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MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
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Nashville, Tennessee 37204  
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## STAFF RECOMMENDATION

628 Shelby Avenue

February 20, 2019

**Application:** New Construction—Infill

**District:** Edgefield Historic Preservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 09304004000

**Applicant:** Will Jenner

**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** Construction of a new two-family building on a vacant lot.

**Recommendation Summary:** Staff recommends approval of the proposed infill, with the conditions:

1. The front setback matches the setback of the adjacent contributing house on this block, to be verified on a revised site plan;
2. The bays have a foundation added;
3. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
4. Staff approve the rear porch materials, roofing color, windows and doors prior to purchase and installation; and,
5. HVAC and other utilities shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that the proposed new construction meets section III.B.2 for new construction in the Edgefield Historic Preservation Zoning Overlay.

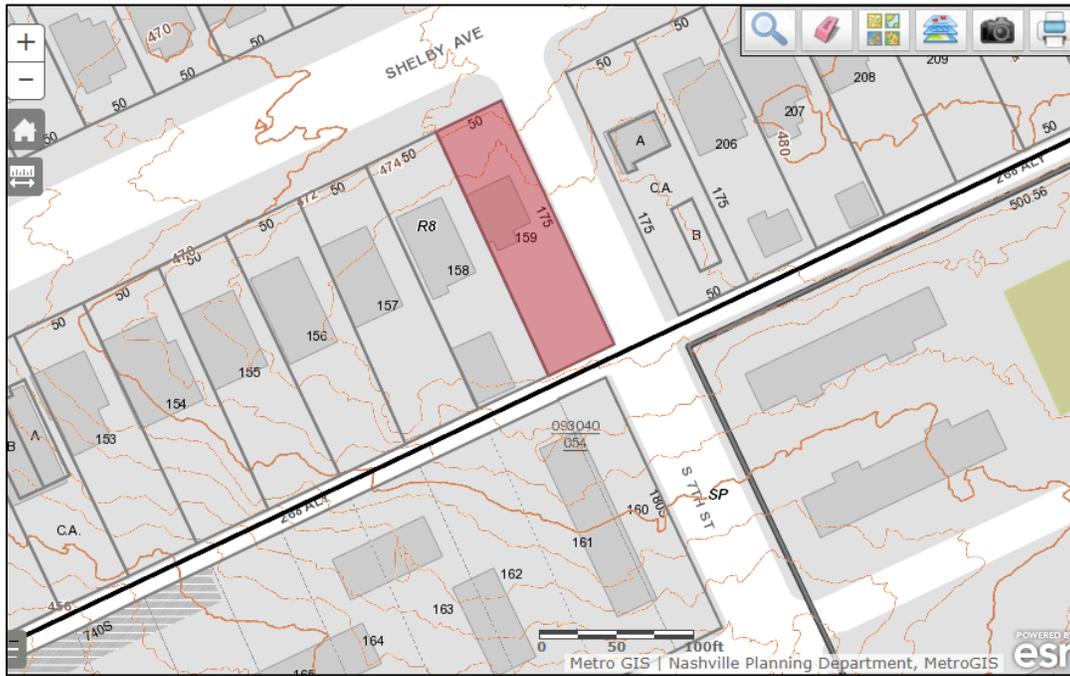
### Attachments

**A:** Photographs

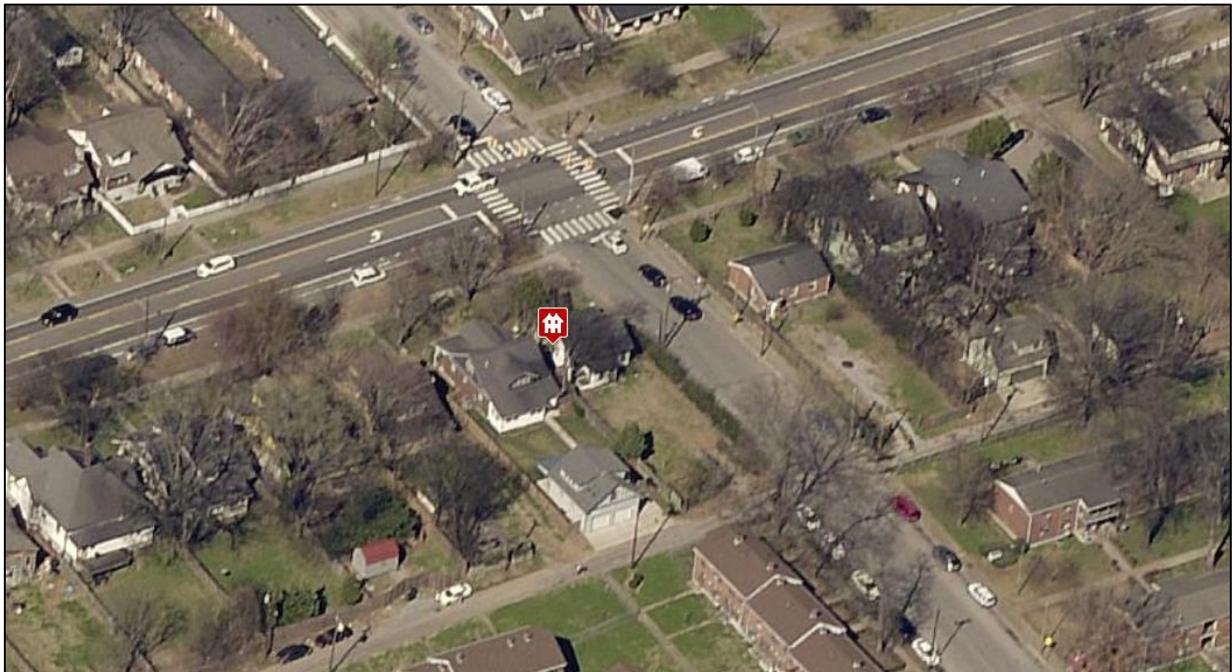
**B:** Site Plan

**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III.B.2 NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS.**

#### **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.*

##### *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.*

#### **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.*

#### **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:** The Commission approved demolition of the existing structure on the lot in December 2018.

**Analysis and Findings:** The applicant proposes construction of a new one and a half story residence on the lot.

**Height & Scale:** The new building is one and a half stories with a ridge height of thirty feet, three inches (30' 3") from grade. The Commission has approved infill on the same block with heights up to thirty-three feet (33'). The eave height is ten feet, six inches (10' 6") from grade, which is compatible with neighboring buildings which have eave heights from ten to twelve feet (10'-12'). The building is thirty-five feet (35') wide, on a fifty foot (50') wide lot. This is within the range of historic building widths nearby, which are from twenty-five to forty feet (25'-40'). The foundation height is approximately two feet (2'), which is consistent with foundation height of nearby structures, from one to three feet (1'-3'); however, staff recommends that the foundation height be checked in the field to be similar to the historic building to the right. Staff finds that the massing and scale is similar to historic buildings in the neighborhood, and infill that has been approved recently. Each side of the home has a cantilevered bay for a ventless fireplace. In the past, the Commission has required that a similar feature have a foundation. With the condition that the bays have a foundation to grade, staff finds that the project meets sections III.B.2.b. and III.B.2.c. of the design guidelines.

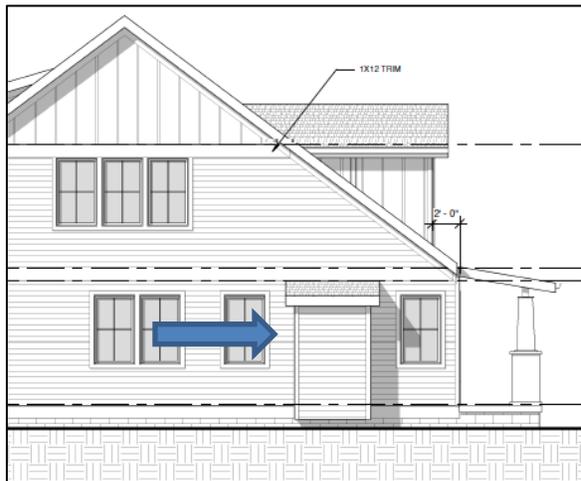


Figure 1. Cantilevered fireplace bay on each side

**Setback & Rhythm of Spacing:** The building has setbacks of five feet (5') on the right, and ten feet (10') on its left, which are the base setback requirements for a corner lot. The rear setback is fifty-three feet (53'), meeting the minimum requirement of twenty feet (20'). The front setback is proposed at thirty-eight feet, four inches (38' 4") from the front property line. The neighboring structures are not indicated on the site plan. Staff recommends that the setback match that of the existing historic to the right. With the condition that the front setback match the neighboring home, and that the applicant submit a revised site plan, Staff finds that the project meets section III.B.2.a for setbacks and rhythm of spacing.

Materials:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Foundation</b>	Split face block	Natural	Yes
<b>Primary Cladding</b>	Fiber-cement lap siding	Smooth faced, 5" reveal	Yes
<b>Secondary Cladding</b>	Fiber-cement board and batten	Smooth faced	Yes
<b>Roofing</b>	Asphalt shingles	Not indicated	Needs approval (color)
<b>Trim</b>	Wood or fiber-cement	Smooth faced	Yes
<b>Front Porch Columns</b>	Wood	n/a	Yes
<b>Rear Porch Railing</b>	Not indicated	n/a	Needs approval
<b>Walkway</b>	Concrete	Typical	Yes
<b>Windows</b>	Double-hung, details not indicated	Not indicated	Needs approval
<b>Doors</b>	Not indicated	Not indicated	Needs approval

With the staff's final approval of the rear porch materials, windows and doors and roofing color, staff finds that the materials meet Section III.B.2.g of the design guidelines.

Building and Roof Shape: The building has a side-gabled form with 9/12 roof pitch. The porch roof has 2/12 pitch, as is typical of a porch roof historically. The front has two gabled dormers with 6/12 pitch. The dormers are set back two feet (2') from the front wall. The rear has a shed roofed dormer with 3.5/12 pitch. The proposed roof forms do not contrast greatly with those of surrounding historic buildings. Staff finds that the application meets section III.B.2.c and III.B.2.d.

Orientation: The building's two units have a shared front porch that faces Shelby Avenue. Two concrete walkways will be added from the sidewalk to the front porches. The porch is six feet (6') deep. Staff finds that the orientation will be visually consistent with surrounding historic buildings and meets Section III.B.2.e of the design guidelines.

Proportion and Rhythm of Openings: The windows are generally twice as tall as they are wide, meeting the historic proportions of window openings. There are no large expanses

of wall space without a window or door opening. Double and triple windows have a four to six inch (4"-6") mullion in between them. Staff finds the project's proportion and rhythm of openings to meet Section III.B.2.f.

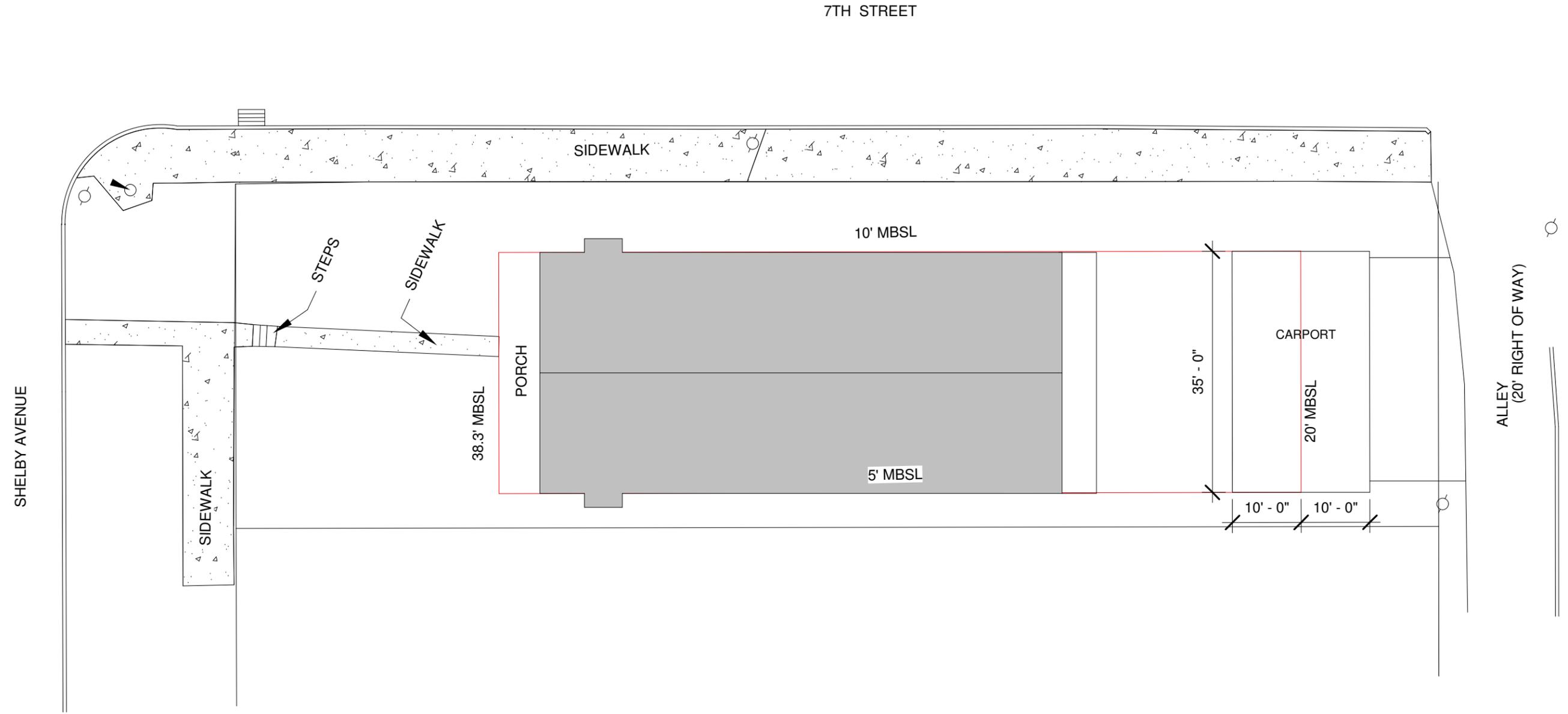
Appurtenances & Utilities: The location of the HVAC units and other utilities was not noted. Staff recommends a condition that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, the project meets Sections III.B.2.i and IV.1 and 2.

Outbuilding: The site plan indicates a carport at the rear of the lot, but no elevations have been submitted. The outbuilding is not part of this application.

**Recommendation Summary:** Staff recommends approval of the proposed infill with the conditions:

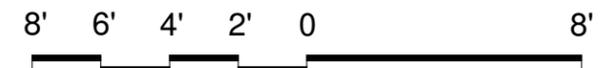
1. The front setback matches the setback of the neighboring house on this block, to be verified on a revised site plan;
2. The bays have a foundation added;
3. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
4. Staff approve the rear porch materials, roofing color, windows and doors prior to purchase and installation; and,
5. HVAC and other utilities shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that the application meets section III.B.2 for new construction in the Edgefield Historic Preservation Zoning Overlay.



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SITE PLAN

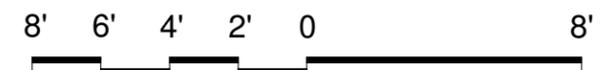


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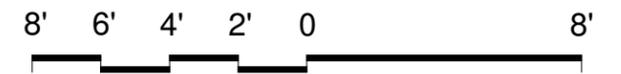
FRONT ELEVATION



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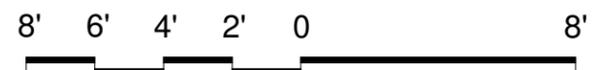


LEFT ELEVATION



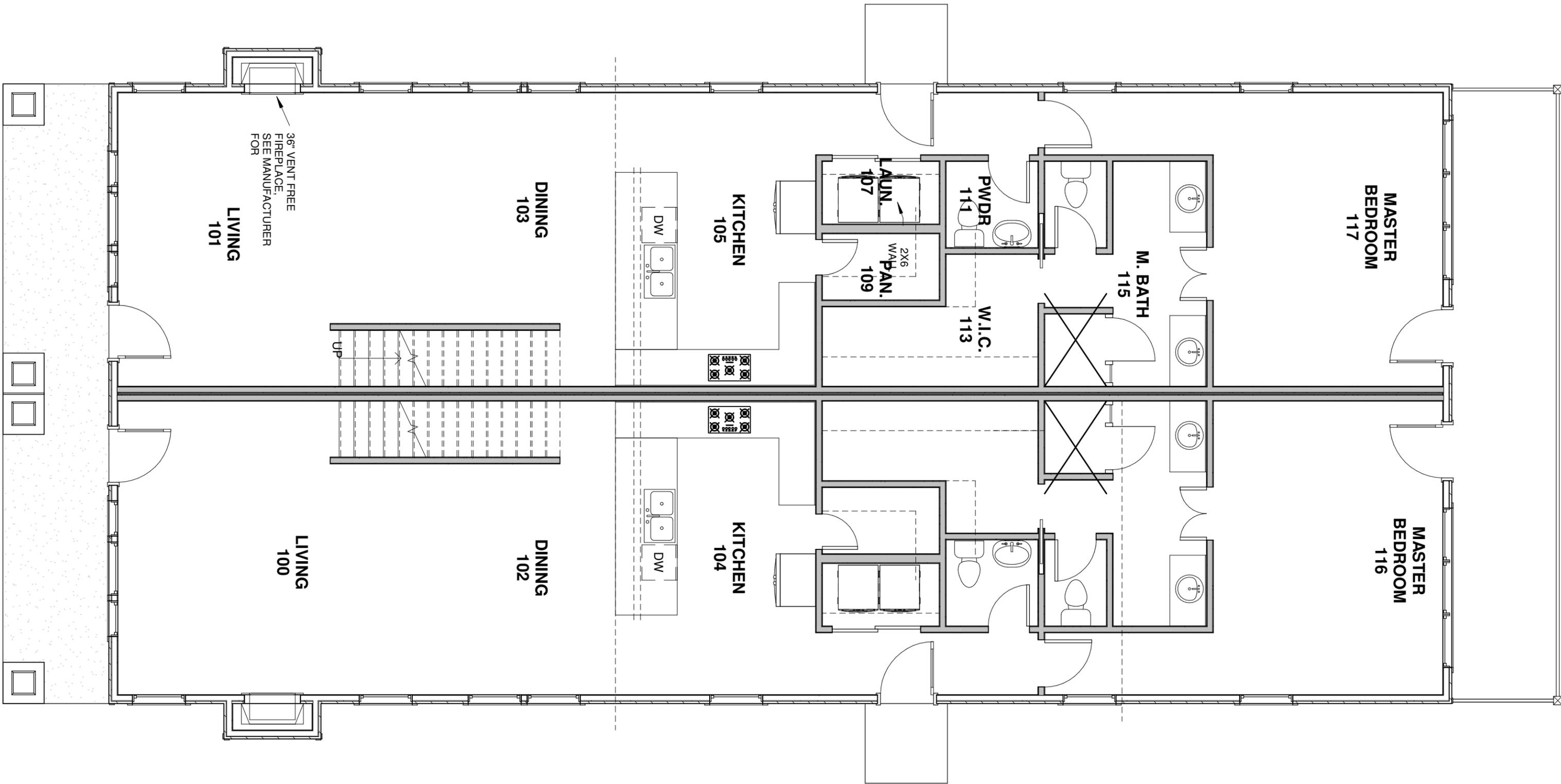
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RIGHT ELEVATION



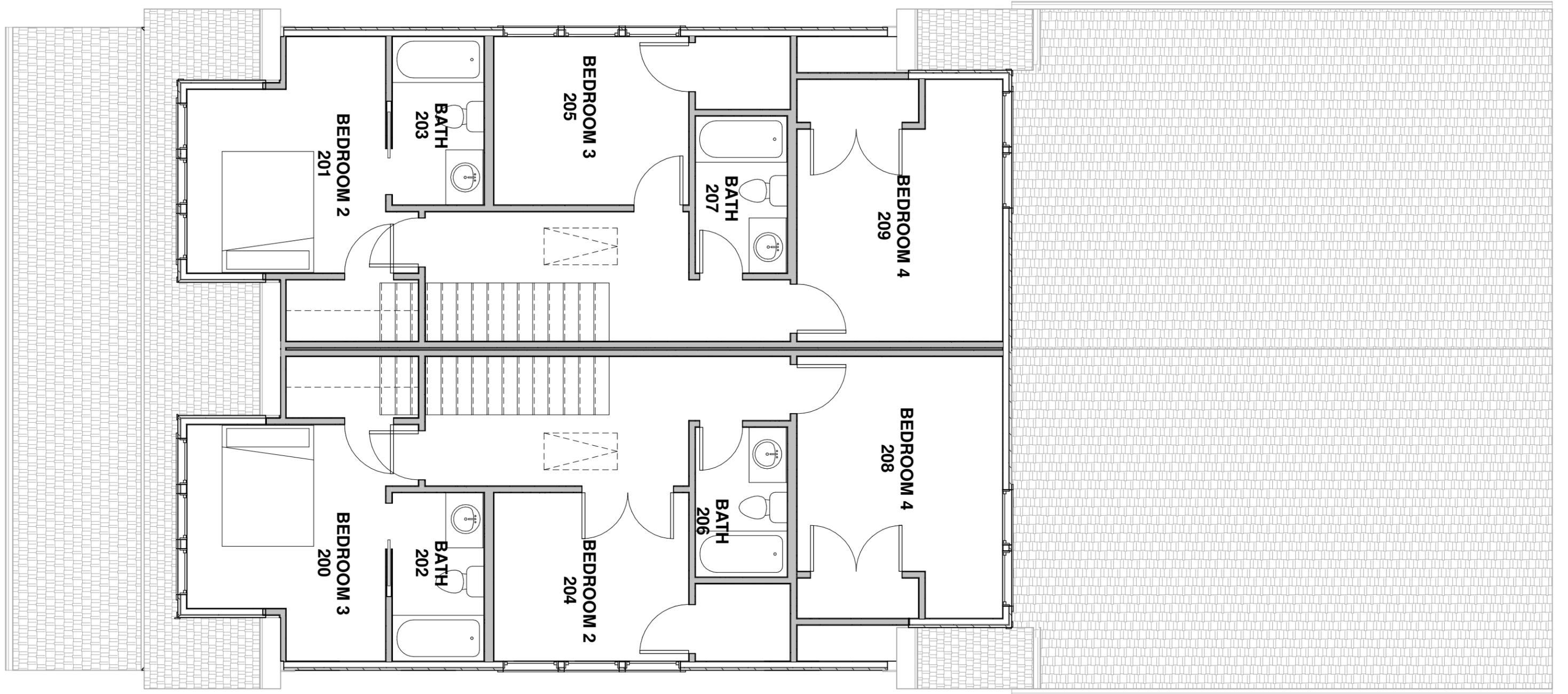
REAR ELEVATION

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1ST FLOOR



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2ND FLOOR