

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 2313 Vault Lane July 19, 2017

Application: New construction-infill
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 105134H00200CO
Applicant: Amy Gill
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application for infill construction of a new single family residence on a lot approved for two detached single-family dwellings.

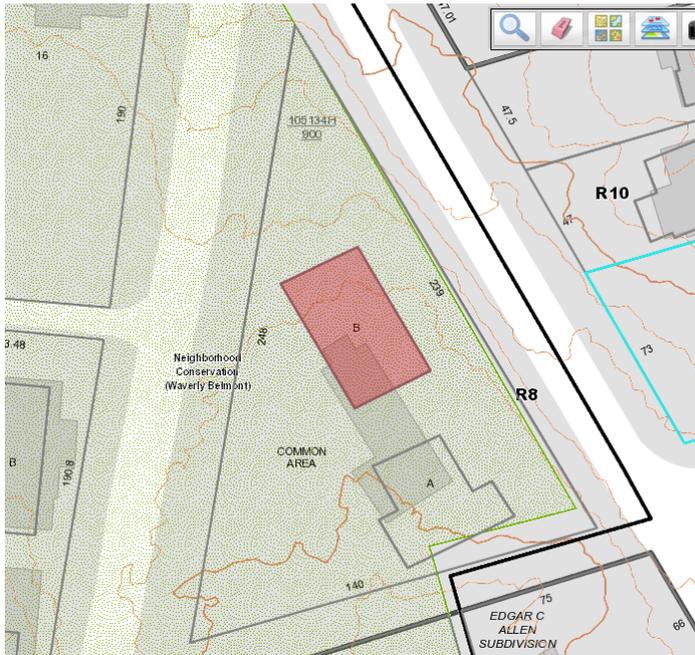
Recommendation Summary: Staff recommends approval of the proposed infill, with the following conditions:

1. The rear dormer's front face be primarily windows;
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows, doors, porch railing, and stucco and brick color, prior to purchase and installation; and
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

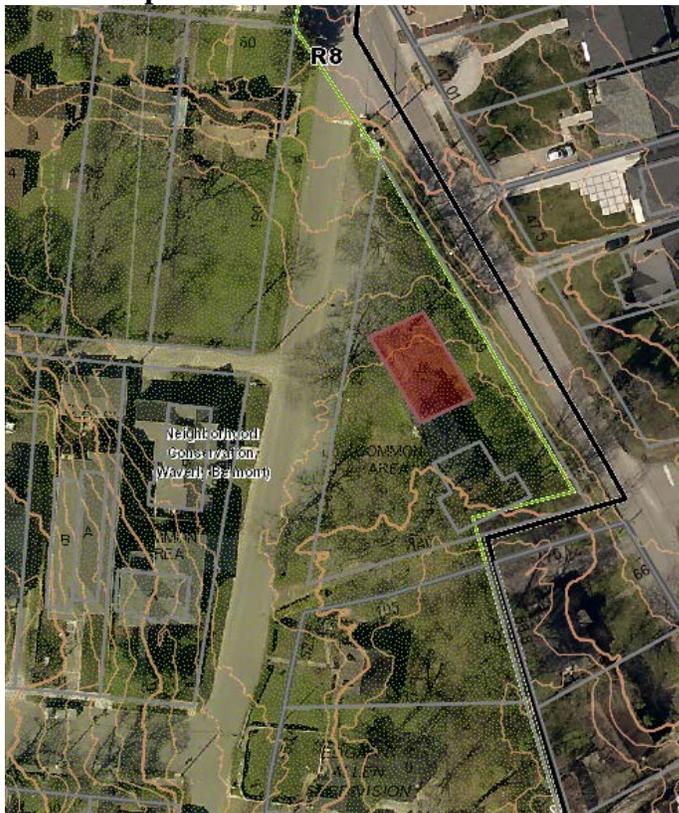
Staff finds that with these conditions, the project meets sections II.B of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay for new construction and infill.

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.

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
- c. *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 DADU's 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.

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.

- a. 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.
- b. 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.
- c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- d. *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.*
- e. *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.*
- f. *There should be a minimum separation of 20' between the principal structure and the DADU or*

outbuilding.

- g. 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.

- h. 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.*
- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

7. Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- b. The DADU may not exceed the maximums outlined previously for outbuildings.*
- c. No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
- d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.*

Ownership.

- e. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- f. The DADU cannot be divided from the property ownership of the principal dwelling.*
- g. The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- h. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- i. The living space of a DADU shall not exceed seven hundred square feet.*

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: 2313 Vaulx Lane (previously 2314 9th Avenue South) is a triangular shaped lot with two street frontages. A concrete block, non-contributing building received an administratively issued demolition permit in December 2016. A single-family home was approved by the Commission in December 2016 and is currently under construction. This will be the second single-family home to be constructed on the lot through a horizontal property regime.



Figure 1: Property viewed from the north. Ninth Avenue S on the right, Vaulx Lane on the left.

Analysis and Findings:

Height & Scale: Properties fronting Vaulx 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 and one-half (1 – 1.5) story homes.

The proposed infill is one and one-half (1.5) stories tall and the height is twenty-seven feet (27') from grade at both the front, along Vaulx Lane, and the rear, along Ninth Avenue South. 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 the 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 that the historic context along Ninth Avenue South consists of mostly one and one-and-a-half story houses, Staff finds that this height is appropriate.

The width of the proposed infill will be approximately fifty-two feet (52') wide and the depth will be twenty-eight feet (28'). The majority of the historic homes in the neighborhood are significantly narrower in width, often with a width between thirty and forty feet (30'-40'). However, due to the triangular shape of the lot and the easements encumbering the property, it is impossible to extend the depth of the building footprint any deeper than the twenty-eight feet (28'). Staff finds that given the unique site constraints, and the frontage along Vaulx Lane, the increased building width is appropriate in this specific case. Further, the narrow depth of the house helps to mitigate the increased width, resulting in a footprint of one thousand, four hundred and fifty-six square feet (1,456sq ft). Staff finds this massing to be appropriate to the site.

Staff finds that the project meets sections III.A and III.B of the design guidelines.

Setbacks: The infill is located twenty feet (20') from Vaulx Lane, which is consistent with the recently approved neighboring house and the existing house at 2401 Vaulx Lane. The house will be set back a minimum of ten feet (10') from Ninth Avenue South, which

does not meet bulk standards but is necessary because of the shape of the lot. Side setbacks are not relevant since this is a second home on a lot without an interior lot line. The house will sit approximately ninety feet (90') from the corner of Vaultx and Ninth Avenue South. 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	Color unknown	X	X
Cladding	Stucco	Color unknown	X	X
Secondary Cladding	brick	painted	X	
Trim	Fiber cement board and wood	Smooth	X	
Roofing	Asphalt Shingles	Tamko Landmark Series, Thunderstorm Gray	X	
Chimney	Brick	Painted, color unknown	X	X
Front Stoop floor/steps	Poured concrete	Unknown	X	
Front Hood	wood	Unknown	X	
Side Porch floor/steps	Poured concrete	Unknown		X
Side Porch Posts	Turned wood balusters	Wood	X	
Side Porch Railing	wood	wood	X	
Windows	Aluminum clad wood	Pella, ProLine 450 Series		
Principle Entrance	Wood with 2/3 light, side lights	mahogany	X	
Side/rear doors	Aluminum clad wood	Pella, Architect Series	X	X
Parking Pad	Poured concrete	concrete	X	
Walkway	Poured concrete	concrete	X	

With the condition that staff review and approve the paint color of the stucco and brick, the color of the poured concrete side porch and the final doors and windows, prior to purchase and installation, the project meets section III.D.

Roof form: The roof will be clipped side-gable form as seen from both Vaulx Lane and Ninth Avenue South, with a 12:12 pitch. On the rear elevation, (facing Ninth Avenue South) there is a centrally located shed dormer with four windows and a 4.5:12 pitch. The front elevation, facing Vaulx, features clipped front-gabled dormers on either side. Staff finds the roof form to be appropriate for the neighborhood. Staff finds that the project meets 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.

Vehicular access is from 9th Avenue which is necessary because of the double frontage of the lot. A parking pad will be located on the right side of the house; which is not appropriate but necessary because of the unusual shape of the lot

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; however, smaller windows on one side, as proposed, is consistent with the mid-century homes of the district.



Figure 2: 903 Waldkirch exhibits a smaller window on the left side than the usual proportions found in the district.

The Commission has generally required that the front face of dormers be primarily window. In this case, the rear dormer will be highly visible since the lot has double street frontage. Staff recommends that the rear dormer windows be enlarged to fill the front face of the dormer. With this condition, Staff finds the project's proportion and rhythm of openings will meet section III.G of the design guidelines.

Appurtenances & Utilities: The infill will have a poured concrete walkway leading from the front stoop to Vaulx Lane and a parking pad, also poured concrete, is shown behind the house with access from Ninth Avenue South. The location of the HVAC and other utilities was not noted. Staff finds the walkway and parking to be appropriate, and asks that 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 approval of the proposed infill, with the following conditions:

1. The rear dormer's front face be primarily windows;
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows, doors, porch railing, and stucco and brick color, prior to purchase and installation; and
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that with these conditions, the project meets sections II.B of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay for new construction and infill.

IMAGES



Lot viewed from Ninth Ave S. Recently approved house under construction to the right.



Previously approved home currently under construction. Subject site to the right of this house.



2400 Ninth Avenue South, contributing to Waverly-Belmont NCZO exhibits one front-window that is smaller than the typical window proportion.



901 Waldkirch Avenue, contributing to Waverly-Belmont HCDO



2313 Vault Ln



Current Site



Inspiration: 1500 Eastland Ave



AMY GILL
631 4th Ave S
Nashville, TN 37210
615.953.7266
amy@gillconstructs.com

Vault Lane

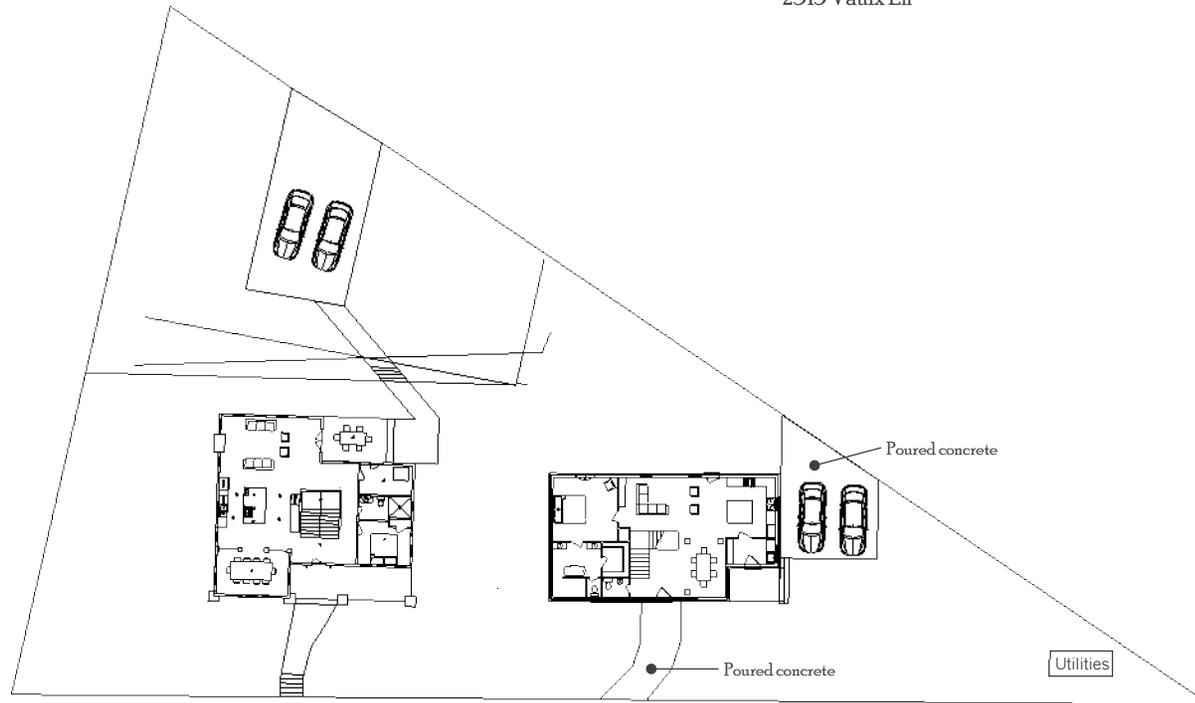
Contextual Setting



2313 Vaulx Ln



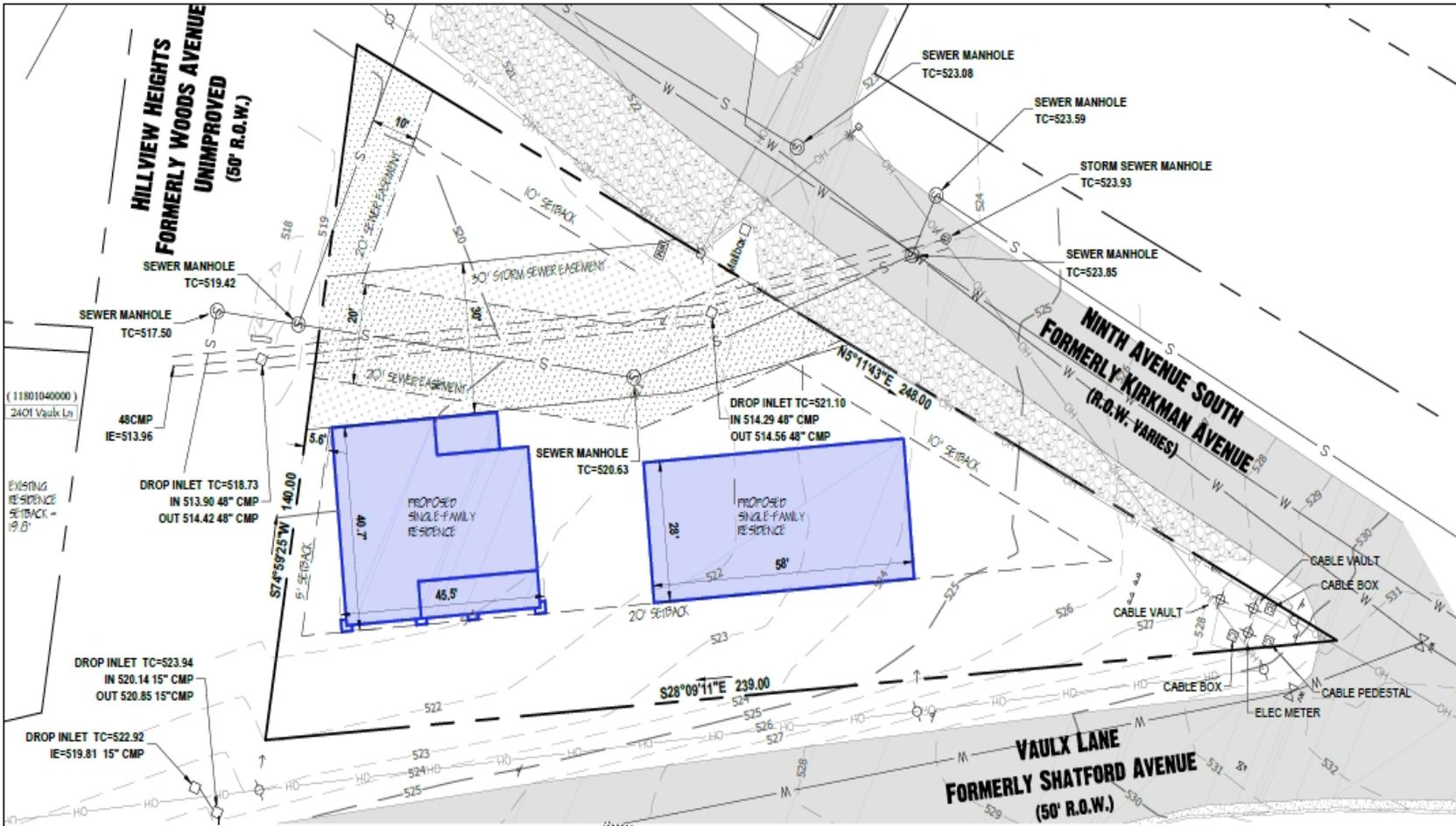
2315 Vaulx Ln



AMY GILL

Scale: 1/16" = 1'

Site Plan



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



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

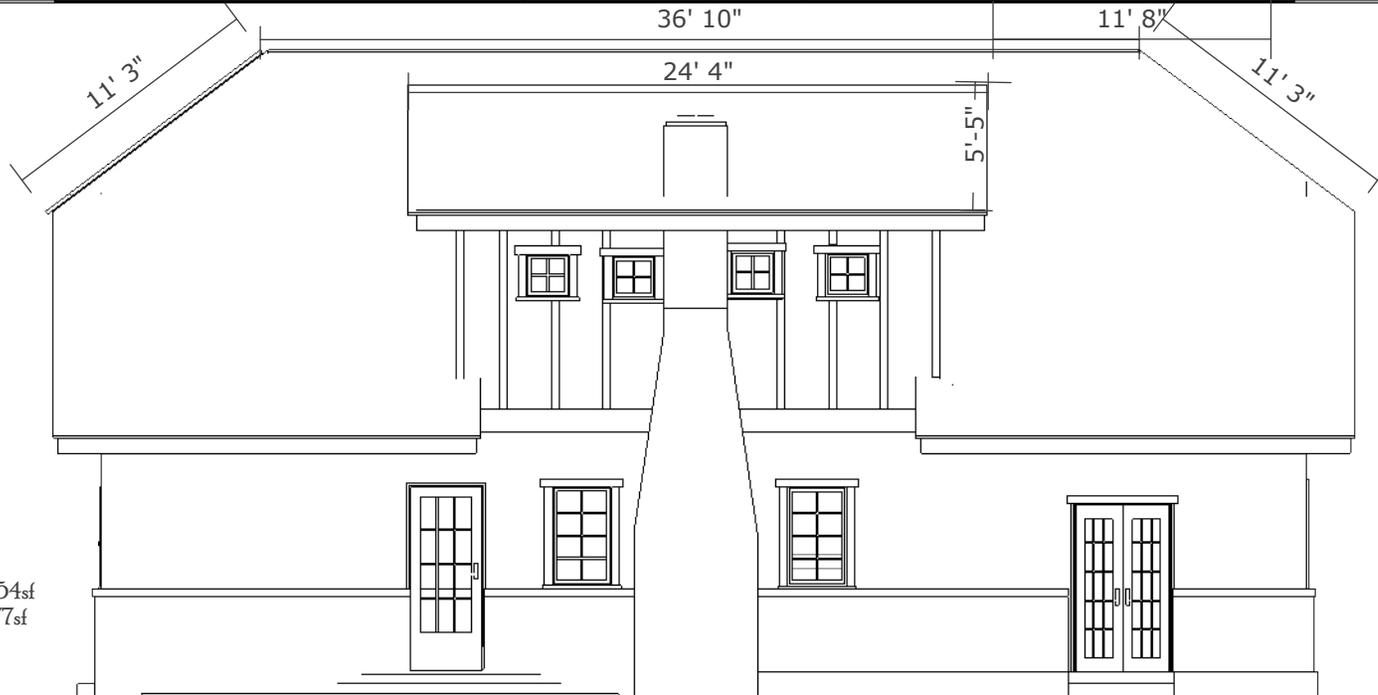
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V-2.1

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Elevations



Front Elevation

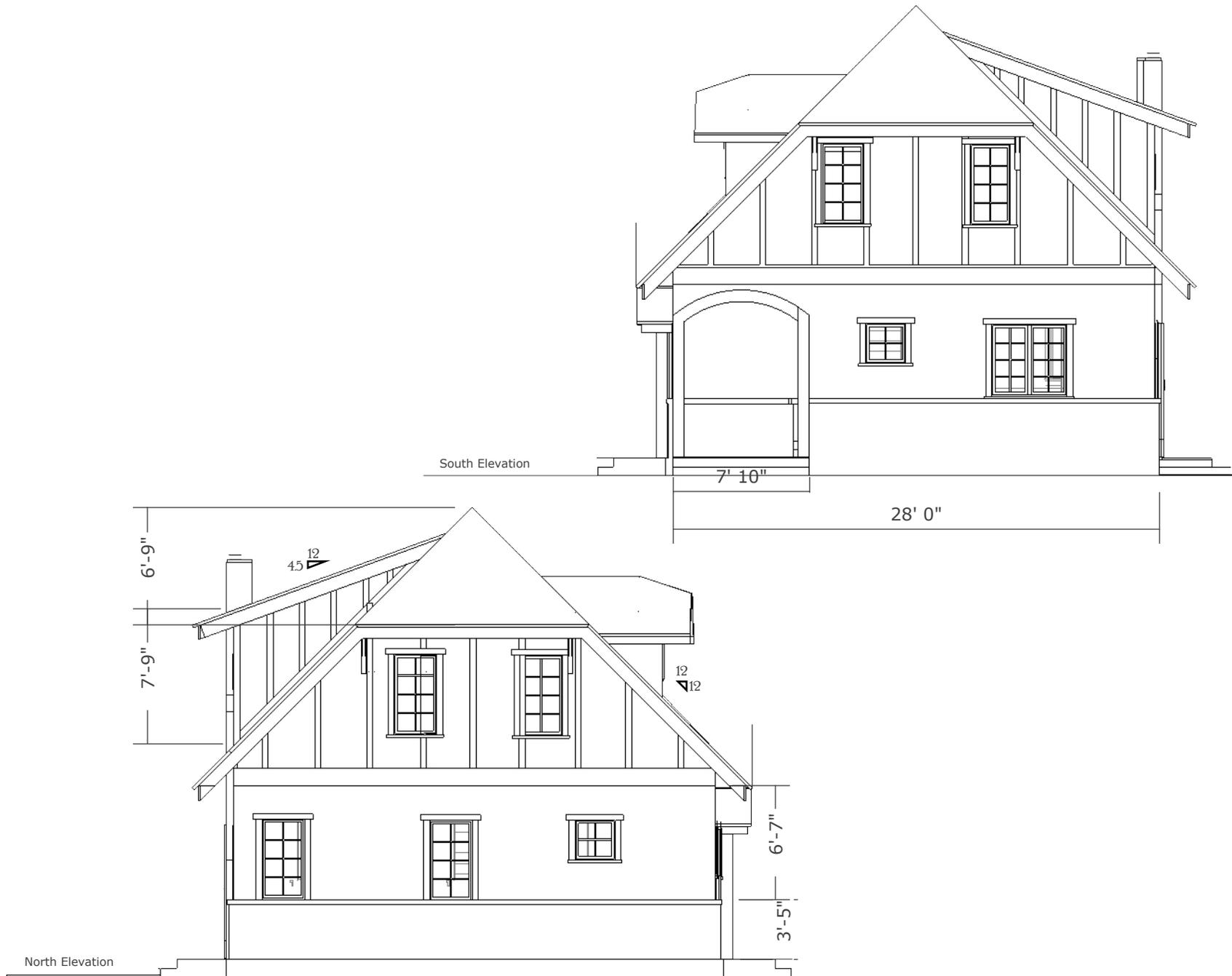


Area of rear roof plane: 754sf
 Area of dormer roof plane: 377sf

Rear Elevation

Scale: 1/8" = 1'

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Scale: 1/8" = 1'

Materials



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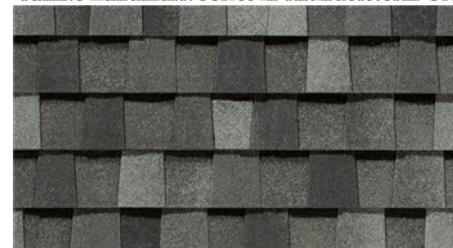
Additional Specifications

Aluminum clad windows by Pella, ProLine 450 Series.
 Simulated divided lights. Casement.
 Aluminum clad patio doors by Pella, Architect Series
 Front door in mahogany with 12" side lites.

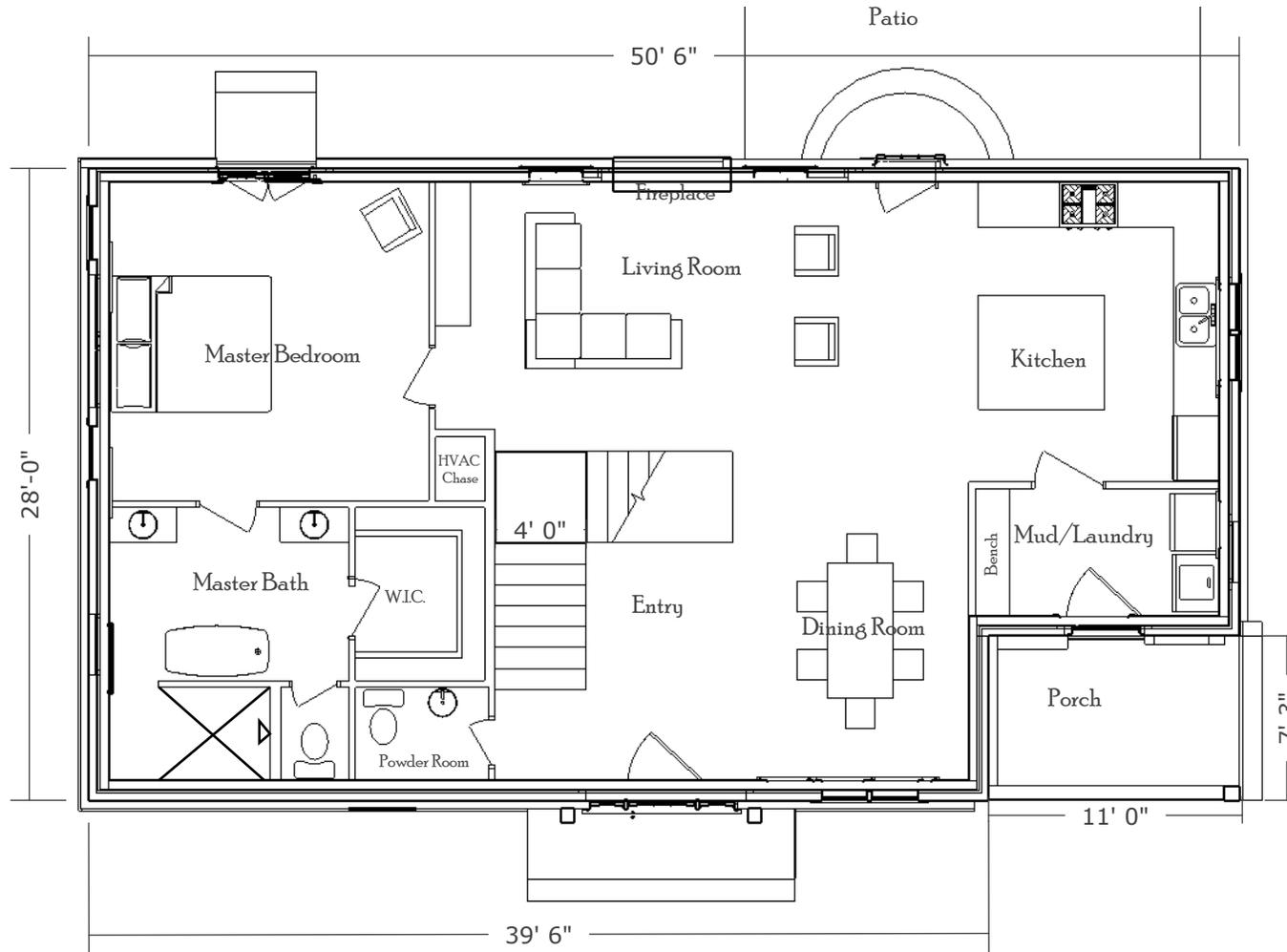
Brick
 Old Vienna by General Shale



Roofing
 Tamko Landmark Series in Thunderstorm Gray



1st Floor Plan



Scale: 1/8" = 1'

