



# 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 0 Douglas Avenue February 18, 2015

**Application:** New construction-infill  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08302019500  
**Applicant:** Van Pond, Jr.  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** The applicant proposes new construction of a two-family residence on this vacant lot.

**Recommendation Summary:** Staff recommends approval with the conditions:

1. The site plan be revised to include the adjacent buildings, in order to verify the street setback;
2. The porch wall separating the two units be removed from the front, as has been required of other projects;
3. A walkway be added to connect the front porch of each unit to the street;
4. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
5. Siding have a maximum reveal of five inches (5");
6. Staff approve the roofing color, masonry, windows and doors prior to purchase and installation; and,
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, the proposed infill meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

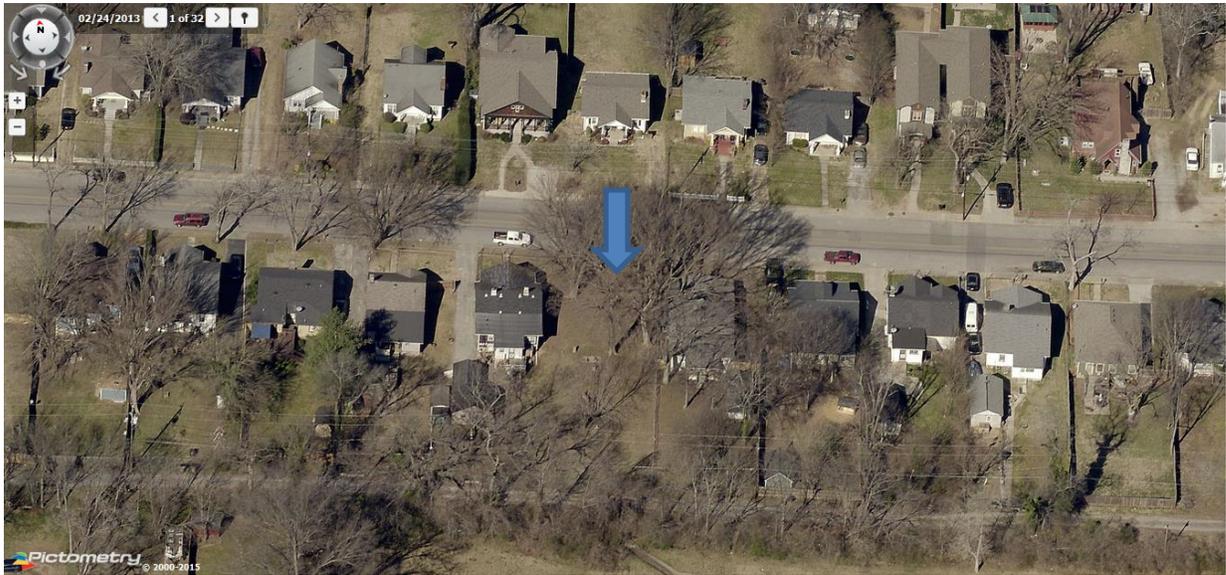
**Attachments**

- 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.

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

#### 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.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **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.

##### *Porches*

*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.*

##### *Parking areas and Driveways*

*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.*

##### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

#### **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.*

***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.*

*Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

**Background:** Between 1538 and 1540 Douglas Avenue is a vacant lot currently listed as 0 Douglas Avenue.



**Analysis and Findings:**  
The applicant proposes new construction of a two-family residence.

Height & Scale: The new building will be thirty-six feet (36') wide and have a ridge height of twenty-five feet, five inches (25'5") from grade. Neighboring houses range in width from twenty-eight to thirty-eight feet (28'-38') and in height from nineteen to twenty-seven feet (19'-27') from grade. This proposed infill is within the height and width range of the context. The foundation height will be one foot, four inches (1'4"). The proposed eave height of eleven feet (11') and the porch height of fifteen feet (15') from grade are compatible with the neighboring buildings. The project meets section II.B.1.a. and b.

Setback & Rhythm of Spacing: The building's porches are twenty-two feet, eight inches (22'8") from the front property line. Staff was not able to verify that the setback matches the neighboring houses as the submitted site plan does not include the adjacent buildings. Staff requests the site plan be revised to include the adjacent buildings, in order to verify the street setback. The side setbacks are seven feet (7') on each side. The rear wall of the building will be approximately fifty-three feet (53') from the rear property line. These setbacks meet the base zoning requirements of five feet (5') on the sides and twenty feet (20') from the rear. With the revised site plan, the project meets section II.B.1.c.

Materials: The primary siding will be smooth-faced fiber cement siding. Siding reveal was not noted; Staff requests the reveal be no greater than five inches (5"). The porch gable fields and dormer will be fiber cement board-and-batten. The trim will be fiber cement or wood. The building's foundation will be split-face concrete block. Roofing will be architectural shingles. The color of the roofing was not specified. Staff asks for approval of the roofing color. The porches will have concrete slabs and steps; the rear porch has pressure-treated wood steps. The porch columns will be fiber cement. The windows will be wood windows. Staff asks for final approval of windows and doors. With the staff's final approval of the roofing color, and windows and doors, and that the siding have a maximum reveal of five inches (5"), staff finds that the known materials meet section II.B.1.d

Roof form: The new building will be cross gable. The pitches are 6/12 and 9/12. The roof forms are compatible with those of neighboring contributing buildings. The project meets section II.B.1.e.

Orientation: The building addresses Douglas Avenue in a manner consistent with neighboring buildings. Each unit has a porch facing the street. Both front and rear porches are drawn with a wall down the middle; the Commission has recently approved a similar design at the rear, but not at the front of the house. Staff recommends the front wall be removed. The site plan does not indicate walkways. Staff recommends a walkway be added to connect the front porch of each unit to Douglas Avenue. The porches are nine feet, nine inches (9'9") deep. Vehicular access was not indicated. With the conditions that the front porch wall be removed, and walkways be added, the project meets section II.B.1.f for orientation.

Proportion and Rhythm of Openings: The windows are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, to minimize their visibility. The project meets section II.B.1. i.

**Recommendation:**

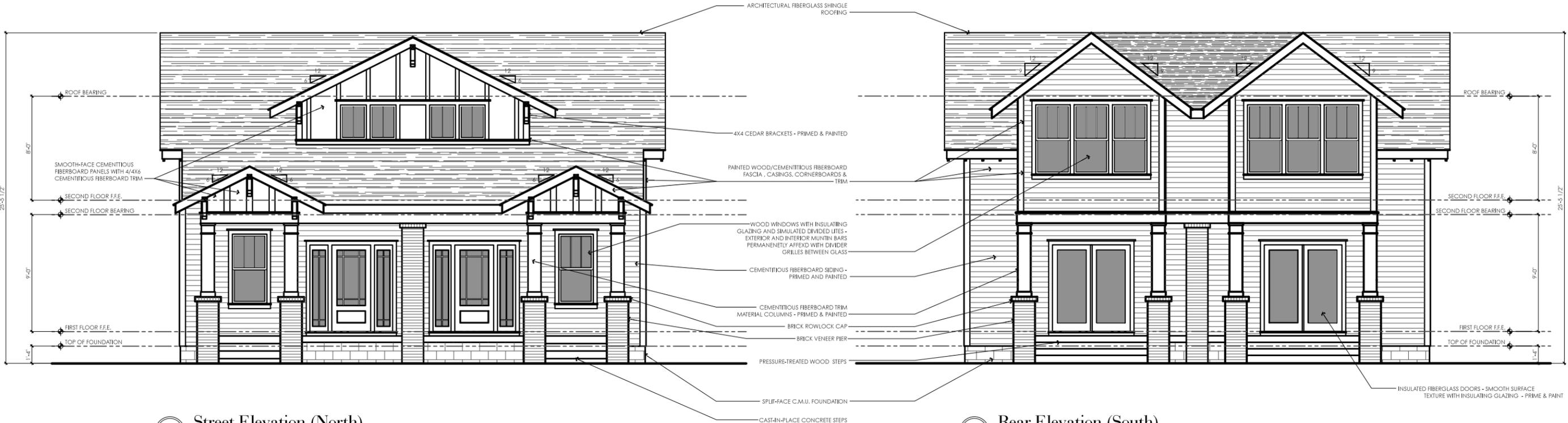
Staff recommends approval with the conditions:

1. The site plan be resubmitted including the adjacent buildings, in order to verify the front setback;
2. The porch wall separating the two units be removed from the front, as has been required of other similar projects;
3. A walkway be added to connect the front porch of each unit to the street;
4. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
5. Siding have a maximum reveal of five inches (5");
6. Staff approve the roofing color, masonry, windows and doors prior to purchase and installation; and,
7. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

CONTEXT PHOTOS







① Street Elevation (North)

② Rear Elevation (South)



③ West Elevation (East Elevation is Mirror Image)

A NEW TWO-FAMILY RESIDENCE AT:  
**0 Douglas Avenue**  
 Nashville, Tennessee 37206  
 FOR WOODLAND STREET PARTNERS  
**METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL**

DATE OF ISSUANCE:  
 1 FEBRUARY 2015

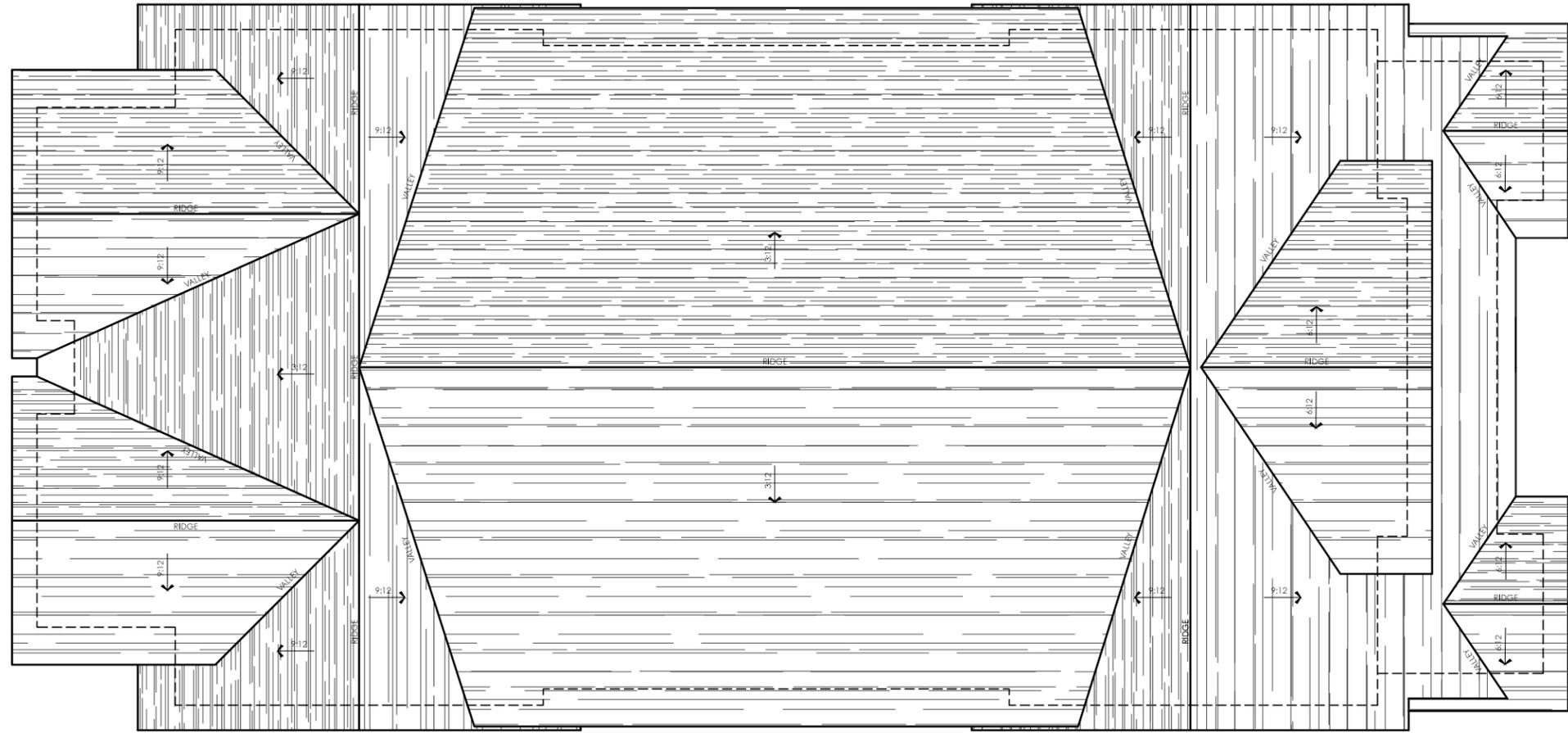
ELEVATIONS

**A3**



1

### Proposed Roof Plan

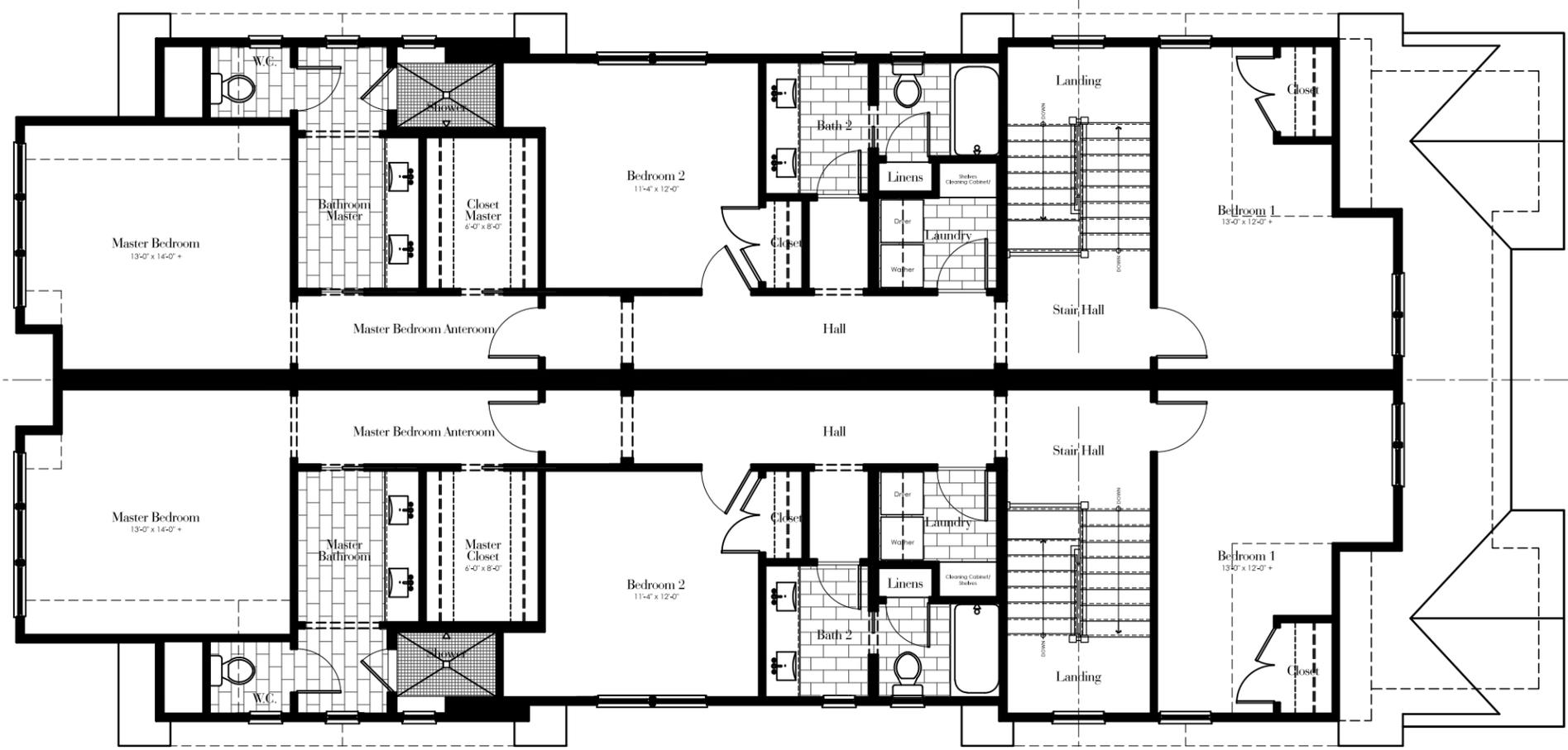


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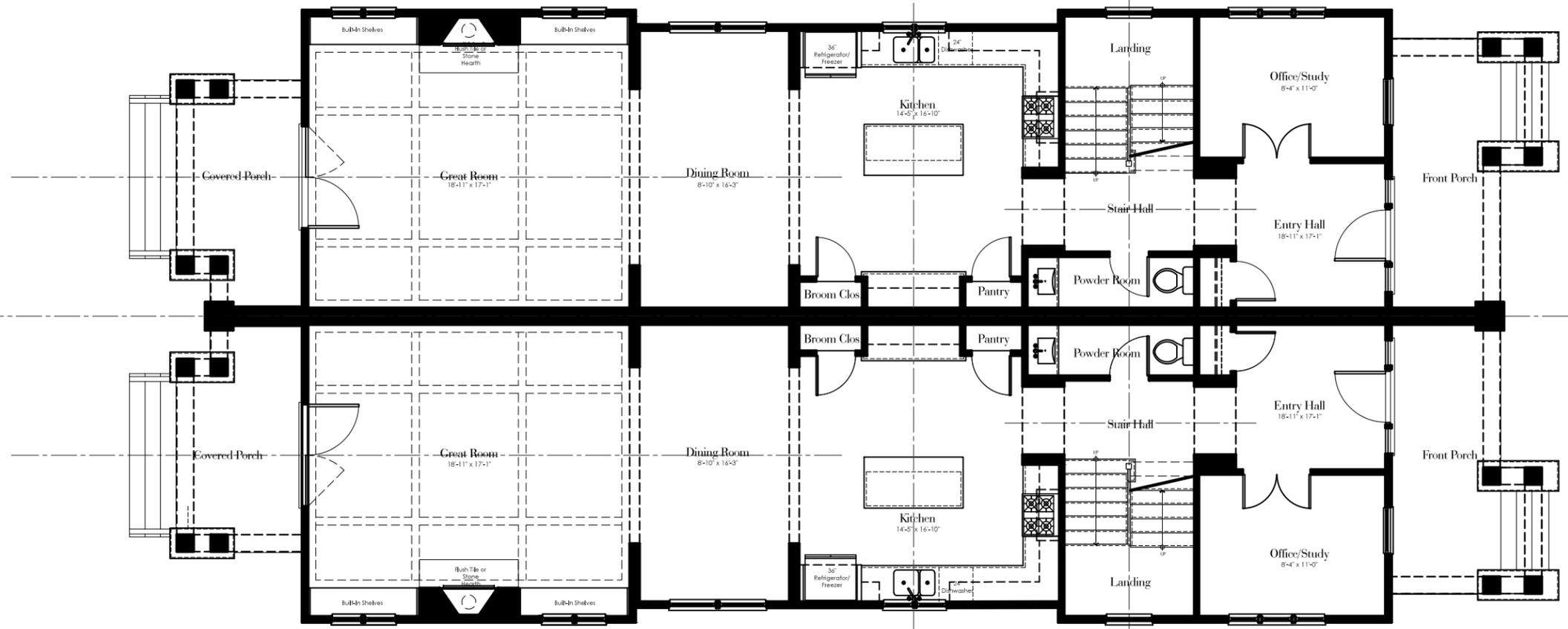
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PROPOSED ROOF PLANS



② Proposed Upper Floor Plan



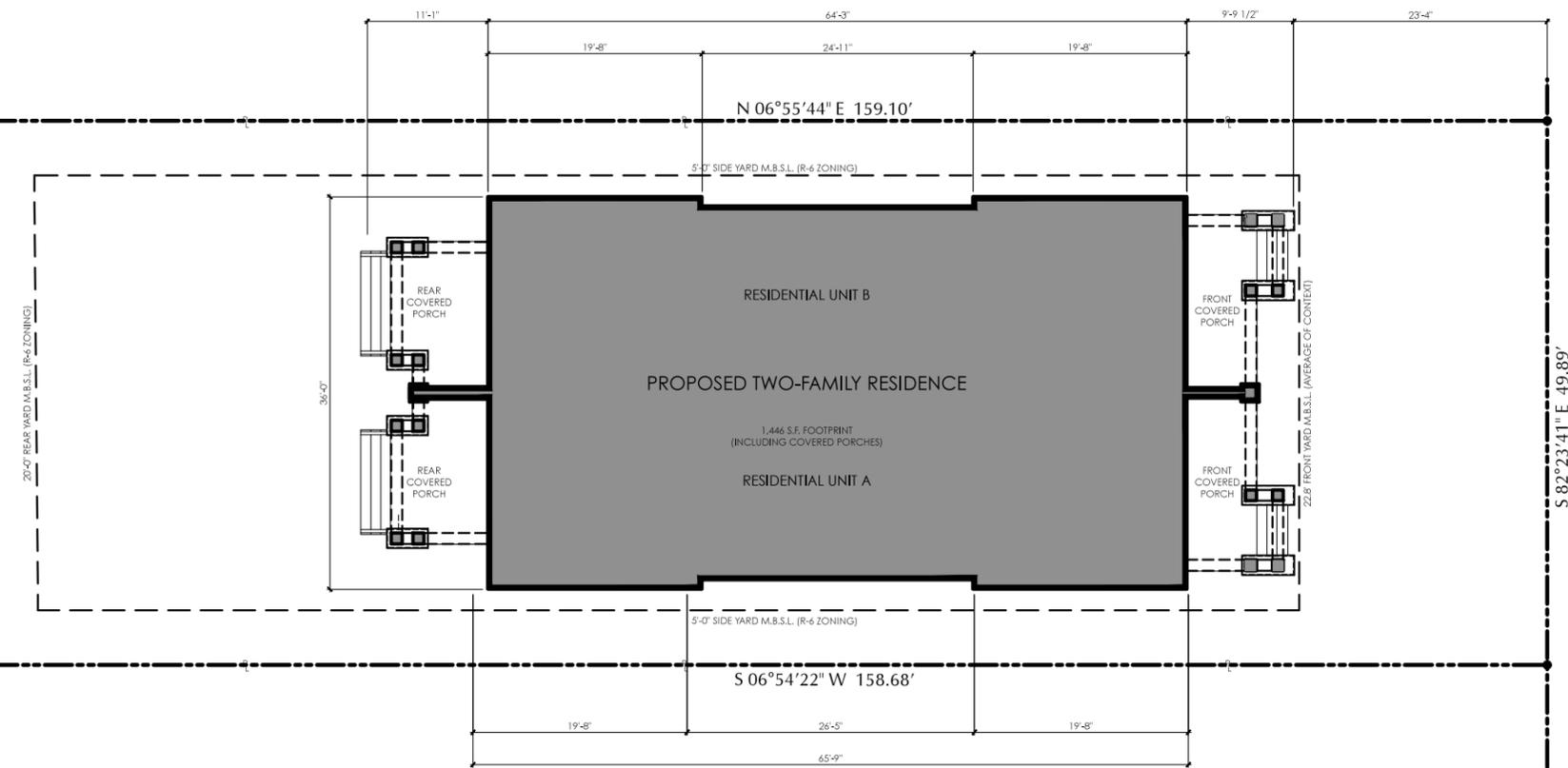
① Proposed Main Floor Plan

A NEW TWO-FAMILY RESIDENCE AT:  
**0 Douglas Avenue**  
 Nashville, Tennessee 37206  
 FOR WOODLAND STREET PARTNERS  
**METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL**

DATE OF ISSUANCE:  
 1 FEBRUARY 2015  
 PROPOSED MAIN FLOOR &  
 SECOND FLOOR PLANS

ALLEY # 1014

N 82°52'09" W 49.95'



DOUGLAS AVENUE



Proposed Site Plan

Project Property Information	
<b>PROPERTY INFORMATION:</b>	
DAVIDSON COUNTY PARCEL ID#08302019500	
ADDRESS:	0 DOUGLAS AVENUE NASHVILLE, TENNESSEE 37206
LOT AREA:	7,931 S.F. / 0.182 ACRE +/-
ZONING:	R-6 - ONE + TWO FAMILY 6,000 SQUARE FOOT LOT NEIGHBORHOOD CONSERVATION OVERLAY
Area Calculations	
<b>HEATED AREAS</b>	
UNIT 'A' RESIDENCE HEATED AREA (GSF):	2,366 S.F.
NEW GARAGE / DETACHED ACCESSORY DWELLING UNIT HEATED AREA:	2,366 S.F.
TOTAL HEATED AREA (GSF):	4,732 S.F.
<b>BUILDING FOOTPRINT AREAS</b>	
NEW RESIDENCE FOOTPRINT AREA (GSF):	2,833 S.F.
TOTAL FOOTPRINT AREA (GSF):	2,833 S.F.
<b>BUILDING COVERAGE</b>	
ALLOWABLE BUILDING COVERAGE FOR R-6 ZONING IS 50% (50% OF 7,931 S.F./0.182 ACRE):	3,965 S.F.
TOTAL PROPOSED BUILDING COVERAGE AREA (GSF):	2,833 S.F.