



# 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

1421 Calvin Avenue  
March 19, 2014

**Application:** New construction—infill

**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08305041000

**Applicant:** Andy Beck & Jamie Day

**Project Lead:** Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)

**Description of Project:** Applicant is proposing to construct infill on a vacant lot.

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

1. Staff approve a stone sample, windows and doors, shingle color, and the material of the porch floor prior to purchase and installation of these materials;
2. The long dormer on the right/15<sup>th</sup> Street elevation be divided up into two separate dormers;
3. The front porch columns have a more substantial cap;
4. A central walkway be added leading from the sidewalk on Calvin Avenue to the front porch; and
5. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

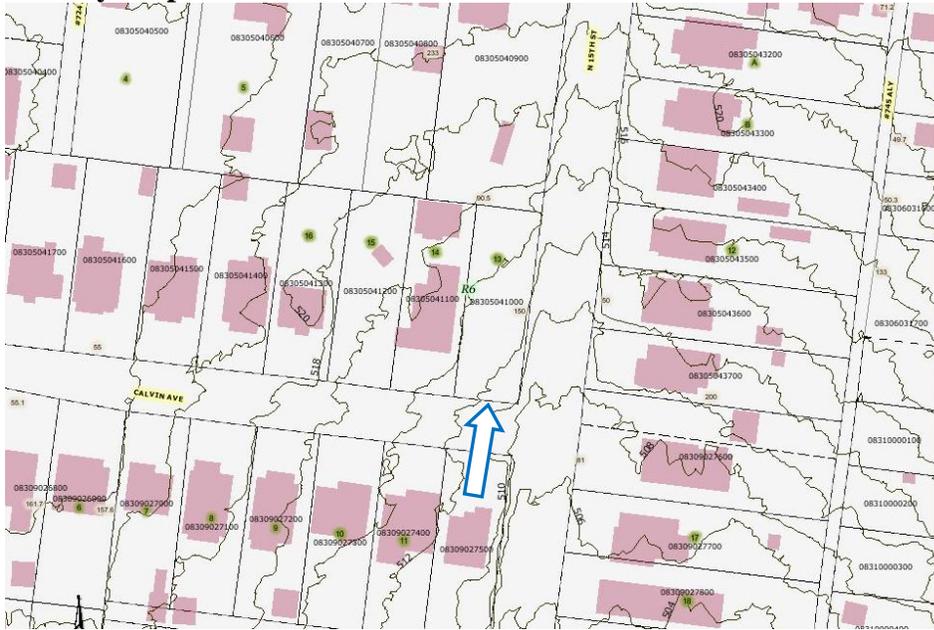
**Attachments**

**A:** Photographs

**B:** Site Plan

**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

#### **3. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new 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. BL2007-45).*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*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.*

## **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

*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.*

*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.*

## **7. 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.*

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### *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.*

**Background:** 1421 Calvin Avenue is a vacant lot at the corner of Calvin Avenue and North 15<sup>th</sup> Street (Figure 1 & 2). The lot was subdivided from the property to its west/left, which also has the address of 1421 Calvin.

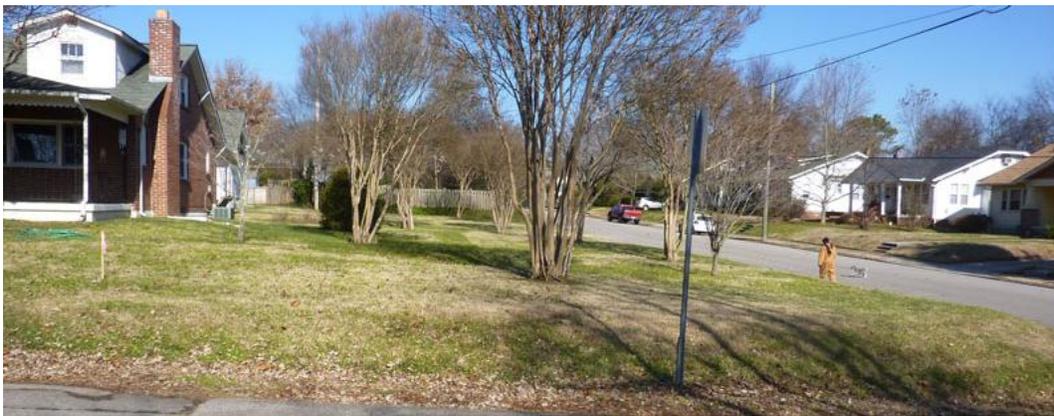


Figure 1. 1421 Calvin Avenue.



Figure 2. 1421 Calvin Avenue from North 15<sup>th</sup> Street

### **Analysis and Findings:**

Applicant is proposing to construct infill on a vacant lot.

Setback & Rhythm of Spacing: The site plan shows that the house will be thirty-five feet (35') wide. It will be situated slightly off-center on the lot so that it is ten feet (10') from the right/15<sup>th</sup> Street property line and five feet (5') from the left/interior property line, thereby meeting the

base zoning side setbacks. The house's front setback will line up with the front wall of the house next door at 1421 Calvin, which is appropriate. Staff finds that the infill's setback and rhythm of spacing meets Section II.B.3. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The proposed infill will be one and a half stories tall, matching the predominate form on the block. It will have a foundation height of two feet (2') at the front, an eave height of approximately ten feet, six inches (10'6"), and a ridge height of approximately twenty-seven feet, six inches (27'6") from grade. Staff finds that the height is appropriate to the historic context, where the houses range in height from fifteen feet to twenty-nine feet (15' – 29'). The house will be thirty-five feet (35') wide and seventy-four feet (74') deep. Staff finds that the width matches the historic context where widths range from thirty-two feet to forty-four feet (32'-44'). Staff finds that the proposed infill meets Sections II.B.1. and 2. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The primary cladding material will be cement fiberboard lap siding with a five inch (5") reveal. Cement fiberboard vertical siding and shingle will be used as accent materials in the gable fields on the front and rear façades. The trim will be cement fiberboard. The foundation and the column bases will be cultured stone, and staff asks to approve a stone sample prior to purchase and installation. The materials of the porch floor and columns were not noted, and staff asks to approve these materials. Staff also asks that the columns have a more substantial cap than what is drawn. The roof will be asphalt shingle, and staff asks to approve the shingle color. The materials for the windows and doors also were not noted, and staff asks to approve all windows and doors prior to purchase and installation. With the aforementioned staff approvals, staff finds that the infill's materials meet Section II.B.4. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The infill has a front facing gable and a gabled bay, both with a slope of 10/12. The infill includes side dormers on both side facades. These dormers are all set two feet (2') below the ridge and two feet (2') behind the wall below. The dormers have shed roofs with a slope of 3/12 and are both thirty-six (36') long. Staff has concerns about the length of the dormer on the right/15<sup>th</sup> Street elevation because it will be highly visible from the side street and historically side dormers were much small in length. Staff asks that a condition of approval be that the dormer on the right/15<sup>th</sup> Street elevation be divided up into two separate dormers. With this condition, staff finds these dormers and the roof form to match the historic context and to meet Section II.B.5. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Orientation: The infill is oriented to face Calvin Avenue, which is appropriate. It has a partial-width front porch that is six feet (6') deep. Staff asks that a central walkway be added from the sidewalk to the front steps. With this condition, staff finds that the infill meets Section II.B.6. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Proportion and Rhythm of Openings: The windows on the infill are all 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. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Appurtenances & Utilities: 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.

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

1. Staff approve a stone sample, windows and doors, shingle color, and the material of the porch floor prior to purchase and installation of these materials;
2. The long dormer on the right/15<sup>th</sup> Street elevation be divided up into two separate dormers;
3. The front porch columns have a more substantial cap;
4. A central walkway be added leading from the sidewalk on Calvin Avenue to the front porch; and
5. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

**Context Photos:**



The alley behind 1421 Calvin Avenue, as seen from 15<sup>th</sup> Street.



1421 Calvin Avenue house with two vacant lots on either side.



1421 Calvin Avenue house and the vacant property to its west/left.



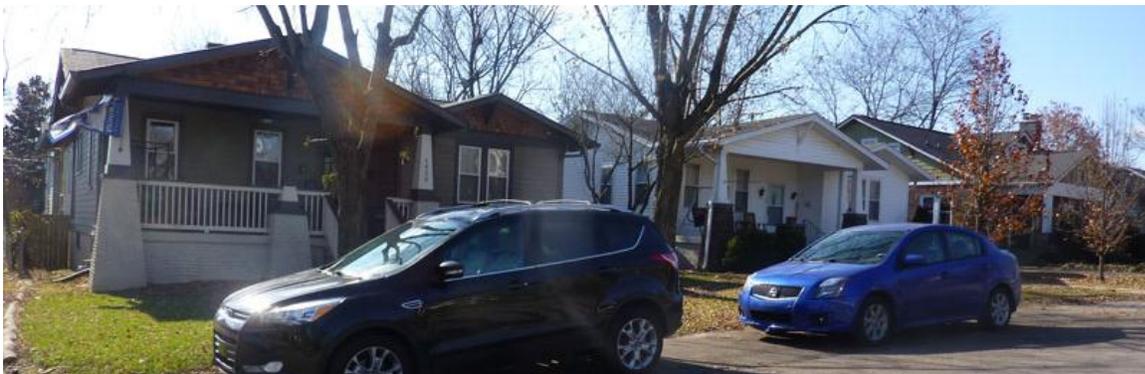
Houses across North 15<sup>th</sup> Street, looking north.



Houses across North 15<sup>th</sup> Street, looking south.



No. 1422 and 1420 Calvin, across the street



No. 1420 and 1418 Calvin, across the street



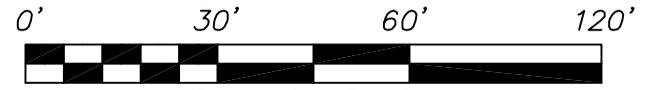
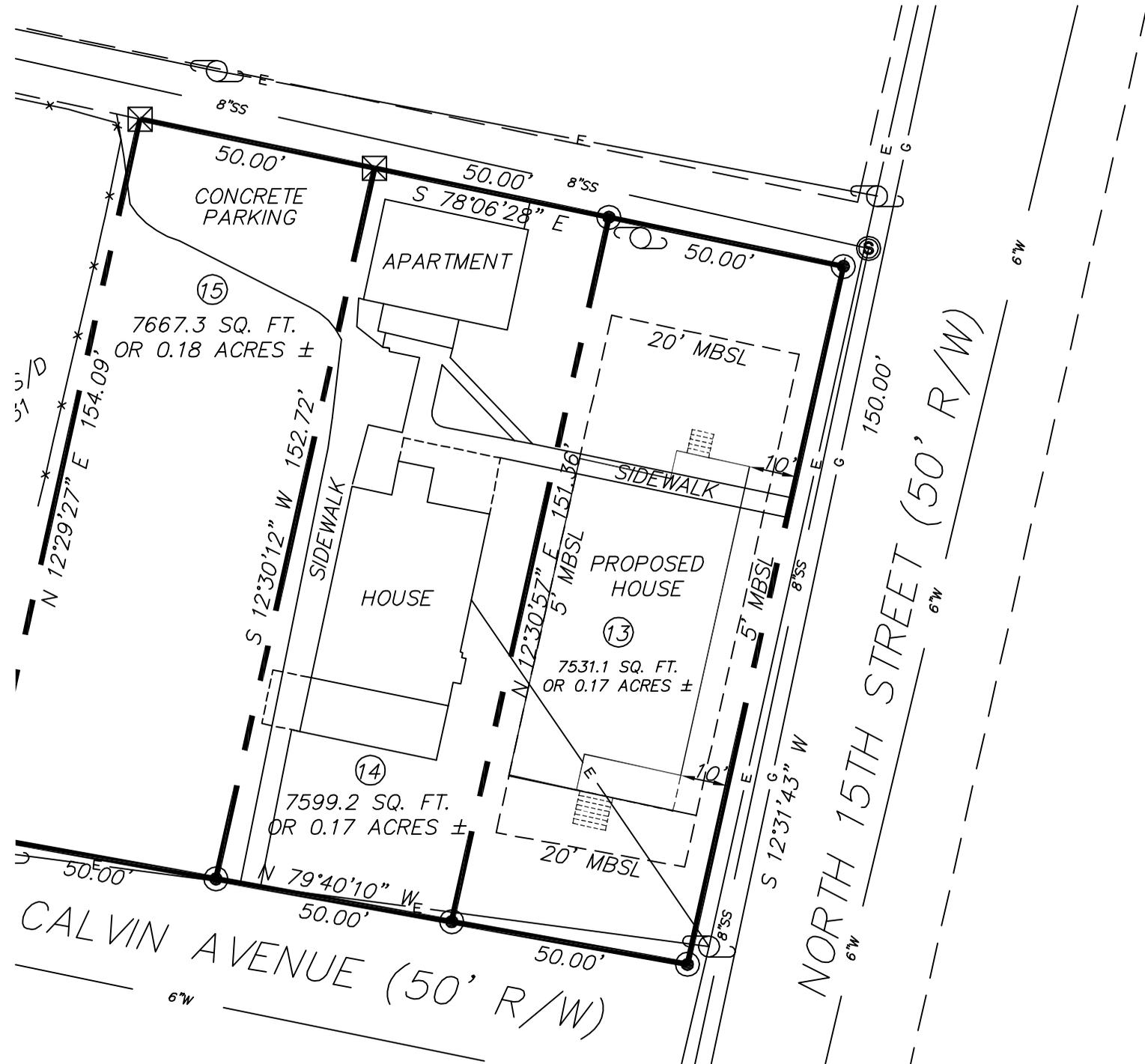
Looking west on Calvin, across the street from the site.



Looking west on Calvin, on the north side of the street



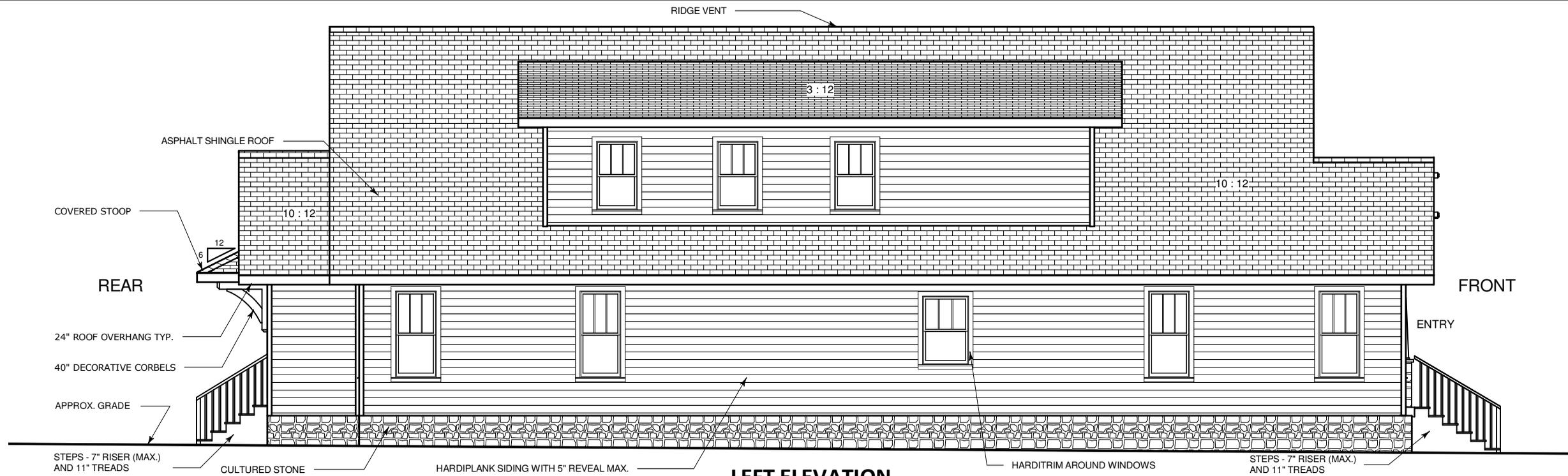
Looking west on Calvin, on the north side of the street



Graphic Scale  
1" = 30'

NOTE: BEARINGS ARE RELATIVE TO  
MAGNETIC NORTH -- 11/09/2013





**LEFT ELEVATION**

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



**RIGHT ELEVATION**

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

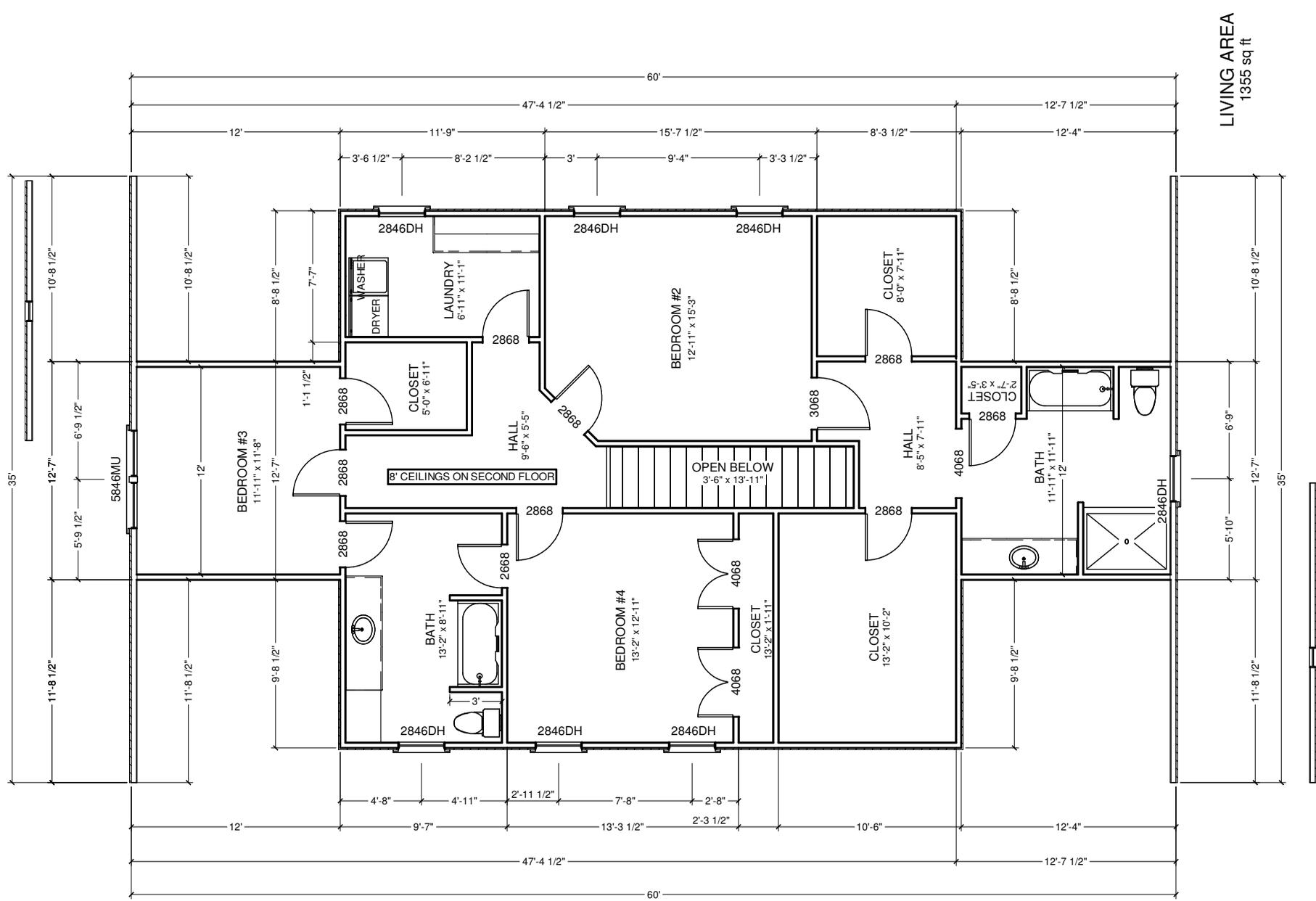
NO.	DESCRIPTION	BY	DATE
PROJECT DESCRIPTION: <b>Right and Left Elevation</b> <b>Andy Beck - 1421 Calvin</b> 1421 Calvin, Nashville, TN			
DRAWINGS PROVIDED BY: <b>CADWAY</b> <b>Designs</b>			
Date: Mar. 5, 2014			
Scale: As Noted			
SHEET: <b>A-2</b>			

E:\Plans\2013\134104-Calvin\134104-8x-14d.dwg





E:\Plans\2013\134104-Calvin\134104-8x-14d.layout



LIVING AREA  
1355 sq ft

### SECOND FLOOR PLAN

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

PROJECT DESCRIPTION:	Second Floor Plan Andy Beck - 1421 Calvin 1421 Calvin, Nashville, TN
DATE:	Mar. 5, 2014
SCALE:	As Noted
SHEET:	A-4
DRAWINGS PROVIDED BY:	CADWAY Designs
NO.	
DESCRIPTION	
BY	
DATE	

40 Henryville Rd.  
Elmhurst TN 38456  
931-426-8709

