



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

**403 Chapel Avenue
September 18, 2013**

Application: New construction - infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302011200
Applicant: Ron Burkett, Builder
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new one and one-half story house on a vacant lot. The new house would have a front-gabled roof with a ridge height of twenty-nine feet (29'), with a projecting front bay and side wall dormers in the upperstory.

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

1. All exterior materials, paving, and utility locations be approved by staff;
2. That the front bay not project from the primary wall and that the side gables be set in two feet (2') from the walls below;
3. That the window sizes be revised so that the first-story windows are appropriate and in proper proportion to the upperstory windows; and
4. That final drawings showing all changes be submitted before a permit is issued.

Meeting those conditions, staff finds that the proposed infill meets the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

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.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

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.

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.I.F.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 minimum 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.

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.

f. O r i e n t a t i o n

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings shall 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.

Generally, curb cuts should not be added.

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, utilities 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.

g. P r o p o r t i o n a n d R h y t h m o f O p e n i n g s

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

Background: The lot at 403 Chapel Avenue is currently vacant. A non-contributing structure there was recently demolished with MHZC Staff approval.

Analysis and Findings: The applicant proposes to construct a new one and one-half-story house.

Height, Scale

The new house will have a front-facing gabled roof with a ridge height of twenty-nine feet (29'), an eave height of thirteen feet (13'), and a foundation height of one foot (1'). These heights are compatible with surrounding historic houses, which are between twenty-six feet (26') and twenty-nine feet (29') tall. The footprint of the house will be twenty-eight feet (28') wide at the leading edge, with a projecting side bay entrance increasing the width to thirty feet (30'). Surrounding structures range between twenty-four and thirty-four feet (24'-34') in width. The depth of the structure will be forty-four feet (44') front-to-back, with a front porch increasing the depth to fifty-one feet (52'). These proportions are compatible with those of surrounding historic houses.

The upperstory will have a three-foot (3') knee-wall, with the ceiling expanded by a projecting bay in the front gable field, extending three feet (3') forward of the primary wall over the front porch and shed-roofed wall dormers on each side. Projecting upperstory bays and wall dormers are not typical features in the historic district. Setting the dormers back from the side walls and the front bay flush with the primary front gable would be more compatible with existing forms. With those modifications, staff finds that the new building would meet guidelines II.B.1.a and II.B.1.b.

The slope of the lot appears to slope down to the rear, which is not properly depicted in the submitted drawings. This would have the effect of lowering the actual height of the building, which may reduce the perceived scale. Corrected drawings will need to be submitted before a permit is issued.

Setbacks, Orientation

The front façade will be angled to the street with a front setback and orientation in line with the adjacent structures, which is compatible with the historic context and meets guideline II.B.1.f. Although the street frontage of the lot is fifty feet (50'), because of the angle of the street, the width of the lot in the center is only forty-two feet (42'). There will still be a six foot (6') setback buffer on each side of the house, which meets the required minimum setbacks.

The submitted plans do not show paving for parking or sidewalks. A front sidewalk should be added to be compatible with the historic houses.

The orientation and setbacks are compatible with surrounding houses and meets guidelines II.B.1.c and II.B.1.f.

Materials

The proposed exterior materials would include: split-faced concrete block foundation, clapboard siding with a six inch (6") reveal, and a composition shingle roof. Typically, the maximum siding reveal approved for new construction is five inches (5"). Additional information on the material of the siding, exterior trim, window and door casings, fascia, and porch columns is needed. The material of the windows and doors is also not known at this time. These unknown materials and the color of the roof will need to be approved by staff. With the exterior materials approved by staff, the new building would meet guideline II.B.1.d.

Roof Shape

The primary roof, a front-facing gable, will have a pitch of 12:12 and the side shed-roofed dormer pitch will be 7:12. The front porch and a rear porch will both have 4:12 pitched hipped roofs. These roof forms and pitches are common throughout the overlay, and will meet guideline II.B.1.e.

Windows and Doors

The location and rhythm of windows on the front and side elevations will be compatible with surrounding historic houses. The proportion of windows is would not be compatible with historic context because the first-story windows would be square and would be shorter than the windows in the upperstory. Typically windows on the first story of a house are vertically oriented (taller than they are wide), and are taller than the windows of the upperstory or the same size. With the first-story windows enlarged to be a more appropriate proportion, staff finds that the new building would meet guideline II.B.1.g.

Utilities

The location of HVAC and other utility connects is not indicated, and will need to be approved by Staff before a permit is issued.

Outbuilding

Plans for an outbuilding have been discussed, but are not part of the current application.

Recommendation

Staff recommends approval of the proposed infill construction, with the conditions that:

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2. That the front bay not project from the primary wall and that the side gables be set in two feet (2') from the walls below;
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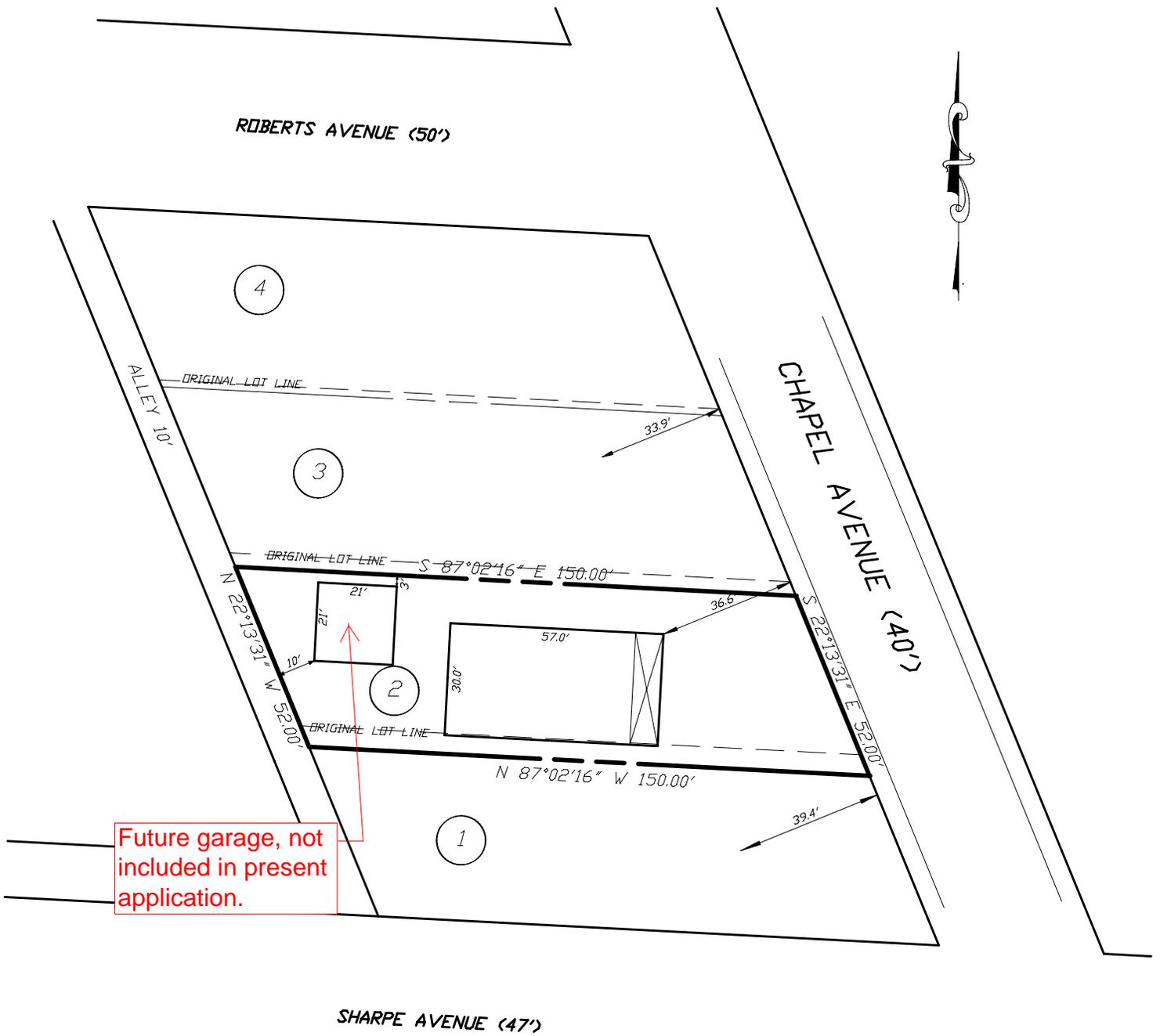
403 Chapel Avenue, now vacant.



401 and 403 Chapel Avenue, prior to demolition.



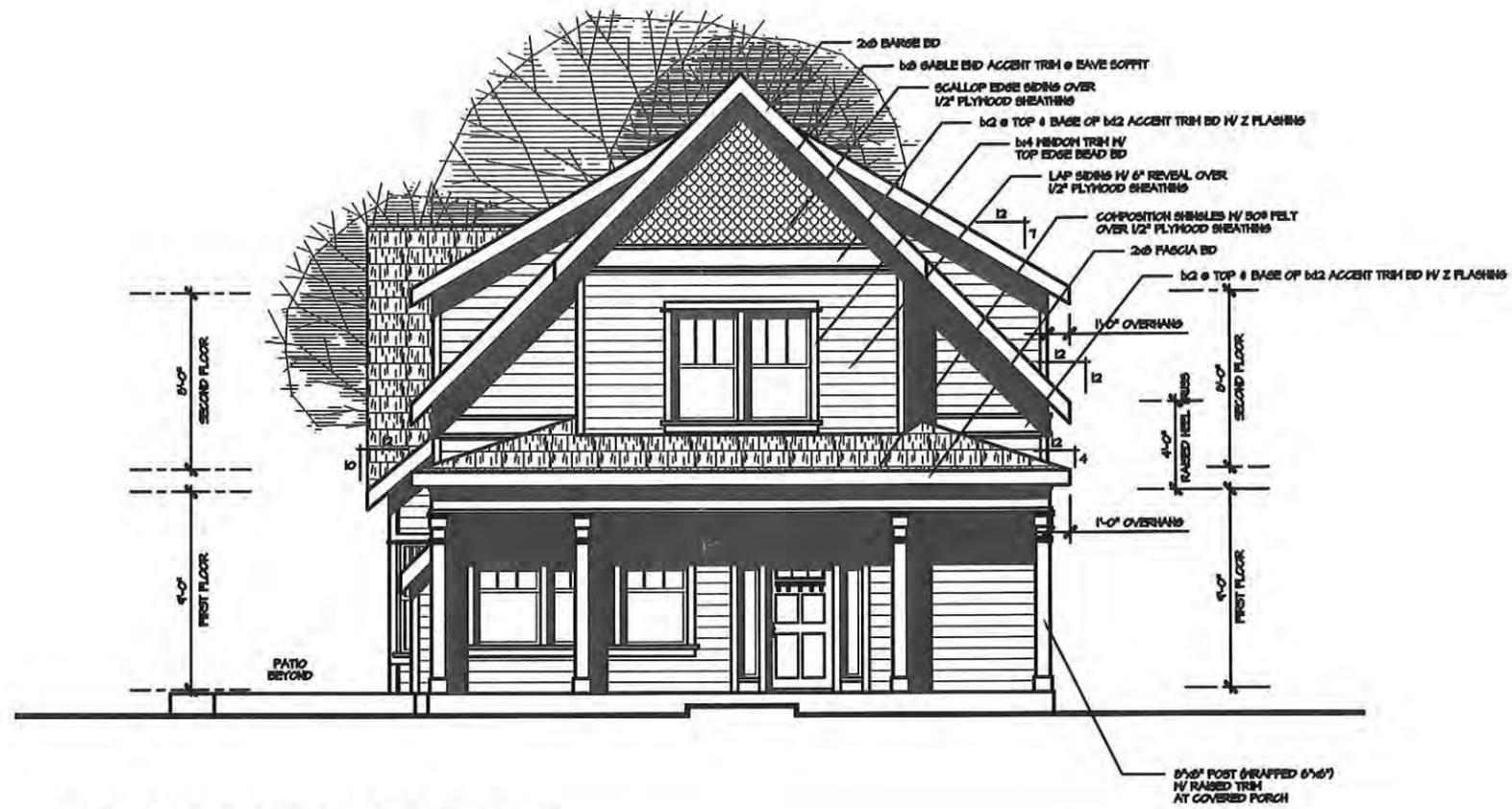
314 and 312 Chapel Avenue, across the street from 403 Chapel Avenue.



Future garage, not included in present application.

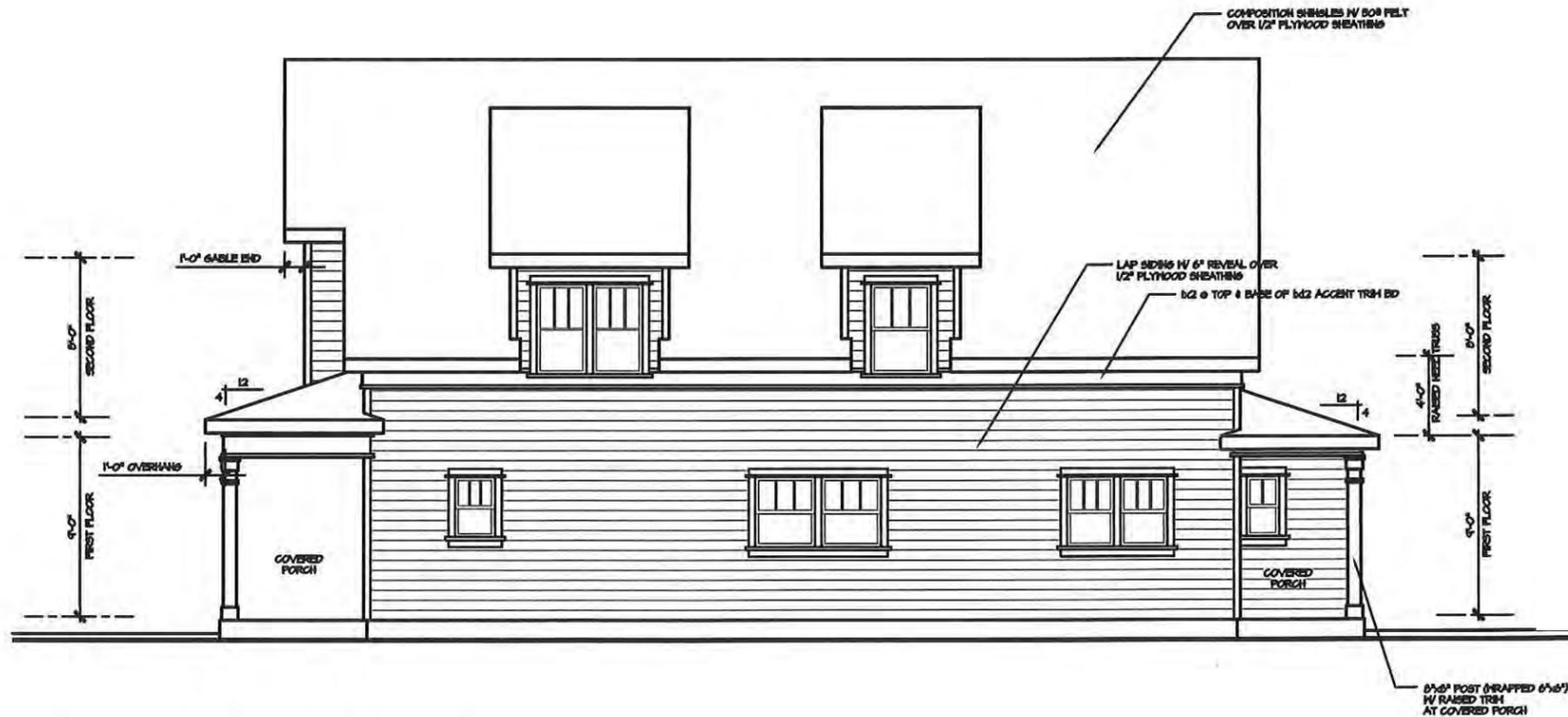
SITE PLAN SHOWING LOCATION OF PROPOSED NEW DWELLING BEING THE NORTHERLY 6 FEET OF LOT 1 AND THE SOUTHERLY 46 FEET OF LOT 2, SUBDIVISION OF ROBERTS PROPERTY BOOK 421, PAGE 81 R.O.D.C., TN. LOCATED IN THE 6TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF CHAPEL AVENUE 49 FEET NORTH OF SHARPE AVENUE PROPERTY ADDRESS 403 CHAPEL AVENUE NASHVILLE, TN 37206 PARCEL I.D. 08302011200 P.A.D.C., TN PREPARED FOR BURKETT HOMES, INC.





FRONT ELEVATION

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



RIGHT ELEVATION

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

NOTES:

OWNER & BUILDER/ CONTRACTOR(S) TO REVIEW PLAN FOR COMPLETENESS AND ACCURACY PRIOR TO CONSTRUCTION NOTIFY ASSOCIATED DESIGNS, INC.

ASSUMED DESIGN LOADS:

LIVE LOAD @ FLOOR	=	40 PSF
DEAD LOAD @ FLOOR	=	10 PSF
LIVE LOAD @ ROOF	=	25 PSF
DEAD LOAD @ ROOF	=	15 PSF
LIVE LOAD @ DECKS	=	60 PSF
DEAD LOAD @ DECKS	=	10 PSF

THE MAYBERRY

TITLE	ELEVATIONS
DATE	05/06/07
SCALE	NOTED
DESIGNER	BRANN GREEK B.Y.T.

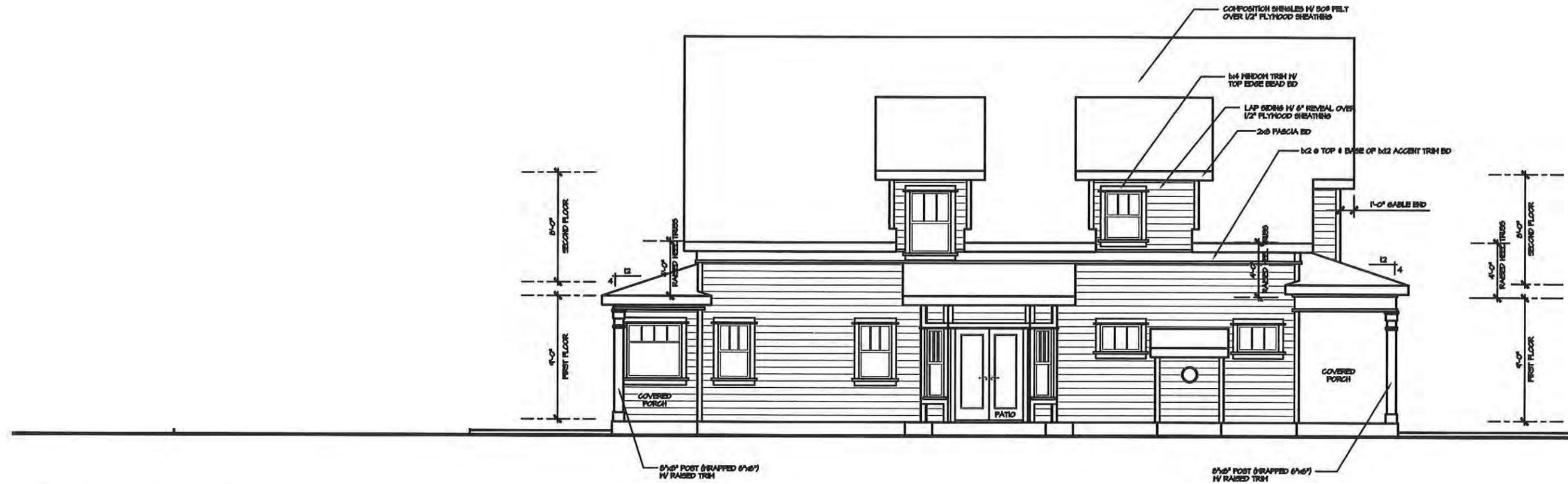
Associated DESIGNS

ASSOCIATED DESIGNS, INC.
www.associatedesigns.com

1100 JACOBS DRIVE
EUGENE, OREGON
97402-1983
(541) 461-2082
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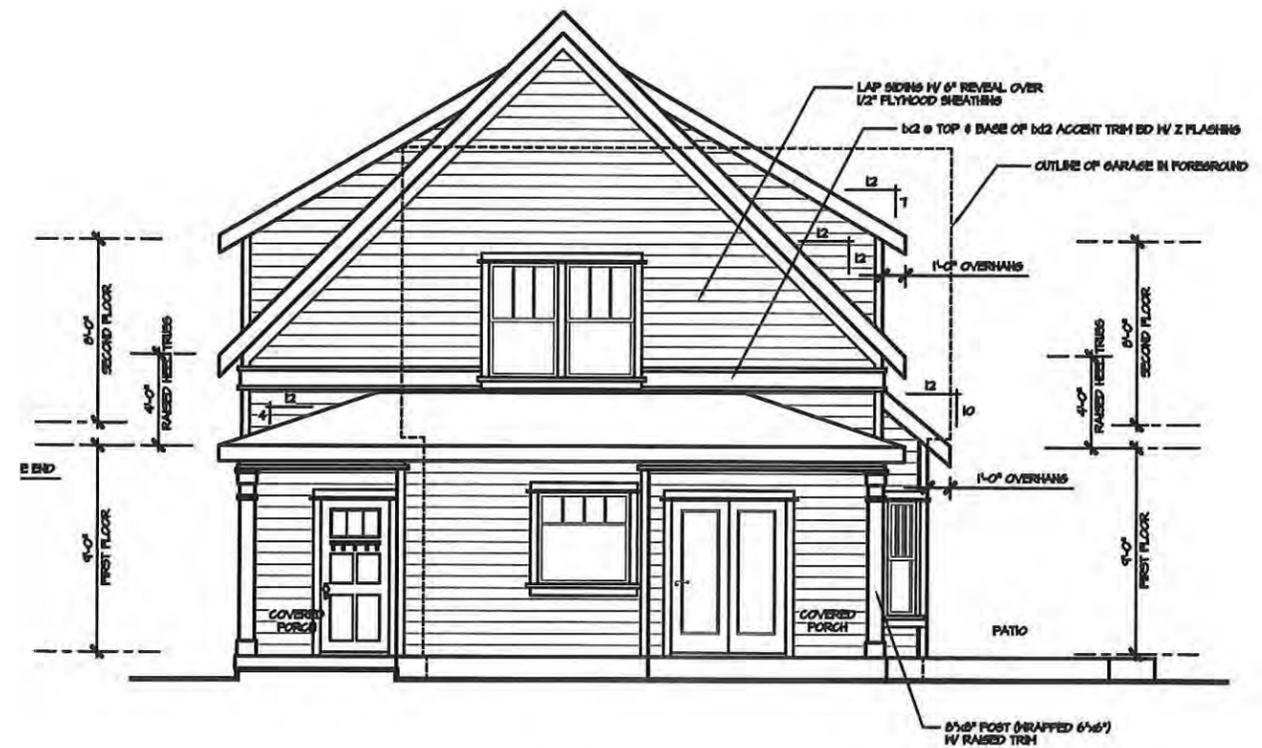
REVISIONS	04/28/08
REVISION OF	564-001

PROJECT:
30-619



LEFT ELEVATION

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



REAR ELEVATION @ HOUSE

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

THE MAYBERRY

TITLE	ELEVATIONS
DATE	05/06/07
SCALE	NOTED
DRAWN BY	TT
CHECK BY	KA

Associated DESIGNS

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REVISION	04/28/08
REVISION OF	564-001

PROJECT:
30-619

