



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
3501 Bryon Avenue, Lot 11
February 20, 2013

Application: Infill
District: Elmington Place Neighborhood Conservation Zoning Overlay
Council District: 25
Map and Parcel Number: 10410004700
Applicant: Kevin Smith/ Ransom Avenue 3501, LLC
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: This now vacant lot is proposed to be a new multi-unit development. The maximum number of units (11) has been specified in the SP zoning for this property. The relocation of Ransom Avenue to the location shown on the attached site plan, changing the current Ransom Avenue to an alley, and the property lines were all approved by the MHZC in July of 2012. Applicant now proposes a design for 1 of the 11 units.

Recommendation Summary: Staff recommends approval with the conditions that:

- The applicant provide revised drawings with major measurements called out;
- Staff provide final review of windows, doors, roof color, brick and stone, and trim, fence and chimney materials;
- The foundation be distinguished from the material above with either a change in material or a contrasting change in brick color;
- A walkway be added from the porch steps on the Richardson Avenue's side of the porch to the street; and,
- The garage doors be recessed and an awning be added above the vehicular entrance.

With these conditions, staff finds the project to meet the design guidelines for infill in the Elmington Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.

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.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.

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 the primary building(s) that faces 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.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

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.

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.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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 clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

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.

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.

Background: This now vacant lot is proposed to be a new multi-unit development. The maximum number of units (11) has been specified in the SP zoning for this property. The relocation of Ransom Avenue to the location shown on the attached site plan, changing the current Ransom Avenue to an alley, and the property lines were approved by the MHZC in July of 2012. Applicant now proposes a design for 1 of the 11 units.

Lot 11 is the corner lot at the intersection of Richardson Avenue and the new Ransom Avenue.

Analysis and Findings:

Height & Scale: The proposed building is two-stories with a foundation height that varies because of the grade but is approximately one foot (1') tall at the highest point. The majority of homes in the neighborhood are one-story but there are several two-story homes. The massing of all homes in the overlay are mitigated by changing materials between the foundation and wall. Staff recommends either changing the foundation material or using a highly contrasting brick color to delineate the foundation.

The eaves are approximately nineteen feet (19') and the ridge is approximately thirty-five feet (35') from the finished floor line. Two-story homes in the vicinity range between twenty-eight feet (28') and thirty-six (36') tall from grade. This places the home

approximately a foot taller than the tallest single-family building in the district. Staff finds the additional height to be negligible and appropriate since the project somewhat creates a new context along the new Ransom Avenue.

The porch roof is approximately sixteen feet (16') tall from finished floor and includes a one-story flat roof with parapet wall. The majority of porches in the overlay are gabled and do not use the upper level as active-space; however there is one example of a flat roof porch with railing above. See 202 Elmington Avenue to the right.



The widths of homes in the immediate vicinity range between thirty-two feet (32') and forty-eight feet (48'). The proposed width is approximately forty-three feet (43') and so falls within the range of the historic context.

In this case the ratio of open space does not need to match the historic context since the site plan and the maximum number of single-family lots was approved by the Planning Commission as a part of the SP zoning. The approved lots are too small to meet the context in terms of open space.

Because the additional height is minimal and with the condition of a different material or color for the foundation, the height and scale of building meets section II.B. a and b. of the design guidelines.

Setback and Rhythm of Spacing: In terms of front setbacks, the project is creating its own new context of which this project for Lot 11 and the building also being proposed this month for Lot 3 will set the new context. The side setbacks for the corner lots are the ones that have the greatest potential to affect the district. The actual street-side property-line setbacks are minimal but meet bulk zoning requirements. There is additional passive-use green space between the house and Richardson Avenue, therefore staff considered the perceived setback from Richardson Avenue rather than the legal setback, in determining how the house fits into the historic context. The new home will be approximately twenty feet (20') from the street compared to the first historic home along Richardson that has a corresponding front setback from Richardson Avenue of approximately thirty feet (30'). Staff found the difference between the two to be appropriate since the new house will be the visual edge of the district. The next lot along Richardson will be open space before reaching the boundary of I-440.

Needed setback reductions for this and all lots were approved with the site plan approval in July 2012.

Materials, Texture, Details, and Material Color: The foundation material is brick, the cladding brick and the roof is asphalt shingle of an unknown color. The window material is unknown but the design follows a pattern typically seen on Queen Anne homes that are

not found in the overlay. Staff recommends a one-over-one (1/1) window, a window with some configuration of multiple lights in the upper sash and no grids in the lower sash, or a Tudor style casement window. The window proportions are similar to historic windows in the district. The side bay window will utilize cement fiber panels. The porch floor will be concrete with a stone or concrete veneer on the exterior and the parapet wall of the porch will be capped with precast stone. Unknown materials include the porch steps, windows and doors, trim, and chimney.

The rear fence will have brick posts with cedar privacy fencing. With the condition that staff provides final review of windows, doors, roof color, brick and stone, and trim, fence and chimney materials the project meets section II.B.d of the design guidelines.

Roof Shape: The proposed shape is a cross clipped-gable and hipped roof. Hipped and side gable roofs are what are typically found on two-story buildings in the overlay. Individually these two forms are found in the district but not crossed. Staff finds the more complicated form for this corner lot to be appropriate as it allows for the side entrance to appear as a primary entrance, even though the true entrance is on the new Ransom Avenue. Simpler forms matching those found in the overlay are recommended for interior lots. Clipped gables are rare but are found on at least one historic home in the overlay. The primary roof slopes is 10/12, which is a typical slope for the overlay. Staff finds the project to meet section II.B.e of the design guidelines.

Orientation: The true orientation of the building is facing the new Ransom Avenue. The corner lots of this development visually contribute to the historic context more than the interior lots. Utilizing a wrap-around porch and two doors, this home has what appear as two primary entrances, one facing the new Ransom Avenue and one facing Richardson Avenue, which allow it to match the orientation of the existing buildings along Richardson Avenue. There is a concrete walkway leading from the porch to the new Ransom Avenue and staff recommends a similar walkway leading from the porch to Richardson Avenue.

Porches are generally required to be a minimum of six feet deep to avoid faux porches that really aren't usable. This porch is seven feet and one inch (7' 1") facing the new Ransom Avenue and five feet and three and one half inches (5' 3.5") facing Richardson Avenue. Although the porch depth on Richards does not quite meet the minimum the difference is negligible and the idea of a "usable porch" is accomplished with the section facing Ransom Avenue.

The vehicular access for this lot will be from the rear, accessed by the new alley created in the general location of the present Ransom Avenue.

With the condition that a walkway be added from the porch steps on the Richardson Avenue side of the porch to Richardson Avenue, the project meets section II.B.f of the design guidelines.

Proportion and Rhythm of Openings: The window proportions are twice as tall as they

are long, which matches the historic context. They rhythm of openings also matches the historic context with no linear wall expanse having more than nine feet (9') without an opening. The project meets section II.B.g of the design guidelines.

Outbuildings: An attached garage is incorporated into this project and all the homes for this development. Typically attached-garages are not approved by the Commission unless they are at the basement level. In this case, staff viewed the project as somewhat creating its own new context. In addition, the smaller lots required by the SP zoning's 11-unit maximum require that garages be attached if the homes are to be of a similar size as those in the overlay. The garage entrance is pushed to the interior of the lot, as far from Richardson Avenue as possible to lessen its visual impact on the overlay. To further lessen its impact, staff recommends recessing the doors and placing a narrow awning over the openings. (Will not be requested for interior lots.) The garages are located towards the rear of the lot, as seen historically.

With the condition that the garage doors be recessed and an awning be added above the vehicular entrance, the project meets section II.B.h. of the design guidelines.

Utilities: The mechanical units are located beyond the mid-point of the house on the interior side and so will be minimally visible from the streets. The location of the utilities meet section II.B.i. of the design guidelines.

Staff recommends approval with the conditions that:

- The applicant provide revised drawings with major measurements called out;
- Staff provide final review of windows, doors, roof color, brick and stone, and trim, fence and chimney materials;
- The foundation be distinguished from the material above with either a change in material or a contrasting change in brick color;
- A walkway be added from the porch steps on the Richardson Avenue's side of the porch to the street; and,
- The garage doors be recessed and an awning be added above the vehicular entrance.

With these conditions, staff finds the project to meet the design guidelines for infill in the Elmington Neighborhood Conservation Zoning Overlay.

Historic Context



3510 Richardson Avenue (closest historic building to the new Lot 11.)



3512 Richardson Avenue (immediate context)



3516 Richardson Avenue (immediate context)



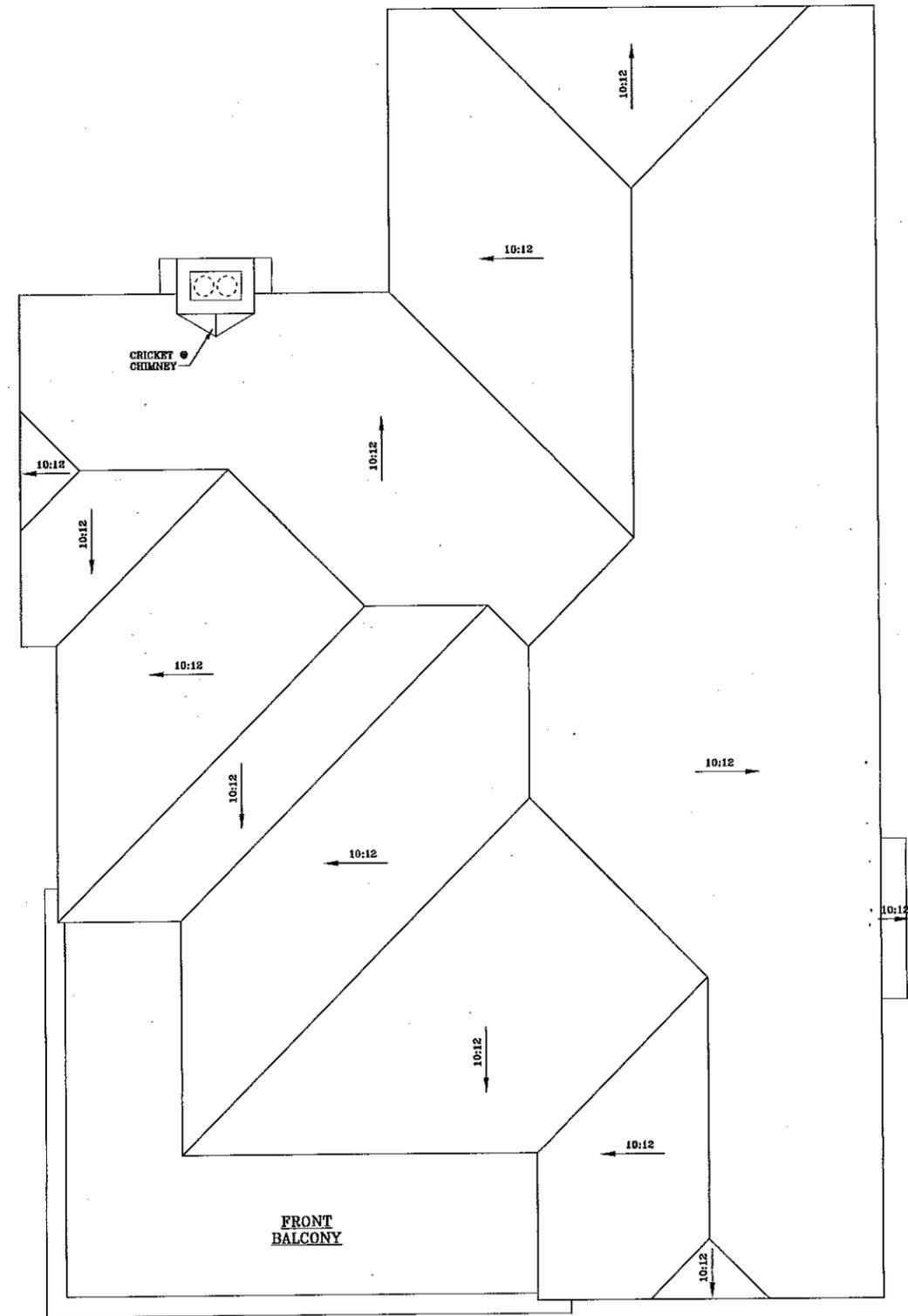
3518 Richardson Avenue (immediate context)



3516 Gillespie (example of a 2-story building in the neighborhood)



200 Elmington (example of 2-story building in the neighborhood.)



ROOF PLAN
 SCALE: 1/8" = 1'-0"

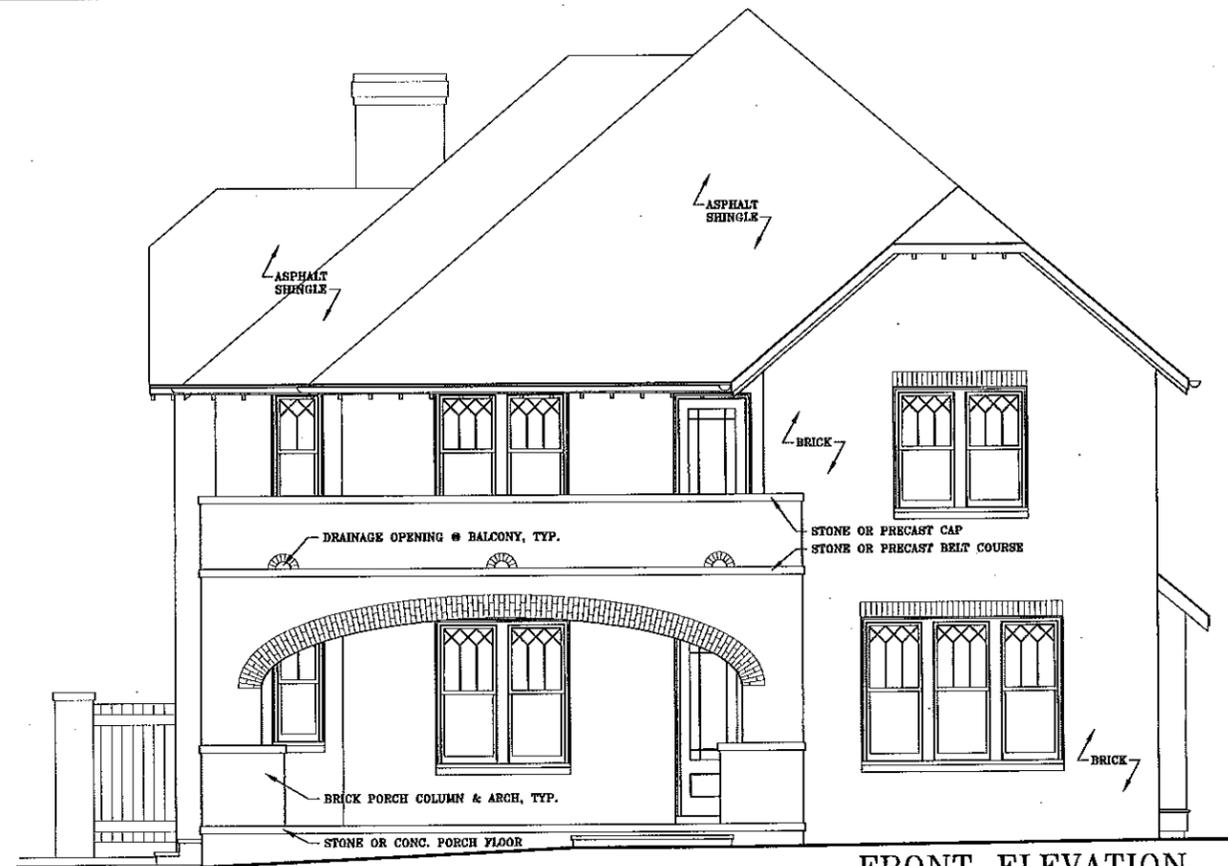
REVISIONS:

BYRON CLOSE
 LOT 11
 NASHVILLE, TENNESSEE

A1.3

ROOF PLAN
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 ARCHITECTURE
 1 FEBRUARY, 2013

REVISIONS:



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



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

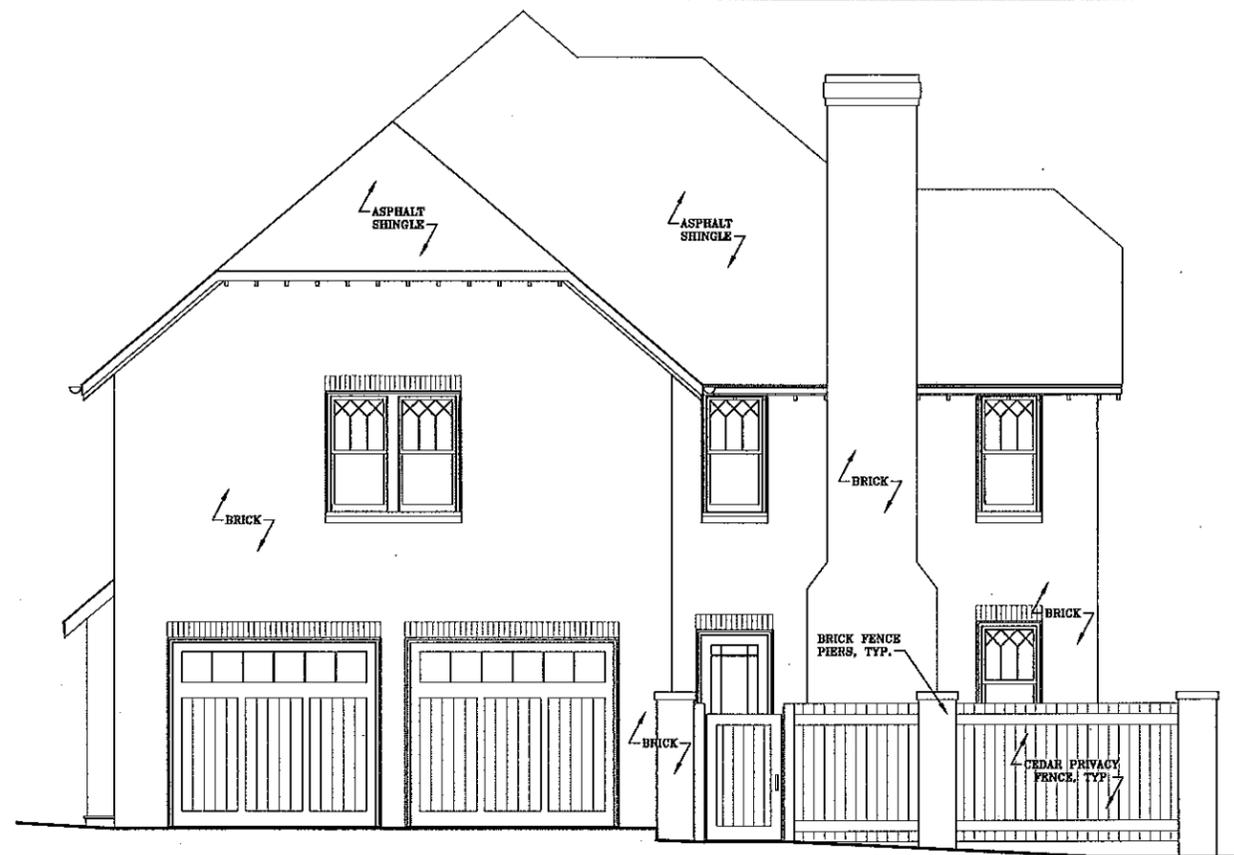
BYRON CLOSE
 LOT 11
 NASHVILLE, TENNESSEE

A2.1

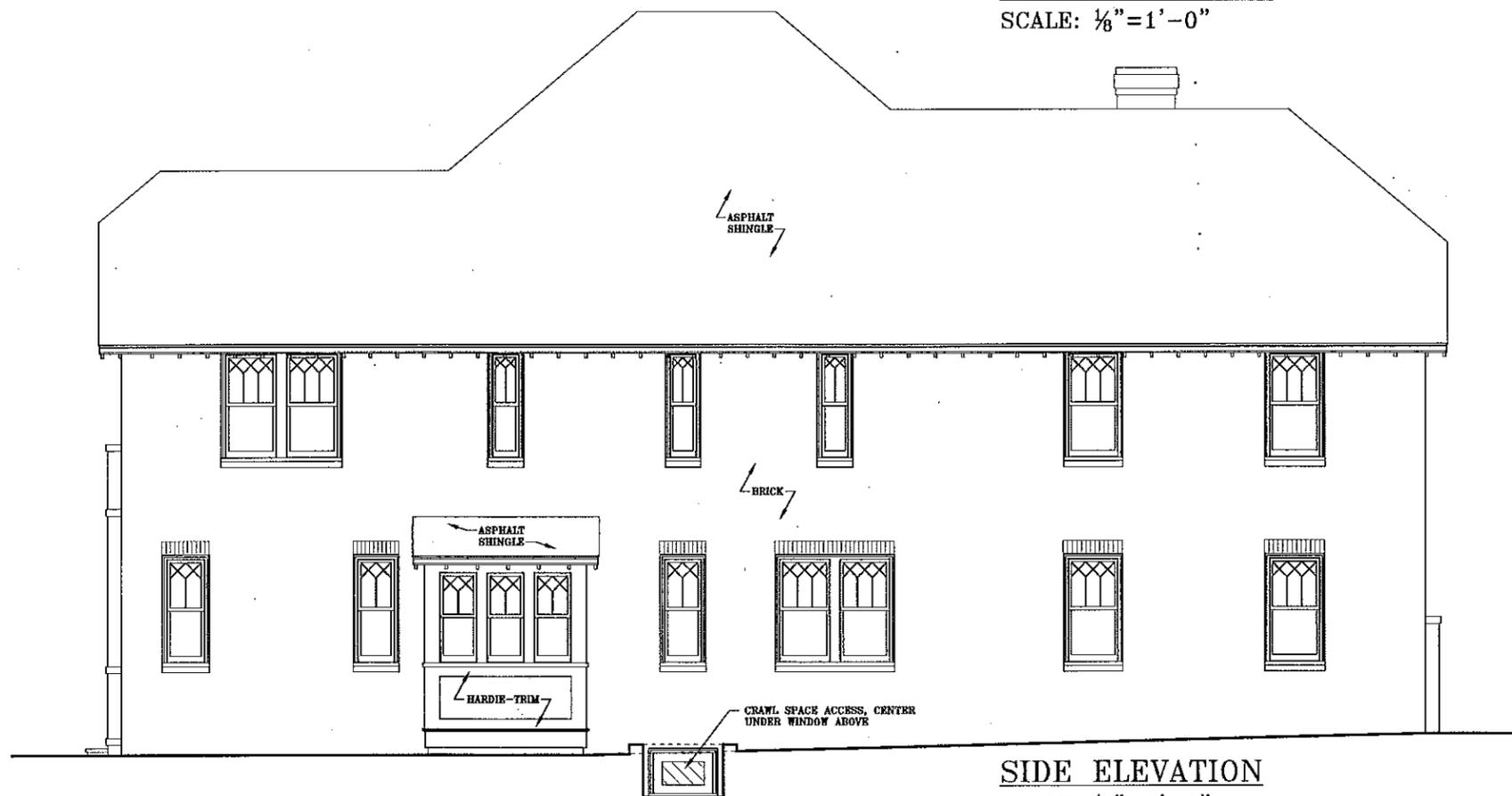
ELEVATIONS

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ARCHITECTURE

1 FEBRUARY, 2013



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



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

REVISIONS:

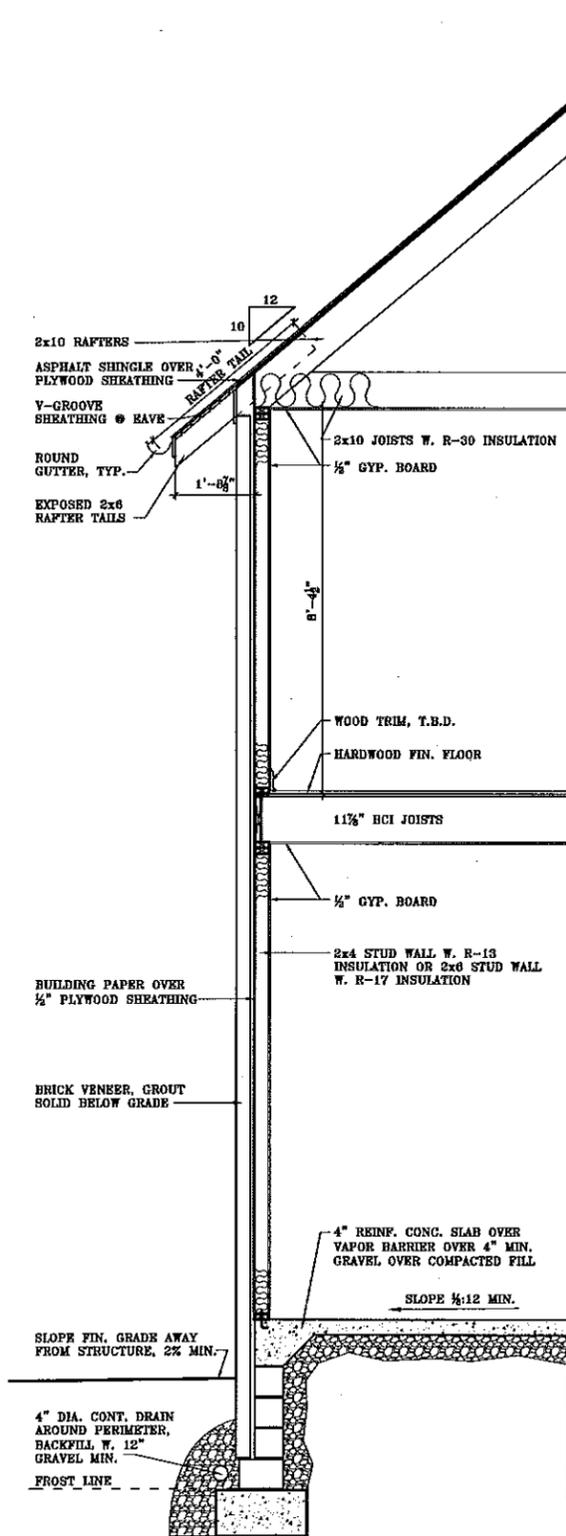
BYRON CLOSE
LOT 11
NASHVILLE, TENNESSEE

A2.2

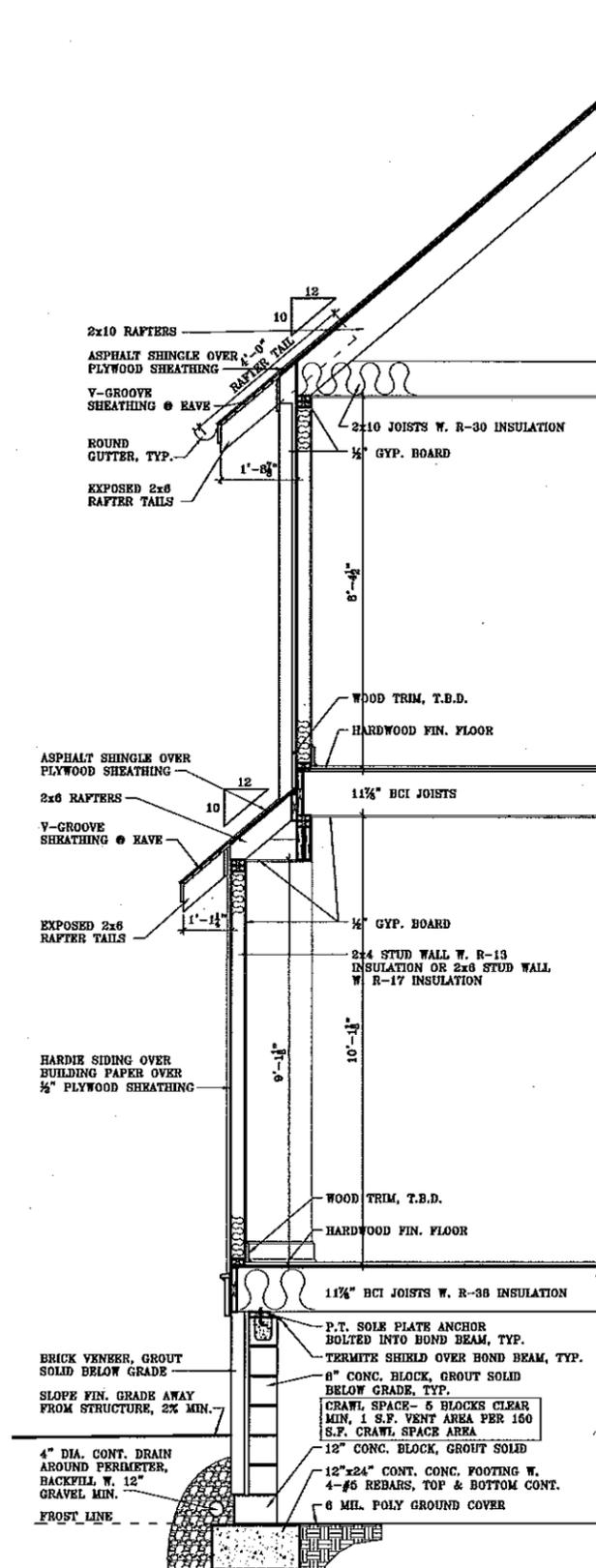
ELEVATIONS

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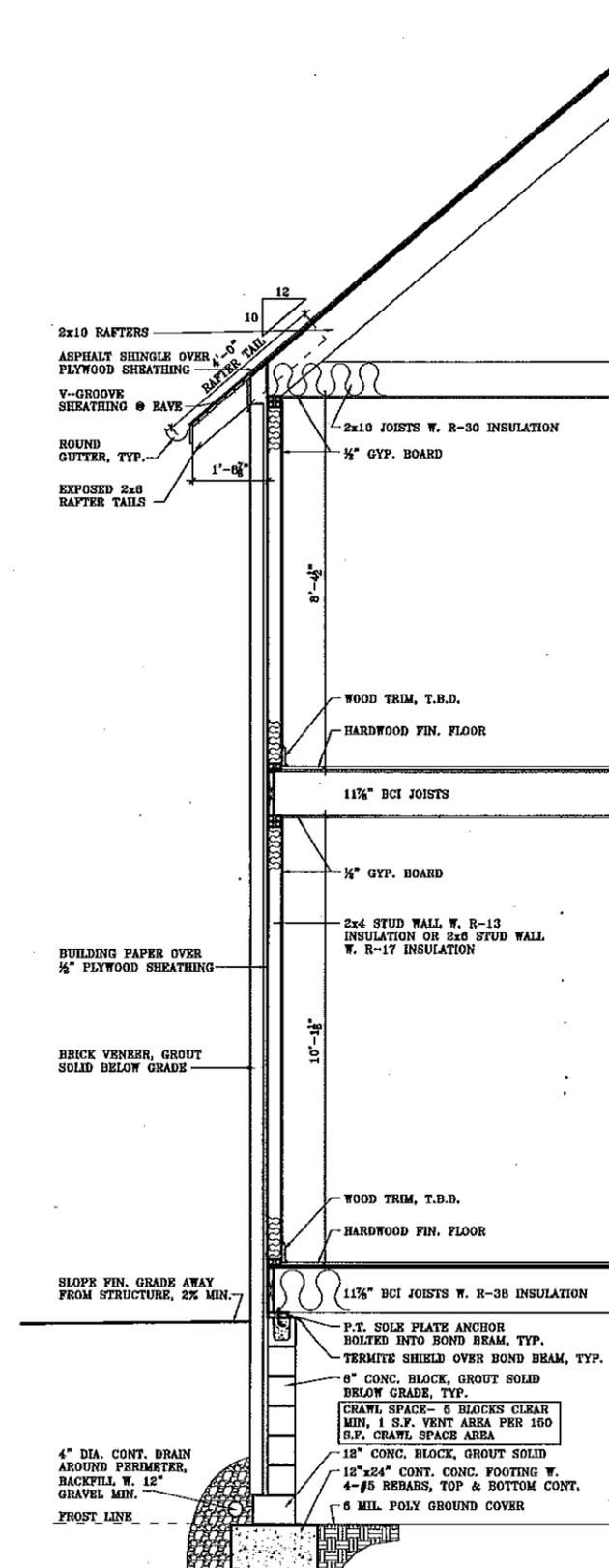
1 FEBRUARY, 2013



GARAGE WALL SECTION
SCALE: 1/4" = 1'-0"



SECTION @ BATH BAY
SCALE: 1/4" = 1'-0"



TYP. WALL SECTION
SCALE: 1/4" = 1'-0"

REVISIONS:

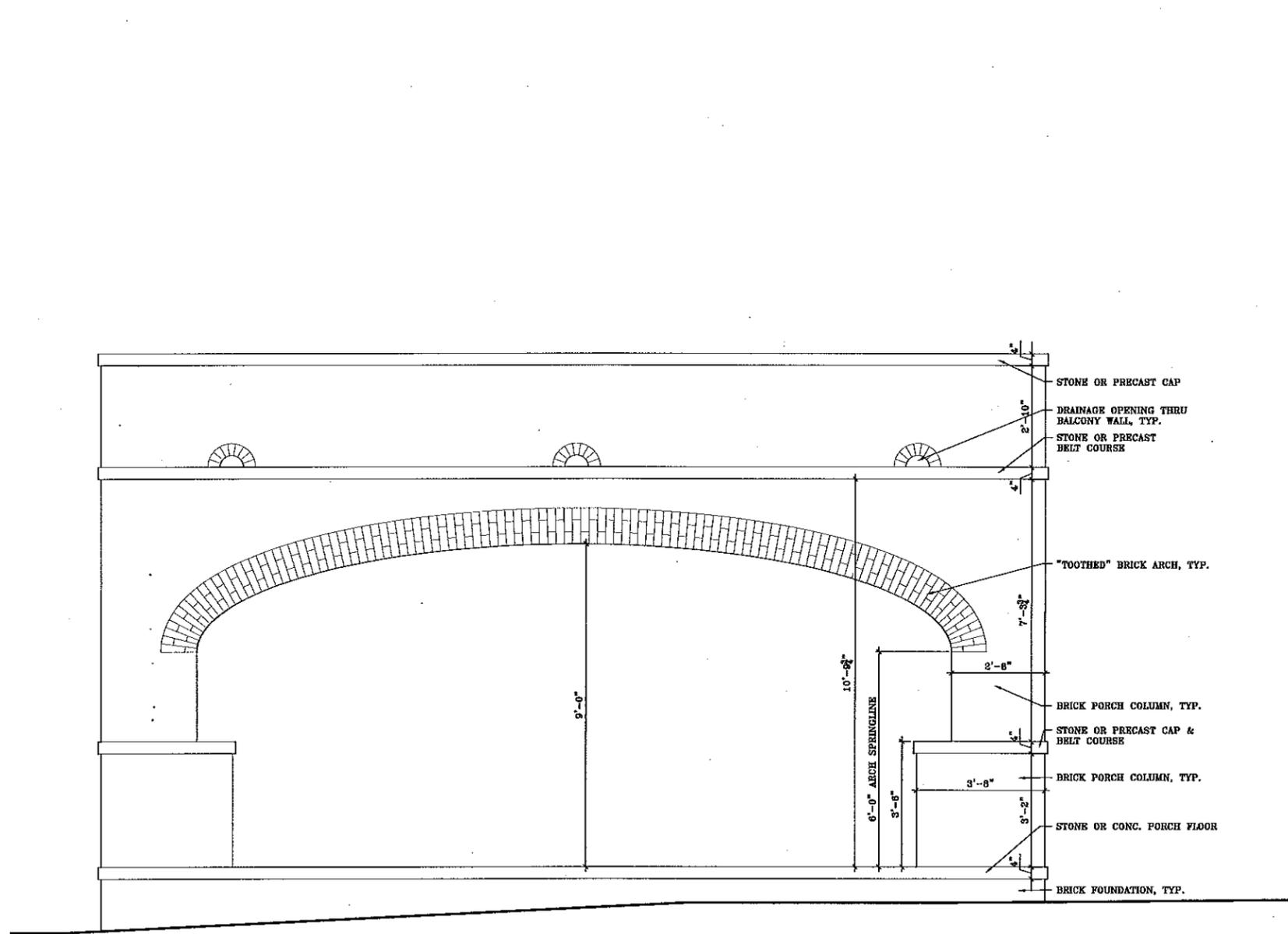
BYRON CLOSE
LOT 11
NASHVILLE, TENNESSEE

A3.1

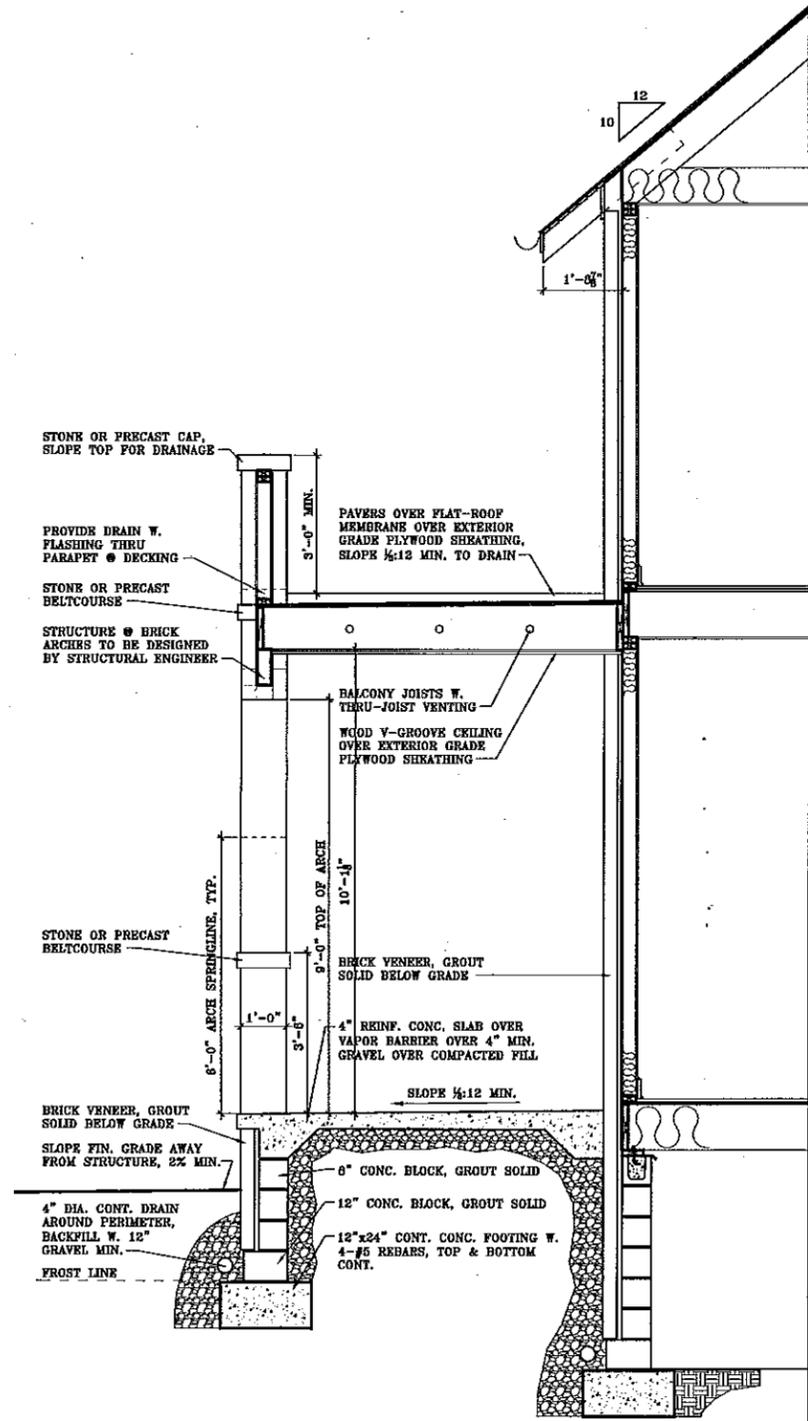
SECTIONS

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1 FEBRUARY, 2013



PORCH DETAIL
SCALE: 1/4" = 1'-0"



PORCH SECTION
SCALE: 1/4" = 1'-0"

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LOT 11
NASHVILLE, TENNESSEE

A3.2

SECTIONS

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