

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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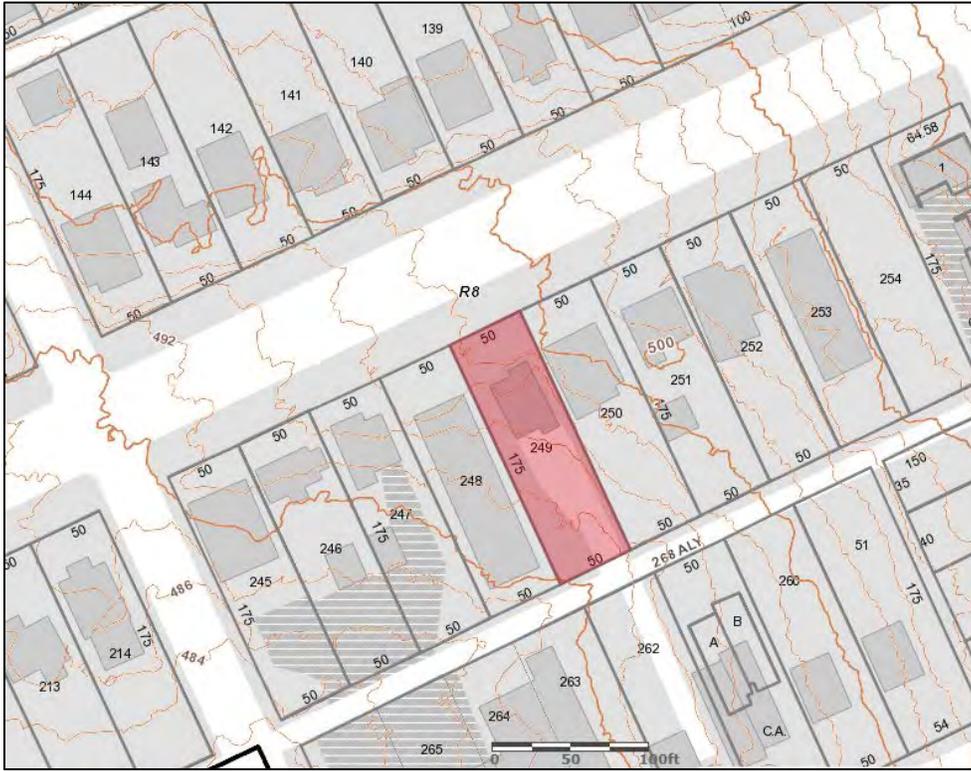
STAFF RECOMMENDATION

**808 Shelby Avenue
September 20, 2017**

Application: Demolition; New construction – infill
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216039100
Applicant: Will Jenner, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: An application to demolish a non-contributing building and to construct a new duplex.</p> <p>Recommendation Summary: Staff recommends approval of the proposed infill at 808 Shelby Avenue with the following conditions:</p> <ol style="list-style-type: none"> 1. The foundation and floor height shall be compatible with surrounding historic houses, with revised elevations showing grade and verified by MHZC Staff during construction; 2. The front setback shall be decreased to match the setbacks of the surrounding historic buildings; 3. The front dormers are both reduced by two feet (2') in width; and 4. The window and door selections, roof color, and paving materials shall be approved by MHZC Staff; 5. The HVAC units and appurtenances shall be located on the rear of the building or on the sides behind the midpoint. <p>Meeting those conditions, Staff finds that the building will meet the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay.</p>	<p>Attachments</p> <p>A: Photographs B: Site Plan C: Floorplans and Elevations</p>
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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.

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.

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.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

1. FENCES

a. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.

b. Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.

A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.

c. Chain link or woven fences are generally not appropriate for front or visible side yards. They may be appropriate along rear property lines if the fence is camouflaged with plantings, or painted black or dark green.

d. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.

2. PERMANENT BUILT LANDSCAPE FEATURES

a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.

b. Historic retaining walls in front and side yards should be retained.

- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.
- e. Above-ground swimming pools should not be publicly visible. An in-ground swimming pool should be located in a rear yard in a manner that minimizes its public visibility.

Mail boxes at the sidewalk or street are not appropriate.

Structures such as gazebos and pergolas should be appropriate to the style of the house and located in rear yards, unless documentary, physical, or pictorial historical evidence indicates otherwise.

Background: There is currently a non-contributing building at 808 Shelby Avenue.

Analysis and Findings: This is a proposal to demolish the existing building and construct a new duplex on the lot.

Height & Scale: The new building will be one and one-half stories with a side gabled roof, a pair of gabled front dormers, and a full-width front porch. The form of the building resembles that of several historic Craftsman-style houses in the neighborhood.



The building will be thirty-feet (30') tall from peak to grade, with an eave height of eleven feet (11'). The overall height is compatible with houses in the surrounding area, which includes one- and two-story houses ranging from fifteen feet (15') to thirty-five feet (35') tall. The plans show approximately eighteen inches (18") of exposed foundation on a flat lot, whereas there is some slope to this lot. Staff recommends a condition that the elevations are revised to show the grade accurately and that the height of the foundation shall be consistent with surrounding houses, to be verified by Staff during construction. The width of the new building will be thirty-eight feet (38'), which is in the upper range of the widths of surrounding historic houses. An historic house at 800 Shelby Avenue, for example, is twenty-eight feet (28') tall and thirty-eight feet (38') wide.

With a condition that the elevations are revised and the foundation height is consistent with surrounding houses, Staff finds that the height, width, and massing of the proposed new buildings is compatible with the surrounding historic context and therefore the proposal meets sections III.B.2.a and III.B.2.b of the design guidelines.

Setback & Rhythm of Spacing: The front edge of the new building is proposed to have a setback of forty feet (40') from the front of the property. This would be the typical setback for construction in an undeveloped area with R8 zoning; however given the surrounding historic context Staff recommends a shorter setback to match existing houses on this side of Shelby Avenue. The building will be centered on the fifty foot (50') wide lot, which gives it side setbacks of six feet (6') on each side. These setbacks will maintain the rhythm of spacing between buildings.

With a condition that the front setback is decreased to align with the setbacks of historic houses, Staff finds that the proposal will meet section III.B.2.a of the design guidelines.

Materials, Texture, and Details and Material Color:

	Proposed	Color/Texture /Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split-faced	Yes	
Primary Cladding	Cement-fiber Clapboard	Smooth Faced	Yes	
Secondary Cladding	Cement-fiber Board & Batten	Smooth Faced	Yes	
Trim	Wood & Cement-fiber		Yes	
Roofing	Architectural Shingles	Color not known	Yes	X
Front Porch floor/steps	Cast Concrete	Smooth	Yes	
Front Porch Columns	Square bases with tapered columns	Wood	Yes	
Windows	Double-hung, Divided light	Not known	Unknown	X
Principle Doors	2/3 light with bottom panel	Not known	Yes	X
Driveway/ Parking	Paved parking pad at rear	Not known	Unknown	X
Walkway	Front, one to each porch stair	Not known	Unknown	X

The primary materials are common and will be appropriate, however Staff recommends a condition to approve the roof color as well as the window and door selections and the material of the walkways and paved parking area. With those items to be administratively approved, Staff finds that the known materials would meet section III.B.2.g and IV.2.a of the design guidelines.

Roof form & Building Shape: The primary roof of the new building will be a side-oriented gable with a pitch of 9:12. There will be a pair of gabled dormers with a 6:12 pitch on the front slope of the roof. The dormers will each be thirteen feet (13') wide, stepped back two feet (2') from

the front wall and three feet (3') from the sides, and separated by six feet (6'). Typically, dormers are proportional to the bays on the story below, therefore Staff recommends that they are reduced by two feet (2') in width on order to more closely meet those proportions. The front porch will have a low-sloped porch roof with a pitch of 3:12. The one-story rear wing will have a section of roof with a 3:12 pitch and a section with a flat roof. Staff finds the roofs of the proposed buildings to be compatible with surrounding houses and finds that the project will therefore meet sections III.B.2.c and III.B.2.d of the design guidelines.

Orientation: The primary facade of the proposed duplex will face Shelby Avenue directly, in the same plane and manner as the surrounding historic buildings, with a six foot (6') deep full width porch. There will be a paved walkway connecting the porch of each unit to the street. Staff finds that the orientation of the project meets section III.B.2.e of the design guidelines.

Proportion and Rhythm of Openings: The building will be symmetrical with two sets of three windows and a door on both stories of the front façade. The side elevations will have evenly spaced windows on the first story with a pair of abutted windows in the gable fields. Staff finds that the window proportions and rhythms are generally compatible with the surrounding historic context and that the project will meet section III.B.2.f of the design guidelines.

Appurtenances & Utilities: The site plan shows a new walkway added from the porch of each unit to the sidewalk at the front of the property. Parking will be on a paved parking pad at the rear of the lot, accessed from the alley. The material of the walkways and parking pad have not been indicated. The location of the HVAC and other utilities was also not noted. No other appurtenance including fences, retaining walls, lighting, and other permanent landscape features have been indicated. These items must be reviewed in the Edgefield Historic Preservation Zoning Overlay to determine whether or not the project meets section III.B.2.i.

Recommendation: Staff recommends approval of the proposed infill at 808 Shelby Avenue with the following conditions:

1. The foundation and floor height shall be compatible with surrounding historic houses, with revised elevations showing grade and verified by MHZC Staff during construction;
2. The front setback shall be decreased to match the setbacks of the surrounding historic buildings;
3. The front dormers are both reduced by two feet (2') in width; and
4. The window and door selections, roof color, and paving materials shall be approved by MHZC Staff;
5. The HVAC units and appurtenances shall be located on the rear of the building or on the sides behind the midpoint.

Meeting those conditions, Staff finds that the building will meet the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay.

Photographs



814, 812 (center, contributing), and 810 Shelby to the left of 808 Shelby Avenue



804, 802, and 800 Shelby Avenue to the right of 808 Shelby Avenue are all contributing houses.

BENCHMARK (NAVD88)
 MAGNAIL IN PAVEMENT
 N: 669524.17
 E: 1745529.51
 ELEV: 498.16

SHELBY AVE
 (ARTERIAL BOULEVARD)
 (100' R.O.W.)

PUBLIC WALKWAY

N65°14'09"E 49.95'

PUBLIC WALKWAY

EXISTING RESIDENCE
 (08216039200)
 810 SHELBY AVE

S24°36'48"E 175.00'

5' SETBACK 6" HDPE 6" HDPE

UNIT B
 PROPOSED RESIDENCE

UNIT A
 PROPOSED RESIDENCE

24'

20' SETBACK
 PARKING AREA

5' SETBACK 6" HDPE 6" HDPE

N24°36'48"W 175.00'

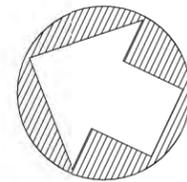
INSTALL MODIFIED FRENCH DRAIN SYSTEM
 (2.5' x 78' @ 2.5' LOWER STONE DEPTH)
 DIVERT ALL ROOF DRAINAGE TOWARD MFD

EXISTING RESIDENCE
 (09304002700)
 806 SHELBY AVE

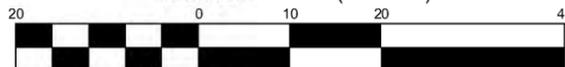
S65°14'09"W 49.95'

ALLEY # 268
 (15' R.O.W.)

S 495
 S 494
 S 493
 S 492
 S 491
 S 490



GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.

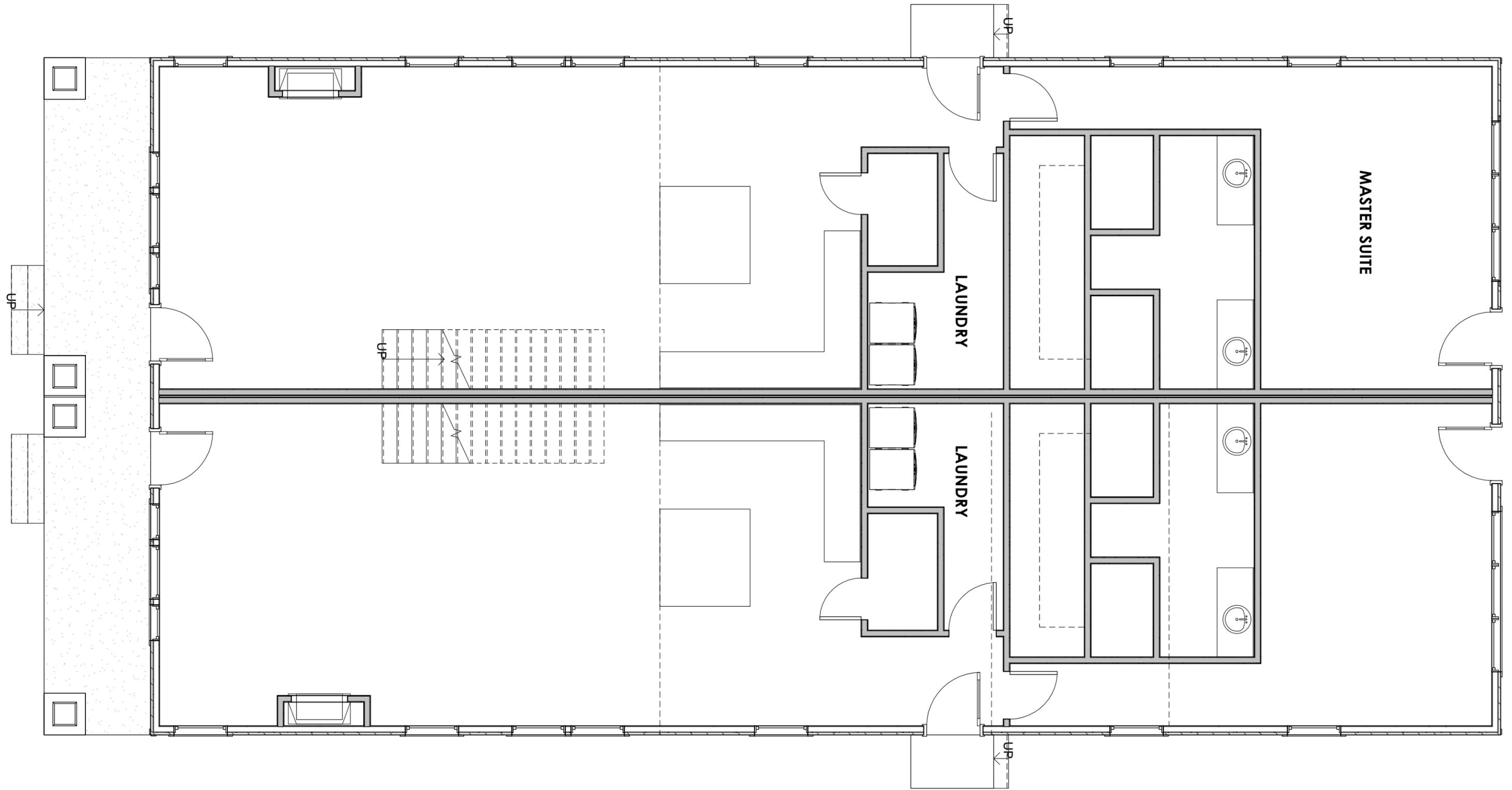


1711 Hayes Street
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Site Plan
 808 Shelby Avenue
 Nashville, Davidson County, Tennessee

Sheet No.
V-2.1

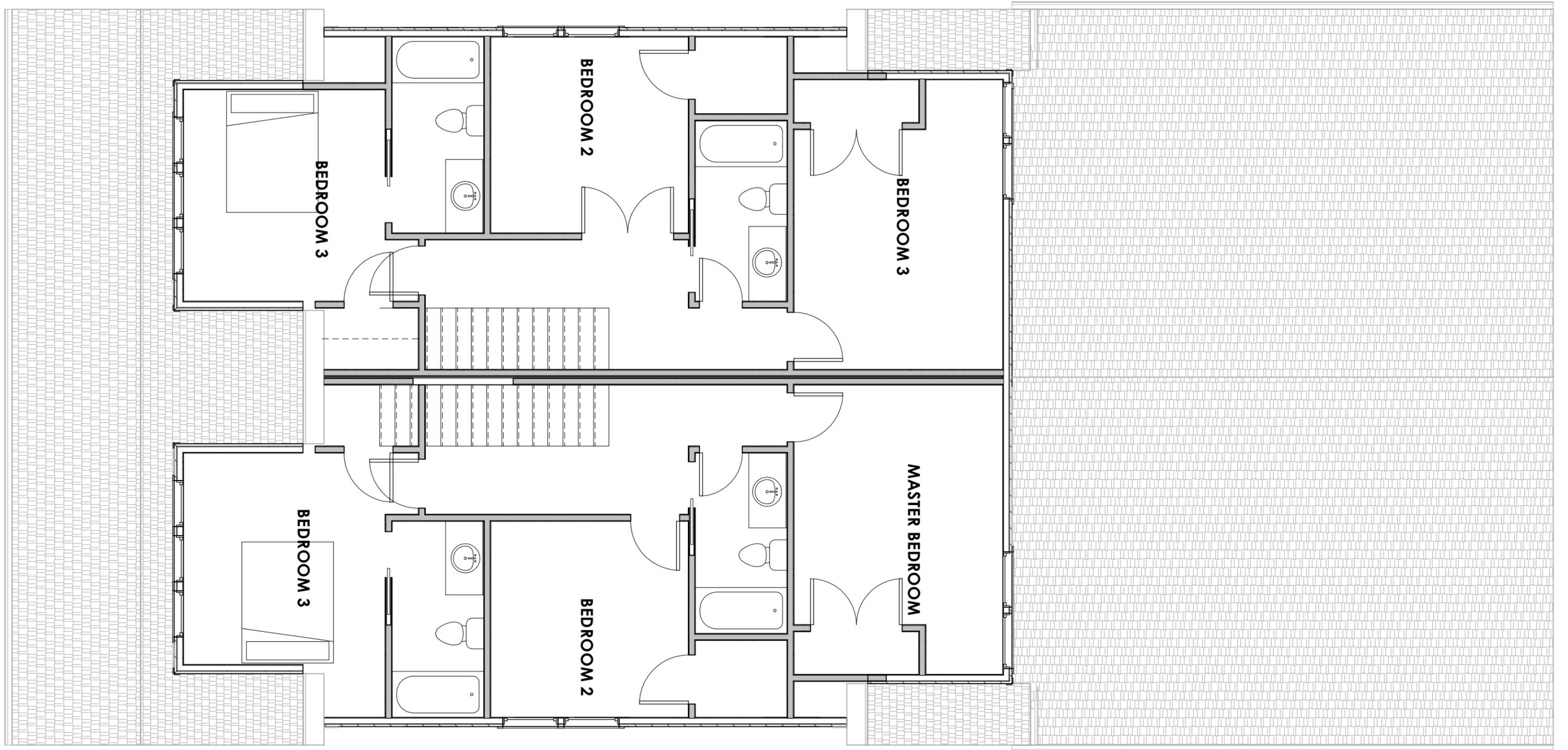


3:16 Scale



808 SHELBY

1ST FLOOR



3:16 Scale



808 SHELBY

2ND FLOOR



3:16 Scale



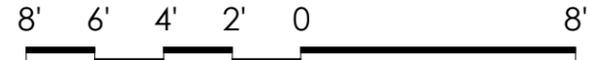
FRONT ELEVATION

808 SHELBY



1X12 TRIM

3:16 Scale



808 SHELBY

LEFT ELEVATION

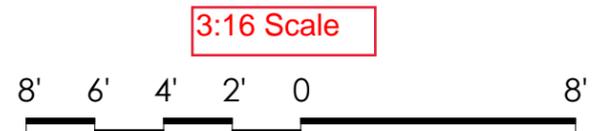


3:16 Scale



808 SHELBY

RIGHT ELEVATION



REAR ELEVATION

808 SHELBY