



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

## STAFF RECOMMENDATION 3501 Byron Avenue, Lot 8 April 16, 2014

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**Application:** New construction-infill  
**District:** Elmington Place Neighborhood Conservation Zoning Overlay  
**Council District:** 25  
**Map and Parcel Number:** 10410004700  
**Applicant:** Kevin Smith, Byron Avenue 3501, LLC  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** The application is for construction of a new house on this vacant lot, one of eleven units to be constructed in the Byron Close multi-unit development. The Commission approved the development's property lines and the relocation of Ransom Avenue in July of 2012. Applicant now proposes a single-family house for lot 8 of the development.

**Recommendation Summary:** Staff recommends approval with the condition that Staff provide final review of windows, doors, color of roofing, brick and stone. With this condition, 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.

#### 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.*

**Background:** The Commission approved infill construction for lots 3 and 11 at the Byron Close multi-unit development in February of 2013. The applicant now proposes infill construction for lot 8.

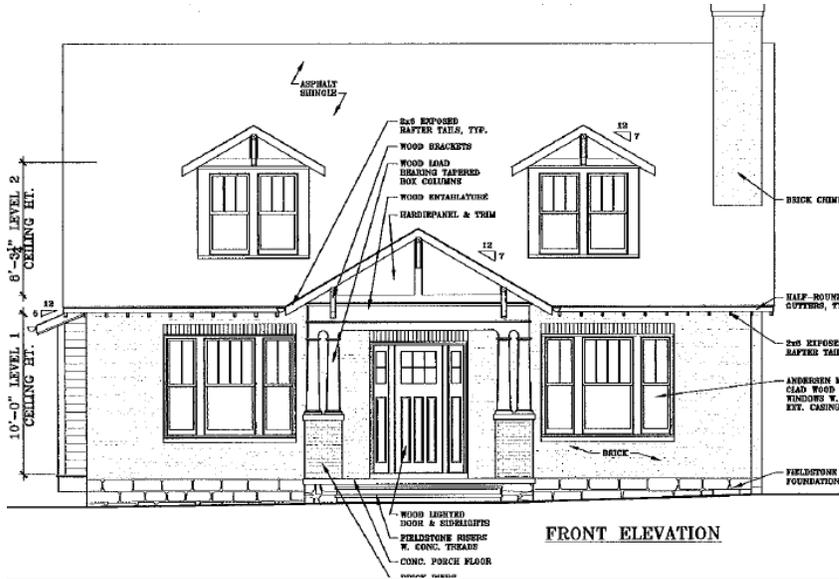


Figure 1. Front elevation of proposed infill

### **Analysis and Findings**

**Height & Scale:** The proposed building is one-and-a-half stories, with a foundation height ranging from one to three feet (1-3'). The eaves will be ten feet (10') from the finished floor height. The ridge height will be approximately twenty-eight feet (28') from grade. The height range for one-and-a-half and two-story homes in the neighborhood is from twenty-two feet (22') to thirty-six feet (36') from grade. The approved houses at lots 3 and 11 of this development are twenty-eight feet (28') and thirty-five feet (35') tall, respectively. The proposed infill is forty-two feet (42') wide, which is within the contextual range of thirty-two feet (32') to forty-eight feet (48'). The proposed building meets section II.B.1 a and b. of the design guidelines.

**Setback and Rhythm of Spacing:** The proposed front setback of ten feet (10') is appropriate with the setback of the Byron Close development. Lot 3, across Ransom Avenue, also has a setback of ten feet (10'). Side setbacks of five feet (5') and a rear setback of twenty-five feet (25') meet base zoning requirements. Staff finds the setback and rhythm of spacing meets sections II.B.1.c.

**Materials, Texture, Details, and Material Color:** The proposed foundation is stone. The building's first story will be brick; the second story will be clad in cement fiber siding with a five inch (5") reveal. The materials for the porch will be stone pedestals with paired round wood posts, concrete treads and porch floor, and brick piers. Trim will be cement fiber panel and wood.

The roof will be asphalt shingles. The color was not indicated and staff recommends they conduct final review of roofing color. The windows are proposed to be aluminum metal-clad wood windows; the door will be wood with sidelights; staff requests final approval of windows and doors. The fence at the right rear corner will have brick posts with six foot (6') cedar privacy fencing. With the condition that staff provides final review of windows, doors, and color of roofing, brick and stone, the project meets section II.B.1.d of the design guidelines.

**Roof Shape:** The proposed shape is a side gabled building with shed dormers on the rear wing and gable dormers on the front. The primary gable form and pitch of 10/12 are found in the district and are appropriate. Staff finds the project to meet section II.B.1.e of the design guidelines.

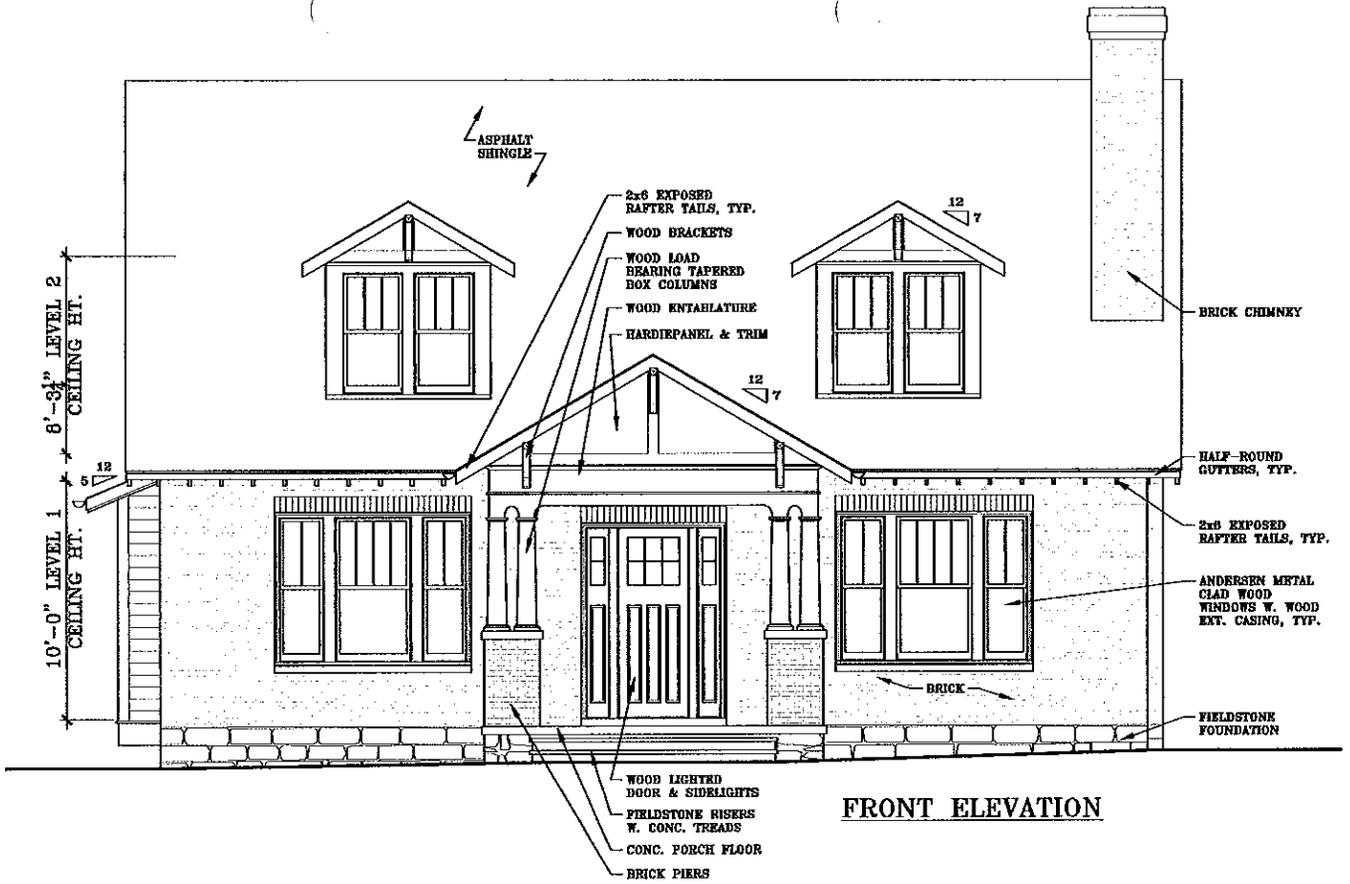
**Orientation:** The building is facing the new Ransom Avenue in accordance with the approved site plan for the development. There will be a concrete walkway leading from the porch to Ransom Avenue. Vehicular access for this lot will be from the rear, accessed by the new private drive parallel to I-440. The project's orientation meets section II.B.1.f of the design guidelines.

**Proportion and Rhythm of Openings:** The proportion of windows is generally twice as tall as they are wide, which is appropriate to the historic context. The longest expanse without an opening is thirteen feet (13'). The project meets section II.B.1.g of the design guidelines.

**Outbuildings:** An attached garage is incorporated into this project and all the homes for this development. It is an approved form for this particular development due to the short lots and the lack of immediate context. Access to the garage will be from the alley. The garage is located toward the rear of the lot, as seen historically. The project meets section II.B.1.h of the design guidelines.

**Utilities:** The mechanical units are located on the left side beyond the mid-point of the house and so will not be visible from the street. The location of the utilities meets section II.B.1.i of the design guidelines.

Staff recommends approval with the condition that Staff provide final review of windows, doors, color of roofing, brick and stone. With this condition, staff finds the project to meet the design guidelines for infill in the Elmington Neighborhood Conservation Zoning Overlay.



FRONT ELEVATION



REAR ELEVATION

A-1

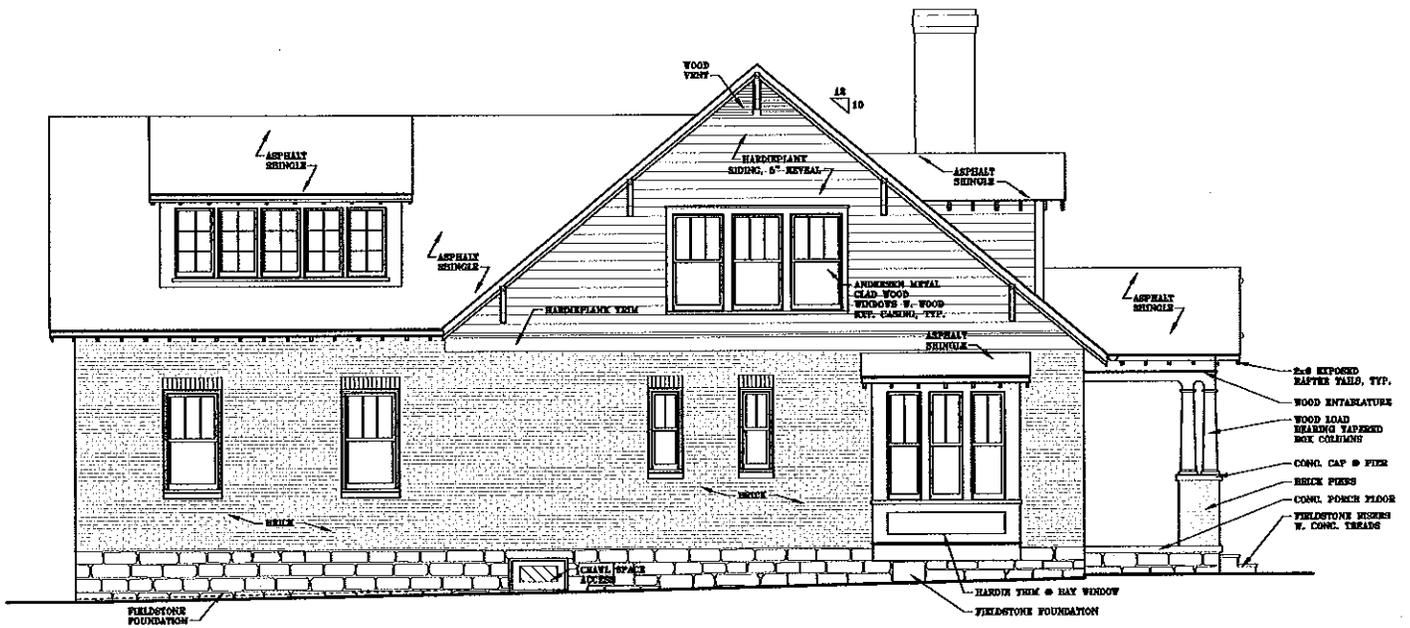
SCALE:  
1/8" = 1'-0"

BYRON CLOSE  
LOT 8  
NASHVILLE, TENNESSEE

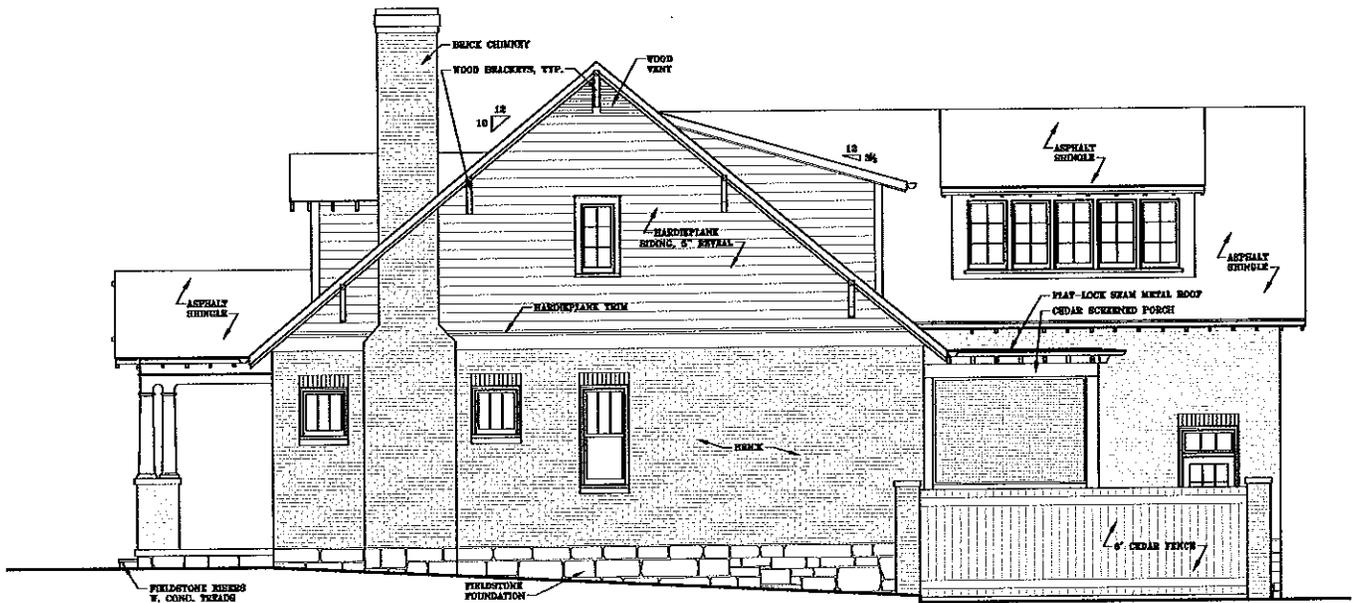
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SIDE ELEVATION



SIDE ELEVATION

A-2

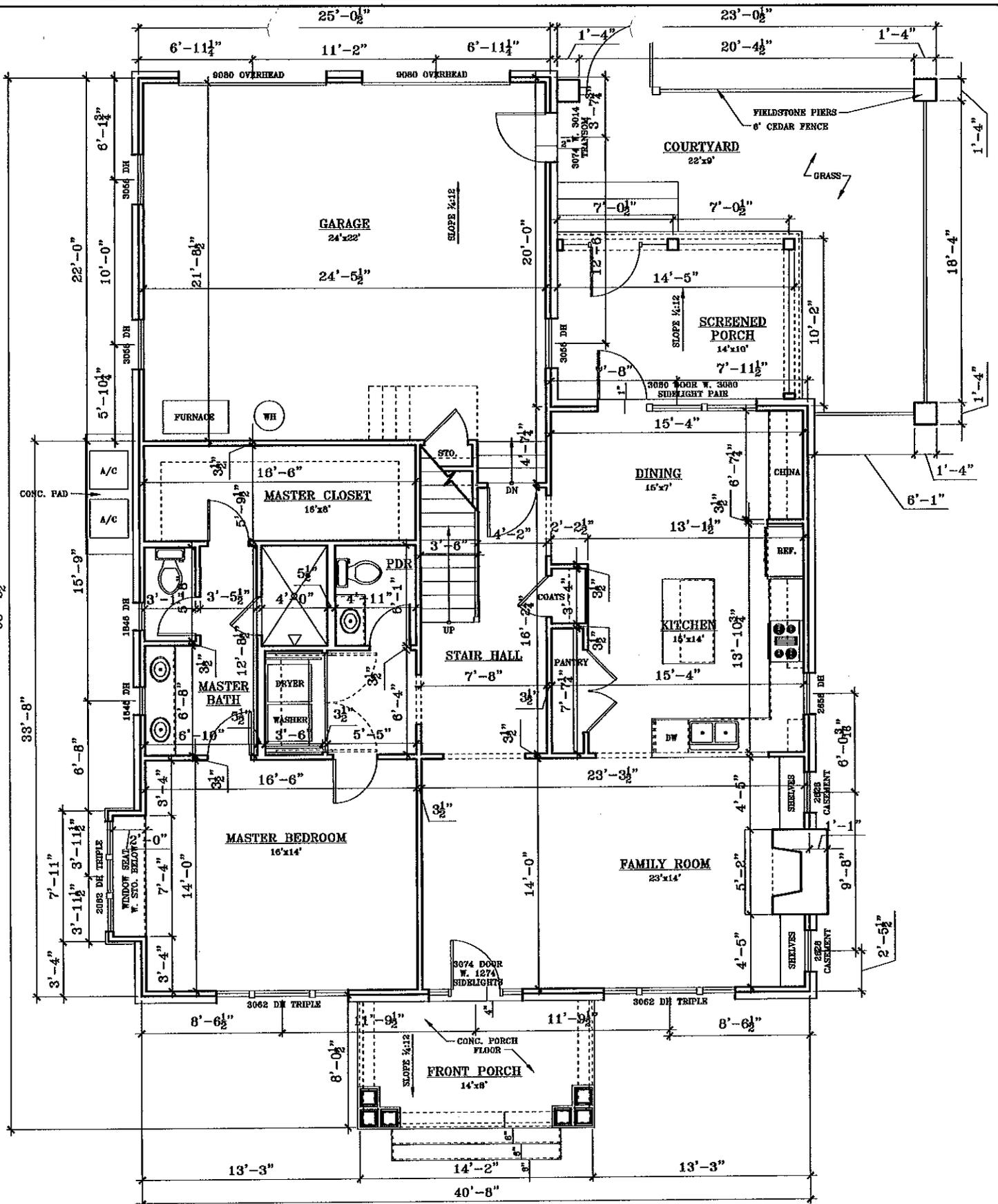
SCALE:  
3/32" = 1'-0"

BYRON CLOSE  
LOT 8  
NASHVILLE, TENNESSEE

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FIRST FLOOR PLAN

A-3

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

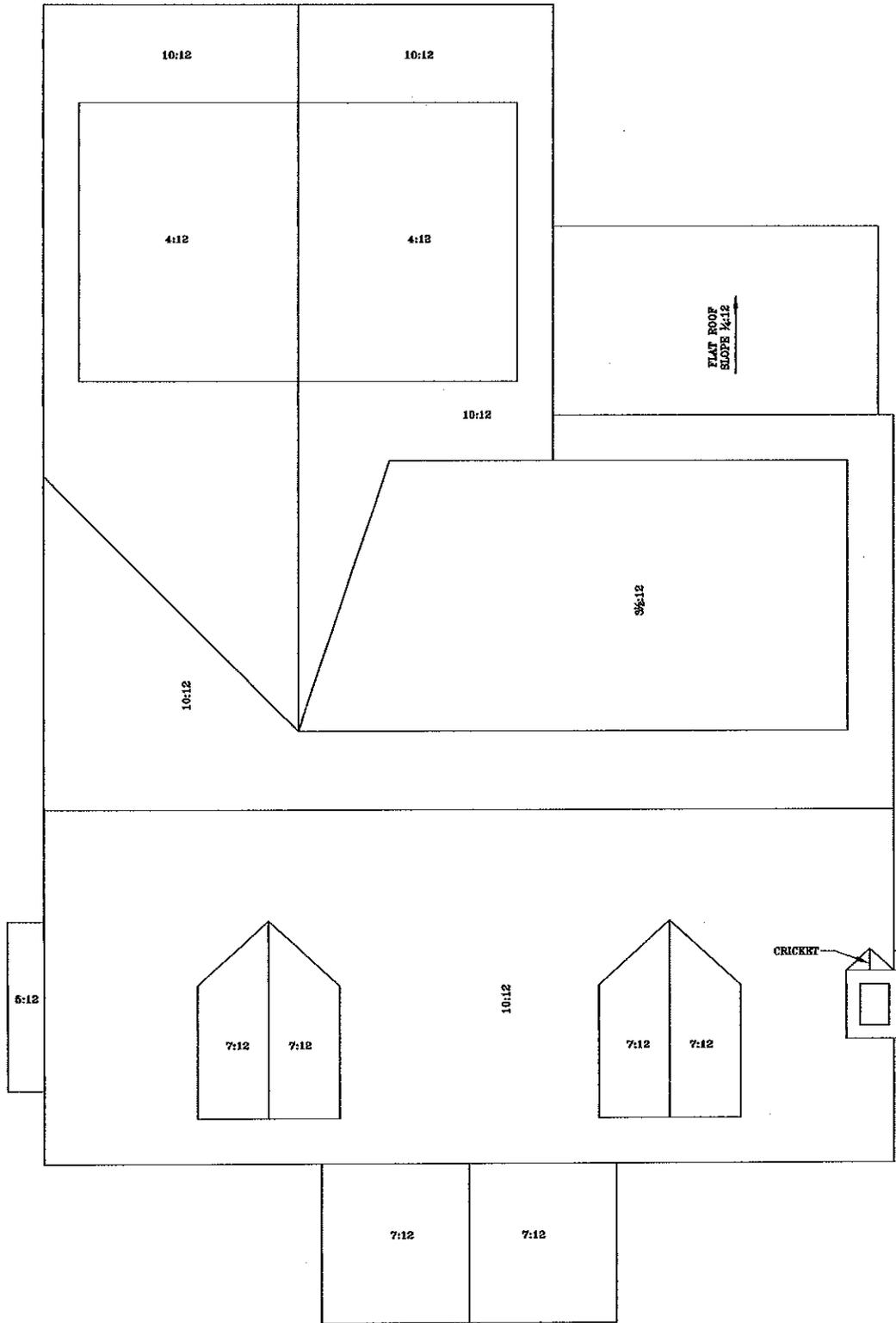
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ROOF DIAGRAM

A-5

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

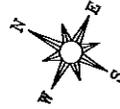
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RANSOM AVENUE



SIDEWALK

CONC. SIDEWALK

10'-0" FRONT SETBACK  
5'-0" SIDE SETBACK

41'-6" PORCH

5'-0" SIDE SETBACK

6'-8"

64'-3"

SIDEWALK

SCREENED PORCH

CONC. HVAC PAD

25'-0" REAR SETBACK

25'-9"

ALLEY

SITE PLAN

A-6

SCALE:  
1/16" = 1'-0"

BYRON CLOSE  
LOT 8  
NASHVILLE, TENNESSEE



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