

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

3707 Katherine Street

February 15, 2017

**Application:** New construction-infill

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

**Council District:** 7

**Map and Parcel Number:** 07203002500

**Applicant:** Lynn Taylor, Taylor Made Plans

**Project Lead:** Melissa Sajid, [Melissa.sajid@nashville.gov](mailto:Melissa.sajid@nashville.gov)

**Description of Project:** The request is to construct infill on a vacant lot that is to be subdivided from 1126 Stratford Avenue.

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

1. 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;
2. Prior to issuance of the preservation permit, the floor plan shall be revised to include the accurate building width;
3. Staff approve the final details, dimensions and materials of the roof color, front porch posts and base, front porch railing, deck railing, windows, doors, driveway and walkway material prior to purchase and installation;
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
5. Staff approve the masonry color, dimensions and texture.

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

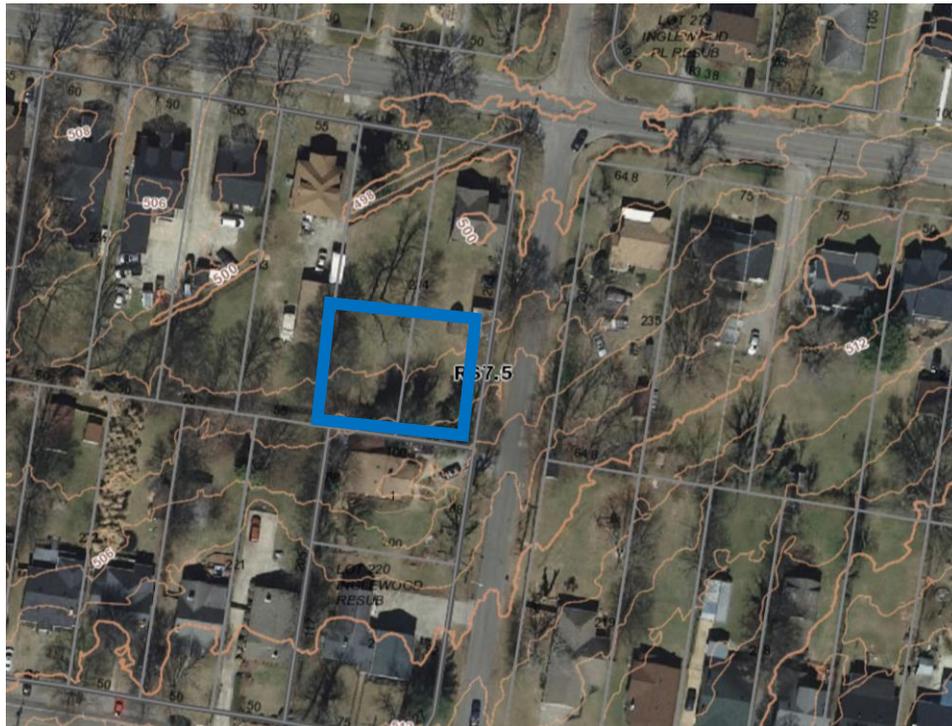
**B:** Site Plan

**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:** The property located at 3707 Katherine Street is a vacant lot that is proposed to be subdivided off the rear of 1126 Stratford Avenue. (Figures 1 & 2). The parcel that includes the historic house at 1126 Stratford Avenue includes two legal lots; however, the existing vacant lot to the right of the historic home could not be developed easily due to the location of stormwater and water line easements that are located on the

property. As a result, the owner proposed to shift the existing lot line to create two lots with one fronting Stratford Avenue and one fronting Katherine Street, rather than the previous configuration of two lots fronting Stratford Avenue. The subdivision has been approved administratively by Metro Planning Commission, but it has not been recorded at this time. (Figure 3).



Figure 1: The vacant lot at 3707 Katherine Street.



Figure 2: The historic house located at 1126 Stratford Avenue. Stormwater infrastructure located in one of the stormwater easements is visible from the front.



Figure 3: Lot 2 is the lot that is being created for 3707 Katherine Street; lot 1 is the lot that includes 1126 Stratford Avenue.

No changes are proposed to the historic house at 1126 Stratford Avenue.

**Analysis and Findings:** The request is to construct infill on a vacant lot that is to be subdivided from 1126 Stratford Avenue.

**Height & Scale:** The proposed infill is one-story with an average height of approximately twenty feet (20') from grade, which takes into account a cross-slope located on the site. The proposed overall height is comparable to the adjacent historic houses located at 1126 Stratford Avenue and 3703 Katherine Street, which staff finds to be appropriate for the proposed infill. The infill will have an average eave height at the front of approximately eleven feet, ten inches (11'-10"), which is appropriate for a single-story home.

The building width on the site plan is shown as thirty-seven feet, four inches (37'-4") wide at the front while the floor plan shows a building width of thirty-six feet (36'). The applicant has confirmed that the building width shown on the site plan is what is proposed. Staff recommends that the floor plan be revised to show the accurate building width before the preservation permit is issued.

The new infill will be thirty-seven feet, four inches (37'-4") wide at the front setback. The width of historic homes in the immediate vicinity ranges from twenty-four to thirty-four feet (24'-34') wide. While the width of the infill is wider than the historic context, staff finds that it is appropriate as the lot is wider than other lots at sixty-eight feet (68') wide, the new lot is not as deep as the standard lot in the area and is even further truncated by a twenty foot (20') wide easement at that the rear of the property.

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: The proposed infill meets all base zoning setbacks. The side setbacks will be approximately fourteen feet (14’) on the right and seventeen feet (17’) on the left, which maintains the rhythm of spacing on the street. The rear setback will be thirty feet (30’). At thirty-two feet, six inches (32’-6”), the front setback provides an appropriate contextual front setback that takes into account the front setback of the historic house at 3703 Katherine Street and the side façade of the historic house at 1126 Stratford Avenue that addresses Katherine Street.

Staff finds that the project’s setback and rhythm of spacing meet Section III.C. of the Inglewood Place design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	
<b>Cladding</b>	5” Hardiplank siding	Smooth	Yes	
<b>Secondary Cladding</b>	HardieShingle	Cedar shake look	Yes	
<b>Roofing</b>	Architectural Shingles	Color known	Yes	X
<b>Trim</b>	Wood or Hardie trim	Smooth faced	Yes	
<b>Front Porch floor/steps</b>	Concrete	Natural Color	Yes	
<b>Front Porch Posts</b>	Not indicated	Needs final review		X
<b>Front Porch Base</b>	Brick	Needs final review	Yes	X
<b>Front Porch Railing</b>	Not indicated	Needs final review		X
<b>Rear Deck floor/steps</b>	Pressure treated wood		Yes	
<b>Rear Deck Railing</b>	Not indicated	Needs final review		X
<b>Windows</b>	Not indicated	Needs final approval	Unknown	X
<b>Principle</b>	Half light	Needs final	Yes	X

<b>Entrance</b>		approval		
<b>Rear door</b>	Half light	Needs final approval	Yes	X
<b>Driveway</b>	Not indicated	Needs final approval	Unknown	X
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	X

The infill will have a split-faced concrete block foundation, Hardie siding with Hardie shingle accents, and an architectural shingle roof. With the condition that staff review the roof color, front porch posts and base, front porch railing, deck railing, windows, doors, driveway and walkway material and the masonry color, dimensions and texture prior to purchase and installation, staff finds that the known materials meet Section III.D. of the Inglewood Place design guidelines.

Roof form: The roof will be cross-gabled with a 5:12 pitch. Staff finds that the roof form and pitch are compatible with the historic context and meet Section III.E. of the Inglewood Place design guidelines.

Orientation: The proposed structure is oriented toward Katherine Street, with a eight foot (8') deep partial width front porch, which addresses the street directly with a walkway connecting it to Katherine Street. Staff finds that the project's orientation 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. On both side façades, the applicant proposes smaller square paired windows. While these windows are not twice as tall as they are wide, staff finds them to be acceptable as they are located on the side façades near the midpoint and will not likely be highly visible from the public right-of-way. Staff finds that the project's proportion and rhythm of openings meet Section III.G. of the Inglewood Place design guidelines.

Appurtenances & Utilities: This site does not have alley access. The applicant proposes a ten foot (10') wide, single-lane driveway located to the left of the infill. The driveway extends beyond the midpoint of the house, so it will not likely result in "front-yard" parking. The infill also includes a walkway leading from the street to the front porch. The location of the HVAC and other utilities was not noted on the plans. Staff asks that the HVAC would be located on the rear façade, or on a side façade beyond the midpoint of the house, to ensure that the project meets Section III.I. of the Inglewood Place design guidelines.

**Recommendation:**

Staff recommends approval of the project with the following conditions:

1. 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;
2. Prior to issuance of the preservation permit, the floor plan shall be revised to include the accurate building width;
3. Staff approve the final details, dimensions and materials of the roof color, front porch posts and base, front porch railing, deck railing, windows, doors, driveway and walkway material prior to purchase and installation;
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
5. Staff approve the masonry color, dimensions and texture.

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

*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*

Context Photos



3703 Katherine Street – contributing



1126 Stratford Avenue – contributing



1200 Stratford Avenue - contributing

1/29/2017

3707 Katherine Ave,  
Nashville, TN 37216  
REVISED 2-6-17

EXISTING 20' EASEMENT  
FOR STORM SEWERS &/or  
SANITARY SEWERS PER  
DEED BOOK 4081, PAGE 379

EXISTING 15' EASEMENT  
FOR STORM SEWERS &/or  
SANITARY SEWERS PER  
DEED BOOK 7133, PAGES 233 & 237

PROPOSED 10' WATER LINE  
EASEMENT TO SERVE LOT 2

PRELIMINARY, SCHEMATIC  
NOT FOR CONSTRUCTION

PROPOSED HOUSE  
Stock Plan 1002g-Elev#2

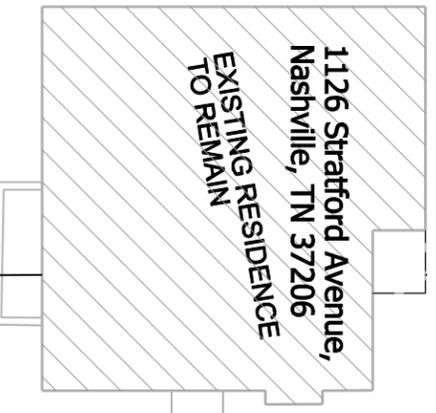
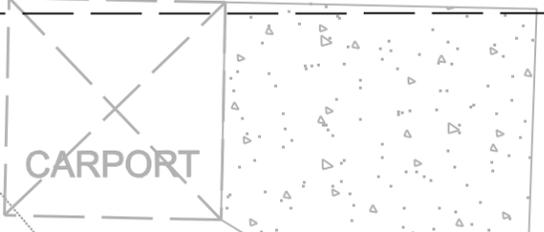
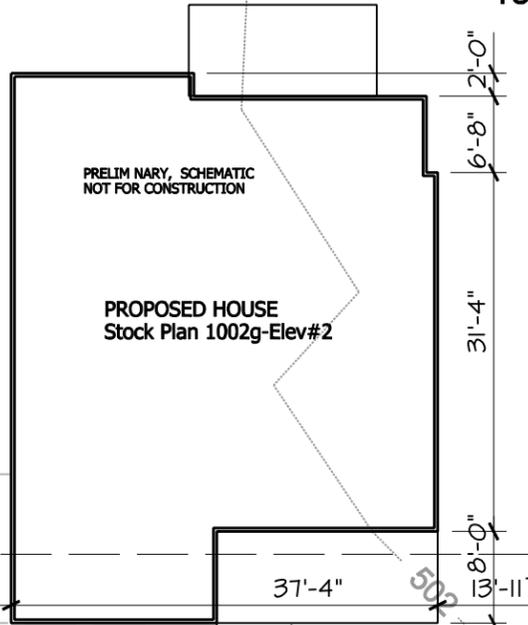
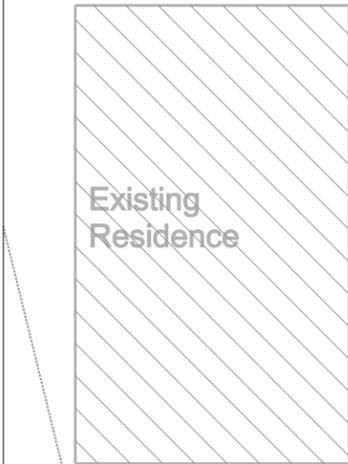
SHED

CARPORT

EXISTING RESIDENCE  
TO REMAIN  
1126 Stratford Avenue,  
Nashville, TN 37206

KATHERINE STREET (50')

(09) FENNEMA STRATFORD AVENUE



Joanne Justian  
(26)  
20020809-0096160  
R.O.D.C., TN

SITE PLAN

SCALE: 1/16" = 1'-0"

8" SEWER

15" RCP

N 685197.51  
E 1753758.70

N80°37'46"W

110.00'

20' P.U.D.E.

S09°20'10"W

94.97'

15'

15'

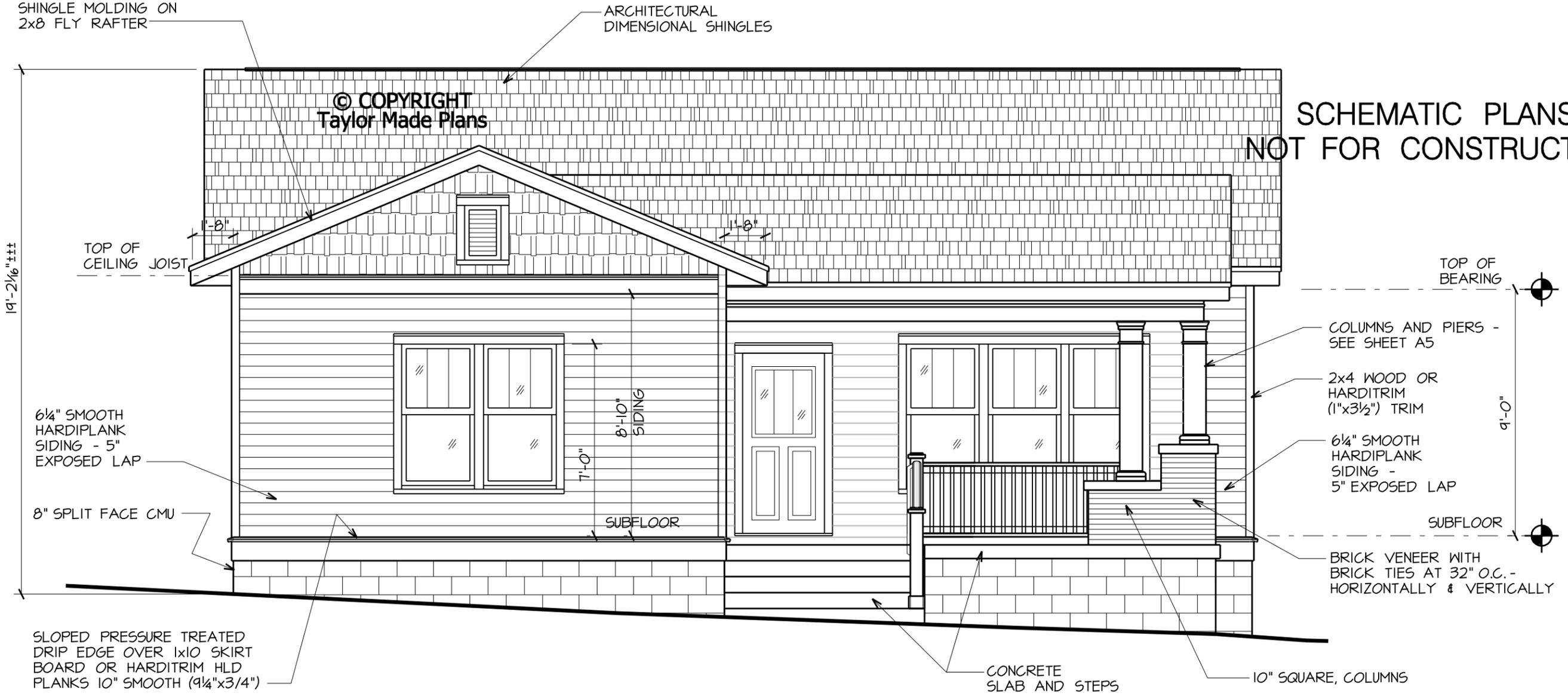
I.R.(N)

**TOP TRIM OF DOORS AND WINDOWS:**  
 SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS

**SIDE TRIM OF DOORS AND WINDOWS:**  
 2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDER WITH WINDOWS

# 1/30/2017

3707 Katherine Ave.,  
 Nashville, TN 37216



**SCHEMATIC PLANS  
 NOT FOR CONSTRUCTION**

**1**

## FRONT ELEVATION

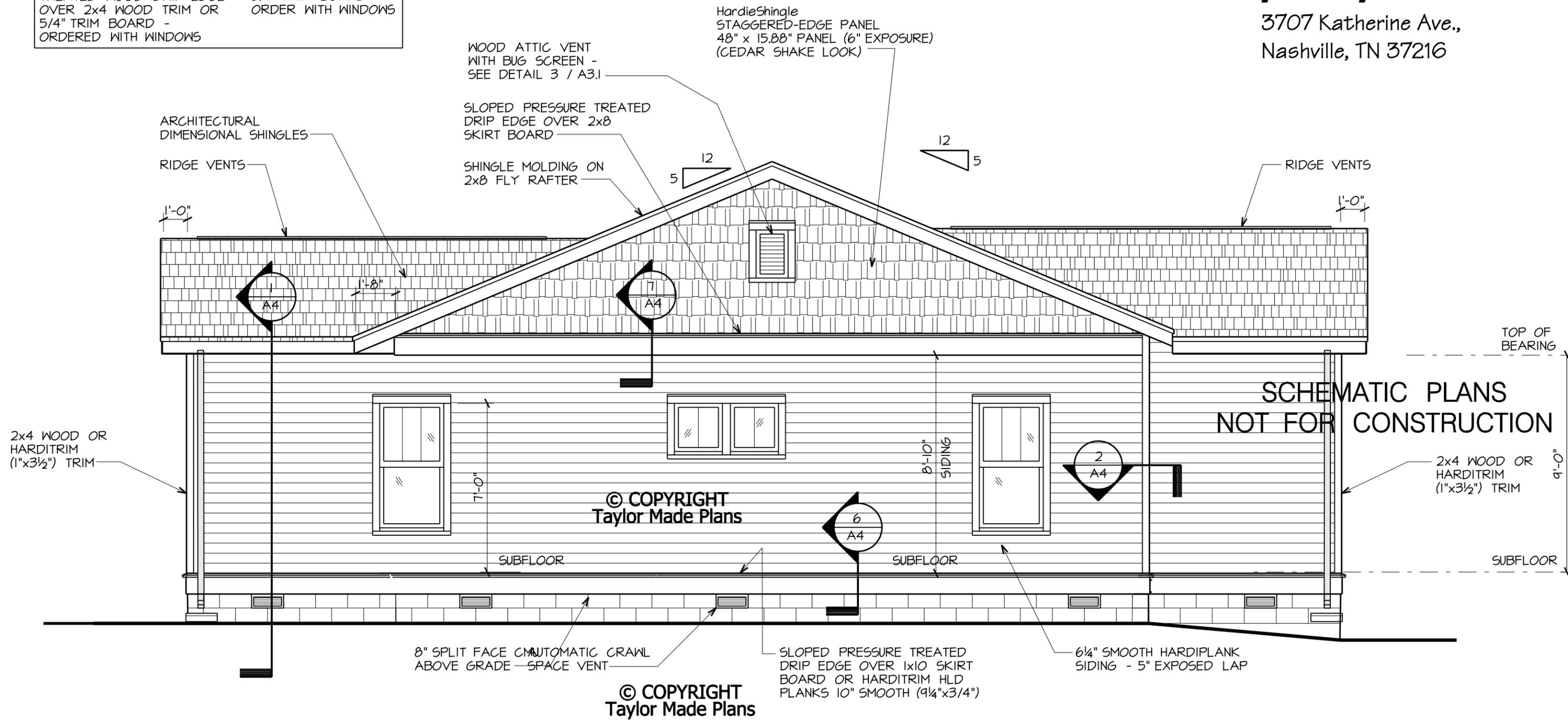
SCALE: 1/4" = 1'-0"

# 1/30/2017

3707 Katherine Ave.,  
Nashville, TN 37216

**TOP TRIM OF DOORS AND WINDOWS:**  
SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS

**SIDE TRIM OF DOORS AND WINDOWS:**  
2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDER WITH WINDOWS



## 2

### LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

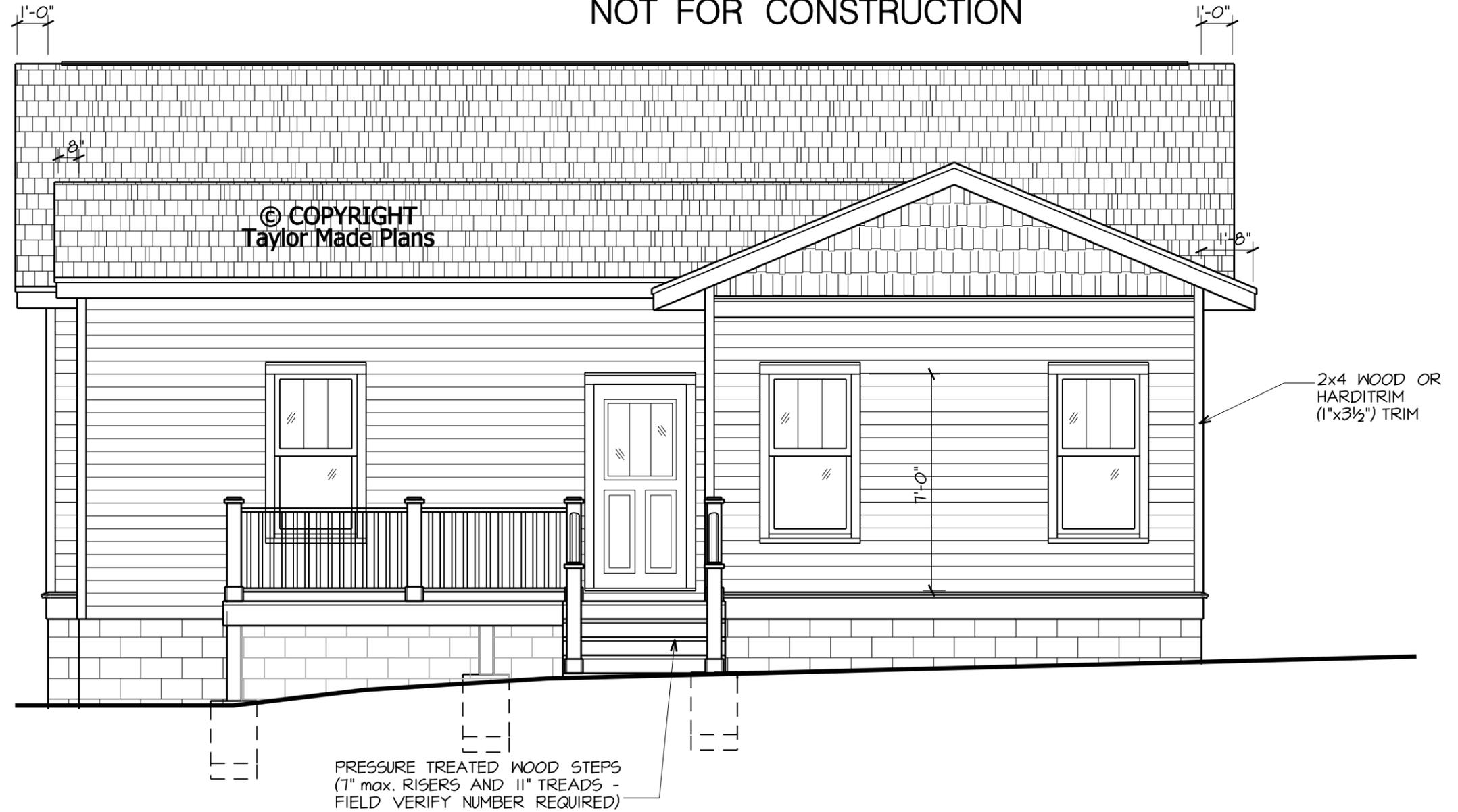
TOP TRIM OF DOORS  
AND WINDOWS:  
SLOPED PRESSURE  
TREATED WOOD DRIP EDGE  
OVER 2x4 WOOD TRIM OR  
5/4" TRIM BOARD -  
ORDERED WITH WINDOWS

SIDE TRIM OF DOORS  
AND WINDOWS:  
2x4 WOOD TRIM OR  
5/4" TRIM BOARD -  
ORDER WITH WINDOWS

# 1/30/2017

3707 Katherine Ave.,  
Nashville, TN 37216

## SCHEMATIC PLANS NOT FOR CONSTRUCTION



4

### REAR ELEVATION

SCALE: 1/4" = 1'-0"

# 1/30/2017

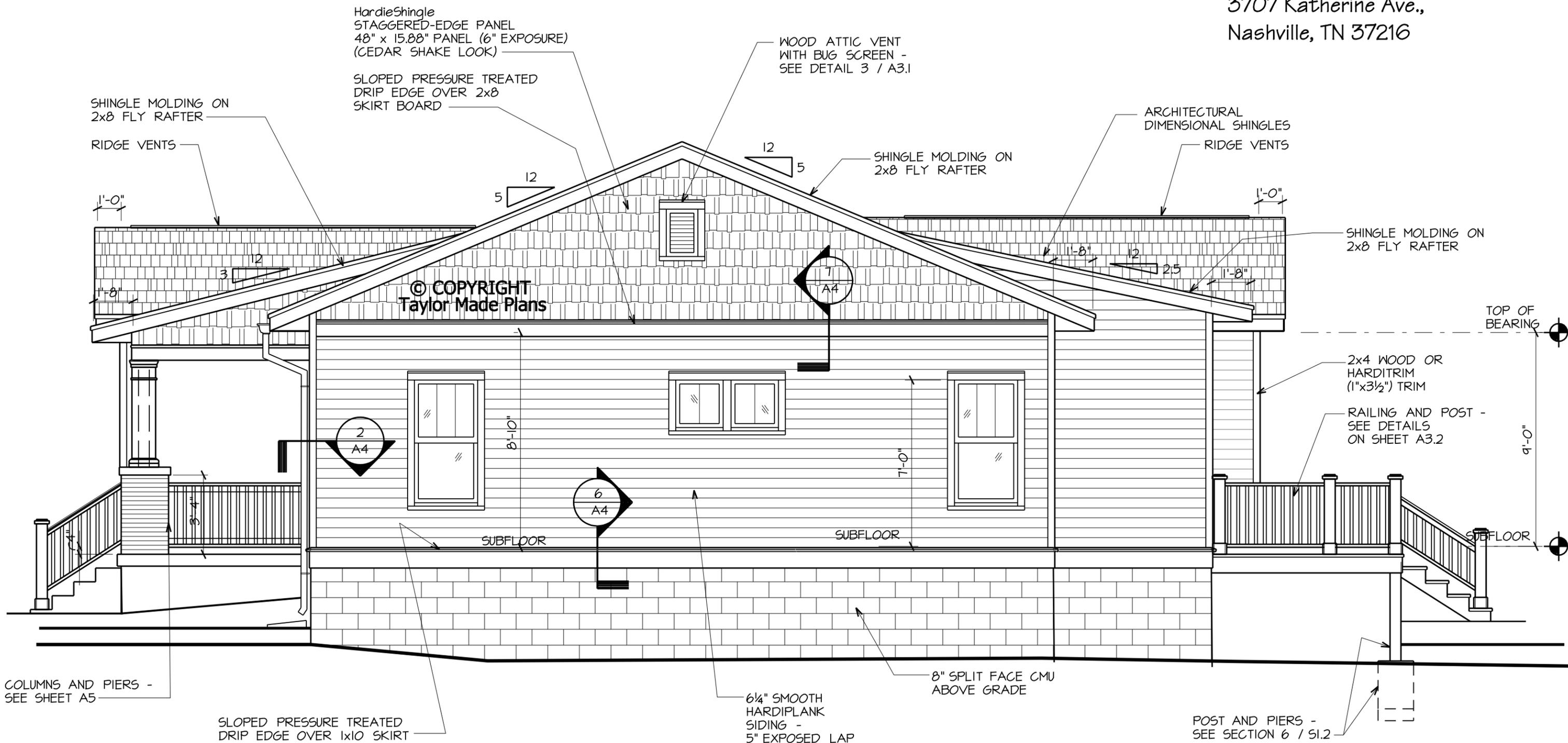
3707 Katherine Ave.,  
Nashville, TN 37216

TOP TRIM OF DOORS  
AND WINDOWS:

SLOPED PRESSURE  
TREATED WOOD DRIP EDGE  
OVER 2x4 WOOD TRIM OR  
5/4" TRIM BOARD -  
ORDERED WITH WINDOWS

SIDE TRIM OF DOORS  
AND WINDOWS:

2x4 WOOD TRIM OR  
5/4" TRIM BOARD -  
ORDER WITH WINDOWS



**SCHEMATIC PLANS  
NOT FOR CONSTRUCTION**

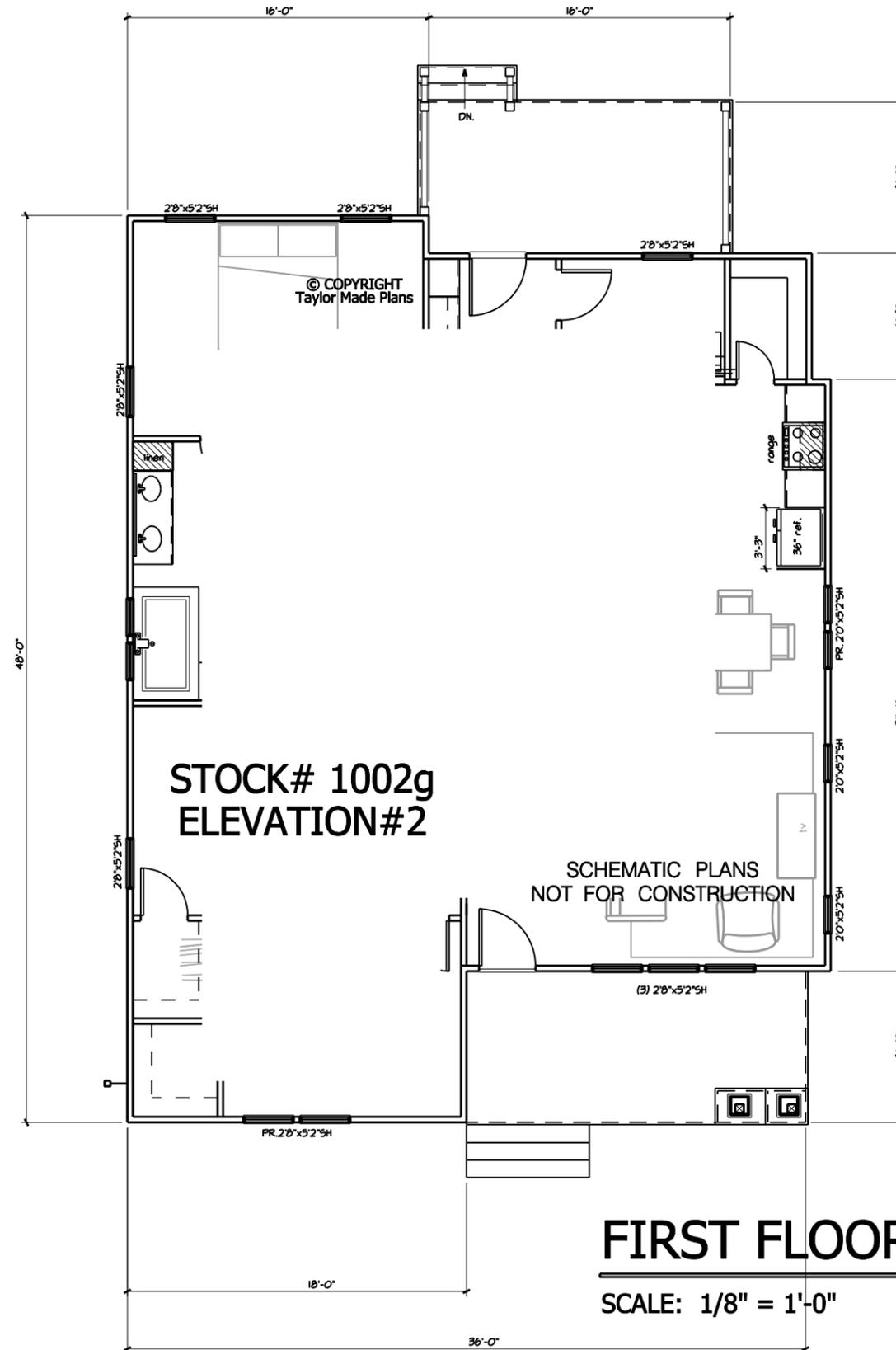
**3**

## RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

# 1/30/2017

3707 Katherine Ave.,  
Nashville, TN 37216  
REVISED 2-6-17



STOCK# 1002g  
ELEVATION#2

SCHEMATIC PLANS  
NOT FOR CONSTRUCTION

## FIRST FLOOR PLAN

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