

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
945 S Douglas Avenue, Unit #17
March 17, 2021

Application: New Construction – Infill/Part II SP
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Base Zoning: SP
Map and Parcel Number: 105130289.00
Applicant: Martin Wieck, Nine12 Architects
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: This is an application for the construction of an infill structure as part of a part II historic review of an SP zoning.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The height shall be revised to be no more than two stories tall to meet the requirements of the SP;
2. The roof form be redesigned to be more aligned with historic roof forms and meet section III.E;
3. Staff shall review and approve the brick sample, roofing color, doors, garage door, porch floor and walkway material, prior to purchase and installation; and,
4. The HVAC shall be located on the rear façade, or on a side façade 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;

finding that the proposed infill meets the conditions of the part I SP approval for massing and Section III of the Waverly-Belmont Neighborhood Conservation Zoning Overlay 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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

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 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 depth 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.
 - 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 shingle, lap or panel siding.
 - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
 - 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.
 - 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.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

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. 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 roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

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 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. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. 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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. 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

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 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.
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.



Figure 1. Approved site plan. Unit #17 indicated by arrow

Background: 945 S Douglas is a large parcel at the corner of S Douglas Avenue and 10th Avenue South, in the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Until recently, a non-contributing church sat on the site. The Commission approved a part I SP for this site in December 2018, recommending approval of the site plan and general building massings to the Planning Commission. The Planning Commission approved the SP. The applicant is required to return to MHZC with elevations for final design approval of the individual units. Three street-facing units were approved at the February 17, 2021 hearing; this application is for the first of the ten interior units.

Analysis and Findings:

Form, Height & Scale: The interior units were approved by MHZC to be two and one-half stories; however, Metro Council required that the buildings not exceed two stories as part of their approval of the rezoning request. The proposed ridge height is thirty-five feet (35'), with eaves measuring nineteen feet, eight inches (19'8"), matching the form approved by the MHZC as part I of the SP. The proposed form includes a third half-story, evident through the proposed cross-gable form, multiple dormers and a third-level balcony, which does not meet the SP as approved by Council.



Figure 2. Courtyard facing elevation (south)



Figure 3. Driveway facing elevation (north)

The house is roughly twenty-seven feet (27') wide by thirty-eight feet (38') deep. This massing matches what was approved in the SP as the maximum footprint. However, on each elevation, the application includes an additional bay which projects another several feet. Except on the south elevation, these bays are cantilevered, however, even cantilevered bays are considered a part of the footprint. The Commission has commonly permitted projecting bays on additions or infill, and these are common historic features. The applicant has verified with the Planning Department that adding these bays to the approved footprint does not require a revision to the SP.

With the condition that the design is revised to not exceed two stories, staff finds that the project meets section III.A. for height, III.B. for scale and III.E for roof shape (form).

Setback & Rhythm of Spacing: The infill is entirely interior to this parcel and does not have applicable setbacks to the street/side property lines/alley. The Commission has commonly considered projections that might not be at-grade in the determination of appropriate setbacks. Each elevation includes an additional bay which projects another several feet. Except on the south elevation, these bays are cantilevered. The applicant has verified with the Planning Department that adding these bays to the approved footprint does not require a revision to the SP.

In terms of the rhythm of spacing: at the closest point, the unit is about five feet (5') away from the unit to the right as viewed from the courtyard. To the left is a walkway. This matches what was approved.

The project meets the SP approval and section III.C for setback and rhythm of spacing for new construction.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Slab	N/A	Yes	
Cladding	lap siding	Smooth, 5” reveal	Yes	
Secondary Cladding	Brick	Unknown	Yes	X
Tertiary Cladding	Hardieshake	N/A	Yes	
Bay cladding	Vertical siding	Hardie or wood	Yes	
Main Roofing	Architectural Shingles	Color unknown	Yes	X
Trim	Wood	Smooth faced	Yes	
Front Porch floor	Unknown	Unknown	Unknown	X
Front Porch Posts/Railing	Wood	Smooth wood	Yes	
Windows	Aluminum- clad wood	Marvin Elevate	Yes	
Principle Entrance	Single light door with sidelight	Needs final approval	Yes	X
Side/rear doors	Unknown	Unknown	Unknown	X
Garage door	Unknown	Unknown	Unknown	X
Walkway	Not indicated	Needs final approval	Unknown	X

The windows are labelled as “Marvin Elevate or similar”. Marvin Elevate are approved windows, if another window is used, it must be approved by staff. Otherwise, with final staff approval of a brick sample, roofing color, doors, garage door, porch floor and walkway material, prior to purchase and installation, the materials meet section III.D. for new construction-materials.

Roof Shape: The applicant was encouraged to use multiple roof forms across the development to create variety and avoid a homogenous streetscape; however, this is one of the interior buildings that does not directly relate to the streetscape. The approved form showed the half story as being primarily roofing with a dormer but what is proposed is a cross gable, with multiple dormers and a small third level balcony. A mix of a cross gable with dormers is not a historic roof form and balconies are typically not found on the

third level. Staff recommends removal of the third story and a revision of the roof form to meet the requirements of the SP and the design guidelines.

Staff finds that the proposal does not meet section III.E for roof shape.

Orientation: The infill faces the interior courtyard, with the rear opening onto the driveway interior to the site. There is a walkway from the courtyard-facing door. The house has a wrap-around porch that is fifteen feet (15') deep. These details match the approved SP.

The project meets section III.F for new construction-orientation.

Proportion and Rhythm of Openings: The windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The



dormers have more squared windows, which staff finds to be appropriate in that location. There is one horizontal window on the east elevation, which staff finds to be appropriate as an accent window. 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 III.G. for new construction-proportion and rhythm of openings.

Figure 4. East elevation



Figure 5. North side elevation, facing private drive

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, and that utility meters 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 III.I. for new construction-utilities and III.J. for new construction-public spaces.

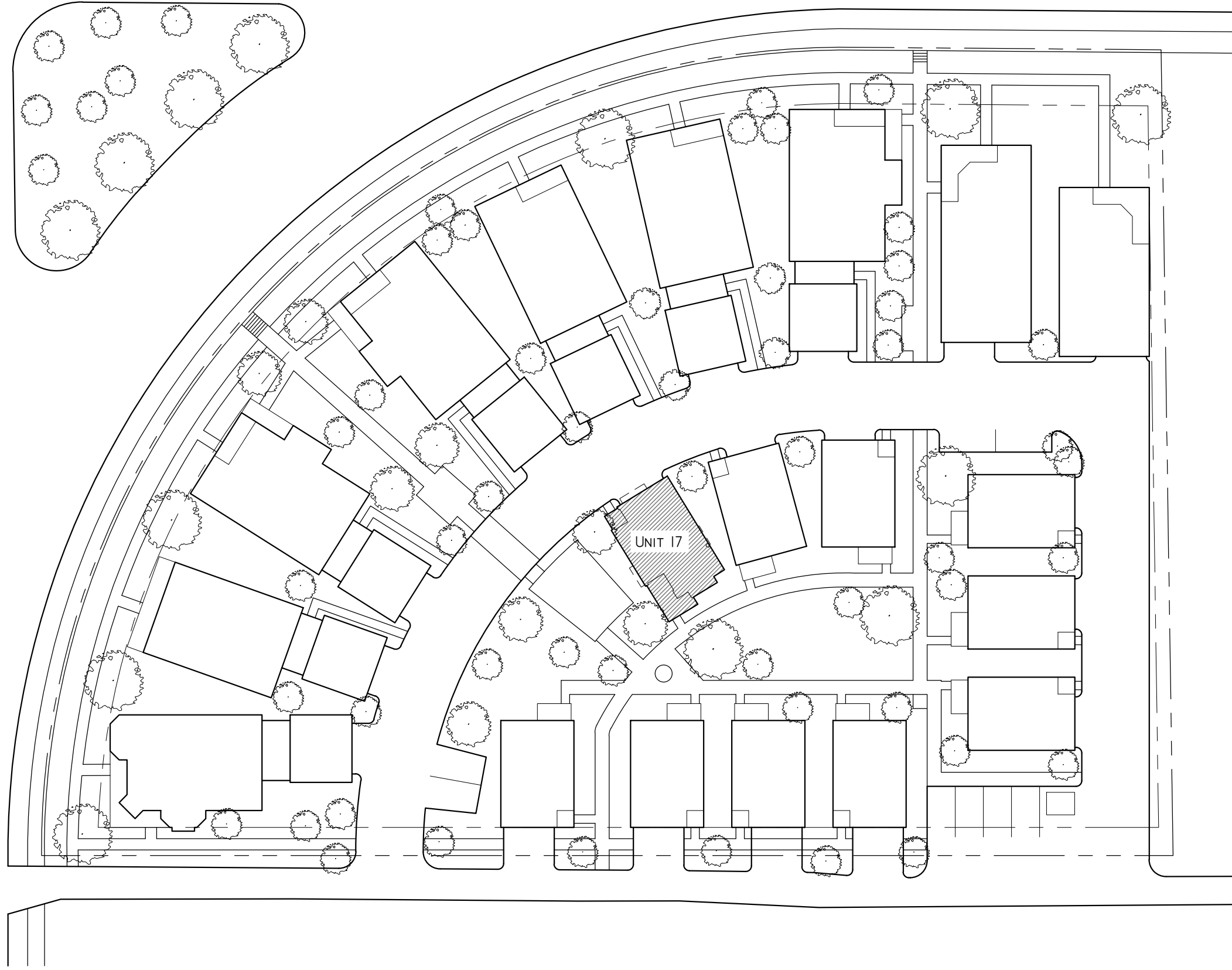
Outbuildings: As per the approved SP, all nineteen (19) of the houses in this project will include an attached garage accessed from a rear private drive. The interior units have garages that are incorporated into the main massing of the structure. The application shows one large garage door to service the two-bay garage, which staff finds to be appropriate to this location, interior to the site.

Staff finds that the proposed attached garage is consistent with the massing and site plan of the approved SP.

Recommendation: Staff recommends approval with the following conditions:

1. The height shall be revised to be no more than two stories tall to meet the requirements of the SP;
2. The roof form be redesigned to be more aligned with historic roof forms and meet section III.E;
3. Staff shall review and approve the brick sample, roofing color, doors, garage door, porch floor and walkway material, prior to purchase and installation; and,
4. The HVAC shall be located on the rear façade, or on a side façade 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;

finding that the proposed infill meets the conditions of the part I SP approval for massing and Section III of the Waverly-Belmont Neighborhood Conservation Zoning Overlay Design Guidelines.



NOT FOR CONSTRUCTION

NINE12 ARCHITECTS PROJECT #19172-17

INFILL CONSTRUCTION - UNIT 17 AT:
945 S DOUGLAS AVE.
 NASHVILLE, TN 37204



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 615.761.9902
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SITE PLAN

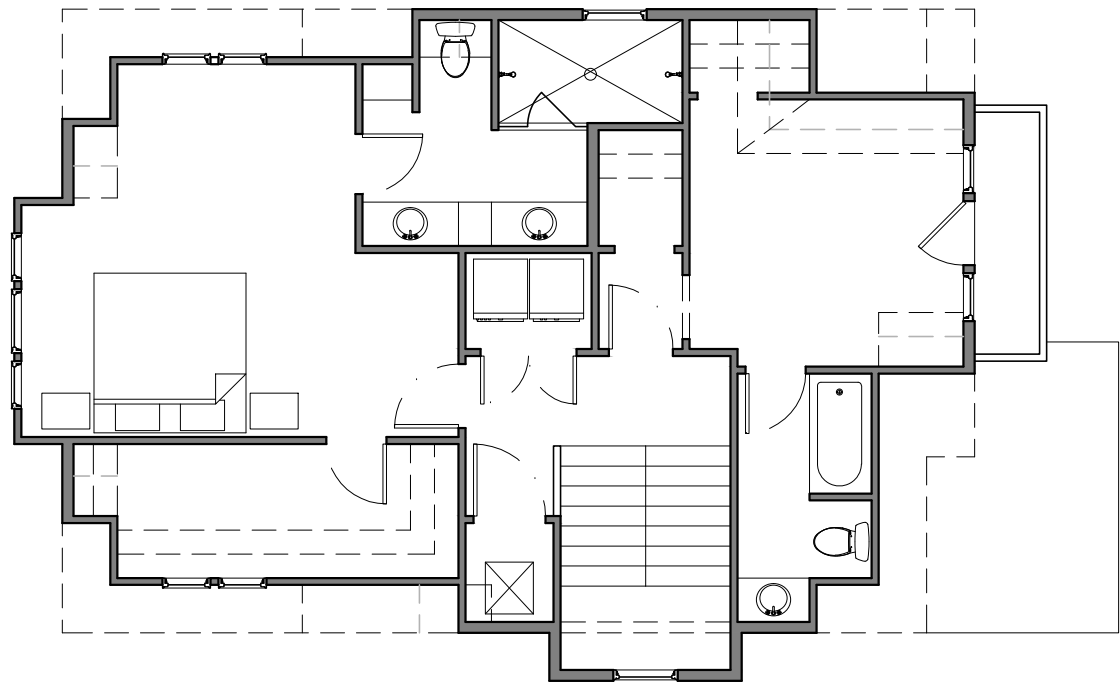
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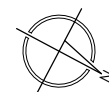
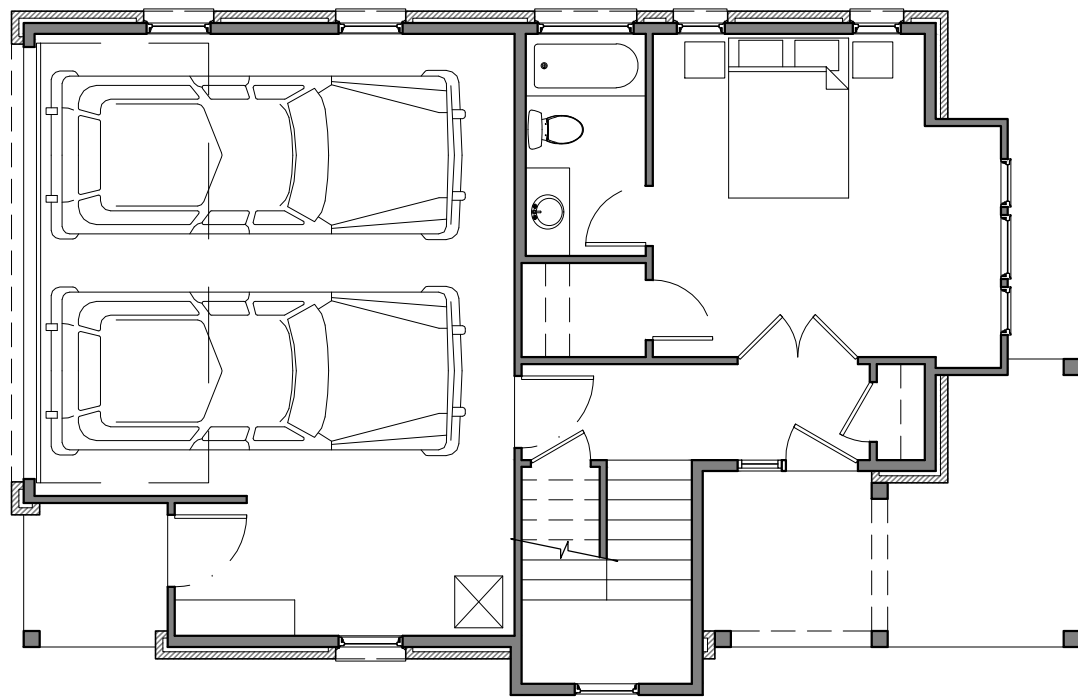
SP SITE PLAN



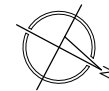
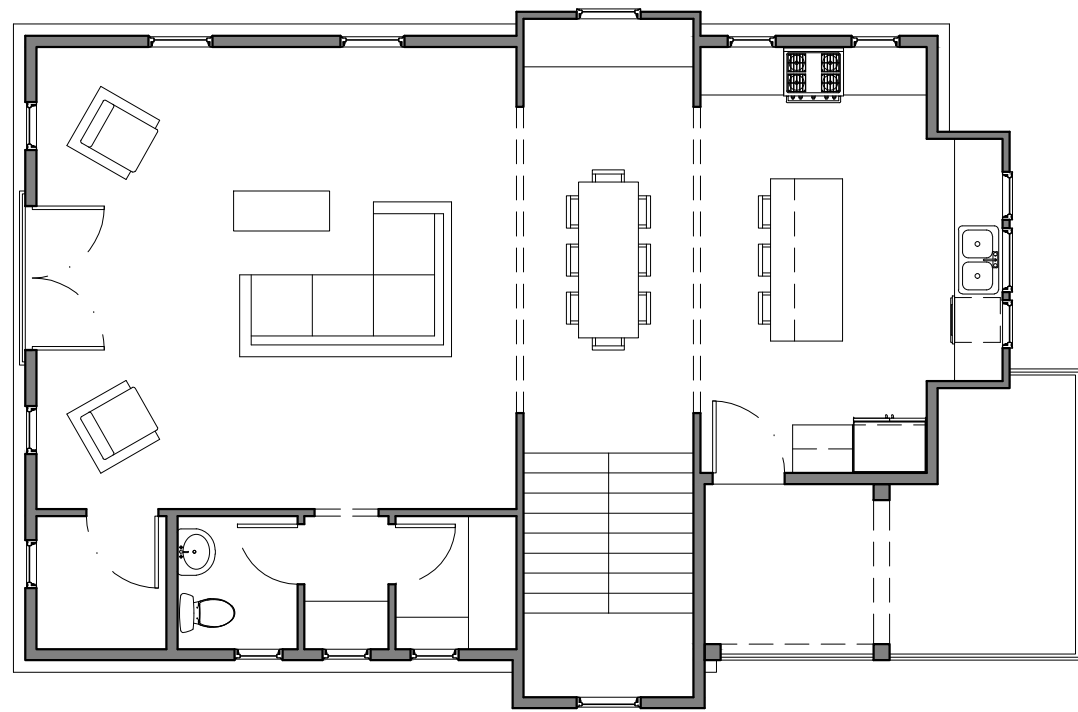
SCALE: 1" = 40'-0"



3 THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

NINE12 ARCHITECTS PROJECT #19172-17

REV: 0 DATE: 03.01.21 DESC: MHZC SUBMISSION

INFILL CONSTRUCTION - UNIT 17 AT:
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FLOOR PLANS

02



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



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

NOT FOR CONSTRUCTION



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



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

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EXTERIOR ELEVATIONS

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