

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION
916 Montrose Avenue
July 20, 2016

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

Application: New construction-infill and outbuilding; Demolition of non-contributing building

District: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Council District: 07

Map and Parcel Number: 11801030300

Applicant: John Root

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: New construction of a two-family residence on the site of a non-contributing building, and a new garage outbuilding at the rear of the lot.

Recommendation Summary: Staff recommends approval with the conditions:

1. The building's width is reduced from thirty-nine feet, four inches (39' 4") to thirty-six feet (36');
2. The front setback matches the contributing structure at 920 Montrose, to be verified on a revised site plan;
3. 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;
4. Staff approve the roof color, windows, doors, and any unspecified materials prior to purchase and installation; and,
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, the application meets section III.A of the design guidelines of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. A. 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.

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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.

Outbuildings: Height & Scale

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
- c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller*

or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
- b. 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.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- d. *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. 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.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.

- a. 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.
- b. 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.
- c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- d. *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- e. *A DADU or outbuilding may only be located behind the principal structure in the established rear*

yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

- f. There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- g. At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- h. On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
- J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

7. Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.
- b. The DADU may not exceed the maximums outlined previously for outbuildings.
- c. No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
- d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.

Ownership.

- e. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
- f. The DADU cannot be divided from the property ownership of the principal dwelling.
- g. The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
- h. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

- i. The living space of a DADU shall not exceed seven hundred square feet.

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.

V. Demolition

B. GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The house at 916 Montrose is a duplex constructed in 1985.

Analysis and Findings:

The proposed new construction consists of a two-story, two-family residence, and a one-story garage outbuilding.



Demolition:

Date of construction	1985
Foundation	Concrete block
Cladding	synthetic siding
Roofing	Asphalt shingle

The existing building does not match the neighborhood’s typical styles, forms, and details. Its low-sloped roof, form, fenestration pattern, and lack of window trim and other details are inconsistent with the predominant surrounding historic character. In addition, the building is not a good example of its period of development and was not constructed within the period of significance. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section V.

Height & Scale:

Height:

	# of Stories	Foundation	Eave	Ridge
Proposed at front	1.5	3 blocks	21'	33' 6"
Range of historic block face for 2-story homes	1-2	3 blocks	9'-22'	17'-34'

Width:

	Width
Proposed	39' 4"
Range of historic block face on lots of similar width and height	25'-37'

Recommend that Staff verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context.

Staff's review is that the height of thirty-three feet, six inches (33' 6") is compatible with contributing historic buildings on this block, but that the building is too wide at thirty-nine feet, four inches (39' 4") at that height. The tallest buildings nearby are approximately thirty-two feet (32') wide. The widest buildings are up to forty feet (40') but they are one or one-and-a-half stories in height. The applicant has had this same design and similar massing approved by the Commission previously, but in a different neighborhood with its own context. Staff's recommendation is that the proposed infill has a maximum width of thirty-six feet (36'). With this condition, the infill will be compatible in massing with the context and will meet sections II.A.1.A and B for height and scale.

Setback & Rhythm of Spacing:

	Front Setback	Left Setback	Right Setback	Rear Setback
Bulk Standards	Average of adjacent	5'	5'	20'
Proposed	38' 8"	5' 4"	5' 4"	49'
Range of historic block face	~32'-38'	4'-10'	4'-10'	~60'

Staff measured the setback of the nearest contributing building at 920 Montrose to be approximately thirty-two feet (32') from the front property line to its porch. Staff recommends the front porch wall of this infill match that of 920 Montrose, with a site plan submitted showing the setback of the adjacent buildings on either side. With this condition, the application will meet section III.A.1.C for setbacks.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Split face CMU	Natural	X
Cladding	Cement-fiber	Smooth faced 5"-12" reveal	X
Secondary cladding	Cedar shake shingles	Color not indicated	X
Roofing	Asphalt shingle	Color not indicated	X
Trim	Not specified	Smooth	X
Chimney	none	n/a	X
Porch floor	Concrete	n/a	X
Porch Posts	Wood 8"	smooth	X
Porch Railing	none	n/a	X
Porch Roofing	Standing seam metal	Color not indicated	X
Windows	Double hung	Not indicated	X
Doors	½ lite	Not indicated	X
Driveway	Not specified	n/a	X
Walkway	Not specified	n/a	X
Fencing	Not specified	n/a	X

Section III.A.D of the design guidelines on Materials states that lap siding should be smooth and not stamped or embossed and have a maximum of a five inch (5") reveal. Five courses of twelve inch (12") siding are proposed at the first floor. In the past, the Commission has allowed for greater reveals when it is used as an accent material. In this case the wider reveal only covers approximately ¼ of the height of the building and so is appropriate. With the staff's final approval of the windows and doors and material information that has not yet been provided, staff finds that the known materials meet Section III.D.

Roof form:

Proposed Element	Proposed Form	Typical of district?
Primary massing	Clipped and gabled	X
Primary roof slope	8/12	X
Dormer	none	n/a
Skylights	none	n/a
Solar Panels	none	n/a
Chimney	none	n/a

Finding the proposal to be similar to the immediate historic context, staff finds the project meets section III.E for roof form.

Orientation:

Orientation elements	Proposed?
Principal entrance facing street	Yes
Front porch/stoop or hood	Yes
Walkway leading to street	Yes
Parking in Rear	Yes

Finding the proposal to be similar to the immediate historic context, staff finds the project meets section III.F.

Proportion and Rhythm of Openings: The windows are generally twice as tall as they are wide, meeting the historic proportions of openings. The largest expanse of wall space without a window or door opening is on the second story of the left side, where there is seventeen feet (17') on the second story; as this is at the rear, staff finds it to be acceptable. Paired windows have four to six inch (4" to 6") mullions between them, as has been required in the past. Staff finds the project's proportion and rhythm of openings to meet Section III.G.

Appurtenances & Utilities:

	Material/design	Location	Typical of District?
Driveway	Not specified	At rear	X
Walkway	Not specified	Front porch to sidewalk	X
Fencing	Not specified	Rear	X
HVAC	n/a	Not provided	n/a

Staff recommends that the HVAC and other utilities be located on the rear façade, or on a side façade beyond the midpoint of the house, to minimize their visibility from the street. With this condition, the project meets section III.I.

Outbuildings:

Outbuilding Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	n/a	X
Cladding	Cement-fiber	n/a	X
Secondary cladding	Cedar shakes	Natural	X
Roofing	Asphalt shingle	Color not indicated	X
Trim	Not indicated	n/a	X
Chimney	None	n/a	X
Porch floor	None	n/a	X
Porch Posts	none	n/a	X
Porch Railing	none	n/a	X
Doors	Not specified		
Vehicle door	Not specified		

Outbuilding Roof shape:

Proposed Element	Proposed Form	Typical of district?
Primary massing	clipped	X
Primary roof slope	6/12	X
Dormer	none	X
Skylights	n/a	n/a
Solar Panels	n/a	n/a
Chimney	none	n/a

Finding the proposal to be similar to the immediate historic context, staff finds the project meets section III.H. of the design guidelines.

Recommendation:

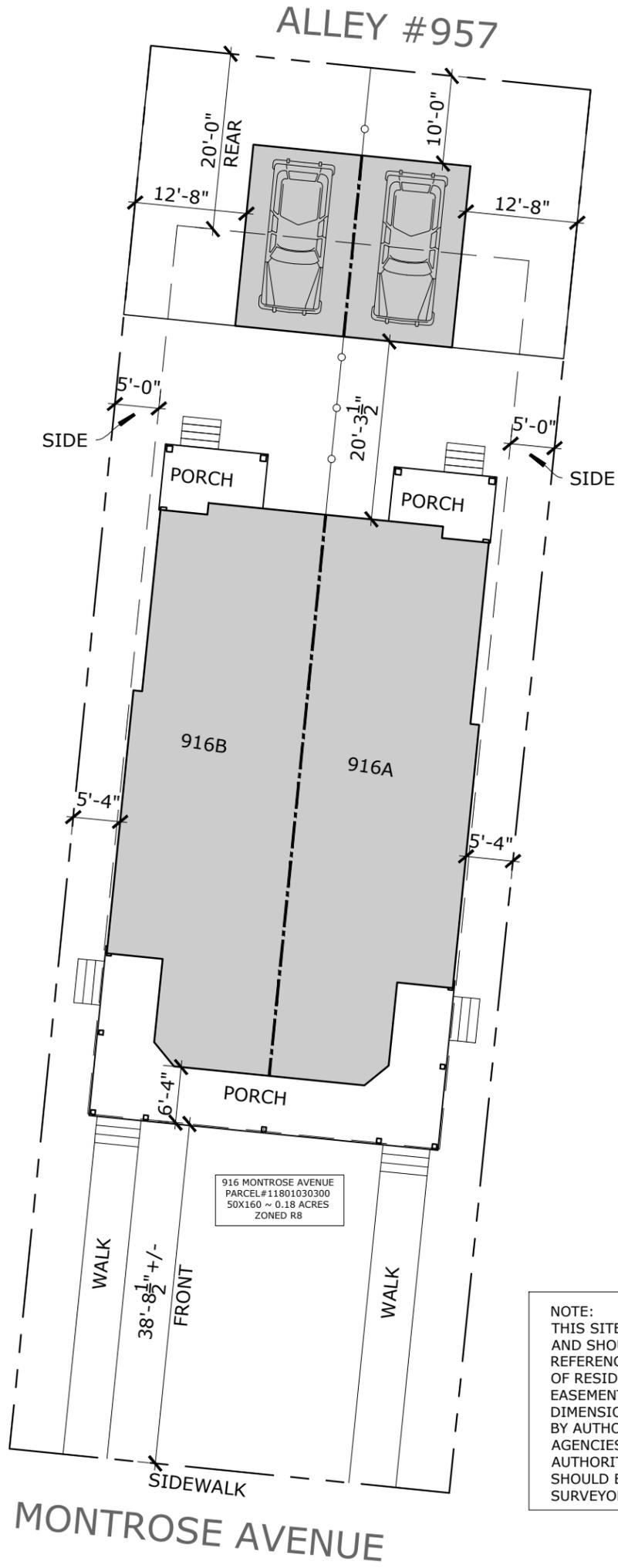
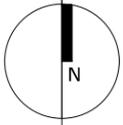
Staff recommends approval of the proposed new construction, with the conditions:

1. The building's width is reduced from thirty-nine feet, four inches (39' 4") to thirty-six feet (36');
2. The front setback matches the contributing structure at 920 Montrose, to be verified on a revised site plan;
3. 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;

4. Staff approve the roofing color, and final details, dimensions and materials of windows and doors, and other materials that have not been specified;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds the application meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

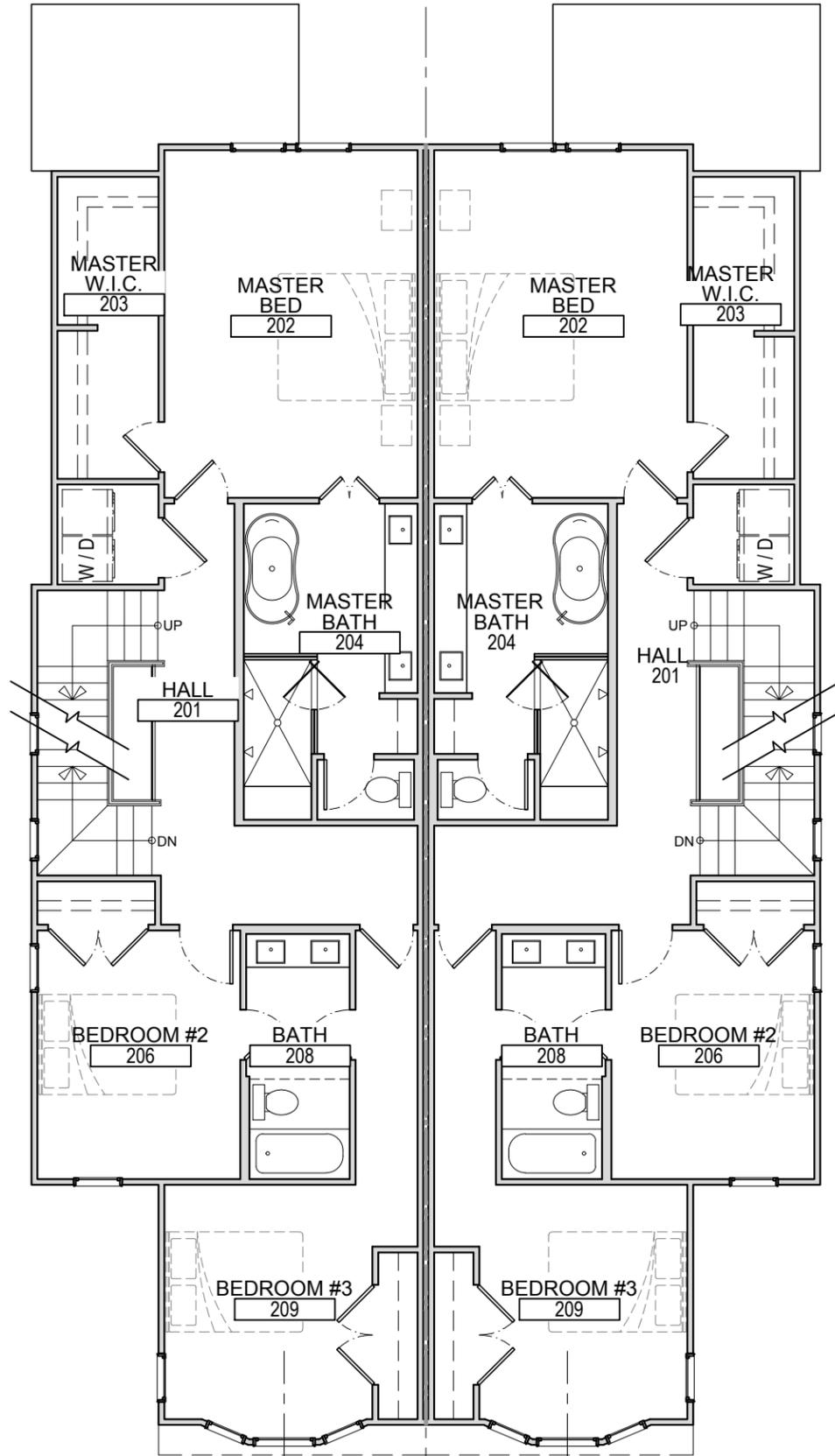
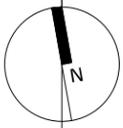
SITE PLAN



NOTE:
THIS SITE PLAN IS DIAGRAMMATIC
AND SHOULD BE USED FOR
REFERENCE ONLY. EXACT LOCATIONS
OF RESIDENCE, SETBACKS,
EASEMENTS, BUFFERS AND PROPERTY
DIMENSIONS SHOULD BE ASSIGNED
BY AUTHORIZED MUNICIPAL
AGENCIES HAVING GOVERNMENTAL
AUTHORITY AND THE LOCATIONS
SHOULD BE VERIFIED BY A LICENSED
SURVEYOR.

SECOND FLOOR PLAN

1/8" = 1'-0"



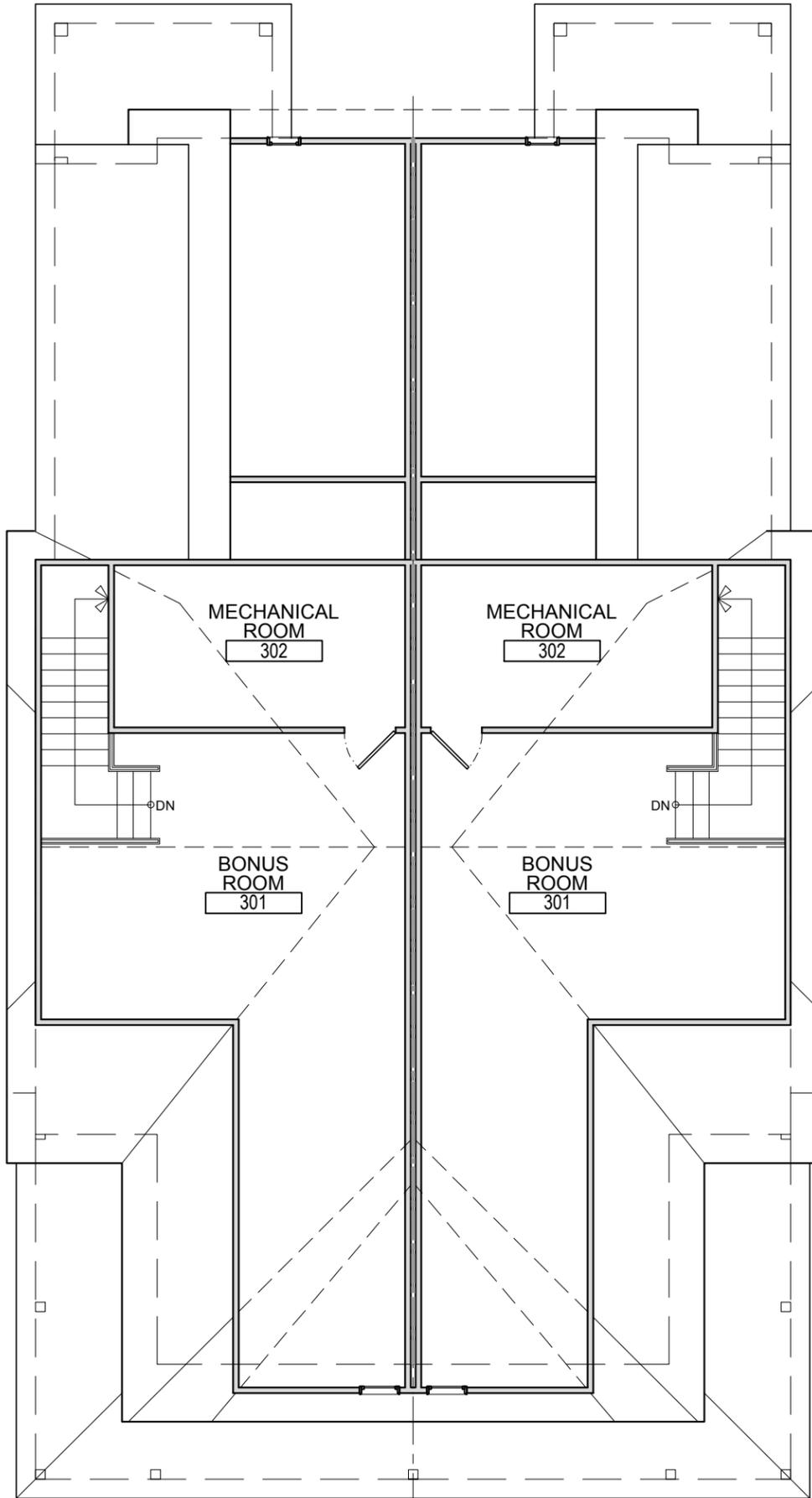
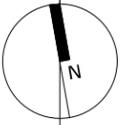
1152 S.F. SECOND FLOOR

07.01.16

03

ATTIC FLOOR PLAN

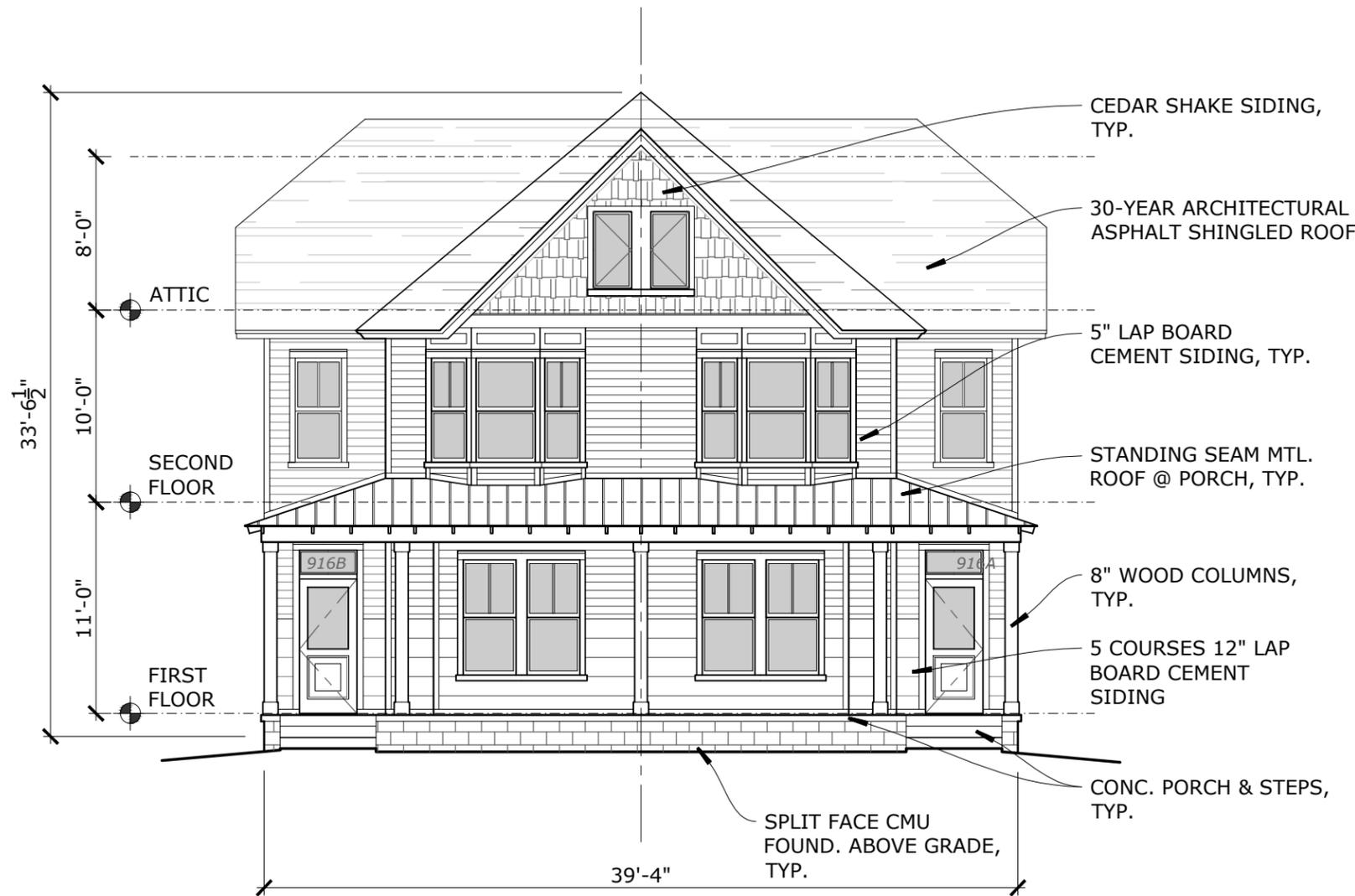
1/8" = 1'-0"



456 S.F. ATTIC

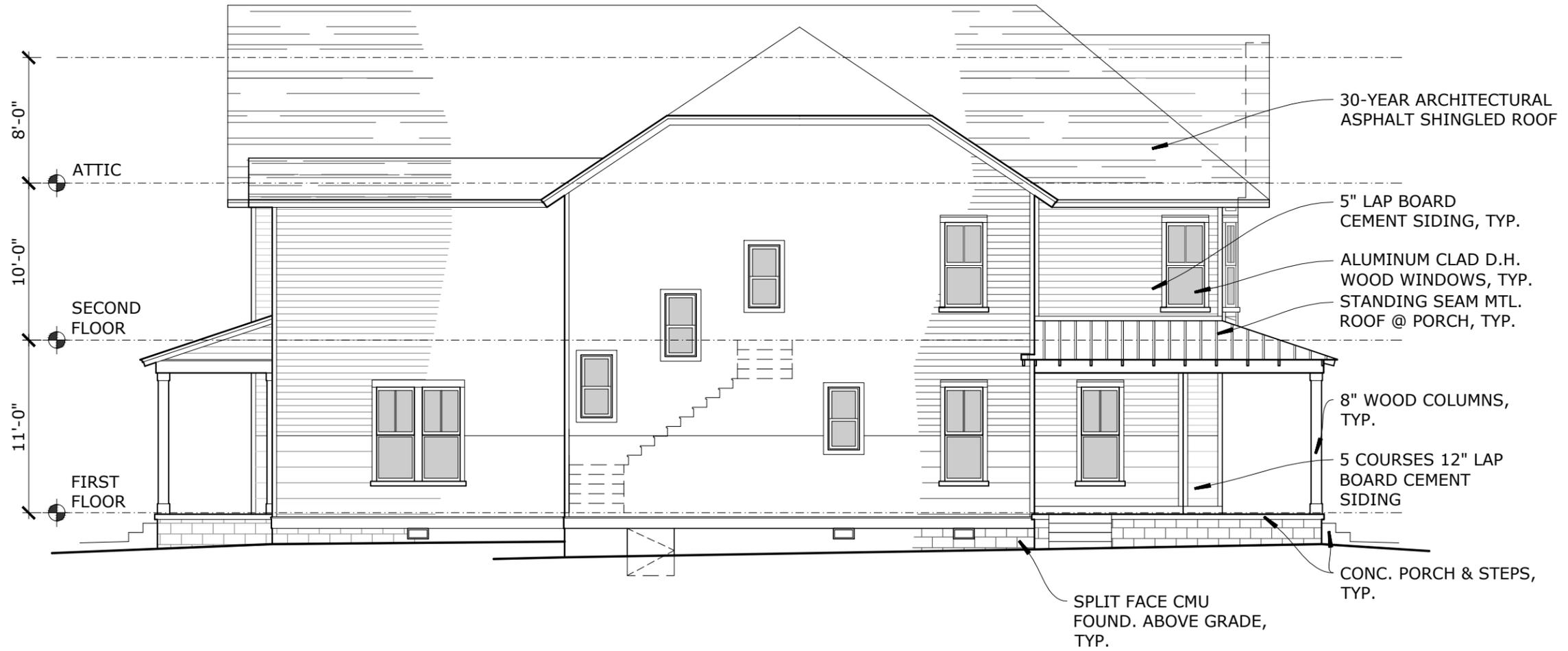
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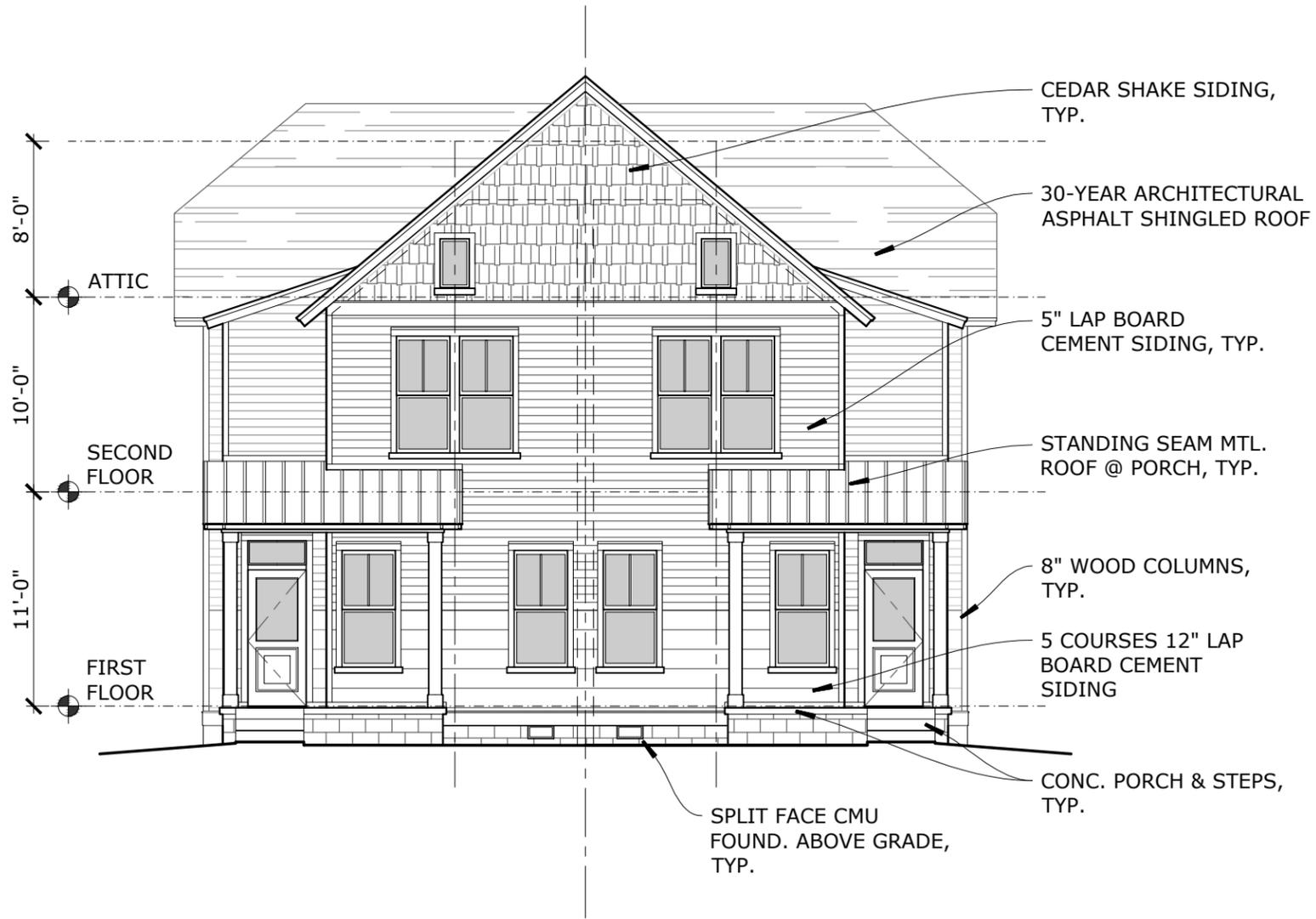
SOUTH ELEVATION





WEST ELEVATION (EAST O.H.)

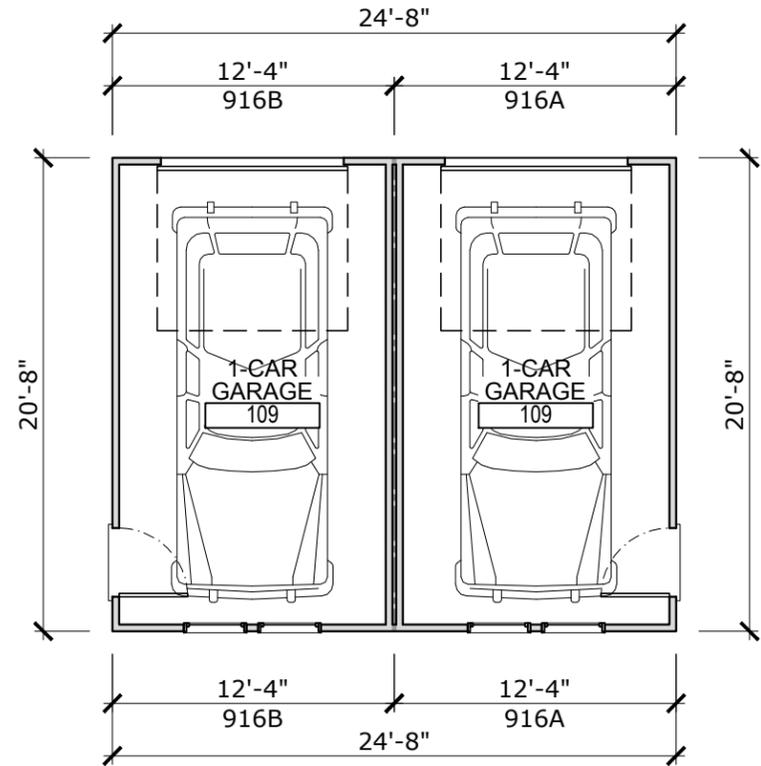
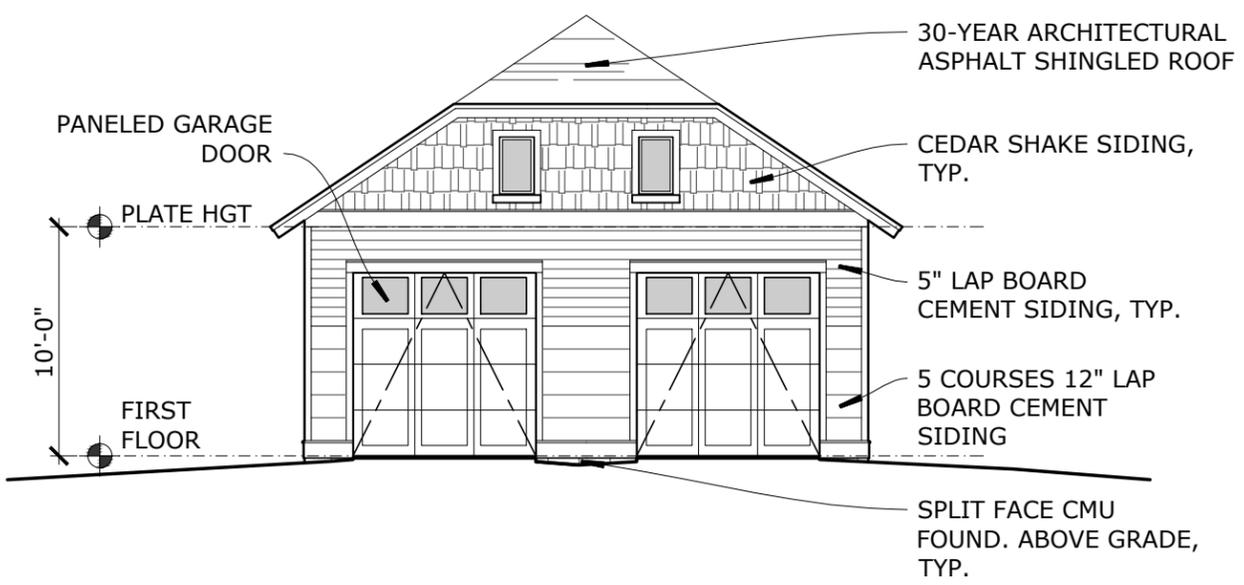
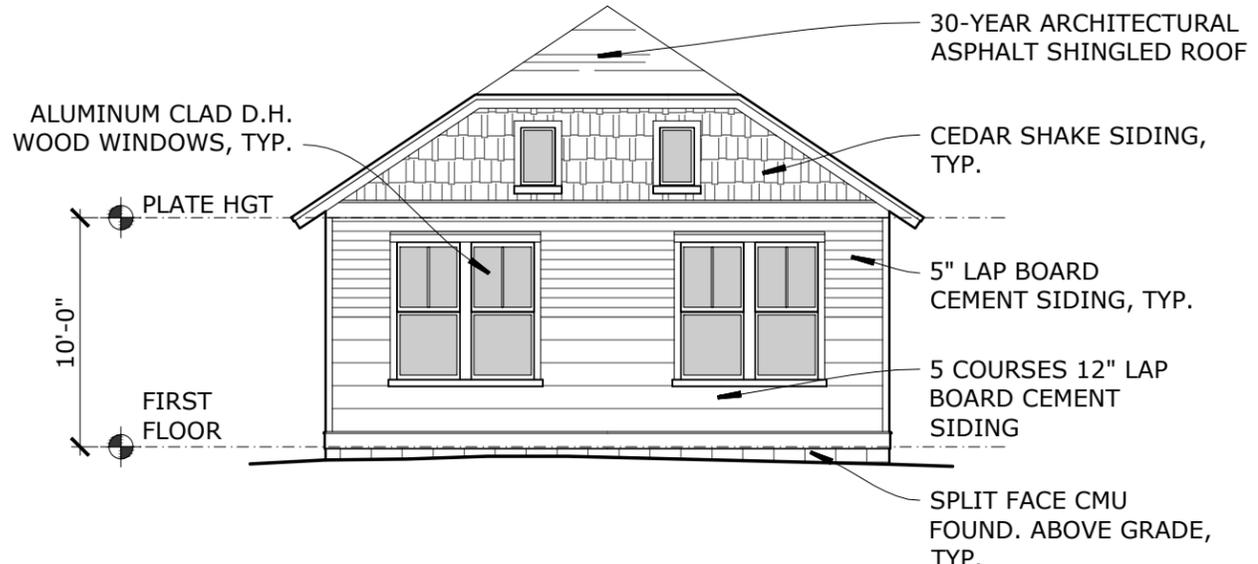
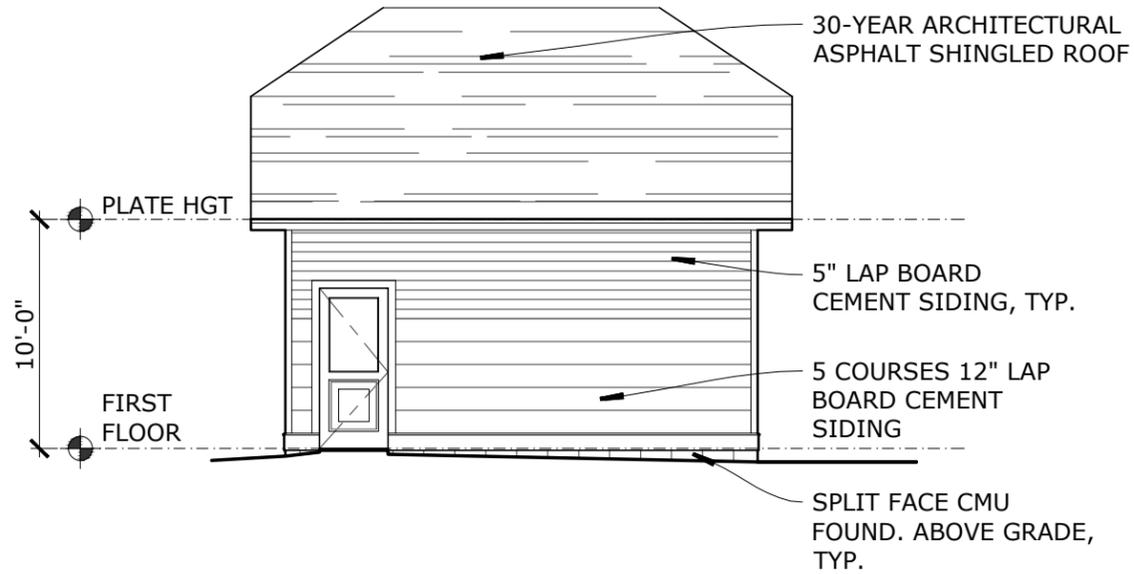




NORTH ELEVATION



THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.



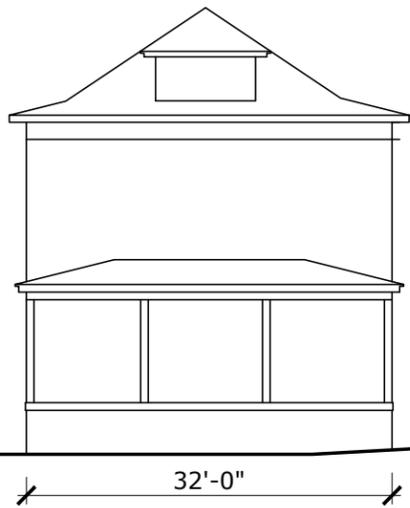
GARAGE PLAN & ELEVATIONS



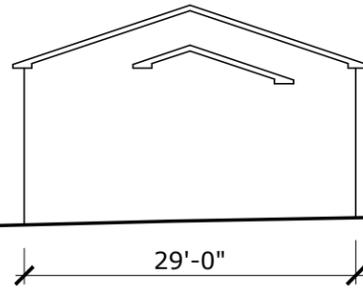
919 MONTROSE AVENUE



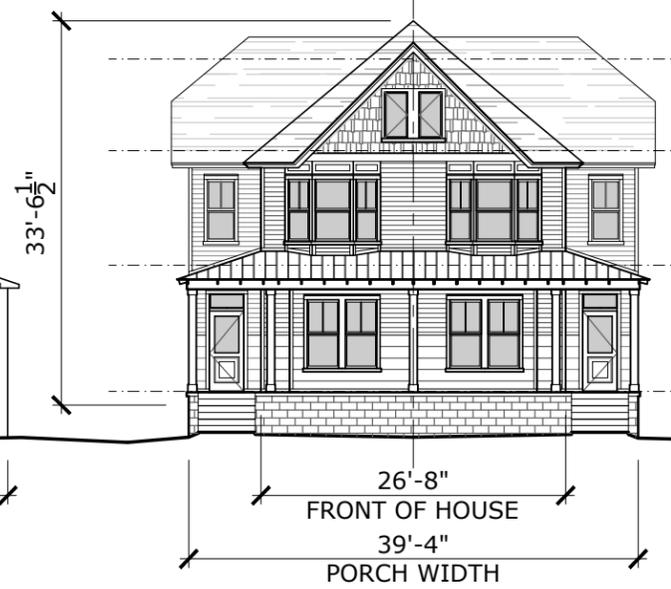
920 MONTROSE AVE



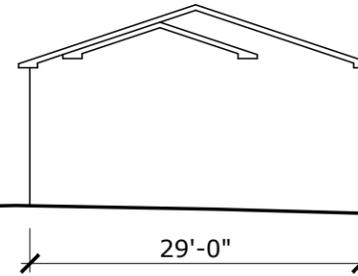
918 MONTROSE AVE



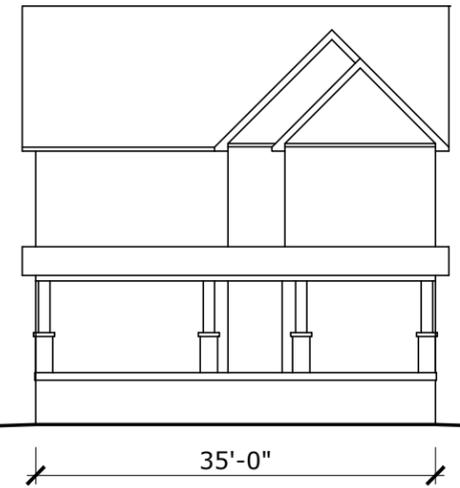
916 MONTROSE AVE



914 MONTROSE AVE



912 MONTROSE AVE



MONTROSE AVENUE ELEVATIONS

