



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

1114 Calvin Avenue

April 15, 2015

Application: New construction—infill; Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08305023800

Applicant: Steve Morgan

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a duplex infill on a vacant corner lot. MHZC staff is asking that the applicant include a bay on the left/east elevation, which would require a setback determination.

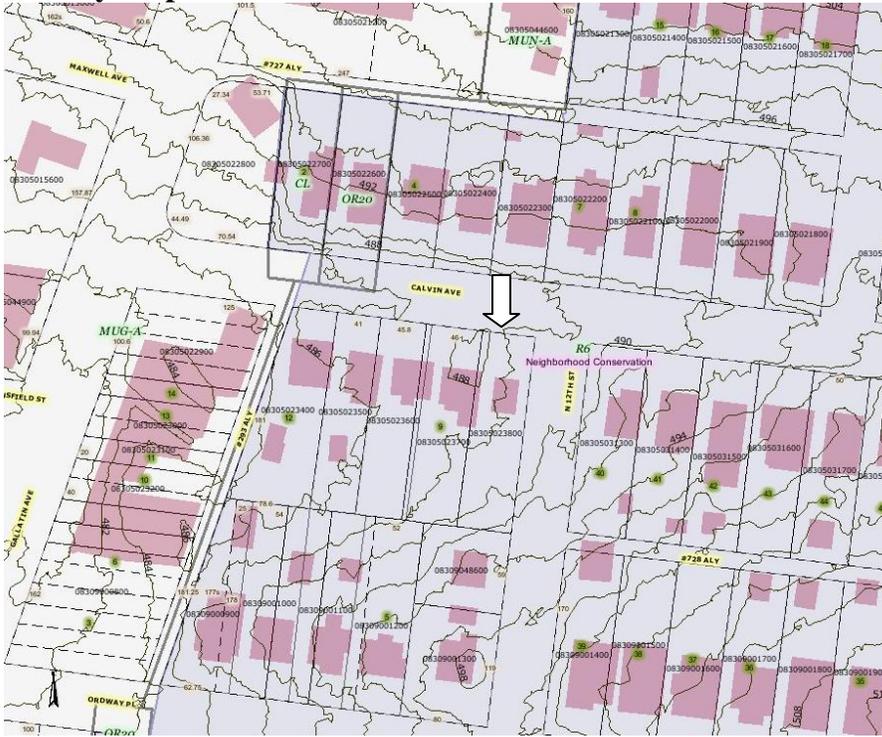
Recommendation Summary: Staff recommends approval of the project with the following conditions:

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 left/east façade be broken up with a bay or a significant architectural feature like an inset;
3. The applicant submit a revised site plan showing the accurate footprint of the house and the footprints of the neighboring houses;
4. The side dormers be inset a minimum of two feet (2') from the wall below;
5. Staff approve the roof color, a masonry sample for the front porch columns, any front porch railing, and the materials of any walkways/driveways ;
6. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
7. The front porches be a minimum of six feet (6') deep;
8. The new curb cut be single lane and no more than twelve feet (12') wide;
9. Concrete walkways be added leading from Calvin Street to the front entries; and,
10. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

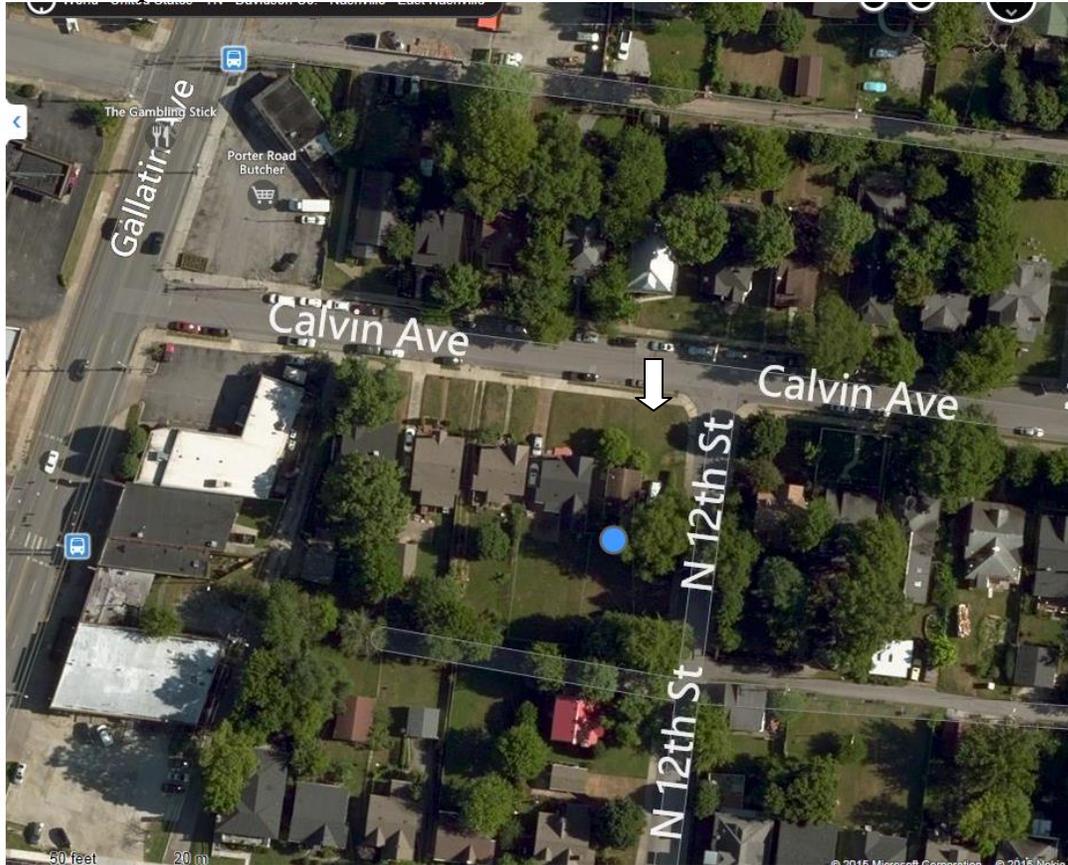
With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce 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 setback reductions 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*

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

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

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

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: 1114 Calvin Avenue is located at the southwest corner of Calvin Avenue and North 12th Street (Figure 1). In January 2015, MHZC staff issued an administrative permit for the demolition of the non-contributing structure on the site (Figure 2).



Figure 1.



Figure 2. The non-contributing structure formerly on the site.

Analysis and Findings: Application is to construct a duplex infill on a vacant corner lot. MHZC staff is asking that the applicant include a bay on the left/east elevation, which would require a setback determination.

Height, Scale. The new infill will be one and one-half stories with a maximum roof height of twenty-five feet, six inches (25'6") and an eave height of about ten feet (10'). Staff finds that this meets the immediate historic context where neighboring houses are one and one-and-a-half stories, with heights ranging from twenty to thirty feet (20' – 30'). The foundation height is drawn to be approximately eighteen inches (18"), and staff asks to verify in the field that the foundation height and finished floor system are compatible with those of neighboring historic houses.

The house will be thirty-four feet, six inches (34'6") wide, and seventy-one feet (71') deep, not including the five foot (5') deep front porch and the eight foot (8') deep rear porch. The width matches the historic context where historic houses range in width between thirty and forty-five feet (30'-45'), with most houses being between thirty-three and thirty-eight feet (33'-38') wide.

Because this is a corner lot, the left/east side façade will be highly visible on North 12th Street. The seventy-one foot (71') expanse of wall space on North 12th Street is longer than what is typically found on corner lots, and in the past, the Commission has asked applicants to break up long façades like this one with an architectural element like a bay or inset. Staff asks that a condition of approval be that the applicant break up the left/east façade with a bay or other significant architectural feature like an inset. With this condition, staff finds that the infill's height and scale meet Sections II.B.1 and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: As proposed, the infill meets all base zoning setbacks. It will be located slightly off center on the lot in order to meet the required ten foot (10') side setback on the North 12th Street side. MHZC staff is recommending that the applicant construct a bay to break up the North 12th Street facade. This bay would require a setback determination so that it could intrude eighteen to twenty-four (18"-24") into the ten foot (10') side setback. Staff is therefore asking the Commission to require a bay on the east/left façade and issue a setback determination.

The house will be five feet (5') from the interior side property line. The infill will be set back approximately thirty-six feet (36') from the front property line, matching the front setback of the historic house to the west. Staff notes that the submitted site plan does not have the actual footprint of the proposed house, and does not show the footprints of the neighboring properties. Staff asks that a condition of approval be that the applicant submit a revised site plan with this information on it. With this condition, staff finds that the infill's setback and rhythm of spacing meet Section II.B.1.3. of the design guidelines.

Materials: The primary cladding material will be smooth-face cement fiberboard lap siding with a five inch (5") reveal. The gable fields and the dormers will be clad in board and batten. The trim will be wood or cement fiberboard. The foundation will be split

face concrete block, and the roof will be asphalt or fiberglass shingles. Staff asks to review the shingle color. The window and door materials and specifications were not provided, and staff asks to review all windows and doors. The front porch floor will be concrete, and the rear deck railing will be wood. Staff asks to approve any front porch railing and a masonry sample for the front porch column bases. Staff also asks to approve the materials of any walkways and driveways. With the aforementioned staff approvals, staff finds that the materials meet Section II.B.4. of the design guidelines.

Roof Shape: The roof will be a front-facing gable with a 10:12 pitch. The side dormers each have shed roofs with 3:12 pitches. The dormers are set off the ridge by two feet (2') but are only set back from the wall below by one foot, four inches (1'4"). Staff asks that the dormers be set off the wall below by two feet (2') to lessen the impact of their massing, as seen from the street. With the additional dormer inset, staff finds that the proposal meets Section II.B.5. of the design guidelines.

Rhythm and Proportion of Openings: The windows on the house will be generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. The first story windows will be taller than those on the upperstory. There are no large expanses of wall space without a door or window opening. Staff therefore finds that the infill meets Section II.B.7. of the design guidelines.

Orientation: The duplex is oriented towards Calvin Street, and both entrances face Calvin. The duplex will have two separate porches. The porch and entrance for the eastern/left unit will be behind a one-story projecting gable. The porch for this unit is only five feet, one inch (5'1") deep, and staff asks that it be a minimum of six feet (6') deep. The porch for the western/right unit is six feet (6') deep.

There is no alley at the back of this site. A new curb cut will be created for vehicular access towards the rear of the site. Staff asks that the curb cut be single lane and no more than twelve feet (12') wide. Staff also asks that concrete walkways leading from Calvin Street to the front entries be added. With these conditions, staff finds that the duplex's orientation meets Section II.B.6. of the design guidelines.

Appurtenances & Utilities:

The location of the HVAC and other utilities was not indicated on the drawings. The HVAC should be located on the rear façade or on a side façade beyond the midpoint of the house in order to meet section II.B.9.

Recommendation Summary: 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 left/east façade be broken up with a bay or a significant architectural feature like an inset;

3. The applicant submit a revised site plan showing the accurate footprint of the house and the footprints of the neighboring houses;
4. The side dormers be inset a minimum of two feet (2') from the wall below;
5. Staff approve the roof color, a masonry sample for the front porch columns, any front porch railing, and the materials of any walkways/driveways ;
6. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
7. The front porches be a minimum of six feet (6') deep;
8. The new curb cut be single lane and no more than twelve feet (12') wide;
9. Concrete walkways be added leading from Calvin Street to the front entries; and,
10. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos



To the right/west of the site



To the left/east of the site (across S. 12th Street).



Across the street from the site



Across the street and to the east of the site



Across the street and to the west of the site.

Calvin Ave

41 41 45.8 46 50

This line represents existing set backs and we will maintain this.

existing driveway

Overall length including Porches 84' 3"

Front house

3400

08305023500

08305023600

08305023700

08305023800

071

5 foot set back

R6

1778

12th Street

back house

10ft setback

34' 6"

50

52

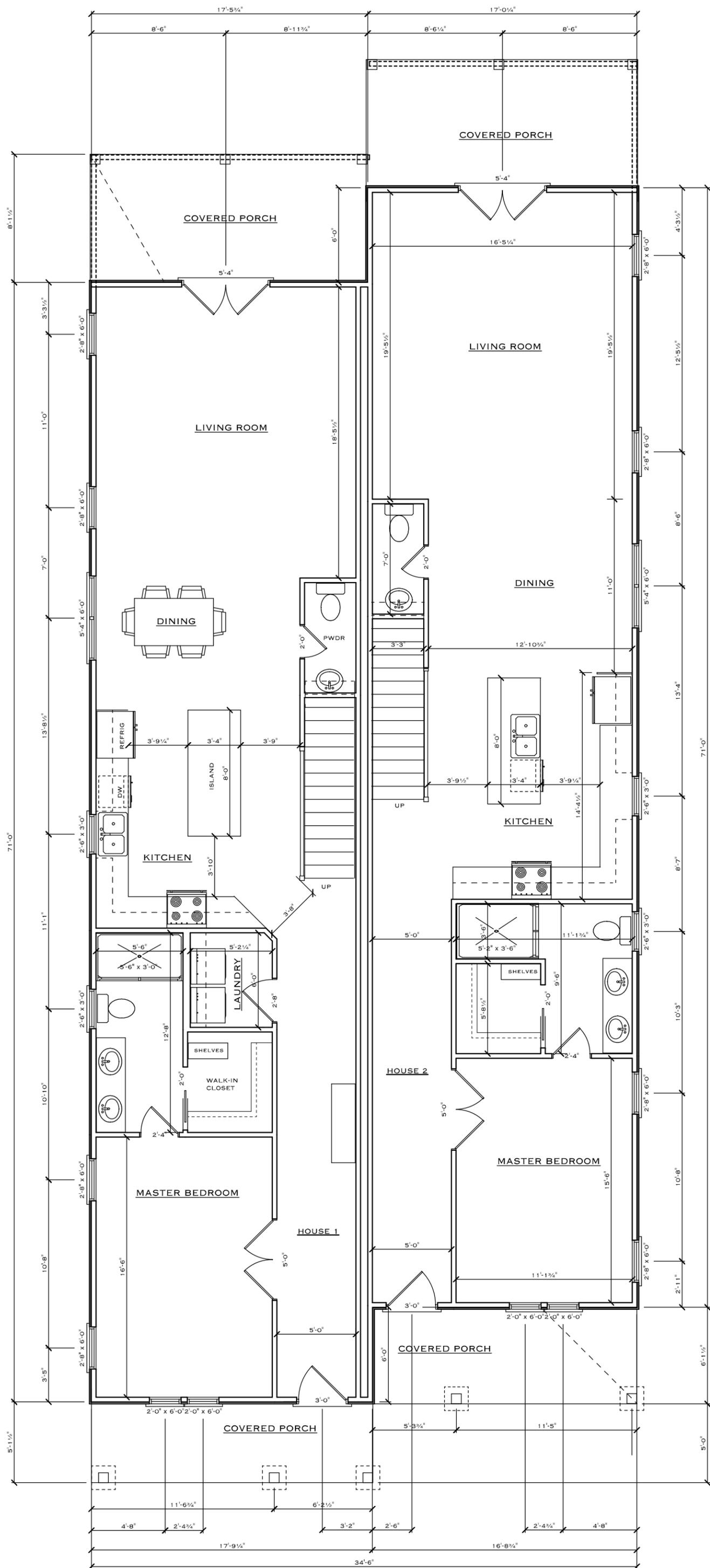
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New driveway entrance

08309048600

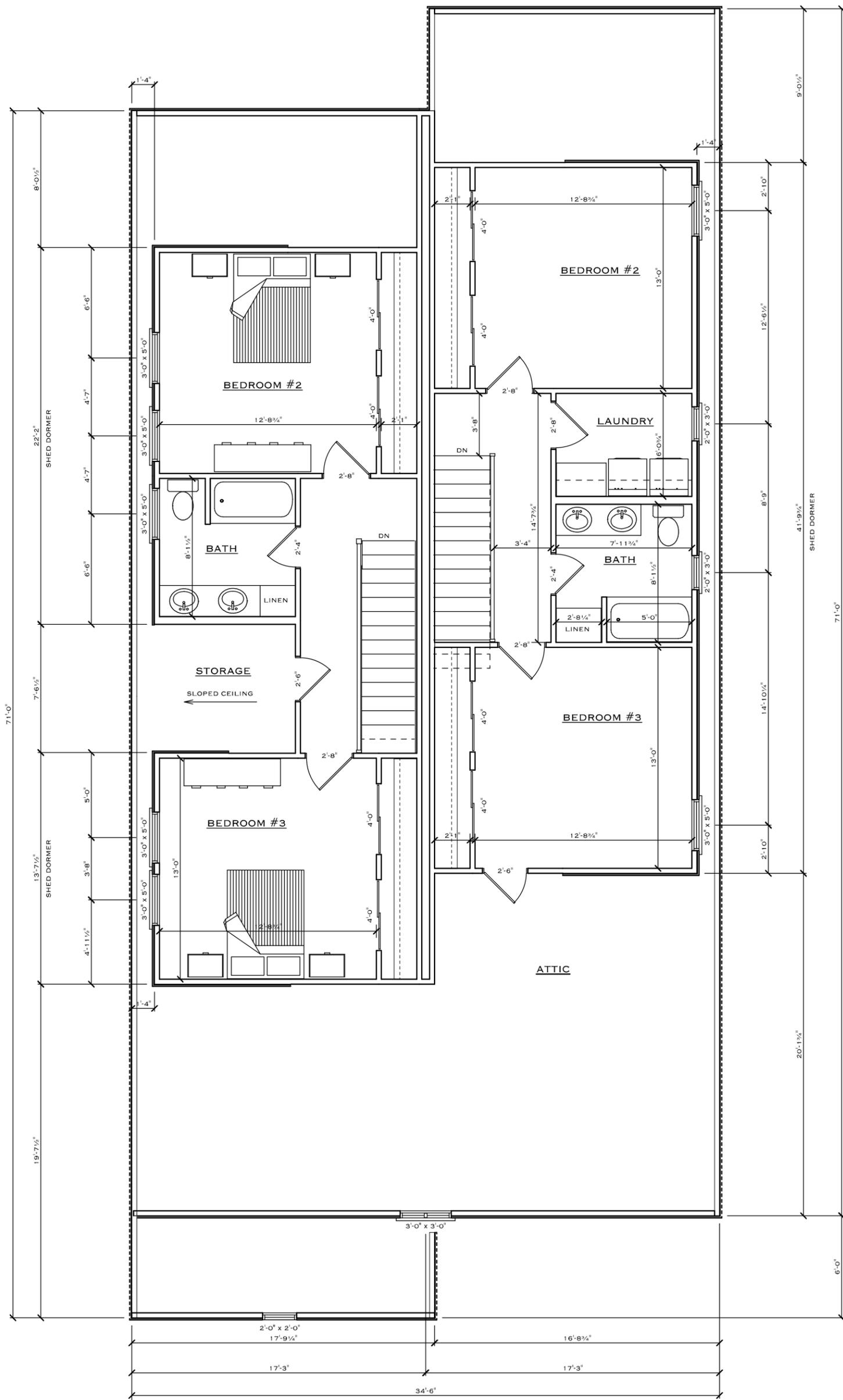
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OPTION 7

HOUSE 1:	
FIRST FLOOR	1209 SQ. FT.
SECOND FLOOR	580 SQ. FT.
TOTAL LIVING	1727 SQ. FT.
HOUSE 2:	
FIRST FLOOR	1147 SQ. FT.
SECOND FLOOR	614 SQ. FT.
TOTAL LIVING	1761 SQ. FT.



SECOND FLOOR PLAN



FRONT ELEVATION - CALVIN STREET



LEFT SIDE ELEVATION - 12TH STREET



REAR ELEVATION



RIGHT SIDE ELEVATION