



# 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  
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## STAFF RECOMMENDATION 948 Seymour Avenue November 14, 2012

**Application:** Demolition; New construction – primary building

**District:** Greenwood Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08208029600

**Applicant:** Kitchen Designs and Cabinetry, LLC and Zach Provonchee, Architect

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

**Description of Project:** The applicant proposes to demolish a non-contributing house and replace it with a new one and one-half story house, reusing the existing foundation if possible. The existing foundation height, as well as the front and side setbacks, are compatible with those of surrounding historic houses. The character and form of the new building is similar to that of a historic Craftsman bungalow, which is a common historic house type in the overlay. The new house will have cement-fiber siding and trim, with a composite shingle roof. These materials are compatible with surrounding historic houses.

**Recommendation Summary:** Staff recommends approval of the proposed demolition of a non-contributing building and the construction of a new primary building, with the conditions that:

1. Major measurements should be called out on the site plan and elevations;
2. The existing foundation should be parge coated if retained;
2. If a new foundation be required, it should be split-faced concrete block;
3. Additional information is submitted and approved by staff for the windows and roof color;
4. An additional window or opening should be added to the left elevation in the front third (1/3) of the lower-story wall; and
5. The front dormer should have windows filling the entire front wall.

With those conditions met, staff finds the application will meet the Greenwood Neighborhood Conservation Zoning Overlay design guidelines.

**Attachments**

- A:** Photographs
- B:** Site Plan
- C:** 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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*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*

#### **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.*

*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.*

#### **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.

*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.*

*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.*

*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.*

#### **h. Outbuildings**

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.
- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

#### **i. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

#### **j. Public Spaces**

*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.*

### **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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** 948 Seymour Avenue is a one story house, constructed circa 1980. Due to the recent construction date and lack of architectural significance, it does not contribute to the character of the historic district.



### **Analysis and Findings:**

#### Demolition

The applicant proposes to demolish the existing non-contributing house. Because the house is not historic and does not contribute to the historic character of the district, demolition meets guideline III.B.2.b.

#### Height

The applicant intends to reuse the existing concrete-block foundation, which is two feet, six inches (2'-6") tall. The new house will be twenty-eight feet, six inches (28'-6") tall from the foundation to the peak of the roof. This is compatible with surrounding historic houses, which comprises one and two story houses, ranging from fifteen to thirty feet (15' to 30') tall, and meets guideline II.B.1.a.

The width of the house will be thirty feet (30') across the front elevation, with a partial-width front porch. The house will be forty-eight feet (48') deep, with the porch projecting six feet (6') forward of the front wall. Nearby houses range from twenty-four to thirty-six feet (24' to 36') in width. This is similar in massing and proportion to that of several nearby historic houses, and meets guideline III.B.1.b.

To avoid discrepancies during construction, major measurements should be called out on the site plan and elevations prior to receiving a permit.

#### Setbacks, Orientation, Utilities

The new house will reuse the foundation of the existing non-contributing structure, if possible. The front setback of the existing building matches the adjacent historic house and other historic houses on the street, and the side setbacks are similar to those of surrounding historic houses and will maintain the rhythm of the street established by historic houses. Staff finds the setbacks to be appropriate and to meet guideline II.B.1.c.

The house will be constructed with the front wall parallel to the street, matching the orientation of surrounding historic houses. The existing driveway on the left side of the house will be retained, accessing an existing street-facing garage at the rear of the lot. Although there are alleys on both sides of the street, approximately half of the historic houses on Seymour Avenue have driveways. For that reason, staff finds that this to meet guideline II.B.1.f.

The external HVAC unit will be placed on the right side of the house, behind the midpoint of the structure. This meets guideline II.B.1.i.

### Materials

The exterior materials of the new primary building will include: smooth faced cement-fiber siding with a 5" exposure, cement-fiber trim, and a composite shingle roof. The existing cement block foundation is to be reused. Staff recommends that as a condition of approval the foundation be stuccoed or parged, or if it cannot be reused that it be split-faced block. The front door will be a wood Craftsman style door, which is compatible with the character of the house and surrounding historic houses. Staff finds these materials to meet guideline II.B.1.d.

Additional information is needed on the material of the windows and the roof color.

### Roofs

The primary roof of the new house will be a side-oriented gable with an 8:12 pitch. There will be a shed-roofed dormer on the front slope of the roof with a 4:12 pitch. The width of the dormer will be roughly one third (1/3) of the primary roof, with the front face set back two feet (2') from the wall below. These roof forms are common in the historic overlay, and the pitches are compatible with those of historic houses. Staff finds the roofs to meet guideline II.B.1.e.

### Windows

The front elevation will have two bays, with a pair of windows on the right side and a door and one window on the left bay. Asymmetry is not uncommon for historic houses in the district, many of which have partial-width porches on one side. The right façade will have multiple openings with no more than six feet (6") between them in the front two-thirds (2/3) of the lower-story wall. The left elevation, however, would have more than twenty-two feet (22') of unpunctuated wallspace forward of a window in the center of the lower-story wall. This would not be compatible with the rhythm of windows seen on historic houses.

On the upperstory, both the left and right elevations show a pair of windows centered in the walls. In the front dormer there will be a pair of windows, with more than two feet (2') of wall on either side. Typically, dormers in windows fill nearly the entire front wall where as these fill less than two-thirds (2/3).

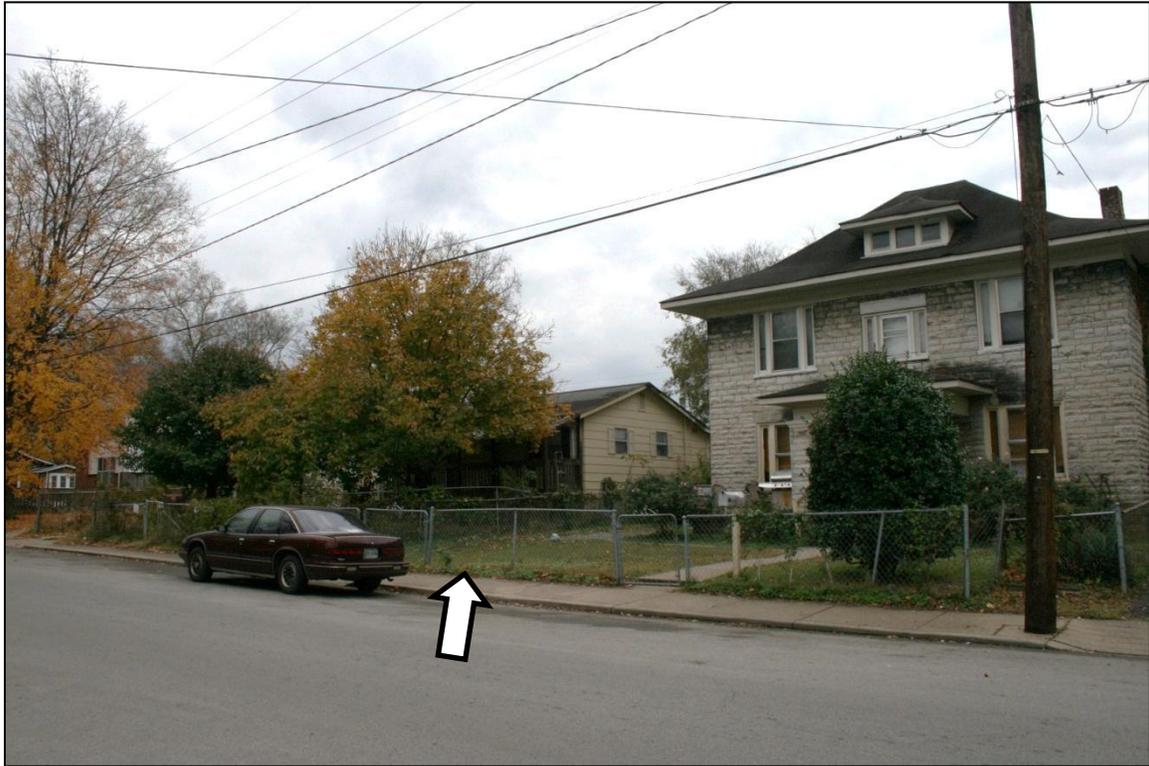
With the addition of at least one opening in the front section of the left elevation and openings filling the front wall of the dormer, Staff finds that the window rhythm would meet guideline II.B.1.g.

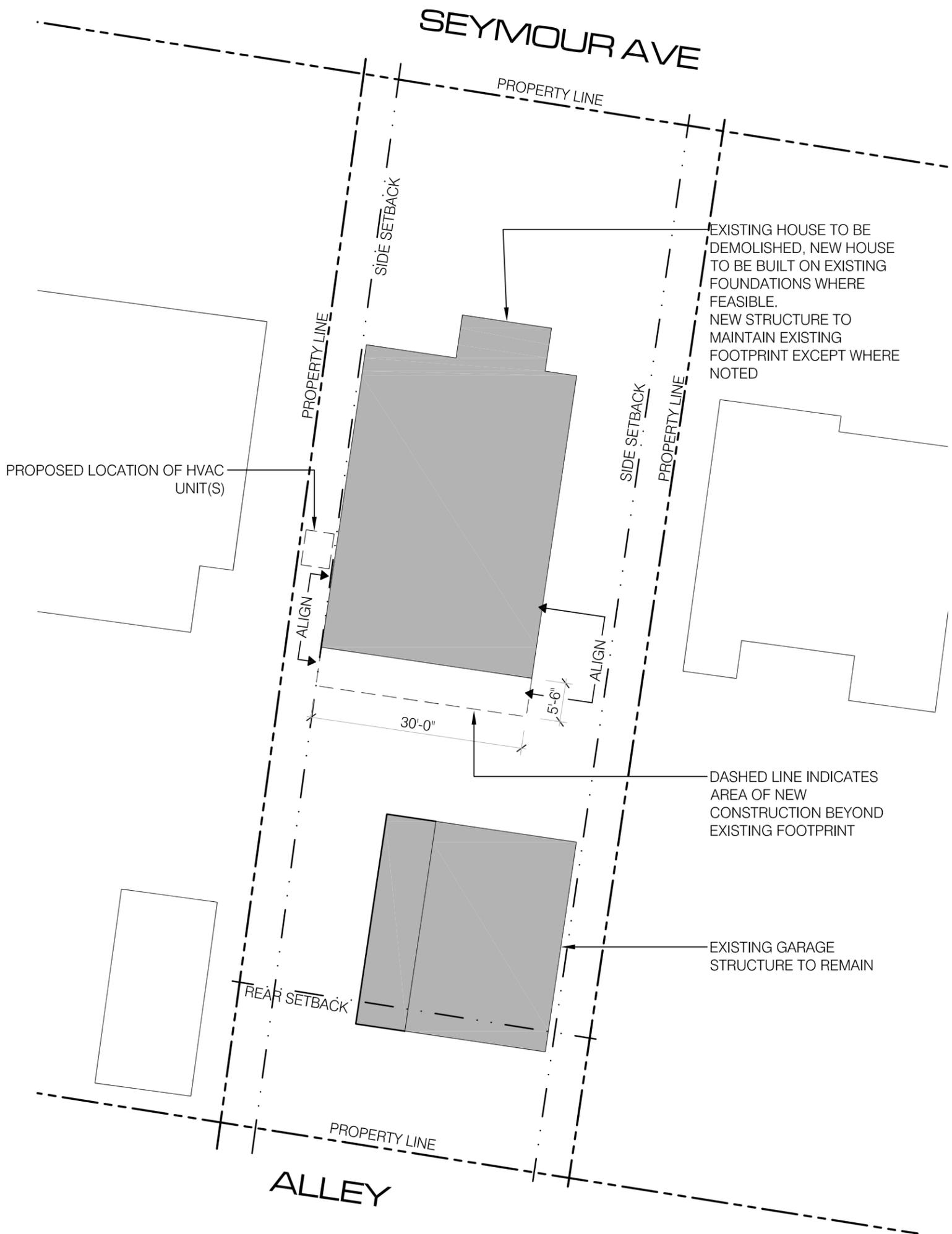
**Recommendation:**

Staff recommends approval of the proposed demolition of a non-contributing building and the construction of a new primary building, with the conditions that:

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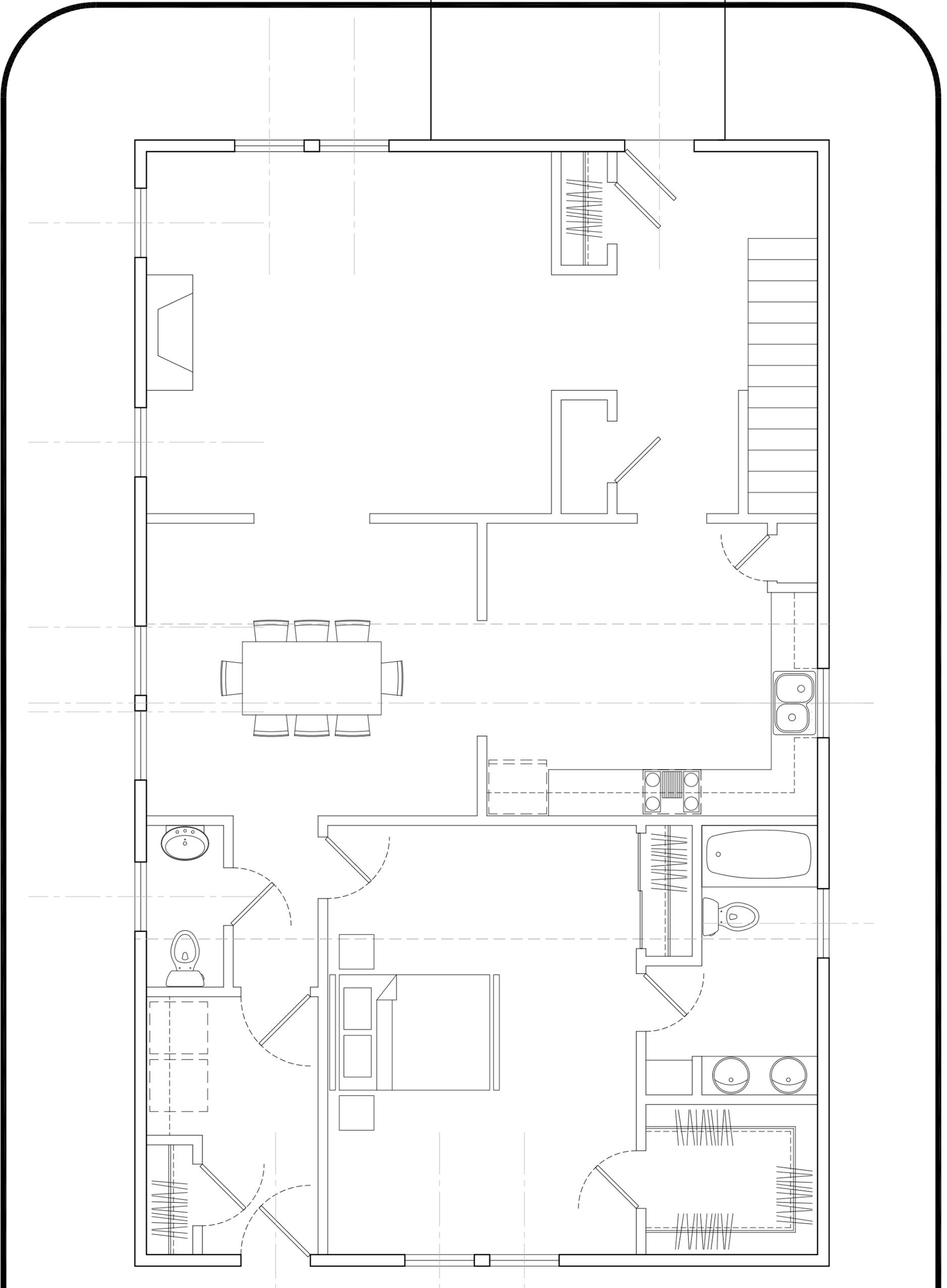
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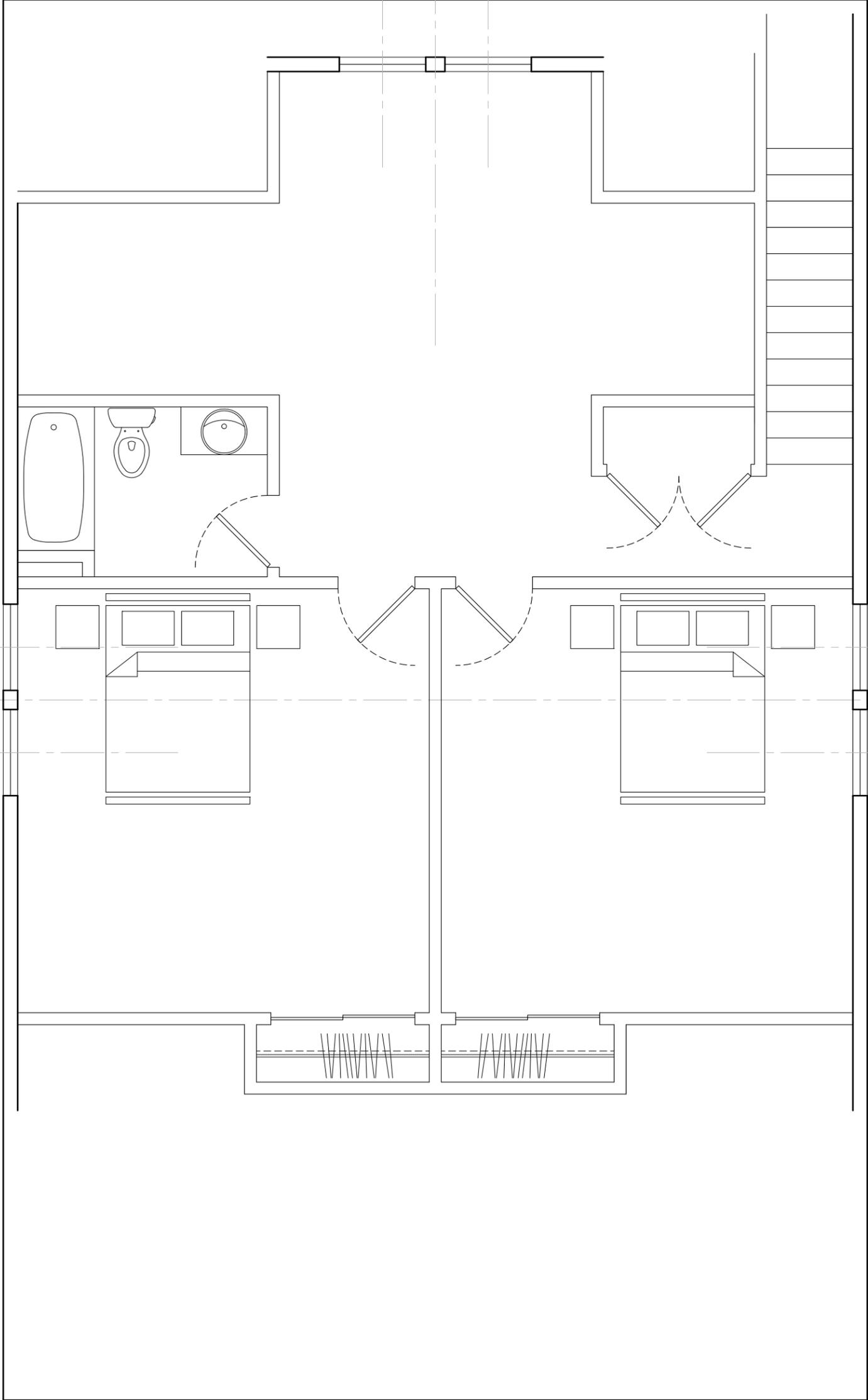


NOTE:  
 THIS DRAWING IS BASED ON INFORMATION FROM METRO NASHVILLE'S INTERACTIVE MAPPING SITE, THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS, OMISSIONS OR INACCURACIES RELATED THIS INFORMATION.





1 FIRST FLOOR PLAN  
 1/4" 0 2 4 8'

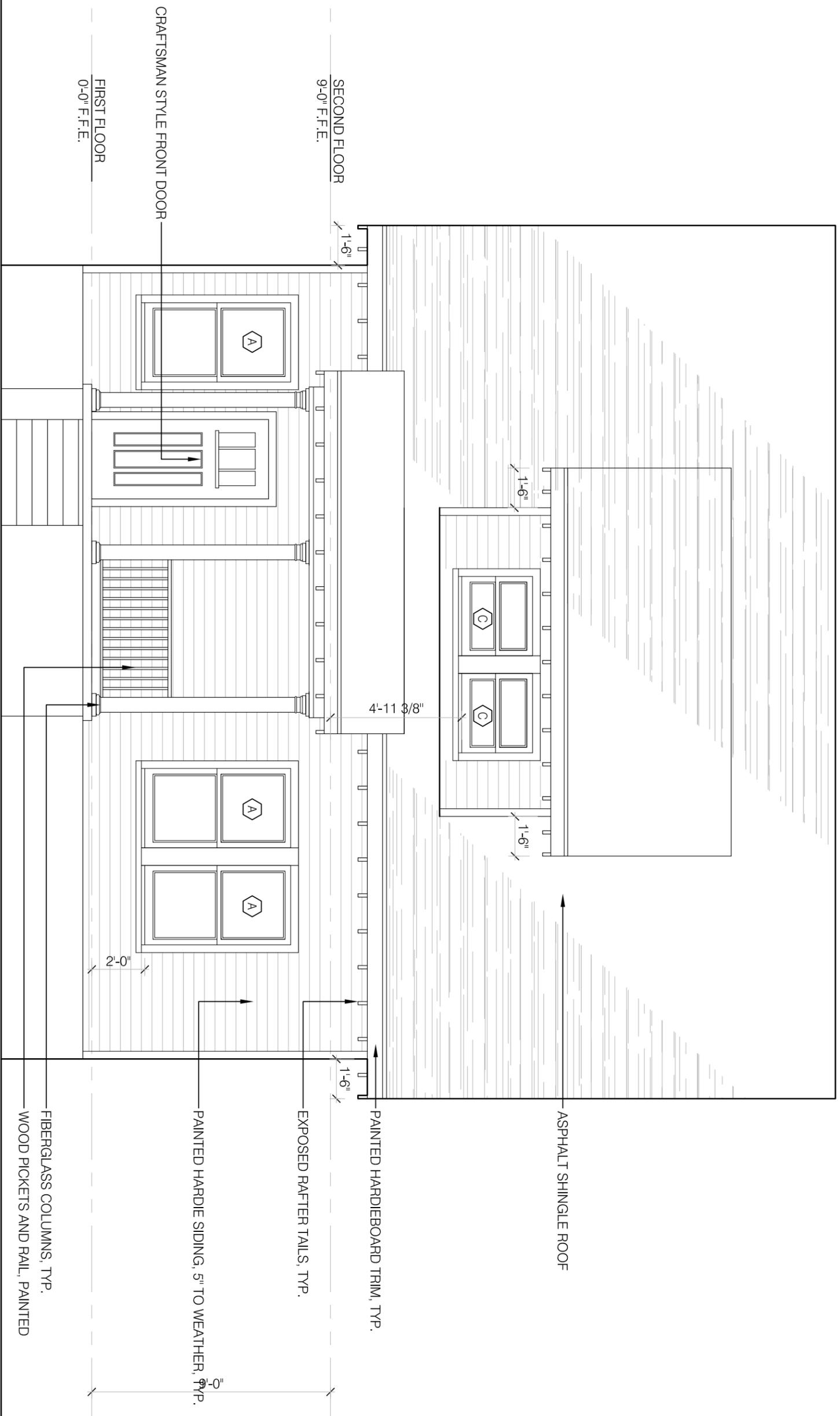


1

## SECOND FLOOR PLAN

1/4"





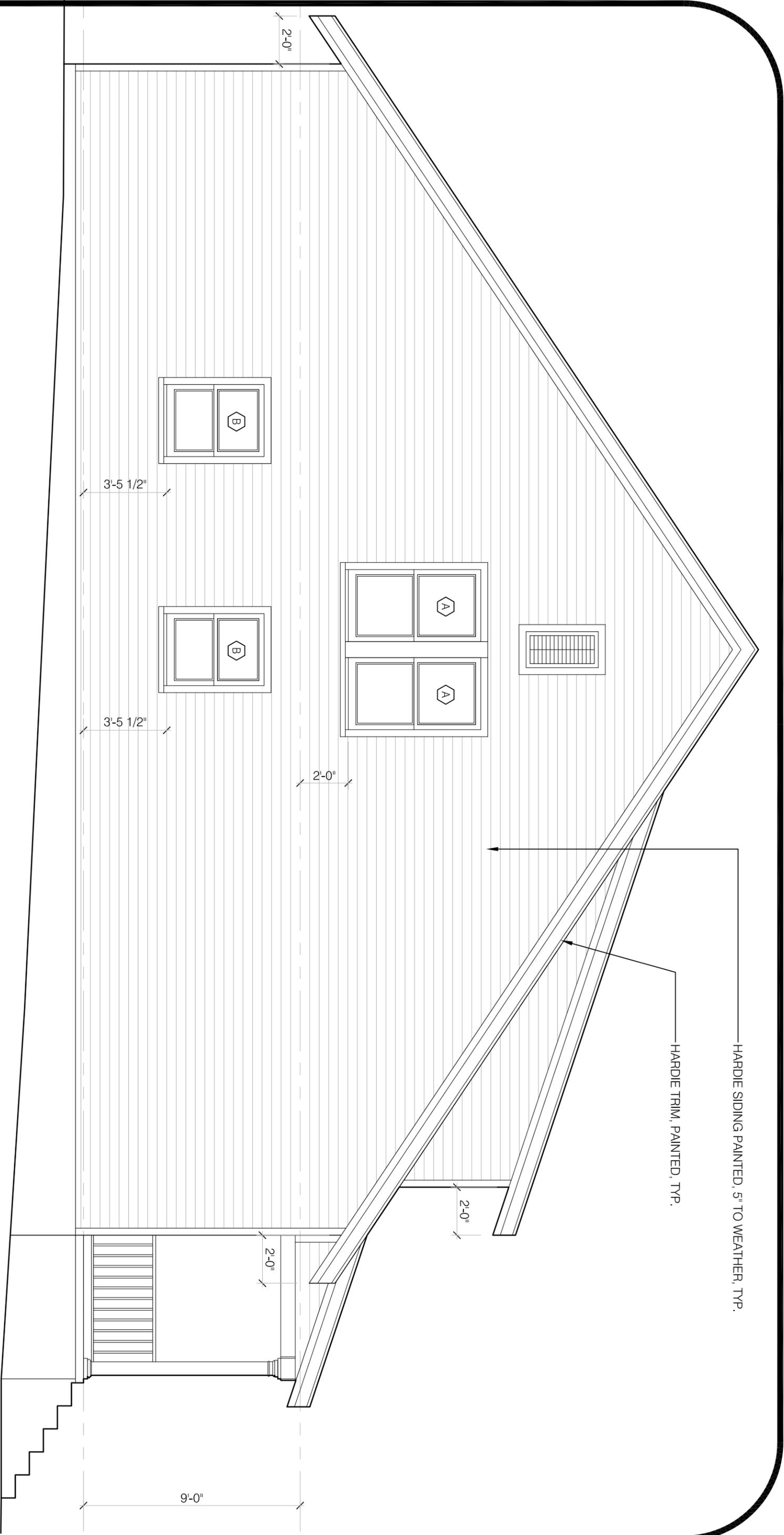
**1 NORTH ELEVATION**

Scale: 1/4" = 1'-0"

0 2 4 8

**ZINC ARCHITECTURE**  
 615.837.4092  
 CONTACT: ZAACH PROVONCHEE  
 www.zincarch.com

**948 SEYMOUR AVE. NASHVILLE TENNESSEE**  
 948 SEYMOUR  
 04 NOVEMBER 2012



HARDIE SIDING PAINTED, 5" TO WEATHER, TYP.

HARDIE TRIM, PAINTED, TYP.

**2 EAST ELEVATION**



**ZINC ARCHITECTURE**

615.837.4092

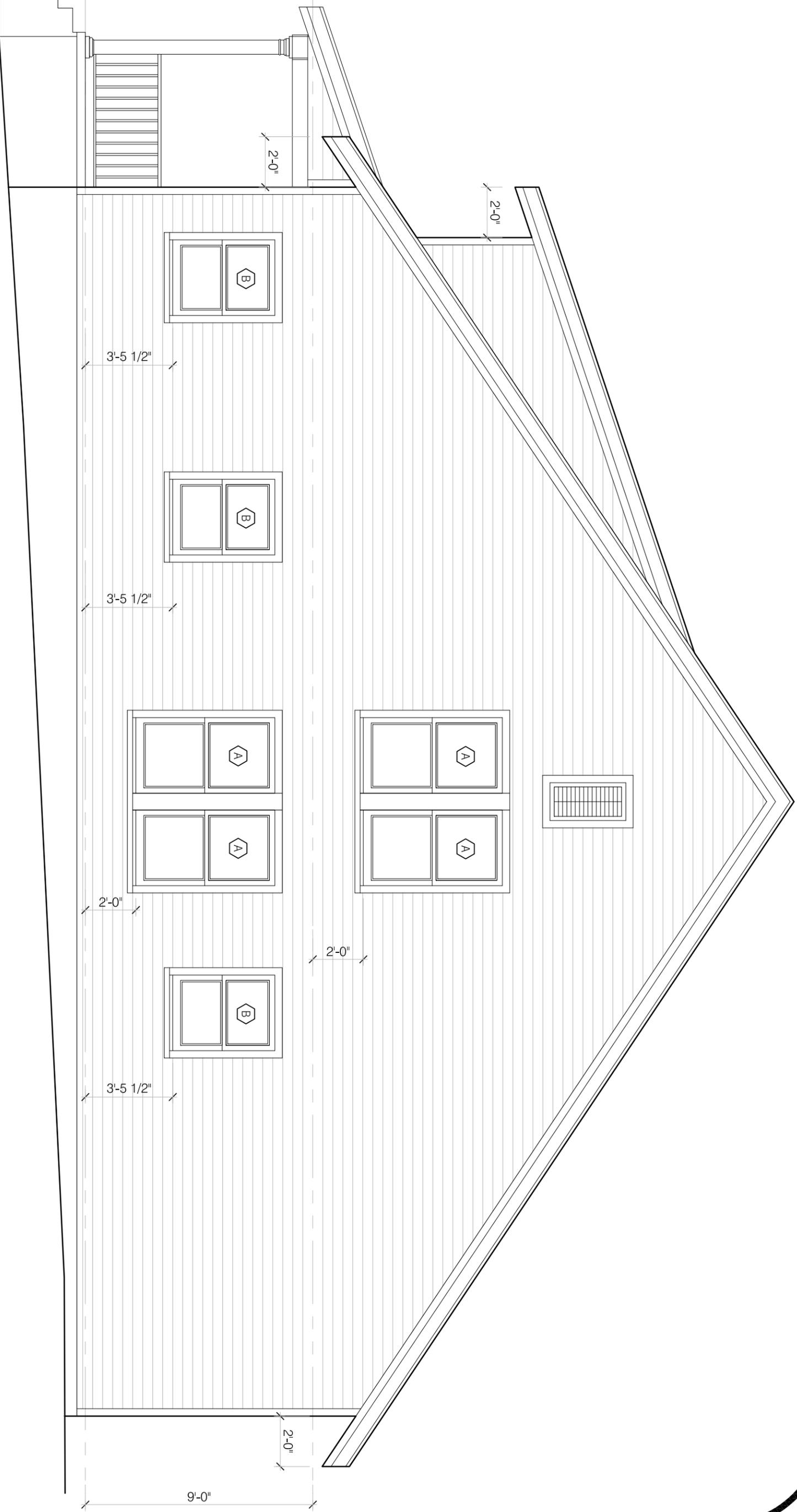
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**948 SEYMOUR**

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04 NOVEMBER 2012



3
1/4"
WEST ELEVATION



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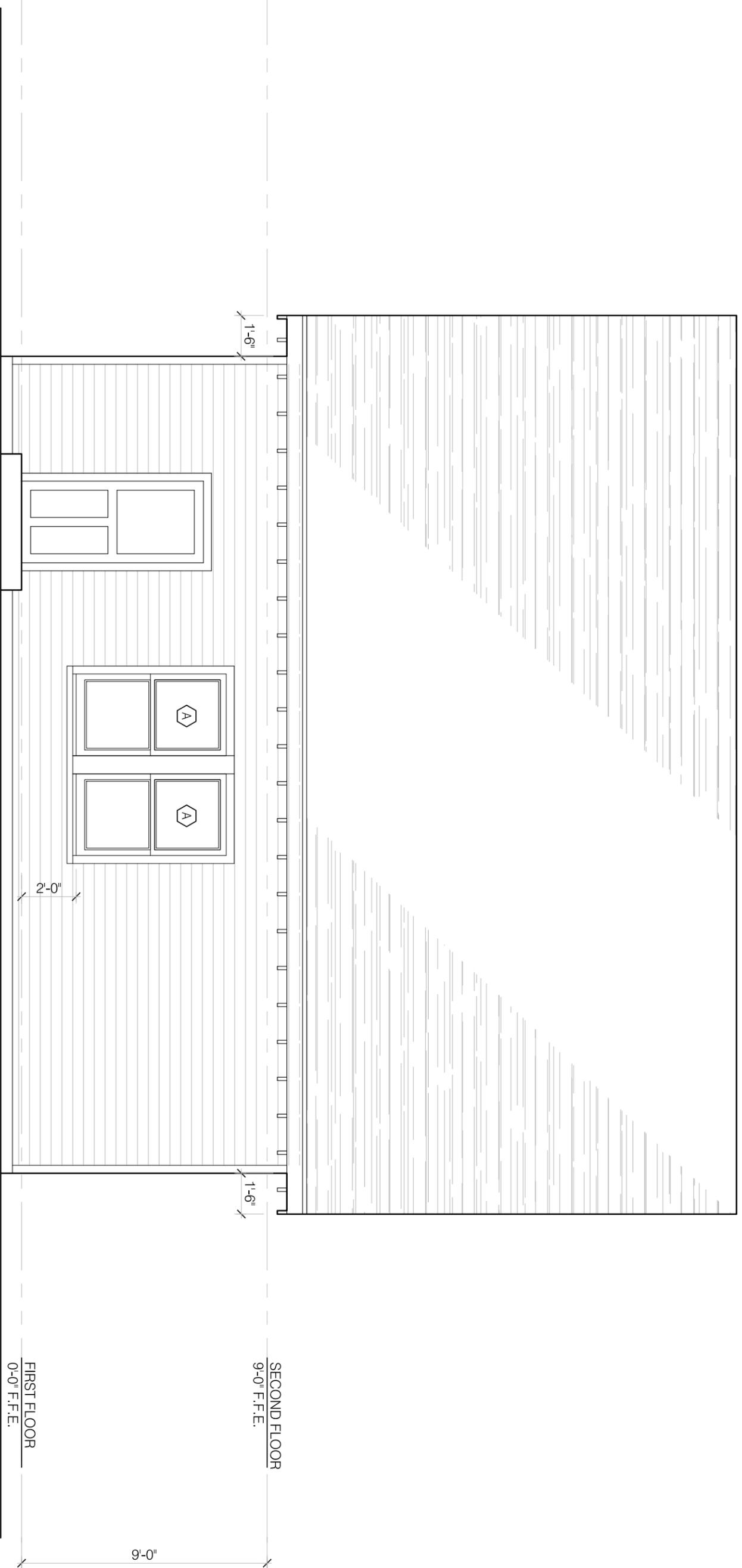
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**4** SOUTH ELEVATION



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