

JOHN COOPER  
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

**STAFF RECOMMENDATION**

**198 Manchester Avenue**

**January 20, 2021**

**Application:** Setback determination

**District:** Eastwood Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Base Zoning:** R6

**Map and Parcel Number:** 08306013900

**Applicant:** Jenny Morant

**Project Lead:** Paul Hoffman; [paul.hoffman@nashville.gov](mailto:paul.hoffman@nashville.gov)

**Description of Project:** The applicant proposes to install a ventless fireplace on the north side of the house which will intrude into the setback area ten and a half inches (10 ½”).

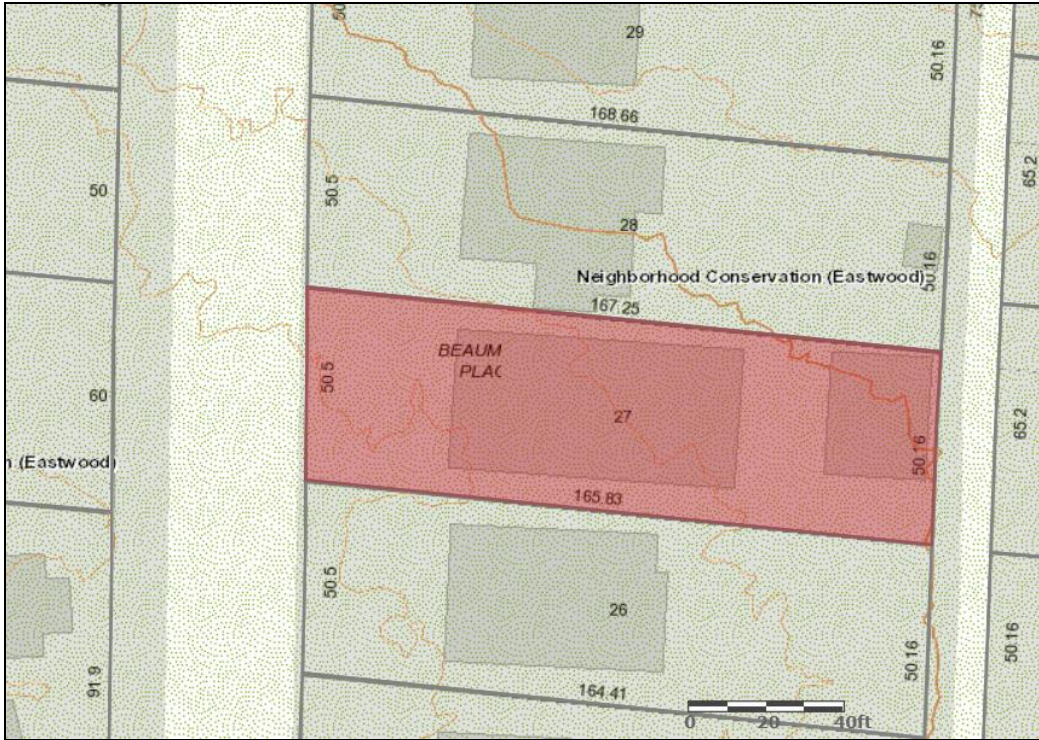
**Recommendation Summary:** Staff recommends approval of the setback determination, finding that the project meets section II.B of the Eastwood Neighborhood Conservation Zoning Overlay design guidelines for new construction.

**Attachments**

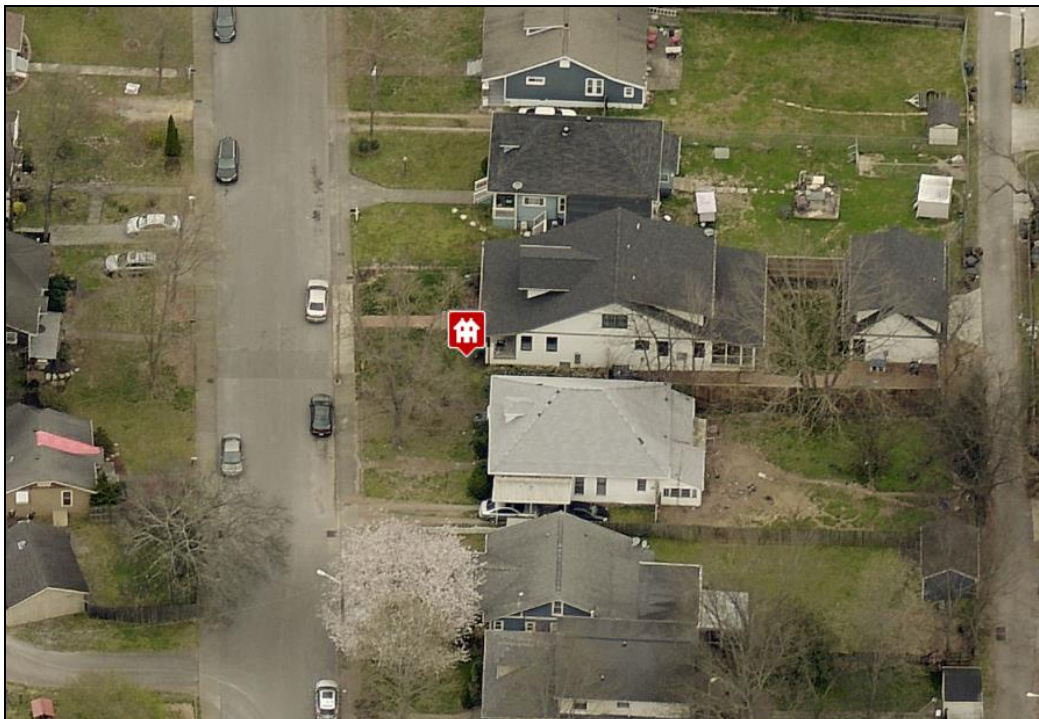
**A:** Photographs

**B:** Site Plan

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. GUIDELINES**

#### **1. NEW CONSTRUCTION**

##### **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 front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*



**Background:** 198 Manchester Avenue is a non-contributing home approved by the Commission in 2015 with a setback determination on the left side from five feet (5') to three feet, six inches (3' 6") due to a sewer easement on the opposite side of the lot.



Figure 1: 198 Manchester Avenue, built 2015.

**Analysis and Findings:**

The applicant proposes construction of a ventless fireplace similar to the example in Figure 2.

Height & Scale: The dimensions of the box are thirty-four inches wide, (34"), thirty-two inches tall (32") and sixteen and a half inches deep (16 1/2"). It will have no chimney nor foundation. Staff finds that the massing of this "bay" is small enough that it will not contrast greatly with the massing of nearby historic buildings. Staff finds the massing is appropriate and the project meets section II.B.1.a. and b.



Figure 2: Example of a similar ventless box from the manufacturer's website.



Figure 3: The fireplace is proposed on this side of the house, behind the fence.

Setback & Rhythm of Spacing:  
 The home was approved with a side setback of three feet, six inches (3' 6"). The box for the fireplace will add sixteen and a half inches (16 1/2") depth for into the setback area already approved for a desired setback of two feet, one and a half inches (2' 1 1/2") from the side property line. Metro Code Section 17.12.040 allows for chimneys within a setback area provided that there is a minimum of at least a three foot (3') setback. In this case, the addition already protrudes into the setback so a determination is needed. Due to its small size and minimal visibility, staff recommends

approval of the setback determination requested.

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

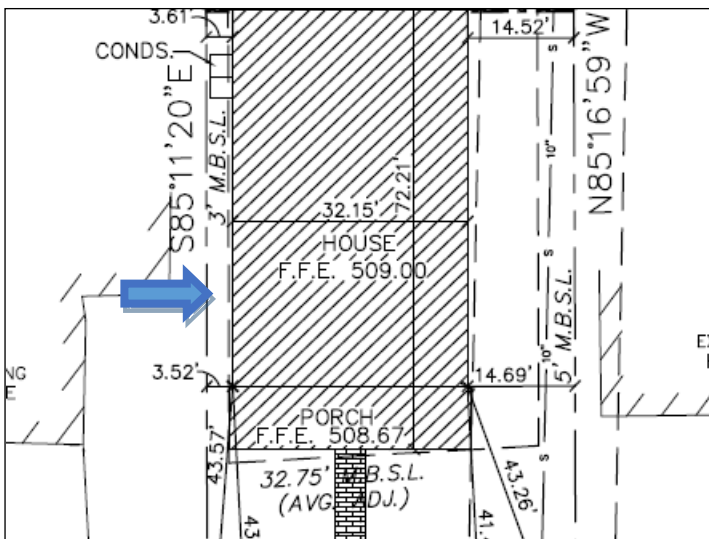


Figure 4: The proposed location indicated.

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>	None	n/a	n/a	
<b>Cladding</b>	5" fiber cement	Smooth	Yes	
<b>Roofing</b>	Architectural Shingles	Match existing	Yes	
<b>Trim</b>	Fiber cement	Smooth-faced	Yes	

**Recommendation:**

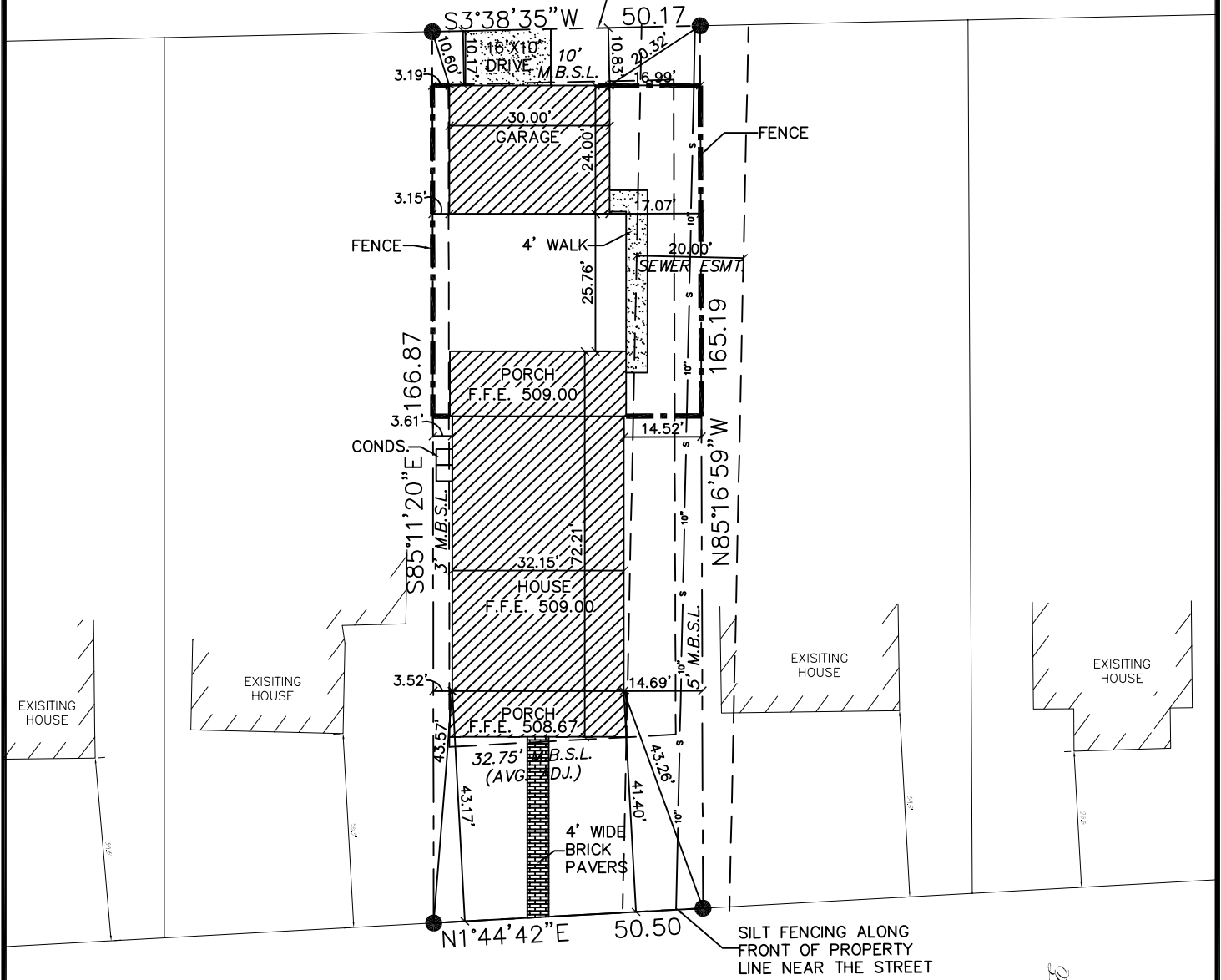
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# PLOT PLAN

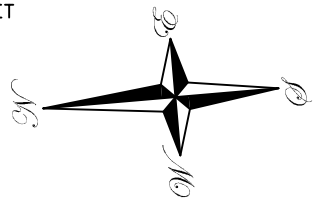
DATE: 9/17/15

**ALLEY #750  
(15' ROW)**

SILT FENCING ALONG  
PROPERTY LINE NEAR  
THE STREET



## MANCHESTER AVENUE



**SQUARE FOOTAGE SUMMARY**  
 FIRST LEVEL 1654 SQFT  
 SECOND LEVEL 1383 SQFT  
 BONUS AT GARAGE 593 SQFT  
 FRONT PORCH 267 SQFT  
 REAR PORCH 385 SQFT  
 2-CAR GARAGE 672 SQFT

**LOT COVERAGE RATIO**  
 8,350 SQFT LOT/2,978 SQFT FOOTPRINT = 36%

**MAP REFERENCE**  
 PARCEL ID FOR SUBJECT PROPERTY IS  
 08306013900 ON DAVIDSON COUNTY  
 PROPERTY MAP.

**PLAT REFERENCE**  
 Being Lot # 27 on the Plan of  
 Beaumont Place, as of record in Book  
 332, Page 38, Register's Office for  
 Davidson County, Tn.

**PROPERTY ADDRESS**  
 198 MANCHESTER AVENUE  
 NASHVILLE, DAVIDSON COUNTY  
 TENNESSEE, 37206

**OWNER INFORMATION**  
 JENNIFER MORANT  
 213 SCOTT AVENUE  
 NASHVILLE, DAVIDSON COUNTY  
 TENNESSEE, 37206

**NOTE!!**  
 DIMENSIONS FOR FOOTPRINT ARE  
 TO OUTSIDE FACE OF BLOCK.

SCALE: 1" = 30'

DRAWN: R.B.S.  
 APPROVED: \_\_\_\_\_