



**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**  
**503 Buchanan Street**  
**May 16, 2018**

**Application:** New construction—infill and outbuilding  
**District:** Salemtown Neighborhood Conservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 08108046500  
**Applicant:** Will Jenner  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> Infill construction of a new residence on vacant lot.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"><li>1. The finished floor height is consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;</li><li>2. The front setback is consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;</li><li>3. The side dormers be removed;</li><li>4. The massing of the roof form be reduced;</li><li>5. The front porch be a minimum of six feet (6') deep;</li><li>6. A window or windows be added to the left side;</li><li>7. Staff approve a sample of brick and stone;</li><li>8. Staff approve the roofing color, windows and doors, and material of driveways and walkways;</li><li>9. Driveways and walkways are added to the site plan; and</li><li>10. The HVAC be located behind the house or on either side, beyond the mid-point of the house.</li></ol>	<p><b>Attachments</b> <b>A:</b> Photos <b>B:</b> Site Plan <b>C:</b> Elevations <b>D:</b> Floor Plans</p>
<p>With these conditions, staff finds that the proposed infill meets Section III for New Construction of the Salemtown Neighborhood Conservation Zoning Overlay design guidelines.</p>	



## **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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

#### **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

*In most cases, an infill duplex should be one building, as seen historically 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

- 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 shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
    - Lap 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.
    - 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.
    - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
3. Asphalt shingle and metal are appropriate roof materials for most buildings. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

## **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 partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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.

### *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.*

### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. 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.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

### *Multi-unit Developments*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street.*

*Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

## **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 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.
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.

## **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.

*Outbuildings: Height & Scale*

- *On lots less than 10,000 square feet, the footprint of a DADU or 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 a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or 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 DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salemtown.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

*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 DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU 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'.*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. 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.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
  - a. 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.
  - b. 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.
  - c. Generally, attached garages are not appropriate.

*Setbacks & Site Requirements.*

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or 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 DADU or outbuilding.*
- *At least one side setback for a DADU or 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 be up to 3' from the rear property line. For corner lots, the DADU or 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. 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.

**Background:** 503 Buchanan Street is a vacant lot between an historic commercial building and non-contributing residences built prior to the overlay.



Figure 1. Vacant lot at 503 Buchanan Street

**Analysis and Findings:** This application is for construction of a new residence with attached outbuilding.

Height & Scale: The new building will have a maximum ridge height of thirty-four feet, nine inches (34' 9") from grade and an eave height of twenty-two feet (22'). The Commission has approved recent infill in Salemtown up to thirty-five feet (35') with similar eave heights between twenty and twenty-two feet (20' - 22'). Staff finds that these heights meet the design guidelines and the neighborhood context.

The new building will be thirty-four feet (34') wide. This meets the context of nearby contributing buildings, which are from thirty to thirty-four feet (30' – 34') in width. The infill will be approximately sixty feet (60') deep, and will have an overall footprint of approximately two thousand and forty square feet (2,040 sq. ft.).

Large side dormers, especially those without windows, on tall roofs are not typical on historic buildings in this district. The proposed side dormers give the infill the appearance of a two-and-a-half story house with a roof form that it is inappropriate for the district, whereas the historic context is one and one-half stories. There are no two-and-a-half story historic houses in the Salemtown Neighborhood Conservation Zoning Overlay and there is only one two-story historic home. All infill development that has been approved by MHZC since the overlay has been two stories or less. In this case, the dormers add perceived height, give the infill a two-and-a-half story form and create an inappropriate roof form; therefore, staff recommends that they be removed and the roof form altered. (See also section on Roof Form.)

With the condition that the dormers are removed and the roof form altered, Staff finds that the infill's height and scale meet Sections III.A and III.B of the design guidelines.

**Setback & Rhythm of Spacing:** The new building will be five feet (5') from the side property lines and twenty feet (20') from the rear property line. The front setback is seventeen feet, eight inches (17' 8"). This is slightly forward of the non-contributing building to its right, but matches the front setback of the nearest contributing building on this block. Staff recommends that the appropriate front setback be field checked before construction begins. The infill meets Section III.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 veneer	Unknown	Yes	Yes
<b>First Floor Cladding</b>	Brick	Unknown	Yes	Yes
<b>Dormer Cladding</b>	Fiber cement siding, 6" exposure	Smooth face	Yes	Yes *
<b>Primary Roofing Material</b>	Architectural Shingles	Unknown	Yes	Yes
<b>Trim</b>	Wood	Typical	Yes	
<b>Front Porch floor/steps</b>	Concrete	Natural Color	Yes	
<b>Front Porch Posts</b>	Wood	Smooth wood	Yes	
<b>Rear Porch floor/steps</b>	Wood	Typical	Yes	
<b>Rear Porch Posts</b>	Wood	Typical	Yes	
<b>Windows</b>	Not indicated	Unknown	n/a	Yes
<b>Principal Entrance</b>	Full light	Unknown	n/a	Yes
<b>Porch railing</b>	Wrought iron	n/a	Yes	
<b>Driveway</b>	Not indicated	n/a	n/a	Yes
<b>Walkway</b>	Not indicated	n/a	n/a	Yes

\*Staff is recommending removal of the dormers as a condition of approval. If lap siding is used, it should have a maximum reveal of five inches (5").

Staff recommends final approval of a sample of brick and stone, the roofing color, windows and doors, and walkways/driveways prior to purchase and installation. With the condition of approval of these materials, staff finds that the project will meet Section III.D of the design guidelines.

Roof form: The proposed infill has a hipped roof form with 7.5/12 pitch. As mentioned under “Height and Scale,” the side dormers add to the building’s perceived height and together with the massive roof form, create a two-and-a-half story building that does not meet the historic context. Staff therefore recommends that the dormers be removed and the massing of the roof form reduced to better meet the historic context. At the rear, the upper portion of the roof is open in order to create a rooftop terrace above the second story. Since the rooftop terrace is at the back of the house and will not be highly visible from the street, staff finds it to be appropriate; however, the roof form itself is too massive. Changing the massing of the roof form will alter and possibly eliminate the ability to have a door onto the deck. With the removal of the dormers and a reduction in the roof massing, staff finds that the project’s roof form could meet Section III.E of the design guidelines.

Orientation: The new structure will be oriented with the primary entrance facing Buchanan Street, which is appropriate. The site plan does not indicate walkways or driveways. Staff recommends walkways and driveways be added to the site plan, prior to construction. The front porch is drawn at five feet (5’) deep; the design guidelines require that porches should be at least six feet (6’) deep. Staff recommends that the porch be a minimum of six feet (6’) deep. Vehicular access to the site will be via the alley. With the conditions that the porch is six feet (6’) deep, and walkways and driveways are added to the site plan, Staff finds that the infill will meet Section III.F.

Proportion and Rhythm of Openings: The windows are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. The longest expanse of wall space without a door or window opening is nineteen feet (19’) on the building’s left side. Staff recommends adding a window or windows in this area to break up the blank wall area. With this condition the infill’s fenestration pattern meets Section III.G.

Outbuilding: The structure includes an attached garage at the rear of the building. Attached garages are not a typical historic feature of Salemtown. The garage is located at the rear, in the general location of a historic outbuilding, and access is being provided from the alley. The garage is not at the basement level. Staff finds that attaching the garage is appropriate, in this instance, because the lot is shallow, at approximately ninety-nine feet (99’), when compared to standard lots in the district which are one hundred seventy feet (170’) on average. Staff finds that the outbuilding meets Section III.H.6.

Appurtenances & Utilities: The submitted plans do not indicate the location of the HVAC and other utilities. Staff recommends that the HVAC be located behind the house or on either side, beyond the mid-point of the house. With staff approval of HVAC and utility location, the project will meet Section III.I.

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

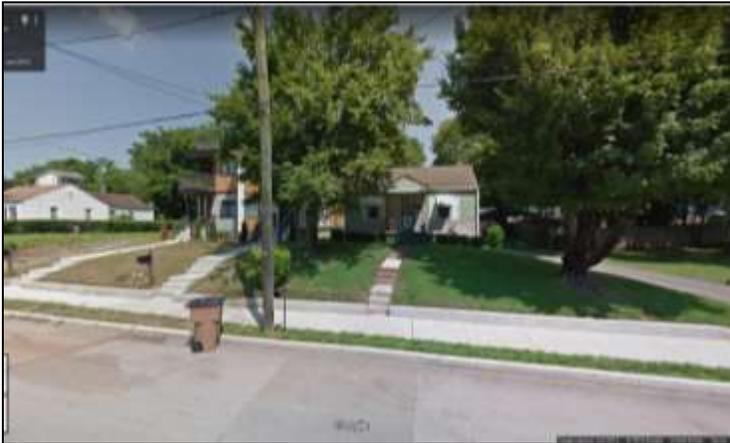
1. The finished floor height is consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback is consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
3. The side dormers be removed;
4. The massing of the roof form be reduced;
5. The front porch be a minimum of six feet (6') deep;
6. A window or windows be added to the left side;
7. Staff approve a sample of brick and stone;
8. Staff approve the roofing color, windows and doors, and material of driveways and walkways;
9. Driveways and walkways are added to the site plan; and
10. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Section III of the Salemtown Neighborhood Conservation Zoning Overlay design guidelines.

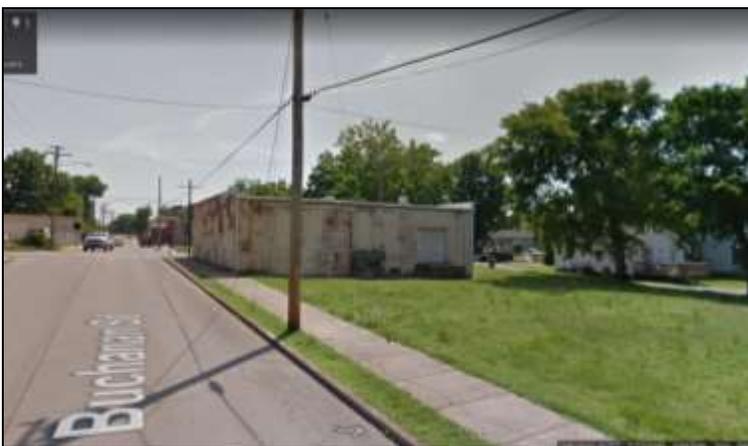
# PHOTOS



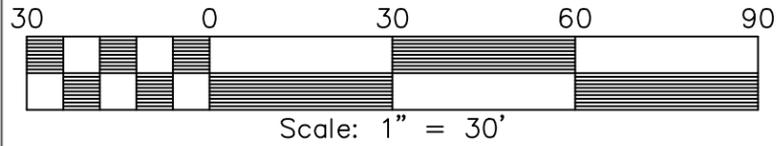
507 and 509 Buchanan St



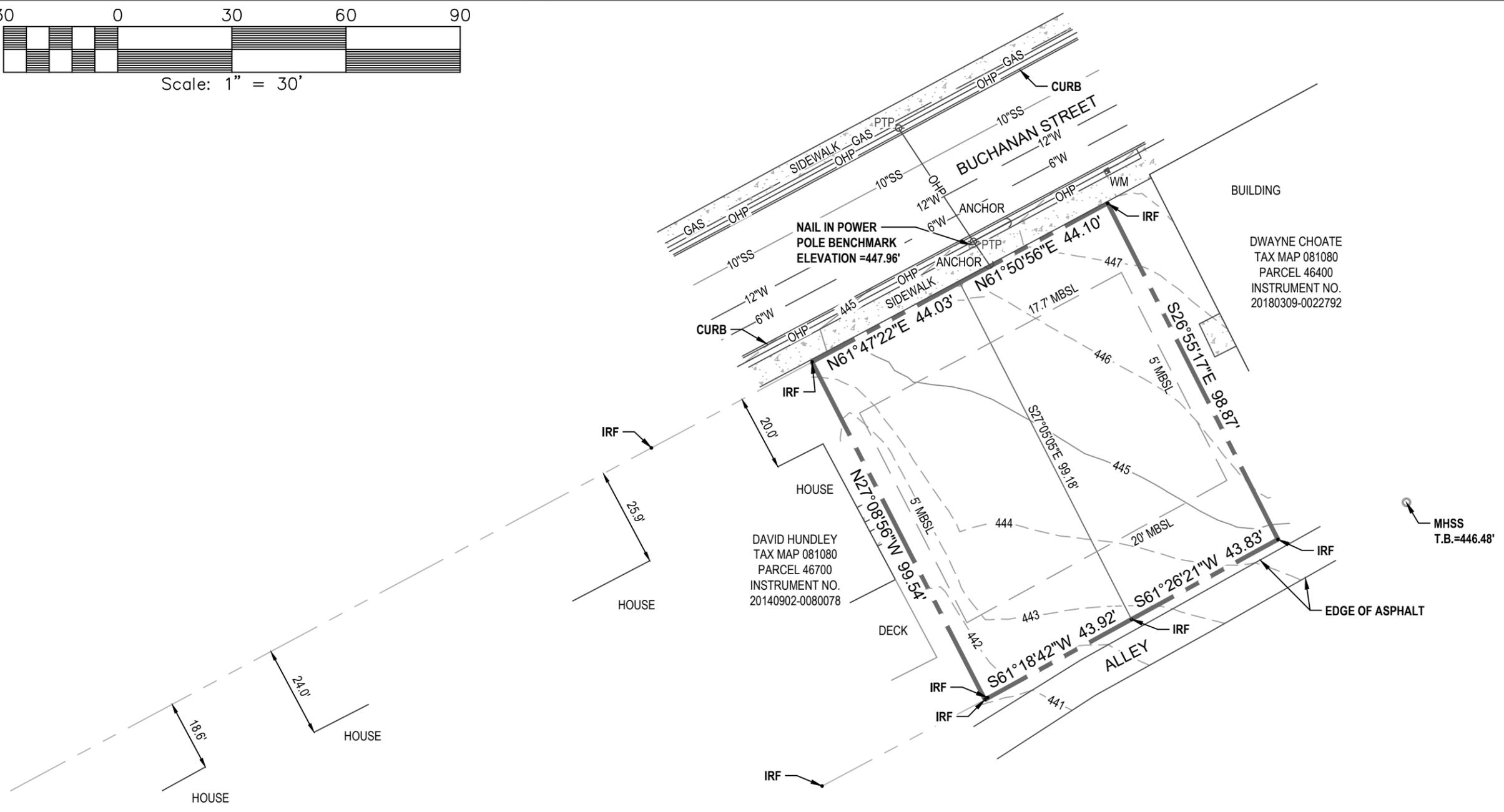
506 and 504 Buchanan St



Commercial building at 1725 5<sup>th</sup> Ave N, adjacent to subject property



DRAWN BY : KSL  
 DATE: 04/16/18  
 REV:  
 JOB #



DWAYNE CHOATE  
 TAX MAP 081080  
 PARCEL 46400  
 INSTRUMENT NO.  
 20180309-0022792

DAVID HUNDLEY  
 TAX MAP 081080  
 PARCEL 46700  
 INSTRUMENT NO.  
 20140902-0080078

MHSS  
 T.B.=446.48'

**BOUNDARY TOPOGRAPHIC SURVEY**  
**503 & 505 BUCHANAN STREET**  
 TAX MAP 081080 PARCELS 46500 & 46600  
 NASHVILLE, TENNESSEE

PROPERTY ADDRESS: 503 & 505 BUCHANAN STREET, NASHVILLE, TN 37208  
 TAX MAP-PARCEL: 081080-46500 & 46600  
 COUNCIL DISTRICT: 19 FREDDIE O'CONNELL  
 OWNER: ROBERT HOLLY  
 ADDRESS: 3837 LAKERIDGE RUN, NASHVILLE, TN 37214  
 PHONE NO.: 615-579-9002  
 SUBDIVISION NO.: LOT 3  
 SUBDIVISION NAME-INSTRUMENT: NORTH NASHVILLE REAL ESTATE CO.  
 RESUBVIDE LOTS 189, 190 & PT 191  
 20050627-0073793

CERTIFICATION OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS A CATEGORY "1" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.



04/16/18 STEVEN D. DELLE  
 DATE NAME

**Delle Land Surveying**  
 1104 Pardue Road  
 Ashland, Tennessee 37015  
 (615) 642-9146



503 BUCHANAN

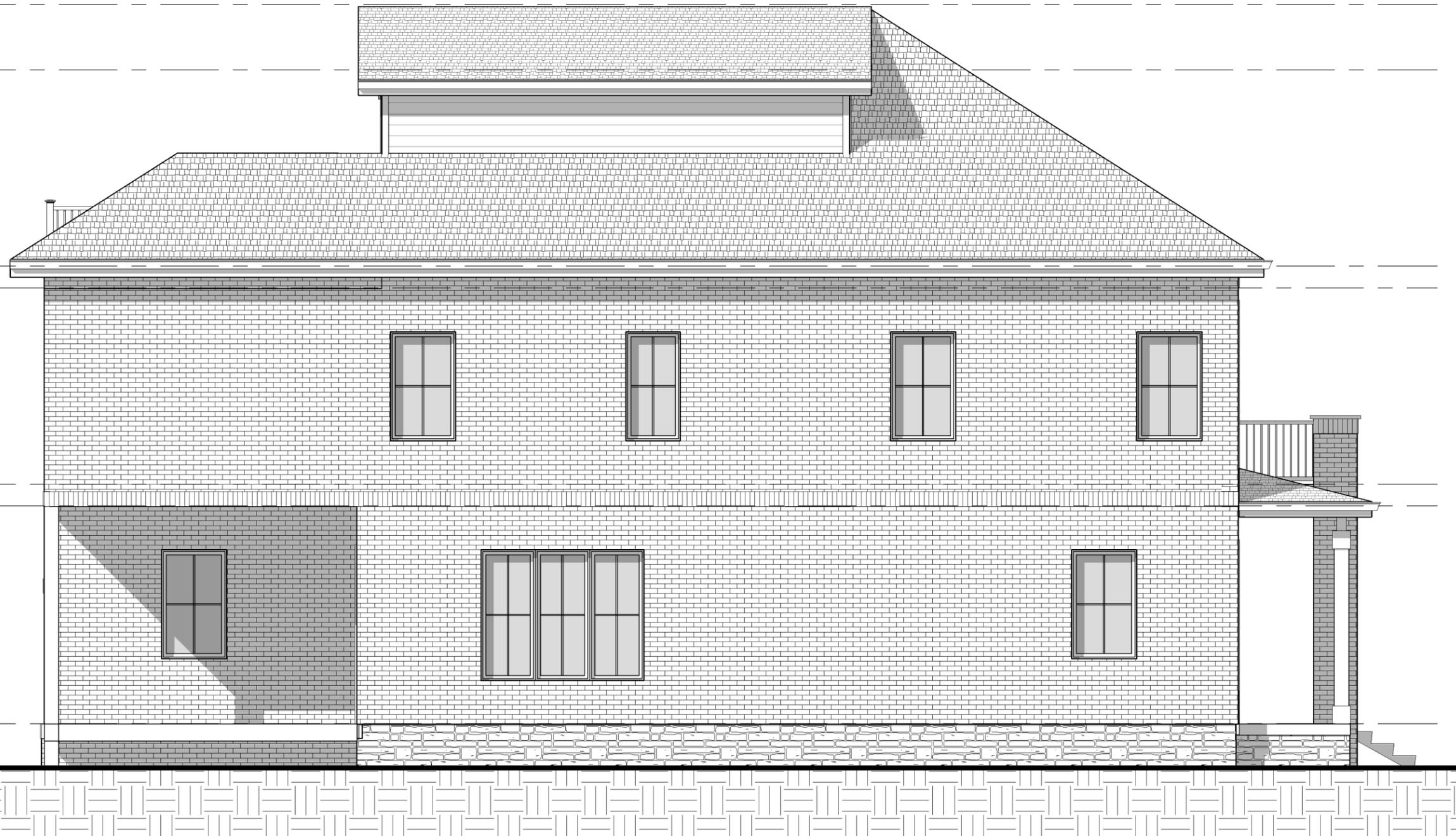
SITE PLAN



503 BUCHANAN

FRONT ELEVATION

- T.O. ROOF  
33' - 0"
- ROOF DECK T.O. PLATE  
30' - 0"
- ROOF DECK  
21' - 0"
- ROOF BEARING  
20' - 0"
- SECOND FLOOR  
11' - 0"
- L.1-T.O.PLATE  
10' - 0"
- FIRST FLOOR  
0"
- GRADE  
-2' - 0"



503 BUCHANAN

LEFT ELEVATION

T.O. ROOF  
33' - 0"

ROOF DECK T.O. PLATE  
30' - 0"

ROOF DECK  
21' - 0"

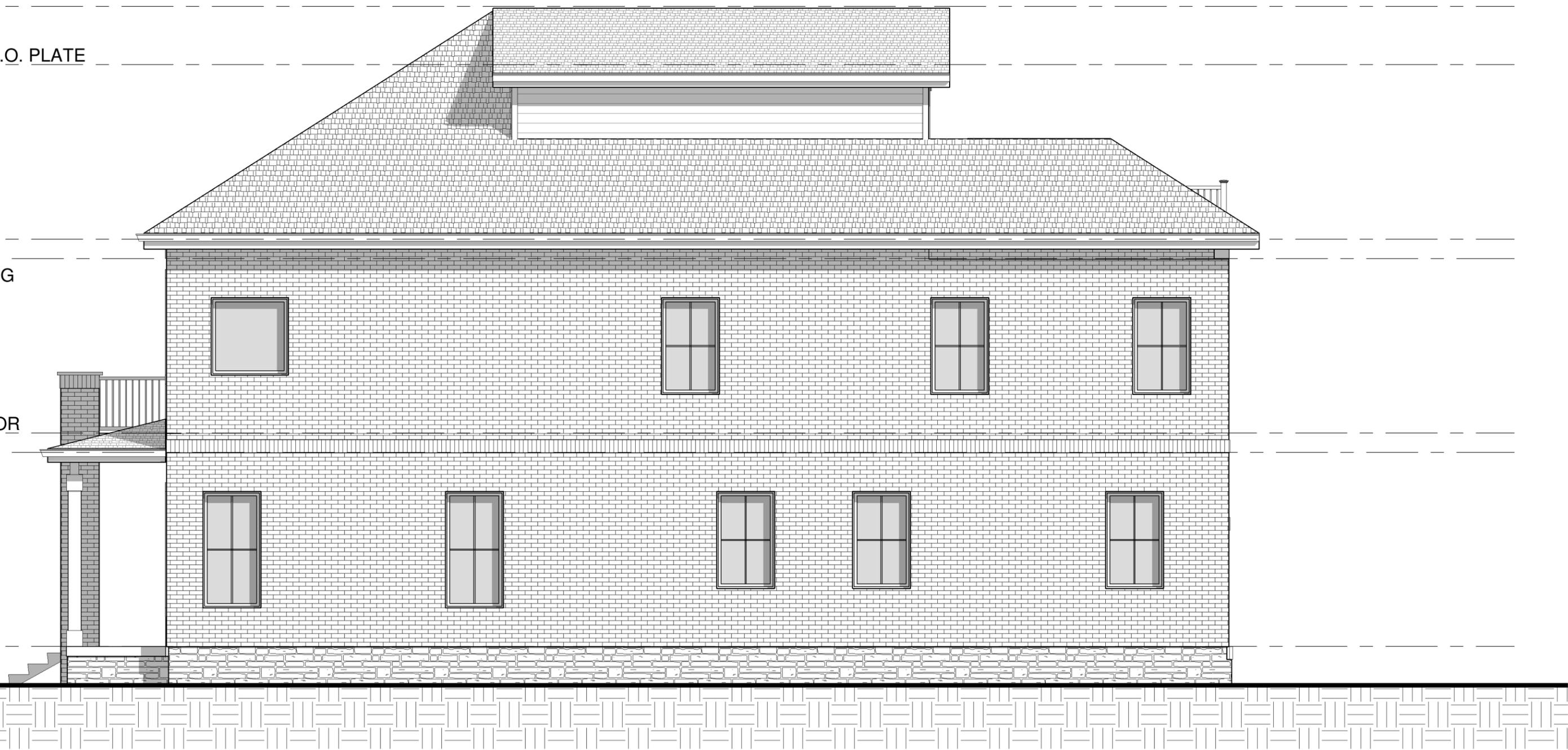
ROOF BEARING  
20' - 0"

SECOND FLOOR  
11' - 0"

L.1-T.O.PLATE  
10' - 0"

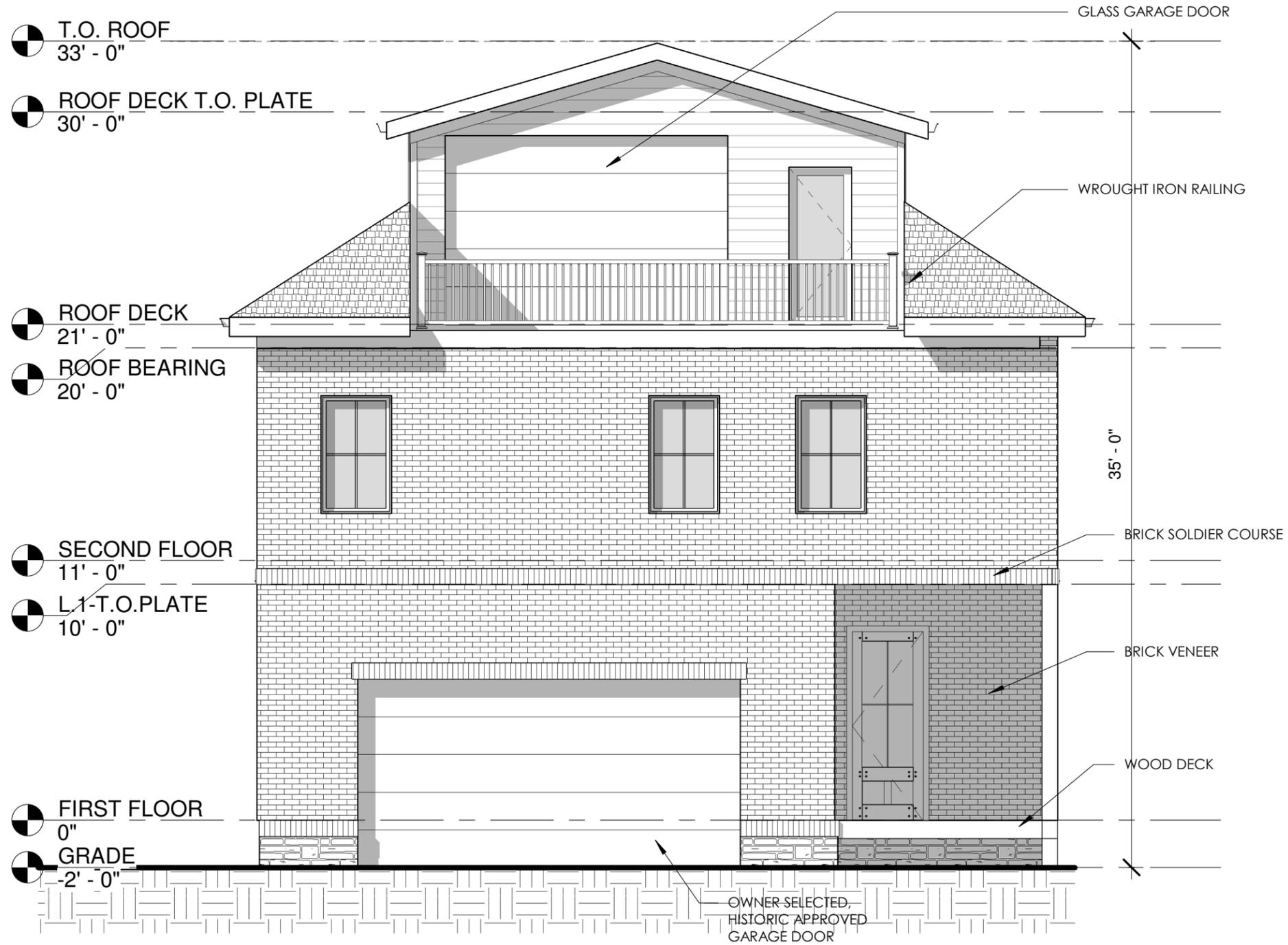
FIRST FLOOR  
0"

GRADE  
-2' - 0"



503 BUCHANAN

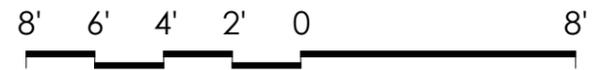
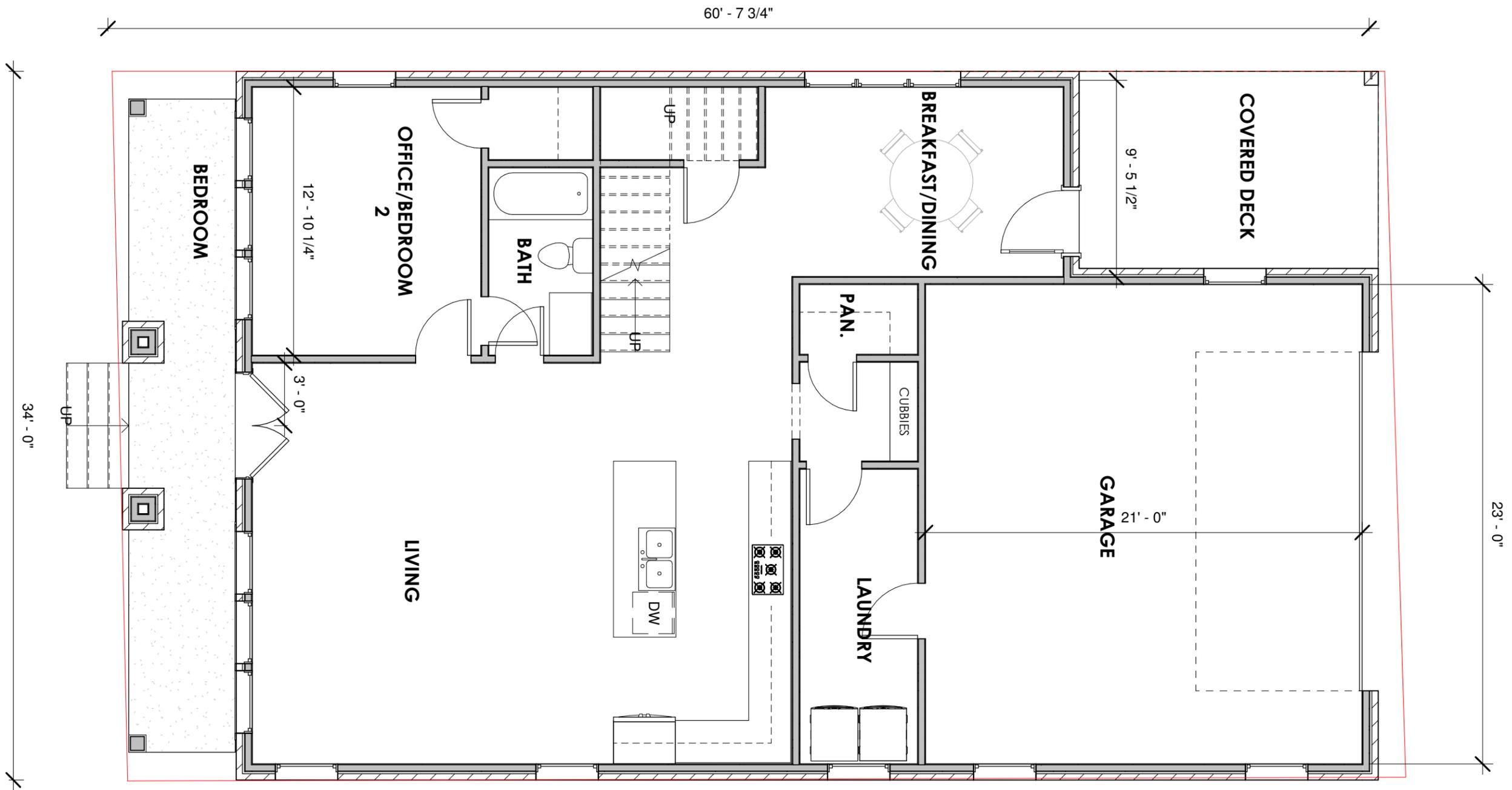
RIGHT ELEVATION



503 BUCHANAN



REAR ELEVATION



503 BUCHANAN

1ST FLOOR PLAN

