



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
215 Scott Avenue
May 20, 2015

Application: New construction-infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306015100
Applicant: Jason Jones
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The Commission approved new construction of a duplex on the site in February, 2015. The applicant proposes a new one-and-a-half story single-family residence. The same design was previously approved at 1412 Sharpe Avenue, nearby in the Eastwood district.

Recommendation Summary: Staff recommends approval of the application, with the conditions:

1. That the front setback is moved to forty-six feet (46'), to average the setback of the adjacent buildings;
2. A walkway is added to connect the house with the street;
3. 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;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
5. Staff approve the masonry for color, dimensions and texture.

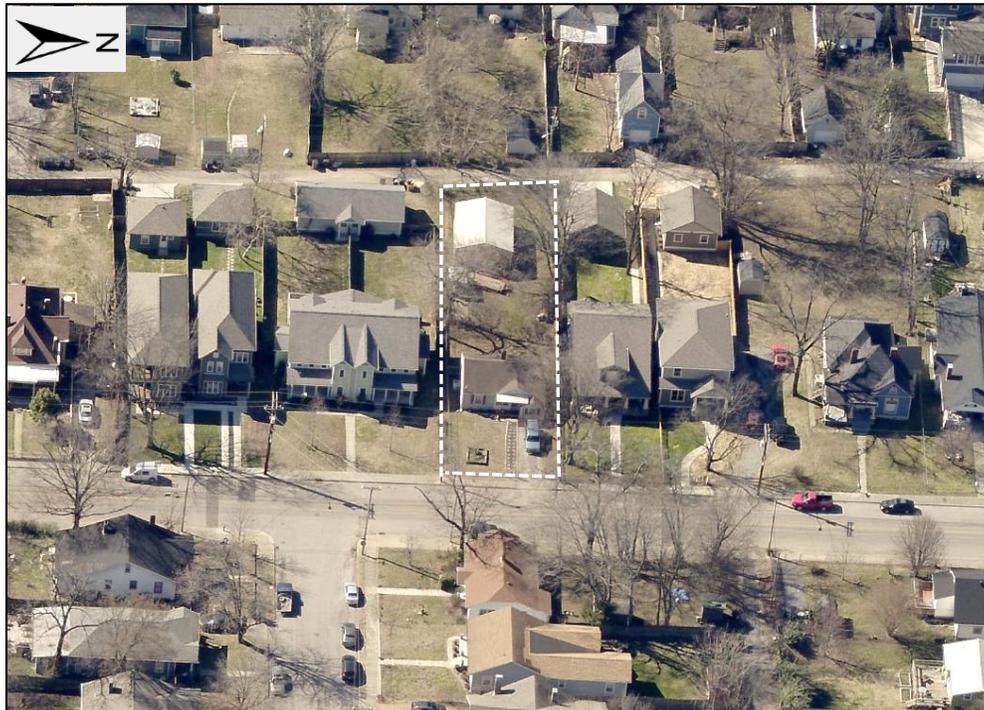
Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

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.

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.

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.



Figure 1. Vacant lot at 215 Scott Avenue

Background: The previous non-contributing building at 215 Scott Avenue was approved for demolition in February, 2015. The Commission also approved construction of a new two-family residence at that time.

Analysis and Findings: In June 2014, the Commission approved this proposed design for new construction at 1412 Sharpe Avenue, approximately half a mile away from this location. The project is a one and one-half story

single-family residence. 1412 Sharpe included a detached outbuilding, but the outbuilding is not part of this application.

Height & Scale:

The new building will be one and one-half stories with a ridge height of twenty-six feet, three inches (26'3") above the finished floor level. The foundation height is approximately two feet (2'). The overall height will be approximately twenty-eight feet, three inches (28'3"). These heights are compatible with nearby historic buildings, which range from twenty-two feet (22') to twenty-nine feet (29') from grade.

The building will be thirty-four feet, three inches (34'3") wide. A cantilevered bay on the left side adds two feet (2') to the overall width for a length of eight feet (8'); the visual impact is minimal. The majority of historic houses nearby range between thirty feet (30') and thirty-nine feet (39') wide; however, the context on this block of Scott Avenue is dominated by recent construction, prior to expansion of the overlay, of buildings as wide as fifty-two and sixty-four feet (52'-64').

Staff finds that the height and width of the proposed infill is appropriate and that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing:

The site plan shows the front setback of the building at forty-five feet (45'). The neighboring buildings to the left and right are forty-four feet (44') and forty eight feet (48'), respectively. Staff recommends the infill be set back forty-six feet (46'), to average the adjacent buildings. The side setbacks for the infill will be seven feet, nine inches (7'9") on each side. The rear setback is sixty-one feet (61'). Staff finds that the new building will maintain the rhythm of spacing established by historic buildings on the street. With the condition that the front setback is forty-six feet (46'), the project will meet section II.B.1.c of the design guidelines.

Materials:

The new building will be clad in smooth-faced cement fiberboard with a reveal of five inches (5"). The front and rear dormers will have cement fiber board-and-batten in their gable fields. The trim will be wood and cement fiberboard. The foundation will be split-faced concrete block and the roof will be asphalt shingles in a dark gray color. The chimney will be finished in stucco. The porch stairs and floor will be concrete, and the porch columns and railings will be wood on a stone veneer pedestal. The windows and doors will be wood; Staff requests to approve the final window and door selections prior to their purchase and installation. With the staff's final approval of the masonry and the windows and doors, staff finds that the materials meet section II.B.1.d of the design guidelines.

Roof form:

The primary roof will be a side-oriented gable with a pitch of 7:12. The front dormer will have an 8:12 pitch, and the front porch will have a shed roof with a 4:12 pitch. These roofs are compatible with those of historic houses nearby, and meet guideline II.B.1.e.

Orientation:

The new building will face the street with a full-width porch. The site plan does not indicate a walkway or driveway. Staff recommends a walkway be added to connect the house to Scott Avenue. Vehicular access was not specified; the applicant informed Staff that an outbuilding will be a future application. With the condition of adding a walkway, the orientation will be compatible with surrounding historic houses and will meet section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings:

The windows are generally twice as tall as they are wide, meeting the historic proportions of openings. The longest expanse of wall space without a window or door opening is approximately eighteen feet (18') on the right side; it is toward the rear of the building and visibility of the area will be limited, so Staff finds this to be an acceptable condition. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities:

The HVAC units are located on the building's left side, toward the rear of the house. The location meets the guidelines for minimal visibility. Staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval of the application, with the conditions:

1. The front setback will be forty-six feet (46');
2. A walkway be added to connect the house to the street;
3. 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;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,

5. Staff approve the masonry for color, dimensions and texture.

Meeting these conditions, Staff finds that the proposal meets the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.



215 Scott Avenue currently



The former 215 Scott Avenue in between 213 and 217 Scott Avenue, non-contributing buildings on either side



The former 215 Scott Avenue, with 217 (blue Craftsman) and 219 (tan Foursquare) to the right. 217 and 219 Scott are connected as an “umbilical duplex.”



211 A/B Scott Avenue, an “umbilical duplex” and 213 A/B Scott Avenue, a standard duplex.



221 Scott, contributing context



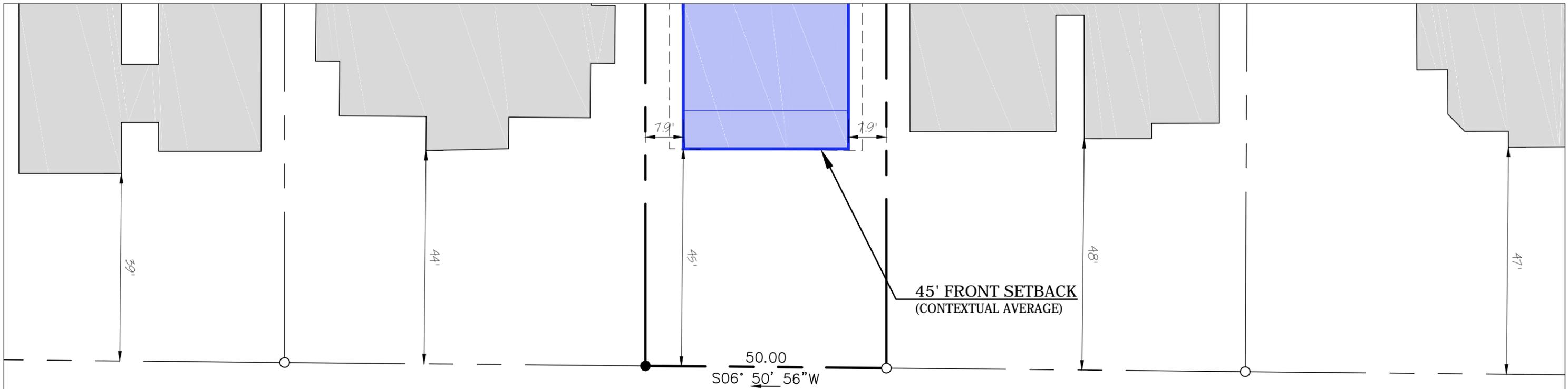
Contributing home at 223 Scott



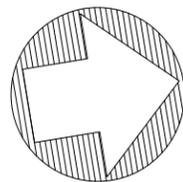
207 Scott Ave, built c. 1918



209 Scott Ave, another contributing home



Scott Avenue
(50' R.O.W.)



GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.

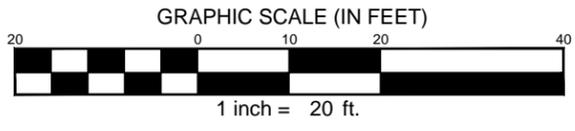
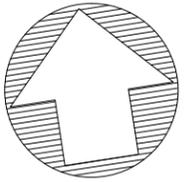
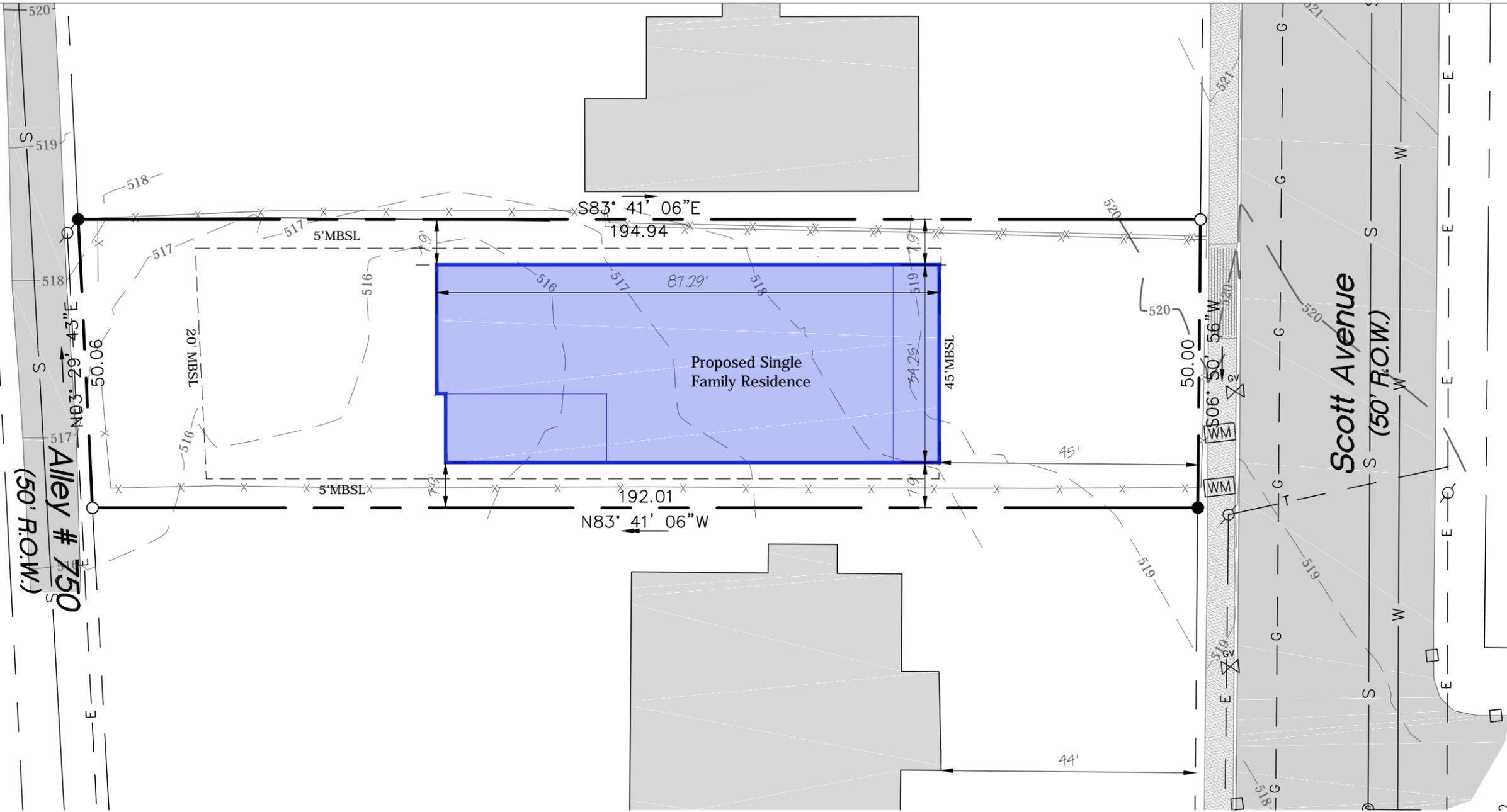


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Building Setbacks
215 Scott Avenue
Nashville, Davidson County, Tennessee

Sheet No.
V-2.3

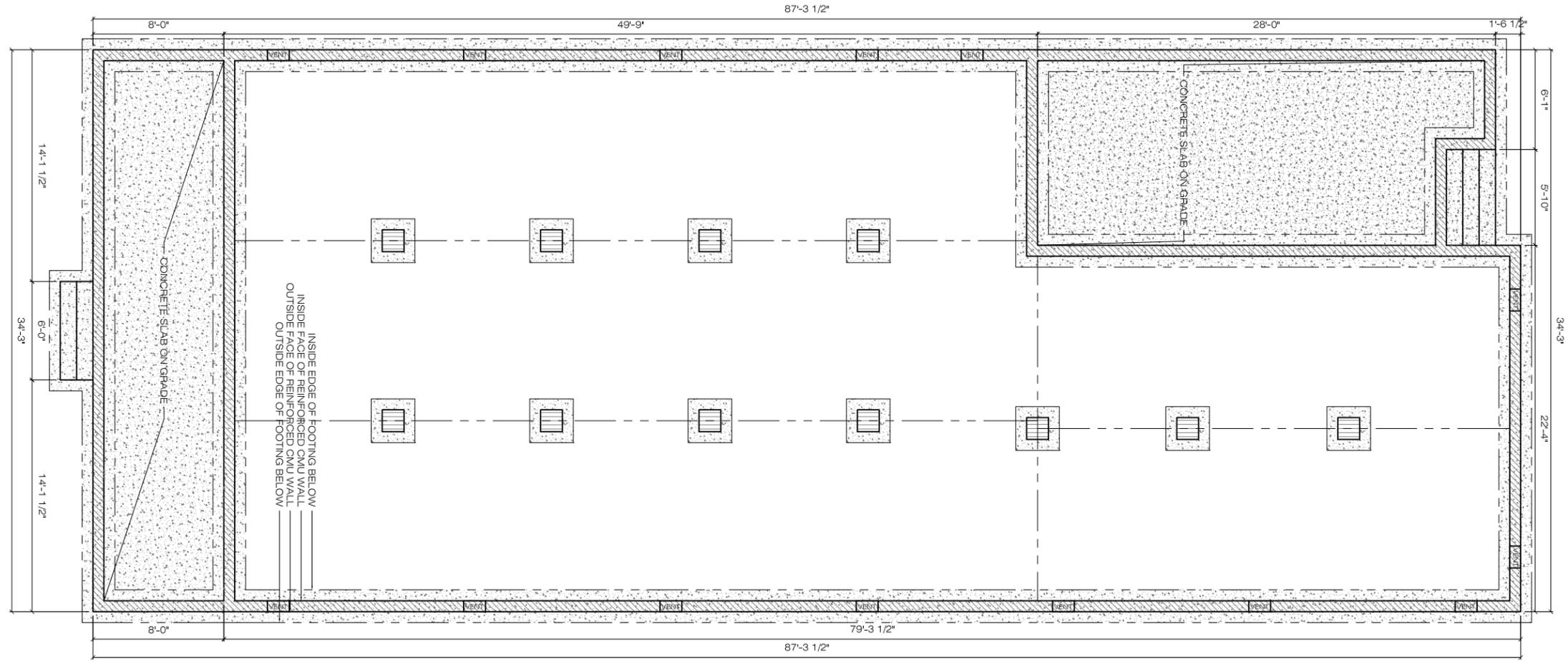


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Site Plan
215 Scott Avenue
 Nashville, Davidson County, Tennessee

Sheet No.
V-2.1



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

SHEET:
FOUNDATION PLAN

30 MAY 2014

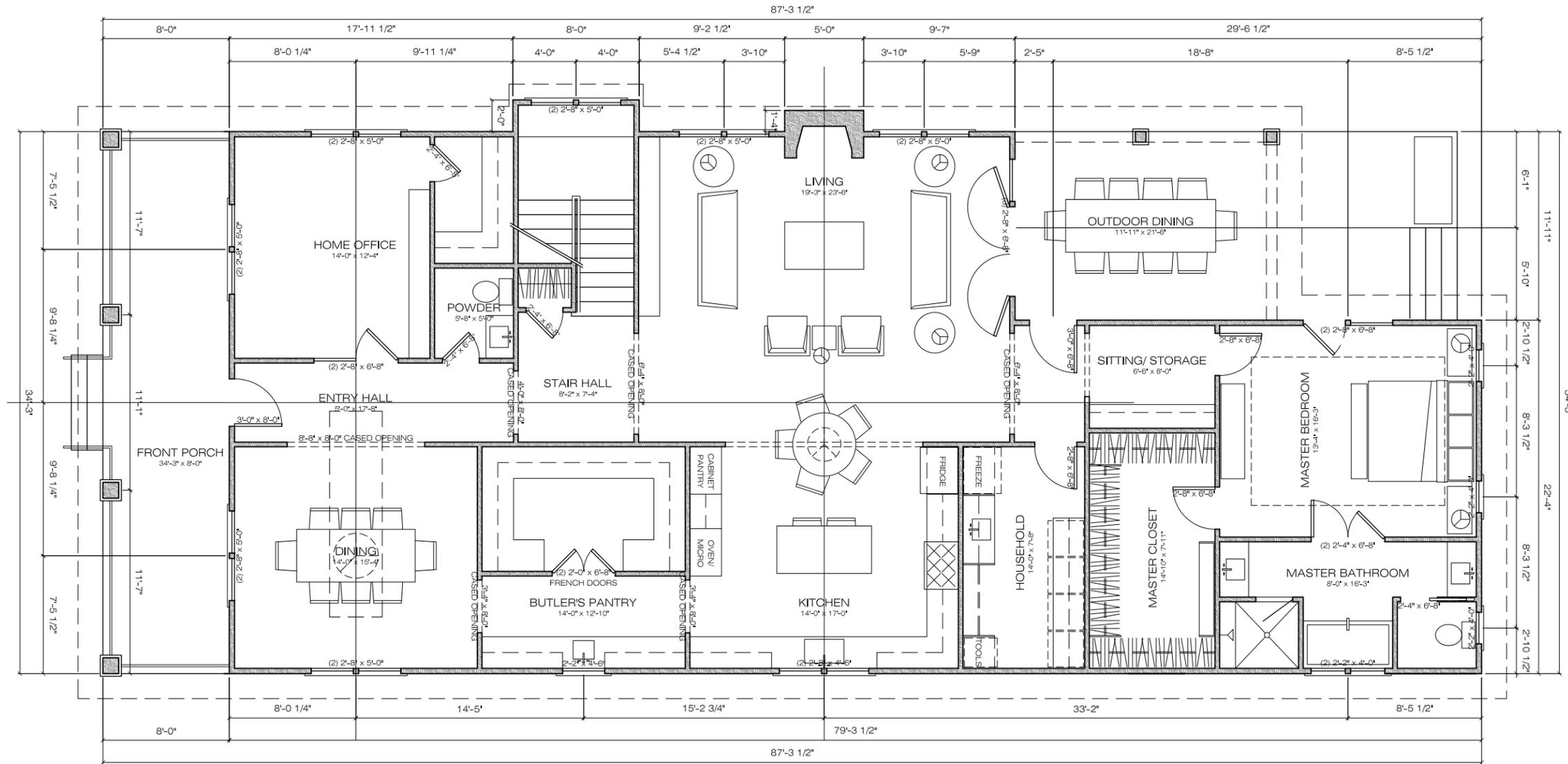
PROJECT:
1412 SHARPE AVENUE
NASHVILLE, TENNESSEE 37206

ARCHITECT:



Pfeffer Torode Architecture
321 8th Avenue South, Suite 103, Nashville, Tennessee 37203
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104
Montg:334-213-0092 Nash:615-618-3505
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A1.0



1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

SHEET:
FLOOR PLANS

30 MAY 2014

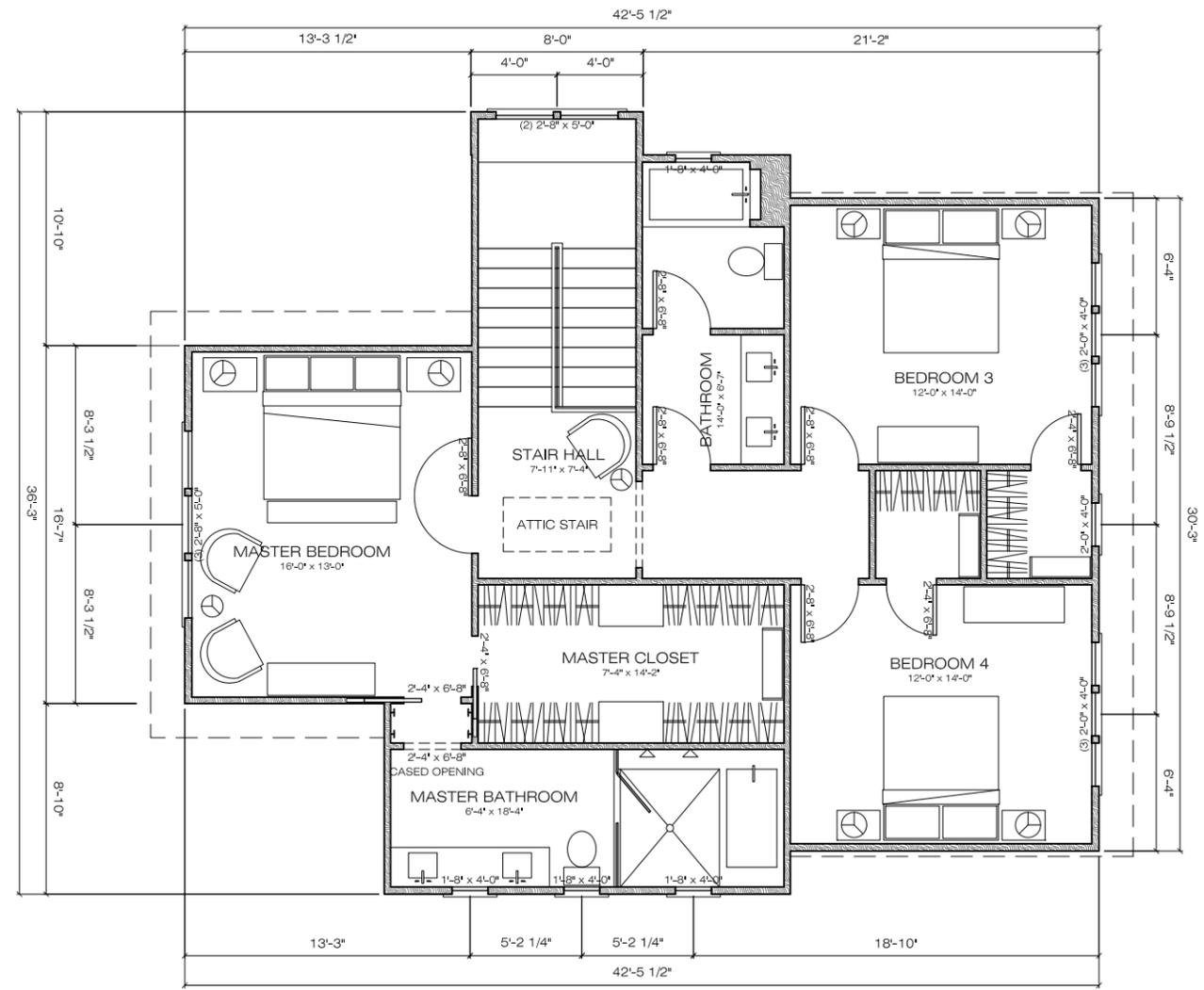
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A1.1



1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

SHEET:
FLOOR PLANS

30 MAY 2014

PROJECT:
1412 SHARPE AVENUE
NASHVILLE, TENNESSEE 37206

ARCHITECT:

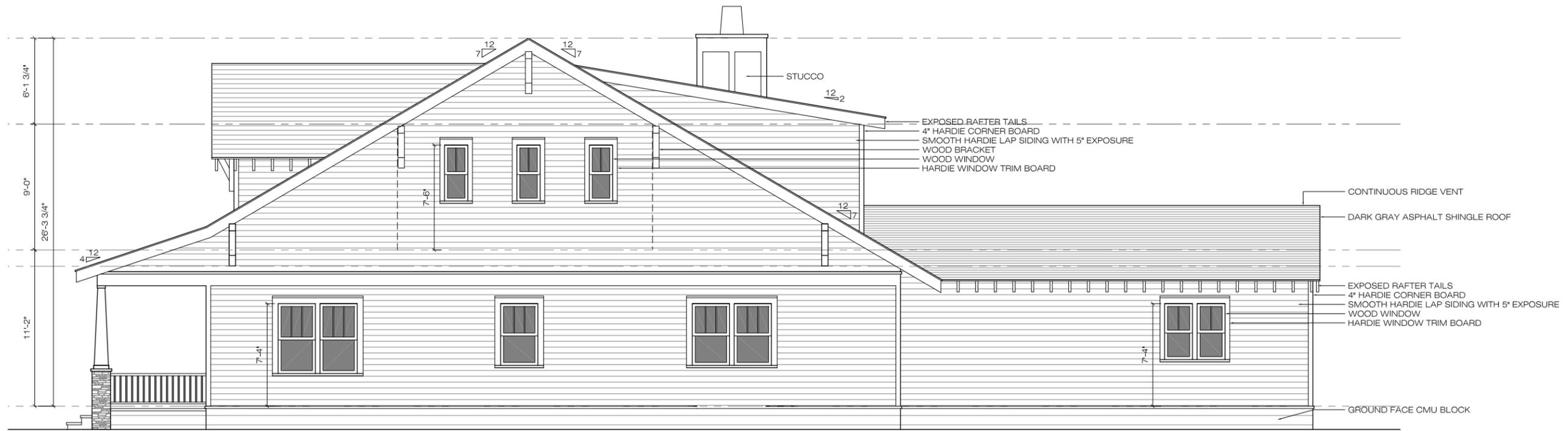


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A1.2



1 REAR ELEVATION
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT:



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PROJECT:
 1412 SHARPE AVENUE
 NASHVILLE, TENNESSEE 37206

SHEET:
 ELEVATIONS

30 MAY 2014

A2.2



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



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT:

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SHEET:
ELEVATIONS

30 MAY 2014

A2.1