

MEGAN BARRY  
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 1430 Inglewood Circle North June 15, 2016

**Application:** New construction—infill

**District:** Inglewood Place Neighborhood Conservation Zoning Overlay

**Council District:** 7

**Map and Parcel Number:** 07204006400

**Applicant:** John Werne III

**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct infill.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The driveway be a single-width driveway that extends to the rear for parking;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve a shingle and metal roof sample; and
5. Staff approve masonry.

With these conditions, staff finds that the project meets Section III of the *Inglewood Place Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Attachments**

**A:** Photographs

**B:** Site Plan

**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### III. NEW CONSTRUCTION

#### A. Height

1. 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. The majority of historic buildings in the neighborhood are one and one-half stories tall. Generally, a building should not exceed one and one-half stories, except in those areas where historic two-story buildings are found.

#### B. Scale

1. 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.

#### C. Setback and Rhythm of Spacing

1. 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.

2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

*Appropriate setbacks will be determined based on:*

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

*Appropriate height limitations will be based on:*

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

3. In most cases, an infill duplex for property that is zoned for duplexes, should be one building, 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

1. 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.

2. The majority of historic buildings are sided in brick, lap siding, stone or a combination of masonry and lap siding. Shingle siding should be minimally used for infill construction but is appropriate for additions and outbuildings.

a. Inappropriate materials include vinyl and aluminum, T-1-11-type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.

b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard lap siding, smooth-finished fiberglass doors.

- Lap siding, should be smooth and not stamped or embossed and have a reveal of between 5" and 10", depending on the immediate historic context.
- Four inch (4") nominal corner boards are required at the face of each exposed corner unless the lap siding is mitered.
- Stone or brick foundations should be of a compatible color and texture to historic foundations.
- When different materials are used, it is most appropriate to have the change happen at floor lines.
- Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
- Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
- Texture and tooling of mortar on new construction should be similar to historic examples.
- Faux leaded glass is inappropriate.

3. Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate; however, terra cotta ridge tiles are found throughout the district.

*Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.*

#### E. Roof Shape

1. 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. The most common roof forms in the neighborhoods are side gable, cross gable, hipped, and cross gable and hipped. Pitches range from the low slope of the ranch style homes to steeper pitch of the earlier homes.

2. Small roof dormers are typical throughout the district. The most common form is gabled and a few have a hipped or shed roof. Wall dormers are only appropriate on the rear, as historic examples in the neighborhood are rare.

#### F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include gabled, hipped and shed roof partial-or full-width porches, stoops, enclosed or "vestibule" type entrances, and decorative door surrounds. Infill duplexes should have one primary entrance facing the street. 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.

3. Generally, lots should not have more than 1 curb cut. Shared driveways should be a single lane. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. Generally, new driveways should be no more than 12' wide from the street to the rear of the home. Front yard parking areas 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

1. 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.

2. 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.

3. Double-hung and casement windows should generally exhibit a height to width ratio of at least 2:1. Picture windows and fixed windows (and in some cases double-hung windows) may be square or have a horizontal orientation if the principle building follows a post-1955 form, such as a ranch house.

4. 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.

5. 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

1. 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.

2. 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

1. 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.

**Background:** 1430 Inglewood Circle North is a vacant lot. In March 2016, MHZC staff issued an administrative permit to demolish the non-contributing structure on the lot (Figure 1).



Figure 1. 1430 Inglewood Place North, house to be demolished.

**Analysis and Findings:** Application is to construct infill.

Height & Scale:

Height:

	# of Stories	Foundation	Eave	Ridge
Proposed at front	1.5	14”	11’6”	28’
Range of historic block face	1-2	12”- 36”	8’ – 13’	17’-28’

Width:

	Width
Proposed	43’8”
Range of historic block face on lots of similar width	41’ – 63’

Staff finds that the proposed height and scale are similar to historic buildings in the neighborhood. Staff recommends that 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. With this condition, staff finds that the project’s height and scale meet Sections III.A. and III.B. of the Inglewood Place design guidelines.

Setback & Rhythm of Spacing:

	Front Setback	Left Setback	Right Setback	Rear Setback
<b>Bulk Standards</b>	~30’	5’	5’	20’
<b>Proposed</b>	30’	8’	28’	67’9”
<b>Range of historic block face</b>	20’ – 54’	5’ – 36’	5’- 25’	50’ – 90’

Finding the proposed setbacks to be similar to the immediate historic context, staff finds the project meets Section III.C. of the Inglewood Place design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Foundation</b>	Brick	Needs final approval	X
<b>Cladding</b>	Brick	Needs final approval	X
<b>Roofing</b>	Fiberglass shingle	Grey (final selection to be approved)	X
<b>Porch Roof</b>	Standing seam metal	Needs final approval	X
<b>Trim</b>	Cement Fiberboard	Smooth faced	X
<b>Chimney</b>	Brick	Needs final approval	X
<b>Porch floor</b>	Concrete	N/A	X
<b>Porch Posts</b>	Wood	smooth	X
<b>Porch Railing</b>	Wood	smooth	X
<b>Windows</b>	Neverrot	N/A	X
<b>Driveway</b>	Concrete	N/A	X
<b>Walkway</b>	Concrete	N/A	X
<b>Fencing</b>	N/A	N/A	X

With the staff's final approval of the windows and doors, a brick sample, and the roof color and texture, staff finds that the known materials meet Section III.D. of the Inglewood Place design guidelines.

Roof form:

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary massing	Side gable with gable front bay	X
Primary roof slope	10/12	X
Dormer	Shed (inset 2')	X
Skylights	N/A	N/A
Solar Panels	N/A	N/A
Chimney	Side	X

Finding the proposed roof form to be similar to the immediate historic context, staff finds the project meets Section III.E. of the Inglewood Place design guidelines.

Orientation:

<b>Orientation elements</b>	<b>Proposed?</b>
Principle entrance facing Street	X
Front porch/stoop or hood	X
Walkway leading to street	X
Parking in Rear	No

This site does not have alley access. The applicant is proposing a double-width, twenty-foot (20') wide driveway at the front-right side of the site. The driveway is drawn on the site plan as stopping at about the midpoint of the house. Staff recommends that the driveway be a single-lane driveway that extends all the way to the rear of the house for parking, as is common in the immediate historic context. With this condition, staff finds that the project's orientation is similar to the immediate historic context and meets Section III.F. of the Inglewood Place design guidelines.

Proportion and Rhythm of Openings: The windows on the infill 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 that the project's proportion and rhythm of openings meet Section III.G. of the Inglewood Place design guidelines.

Appurtenances & Utilities:

	<b>Material/design</b>	<b>Location</b>	<b>Typical of District?</b>
<b>Driveway</b>	Concrete	Front/side	If reduced to single-lane width and extended to rear
<b>Walkway</b>	Concrete	Front porch to driveway	X
<b>Fencing</b>	N/A	N/A	N/A
<b>HVAC</b>	N/A	Rear	X

Staff finds the project's known appurtenances and utilities to meet Section III.I. of the Inglewood Place design guidelines.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The driveway be a single-width driveway that extends to the rear for parking;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
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With these conditions, staff finds that the project meets Section III of the *Inglewood Place Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Context Photos:**



1432 Inglewood Circle North, next door to the site



1436 Inglewood Circle North, down the street from the site



1435 Inglewood Circle North, across the street the site



1433 Inglewood Circle North, across the street from the site



1431 Inglewood Circle North, across the street for the site



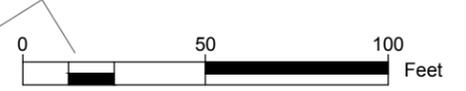
1429 Inglewood Circle North, across the street from the site.



1427 Inglewood Circle North, across the street from the site

**NOTES:**

1. PURPOSE NOTE - TO CONSTRUCT A SINGLE FAMILY DWELLING UNIT ON THE PROPERTY
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
4. THIS DRAWING INDICATES THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
5. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
6. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
7. THIS PROPERTY IS LOCATED WITHIN AN UNSHADED AREA ZONE X AS SHOWN ON PRELIMINARY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47037C0253H AND COMMUNITY PANEL NO. 47037C0254H DATED NOVEMBER 22, 2013.
8. MAXIMUM HEIGHT TO BE 34 FEET
9. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
10. EXISTING ZONING - RS7.5



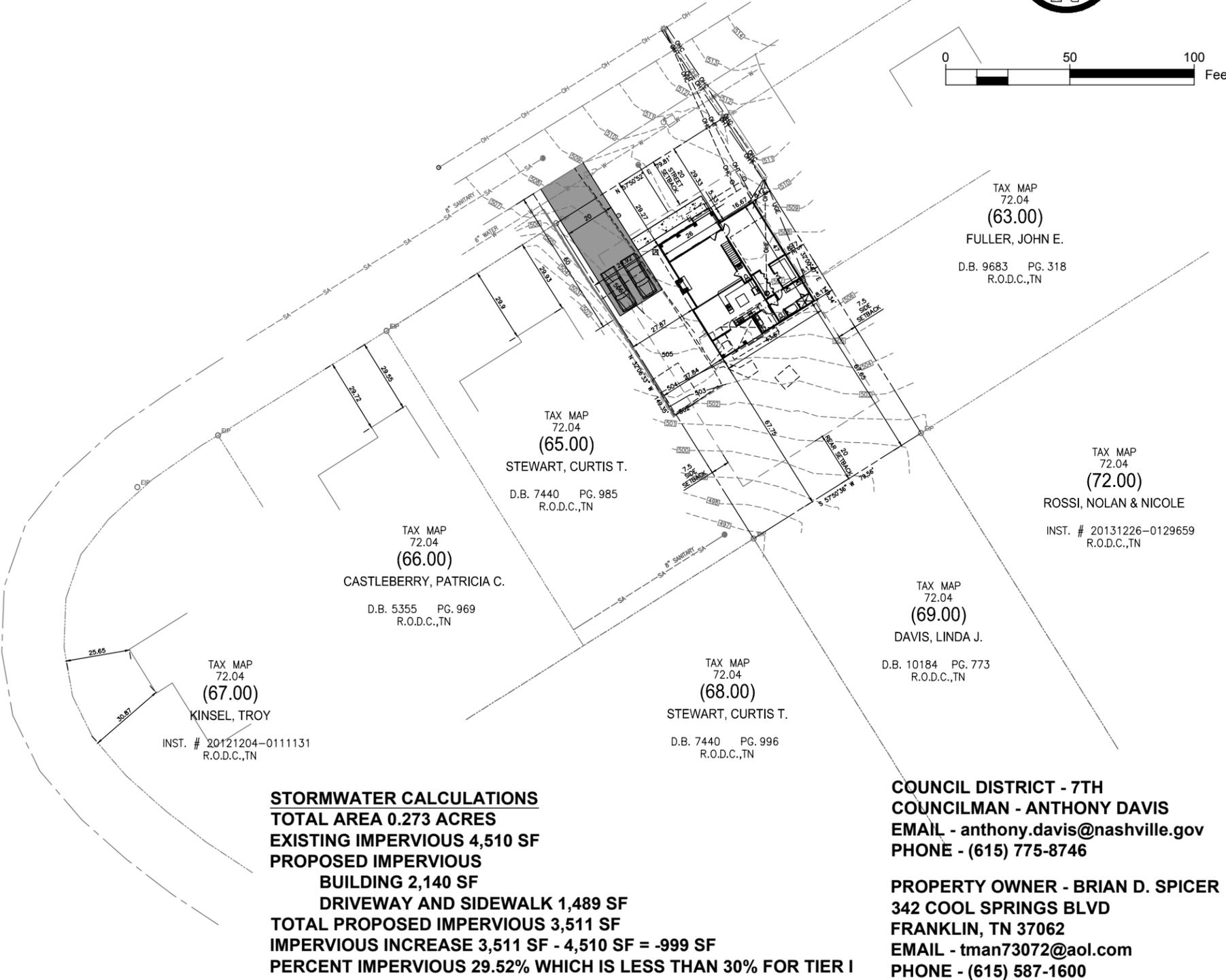
OFF-STREET PARKING SPACE REQUIREMENTS		
SINGLE FAMILY UNITS	REQUIRED PARKING 2 SPACES PER UNIT	PARKING PROVIDED
BUILDING A - 2,692 SF	2	2
<b>TOTAL PARKING</b>	<b>2</b>	<b>2</b>

FLOOR AREA RATIO		
SINGLE FAMILY UNITS	TOTAL AREA	FAR
2,692 TOTAL SF	0.273 ACRES	0.226

DENSITY		
SINGLE FAMILY UNITS	TOTAL AREA	UNITS/ACRE
1	0.273 ACRES	3.66

IMPERVIOUS SURFACE RATIO		
IMPERVIOUS AREA	TOTAL AREA	ISR %
3,511 SF	0.273 ACRES	29.52

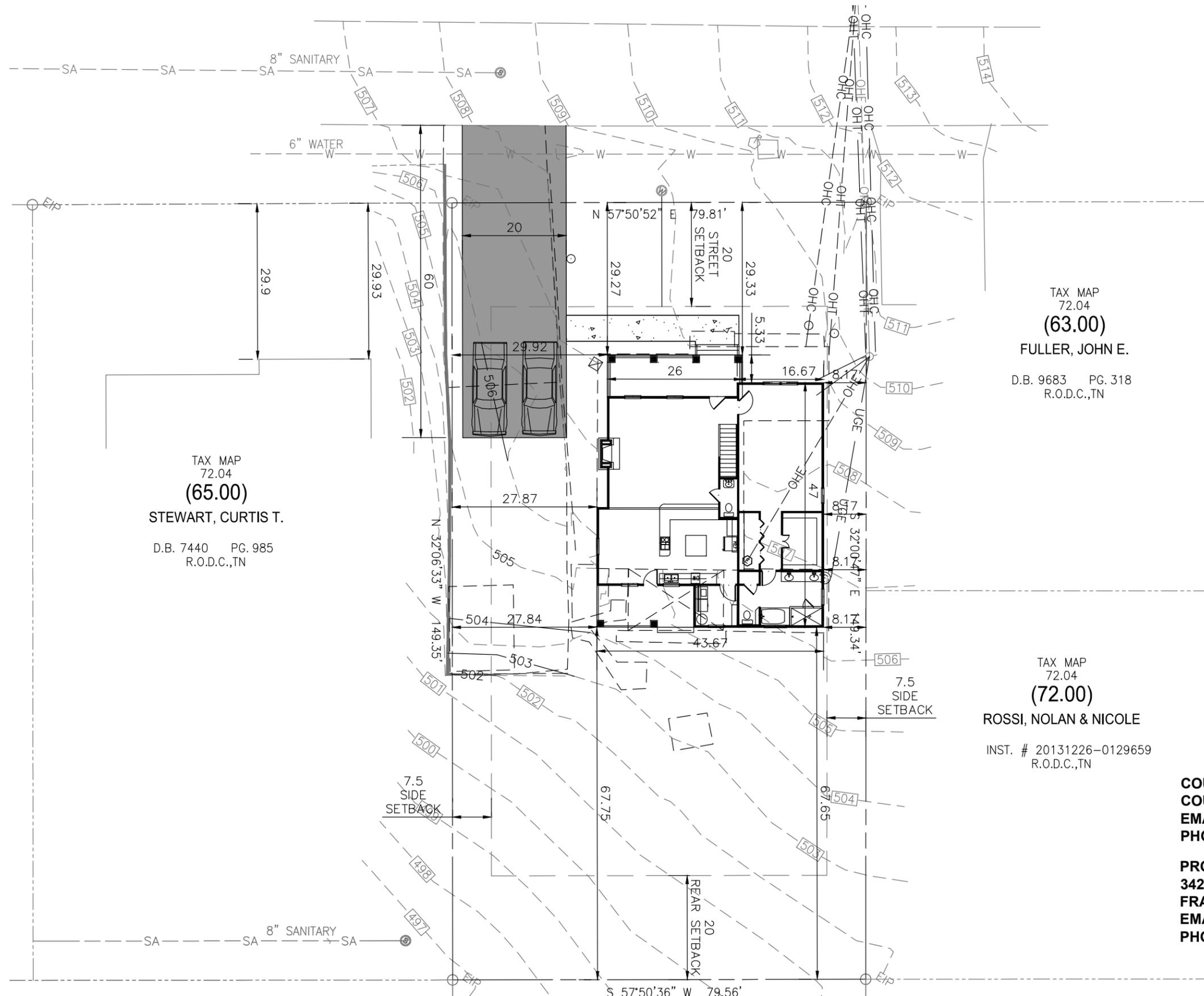
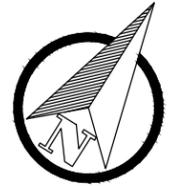
LAND USE TABLE
SINGLE FAMILY UNITS
BUILDING A - 2,692 SF



**STORMWATER CALCULATIONS**  
**TOTAL AREA 0.273 ACRES**  
**EXISTING IMPERVIOUS 4,510 SF**  
**PROPOSED IMPERVIOUS**  
**BUILDING 2,140 SF**  
**DRIVEWAY AND SIDEWALK 1,489 SF**  
**TOTAL PROPOSED IMPERVIOUS 3,511 SF**  
**IMPERVIOUS INCREASE 3,511 SF - 4,510 SF = -999 SF**  
**PERCENT IMPERVIOUS 29.52% WHICH IS LESS THAN 30% FOR TIER I**

**COUNCIL DISTRICT - 7TH**  
**COUNCILMAN - ANTHONY DAVIS**  
**EMAIL - anthony.davis@nashville.gov**  
**PHONE - (615) 775-8746**

**PROPERTY OWNER - BRIAN D. SPICER**  
**342 COOL SPRINGS BLVD**  
**FRANKLIN, TN 37062**  
**EMAIL - tman73072@aol.com**  
**PHONE - (615) 587-1600**



TAX MAP  
72.04  
**(65.00)**  
STEWART, CURTIS T.  
D.B. 7440 PG. 985  
R.O.D.C.,TN

TAX MAP  
72.04  
**(63.00)**  
FULLER, JOHN E.  
D.B. 9683 PG. 318  
R.O.D.C.,TN

TAX MAP  
72.04  
**(72.00)**  
ROSSI, NOLAN & NICOLE  
INST. # 20131226-0129659  
R.O.D.C.,TN

**COUNCIL DISTRICT - 7TH**  
**COUNCILMAN - ANTHONY DAVIS**  
EMAIL - [anthony.davis@nashville.gov](mailto:anthony.davis@nashville.gov)  
PHONE - (615) 775-8746

**PROPERTY OWNER - BRIAN D. SPICER**  
342 COOL SPRINGS BLVD  
FRANKLIN, TN 37062  
EMAIL - [tman73072@aol.com](mailto:tman73072@aol.com)  
PHONE - (615) 587-1600

**MARTIN CONSULTING & ENGINEERING, LLC.**  
5226 Columbia Highway, Suite 3  
Spring Hill, TN 37174  
615.812.2147  
[gary@martinengrg.com](mailto:gary@martinengrg.com)

REVISIONS	DATE			

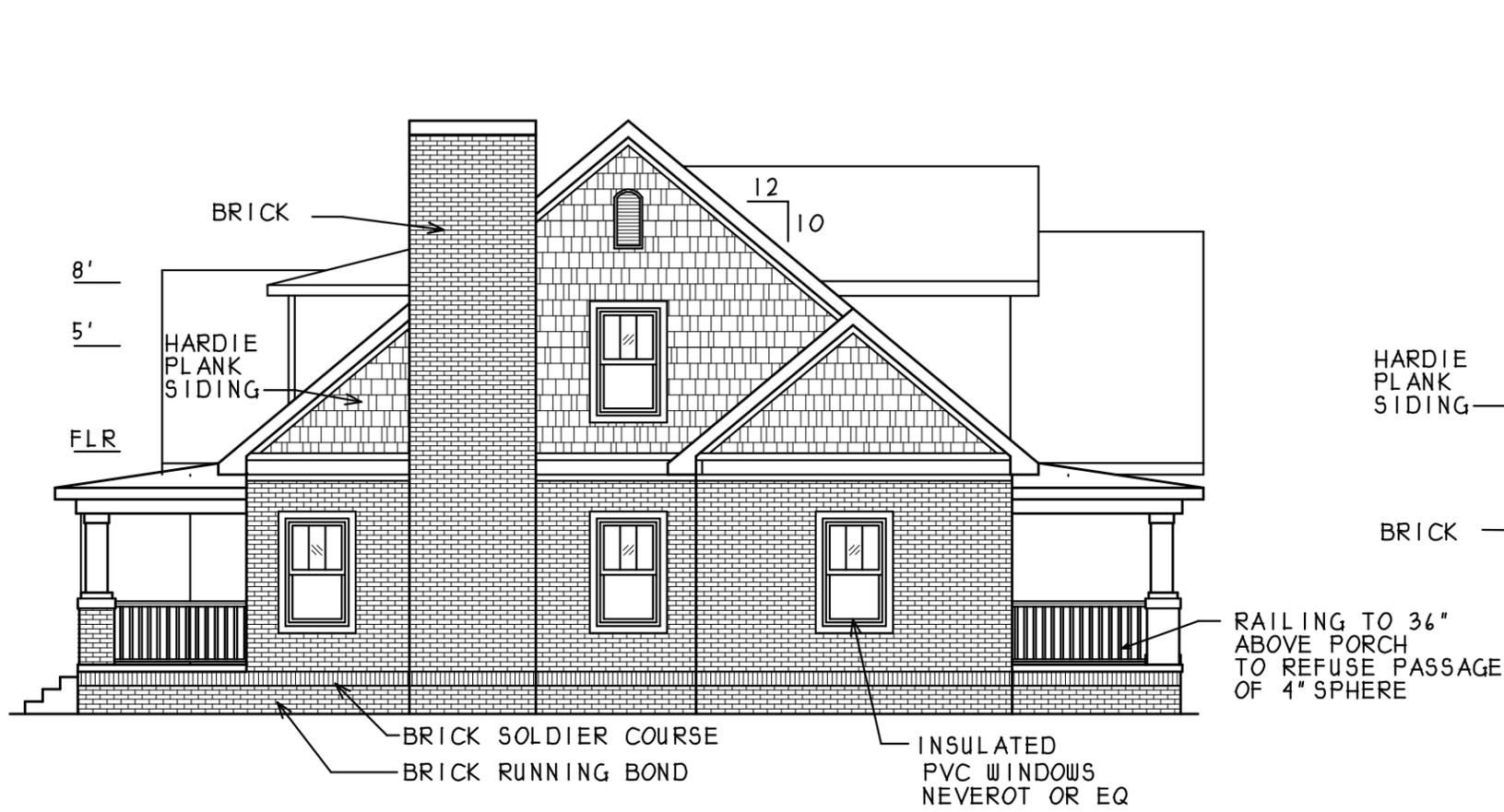
**1430 INGLEWOOD CIRCLE**  
**NASHVILLE, DAVIDSON COUNTY, TENNESSEE**

**SITE PLAN**

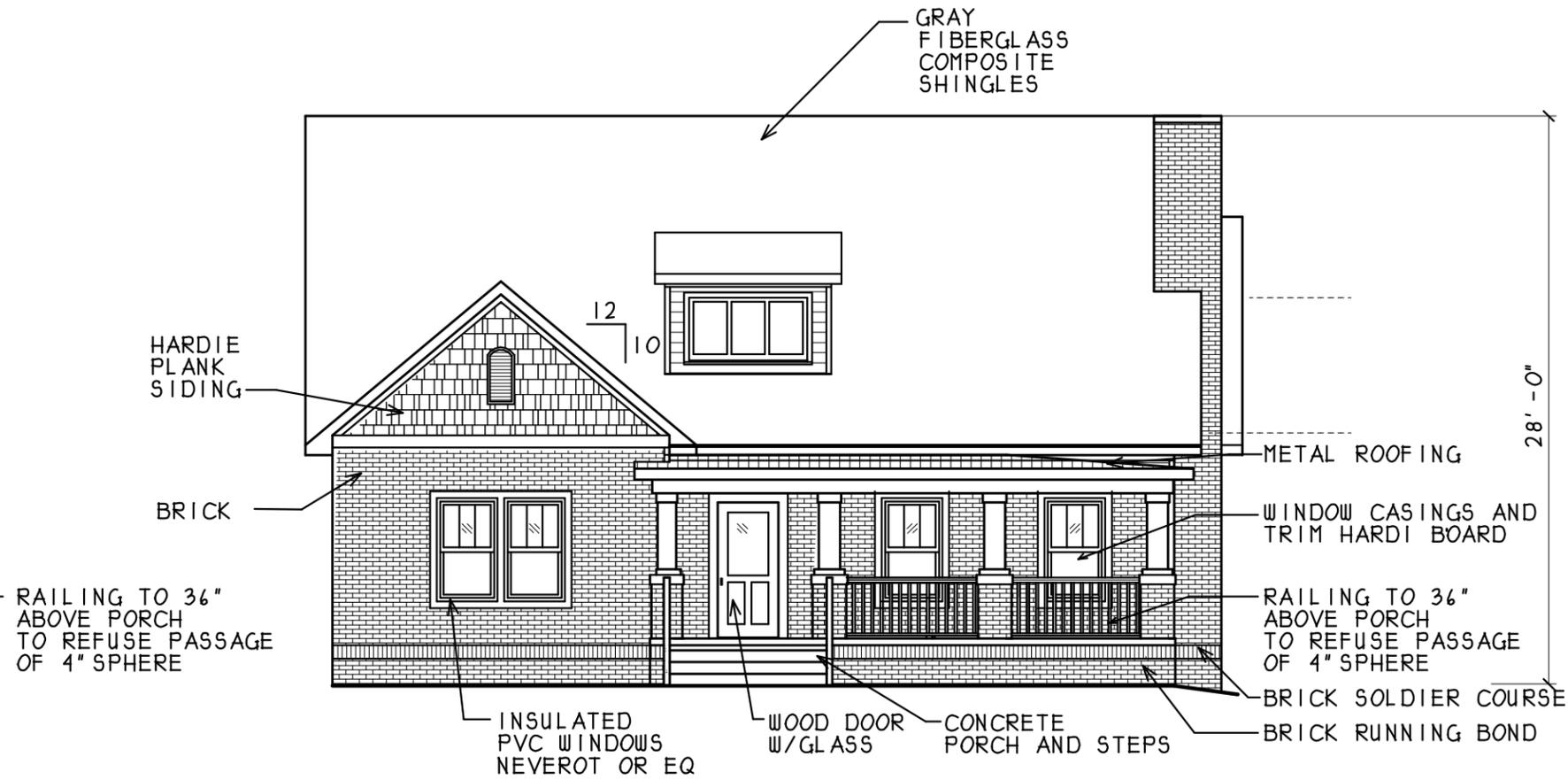
May 25, 2016

SHEET NO.  
**2 OF 2**



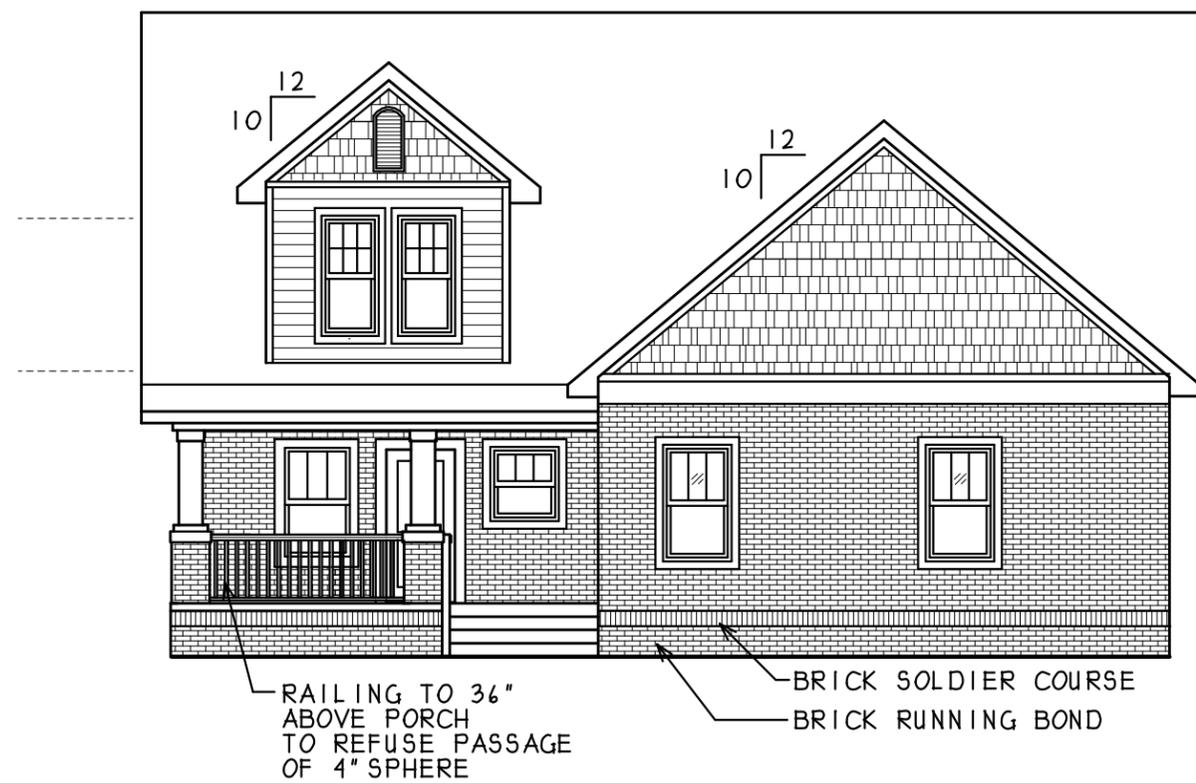


**RIGHT ELEVATION**

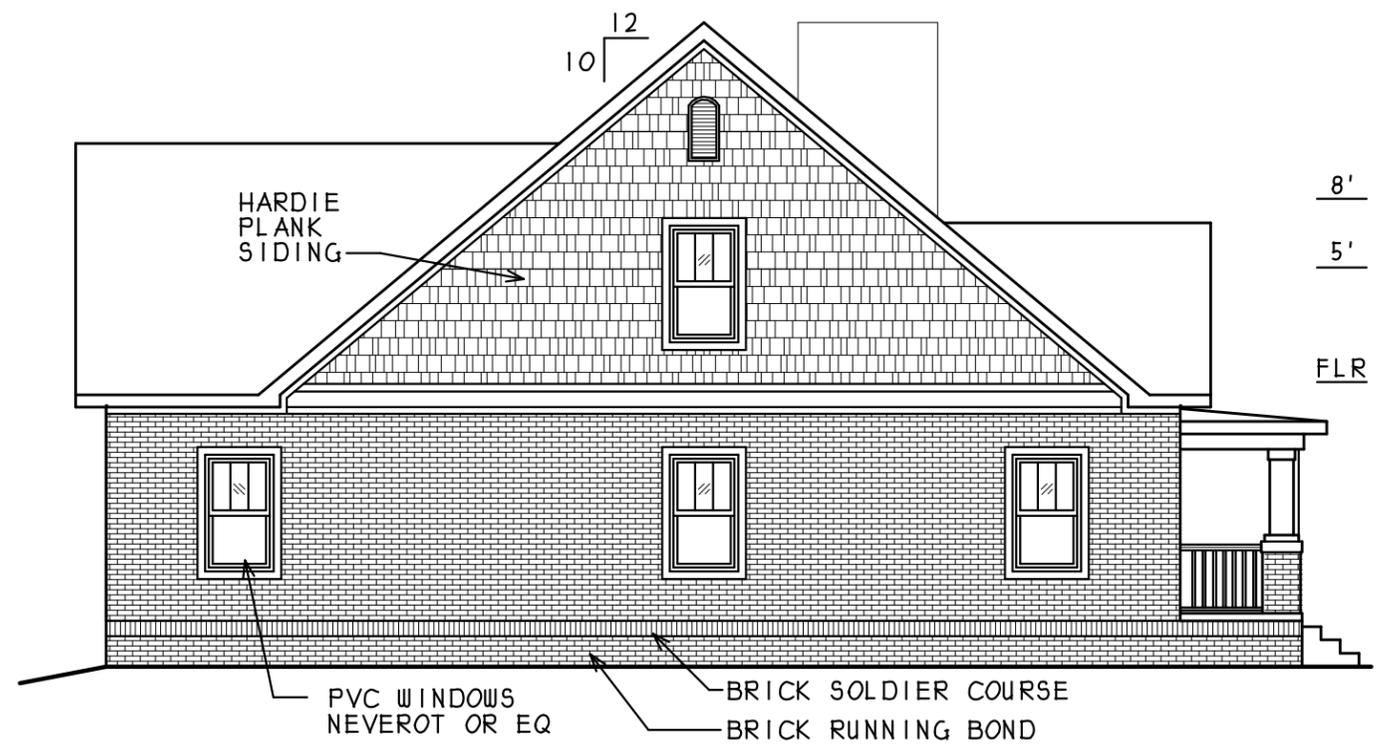


**FRONT ELEVATION**

HVAC LOCATED IN REAR (NOT SHOWN)



REAR ELEVATION



LEFT ELEVATION