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
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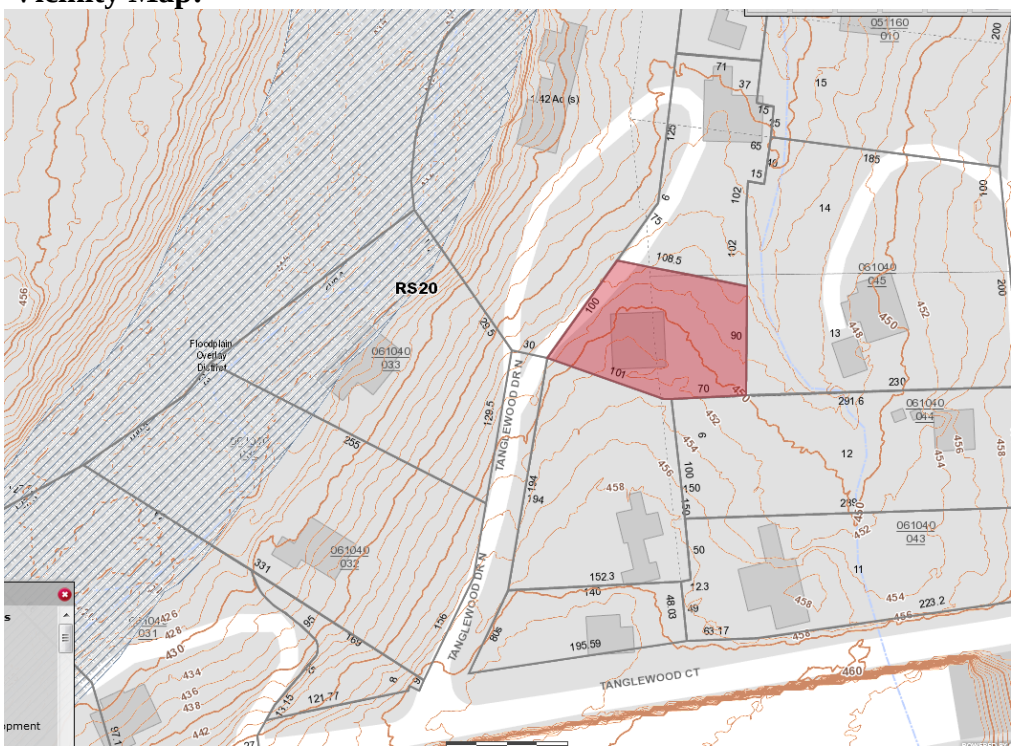
STAFF RECOMMENDATION
4914 Tanglewood Drive
May 17, 2017

Application: New construction –infill
District: Tanglewood Historic Preservation Zoning Overlay
Council District: 04
Map and Parcel Number: 06104003400
Applicant: Cheyenne Smith
Project Lead: Melissa Baldock, melissa.baldock@nashville.com

Description of Project: Application is to construct infill on a vacant lot. **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.** Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; **3.** Staff approve the roof color; **4.** Staff approve the material of the driveway and parking area; **5.** The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and **6.** Staff approve all permanent landscape features, including, but not limited to, pathways, fencing, etc. With these conditions, staff finds that the project meets Section III.A. of the Tanglewood Historic Preservation Zoning Overlay Design Guidelines.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

III. A. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

2. NEW CONSTRUCTION

a. 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 reinforce that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations 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*

b. 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.

c. Building Form

The form of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

d. Roof Form

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof form, 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.

e. 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.*

- *Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

- *Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

f. 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 new buildings 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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

g. 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 sidings are not appropriate.

T-1-11-type building panels, "permastone", E.I.F.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.

h. Outbuildings

1) A new outbuilding should reflect the character of outbuildings contemporary with the associated house. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of an outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of an outbuilding shall not exceed one thousand square feet.*
- *The outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The outbuilding height shall not exceed the height of the principal structure as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story outbuildings.*
- *The roof ridge height of the outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.*

Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *Outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The outbuilding may have dormers that relate to the style and proportion of windows on the primary dwelling and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*

- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

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.*

Setbacks & Site Requirements.

- *An outbuilding may only be located behind the principal structure in the established rear yard. The outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the outbuilding.*
- *At least one side setback of an outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*

- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

i. Appurtenances related to new construction

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings. See Appurtenances section for information on fences, paving, walls, et cetera.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate

IV.B.1 Fences

a. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.
b. Privacy fences are appropriate only around rear yards.
A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.
c. Privacy fences can be up to 6' in height.
d. Chain link or woven fences are generally not appropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is publicly visible, it should be camouflaged with plantings, or painted black or dark green.

IV.B.2 Permanent Built Landscape Features

a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location, and should not contrast greatly with those original historic features of the surrounding buildings.
b. Historic retaining walls in front and side yards should be retained.
c. Satellite dishes are not appropriate.
d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial historical evidence.

IV.B.4 Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken
in public spaces shall be presented to the MHZC for review for compatibility with the character of the district.

Background: 4914 Tanglewood Drive is currently a vacant lot (Figure 1). The house formerly on the lot burned to the ground in January 2017 (Figure 2). It was the Llewellyn House (Gatehouse), constructed at the edge of the National Register (1998) boundaries. It was originally a combination barn and shed constructed in 1927 and later converted into a dwelling. It had a large two-story weatherboard frame addition on the north side. Do to alterations in 1947 and 1980, the National Register Nomination lists it as non-contributing.

Figure 1. The house formerly on the lot that burned in January 2017.

Figure 2. Google streetview of the house previously on the site.

Analysis and Findings: Application is to construct infill on a vacant lot.

Height and Form. The proposed infill will be largely one-and-a-half stories with a two story bay at the front and on the rear. The bulk of the house will be twenty feet (20') tall, which matches the height of the house previously on the site. The two story bay on the left side of the house will have a height of twenty-two feet (22'), which staff finds to be appropriate. The former house on the lot also had a two-story extension and portions of other buildings in the district read as two-stories due to changes in grade. Staff recommends that 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

The house will be thirty-seven feet, six inches (37'6") wide at the front and thirty-nine feet (39') deep. It will have a footprint of approximately one thousand, two hundred and fifty square feet (1,250 sq. ft.). Staff finds that this meets the immediate context, where there are large lots and wide houses. Staff finds that the proposed infill's height and form meet Sections III.A.2.b. and III.A.2.c. of the design guidelines.

Setback and Rhythm of Spacing: The proposed infill will meet all base zoning setbacks. It will be located in the approximate location of previous house on the lot. The surrounding context has large, wooded lots, with varying locations for the houses. The new infill therefore will not disrupt the established front setbacks and rhythm of spacing of the district. Staff finds that the infill's setback and rhythm of spacing meet Section III.A.2.a. of the design guidelines.

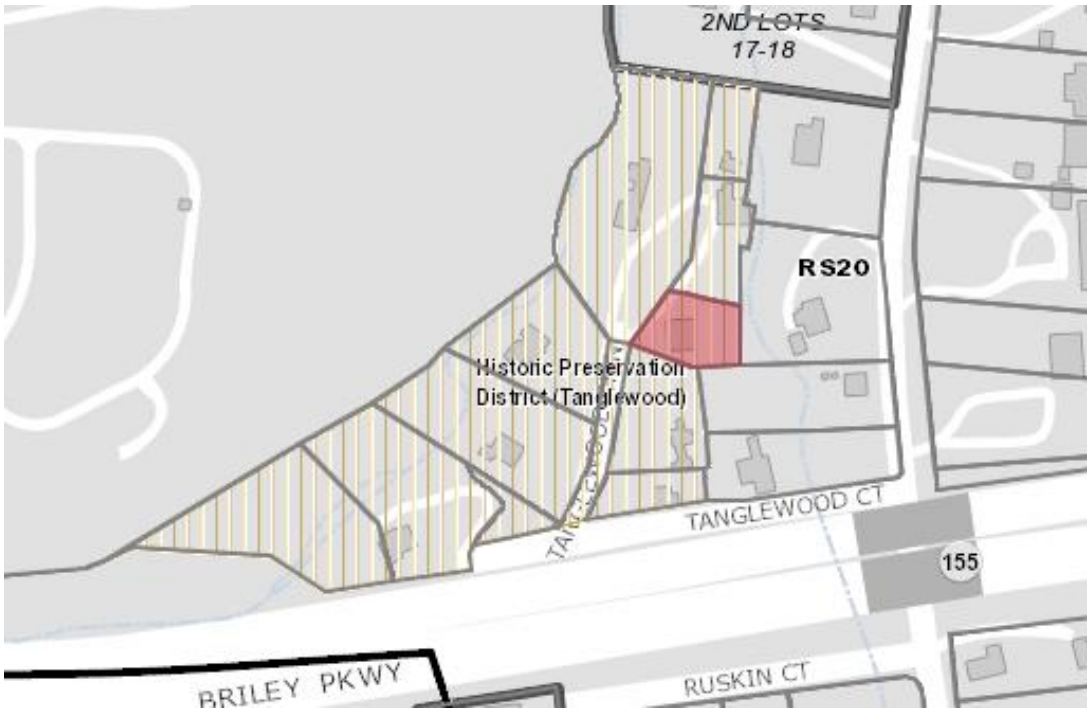


Figure 3: Property shown in relationship to the overall district.

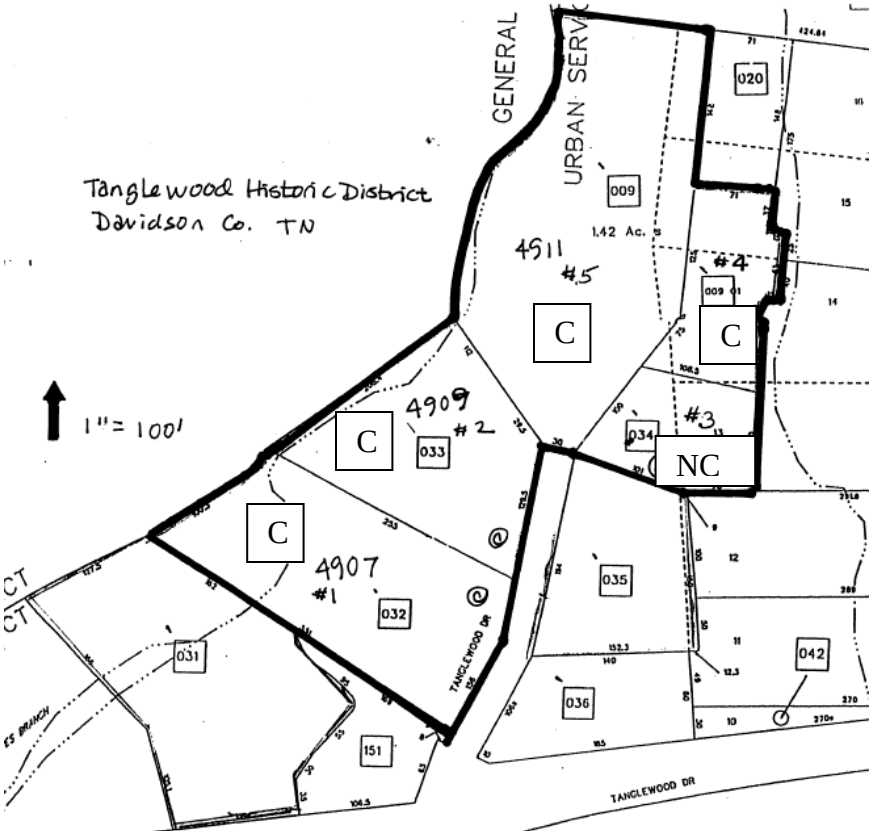


Figure 4: National Register boundaries. Arrow denotes the location of infill, which is at the edge of the National Register boundary

Roof Form: The primary roof form will have a side gable form with a slope of 6/12. The gabled bays will also have slopes of 6/12. Staff finds that the proposed roof form is compatible with the surrounding historic context and meets Section III.A.2.d. of the design guidelines.

Orientation: The house is oriented to face Tanglewood Drive, which is appropriate. The primary entrance will be behind a covered stoop that is nine feet (9') deep. Vehicular access to the site will be from a front driveway and will match what was there for the previous house (see Figure 2). Walkways leading to the street are not a typical feature of this neighborhood, and therefore one is not required here. Staff finds that the proposed orientation meets Section III.A.2.e. of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the proposed 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 the project's proportion and rhythm of openings meet Section III.A.2.f. of the design guidelines.

Materials, Texture, and Details and Material Color:

	Proposed	Color/Texture /Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	10" cement fiberboard lap siding*	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Typical	Yes	No
Front Porch Posts	Wood	Typical	Yes	No
Rear Steps	Concrete	Typical	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Principle Entrance	Not indicated	Unknown	Unknown	Yes
Side/rear doors	Not indicated	Unknown	Unknown	Yes
Driveway and Parking Pads	Not indicated	Unknown	Unknown	Yes

*The applicant is proposing siding that has a reveal of ten inches (10"). MHZC usually requires that siding have a maximum reveal of five inches (5"), as historically, siding was not typically wider than five inches (5"). However, staff finds the ten inch (10") siding to be appropriate for this infill for several reasons. In the Tanglewood Historic Preservation Zoning Overlay, the buildings are predominantly log homes. The logs tend to be wider than five inches (5"). In addition, the house previously on the lot had siding that was ten inches (10"). Narrow siding is not a common feature of this cohesive district.

With staff's final approval of roof shingle color, all windows and doors, and the material of the driveway and parking area, staff finds that the known materials meet Section III.A.2.g. of the design guidelines.

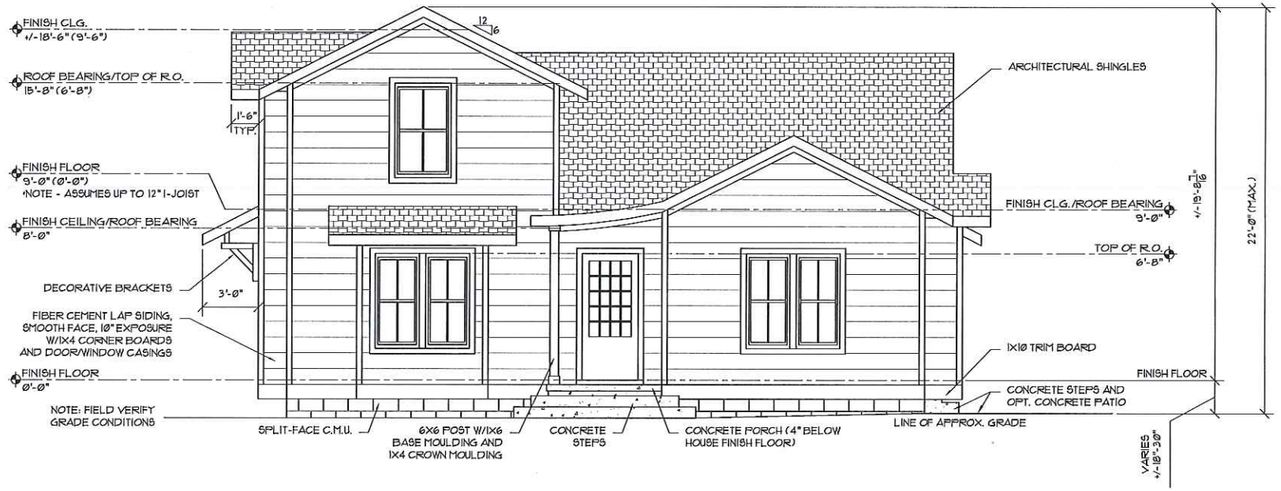
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the site plans. Staff recommends that the HVAC and other utilities be located at the rear of the infill, or on a side façade beyond the midpoint of the house. In addition, staff recommends that the applicant return to MHZC staff for approval of all other appurtenances, including fencing, pathways, and all permanent landscape features.

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. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color;
4. Staff approve the material of the driveway and parking area;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve all permanent landscape features, including, but not limited to, pathways, fencing, etc.

With these conditions, staff finds that the project meets Section III.A. of the Tanglewood Historic Preservation Zoning Overlay Design Guidelines.

Context Photos:

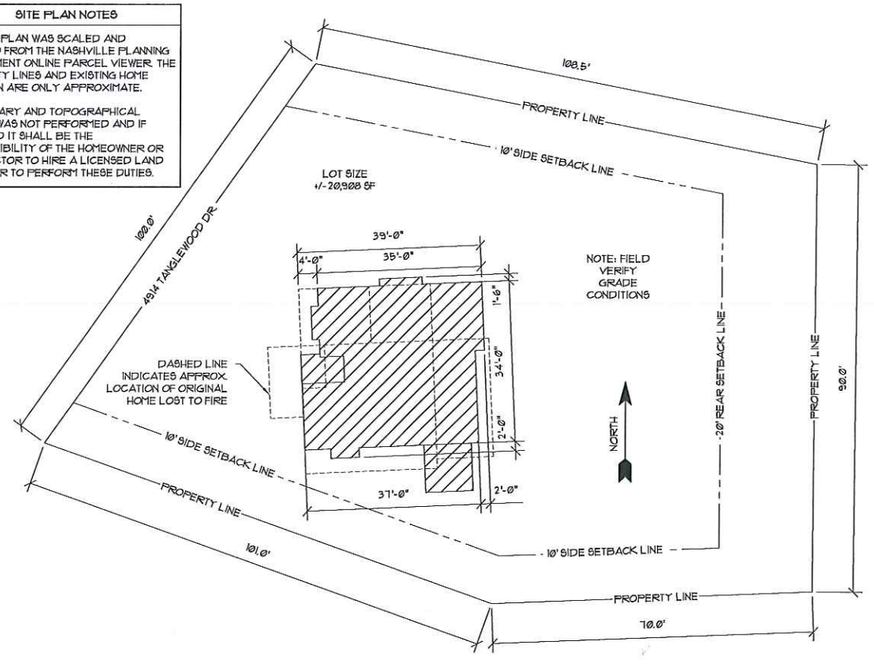


01 FRONT ELEVATION (WEST) Scale: 1/4"=1'-0"

SITE PLAN NOTES

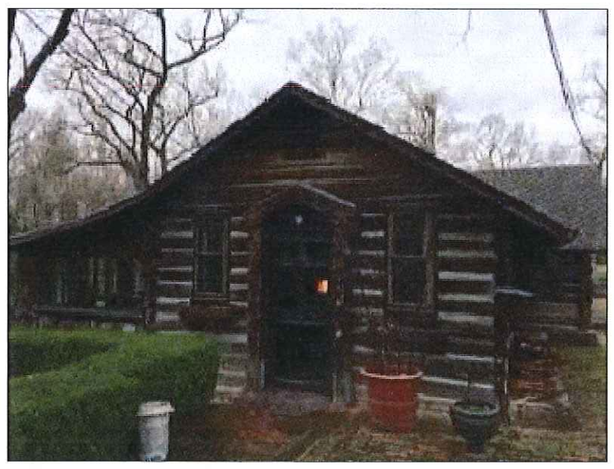
THIS SITE PLAN WAS SCALED AND CREATED FROM THE NASHVILLE PLANNING DEPARTMENT ONLINE PARCEL VIEWER. THE PROPERTY LINES AND EXISTING HOME LOCATION ARE ONLY APPROXIMATE.

A BOUNDARY AND TOPOGRAPHICAL SURVEY WAS NOT PERFORMED AND IF REQUIRED IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO HIRE A LICENSED LAND SURVEYOR TO PERFORM THESE DUTIES.



02 SITE PLAN Scale: 1/16"=1'-0"

03 2-STORY STRUCTURE W/10" LAP SIDING Scale: N.T.S.
4914 TANGLEWOOD DR. (ORIGINAL HOME LOST TO FIRE)



04 GABLE W/CURVED SHED ROOF Scale: N.T.S.
4911 TANGLEWOOD DR. (NORTHWEST)

05 GABLE W/CURVED SHED ROOF Scale: N.T.S.
4918 TANGLEWOOD DR. (NORTH)

CHEYENNE SMITH HOME DESIGN
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PROJECT #: 17017

NEW CONSTRUCTION RESIDENCE
4914 TANGLEWOOD DR.
NASHVILLE, TN 37216

ISSUE DATE: 05.01.17

REV	DATE	DESCRIPTION
1		
2		
3		

CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 22"X34" PAPER

PLOT TO HALF SCALE ON 11"X17" PAPER

SCALE: AS NOTED

A102

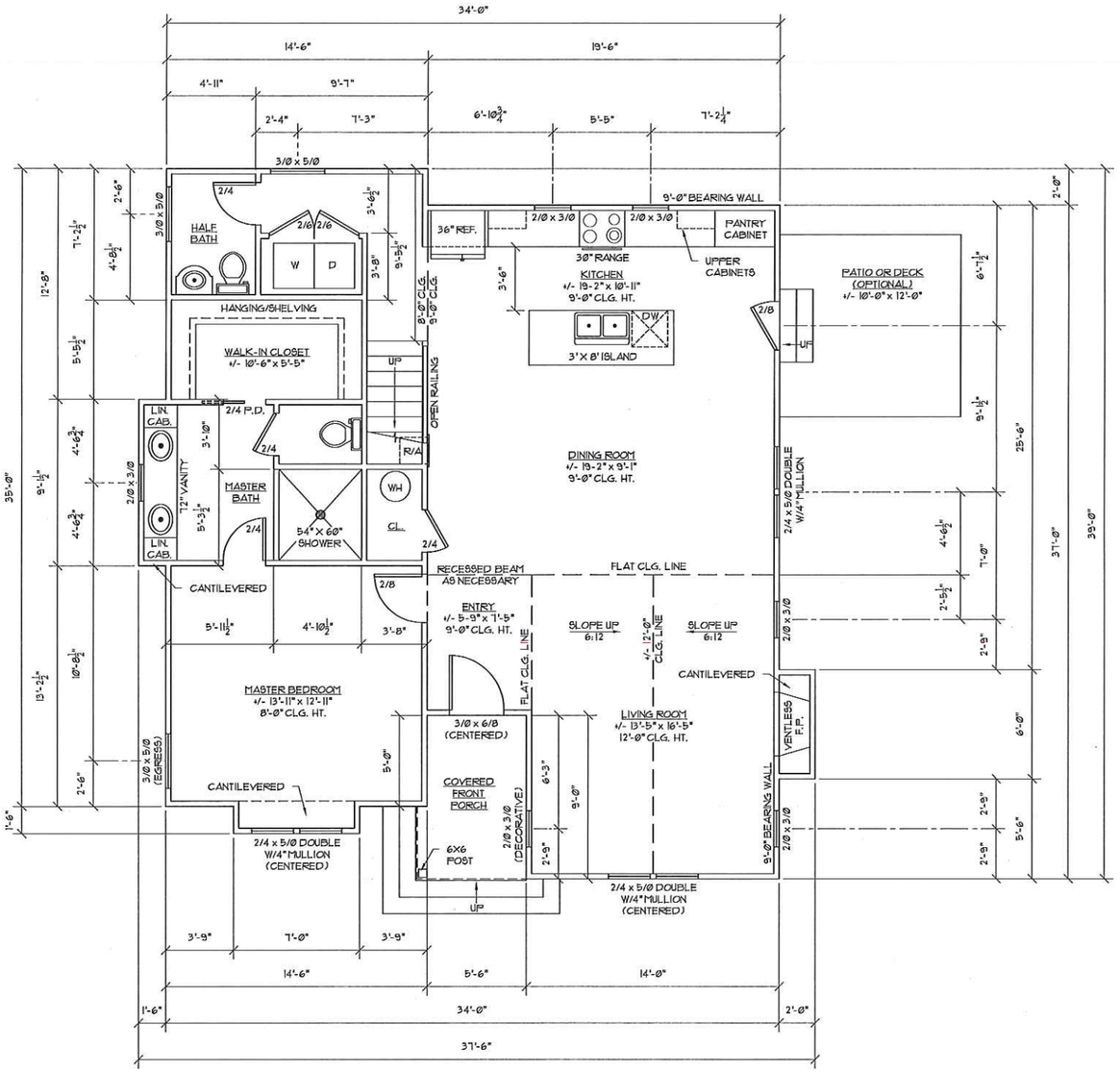
SITE PLAN, EXT. ELEV., EXISTING EXAMPLES

AREA CALCULATIONS	
HEATED AREA	
FIRST LEVEL:	+/-1204 SF
SECOND LEVEL:	+/-477 SF
TOTAL HEATED:	+/-1681 SF
UNHEATED AREA	
COVERED FRONT PORCH:	+/-52 SF
TOTAL UNHEATED:	+/-52 SF
TOTAL UNDER ROOF:	+/-1712 SF

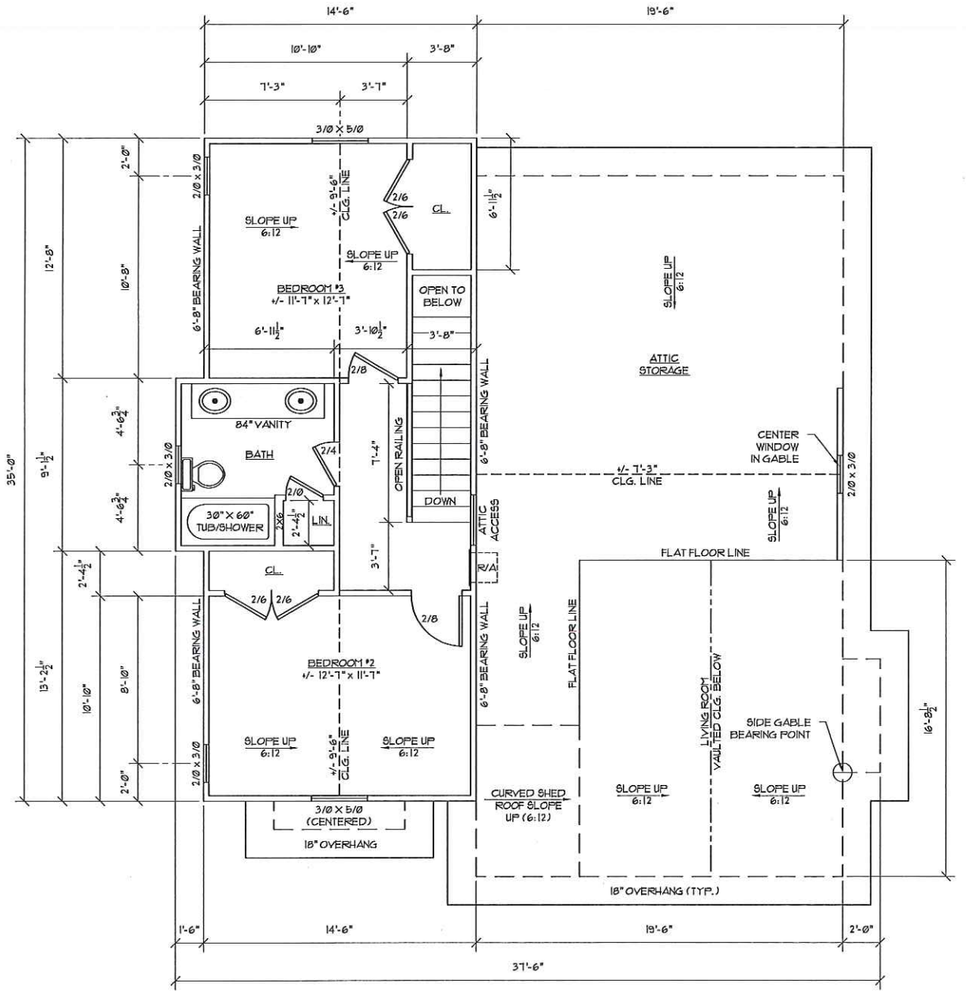
*NOTE - AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
3. ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
4. ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
5. TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. OR TO MATCH EXISTING UNLESS OTHERWISE NOTED.
6. INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
7. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.



01 FIRST LEVEL FLOOR PLAN — Scale: 1/4"=1'-0"



02 SECOND LEVEL FLOOR PLAN — Scale: 1/4"=1'-0"

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NEW CONSTRUCTION RESIDENCE
4914 TANGLEWOOD DR
NASHVILLE, TN 37216

ISSUE DATE: 05.01.17

REV	DATE	DESCRIPTION
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CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

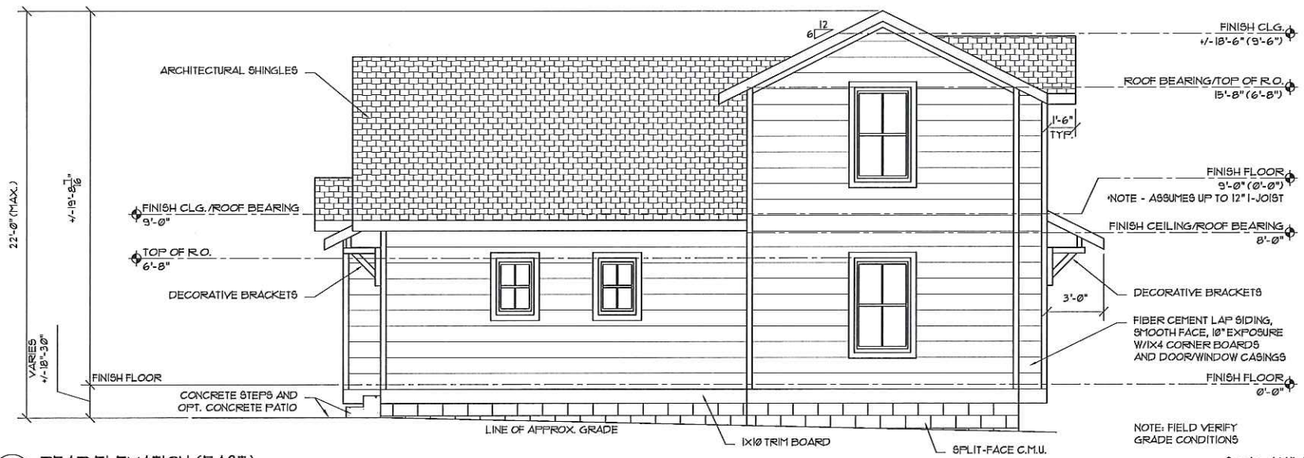
SCALE: 1/4"= 1'-0"

A101

FLOOR PLANS

01 RIGHT ELEVATION (SOUTH)

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



02 REAR ELEVATION (EAST)

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

03 LEFT ELEVATION (NORTH)

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

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4914 TANGLEWOOD DR.
NASHVILLE, TN 37216

ISSUE DATE: 05.01.17

REV	DATE	DESCRIPTION
1		
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3		

CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 22"X 34" PAPER

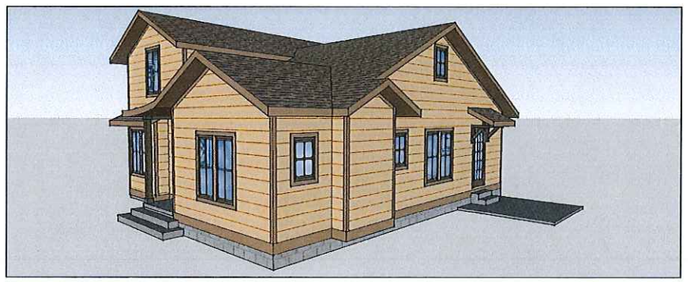
PLOT TO HALF SCALE ON 11"X 17" PAPER

SCALE: AS NOTED

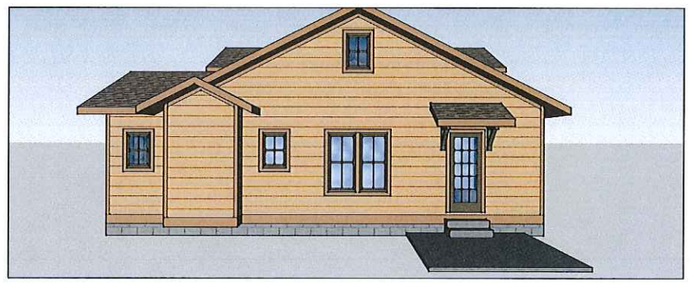
A103

EXTERIOR ELEVATIONS

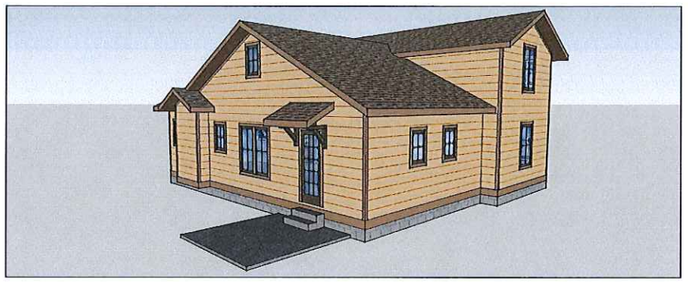
01 FRONT PERSPECTIVE Scale: N.T.S.



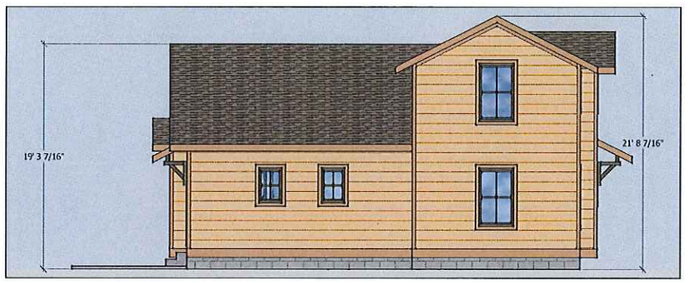
02 RIGHT FRONT PERSPECTIVE Scale: N.T.S.



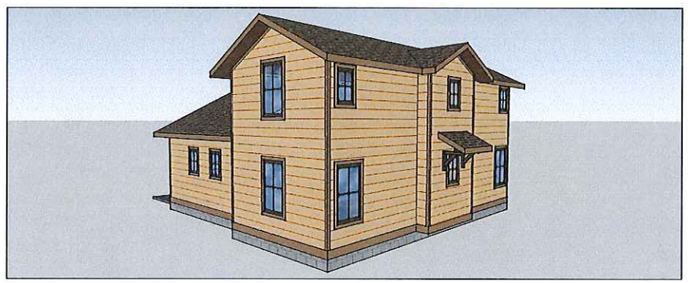
03 RIGHT PERSPECTIVE Scale: N.T.S.



04 RIGHT REAR PERSPECTIVE Scale: N.T.S.

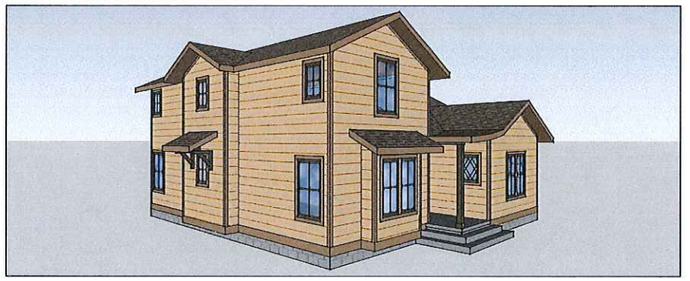


05 REAR ELEVATION Scale: N.T.S.

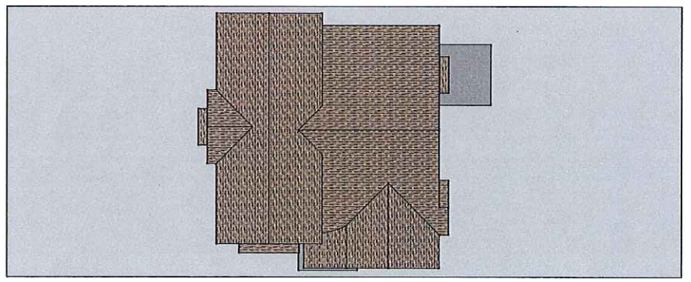


06 LEFT REAR PERSPECTIVE Scale: N.T.S.

07 LEFT PERSPECTIVE Scale: N.T.S.



08 LEFT FRONT PERSPECTIVE Scale: N.T.S.



09 ROOF PERSPECTIVE Scale: N.T.S.

CHEYENNE SMITH HOME DESIGN
RENOVATIONS/ADDITIONS
NEW CONSTRUCTION | GARAGES
CHEYENNESMITH.COM
615 - 430 - 6985
CHEYENNE@CHEYENNESMITH.COM

PROJECT #: 17017

NEW CONSTRUCTION RESIDENCE
4914 TANGLEWOOD DR.
NASHVILLE, TN 37216

ISSUE DATE: 05.01.17

REV	DATE	DESCRIPTION
1		
2		
3		

CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 22"X 34" PAPER

PLOT TO HALF SCALE ON 11"X 17" PAPER

SCALE: AS NOTED

A100

EXTERIOR PERSPECTIVES