



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
February 15, 2017

Application: New construction – infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
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 single-family home.

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

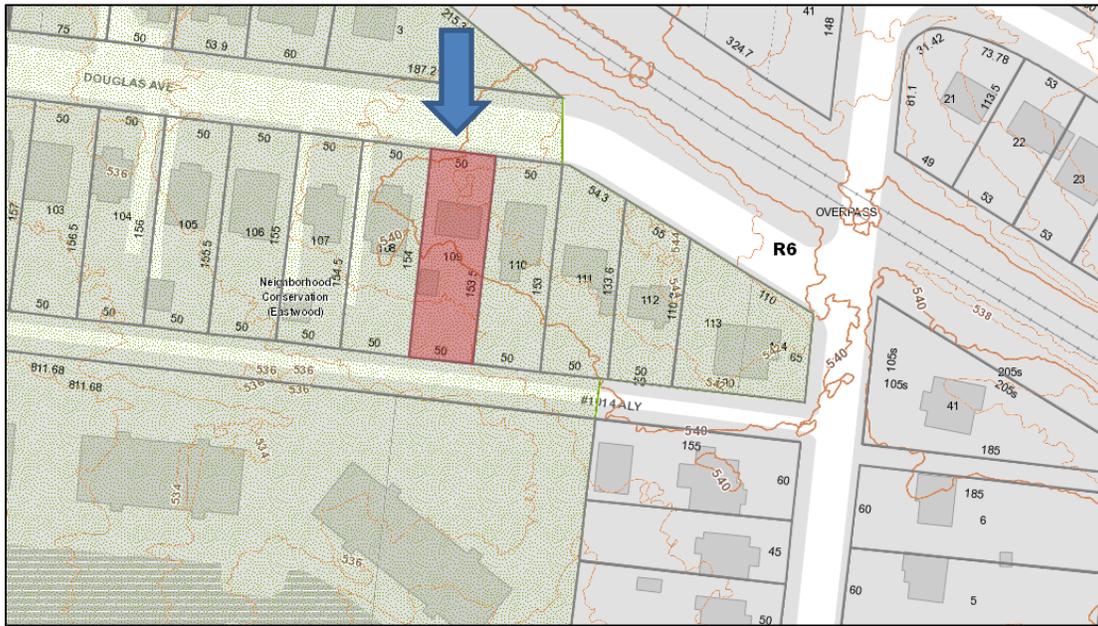
1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of roof color, windows, doors, and walkway material prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
4. Staff approve the masonry color, dimensions and texture; and
5. The horizontal window on the left side elevation shall be revised or removed to meet the design guidelines.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Eastwood 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:

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

This request for infill was deferred by the applicant at the December 2016 meeting. The applicant has worked with staff to redesign the project to meet the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The applicant proposes to construct a new single-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-half story (1-1.5) story homes that range from twenty to twenty-three feet (20'-23') from grade. However, staff finds the overall height to be appropriate since the infill will be only six inches (6") taller than the historic house next door at 1614 Douglas Avenue, and the additional six inches (6") of height is unlikely to be perceived from the street. The infill will have an eave height of approximately nine feet, eight inches (9'-8"), which is appropriate for a one and one-half (1.5) story home.

The new infill will be thirty feet (30') wide at the front setback, which is five feet (5') less than the previous submission. Historic buildings in the immediate vicinity range from twenty-six to twenty-nine feet (26'-29') wide. While the width of the infill is slightly wider than the historic context, staff finds that it is appropriate as it is only twelve inches (12") wider.

Staff finds that the infill's height and scale meet Sections II.B.a and II.B.b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. The side setbacks will be approximately nine feet, four inches (9'-4") on the right and ten feet, seven inches (10'-7") on the left, which maintains the rhythm of spacing on the street. At twenty-five feet, four inches (25'-4"), the front setback will be an average of the front setbacks of the historic houses on either side of the site. Staff finds that the infill's setbacks and rhythm of spacing 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	
Trim	Miratec	Smooth	X	
Roofing	Architectural dimensional shingles	Color unknown	X	X
Front Porch floor/steps	Concrete	Natural	X	
Front Porch Columns	Miratec		X	
Front Porch Bases	Brick		X	X
Rear Porch floor/steps	Concrete	Natural	X	
Rear Porch Railing	Wood	Treated	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. With the condition that staff review the roof color, masonry, windows, doors, and walkway material prior to purchase and installation, staff finds that the project meets section II.B.d of the design guidelines.

Roof form: The roof will be side-gabled with a 7:12 pitch and includes a clipped front-gabled dormer on the front façade that will be set in two feet (2') from the wall below. Staff finds that the roof form and pitches are compatible with the historic context and meet section II.B.e of the design guidelines.

Orientation: The proposed structure is oriented toward Douglas Avenue, with a seven foot, eleven inches (7'-11") deep full width front porch, which addresses the street directly with a walkway connecting it to the public 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: Most of the windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There is one horizontal window on the left façade, and the applicant has agreed to revise or remove it. There are no large expanses of wall space without a window or door opening. With the condition that the horizontal window on the left side elevation be revised or removed, staff finds the project's proportion and rhythm of openings will meet section II.B.g of the design guidelines.

Appurtenances & Utilities: The infill includes a walkway leading from the street to the front porch as well as a concrete parking pad located off the alley. An existing curb cut from Douglas Avenue with a gravel drive currently serves the site and will remain. 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 approval of the project with the following conditions:

1. The finished floor height shall 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 roof color, windows, doors, and walkway material prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
4. Staff approve the masonry color, dimensions and texture; and
5. The horizontal window on the left side elevation shall be revised or removed to meet the design guidelines.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Eastwood 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.

Context Photos



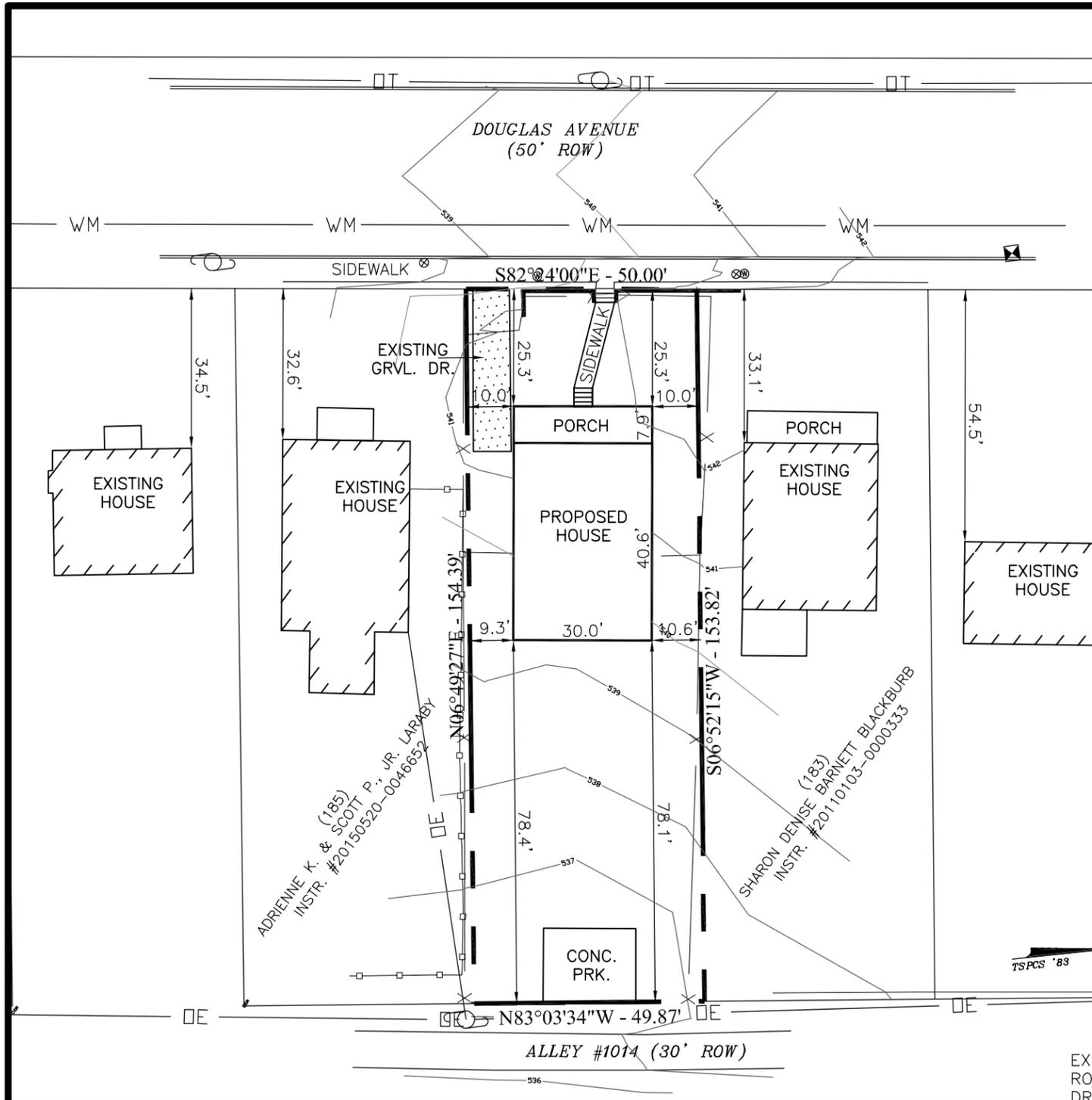
1624 Douglas Avenue (to the left of subject property)



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

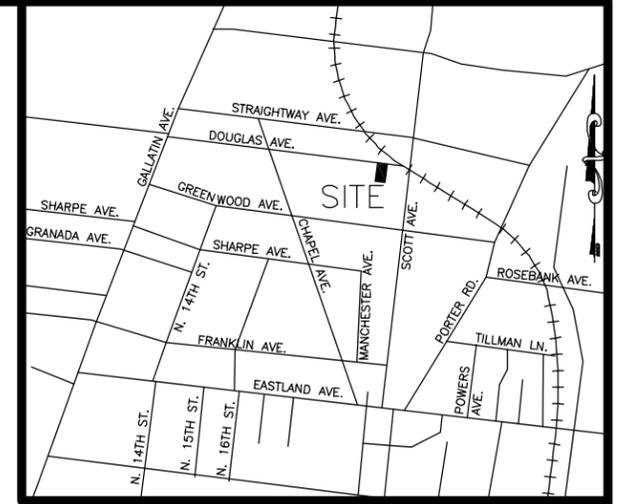


1612 Douglas Avenue (two houses to the right of the subject property)



THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47037C0228F, NOT PRINTED.

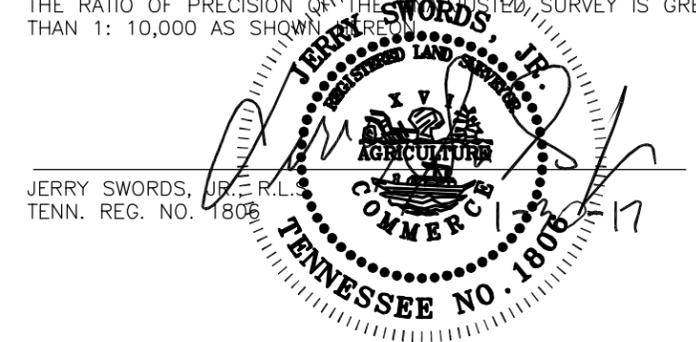
TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.



VICINITY MAP (NTS)

SURVEYOR'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE ADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREIN.



JERRY SWORDS, JR., R.L.
TENN. REG. NO. 1806

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

EXISTING IMPERVIOUS SUMMARY:
 ROOFTOP: 1,067 SF
 DRIVEWAY: 283 SF
 MISC. CONCRETE: 0 SF
 TOTAL: 1,350 SF

PROPOSED IMPERVIOUS SUMMARY:
 ROOFTOP: 1,516 SF
 DRIVEWAY: 283 SF
 MISC. CONCRETE: 433 SF
 TOTAL: 1,629 SF

NET IMPERVIOUS AREA:
 2,232 SF - 1,350 SF = 882 SF

SITE PLAN
1616 DOUGLAS AVENUE

Map 83-02, Parcel 184

SIXTH COUNCILMANIC DISTRICT-DAVIDSON COUNTY-TENNESSEE

S & A Surveying, Inc.

306 Bluegrass Circle
 Lebanon, Tennessee 37090
 PHONE (615) 394-7564

PROJ.: 16-041

DATE: 1/30/2017

SHEET 1 OF 1

REVISIONS

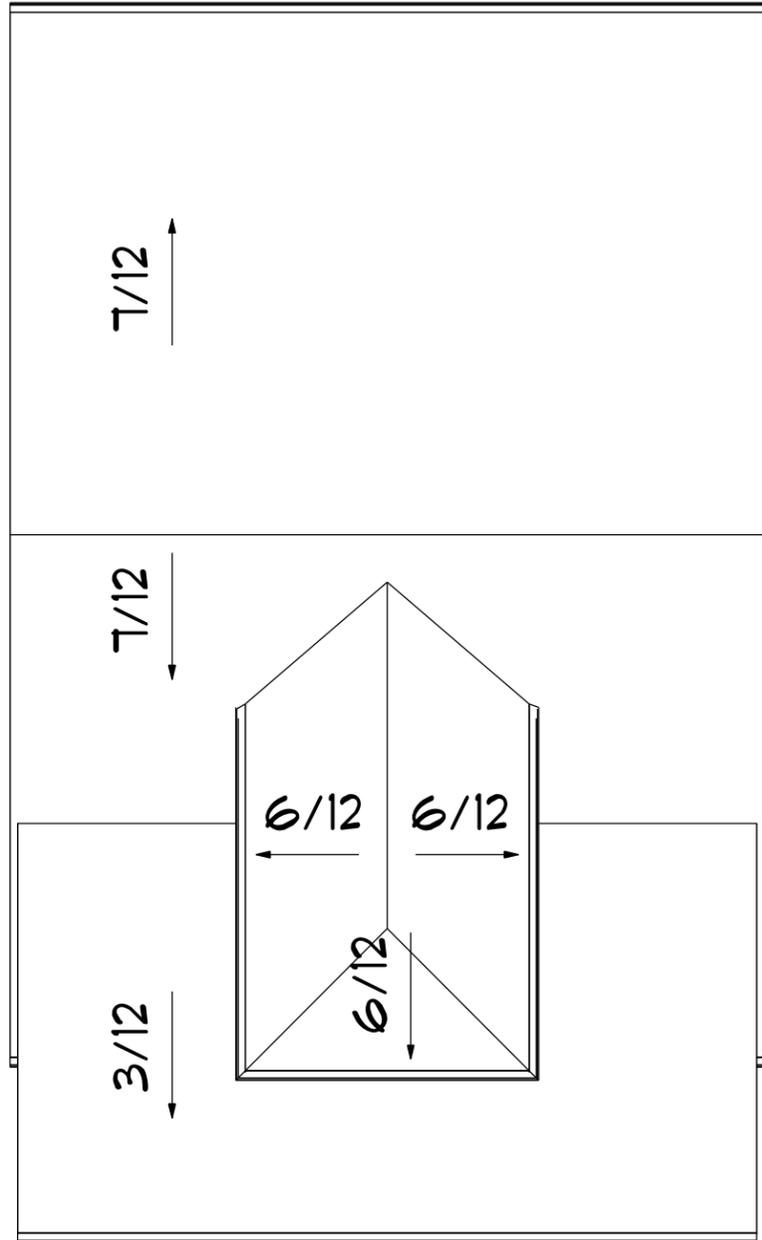
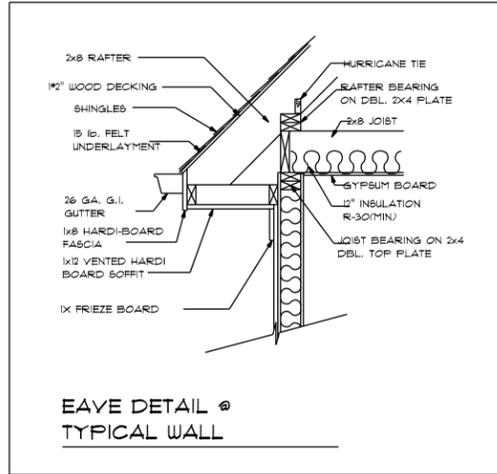
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BOSWELL
1616 DOUGLAS AVE.
NASHVILLE, TN 37206

ROOF PLAN
1.20.11
SCALE 1/8" = 1'-0"
REVISION NO. 0

A-5



ROOF PLAN

