KARL F. DEAN
MAYOR

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
3501 Byron Avenue, Lot 6
August 13, 2014

Application: New construction-infill
District: Elmington Place Neighborhood Conservation Zoning Overlay
Council District: 25
Map and Parcel Number: 104100O90200CO
Applicant: Adam Huffstutter, Architect
Project Lead: Alison Asbrock

Description of Project: This application is for the construction of a new single family home on a vacant lot in the eleven-unit Byron Close development. The Commission approved the development plan in July 2012 and three infill projects since that time. The applicant proposes a two-story single-family house on Lot 6 at the corner of Ransom and Byron Avenues.

Recommendation Summary: Staff recommends approval with the conditions that:

- Staff verify the construction height of the foundation and floor system in the field to ensure that the finished floor line of the new construction is compatible;
- Staff provide final review all materials and the rear wall;
- The maximum reveal of the siding on the front dormer be five inches (5”);
- A second entrance be added to the Byron Avenue façade; and
- A corresponding walkway to the Byron Avenue entrance be added.

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

Attachments
A: Site Plan
B: Elevations
C: Floor Plan

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.

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.

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

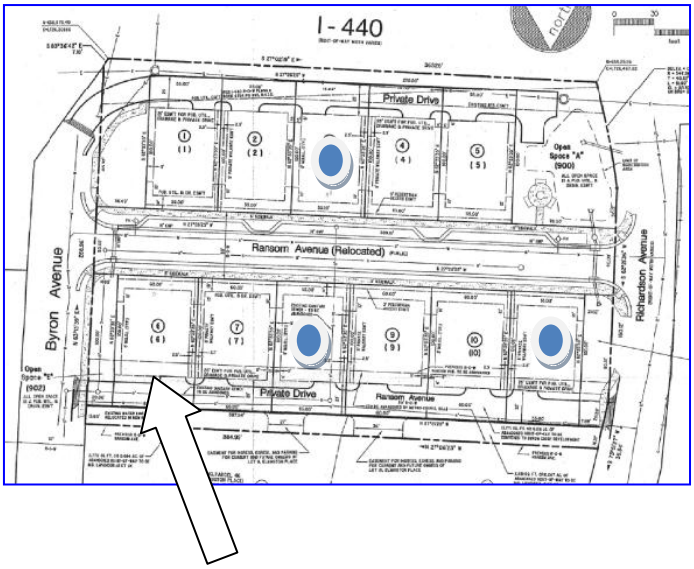
Generally, attached garages are not appropriate; however, instances where they may be are:
- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, 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: Byron Close is an 11 unit residential area located on the previous site of Ransom School close to I-440 and West End Avenue. Applicant now proposes design for infill construction on lot 6 of the Byron Close development. The Commission approved infill for lots 3 and 11 in February 2013, and lot 8 in April of 2014.



Lot 6 is the corner lot at the intersection of Byron and Ransom Avenues.

Analysis and Findings:

Height & Scale: The proposed building is two and a half stories (2.5) with a foundation height of two feet four inches (2'4"). The proposed construction on lot 6 is approximately thirty-four feet from grade (34'). The majority of the historic homes are one to one and a half-story with several two-story homes in the area. The historic two-story homes range from twenty-eight feet (28') to thirty-five feet (35'). On lot 11 of the same complex, infill construction of a two-story home was approved at thirty-seven feet (37'). The proposed infill falls within the range of the historic and infill context.

The eaves are approximately twenty-one feet (21') from finished floor. The distance from finished floor to the porch eaves is approximately nine feet (9') with a porch ridge height of twelve feet (12').

The width of historic homes in the area ranges from thirty-two feet (32') to forty-eight feet (48'). The width of approved infill on lots 3, 8, and 11 ranges from forty-two feet (42') to forty-three feet (43'). The main massing of the proposed width is forty-nine feet and 11 and ½ inches (49' 11 1/2"). The additional width, beyond the context, is appropriate in this case, as the lot is a corner lot with a common area to the right and so is perceived to be a wider lot than others in the subdivision.

The height and scale of the project meets section II.B.1.a.and b.

Setback & Rhythm of Spacing:
The front setback of ten feet (10') is appropriate for this development. Lots 3, 8, and 11 have approved front setbacks of ten feet (10'). The proposed side setbacks of five feet (5') and the rear setback of twenty-five feet (25') also meet base zoning.

As determined in July 2012, the side setback for corner lots is twenty-five feet (25') to create green space that provides a similar setback visual to the historic setbacks along Byron Avenue. The proposed home meets that requirement.

Staff finds that the setbacks and rhythm of spacing meets section II.B.1.c.

Materials, Texture, Details and Material Color:
The proposed foundation is stone veneer and the cladding is primarily brick. The porch has a concrete floor and the porch posts are round posts on a brick pedestal. The material of the posts and the railing is not indicated. The chimney will be brick. Plans indicate a lap siding of unknown material in the gable fields with a four inch reveal (4"). The cladding on the dormer also appears to be a lap siding but with a reveal larger than the five inch (5"). The material of the lap siding is not indicated. Staff recommends that all lap siding be no more than five inches (5"), as has been required by the Commission in the past based on typical historic conditions.

A rear brick wall will be topped with a wrought iron fence. Design information about the gate and the wall were not provided. Staff recommends staff provide final review of the wall and gate.

The trim, window and door materials and roof material and color are not indicated on the plans. Windows have a four inch (4") mullion between the paired windows as required by the guidelines.

With the condition that staff provides final review of windows, doors, roof, brick, stone, trim, walkway, and porch materials, rear wall and gate, and the reveal of the dormer siding the project meets section II.B.1.d

Roof form:
The roof is a cross-hipped roof with gables and a front gable dormer. The hipped roof is found on several two-story buildings in the district. The hipped and gable roof pitches of

8/12 fall within the range of historic pitches and are appropriate. Although more simple hipped forms are typically found, this complex roof system is appropriate for the corner lot as the north elevation should address Byron Avenue and appear as primary façade.

The front porch roof and rear secondary roof have a pitch of 4/12, consistent with the historic context for porch roofs and is appropriate.

The front dormer sits two feet (2') from the ridgeline and two feet (2') from the front façade as required. Staff finds the project meets section II.B.1.e.

Orientation: The orientation of the building is facing the new Ransom Avenue in accordance with the site plan for the development. There is a concrete walkway leading from the porch to the new Ransom Avenue. Porches are required to have a minimum depth of six feet (6'), and the proposed porch is seven feet (7').

The corner lots of this development visually contribute to the historic context more than the interior lots. The inclusion of the wrap-around porch helps to relate the home to both the development and historic context. Staff recommends the addition of a second entrance on the Byron side to match the orientation of the historic structures along that street. Staff recommends this door be located at the location of the designated living room window on the north façade, to the left of the projecting dining room bay. Staff also recommends the addition of a concrete walkway to this secondary entrance to match the cadence of the Byron historic context.

Vehicular access for this lot will be from the rear, accessed by a rear alley.

With the condition that a secondary entrance on the Byron façade and a corresponding walkway to that entrance from Byron Avenue be added, the project's orientation meets section II.B.1.f.

Proportion and Rhythm of Openings: The window proportions are approximately twice as tall as they are wide, matching the historic context. The rhythm and spacing of the windows meets historic context.

The longest wall expanse without a window is approximately sixteen feet (16') on the north façade and twenty-three feet on the south façade (23'). Although highly visible, Staff finds this is appropriate on the north façade as this wall is the garage side wall, it is accented with an eave bracket; and it is recessed approximately twenty feet (20') from the bulk of the side wall and will be obscured by a wall. On the south façade, this lack of window openings is also appropriate as it is located on the upper story, setback from the main portion of the façade, and therefore has low visibility from the street.

Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The mechanical units are located on the south facade past the mid-point of the house. The pad for the units is recessed behind the main portion of the south facade, leaving no view of the units from the street.

A rear patio will be enclosed with a brick and metal wall and is discussed under materials. Information is needed on the height, design and materials of the wall.

The location of the utilities meets section II.B.1. i. of the design guidelines.

Outbuildings: An attached garage is incorporated into this project and all the homes for this development. This is an approved form for this development due to the short lots and lack of immediate context.

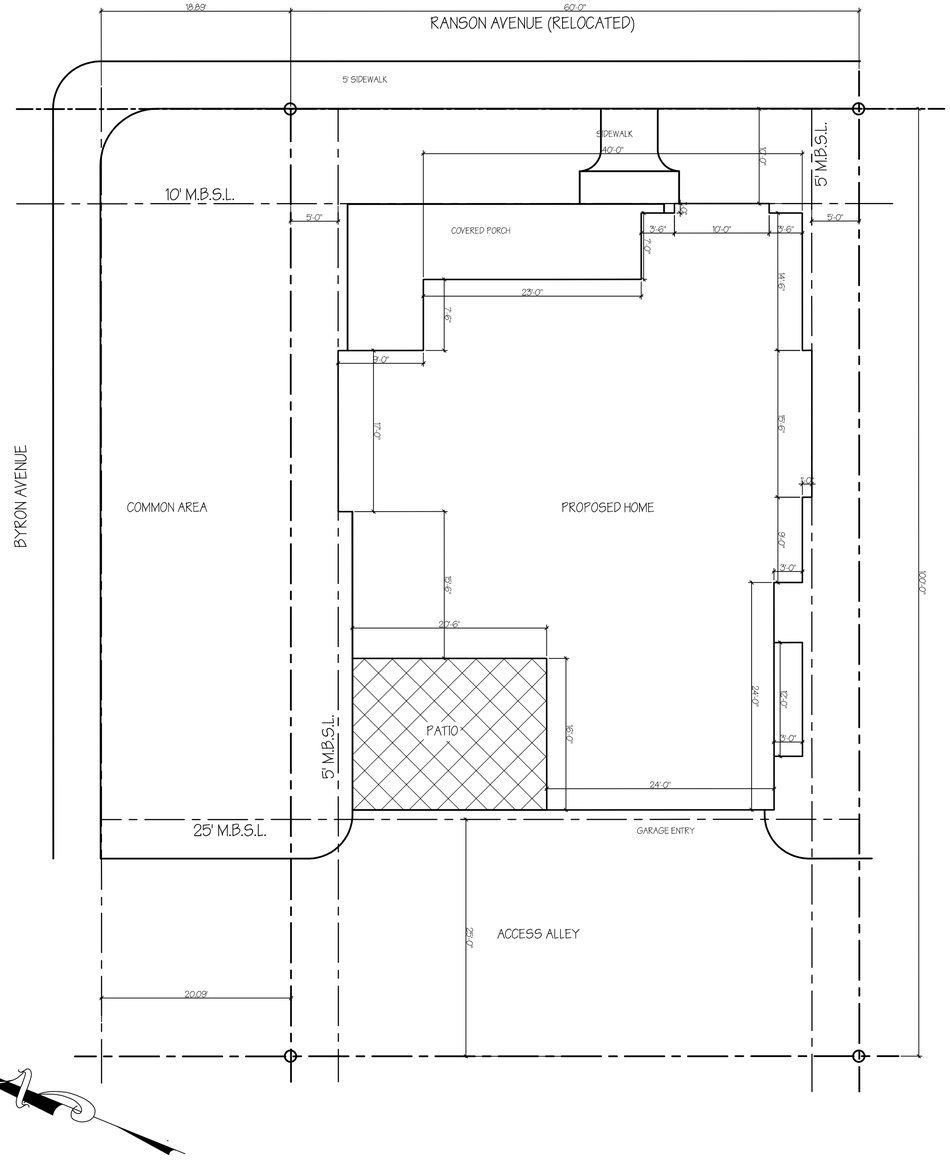
The garage is located at the rear of the lot, as seen historically, with access from the alley. It is located at the interior lot line as far from Byron Avenue as possible. This orientation is required for corner lots as dictated by the approved development site plan.

The garage doors are recessed and have a projecting roof form above the vehicular entrance to lessen the visual impact of the garage. With this design, the garage meets section II.B.1.h of the design guidelines.

Recommendation: Staff recommends approval with the conditions that:

- Staff verify the construction height of the foundation and floor system in the field to ensure that the finished floor line of the new construction is compatible;
- Staff provide final review all materials and the rear wall;
- The maximum reveal of the siding on the front dormer be five inches (5”);
- A second entrance be added to the Byron Avenue façade; and
- A corresponding walkway to the Byron Avenue entrance be added.

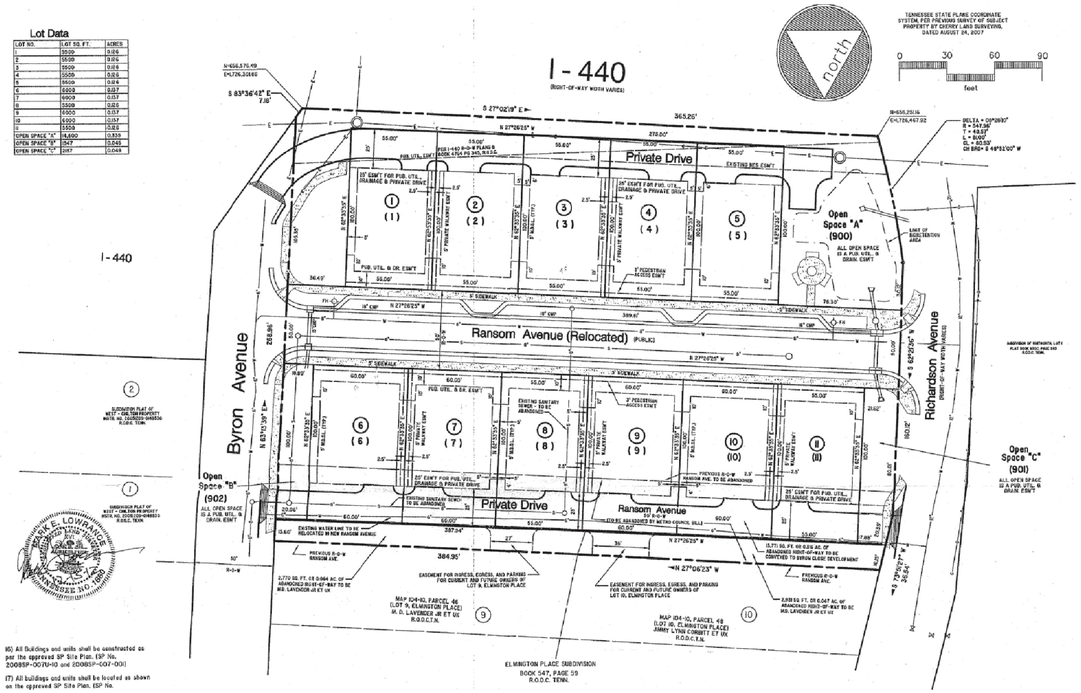
With these conditions, staff finds the project to meet the design guidelines for infill in the Elmington Neighborhood Conservation Zoning Overlay



SITE PLAN
SCALE: 1/4 = 1'-0"

Lot Data

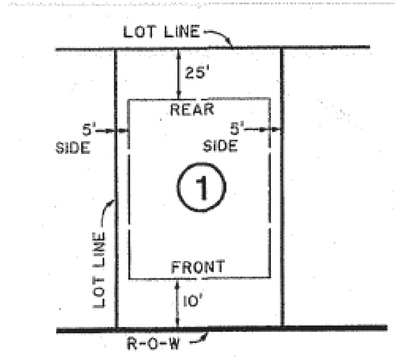
LOT NO.	LOT SQ. FT.	ACRES
1	5509	0.06
2	5509	0.06
3	5509	0.06
4	5509	0.06
5	5509	0.06
6	6002	0.07
7	5909	0.07
8	5509	0.06
9	6500	0.07
10	6002	0.07
11	5559	0.06
OPEN SPACE "A"	14,600	0.335
OPEN SPACE "B"	2147	0.049
OPEN SPACE "C"	2187	0.049



NG) All Buildings and units shall be constructed as per the approved SP Site Plan. ESP No. 2008SP-007U-10 and 2008SP-007-001

(7) All buildings and units shall be located as shown on the approved SP Site Plan. ESP No.

SITE PLAN- BYRON CLOSE
NOT TO SCALE



TYPICAL MINIMUM BUILDING SETBACKS
NOT TO SCALE

TYPICAL SETBACKS
NOT TO SCALE

scooter j.

Scooter J. design • build

INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

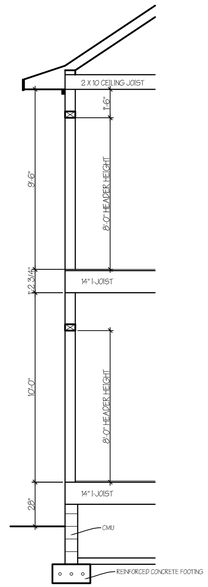
DRAWN BY:
KATHLEEN TIMS

tims.kathleen@gmail.com

NO.	DATE	REVISIONS
1	7/8/2014	DRAWING 'CLEAN-UP' ADDED PATIO & GARAGE WINDOW
2	7/16/2014	REVISIONS FROM 7/8 MEETING - ALL BRICK, REMOVED FRIEZE

06/30/2014

SITE PLAN
S-1



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

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

scooter j.

Scooter J.
design • build

INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

DRAWN BY:
KATHLEEN TIMS

tims.kathleen@gmail.com

NO.	DATE	REVISIONS
1	7/9/2014	DRAWING CLEAN-UP: ADDED PATIO & GARAGE WINDOW
2	7/16/2014	REVISIONS FROM 7/15 MEETING- ALL BRICK, REMOVED FREEZE

1/4"= 1'-0"

06/30/2014

FRONT ELEVATION
A-1

1 A-2 NORTH ELEVATION

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

scooter j.

Scooter J. design • build

INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

DRAWN BY:
KATHLEEN TIMS

tims.kathleen@gmail.com

NO.	DATE	REVISIONS
1	7/8/2014	DRAWING 'CLEAN-UP' ADDED PATIO & GARAGE WINDOW
2	7/18/2014	REVISIONS FROM 7/8 MEETING- ALL BRICK, REMOVED FRIEZE

1/4"= 1'-0"

06/30/2014

NORTH ELEVATION

A-2

1 / A-3 REAR/West ELEVATION

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

scooter j.

Scooter J.
design • build

INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

DRAWN BY:
KATHLEEN TIMS

tims.kathleen@gmail.com

NO.	DATE	REVISIONS
1	7/6/2014	DRAWING CLEAN-UP ADDED PATIO & GARAGE WINDOW
2	7/18/2014	REVISIONS FROM 7/8 MEETING- ALL BRICK, REMOVED FRIEZE

1/4"= 1'-0"

06/30/2014

EAST ELEVATION

A-3

1 / A-4 SOUTH ELEVATION

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

scooter j.

Scooter J.
design • build

INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

DRAWN BY:
KATHLEEN TIMS

tims.kathleen@gmail.com

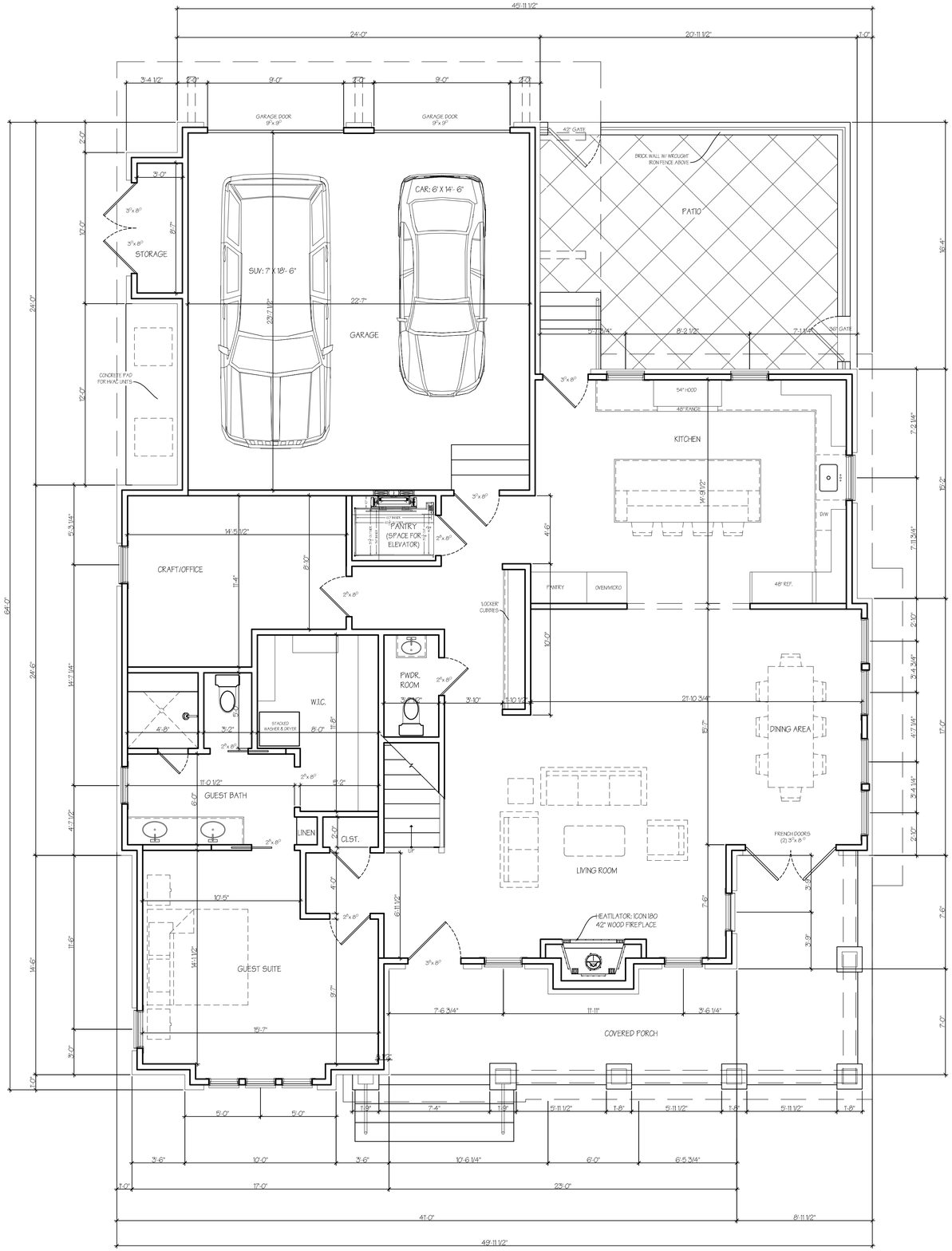
NO.	DATE	REVISIONS
1	7/8/2014	DRAWING 'CLEAN-UP' ADDED PATIO & GARAGE WINDOW
2	7/10/2014	REVISIONS FROM 7/8 MEETING - ALL BRICK, REMOVED FRIZZE

1/4"= 1'-0"

06/30/2014

SOUTH ELEVATION

A-4



1 / A-5 MAIN LEVEL FLOORPLAN

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

scooter j.

Scooter J. design • build

INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

DRAWN BY: KATHLEEN TIMS

tims.kathleen@gmail.com

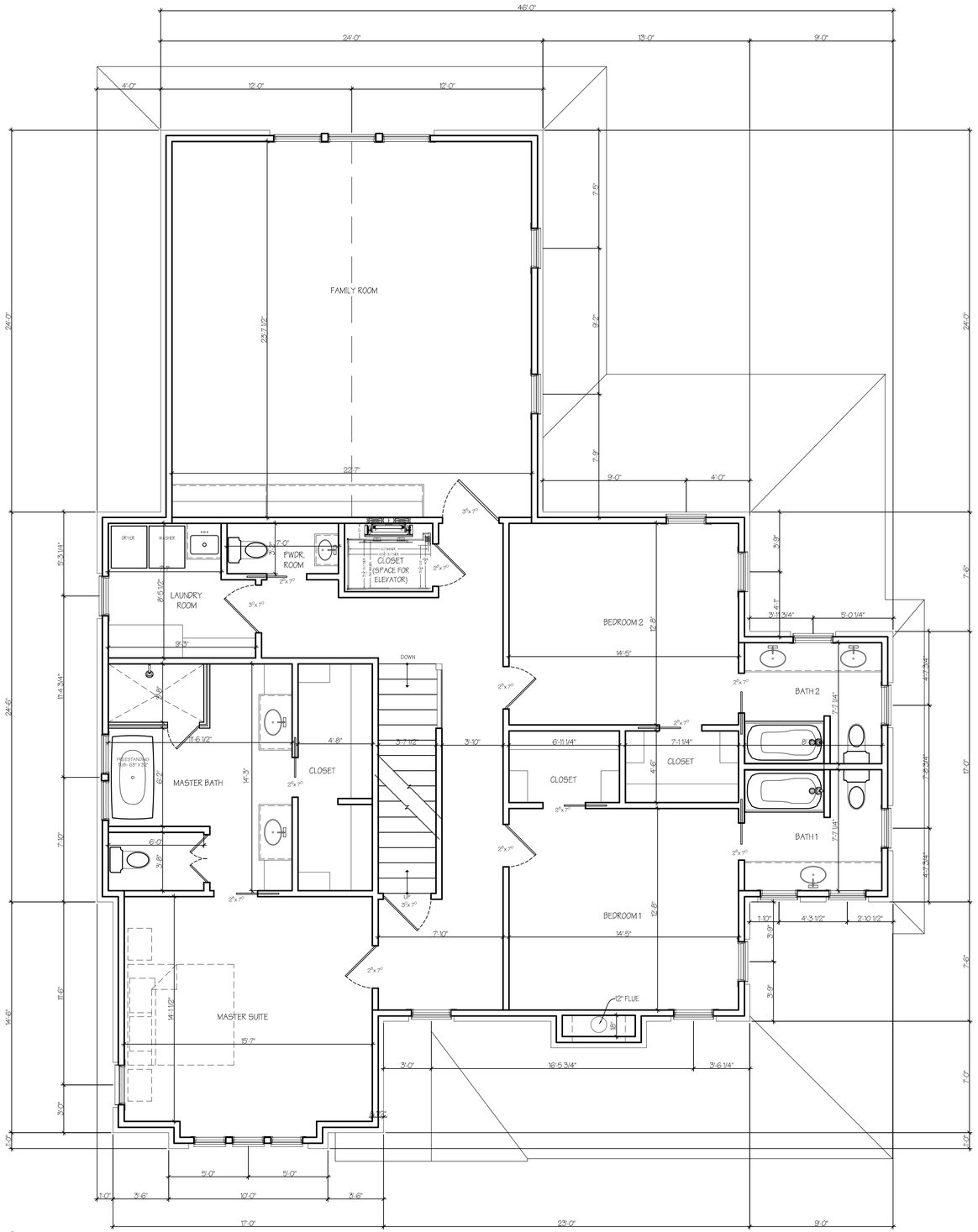
NO.	DATE	REVISIONS
1	7/9/2014	DRAWING CLEAN-UP ADDED PATIO & GARAGE WINDOW
2	7/10/2014	REVISIONS FROM 7/9 MEETING - ALL BRICK, ELIMINATED FREEZE

1/4"= 1'-0"

06/30/2014

MAIN LEVEL PLAN

A-5



1 / A-6 SECOND LEVEL FLOORPLAN

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

scooter j.

Scooter J. design • build

INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

DRAWN BY:
KATHLEEN TIMS

tims.kathleen@gmail.com

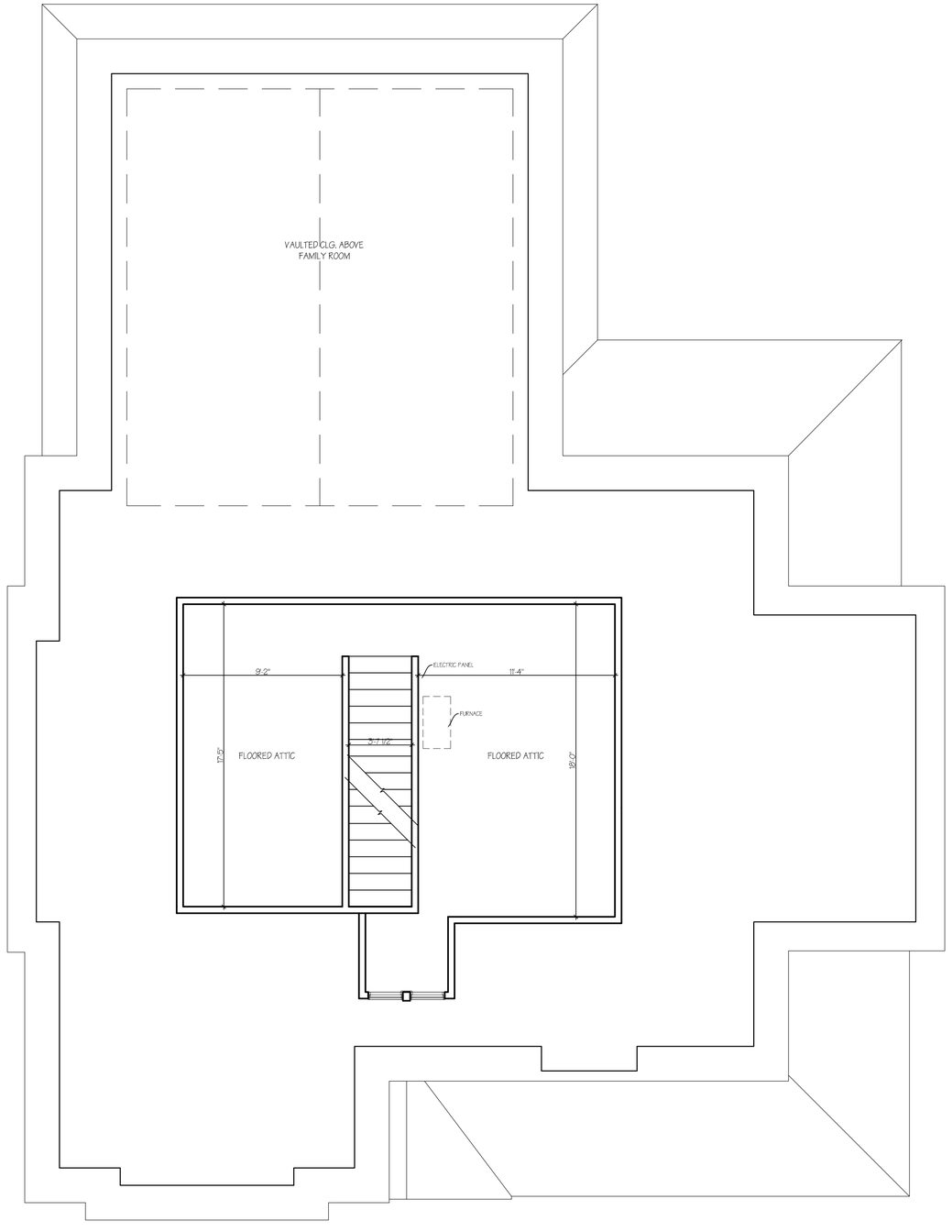
NO.	DATE	REVISIONS
1	7/8/2014	DRAWING CLEAN-UP ADDED PATIO & GARAGE WINDOW
2	7/10/2014	REVISIONS FROM 7/8 MEETING- ALL BRICK, REMOVED FREZE

1/4"= 1'-0"

06/30/2014

SECOND LEVEL FLOORPLAN

A-6



1 A-7 ATTIC FLOORPLAN

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

scooter j.

Scooter J.
design • build

INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

DRAWN BY:
KATHLEEN TIMS

tims.kathleen@gmail.com

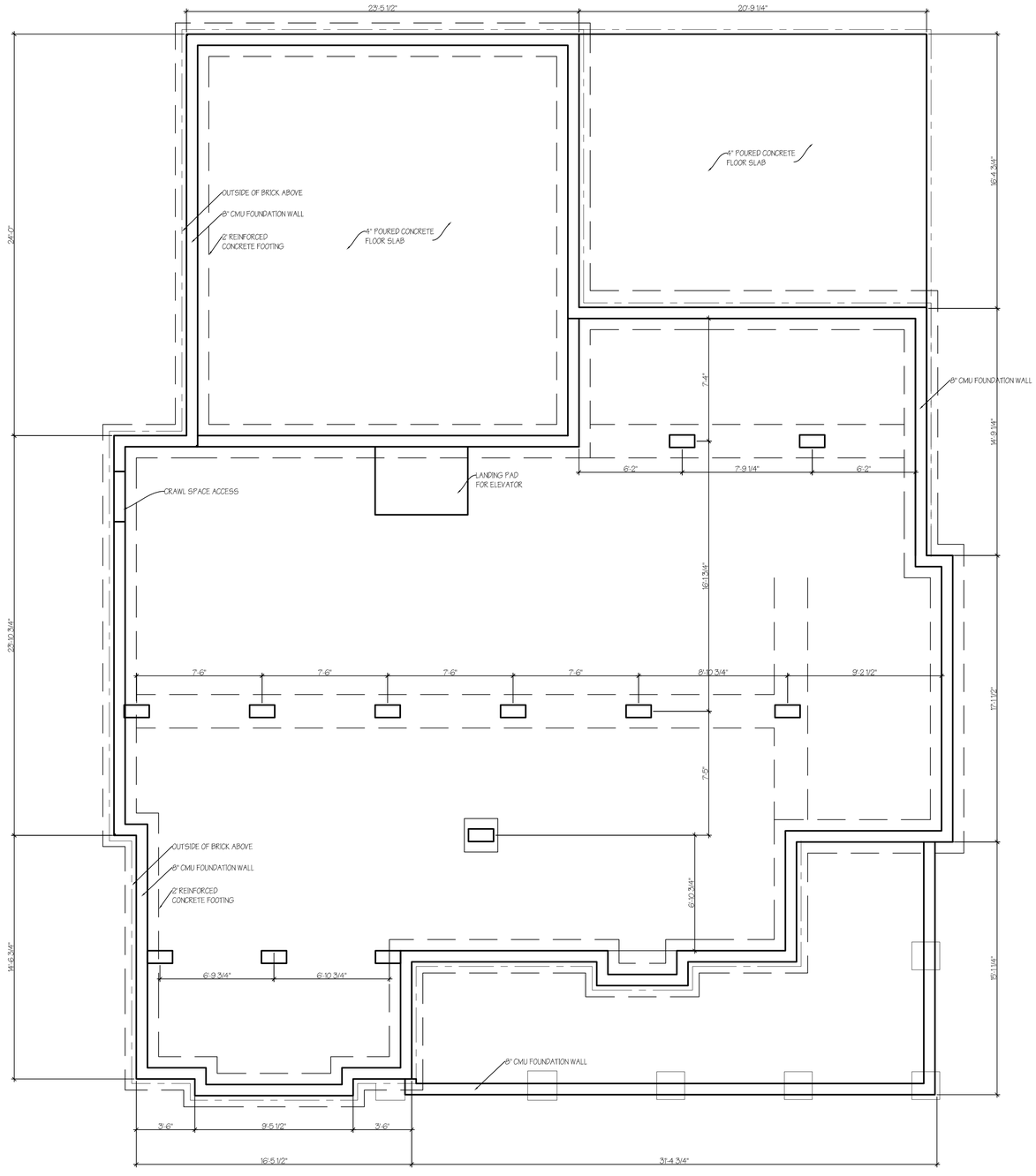
NO.	DATE	REVISIONS
1	7/9/2014	DRAWING CLEAN-UP ADDED PATIO & GARAGE WINDOW
2	7/16/2014	REVISIONS FROM 7/9 MEETING- ALL BRICK, REMOVED BRIDGE

1/4"= 1'-0"

06/30/2014

LOWER LEVEL

A-7



1 / A-8 FOUNDATION PLAN
SCALE: 1/8"= 1'-0"

scooter j.

Scooter J. design • build

INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

DRAWN BY:
KATHLEEN TIMS

tims.kathleen@gmail.com

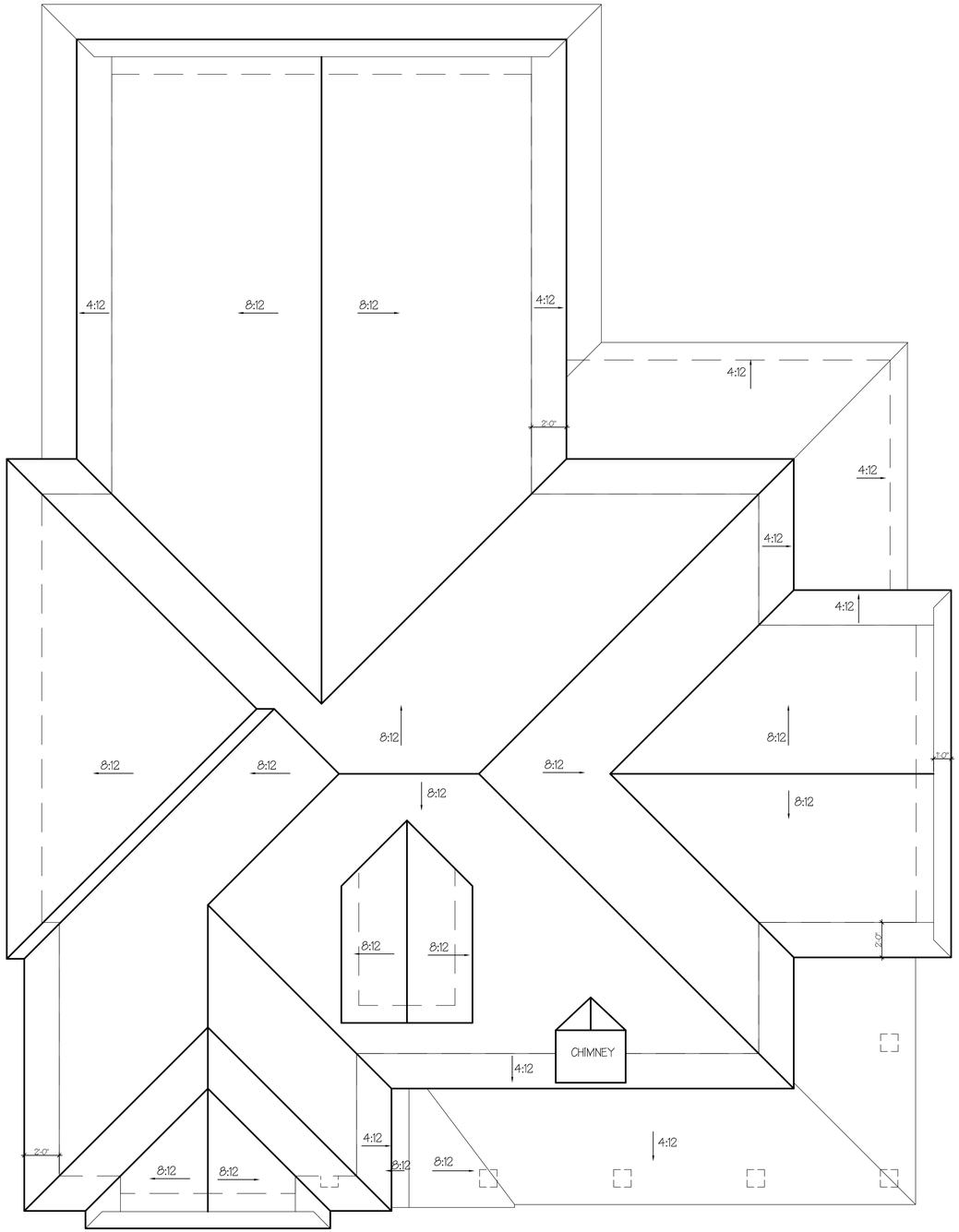
NO.	DATE	REVISIONS
1	7/9/2014	DRAWING CLEAN-UP ADDED PATIO & GARAGE WINDOW
2	7/10/2014	REVISIONS FROM 7/9 MEETING- ALL BRICK, REMOVED FREZE

1/4"= 1'-0"

06/30/2014

BASEMENT PLAN

A-8



1 A-9 ROOF PLAN
SCALE: 1/8"= 1'-0"

scooter j.

Scooter J.
design • build

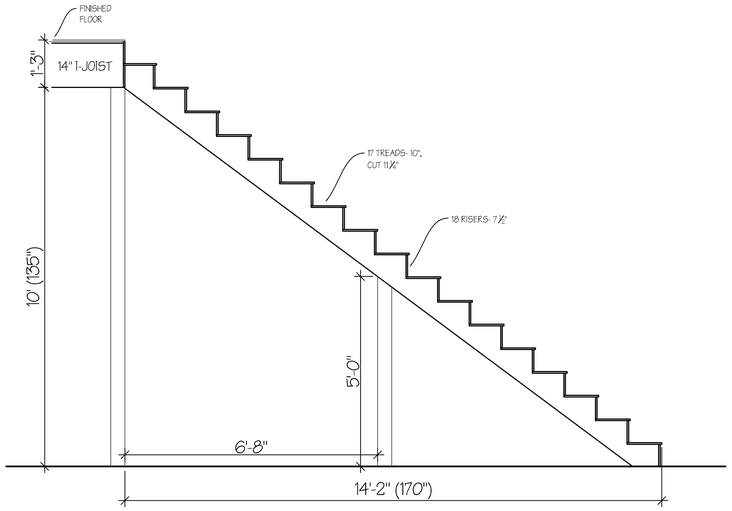
INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

DRAWN BY:
KATHLEEN TIMS
tims.kathleen@gmail.com

NO.	DATE	REVISIONS
1	7/8/2014	DRAWING "CLEAN-UP" ADDED PATIO & GARAGE WINDOW
2	7/10/2014	REVISIONS FROM 7/8 MEETING- ALL BRICK, REMOVED FREZE

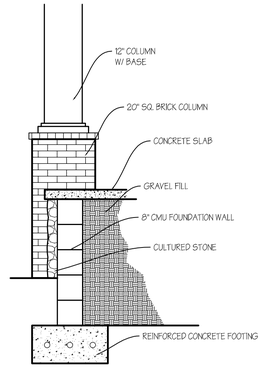
1/4"= 1'-0"
06/30/2014

ROOF PLAN
A-9



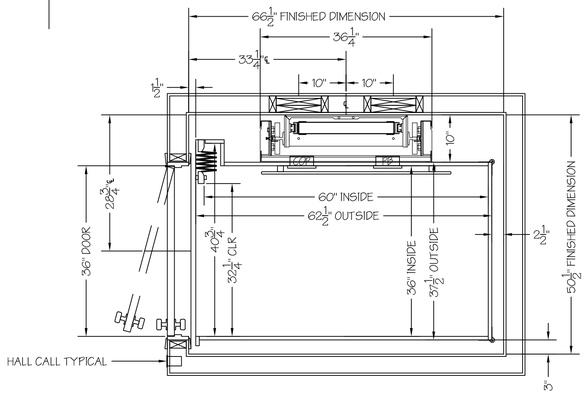
1 A-10 STAIR DETAIL

SCALE: 1/2"= 1'-0"



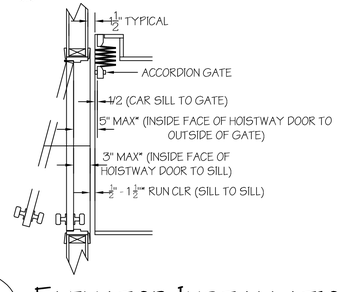
2 A-10 COLUMN/PATIO DETAIL

SCALE: 1/2"= 1'-0"



TYPICAL DOOR LOCATION DETAIL

DIAGRAM OF HORIZONTAL RUNNING CLEARANCES REQUIRED BY ASME A17.1, SECTION 5.3



3 A-10 ELEVATOR INSTALLATION

NOT TO SCALE

scooter j.

Scooter J. design • build

INNOVATIVE HOME BUILDERS INC
106 BYRON CLOSE, LOT # 6
NASHVILLE, TENNESSEE 37205

DRAWN BY:
KATHLEEN TIMS

tims.kathleen@gmail.com

NO.	DATE	REVISIONS
1	7/8/2014	DRAWING CLEAN-UP ADDED PATIO & GARAGE WINDOW
2	7/10/2014	REVISIONS FROM 7/8 MEETING- ALL BRICK, REMOVED FRIEZE

VARIES

06/30/2014

DETAILS

A-10