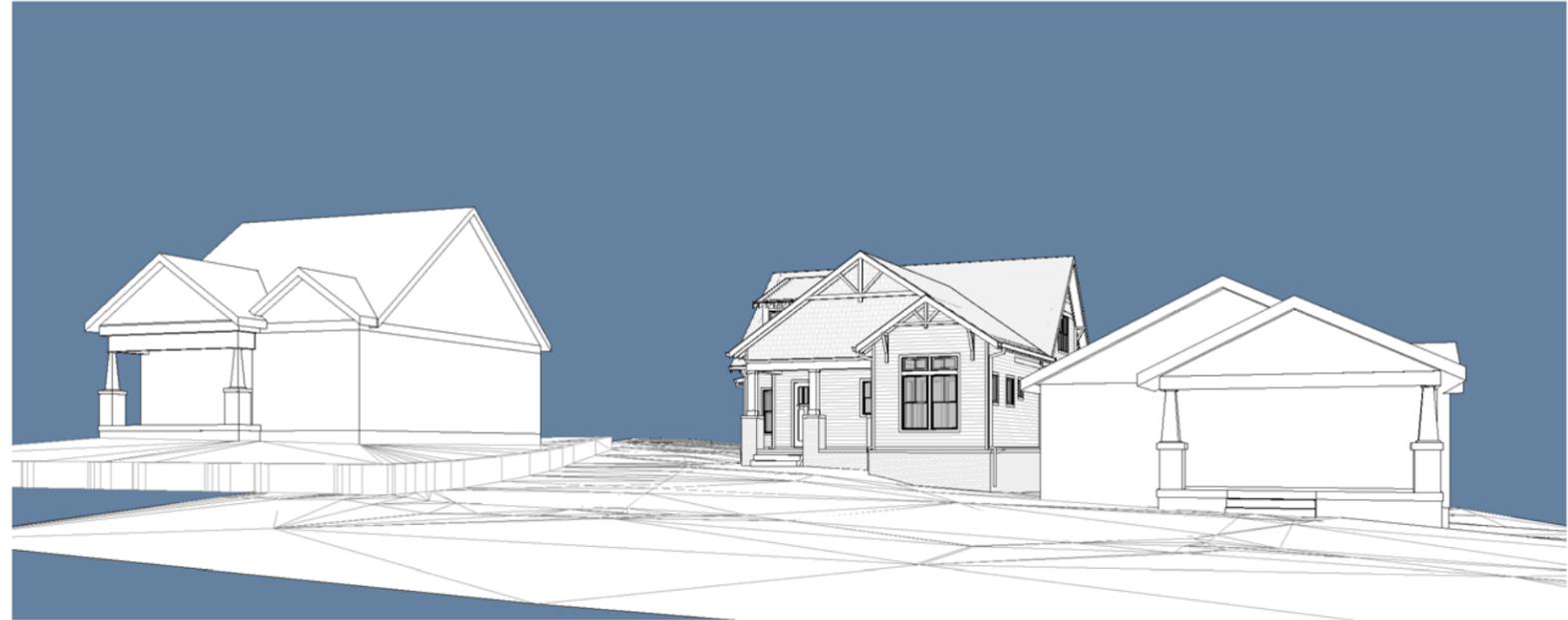
EXISTING SITE

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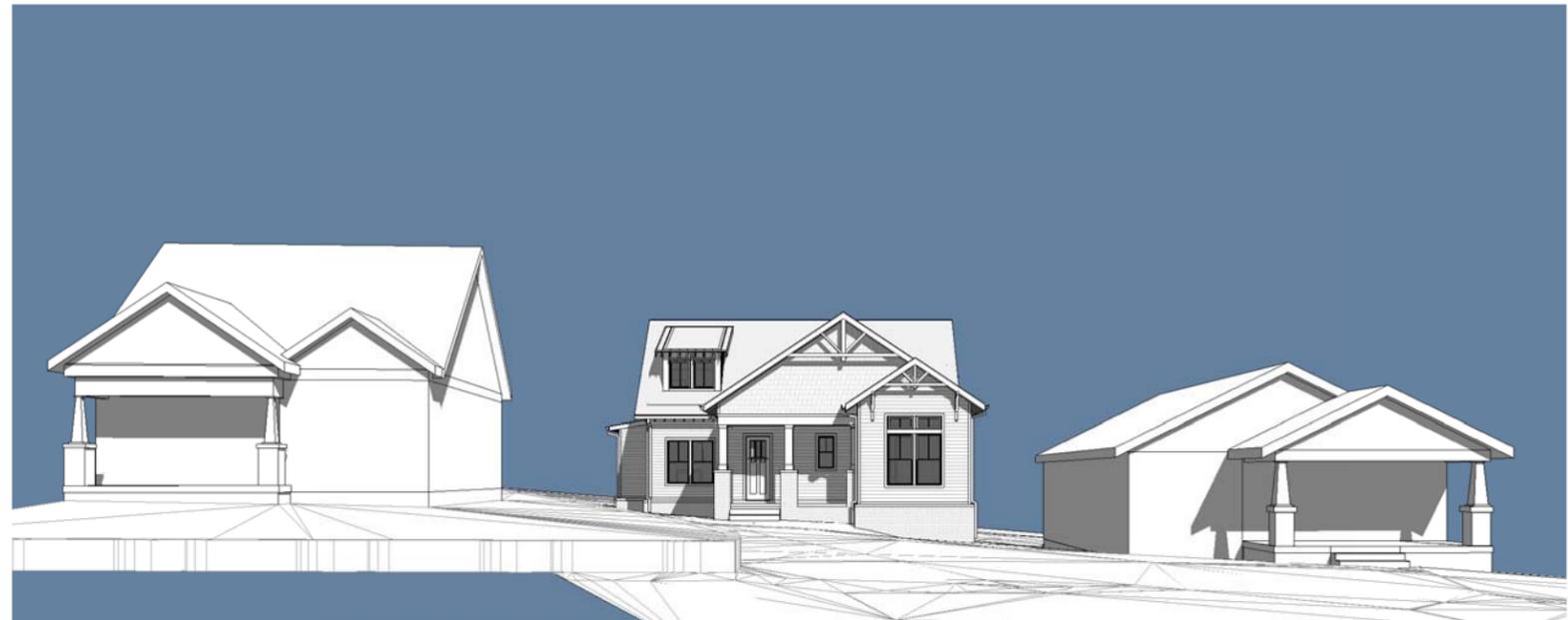
② 3D VIEW - FRONT LEFT



① 3D VIEW - FRONT RIGHT



③ 3D VIEW - FRONT



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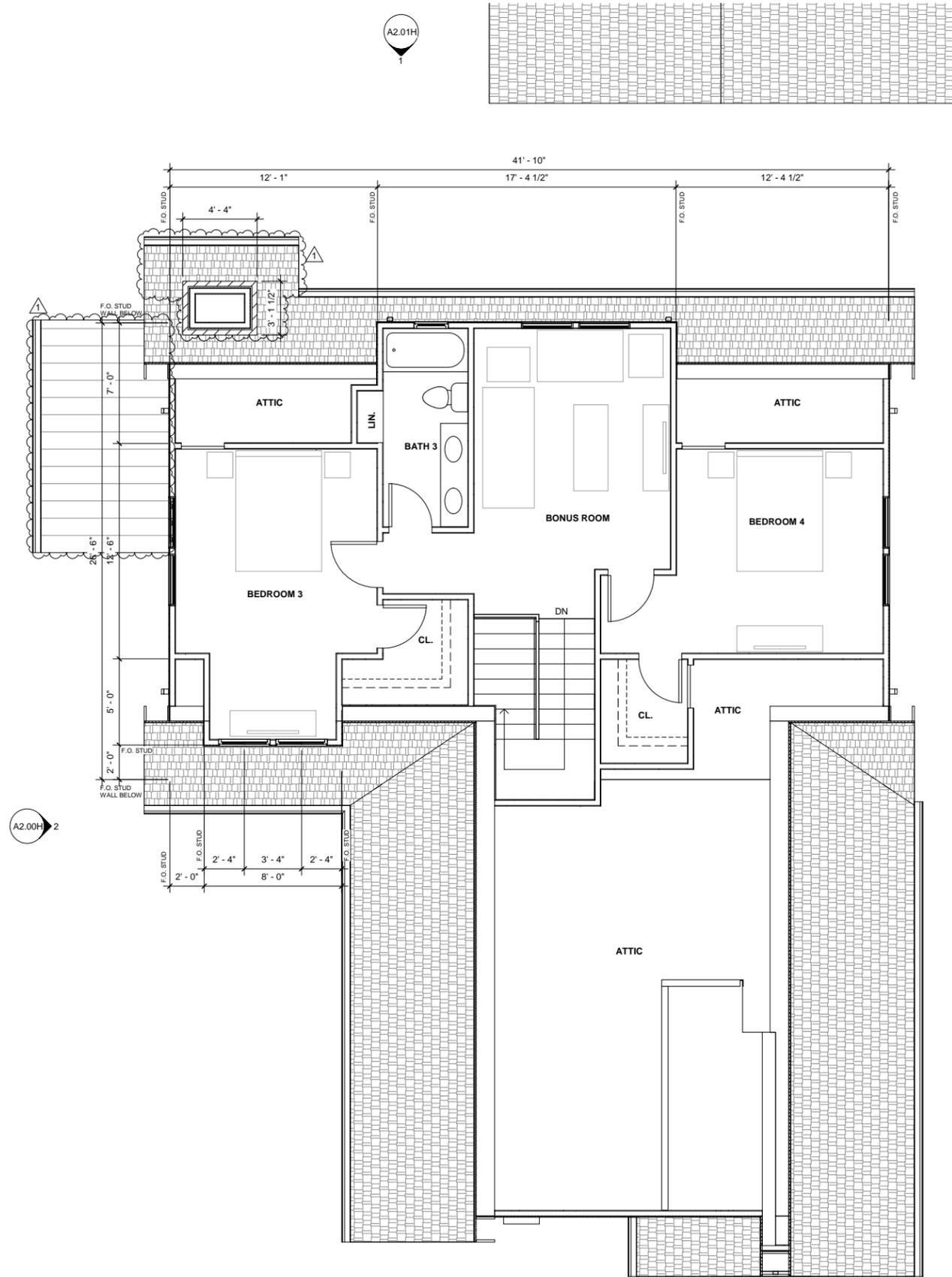
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3D VIEWS

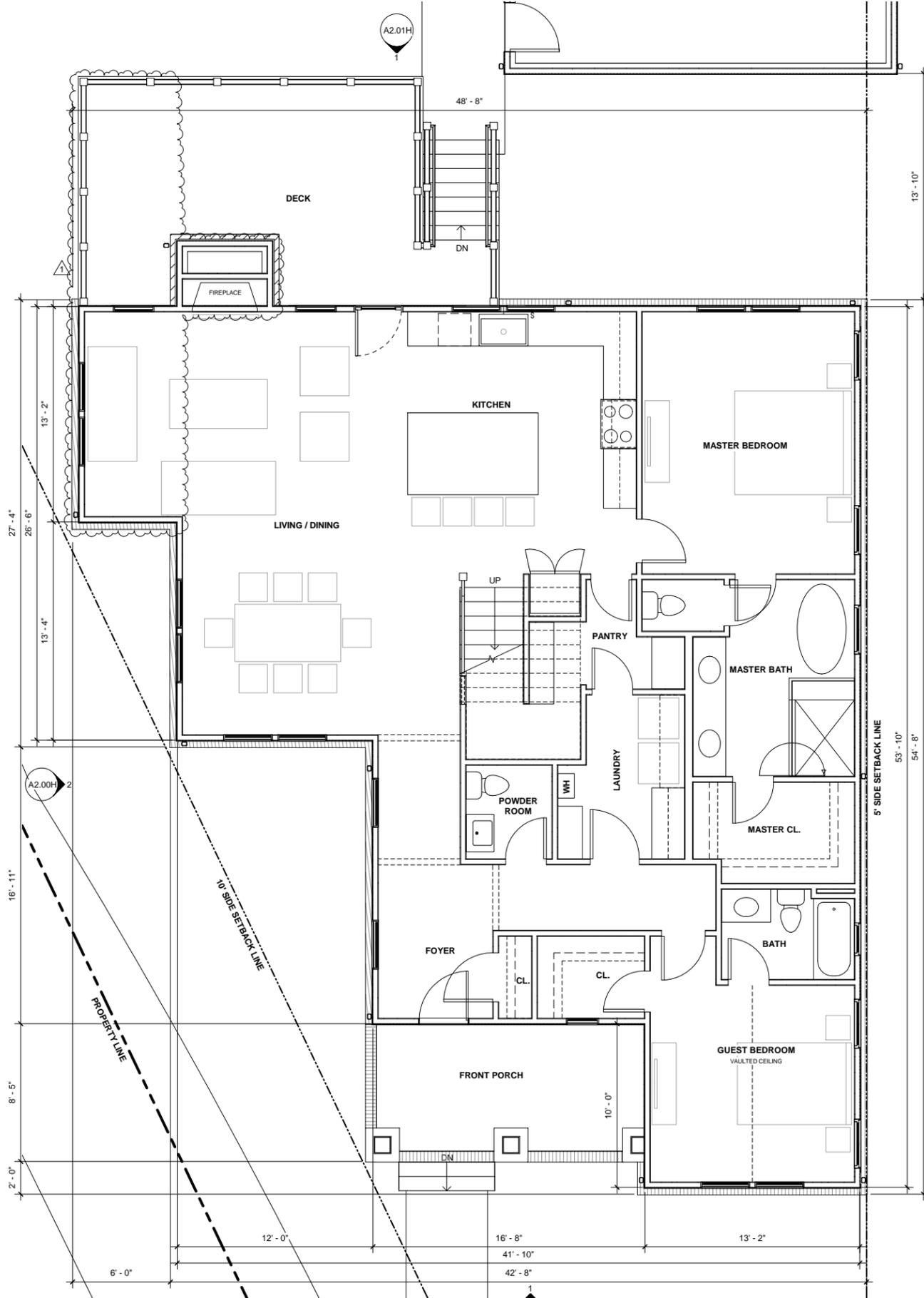
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② SECOND FLOOR PLAN



① FIRST FLOOR PLAN



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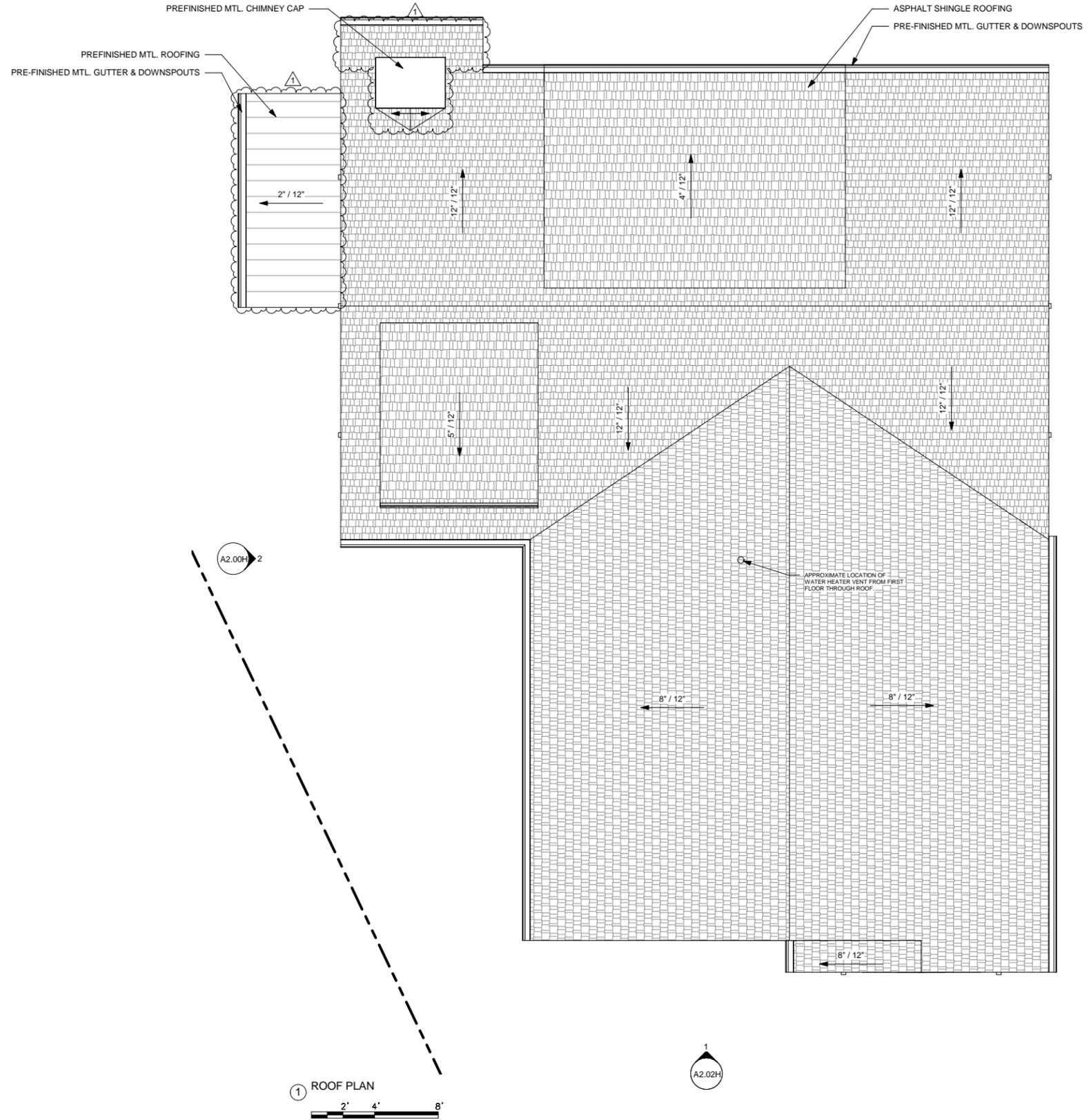
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FLOOR PLANS

A1.01H



1 ROOF PLAN



A2.01H 1

A2.02H 1

A2.00H 2

A2.01H 2

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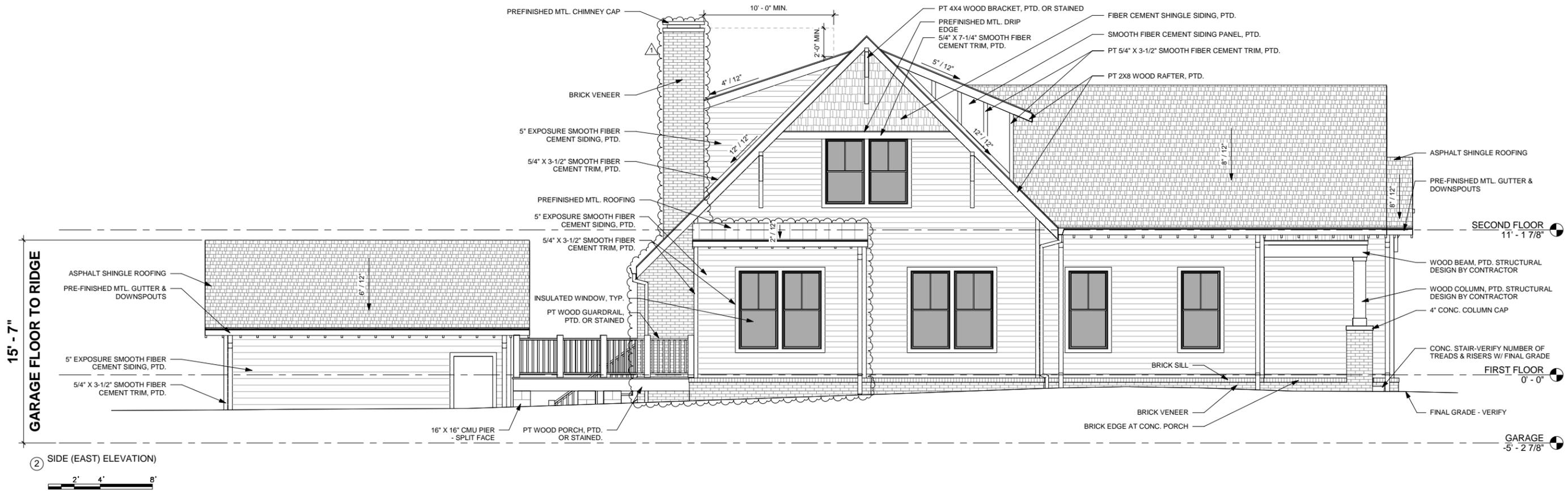
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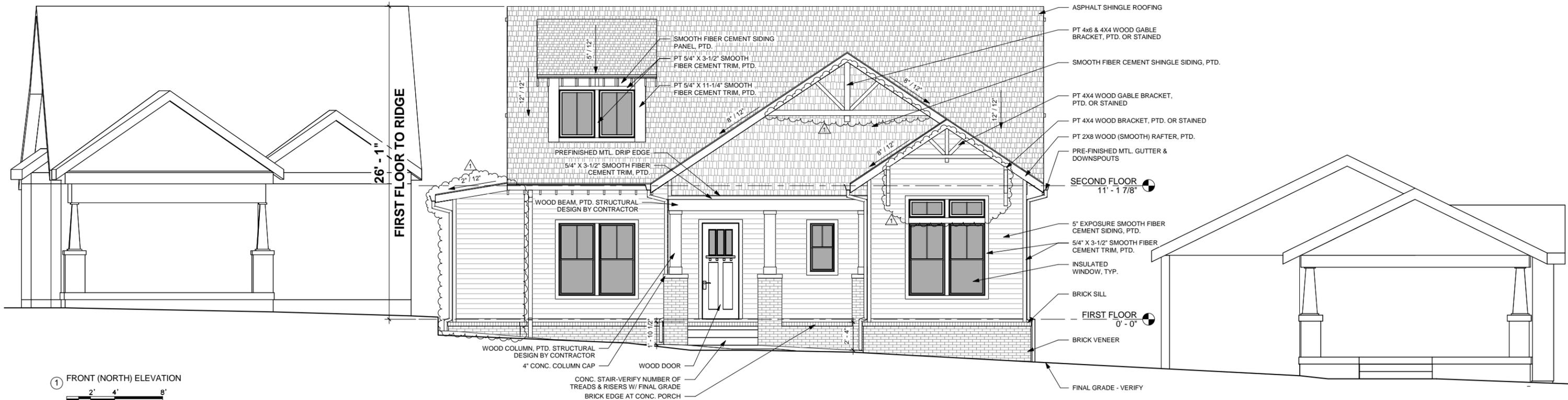
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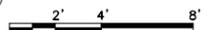
ROOF PLAN
A1.02H



② SIDE (EAST) ELEVATION



① FRONT (NORTH) ELEVATION



Building Ideas*
Architecture Interior Design Planning

David Baird, Architect
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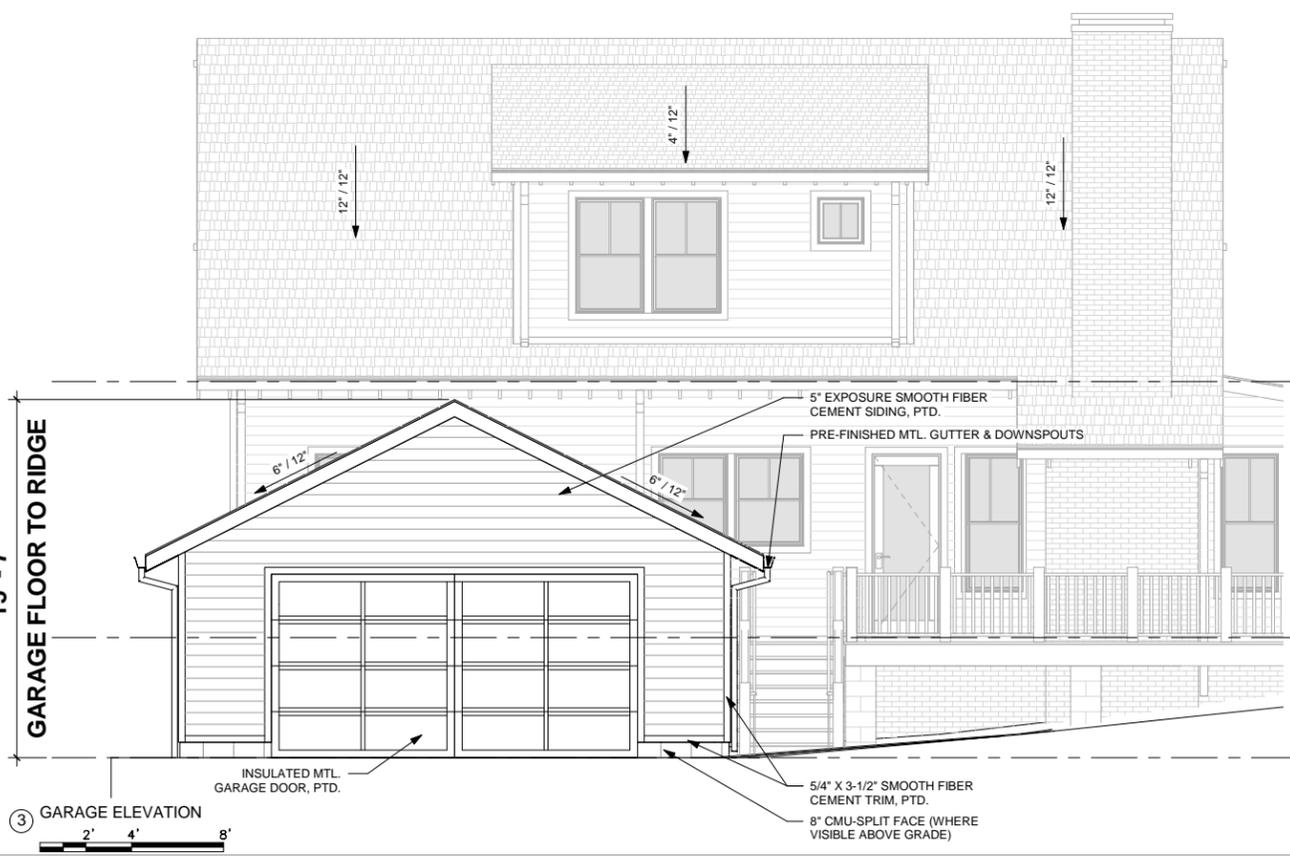
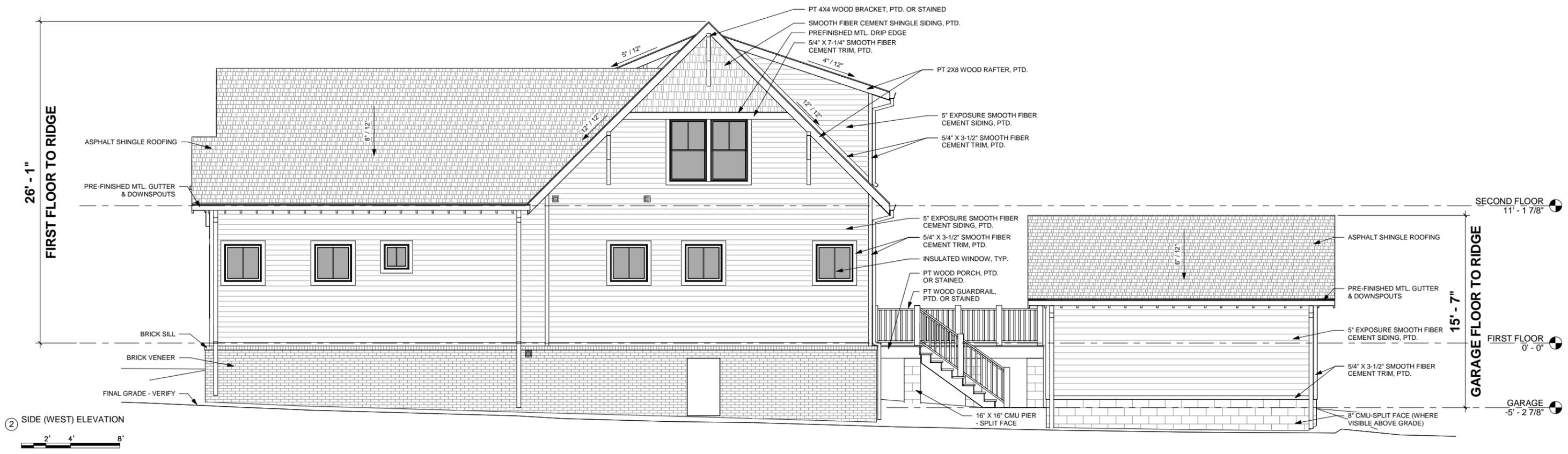
Project Phase:
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Project Number: **1430B**
Date: **12.8.2017**

EXTERIOR ELEVATIONS

A2.00H

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Building Ideas*
 Architecture Interior Design Planning

David Baird, Architect
 NCARB, LEED-AP
 5411 Centennial Blvd.
 Nashville, TN 37209
 T 615-585-9410
 dbaird@building-ideas.net

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