

DAVID BRILEY  
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 1321 A Stratford Avenue October 17, 2018

**Application:** New Construction—Infill  
**District:** Inglewood Place Neighborhood Conservation Zoning Overlay  
**Council District:** 7  
**Map and Parcel Number:** 07203001700  
**Applicant:** Mitch Hodge  
**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. The previous house was constructed in 2013 prior to the overlay and has since burned down.

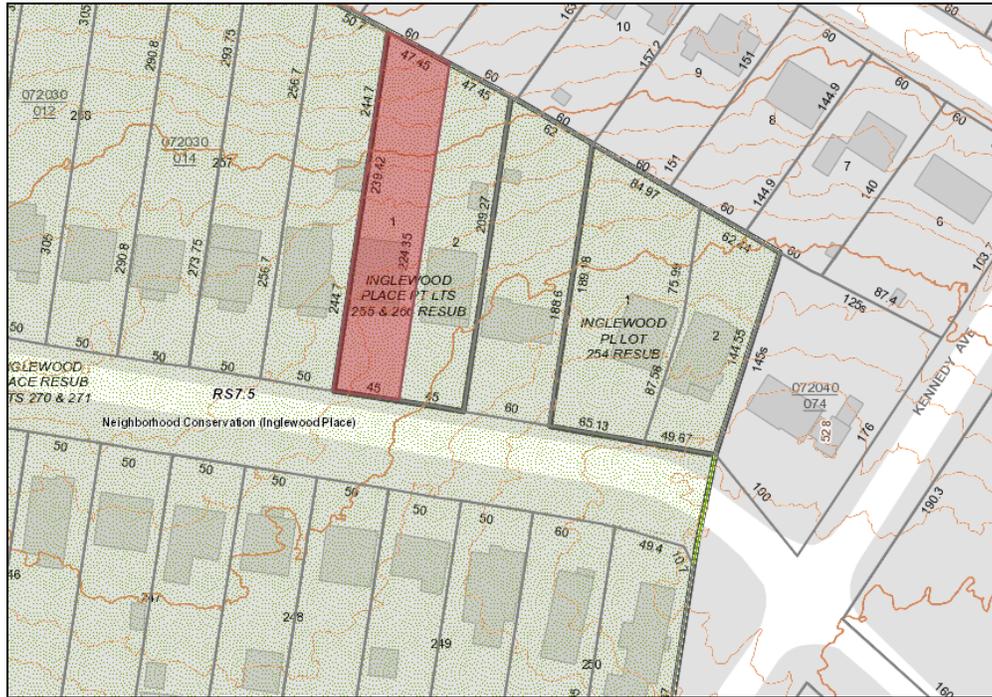
**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

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. The front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff approve the final details of the roof color, siding reveal, windows, doors, trim, porch floors and steps, porch railings, porch posts, and walkway materials; and,
4. The site plan shall include a sidewalk connecting the front porch of the infill to the public street.

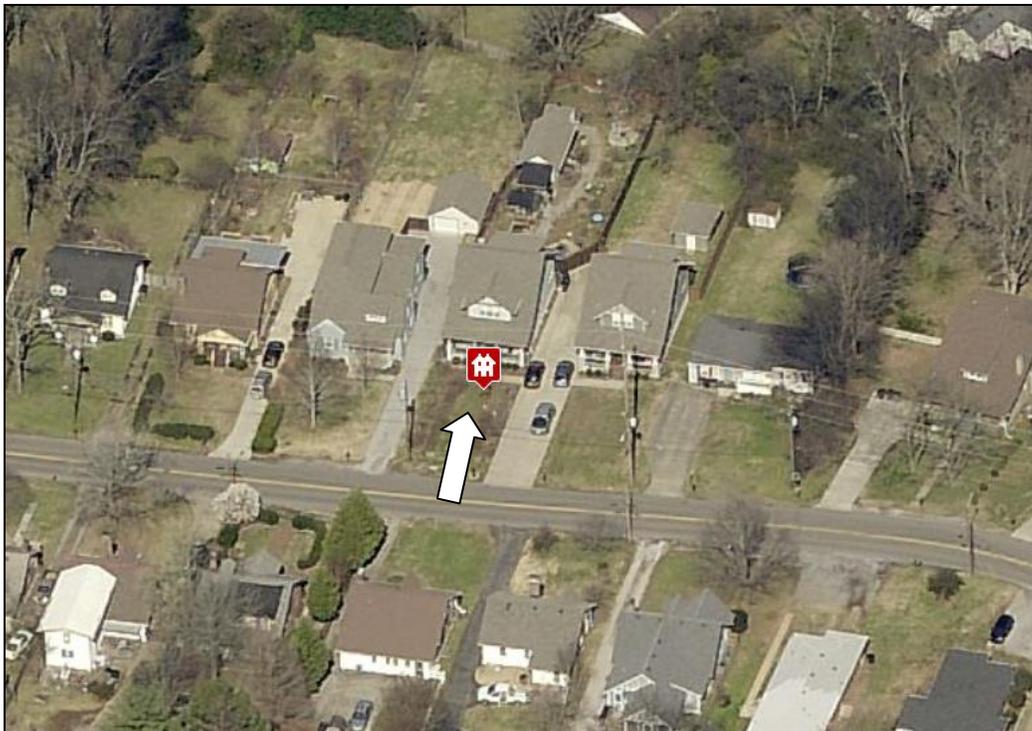
With these conditions, staff finds that the project meets Section III of the *Inglewood Place Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**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 house that was previously located at 1321 A Stratford Ave was constructed c. 2013 which was prior to the Inglewood Place Neighborhood Conservation Zoning Overlay. The house was non-contributing as it was recent construction. The house, however, recently burned down, and the lot is now vacant. (Figures 1 and 2)



Figure 1: Previous non-contributing house



Figure 2: Existing vacant lot

### **Analysis and Findings:**

**Height & Scale:** The proposed house is one-and-a-half stories at the front and will have a height of twenty-six feet (26') as measured from grade at the front. The form and height of the infill is compatible with the surrounding historic houses, which are primarily one to one and one half stories with heights between seventeen feet and twenty-six feet (17' – 26').

The house will be twenty-eight feet wide (28) wide on a lot that is forty-five feet (45') wide. The width range of historic homes in the immediate area is twenty-six to forty-one feet (26' – 41') on lots that are fifty to seventy-five feet (50' – 75') wide. Since the lot is narrower than most lots on this block of Stratford Avenue, it is appropriate for the width of the infill to be on the lower end of the width range.

The house will be approximately fifty-nine feet (59') deep, which includes an eight feet (8') deep partial width front porch and a nine feet (9') deep covered porch on the rear. The footprint of the infill will be approximately one thousand, five hundred and thirty-six square feet (1,536 sq. ft.). Staff finds that proposed the depth and footprint are appropriate for the historic context.

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 infill will be situated approximately forty-eight feet (48') from the front property line, which is similar to front setback of the historic house next door at 1319 Stratford Avenue. The house will be setback five feet (5') from the left side property line, eleven feet (11') from the right side, and one hundred thirteen feet (113') from the rear property line.

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>	Cement fiberboard siding, reveal not known	Smooth	Yes	X
<b>Secondary Cladding</b>	Board-and-batten	Smooth face	Yes	
<b>Roofing</b>	Architectural Shingles	Color unknown	Yes	X
<b>Trim</b>	Not indicated	Needs final approval	Unknown	X
<b>Front Porch floor/steps</b>	Not indicated	Needs final approval	Unknown	X
<b>Front Porch Posts</b>	Not indicated	Needs final approval	Unknown	X
<b>Front Porch Railing</b>	Not indicated	Needs final approval	Unknown	X
<b>Rear Porch floor/steps</b>	Not indicated	Needs final approval	Unknown	X
<b>Rear Porch Posts</b>	Not indicated	Needs final approval	Unknown	X
<b>Rear Porch Railing</b>	Not indicated	Needs final approval	Unknown	X
<b>Windows</b>	Not indicated	Needs final approval	Unknown	X
<b>Principle Entrance</b>	Craftsman style door	Needs final approval		X
<b>Rear doors</b>	Half light; French doors	Needs final approval	Yes	X
<b>Driveway</b>	Existing	n/a	n/a	n/a
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	X

The infill will have a split face CMU foundation, smooth cement siding, and dimensional asphalt shingles. With the condition that staff approve the final details of the roof color, siding reveal, windows, doors, trim, porch floors and steps, porch railings, porch posts, and walkway materials, staff finds that the project's materials can meet Section III.D. of the Inglewood Place design guidelines.

Roof form: The roof form of the infill is cross-gabled with an 8/12 pitch and includes a recessed shed dormer on the rear façade that incorporates a balcony. Staff finds that the roof form and pitches are compatible with historic houses in area. In addition, the Commission has approved similar balconies on rear façades in the past.

Staff finds that the project's roof form meets Section III.E. of the Inglewood Place design guidelines.

Orientation: The infill is oriented to Stratford Avenue with a partial width front porch that is eight feet (8') deep.

Staff finds that the project's orientation meets Section III.F. of the Inglewood Place design guidelines.

Proportion and Rhythm of Openings: Most of the windows on the infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. A few smaller, square windows are included on the side façades. However, the square windows are located near the midpoint of the side façades and are not likely to be highly visible from the street. 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.G. of the Inglewood Place design guidelines.

Appurtenances & Utilities: The plans show that the HVAC units will be located on the left side façade beyond the midpoint of the house. Vehicular access is via a shared driveway along the right side property line. Staff recommends that the site plan incorporate a sidewalk connecting the front porch to the street.

With the condition that a sidewalk be included that connects the front porch to the street, staff finds the project's appurtenances and utilities to meet 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. The front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff approve the final details of the roof color, siding reveal, windows, doors, trim, porch floors and steps, porch railings, porch posts, and walkway materials; and,
4. The site plan shall include a sidewalk connecting the front porch of the infill to the public street.

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

**ATTACHMENT A: CONTEXT PHOTOS**



1317 Stratford Avenue – contributing house two doors down, to the left of subject property



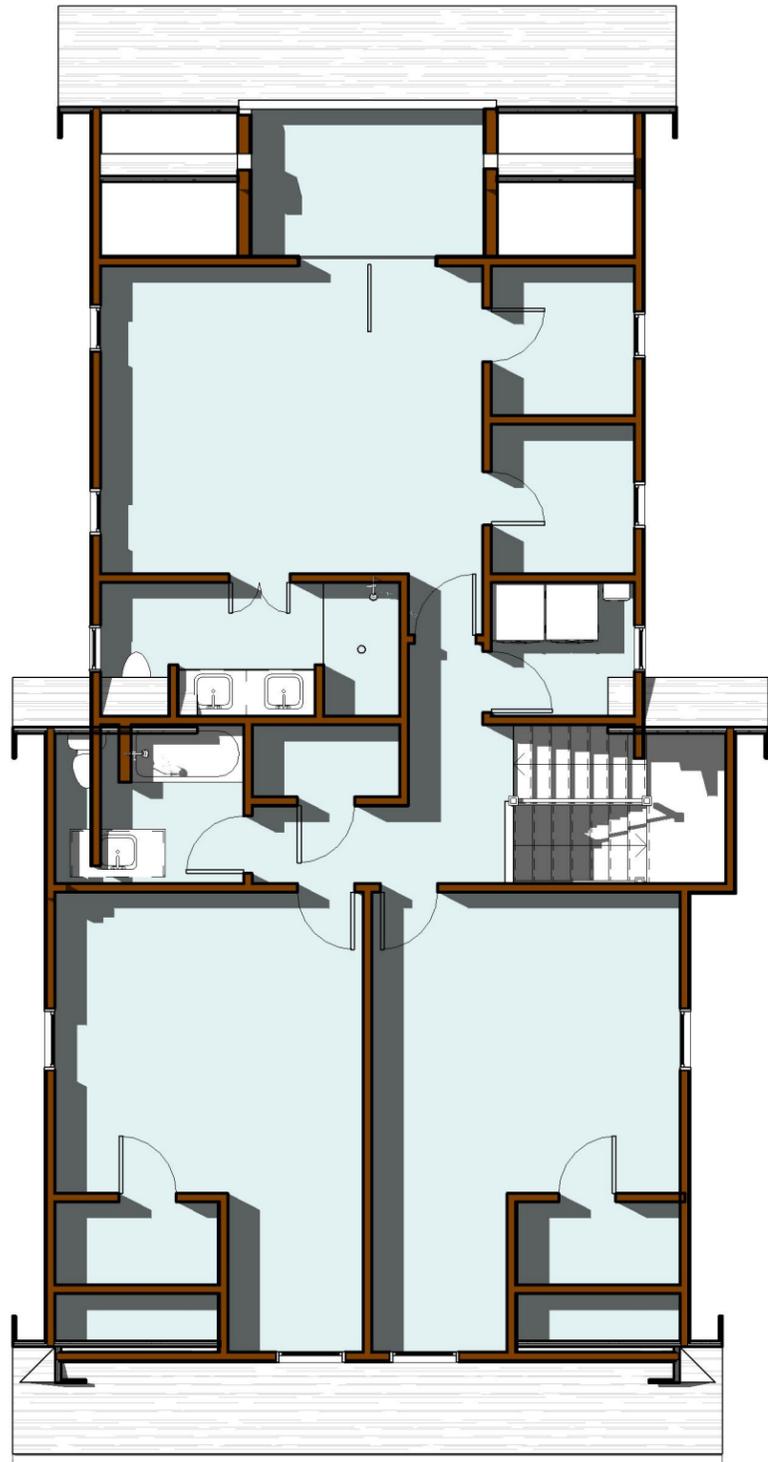
1319 Stratford Avenue - contributing house next door to the left of subject property



1320 Stratford Avenue – contributing house directly across the street



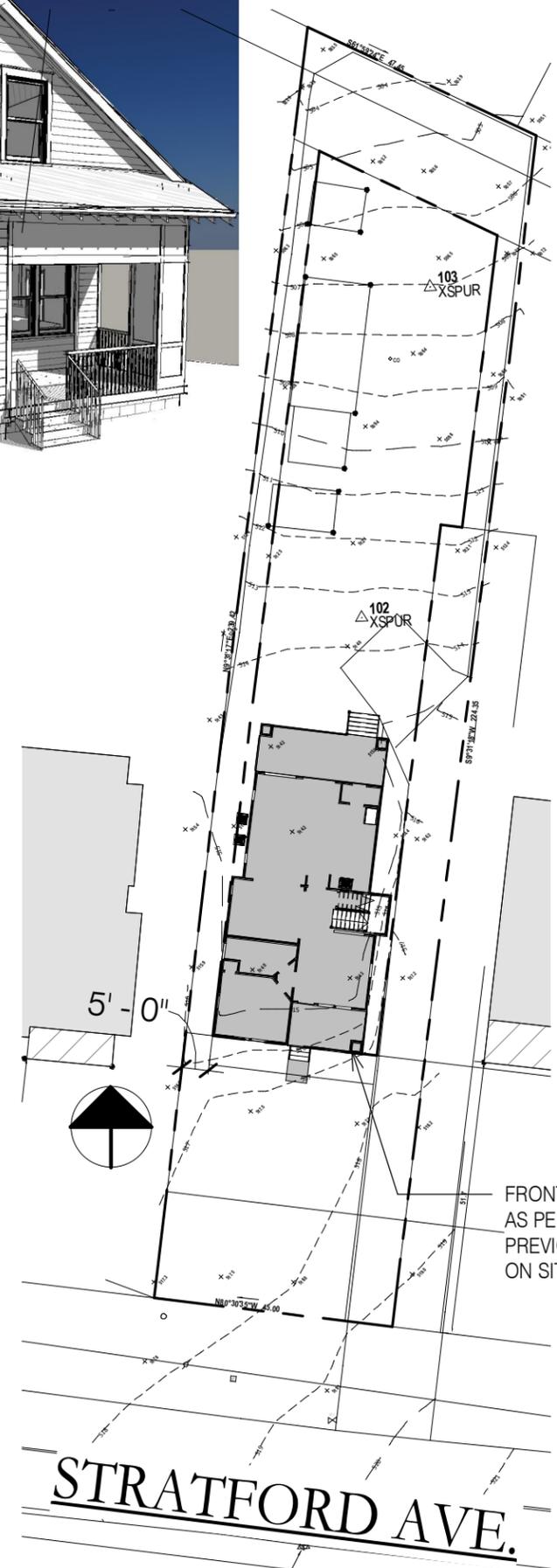
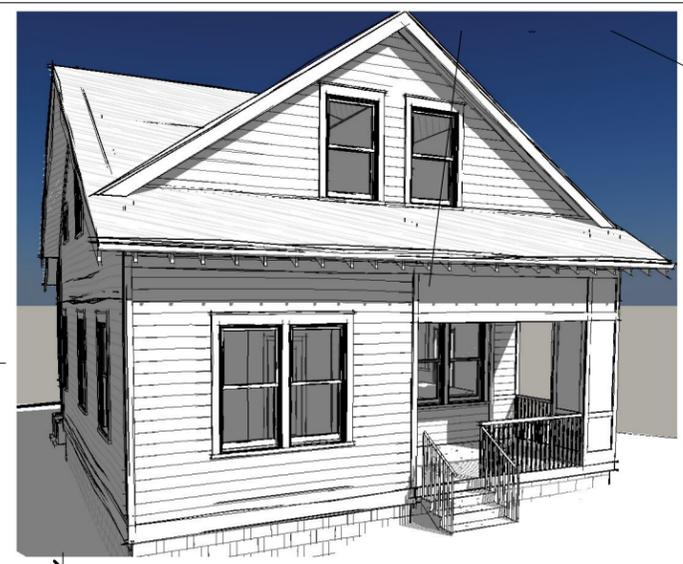
1327 Stratford Avenue – contributing house to the right of subject property, three houses down



**2 SECOND FLOOR**  
A-1 1/8" = 1'-0"



**1 FIRST FLOOR**  
A-1 1/8" = 1'-0"



**3 SITE PLAN - 3121A STRATFORD**  
A-1 1" = 30'-0"

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A New Home at  
**1321A STRATFORD AVE.**  
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FLOOR PLANS

**A-1**

PROJECT 1836  
DATE 10.01.18  
rev



CEMEN. STUCCO BOARD, PAINTED W/1x2 BATTENS, 16" O.C.

CEMEN. SIDING, SMOOTH SIDE OUT, PAINTED

WOOD DECK

**4 RIGHT ELEVATION**  
A-2 1/8" = 1'-0"



**3 BACK ELEVATION**  
A-2 1/8" = 1'-0"



DIMENSIONAL ASPHALT SHINGLES

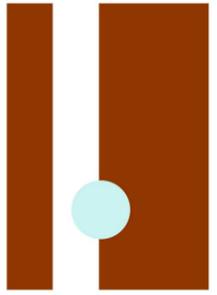
CEMEN. SIDING, SMOOTH SIDE OUT, PAINTED

SPLIT FACE CMU

**2 LEFT ELEVATION**  
A-2 1/8" = 1'-0"



**1 FRONT ELEVATION**  
A-2 1/8" = 1'-0"



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A New Home at  
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ELEVATIONS

**A-2**

PROJECT 1836

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rev