

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**1826 Wildwood Avenue (1817 Rosewood Avenue)**  
**February 15, 2017**

**Application:** New construction-infill  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704013200  
**Applicant:** Preston Quirk, Quirk Designs  
**Project Lead:** Melissa Sajid, [Melissa.sajid@nashville.gov](mailto:Melissa.sajid@nashville.gov)

**Description of Project:** The applicant proposes to construct a new single-family home on the rear of the lot, facing Rosewood Avenue.

**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, porch floors, trim, driveway and walkway material, windows, and doors prior to purchase and installation;
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
4. Staff approve the masonry color, dimensions and texture.

With these conditions, staff finds that the project meets II.3.B of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

*This recommendation is for the design of the building based on the proposed use.*

**Attachments**

- A:** Photographs
- B:** Site Plan
- D:** Elevations



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **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. BL2007-45).*

*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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*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.*

### **h. 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.

### **i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

#### *Outbuildings: Height & Scale*

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

#### *Outbuildings: Character, Materials and Details*

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

#### *Outbuildings: Roof*

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

#### *Outbuildings: Windows and Doors*

- Publicly visible windows should be appropriate to the style of the house.
- Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
- Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
- For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

#### *Outbuildings: Siding and Trim*

- Brick, weatherboard, and board-and-batten are typical siding materials.
- Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
- Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
- Stud wall lumber and embossed wood grain are prohibited.
- Four inch (4" nominal) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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 clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

*Setbacks & Site Requirements.*

*· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*

*· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*

*· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

*· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

*Driveway Access.*

*· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*

*· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

*Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

**Background:** The house located at 1826 Wildwood Avenue is a one and one-half story minimal traditional house that was constructed c. 1943 that contributes to the historic character of the district (Figure 1).



Figure 1: 1826 Wildwood Avenue

A rear dormer addition and deck were approved administratively in September 2016. No changes to the historic house are proposed with this application.

**Analysis and Findings:** The applicant proposes to construct a new single-family dwelling facing Rosewood Avenue. The lot is unique in that it has frontage on both Wildwood Avenue and Rosewood Avenue. Properties oriented to Wildwood Avenue are located within the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay while

properties oriented to Rosewood Avenue are not in a historic zoning overlay. There is no historic context on that block of Rosewood Avenue. An apartment building is located across the street from the site on Rosewood Avenue (Figure 2), and infill that was constructed c. 2007, prior to the overlay, is located to the left of the site (Figure 3). Rosewood Avenue terminates in a dead end to the right of the site (Figure 3). In addition, the lot slopes down approximately eighteen feet (18') from Wildwood Avenue to Rosewood Avenue. Given the unique site conditions, staff found it appropriate to review the new construction as infill rather than an outbuilding even though it is a second building on the lot.



Figure 2: Apartment building located across Rosewood Avenue from site



Figure 3: Infill located to the left of site constructed prior to overlay (left); Rosewood Avenue dead end (right)

**Height & Scale:** The proposed new construction will front Rosewood Avenue, which is outside of the overlay. Few properties front Rosewood Avenue, and the ones that do are either more recent infill that was approved prior to the overlay or the West Town Apartments that were constructed in the late 1960s that are not historic. For these reasons, staff finds that there is no historic context present on Rosewood Avenue.

The proposed infill is one and one-half (1.5) stories at the front with an overall height of thirty-one feet, seven and one-half inches (31'-7 1/2") and a foundation height of six feet, seven inches (6'-7"), measured from grade. Staff finds that the overall height and foundation height proposed are appropriate in this case as it is comparable to the two existing homes located to the left of the site and will not be taller than the historic house at 1826 Wildwood Avenue when taking into account the change in grade on the site (Figure 4).

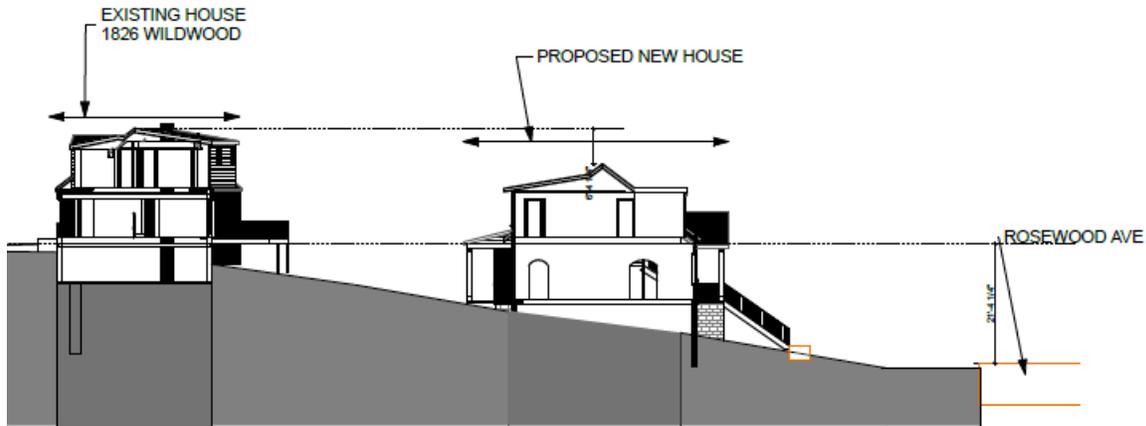


Figure 4: Height of new construction in relation to historic house at 1826 Wildwood Avenue

The building width is fifty-four feet, six inches (54'-6") at the front, but it includes a thirteen foot (13') wide porte-cochere on the left side that will accommodate one vehicle. With the porte-cochere, the new construction is unlikely to read as the full width from Rosewood Avenue. In addition, the new construction will not be visible from Wildwood Avenue or other properties located in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay given the significant slope on the site.

While attached, front-loaded garages are inappropriate in historic zoning overlays, staff finds that, in this case, the proposed porte-cochere located on the front of the house could be appropriate for several reasons. The proposed porte-cochere is open on the front and left side so that it is not a fully enclosed front-loaded garage. Also, the new construction is oriented to a street where there is no historic context, and the homes next door include fully enclosed, attached, front-loaded garages at the basement level. The significant change in grade on the site makes it difficult to locate parking to the rear of the new construction, and the opening is only one-bay in width which minimizes its visual impact. For these reasons, staff finds the proposed porte-cochere to be appropriate in this case.

Staff finds that the new construction's height and scale are appropriate in this case as they are oriented to a street that is outside of the overlay that has no historic context and will have no impact on the historic house oriented to Wildwood Avenue given the significant change in grade across the site. For these reasons, staff finds that the project meets sections II.B.1.a. and b.

**Setbacks:** The new construction meets all base zoning setbacks. The side setbacks will both be five feet (5'). At twenty-seven feet, eight inches (27'-8"), the front setback will be consistent with the house located to the left of the site. The project meets section II.B.1.c.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/ Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete block	Split-face	X	
<b>Cladding</b>	Brick	Needs final review	X	X
<b>Secondary Cladding</b>	Hardiplank	Smooth, 5" reveal	X	
<b>Trim</b>	Not indicated	Needs final approval		X
<b>Roofing</b>	Dimensional Shingles	Color unknown	X	X
<b>Front Porch steps</b>	Brick and concrete	Natural	X	
<b>Front Porch Posts</b>	Wood	Smooth	X	
<b>Front Porch Floor</b>	Not indicated	Needs final review		X
<b>Porte cochere columns/bases</b>	Wood and brick	Needs final review	X	X
<b>Rear Porch floor</b>	Not indicated	Needs final approval		X
<b>Rear Porch Posts</b>	Wood	Smooth	X	
<b>Balcony Railing</b>	Metal	Needs final approval	X	X
<b>Windows</b>	Wood	Needs final approval		X
<b>Principle Entrance</b>	3/4 light	Needs final approval		X
<b>Rear doors</b>	1/2 light	Needs final approval		X
<b>Driveway</b>	Not indicated	Needs final approval		X
<b>Walkway</b>	Not indicated	Needs final approval		X

With the condition that staff review and approve the roof color, porch floors, trim, driveway and walkway material, windows, and doors as well as the masonry color, dimensions, and texture, staff finds that the project meets section II.B.1.d

Roof form: The roof will be side-gabled with a 9:12 pitch and includes two front-gabled dormers on the front façade that will be set in two feet (2') from the wall below. The porte-cochere on the left side of the house will have a flat membrane roof. Staff finds that the roof form and pitches are compatible with the surrounding context on Rosewood Avenue and meet section II.B.1.e.

Orientation: The proposed structure is oriented toward Rosewood Avenue, which staff finds appropriate given that this is a double frontage lot that significantly slopes down from Wildwood Avenue to Rosewood Avenue. There are other double-frontage lots along Wildwood; however, because of the curve in the road, the lots get shorter and it is unlikely that any other lots will be able to realize this same scenario of a full-size home behind an existing home. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: Most of the windows on the new construction are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There is one rectangular casement window at basement level on the right façade. Staff finds that this window is appropriate as it is at basement level and will not be visible from properties located in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. 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 II.B.1.g.

Appurtenances & Utilities: The new construction will have a walkway leading from the front porch to the driveway and a driveway/parking pad will be located off Rosewood Avenue, which is typical of homes on this block. 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 to ensure that the project meets section II.B.1.h. of the design guidelines.

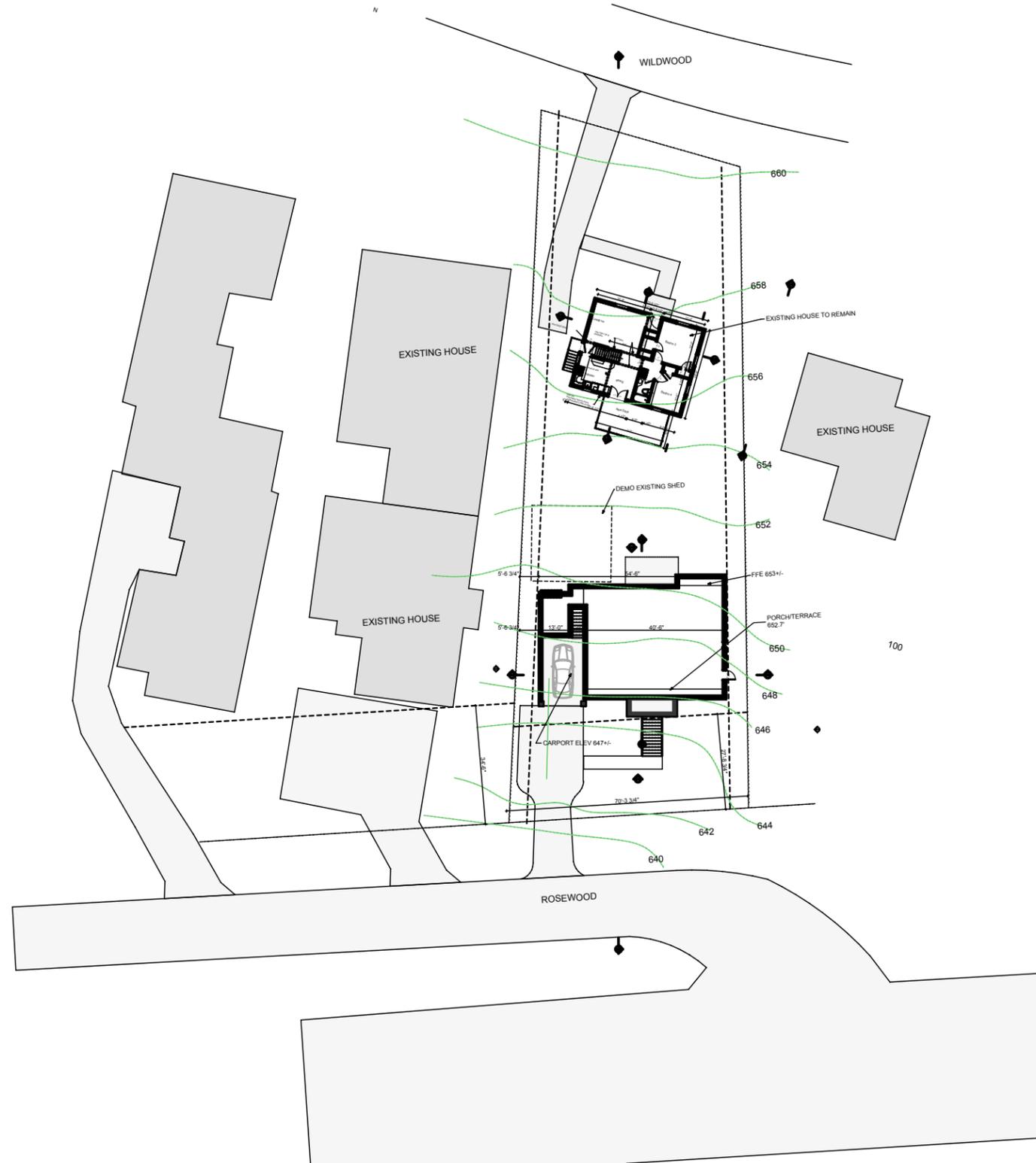
**Recommendation:**

Staff recommends approval of the project with the following conditions:

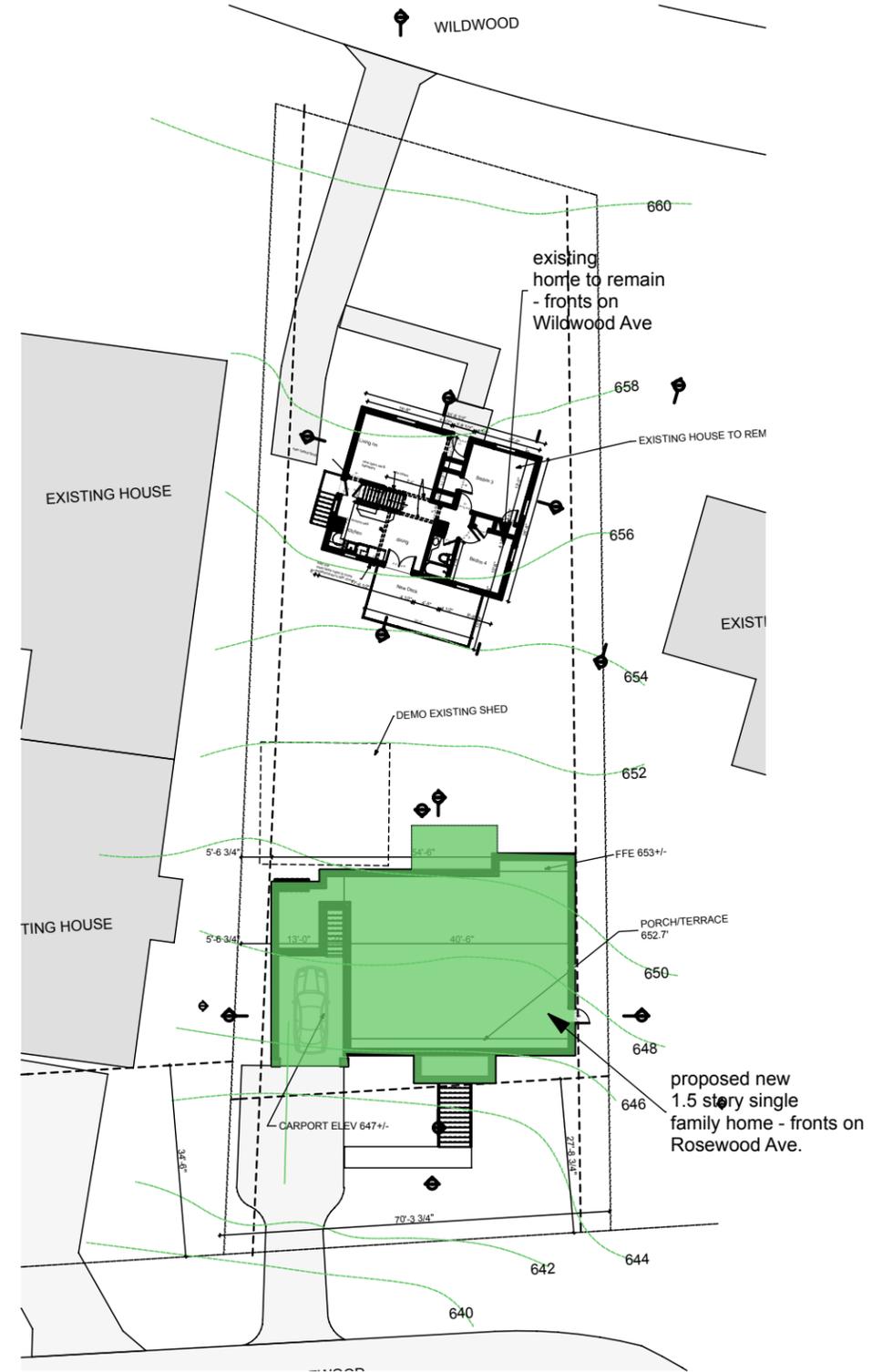
1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of roof color, porch floors, trim, driveway and walkway material, windows, and doors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

With these conditions, staff finds that the project meets II.3.B of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and 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.*



**1** SITE PLAN  
SCALE: 1" = 40'



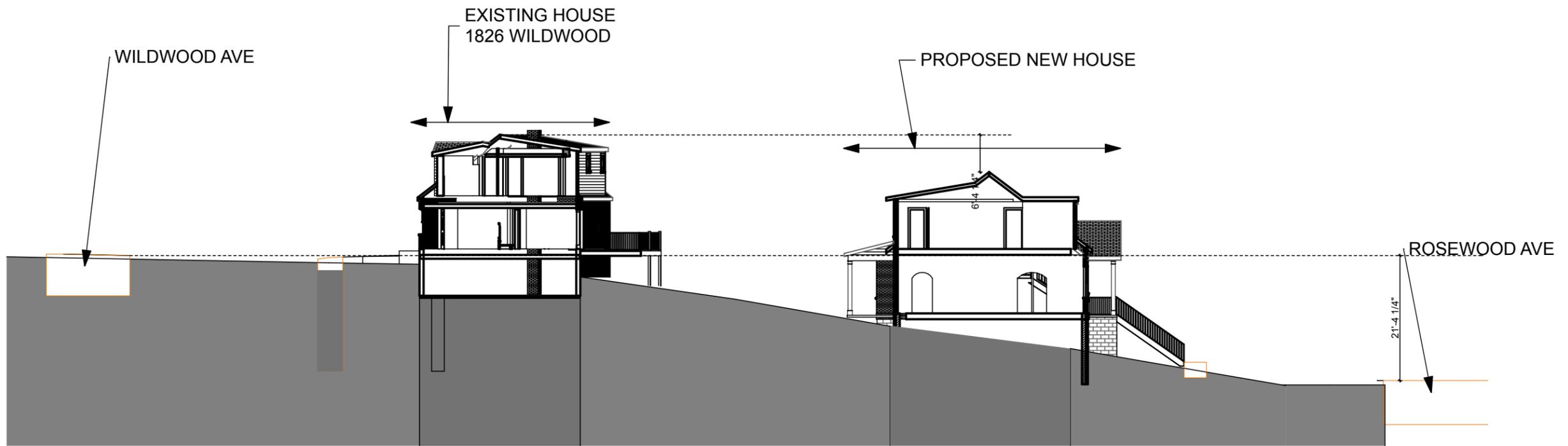
**2** SITE PLAN  
SCALE: 1" = 30'



Custom Residence  
Brennon Mobley  
1817 Rosewood Ave.  
Nashville, TN 37212

DATE: 2/2/17
REVISION
PROJECT NO: 16-
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SITE PLAN



1

# SITE SECTION

SCALE: 1" = 20'

2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 269-9248 Fax: (615) 627-1298  
email: quirkdirt@comcast.net

**QUIRK DESIGNS**

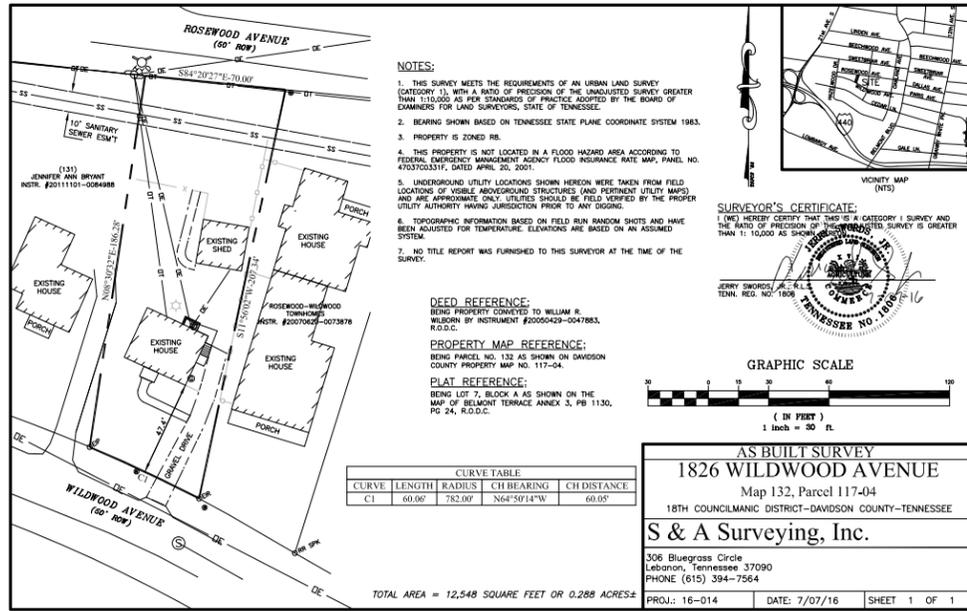
Custom Residence  
Brennon Mobley  
1817 Rosewood Ave.  
Nashville, TN 37212

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REVISION

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QUIRK DESIGNS

SITE SECTION

A2



**2 FRONT ELEVATION**  
SCALE: 1" = 10'



**3 REAR ELEVATION**  
SCALE: 1" = 10'

2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 269-9248 Fax: (615) 627-1298  
email: quirkdirt@comcast.net

**QUIRK DESIGNS**

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QUIRK DESIGNS

ELEVATIONS, F, R

see front elev  
for typ.  
materials



**1** RIGHT ELEVATION  
SCALE: 1" = 10'

see front elev  
for typ.  
materials



**2** LEFT ELEVATION  
SCALE: 1" = 10'

2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
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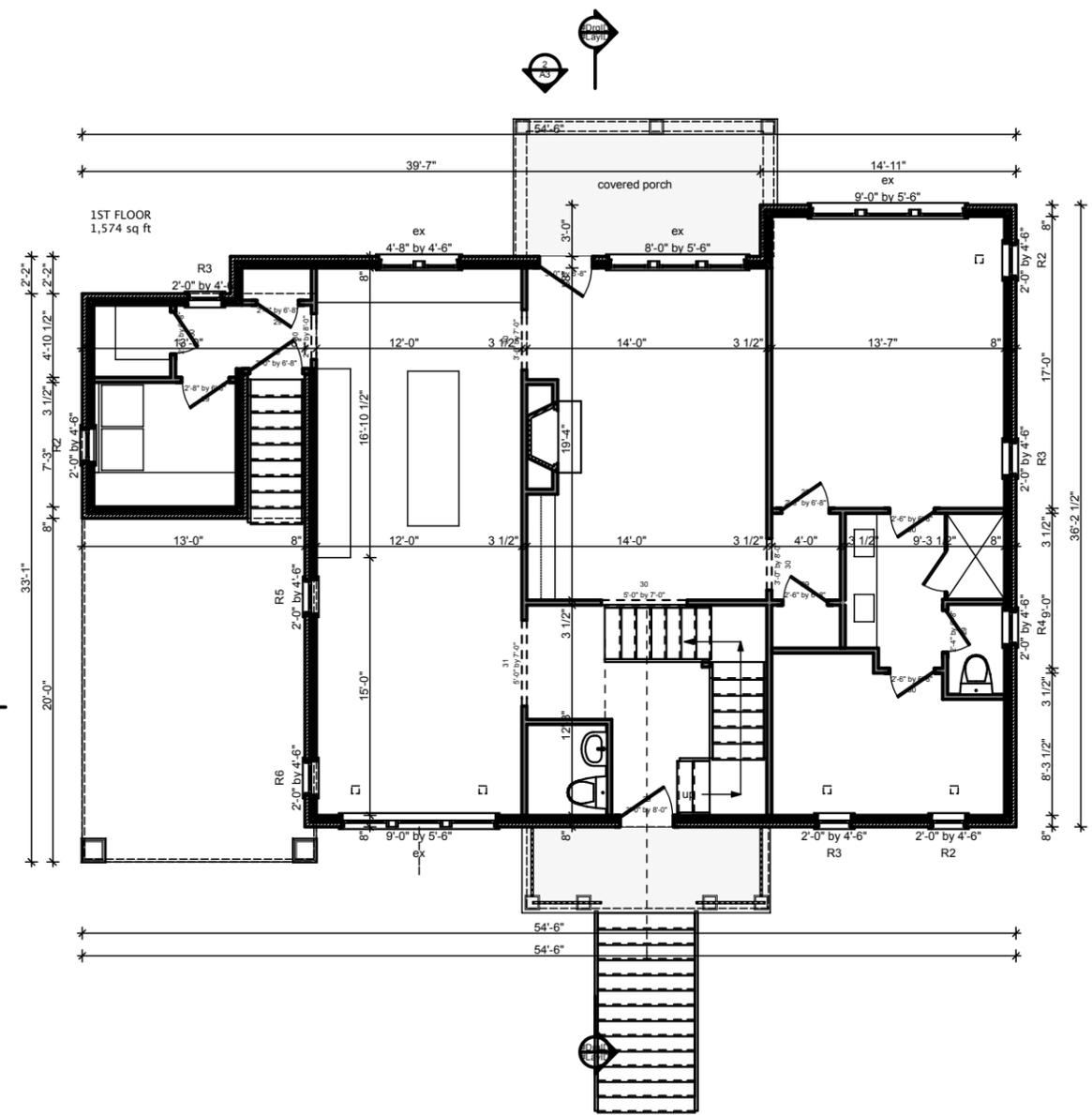
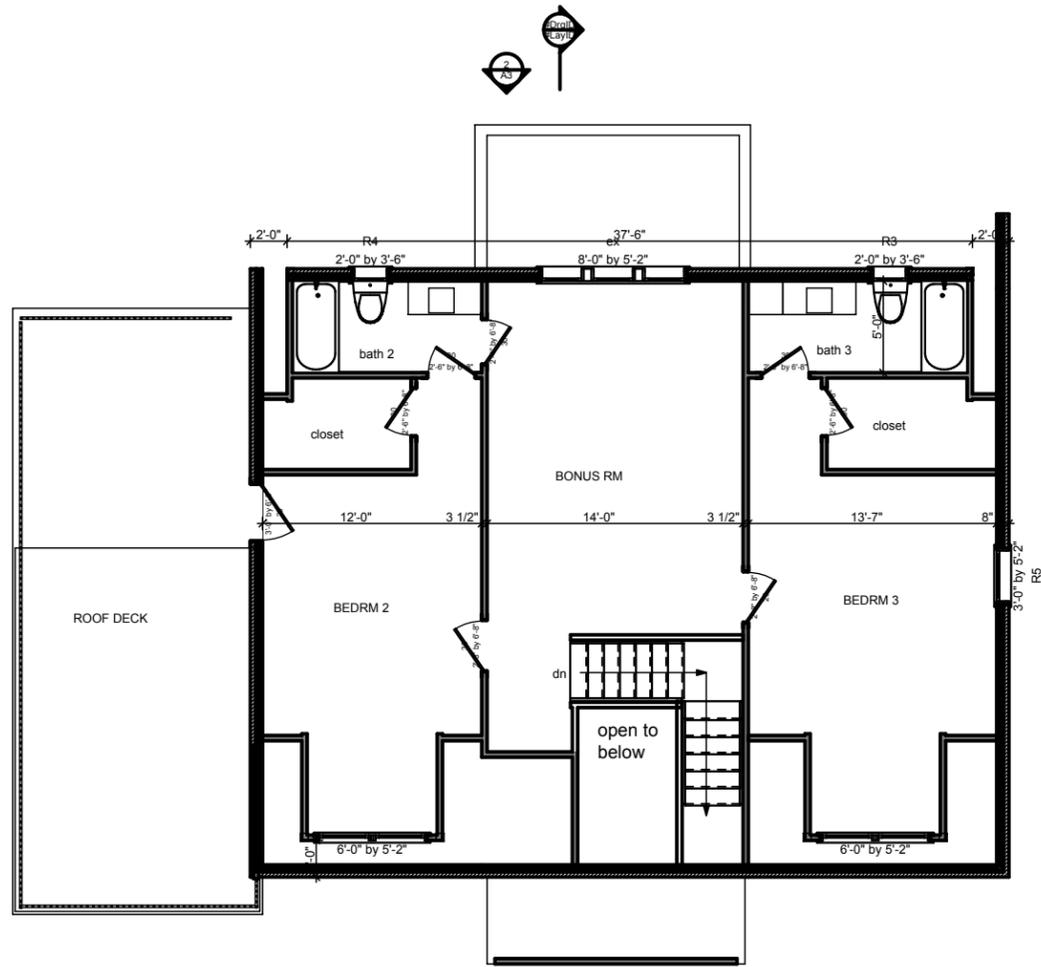


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QUIRK DESIGNS

SIDE ELEVATIONS



2

2ND FLR PLAN

SCALE: 1" = 10'

1

1ST FLR PLAN

SCALE: 1" = 10'

2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 269-9248 Fax: (615) 627-1298  
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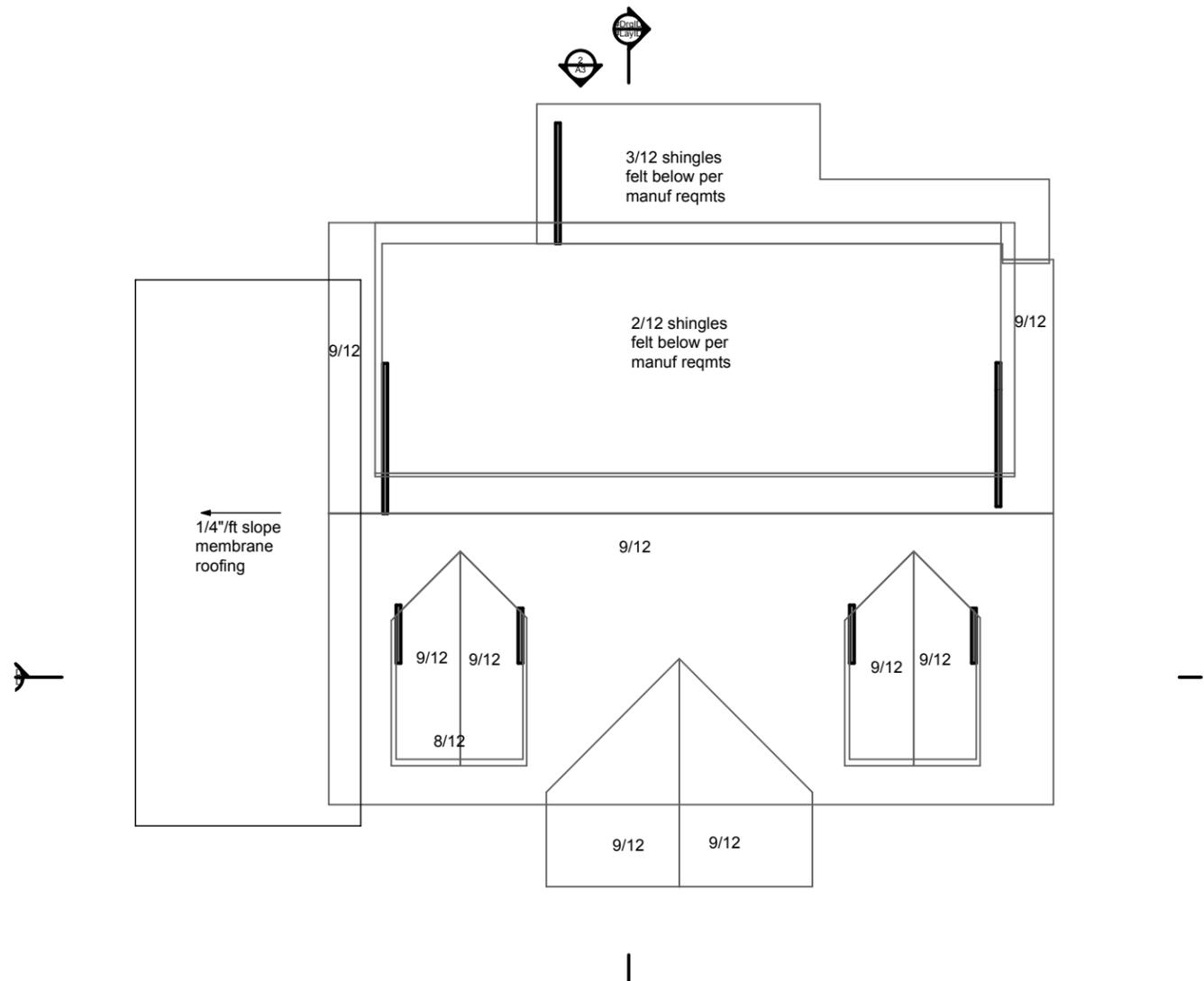


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QUIRK DESIGNS

FLOOR PLANS



**1** **ROOF PLAN**  
SCALE: 1" = 10'

2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 269-9248 Fax: (615) 627-1298  
email: quirksdesigns@comcast.net



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ROOF PLAN