

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

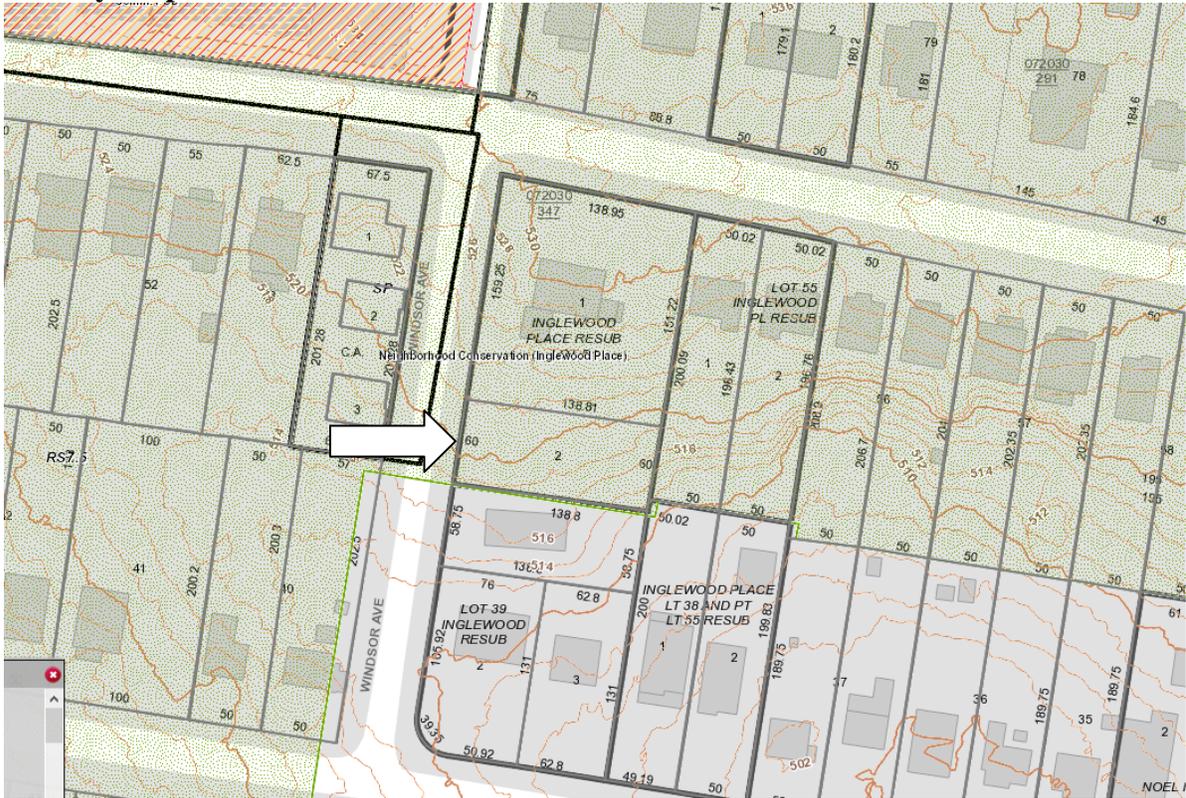
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
3308 Windsor Avenue
May 16, 2018

Application: New construction - infill
District: Inglewood Place Neighborhood Conservation Zoning Overlay
Council District: 7
Map and Parcel Number: 07203040400
Applicant: Preston Quirk
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is construct duplex infill on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the 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 the nearby historic houses, to be verified by MHZC staff in the field;2. Staff approve the final details, dimensions, and materials of all windows and doors prior to purchase and installation;3. Staff approve the roof color and texture;4. Staff approve a brick sample;5. Staff approve the materials of the front and rear porch floors, steps, and railings; and6. The HVAC be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the project meets Section III of the <i>Inglewood Place Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: 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. The majority of historic buildings in the neighborhood are one and one-half stories tall. Generally, a building should not exceed one and one-half stories, except in those areas where historic two-story buildings are found.

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*

3. In most cases, an infill duplex for property that is zoned for duplexes, should be one building, 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.

2. The majority of historic buildings are sided in brick, lap siding, stone or a combination of masonry and lap siding. Shingle siding should be minimally used for infill construction but is appropriate for additions and outbuildings.

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 lap siding, smooth-finished fiberglass doors.

- Lap siding, should be smooth and not stamped or embossed and have a reveal of between 5" and 10", depending on the immediate historic context.
- Four inch (4") nominal corner boards are required at the face of each exposed corner unless the lap siding is mitered.
- 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.
- Faux leaded glass is inappropriate.

3. Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate; however, terra cotta ridge tiles are found throughout the district.

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. The most common roof forms in the neighborhoods are side gable, cross gable, hipped, and cross gable and hipped. Pitches range from the low slope of the ranch style homes to steeper pitch of the earlier homes.

2. Small roof dormers are typical throughout the district. The most common form is gabled and a few have a hipped or shed roof. Wall dormers are only appropriate on the rear, as historic examples in the neighborhood are rare.

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 gabled, hipped and shed roof partial-or full-width porches, stoops, enclosed or "vestibule" type entrances, and decorative door surrounds. Infill duplexes should have one primary entrance facing the street. 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.

3. Generally, lots should not have more than 1 curb cut. Shared driveways should be a single lane. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. Generally, new driveways should be no more than 12' wide from the street to the rear of the home. Front yard parking areas or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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 and casement windows should generally exhibit a height to width ratio of at least 2:1. Picture windows and fixed windows (and in some cases double-hung windows) may be square or have a horizontal orientation if the principle building follows a post-1955 form, such as a ranch house.

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.

hundred square feet.

I. Utilities

1. 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.

2. 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

1. 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.

Background: 3308 Windsor is a vacant lot (Figure 1). The lot was recently subdivided off of the back portion of 1132 Shelton (Figure 2).



Figure 1. The vacant lot at 3308 Windsor.

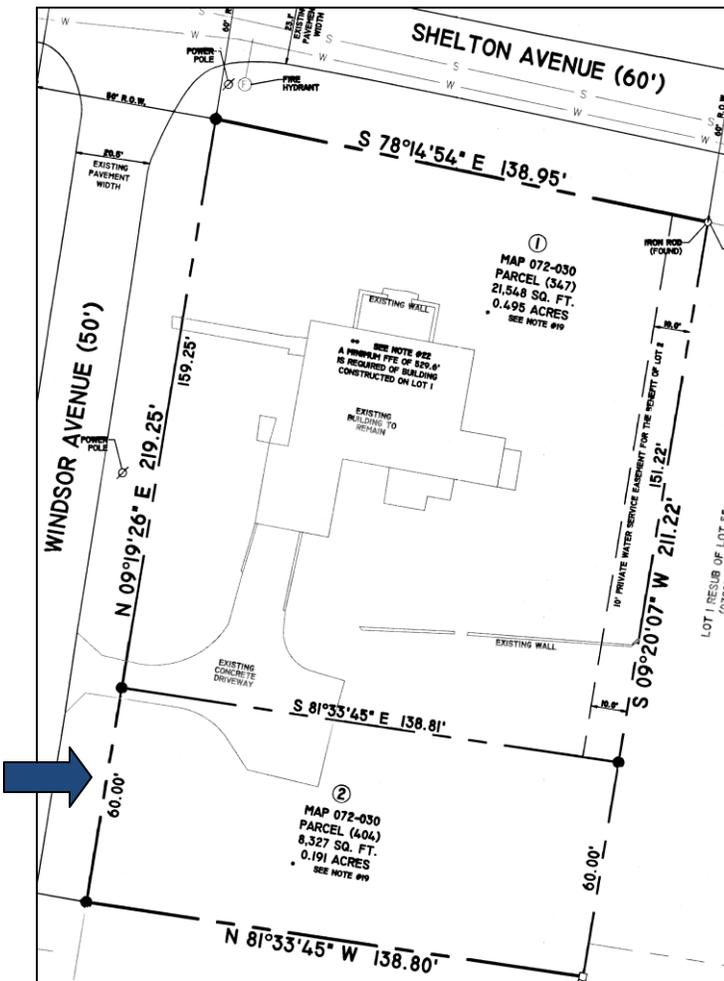


Figure 2. The subdivision plan for 3808 Windsor, previously part of the lot at 1132 Shelton.

Analysis and Findings: Application is construct duplex infill on a vacant lot.

Height & Scale: The proposed infill is one-and-a-half stories with a maximum ridge height of twenty-seven feet, five inches (27'5") from grade. The eave height will be approximately twelve feet (12') from grade. This is compatible with the heights of houses in the surrounding area, comprising mainly one and one-half story houses with the tallest being twenty-eight feet (28') tall.

The foundation is drawn as two feet (2') tall. The drawings show the lot as flat, but there seems to be a significant cross slope to the site. Staff will want to inspect the foundation height and finished floor system during construction to ensure that they are appropriate to the historic surroundings.

The infill will be thirty-three (33') wide, which staff finds to be appropriate and to meet the historic context. Historic houses in the area typically range between thirty feet (30') and thirty-four feet (34') wide. The infill is approximately fifty-one feet, six inches (51'6") deep, and has a total footprint of approximately seventeen hundred square feet (1,700 sq. ft.). Staff finds its depth and footprint to be appropriate.

Staff finds that the height and scale of the proposed infill meets Sections III.A and III.B of the Inglewood Place design guidelines.

Setback & Rhythm of Spacing: The proposed infill will meet all base zoning setbacks. It is set over ten feet (10') from the left property line and sixteen feet (16') from the right property line. It will be over fifty feet (50') from the rear property line.

The front setback is proposed to line up with the front setback of the house at 3304 Windsor, which is the only house on this side of the street that faces Windsor. Staff finds the front setback to be appropriate.

Staff finds that the project's setback and rhythm of spacing meet Section III.C. of the Inglewood Place design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Board-and-batten/Hardie Panels	Smooth	Yes	No

Roofing	Fiberglass Shingles	Not indicated	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Not indicated	Not indicated	Unknown	Yes
Front Porch Posts	Wood	Smooth wood	Yes	No
Front Porch Column Bases	Brick	Not indicated	Yes	No
Front Porch Railing	Not indicated	Not indicated	Unknown	Yes
Rear Porch floor/steps	Not indicated	Not indicated	Unknown	Yes
Rear Porch Posts	Wood	Smooth Wood	Yes	No
Rear Porch Railing	Not indicated	Not indicated	Unknown	Yes
Windows	Wood	Not indicated	Yes	Yes
Principle Entrance	¾ Glass	Not indicated	Yes	Yes
Side/rear door	Full glass	Not indicated	Yes	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Not indicated	Not indicated	Unknown	Yes

Staff recommends approval of the roof shingle color and textures; the materials of the front and rear porch floors, steps, and railings; a brick sample; and all windows and doors. With staff’s approval of all final material choices, staff finds that the known materials meet Section III.D. of the Inglewood Place design guidelines.

Roof form: The house’s primary roof form is a gable with a 7/12 pitch. The front porch roof and the front dormer have gable forms with a 11/12 pitch. The front dormer is inset two feet (2’) from the wall below, as is typically required. Staff finds that the project’s roof forms meet Section III.E. of the Inglewood Place design guidelines.

Orientation: The proposed infill is oriented to face Windsor Avenue, which is appropriate. The front entry is behind a partial width front porch that is six feet (6’) deep. There are no alleys in the Inglewood Place Neighborhood Conservation Zoning Overlay. Vehicular access to the site is via a new driveway to the right of the house. Since there is no curb and no sidewalk, there is no existing curb cut. The driveway will extend all the way to the rear of the infill. A walkway will be added from the street to the front porch of the infill. Staff finds that the project’s orientation meets Section III.F. of the Inglewood Place design guidelines.

Proportion and Rhythm of Openings: The windows on the infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. All double and triple window openings include four to six inch (4"-6") openings. Staff finds the project's proportion and rhythm of openings meet Section III.G. of the Inglewood Place design guidelines.

Appurtenances & Utilities: A new twelve foot (12') curb cut and ten foot (10') driveway will be added to the right side of the lot, which staff finds to be appropriate in this neighborhood. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With staff's approval of the HVAC and utilities locations, staff finds that the known appurtenances meet Section III.I. of the Inglewood Place 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 nearby historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions, and materials of all windows and doors prior to purchase and installation;
3. Staff approve the roof color and texture;
4. Staff approve a brick sample;
5. Staff approve the materials of the front and rear porch floors, steps, and railings; and
6. 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 project meets Section III of the *Inglewood Place Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



Historic house at 1132 Shelton Avenue, to the left of 3308 Windsor



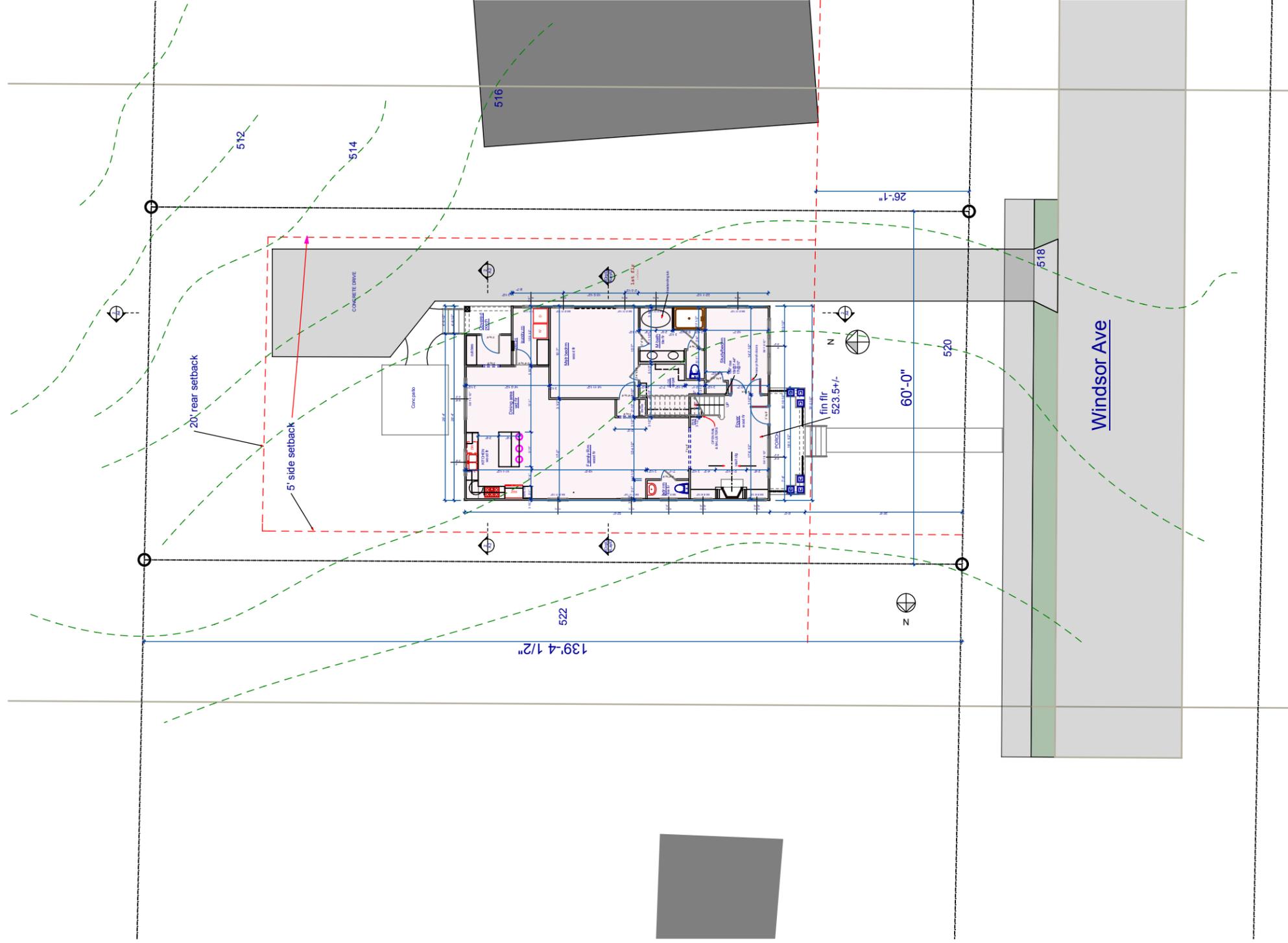
3304 Windsor Drive, c. 1984 duplex to the right of 3308 Windsor. This house and the house next door are not within the Inglewood Place NCZO.



Two of the three infills approved by MHZC in August 2018 at the corner of Windsor and Shelton, directly across the street from 3308 Windsor. These infills face Windsor Ave.



Infill house at 1132 Shelton Avenue, at corner of Shelton and Windsor, approved by MHZC in 2017.



1

FIRST FLOOR PLAN

SCALE: 1" = 20'

DATE: 5/4/18
REVISION

PROJECT NO: 18-038
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 QUIRK DESIGNS

SITE PLAN

A1
 SHEET 8

Custom Residence
 Brandon Mason
 3308 Windsor Ave
 Nashville, TN 37208

PHONE:
 #Custom 1
 #Custom 2

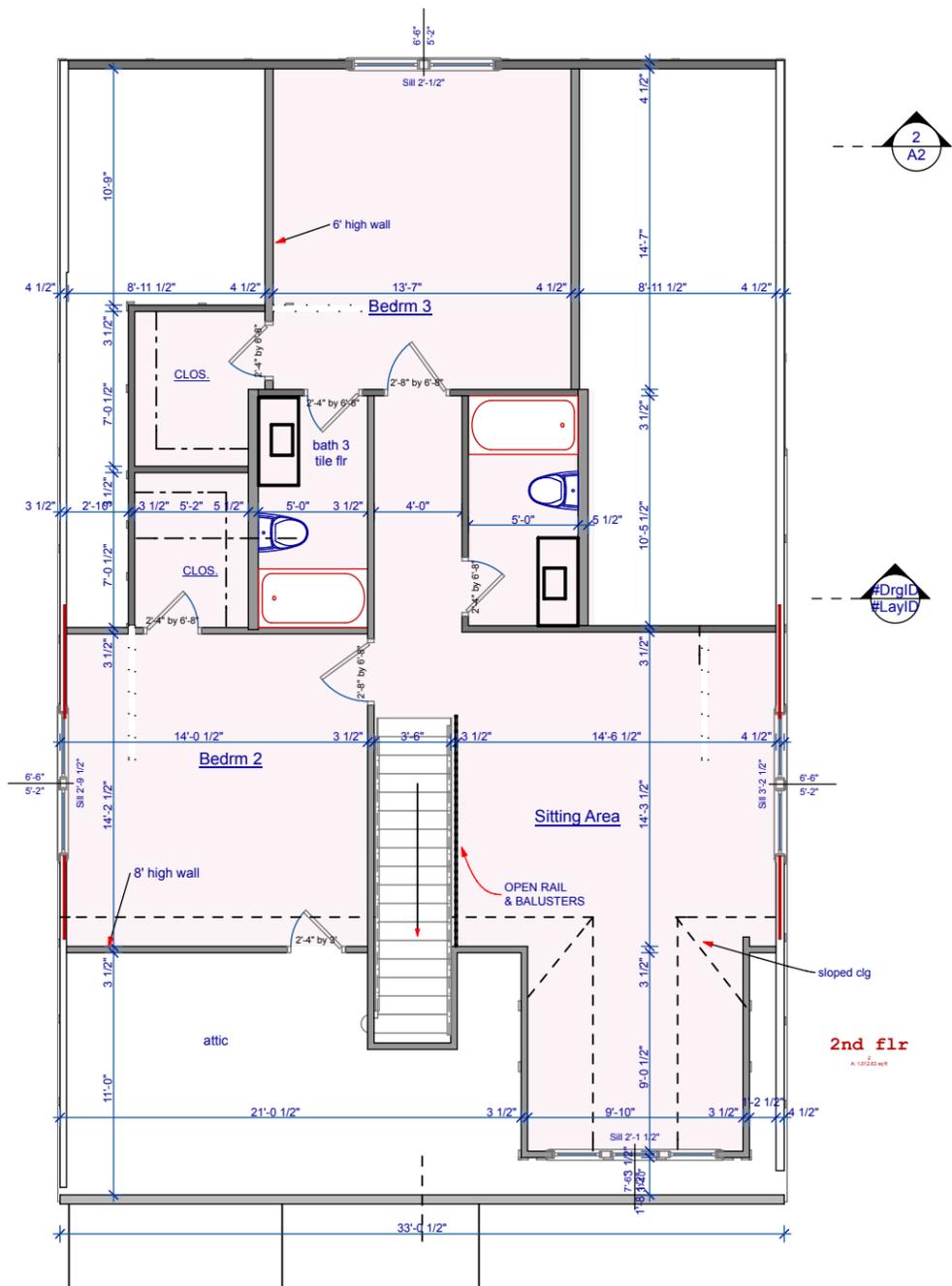


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2

SECOND FLOOR PLAN

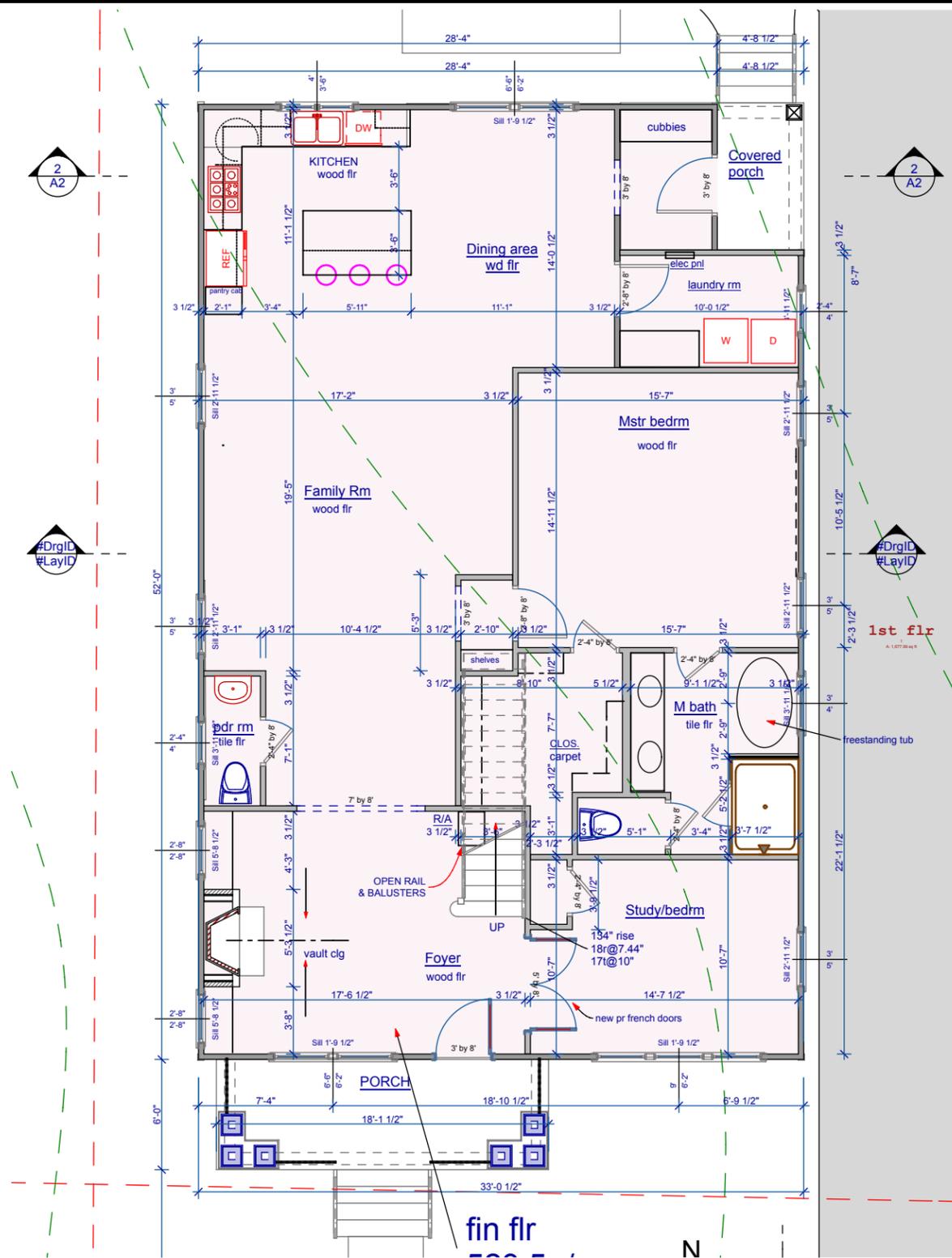
SCALE: 1/8" = 1'-0"



1

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



PHONE:
#Custom 1
#Custom 2

Custom Residence
Brandon Mason
3308 Windsor Ave
Nashville, TN 37208

DATE: 5/4/18
REVISION

PROJECT NO: 18-038
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FLOOR PLANS

A2
SHEET 9



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

2831 BERRY HILL DRIVE
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QUIRK DESIGNS

PHONE:
#Custom 1
#Custom 2

Custom Residence
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Nashville, TN 37208

DATE: 5/4/18
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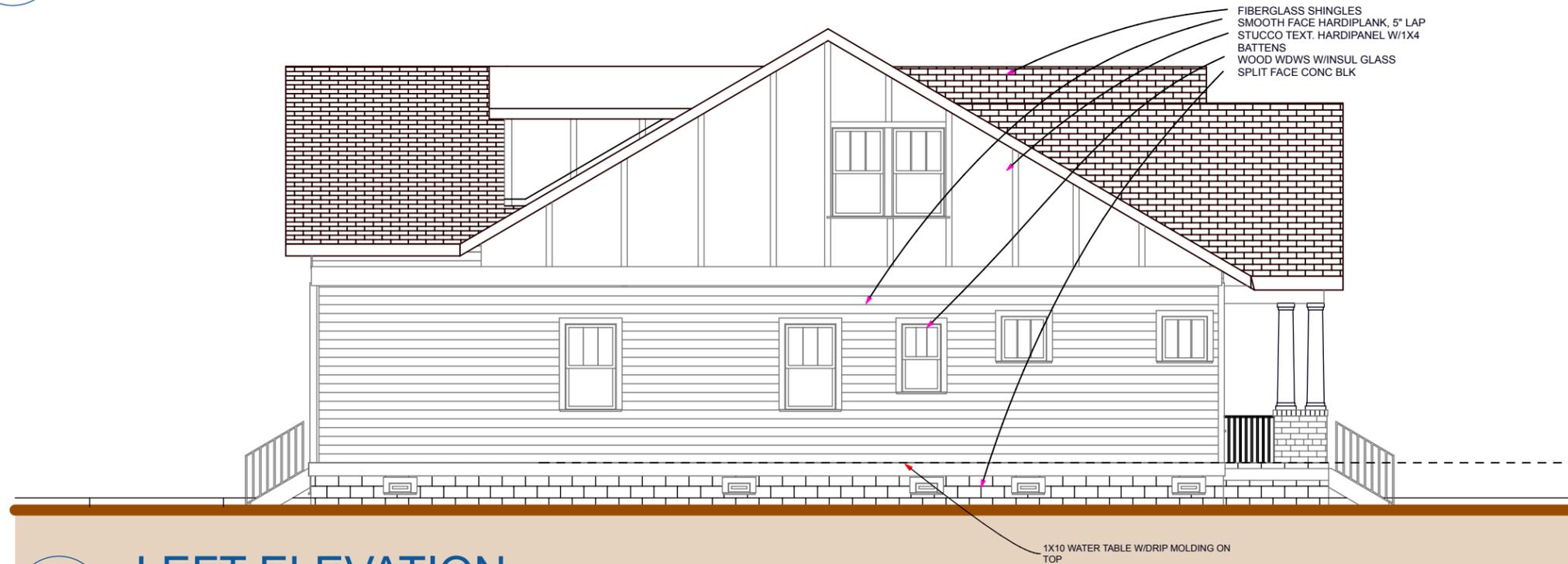
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ELEVATIONS

A3
SHEET 10



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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PHONE:
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3308 Windsor Ave
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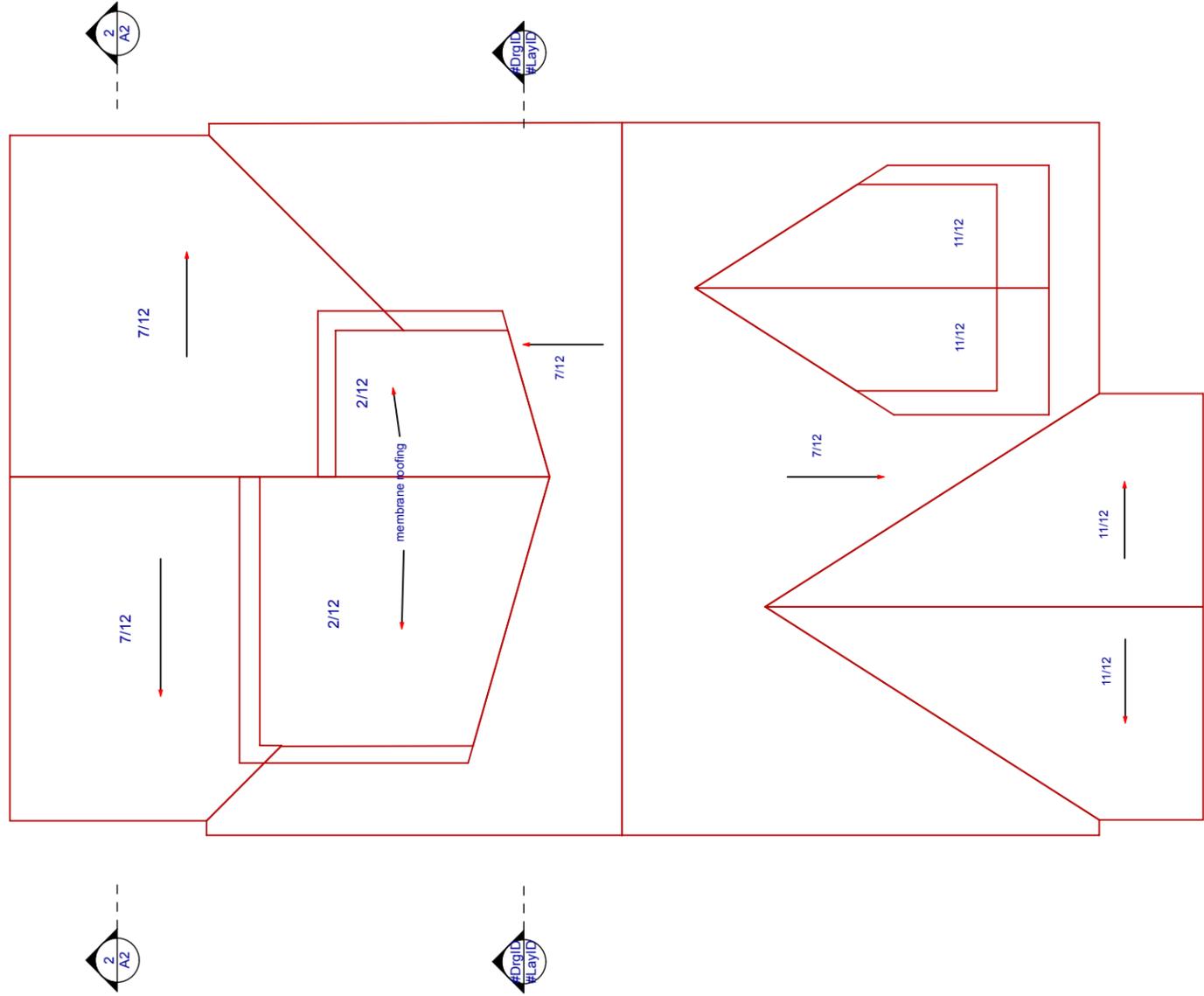
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ELEVATIONS

A4
SHEET 11

3/12



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

DATE: 5/4/18
REVISION

PROJECT NO: 18-038

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ROOF PLAN

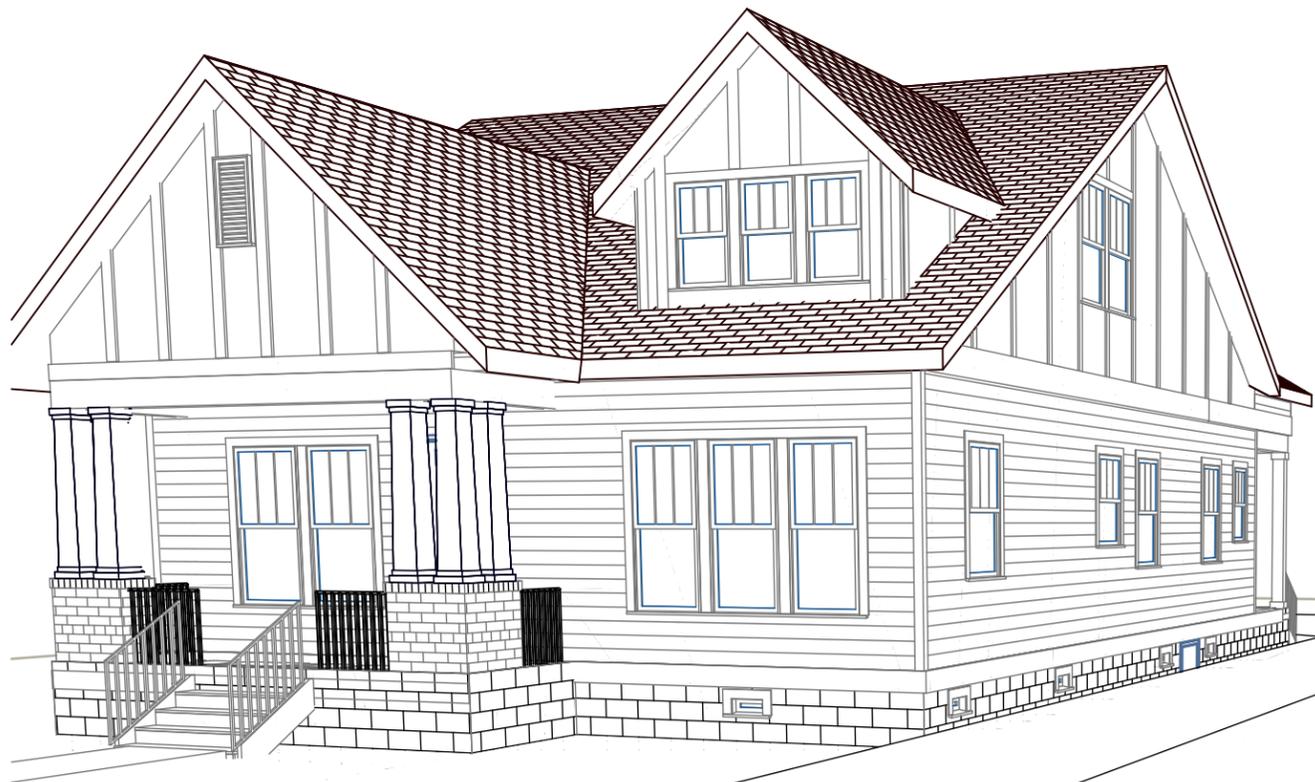
A5

SHEET 12

PHONE:
#Custom 1
#Custom 2



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PHONE:
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DATE: 5/4/18
 REVISION

PROJECT NO: 18-038

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3D VIEWS

A6
 SHEET 13