

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

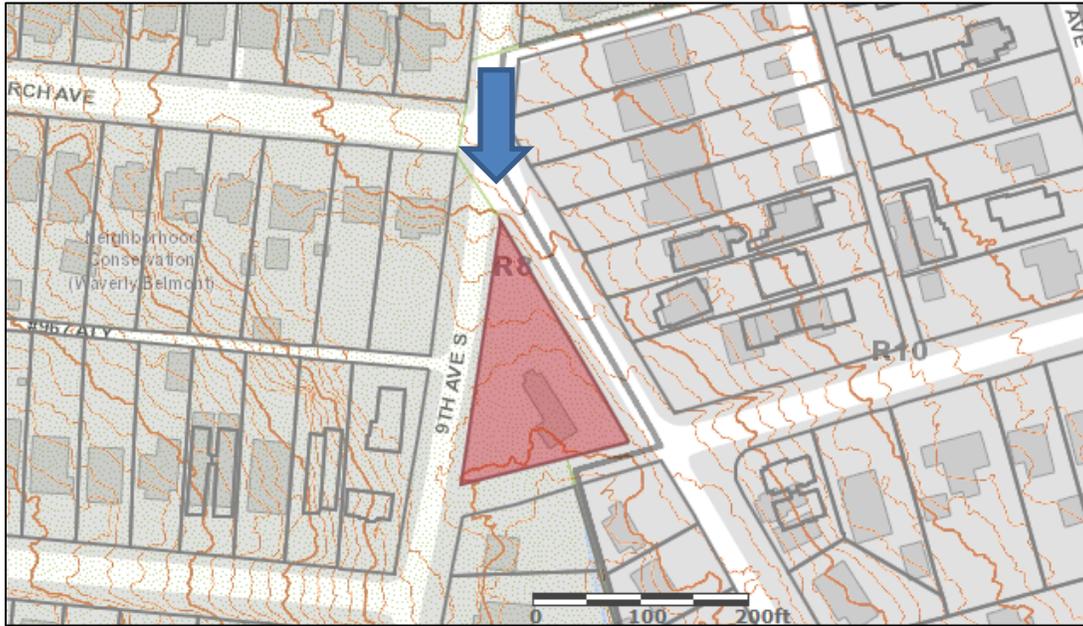
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2314 Ninth Avenue South
December 21, 2016

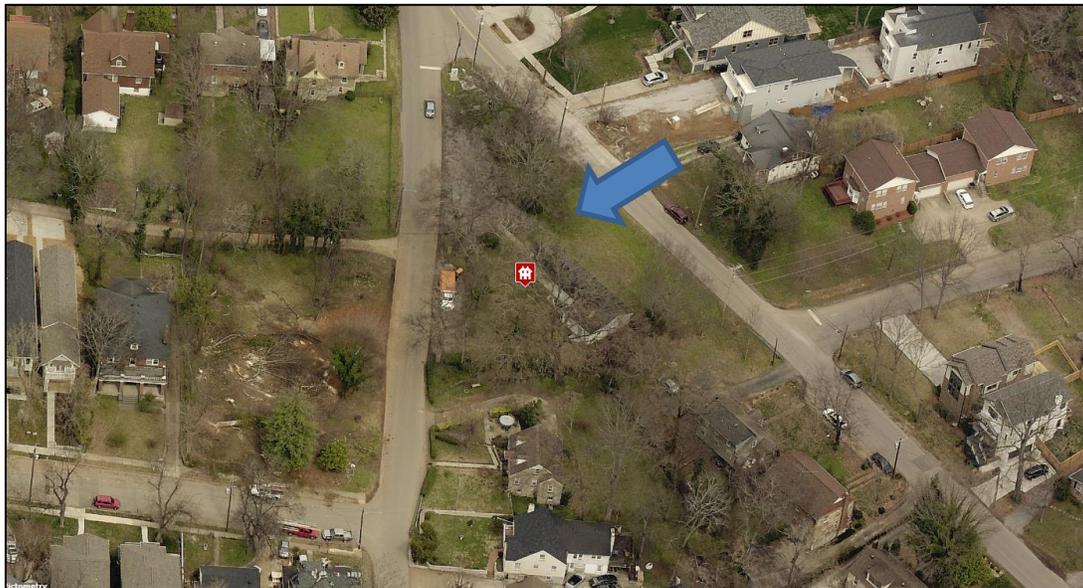
Application: New construction – infill
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10513041600
Applicant: Amy Gill
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: The request is to construct a new single-family dwelling.</p> <p>Recommendation Summary: Staff recommends disapproval of the proposed infill, finding that the principal building would not be compatible with surrounding historic houses and that the project does not meet the following sections of the <i>Waverly-Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>: III.A (Height), III.B (Scale), III.E (Roof Shape), and III.G (Proportions and Rhythm of Openings).</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
--	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. A. 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;
- 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

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: The building at 2314 Ninth Avenue South is a one-story church constructed c. 1950 that does not contribute to the historic character of the district (Figure 1). Staff issued a demolition permit for the non-contributing structure in December 2016.



Figure 1: 2314 Ninth Avenue S

The property owner has applied to the Planning Commission to subdivide the property (2017S-014-001). MHZC staff has requested additional information needed prior to making a recommendation on the subdivision.

Analysis and Findings: The applicant proposes to construct a new single-family home. The lot is a triangular shaped lot with frontage on both Ninth Avenue South and Vault Lane. An unimproved alley is located adjacent to the lot to the left and Public Works has indicated that there are no plans to improve the alley. In addition, there are two -twenty-foot (20') wide easements that run perpendicular from the unimproved alley to Ninth Avenue South. (Figure 2)

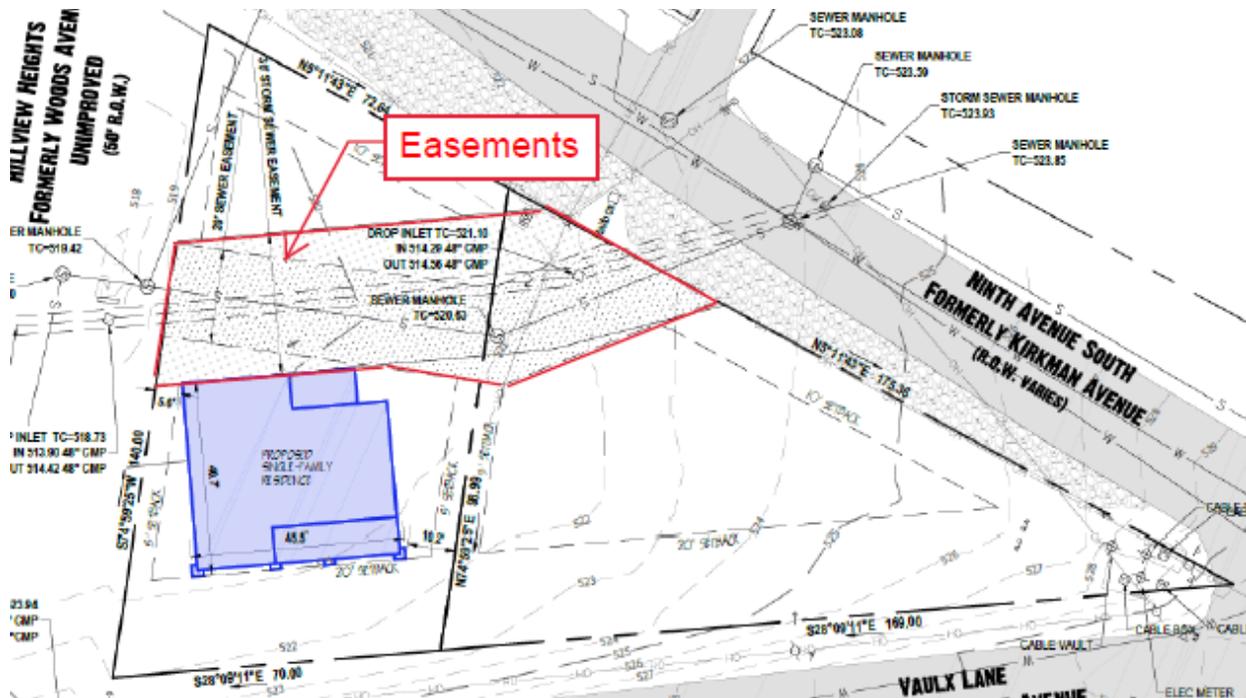


Figure 2: Site conditions

Height & Scale: The subject property fronts Vault Lane, which is outside of the overlay, and the rear of the property abuts Ninth Avenue South, which is inside the overlay. Properties fronting Vault Lane include very little historic context as the majority of those homes are new construction. The historic context along Ninth Avenue South is primarily one and one-half (1 – 1.5) story homes.

The proposed infill is one and one-half (1.5) stories at the front (Vaulx Lane) and two stories at the rear (Ninth Avenue South) with an overall height of twenty-five feet, eight inches (25'-8") from grade. Although the overall height can be appropriate given the lack of historic context on Vaulx Lane, the scale of the building at the rear is inappropriate as it is two-stories with eave heights of a two-story building where the majority of the historic context on Ninth Avenue South has the massing of one and one-half (1-1.5) story homes. Staff finds that this situation is unique in that the rear of the building will not only be highly visible from Ninth Avenue South but also will be the only façade that is oriented to other properties in the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Therefore, the rear elevation should be scrutinized more than is typical for a rear elevation. Given the historic context on Ninth Avenue South, staff recommends that the rear façade be limited to one and one-half (1.5) stories rather than the proposed two (2) stories.

The total depth of the building is approximately forty feet, nine inches (40'-9"), and the building width is forty-five feet, six inches (45'-6") at the front. While the building is wider than typical buildings in the immediate vicinity, the triangular shape of the lot and the easements encumbering the property at the rear making it impossible to extend the building footprint any deeper as construction cannot encroach into the easements at the rear of the property.

While the overall height of the house and number of stories does not exceed the context on Vaulx Lane, which is not in the overlay, staff finds that the proposed two stories on Ninth Avenue South, which is in the overlay, is not compatible with the scale of surrounding historic buildings on Ninth Avenue South. The scale of the proposed infill from Ninth Avenue South will be highly visible from the street and will have a dramatic visual impact on properties located in the overlay. For these reasons, staff finds that the project does not meet sections III.A and III.B of the design guidelines.

Setbacks: The proposed infill meets all setbacks required by the base zoning. The infill is located twenty feet (20') from Vaulx Lane, which is consistent with the house at 2401 Vaulx Lane that is setback approximately nineteen feet, ten inches (19'-10"). The house will be located five feet, six inches (5'-6") from the left property line, which abuts the unimproved alley, and approximately one hundred seventy feet (170') on the right side from the corner of Vaulx Lane and Ninth Avenue South. The rear setback from Ninth Avenue South will be fifty feet (50'). With this condition, staff finds that the project meets section III.C.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Stucco		X	
Cladding	4" Lap siding	Smooth	X	
Secondary Cladding	cedar shake	Painted	X	
Trim	Not indicated	Unknown		X

Roofing	Asphalt Shingles	Color unknown	X	X
Front Porch floor/steps	Concrete	Natural	X	
Front Porch Posts	Wood with stucco base	Smooth	X	
Front Porch Railing	Wood		X	
Chimney	Brick		X	X
Rear Porch floor/steps	Not indicated	Unknown		X
Rear Porch Posts	Not indicated	Unknown		X
Rear Porch Railing	Not indicated	Unknown		X
Windows	Not indicated	Unknown		X
Principle Entrance	Wood with 1/3 light			X
Side/rear doors	Not indicated	Needs final approval		X
Parking Pad	Not indicated	Needs final approval		X
Walkway	Not indicated	Needs final approval		X

With the condition that staff review and approve the roof color, rear porch floor, rear porch steps, rear porch posts and railings, trim, parking pad and walkway material, windows, and doors as well as the masonry color, dimensions, and texture for the window that is to be infilled on the right side of the historic house prior to purchase and installation, the project could meet section III.D.

Roof form: The roof will be side-gable form as seen from Vaulx Lane and a front-gable form as seen from Ninth Avenue South. The pitches will be 10:12 and 3.5:12 and includes a front gabled dormer with a pitch of 5:12. The dormer on the front façade that will be set off the ridge by approximately two feet, six inches (2'-6") and three feet, six inches (3'-6") from the leading edge of the building, which in this case includes a partial-width recessed porch. The roof form and pitches are commonly found on historic houses throughout the neighborhood. There rear roof form is only 3.5:12 and 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 project does not meet Section III.E.1 of the design guidelines.

Orientation: The proposed structure is oriented toward Vaulx Lane, which staff finds appropriate given the location of the stormwater and sewer easements near the Ninth Avenue South frontage and the narrowness of the lot near the intersection of Vaulx Lane and Ninth Avenue South. Staff finds that the proposed infill will meet section III.F of the design guidelines.

Proportion and Rhythm of Openings: Historic houses typically have windows that are twice as tall as they are wide, with the first story windows larger than the upper story windows. The windows on the proposed infill includes square windows on the side and rear façades. Staff finds that the proportions of the square windows, especially on the Ninth Avenue South side and right side façades, are inappropriate as these façades will be highly visible from the public right-of-way. 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 III.G of the design guidelines.

Appurtenances & Utilities: The infill will have a walkway leading from the front porch to Vaulx Lane and a parking pad is shown behind the house with access from Ninth Avenue South. The location of the HVAC and other utilities was not noted. Staff asks that the locations and materials of all paving shall be approved by staff and that the HVAC be located on the rear façade or on a side façade beyond the midpoint of the house to ensure that the project meets section III.I of the design guidelines.

Recommendation: Staff recommends disapproval of the proposed infill, finding that the principal building would not be compatible with surrounding historic houses and that the project does not meet the following sections of the *Waverly-Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*: III.A (Height), III.B (Scale), III.E. (Roof Shape), and III.G (Proportions and Rhythm of Openings).

Context Photos



2400 Ninth Avenue S – contributing



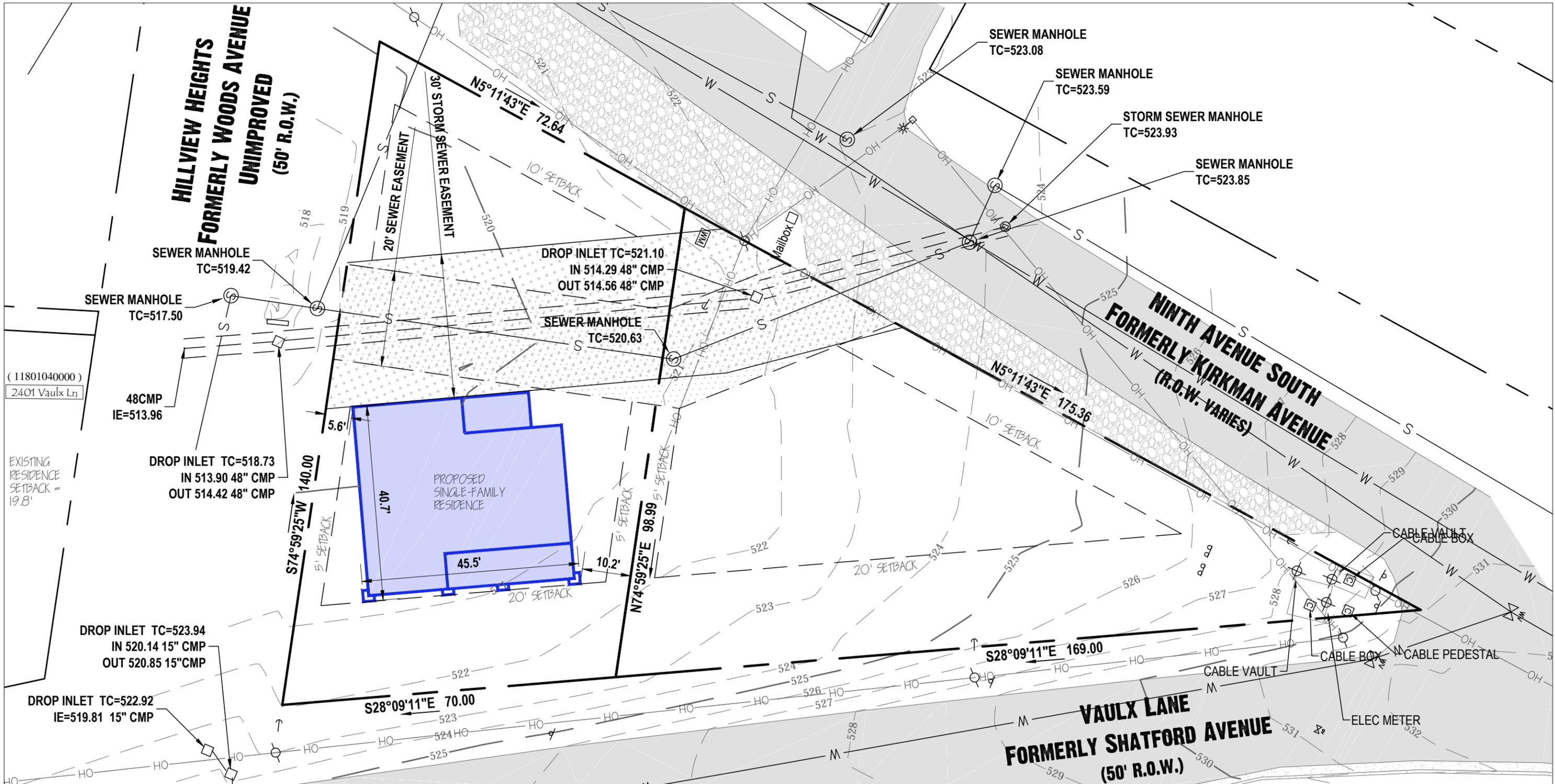
2402 Ninth Avenue S – contributing



2312 Vault Lane – not in overlay

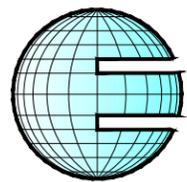
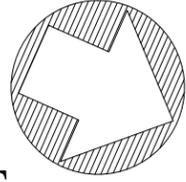


2401 Vault Lane – not in overlay

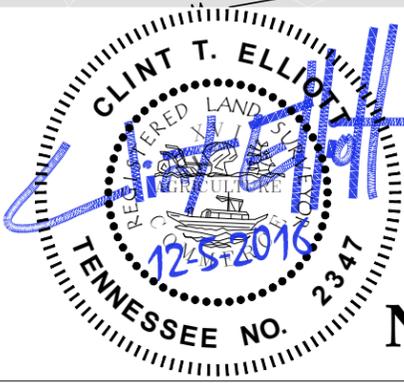


(11801040000)
2401 Vault Ln

EXISTING RESIDENCE
SETBACK = 19.8'



CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
7930 Hwy 70 South, Nashville Tn, 37221
p| (615) 533-2054
e| clint@clintelliottsury.com



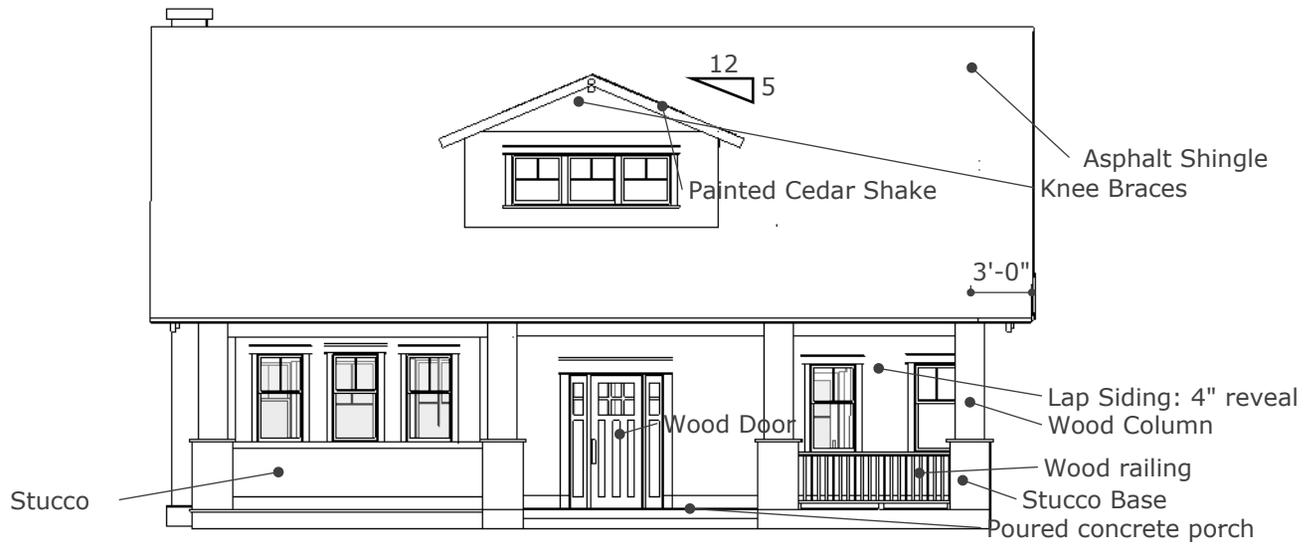
Site Plan
2314 9th Avenue South
Nashville, Davidson County, Tennessee

Sheet No.
V-2.1



AMY GILL
631 4th Ave S
Nashville, TN 37210
615 953 7266
amy@gillconstructs.com

JONES RESIDENCE



Front Facing Vaulx Ln



Rear Facing 9th Ave S

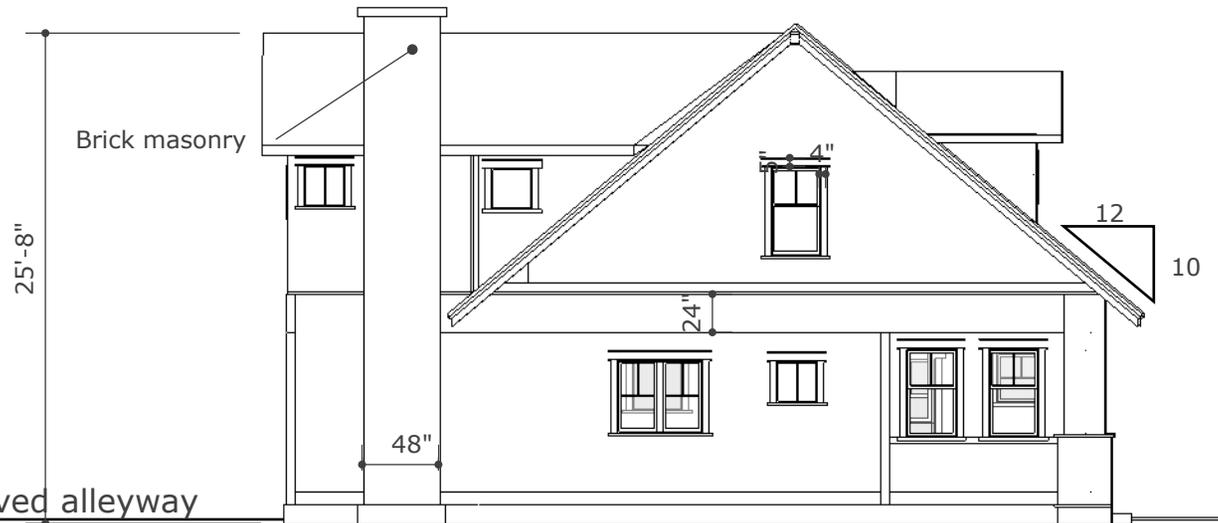
FRONT & REAR ELEVATIONS

scale: 1"=10'





Side facing intersection of Vaulx Ln and 9th Ave S

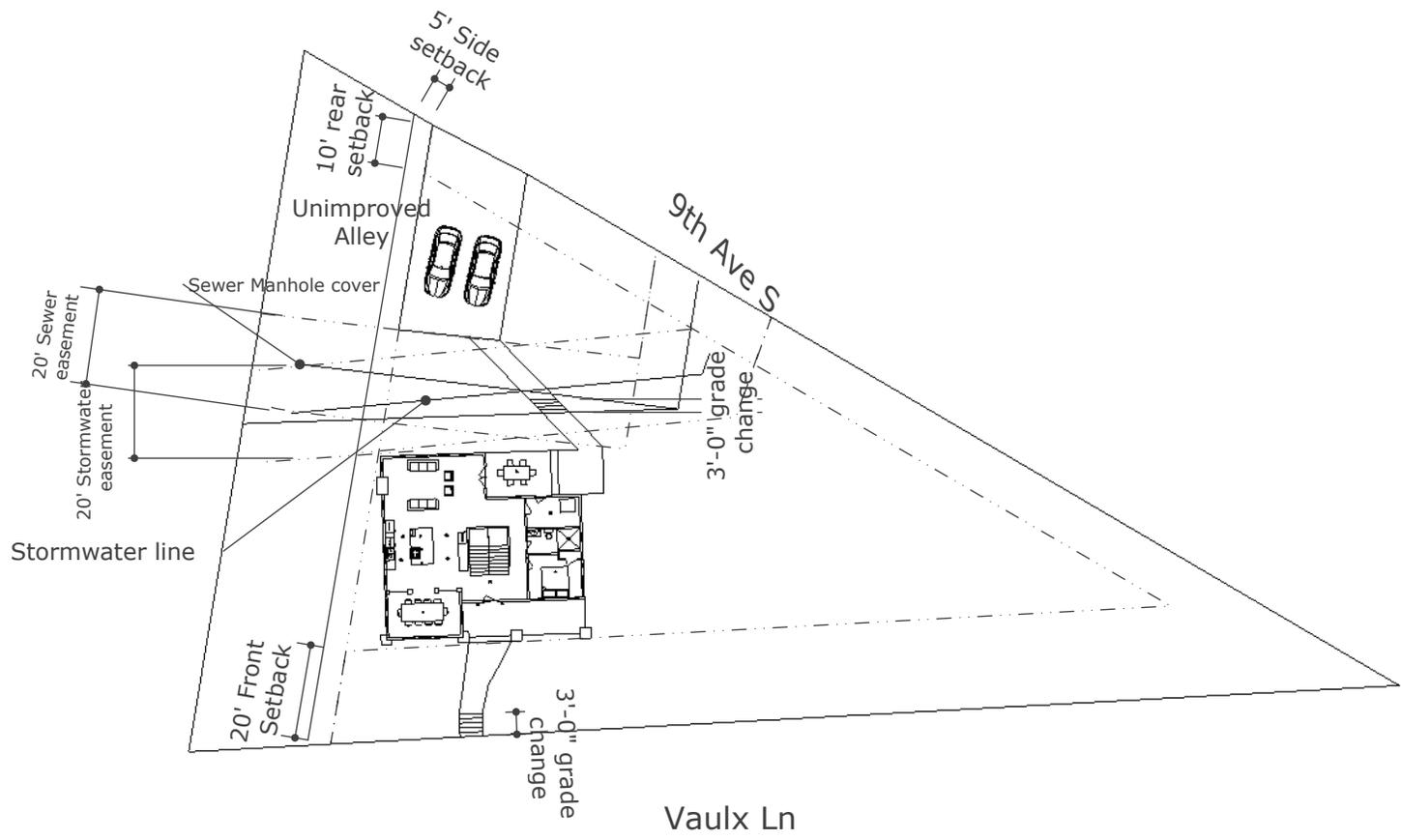


Side facing unimproved alleyway

SIDE ELEVATIONS

scale: 1"=10'

A
02



SITE PLAN
scale: 1"=40'