

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  
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## STAFF RECOMMENDATION 2137 Ashwood Avenue July 17, 2019

**Application:** New Construction-Infill  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Base Zoning:** RS7.5  
**Map and Parcel Number:** 104 15 0 209.00  
**Applicant:** Martin Wieck, Nine 12 Architects  
**Project Lead:** Jenny Warren, jenny.warren@nashville.gov

**Description of Project:** Application for the construction of single-family infill.

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

1. The ridge height shall be lowered at least one foot (1');
2. The primary eave height shall be lowered at least two feet (2');
3. The front setback will be verified by MHZC staff in the field at staking;
4. 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;
5. Staff approve the roofing color, porch posts, door selections, porch hood materials and walkway material; and
6. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s),

finding that the proposal meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

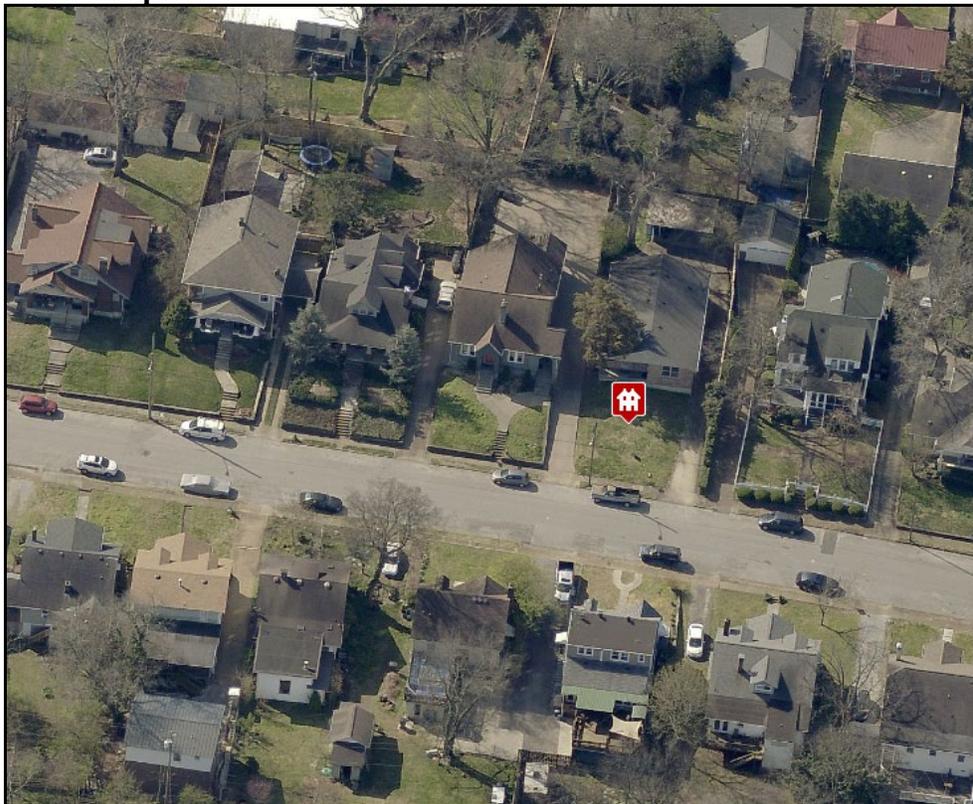
### Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

**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.

*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*

*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**

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.*

*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.*

*Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.*

#### **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.

##### *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.*

#### *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**

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.*

### **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:** The house at 2137 Ashwood Avenue is a non-contributing property. A demolition permit was issued by staff in June.

**Analysis and Findings:** The application is for the construction of a new single-family residence.

Figure 1: Existing property at 2137 Ashwood, to be demolished

Height and Scale:

The historic context is one and one-and-a-half story houses ranging in height from about seventeen feet (17') to a maximum of about twenty-nine feet (29'). The proposed house is thirty feet (30') tall, as measured from grade on the side elevation. For reference, the house next door (left), at 2135 Ashwood, measures twenty-six feet (26') at the same location. (Figure 2) The proposed house would rise four feet (4') taller than its neighbor to the left in Figure 2. The house on to the right, at 2301 Ashwood, is one of the tallest houses on the block and measures at approximately twenty-nine feet (29') tall. (Figure 3)



Figure 2: 2135 Ashwood on the left and the subject property on the right

The proposed eaves are about sixteen feet (16') from finished floor. This eave height creates a second-story knee wall with shingled wall facing the street below the eave line. This is not a typical historic element. (Figure 4)



Figure 3: 2301 Ashwood, to the right of the proposed infill

The proposed foundation height is about four feet (4') high at the front. While this is considerable, due to the grade sloping fairly steeply up away from the street, the historic houses on this side of the street tend to have tall foundations. (See first four context photographs at the end of report.) As is typical with infill, staff will need to check the foundation height in the field to confirm that it is consistent with the neighboring historic houses.

The width of the house is proposed to be about thirty-two feet, eight inches (32'8") at the front, with a one-story, one-bay portion stepping out to thirty-four feet, eight inches (34'8") about seventeen feet (17') back. Though on the larger end, this width could be appropriate to the historic context; houses on similarly sized lots range in width from about twenty-eight feet (28') to about thirty-three feet (33').

With the overall height of the proposed building being taller than the tallest building in the vicinity, the primary form having an eave height more akin to two-story buildings



Figure 4: Proposed house at 2137 Ashwood

than the one-and-a-half story buildings in the context, and the width being at the wider end of the historic context, staff finds that the scale of the house is too large. Staff recommends that ridge height be lowered at least one foot (1') and the eave height be lowered at least two feet (2'). The eave height will still be tall for the context, at approximately fourteen feet (14') but the result will be that the wall between the porch roof and the main roof form will read as all roofing from the front. With the reduction in height, the width may be appropriate.



Figure 5: Street scape. Note consistent setbacks except for the subject property and #2301 next door

**Setback & Rhythm of Spacing:**

The front setback is indicated to be about thirty-seven feet (37'). The front wall of the house will align with the front wall of the four historic houses to the east (to the left in Figure 5). The historic house next door to the right is set back further on the lot than the other houses on the block. Staff finds that it is appropriate to align the front setback with the majority of the historic houses on the block. The left side setback is five feet (5'). On the right, the house will sit at least ten feet (10') from the property line. The rear of the house is approximately fifty feet (50') from the rear property line.

The project meets section II.B.1.c.

**Materials:**

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	
<b>Cladding</b>	5" cement fiberboard lap siding	Smooth	Yes	
<b>Secondary Cladding</b>	HardieShake	Color unknown	Yes	
<b>Roofing</b>	Architectural Shingles	Color unknown	Yes	X
<b>Trim</b>	Wood	smooth	Yes	
<b>Front Porch floor/steps</b>	Concrete	Natural Color	Yes	
<b>Front Porch Posts</b>	Not indicated	Unknown	Yes	X
<b>Front Porch Roof</b>	Architectural Shingles	Color unknown	Yes	X

<b>Rear Porch hood</b>	Not indicated	Needs final approval	Unknown	X
<b>Windows</b>	Composite	PlyGem Pro Series 200	Yes	
<b>Principle Entrance</b>	Half light with side lights	Needs final approval	Yes	X
<b>Rear door</b>	Half light	Needs final approval	Yes	X
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	X

With final staff review and approval of the roofing color, porch posts, door selections, porch hood materials and walkway material, staff finds that the project meets section II.B.1.d

Roof form: The house has a cross gabled roof form with clipped gables. The slope on all the gables is 12/12. There are two side facing gables and a shed roofed dormer between them on the side elevations. On the west, the dormer features double doors that open onto a small balcony. Rooftop balconies are not a feature of historic buildings but have been approved in the past for infill when the deck/porch is hidden behind pitched roofing. In this case, the “railing” is not a pitched roof but a wall. Staff finds it to be appropriate as the material will match that of the two gable-fields walls on either side and the overall width is minimal at approximately sixteen feet (16’).

On the east, the dormer is a wall dormer. Wall dormers are not typically found in the historic context, but in this case, staff finds that it could be appropriate for several reasons: the project is new construction as opposed to an addition to a historic house, the proposed dormer sits on a secondary elevation, it projects no further than the main wall plane and there is a wall dormer on the house next door at 2301 Ashwood. (Figure 3) There is a shed roof on the porch with about a 6/12 slope.

The project meets section II.B.1.e for roof form.



Figure 6: East elevation with wall dormer.

Orientation: The house is oriented toward Ashwood Avenue. There is a partial width front porch that is seven feet (7') deep with a front door facing the street. A walkway leads from the front door to the main sidewalk on Ashwood. There is an existing driveway to the west of the lot which will remain.

The project meets section II.B.1.f. for orientation.

Proportion and Rhythm of Openings: The windows 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 to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC and other utilities was also not noted. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

The project meets section II.B.1. i.

Outbuildings: No outbuilding is proposed at this time, though the future location of a detached accessory dwelling unit is indicated on the site plan. Given the base zoning, a second unit may not be possible on this lot.

The project meets section II.B.1.h of the design guidelines.

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

1. The ridge height shall be lowered at least one foot (1');
2. The primary eave height shall be lowered at least two feet (2);
3. The front setback will be verified by MHZC staff in the field at staking;
4. 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;
5. Staff approve the roofing color, porch posts, door selections, porch hood materials and walkway material; and
6. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s),

finding that with these conditions, the proposal meets the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

**CONTEXT PHOTOGRAPHS**



2135 Ashwood Avenue, to the left of the subject lot



2133 Ashwood Ave, two doors down to the left



2129 Ashwood Avenue, four doors down to the left



2301 Ashwood Avenue, next door to the right



2303 Ashwood Avenue, two doors down to the right



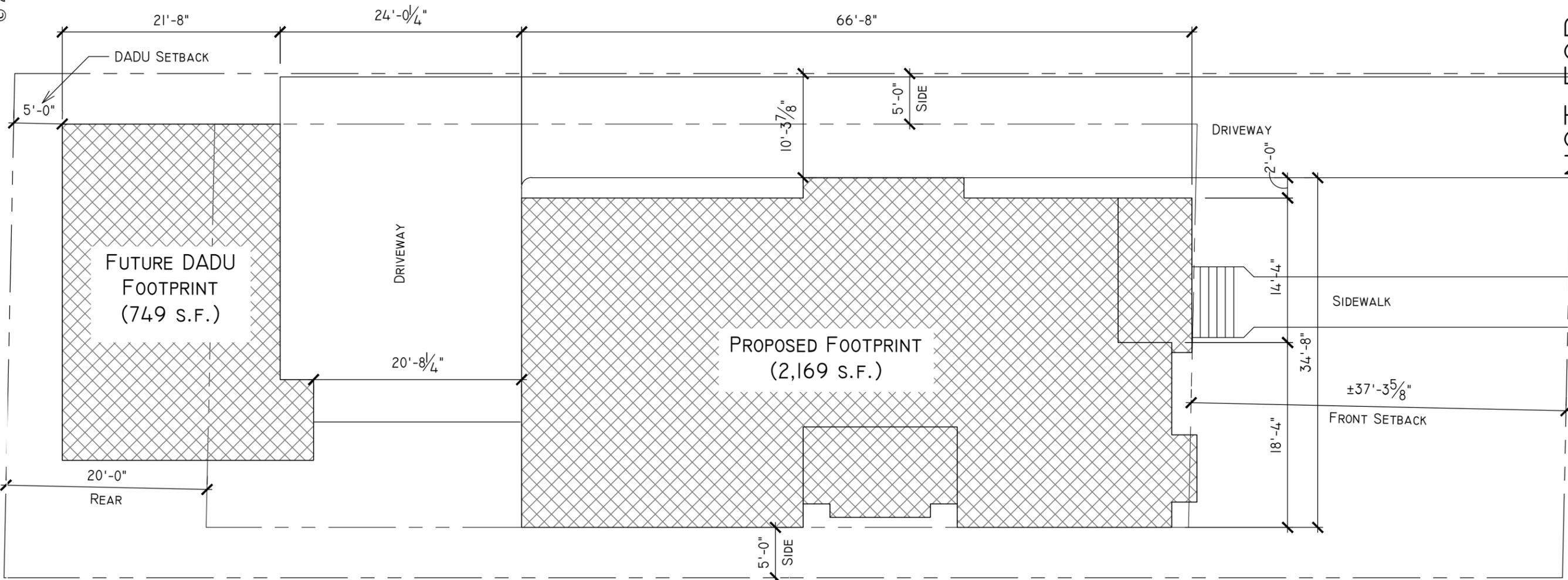
2304 Ashwood Avenue, across the street



2300 Ashwood Avenue, across the street



2228 Ashwood Avenue, directly across the street



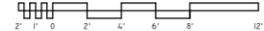
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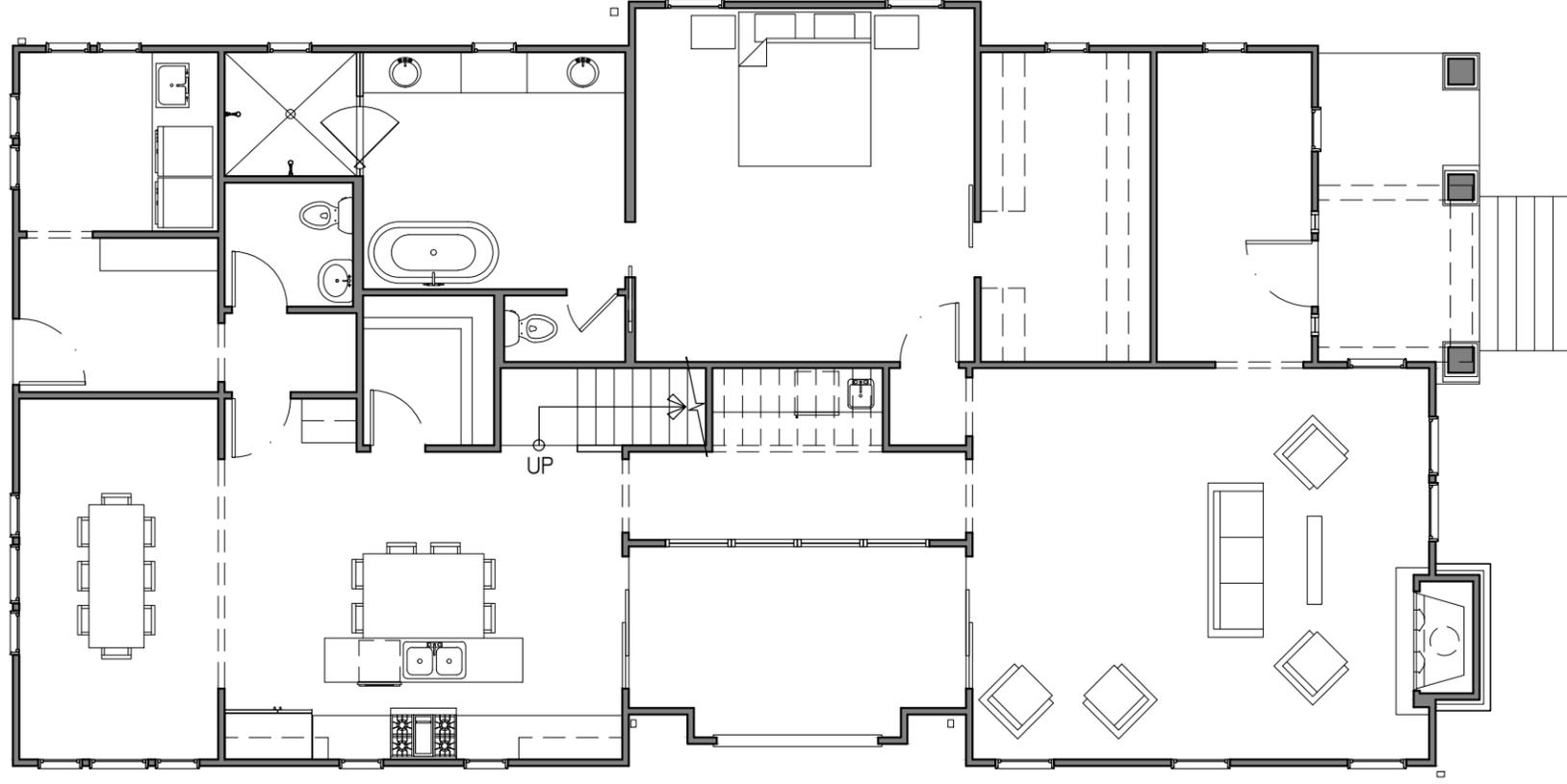
INFILL CONSTRUCTION AT:  
**2317 ASHWOOD AVE.**  
 NASHVILLE, TN 37212



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SITE PLAN  
 01



**SITE PLAN**  
 SCALE: 3/32"=1'-0"



1

FIRST FLOOR PLAN



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

NOT FOR CONSTRUCTION

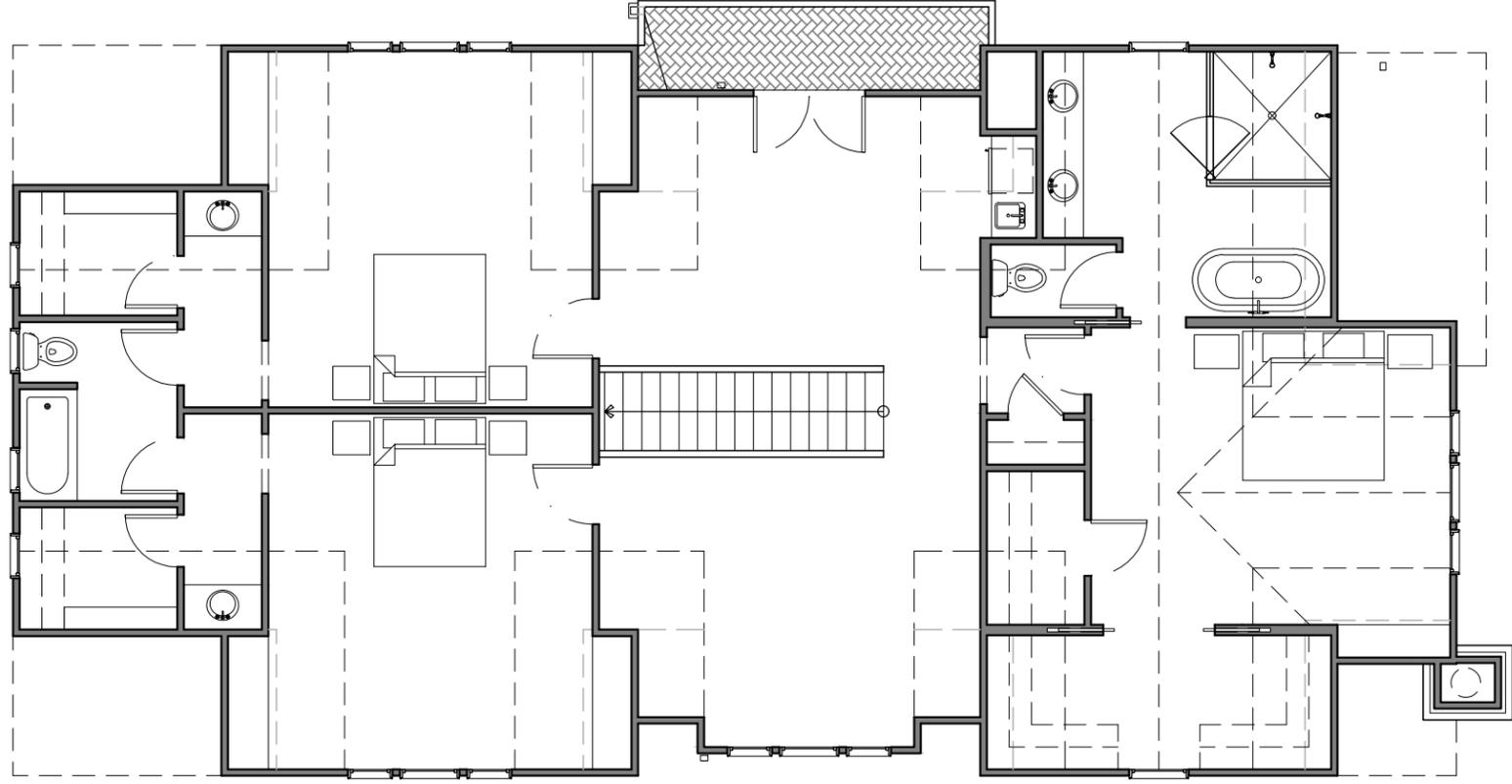
FLOOR  
PLANS  
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1

### SECOND FLOOR PLAN



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

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FLOOR  
PLANS

03

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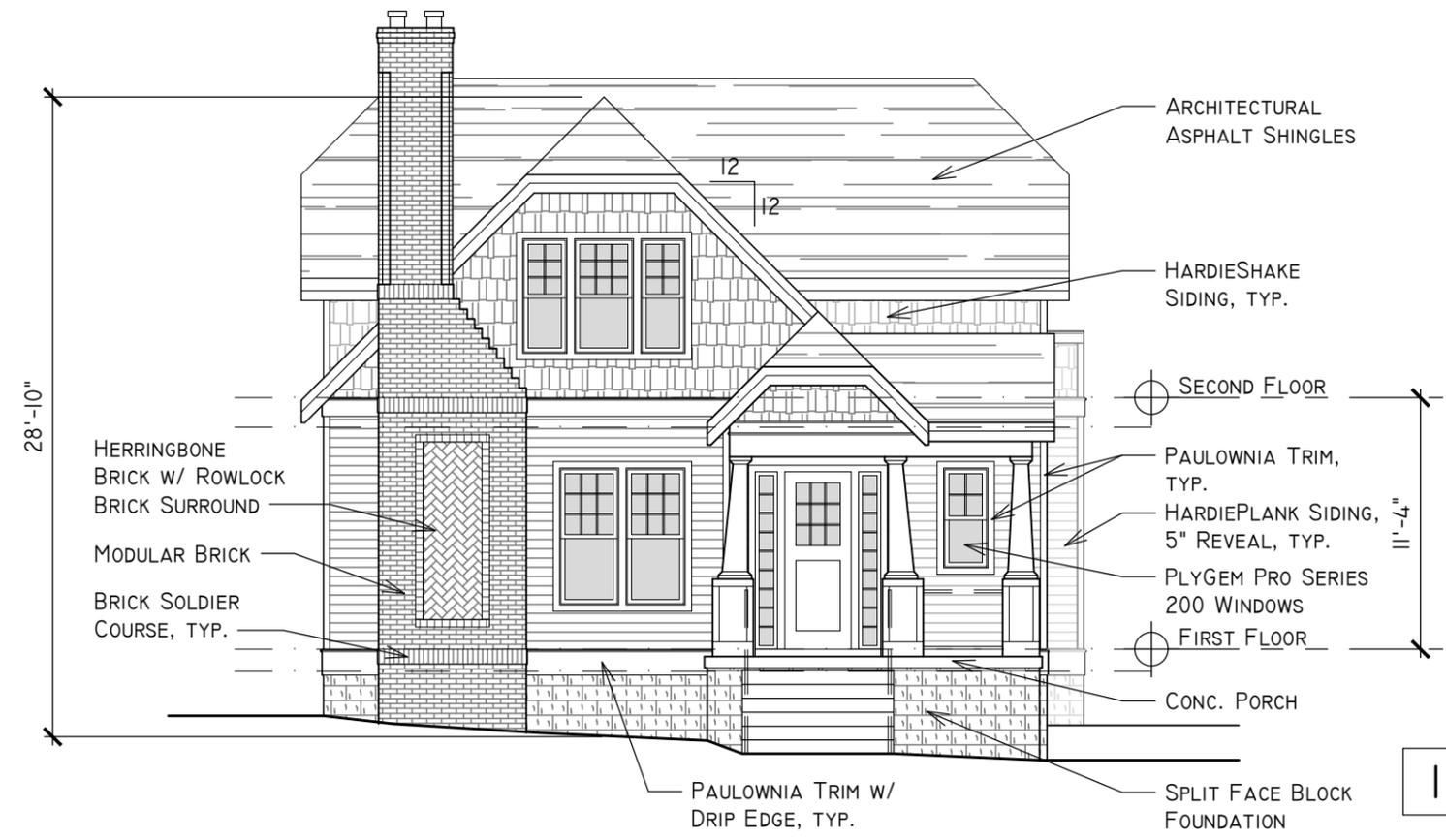
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**2 WEST ELEVATION**  
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION



**1 NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"

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EXTERIOR ELEVATIONS

04



2 EAST ELEVATION  
SCALE: 1/8"=1'-0"



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

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EXTERIOR  
ELEVATIONS

05