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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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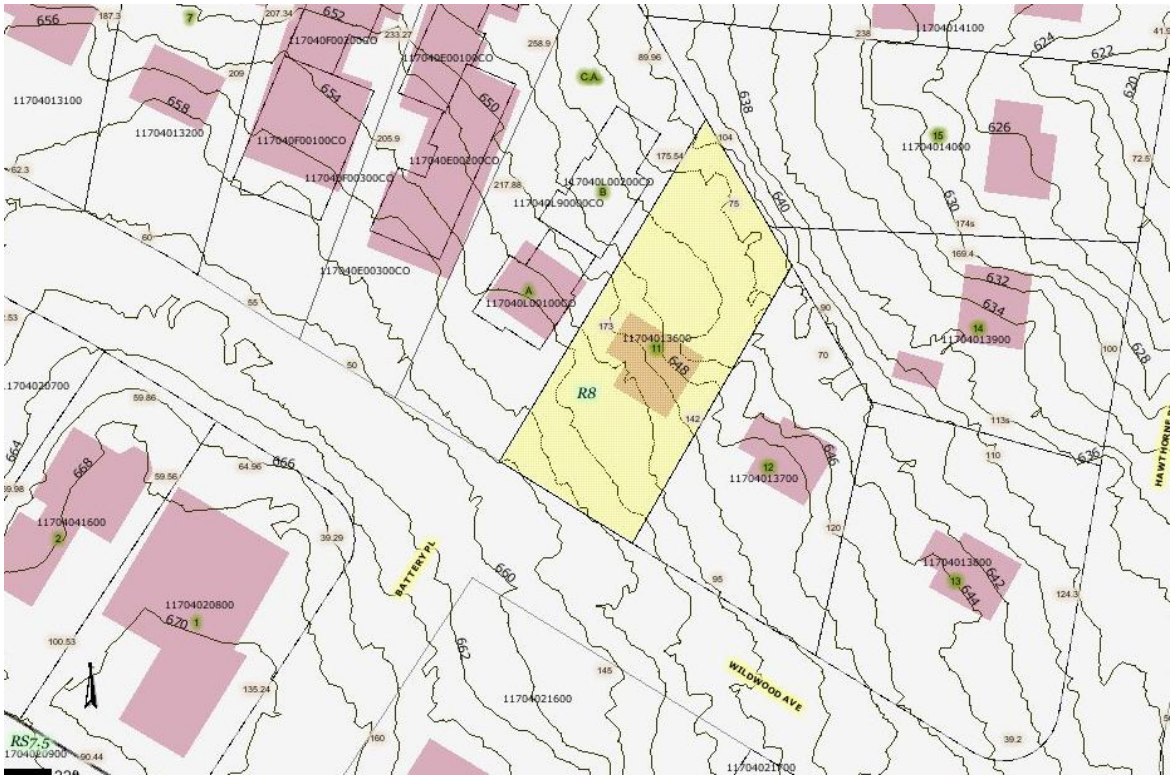
STAFF RECOMMENDATION
1818 Wildwood Avenue
November 20, 2013

Application: New construction-infill, Setback determination
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

Description of Project: The applicant proposes to construct a back-to-back duplex on a vacant lot. The project would require a rear setback determination. **Recommendation Summary:** Staff recommends disapproval finding that the project does not meet the historic context of this portion of the Belmont-Hillsboro neighborhood, specifically sections II.B.1.a, b, c, e, f and i of the design guidelines. Additional information is required to asses sections II.B.1.d and h. If the Commission disagrees, staff recommends that the applicant be asked to defer the project so that the additional information needed may be reviewed.	**Attachments** **A:** Photographs **B:** Site Plan **D:** Elevations

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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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*

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.*

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

k: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or "cottage" developments are only appropriate where the Planning Commission has agreed that the community plan allows for the density requested and the design guidelines for "new construction" can be met.
The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.
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 face the street.
Interior dwellings should be "tucked-in" behind the buildings facing the street.
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.
Attached garages are only appropriate for rear units along the alley.

Background: The historic house on this lot was demolished, the applicants having won an economic hardship case for demolition. They now propose a back-to-back duplex, which would require a rear setback determination.

New construction, back-to-back duplexes have not been approved by the Commission in the past because historically duplexes are fully side-by-side and because this configuration does not allow for the correct orientation of both primary entrances.

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. It is this context that was used by Staff in reviewing the project rather than the non-contributing homes that are considered "intrusions" in the historic neighborhood or the one historic two-story home constructed much earlier than the post-war collection (1819 Wildwood.)

Most of the addresses on the 1800 and 1900 blocks of Wildwood Avenue first appeared in the Nashville City Directories in the early 1940s, and the area was platted in 1941. These structures are typically described as being of the "Minimal Traditional" architectural style. According to Virginia and Lee McAlester, this style "reflects the form of the traditional Eclectic houses [Colonial Revival, Tudor, Craftsman], but lacks their decorative detailing."

Although Minimal Traditional originated during the 1930s, it is most commonly associated with suburban development after World War II. Typical features often include: very shallow eaves, low pitched roof, and front-facing gables. The "Cape Cod" form without a front gable is also common.

The buildings in this area were likely constructed by the same developer as they are the same style, form and massing. Each is a one-story, brick, side-gable, rectangular form with central entrance and slight variations in roofline, chimney placement and entrance style. Approximately half the homes exhibit a small side room, set back from the face of the front of the buildings, as seen on 1816 Wildwood.



1811 and 1911 Wildwood are examples of the basic form found in this area. 1816 Wildwood shows the same form with an optional side addition.



1813, 1814, 1830 are examples of the same form with a front gable and even a chimney, as seen on 1814.

Many homes have side chimneys; however, two exhibit front chimneys with timbering in the front gable field, a typical feature of the Minimal Traditional style. Approximately half have simple traditional entrances and the other half have no detailing. None have porches but two have porticos that appear to have been added at a later date.

Following the expansion of the Neighborhood Conservation Zoning Overlay, the MHZC Staff has had an opportunity to resurvey these properties and determined that 1800 and 1900 blocks constitute an intact cluster of Minimal Traditional houses that contribute

significantly to the historic character of the larger district, with the exception of 1901, 1903, 1822, and 1824 Wildwood Avenue. This determination was upheld by the Commission when a request to demolish 1820 Wildwood, based on the premise that it was not historic, was disapproved by the Commission in May of 2012.

Analysis and Findings:

Height & Scale: The historic context is of side-gable homes that range primarily between twenty and twenty-three feet (20'-23') tall from front grade. (See images under "background.") The proposed house is approximately twenty-seven feet (27') from the front existing grade. The context also includes one-story homes, some of which gain a basement level because of a drop in grade, and that have footprints in the one-thousand square foot (1000 sq. ft) range. The proposed home is two-stories with an additional basement level at the rear and has a footprint of more than double the existing context, approximately two thousand, three hundred and twenty six square feet (2326 sq. ft.). Staff finds the project to be out-of-scale with the historic context and maintains that it does not meet section II.B.1.a.and b.

Setback & Rhythm of Spacing: The house is roughly centered on this slightly unusually shaped lot, similar to other homes in the area. The width is approximately thirty-two feet (32') wide. The width of the infill and the location together allows the structure to meet the rhythm of spacing established by the post-war homes on this block.

The front setback is similar to the historic home that was previously on this lot and the homes to either side. The project meets all bulk zoning requirements with the exception of the rear setback which is less than the required twenty-feet (20') (approximately 15'), as measured from the corner closest to the rear property line. Due to the size of the lot, the ability to capture upper level space because of the drop in grade, and the context which has far less lot coverage than what is proposed, (see maps on page 2), staff can find no reason to allow for a new rear setback determination. The project does not fully meet section II.B.1.c.

Materials: The roof will be fiberglass shingle but the color was not indicated. The foundation will be split-face block. No other materials were indicated. Staff was unable to review this element of the project due to lack of information.

Roof form: The primary roof form, as seen from the street, is a side gable house with a 9/12 pitch. The bulk of the addition will have a ridge running from front to back with a 4/12 pitch. Taking into account the context explained under "background", the roof pitch is too steep. The majority of the post-war homes have a lower pitch, closer to a 6/12 pitch. Although the bulk of the building's roof form is more appropriate, the primary and most visible pitch is too steep. The project does not meet section II.B.1.e.

Orientation: The primary entrance is oriented towards the street in a similar way as the historic home it has replaced; however, it also includes a full-width porch oriented

towards the street, which is an unusual condition for the post-war homes that make up the context. These homes have no porches but may have simple hoods over the entrance. The second primary entrance, for the rear unit, is on the left side of the house, towards the middle of the lot, an inappropriate orientation for a historic building. Primary entrances should be oriented towards the street. The project does not meet section II.B.1.f.

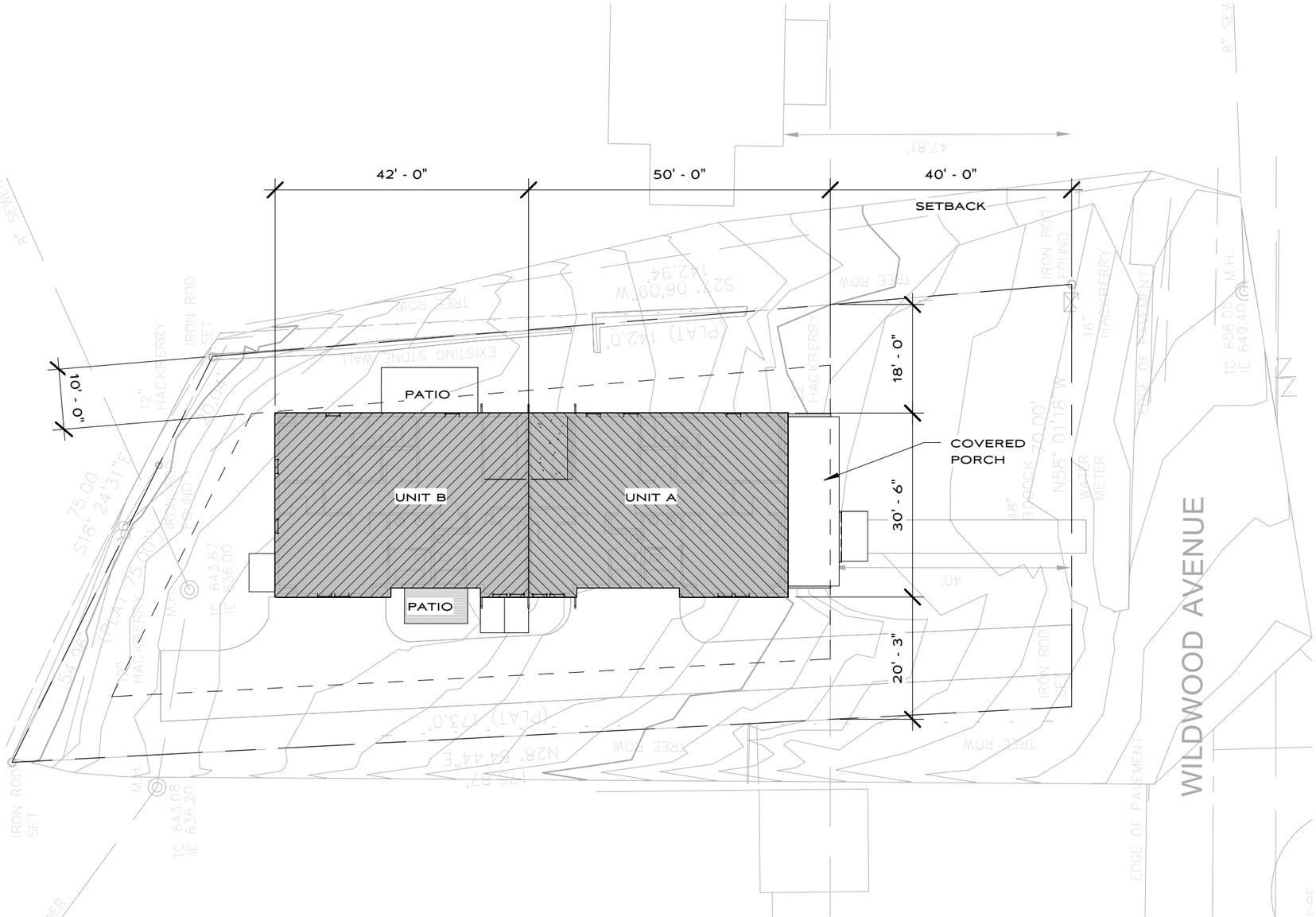
Proportion and Rhythm of Openings**:** The windows are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.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 HVAC and other utilities was also not noted. Additional information is required for review of section II.B.1.h.

Outbuildings: Typically garages should be detached buildings; however, there are some historic incidents of one-bay basement level garages at the rear of a building, especially within this post-war context. In the past, the Commission has required that attached garages not only be at the basement level but also be in the appropriate location for an accessory structure. Side-loading basement garages have only been allowed where there is no option for a rear-loading garage. In this case, the project has two, side-loading, two-bay, basement garages. Because one of the garages is located in an inappropriate location for an accessory structure and both are on the side rather than the rear, Staff finds that the project does not meet section II.B.1.i of the design guidelines.

Recommendation:
Staff recommends disapproval finding that the project does not meet the historic context of this portion of the Belmont-Hillsboro neighborhood, specifically sections II.B.1.a, b, c, e, f and i of the design guidelines. Additional information is required to asses sections II.B.1.d and h. If the Commission disagrees, staff recommends that the applicant be asked to defer the project so that the additional information needed may be reviewed by Staff.

1818 WILDWOOD AVE.
NASHVILLE, TN 37212



1 SITE
1" = 20'-0"

0 10' 20'

INDEX

UNIT A -	2573 S.F.
LOWER LEVEL	232 S.F.
MAIN LEVEL	1193 S.F.
SECOND FLOOR	1148 S.F.
UNIT B -	2909 S.F.
LOWER LEVEL	624 S.F.
MAIN LEVEL	1133 S.F.
SECOND FLOOR	1152 S.F.

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1818 WILDWOOD AVE
OPTION 2
COVER SHEET

HISTORIC SUBMITTAL
11-07-13

A0
1356

MANUEL ZEITLIN ARCHITECTS

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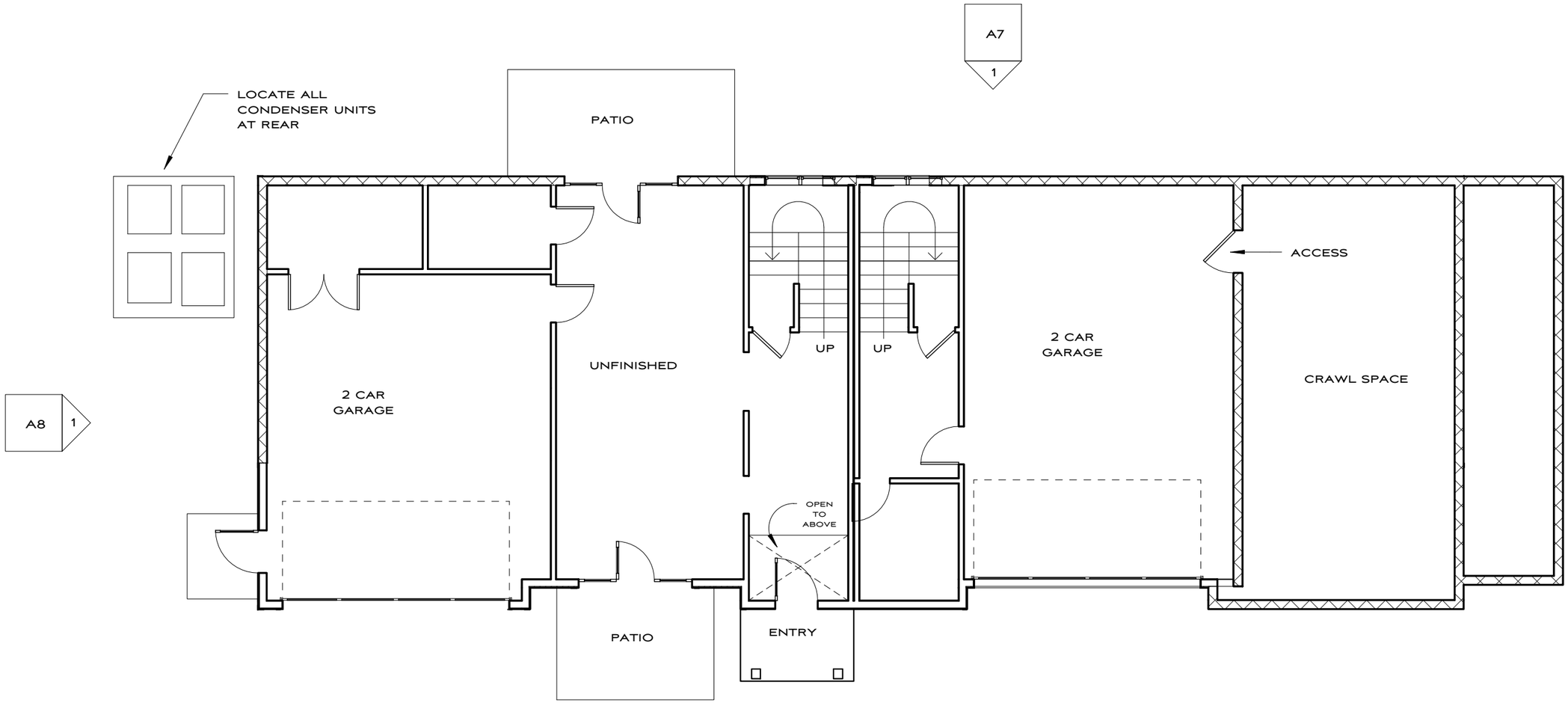
516 HAGAN ST., STE. 100, NASHVILLE, TN 37203



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

0' 4' 8' 16'

1818 WILDWOOD AVE
OPTION 2
LOWER LEVEL

HISTORIC SUBMITTAL
11-07-13

A1
1356

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516 HAGAN ST., STE. 100, NASHVILLE, TN 37203

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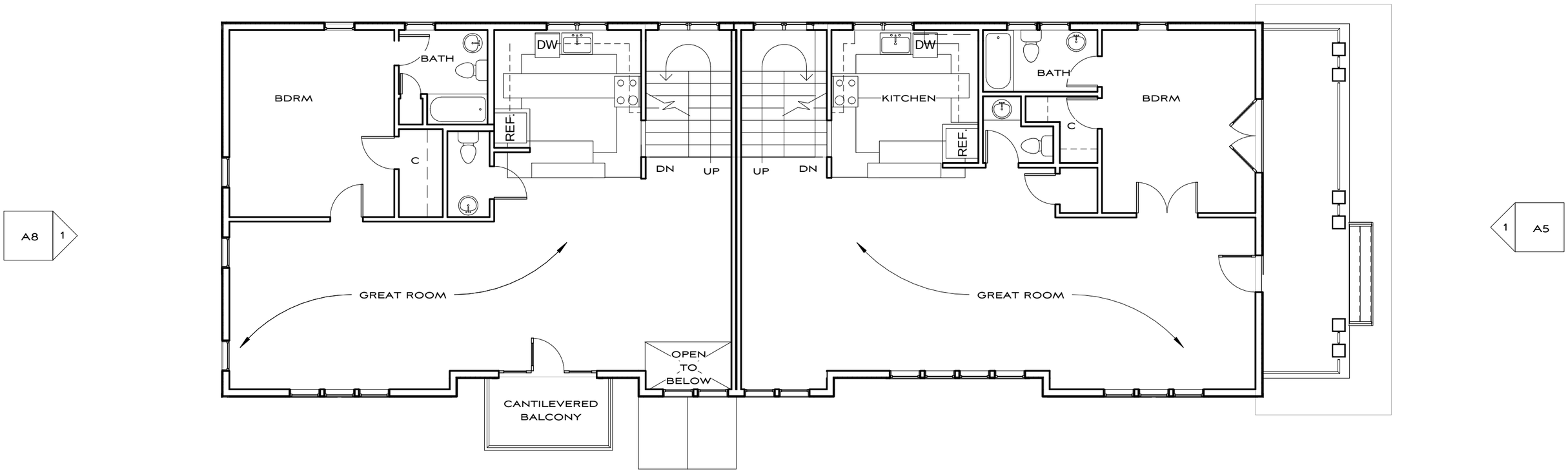

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1

1
A5

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

0' 4' 8' 16'

2
A6

1818 WILDWOOD AVE
OPTION 2
MAIN LEVEL

HISTORIC SUBMITTAL
11-07-13

A2
1356

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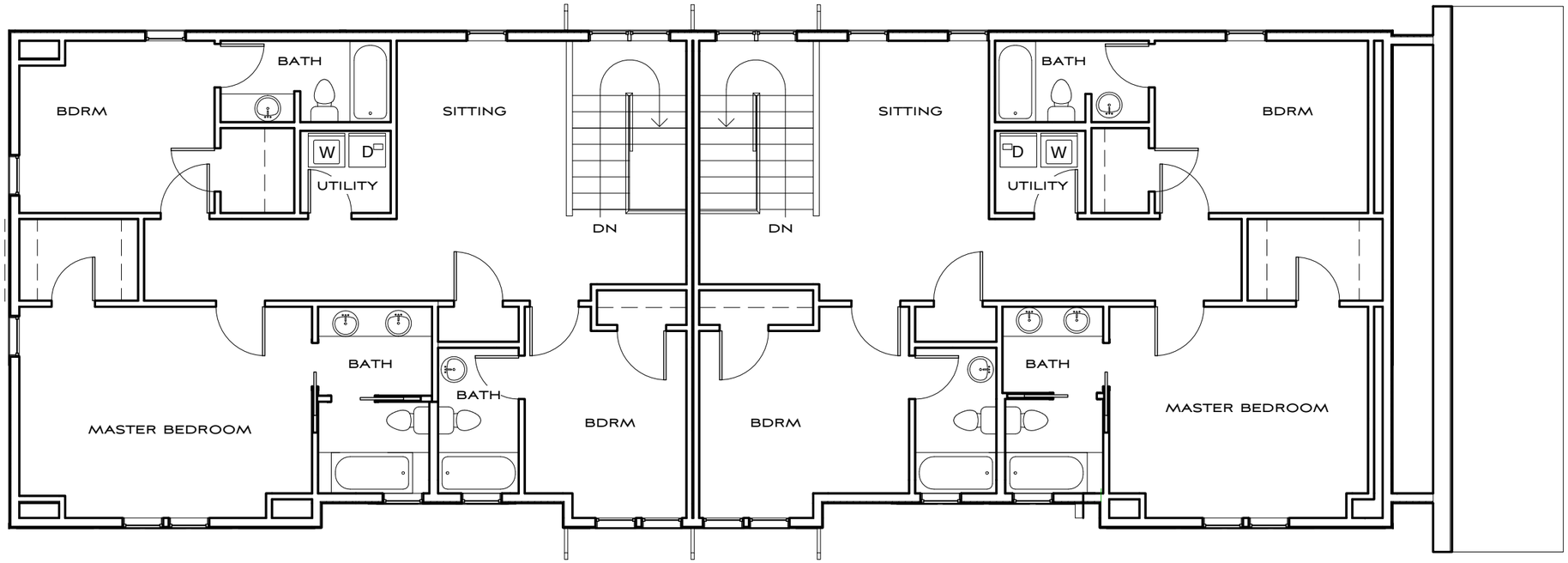
516 HAGAN ST, STE. 100, NASHVILLE, TN 37203

A7
1



A8 1

1 A5

2
A6

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

0' 4' 8' 16'

1818 WILDWOOD AVE
OPTION 2
UPPER LEVEL

HISTORIC SUBMITTAL
11-07-13

A3
1356

MANUEL ZEITLIN ARCHITECTS

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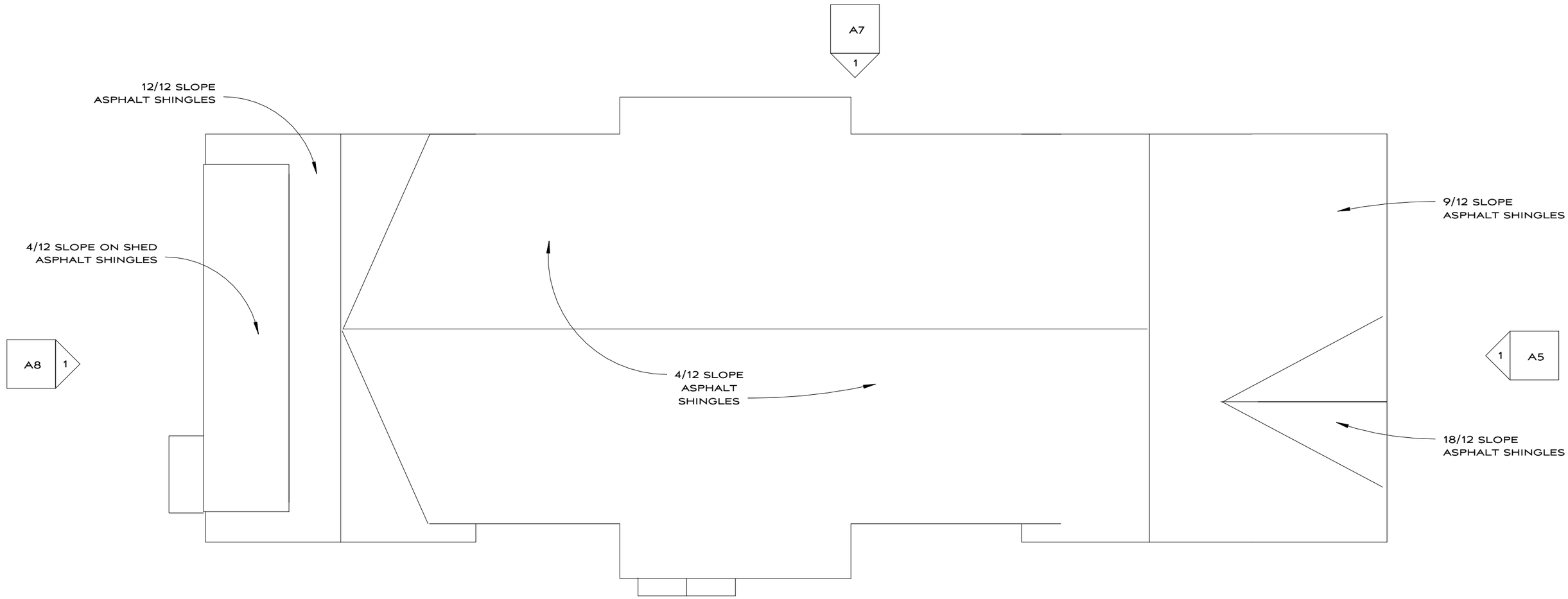

1 ROOF
1/8" = 1'-0"

0' 4' 8' 16'

1818 WILDWOOD AVE
OPTION 2

ROOF PLAN

HISTORIC SUBMITTAL

11-07-13

A4

1356

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516 HAGAN ST., STE. 100, NASHVILLE, TN 37203

1 SOUTH ELEVATION
1/4" = 1'-0"

1818 WILDWOOD AVE
OPTION 2
FRONT ELEVATION

HISTORIC SUBMITTAL
11-07-13

A5
1356

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

1818 WILDWOOD AVE
OPTION 2
WEST ELEVATION

HISTORIC SUBMITTAL
11-07-13

A6
1356

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516 HAGAN ST., STE. 100, NASHVILLE, TN 37203

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

1818 WILDWOOD AVE
OPTION 2
EAST ELEVATION

HISTORIC SUBMITTAL
11-07-13

A7
1356

MANUEL ZEITLIN ARCHITECTS

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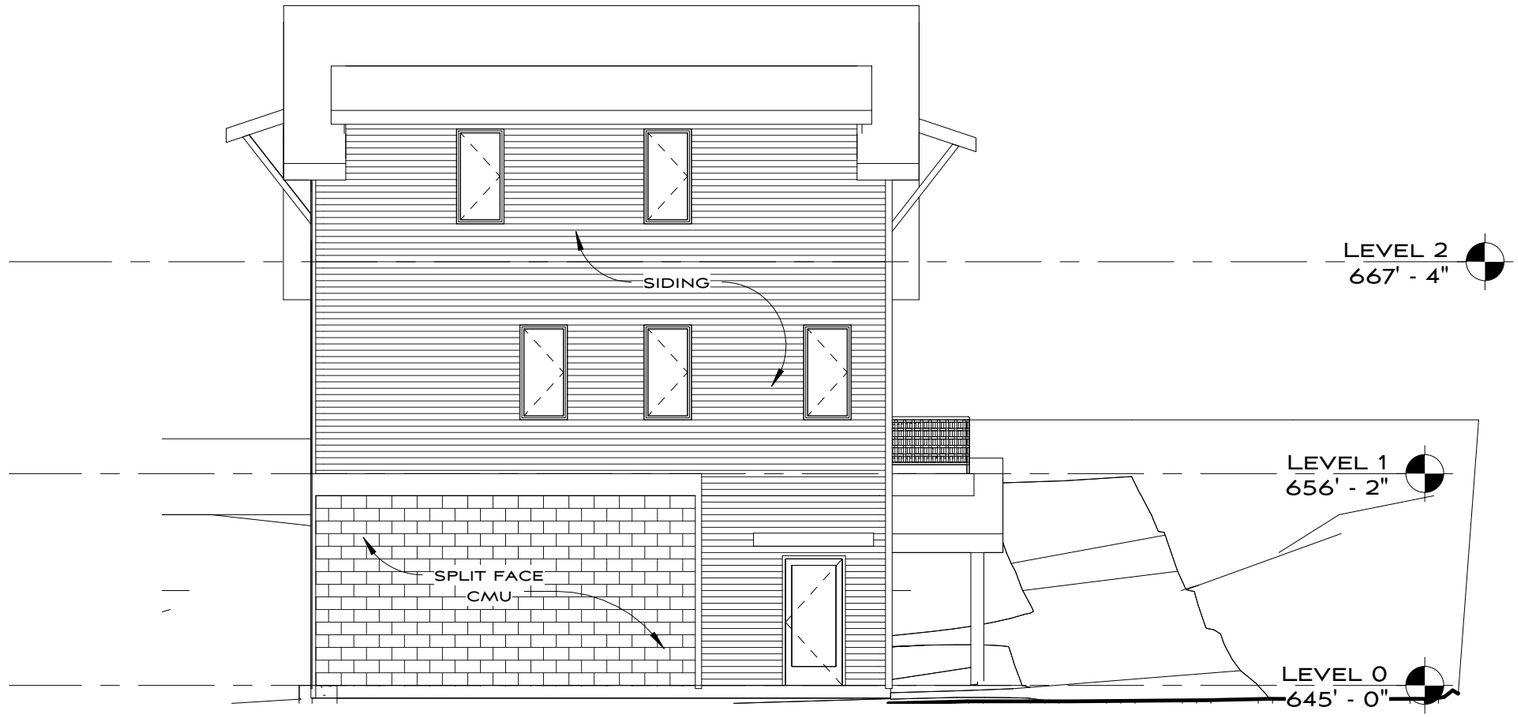

1 NORTH ELEVATION
1/8" = 1'-0"

1818 WILDWOOD AVE
OPTION 2
REAR ELEVATION

HISTORIC SUBMITTAL
11-07-13

A8
1356

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