

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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1616 Douglas Avenue
December 21, 2016

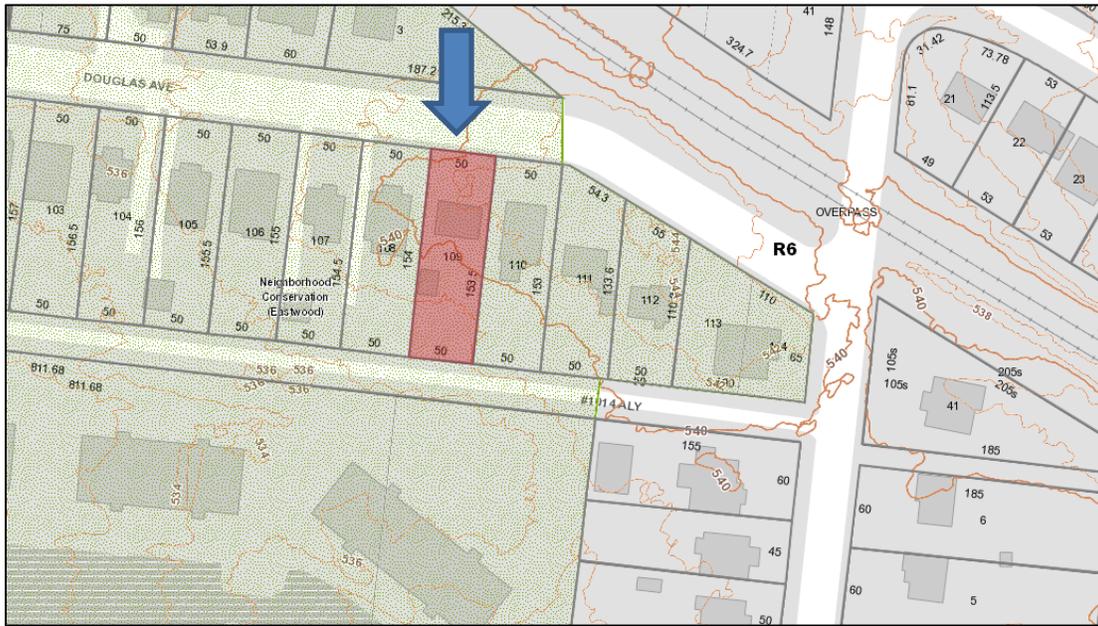
Application: Demolition; New construction – infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 6
Map and Parcel Number: 08302018400
Applicant: Kyle Boswell
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The applicant proposes to construct a new two-family home.

Recommendation Summary: Staff recommends disapproval of the proposed infill, since the width, front setback, and proposed materials are unclear, and because the building would not be compatible with surrounding historic houses. Staff finds that the project does not meet the following sections of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*: II.B.a (Height), II.B.b (Scale), II.B.c (Setbacks and Rhythm of Spacing), II.B.e (Roof Shape), II.B.g (Proportions and Rhythm of Openings).

Attachments
A: Photographs
B: Site Plan
C: 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. 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.

Multi-unit Developments

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

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.

i. 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.

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

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 building at 1616 Douglas Avenue is a one story Minimal Traditional house constructed circa 1948. It does not contribute to the historic character of the district. Staff issued a demolition permit for the non-contributing structure in December 2016.



Figure 1: 1616 Douglas Avenue

Analysis and Findings: The applicant proposes to construct a new two-family dwelling on the lot.

Height & Scale: The proposed infill is one and one-half (1.5) stories at the front with an overall height of twenty-three feet, six inches (23’-6”) from grade. The proposed overall height is slightly taller than historic homes in the immediate vicinity, which includes one and one and one-half story (1-1.5) story homes that range from twenty to twenty-three feet (20’-23’) from grade. The context used was eight homes on the same side of the street to the right that are on similar sized lots. One home was used to the left as after that, the lots are different dimensions and shapes from 1616 Douglas Avenue. The homes to either side, which are on similar sized lots, are twenty feet (20’) tall.

In terms of width, the site plan does not match the floor plans; however, staff believes that the floor plan is the configuration that the applicant is proposing. The proposed building width is thirty-five feet, six inches (35’) at the front, according to the floor plan and narrows to thirty-three feet (33’) approximately nineteen feet (19’) behind the front wall of the proposed infill. Historic buildings in the immediate vicinity range from twenty-six to twenty-nine feet (26’-29’) wide at the front setback

The total depth of the building is approximately seventy-two feet, ten inches (72’-10”) including a six feet (6’) deep full-width front porch. Historic buildings in the immediate vicinity range from thirty-eight to sixty-nine feet (38’-69’) deep. The depth alone may be appropriate; however, when combined with a width and height that is beyond the norm for the neighborhood, the sum of the building is out of scale for the historic neighborhood.

Comparing the scale of the proposed infill to the surrounding historic context on comparable lots with fifty feet (50’) of frontage on Douglas Avenue:

Address	# of Stories	Height	Width	Depth
1624 Douglas Avenue	1.5 Stories	23’ *	29’	43’ Deep
1616 Douglas Avenue (Proposed)	1.5 Stories	23’-6”	35’	72’-10” Deep
1614 Douglas Avenue	1 Story	23’ *	28’	54’ Deep
1610 Douglas Avenue	1.5 Stories	23’	29’	46’ Deep
1608 Douglas Avenue	1 Story	20’	26’-31’ (includes	39’ Deep + 30’ deep 2015 addition

			2015 addition)	
1606 Douglas Avenue	1 Story	23'	28'	38'

*Field measurements taken by the applicant

Although the surrounding area includes buildings that are nearly as tall as the proposed infill, staff finds that the combined effect of being taller, wider, and deeper than nearby buildings produces a building for which the scale is incompatibly large. In addition, it will be significantly wider and taller than the historic buildings to either side. With a redesign, staff would also ask for plans that clarify the width of the footprint for the full depth of the proposed infill. For these reasons, staff finds that the scale of the proposed infill does not meet sections II.B.a and II.B.b of the design guidelines.

Setback & Rhythm of Spacing: If the proposed infill maintains a width of thirty-five feet (35') wide the entire depth of the building, it would meet the five foot (5') minimum setbacks on both sides. Although the building meets the side and rear setback requirements of the bulk zoning regulations, staff finds that the massing of a building that is wider and deeper than historic buildings in the immediate area will dominate the open space between buildings and would disrupt the rhythm of the established streetscape. The proposed width translates to seven feet, six inches (7'-6") side setbacks while the immediate context ranges from nine to thirteen feet (9'-13') side setbacks.

The proposed front setback is approximately thirty-three feet, five inches (33'-5") from the front property line, which is close to the average of the front setbacks of the adjacent historic houses. However, the site plan does not take into account the front porch depth. If the footprint shown on the site plan includes the front porch, then the house should be pushed up closer to the street so that the front porch of the infill will not be behind those of the historic homes to either side of the subject property. With a redesign, staff would recommend that the front porch be shown on the site plan and taken into account when determining the appropriate front setback.

Staff finds that the front and side setbacks of the proposed infill do not meet section II.B.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	X	
Cladding	5" Hardie siding	Smooth	X	
Secondary Cladding	Not indicated	Unknown		X
Trim	Not indicated	Unknown		

Roofing	Architectural dimensional shingles	Color unknown	X	X
Front Porch floor/steps	Not indicated	Unknown		X
Front Porch Posts	Not indicated	Unknown		X
Rear Porch floor/steps	Concrete	Natural	X	
Rear Porch Posts	Not indicated	Unknown		X
Rear Porch Railing	Not indicated	Unknown		X
Windows	Not indicated	Unknown		X
Principle Entrance	Not indicated, 1/3 light	Needs final approval		X
Side/rear doors	Not indicated, full light	Needs final approval		X
Parking Pad	Concrete	Natural	X	
Walkway	Not indicated	Needs final approval		X

The infill will have a split-faced concrete block foundation, Hardie siding, and an asphalt shingle roof. Other materials are not known or have details that need to be approved prior to construction to ensure that the project meets section II.B.d of the design guidelines.

Roof form: The roof will be cross-gabled with pitches of 12:12, 16:12, and 3:12 and includes a shed dormer on the front façade that will be set off the ridge by two feet (2') and two feet (2') from the leading edge of the building. The rear roof form has a pitch of only 3:12 while the design guidelines recommend a pitch of at least 6:12. Staff recommends that a redesign include a minimum of 6:12 for the rear elevation. For this reason, staff finds that the infill does not meet section II.B.e of the design guidelines.

Orientation: The proposed structure is oriented toward Douglas Avenue, with a six feet (6') deep full width front porch, both addressing the street directly with walkways connecting them to the sidewalk. Staff finds this to be consistent with the historic context and that the proposed infill will meet section II.B.f of the design guidelines.

Proportion and Rhythm of Openings: Historic houses nearby typically have windows that are twice as tall as they are wide, with the first story windows larger than the upperstory windows. Most of the windows on the proposed infill meet this proportion. However, there are four windows on both side façades that are located just after the side facing gables that do not meet this proportion. Staff recommends that a redesign include windows that meet the proportions of historic windows. Staff finds the project's proportion and rhythm of openings will not meet section II.B.g of the design guidelines.

Appurtenances & Utilities: The infill includes a walkway leading from the street to the front porches as well as two concrete parking pads located off the alley. The location of the HVAC and other utilities was not noted on the plans. Staff asks that the HVAC would be located on the rear façade, or on a side façade beyond the midpoint of the house, to ensure that the project meets section II.B.i of the design guidelines.

Recommendation: Staff recommends disapproval of the proposed infill, since the width, front setback, and proposed materials are unclear, and because the building would not be compatible with surrounding historic houses. Staff finds that the project does not meet the following sections of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*: II.B.a (Height), II.B.b (Scale), II.B.c (Setbacks and Rhythm of Spacing), II.B.e (Roof Shape), II.B.g (Proportions and Rhythm of Openings).

Context Photos



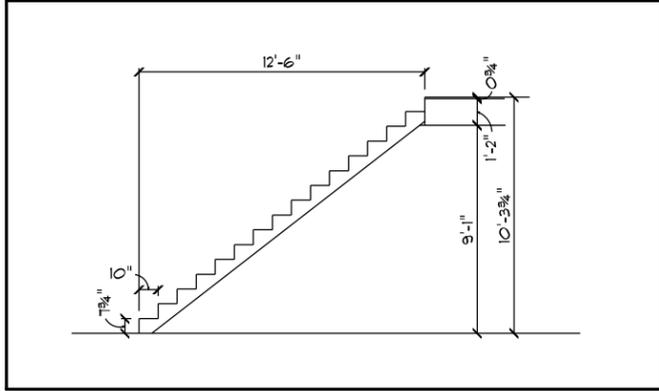
1624 Douglas Avenue (to the left of subject property)



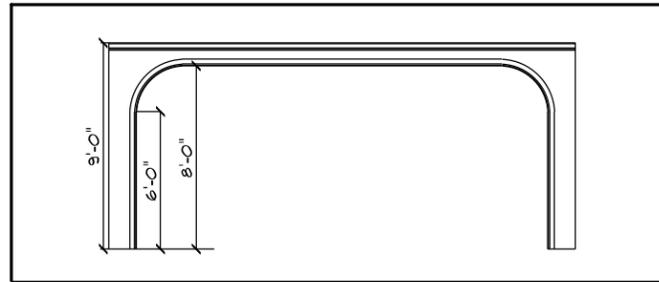
1614 Douglas Avenue (to the right of the subject property)



1612 Douglas Avenue (two houses to the right of the subject property)

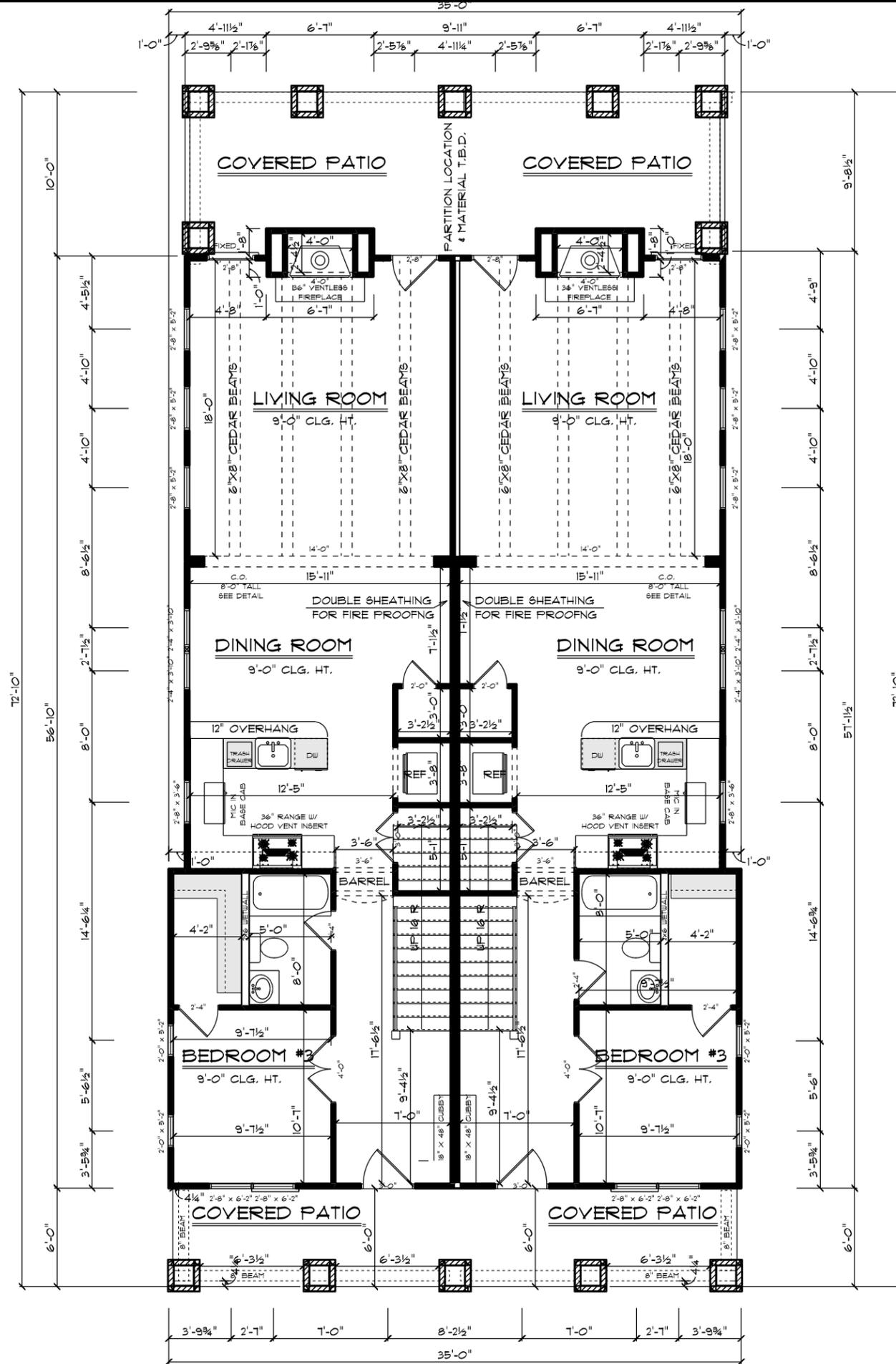


STAIR SECTION



ARCHED OPENING

FIRST FLOOR PLAN

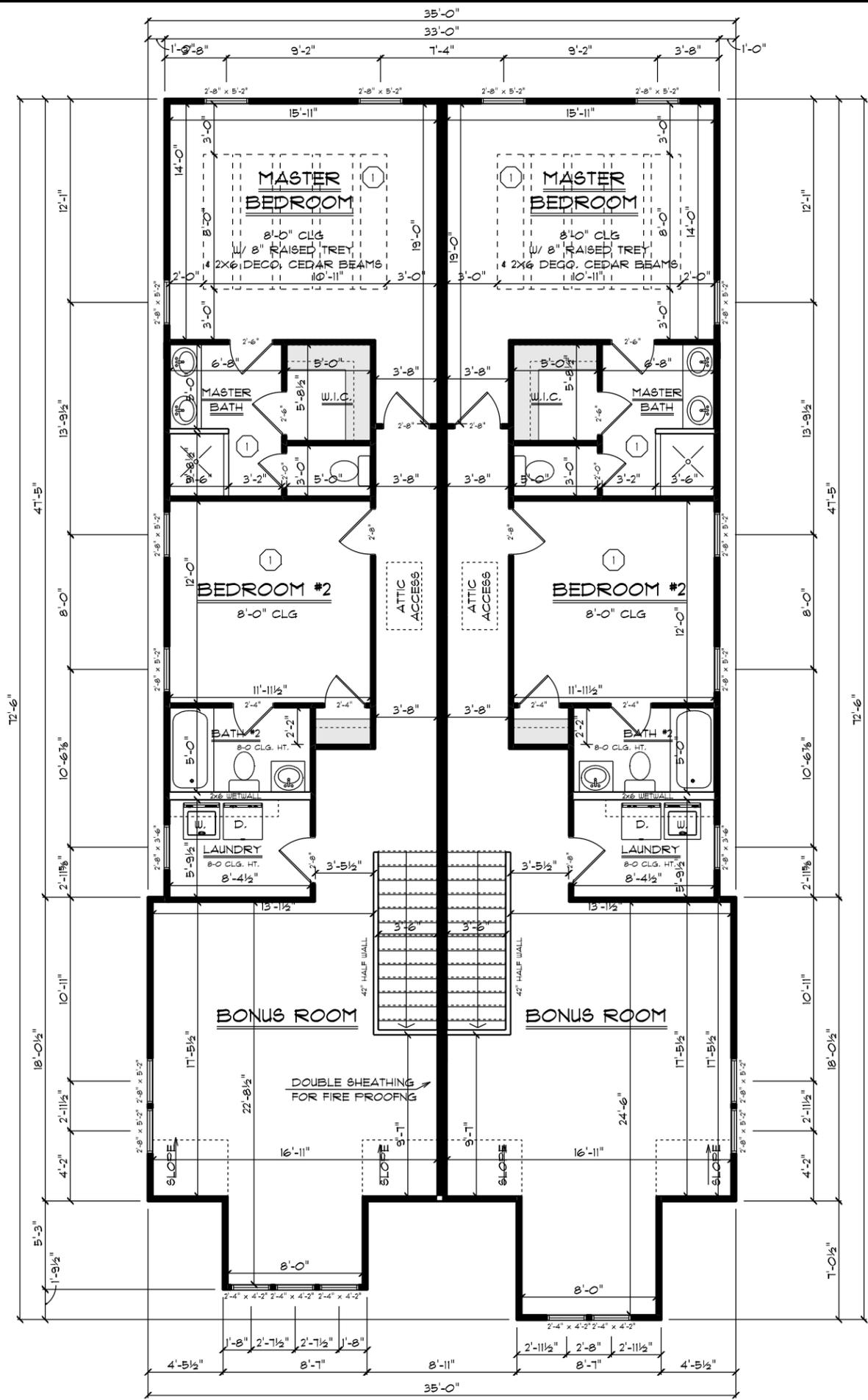


WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER ASSUMES NO LIABILITY FOR SUCH ERRORS. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE CLIENT WITH THE INFORMATION NECESSARY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES AND TO SPECIFY AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Per Unit	
First Floor	.....945 SF
Second Floor	.....1100 SF
Total	.....2045 SF
Front Porch	.....130 SF
Rear Porch	.....150 SF

Project Name:
1616 Douglas Ave.
Nashville , TN 37206

CATHEDRAL HOMES LLC
Main Floor
Scale 1/8" = 1' Printed on 11"x17" Paper



WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER'S LIABILITY IS LIMITED TO THE ERROR AFTER CONSTRUCTION BEGINS.

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A GENERAL CONCEPT OF THE PROJECT. IT IS THEREFORE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL REQUIREMENTS AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

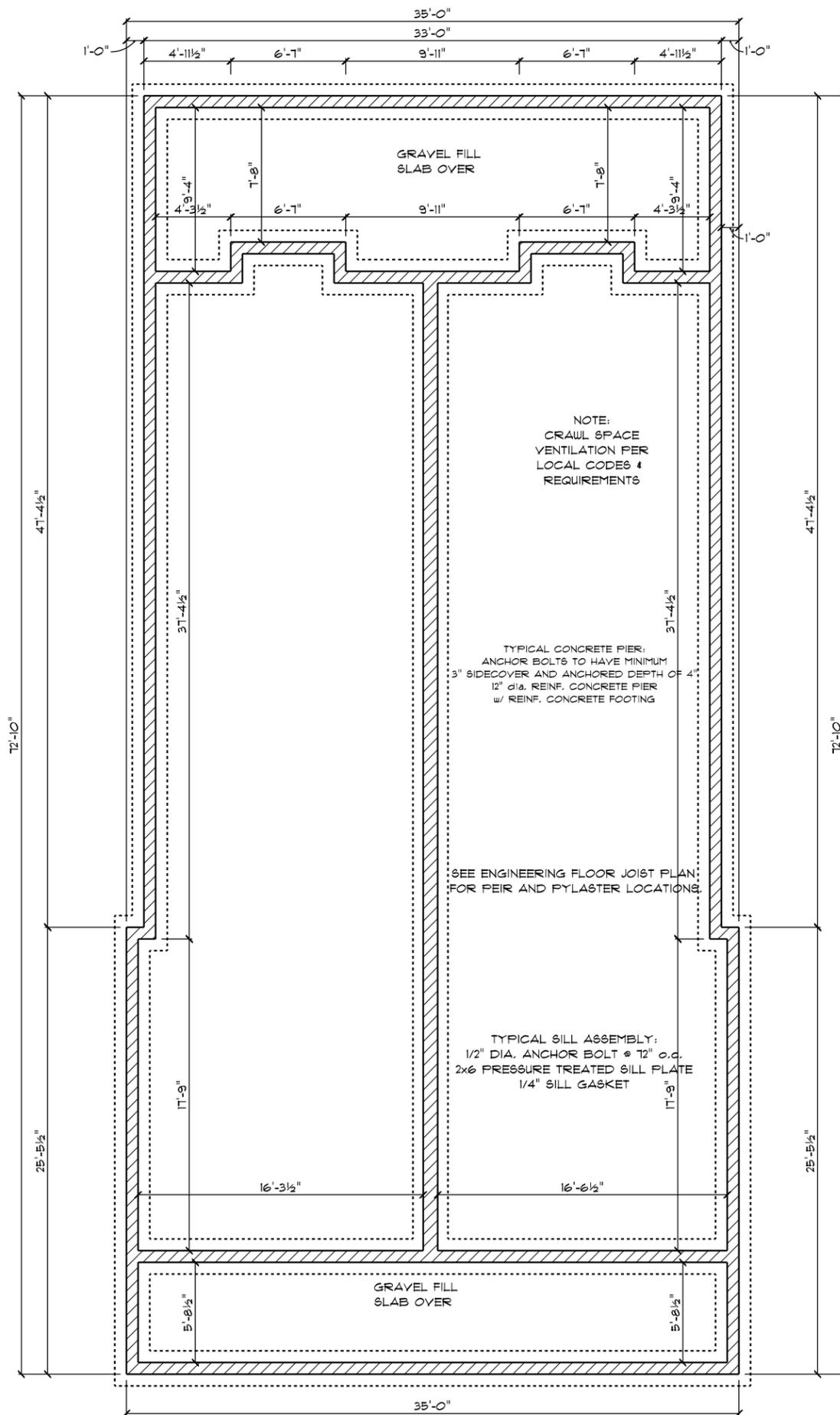
Per Unit	
First Floor	.....945 SF
Second Floor	.....1100 SF
Total	.....2045 SF
Front Porch	.....130 SF
Rear Porch	.....150 SF

Project Name:
 1616 Douglas Ave.
 Nashville , TN 37206

BOSWELL

Second Floor
 Scale 1/8" = 1'

FOUNDATION PLAN



CATHEDRAL HOMES LLC

Foundation Plan
Scale 1/8" = 1' Printed on 11"x17" Paper

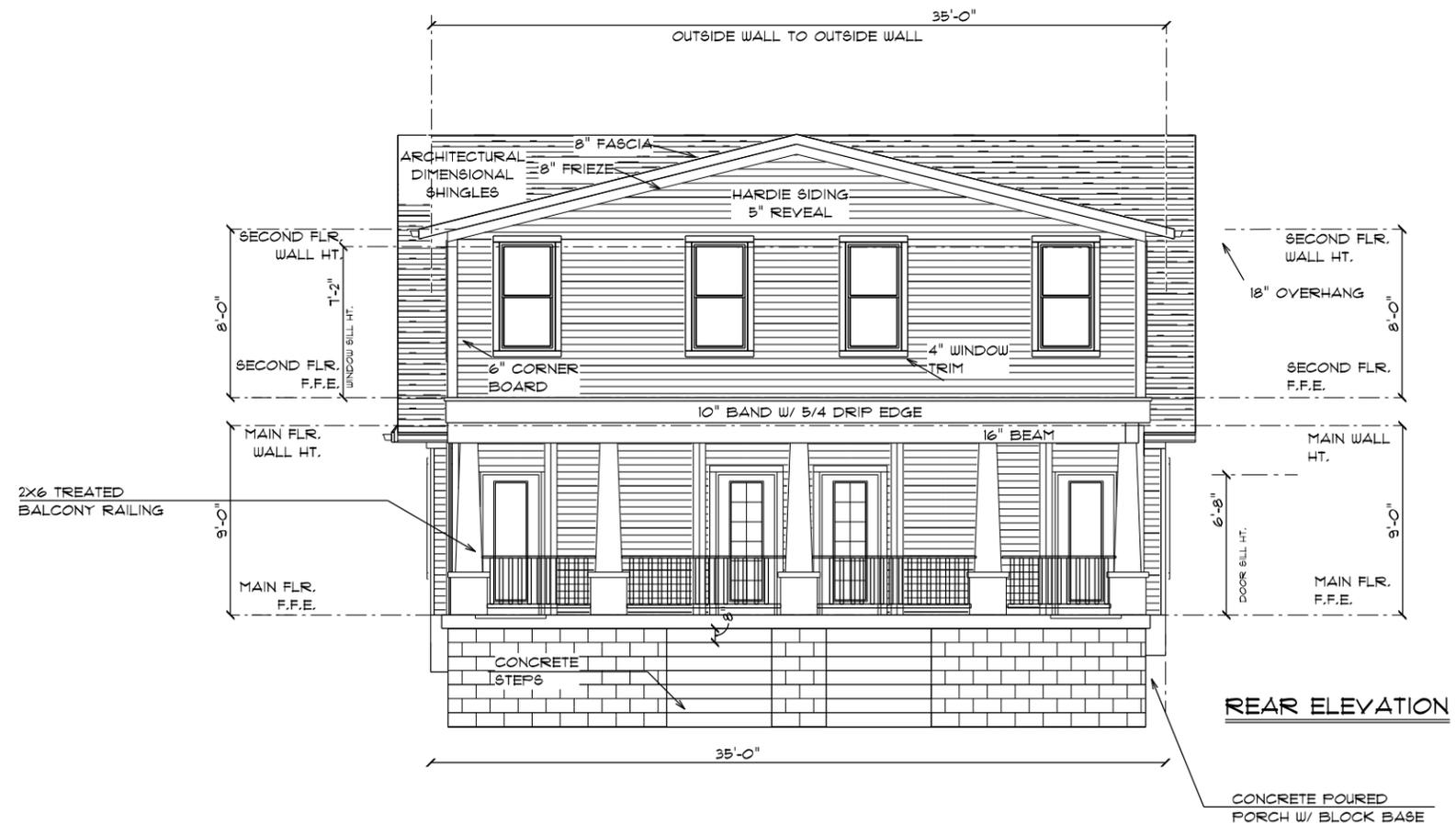
Project Name:
1616 Douglas Ave.
Nashville , TN 37206

Per Unit	
First Floor.....	.945 SF
Second Floor.....	1.100 SF
Total.....	.2045 SF
Front Porch.....	130 SF
Rear Porch.....	150 SF

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER'S LIABILITY FOR ANY MISTAKE OR ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE CONTRACTOR TO CONSTRUCT THE PROJECT. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES AND LOCAL ORDINANCES AND THEIR REQUIREMENTS. MUST TAKE PRECEDENCE OVER THOSE SHOWN.



FRONT ELEVATION



REAR ELEVATION

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER'S LIABILITY FOR ANY AND ALL ERRORS AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A CLEAR AND ACCURATE REPRESENTATION OF THE PROJECT. IT IS THEREFORE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION AND REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

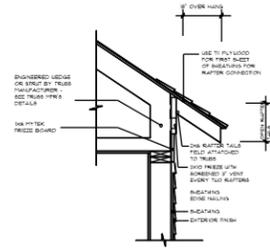
Per Unit	
First Floor	.....945 SF
Second Floor	.....1100 SF
Total	.....2045 SF
Front Porch	.....130 SF
Rear Porch	.....150 SF

Project Name:
1616 Douglas Ave.
Nashville , TN 37206

BOSWELL

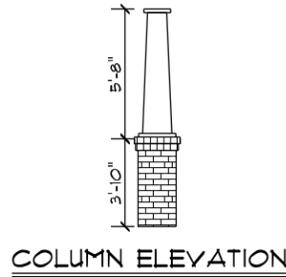
Front & Rear Elevations
Scale 1/8" = 1'

Sheet **A4**



TRUSS ROOF WITH STICK FRAME RAFTER TAILS

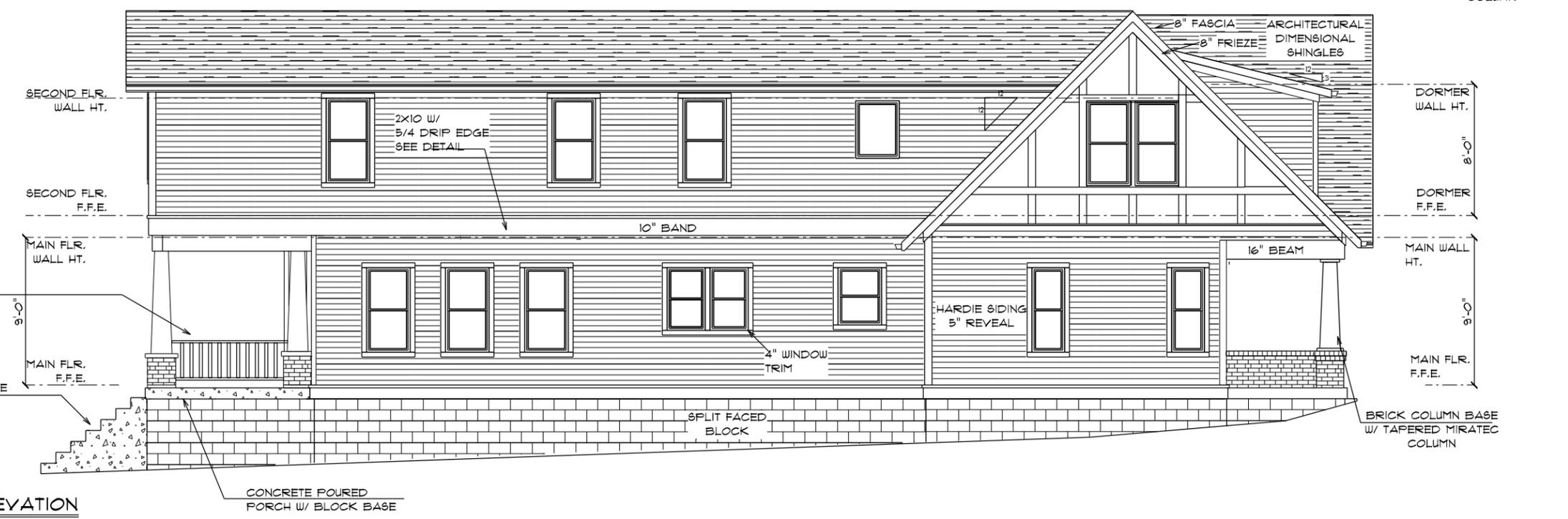
ROOF DETAIL



COLUMN ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER ASSUMES NO LIABILITY FOR SUCH ERRORS. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE CLIENT WITH A CLEAR UNDERSTANDING OF THE PROJECT. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES TO OBTAIN PERMITS AND THEIR REQUIREMENTS. MUST TAKE PRECEDENCE OVER THOSE SHOWN.

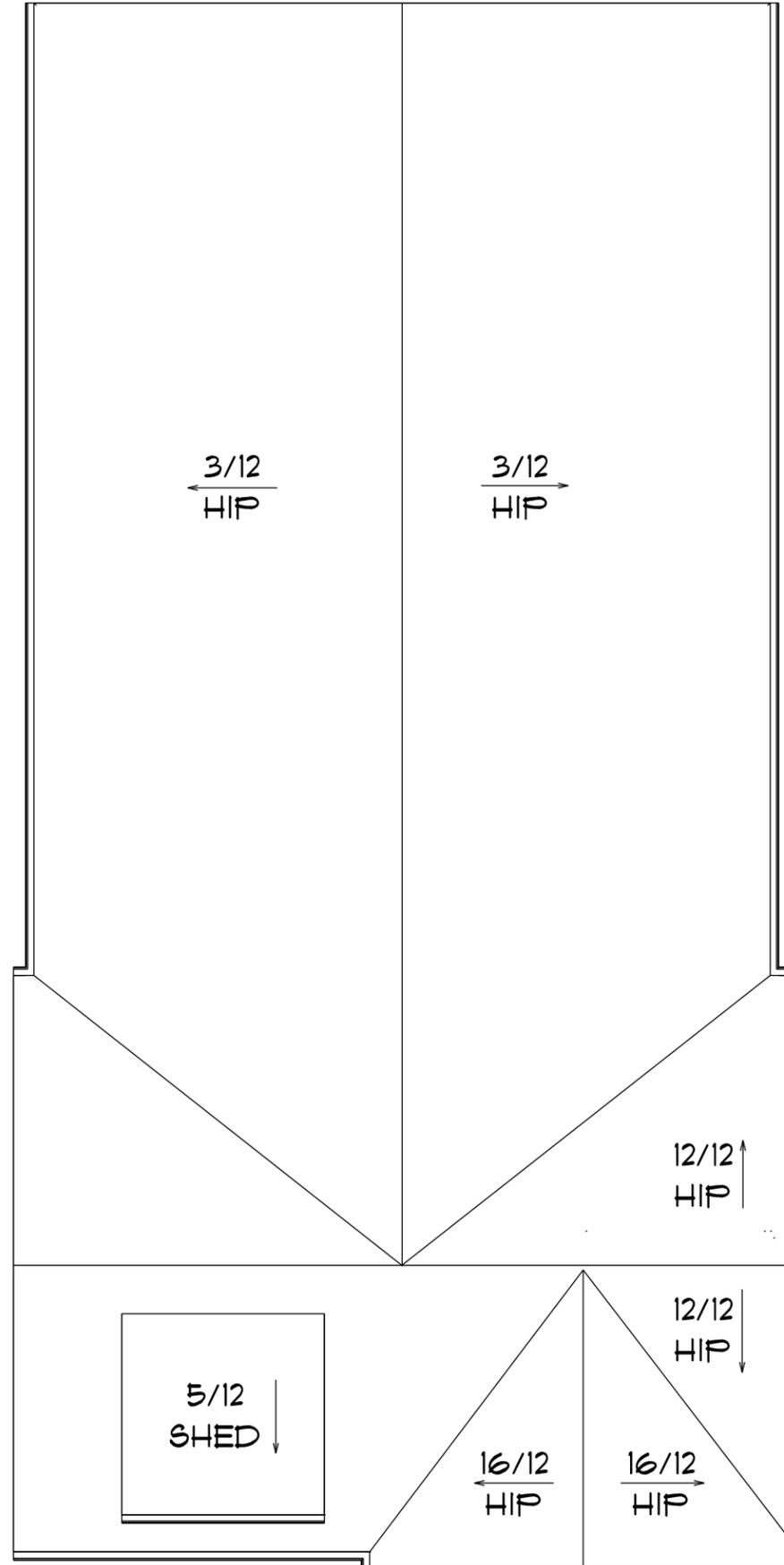
Per Unit	
First Floor	945 SF
Second Floor	1100 SF
Total	2045 SF
Front Porch	130 SF
Rear Porch	150 SF

Project Name:
1616 Douglas Ave.
Nashville, TN 37206

BOSWELL

Right and Left Elevations
Scale 1/8" = 1'

FOUNDATION PLAN



Per Unit	
First Floor.....	.945 SF
Second Floor.....	.1100 SF
Total.....	.2045 SF
Front Porch.....	.130 SF
Rear Porch.....	.150 SF

Project Name:
1616 Douglas Ave.
Nashville , TN 37206

CATHEDRAL HOMES LLC

Roof Plan
Scale 1/8" = 1' Printed on 11"x17" Paper

Sheet **A6**

Date: Dec. 18, 2014

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER ASSUMES NO LIABILITY FOR SUCH ERRORS OR OMISSIONS. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. NO WARRANTY IS MADE BY THE DESIGNER AFTER CONSTRUCTION BEGINS.

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE CLIENT WITH A CLEAR UNDERSTANDING OF THE PROJECT. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY REQUIREMENTS TO ALL APPLICABLE AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.