

JOHN COOPER  
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

**STAFF RECOMMENDATION**

**328 Harvard Avenue**

**May 20, 2020**

**Application:** Demolition; New Construction—Infill

**District:** Richland-West End Neighborhood Conservation Zoning Overlay

**Council District:** 24

**Base Zoning:** RS7.5

**Map and Parcel Number:** 10405018600

**Applicant:** Shelly Carder, Architect

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant is proposing to demolish the existing non-contributing house and construct a new house. The new house will be one and one-half story tall with the front entrance inside a front-corner porch on the right.

**Recommendation Summary:** Staff recommends approval of the proposed infill house at 328 Harvard Avenue with the following conditions:

1. The ridge and eave heights of the new house shall be reduced to twenty-six feet (26') and eleven feet, six inches (11'-6"), respectively; and
2. Samples of the exterior material selections shall be approved by staff prior to construction; and
3. The left side walkway shall extend to the sidewalk and the existing curb-cut shall be removed; and
4. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house's depth overall.

With those conditions, staff finds that the proposed addition meets the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.

**Attachments**

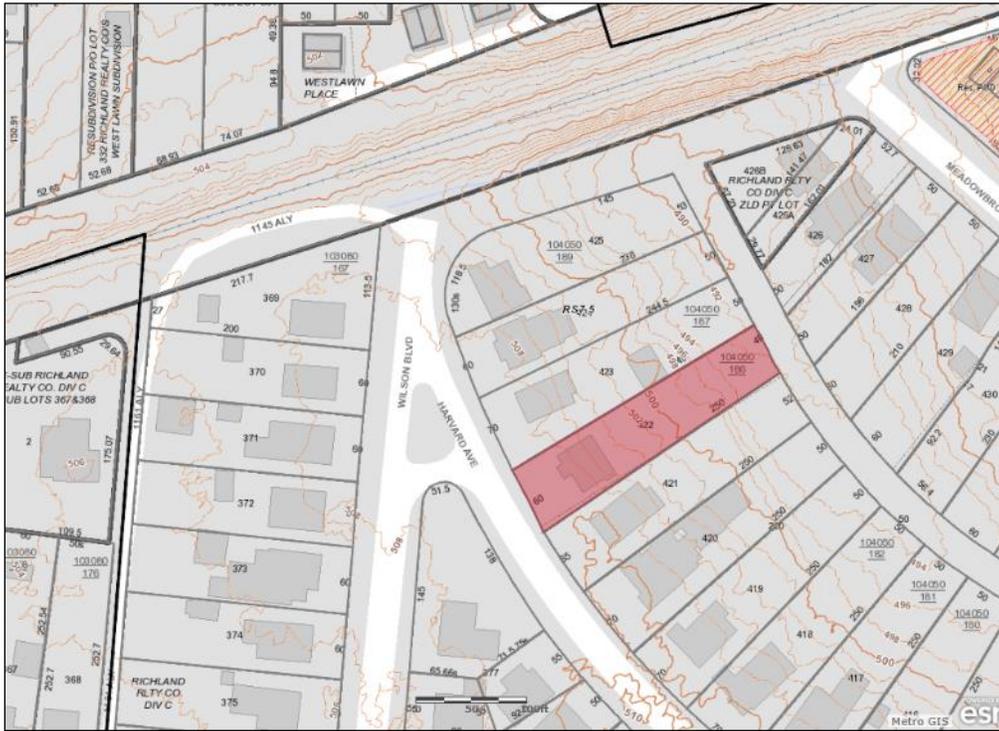
**A:** Photographs

**B:** Site Plan

**C:** Floorplans

**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1 NEW CONSTRUCTION**

#### **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.*

### **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.*

### **III. Demolition**

#### **III.B.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.

#### **III.B.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 of the historic zoning ordinance.

**Background:** The building at 328 Harvard Avenue currently is a non-contributing house.

**Analysis and Findings:** The applicant proposes to demolish the existing structure and construct a new one and one-half story house.



Fig. 1: 328 Harvard Avenue.

Demolition: The existing structure on the lot was constructed circa 1950, which is after the significant period development for the neighborhood. The majority of buildings in the district were constructed between 1915 and 1930. The structure does not contribute to the historic character of the neighborhood.

Staff finds that demolition of the structure meets section III.B.2.b of the design guidelines.

Height & Scale: The proposed infill will be one and one-half-stories with a roof-ridge height of thirty feet (30') above existing grade. The eave height on the house will be fourteen feet (14') above grade, and the foundation will be approximately one foot (1') tall.

The adjacent historic houses to the left and right are twenty-two feet, four inches (22'-4") and twenty feet (20') tall, respectively with eave heights of eleven feet, six inches (11'-6") and nine feet (9'-6") above grade. Other historic houses on the block range between twenty feet (20') and twenty-six feet (26') tall, with foundations approximately one foot (1') to two feet (2') tall.

Staff recommends that the ridge and eave heights of the new house be reduced to twenty-six feet (26') and eleven feet, six inches (11'-6"), respectively, so that neither feature is taller than the corresponding component on any historic house on the block.

The house will be forty feet (40') wide at the front. The primary massing of the building will extend twenty-eight feet (28') back, then the sides will step in two feet (2') on the left side and fourteen feet (14") on the right, continuing for a total depth of eighty-six feet (86').

The width is compatible with historic houses nearby, which typically range between twenty-eight feet (28') and forty-five feet (45') wide, although all of those are on wider lots. The depth of the house is also compatible with the historic context, including historic houses that have had additions added, as the lots on this side of the block are deeper than most in the neighborhood.

With a condition that the ridge and eave heights of the new house be reduced to twenty-six feet (26') from grade and eleven feet, six inches (11'-6") from grade, respectively, so that neither feature is taller than the corresponding component on any historic house on the block., Staff finds that the height and scale of the proposed infill will meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The infill is proposed to be located with its front wall in line between the fronts of the two adjacent historic houses. The house will be shifted slightly toward the right side of the lot. This is consistent with surrounding historic houses, many of which are on wide lots with houses shifted to allow side-yard driveways, although 328 Harvard Avenue is narrower than most lots on the street which prevents it from having a driveway.

Staff finds that the setbacks for the proposed infill will meet the zoning setback regulations and Section II.B.1.c. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/ Manufacturer</b>	<b>Approved Previously or Typical</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Ground-Faced	No	X
<b>Primary Cladding</b>	Acetylated Wood	Vertical Shiplap, Made by Accoya	No	X
<b>Secondary Cladding</b>	Composite	Horizontal Shiplap, Made by Boral	No	X
<b>Trim</b>	Wood and Composite	Wood, Azek Brand Trim	Yes	
<b>Roofing</b>	Asphalt Shingles	Color Needs Approval	Yes	X
<b>Front Porch floor/steps</b>	Wood (Ipe)	Natural or Unfinished	No	X
<b>Front Corner Porch Screen</b>	Wood Slats (Ipe)	Natural or Unfinished	No	X
<b>Windows</b>	Casements and Fixed	Selections Need Approval	Yes	X
<b>Doors</b>	Unknown	Selection Needs Approval	Yes	X
<b>Driveway/ Parking</b>	None Indicated		Yes	X
<b>Walkway</b>	Concrete	Typical	Yes	
<b>Side Porch Railing</b>	Metal	Unknown	Unknown	X

Several of the proposed materials are not found in the neighborhood currently. Staff would recommend that samples be provided for follow up review prior to construction.

With a condition that the materials shall be approved, staff finds that the project will meet Section II.B.1.d. of the design guidelines.

Roof form: The primary roof of the building will be a side-oriented gable with a pitch of 10/12, which is repeated in the rear-most mass of the building. The front slope of the roof will feature a shed-roofed dormer with a 5/12 pitch. The front dormer is not stepped back from the primary wall of the house as is typical of most dormers historically, but it will be located above a front projecting bay which gives it an effect similar to being stepped back which staff finds to be appropriate. There will also be a shed dormer on the rear of the primary roof that is not stepped back, however this dormer is sufficiently stepped in from the sides as to not be visible from the right-of-way. These roof forms are compatible with the roofs of nearby historic houses. Staff finds that the project meets section II.B.1.e. of the design guidelines.

Orientation: The new house will be oriented with the primary entrance facing the right side, within a recessed front-corner porch. Side-facing entrances in porches are common on historic houses in the surrounding area. This orientation is similar to several surrounding houses along Harvard Avenue.

The house will be shifted toward the left side of the lot with a walkway leading from a secondary entrance on the left side and another connecting the front-corner porch to the street in front. Currently, the plan shows the walkway on the left terminating in the front yard, rather than connecting to the sidewalk. Staff recommends that this walkway continue to the sidewalk, and that the existing curb cut is removed.

With a condition that the left side walkway extend to the sidewalk and the existing curb-cut is removed, Staff finds that the house's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the front and side of the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The front dormer will have a set of three share windows, which is not uncommon in dormers. There are no large expanses of wall space without a window or door opening in the front two-thirds of the house. Although the rhythm of windows is less typical toward the rear of the building, staff finds that the appearance is appropriate on more visible walls toward the front.

Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC is indicated on the proposal as being on the left side, beyond the midpoint of the buildings primary front mass. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house's depth overall.

With the HVAC location as described, staff finds that the project will meet Section II.B.1.i. of the design guidelines.

**Recommendation:** Staff recommends approval of the proposed infill house at 328 Harvard Avenue with the following conditions:

1. The ridge and eave heights of the new house shall be reduced to twenty-six feet (26') and eleven feet, six inches (11'-6"), respectively; and
2. Samples of the exterior material selections shall be approved by staff prior to construction; and
3. The left side walkway shall extend to the sidewalk and the existing curb-cut shall be removed; and
4. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house's depth overall.

With those conditions, staff finds that the proposed addition meets the design guidelines for additions in the Richland-West End Neighborhood Conservation Zoning Overlay.

**ATTACHMENT A: PHOTOGRAPHS**



Existing structure at 328 Harvard Avenue.



Houses to the left, 332 and 330 Harvard Avenue.



Adjacent house to the right, 326 Harvard Avenue.



Additional context to the right, showing 322, 320, and 318 Harvard Avenue.

DAAD

Dryden Architecture And Design  
2520 White Avenue Nashville, TN 37204  
615.248.3223 www.daad-group.com



A New Construction Project:

# The Bragg - Alford Residence

328 Harvard Ave. Nashville, Tennessee 37205

**OWNER**

David Bragg & Brooks Alford  
328 Harvard Ave. Nashville, Tn. 37205  
(615) 668-5988

**ARCHITECT**

DAAD - Dryden Architecture And Design  
2520 White Avenue  
Nashville, Tennessee 37204  
615.248.3223

**CONTRACTOR**

Jadore Luxury Homes LLC.  
604b Hume Street  
Nashville, Tn. 37208  
615.972-7377

A New Construction Project:

## Bragg-Alford Residence

328 Harvard Ave.  
Nashville, Tennessee 37205

DAAD Project Number:

18.689

Date:

May 7, 2020

Drawing:

Permit Set

# G000

Do not scale drawings - consult Architect.

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Bragg-Alford Residence

328 Harvard Ave.  
 Nashville, Tennessee 37205

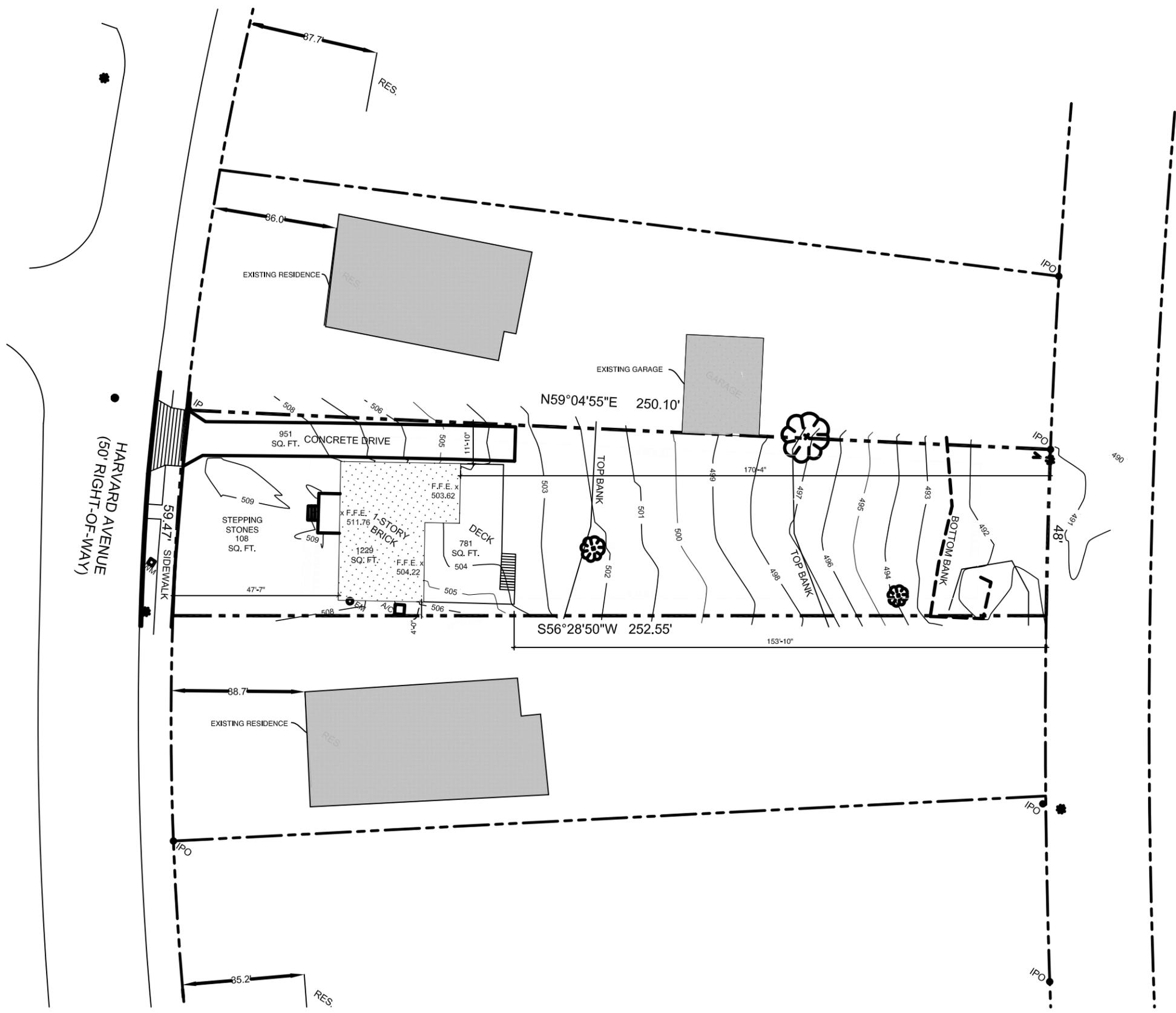
A New Construction Project:

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Drawing:  
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SITE PLAN  
 A000



EXISTING LOT COVERAGE	
L.C. DRIVE	951 SQ. FT.
L.C. HOUSE	1229 SQ. FT.
L.C. STEP STONES	108 SQ. FT.
L.C. REAR DECK	781 SQ. FT.
<b>TOTAL L.C.</b>	<b>3069 SQ. FT.</b>

DEMOLITION NOTES  
 EXISTING HOUSE, DRIVE, STEPPING STONES  
 AND REAR DECK TO BE REMOVED

SURVEYORS NOTE  
 EXISTING SITE PLAN BASED ON CERTIFIED SITE PLAN  
 BY SOUTHERN PRECISION LAND SURVEYING, INC.

1

EXISTING SITE PLAN

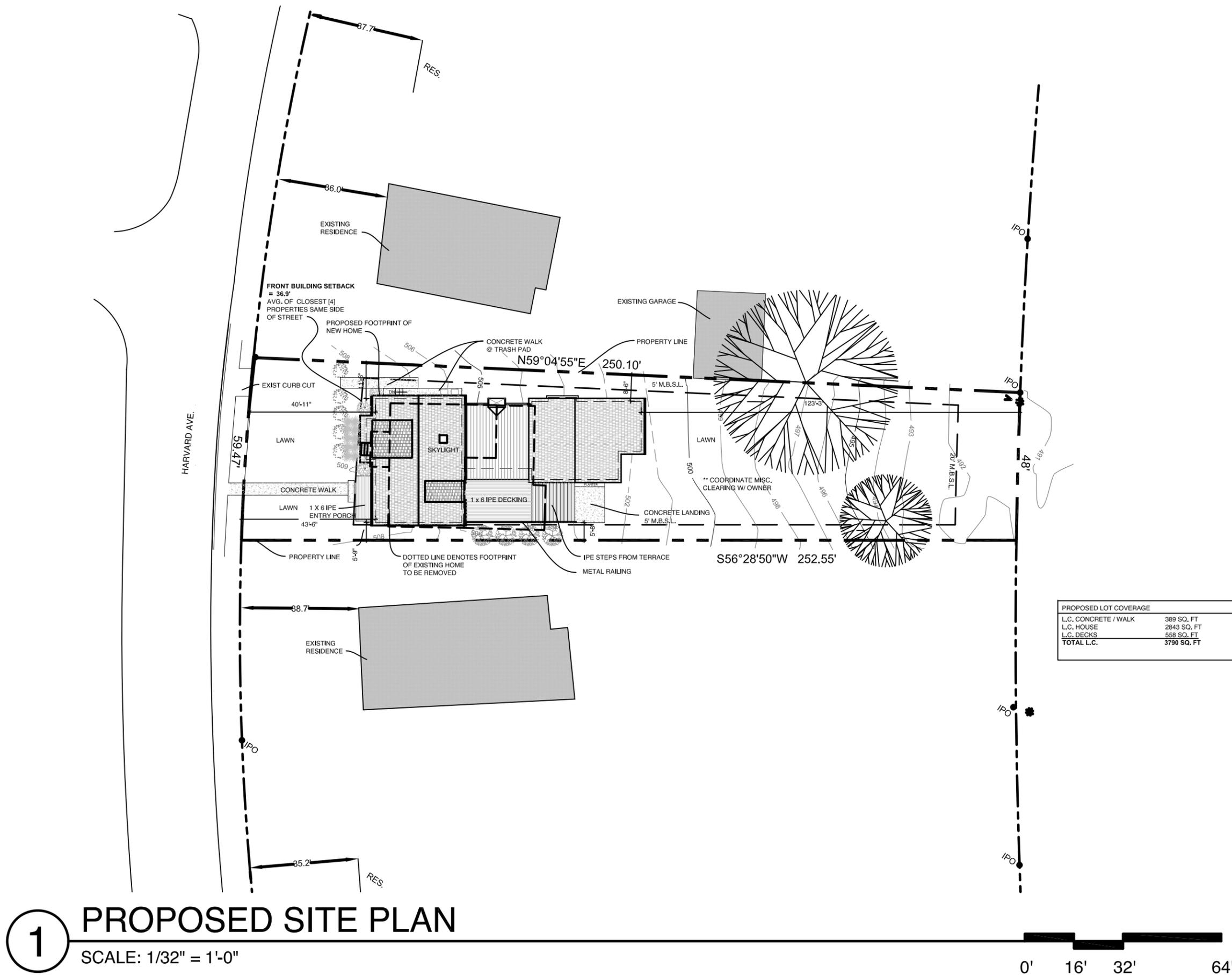
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A New Construction Project:  
**Bragg-Alford Residence**  
 328 Harvard Ave.  
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SITE PLAN  
**A001**



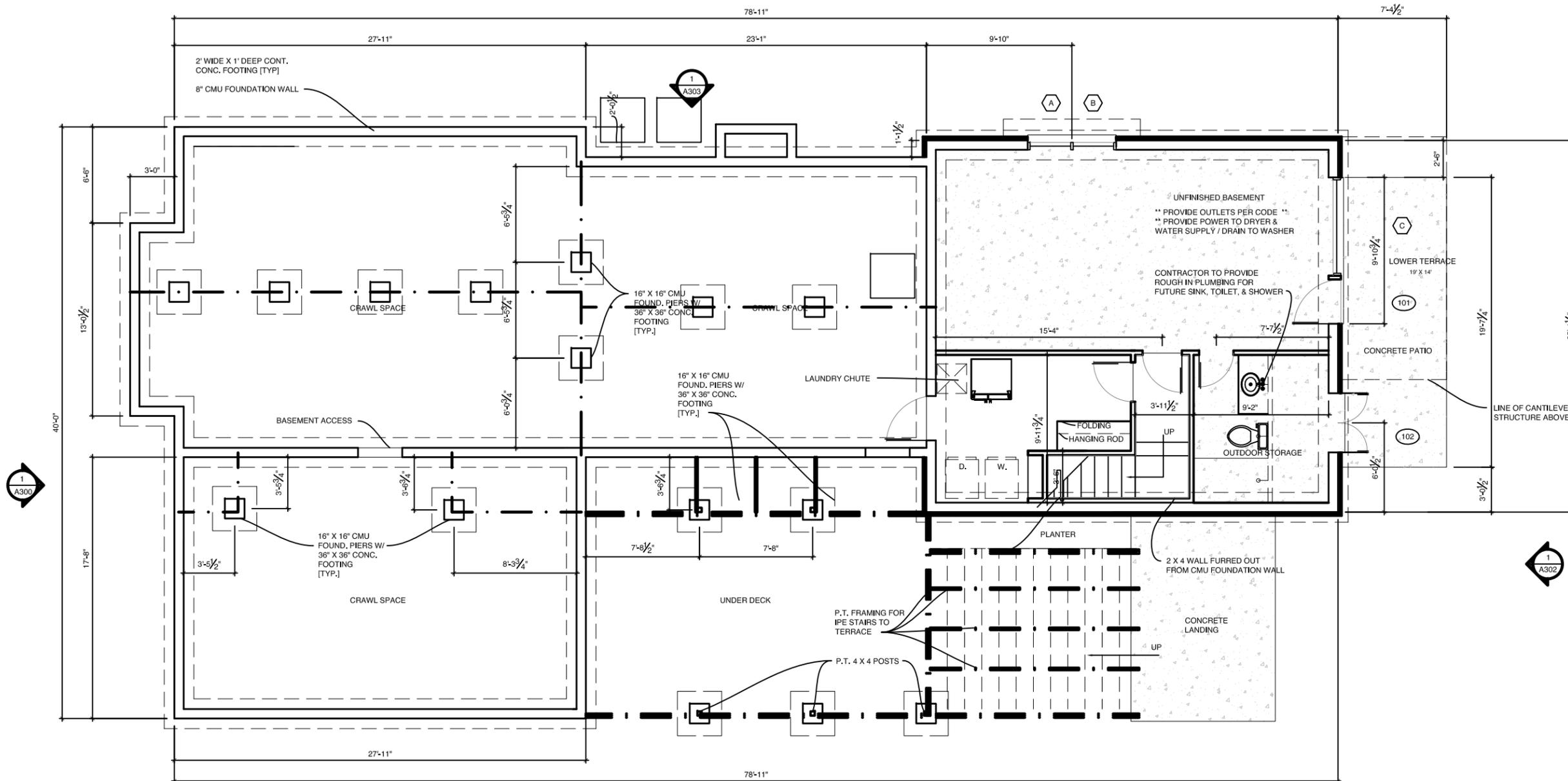
Bragg-Alford Residence

328 Harvard Ave.  
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A New Construction Project:

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BASEMENT PLAN  
 A100

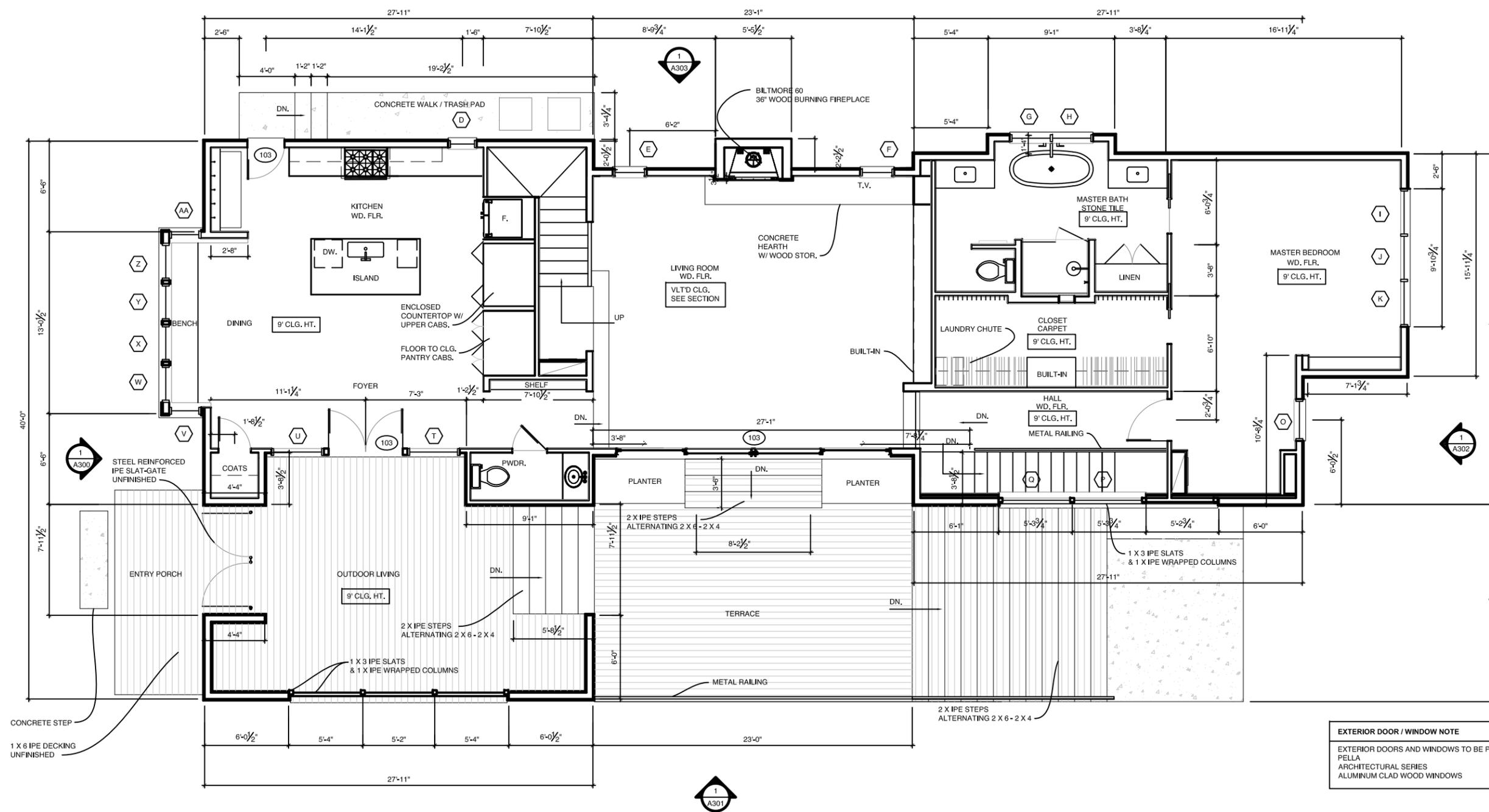


**EXTERIOR DOOR / WINDOW NOTE**  
 EXTERIOR DOORS AND WINDOWS TO BE PROVIDED BY PELLA ARCHITECTURAL SERIES ALUMINUM CLAD WOOD WINDOWS

**SQUARE FOOTAGE - LOWER LEVEL CONDITIONED SPACE UNFINISHED**  
 72 SQ. FT.

**1** BASEMENT PLAN  
 SCALE: 1/8" = 1'-0"





**EXTERIOR DOOR / WINDOW NOTE**  
 EXTERIOR DOORS AND WINDOWS TO BE PROVIDED BY PELLA ARCHITECTURAL SERIES ALUMINUM CLAD WOOD WINDOWS

**SQUARE FOOTAGE - MAIN FLOOR CONDITIONED SPACE**  
 2,126 SQ. FT.

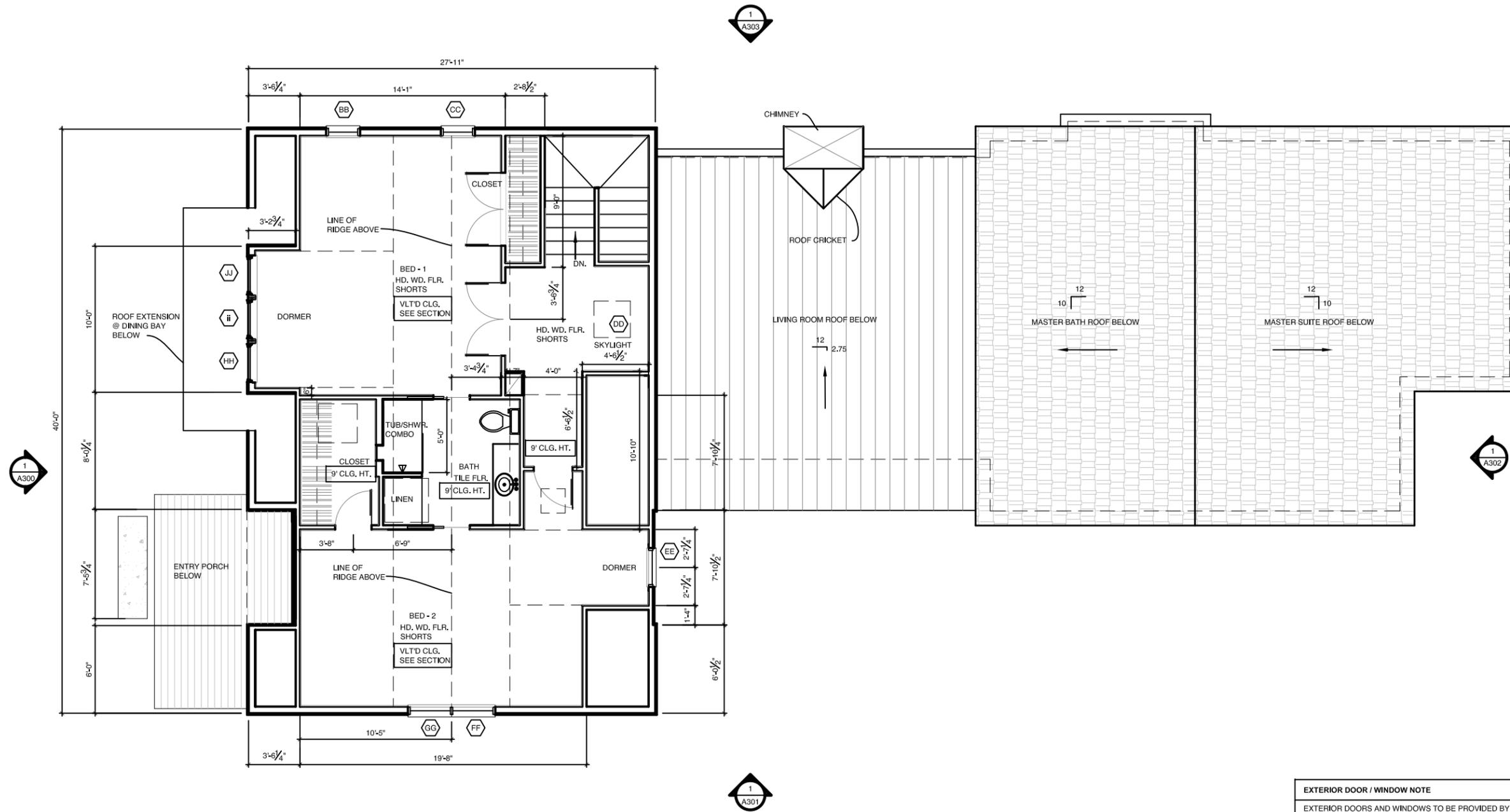
A New Construction Project:  
**Bragg-Alford Residence**  
 328 Harvard Ave.  
 Nashville, Tennessee 37205

DAAD Project Number:  
 18.689  
 Date:  
 May 7, 2020  
 Drawing:  
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**1 MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**MAIN FLOOR PLAN**  
**A101**  
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**EXTERIOR DOOR / WINDOW NOTE**  
 EXTERIOR DOORS AND WINDOWS TO BE PROVIDED BY PELLA ARCHITECTURAL SERIES ALUMINUM CLAD WOOD WINDOWS

SQUARE FOOTAGE - SECOND FLOOR CONDITIONED SPACE  
 984 SQ. FT.

A New Construction Project:  
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 328 Harvard Ave.  
 Nashville, Tennessee 37205

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**1 SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
**A102**

Bragg-Alford Residence

328 Harvard Ave.  
 Nashville, Tennessee 37205

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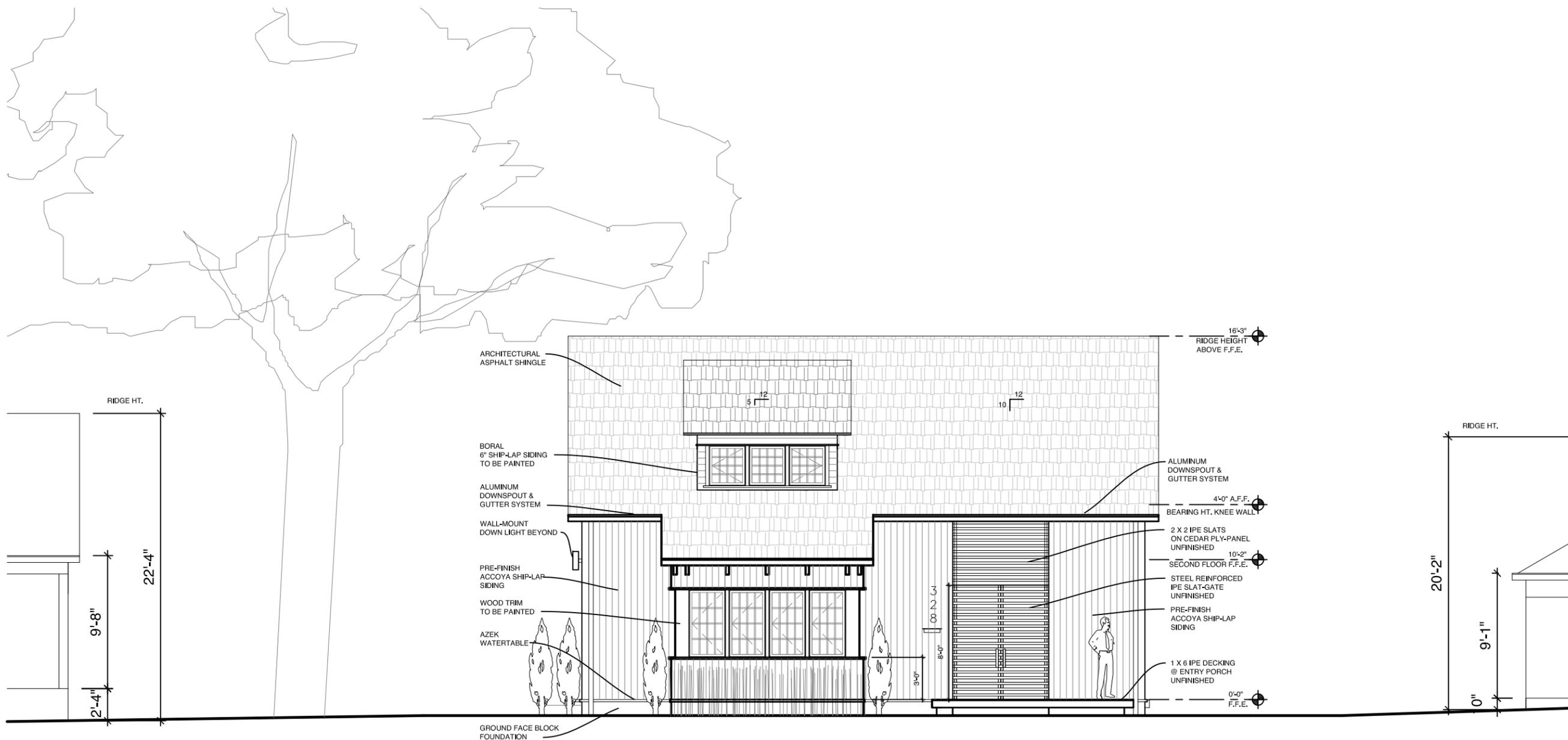
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May 7, 2020

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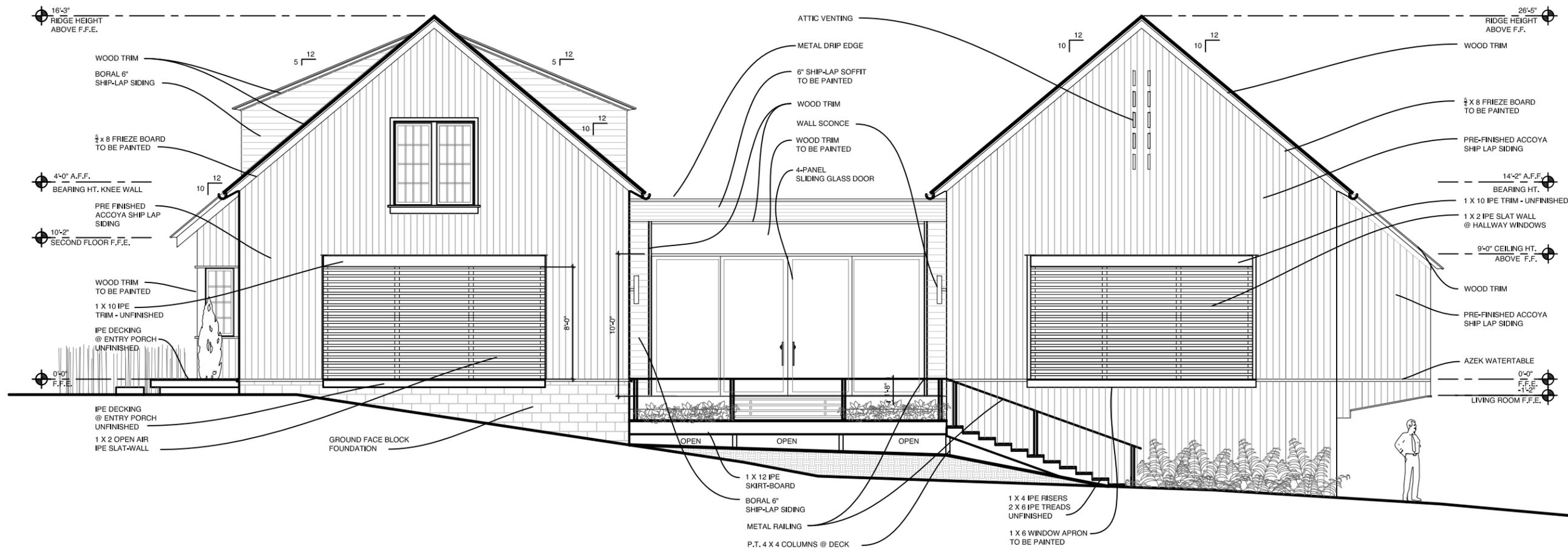
Permit Set

STREET  
 ELEVATION  
**A300**



**1** STREET ELEVATION  
 SCALE: 1/8" = 1'-0"





A New Construction Project:

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 Nashville, Tennessee 37205

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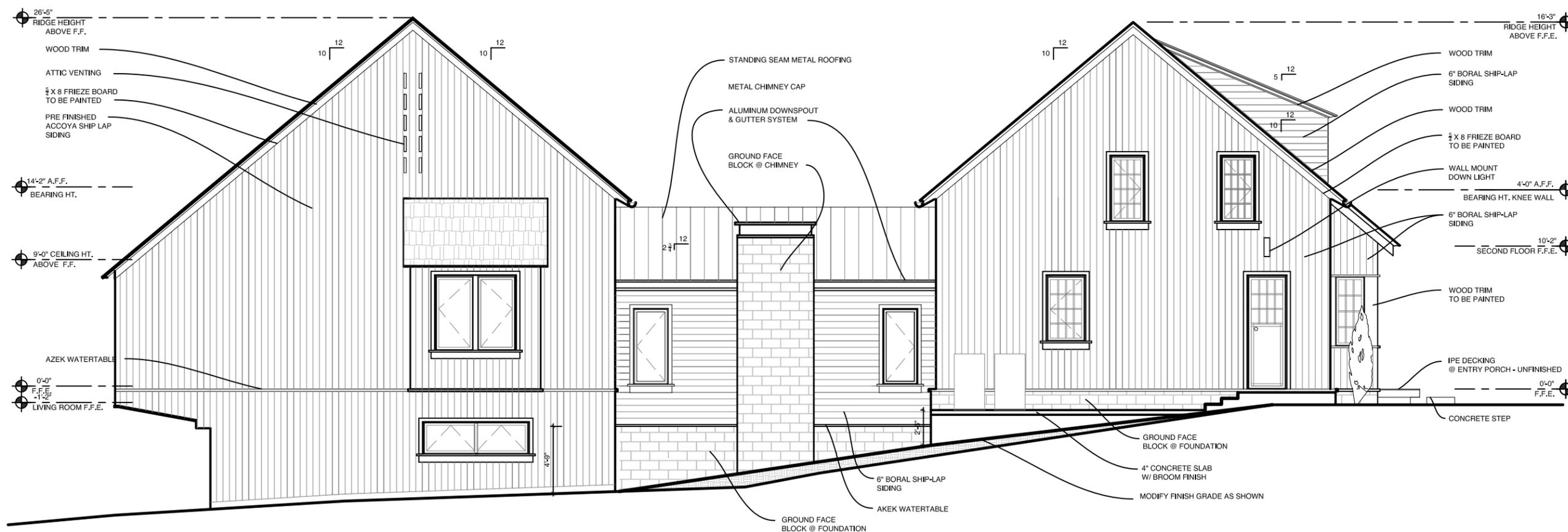
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RIGHT SIDE  
 ELEVATION  
**A301**

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







A New Construction Project:  
**Bragg-Alford Residence**  
 328 Harvard Ave.  
 Nashville, Tennessee 37205

DAAD Project Number:  
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 May 7, 2020  
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LEFT SIDE  
 ELEVATION  
**A303**

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



**D A A D**

Dryden Architecture And Design  
2220 White Avenue Nashville, TN 37204  
615.349.3228 www.daad-group.com



VIEW OF REAR YARD  
TOWARD GREEN ALLEY



STREET VIEW OF  
EXISTING HOUSE



VIEW OF CONTEXT  
WITH ADJACENT NEIGHBORING HOUSES

EXISTING SITE PHOTOS  
for  
328 HARVARD AVE

A New Construction Project:

# Bragg-Alford Residence

3228 Harvard Ave.  
Nashville, Tennessee 37205

DAAD Project Number:

18.009

Date:

April 3, 2020

Drawing:

SITE PHOTOS



3800 PRINCETON AVE.



3706 PRINCETON AVE.



3726 PRINCETON AVE.



3713 PRINCETON AVE.



3705 MEADOWBROOK AVE



3720 PRINCETON AVE.

NEIGHBORHOOD PRECEDENT IMAGERY  
for  
presenting case for  
RESIDENTIAL MAIN ENTRANCE THROUGH  
STREET FACING SIDE PORCH

DAAD

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**Bragg-Alford Residence**

A New Construction Project:

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Drawing:

CONTEXT PHOTOS  
PRECEDENT IMAGERY

**A401**

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