



**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**  
**Ransom Avenue/Byron Close Development**  
**120 Ransom Avenue**  
**March 15, 2017**

**Application:** New construction--infill  
**District:** Elmington Place Neighborhood Conservation Zoning Overlay  
**Council District:** 25  
**Map and Parcel Numbers:** 104100001100  
**Applicant:** Barlow Builders  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** The applicant is proposing to construct infill development on Lot 11 of the Ransom Avenue/Byron Close SP development. The Historic Zoning Commission approved the development plan in July 2012. Since that time, MHZC has approved the design of ten of the eleven houses in the development.

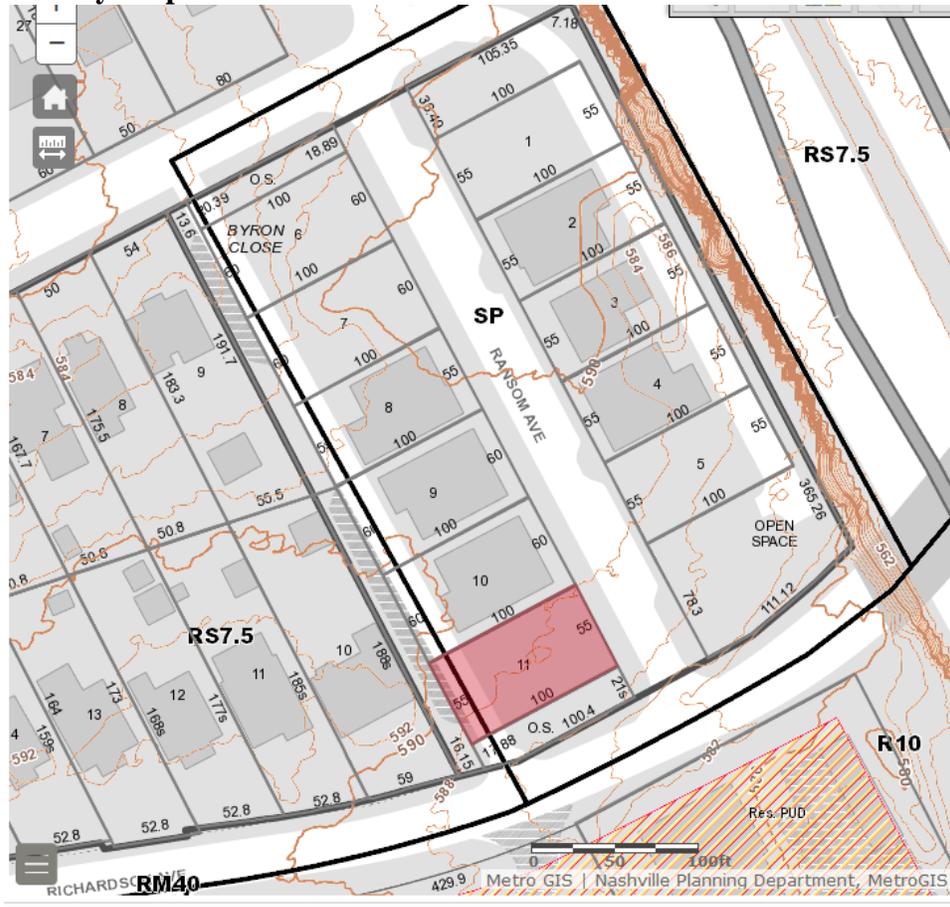
**Attachments**  
**A:** Site Plan  
**B:** Elevations  
**C:** Floor Plans

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

1. 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;
2. Staff approve stone and brick samples;
3. Staff approve all windows and doors prior to purchase and installation;
4. Staff approve the materials of the front and side porch stairs and floors;
5. Staff approve the shingle roof and metal roof colors and textures prior to purchase and installation;
6. The side porch columns have a cap and a base;
7. 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 ten of the eleven houses (Figure 1). Construction on these houses is largely complete (Figures 2-4). The applicant now proposes the design for the last undeveloped lot in the development (Figures 5-6).



Figure 1. Site map. Lot 11, at the corner of Richardson, is highlighted in blue.



Figure 2. The Ransom development as seen from Richardson Avenue. Lot 11 is marked with an arrow.



Figure 3. West side of the Ransom development, Lots 6 – 11.



Figure 4. East side of the Ransom development, Lots 1-5.



Figure 5. Lot 11 as seen from Ransom Avenue.



Figure 6. Lot 11 as seen from Richardson Avenue.

**Analysis and Findings:** The applicant is proposing to construct infill development on Lot 11 of the Ransom Avenue/Byron Close SP development. The Historic Zoning Commission approved the development plan in July 2012. Since that time, MHZC has approved the design of ten of the eleven houses in the development.

Height & Scale: The proposed infill is two stories in height. It will have a maximum height of thirty-four feet, four inches (34'4") from grade, which is similar to what has been approved by the Commission in the past for the Ransom/Byron Close development. 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 height for Lot 11 is in keeping with the previously approved Ransom Avenue houses and also meets the historic context. It will have a foundation height of approximately two feet (2') and an eave height of approximately twenty-three feet (23').

The house will be forty-three feet, ten inches (43'10") wide. This is similar to the widths of other houses approved for the Ransom Avenue development. It is also similar to the widths of historic homes in the area, which range from thirty-two feet (32') to forty-eight feet (48'). Staff therefore finds that the proposed width meets the historic context. The new infill will have a footprint of two thousand, five hundred, and ninety square feet (2,590 sq. ft.), which is also appropriate.

Staff finds that the infill's height and scale meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The infill's setbacks will meet the setbacks that were approved as part of the Ransom development plan in 2012. The front setback will be approximately ten feet (10'), which the Commission has determined to be appropriate for this development in the past. The side setbacks will be a minimum of five feet (5'), and the rear setback 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.

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>	Stone	Unknown	Yes	Yes
<b>Cladding</b>	Brick	Unknown	Yes	Yes
<b>Secondary Cladding</b>	Board-and-batten	Smooth face	Yes	No
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes

<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No
<b>Front Porch floor/steps</b>	Unknown	Unknown	Yes	Yes
<b>Front Porch Posts</b>	Brick	Unknown	Yes	Yes
<b>Side Porch Floor/steps</b>	Unknown	Unknown	Yes	Yes
<b>Side Porch Posts</b>	Wood	Smooth	Yes	Yes*
<b>Side Porch Roof</b>	Standing Seam Metal	Unknown	Yes	Yes
<b>Windows</b>	Unknown	Unknown	Unknown	Yes
<b>Principle Entrance</b>	¾ Glass	Wood	Yes	Yes
<b>Side/rear doors</b>	¾ Glass, doubled doors	Wood	Yes	Yes
<b>Driveway</b>	Concrete	Typical	Yes	No
<b>Walkway</b>	Concrete	Typical	Yes	No

\* Staff recommends that the side porch columns have a cap and a base.

Staff recommends approval of a stone sample, brick sample, shingle and metal roof color, the front porch steps and floor, side porch floor, and all windows and doors prior to purchase and installation. With this condition, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The main roof form is a cross gable. The front and side gabled bays have slopes of 14/12, and the main side gable has an 8/12 roof form. The front porch roof is flat, and the side porch is a 2/12 hipped roof. There is a hipped two-story section of the house at the rear. Staff finds that the proposed roof forms meet the historic context and meet Section II.B.1.e. of the design guidelines.

Orientation: Lot 5 is located off of Richardson Avenue. Its left side façade will front 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 Avenue. In addition, the house’s roof forms and fenestration pattern on the right elevation further serve to provide secondary orientation towards Richardson Avenue.

There will be a walkway from Ransom Avenue to the front porch. Vehicular access will be via a new alley created at the rear of the lots. Staff finds that the infill’s orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The window proportions on the proposed infill 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.

The right side façade has a wall expanse larger than fifteen feet (15’) without a window or door opening. This expanse is located behind the back half of the façade, and it does 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 infill’s 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. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

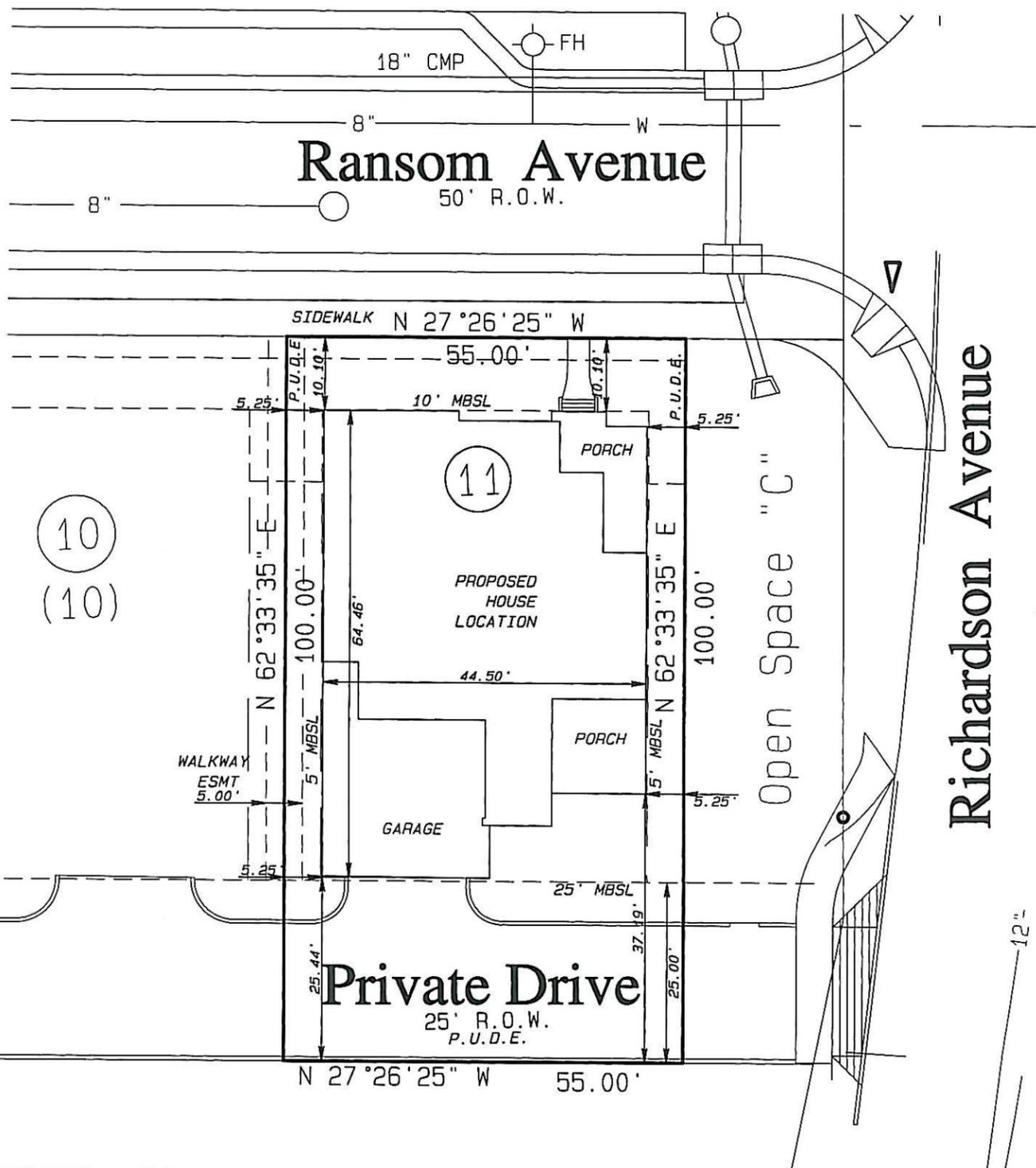
Outbuildings: All of the units in this development have attached garages, with garage doors on the rear. The garages will be accessed via alleys. This is an approved form for this development due to the short lots and lack of immediate context. Staff finds that the attached garage meet Section II.B.1.h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

### **Recommendation Summary:**

Staff recommends approval of the infill with the following conditions:

1. 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;
2. Staff approve stone and brick samples;
3. Staff approve all windows and doors prior to purchase and installation;
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With these conditions, staff finds that infill houses meet the design guidelines for the Elmington Neighborhood Conservation Zoning Overlay.



**PARCEL INFO:**

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

**SETBACKS: (TYPICAL PER PLAT)**

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 PLAT AT #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 SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS, INCLUDING BUT NOT 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.

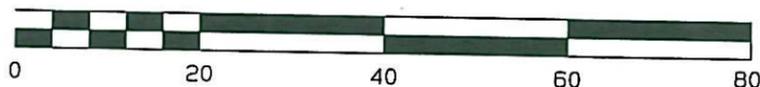
**LEGEND:**

- (FOIR) FOUND IRON ROD
- 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



ROGER HARRAH LS 2039

GRAPHIC SCALE 1"=20'



**Harrah & Associates**  
 SURVEYORS • PLANNERS

504 AUTUMN SPRINGS COURT  
 SUITE 8-15  
 FRANKLIN, TN 37067  
 PHONE: (615) 778-0863  
 FAX: (615) 778-0865  
 E-MAIL: rogerh@harrahgroup.com

**SITE PLAN**  
 OF  
**LOT 11, BYRON CLOSE SUBDIVISION**  
 PLAT DOC #20131018-0108864  
 NASHVILLE, DAVIDSON COUNTY, TN.

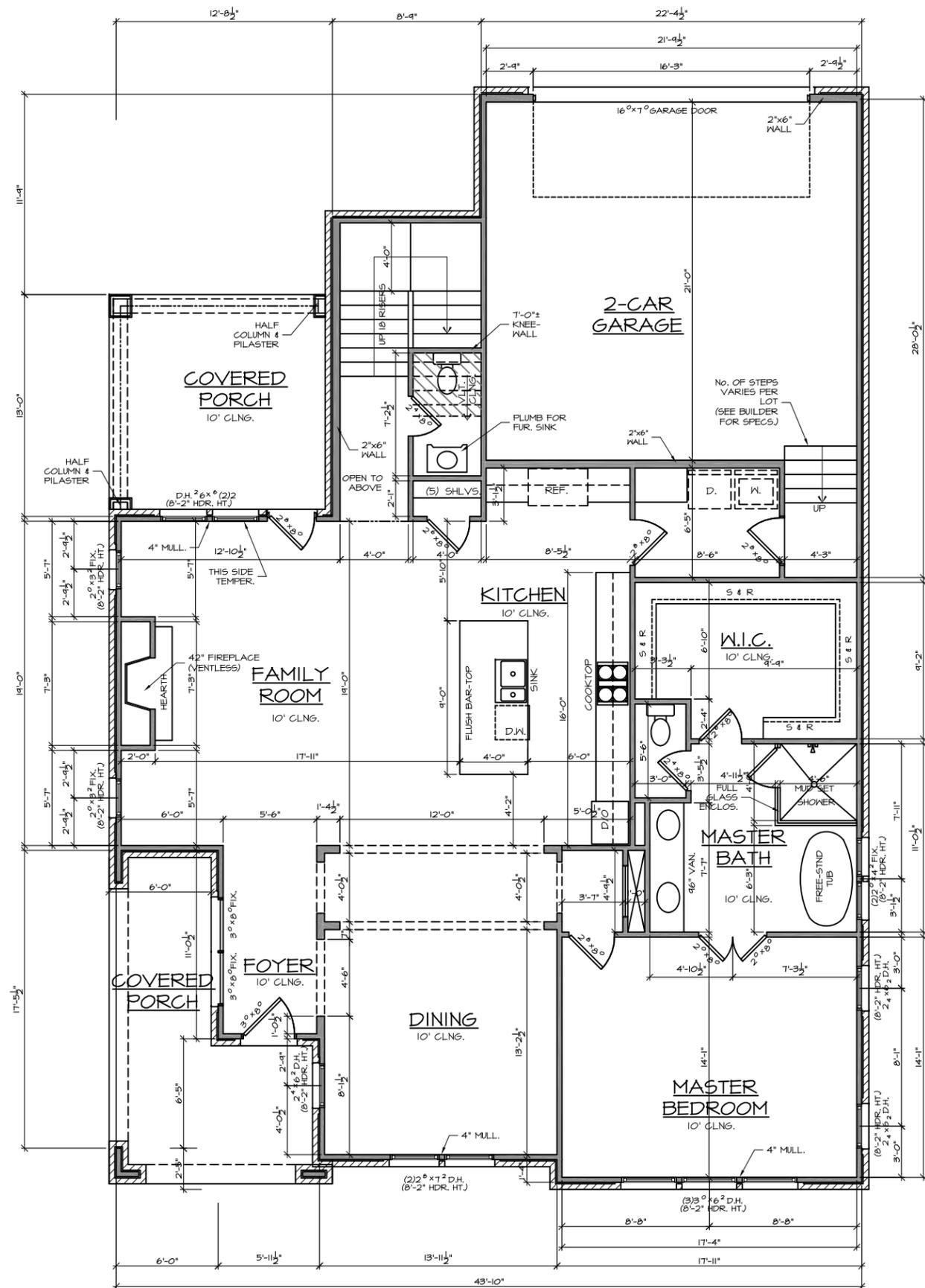
FOR  
**BARLOW BUILDERS**

DATE OF DRAWING: 02-28-17	
MANAGER: RHH	CADD: JH
PROJECT NUMBER: T192046	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S): ITH	
COMPUTER FILE: T192046_SP	
SCALE: 1"= 20'	SHEET 1 OF 1









- NOTES:**
- GYP. BOARD WALL AND CEILINGS
  - ALL EXTERIOR WALLS TO BE 2x6 (U.N.O.)
  - 3/8" TYPE "X" GYP. BOARD @ GARAGE CEILING
  - 10'-1/8" CEILING HEIGHT FIRST FLOOR
  - 9'-1/8" CEILING HEIGHT SECOND FLOOR
  - ALL ANGLES TO BE 45 DEGREES U.N.O.
  - 1 3/8" H.C. INTERIOR DOORS
  - 1 3/4" S.C. EXTERIOR DOORS
  - 8'-0" DOOR HT. AT FIRST FLOOR
  - 8'-0" DOOR HEIGHT AT SECOND FLOOR
  - ALL WINDOWS TO BE SINGLE HUNG
  - 8'-2" HEADER HT. AT FIRST FLOOR (U.N.O.)
  - 8'-0" HEADER HT. AT SECOND FLOOR (U.N.O.)
  - ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX)
  - 22" HIGH x 20" WIDE (MIN) OPENING WITH 5.7 SQ FT (MIN) NET CLEAR OPENING
  - SMOKE DETECTORS REQUIRE I/OV CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH FDOT 110 (IRC 2012)
  - PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH 1203 (IRC 2012)
  - CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
  - ALL PREFAB FIREPLACES TO BE U.L. & IRC 2012 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
  - STAIR WAYS SHALL COMPLY WITH R101 (IRC 2012)
  - HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
  - ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R 1012 & 1013 (IRC 2012)
  - GUARDRAILS TO BE 36" A.F.F. (MIN) WITH BALUSTERS AT 4" O.C. MAX PER R1013 (IRC 2012)
  - PLUMBING AND HVAC TO FOLLOW 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE

**SQUARE FOOTAGE CALCULATIONS:**

FIRST FLOOR HEATED-	1658 S.F.
SECOND FLOOR HEATED-	1211 S.F.
TOTAL HEATED-	3,469 S.F.
COVERED PORCHES-	315 S.F.
GARAGE-	528 S.F.
TOTAL UNHEATED-	843 S.F.
TOTAL UNDER ROOF-	4,312 S.F.

- TYPICAL INSULATION LOCATIONS:**
1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
  2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
  3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
  4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

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

**ISSUES:**

#	DATE	DESCRIPTION
1		Preliminary Design
2	2.2.25.17	FINAL PLANS

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**LOT 11 BYRON CLOSE**

**BARLOW BUILDERS**

**A.3**

