



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
305 Scott Avenue
April 15, 2015

Application: New construction-infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 083020E90000CO
Applicant: John Root, architect
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The Commission approved a two-family building on the site in March. The current project is for a one and one half-story single-family residence.

Recommendation Summary: Staff recommends approval with the conditions that:

1. The front setback is in line with that established by adjacent houses;
2. The horizontal window on each side elevation be replaced with a more vertically-proportioned window;
3. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
5. Staff approve the color of the roofing material.

With these conditions, staff finds the project to meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.

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.

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.

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.



Figure 1. Vacant lot at 305 Scott Avenue

Background: The Commission approved an application for new construction of a two-family building at the March 2015 meeting. It was not built and this application is for construction of a single-family residence.

Analysis and Findings:

Height & Scale: The building is one and a half stories and thirty feet (30') tall from the finished floor height. The foundation height will be two feet (2'). The building's overall height is similar to the tallest two-story historic building in the immediate vicinity and also on a similarly-sized lot. The proposed width of thirty-eight feet and five inches (38' 5") is also similar to other two-story homes in the immediate contextual area. Staff finds the height and scale will be compatible with surrounding historic buildings, and the project meets section II.B.1.a. and b.

Setback & Rhythm of Spacing: The side setbacks are eleven feet (11') and seventeen feet (17'), which meet the minimum requirement of five feet (5'). The rear setback is approximately one hundred and fourteen feet (114'), more than meeting the required minimum of twenty feet (20'). The site plan submitted does not include the adjacent houses, so Staff was unable to verify the relative front setback of the infill. With the condition that Staff verifies that the front setback is in line with that established by neighboring buildings, the project meets section II.B.1.c.

Materials: The primary cladding will be fiber cement siding with five inches (5") reveal. The side gable fields and the front second-story bay will be clad in wood shingles. The roofing will be architectural shingles in a gray color, and the foundation will be split-faced concrete block. Details for doors were not provided. Windows will be aluminum-clad wood double-hung windows, which have been approved for new construction in conservation overlays. Staff requests final review of the windows and doors. The trim and porch elements will be fiber cement and wood. The porch floor and steps will be concrete. The walkway and driveway will be concrete. With Staff review of the roofing color, windows and doors, the project meets section II.B.1.d

Roof form: The roof is complicated with both gabled and hipped forms. The primary roof pitches are 12/12. The dormer on the left side has a shed roof with 4/12 pitch. The porch roof is 4/12. The roof forms are similar to neighboring historic buildings and have been approved previously. The project meets section II.B.1.e.

Orientation: The home is oriented to the street with the front entrance facing Scott Avenue and a walkway leading from the front porch to the street. Vehicular access is from a driveway off the alley. The orientation is consistent with surrounding historic buildings, and the project meets section II.B.1.f.

Proportion and Rhythm of Openings: The majority of windows are approximately twice as tall as they are wide. However, each side elevation shows one horizontally-proportioned window that does not meet the historical proportion of windows. Staff requests these windows be replaced by more vertically-proportioned windows. There are no expanses greater than ten feet (10') without an opening. With the condition that the horizontal window on each side is replaced with a more appropriate one, Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The HVAC units are drawn on the left side of the house beyond the midpoint of the house. This location is in accordance with the design guidelines and the project meets section II.B.1. i.

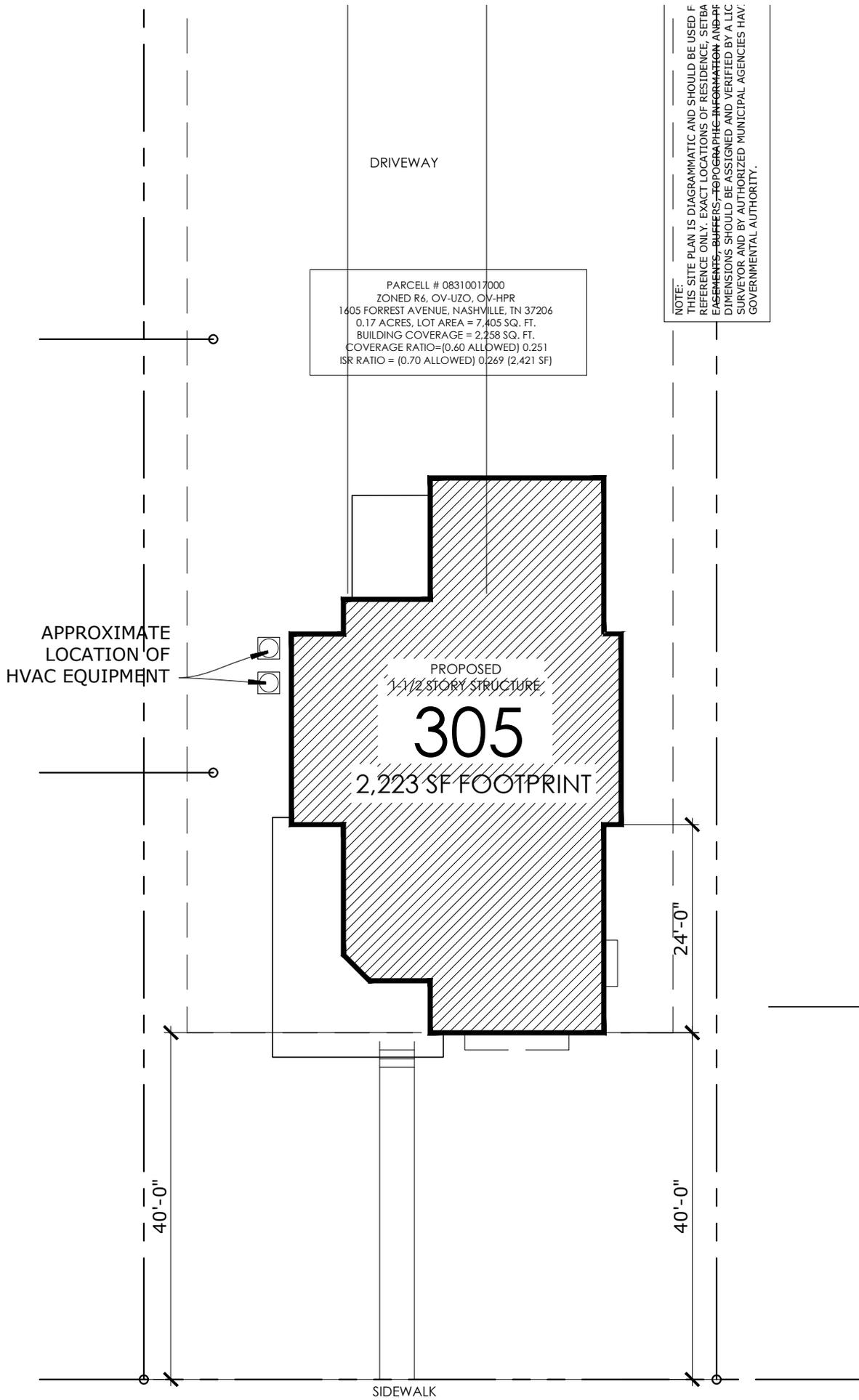
Recommendation:

Staff recommends approval with the conditions that:

1. The front setback is in line with that established by adjacent houses;
2. The horizontal window on each side elevation be replaced with a more vertically-proportioned window;

3. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
5. Staff approve the color of the roofing material.

With these conditions, staff finds the project to meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

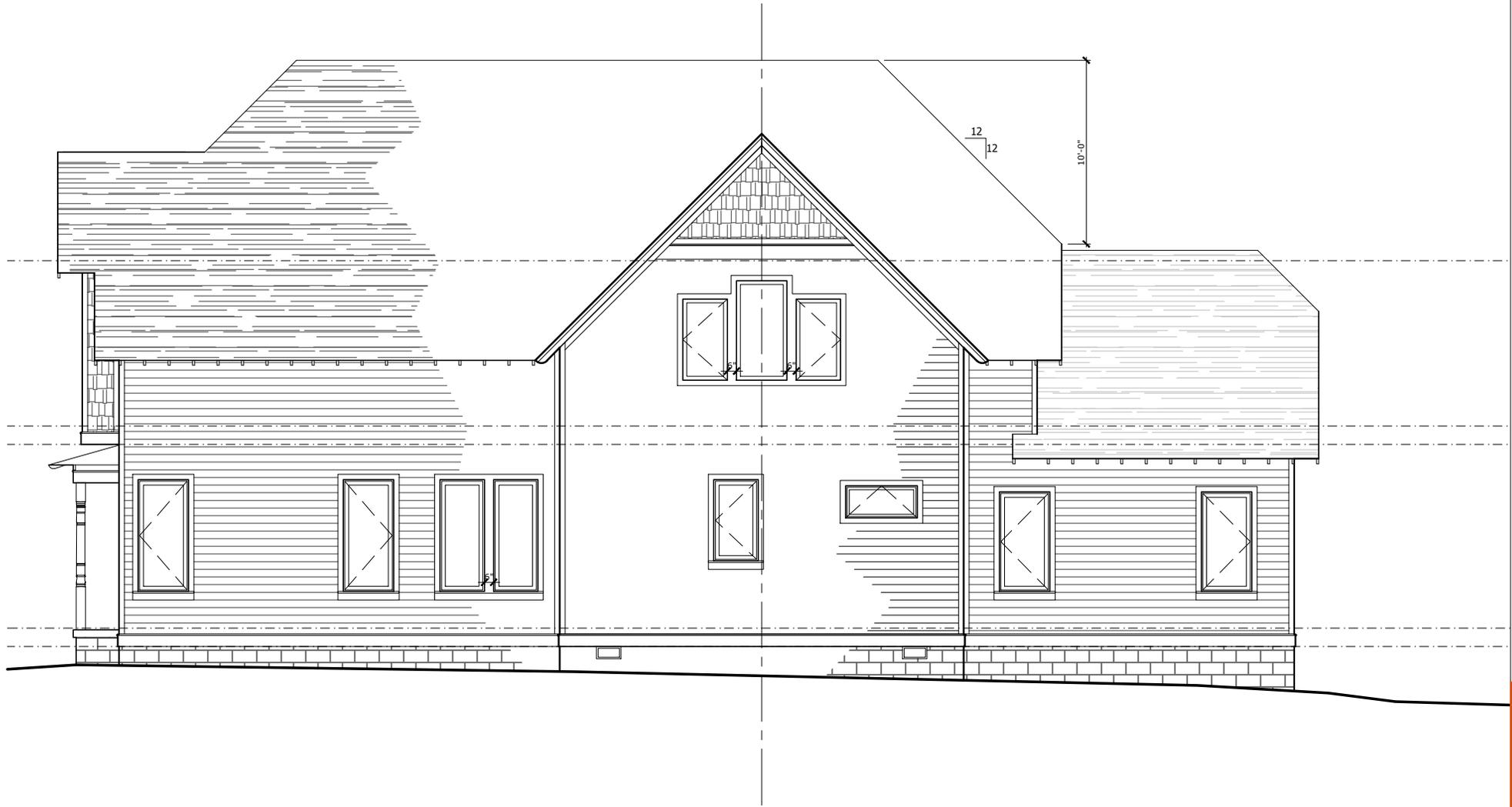


NOTE: THIS SITE PLAN IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY. EXACT LOCATIONS OF RESIDENCE, SETBACKS, BUFFERS, TOPOGRAPHIC INFORMATION AND DIMENSIONS SHOULD BE ASSIGNED AND VERIFIED BY A LIC SURVEYOR AND BY AUTHORIZED MUNICIPAL AGENCIES HAVING GOVERNMENTAL AUTHORITY.

ARCHITECTURAL SITE PLAN

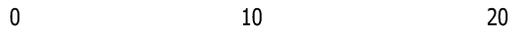
1/16" = 1'-0"





SIDE ELEVATION

1/8" = 1'-0"

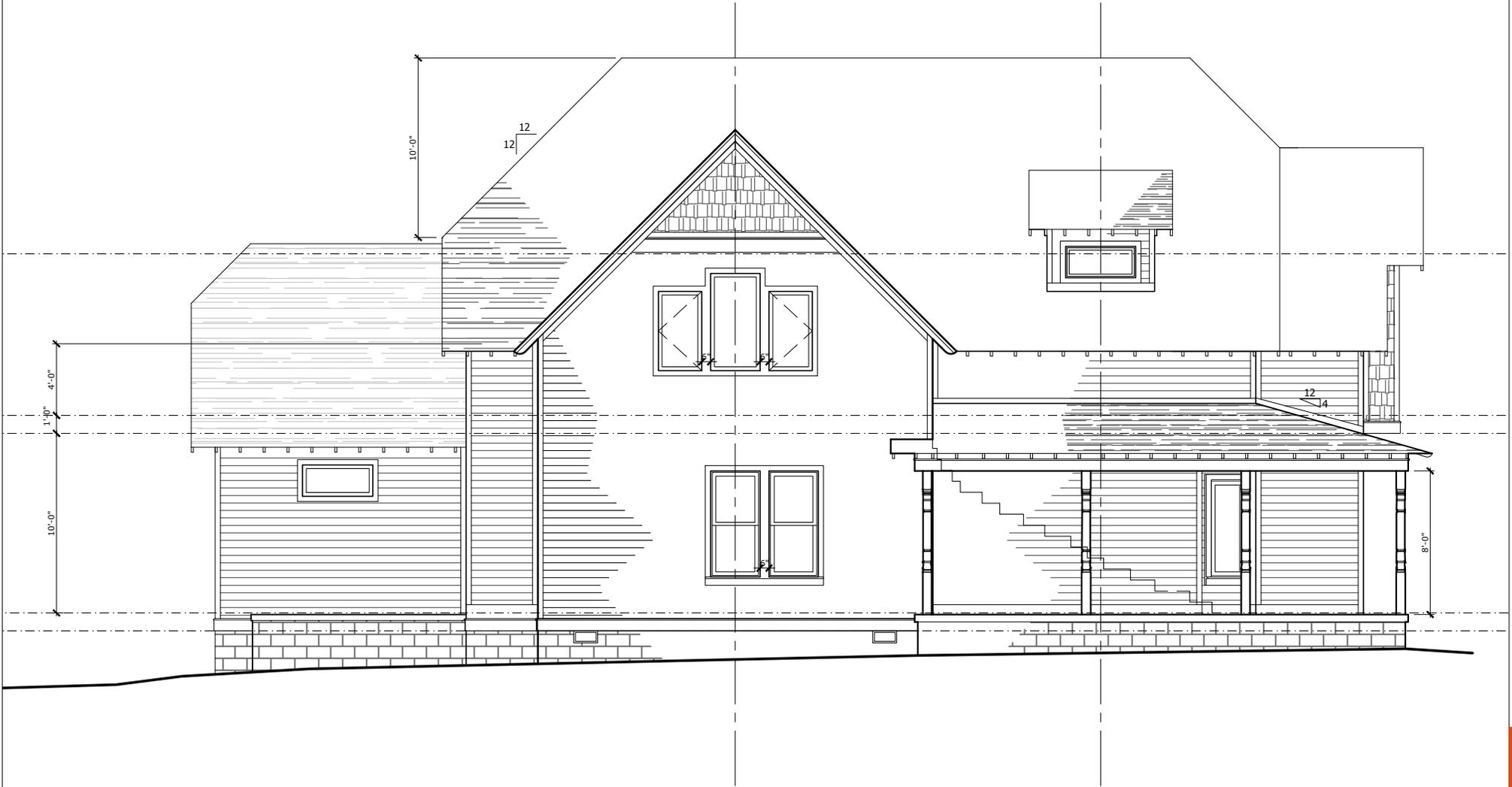




REAR ELEVATION

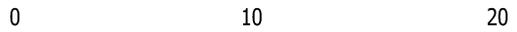
3/16" = 1'-0"

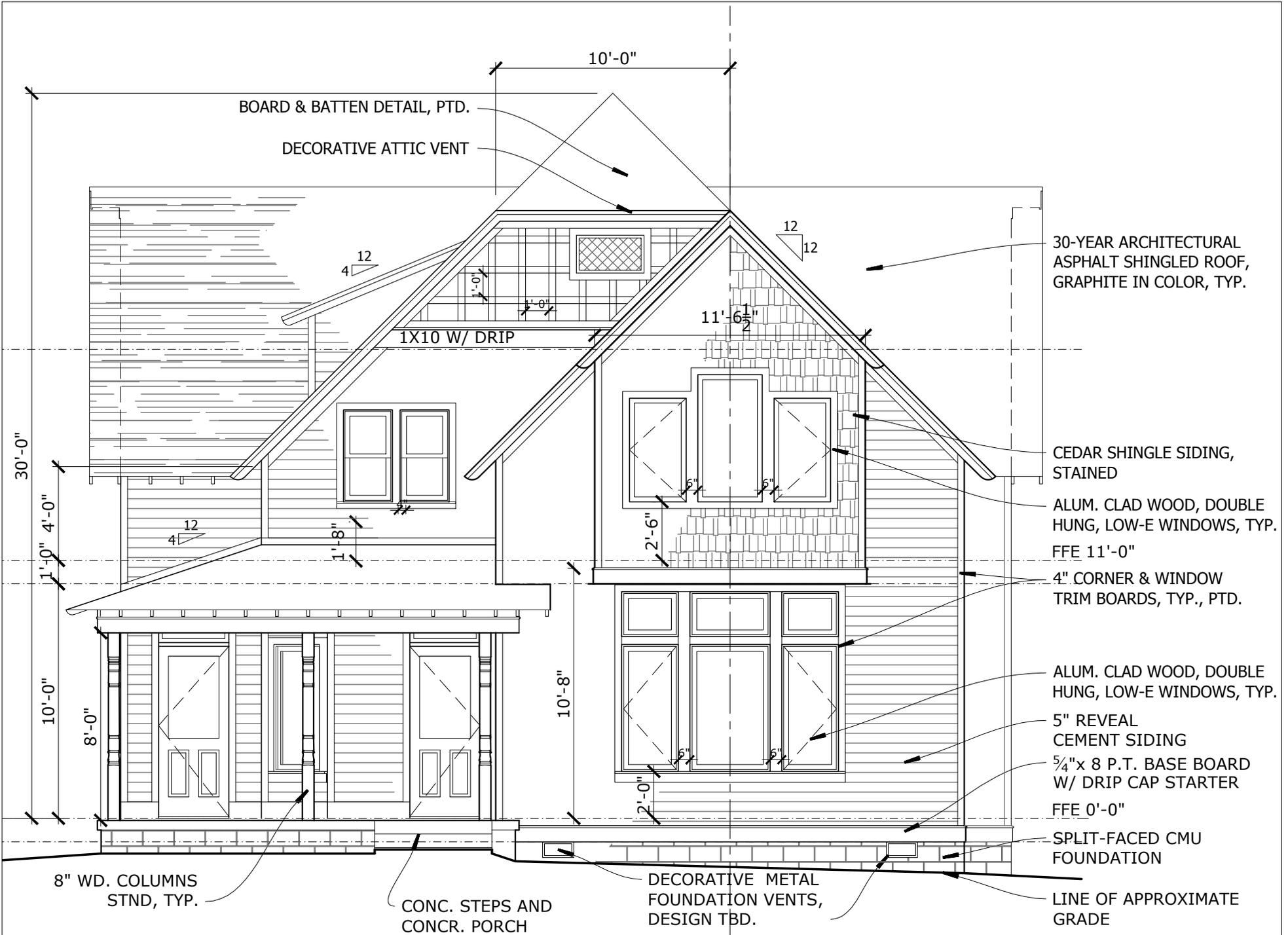
0 5 10 15



SIDE ELEVATION

1/8" = 1'-0"





BOARD & BATTEN DETAIL, PTD.

DECORATIVE ATTIC VENT

30-YEAR ARCHITECTURAL ASPHALT SHINGLED ROOF, GRAPHITE IN COLOR, TYP.

CEDAR SHINGLE SIDING, STAINED

ALUM. CLAD WOOD, DOUBLE HUNG, LOW-E WINDOWS, TYP.

FFE 11'-0"

4" CORNER & WINDOW TRIM BOARDS, TYP., PTD.

ALUM. CLAD WOOD, DOUBLE HUNG, LOW-E WINDOWS, TYP.

5" REVEAL CEMENT SIDING

5/4"x 8 P.T. BASE BOARD W/ DRIP CAP STARTER

FFE 0'-0"

SPLIT-FACED CMU FOUNDATION

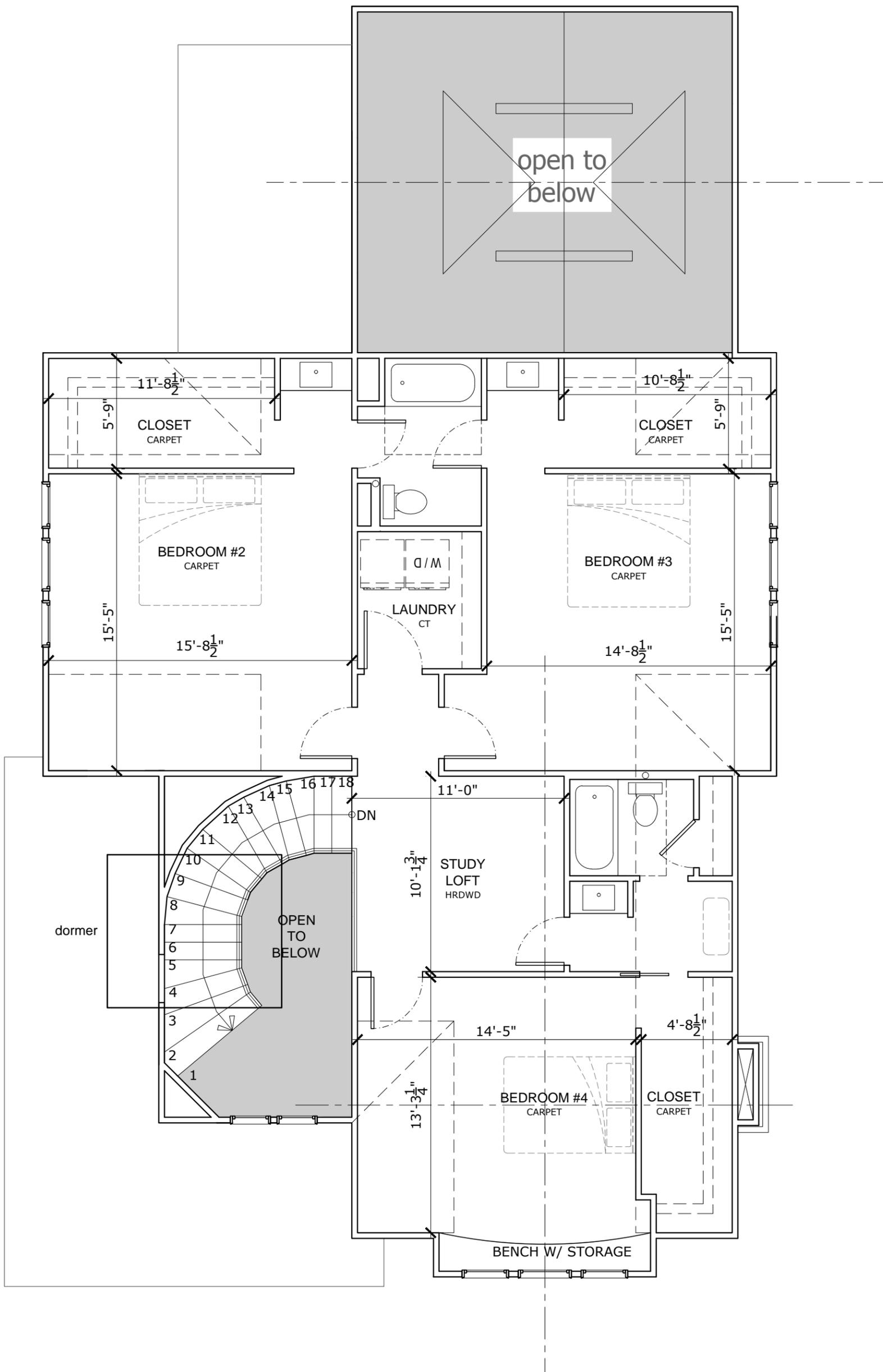
LINE OF APPROXIMATE GRADE

FRONT ELEVATION

3/16" = 1'-0"

0 5 10 15

1,316 SF



SECOND FLOOR PLAN

3/16" = 1'-0"



