

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

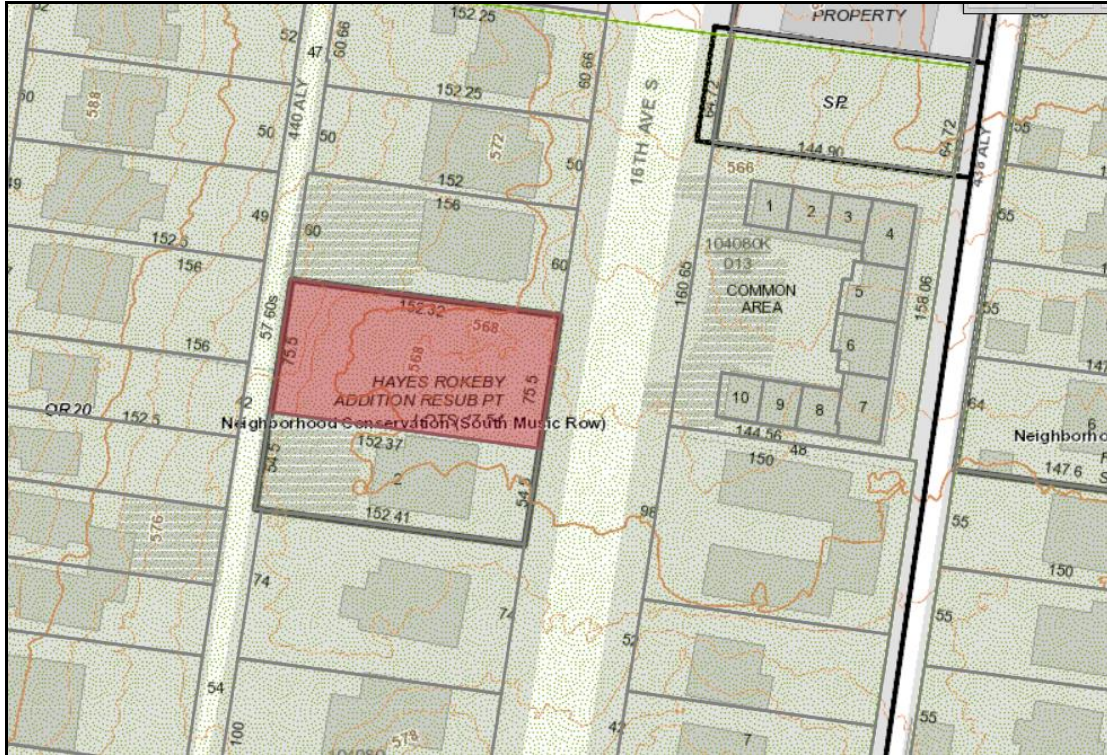
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 1511 16th Avenue South January 20, 2021

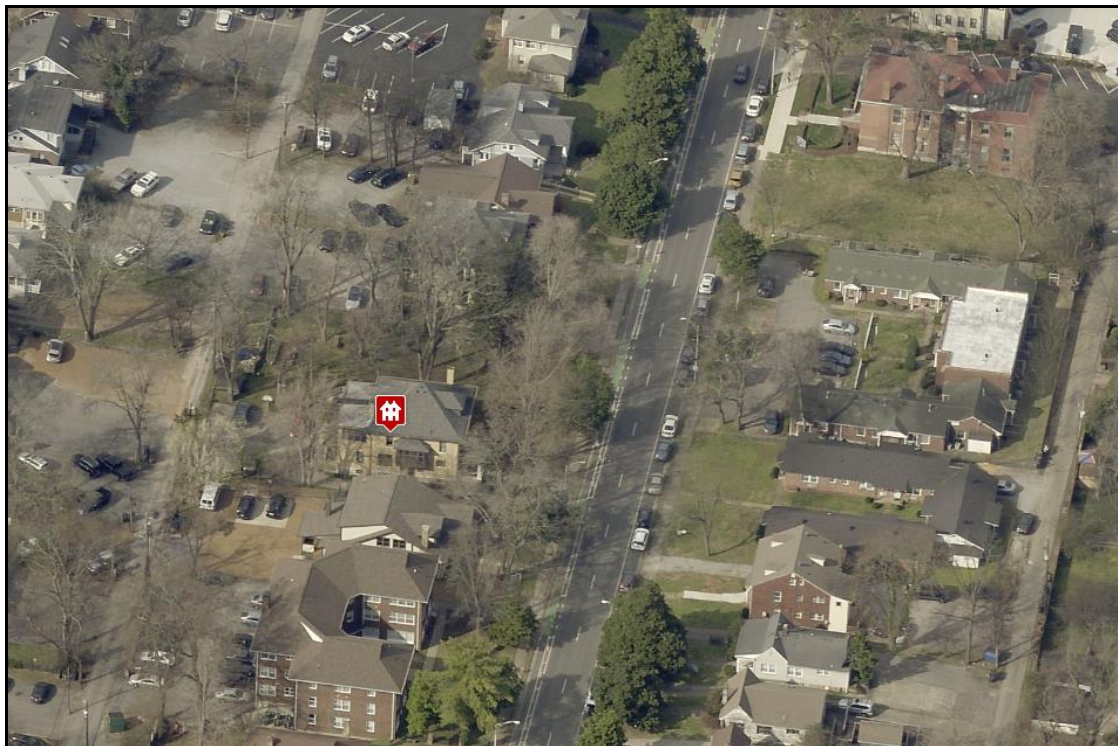
Application: New Construction—Infill
District: South Music Row Neighborhood Conservation Zoning Overlay
Council District: 19
Base Zoning: OR20
Map and Parcel Number: 10408042800
Applicant: Manuel Zeitlin
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: The request is to construct infill on a vacant lot.</p> <p>Recommendation Summary: Staff recommends of approval of the project with the following conditions:</p> <ol style="list-style-type: none">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 ridge height will not exceed the height of the two historic buildings to either side;3. The front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;4. Revised elevations shall be submitted showing a change in material at the foundation;5. Staff shall review and approve the final selections for all unknown materials prior to purchase and installation;6. Staff approve the masonry color, dimensions and texture; and7. 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 sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). <p>With these conditions, staff finds that the project meets Section II.B of the <i>South Music Row Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

B. GUIDELINES

a. Setback and Rhythm of Spacing

The setbacks for new buildings from front and side property lines shall be compatible by not contrasting greatly with those of surrounding historic buildings.

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.*

b. 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.

c. Building Shape

The shape of a new building shall be compatible by not contrasting greatly with those of surrounding historic buildings.

d. 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.

e. 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.

f. 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.

g. 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.

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.

j. Public Spaces

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.

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

Background: The property located at 1511 16th Avenue South is currently a vacant lot. A subdivision plat recorded in October 2020 created the lot, which previously served as the side yard for the historic house at 1513 16th Avenue South (Figure 1). In October 2019, the Commission approved a detached infill at this site which has since expired.



Figure 1. Historic house at 1513 16th Avenue South and location of proposed infill on the new lot located to the right of historic house.

Analysis and Findings: The request is to construct infill on a vacant lot.

Height, Scale & Building Shape: The new structure is two and a half stories with an overall height of approximately forty-two feet (42') measured from grade to ridge. The historic character of the block has a wide range of building forms including one, one and one-half, two, and two and one-half story forms. The heights of historic buildings range from approximately twenty-two to forty-three feet (22' – 43'), and according to the scaled streetscape on sheet A200 of the plans, the ridge height of the infill shall not exceed ridge height of adjacent historic buildings relative to topography (Figure 2). Staff finds that the proposed two and one-half story form to be appropriate since the site is situated between two historic foursquares.

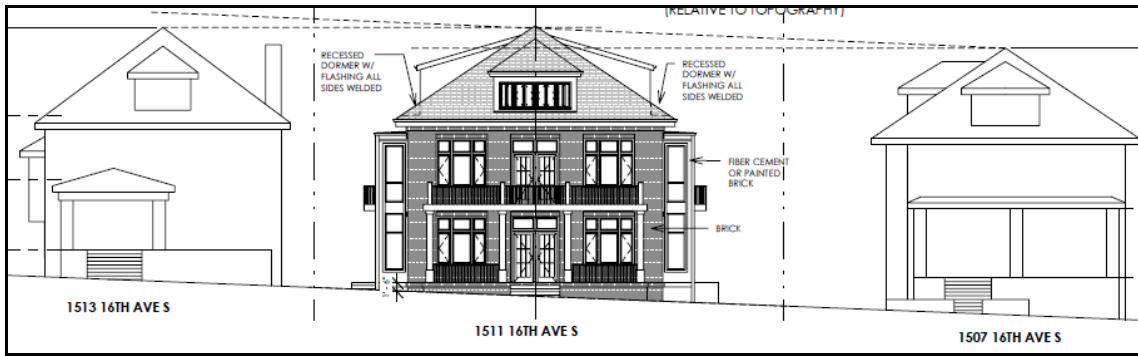


Figure 2. Streetscape including proposed infill and adjacent historic buildings.

The primary massing of the infill is forty-one feet (41') wide and the structure widens an additional five feet (5') on both sides approximately sixteen feet, seven inches (16'-7") behind the front wall of the infill.

The subject property is seventy-five feet (75') wide at the street. There are two lots nearby on 16th Avenue South that have a similar width and buildings with a residential form – 1515 and 1615 16th Avenue South. In those cases, building widths are forty feet (40') and forty-eight feet (48'). Staff finds that the proposed building width is compatible with that context and that the primary width of the proposed structure is also compatible with the historic structures on either side of the site. In addition, the design guidelines allow for side additions on wider lots such as this site. Staff finds that the wider side extensions are appropriate given the overall width of the lot, the massing of the new structure in relation to adjacent historic structures, the location of the extension approximately seventeen feet (17') back from the front wall, and the design of the wider extension, which is mainly glazing with a flat roof that sits below the eaves of the primary massing.

The project includes upper-level balconies on the side façades that project an additional two feet (2'). Staff finds that the proposed balconies can be appropriate here since they are located below the eaves and are uncovered.

The project meets Section II.B.1. b and c.

Setback & Rhythm of Spacing: The infill meets all base zoning setbacks. The front setback for the infill is approximately twenty-four feet (24') to the front porch, which is approximately halfway between the historic buildings at 1507 and 1513 16th Avenue South. The infill has a right-side setback of fifteen feet, four inches (15'-4"), a left-side setback of nine feet (9'), and a rear setback of approximately thirty feet, four inches (30'-4").

The project meets Section II.B.1.a.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Needs final approval	Yes	Yes
Cladding	Brick	Needs final approval	Yes	Yes
Secondary Cladding	Brick or fiber cement	Needs final approval	Yes	No
Roofing	Not indicated	Needs final review	TBD	Yes
Trim	Not indicated	Needs final review	TBD	Yes
Front Porch floor/steps	Not indicated	Needs final review	TBD	Yes
Front Porch Posts	Not indicated	Needs final review	TBD	Yes
Front Porch Railing	Not indicated	Needs final review	TBD	Yes
Side Balconies	Not indicated	Needs final review	TBD	Yes
Windows	Wood, insulated	Needs final approval	Unknown	Yes
Principle Entrance	Full light double door with transom	Needs final approval	Yes	Yes
Side Doors	Not indicated	Needs final review	TBD	Yes
Driveway	Not indicated	Needs final review	TBD	Yes
Walkway	Not indicated	Needs final review	TBD	Yes
Parking Pads	Not indicated	Needs final review	TBD	Yes

All known materials meet the design guidelines. The primary cladding for the infill is brick, and while not specifically indicated, it appears that the foundation may also be brick with the foundation line delineated with a soldier course. Staff would recommend that the infill not have brick to grade. The historic brick structures on either side of the site have stone foundations. Staff recommends using a foundation material other than brick to provide a visual break in materials and to be compatible with the historic context.

With the conditions that the infill have a different foundation material from the primary cladding material and that staff review the final selections for all unknown materials and

a brick sample prior to purchase and installation, staff finds that the project meets Section II.B.1.g.

Roof form: The roof is hipped at the front with a front hipped dormer, both with a 9.5/12 pitch. The front dormer sets in two feet (2') from the wall below, which meets the design guidelines. The infill is gabled at the rear with an 8/12 and incorporates shed dormers on the side façades that have a 3.5/12 pitch and are set in two feet (2') from the side walls of the primary massing. The wider two-story bays on both side façades are flat-roofed with a 0.5/12 pitch. The proposed roof forms and pitches are compatible with historic roof forms in the neighborhood. The project meets Section II.B.1.d.

Orientation: The infill is oriented to 16th Avenue South with an eight foot (8') deep, full-width front porch and walkway connecting the front porch to the public sidewalk. The project meets Section II.B.1.e.

Proportion and Rhythm of Openings: The windows on the proposed infill 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.f.

Appurtenances & Utilities: Vehicular access to the site is primarily from the alley, and surface parking is to be located in the rear yard. There is an existing curb cut on the right side of the site that will be removed.

The location of the HVAC and other utilities were not noted on the site plan. Staff asks that the HVAC be located behind the house or on either side beyond the midpoint of the house and utility meters be located on the sides or rear of the building. 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.

Recommendation Summary: Staff recommends of 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 ridge height will not exceed the height of the two historic buildings to either side;
3. The front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
4. Revised elevations shall be submitted showing a change in material at the foundation;
5. Staff shall review and approve the final selections for all unknown materials prior to purchase and installation;
6. Staff approve the masonry color, dimensions and texture; and
7. 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 sides or rear of the building.

Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section II.B of the *South Music Row Neighborhood Conservation District: Handbook and Design Guidelines*.

Context Photos



1507 16th Avenue South – contributing; located to the immediate right of site



1511 16th Avenue South – contributing; located to the immediate left of proposed in fill



From left to right: 1600 and 1602 16th Avenue South (non-contributing and contributing, respectively); located across the street from proposed in fill

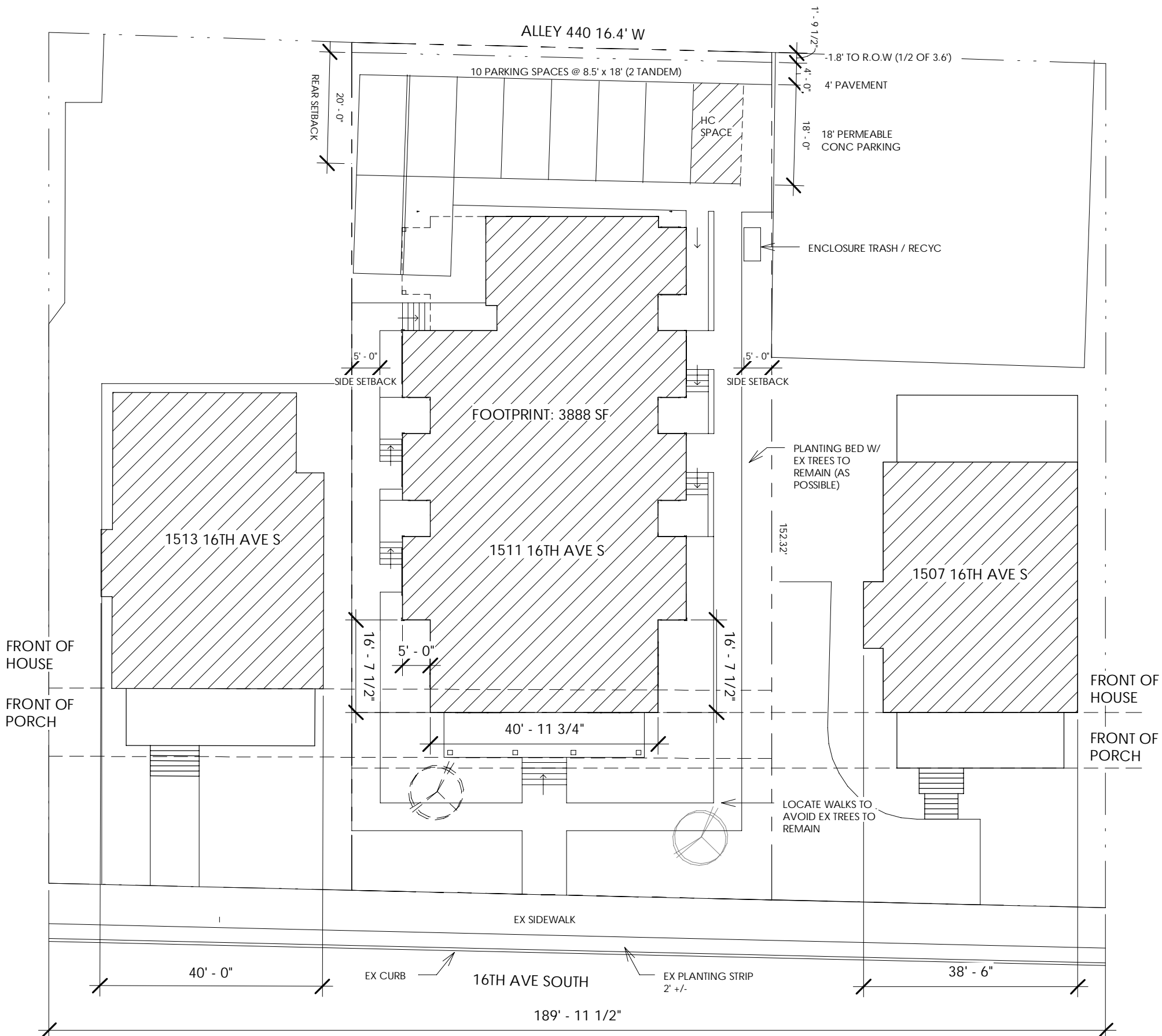


From left to right: 1605 and 1515 16th Avenue South (both contributing); located to the left of the site

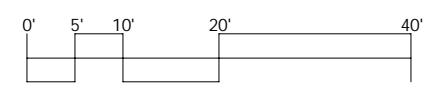


1505 16th Avenue South – contributing; located to the right of the site

ZONING OR 20
 LOT AREA = 11,500 SF = 0.264A
 0.264 X 20 = 5.20 (5 UNITS ALLOWED)
 NO MAXIMUM FAR FOR RESIDENTIAL USE



1 SITE
 1" = 20'-0"



1151 16TH AVE. SO LIVE/WORK
 RESIDENCE (5)

SITE
 HISTORIC REVISION
 -

A100

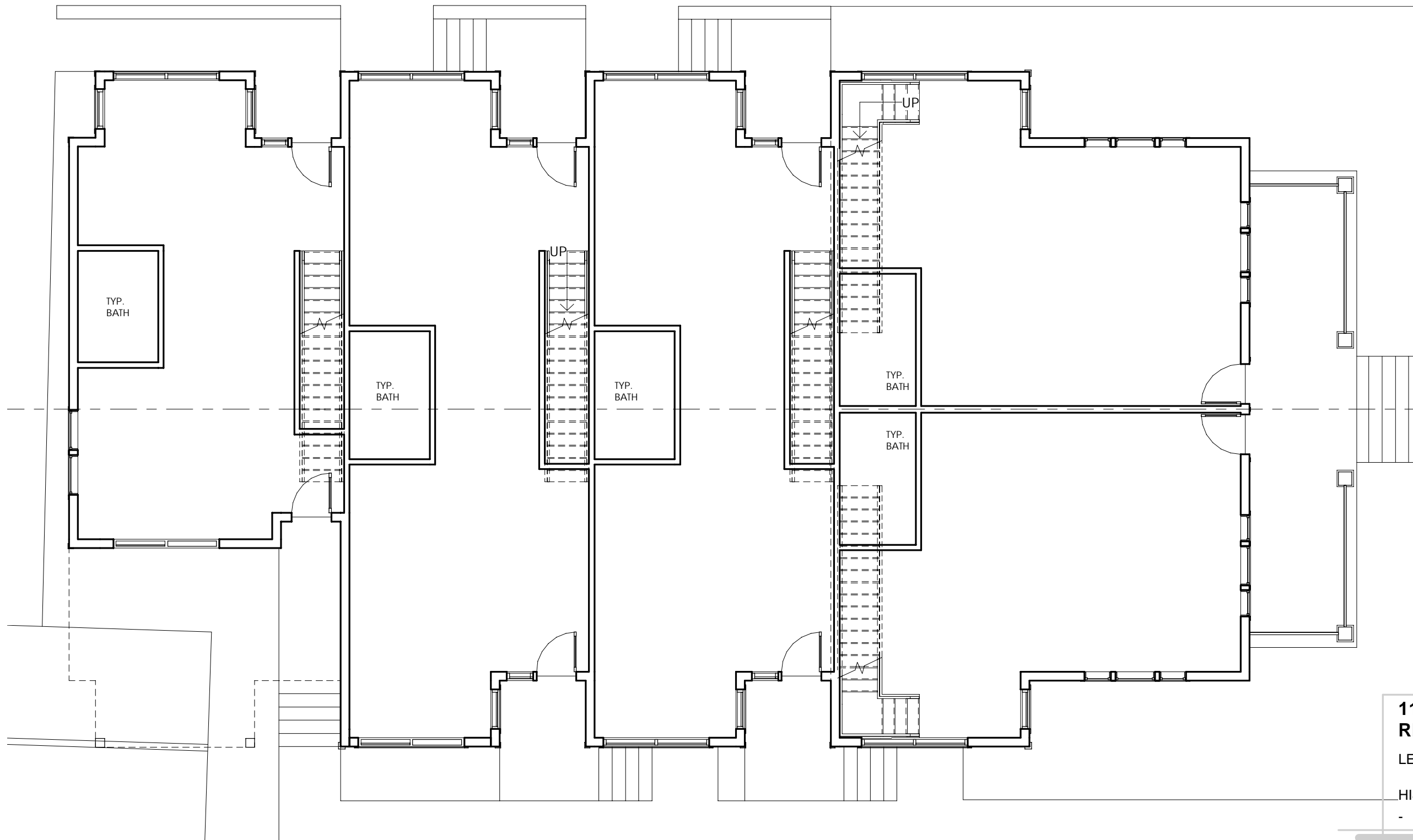
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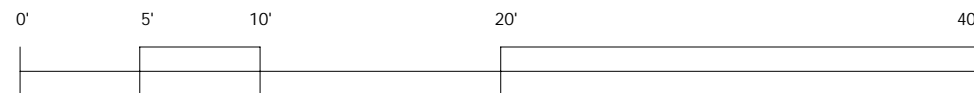


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① LEVEL 1
1/8" = 1'-0"



1151 16TH AVE. SO LIVE/WORK
RESIDENCE (5)

LEVEL 1

HISTORIC REVISION

-

A101

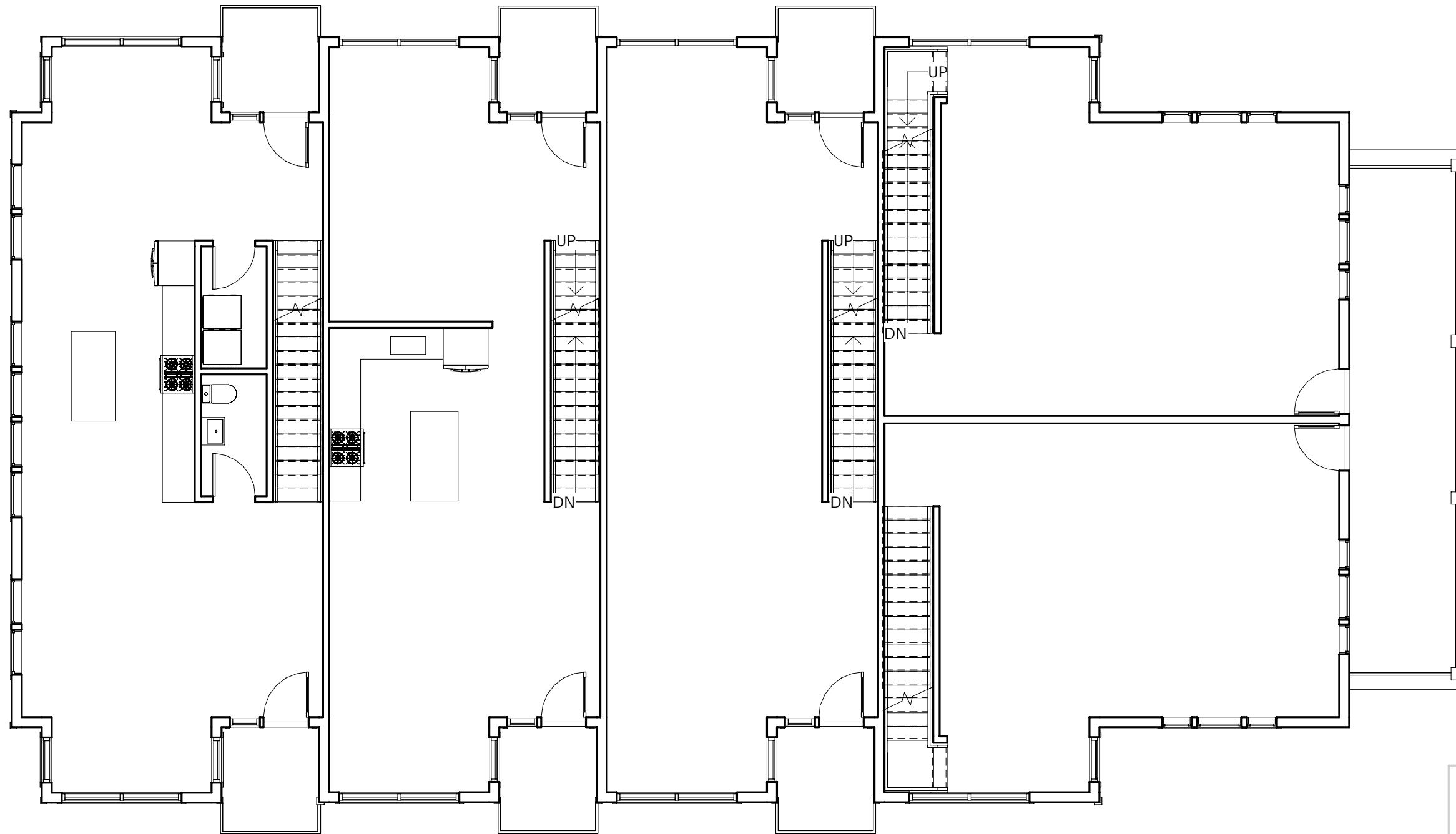
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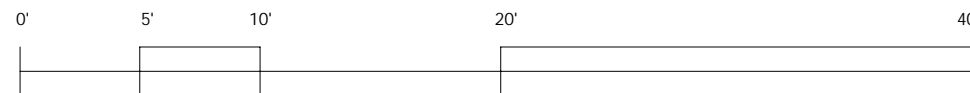


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① LEVEL 2
1/8" = 1'-0"



1151 16TH AVE. SO LIVE/WORK
RESIDENCE (5)

LEVEL 2

HISTORIC REVISION

-

A102

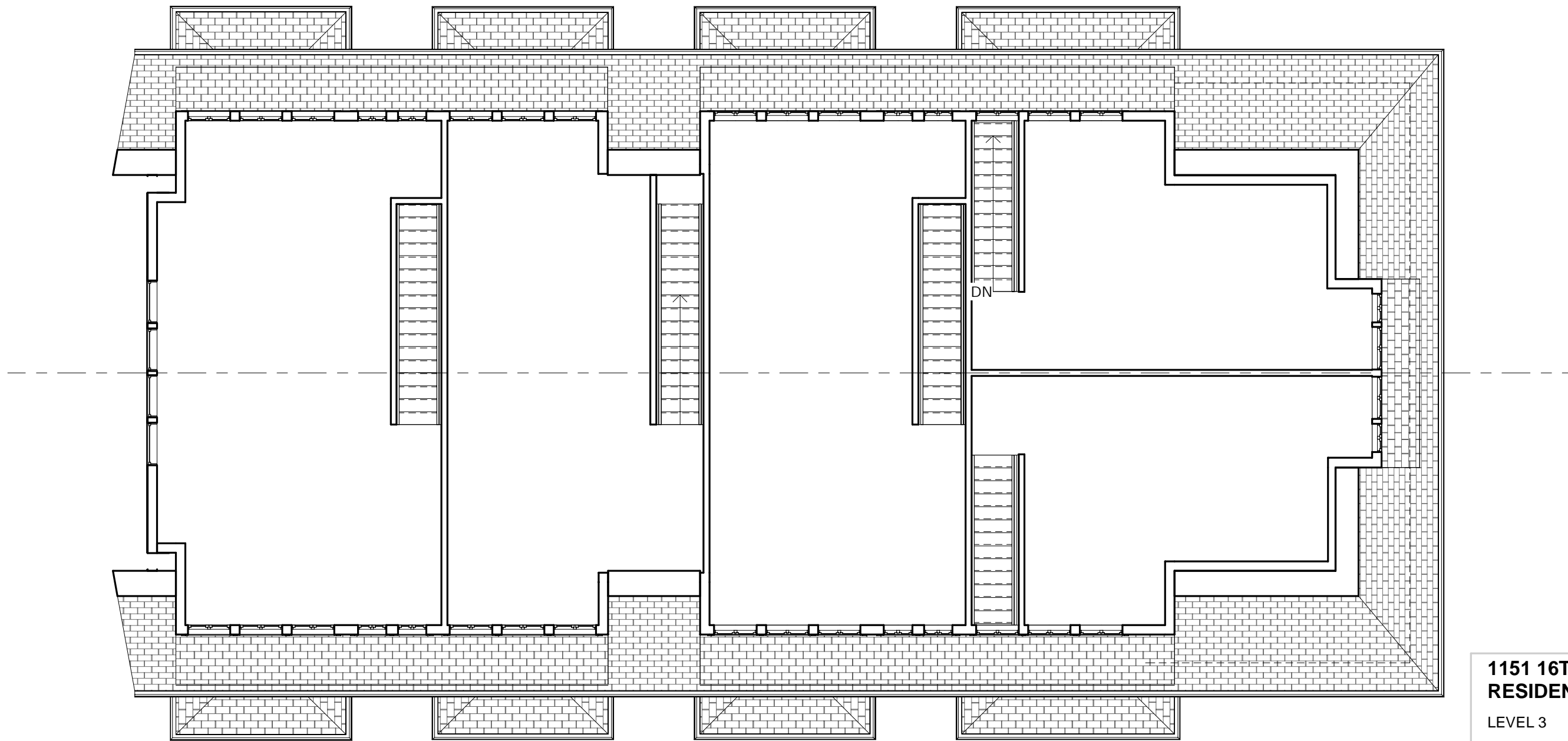
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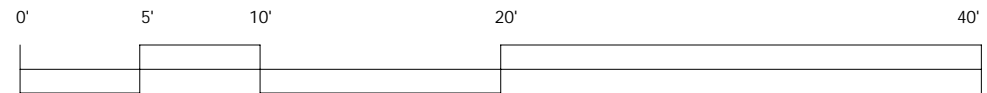


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① LEVEL 3
1/8" = 1'-0"



1151 16TH AVE. SO LIVE/WORK
RESIDENCE (5)

LEVEL 3

HISTORIC REVISION

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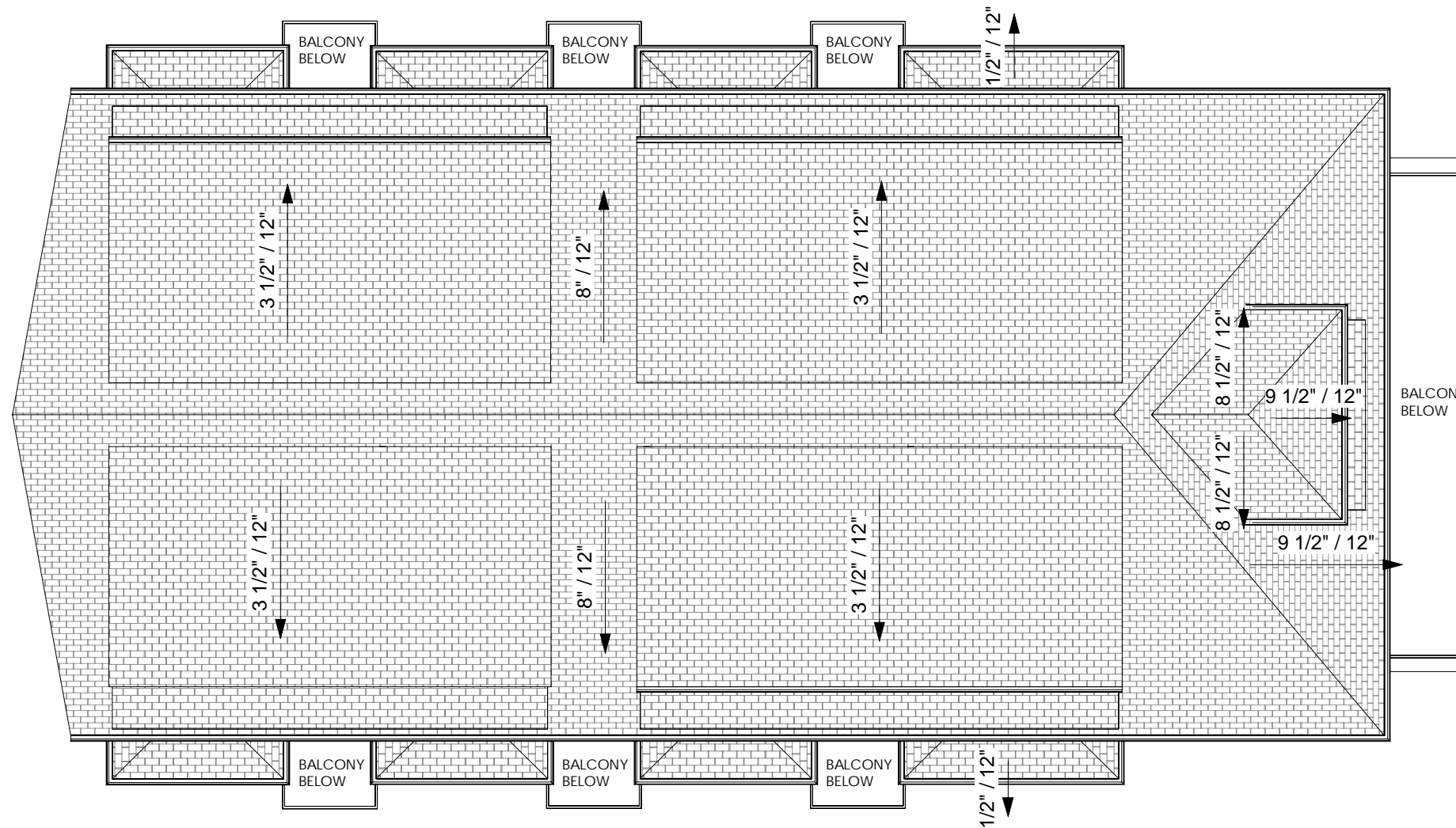
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ALLEY 440



16TH AVE SOUTH

1151 16TH AVE. SO LIVE/WORK RESIDENCE (5)

ROOF PLAN

HISTORIC REVISION

-

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A104

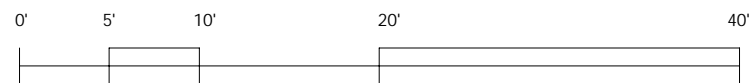
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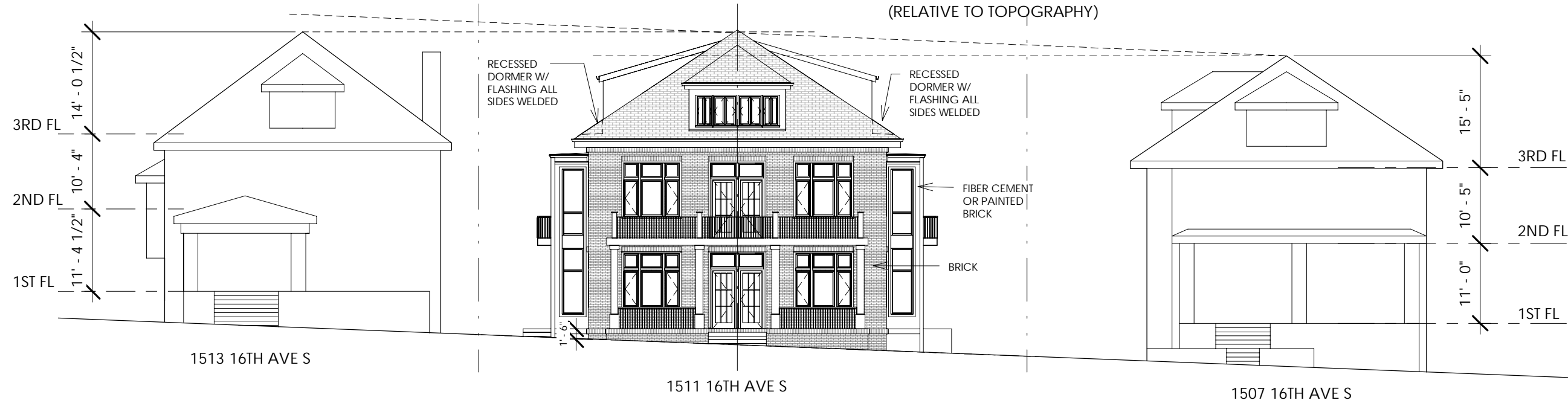
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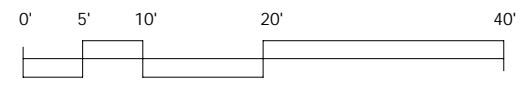
1 ROOF PLAN
3/32" = 1'-0"



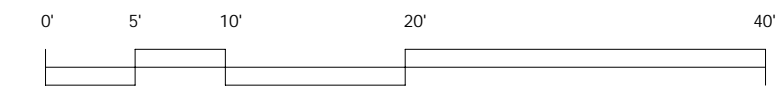
RIDGE OF PROPOSED BUILDING SHALL NOT EXCEED RIDGE HEIGHT OF ADJACENT EXISTING BUILDINGS (RELATIVE TO TOPOGRAPHY)



① East
1/16" = 1'-0"



② North
3/32" = 1'-0"



1151 16TH AVE. SO LIVE/WORK RESIDENCE (5)
ELEVATIONS
HISTORIC REVISION
- 2061

A200

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 ELEVATIONS
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A201
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① PERSPECTIVE 1

1151 16TH AVE. SO LIVE/WORK
RESIDENCE (5)

PERSPECTIVE

HISTORIC REVISION

-

A301

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