



# 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 1210 Gartland Avenue January 15, 2013

**Application:** New construction-infill; Setback determination  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08313017200  
**Applicant:** DeRon Jenkins, DY Construction  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** Applicant proposes to build a new two-family residence and a detached garage at 1210 Gartland Avenue. The proposed residence is two-and-a-half stories with a cross gable and hipped roof and will be clad in cement fiber lap siding.

**Recommendation Summary:** Staff recommends approval of the proposed infill construction, with the conditions that:

- the front wall of the house be placed in line with front walls of the homes to either side;
- the windows of the main façade be wider than two feet, yet still maintain a historic proportion;
- HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house;
- the six foot (6') fence wrap from the midpoint of the home, back around the rear yard, and that only the three (3') fence be located forward of the mid-point of the building;
- Staff provide final review of all materials for the project; and
- revised drawings be submitted, prior to the permit being issued showing the true foundation height, the scale of the site plan, fence height and any other revisions.

Meeting these conditions, staff finds the new building meets the guidelines for new construction in the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations



## Applicable Design Guidelines:

### II.B. New Construction

#### 1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### 2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

#### 3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

#### 4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*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.*

#### 5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

*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.*

*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.*

## **7. 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.*

## 8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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.*

- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

*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.*

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

## 9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### 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 midpoint of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

**Background:** This application is for a two-family residence at 1210 Gartland Avenue. The former house at this address was a noncontributing structure built circa 1959. It was administratively approved for demolition in December 2013.



Figure 1. Noncontributing house formerly at 1210 Gartland Avenue

### Analysis and Findings:

#### Height & Scale:

The proposed house is two-and-a-half stories with a ridge height of thirty-three feet and four inches (33' 4") from the finished floor level. Its height will be between that of its immediate neighbors which are twenty-eight feet (28') and thirty-nine feet (39') tall. Houses in this area range in height from twenty-one feet (21') to thirty-nine feet (39') and include several that are thirty-five feet (35') or taller. This house also does not reach its maximum height until approximately twenty-seven feet (27') from its forward front wall. Eave height is eighteen feet (18') which is appropriate for a two-story building. Historic two-story homes in this area, 1212 and 1115 Gartland Avenue for example, have a comparable eave height.



Figure 2. Front elevation

Foundation height is one foot eight inches (1' 8") from grade. The applicant has stated that the foundation shown on the current drawings may not be correct. Staff recommends revised drawings be submitted, prior to the permit being issued, showing actual foundation height and the scale of the site plan.

The house is approximately thirty-eight feet (38') wide. The houses nearby have widths ranging from thirty to forty feet (30'-40'). The house is approximately seventy-six feet (76') deep, including the greatest depths of each unit. The unit on the right side is set

back approximately four feet (4') from the other, helping to break up the building's massing and creating a gabled-ell form typical for the district. With the width, height and form of the proposed home being similar to the historic context, staff finds the massing to be appropriate. With the condition of revised drawings, the project meets Sections II.B.1 and 2.



Figure 3. The neighboring houses are of large scale.

#### Setback & Rhythm of Spacing:

The lot is forty-eight feet (48') by one hundred sixty feet (160'). The building will be centered side-to-side on the lot with five feet (5') of setback on each side. The two units of the house are set back from the front property line twenty feet (20') and twenty-five feet (25'). The current site plan does not show the footprints of abutting properties. In the absence of this detail, staff asks that the front wall of the projecting gable maintain the established setback along Gartland Avenue. Meeting these conditions, staff finds the project meets Section II.B.3 for setback and rhythm of spacing.

#### Materials:

The new house will be clad in cement fiberboard with a maximum five inch (5") reveal. Staff recommends that it have a smooth finish. The trim will be wood. The foundation will be split face concrete block, and the roof will be architectural fiberglass shingles. The color of the roofing was not indicated. Walkways and parking pads will be concrete. Some materials were not specified, including materials for the fence, porch floor, steps, posts and railings and windows and doors. Staff asks to approve all final materials. With this condition the project meets Section II.B.4 for materials.

#### Roof form:

The roof is a cross gable and hipped form. A dormer at the midpoint of both sides provides additional living space for the third story. Side dormers are found on the home next door and elsewhere in the neighborhood as well. Primary hipped portion of the roof

has a pitch of 8/12 and the dormers are 4/12. There are other examples of this roof form in the neighborhood, and it is appropriate to the context of the neighborhood. The project meets Section II.B.5.

Orientation: The building will address Gartland Avenue with the same orientation as neighboring homes. Each unit has a porch addressing the street, as found on historic duplexes. A new concrete walkway will connect each porch with the sidewalk. Vehicular access is at the rear of the lot with a two-bay garage and two parking pads at the alley. The project meets section II.B.6 for orientation.

Proportion and Rhythm of Openings: On the second floor of each side elevation is one stretch of approximately seventeen feet (17') without a window, but it is at the rear of the house and will be minimally visible from the street. There are no other large expanses of wall space without a window or door opening. The majority of the windows are only two feet (2') wide. Staff recommends that at least the windows of the front façade be wider, while still maintaining an appropriate historic proportion. With this condition, staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Outbuildings: The project includes a one-story, two-bay garage at the rear of the lot with a concrete parking pad on each side, creating a total of 4 parking spaces. The location is appropriate since historically outbuildings were located at the rear of the lot. The proposed outbuilding will be ten feet (10') from each side property line and six feet (6') from the rear property line. It will have doors

opening into the alley, and requires a rear setback determination from ten feet (10') to six feet (6'). Historically, outbuildings on the rear property line were a normal occurrence. Staff has determined that the six foot (6') setback is appropriate since the location is appropriate and the outbuilding is only one-story.

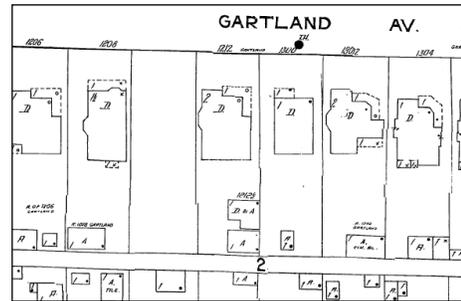


Figure 4. Historically outbuildings were located close to the rear alley in this neighborhood.

The garage measures twenty-eight feet (28') by twenty-two feet (22') with a footprint of six hundred and sixteen feet (616 sq.ft). Its scale and massing are subordinate to the principle structure and similar to historic outbuildings. Its roof is a side-facing gable with asphalt shingles. Not all of the materials for the garage were indicated.

With a new setback determination and clarification of materials, the outbuilding is compatible in terms of height, scale, roof shape, materials and details and meets section II.B.8.

Appurtenances & Utilities: Fencing for the project is noted as being three feet (3') and (6') tall but the plans do not indicated at what point the height changes. Staff recommends that the six foot (6') fence wrap from the midpoint of the homes, back around the rear yard, and that only the three (3') fence be located forward of the mid-

point of the building. The location of the HVAC and other utilities was not noted on plans. Staff requests that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets Section II.B.9.

**Recommendation:**

Staff recommends approval of the proposed infill construction, with the conditions that:

- the front wall of the house be placed in line with front walls of the homes to either side;
- the windows of the main façade be wider than two feet, yet still maintain a historic proportion;
- HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house;
- the six foot (6') fence wrap from the midpoint of the home, back around the rear yard, and that only the three (3') fence be located forward of the mid-point of the building;
- Staff provide final review of all materials for the project; and
- revised drawings be submitted, prior to the permit being issued showing the true foundation height, the scale of the site plan, fence height and any other revisions.

Meeting these conditions, staff finds the new building meets the guidelines for new construction in the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

## CONTEXT



**Figure 5. Looking left from 1210 Gartland Avenue.**



**Figure 6. 1211 Grantland Avenue, across the street.**



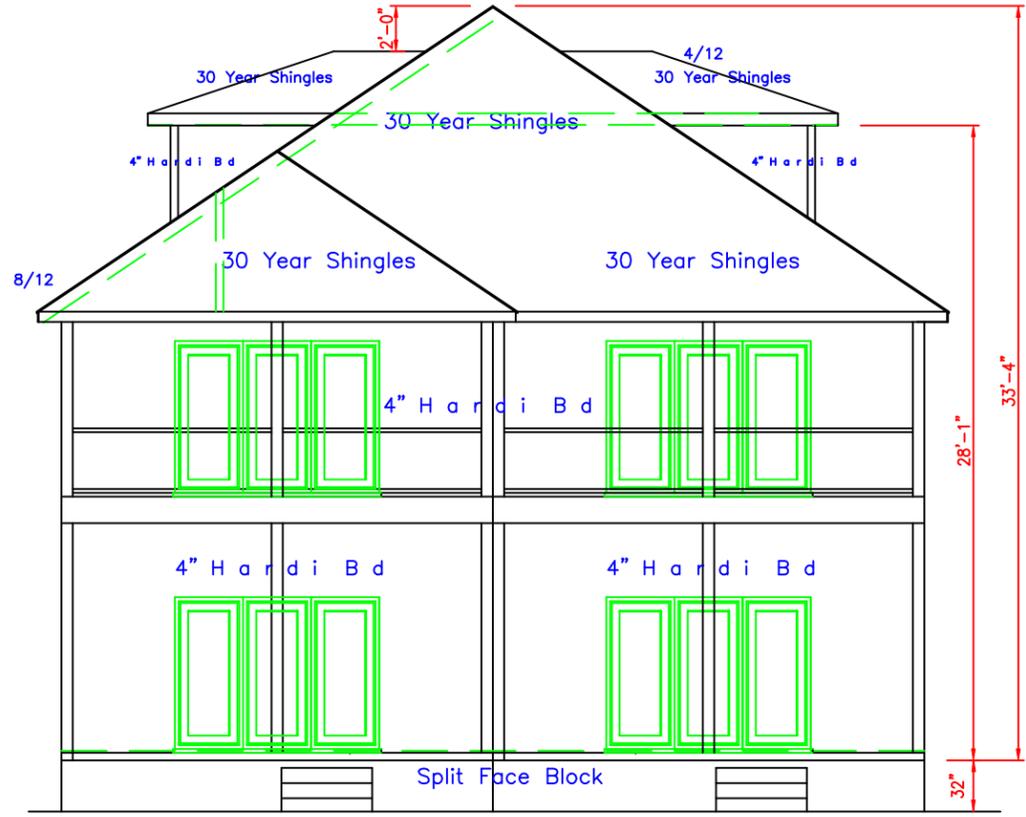
**Figure 7. Looking to the right from 1210 Gartland Avenue.**



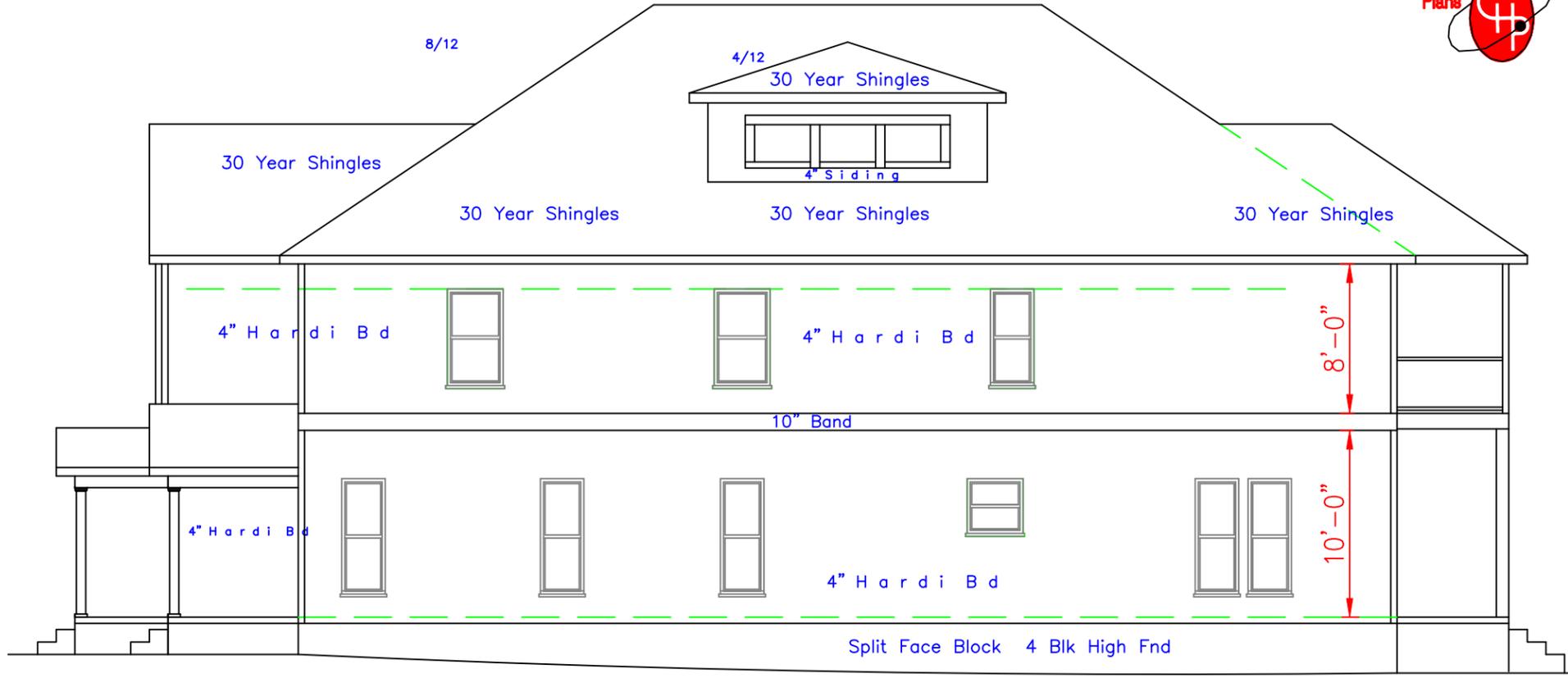
**Figure 8. Neighboring house at 1212 Gartland Avenue.**



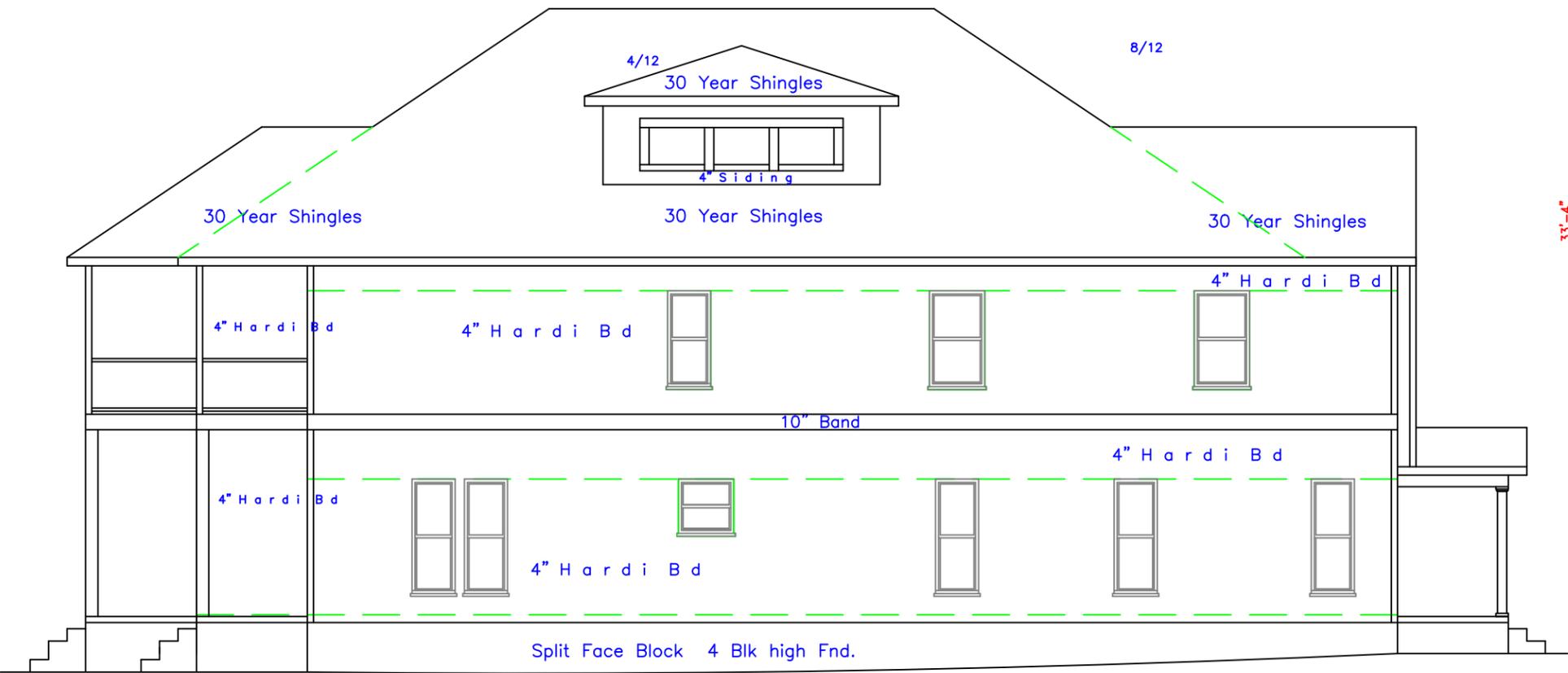
**Figure 9. Neighboring house at 1208 Gartland Avenue.**



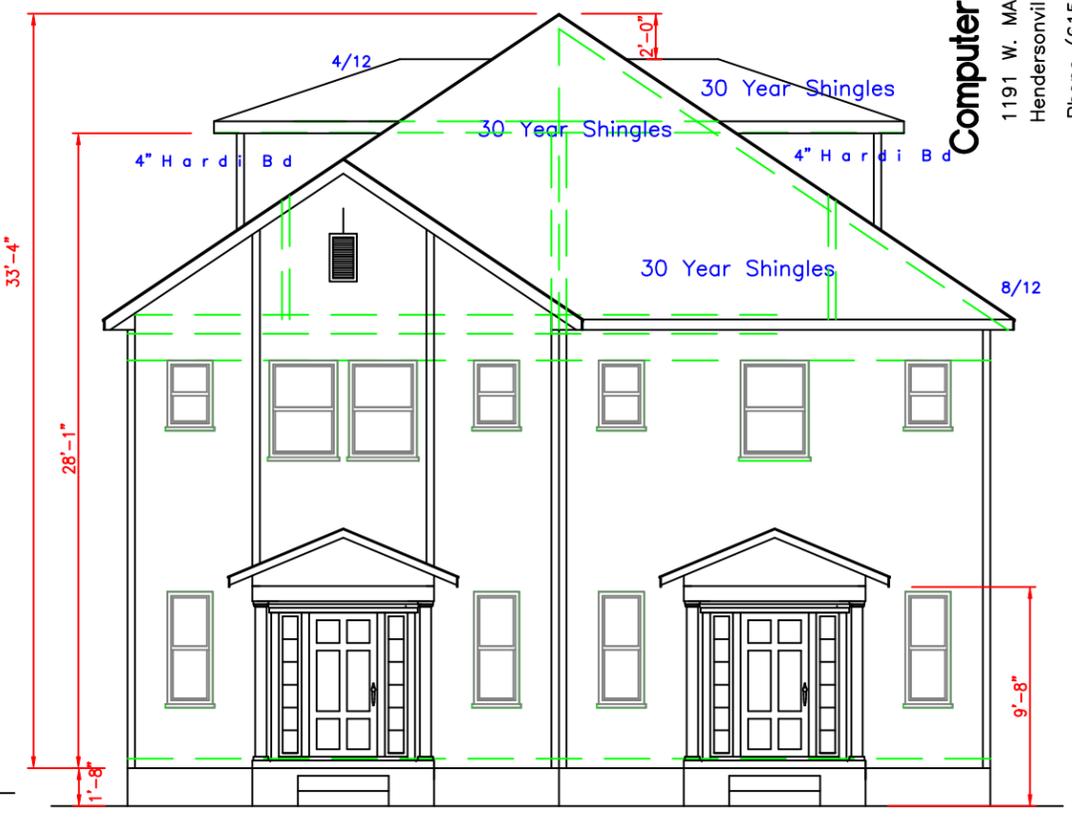
**Rear Elevation**  
 SCALE 1/8" = 1'-0"



**Right Side Elevation**  
 SCALE 1/8" = 1'-0"

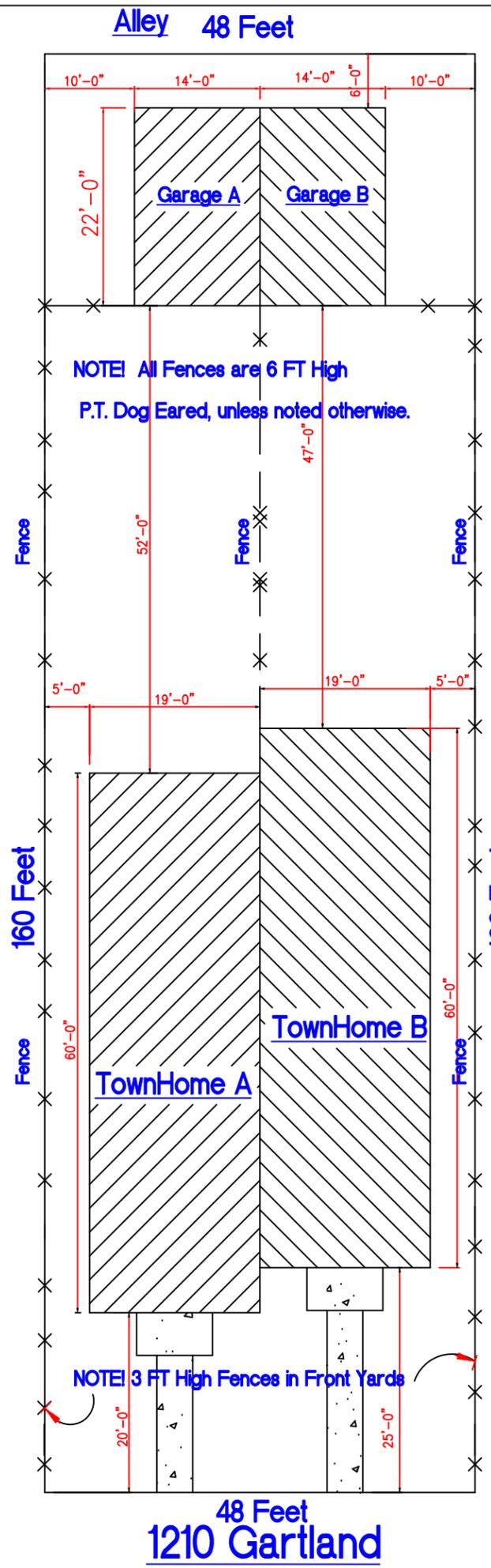


**Left Side Elevation**  
 SCALE 1/8" = 1'-0"

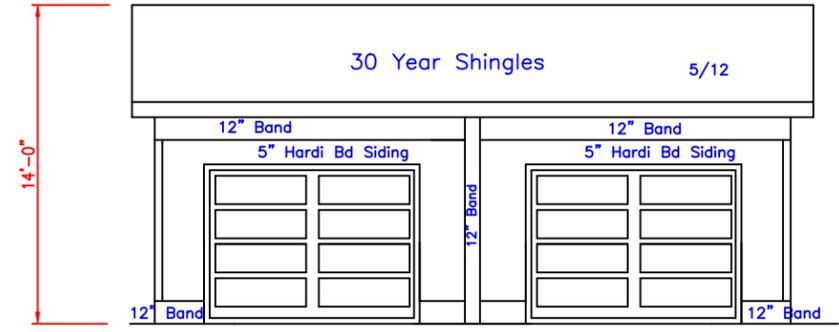


**Front Elevation**  
 SCALE 1/8" = 1'-0"

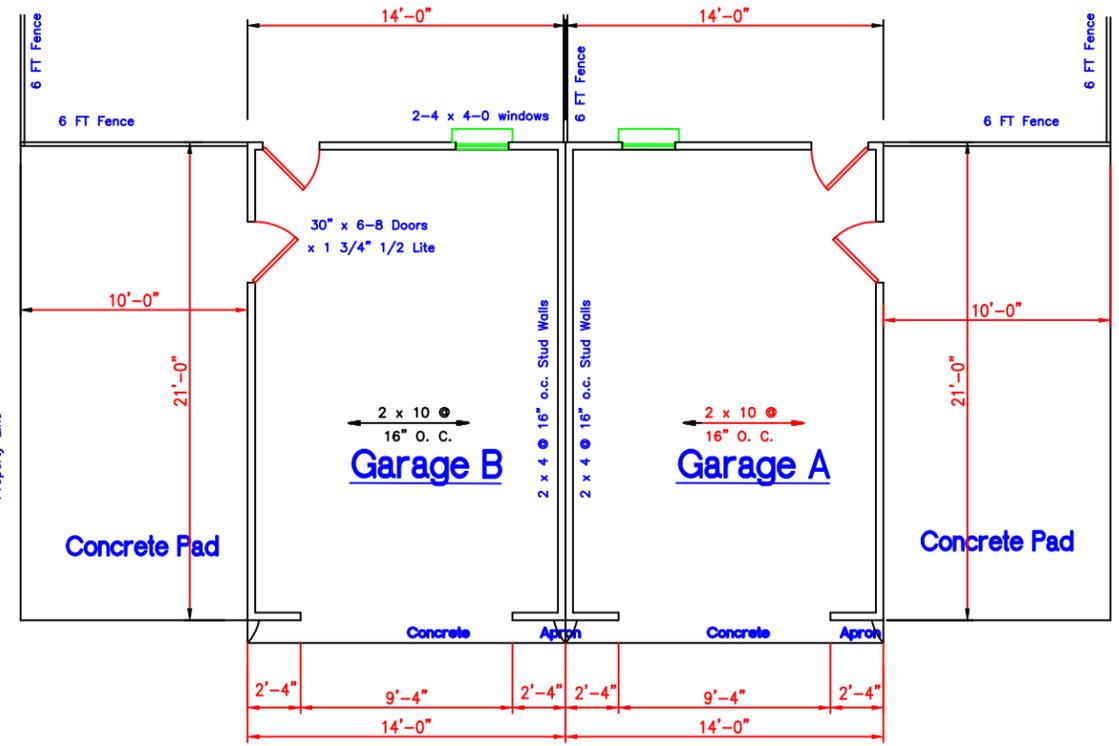
**Computer House Plans**  
 1191 W. MAIN SUITE ONE  
 Hendersonville, TN 37075  
 Phone (615) 338-4114



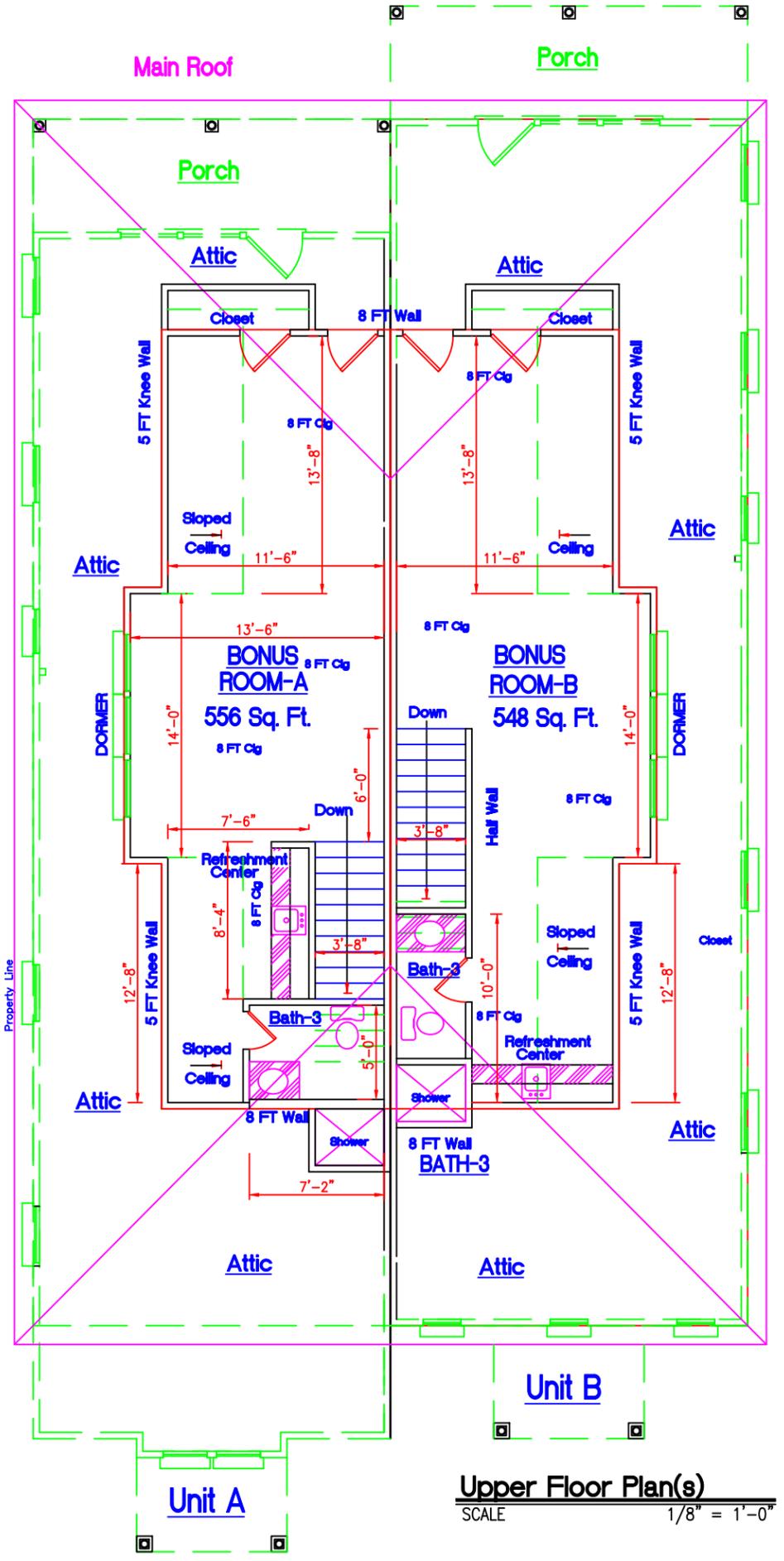
48 Feet  
1210 Gartland



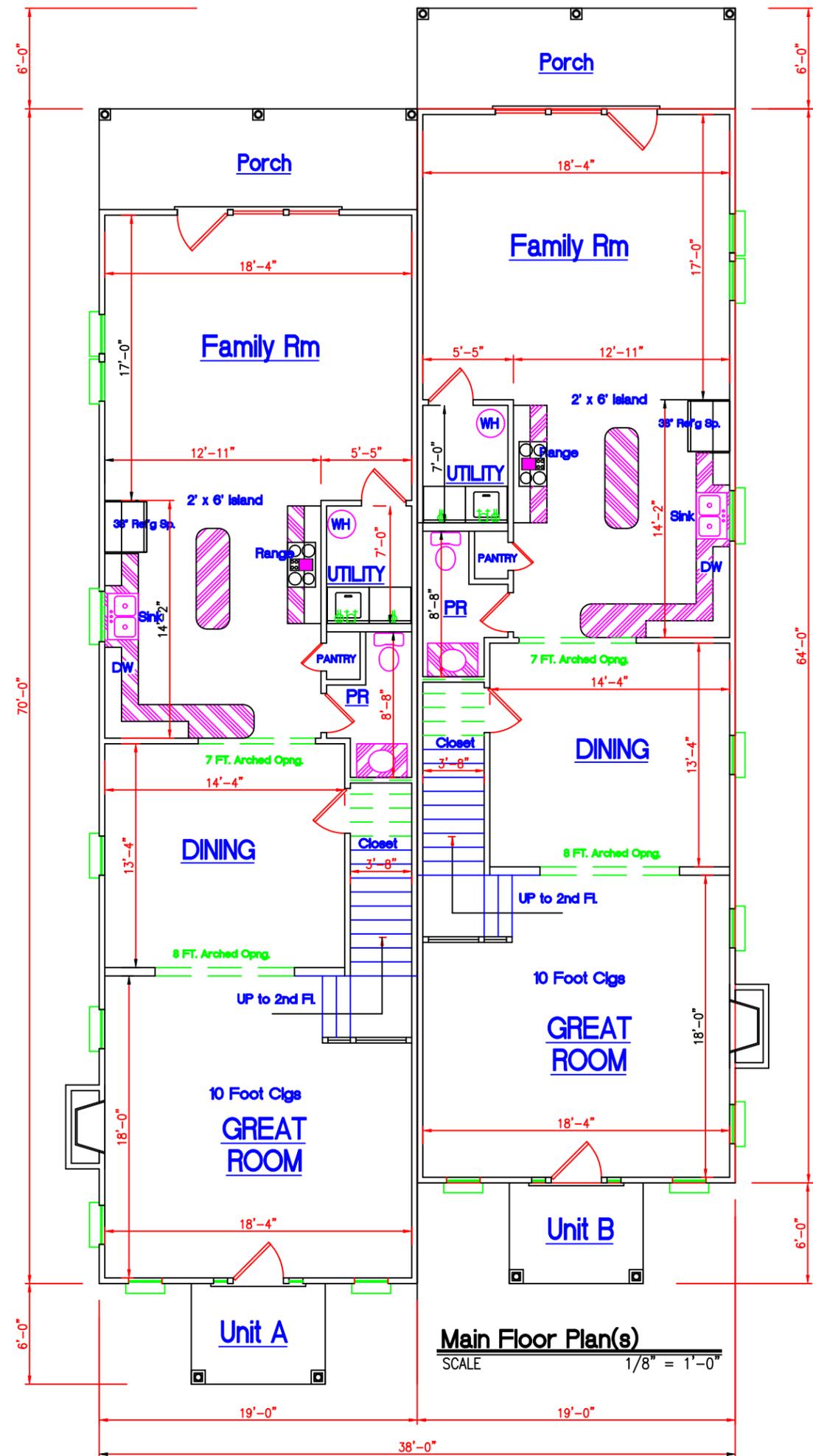
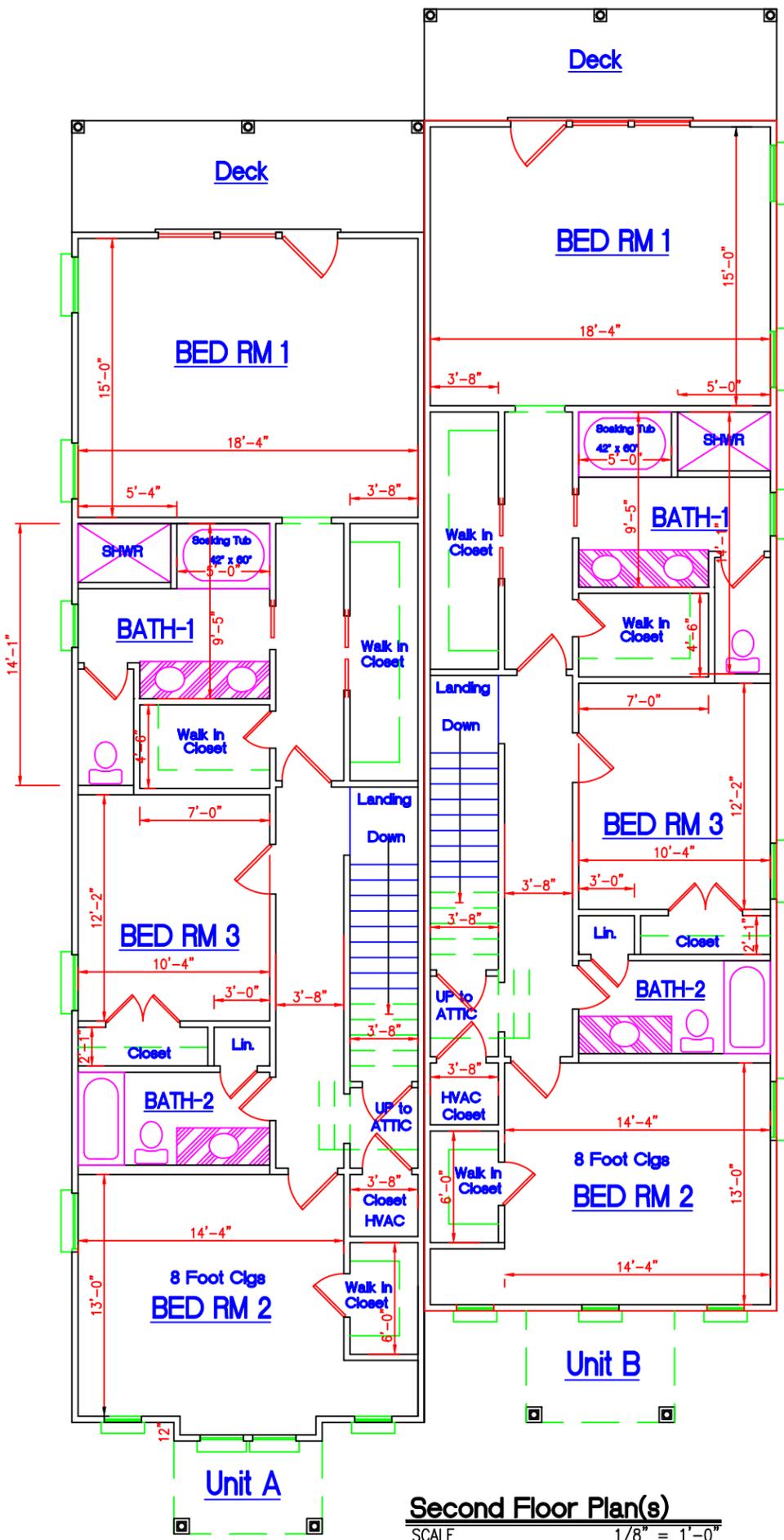
Garage Alley Elevation  
SCALE 1/4" = 1'-0"



Garage Floor Plan  
SCALE 1/8" = 1'-0"



Upper Floor Plan(s)  
SCALE 1/8" = 1'-0"



Main Floors 2432 Sq. Ft.  
Second Floors 2440 Sq Ft.  
Upper Floors 1104 Sq Ft.