

MEGAN BARRY
MAYOR



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 1000 South Douglas Avenue April 20, 2016

Application: New construction—Infill
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10513015400
Applicant: Tucker Tingle, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct infill on a vacant lot.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the foundation material;
4. Staff approve the asphalt shingle color and texture; and
5. The HVAC be located behind the house or on either side facade, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section III. of the *Waverly-Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* .

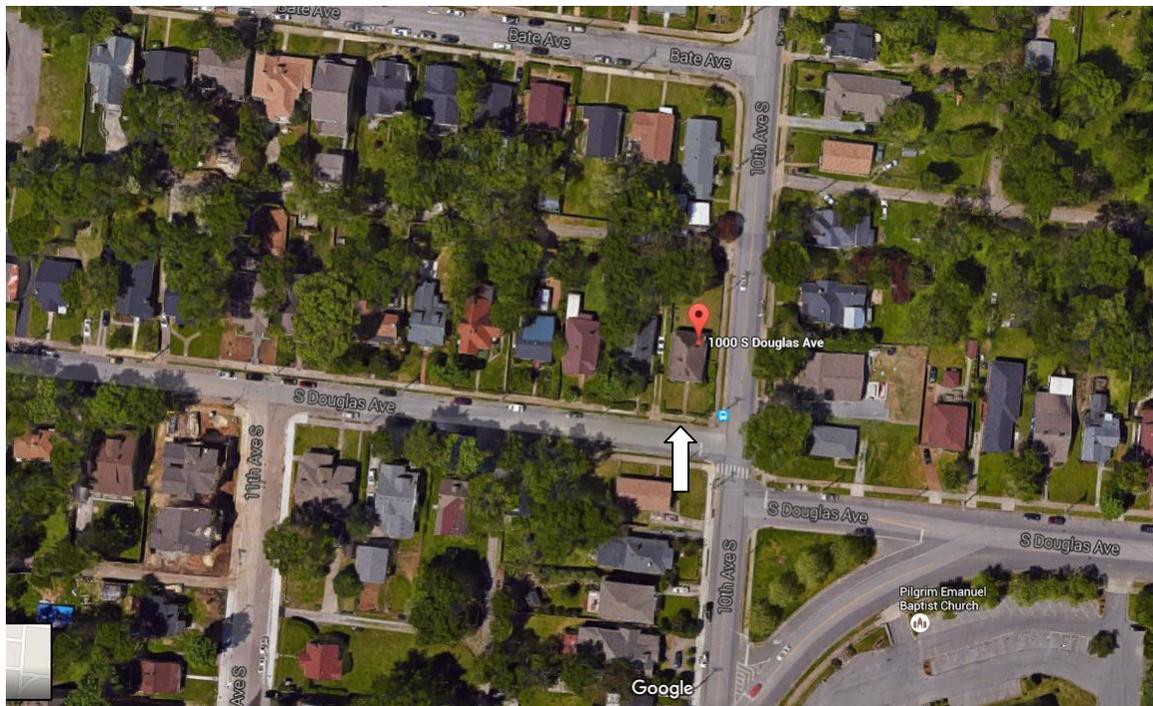
Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. 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;

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

1. These guidelines shall apply only to the exteriors of buildings and to new construction that would have at least a portion visible from a public right-of-way.

For the purposes of neighborhood conservation zoning, alleys are not considered to be public rights-of-way.

New free-standing buildings less than 100 square feet in area and that do not have a foundation and are located at the rear of a property, are not required to comply with the design guidelines.

2. The public facades—front- and street-related sides—of proposals for new buildings shall be more carefully reviewed than other facades.

Specifically for corner lots, because they are visible from a public street, a secondary elevation and outbuilding is reviewed similarly to a primary elevation.

3. New buildings do not need to imitate past architectural styles but should mimic historic forms found in the district. For an exception to this principle, see number 4. See image below for an example of inappropriate infill construction.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

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.

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.

J. Public Spaces

1. 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.
2. 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: 1000 South Douglas is a vacant lot at the corner of South Douglas Avenue and 10th Avenue South. The historic house that was previously on the site was demolished before the creation of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1: Demolished historic home.



Figure 2. The vacant lot at 1000 South Douglas Avenue.

Analysis and Findings: Application is to construct infill on a vacant lot.

Height & Scale: The proposed infill will be one-and-a-half stories tall, with an eave height of ten feet, six inches (10'6") and a ridge height of twenty-seven feet, six inches (27'6"), from grade. Staff finds that this meets the historic context, where most historic houses are one or one-and-one-half stories tall with heights ranging from eighteen to thirty feet (18'-30'). The foundation height is drawn as two feet (2'), which is appropriate, but staff recommends inspection of the foundation height and the finished floor system to ensure their compatibility with the surrounding historic houses.

The house is approximately thirty-one feet, eight inches wide (31'8"). Staff finds that this meets the historic context where historic house range between thirty and forty feet (30'-40') in width. The house will be seventy-four feet (74') deep, which includes the front and rear porches. It will have a footprint of approximately two thousand, one hundred and eighty feet (2,180 sq. ft.).

Staff finds that the infill's proposed height and scale meet Sections III.A. and III. B. of the design guidelines.

Setback & Rhythm of Spacing: The propose infill will meet all base zoning requirements for setbacks. It will be five feet (5') from the left/west property line and more than thirteen feet (13') from the right/10th Avenue South property line. The infill will be shifted on the lot, away from 10th Avenue South. Staff finds this to be appropriate because the previous historic house on the lot was also shifted in a similar manner, and the shifting pushes the massing of the house away from the side street.

The house's front setback will be similar to the front setback of the historic house previously on the lot and to the historic house next door at 1002 South Douglas Avenue. Staff finds the front setback to be appropriate. Staff finds that the infill's setback and rhythm of spacing meet Section III.C. of the design guidelines.

Materials: The primary cladding material will be smooth-face cement fiberboard with a five inch (5") reveal. Stained cedar shakes will be used as an accent material in the bay, gable fields, and dormers. The trim will be cement fiberboard. The roof will be architectural asphalt shingles, and staff recommends approval of the shingle color. The chimney and the front porch column bases will be stucco. The foundation material was not specified, and staff recommends approval of the foundation material. The windows and doors specifications were likewise not indicated on the drawings, and staff recommends approval of all windows and doors prior to purchase and installation. The porch floor and steps will be concrete. The rear porch will be screened. Staff finds that the known materials meet Section III.D. of the design guidelines.

Roof form: The primary roof form will be a side gable with a 12/12 pitch. The front porch will be recessed and located under the primary roof form. There is a shed dormer with a slope of 6/12 on the front façade. It will be recessed two feet (2') from the front of

the roof. The right/10th Avenue façade contains a second story bay with a shed roof. Staff finds that the proposed roof forms are compatible with the historic context and meet Section III.E. of the design guidelines.

Orientation: The infill is oriented towards South Douglas Avenue, which is appropriate. There a full width, recessed, front porch that is nine feet (9') deep. A walkway will run from the sidewalk on South Douglas to the front porch. Vehicular access to the site will be via the alley, where there will be a twenty-two foot by twenty-two foot (22' X 22') gravel parking area. Staff finds that the infill's orientation meets Section III.F. of the design guidelines.

Proportion and Rhythm of Openings: The house's primary windows are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. There are no large expanses of wall space without a window or door opening. Staff finds that the infill's proportion and rhythm of openings meet Section III.G. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on either side beyond the midpoint of the house. A new twenty-two foot by twenty-two foot (22' X 22') gravel parking area will be added to the rear of the property, accessed via the alley and pushed away from 10th Avenue South towards the west end of the lot. Staff finds that the known appurtenances and utilities meet Section III.I. of the design guidelines.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the foundation material;
4. Staff approve the asphalt shingle color and texture; and
5. The HVAC be located behind the house or on either side facade, beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section III. of the *Waverly-Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



View of 1000 S. Douglas from the alley



Houses to the left/west of the site



View directly across S. Douglas Avenue from the site



View across the street, looking west along the south side of S. Douglas Avenue.



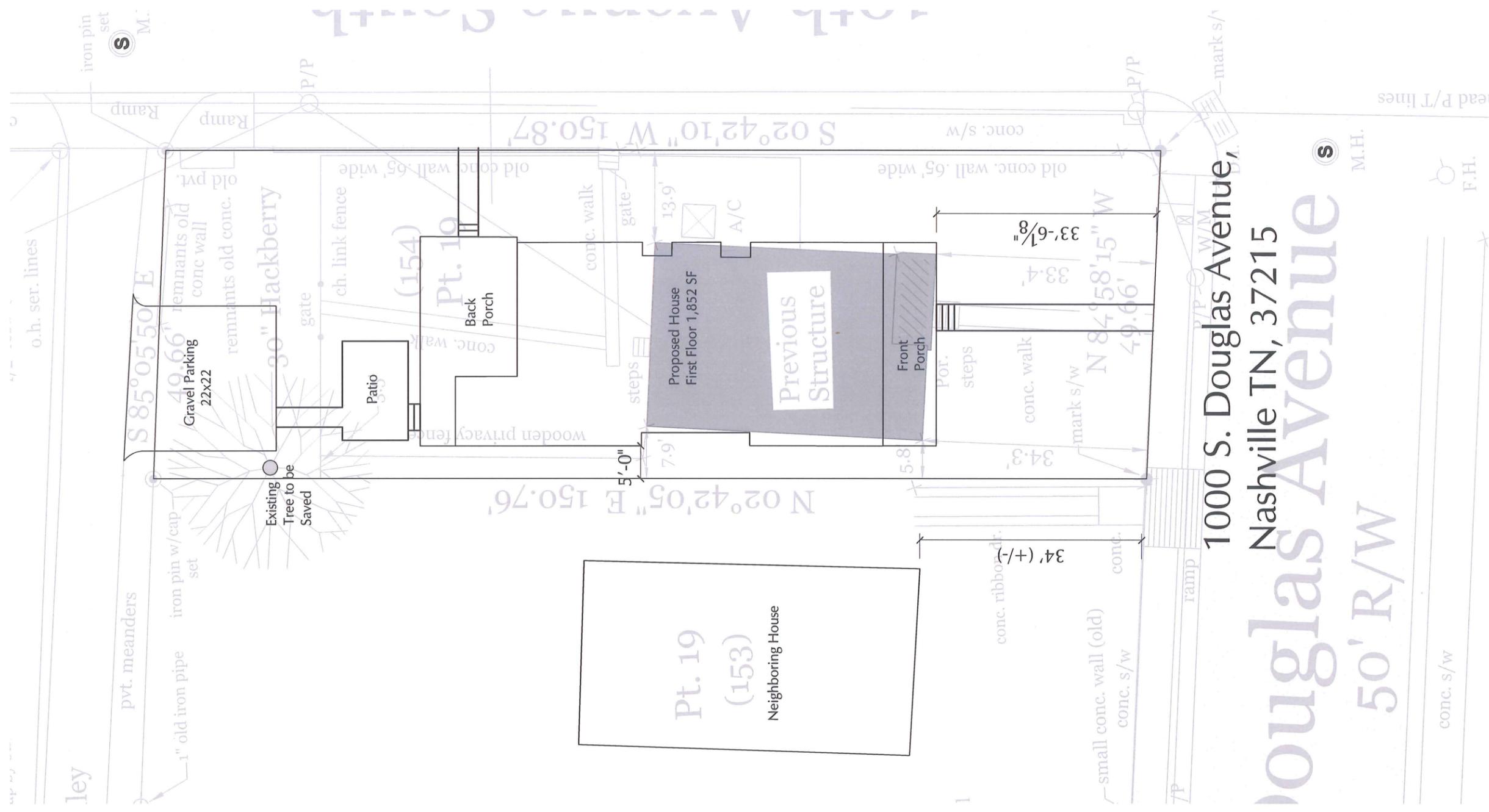
View across 10th Avenue South from the site, looking southeast



Houses across 10th Avenue South from the site, on the east side of 10th Avenue South (looking north)



House directly behind 1000 S. Douglas, at the corner of Bate Avenue and 10th Avenue South



1

Site Plan



1000 S. Douglas Avenue,
Nashville TN, 37215

Douglas Avenue

50' R/W

A0.1

Drawings:	
Site	
Date:	04.04.16

AW
 ALLARD WARD
 ARCHITECTS
 1618 Shiloh Road South
 Nashville, TN 37215
 Tel: 615.345.1010
 Fax: 615.345.1011

The Kincaid Development

1000 South Douglas Avenue
 Nashville, Tennessee 37215

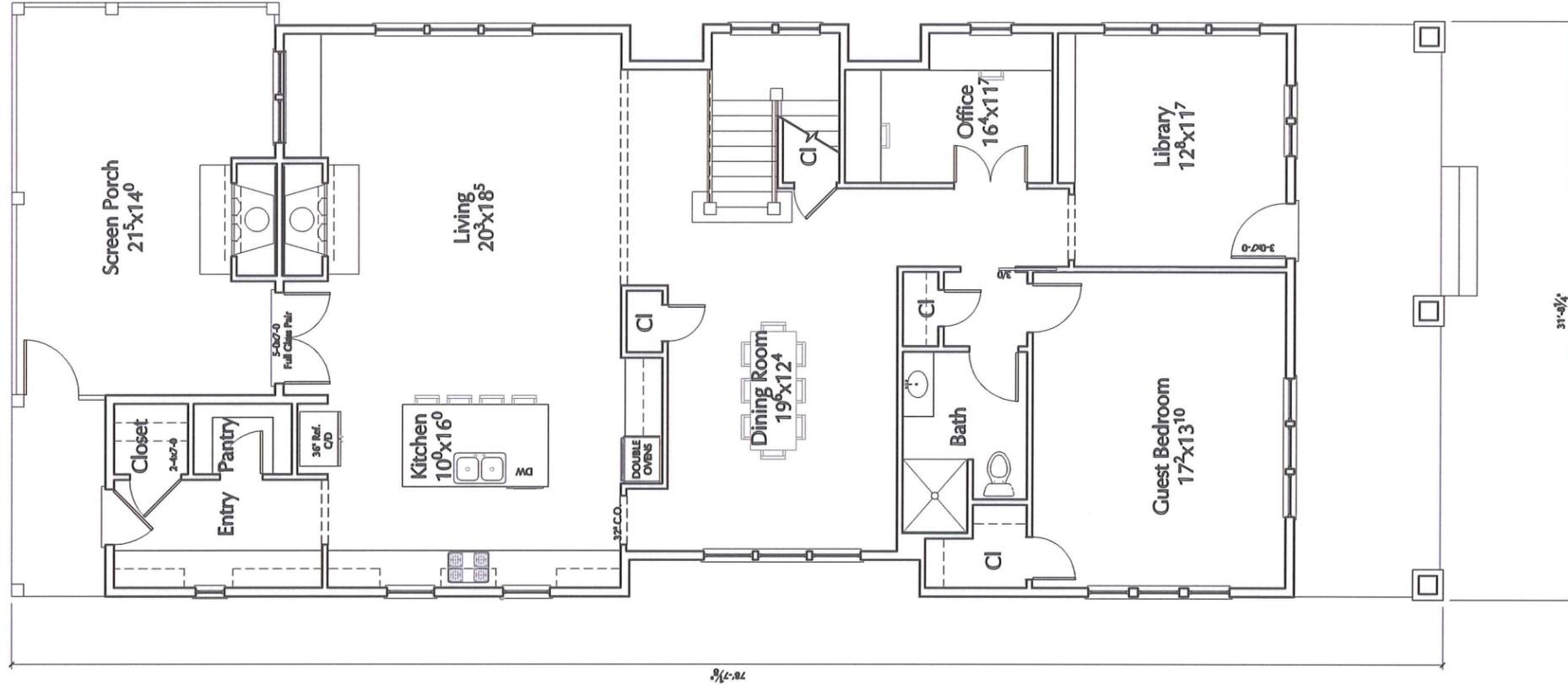
PRELIMINARY - NOT FOR CONSTRUCTION

5

First Floor



Scale: 1/8"=1'-0"



Area Calculations:	
First Floor	1813 SF
Second Floor	1759 SF
TOTAL CONDITIONED:	3572 SF
Screened Porch:	294 SF
GROSS TOTAL:	3866 SF

AWA
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 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011
 allardward.com

Drawings:
 First Floor
 Date: 04.04.16

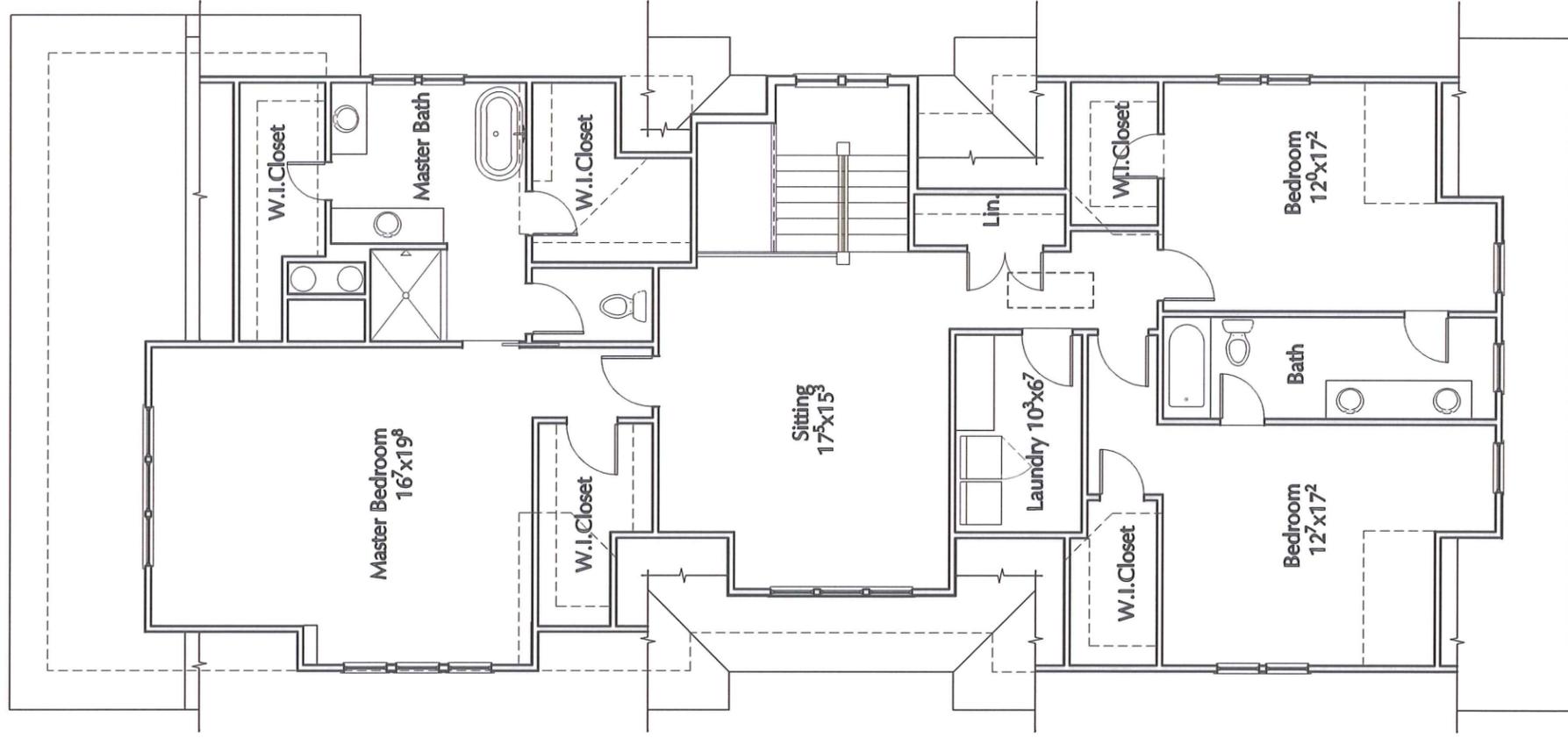
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The Kincaid Development

1000 South Douglas Avenue
 Nashville, Tennessee 37215

PRELIMINARY - NOT FOR CONSTRUCTION

6 Second Floor
 Scale: 1/8" = 1'-0"



A1.2

Drawings:
 Second Floor
 Date:
 04.04.16

A.A.
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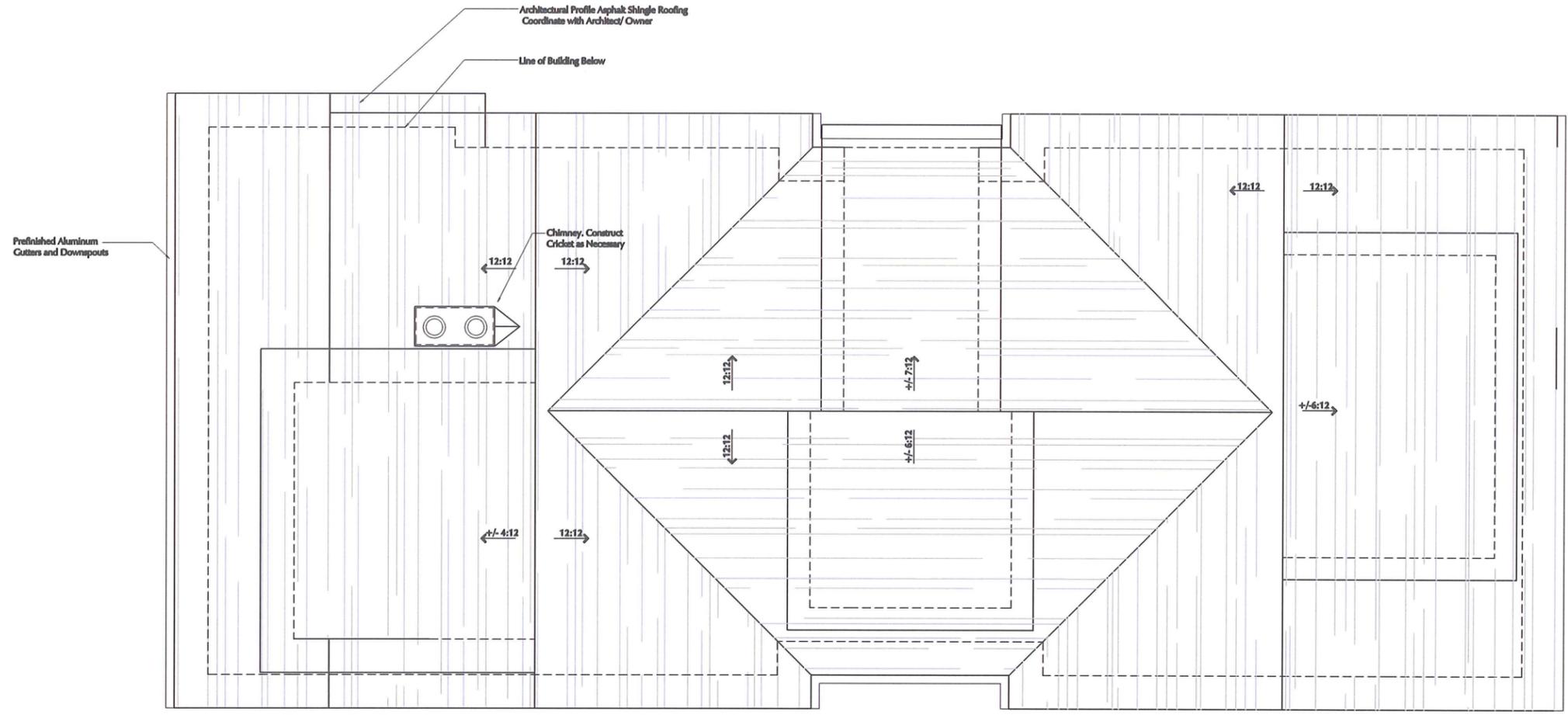
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7

Roof Plan



A1.3

Drawings:
Roof
Date:
04.04.16

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Drawings:

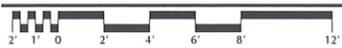
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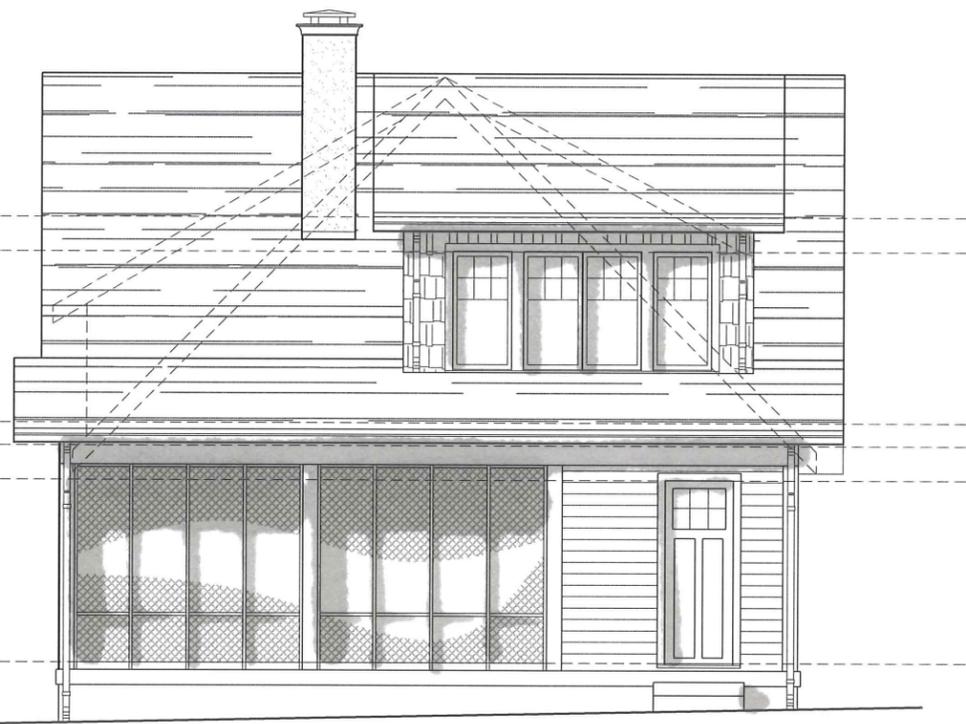


South Douglas Avenue Elevation

1 South Elevation



Scale: 1/8"=1'-0"



2 North Elevation



Scale: 1/8"=1'-0"



3 East Elevation
 Scale: 1/8" = 1'-0"

10th Avenue South Elevation



4 West Elevation
 Scale: 1/8" = 1'-0"

- Architectural Profile Asphalt Shingle Roofing
Coordinate with Architect/ Owner
- Cementitious Stucco
- Cedar Shakes, Stained
- Hardi Trim Band w/ Drip Edge
- Hardi Siding, Painted, 5" Reveal
- 1x4 Freeze Board
Painted

Screened Porch

Prefinished Aluminum
Gutters and Downspouts

Concrete

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Drawings:
 Date:
 04-04-16

A.2.2

PRELIMINARY - NOT FOR CONSTRUCTION