



# 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 Ransom Avenue/Byron Close Development 105, 108, 113, and 116 Ransom Avenue February 18, 2015

**Application:** New construction--infill

**District:** Elmington Place Neighborhood Conservation Zoning Overlay

**Council District:** 25

**Map and Parcel Numbers:** 104100O00200CO, 104100O00400CO, 104100O00800CO ,  
104100O01000CO

**Applicant:** Barlow Builders

**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** The applicant is proposing to construct four of the eleven single family homes that are part of the Ransom Avenue/Byron Close SP development. The Commission approved the development plan in July 2012. Since that time, MHZC has approved the design of three of the houses, and one house has been constructed.

**Attachments**

- A:** Site Plan
- B:** Elevations
- C:** Floor Plan

**Recommendation Summary:** Staff recommends approval with the conditions that:

- Staff verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context;
- Staff provide final review of the windows and doors, roof color, railing design and material, brick and stone samples, and the material for the entryway floors;
- The maximum reveal of the lap siding on Lot 10 be five inches (5”);
- The shutters be fully operational;
- All double and triple, double-hung windows have four to six inch (4 – 6”) mullions in between them;
- The houses have eave overhangs of at least twelve inches (12”);
- Walkways leading from Ransom Avenue to the front entries be added;
- The front porch on lot 10 have a depth of at least six feet (6’); and
- The HVAC units be placed on the rear façades, or on a side façade beyond the midpoint of the houses.

With these conditions, staff finds that the four infill houses meet the design guidelines for infill in the Elmington Neighborhood Conservation Zoning Overlay.

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **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.

#### **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.*

#### **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.

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

**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.*

**Background:** Byron Close is an 11 unit residential SP development (BL2008-149) located on the previous site of Ransom School, close to I-440 and West End Avenue. The applicant now proposes design for infill construction of four of the eleven lots (Figure 1). The application is to construct new infill on Lots 2, 4, 8, and 10 (or 105, 113, 108, and 116 Ransom Avenue). The house on Lot 3 has already been approved and constructed. MHZC approved designs for houses on Lots 6 and 8 in 2014, but they have not been constructed. The design for Lot 8 that is part of this application is different than the design approved for the lot in 2014.

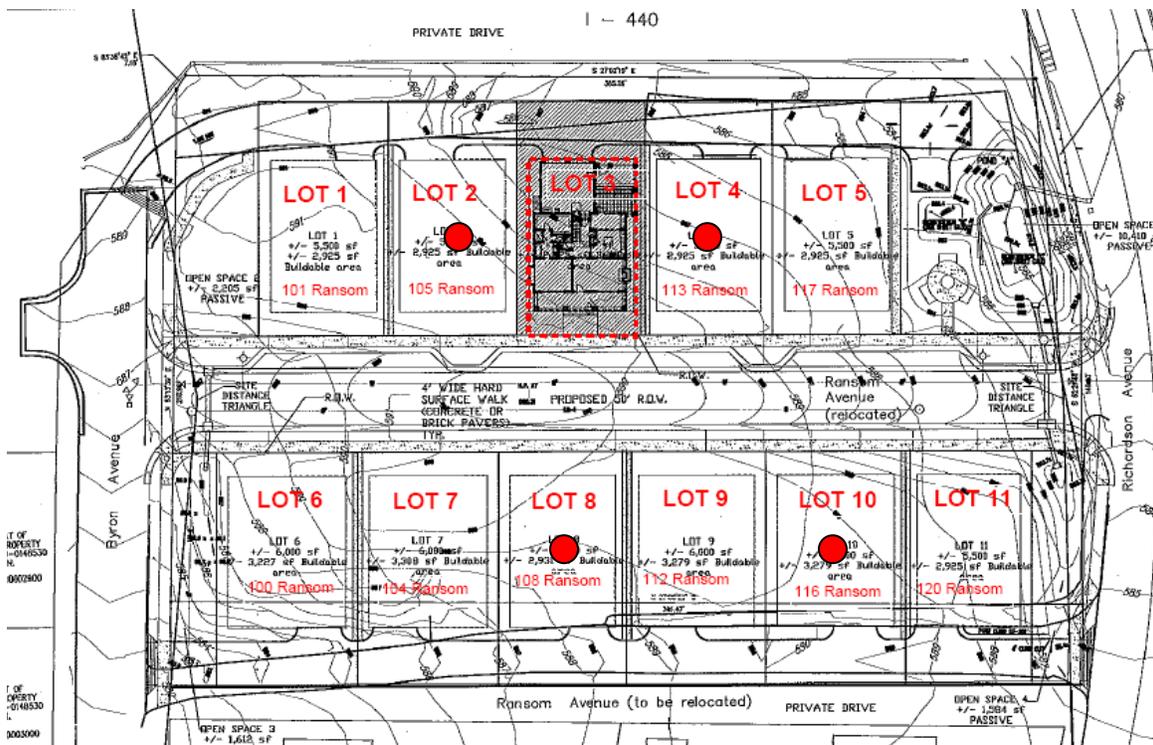


Figure 1. Site map.

**Analysis and Findings:**

**Setback & Rhythm of Spacing:**

The four proposed houses will all have similar setbacks that were approved as part of the development plan in 2012. Their front setbacks will be approximately ten feet (10'),

which the Commission has determined to be appropriate for this development in the past. All of their side setbacks will be a minimum of five feet (5'), and the rear setbacks will be a minimum of twenty-five feet (25'). These setbacks meet the development plan and have been approved by the Commission for infill in this development in the past. Staff therefore finds that the setbacks and rhythm of spacing meets section II.B.1.c. of the design guidelines.

**Height & Scale:** The proposed buildings are all one-and-a-half to two stories in height. The individual infill houses have the following measurements:

Lot/Address	Stories	Ridge Height	Eave Height	Foundation Height	Width	Depth
Lot 2 (105 Ransom)	1.5	35'	13'6" – 21'6"	2'	43'2"	64'
Lot 4 (113 Ransom)	1.5	32'10"	11'6"	2'	43'2"	63'9"
Lot 8 (108 Ransom)	1.5	33'2"	11'6" – 17'6"	2'	43'2"	63'9"
Lot 10 (116 Ransom)	2	33'2"	21'6"	2'	42'2"	63'6"

Staff finds that these measurements are similar to what have been approved by the Commission in the past for the Ransom/Byron close development, and they meet the historic context. The majority of the historic homes in the immediate vicinity are one to one-and-a-half-stories, although there are several two-story homes in the conservation overlay. The historic two-story homes range from twenty-eight feet (28') to thirty-five feet (35') in height. The widths of historic homes in the area range from thirty-two feet (32') to forty-eight feet (48'). Staff therefore finds that the height and scale of the four infill houses meet sections II.B.1.a. and b. of the design guidelines. Staff will want to verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context.

**Materials, Texture, Details and Material Color:** All four houses will have stone cladding for the foundations, architectural shingles for the roofs, and wood or cement fiberboard trim. Lots 2, 4, and 8 will be primarily clad in brick, with accent areas of cement fiberboards and battens. Lot 10 will be clad in cement fiberboard lap siding on the ground floor, and vertical cement fiberboard on the second story. Staff asks that the fiberboard be smooth face, and that the lap siding have a maximum reveal of five inches (5"). The windows and doors were not specified, and staff asks to approve all windows and doors prior to purchase and installation. Staff also asks to approve the entryway floor and step material, and the design and material of any railings. Wood shutters are proposed for Lot 10, and staff asks that they be fully operational.

With the condition that staff provides final review of windows, doors, roof color, brick, stone, entryway floor, railings, the siding reveal, and the shutters, staff finds that the project meets section II.B.1.d. of the design guidelines.

**Roof form:** The infills’ proposed roof forms all meet the historic context, and are as follows:

Lot/Address	Primary roof form/pitch	Secondary Roof forms	Other roof forms
Lot 2 (105 Ransom)	Gables, 16/12	Gables, 12/12	Hipped, 3/12; Gable 4/12
Lot 4 (113 Ransom)	Gables, 10/12	Gables, 14/12	Gable, 6/12
Lot 8 (108 Ransom)	Hipped, 16/12	Gables, 16/12	Shed, 5/12; Shed dormer, 4/12
Lot 10 (116 Ransom)	Gables, 12/12	Gables, 7/12	Gable, 5/12; Shed, 3/12

Staff notes that many of the houses have shallow eave overhangs, and asks that all eaves have a depth of at least twelve inches (12”). With this condition, Staff finds the projects meets section II.B.1.e. of the design guidelines.

**Orientation:** All four houses will be located on interior lots, and they do not have side facades that face Byron or Richardson Avenues. They are all oriented to face Ransom Avenue in accordance with the site plan for the development. Lots 2, 4, and 8 have covered stoops with arched entryways that are between seven feet, eight inches (7’8”) and eight feet (8’) deep. Lot 10 has a partial-width front porch that is only five feet, seven inches (5’7”) deep. Staff asks that the porch be a minimum of six feet (6’) deep. Staff also asks that walkways be added from the Ransom Avenue sidewalk to the front entries of each of the houses.

Vehicular access for these lots will be from the rear, accessed by a rear alley.

With the conditions that the front porch on Lot 10 be a minimum of six feet (6’) deep and walkways be added to the front entries, the houses’ orientations meet section II.B.1.f. of the design guidelines.

**Proportion and Rhythm of Openings:** The window proportions are approximately twice as tall as they are wide, matching the historic context. Staff asks that all double and triple, double- hung window openings have four to six inch (4-6”) mullions in between them.

Some of the side facades have expanses larger than fifteen feet (15’) without a window or door opening. These expanses are all located behind the back half of the façade, and staff finds them to be appropriate because the houses are just ten feet (10’) apart from each other, and the wall space will be at most minimally visible from the street.

With the condition that all double and triple, double-hung window openings have four to six inch (4 – 6”) mullions in between them, staff finds that the infills’ proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

**Appurtenances & Utilities:** The location of the HVAC and other utilities was not noted on the site plans, and staff asks that the HVAC units be located on the rear, or on a side façade beyond the midpoint of the house.

**Outbuildings:** All of the units in this development, including the four that are currently under consideration, will have attached garages, with garage doors on the rear. The garages will be accessed via alleys. This is an approved form for this development due to the short lots and lack of immediate context. Staff finds that the attached garages meet Section II.B.1.h of the design guidelines.

**Recommendation Summary:** Staff recommends approval with the conditions that:

- Staff verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context;
- Staff provide final review of the windows and doors, roof color, railing design and material, brick and stone samples, and the material for the entryway floors;
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- The front porch on lot 10 have a depth of at least six feet (6'); and
- The HVAC units be placed on the rear façades, or on a side façade beyond the midpoint of the houses.

With these conditions, staff finds that the four infill houses meet the design guidelines for infill in the Elmington Neighborhood Conservation Zoning Overlay.

**Site Photos**



The house seen in these photos is the only house constructed in the development to date.



# I - 440

S 27°02'19" ▾

**PARCEL INFO:**

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RANSOM AVENUE  
ZONING:  
SP- 2012S-170-001

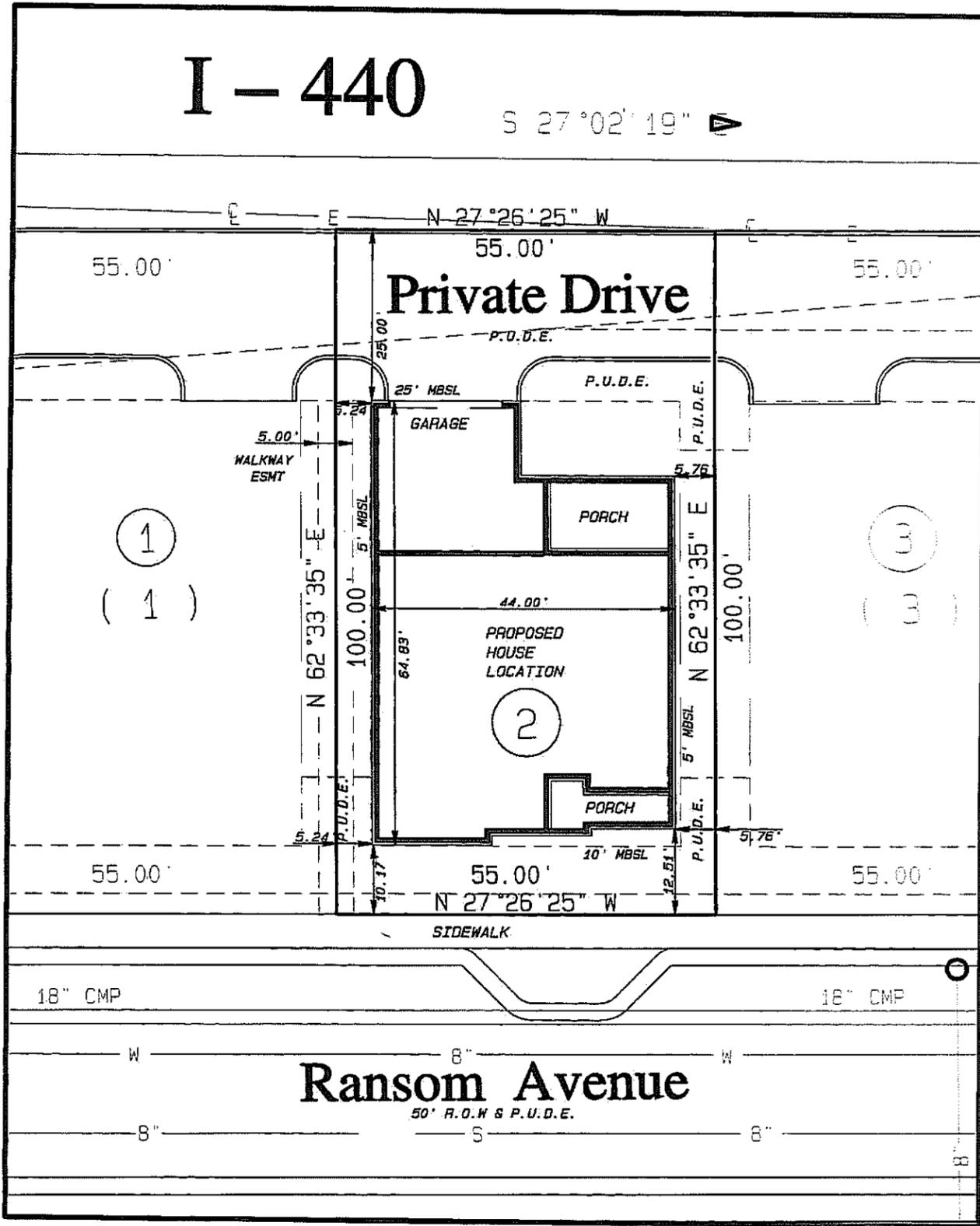
**SETBACKS:**

FRONT SETBACK=10'  
REAR SETBACK= 25 FEET.  
SIDE SETBACKS INTERNAL = 5 FEET

**NOTE:**

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**NOTES:**

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- MINIMUM BUILDING SETBACKS AS SHOWN PER PLAT OF RECORD. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION
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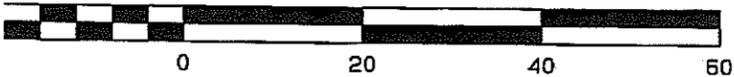
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- SET IRON ROD AND CAP
- (M) MEASURED/FIELD
- (P) PLAT/RECORD
- (C) CALCULATED
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
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- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
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ROGER HARRAH LS 2039

GRAPHIC SCALE 1"=20'

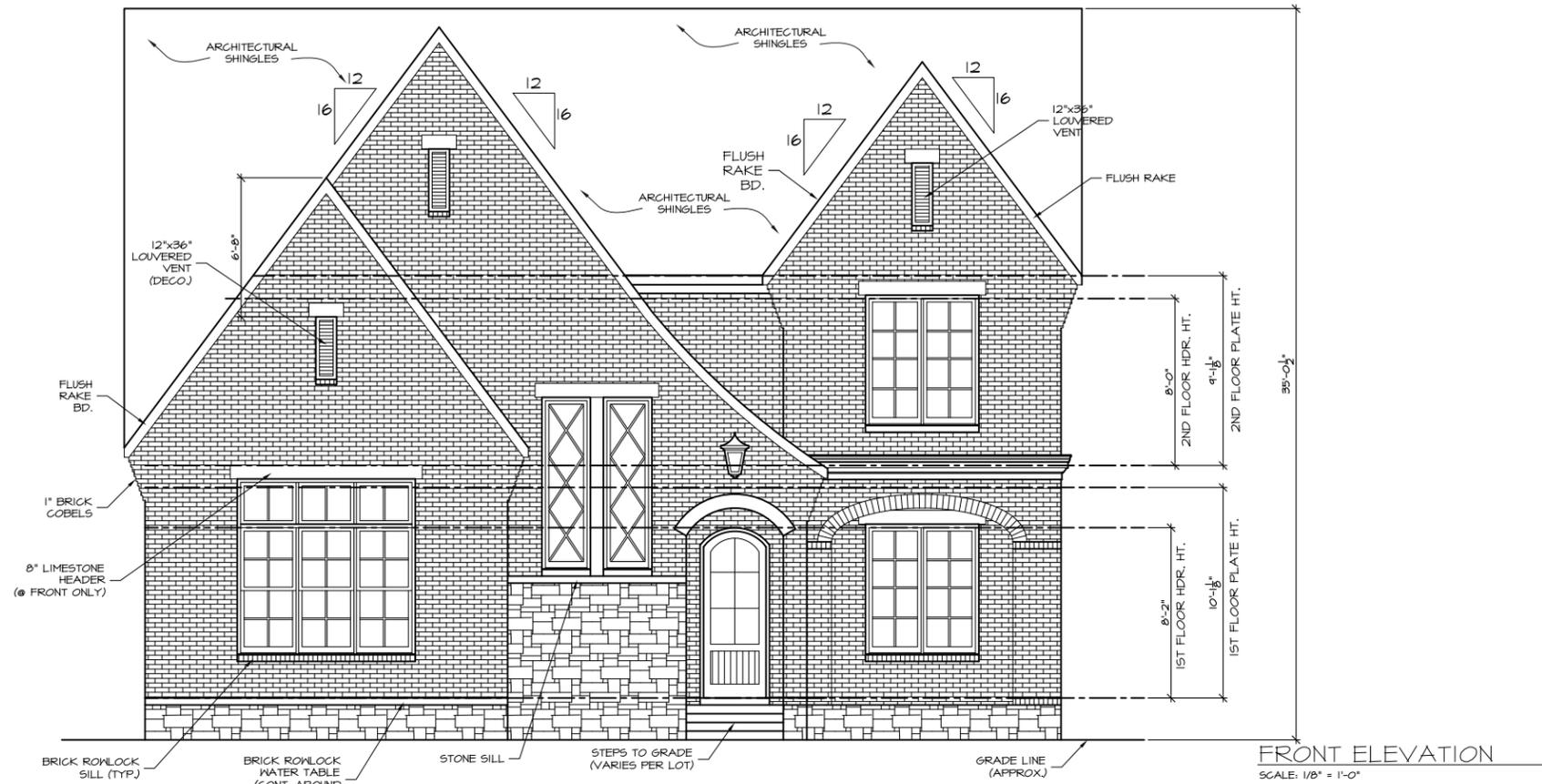


**Harrah & Associates**  
SURVEYORS • PLANNERS  
504 AUTUMN SPRINGS COURT  
SUITE B-15  
FRANKLIN, TN 37067  
PHONE: (615) 778-0853  
FAX: (615) 778-0865  
E-MAIL: rogerh@harrahgroup.com

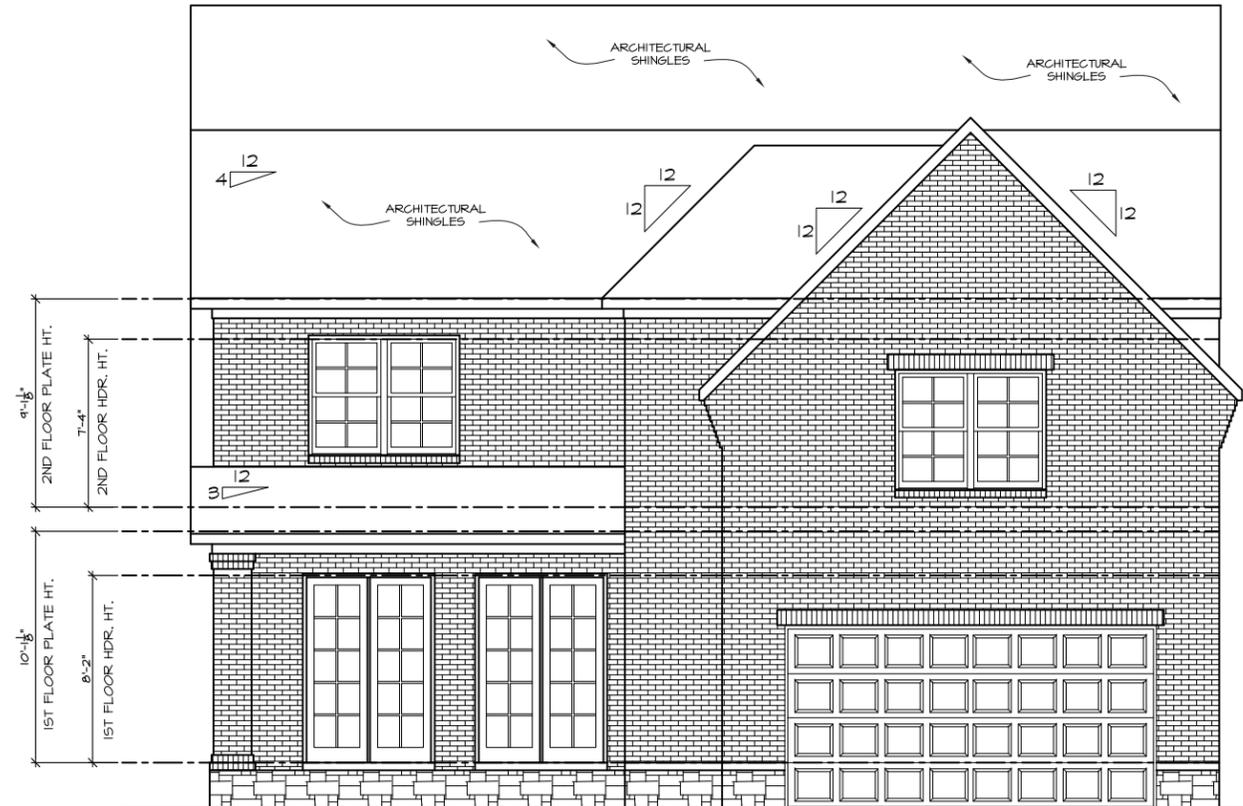
**SITE PLAN**  
OF  
**LOT 2, BYRON CLOSE SUBDIVISION**  
PLAT DOC #20131018-0108864  
**NASHVILLE, DAVIDSON COUNTY, TN.**

FOR  
**BARLOW BUILDERS**

DATE OF DRAWING: 02-01-15	
MANAGER: RHH	CADD: JH
PROJECT NUMBER: T192046	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF (S): ITH	
COMPUTER FILE: T192046_SP	
SCALE: 1"= 30'	SHEET 1 OF 2



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

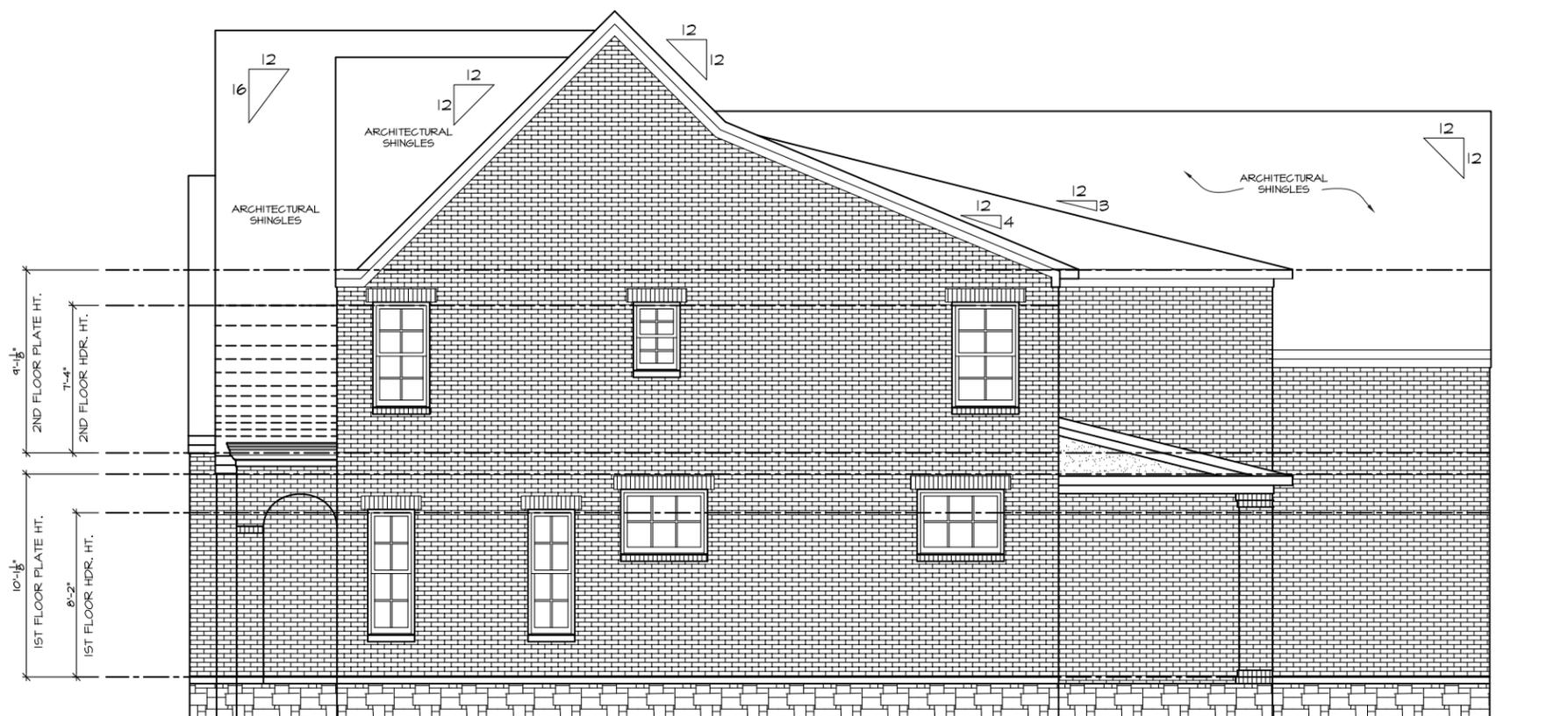
ISSUES:	
#	DATE
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2	2.2.15

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LOT 2 BYRON CLOSE

BARLOW BUILDERS

A.1



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



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

ISSUES:	
#	DATE
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LOT 2 BYRON CLOSE

BARLOW BUILDERS

A.2





# I - 440



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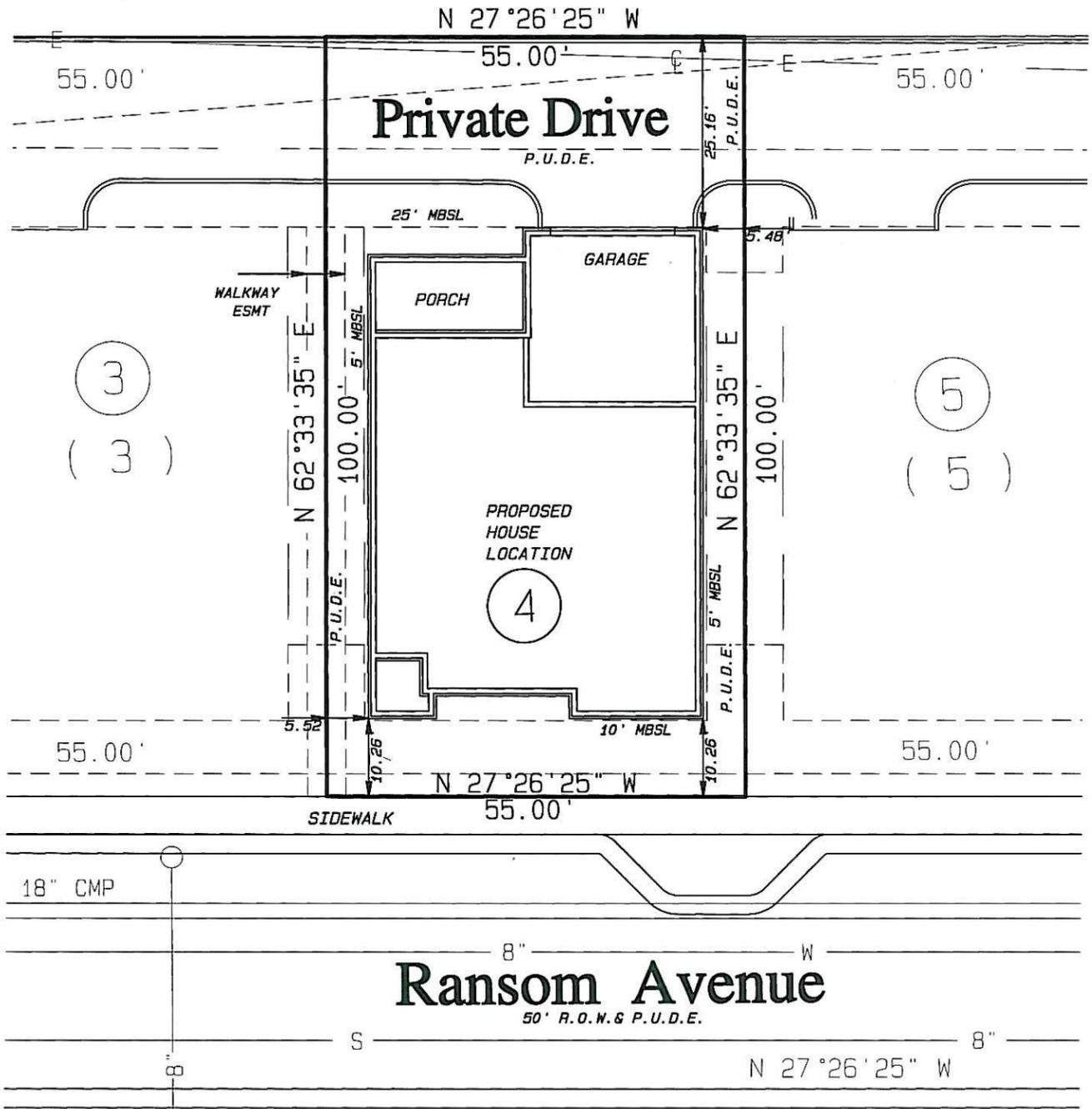
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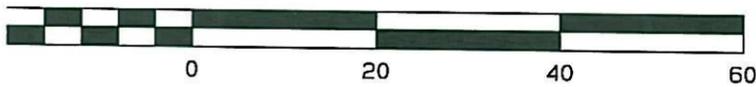
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ROGER HARRAH LS 2039

GRAPHIC SCALE 1"=20'



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 PHONE: (615) 778-0863  
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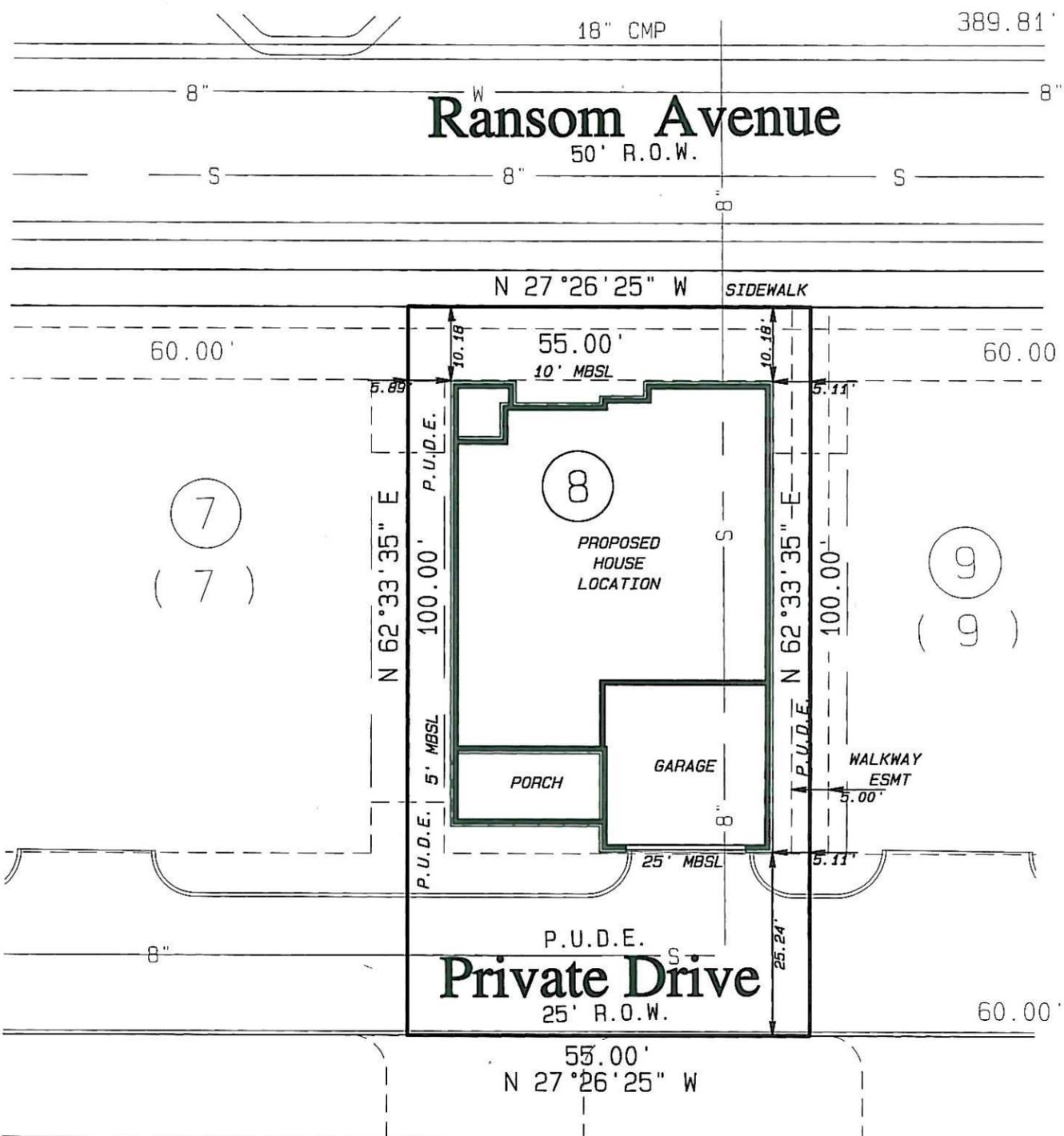
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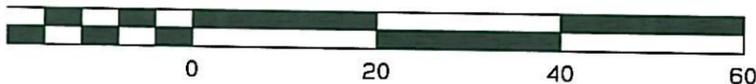
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- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- 727.80+ · FIELD SPOT ELEVATIONS



ROGER HARRAH LS 2039

GRAPHIC SCALE 1"=20'



**Harrah & Associates**  
 SURVEYORS • PLANNERS

504 AUTUMN SPRINGS COURT  
 SUITE B-15  
 FRANKLIN, TN 37067  
 PHONE: (615) 778-0863  
 FAX: (615) 778-0865

E-MAIL: rogerh@harrahgroup.com

**SITE PLAN**  
 OF  
**LOT 8, BYRON CLOSE SUBDIVISION**  
 PLAT DOC #20131018-0108864  
**NASHVILLE, DAVIDSON COUNTY, TN.**

FOR  
**BARLOW BUILDERS**

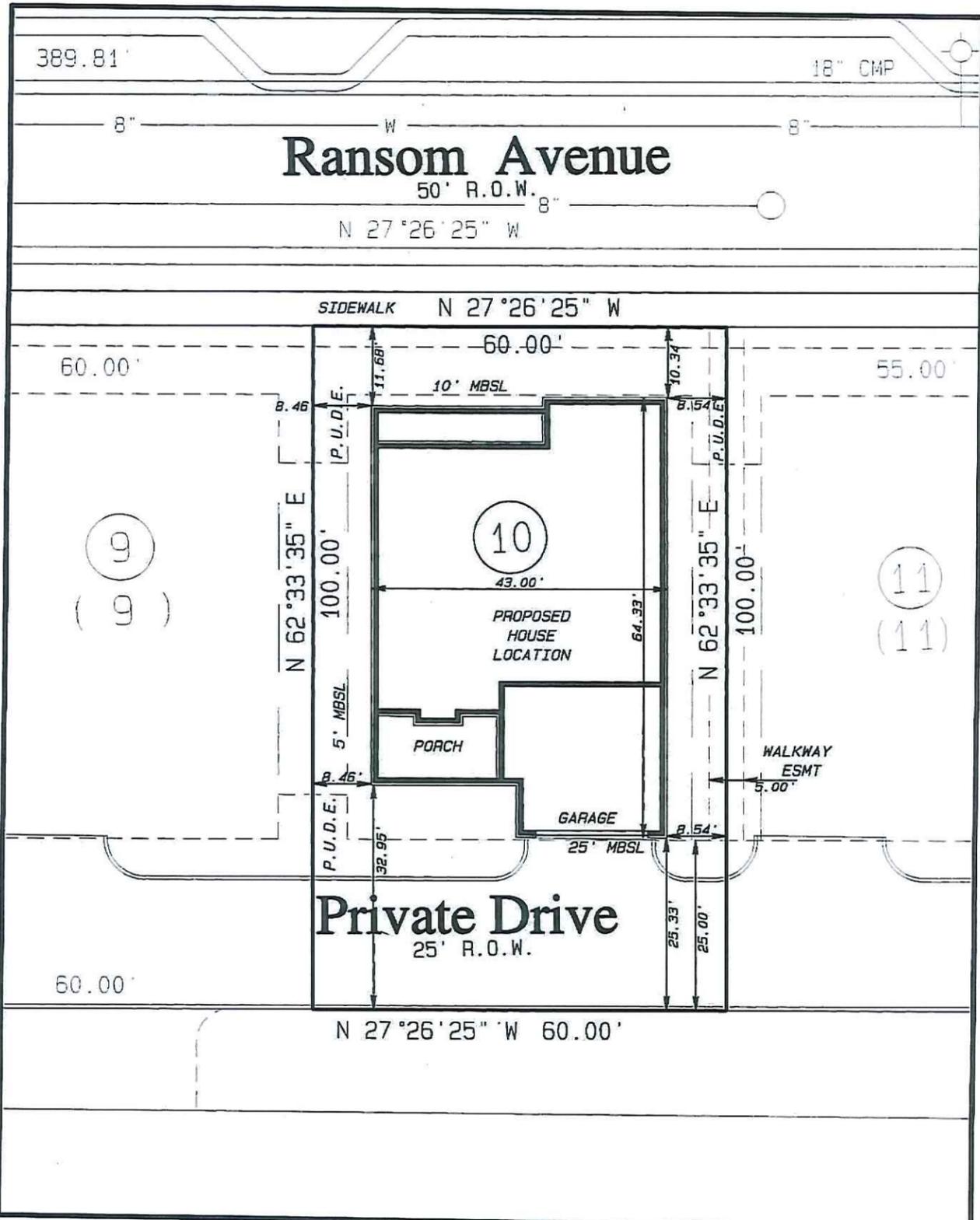
DATE OF DRAWING: 02-01-15	
MANAGER: RHH	CADD: JH
PROJECT NUMBER: T192046	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S): ITH	
COMPUTER FILE: T192046_SP	
SCALE: 1"= 30'	SHEET 1 OF 2











**PARCEL INFO:**

ADDRESS:  
 RANSOM AVENUE  
 ZONING:  
 SP- 2012S-170-001

**SETBACKS: (TYPICAL PER PLAT)**

FRONT SETBACK=10'  
 REAR SETBACK= 25 FEET.  
 SIDE SETBACKS INTERNAL = 5 FEET

**NOTE:**

BOUNDARY LINES AND SETBACKS AS SHOWN HAVE BEEN OBTAINED FROM PLAT OF RECORD AT #20131018-0108864

**THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.**

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT AT #20131018-0108864
2. NO TITLE COMMITMENT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
3. IMPROVEMENT DIMENSIONS SHOWN ARE TO OUTSIDE OF BRICK UNLESS OTHERWISE NOTED.
4. MINIMUM BUILDING SETBACKS AS SHOWN PER PLAT OF RECORD. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION
5. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
7. THE BUILDER IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS, INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS, AND OTHER BUILDING IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS SET FORTH OR NOTED ON THE SUBDIVISION PLAT, AND OTHER LOCAL, STATE, OR FEDERAL POLICIES THAT MAY AFFECT THE SUBJECT PROPERTY. THIS PLOT PLAN WAS GENERATED FROM THE FOUNDATION PLAN DRAWINGS AS PREPARED BY OTHERS, AND IS ORIENTED ON THE LOT BASED ON INFORMATION PROVIDED BY THE BUILDER. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS SHOWN AND SHALL REPORT ANY DISCREPANCIES TO THIS SURVEYOR PRIOR TO BEGINNING CONSTRUCTION.
8. SHADED BACKGROUND INFORMATION SHOWN IS BASED ON DESIGN PLANS AND IS NOT INFORMATION OBTAINED BY ASBUILT SURVEY. THIS INFORMATION IS FOR REFERENCE PURPOSES ONLY.

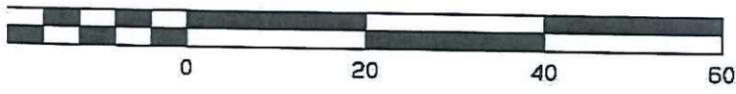
**LEGEND:**

- (FDIR) FOUND IRON ROD
- SET IRON ROD AND CAP
- (M) MEASURED/FIELD
- (P) PLAT/RECORD
- (C) CALCULATED
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- X— FENCE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
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**SITE PLAN**  
 OF  
**LOT 10, BYRON CLOSE SUBDIVISION**  
 PLAT DOC #20131018-0108864  
 NASHVILLE, DAVIDSON COUNTY, TN.

FOR  
**BARLOW BUILDERS**

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