



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 1405 Elmwood Avenue September 16, 2015

Application: New construction - infill
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513043600
Applicant: Tyler LeMarinel, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a two-story single family dwelling on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the proposed infill with the conditions that</p> <ul style="list-style-type: none"> • The front dormer shall sit back two feet (2') from the wall below; and • The roof color is approved by Staff; and • The window and doors selections, and a brick sample, are approved by staff; and • There is a walkway leading from the front porch to the sidewalk; and • The HVAC be located behind the midpoint of the house <p>Meeting those conditions, Staff finds that the application would meet the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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.

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. 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.

Background: The lot at 2510 Essex Place is vacant. The surrounding context comprises American Foursquare, Craftsman, and Tudor Revival houses.

Height & Scale:

The new house will be two stories tall, with a peak height of thirty-one feet (31') and an eave height of twenty-two feet (22'). The foundation line will be approximately eighteen inches (18") above grade. These heights are compatible with the proportions of nearby historic houses which range from twenty-two feet (22') to thirty-three feet (33') tall. The house across the alley to the rear is approximately thirty-seven feet (37') tall.

The building will have two main side-gabled sections, a thirty-four foot (34') wide section at the front and a thirty-six foot (36') wide section behind. These two components will be connected by a narrower hyphen, stepped in one foot (1') from the sides of the front section. Together these sections and their connector will span fifty-seven feet (57') on the long axis of the property.

The house will have a full width front porch, eight feet (8') deep with an eave line twelve feet (12') above grade. At the rear of the building there will be another two-story component, stepped in from the sides of the building by one foot (1') on the right and by fourteen feet (14') on the left.

By stepping in the rear-most component and the connection in the middle, the bulk of the building will be reduced so that the perceived massing will be similar to that of the adjacent historic house to the left, an American Foursquare house constructed circa 1928.

Staff finds the proposal to be compatible with surrounding historic houses, and that it meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing:

The building will sit thirty-five feet (35') back from the front property line, halfway between the two adjacent buildings. The side setbacks will vary due to the irregular lot lines and shape of the building, but will generally be between six feet (6') and ten feet (10'). Staff finds these setbacks and the spacing between buildings to be compatible with the surrounding context and to meet section II.B.1.c of the design guidelines.

Materials:

The primary exterior materials on the new building will be brick on the first story and stucco on the second. The materials will change at the level of the second story windows, a condition often associated with Prairie style architecture. The masonry will project slightly from the stucco above, a condition rarely seen historically; however, staff finds it to be appropriate in this case due to the style of building, the transition of masonry to stucco, and the rowlock of brick. The trim and front porch columns will be wood or cement-fiberboard. The foundation will be concrete block with a parge-coat finish, and the roof will be architectural shingles. The front porch floor and stairs will be concrete and there will be a stucco or parge-coated chimney near the rear of the building. The

color of the roof is not known. The windows will be aluminum-clad wood, and the front door will be wood. Staff asks to review the window and door selections prior to purchase and installation.

With the condition that the roof color and the window and door selections are administratively reviewed, Staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form:

The primary roofs will be side-gabled with a pitch of 7:12 each. The front porch roof will be a 2:12 pitch, and a front dormer will have a 2:12 shed roof. As proposed, the front wall of the dormer would stack directly over the two-story wall below. Stacked or wall dormers are not common in the area. Staff asks that as a condition of approval that the dormer should set back two feet (2') from the wall below, as is more commonly found on historic houses nearby. With the front dormer set back two feet (2'), Staff finds that the roofs of the proposal would otherwise be typical of surrounding historic houses and would meet section II.B.1.e of the design guidelines.

Orientation:

The primary entrance for the building will be in the center of three bays, with a full-width porch addressing the street directly. The front porch will be eight feet (8') deep. This orientation is typical of surrounding historic buildings. The plans do not show a walkway in front of the house. With a front walkway leading from the front porch to the sidewalk, Staff finds that the project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed new building are generally twice as tall as they are wide, as is typical of the proportions of openings on surrounding historic houses. There are no large expanses of wall space without a window or door opening. Staff finds the proportion and rhythm of openings on the proposed infill would meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: 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 in order to meet section II.B.1.h of the design guidelines.

Recommendation:

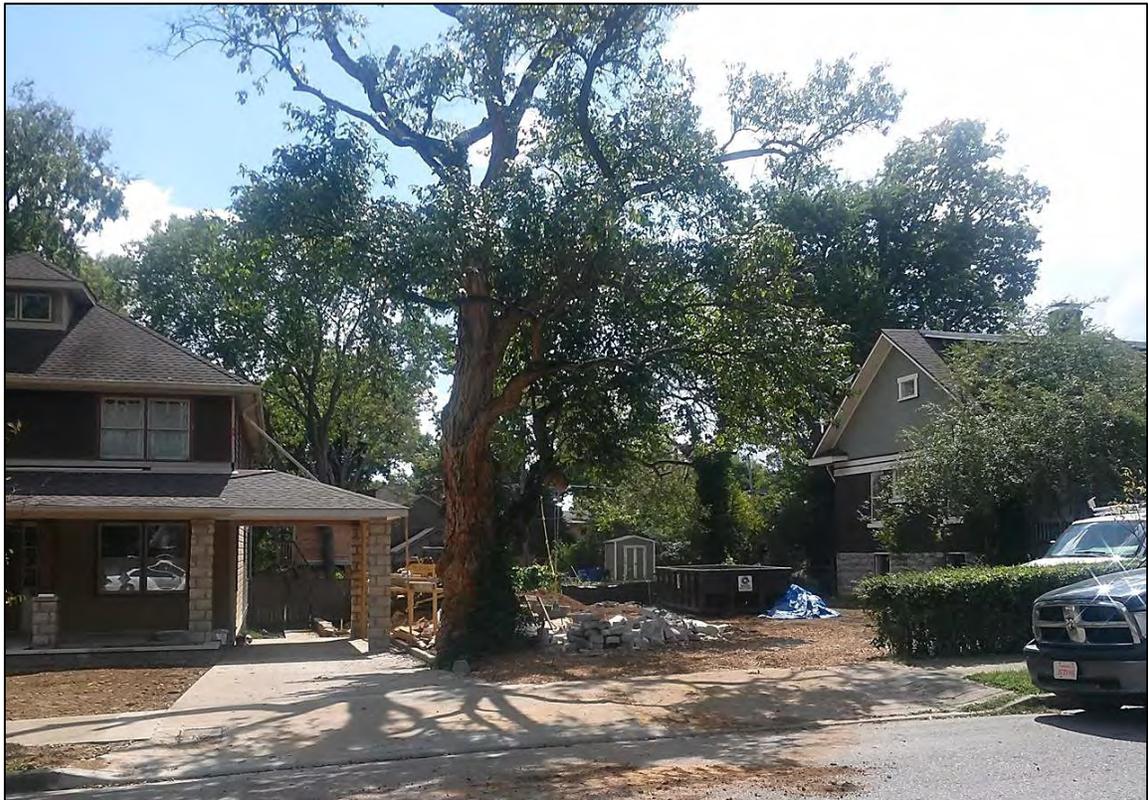
Staff recommends approval of the proposed infill with the conditions that:

- The front dormer shall sit back two feet (2') from the wall below; and
- The roof color is approved by Staff; and
- The window and doors selections, and a brick sample, are approved by staff; and
- There is a walkway leading from the front porch to the sidewalk; and
- The HVAC be located behind the midpoint of the house

Meeting those conditions, Staff finds that the application would meet the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Streetview image of 1400 block of Elmwood Avenue.



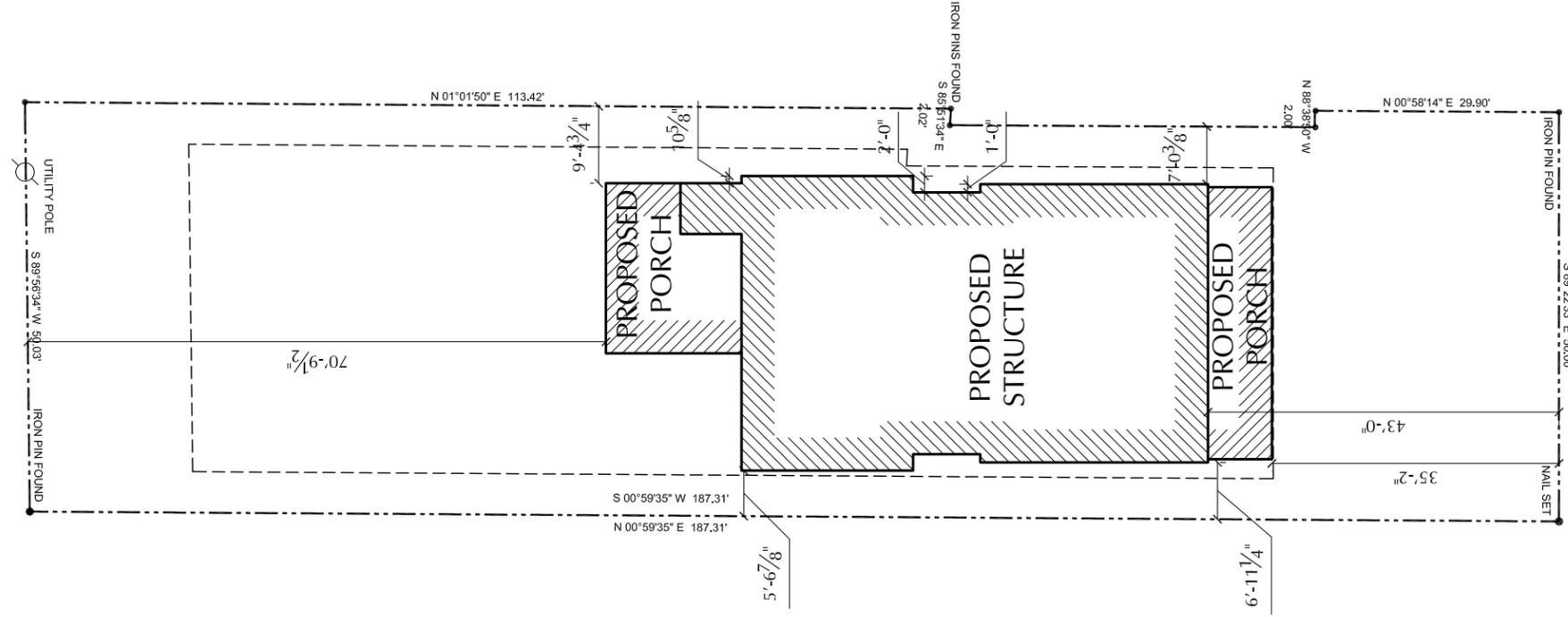
1405 Elmwood Avenue (vacant lot between 1403 and 1407 Elmwood Avenue).



1401 and 1403 Elmwood Avenue.



Context across Elmwood Avenue.

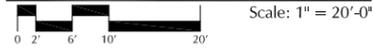


Elmwood Avenue



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Site Layout Plan

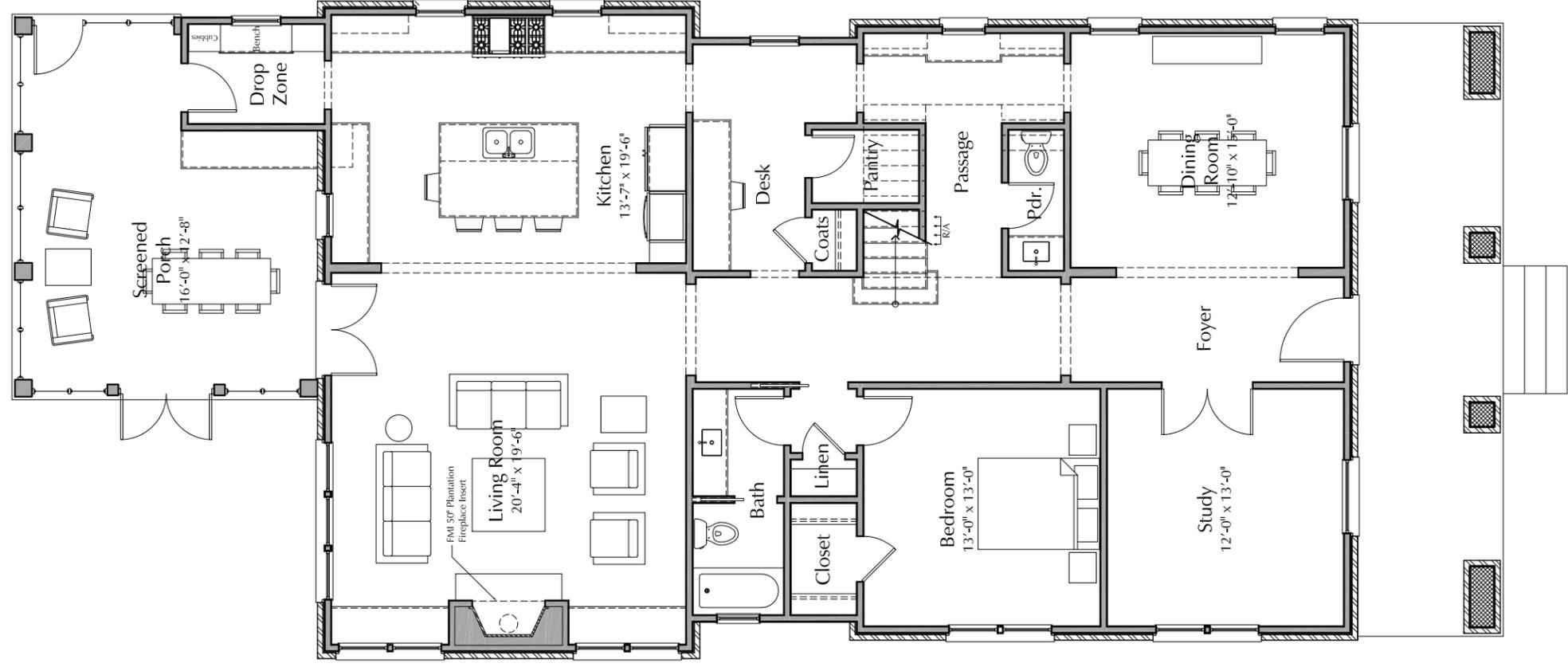


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Drawings:
Site Layout Plan
Date:
06.29.2015

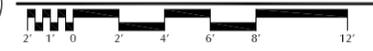
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A New Single Family Home For:
Dream Inc.
1405 Elmwood Avenue
Nashville, Tennessee 37212



1

First Floor Plan



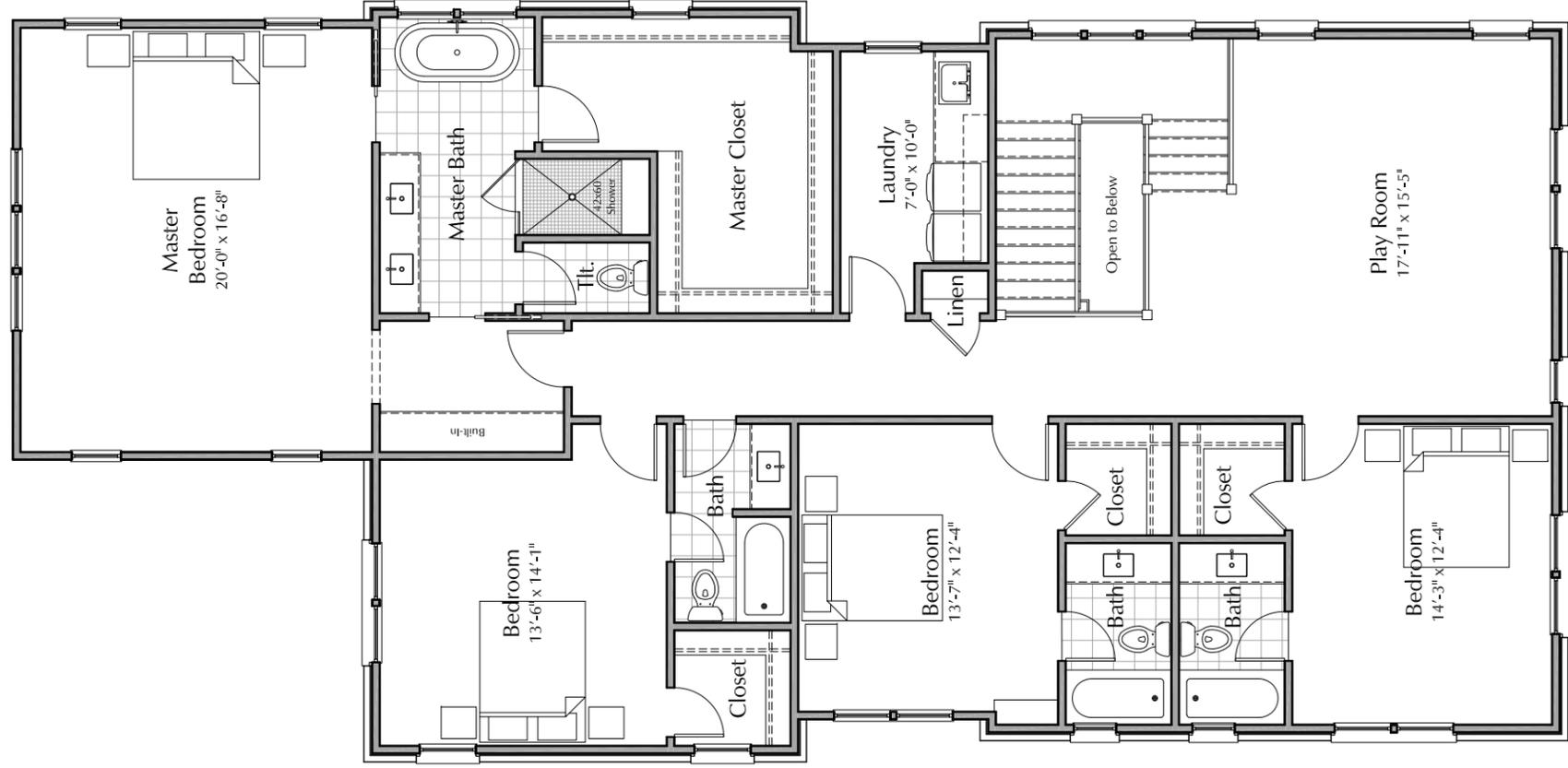
Scale: 1/8"=1'-0"

Drawings:
First Floor Plan
Date:
06.29.2015

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Second Floor Plan

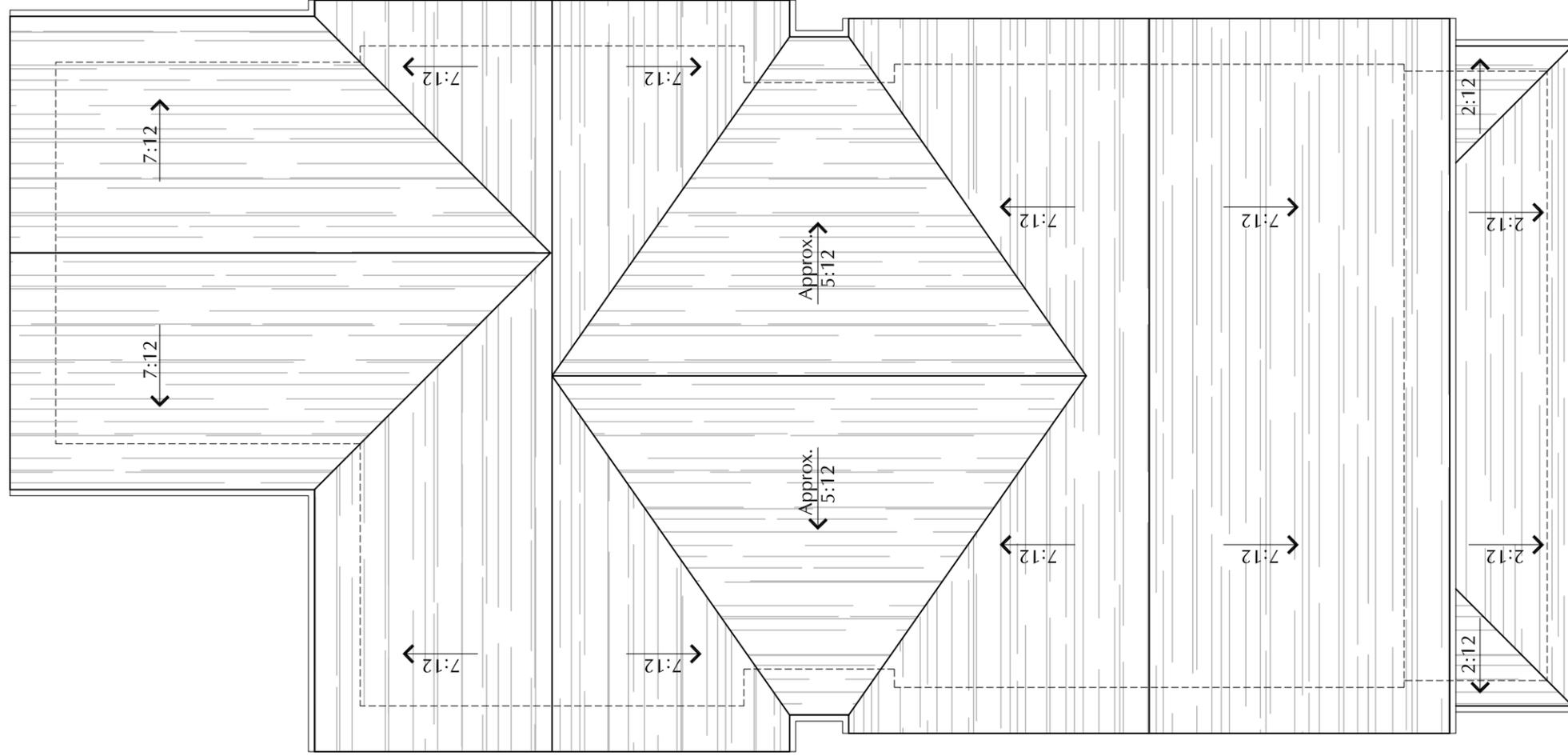


Drawings:
Second Floor Plan
Date:
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1

Roof Layout Plan



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

Drawings:
Roof Layout Plan
Date:
06.29.2015

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A1.3



2 South Elevation
 Scale: 1/8"=1'-0"



1 North Elevation
 Scale: 1/8"=1'-0"

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Drawings:
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A2.1



1 West Elevation
 Scale: 1/8"=1'-0"

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A2.2



1 East Elevation
 Scale: 1/8"=1'-0"

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A2.3