



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
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STAFF RECOMMENDATION
405 Chapel Avenue
March 21, 2012

Application: Infill and Demolition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302011100
Applicant: Mitch Hodge, AIA
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: Applicant proposes to demolish the non-contributing house at 405 Chapel and construct a new single-family home.</p> <p>Recommendation Summary: Staff recommends approval of infill construction at 405 Chapel Avenue with the conditions that:</p> <ol style="list-style-type: none"> 1. The upper level be redesigned to match the context in terms of form; 2. The driveway be a strip driveway at least to the front wall of the house; 3. Final design for materials be approved by staff; and 4. A window be added to the ground floor on the right side. <p>With these conditions, staff finds that the project meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Background: Applicant proposes to demolish the non-contributing house at 405 Chapel and construct a new single-family home.

Applicable Design 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.

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.

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. 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. **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.

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.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Analysis and Findings:

Demolition:

The existing house was constructed c. 1950s. Unlike the majority of the neighborhood, this home has a low sloped roof without any overhang. In addition, the brick is a color not typically found on historic homes. Since its age, material and construction methods are not compatible with the neighborhood conservation overlay, demolition is appropriate and meets section III.B.2.b of the design guidelines.



Height & Scale:

The houses in the context range mainly between fifteen feet (15') and twenty-eight feet (28') tall. The immediately adjacent homes are non-historic. There are two historic homes at the corner of Chapel and Sharpe Avenues that are twenty-six feet (26') and twenty-eight feet (28') tall and provide a context for the proposed twenty-seven feet (27') from grade. This measurement include an approximate one and one-half foot tall foundation and a nineteen foot (19') tall eave. The immediate homes have little to no visible foundation and the proposed foundation is approximately one and one-half foot (1.5') tall. Because the home pushes the massing to the rear, the additional foundation height is negligible and often needed for modern construction.

The home does not match the context in terms of form with the two dominate projecting wall dormers, an asymmetrical gable, a porch roof that projects beyond the width of the house, and a pushed back upper level. Wall dormers are rarely seen in this district and accentuate height. On the right side, the dormers project beyond the wall below. Staff recommends a redesign of the second level to a form more compatible with the historic context.

The small homes that make up the immediate context of this lot are approximately thirty feet (30') wide, many with existing side driveways. The majority of these homes are not contributing; however, the proposed width, at approximately twenty-eight and one half feet (28.5') wide, is appropriate for the lot size. (Width of lot is approximately fifty feet (50')). The open space of the new home compared to the context is very similar. With an alteration to the roof wall dormers, staff finds that the height and scale of the home meets section II.B.1.a and b.

Setback and Rhythm of Spacing:

The side and rear setbacks meet bulk zoning. The front setback is varied due to the angled street and the house sits within the saw tooth line created by the existing homes on either side. Although these homes are not historic, there are many historic homes along Chapel that follow this pattern.

The proposed house is positioned to the left of the lot to accommodate a right side driveway, many of which exist in the immediate context. In addition, there is no alley for vehicular access. The project meets the design guideline II.B.1.c in terms of setback and rhythm of spacing.

Materials:

The foundation is proposed to be CMU, the cladding cement fiber lap siding, board-and-batten and panels, and the roofing will be asphalt shingle of an unknown color. The driveway will be concrete, the windows wood double-hung and fixed, and the railing metal. The door, trim and porch floor material are unknown.

Staff recommends a strip driveway at least to the front wall of the house, after which the drive could be solid and final approval of material details. With this alteration, the materials meet section II.B.1.d.

Roof Shape:

The roof pitches vary; however the pitches of the main body of the front portion of the house are 10/12 and 8/12. In the past, the commission has required a minimum of 6/12. The rear portion and the porches are 5/12. Although the pitches themselves matches the context, the severely asymmetrical gable created by pushing back the front wall of the second floor creates a form not found in the district. Staff recommends a redesign of the second level to meet section II.B.1.e.

Orientation:

The proposed building faces the street with a walkway leading to the street. The home is set straight on the lot, rather than paralleling the angled street, as are the existing homes on the block. The new driveway is in the same location as an existing front yard parking area. The form of the house includes a partial width porch that is approximately eight feet (8') in depth. The mechanicals are located on the rear, right side of the house. The project meets section II.B.1.f.

Proportion and Rhythm of Openings:

The majority of windows are twice as tall as they are wide, matching the historic context. The majority of facades have a rhythm of solids-to-voids which meets the context with the exception of the right side which has an expanse of thirteen feet (13') of solid wall space on the first floor. Since this area is close to the front, staff recommends adding an additional window to the first floor. A shuttered faux window could be added to the closet or a small window could be added to the stairwell. With the addition of this window, staff finds that the project meets section II.B.1.g of the design guidelines.

Staff recommends approval of infill construction at 405 Chapel Avenue with the conditions that:

5. The upper level be redesigned to match the context in terms of form;
6. The driveway be a strip driveway at least to the front wall of the house;
7. Final design for materials be approved by staff; and
8. A window be added to the ground floor on the right side.

With these conditions, staff finds that the project meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

CONTEXT

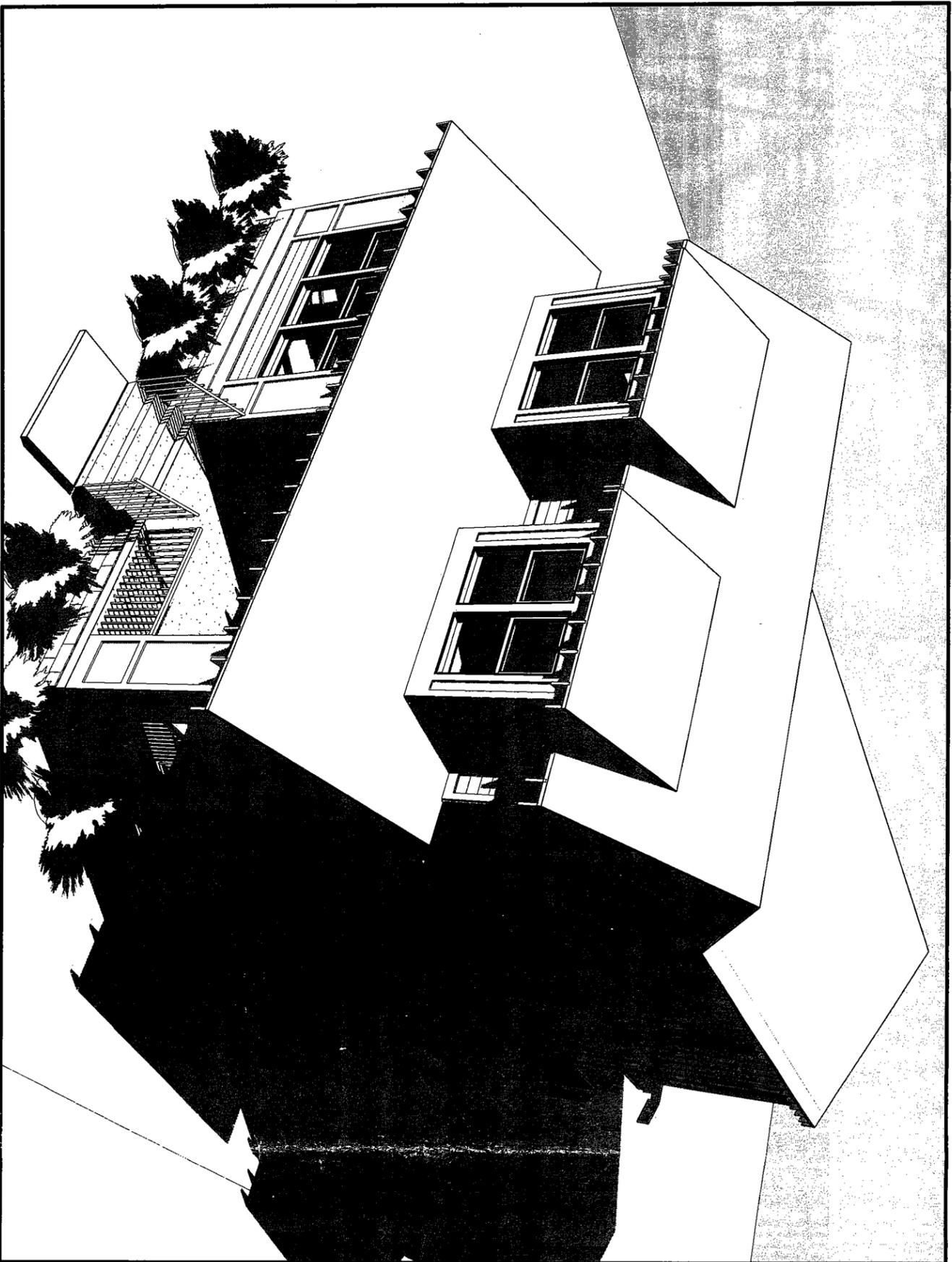
The houses to either side of this lot are non-contributing.



The corner of Chapel and Sharpe Avenues provides some historic context for homes taller than what is found immediately surrounding 405 Chapel.



311 & 314 Chapel

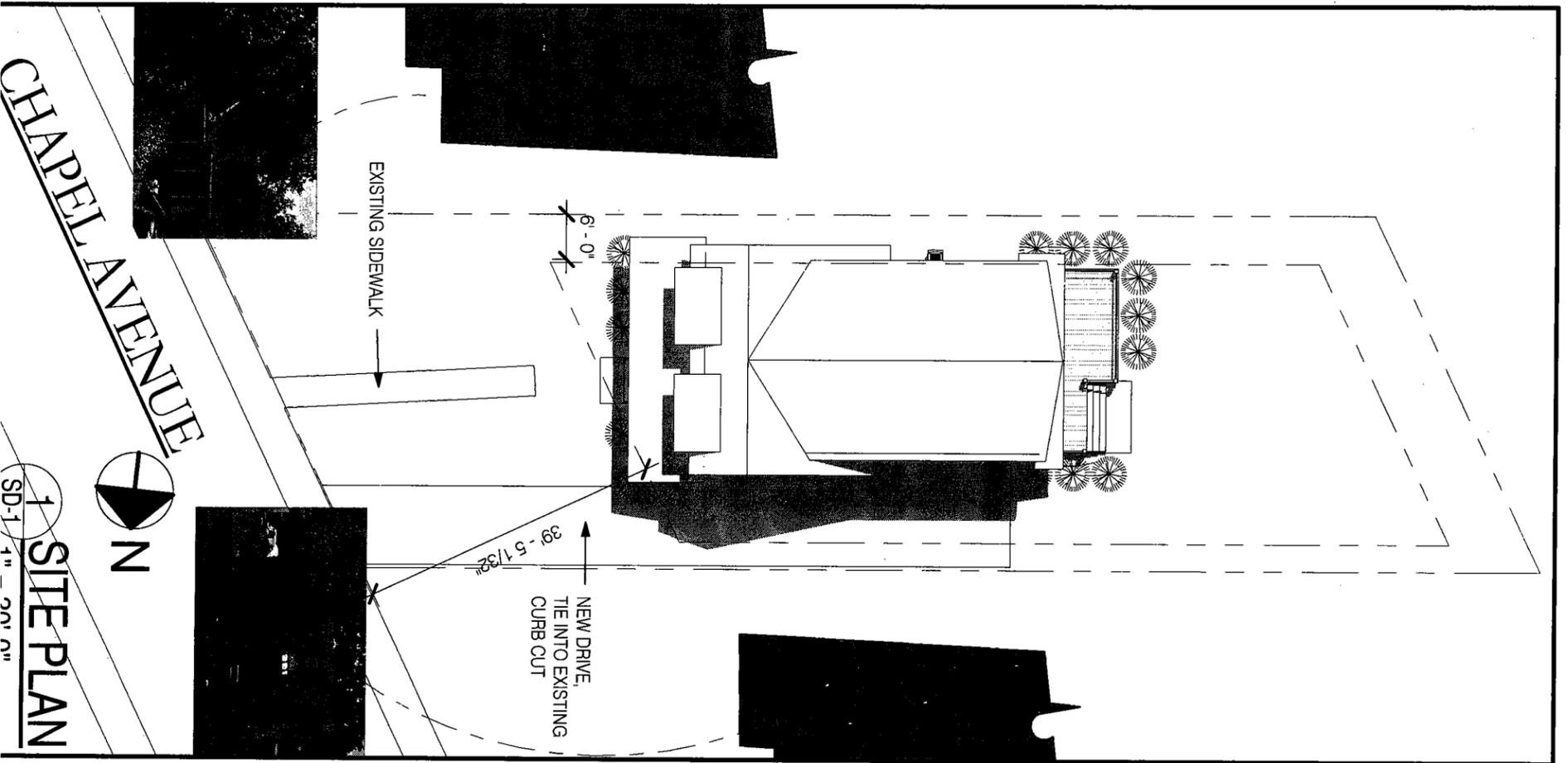


PROJECT INFORMATION:
 SCOPE OF WORK: NEW CONSTRUCTION OF A SINGLE FAMILY DETACHED DWELLING THAT IS 1 1/2 STORIES, FOUR BEDROOMS, 3 BATH.

PROPERTY LOCATION:
 405 CHAPEL AVENUE
 NASHVILLE, TENNESSEE 37206
 AS RECORDED IN PLAT BOOK 421, PAGE 81, PART OF LOT 2 & LOT 3 R.O.D.C., DEED REFERENCE: INSTRUMENT #08302011100

OWNER:
 WOODLAND STREET PARTNERS
 408 TAYLOR ST., ST. 202
 NASHVILLE, TN 37208
 (615)693-8757

SETBACKS:
 FRONT - BY MHZC
 SIDE - 5'-0"
 REAR - 20'-0"



CHAPEL AVENUE

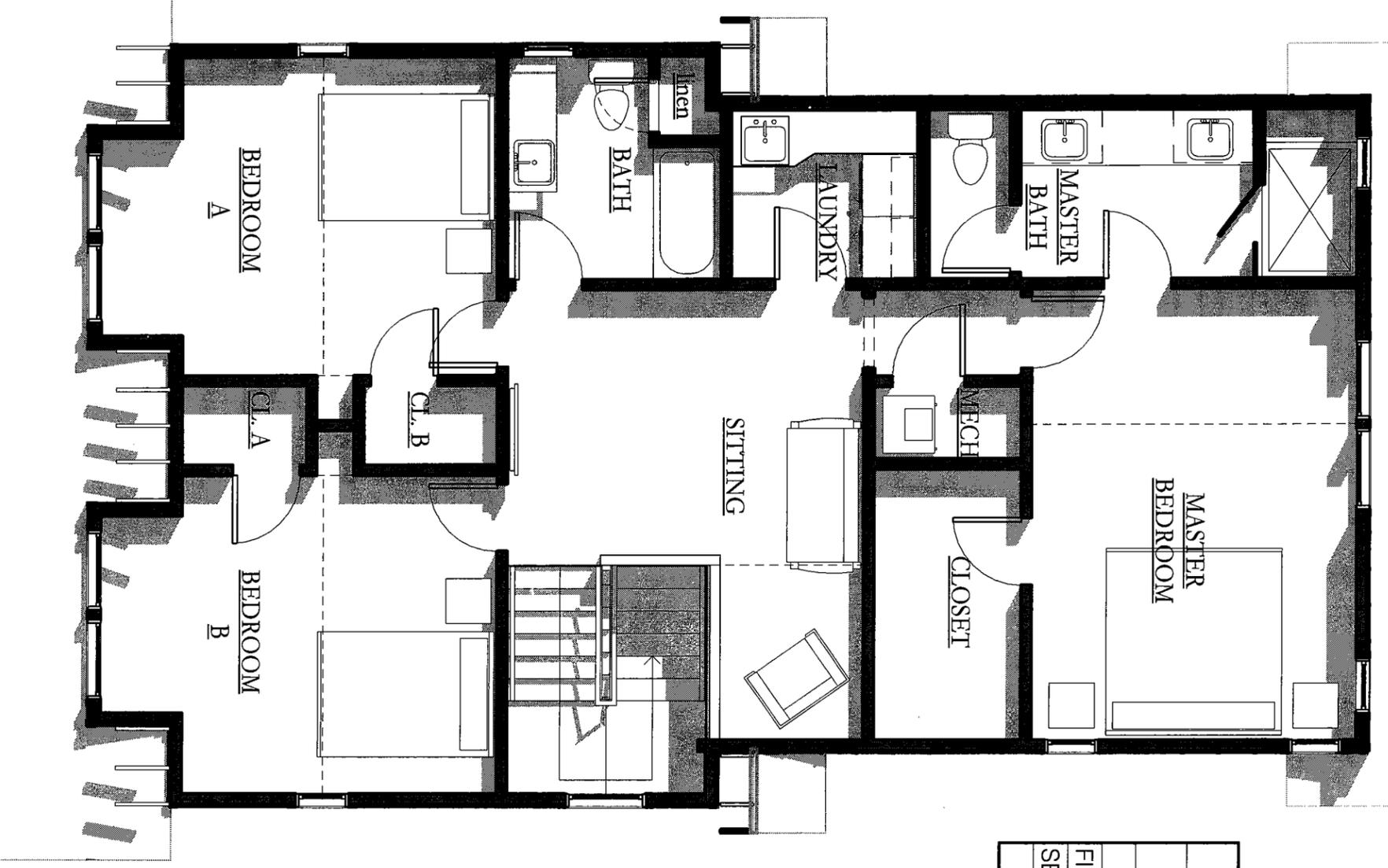
1 SITE PLAN
 SD-1 1" = 20' 0"

S. MITCHELL HODGE
 ARCHITECTURE
 2700 Belmont Blvd. - A
 Nashville, TN 37212
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 mitchhodge@comcast.net

A SINGLE FAMILY RESIDENCE AT
405 CHAPEL AVE.
 NASHVILLE, TENNESSEE 37206

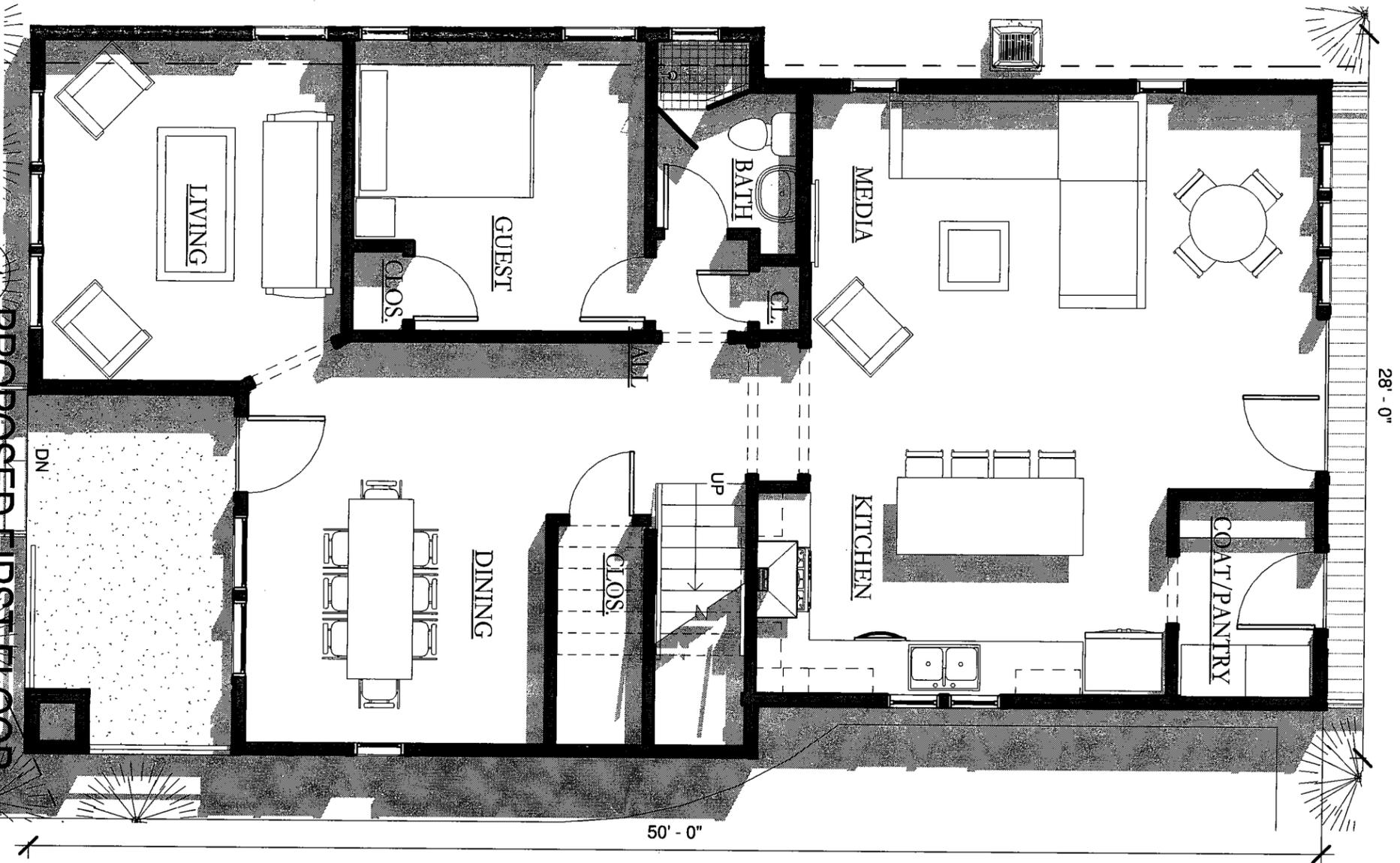
SITE PLAN
SD-1
 PROJECT: 1205

2 PROPOSED SECOND FLOOR



PROJECT SQ. FT.	
Name	Area
FIRST FLOOR	1216 SF
SECOND FLOOR	1119 SF
	2335 SF

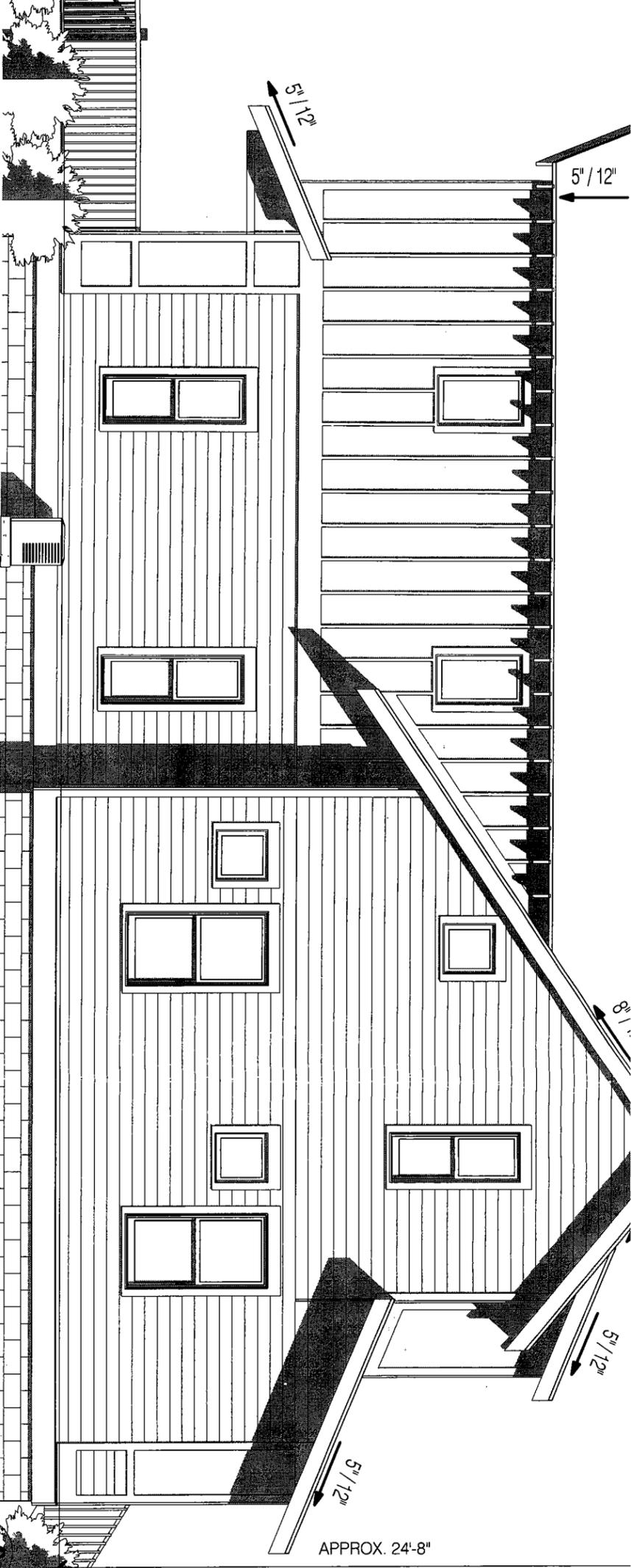
1 PROPOSED FIRST FLOOR



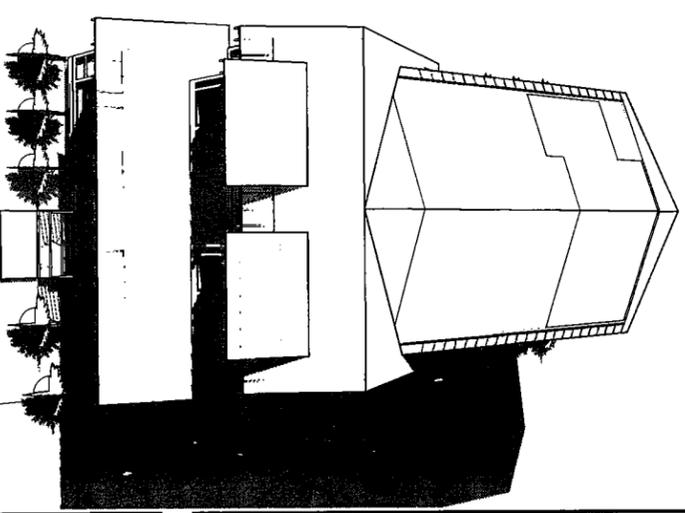
FLOOR PLANS
SD-2
 PROJECT : 1205

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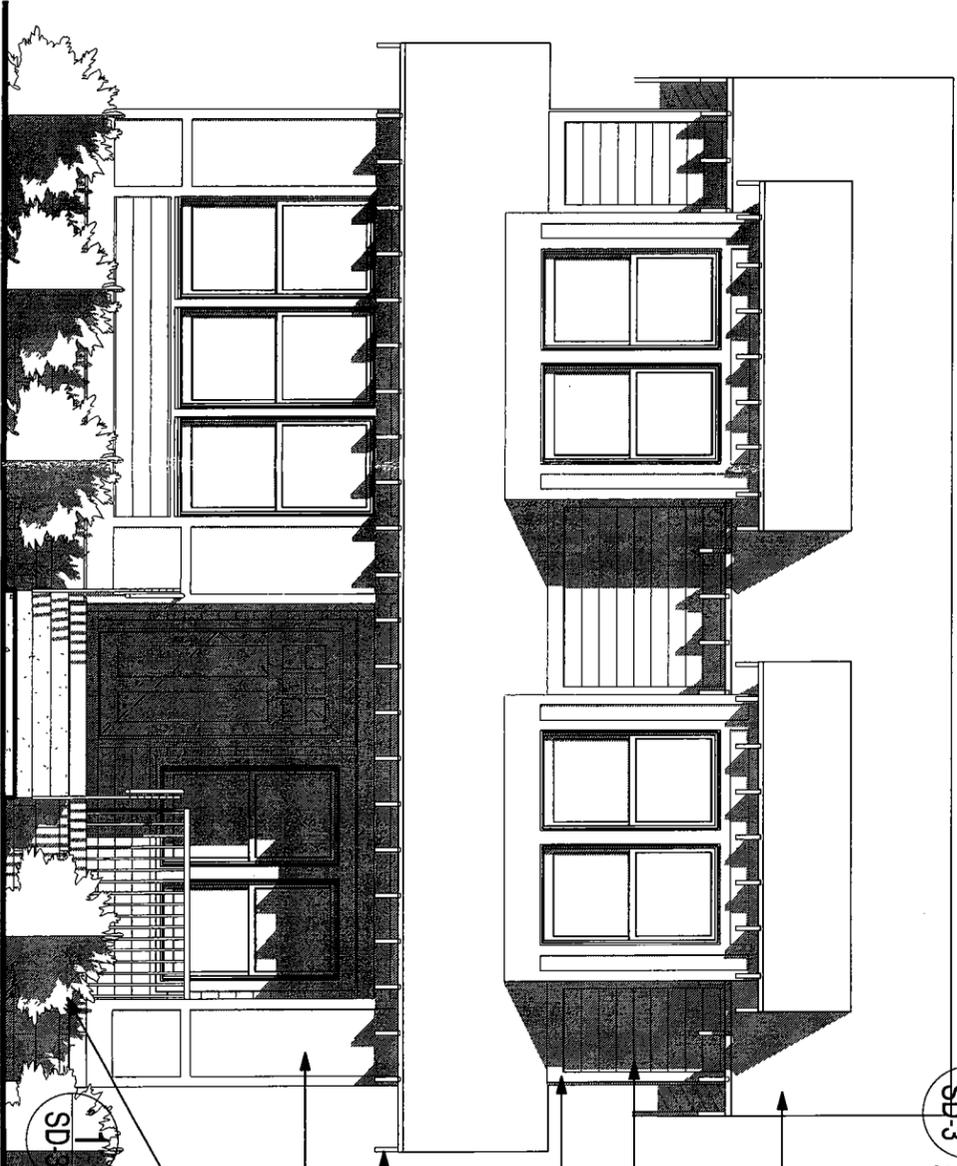
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2
SD-3 3/16" = 1'-0"
PROPOSED SOUTH



3
SD-3
SOUTHEAST CORNER



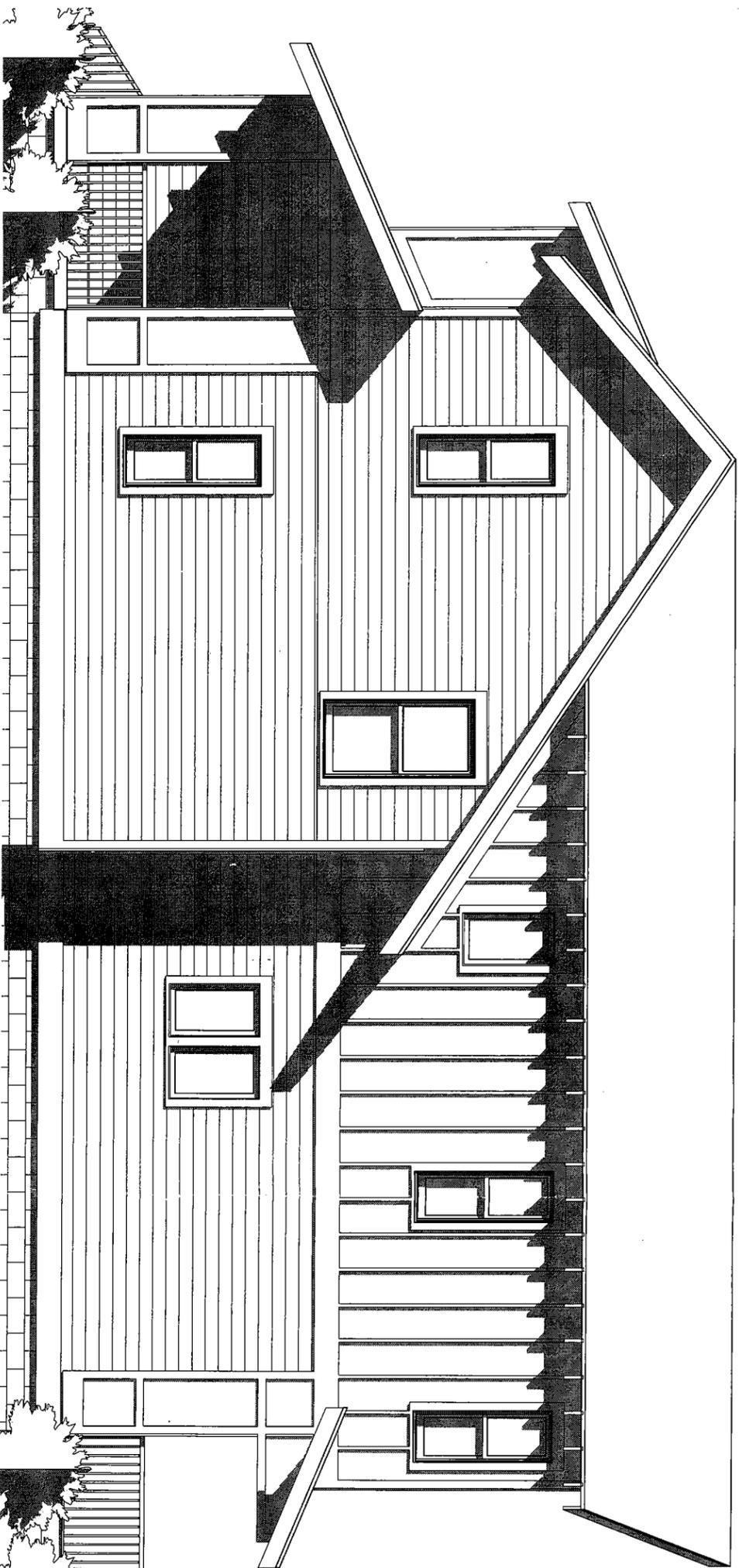
1
SD-3
3/16" = 1'-0"
PROPOSED EAST

- ARCHITECTURAL PROFILE ASPHALT SHINGLE
- CEMEN. LAP SIDING, PAINTED
- COMP. TRIM, PAINTED
- 2x8 RAFTERS, PAINTED W/ T&G SOFFIT
- CEMEN. STUCCO BOARD, PAINTED
- SPLIT FACE CMU FOUNDATION

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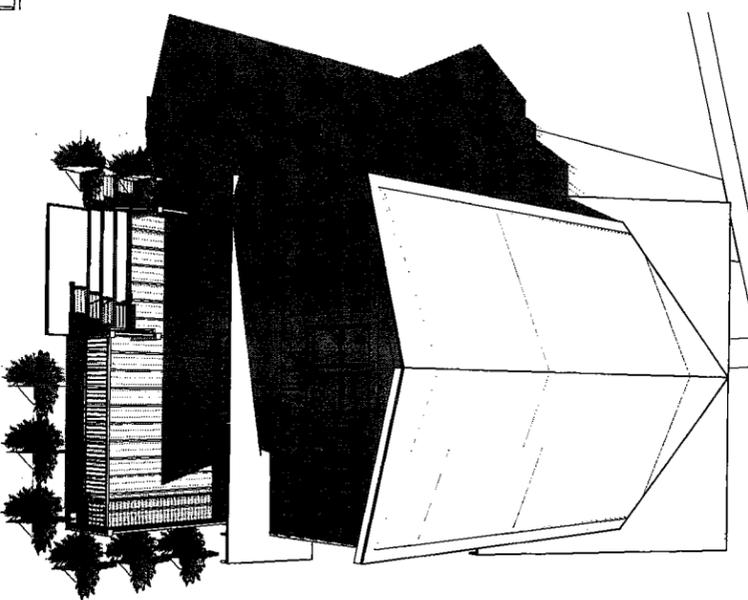
A SINGLE FAMILY RESIDENCE AT
405 CHAPEL AVE.
NASHVILLE, TENNESSEE 37206

ELEVATIONS
SD-3
PROJECT: 1205
DATE: 03.07.12



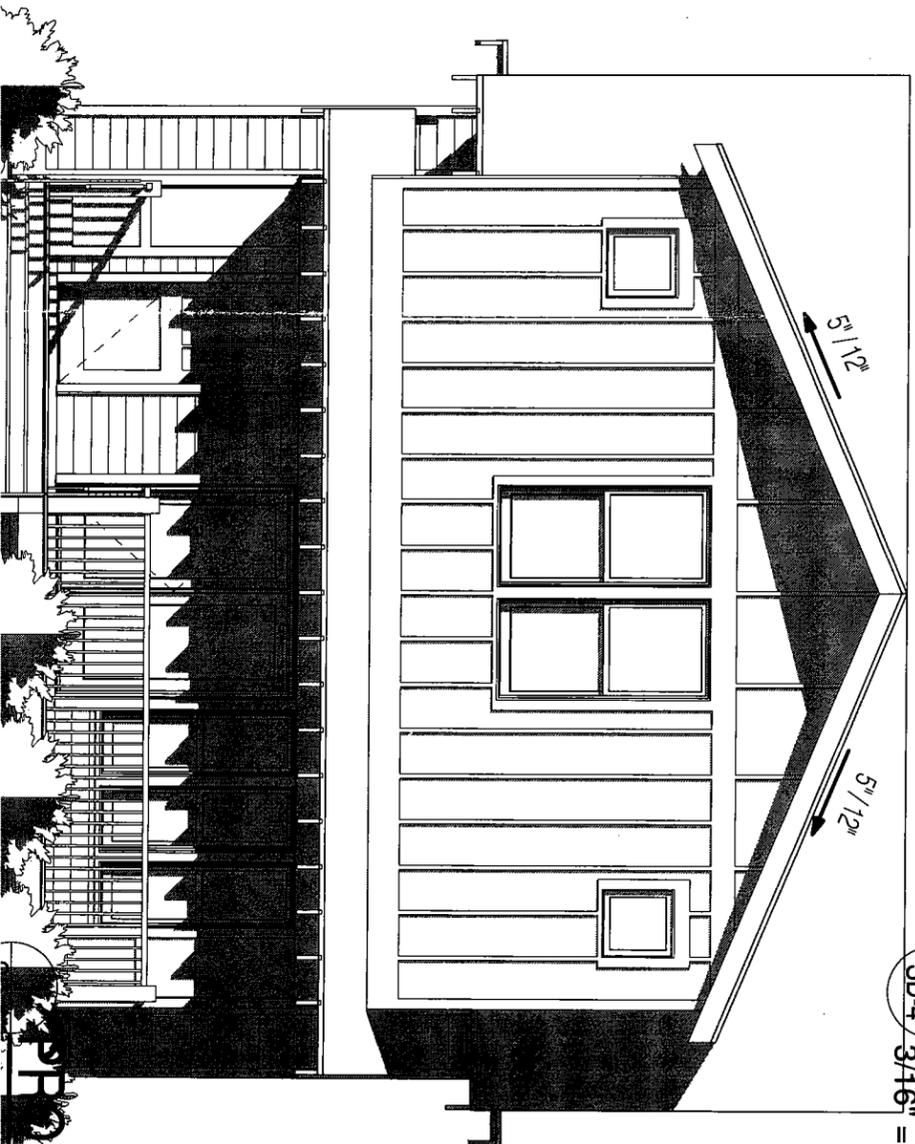
2 PROPOSED NORTH

SD-4 3/16" = 1'-0"

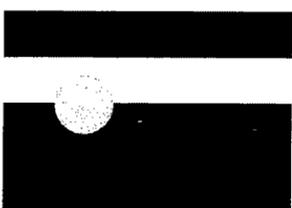


3 NORTHWEST CORNER

SD-4



PROPOSED WEST



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ELEVATIONS

SD-4

PROJECT : 1205