



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
3606 West End Avenue
June 17, 2015

Application: Preliminary Review
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409014000
Applicant: Welch College
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The applicant proposes to subdivide a portion of the Richland-West End Neighborhood Conservation Zoning Overlay that is currently the campus for Welch College and requests that the MHZC recommend approval of the subdivision to the Planning Commission. The exact locations and design of the future buildings are not a part of this preliminary review.

Recommendation Summary: Staff suggests that the Commission recommend to the Planning Commission approval of the proposed site plan, which includes both alley concepts submitted, with the conditions that:

- The exact front, side and rear setbacks be approved with each individual building;
- The mouth of the Richland Avenue mid-block alley be the minimum width allowed by Public Works and that the applicant work with staff to assure that the visual impact is minimized;
- The historic wall be retained, with the exception of cuts so that walkways may lead from the front doors of the proposed homes to the sidewalk;
- The historic light posts at the existing driveway to the Welch Library outbuilding be relocated to flank the proposed alley access, only if the alley/drive is relocated; and,
- The applicant return for approval of all new construction.

With these conditions, Staff finds the preliminary project to meet the design guidelines.

Attachments
A: Photographs
B: Site Plans

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.*

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.

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:

The applicant proposes to subdivide a portion of the Richland-West End Neighborhood Conservation Zoning Overlay that is currently the campus for Welch College and requests that the MHZC recommend approval of the subdivision to the Planning Commission. The exact locations and design of the future buildings are not a part of this preliminary review.

Welch College (formerly the Free Will Baptist Bible College), takes up a portion of the Richland-West End Neighborhood Conservation Zoning Overlay, roughly the block between Bowling and Craighead Avenues and Richland and West End Avenues, in addition to a few other properties nearby. The College is moving to a new location. The portions of the Welch College campus that are within the overlay will be subdivided into 22 single-family lots. (The project outside of the overlay will be multi-family facing West End Avenue.)

Analysis and Findings:

Rhythm of Spacing: The majority of lots will be between forty-seven and fifty feet (47'-50') wide, with none being any narrower than forty-seven feet (47'), which meets the historic context that varies between forty and seventy feet (40'-70') wide. Depths of the lots will also be similar to the existing context.

Setbacks: The front-yard setbacks for new construction on the south side of Richland Avenue shall be approximately forty-feet (40'), matching the context of the one historic building on that block, Davidson Hall. The front yard setback on north side of Richland Avenue is proposed to be thirty-seven feet (37'), which is the shallowest setback found on the north side of the block. Staff recommends that the exact front, side and rear setbacks be reviewed with the review of each individual building.

Vehicular Access & Appurtenances: All lots will be accessed from rear alleys and there will be no driveways. There are two alley configurations proposed, both of which meet the design guidelines, if the demolition of the Welch Library outbuilding is approved. (See staff recommendation for demolition.)

Alley Concept B has a mid-block alley on Richland Avenue. If this configuration is chosen, staff recommends that the mouth of the alley be the minimum width allowed by Public Works and that the applicant work with staff to assure that the visual impact is minimized. If a mid-block alley is necessary, this location is the best possible location as it is next to the widest lot on the block and allows for more visibility of the historic home, Davidson Hall. The Richland Avenue alley will only serve the single-family residences fronting Richland Avenue. The multi-family development facing West End Avenue will have vehicular access to/from West End and Craighead Avenues, but not Richland Avenue.

Both alley concepts include an alley with access from Craighead Avenue. If the demolition of the Welch Library outbuilding is approved, the current drive that is flanked with a historic wall and light posts, will be removed.

Staff recommends that the two posts and associated lights be relocated to flank the new alley entrance and the portions of the stone wall that will need to be removed be used to fill in the gap where the driveway used to be.

Public Spaces & Appurtenances: The garden at the corner of Craighead and Richland Avenues is surrounded by a historic stone wall, constructed at the same time as the Welch Library. Staff recommends a condition that the wall be retained, with the exception of cuts so



Figure 1: Light posts and historic wall.



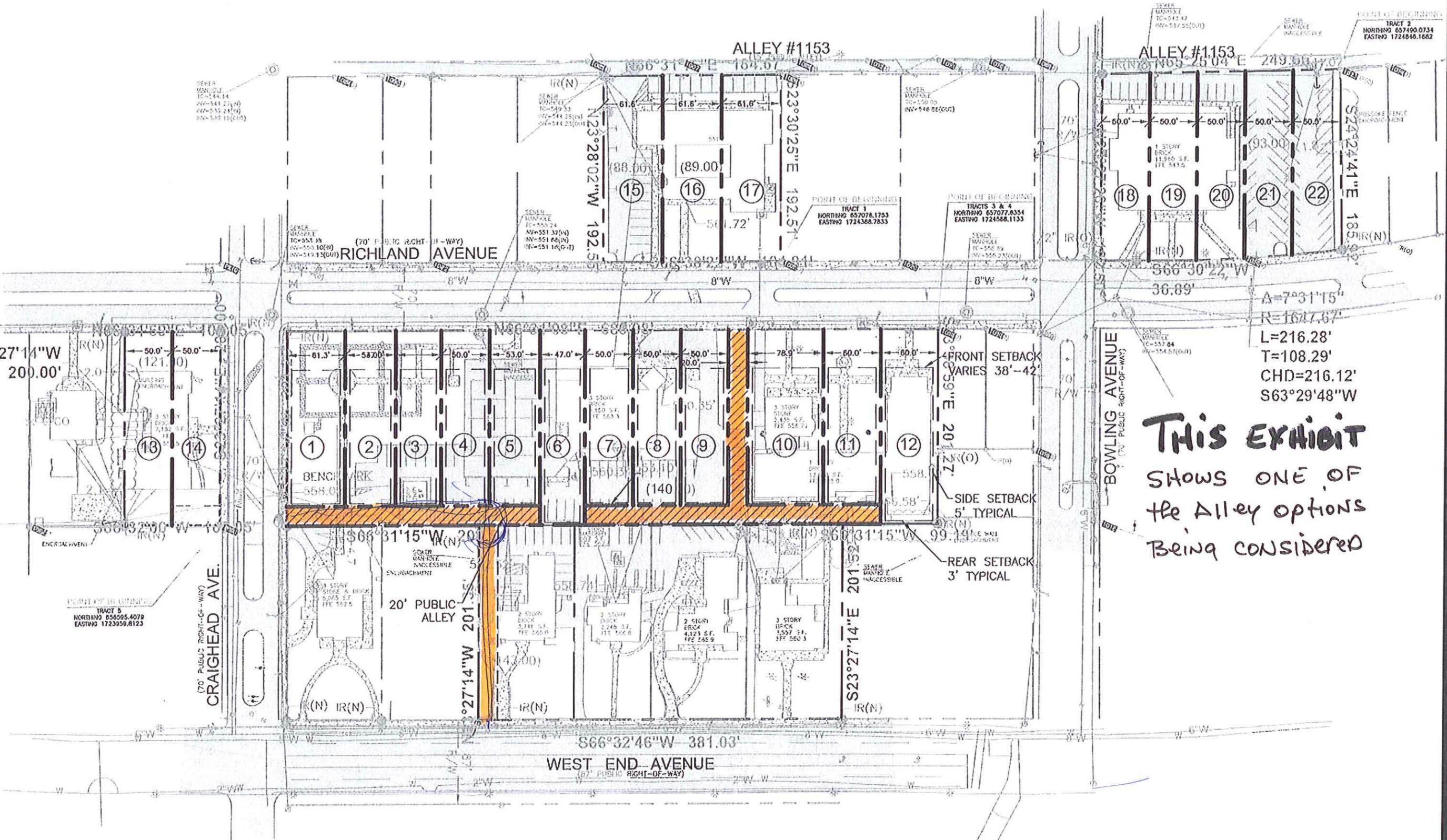
Figure 2: Historic wall.

that walkways may lead from the front doors of the proposed homes to the sidewalk.

Staff suggests that the Commission recommend to the Planning Commission approval of the proposed site plan, which includes both alley concepts, with the conditions that:

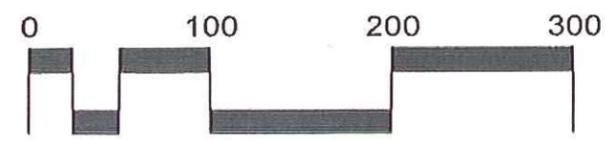
- The exact front, side and rear setbacks be approved with each individual building;
- The mouth of the Richland Avenue mid-block alley be the minimum width allowed by Public Works and that the applicant work with staff to assure that the visual impact is minimized;
- The historic wall be retained, with the exception of cuts so that walkways may lead from the front doors of the proposed homes to the sidewalk;
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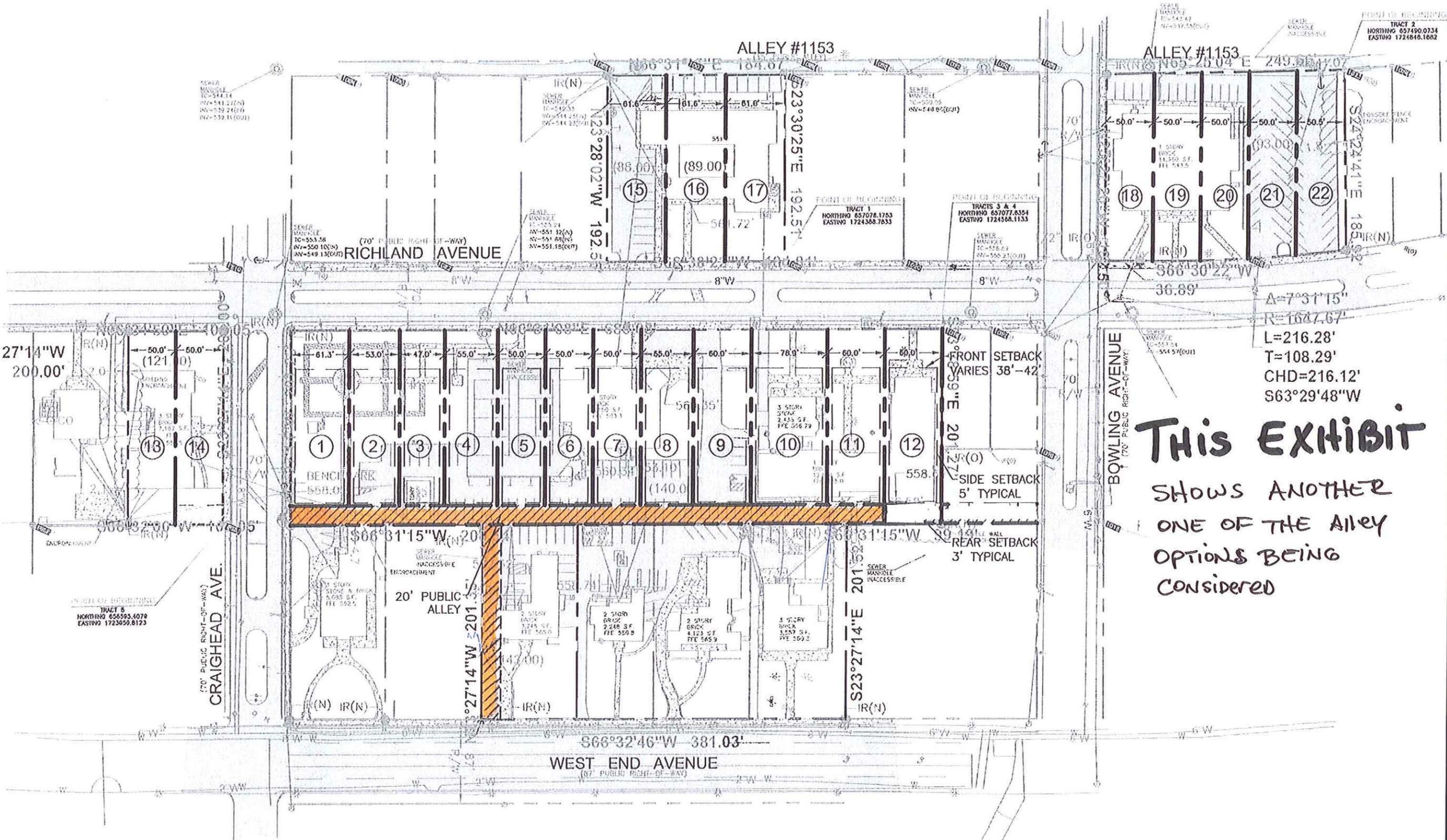
This exhibit
shows one of
the alley options
being considered

A=7°31'15"
R=1677.67'
L=216.28'
T=108.29'
CHD=216.12'
S63°29'48"W



4

WELCH COLLEGE
ALLEY EXHIBITS



This Exhibit
 SHOWS ANOTHER
 ONE OF THE ALLEY
 OPTIONS BEING
 CONSIDERED



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WELCH COLLEGE
ALLEY EXHIBITS

