



**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**  
**1630 Douglas Avenue**  
**June 19, 2013**

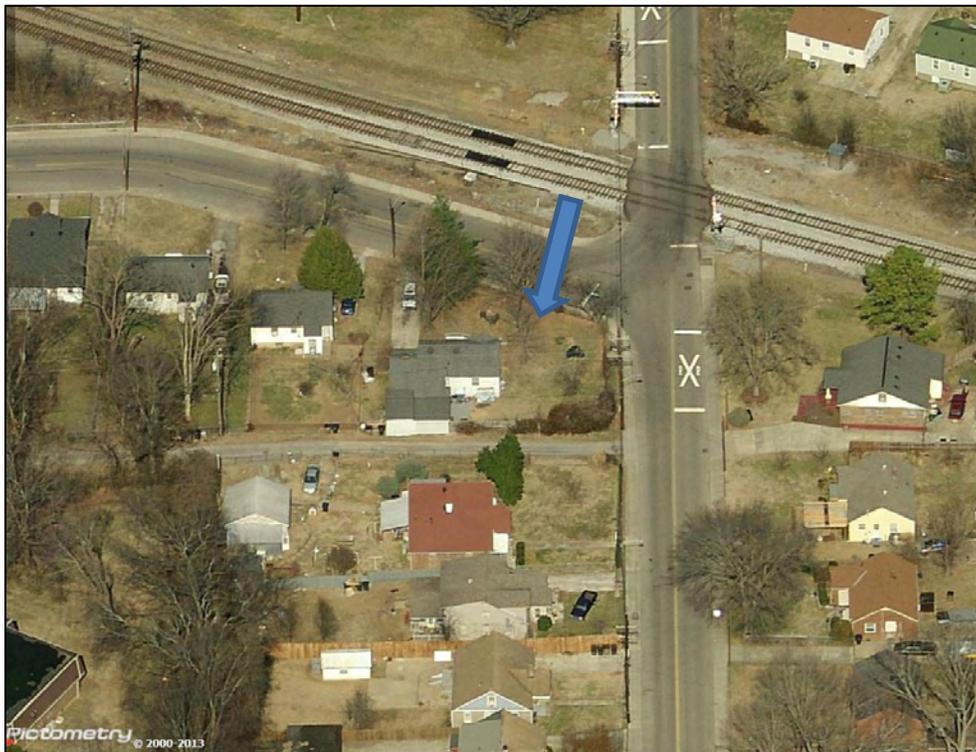
**Application:** New construction - infill  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08302018000  
**Applicant:** Brent Craig, Developer  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to replace a non-contributing house facing Douglas Avenue with a new house facing Scott Avenue. The house will be one and one-half stories tall with a clipped-gable roof. The foundation will be split-faced concrete block, and the porch floor and stairs will be poured concrete. The siding will be cement-fiber siding, with cement-fiber shingles and panels in the gable fields. The trim and porch columns will be wood. The windows and doors will also be wood.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed infill construction facing Scott Avenue with the conditions that:</p> <ul style="list-style-type: none"> <li>• The details of roof color and the materials of the windows, front and rear porch floors, porch railings, as well as exterior appurtenances are approved administratively,</li> <li>• The driveway, parking area, and sidewalk are approved administratively.</li> </ul> <p>Meeting those conditions, Staff finds the proposal would meet the Guidelines for New Construction in the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**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.      **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.*

## 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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.*

### *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 dormer must be set back at least 2' from the wall of the floor below.*

### *Windows and Doors*

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

### *Siding and 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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

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:*

1. *where they are a typical feature of the neighborhood*
2. *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.*

#### *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:** Currently, there is a one story Minimal Traditional house at 1630 Douglas Avenue, which does not contribute to the historic character of the neighborhood. An application to demolish the house was approved administratively by MHZC Staff in May, 2013.



**Analysis and Findings:** The applicant proposes to construct a new one and one-half story house on the lot, following the demolition of the existing structure.

#### Orientation; Setback and Rhythm of Spacing

1630 Douglas Avenue is a corner lot at the intersection of Douglas and Scott Avenues. Although the existing non-contributing house faces Douglas Avenue, the applicant is proposing to orient the new house toward Scott Avenue. There are no houses across Douglas Avenue because of a nearby railroad line and easement, and the houses to the West are also non-contributing. The houses behind 1630 Douglas and across Scott Avenue, however, are historic Craftsman and Tudor style houses circa 1930. Because the

historic context is stronger on Scott Avenue, staff finds the proposed orientation of the new building to meet guideline II.B.1.f.

The front setback of the proposed house on Scott Avenue will be twenty-four feet (24'). The house directly adjacent at 415 Scott Avenue has a front setback of thirty-six feet (36'), however, all other historic houses on Scott Avenue have a setback between twenty and twenty-five feet (20'-25'). The side setbacks will be twenty-feet (20') on the left side along an alley, and the right side setback along Douglas Avenue will vary due to the irregular shape of the lot. These setbacks meet the current zoning regulations and maintain the rhythm of spacing established by historic houses in the area.

The submitted plans do not indicate any paving for driveways, parking, or sidewalks. These items can be reviewed administratively. With a condition that the driveway, parking area, and sidewalk are approved administratively, staff finds that the proposal meets guideline II.B.1.c.

#### Height, Scale

The tallest point of the house, a primary front-to-back roof ridge, will be thirty-two feet, six inches (32'-6") above grade, with a two-course tall foundation. A secondary roof ridge will meet the side slopes of the roof at two feet, six inches (2'-6") below the primary roof ridge. With this minimal difference in roof heights, the house will read as if it has a cross-gabled roof, a common form among historic houses. The roof sections will have clipped gables and an eave height of twelve feet, six inches (12'-6").

The house will be nearly square with a thirty-five foot, six inch (35'-6") wide front elevation, running thirty-seven feet (37') deep into the lot.

Staff finds that the height and scale of the proposed infill is compatible with surrounding historic houses and will meet guideline II.B.1.a. and II.B.1.b.

#### Roofs

The roofs of the new building will be 12:12 pitched clipped gables, which are compatible with surrounding historic houses and meet guideline II.B.1.e.

#### Materials, Textures, Details, Material Colors

The exterior materials of the new building will include cement-fiber composite lap siding, shingles, and stucco panels; wood cornerboards and trim; split-faced concrete block foundation, and an asphalt shingle roof. These materials are compatible with those of surrounding historic structures and meet guideline II.B.1.d. Further details on the color of the roof and the material of the windows, front and rear porch floors, porch railings, as well as exterior appurtenances are not available at this time. These details can be approved administratively before a permit is issued.

#### Windows and Doors

The windows openings on the front and side elevations are roughly twice as tall as they are wide, and the openings are spaced in a manner consistent with historic houses in the

area. The front door will be in the center of the front elevation, balanced by sets of windows on either side. The window sizes and patterns on the side elevations are also compatible with surrounding historic houses. These openings meet guideline II.B.1.g.

**Recommendation:**

Staff recommends approval of the proposed infill construction facing Scott Avenue with the conditions that:

- The details of roof color and the materials of the windows, front and rear porch floors, porch railings, as well as exterior appurtenances are approved administratively,
- The driveway, parking area, and sidewalk are approved administratively.

Meeting those conditions, Staff finds the proposal would meet the Guidelines for New Construction in the Eastwood Neighborhood Conservation Zoning Overlay.



1630 Douglas Avenue, taken from across Scott Avenue.



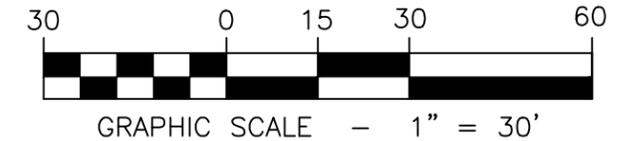
420 and 416 Scott Avenue, taken from North Side of Douglas Street.



411, 413, and 415 Scott Avenue, Alley #1014, and 1630 Douglas Avenue.

**LEGEND**

CONCRETE MONUMENT OLD	■ CM(O)
IRON PIN OLD	● IP(O)
5/8" IRON PIN NEW & GAP	●
GAS VALVE	⊕
WATER VALVE	⊗
FIRE HYDRANT	⊙
WATER METER	⊞
MANHOLE	⊙
UTILITY POLE	⊕
LIGHT POLE	⊞
GAS METER	⊞
EDGE OF PAVEMENT	---
FENCE LINE	-X-X-
PROPERTY/R.O.W. LINE	- - - - -
EDGE OF CONC.	---
UNDERGROUND WATER	-W-W-
SEWER LINE	-S-S-



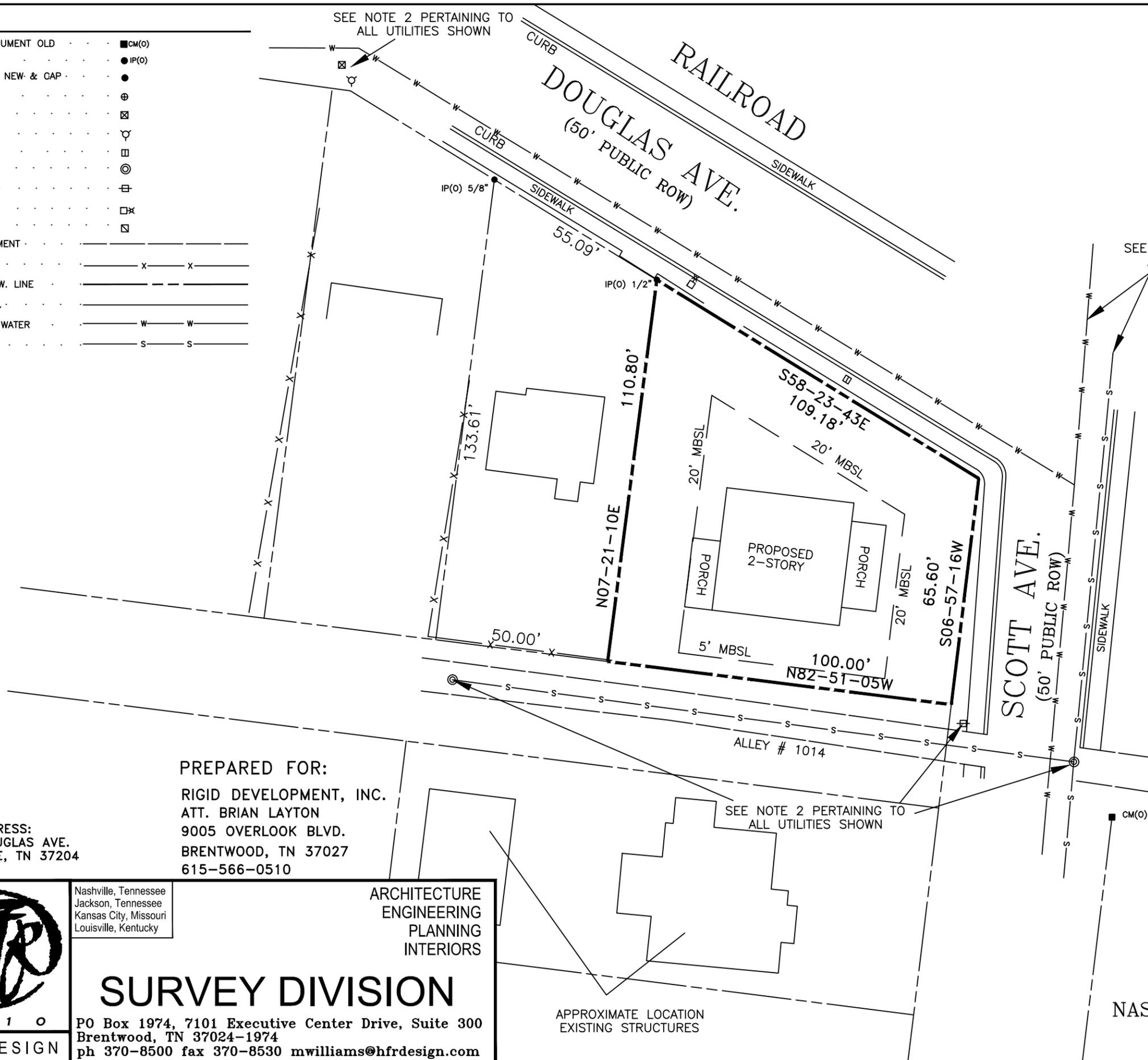
S.P.C.S. NAD 83(1995) NAVD 88

SEE NOTE 2 PERTAINING TO ALL UTILITIES SHOWN

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**NOTES:**

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE SCALED FROM MAPS OF RECORD ONLY AND NOT FIELD LOCATED. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THIS SURVEYOR. SIZE AND EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY.
- 3) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 4) THE PROPERTY IS CURRENTLY ZONED "R6" RESIDENTIAL MINIMUM 6,000 SQ. FT. SETBACKS PER ZONING CODE TABLE 17.12.020A ARE:  
SETBACK: STREET= 20' MINOR/LOCAL OR 40' ALL OTHER, SIDE= 5', REAR=20' ALL ZONING AND SETBACK INFORMATION SHOULD BE VERIFIED WITH METRO CODES DEPT. 862-6500. THERE COULD BE OTHER CONTROLLING REGULATIONS.
- 5) DEED REFERENCE FOR THE PROPERTY SURVEYED IS AS FOLLOWS:  
MAP 83-02, PARCEL 180.00  
OWNER OF RECORD BEING: NEIGHBORHOOD PROPERTIES, LLC  
INSTR. NO. 20090810-0075308
- 6) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE PARTIES NAMED AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.
- 7) THIS IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PREPARED PURSUANT TO TENNESSEE CODE ANNOTATED (62-18-126).



PREPARED FOR:  
**RIGID DEVELOPMENT, INC.**  
 ATT. BRIAN LAYTON  
 9005 OVERLOOK BLVD.  
 BRENTWOOD, TN 37027  
 615-566-0510

SITE ADDRESS:  
 1630 DOUGLAS AVE.  
 NASHVILLE, TN 37204



Nashville, Tennessee  
 Jackson, Tennessee  
 Kansas City, Missouri  
 Louisville, Kentucky

**ARCHITECTURE  
 ENGINEERING  
 PLANNING  
 INTERIORS**

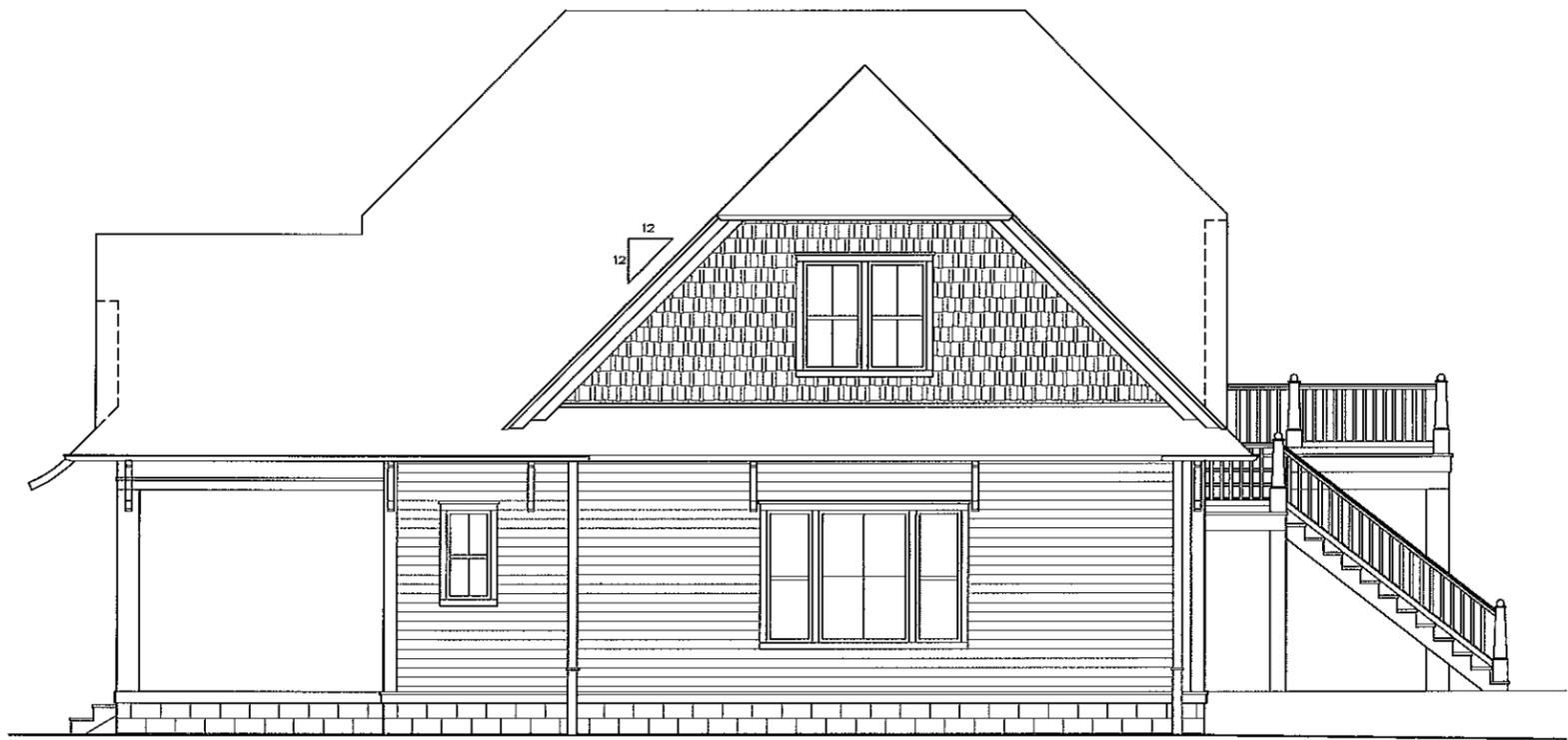
**SURVEY DIVISION**

PO Box 1974, 7101 Executive Center Drive, Suite 300  
 Brentwood, TN 37024-1974  
 ph 370-8500 fax 370-8530 mwilliams@hfrdesign.com

APPROXIMATE LOCATION  
 EXISTING STRUCTURES

SEE NOTE 2 PERTAINING TO ALL UTILITIES SHOWN

**PLOT PLAN  
 FOR  
 PART OF LOTS 113 & 114  
 DR. E.T. BROWN'S SUB.  
 OF LOTS 21-26  
 BROWNSVILLE ADDITION  
 P.B. 332, PG. 91  
 6TH COUNCIL DISTRICT  
 NASHVILLE-DAVIDSON COUNTY-TENNESSEE  
 SCALE: 1"=30' DATE: 6-3-13  
 HFR PROJECT NO. 2013086**



**REAR SIDE ELEVATION**  
 SCALE: ~~1/4" = 1'-0"~~ 1/8" = 1'



**REAR ELEVATION**  
 SCALE: ~~1/4" = 1'-0"~~ 1/8" = 1'

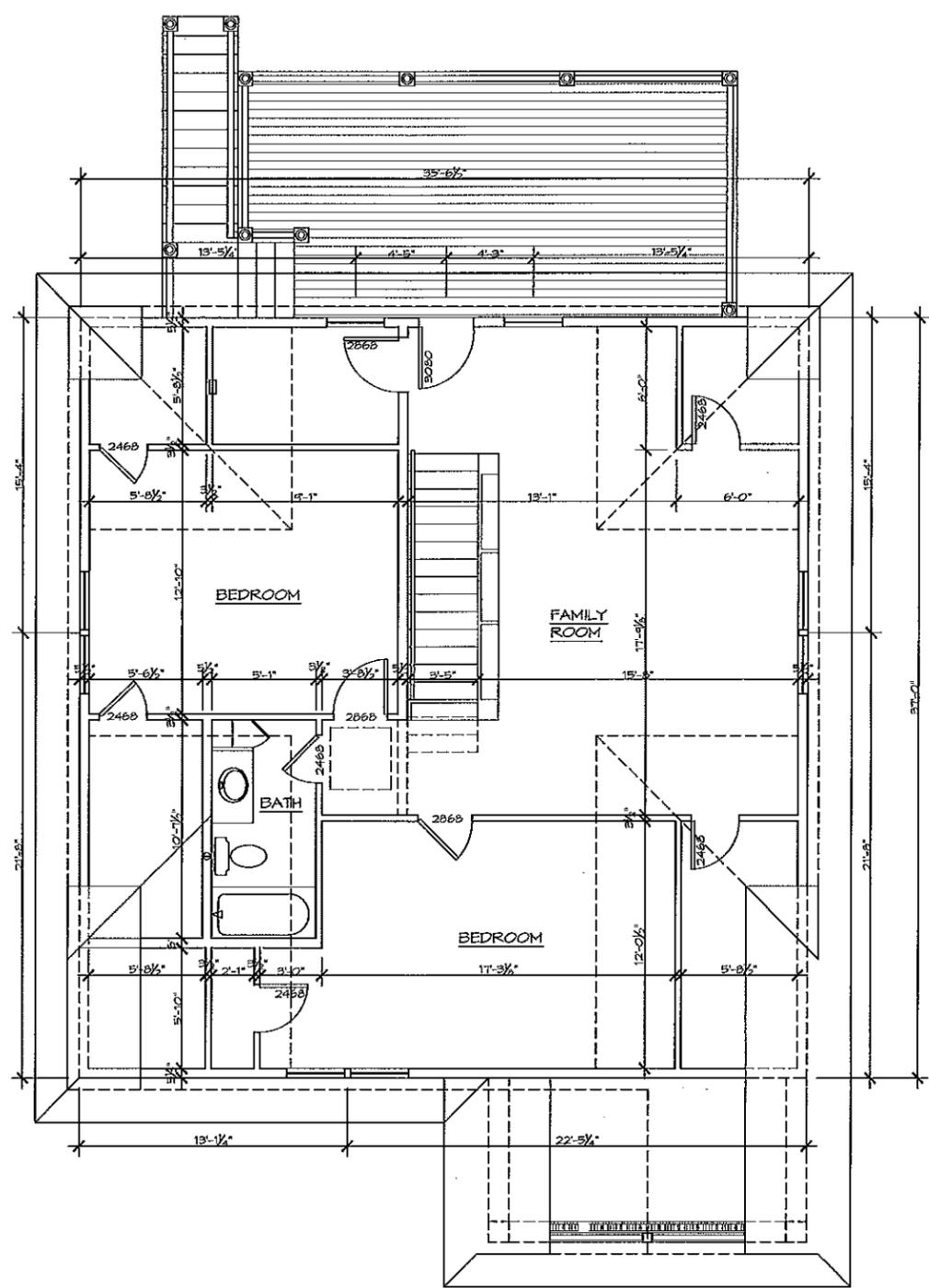


**LEFT SIDE ELEVATION**  
 SCALE: ~~1/4" = 1'-0"~~ 1/8" = 1'



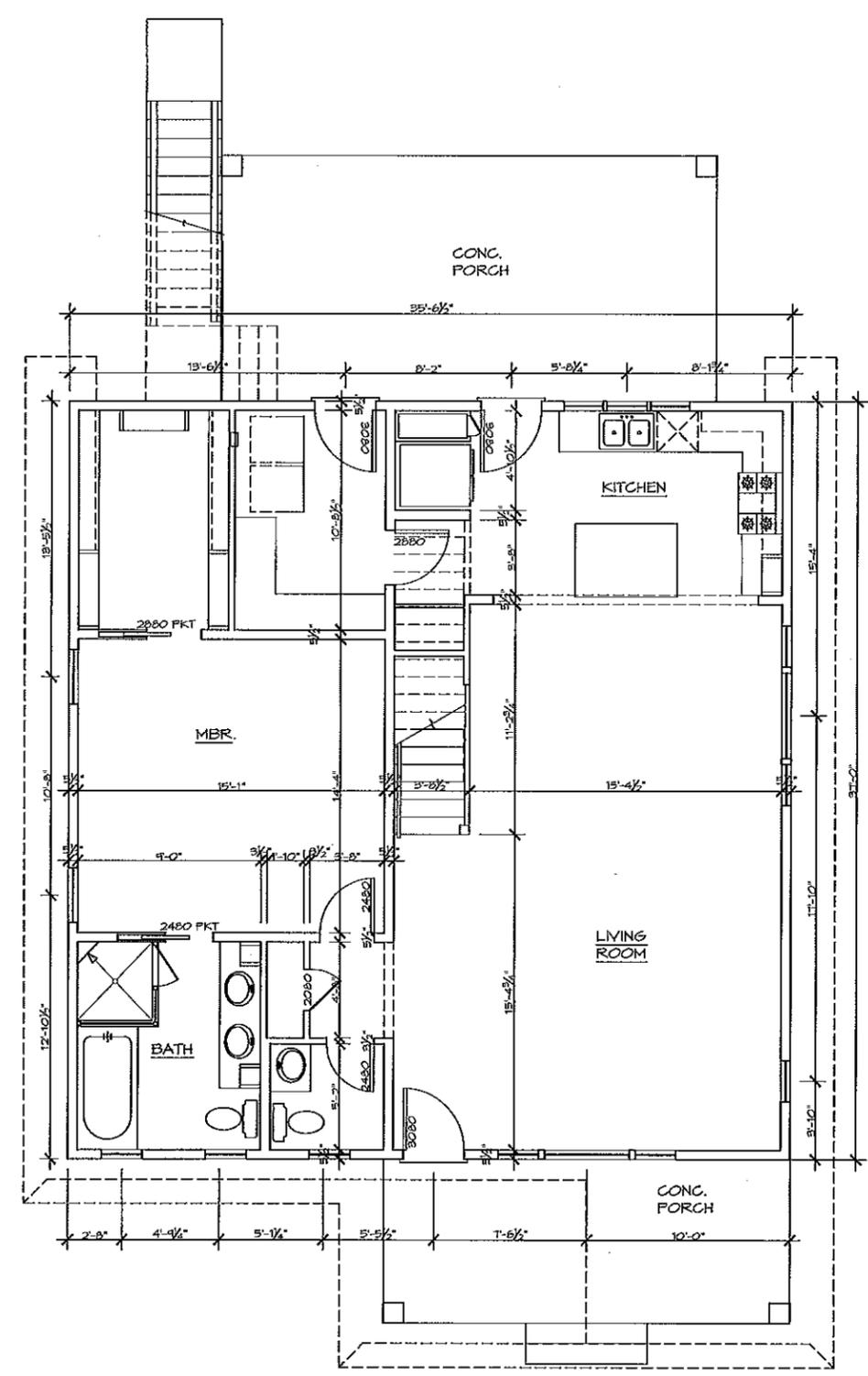
**FRONT ELEVATION**  
 SCALE: ~~1/4" = 1'-0"~~ 1/8" = 1'

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1/8" = 1'

SECOND FLOOR PLAN



1/8" = 1'

FIRST FLOOR PLAN

This drawing is an illustration of service and shall not be used in the construction of any building without the written permission of the Architect.

Revised

Issue Date  
02/16/12

Sheet Title  
FLOOR PLANS

A.2