

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION
927 South Douglas Avenue
December 21, 2016

Application: Demolition—primary Structure; New construction—infill
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10513028100
Applicant: Manuel Zeitlin
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish the existing non-contributing structure on the lot and to construct new duplex infill in its place.

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

1. The siding reveal be a maximum of five inches (5”);
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color, dimensions and texture;
4. Staff approve the side step porch railing design and material;
5. Staff approve the material of the front parking area and walkway; and
6. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections III. and V.B.2. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

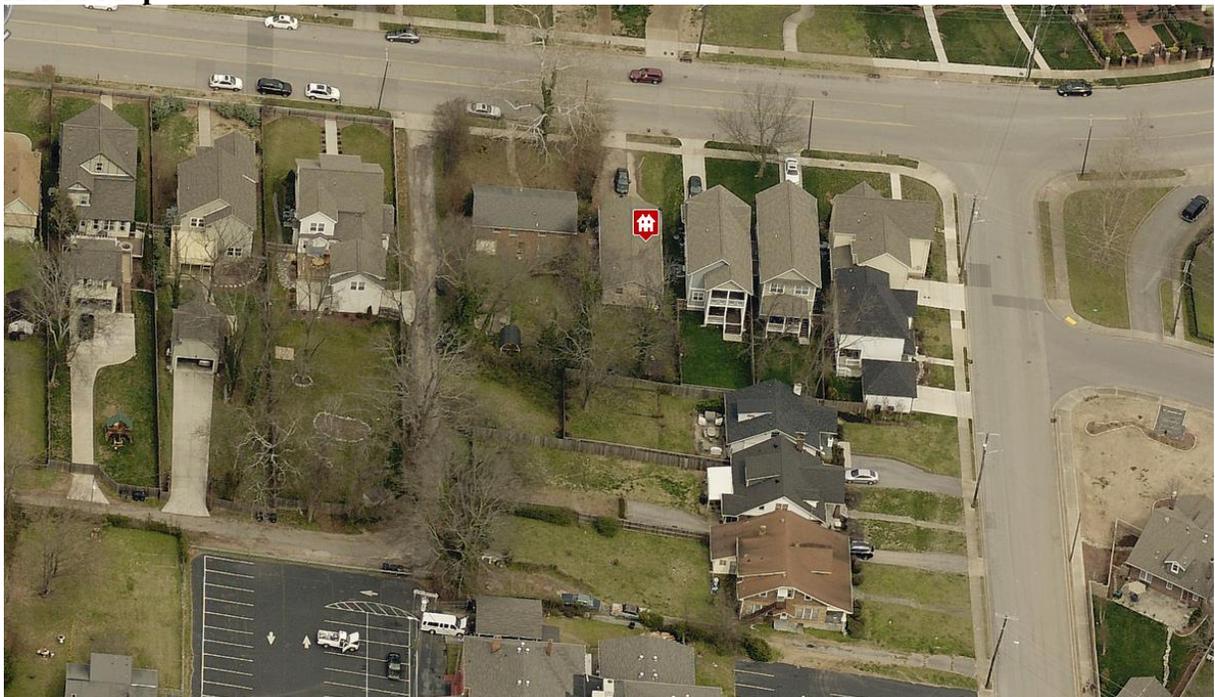
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

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;
- 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.

V. Demolition

B. GUIDELINES

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 927 South Douglas is a non-contributing duplex constructed c. 1959 (Figure 1). The lot is unusually narrow at forty feet (40') wide. The site is zoned R8, which allows for two units on lots greater than eight thousand square feet (8,000 sq. ft.) but not on lots less than eight thousand square feet (8,000 sq. ft.). This lot is only six thousand, six hundred and eighty-three square feet (6,683 sq. ft.). However, because there is an existing duplex on the lot, the Codes department has determined that the lot is eligible for two new units if the existing structure is demolished.



Figure 1. 927 South Douglas

Analysis and Findings: Application is to demolish the existing non-contributing structure on the lot and to construct new duplex infill in its place.

Demolition: The existing structure on the lot was constructed c. 1959, later than the period of significance for the Waverly-Belmont neighborhood conservation zoning overlay. Its roof form, fenestration pattern, materials, and detailing do not contribute to the historic character of the neighborhood. Staff therefore finds that the proposed demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The new infill is proposed to be two stories, which staff finds to be appropriate because the house is flanked by larger, non-contributing structures, and there is little historic context in the immediate vicinity. The infill will have an eave height of approximately twenty-one feet (21') and a ridge height of thirty-one feet, eleven inches (31'11") from grade. Staff finds that this meets the overall historic context where structures range in height from twenty-one to thirty six feet (21'-36').

The new infill will be twenty-seven feet, six inches (27'6") wide. This is narrower than typical structures in the immediate vicinity. However, because the lot is ten feet (10') narrower than the standard lot size in the area, staff finds that its width is appropriate. Staff finds that the infill's height and scale meet Sections III.A. and III. B. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be a minimum of five feet (5') from each of the side property lines. Its front setback will line up with the front setbacks of the two adjacent houses. Staff finds that the infill's setbacks and rhythm of spacing meet Section III.C. of the design guidelines.

<u>Materials:</u>	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	6" cement fiberboard lap siding	Smooth	No* (<i>Reveal should be 5" or less</i>)	Yes
Secondary Cladding	Fiber cement shingle siding	Typical	Yes	No
Roofing	Timberline Fiberglass Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Natural Color	Yes	No

Front Porch Posts	Wood	Smooth wood	Yes	No
Side Steps	Concrete	Natural Color	Yes	No
Side Steps Railing	Not indicated	Unknown	Unknown	Yes
Rear Porch floor	Wood	Smooth wood	Yes	No
Rear Porch Posts	Wood	Smooth wood	Yes	No
Windows	Marvin Integrity	Fiberglass	Yes	No
Principle Entrance	Half glass	Unknown	Unknown	Yes
Side/rear doors	Not indicated	Unknown	Unknown	Yes
Driveway	Permeable Concrete or pavers	Unknown	Unknown	Yes
Walkway	Permeable Concrete or pavers	Unknown	Unknown	Yes

Staff recommends that the siding reveal be a maximum of five inches (5"). Staff also recommends approval of the roof shingle color and texture, all doors, the side step railing, and the driveway and walkway material prior to purchase and installation. With these conditions, staff finds that the project's known materials meet Section III.D. of the design guidelines.

Roof form: The infill's primary roof form is a cross gable. The front-facing gable will have a slope of 9/12. The side gable will have a slope of 7/12. The front porch roof will be flat and will have an uncovered balcony on top of it. Staff finds the balcony to be appropriate because it is uncovered and because there is little historic context in the immediate vicinity. The rear porch will also be flat with an uncovered second story balcony. Staff finds that the project's roof form meets Section III.E. of the design guidelines.

Orientation: The building has one primary entrance facing South Douglas, giving it the appearance of a single family house. The entrance to the rear unit is at the back, through the rear screen porch. This rear entrance has the appearance of a secondary entrance and is appropriate. A walkway will be added both to the front porch and around the side of the house to the rear porch entry, which is typical of many historic homes.

The site lacks an alley, and because of the narrowness of the lot, a driveway that extends to the side of the structure is not practical. There is existing front yard parking, and the applicant is seeking to expand the parking area (Figure 2). The existing parking area is approximately five hundred and two square feet (502 sq. ft.). The applicant is asking to

expand the parking area so that is approximately eight hundred and ninety square feet (890 sq. ft.). The drawings show that the new front yard parking will be permeable concrete, although the applicant has indicated that he would consider concrete pavers.

Front yard parking does not typically meet the design guidelines, as historically, parking was located at the rear of the house. However, the lot's narrowness and lack of an alley constrain the location of on-site parking. Staff recommends working with the applicant to find a material that will best minimize the visual impact of the front yard parking. With this condition, staff finds that the project's orientation meets Sections III.F. and IV. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill 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 III.G. of the design guidelines.

Appurtenances & Utilities: See "Orientation" for the discussion of the front yard parking area and walkways. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. The siding reveal be a maximum of five inches (5");
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
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With these conditions, staff finds that the project meets Sections III. and V.B.2. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



Figure 10 shows the front yard parking

Context Photos:



927 South Douglas in context with its larger neighbors, 929 to the right and 925 S Douglas to the left.



929 S. Douglas Avenue, approved by MHZC in March 2016



921, 923 and 925 S. Douglas were all constructed in 2012, prior to the Waverly-Belmont conservation overlay.



931, 933, and 935 S. Douglas were all constructed in 2010 and 2011, prior to the Waverly-Belmont conservation overlay.



Houses across the street 924, 920, and 918 S. Douglas were all constructed between 2000 and 2007, prior to the Waverly-Belmont conservation overlay.

HISTORIC SUBMITTAL 927 S. DOUGLAS AVE. NASHVILLE, TN 37204

SHEET INDEX

- A0 SITE PLAN & LAYOUT
- A1 DEMOLITION PLAN
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- A3 ELEVATIONS - SOUTH & EAST
- A4 MAIN FLOOR PLAN
- A5 SECOND FLOOR PLAN
- A6 ROOF PLAN
- A7 STREET VIEW PHOTOS

CONTRACTOR/OWNER:

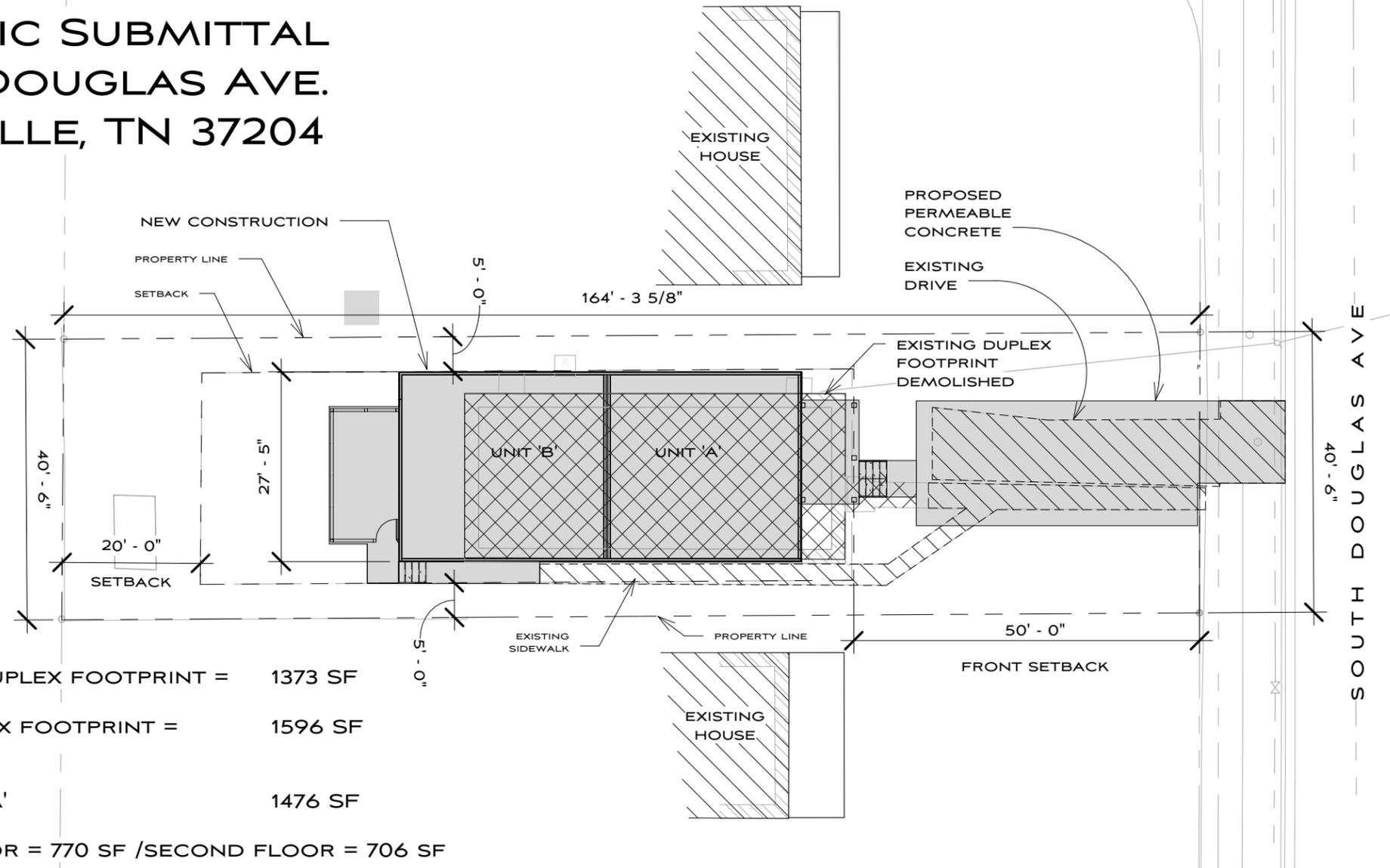
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EXISTING DUPLEX FOOTPRINT =	1373 SF
NEW DUPLEX FOOTPRINT =	1596 SF
NEW UNIT 'A'	1476 SF
FIRST FLOOR = 770 SF / SECOND FLOOR = 706 SF	
NEW UNIT 'B'	1586 SF
FIRST FLOOR = 826 SF / SECOND FLOOR = 760 SF	

1 Site Plan & Layout
1" = 20'-0"



STREET VIEW EXISTING



STREET VIEW PROPOSED

927 S. DOUGLAS AVE.
HISTORIC SUBMITTAL

SITE PLAN &
LAYOUT

12-01-16

A-0

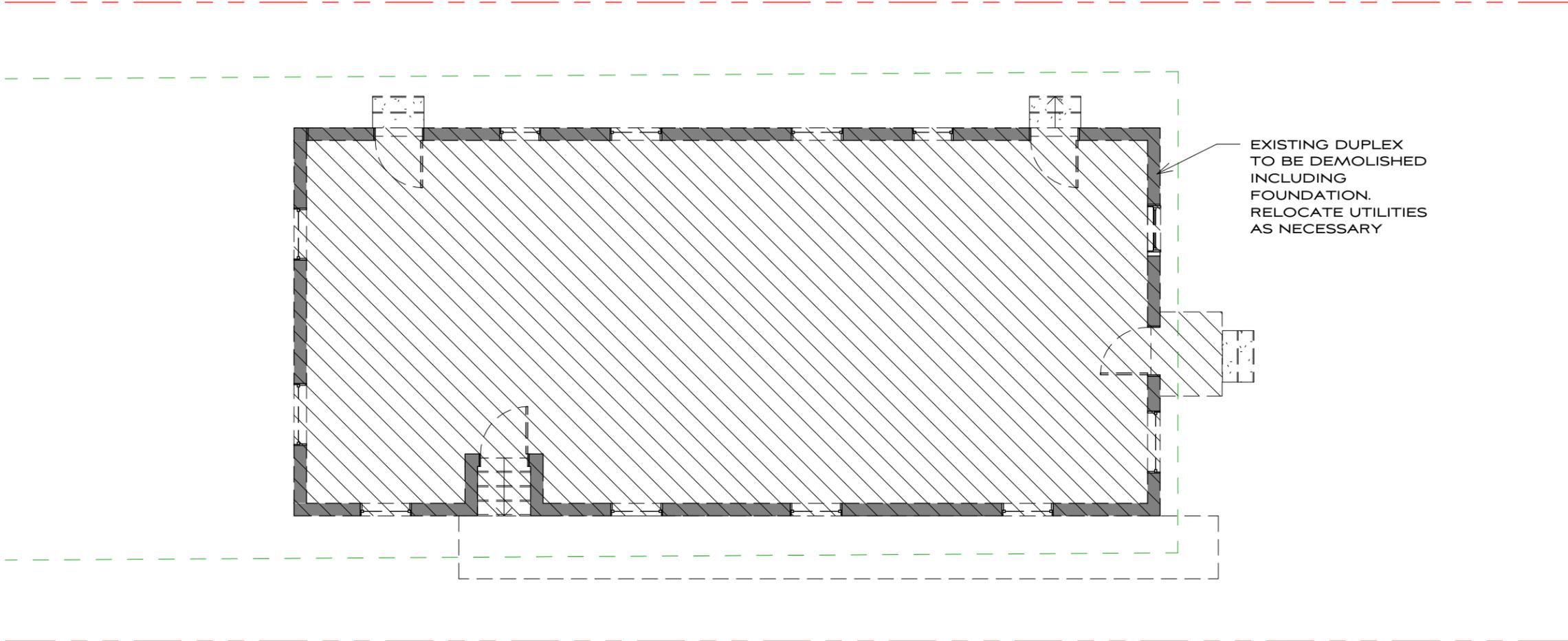
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MANUEL ZEITLIN ARCHITECTS

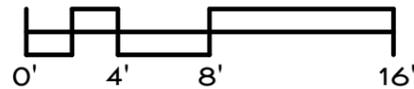


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1 Demolition - Existing Duplex
 1/8" = 1'-0"



927 S. DOUGLAS AVE.
 HISTORIC SUBMITTAL
 DEMOLITION PLAN

A-1

12-01-16

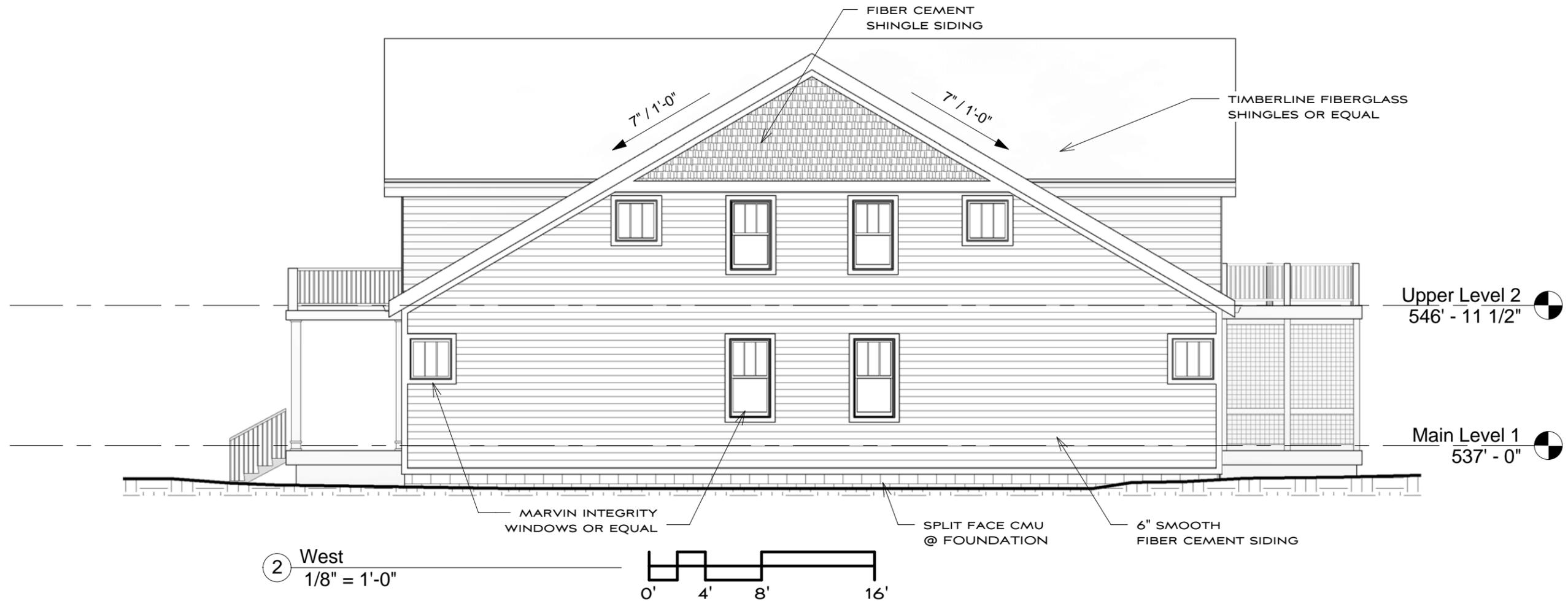
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MANUEL ZEITLIN ARCHITECTS

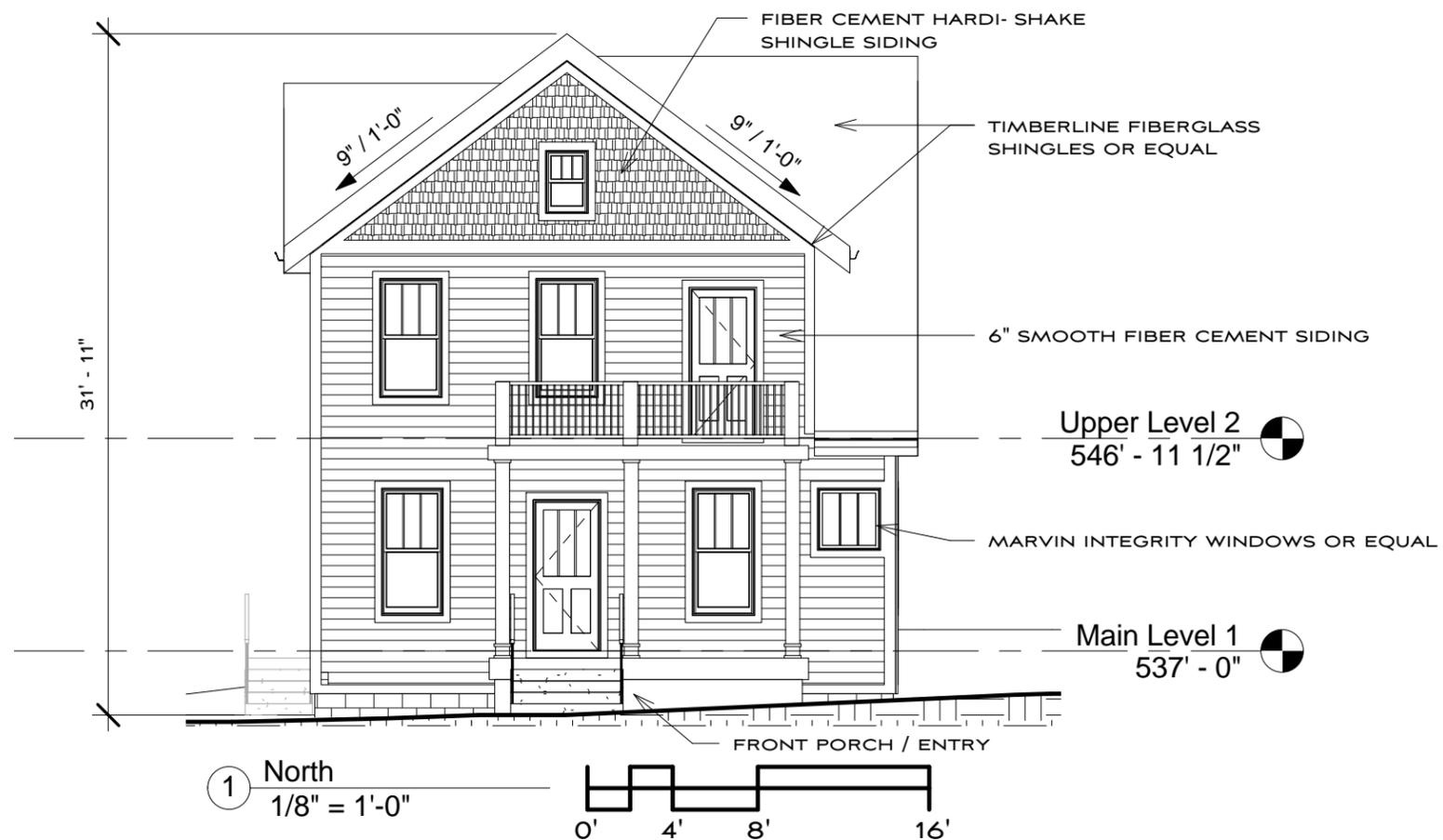


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2 West
1/8" = 1'-0"



1 North
1/8" = 1'-0"



927 S. DOUGLAS AVE.
HISTORIC SUBMITTAL

ELEVATIONS

A-2

12-01-16

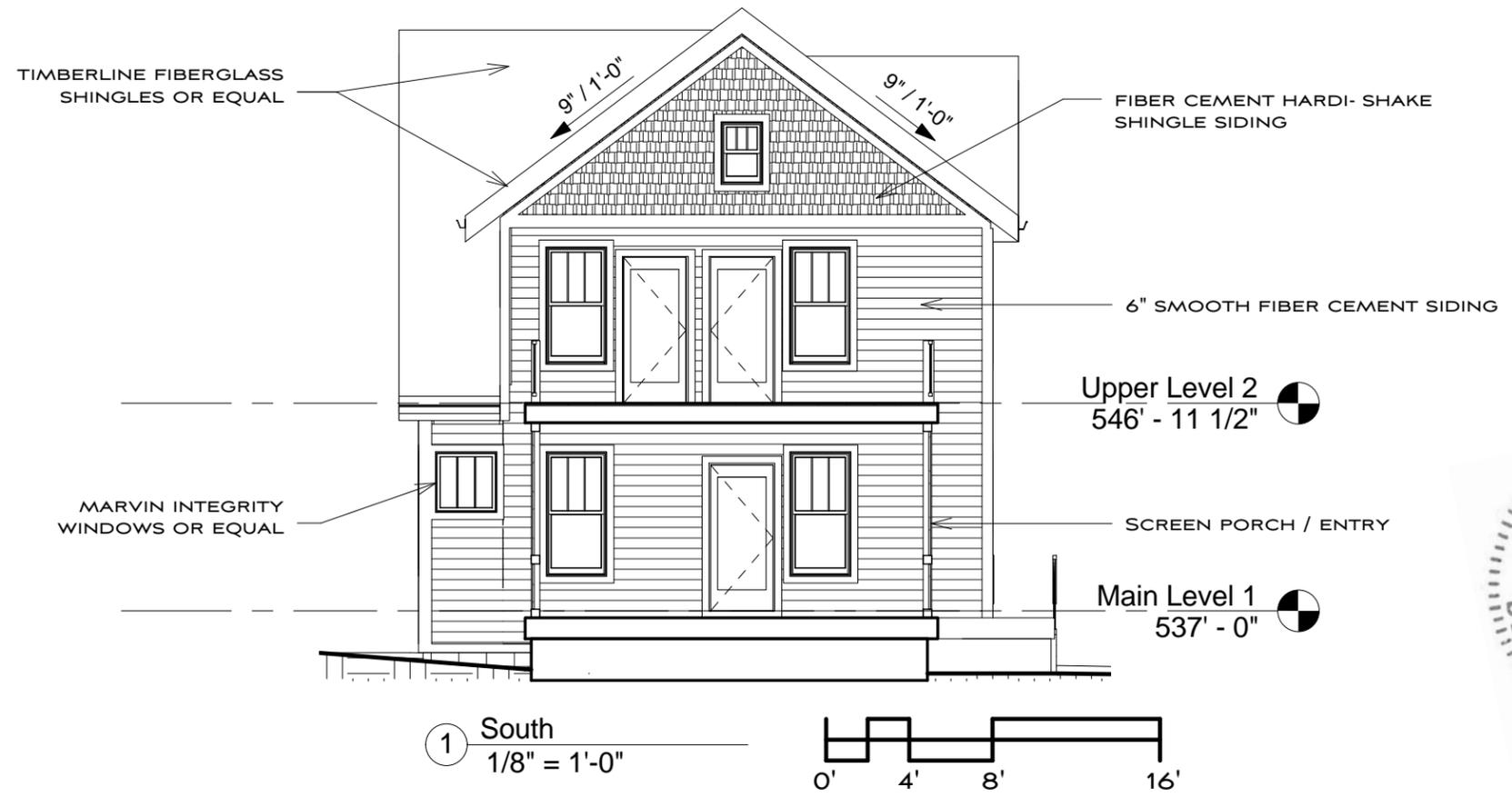
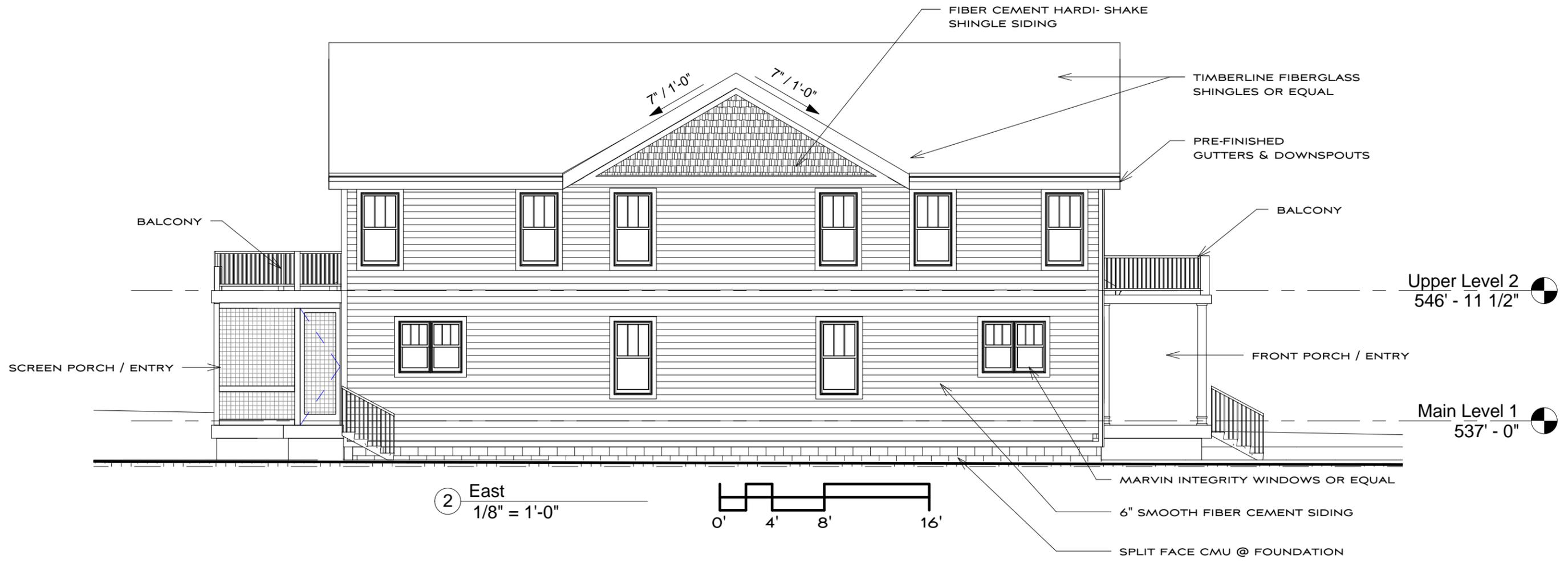
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927 S. DOUGLAS AVE.
HISTORIC SUBMITTAL
ELEVATIONS

A-3

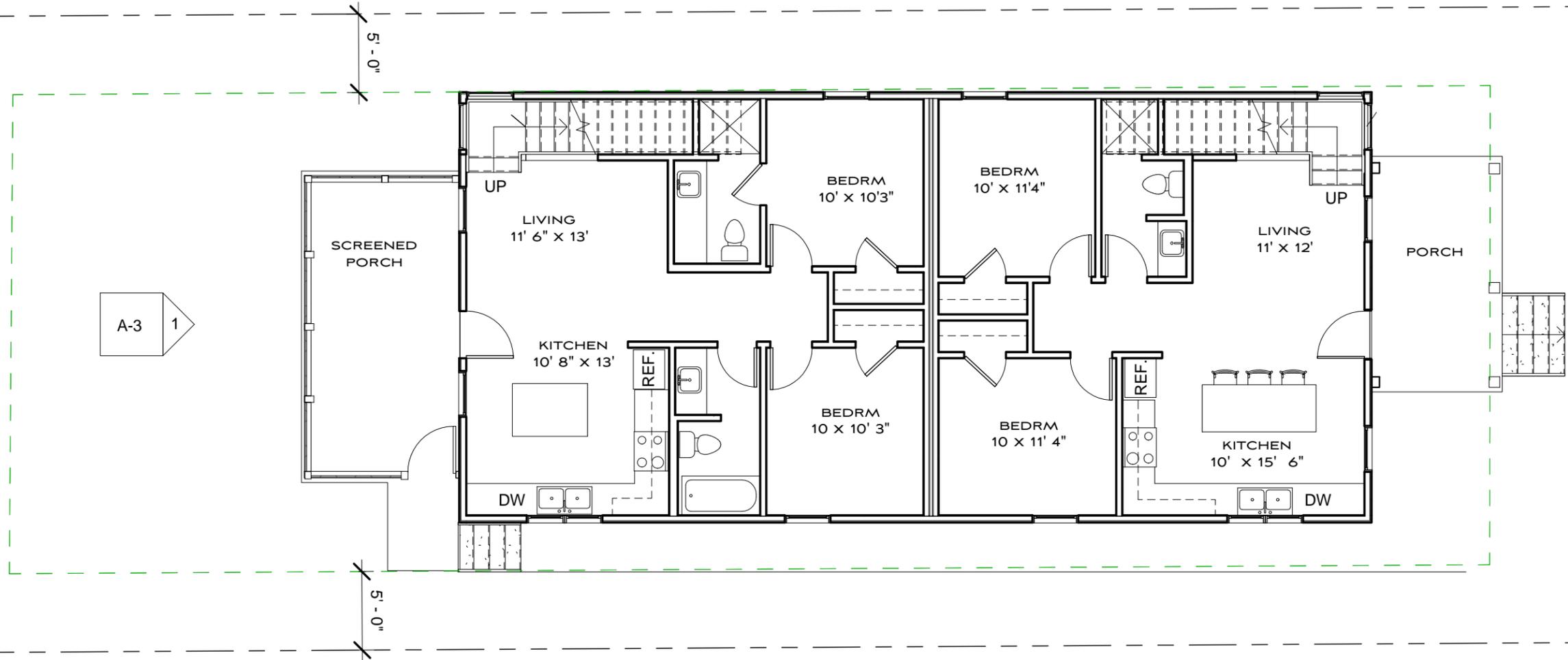
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A-2
2

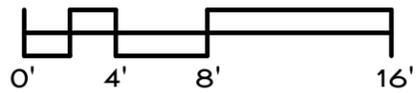


A-3
1

1
A-2

2
A-3

1 Main Level - Proposed
 1/8" = 1'-0"



927 S. DOUGLAS AVE.
 HISTORIC SUBMITTAL

MAIN LEVEL 1 -
 FLOOR PLAN

A-4

12-01-16

1666

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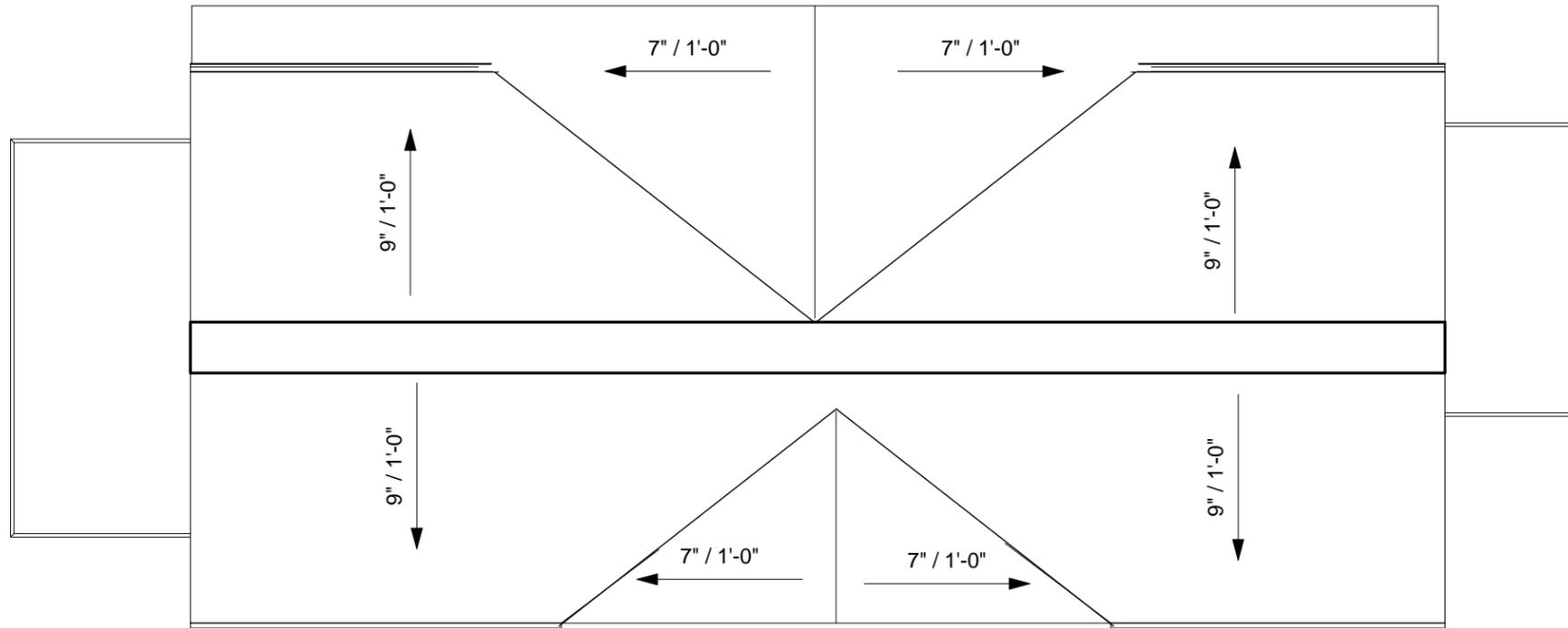


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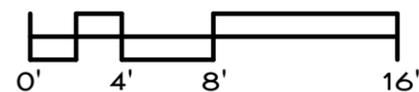
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A-3
1



1
A-2

1 Roof
1/8" = 1'-0"



2
A-3



927 S. DOUGLAS AVE.
HISTORIC SUBMITTAL

ROOF PLAN

A-6

12-01-16

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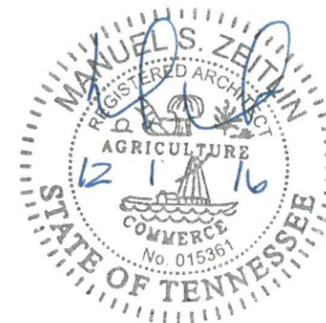


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516 HAGAN ST., SUITE 100 NASHVILLE, TN 37203



EXISTING STREET VIEW FROM S. DOUGLAS



**927 S. DOUGLAS AVE.
HISTORIC SUBMITTAL**

STREET VIEW
PHOTOS

12-01-16

A-7

1666

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