



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
215 Scott Avenue
February 18, 2015

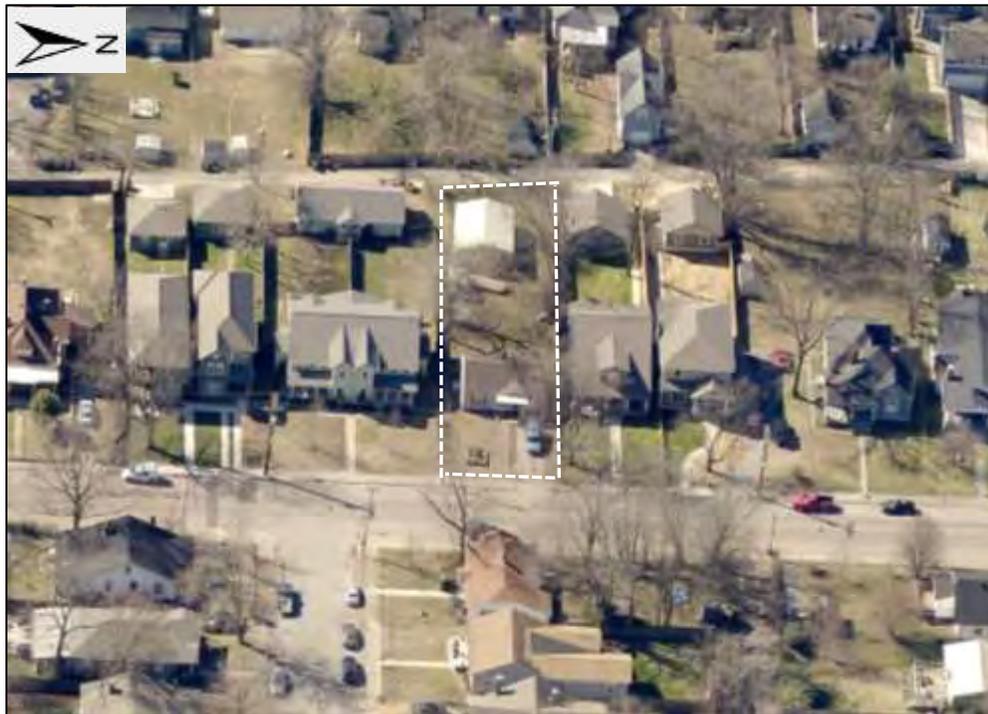
Application: Demolition; New construction-infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306015100
Applicant: Rob Cushman
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing building and construct a new one and one-half story duplex.</p> <p>Recommendation Summary: Staff recommends approval of the proposal to demolish the existing building and construct a new duplex with the conditions that:</p> <ul style="list-style-type: none">• Staff verifies that the floor height is compatible with surrounding historic houses;• The window and door selections are approved by Staff;• The roof color is approved by Staff;• The HVAC is located behind the structure or on the sides, beyond the mid-point of the structure. <p>Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: 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.

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. 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*

In most cases, an infill duplex 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 width 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

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.

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

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.

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.

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.

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.

III.B.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.

III.B.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 of the historic zoning ordinance.

Background: 215 Scott Avenue was constructed c.1940 and does not contribute to the historic character of the district.



Analysis and Findings: The applicant proposes to demolish the non-contributing building and construct a new one and one-half story duplex.

Demolition:

The existing building at 215 Scott Avenue may date to the early 1940s, but its style, form, materials and detailing do not match the historic context of the neighborhood. Its low pitched roof, shallow eaves, irregular fenestration pattern, and materials are inconsistent with the predominant character of development for its time. This suggests that the house may be more recent, or that its appearance has been significantly altered. Staff therefore finds that the structure does not contribute to the architectural and historical character of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The new building will be a one and one-half story duplex with a form similar to that of a side-gabled Craftsman house. The roof peak will be twenty-seven feet (27') above the finished floor level. With a twenty-four inch (24") tall foundation and a twelve inch (12") water table, the floor level would be three feet (3') above grade. These heights are compatible with nearby historic house, which range from twenty-two feet (22') to twenty-nine feet (29') tall from grade. During construction, Staff will verify that this floor height is compatible with surrounding historic houses.

The front façade of the building will be thirty-six feet (36') wide, with projecting bays on both sides expanding the total width to forty feet (40'). The majority of historic houses nearby range between thirty feet (30') and thirty-nine feet (39') wide; however, the context on this block of Scott Avenue is dominated by the recent construction, prior to expansion of the overlay, of buildings as wide as fifty-two (52') and sixty-four feet.

Staff finds that the height and width of the proposed infill is appropriate and that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing:

The front setback of the building will be forty-five feet (45'), matching the front setbacks of nearby historic houses. The side setbacks for the infill will be five feet (5') on each side, although from the street it will appear as though they are greater because the building is four feet (4') narrower at the front than at the rear.

Staff finds that the new building will maintain the rhythm of spacing established by historic buildings on the street and that the project will meet section II.B.1.c of the design guidelines.

Materials:

The new building will primarily be clad in smooth-faced cement fiberboard with a reveal of five inches (5”), and with cement-fiber board-and-batten siding as an accent material. The trim will be wood and cement-fiberboard. The foundation will be split-faced concrete block and the roof will be asphalt shingles in a gray or brown color. The porch stairs and floor will be concrete, and the porch columns and railings will be wood. The windows and doors will be wood or aluminum-clad, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff’s final approval of the roof color and the windows and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form:

The primary roof of the building will be a side-oriented gable with a pitch of 7:12, with smaller gables projecting to the sides near the rear of the building. A pair of gabled dormers will be on the front slope of the roof, sitting four feet (4’) below the primary ridge and two feet (2’) back from the leading edge of the building as is typical of historic dormers. Staff finds these roofs to be compatible with those of historic houses nearby and that the project meets section II.B.1.e of the design guidelines.

Orientation:

The new building will face the street with a full-width porch with a pair of walkways leading to the right of way. A pair of uncovered paved parking pads will be constructed at the rear of the lot, accessed from the alley behind. Staff finds that this orientation of features is compatible with surrounding historic houses and that the project meets section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings:

The windows on the proposed new building 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 location of the HVAC and other utilities was not indicated on the site plan. With a condition that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the structure, staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval of the proposal to demolish the existing building and construct a new duplex with the conditions that:

- Staff verifies that the floor height is compatible with surrounding historic houses;
- The window and door selections are approved by Staff;
- The roof color is approved by Staff;
- The HVAC is located behind the structure or on the sides, beyond the mid-point of the structure.

Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.



215 Scott Avenue, recent photo.



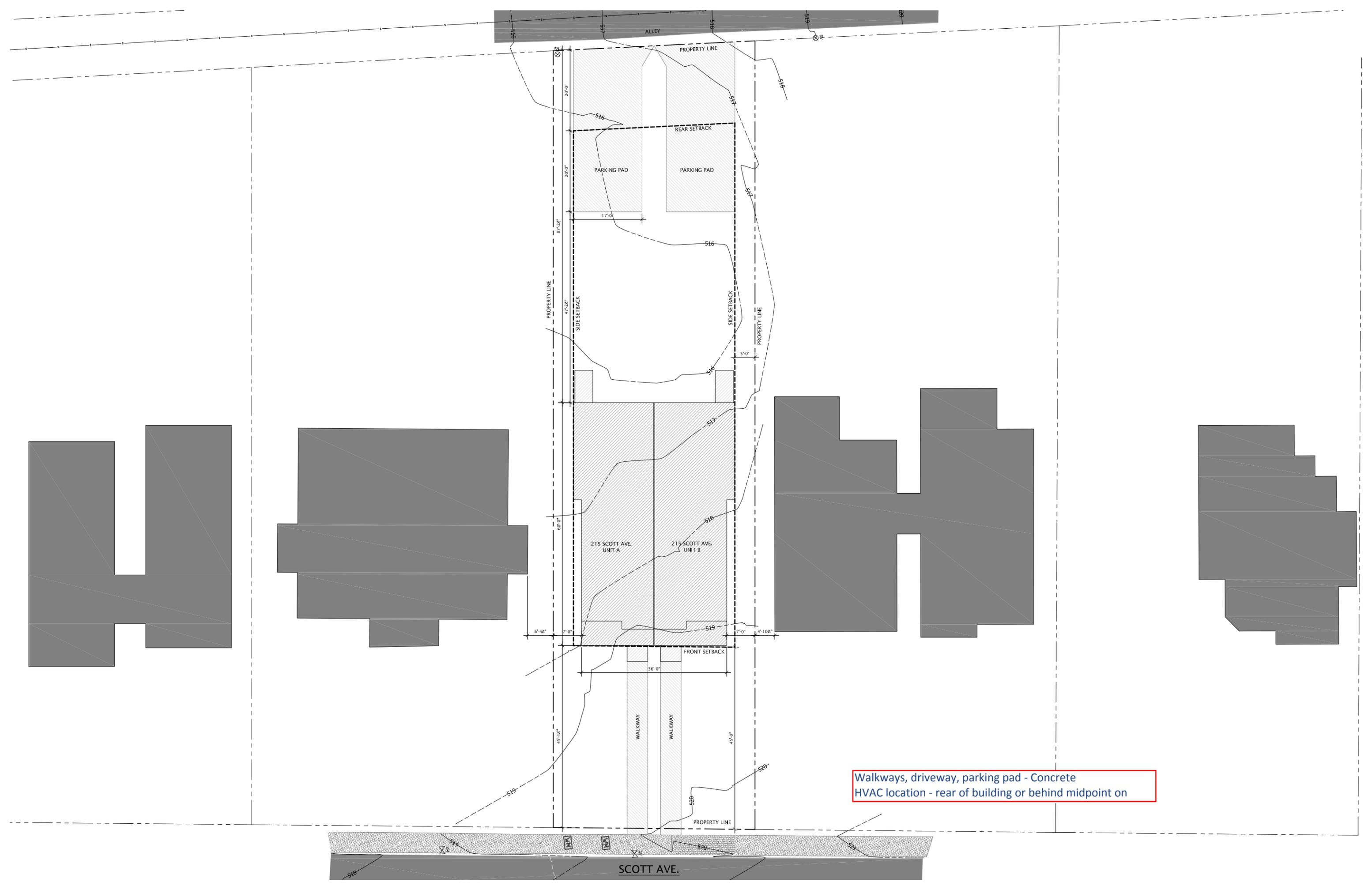
213, 215, and 217 Scott Avenue.



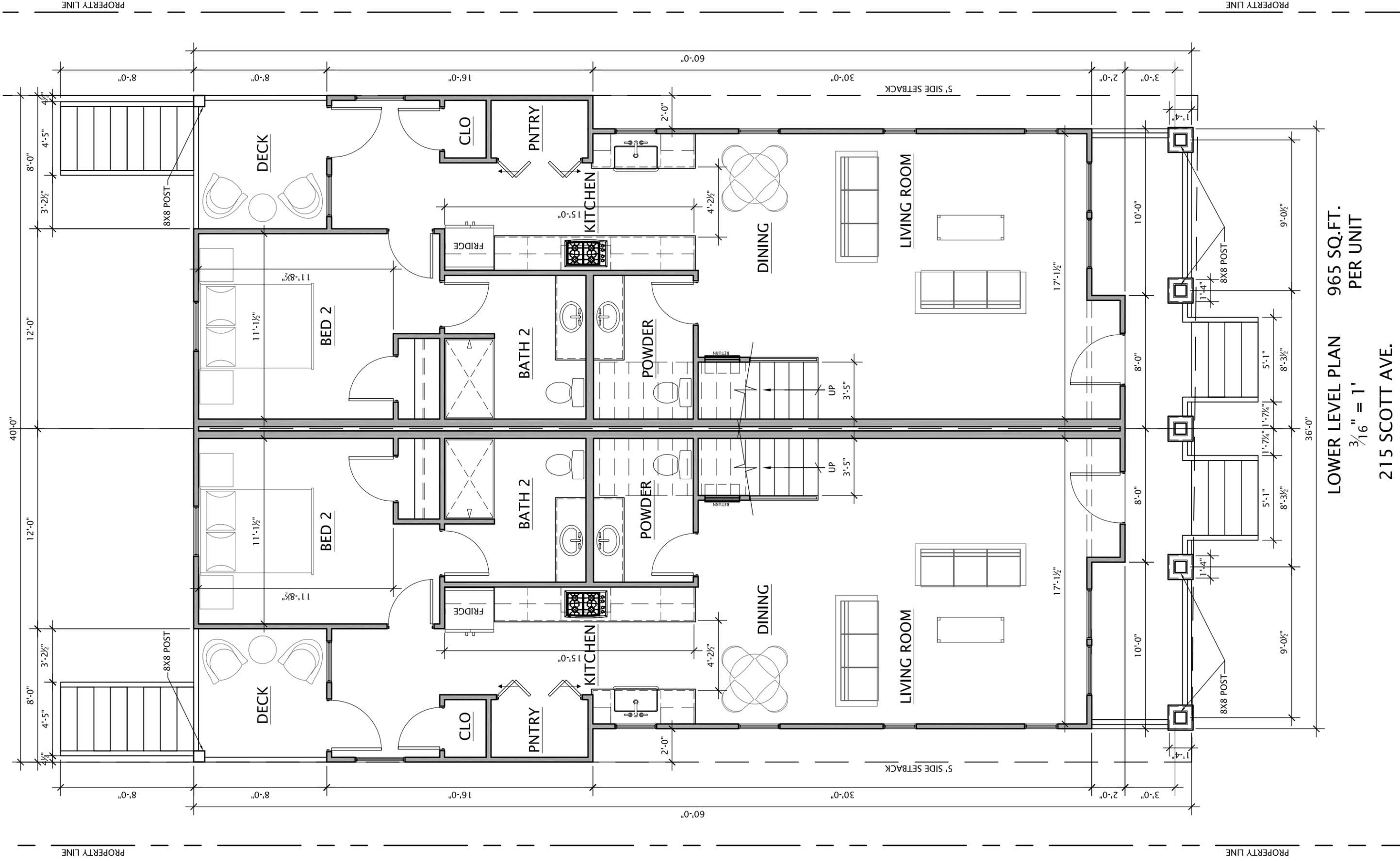
215 Scott Avenue and 217 (blue Craftsman) and 217 (tan Foursquare) next door. 217 and 219 Scott are connected as an “umbilical duplex.”



211 A/B Scott Avenue, and “umbilical duplex” and 213 A/B Scott Avenue, a standard duplex.



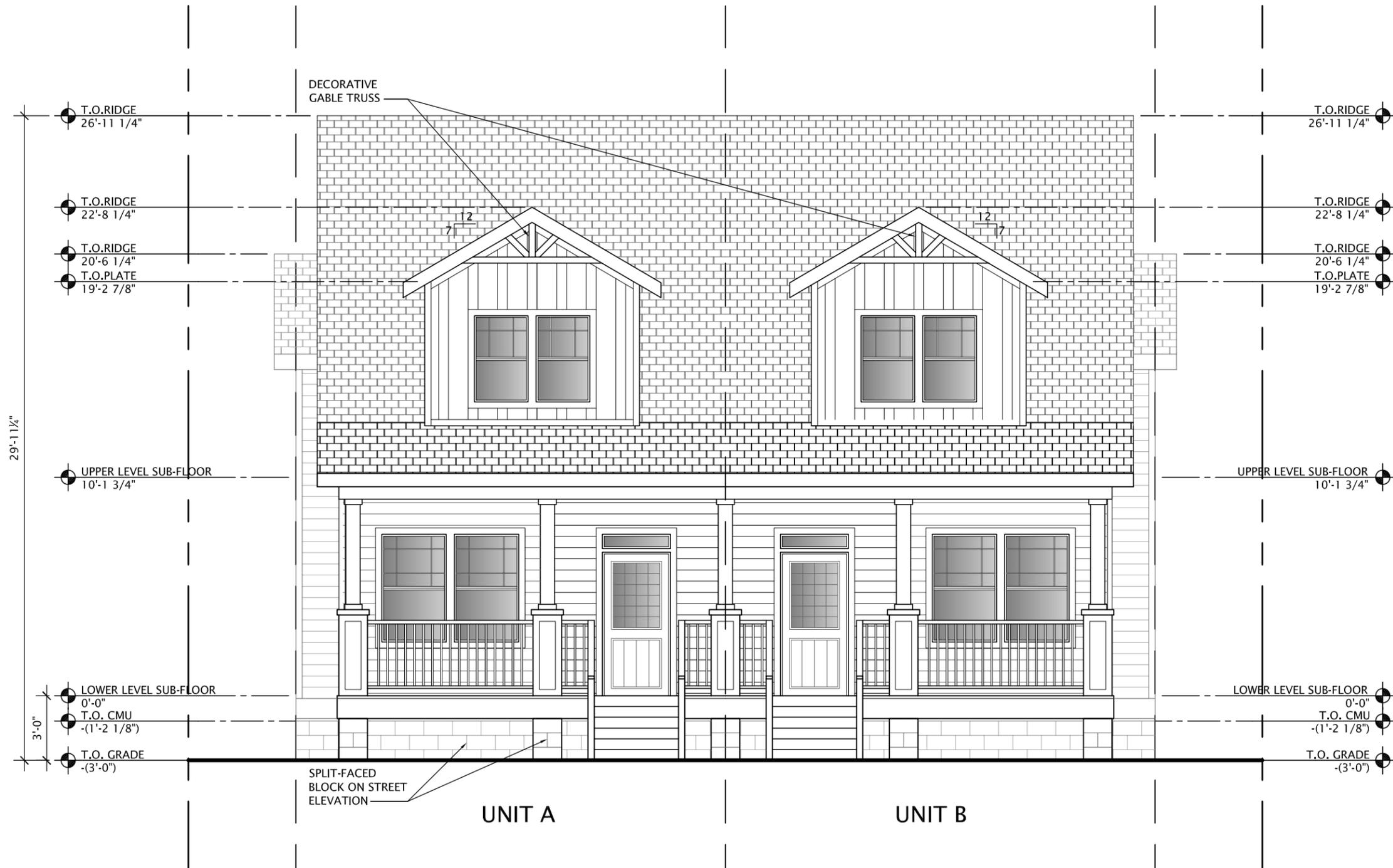
Walkways, driveway, parking pad - Concrete
HVAC location - rear of building or behind midpoint on



LOWER LEVEL PLAN 965 SQ.FT.
 PER UNIT

3/16" = 1'

215 SCOTT AVE.

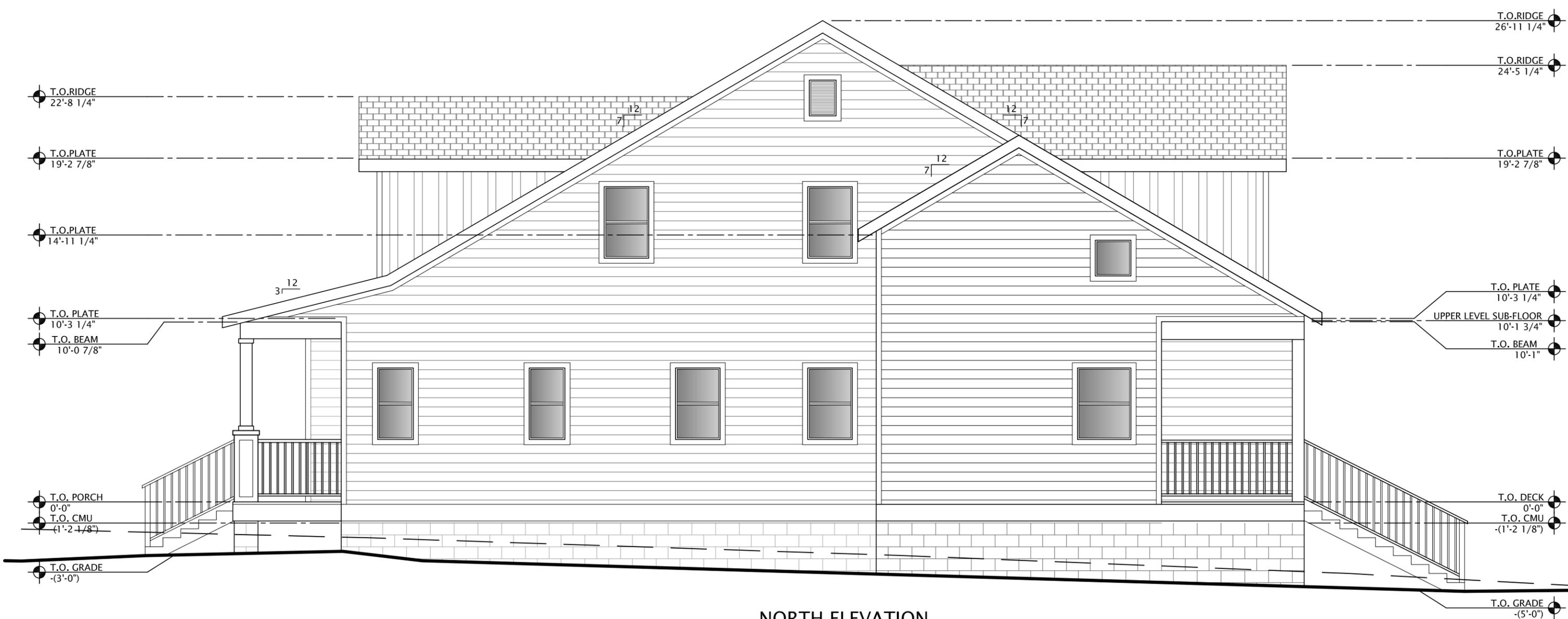


EAST ELEVATION

$\frac{3}{16}'' = 1'$

215 SCOTT AVE.

- Foundation - Split-faced concrete block
- Porch stairs and floor - concrete
- Porch columns and railing - wood
- Siding - Cement-fiberboard with a smooth finish, 5" exposure on clapboard siding
- Trim (window casings, cornerboards, gable vents, etc.) - cement-fiberboard or wood
- Roof - asphalt shingle (gray or brown)
- Windows - wood or aluminum-clad or fiberglass-clad
- Doors - wood or fiberglass



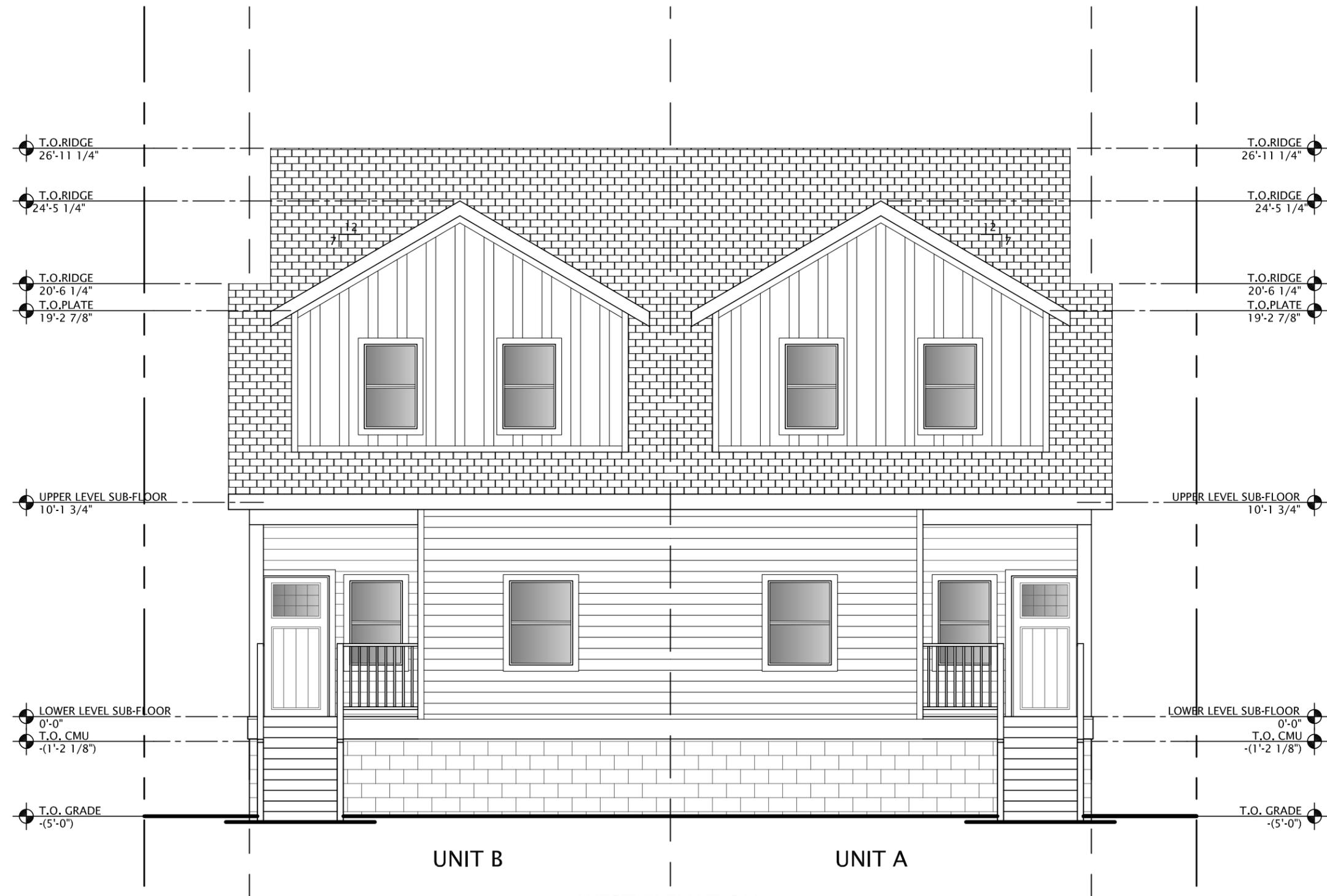
NORTH ELEVATION
 $\frac{3}{16}'' = 1'$
 215 SCOTT AVE.

- Foundation - Split-faced concrete block
- Porch stairs and floor - concrete
- Porch columns and railing - wood
- Siding - Cement-fiberboard with a smooth finish, 5" exposure on clapboard siding
- Trim (window casings, cornerboards, gable vents, etc.) - cement-fiberboard or wood
- Roof - asphalt shingle (gray or brown)
- Windows - wood or aluminum-clad or fiberglass-clad
- Doors - wood or fiberglass



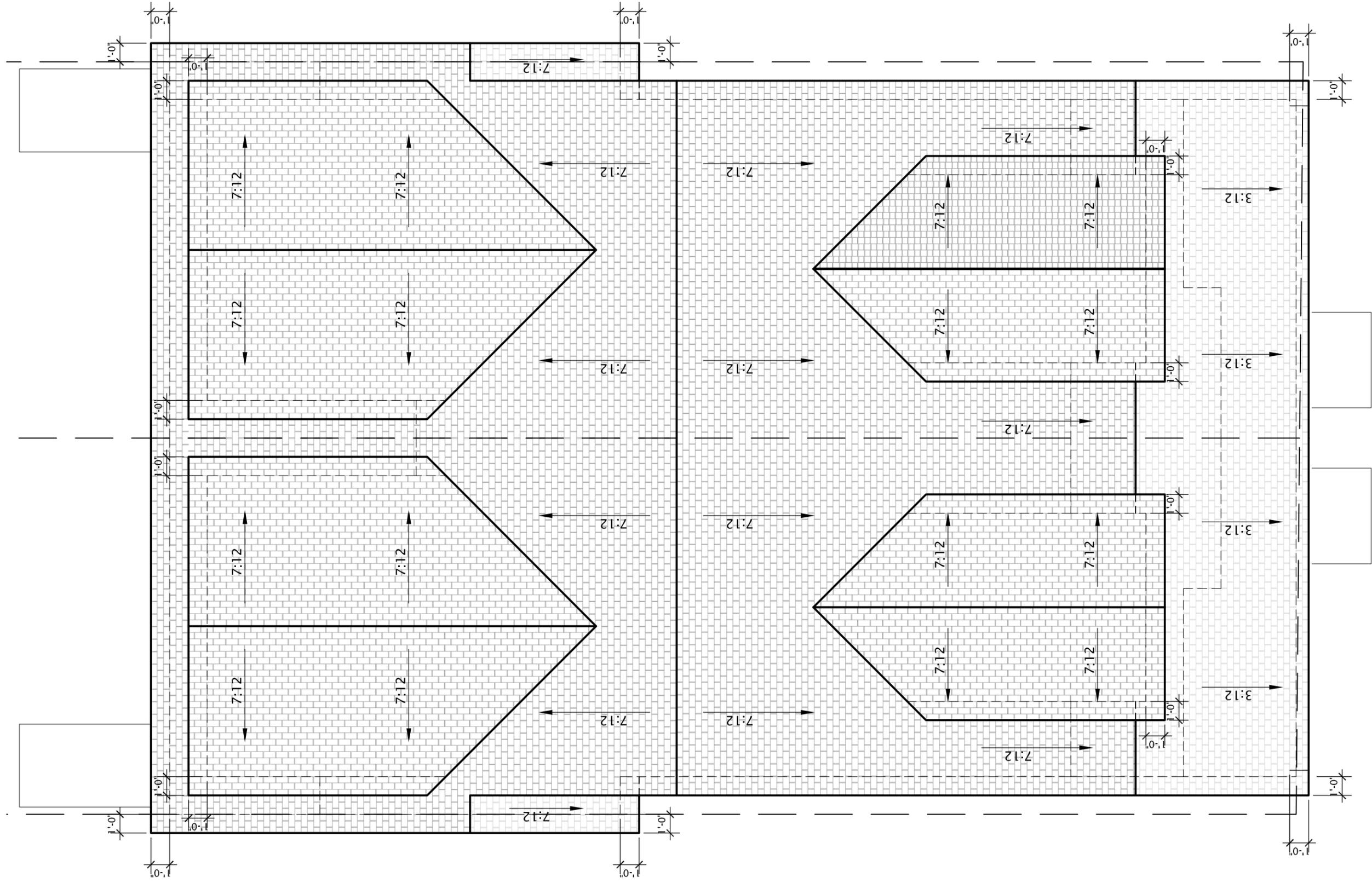
SOUTH ELEVATION
 $\frac{3}{16}'' = 1'$
 215 SCOTT AVE.

- Foundation - Split-faced concrete block
- Porch stairs and floor - concrete
- Porch columns and railing - wood
- Siding - Cement-fiberboard with a smooth finish, 5" exposure on clapboard siding
- Trim (window casings, cornerboards, gable vents, etc.) - cement-fiberboard or wood
- Roof - asphalt shingle (gray or brown)
- Windows - wood or aluminum-clad or fiberglass-clad
- Doors - wood or fiberglass



WEST ELEVATION
 $\frac{3}{16}'' = 1'$
 215 SCOTT AVE.

- Foundation - Split-faced concrete block
- Porch stairs and floor - concrete
- Porch columns and railing - wood
- Siding - Cement-fiberboard with a smooth finish, 5" exposure on clapboard siding
- Trim (window casings, cornerboards, gable vents, etc.) - cement-fiberboard or wood
- Roof - asphalt shingle (gray or brown)
- Windows - wood or aluminum-clad or fiberglass-clad
- Doors - wood or fiberglass



ROOF PLAN
 $\frac{3}{16}'' = 1'$
 215 SCOTT AVE.