



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

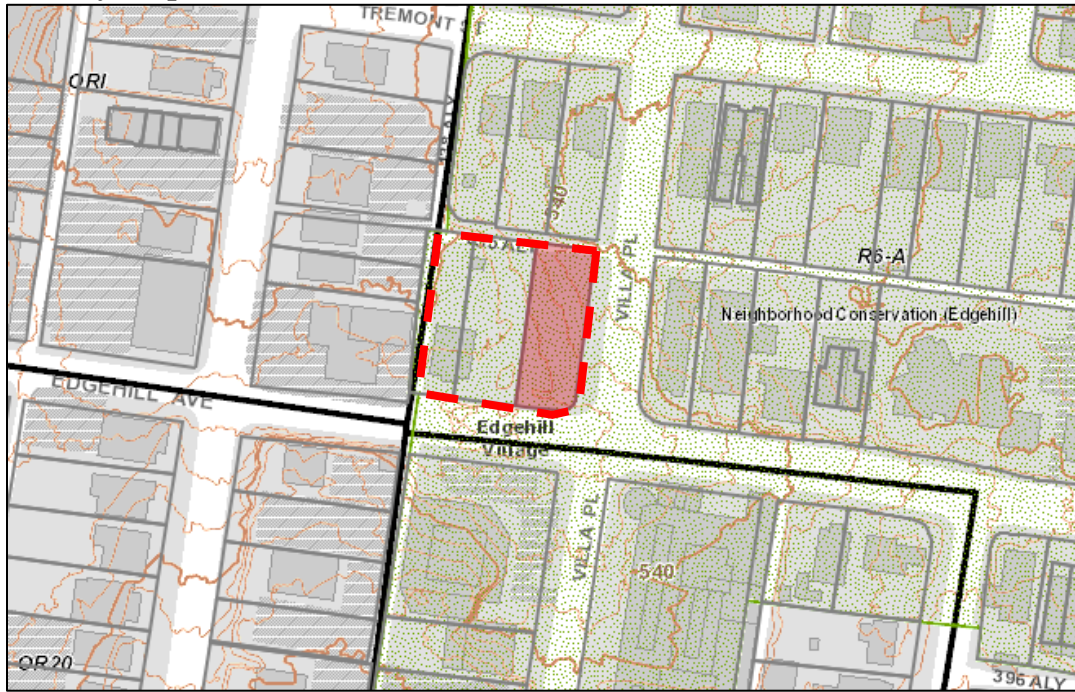
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970

**STAFF RECOMMENDATION**  
**1514, 1516 & 1518 Edgehill Avenue**  
**December 16, 2020**

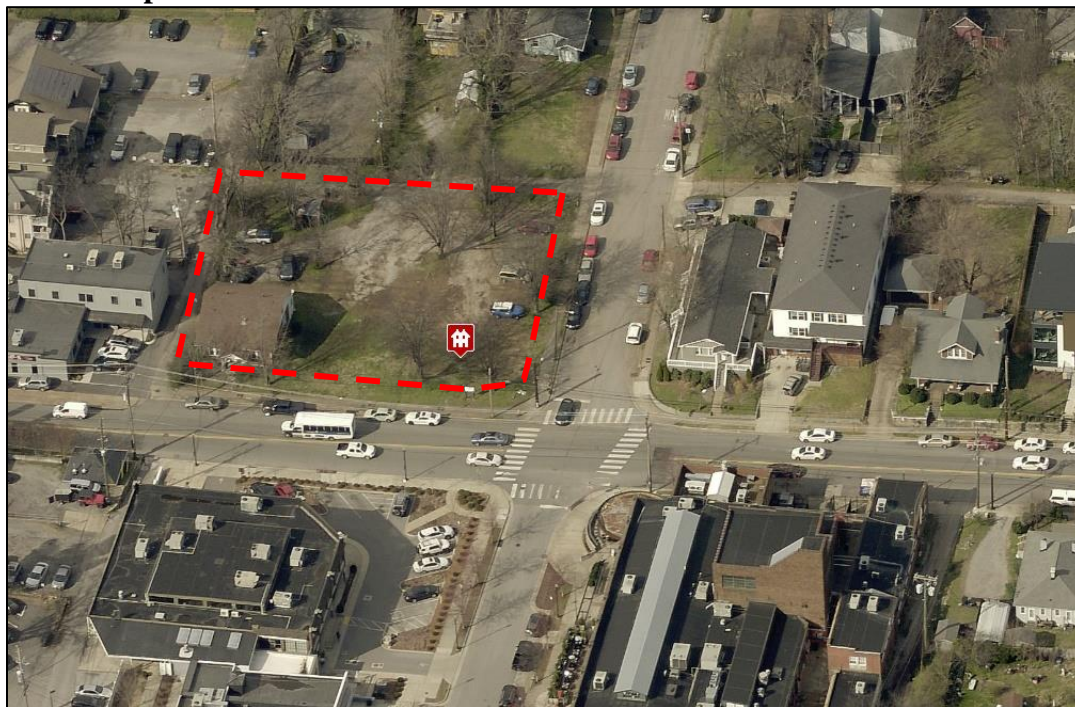
**Application:** Final SP Review—Infill  
**District:** Edgehill Neighborhood Conservation Zoning Overlay  
**Council District:** 19  
**Base Zoning:** SP  
**Map and Parcel Number:** 10501022500, 10501022600 & 10501022700  
**Applicant:** David Brawner, Pfeffer Torode Architecture  
**Project Lead:** Melissa Sajid, [Melissa.sajid@nashville.gov](mailto:Melissa.sajid@nashville.gov)

<p><b>Description of Project:</b> The applicant is for final review of the design, materials, fenestration pattern, and other details for a townhouse development at 1514, 1516, and 1518 Edgehill Avenue. MHZC approved the height, scale, massing, site plan, and roof form in a preliminary SP review in May 2019.</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 shall be 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 shall be verified by MHZC staff in the field;</li> <li>3. Staff approve the final details, dimensions and materials of the windows, doors, garage doors, roofing, porch floor and steps, and walkways prior to purchase and installation; and,</li> <li>4. Staff approve the masonry color, dimensions and texture prior to purchase and installation.</li> </ol> <p>With these conditions, staff finds that the project meets Section III of the <i>Edgehill Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III. NEW CONSTRUCTION-INFILL**

#### **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 the historic context is one and one and one-half stories with a small number of two-story buildings, primarily following the American-foursquare form.

#### **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 outbuildings (See ordinance no. 17.40.410).

*Appropriate setbacks will be determined based on:*

- *The existing setback of the contributing primary buildings and outbuildings 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 as seen historically in order to maintain the rhythm of the street. Detached infill duplexes are only appropriate as Detached Accessory Dwelling Unit, where zoning allows.

#### **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. Primary cladding should be brick, stone or stucco.
2. Appropriate secondary cladding materials include stone, brick, stucco, lap siding, board-and-batten and half-timbering. When different materials are used, it is most appropriate to have the change happen at floor lines.
  - a. Additional appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, and asphalt shingle for roofing.

- Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5” reveal.
- Shingle siding, when used as an accent material, should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7”).
- Stone, brick, concrete or stucco foundations should be of a compatible color and texture to historic foundations.
- Stone or brick foundations should be of a compatible color and texture to historic foundations.
- 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 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.
- Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate roofing materials.

*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.*

- b. 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.

## **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 are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small projecting and recessed roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear.

## **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 attached to the main body of the house. 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.
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.
4. 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. 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. 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.

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

### **J: White-Way Commercial Corner**

1. The White Way Commercial Corner consists of 1200-1207 Villa Place. New construction at this historic development is not appropriate unless to replace a building. Demolition of historic buildings should meet the design guidelines for demolition.
2. Signage and building illumination is not reviewed by the MHZC

**Background:** The proposal is for a ten-unit townhome development on three parcels located at the corner of Edgehill Avenue and Villa Place (Figure 1). Two of the parcels are currently vacant, and one parcel has an existing building. The existing building is non-contributing, and staff administratively issued a preservation permit to demolish the structure in May 2019. MHZC recommended approval of a preliminary SP in May 2019. The SP was approved by Metro Council in August 2019.



Figure 1: Two vacant parcels nearest to the intersection of Edgehill Avenue and Villa Place.

### **Analysis and Findings:**

**Height & Scale:** The height and scale of the townhouse development are consistent with the preliminary SP that MHZC recommended approval of in May 2019. The project includes a three-story building that fronts Edgehill Avenue and a two-story building that fronts Villa Place. The overall height and width of both buildings are consistent with the preliminary SP plans. Both buildings will occupy nearly the full width of their respective street frontages.

Staff finds that the project's height and scale meet Sections III.A. and III.B. of the Edgehill design guidelines.

**Setback & Rhythm of Spacing:** The overall siting of the project is consistent with the preliminary approval. The primary wall of the three-story building will be setback two feet (2') from the property line on Edgehill Avenue while the primary wall of the two-story building will be setback four feet (4') from Villa Place. Both buildings included upper-level balconies that extend to the property line.

The preliminary plan included a ten foot (10') sidewalk along both street frontages whereas the final plan shows an eight foot (8') sidewalk along Edgehill Avenue and a five foot (5') along Villa Place, per Public Works.

Staff finds that the proposed setbacks are consistent with the preliminary approval and are appropriate for the site given the context which includes non-single-family structures located directly behind the sidewalk (i.e. White Way).

Staff finds that the project’s setback and rhythm of spacing meet Section III.C. of the Edgehill 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>	Brick	Needs final approval	Yes	Yes
<b>Cladding</b>	Brick	Needs final approval	Yes	Yes
<b>Secondary Cladding</b>	Fiber cement panels	Smooth	Yes	
<b>Roofing</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Trim</b>	Fiber cement trim	Smooth	Yes	
<b>Front Porch floor/steps</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Front Porch Posts</b>	Brick and cast stone	Needs final review	Yes	Yes
<b>Balconies</b>	Steel or aluminum	N/A	N/A	
<b>Garage doors</b>	Wood	Needs final approval	Yes	Yes
<b>Windows</b>	Multi-light clad wood or fiberglass	Needs final approval	Yes	Yes
<b>Principle Entrance</b>	Half-light with transom; clad wood or fiberglass	Needs final approval	Yes	Yes
<b>Rear doors</b>	Half-light with transom; clad wood or fiberglass	Needs final approval	Yes	Yes
<b>Driveway/parking</b>	Permeable pavers		Yes	
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	Yes

Both buildings will have a brick veneer to grade. Typically, a change of material is recommended at the foundation level. However, given the multi-family form and context

that includes non-residential buildings, staff finds that brick-to-grade can be appropriate for this site. With staff approval of the final details of the windows, doors, garage doors, roofing, porch floor and steps, walkways, and masonry samples, staff finds that the project's materials meet Section III.D. of the Edgehill design guidelines.

Roof form: The roof form of both buildings is the same as was approved by MHZC for the preliminary SP. Both buildings will have a flat roof with a parapet wall. This roof type is represented in the immediate historic context.

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

Orientation: The proposal includes four units facing Edgehill Avenue and six units facing Villa Place. Each unit will have a stoop that connects to the public sidewalk. Staff finds the proposal to meet Section III.F for orientation.

Proportion and Rhythm of Openings: The windows on the both buildings 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 on the front and rear elevations of both buildings. However, both buildings include side façades that do not include any window or door openings.

For the building oriented to Edgehill Avenue, both side façades are blank, and the north (or right-side) elevation of the building oriented to Villa Place is devoid of openings. Staff finds that this can be appropriate, however, in this case given the orientation of the walls in question. For the Edgehill Avenue building, one blank wall is approximately eleven feet (11') from the rear wall of the building oriented to 16<sup>th</sup> Avenue South, and the other faces a side alley and rear of an office building. For the Villa Place building, the blank wall faces the alley as well as the side of a non-contributing building at 1100 Villa Place. Staff finds that the lack of windows on these façades can be appropriate in this case given the context.

Staff finds the project's proportion and rhythm of openings meet Section III.G. of the Edgehill design guidelines.

Appurtenances & Utilities: The mechanical units will be located on the top of the roof and will be screened by the parapet walls. The trash and recycling area will be located interior to the site and accessed via the alleys. Parking for the units oriented to Edgehill Avenue will be via attached garages at the rear of the units, and the units oriented to Villa Place will be served by pull-in parking from the rear alleys, which will be widened as part of the SP. Staff finds the project's appurtenances and utilities to meet Section III.I. of the Edgehill 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 shall be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of the windows, doors, garage doors, roofing, porch floor and steps, and walkways prior to purchase and installation; and,
4. Staff approve the masonry color, dimensions and texture prior to purchase and installation.

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

# EDGEHILL VILLAGE TOWNHOMES

MHZC PERMIT SET  
11/30/2020

## BUILDING DATA

LOCATION: NORTHWEST CORNER OF EDGEHILL DRIVE AND VILLA PLACE NASHVILLE, TN 37130

DESCRIPTION: NEW CONSTRUCTION - BUILDING E - 4 UNITS - TOWNHOMES - 3 LEVELS  
NEW CONSTRUCTION - BUILDING V - 6 UNITS - TOWNHOMES - 2

LEVELS

PARCEL ID and AREA: 10501022700 - 6,942 SQ FT, 10501022600 - 9,480 SQ FT and 10501022500 - 7,880 SQ FT

## APPLICABLE CODES

BUILDING CODES: 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS

## PROJECT TEAM

PFEFFER TORODE  
ARCHITECTURE  
921 B WOODLAND STREET  
NASHVILLE, TENNESSEE 37206

PROJECT MANAGER:  
DAVE BRAWNER  
615-667-0808  
david.brawner@pfeffertorode.com

## MHZC DRAWING INDEX

Sheet Number	Sheet Name
MHZC0.1	COVERSHEET
MHZC0.2	CONTEXT PLAN
MHZC0.3	SITE PLAN
MHZC0.4	SITE PLAN
MHZC1.1	FIRST FLOOR PLAN
MHZC1.2	SECOND FLOOR PLAN
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MHZC1.4	ROOF PLAN
MHZC2.1	ELEVATIONS BLDG E
MHZC2.2	ELEVATIONS BLDG V
MHZC3.1	SITE AND CONTEXT IMAGES



1 View from Intersection of Edgehill Avenue and Villa Place

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MHZC PERMIT SET

EDGEHILL VILLAGE TOWNHOMES

EDGEHILL AVENUE & VILLA PLACE  
NASHVILLE, TENNESSEE 37212

DATE

11/30/2020

COVERSHEET

MHZC0.1



1 CONTEXT PLAN  
1" = 200'-0"

MHZC PERMIT SET

EDGEHILL VILLAGE TOWNHOMES

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11/30/2020

CONTEXT PLAN

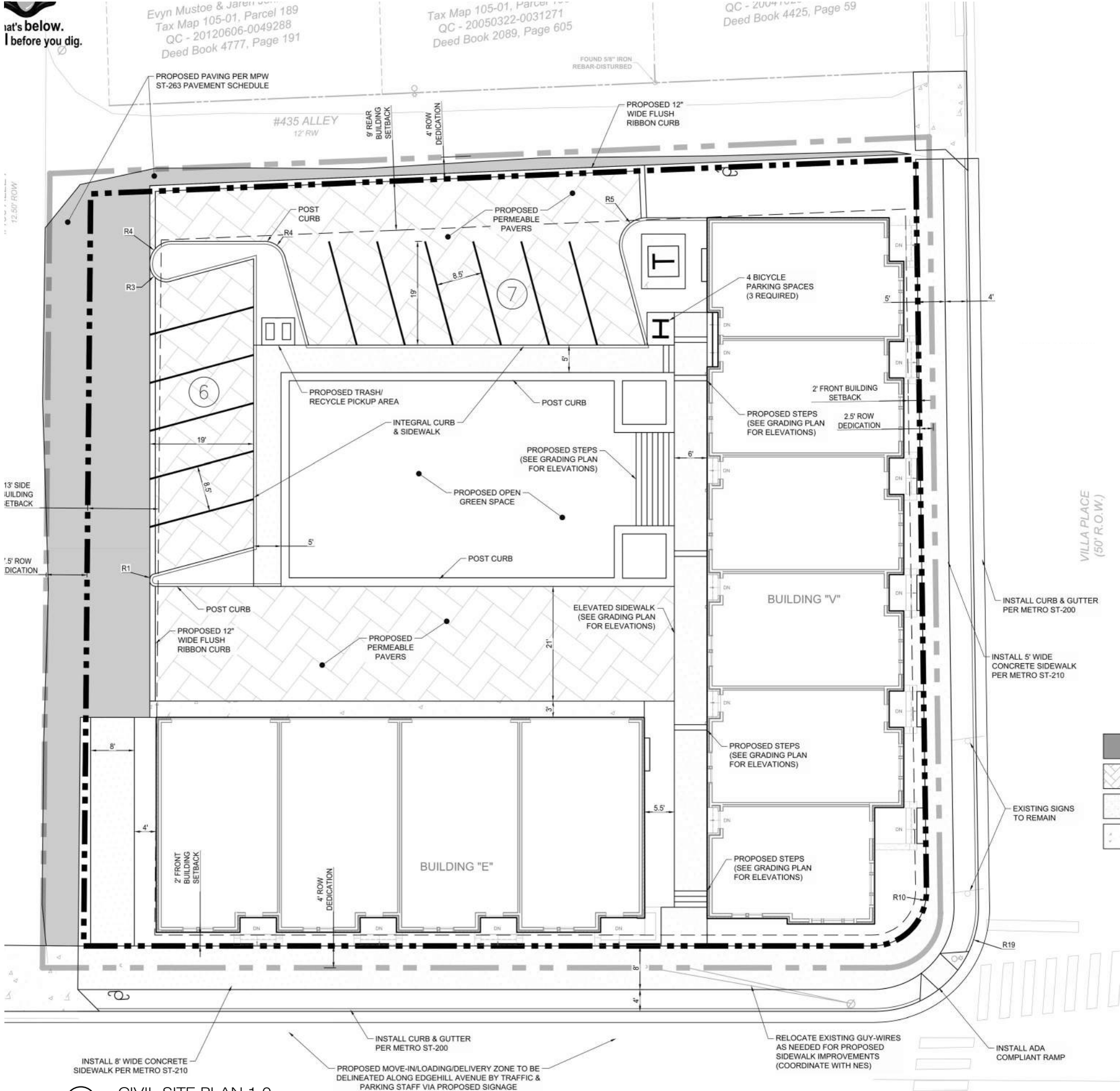
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What's below.  
Before you dig.

Evyn Mustoe & Jaren  
Tax Map 105-01, Parcel 189  
QC - 20120606-0049288  
Deed Book 4777, Page 191

Tax Map 105-01, Parcel 177  
QC - 20050322-0031271  
Deed Book 2089, Page 605

QC - 20041000  
Deed Book 4425, Page 59



**PAVING LEGEND**

	HEAVY DUTY ASPHALT
	PERVIOUS PAVERS
	SIDEWALK SECTION
	HEAVY DUTY CONCRETE

# FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERENG.COM - (615) 345-3770



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MHZC PERMIT SET

## EDGEHILL VILLAGE TOWNHOMES

EDGEHILL AVENUE & VILLA PLACE  
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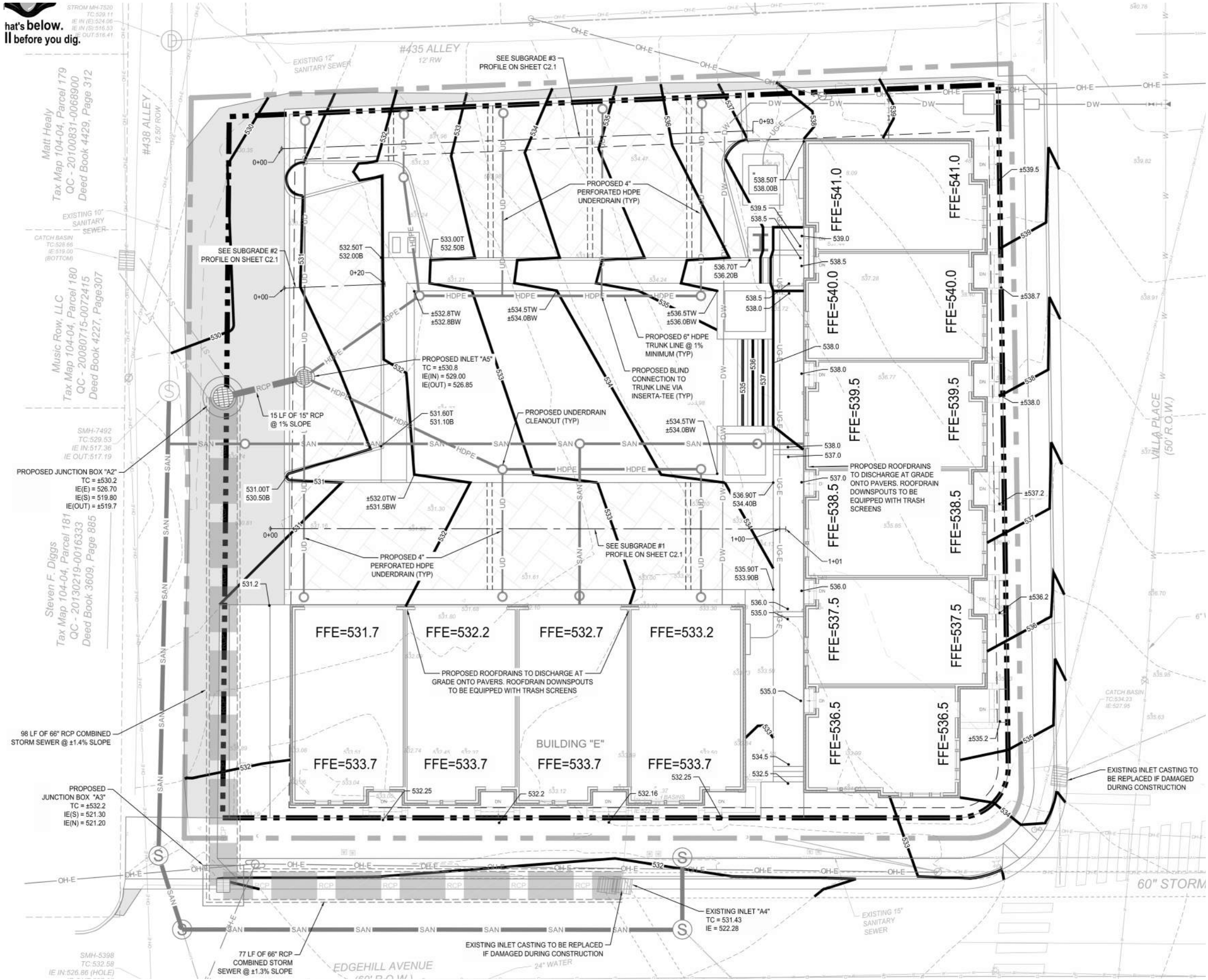
11/30/2020

SITE PLAN

MHZC0.3

1 CIVIL SITE PLAN 1.0  
1" = 20'-0"

hat's below.  
before you dig.



1 CIVIL SITE PLAN 2.0  
1" = 20'-0"

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MHZC PERMIT SET

## EDGEHILL VILLAGE TOWNHOMES

EDGEHILL AVENUE & VILLA PLACE  
NASHVILLE, TENNESSEE 37212

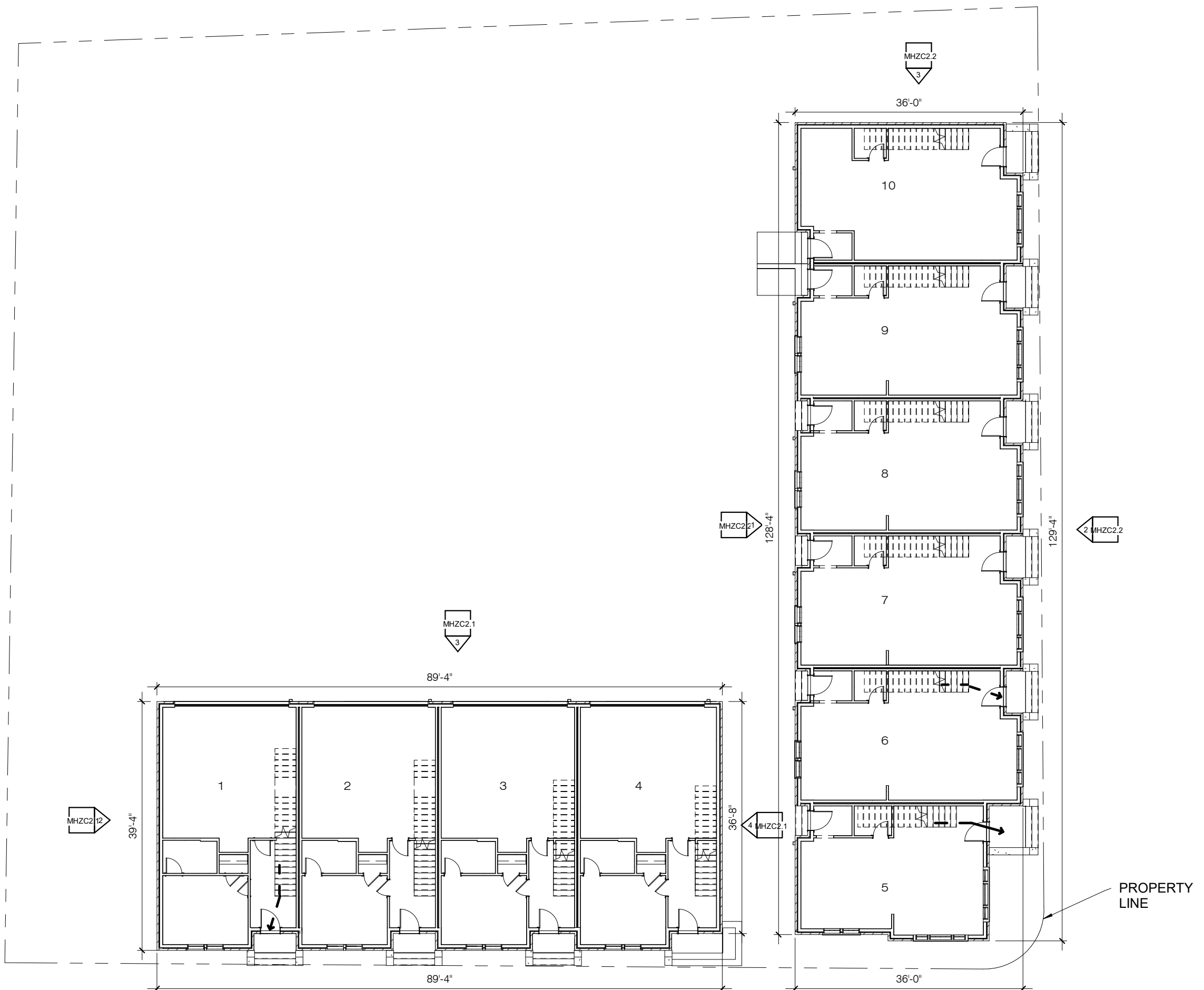
LEGEND	
DW	DOMESTIC WATER SERVICE
G	GAS SERVICE
—	SANITARY SEWER SERVICE
OH-E	OVERHEAD ELECTRIC SERVICE
OH-T	OVERHEAD TELEPHONE SERVICE
—	PERVIOUS PAVEMENT UNDERDRAIN
RD	ROOF DRAIN TRUNK LINE
—	STORM PIPE (SEE PLANS FOR MATERIAL)
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	DRIVEWAY CENTERLINE
---	PROPERTY LINE
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	CURB INLET
⊙	CATCH BASIN
⊙	NYLOPLAST DRAIN BASIN
XXX.XX	TOP OF CURB SPOT ELEVATION
XXX.XX	BOTTOM OF CURB SPOT ELEVATION
⊙	ELECTRIC/COMMUNICATION POLE
TW:XXX.XX	RETAINING WALL
BW:XXX.XX	TOP OF WALL
	FINISHED GRADE AT BOTTOM OF WALL

DATE

11/30/2020

SITE PLAN

MHZC0.4



1 LEVEL 1 PLAN  
1/16" = 1'-0"

MHZC PERMIT SET

EDGEHILL VILLAGE TOWNHOMES

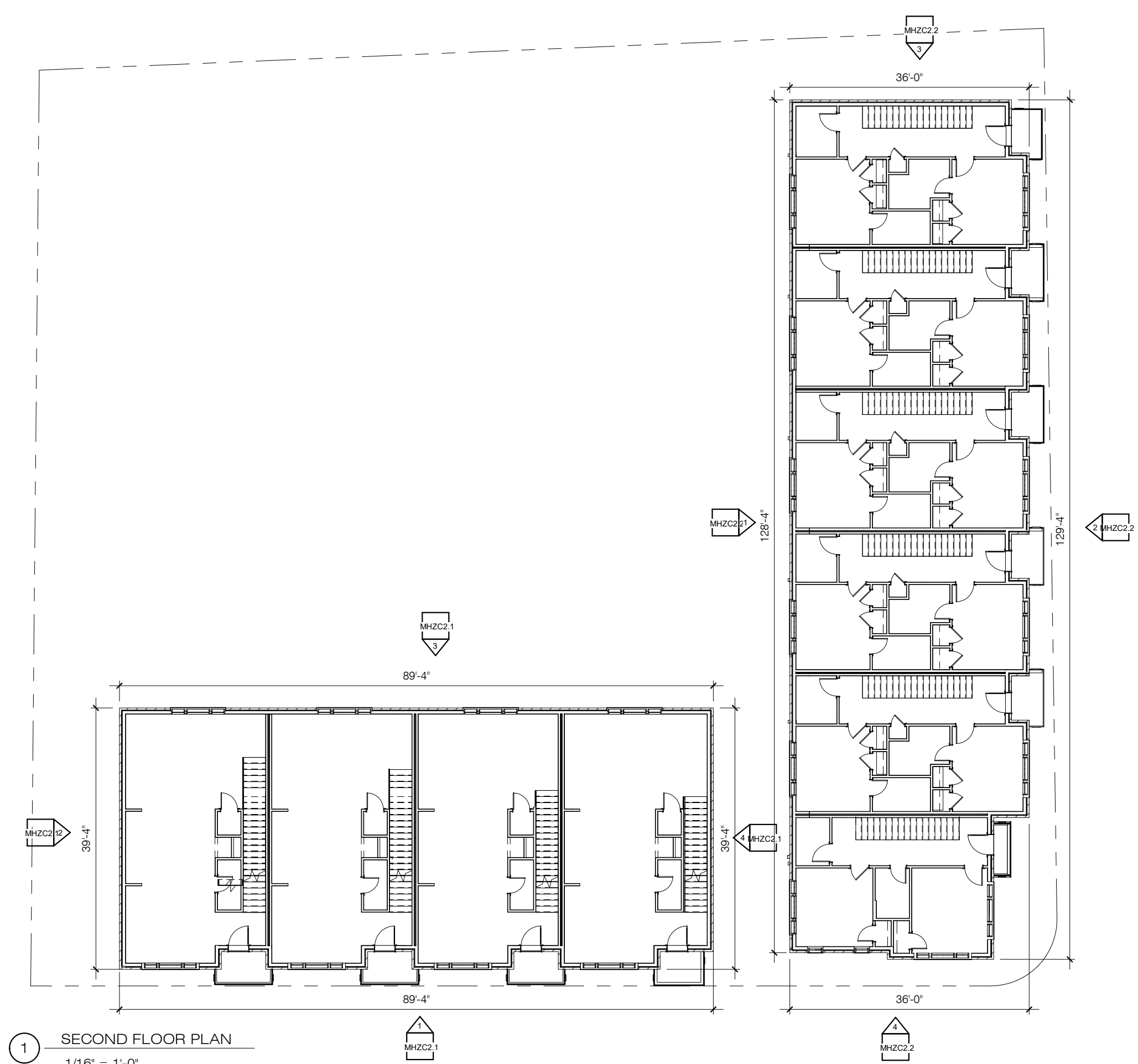
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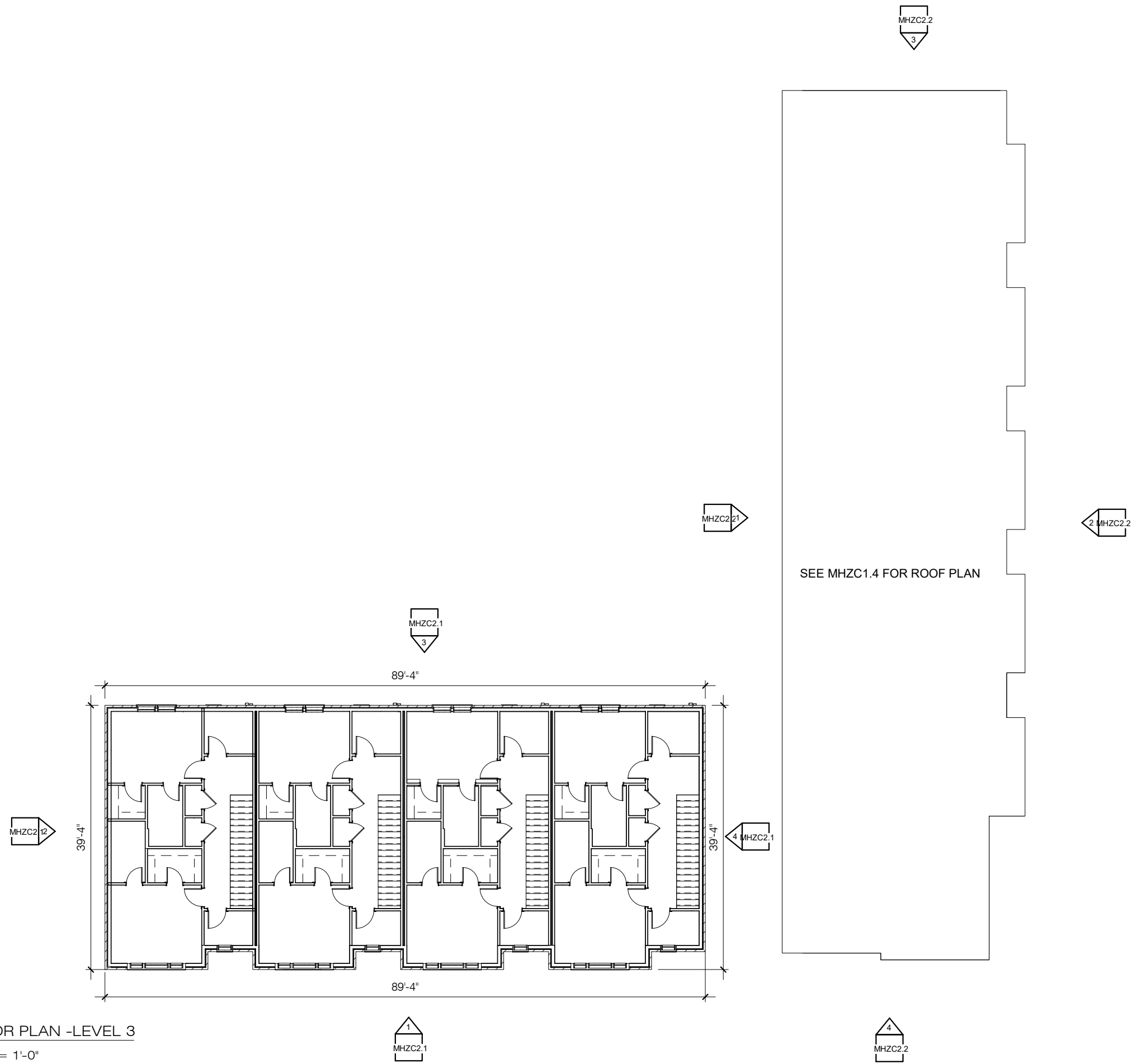
FIRST FLOOR PLAN

MHZC1.1



1 SECOND FLOOR PLAN  
1/16" = 1'-0"

1 FLOOR PLAN - LEVEL 3  
1/16" = 1'-0"



EDGEHILL VILLAGE TOWNHOMES

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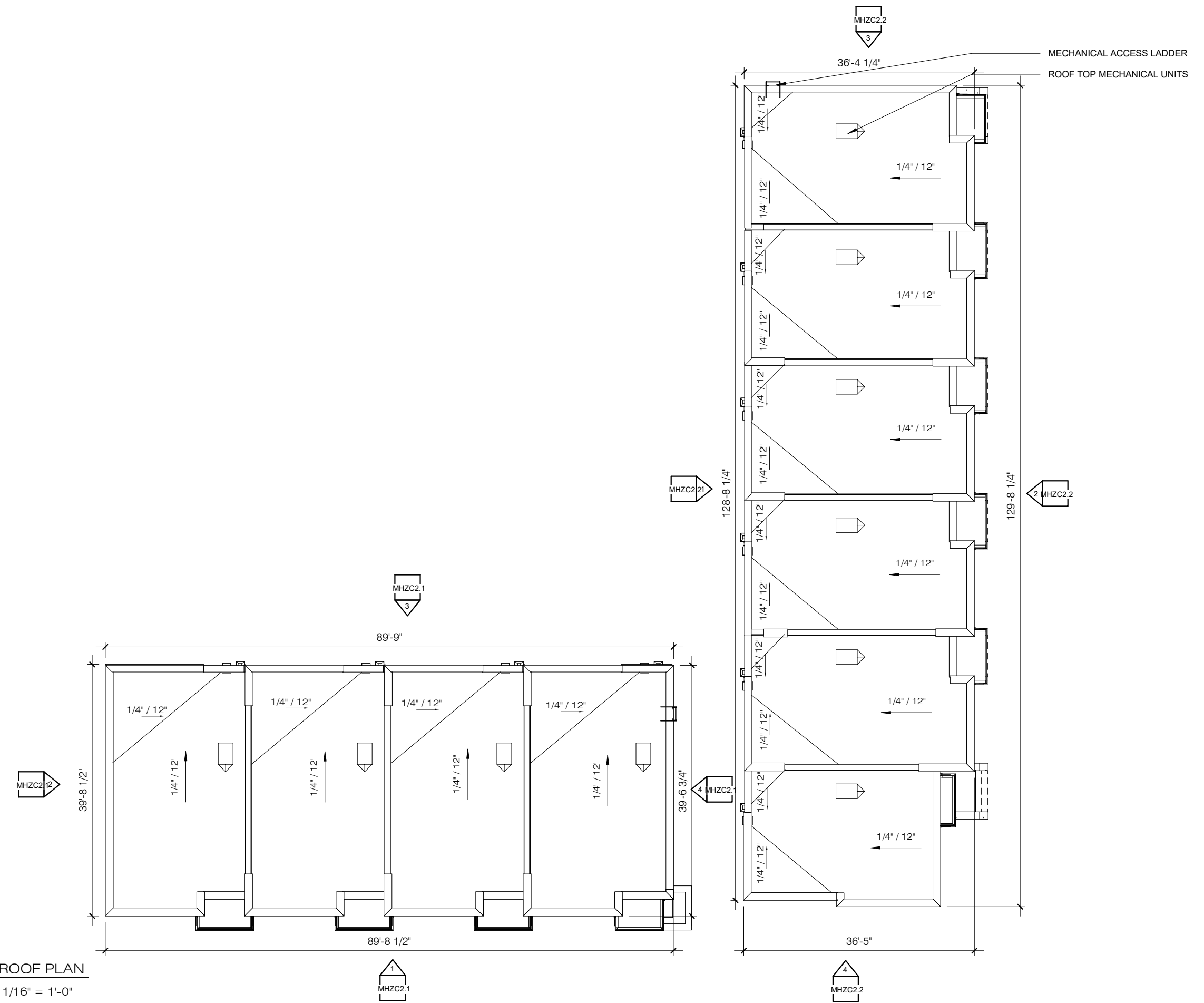
11/30/2020

THIRD FLOOR PLAN

MHZC1.3



1 ROOF PLAN  
1/16" = 1'-0"



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MHZC PERMIT SET

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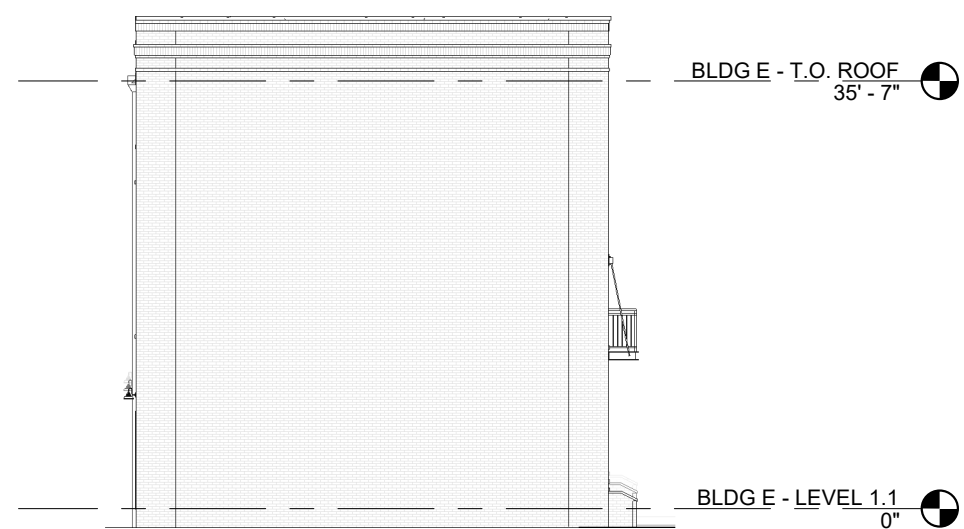
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ROOF PLAN

MHZC1.4



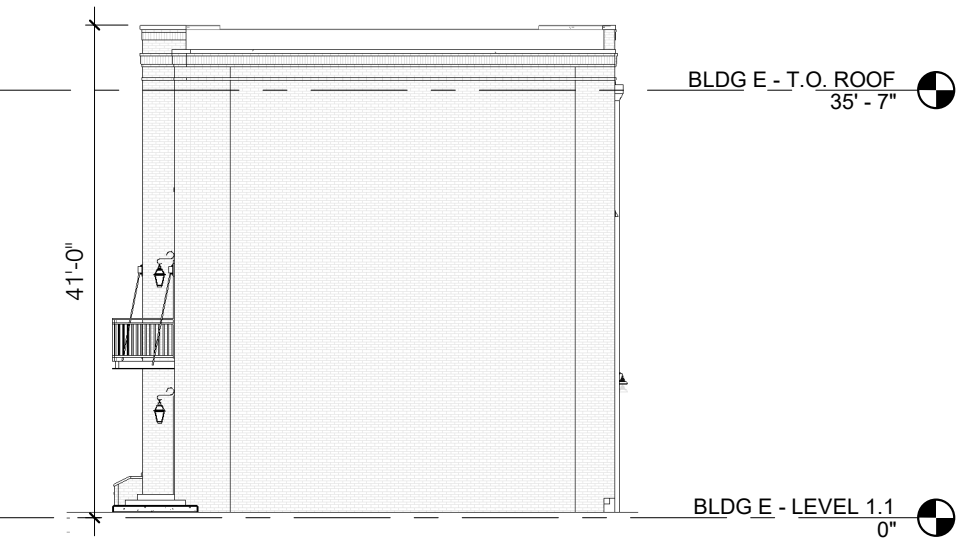
1 South Elevation -Building E  
1/16" = 1'-0"



2 West Elevation -Building E  
1/16" = 1'-0"



3 North Elevation -Building E  
1/16" = 1'-0"



4 East Elevation -Building E  
1/16" = 1'-0"

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MHZC PERMIT SET

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ELEVATIONS BLDG E

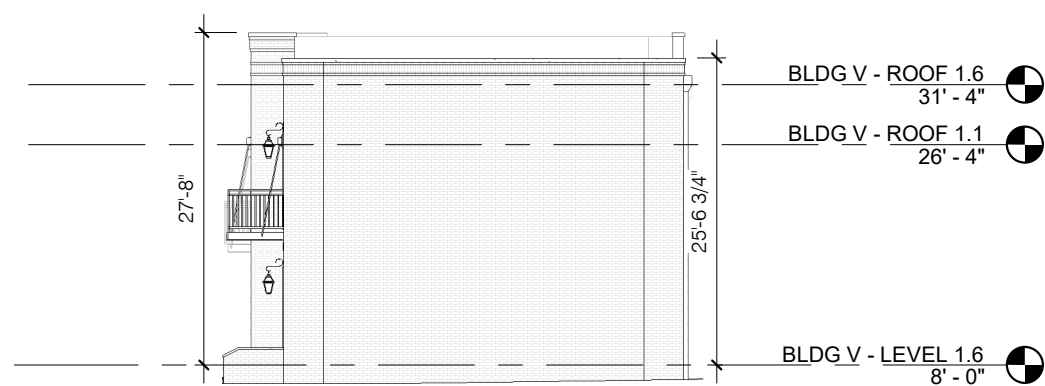
MHZC2.1



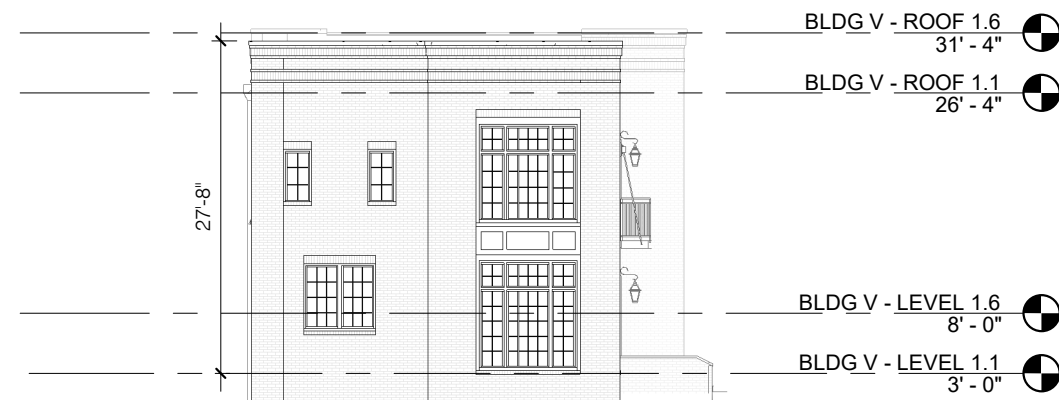
1 West Elevation - Building V  
1/16" = 1'-0"



2 East Elevation - Building V  
1/16" = 1'-0"



3 North Elevation - Building V  
1/16" = 1'-0"



4 South Elevation - Building V  
1/16" = 1'-0"

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ELEVATIONS BLDG V

MHZC2.2



View from Intersection of Edgehill Avenue and Villa Place Towards Site



Context Buildings on Edgehill Avenue



View from Site Towards Villa Place



View from Site towards Edgehill Avenue



View from Site Towards Intersection of Edgehill Avenue and Villa Place



View Towards Villa Place from Edghill Avenue

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SITE AND CONTEXT  
 IMAGES

MHZC3.1