



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
Ransom Avenue/Byron Close Development
100 and 117 Ransom Avenue
August 19, 2015

Application: New construction--infill
District: Elmington Place Neighborhood Conservation Zoning Overlay
Council District: 25
Map and Parcel Numbers: 104100O00500CO, 104100O00600CO
Applicant: Barlow Builders
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant is proposing to construct two of the eleven single-family homes that are part of the Ransom Avenue/Byron Close SP development. The Commission approved the development plan in July 2012. Since that time, MHZC has approved the design of seven of the houses.

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

Recommendation Summary: Staff recommends approval of the infills for Lots 5 and 6 (117 and 100 Ransom Avenue), with the following conditions:

- Staff verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context;
- Staff provide final review of the windows and doors, roof color, railing design and material, brick and stone samples, and the material for the entryway and porch floors;
- The shutters be fully operational;
- All siding have a maximum reveal of five inches (5"); and
- The HVAC units be placed on the rear façades, or on a side façade beyond the midpoint of the houses.

With these conditions, staff finds that infill houses meet the design guidelines for the Elmington Neighborhood Conservation Zoning Overlay.

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: Ransom Avenue/Byron Close is an eleven unit residential SP development (BL2008-149) located on the previous site of Ransom School, close to I-440 and West End Avenue. To date, the Commission has reviewed and approved the design of seven of the eleven houses (Figure 1). Construction on these houses has begun (Figures 2 & 3). The applicant now proposes designs for two more of the infill developments with a third proposal on this month's agenda.

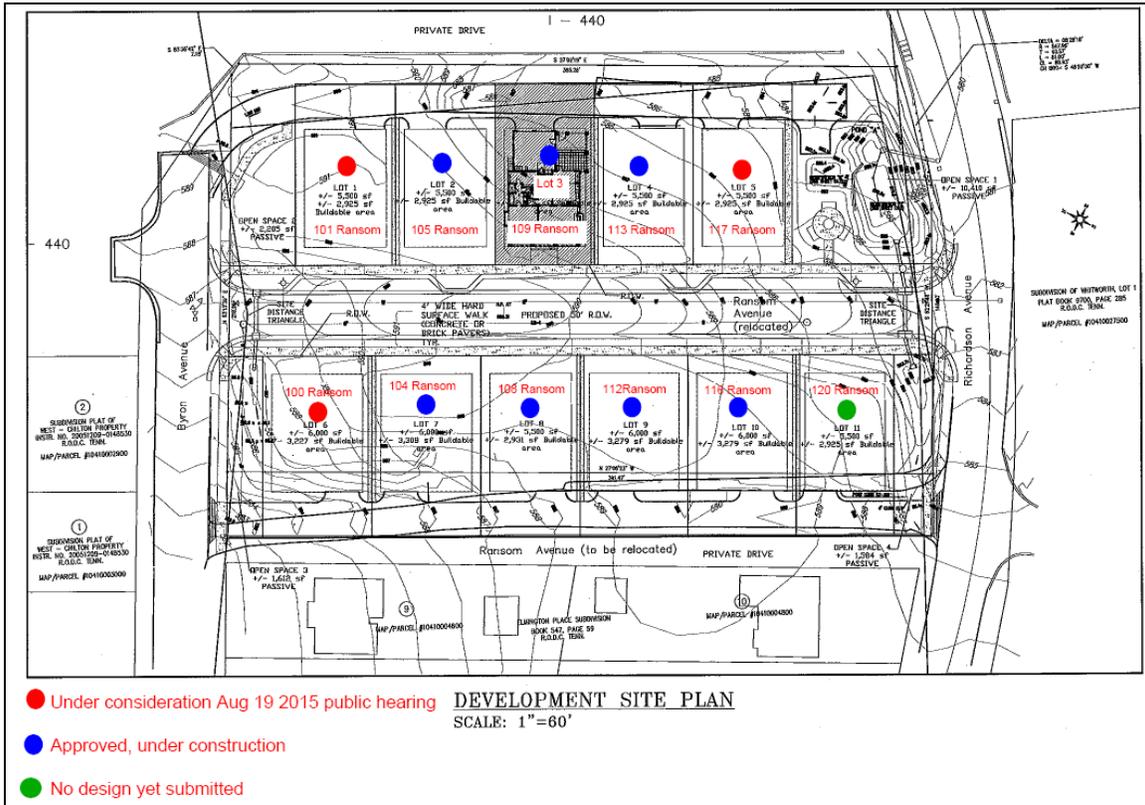


Figure 1. Site map.



Figures 2 & 3 show the construction of the houses on the site to date.

Analysis and Findings:

The applicant is proposing to construct two of the eleven single-family homes that are part of the Ransom Avenue/Byron Close SP development. The Commission approved the development plan in July 2012. Since that time, MHZC has approved the design of seven of the houses.

Setback & Rhythm of Spacing:

The two proposed houses will all have similar setbacks that were approved as part of the development plan in 2012. Their front setbacks will be approximately ten feet (10’), which the Commission has determined to be appropriate for this development in the past. All of their side setbacks will be a minimum of five feet (5’), and the rear setbacks will be a minimum of twenty-five feet (25’). These setbacks meet the development plan and have been approved by the Commission for infill in this development in the past. Staff therefore finds that the setbacks and rhythm of spacing meet section II.B.1.c. of the design guidelines.

Height & Scale: The proposed buildings are all two stories in height. The individual infill houses have the following measurements:

Lot/Address	Stories	Ridge Height	Eave Height	Foundation Height	Width	Depth
Lot 5 (117 Ransom)	2	34’8"	23’	2’	44’4”	62’3”
Lot 6 (100 Ransom)	2	33’4”	22’	2’	48’8.5”	63’4”

Staff finds that these measurements are similar to what have been approved by the Commission in the past for the Ransom/Byron Close development, and they meet the historic context. The majority of the historic homes in the immediate vicinity are one to one-and-a-half-stories, although there are several two-story homes in the conservation overlay. The historic two-story homes range from twenty-eight feet (28’) to thirty-five feet (35’) in height. Therefore the proposed heights meet the historic context.

Staff notes that the house for Lot 6 is wider than the others because it is on a wider lot of sixty-feet (60’). With the porch, the house is forty-eight feet, eight inches (48’8”) wide, but the front wall of the house is just forty-two feet, two inches wide (42’2”). The widths of historic homes in the area range from thirty-two feet (32’) to forty-eight feet (48’), so staff finds that the proposed width meets the historic context.

Staff finds that the height and scale of the two infill houses meet sections II.B.1.a.and b. of the design guidelines. Staff asks for a condition to verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context.

Materials, Texture, Details and Material Color: Both houses will have architectural shingles for the primary roof and wood or cement fiberboard trim. Staff asks to approve the shingle color. The windows and doors were not specified for the houses, and staff

asks to approve all windows and doors prior to purchase and installation. Staff also asks to approve the porch/entryway floor and step materials, and the design and material of any railings.

Lot 5’s primary cladding material will be brick with a stone foundation. It will have smooth-face, five inch (5”) siding in its gable field on the right elevation. Lot 6’s primary cladding material will be lap siding, and staff asks that the siding exposure be five inches (5”) or less. Vertical board-and-batten will be used in the gable fields. Stone will be used for the foundation material and for the column bases. Staff will want to approve all brick and stone samples prior to the materials being purchased and installed.

With the condition that staff provides final review of windows, doors, roof color, brick, stone, entryway floor, railings, the siding reveal, and the shutters, staff finds that the project meets section II.B.1.d. of the design guidelines.

Roof form: The infills’ proposed roof forms all meet the historic context, and are as follows:

Lot/Address	Primary roof form/pitch	Secondary Roof forms	Other roof forms
Lot 5 (117 Ransom)	Gable, 8/12	Gables, 8/12	Hipped 8/12; Hipped 3.5/12
Lot 6 (100 Ransom)	Gable 8/12	Gables, 12/12 and 10/12	Hipped 5/12;

Staff finds the projects meets section II.B.1.e. of the design guidelines.

Orientation: Lot 6 is located on the edge of the Ransom Avenue development, with side facades that face Byron Avenue. The Commission has determined in the past that these lots should have side street facades that look like front facades in order to address Byron Avenue. Lot 6 successfully addresses both Ransom Avenue and Byron Avenue with a wrap-around porch that is six feet (6’) deep and entries on both facades that have the look of a primary residential entry. In addition, the fenestration and roof pattern of the Byron Avenue façade give it the appearance of a primary façade.

Lot 5 is located off of Richardson Avenue. Its right side façade will be adjacent to the required open space for the development, and therefore this façade will be visible from Richardson Avenue. The house’s primary orientation is towards Ransom Avenue, but it addresses Richardson Avenue with a wrap-around porch that is six feet (6’) deep and a secondary entrance facing Richardson Street. In addition, the house’s roof forms and fenestration pattern on the right elevation further serve to provide secondary orientation towards Richardson Avenue. Because this lot is set back behind the open space for the development and it will be over sixty feet (60’) from the street, its side street façade does not need to appear as a front elevation like the Commission has required for Lots 1 and 6. Staff finds its orientation to be appropriate.

Vehicular access for both lots will be from the rear, accessed by a rear alley. Both structures have walkways leading from Ransom Avenue to the entryways, which is appropriate.

Staff finds that orientation for Lots 5 and 6 (117 and 100 Ransom Avenue) meet section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The window proportions on both houses are approximately twice as tall as they are wide, matching the historic context. All double and triple window openings have four to six inch (4-6") mullions in between them, which is appropriate.

Some of the side facades have expanses larger than fifteen feet (15') without a window or door opening. These expanses are all located behind the back half of the façade, and they do not front either Richardson or Byron Avenues. Staff finds them to be appropriate because the houses are just ten feet (10') apart from each other, and the wall space will be at most minimally visible from the street. Staff finds that the infills' proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

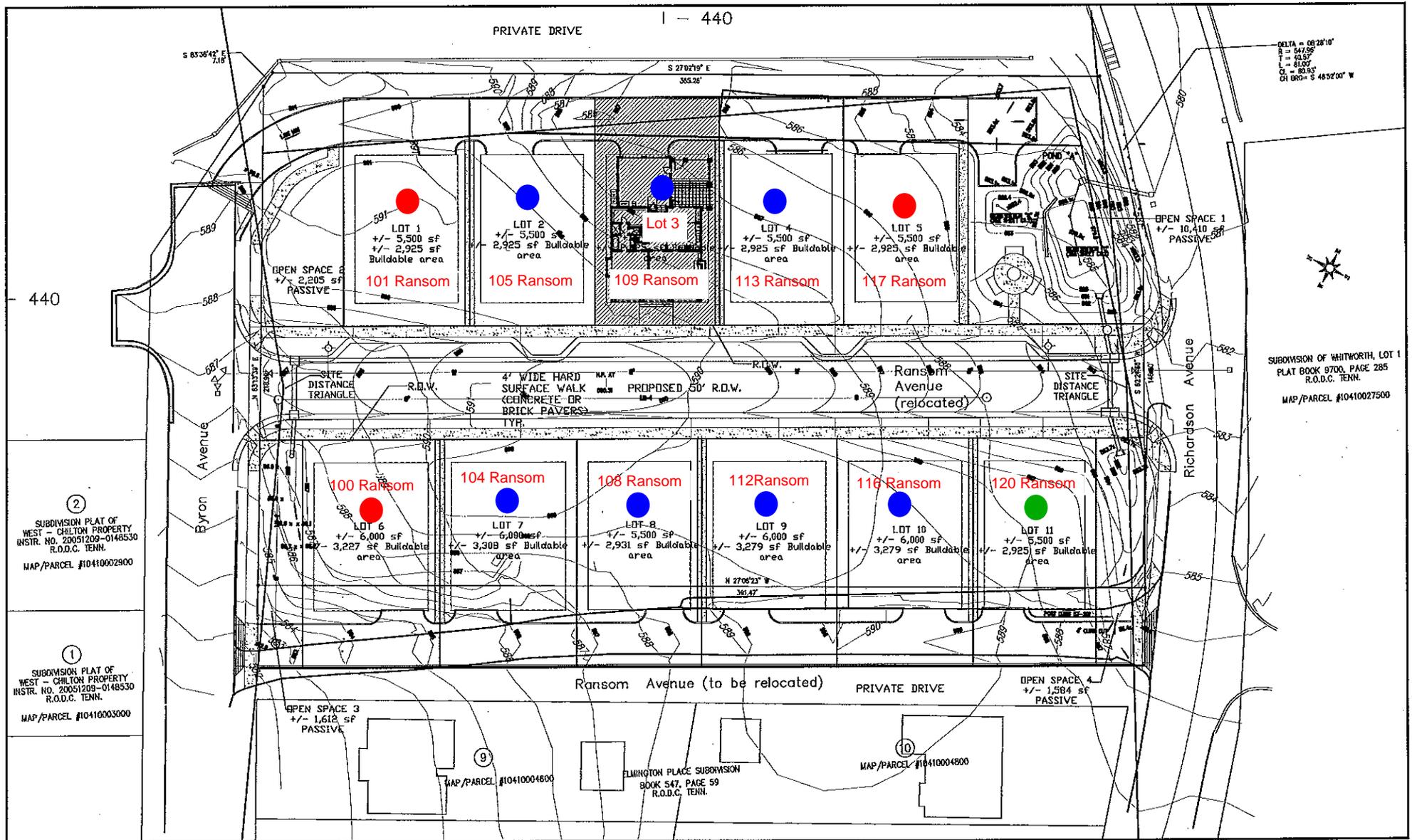
Appurtenances & Utilities: The location of the HVAC and other utilities was not noted on the site plans, and staff asks that the HVAC units be located on the rear, or on a side façade beyond the midpoint of the house.

Outbuildings: All of the units in this development, including the three that are currently under consideration, will have attached garages, with garage doors on the rear. The garages will be accessed via alleys. This is an approved form for this development due to the short lots and lack of immediate context. Staff finds that the attached garages meet Section II.B.1.h of the design guidelines.

Recommendation Summary: Staff recommends approval of the infill for Lots 5 and 6 (117 and 100 Ransom Avenue), with the following conditions:

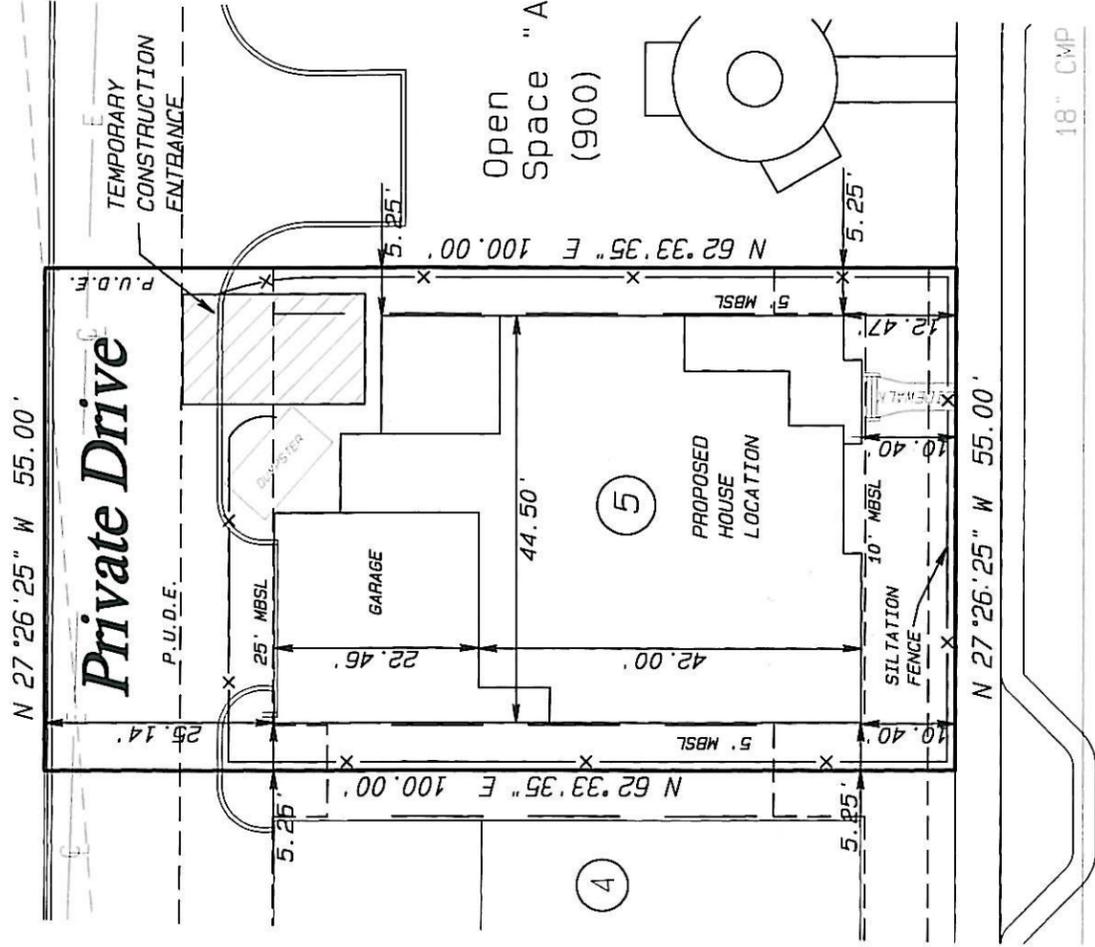
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- Staff provide final review of the windows and doors, roof color, railing design and material, brick and stone samples, and the material for the entryway and porch floors;
- The shutters be fully operational;
- All siding have a maximum reveal of five inches (5"); and
- The HVAC units be placed on the rear façades, or on a side façade beyond the midpoint of the houses.

With these conditions, staff finds that infill houses meet the design guidelines for the Elmington Neighborhood Conservation Zoning Overlay.



● Under consideration Aug 19 2015 public hearing **DEVELOPMENT SITE PLAN**
 ● Approved, under construction
 ● No design yet submitted
 SCALE: 1"=60'

I - 440



PARCEL INFO:

ADDRESS: RANSOM AVENUE
 ZONING: SP- 2012S-170-001

SETBACKS:

FRONT SETBACK=10'
 REAR SETBACK= 25 FEET.
 SIDE SETBACKS INTERNAL = 5 FEET

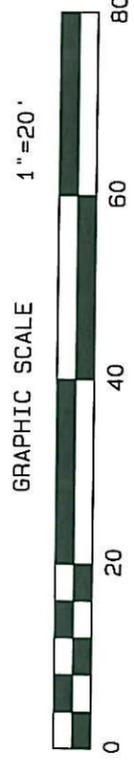
NOTE:

BOUNDARY LINES AND SETBACKS AS SHOWN HAVE BEEN OBTAINED FROM PLAT OF RECORD AT #20131018-0108864

THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

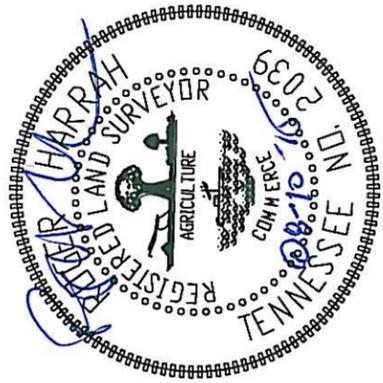
NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON RECORD PLATAT #20131018-0108864
- NO TITLE COMMITMENT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
- IMPROVEMENT DIMENSIONS SHOWN ARE TO OUTSIDE OF BRICK UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACKS AS SHOWN PER PLAT OF RECORD. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION
- THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
- THE BUILDER IS SOLEY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS, INCLUDING BUTNOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS, AND OTHER BUILDING IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS SET FORTH OR NOTED ON THE SUBDIVISION PLAT, AND OTHER LOCAL, STATE, OR FEDERAL POLICIES THAT MAY AFFECT THE SUBJECT PROPERTY. THIS PLOT PLAN WAS GENERATED FROM THE FOUNDATION PLAN DRAWINGS AS PREPARED BY OTHERS, AND IS ORIENTED ON THE LOT BASED ON INFORMATION PROVIDED BY THE BUILDER. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS SHOWN AND SHALL REPORT ANY DISCREPANCIES TO THIS SURVEYOR PRIOR TO BEGINNING CONSTRUCTION.
- SHADED BACKGROUND INFORMATION SHOWN IS BASED ON DESIGN PLANS AND IS NOT INFORMATION OBTAINED BY ASBUILT SURVEY . THIS INFORMATION IS FOR REFERENCE PURPOSES ONLY.



LEGEND:

- o (FDIR) FOUND IRON ROD
- o SET IRON ROD AND CAP
- (M) MEASURED/FIELD
- (P) PLAT/RECORD
- (C) CALCULATED
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- X FENCE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- 727.80+ FIELD SPOT ELEVATIONS



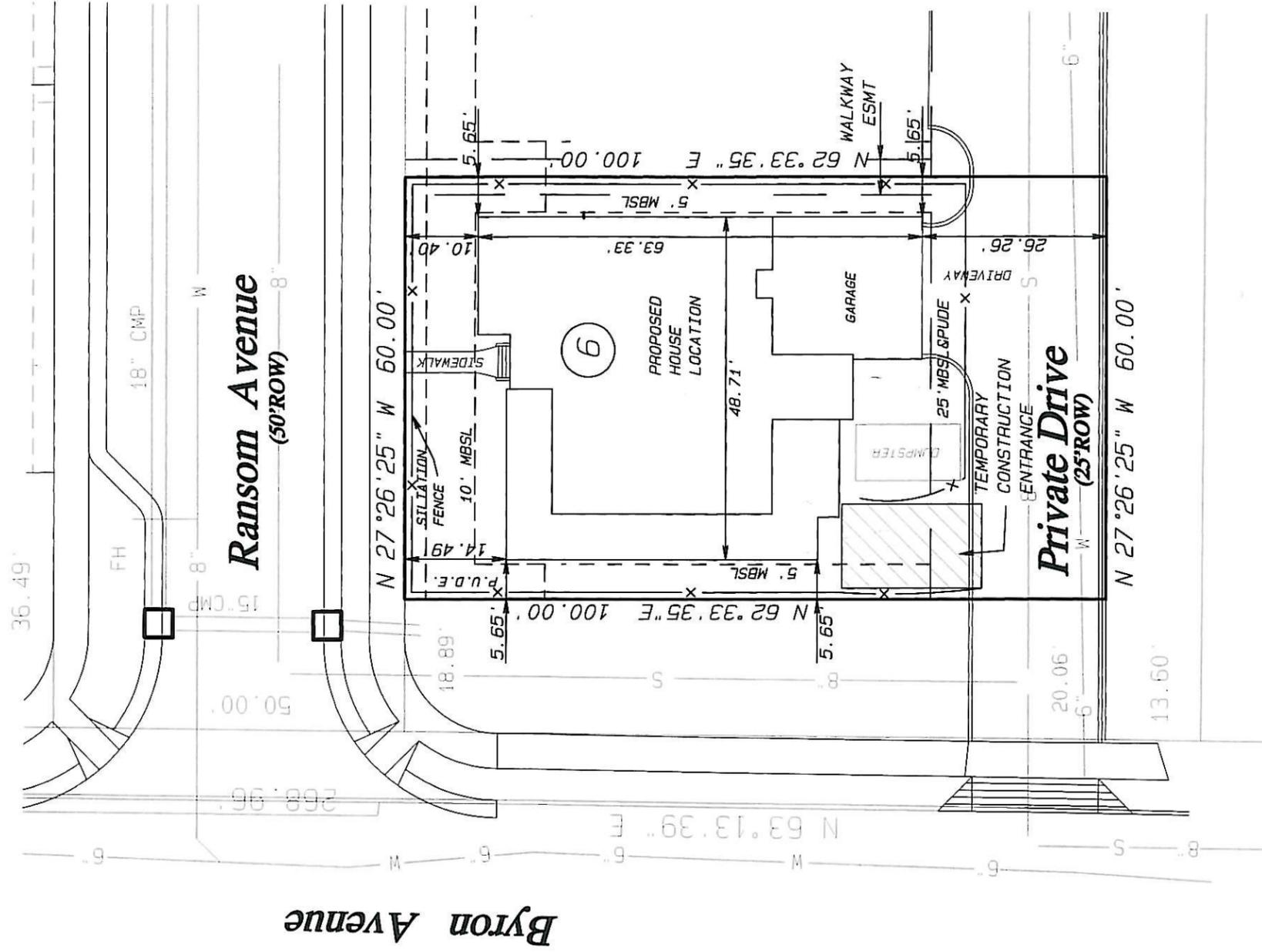
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SITE PLAN
 OF
LOT 5, BYRON CLOSE SUBDIVISION
 PLAT DOC #20131018-0108864
NASHVILLE, DAVIDSON COUNTY, TN.

FOR
BARLOW BUILDERS

DATE OF DRAWING: 08-04-15	MANAGER: RHH	CADD: JH
PROJECT NUMBER: T192046	FIELD BOOK NUMBER:	
LAST FIELD WORK:		
CREW CHIEF (S): ITH		
COMPUTER FILE: T192046_Lot5_SP		
SCALE: 1" = 20' SHEET 1 OF 1		



PARCEL INFO:

ADDRESS: RANSOM AVENUE
 ZONING: SP- 2012S-170-001

SETBACKS:

FRONT SETBACK=10'
 REAR SETBACK= 25 FEET.
 SIDE SETBACKS INTERNAL = 5 FEET

NOTE:

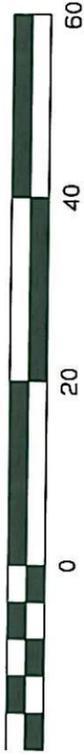
BOUNDARY LINES AND SETBACKS AS SHOWN HAVE BEEN OBTAINED FROM PLAT OF RECORD AT #20131018-0108864

THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

NOTES:

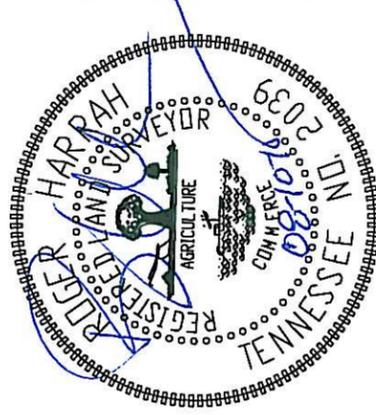
1. BEARINGS SHOWN HEREON ARE BASED ON RECORD PLATAT #20131018-0108864
2. NO TITLE COMMITMENT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
3. IMPROVEMENT DIMENSIONS SHOWN ARE TO OUTSIDE OF BRICK UNLESS OTHERWISE NOTED.
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8. SHADED BACKGROUND INFORMATION SHOWN IS BASED ON DESIGN PLANS AND IS NOT INFORMATION OBTAINED BY ASBUILT SURVEY. THIS INFORMATION IS FOR REFERENCE PURPOSES ONLY.

GRAPHIC SCALE 1"=20'



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- (P) PLAT/RECORD
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- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- X— FENCE
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- 727.80+ FIELD SPOT ELEVATIONS



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SITE PLAN

OF
LOT 6, BYRON CLOSE SUBDIVISION
 PLAT DOC #20131018-0108864
 NASHVILLE, DAVIDSON COUNTY, TN.

FOR
BARLOW BUILDERS

DATE OF DRAWING: 08-03-15

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COMPUTER FILE: T192046_lot6_SP

SCALE: 1"= 20'

SHEET 1 OF 1

