



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1005 Seymour Avenue
April 18, 2012

Application: Infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 05
Map and Parcel Number: 08305000200
Applicant: Peggy Newman
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Construct a new single-family house on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The front and rear porch columns have a cap and a base. 2. Staff review and approve the asphalt shingle color, porch and step material, and the window and door materials and specifications prior to purchase and installation. 3. The driveway be concrete strips to at least the front wall of the house. 4. A central pathway from the sidewalk to the front porch be added. 5. Any utilities be located in the rear of the house or on a side façade beyond the midpoint of the house. 6. Staff review and approve any new appurtenances, including, but not limited to, additional pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these materials. <p>With these conditions, staff finds that the project meets II.B.1. of the <i>Greenwood Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Background: 1005 Seymour Avenue is a vacant lot. The house that was here previously was damaged in a 1984 fire and then demolished in 1994.

Applicable Design Guidelines:

II.B.1 New Construction

a . H e i g h t

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 . S c a l e

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 . S e t b a c k a n d R h y t h m o f S p a c i n g

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 . M a t e r i a l s , T e x t u r e , D e t a i l s , a n d M a t e r i a l C o l o r

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. **R o o f S h a p e**

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.

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 those that front 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.

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.

Generally, curb cuts should not be added.

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.

h. 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, 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.

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.

Analysis and Findings:

Height & Scale: The proposed dwelling is one-and-a-half stories, and approximately twenty-eight feet, six inches (28'6") tall from existing grade to ridge. The historic houses to the right and the left of the site are both approximately twenty-two feet (22') tall. Although the majority of the historic houses on Seymour Street are one to one-and-a-half stories and between twenty and twenty-four feet (20'-24') tall, there are a handful of tall two and two-and-a-half story historic structures on the street that range in height from twenty-nine to thirty-five feet (29'-35'). Nos. 946, 1022, and 1030 Seymour Avenue are all historic houses that are over thirty feet (30') tall.

Staff finds the proposed height of the new construction to be appropriate for several reasons. The side-gable main form of the house helps to minimize its height, as the maximum height of twenty-eight feet, six inches (28'6") is not reached until thirty feet (30') behind the front wall of the house. The most forward-portion of the house is a projecting cross gable that is approximately twenty-four-feet (24') tall. Staff also finds that the height matches the historic context because it is several feet lower than other existing historic houses on Seymour Street.

The width of the building is a maximum of thirty-one feet, eleven inches (31'11") although the majority of the building is thirty feet, eleven inches (30'11") wide. This is the same approximate width as the contributing house next door 1007 Seymour, and is in keeping with the neighboring historic houses which have widths in the range of thirty to forty feet (30'-40'). The depth of the house is a maximum of fifty-four feet, two inches (54'2"), which matches the historic context. The front porch is approximately seven feet, six inches (7'6") deep.

The design guidelines require that the neighborhood's context of "mass in relation to open spaces" be preserved. After construction of the infill, the site will be approximately

eighty-two percent (82%) open space. Staff finds that this percentage of open space is in keeping with the historic context of the immediate vicinity, which ranges from approximately seventy-two to ninety percent (72%-90%) open space.

Staff finds the height and scale of the new construction to meet Sections II.B.1.a. and II. B.1.b. of the *Greenwood Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Setback and Rhythm of Spacing: The proposal meets all bulk zoning setback requirements. The structure will be sited off-center on the lot, towards the left/west, to allow for the use of an existing curb cut. This siting is similar to the siting of other nearby houses, including the one next door at 1003 Seymour Avenue. The proposed structure for 1005 Seymour Avenue matches the front setback of its historic neighbor at 1003 Seymour Avenue, and therefore staff finds the setback and rhythm of spacing for the infill to meet the design guidelines.

Staff finds the setback and rhythm of spacing of the proposed structure to meet Section II.B.1.c. of the *Greenwood Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The primary cladding material for the building will be cement fiberboard lap siding with a five inch (5") reveal. The front dormer and the house's gable fields will be clad in cement fiberboard board and batten. The roof will be architectural shingles, the color of which should be approved by staff, and the foundation will be split face concrete block. The porch posts will be wood, and staff asks that the porch posts have a cap and a base on them. The materials and specifications for the windows and doors, as well as the porch floor and steps were not indicated. Staff asks that a condition of approval be that staff review and approve the windows and door specifications and the porch floor materials prior to purchase and installation.

With the above-mentioned approvals, staff finds the proposed materials to meet Section II.B.1.d. of the *Greenwood Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The primary roof form is a cross gable, and the front and side gables will have a roof slope of 12/12. The front and rear dormers will have a shed roof with a slope of 3/12. The front bay window will have a shed roof with a slope of 6/12, and the front porch roof will have a slope of approximately 3/12. The roof shapes and pitches are found on historic buildings throughout the district and so meet Section II.B.1.e. of the *Greenwood Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The proposed structure has an asymmetrical façade with a centered front entrance. Its porch is located on the right portion of the front façade. The house is oriented to face Seymour Avenue, as are all of the buildings on this block. Staff finds

that the orientation meets section II.B.1.f. of the *Greenwood Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows of the proposed structure are approximately twice as tall as they are wide, with the exception of some more utilitarian windows on the side and rear facades. The windows therefore meet the historic ratio of windows in the neighborhood. In addition, there are no large expanses of wall space without a window or door opening. Staff finds that the window proportions and rhythm of openings meets Section II.B.1.g. of *Greenwood Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Public Spaces & Utilities: There is an existing curb cut and the remnants of a gravel driveway on the right side of the lot. The application involves creating a new driveway that will extend from the curb to the back corner of the house. Because there is no existing hardscape driveway, staff asks that the new driveway be concrete strips to at least the front wall of the house.

A walkway from the driveway to the front of the house is planned. Staff asks that a pathway from the sidewalk to the front porch also be added to the site. The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house. No other appurtenances were indicated on the plans, and staff asks that a condition of approval be that staff review and approve any new appurtenances, including, but not limited to, additional pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these materials.

Staff finds that with the addition of a central pathway, the known appurtenances meet Section II.B.1.h. and II.B.1.j. of the *Greenwood Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Staff recommends approval of the project with the following conditions:

1. The front and rear porch columns have a cap and a base.
2. Staff review and approve the asphalt shingle color, porch and step material, and the window and door materials and specifications prior to purchase and installation.
3. The driveway be concrete strips to at least the front wall of the house.
4. A central pathway from the sidewalk to the front porch be added.
5. Any utilities be located in the rear of the house or on a side façade beyond the midpoint of the house.
6. Staff review and approve any new appurtenances, including, but not limited to, additional pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these materials.

With these conditions, staff finds that the project meets II.B.1. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



1005 Seymour Avenue, site.



1003 Seymour Avenue, house to the left of site.



1007 Seymour Avenue, house to the right of the site.



Houses across the street from the site.



1030 Seymour Avenue, across the street and down the block from the site.



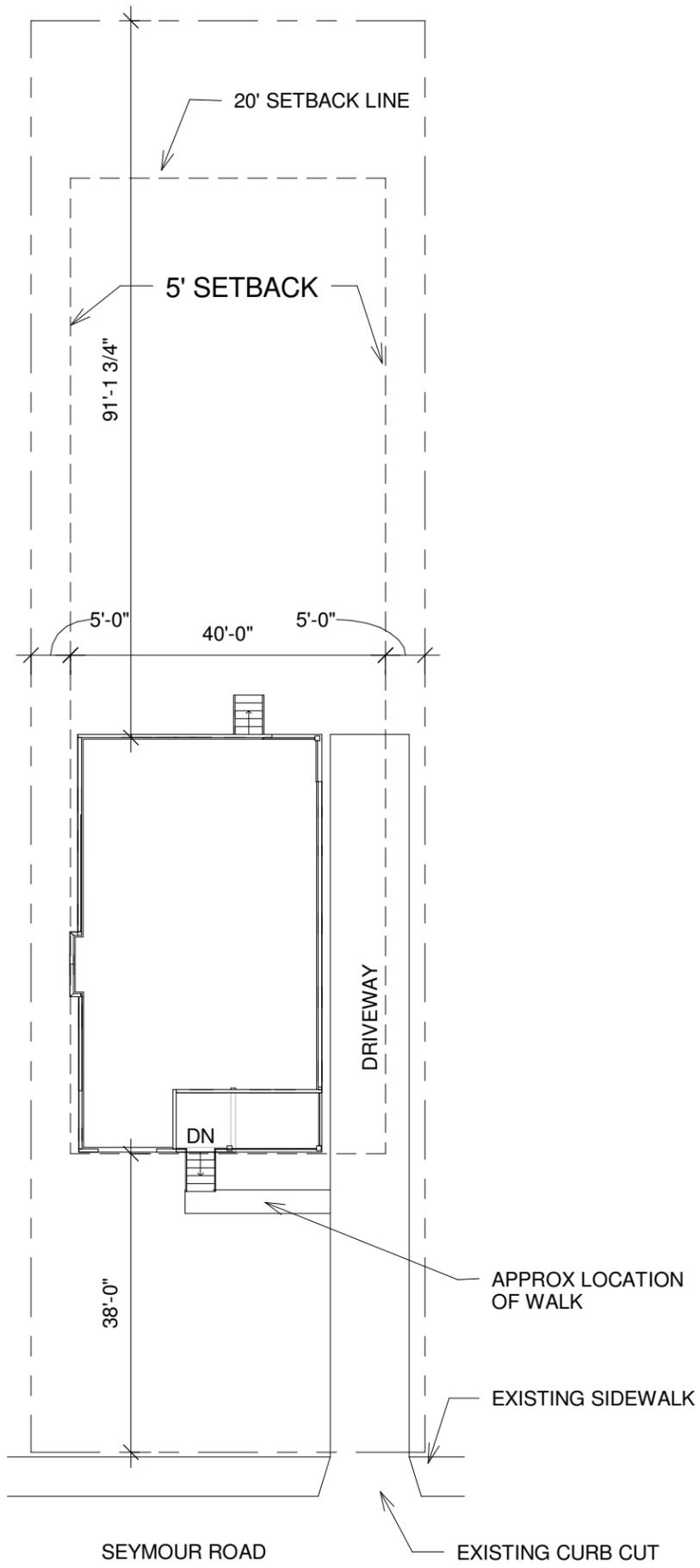
1022 Seymour Avenue, across the street and down the block from the site.



952 Seymour Avenue, multi-family new construction at the corner of Laurent Street, across the street, and down the block from the site.

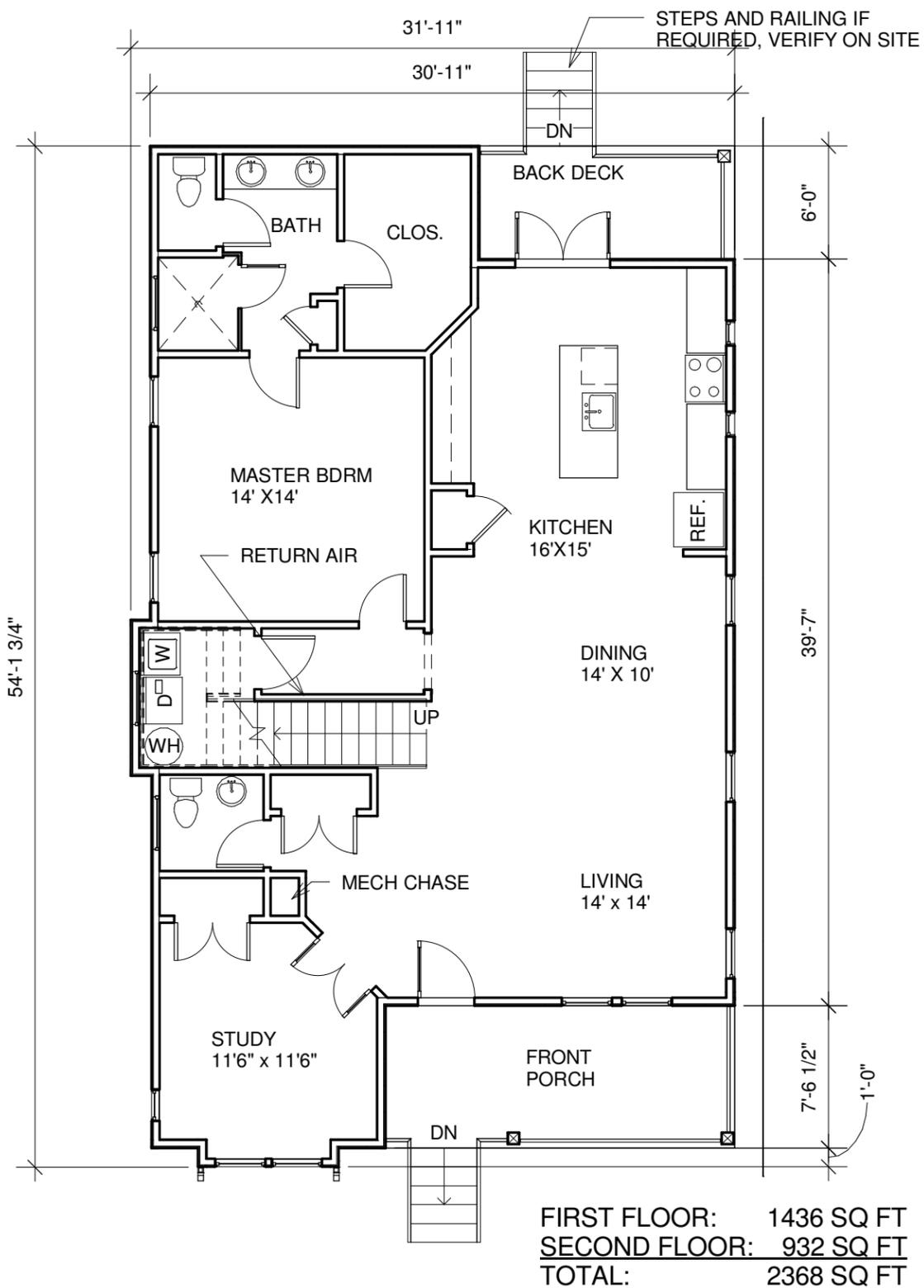


946 Seymour Avenue, across the street and down the block from the site.



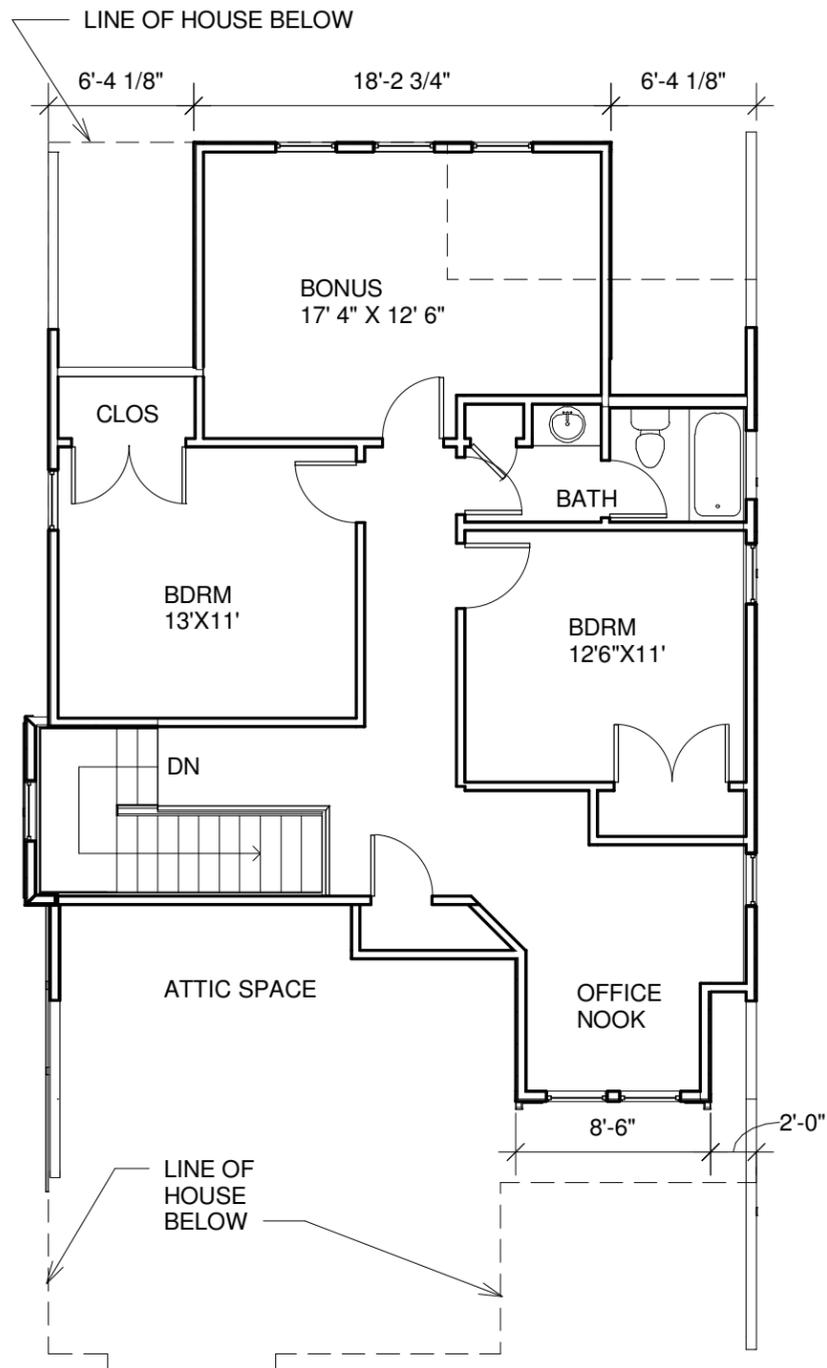
**1005 SEYMOUR RD
SITE PLAN**

1" = 20'



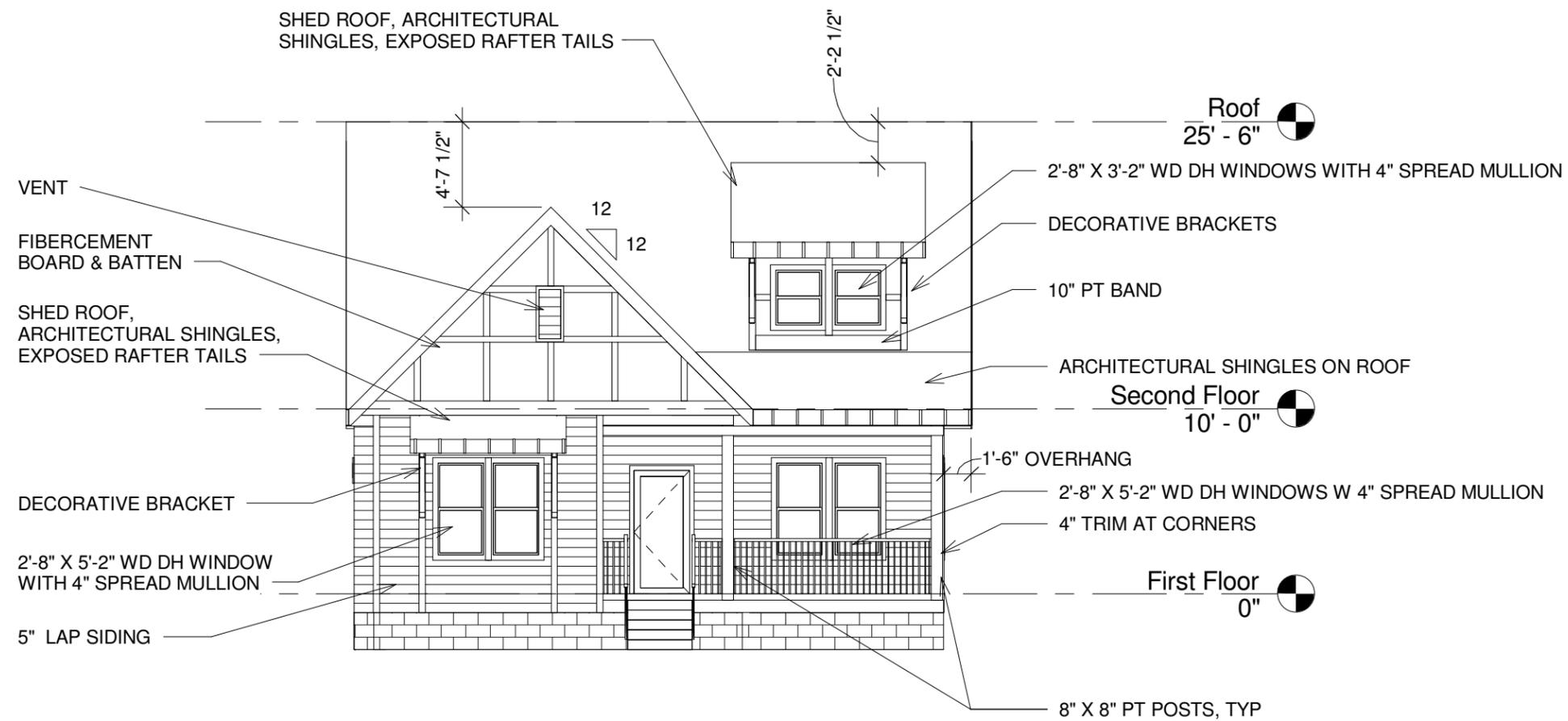
1005 SEYMOUR RD FIRST FLOOR PLAN

1/8" = 1'-0"

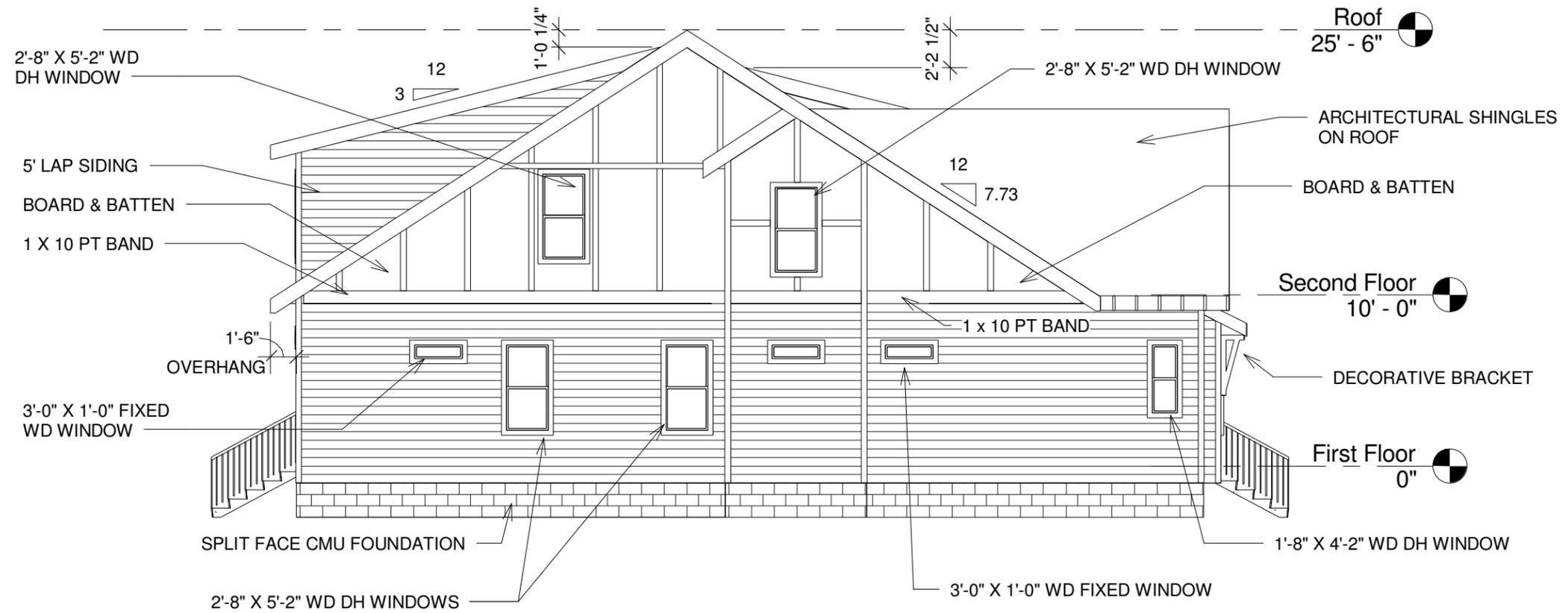


1005 SEYMOUR RD SECOND FLOOR PLAN

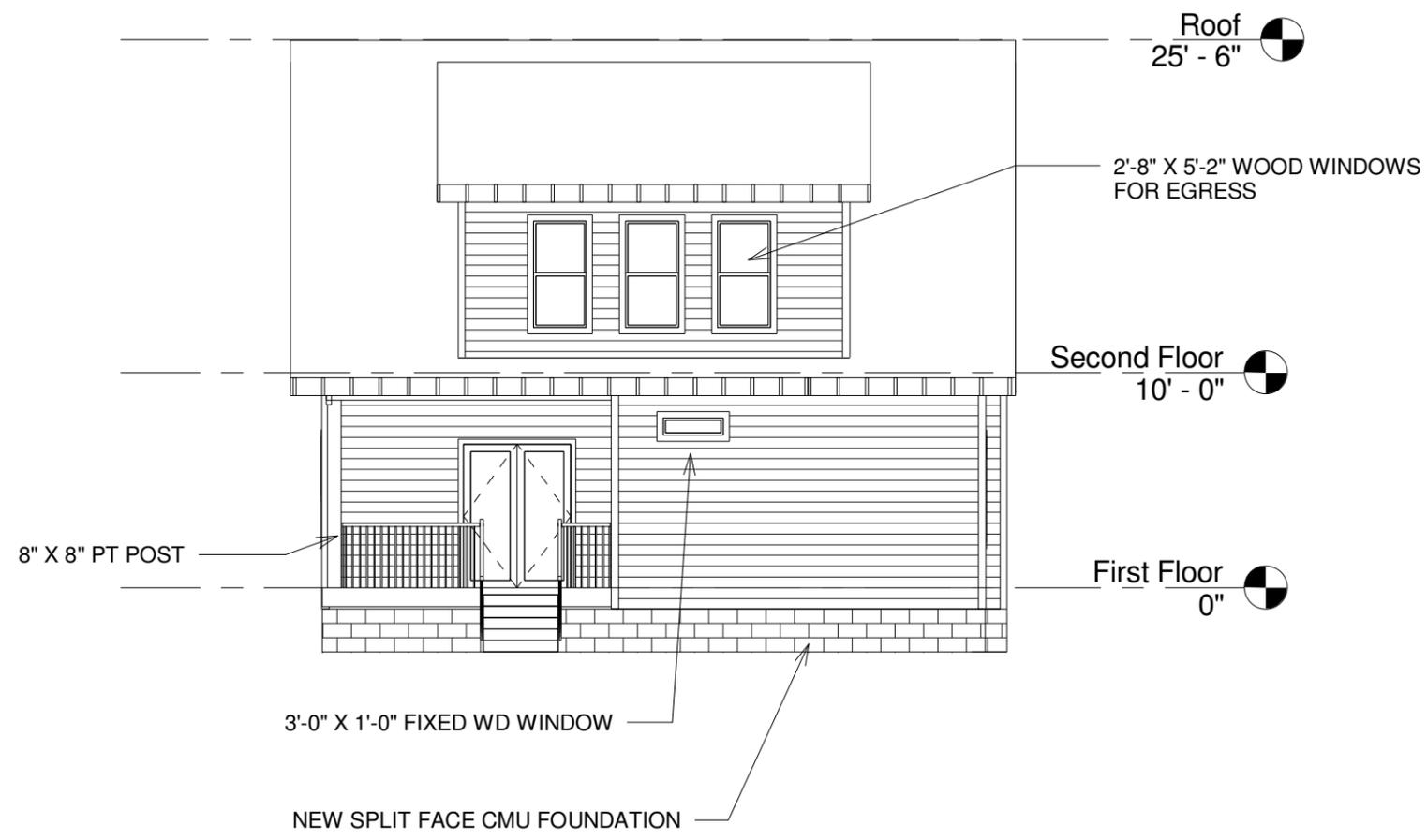
1/8" = 1'-0"



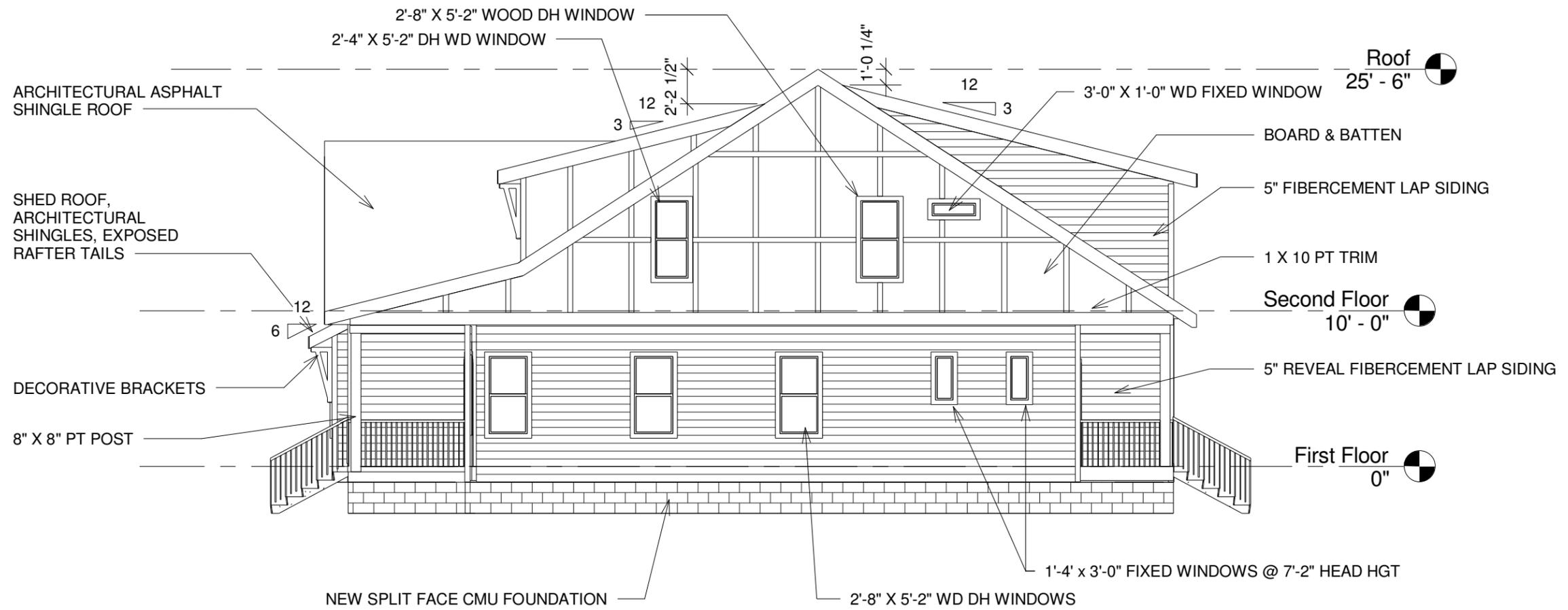
1005 SEYMOUR RD FRONT ELEVATION 1/8" = 1'-0"



1005 SEYMOUR RD LEFT ELEVATION 1/8" = 1'-0"



1005 SEYMOUR RD REAR ELEVATION 1/8" = 1'-0"



1005 SEYMOUR RD RIGHT ELEVATION

1/8" = 1'-0"