



# 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

228 Chapel Avenue

October 17, 2012

**Application:** Full demolition; New construction-infill; Setback reduction

**District:** Eastwood Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08306010000

**Applicant:** Jamie Pfeffer, Architect

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The demolition of a non-contributing building and the subsequent new construction of a primary building are proposed. The lot is an unusual trapezoid shape, at the odd-angled intersection of Chapel Avenue and Benjamin Streets. The lot has two sides over one hundred feet (100') along the two streets, but is only sixty-seven feet (67') wide at the rear. The new building will have a two-story component, twenty-nine feet (29') tall and thirty feet (30') wide, and a one-story wing twenty-one feet (21') tall and twenty-two feet (22') wide. The materials of the building will include: cement-fiber board and batten siding, split-faced concrete block foundation, and a composite shingle roof. The trim and windows will be wood.

**Recommendation Summary:** Staff recommends approval of the application to demolish a non-contributing structure and construct a new building, with the conditions that:

1. The color of the porch roof is approved by Staff; and
2. Front porch railings, if needed, shall be approved by Staff; and
3. Additional information on the windows and doors is approved by Staff.

With those conditions, Staff finds the new building to meet the design guidelines for New Construction in the Eastwood Neighborhood Conservation Zoning Overlay.

### Attachments

**A:** Photographs

**B:** Site Plan

**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B.1 New Construction

#### 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. 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.*

f. Orientation

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. 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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

### **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.

**Background:** 228 Chapel Avenue is a non-contributing structure, constructed circa 1950. The lot is at the corner of Chapel Avenue and Benjamin Street, which intersect at an unusual angle. As a result, the lot is trapezoidal in shape with over one hundred feet (100') of frontage along both streets, tapering to sixty-seven feet (67') wide along the rear of the property.

**Analysis and Findings:** The applicant proposes to demolish the non-contributing house and construct a new house.

#### Demolition

The existing structure does not contribute to the historic character of the district due to its age and lack of historic integrity or character. The application to demolish it meets guideline III.B.2.b.

#### Height, Scale

The proposed new house will have two components: a two-story main component and a left-side, one-story wing. The two-story component will be twenty-nine feet (29') tall with an eave height of twenty feet (20'). The finished floor level will be three feet (3') above grade, with a two-foot (2') tall foundation and a one foot (1') wide water table band. This is similar to the foundation heights of surrounding historic structures. The building will have a complex roof form with a primary side-gabled roof with two engaged front gables and a shed-roofed rear dormer. The footprint of this component will be thirty feet (30') wide across the front and thirty-eight feet (38') deep, with a seven foot (7') deep porch across the front.

The one-story wing will be twenty-one feet (21') tall with an eave height of twelve feet (12'). This wing will have a twenty-two foot (22') wide front elevation, including a five foot (5') wide hyphen connecting it to the larger component. The roof will be a simple front-facing gable, with a lower gabled cricket over the hyphen.

The majority of historic houses on Chapel Avenue are one and one-half story, although the house directly across the street is a two and one-half story Foursquare house. The surrounding houses from are thirty-five feet (35') in width on average, and range from twenty-four feet (24') tall to twenty-nine feet (29'). Considering the surrounding context and the unique dimensions of the lot, staff finds the proposed new construction to meet guidelines II.B.1.a and II.B.1.b.

### Setbacks

The front edge of the new building would be aligned with the adjacent historic house to the right, and the side setback yard on that side would be six feet (6'). On the left side, the setback would vary along the angled street but would be no less than thirteen feet (13') at any point. The massing of the new building and proposed setbacks are in keeping the rhythm of spacing established by houses along Chapel Avenue, which currently breaks at the intersection with Benjamin Street. The proposed new structure would meet the minimum setback buffer requirements on the front and both sides, but due to the size of the lot it would not meet the rear setback. Therefore a reduction of the rear setback from twenty feet (20') to ten feet (10') is requested. Because of the shallowness of the lot which does not have a rear alley, and because maintaining the required rear setback would render the lot unbuildable, staff finds the proposed setback to meet guideline II.B.1.c.

### Materials

The materials of the new structure will include: cement-fiber board and batten siding, a split-faced concrete block foundation, and a composite shingle roof ("weathered wood or gray-brown color). The roof on the front porch will be metal, of which the color is not yet known but could be approved by staff. The trim and windows will be wood, although additional information about the windows (ex. muntin type) and doors should be approved by staff prior to purchase. If a porch railing is added to meet Code, it should also be approved by Staff. With the conditions that the information on the windows doors, porch roof, and any added railings be approved prior to purchase or installation, staff finds the materials to meet guideline II.B.1.d.

### Roofs

The primary gabled roof of the two-story component will have a 9:12 pitch, while the other gables will have a 12:12 pitch. The front porch will have a metal hipped roof with a 3:12 pitch. These roof forms and pitches are very common among historic houses in the area and meet guideline II.B.1.e.

### Orientation

The orientation of the new building will match those along Chapel Avenue, with a concrete walkway leading to the front sidewalk. The house would appear to have a different orientation than other houses on Benjamin Street, but this is because of the odd angle at which the two streets intersect. Currently, residents on the property park on gravel drive off of Benjamin Street that is actually on the adjacent property. It is not known at this time if the continued use of that driveway will be possible. Any future

parking and paving would need to be approved by Staff. Staff finds the orientation to meet guideline II.B.1.f.

### Windows

All four elevations of the structure will have evenly spaced windows, most of which will be roughly twice as tall as they would be wide. The remaining windows including three facing Benjamin Street in the one-story wing of the house would be square. In this instance, the shortened windows are appropriate relative to the scale of the one-story wing, which is shorter than the two-story wing that has taller windows. Staff finds the overall proportion and rhythm of window openings to meet guideline II.B.1.g.

**Recommendation:** Staff recommends approval of the application to demolish a non-contributing structure and construct a new building, with the conditions that:

1. The color of the porch roof is approved by Staff; and
2. Front porch railings, if needed, shall be approved by Staff; and
3. Additional information on the windows and doors is approved by Staff.

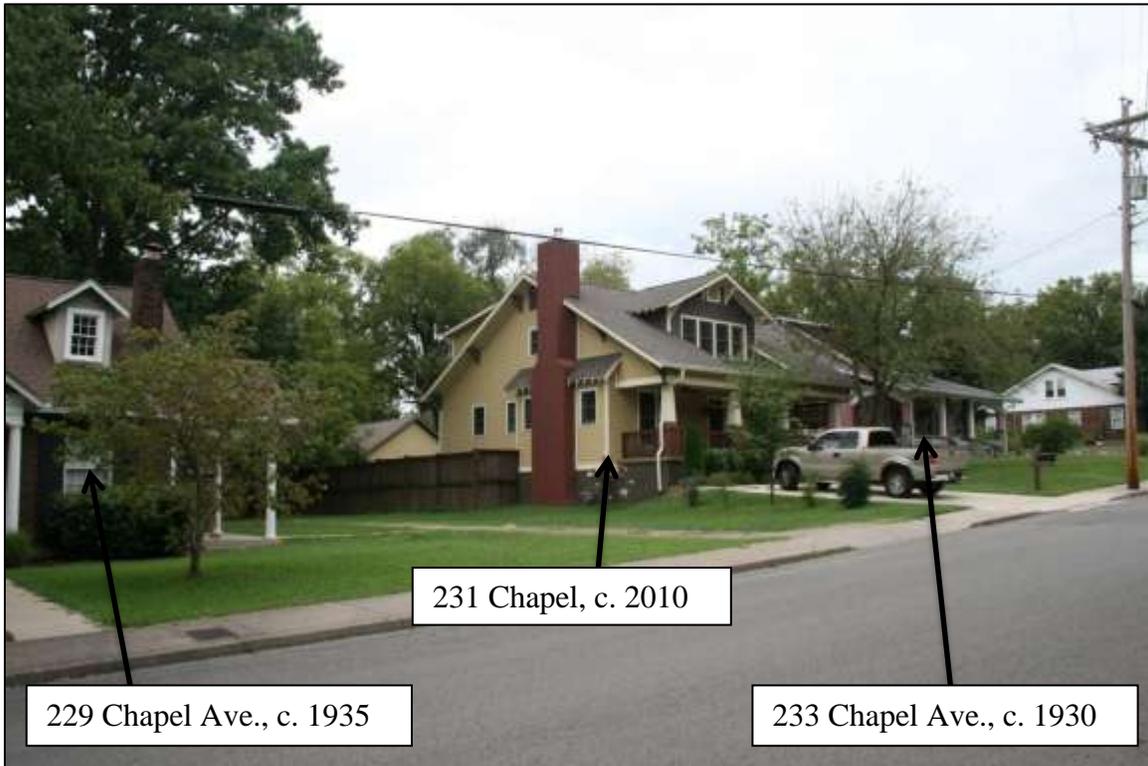
With those conditions, Staff finds the new building to meet the design guidelines for New Construction in the Eastwood Neighborhood Conservation Zoning Overlay.



Non-contributing structure at 228 Chapel Avenue.



Intersection of Chapel Avenue and Benjamin Street, looking toward 228 Chapel Avenue.



Historic bungalows and recent infill across the street from 228 Chapel Avenue.



Two and one-half story house at 227 Chapel Avenue.

## BUILDING DATA

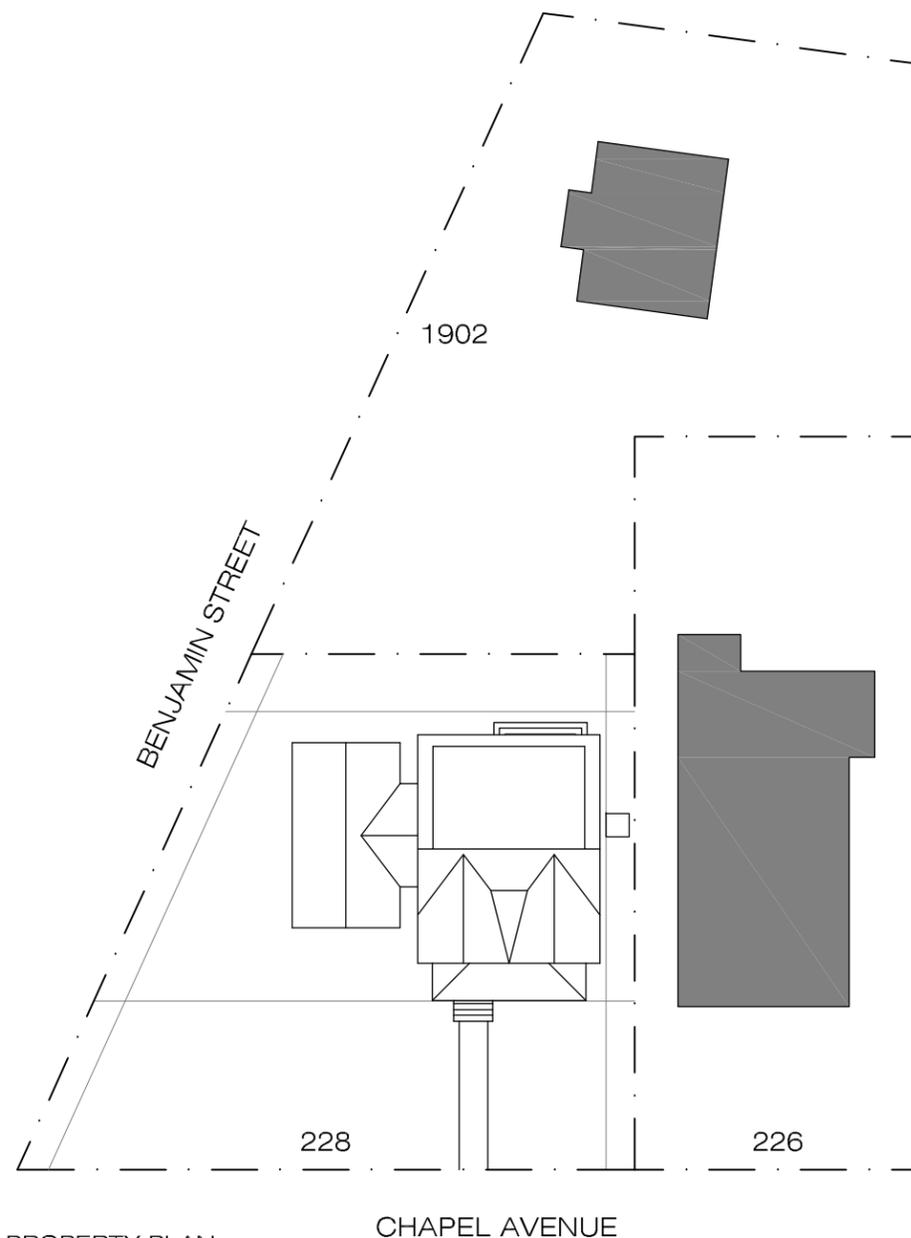
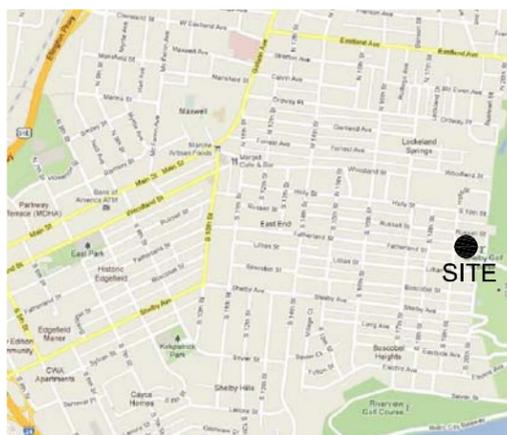
ADDRESS: 228 CHAPEL AVENUE  
 NASHVILLE, TENNESSEE 37206  
 PARCEL ID: 08306010000  
 DESCRIPTION: PT LOT 61 BEAUMONT PLACE  
 LOT AREA: .17 ACRES  
 DIMENSIONS: 108' X 160'  
 PROPOSED BUILDING AREAS:  
 TOTAL LIVING AREA: 2,683 SF

## PROJECT TEAM

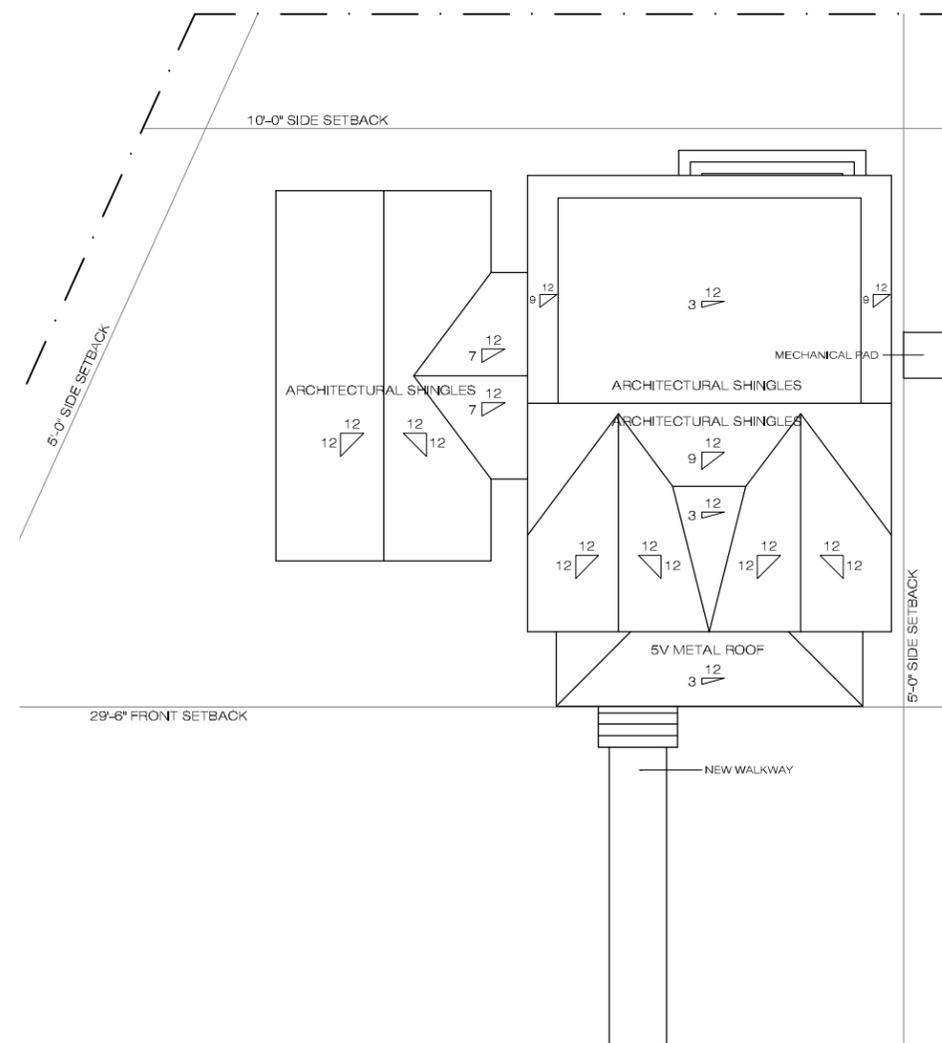
**DEVELOPER**  
 LEGACY NASHVILLE  
 615-268-0329  
 matt@legacynashville.com

**ARCHITECT**  
 PFEFFER TORODE ARCHITECTURE  
 1123 GLENWOOD AVENUE  
 NASHVILLE, TN 37204  
 615-618-3565  
 jamie@pfeffertorode.com

## VICINITY MAP



1 PROPERTY PLAN  
 SCALE 1/32" = 1'-0"



2 ROOF PLAN  
 SCALE 1/16" = 1'-0"

ARCHITECT:

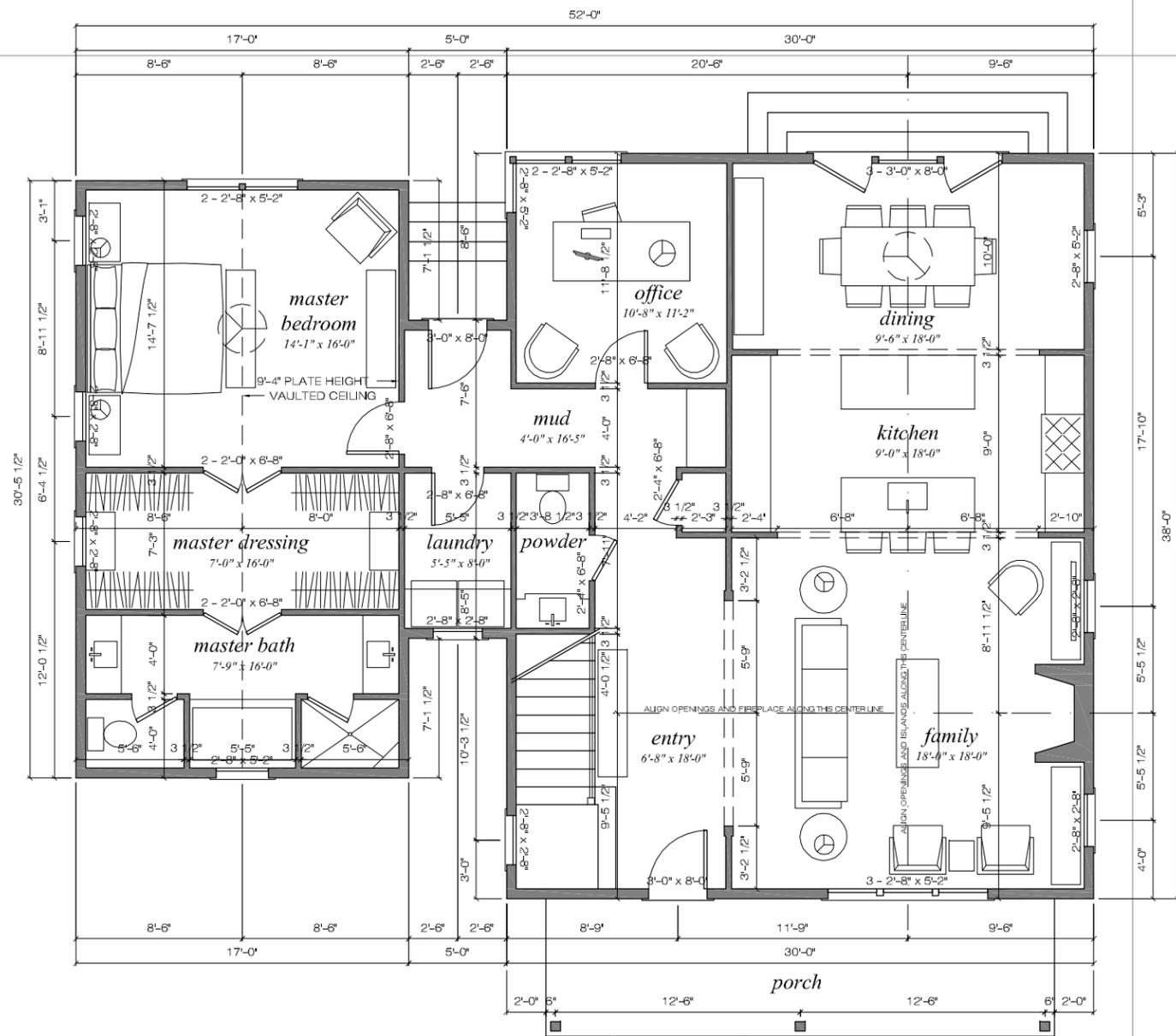


Pfeiffer Torode Architecture  
 1123 Glenwood Avenue, Nashville, Tennessee 37204  
 www.pfeffertorode.com  
 615-618-3565

PROJECT:  
 228 CHAPEL AVENUE  
 NASHVILLE, TENNESSEE 37206

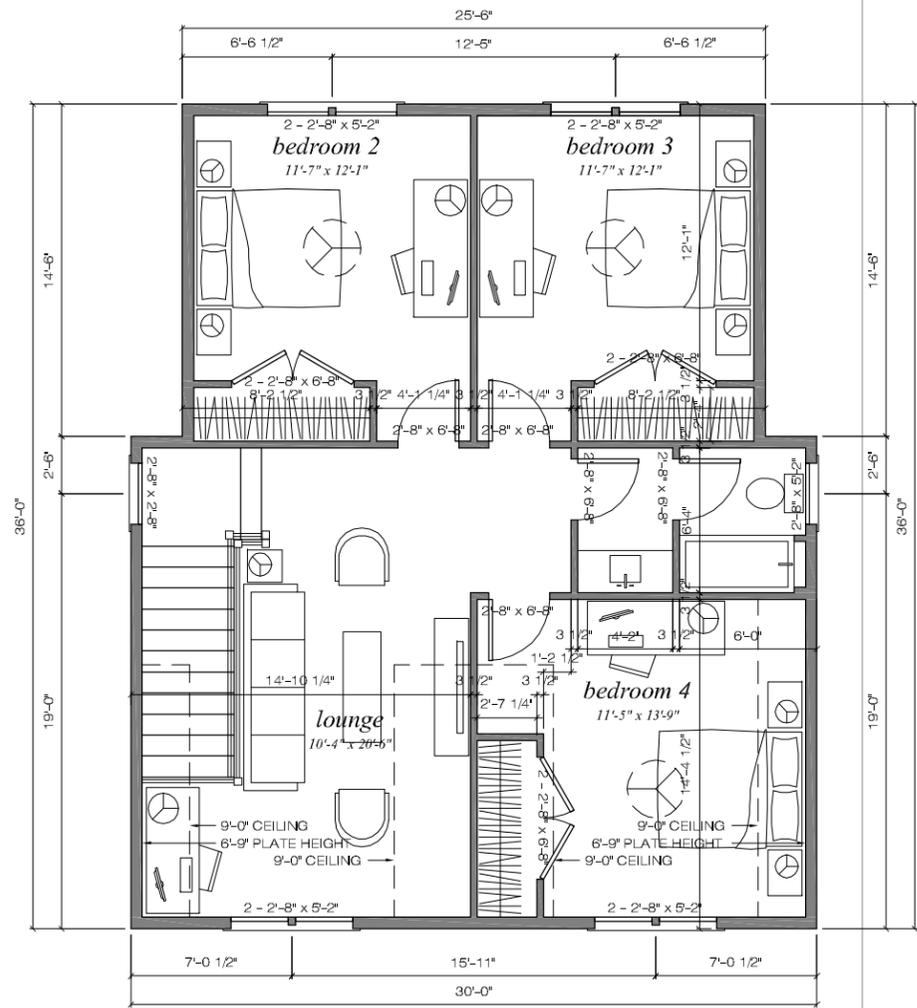
30 SEPTEMBER 2012





lower level 1,739 sf  
 upper level 944 sf  
 total 2,683 sf

1 MAIN LEVEL PLAN  
 SCALE 1/8" = 1'-0"



lower level 1,739 sf  
 upper level 944 sf  
 total 2,683 sf

2 UPPER LEVEL PLAN  
 SCALE 1/8" = 1'-0"

ARCHITECT:

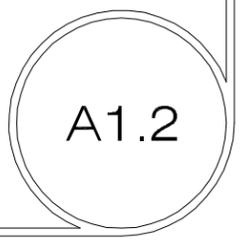


Pfeiffer Torode Architecture  
 1123 Glenwood Avenue, Nashville, Tennessee 37204  
 615-618-3565  
 www.pfeiffertorode.com

PROJECT:

228 CHAPEL AVENUE  
 NASHVILLE, TENNESSEE 37206

30 SEPTEMBER 2012





- CONTINUOUS RIDGE VENT
- ARCHITECTURAL SHINGLES IN WEATHERED WOOD
- ICE AND WATER SHIELD BELOW ARCHITECTURAL SHINGLES IN WEATHERED WOOD
- EXPOSED RAFTER TAILS
- WOOD WINDOW
- 5V METAL ROOF
- EXPOSED RAFTER TAILS
- WOOD CORNER BOARD
- HARDIE BOARD AND BATTEN SIDING
- WOOD WINDOW
- WOOD COLUMN
- WOOD BAND BOARD W/ TRIM
- SPLIT FACE CMU BLOCK

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



- CONTINUOUS RIDGE VENT
- ICE AND WATER SHIELD BELOW ARCHITECTURAL SHINGLES IN WEATHERED WOOD
- ARCHITECTURAL SHINGLES IN WEATHERED WOOD
- WOOD TRIM
- EXPOSED RAFTER TAILS
- WOOD CORNER BOARD
- WOOD WINDOW
- HARDIE BOARD AND BATTEN SIDING
- WOOD BAND BOARD W/ TRIM
- SPLIT FACE CMU BLOCK

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

ARCHITECT:

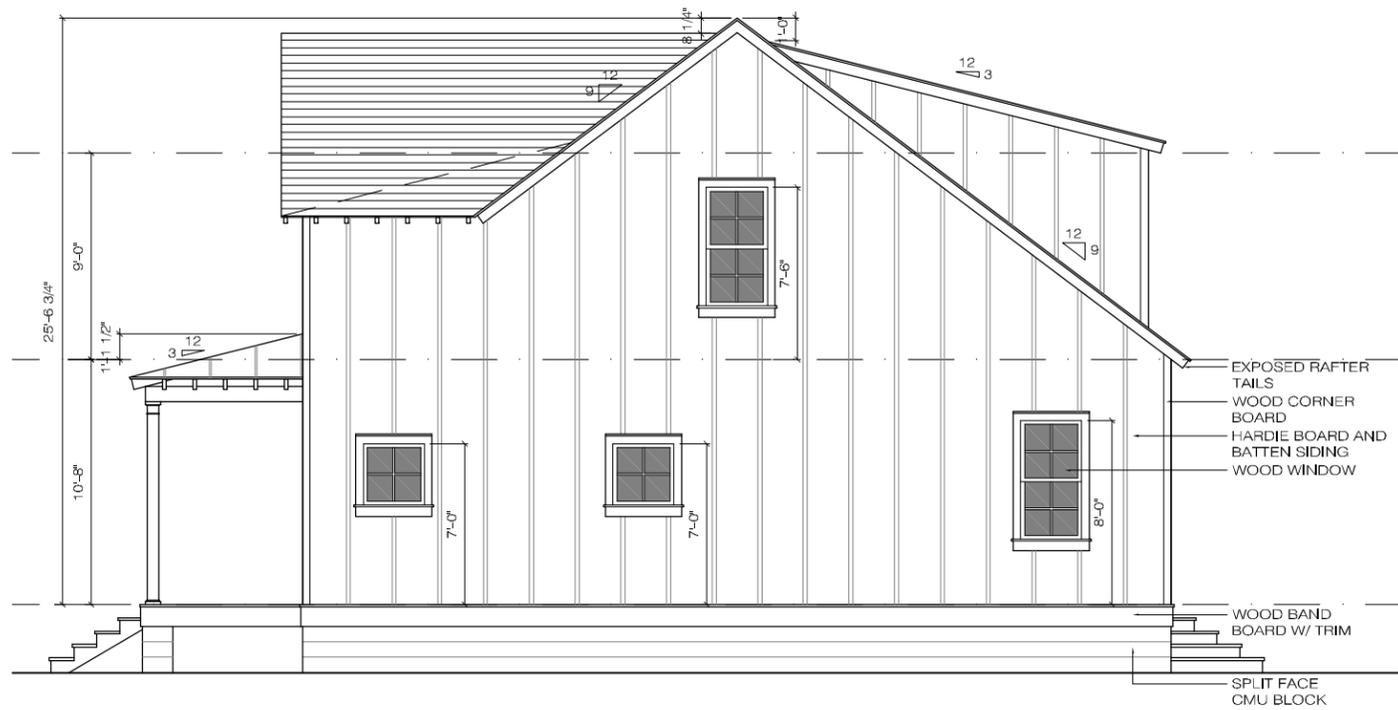


Pfeiffer Torode Architecture  
1123 Glenwood Avenue, Nashville, Tennessee 37204  
www.pfeiffertorode.com  
615-618-3565

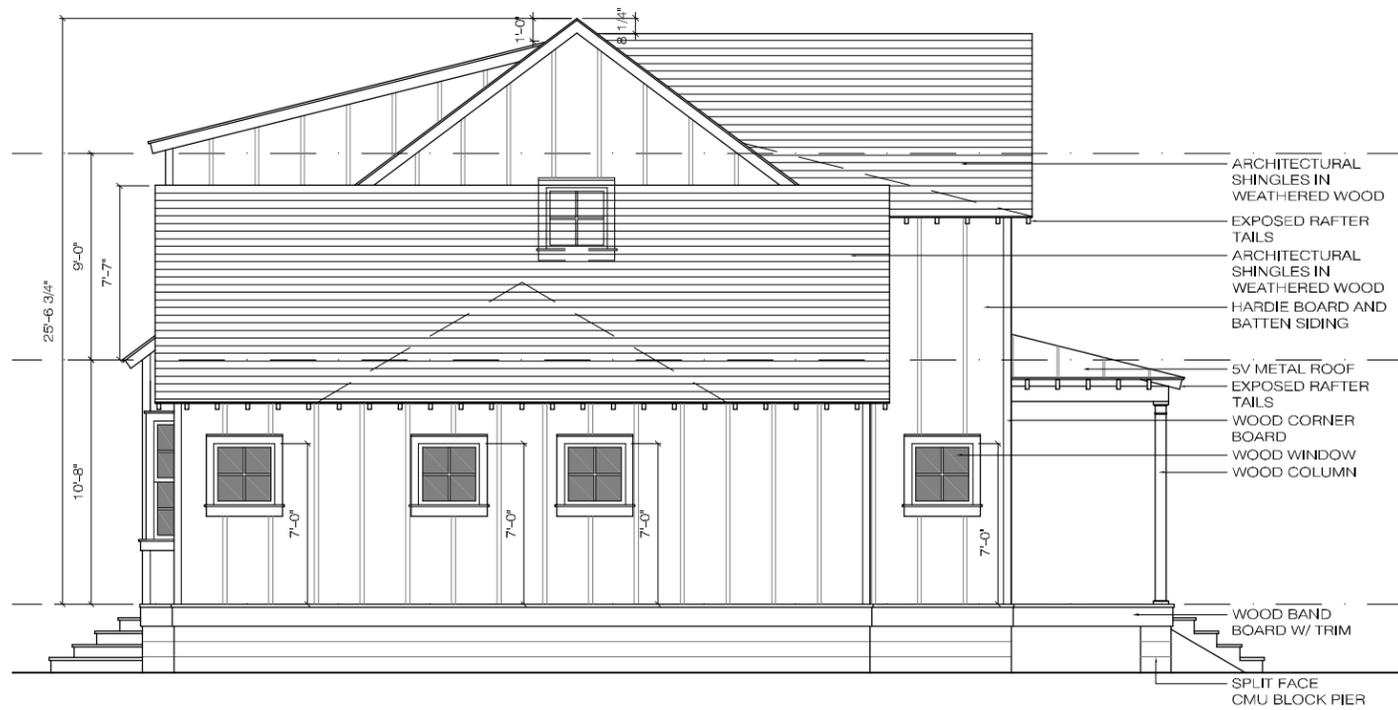
PROJECT:  
228 CHAPEL AVENUE  
NASHVILLE, TENNESSEE 37206

30 SEPTEMBER 2012





1 SIDE ELEVATION  
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

ARCHITECT:



Pfeiffer Torode Architecture  
1123 Glenwood Avenue, Nashville, Tennessee 37204  
www.pfeiffertorode.com 615-618-3565

PROJECT:  
228 CHAPEL AVENUE  
NASHVILLE, TENNESSEE 37206

30 SEPTEMBER 2012

