



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

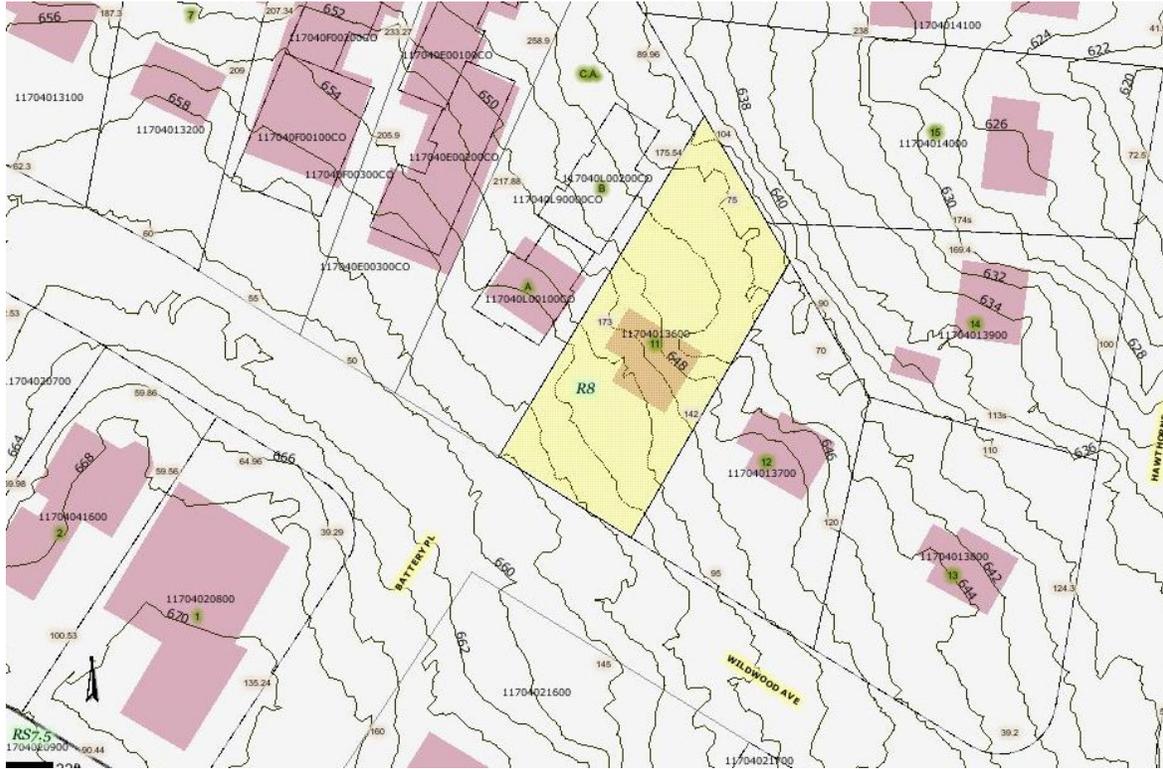
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION 1818 Wildwood Avenue December 18, 2013

Application: New construction-infill
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704013600
Applicant: Manuel Zeitlin, architect
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes to construct a side-by-side duplex on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none">• The applicant obtains final approval from staff of the roof color;• The brick not be painted; and• The applicant obtains final approval from staff of the materials for the foundation, driveway, walkway, cladding, vehicular and pedestrian doors, trim and railings materials. <p>With these conditions, the project meets the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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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.

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.

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.

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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.

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.

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.

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.

h. 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.

I. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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 clad buildings.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Background: The historic house on this lot was demolished, the previous owner having won an economic hardship case for demolition. New owners now propose a side-by-side back duplex.

The same applicant proposed a back-to-back duplex the previous month designed to follow the historic context of both the post-war homes prevalent on this and the next block and an earlier two-story home across the street. The case was deferred at the request of the applicant. Based on input provided by Staff and explained within the following analysis, the applicant now proposes a side-by-side duplex following the context of the historic two-story home across the street.

Context: Belmont-Hillsboro is an eclectic neighborhood; however, the 1800 and 1900 blocks of Wildwood are a fairly intact collection of post-war Minimal Traditional homes. Surrounding this particular lot are several non-contributing homes constructed before adoption of the overlay. The property is zoned two-family and the applicants are proposing a duplex. Generally, the Commission has required side-by-side duplexes, following historic forms; however, it is not possible to obtain two usable units in a side-by-side configuration that also matches the small post-war context. Since this property is somewhat divided from the main area of the post-war context by several non-contributing structures (see image #1) and also has the historic context of a two-story building across the street, Staff found that following the context of the single two-story building would result in a more appropriate massing than allowing for a back-to-back duplex that matches the context of the post-war homes.



Image #1: Triangles denote non-contributing buildings. The square denotes 1819 Wildwood, historic two-story home.



Image #2: 1819 Wildwood

Analysis and Findings:

Height & Scale: The immediate historic context includes one-story side-gable post-war homes that range primarily between twenty and twenty-three feet (20'-23') tall from front grade and a two-story Colonial Revival home that is approximately twenty-six feet (26') tall from grade. The proposed duplex is two stories and twenty-eight feet and eight inches (28'8") tall from finished floor with a minimal exposed foundation on the front. Because of the deep setback of the existing house and it sits slightly higher than the proposed lot, the additional height of the proposed will not be perceptible. The width is forty-one feet (41') compared to the approximate width of fifty-four feet (54') of the home across the street. The proposed home is significantly narrower than this context; however, some of the width of 1819 Wildwood is one-story lateral wings setback from the main façade, so the overall massing of that home is much narrower. Staff finds the project to meet section II.B.1.a. and b.

Setback & Rhythm of Spacing: The house is slightly off-center on this unusually shaped lot, similar to other homes in the area and to accommodate an existing driveway. The front setback is similar to the historic homes on either side. The project meets all bulk zoning requirements. The project meets section II.B.1.c.

Materials: The roof will be fiberglass shingle but the color was not indicated. The siding is painted brick on the front half and cement-fiber siding panels on the rear half. Staff recommends that the brick not be painted, as historically brick was not painted. On the front half, the foundation is distinguished with a running bond and a different color brick or it may be stone or split face block, all of which are appropriate foundation materials. Staff recommends final review of foundation material. The windows are Marvin Integrity fiberglass casements and fixed windows. The materials for the vehicular and pedestrian doors, trim and railings were not indicated. The materials for the driveway and front walkway were not noted. The front stoop is concrete. Staff recommends the

applicant obtain final approval of the roof color, the brick not be painted, and the materials of the foundation, driveway, walkway, cladding, vehicular and pedestrian doors, trim and railings materials.

Roof form: The primary roof form, as seen from the street, is hipped with a 5/12 pitch, which is similar to the historic home across the street. The project meets section II.B.1.e.

Orientation: The primary entrance is oriented towards the street in a similar way as the historic home across the street with a central entrance and no porch. Historic homes in the context area often have a simplified classical door surround. This plan has a contemporary interpretation of the surround with a half inch (1/2) projection of the brick banding around the door. The vehicular entrance is an existing side driveway leading to rear-facing, attached garages. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. Typically, double windows, like those shown, require a four to six inch (4"-6") mullion between; however, in this case the windows are not traditional double-hung windows and so the mullion is not required. There are no expanses of wall space greater than fourteen feet (14') 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 existing driveway will be extended towards the rear of the property. No other changes to the site's appurtenances were indicated on the drawings. The location of the HVACs is towards the middle of the building on each side. They are partially obscured from view with an inset of the building's side walls and will be further screened with evergreens. Landscaping is not generally sufficient as a screen since it is not permanent; however, in this case the units are primarily screened by the drop in grade and the home's side walls. The project meets section II.B.1.h.

Outbuildings: Typically garages should be detached buildings; however, attached garages have been allowed when they are at the basement level, at the rear of the building, and in the general location of an historic outbuilding. This project meets all those qualifications. Staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval with the conditions that:

- The applicant obtains final approval from staff of the roof color;
- The brick not be painted; and
- The applicant obtains final approval from staff of the materials for the foundation, driveway, walkway, cladding, vehicular and pedestrian doors, trim and railings materials.

With these conditions, the project meets the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

1818 WILDWOOD AVE. NASHVILLE, TN 37212

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A5	LOWER LEVEL PLAN
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A8	ROOF PLAN

UNIT A -	2268 S.F.
LOWER LEVEL	132 S.F.
MAIN LEVEL	1351 S.F.
SECOND FLOOR	785 S.F.
UNIT B -	2268 S.F.
LOWER LEVEL	132 S.F.
MAIN LEVEL	1351 S.F.
SECOND FLOOR	785 S.F.

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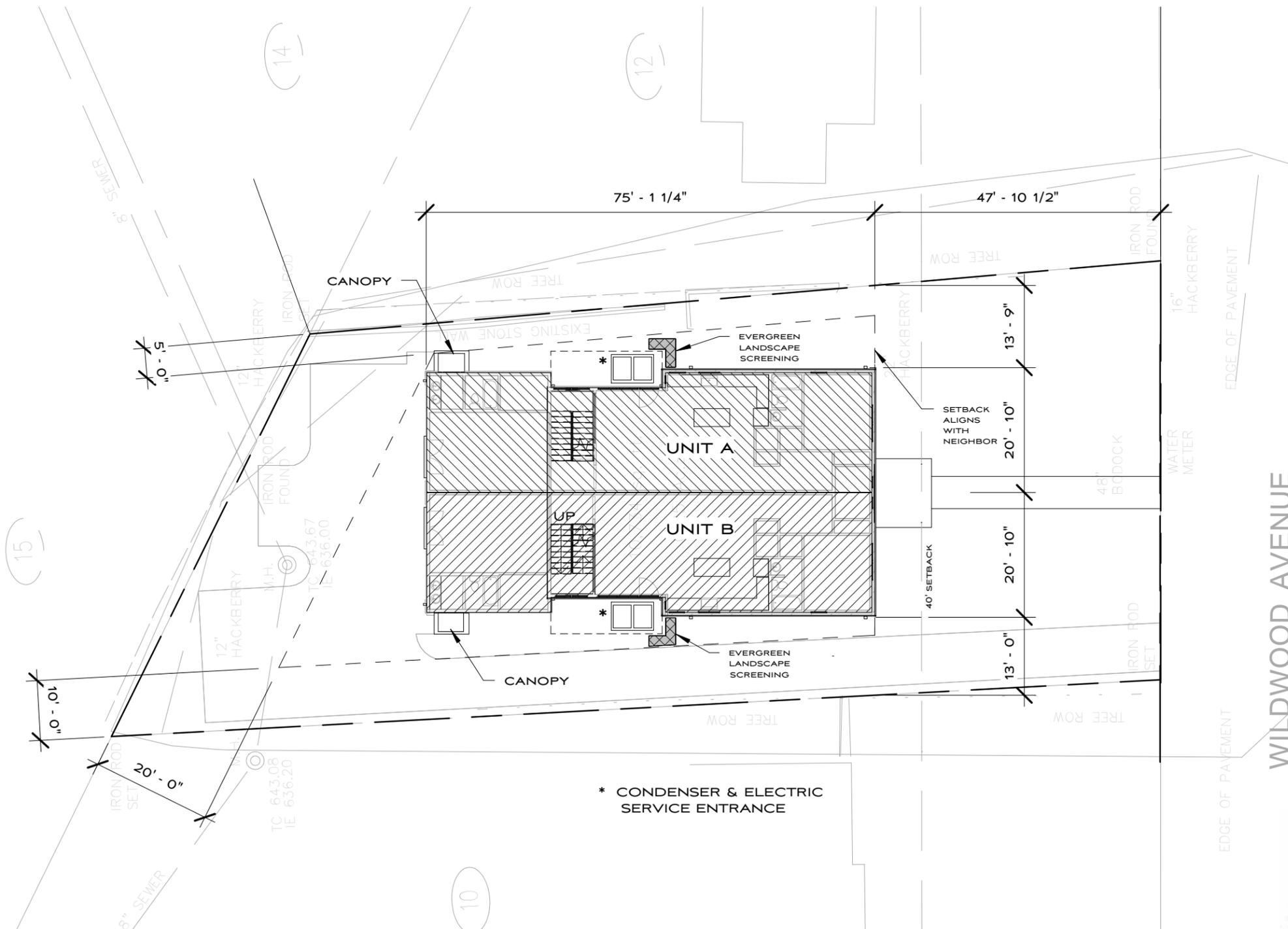
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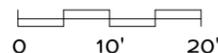
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1 SITE PLAN
1" = 20'-0"



1818 WILDWOOD AVE
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SITE PLAN

HISTORIC SUBMITTAL

12-04-13

A0

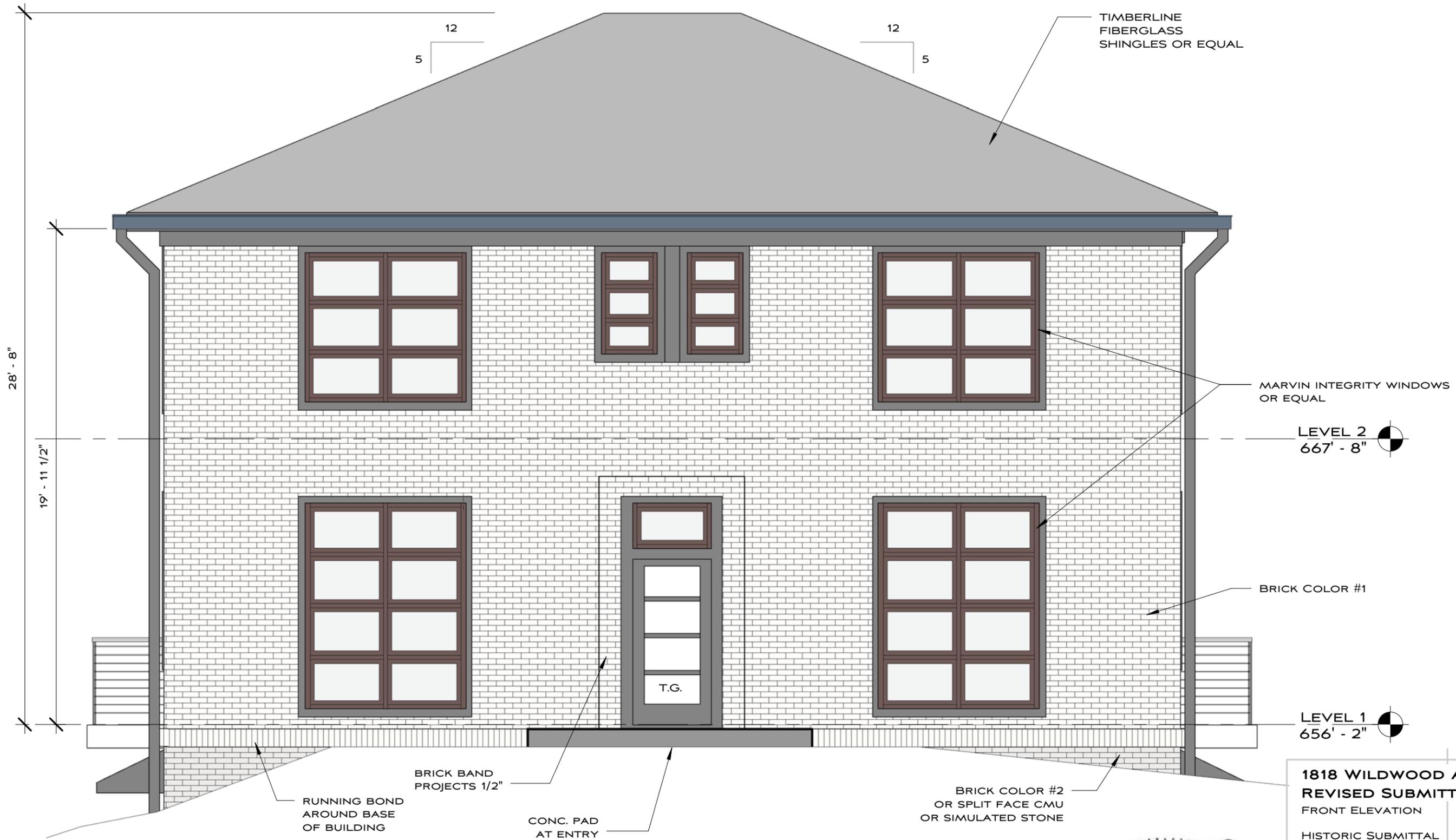
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TIMBERLINE
FIBERGLASS
SHINGLES OR EQUAL

MARVIN INTEGRITY WINDOWS
OR EQUAL

LEVEL 2
667' - 8"

BRICK COLOR #1

LEVEL 1
656' - 2"

RUNNING BOND
AROUND BASE
OF BUILDING

BRICK BAND
PROJECTS 1/2"

CONC. PAD
AT ENTRY

BRICK COLOR #2
OR SPLIT FACE CMU
OR SIMULATED STONE

① SOUTH ELEVATION
1/4" = 1'-0"

1818 WILDWOOD AVE
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FRONT ELEVATION
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12-04-13

A1

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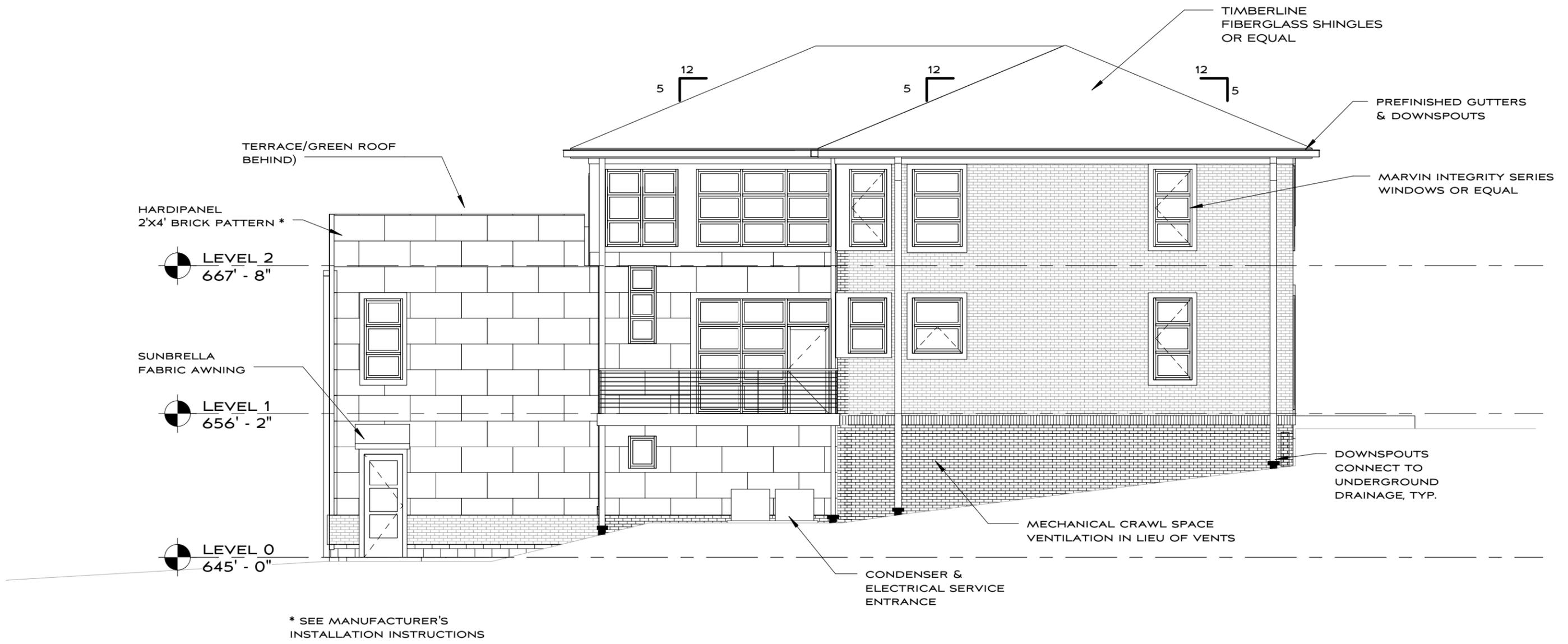


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1 WEST ELEVATION
1/8" = 1'-0"



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 WEST ELEVATION
 HISTORIC SUBMITTAL
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A2

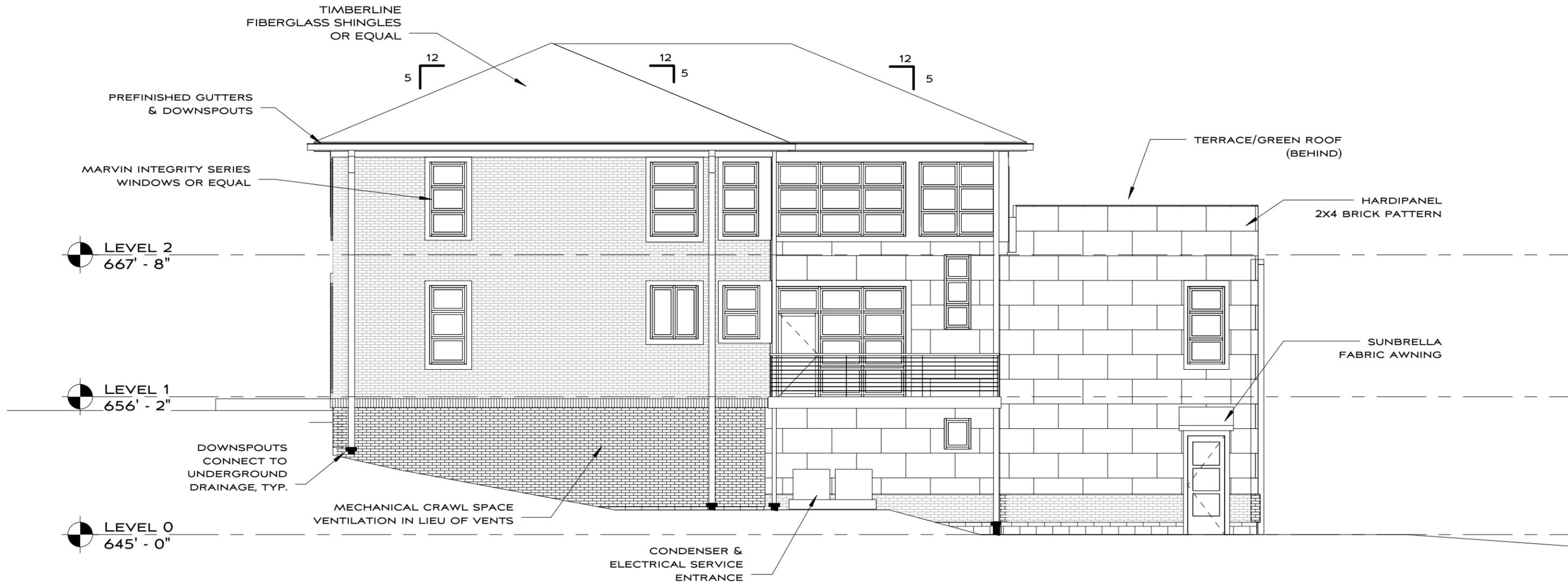
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1 EAST ELEVATION
1/8" = 1'-0"



1818 WILDWOOD AVE
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 EAST ELEVATION
 HISTORIC SUBMITTAL
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A3

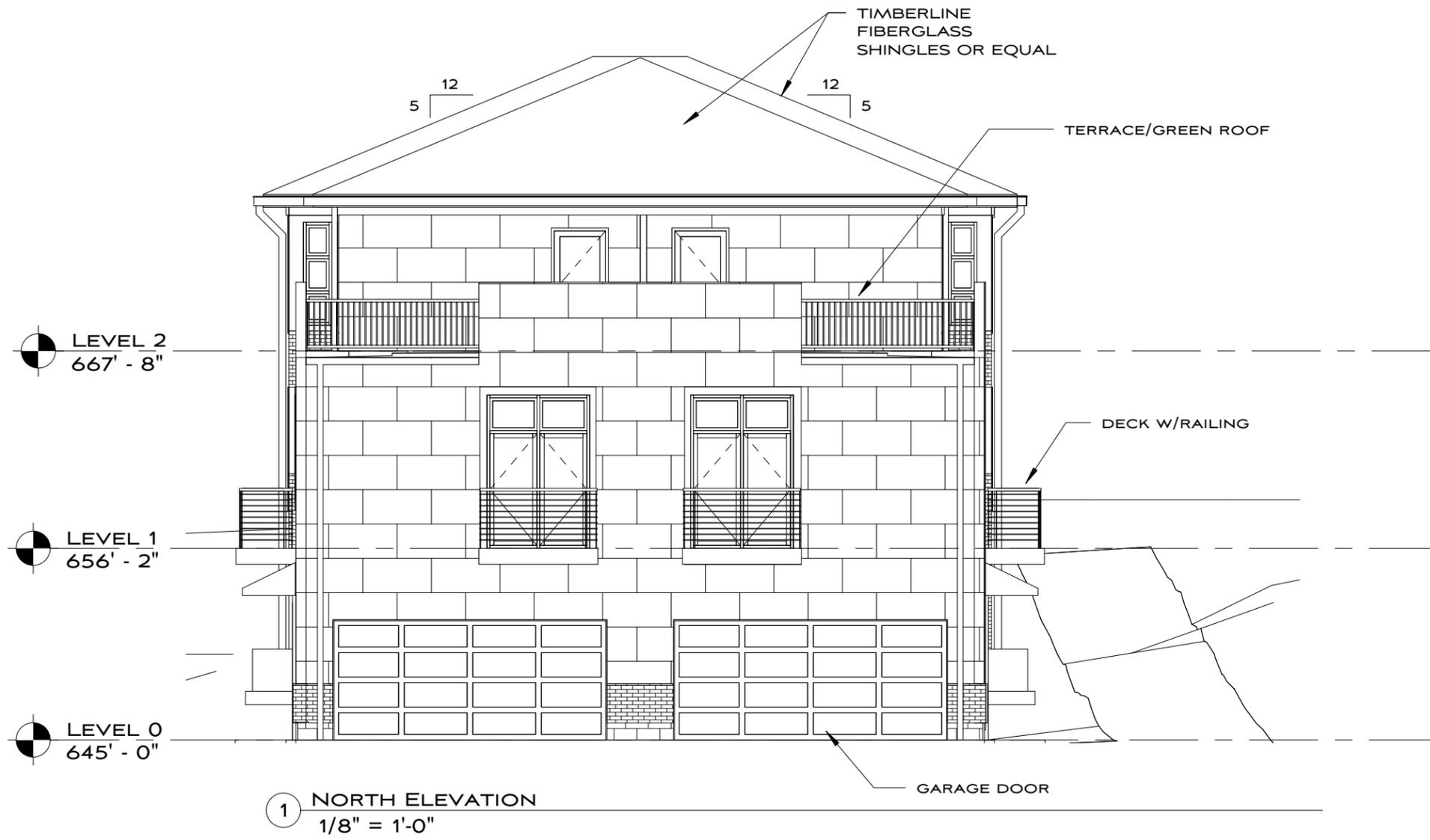
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 REAR ELEVATION
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A4

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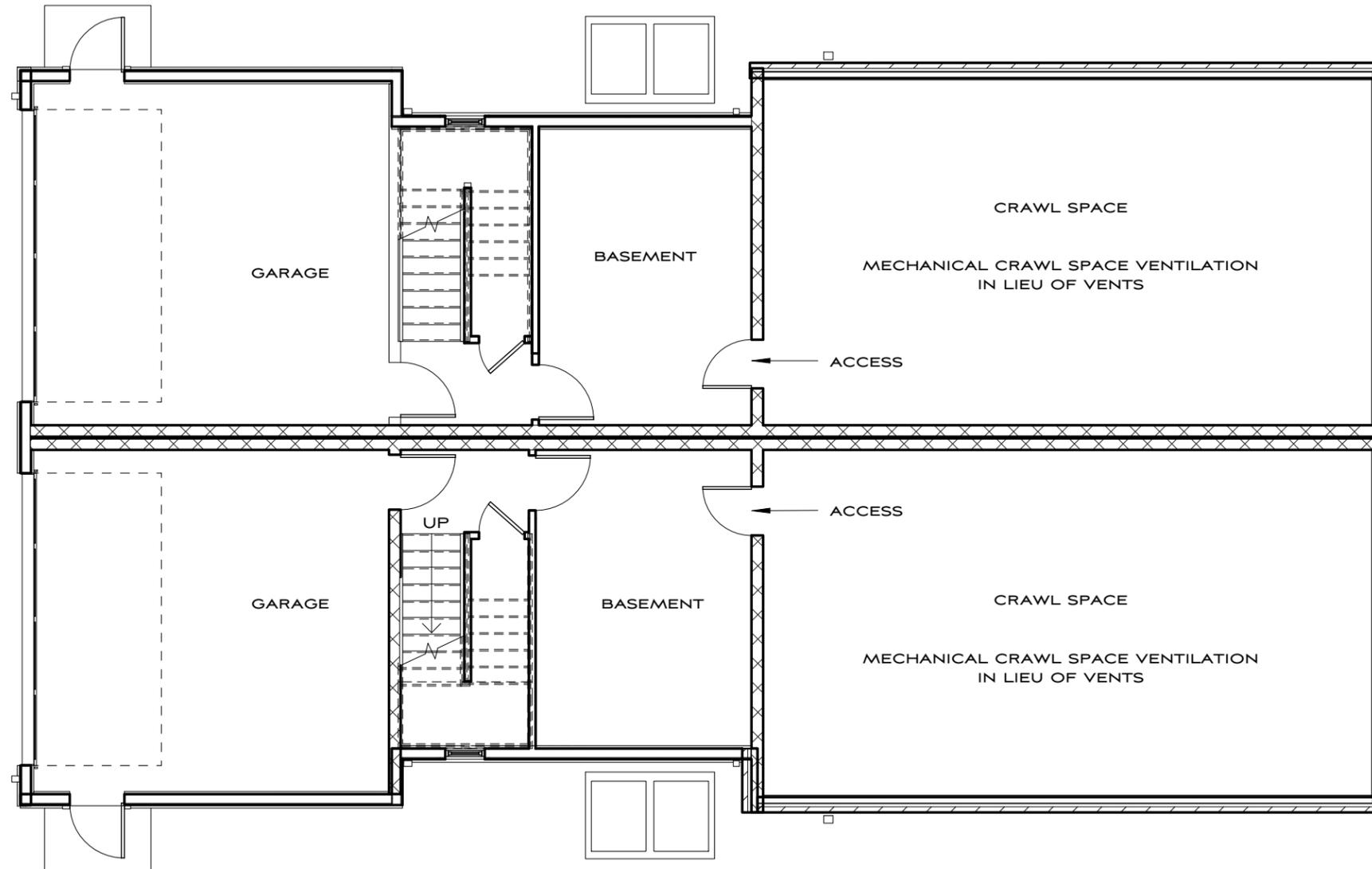


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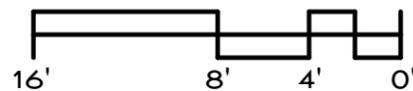
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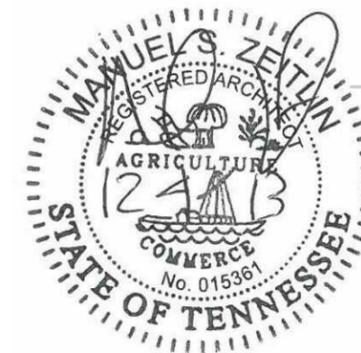
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A1

1 LEVEL 0
1/8" = 1'-0"



1
A2



1818 WILDWOOD AVE
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LOWER LEVEL

HISTORIC SUBMITTAL

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A5

1356

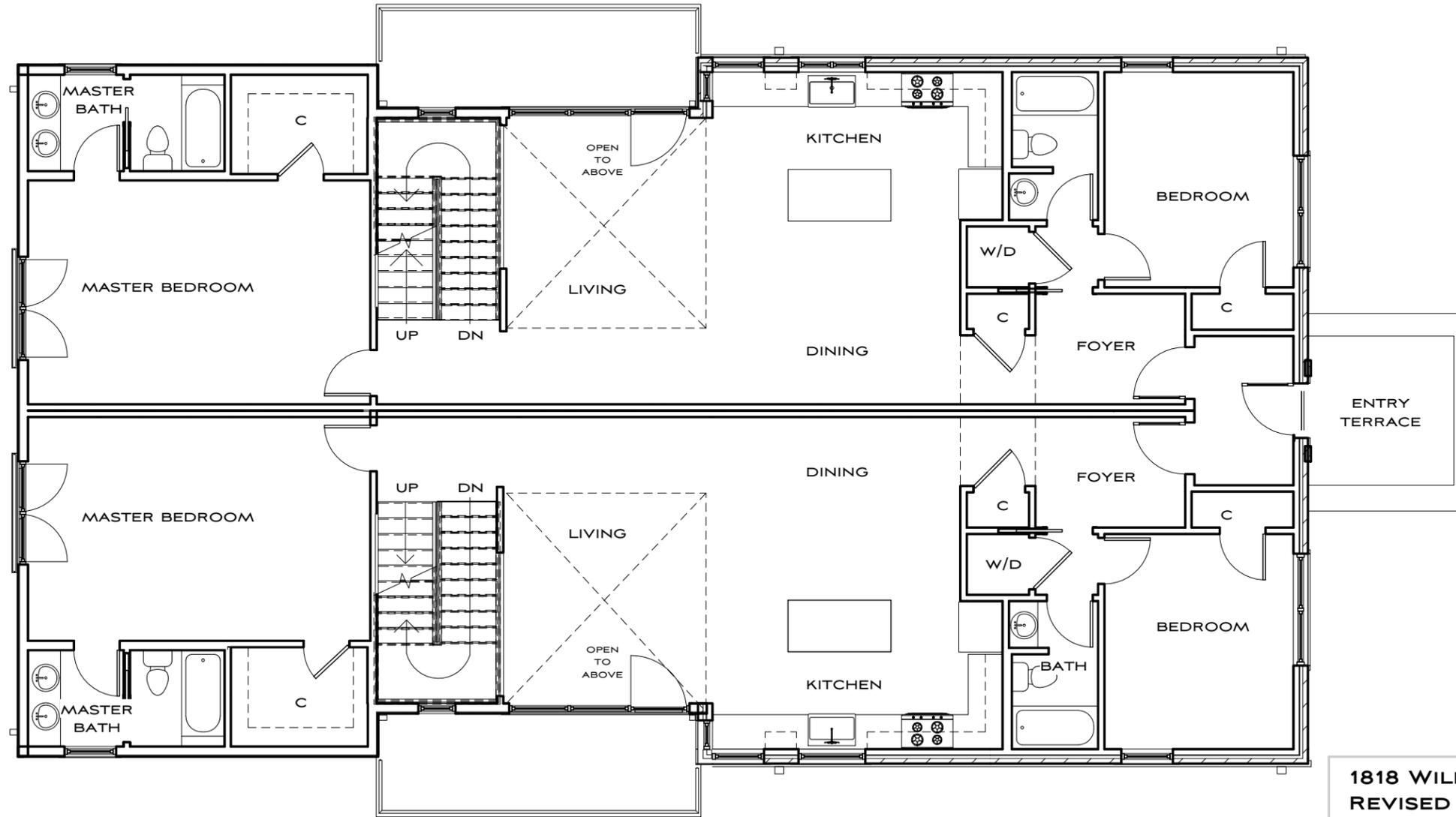
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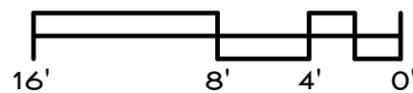
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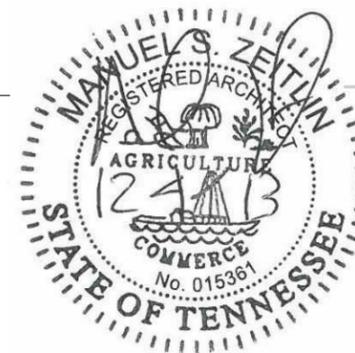
A4
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A1

1 LEVEL 1
1/8" = 1'-0"



1
A2



1818 WILDWOOD AVE
 REVISED SUBMITTAL
 MAIN LEVEL
 HISTORIC SUBMITTAL
 12-04-13

A6

1356

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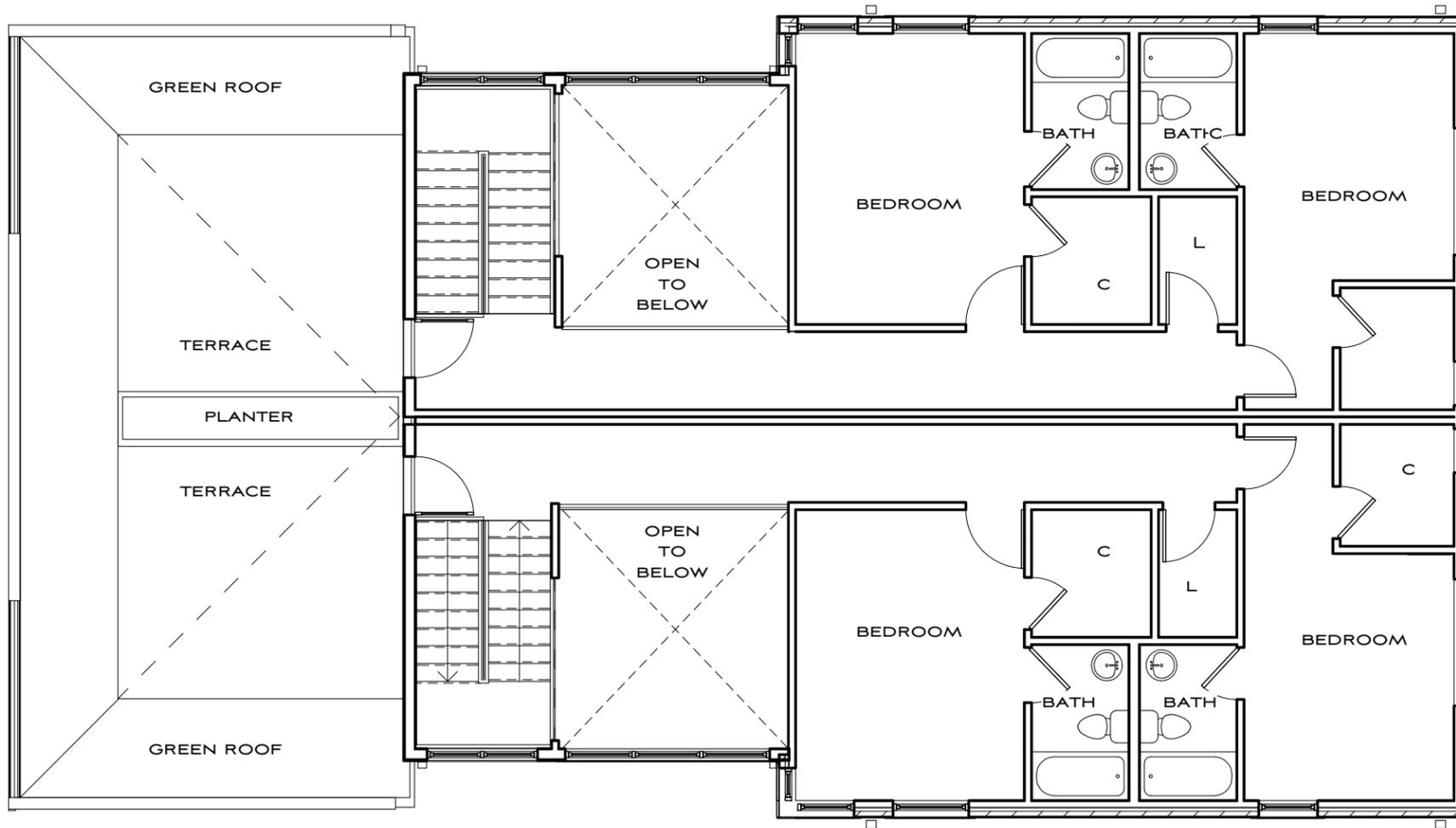


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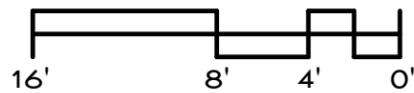
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A4
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A1

1 LEVEL 2
1/8" = 1'-0"



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A2



1818 WILDWOOD AVE
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UPPER LEVEL

HISTORIC SUBMITTAL

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A7

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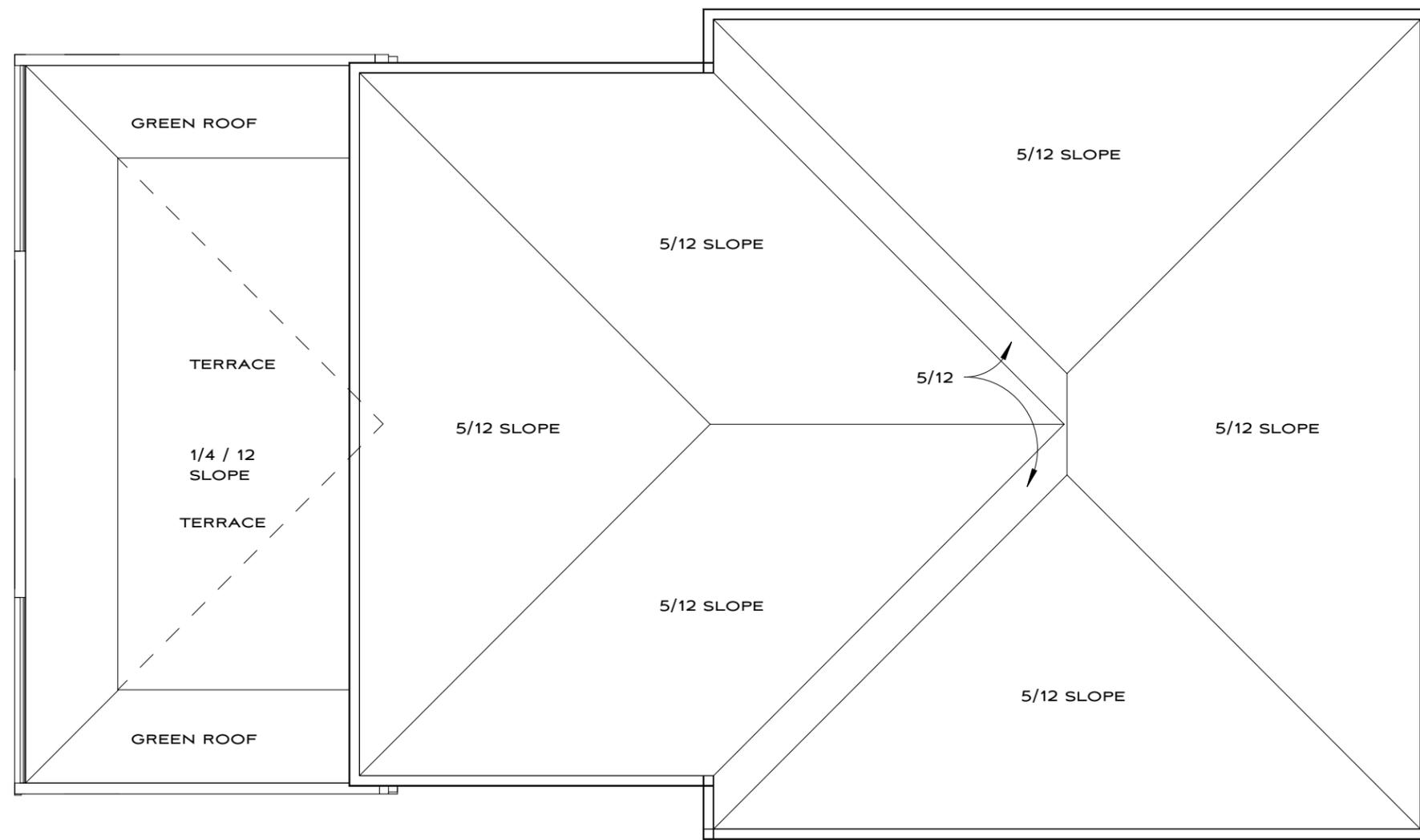
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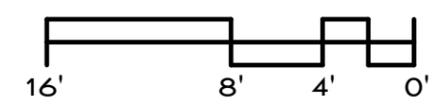
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A4
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A1

1 ROOF
1/8" = 1'-0"



1
A2



1818 WILDWOOD AVE
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 ROOF PLAN
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A8

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