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
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STAFF RECOMMENDATION
1126 Shelton Avenue
August 16, 2017

Application: New construction - infill
District: Inglewood Place Neighborhood Conservation Zoning Overlay
Council District: 7
Map and Parcel Numbers: 072030A90000CO
Applicant: David Owen, Orca Building Group
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The proposal is to build three detached single family houses on the lot. Each of the buildings would be one and one-half stories. Although lots nearby do not typically have more than one principal building, this lot was rezoned SP prior to the enactment of the Neighborhood Conservation Zoning Overlay to allow three dwellings.

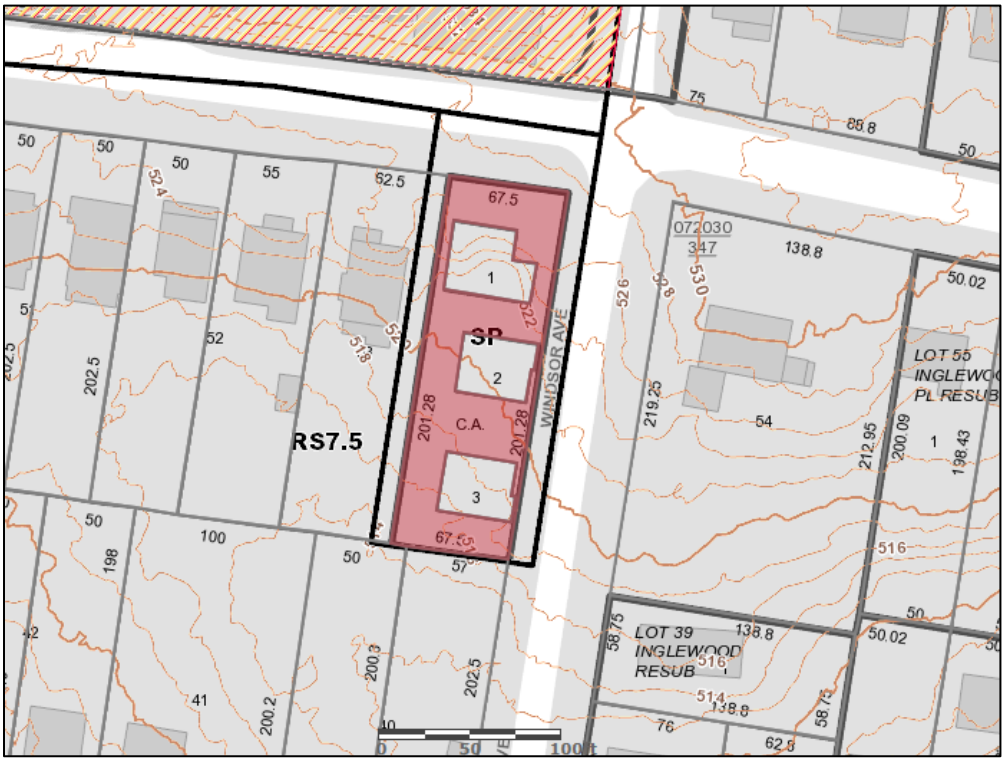
Recommendation Summary: Staff recommends approval of the three infill houses at 1126 Shelton Avenue, with the following conditions:

1. The foundation height shall be consistent with adjacent historic buildings, to be verified by Staff by an inspection during construction; and
2. The window and door selections are approved by Staff; and
3. The roof colors are approved by MHZC; and
4. The location of driveways, walkways, and porch stairs shall be administratively approved; and
5. HVAC units shall be located on the rear of the buildings or behind the midpoint on a non-street facing elevation.

Meeting those conditions, Staff finds that the proposal meets the design guidelines for new construction in the Inglewood Place Neighborhood Conservation Zoning Overlay.

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. The majority of historic buildings in the neighborhood are one and one-half stories tall. Generally, a building should not exceed one and one-half stories, except in those areas where historic two-story buildings are found.

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, 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

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.

2. The majority of historic buildings are sided in brick, lap siding, stone or a combination of masonry and lap siding. Shingle siding should be minimally used for infill construction but is appropriate for additions and outbuildings.

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 lap siding, smooth-finished fiberglass doors.

- Lap siding, should be smooth and not stamped or embossed and have a reveal of between 5" and 10", depending on the immediate historic context.
- Four inch (4") nominal corner boards are required at the face of each exposed corner unless the lap siding is mitered.
- 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.
- Faux leaded glass is inappropriate.

3. Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate; however, terra cottage ridge tiles are found throughout the district.

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. The most common roof forms in the neighborhoods are side gable, cross gable, hipped, and cross gable and hipped. Pitches range from the low slope of the ranch style homes to steeper pitch of the earlier homes.

2. Small roof dormers are typical throughout the district. The most common form is gabled and a few have a hipped or shed roof. Wall dormers are only appropriate on the rear, as historic examples in the neighborhood are rare.

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 gabled, hipped and shed roof partial–or full-width porches, stoops, enclosed or "vestibule" type entrances, and decorative door surrounds. Infill duplexes should have one primary entrance facing the street. 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. Generally, lots should not have more than 1 curb cut. Shared driveways should be a single lane. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. Generally, new driveways should be no more than 12' wide from the street to the rear of the home. Front yard parking areas or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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 and casement windows should generally exhibit a height to width ratio of at least 2:1. Picture windows and fixed windows (and in some cases double-hung windows) may be square or have a horizontal orientation if the principle building follows a post-1955 form, such as a ranch house.

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. The word "shall" refers to detached accessory dwelling units. There is more leniency with outbuildings.)

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 not appropriate for Inglewood Place.

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 Inglewood Place, 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.
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. Generally garage doors on garages attached to the side of the house should be oriented towards the rear of the home. Where the context or historic house form allows for a front-facing garage it should be no more than 1 bay and 1 story.

5. Siding and Trim

a. Weatherboard is a typical siding materials. Brick, stone, and parge-coated concrete block are also appropriate.
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. 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. Typically vehicular storage should not be attached to the principle dwelling except in these situations:

a. The new principle dwelling is following a post-1955 form such as a ranch house.
b. A drop in grade allows the garage to be fully at the basement level with access from a recessed side wall or the rear wall.

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. For corner lots, the DADU or outbuilding’s street-side setback 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 if 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.

Background: The lot at 1126 Shelton Avenue is vacant. Prior to the enactment of the Neighborhood Conservation Zoning Overlay, the property was rezoned to "SP" allowing three detached residences.

A proposal to construct three two-story houses on the lot was submitted for review in June 2017 but was deferred prior to being heard by the Commission.

Analysis and Findings: The proposal is to build three detached single family houses. Each of the proposed buildings is to be one and one-half stories tall. The context of the neighborhood is predominantly composed of one and one and one-half story houses with one house per lot, including corner lots where there is typically a single building facing the primary street.

The recent rezoning to SP allows for three detached dwellings with one building facing Shelton Avenue and two facing Windsor Avenue. Although this configuration is not typical of the historic character of the neighborhood, the SP zoning and site plan approval predates the enactment of the overlay.

Although the zoning has determined that the lot can have three buildings, the design guidelines for the overlay will still apply to the building height, number of stories, and the exterior elevations including materials and the window and door patterns.

Height & Scale: The house facing Shelton Avenue, Unit 1, is proposed to be one and one-half stories, twenty-six feet (26') tall from grade to the peak. The two remaining buildings will be behind it and facing Windsor Avenue. Unit 2 and Unit 3 will also be one and one-half stories, with a matching peak height of twenty-six feet (26') above grade. This is compatible with the heights of houses in the surrounding area, comprising mainly one and one-half story houses with the tallest being twenty-six feet (26') tall. Staff finds that the heights of the proposed infill meets meet Sections III.A and III.B of the Inglewood Place design guidelines.

The Unit 1 structure will have a primary mass that spans thirty-two feet (32') in width, with a smaller wing on the left side expanding the width to forty feet (40'). The depth of the house will be twenty-nine feet (29') with the front porch projecting six feet (6') forward of the primary mass. Historic houses in the area typically range between thirty feet (30') and thirty-four feet (34') wide, on lots that are typically fifty feet (50') wide. There are two wider houses on larger lots nearby. At sixty-seven feet (67') wide the lot at 1126 Shelton is roughly a third wider than the typical lot, therefore Staff finds that the width of the proposed house to be compatible.

Units 2 and 3 would have thirty-two foot (32') wide front facades and would be thirty-six feet (36') deep. Staff finds that these proportions are compatible with the scale of surrounding buildings with a one and one-half story form.

Staff finds that the height and scale of the proposed new buildings are compatible with historic buildings, and that the project therefore meets Sections III.A and III.B of the Inglewood Place design guidelines.

Setback & Rhythm of Spacing: The front setback of Unit 1 will be thirty feet (30') from Shelton Avenue. Units 2 and 3 will face Windsor Avenue with front setbacks of five feet (5'). These setbacks are not typical of the historic context because there is no historic precedent for three structures on one lot. However, the SP zoning and the associated site plan allows three detached dwellings with the footprint sizes and locations as depicted in the current proposal. For that reason Staff finds the proposed setbacks have already been determined by the SP. In addition, the front setback will be similar to the side setback established by the home behind this lot at 1133 Kirkland.

Materials:

	Proposed	**Color/Texture/Make/ Manufacturer**	**Approved or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Split-faced concrete block	Typical		
Primary Cladding	Cement-fiber clapboard	Smooth-faced, 5" exposure	Yes	
Secondary Cladding	Cement-fiber board & batten	Smooth-faced	Yes	
Trim	Wood, Cement Fiberboard	Smooth faced	Yes	
Roofing	Architectural Shingles	Color not indicated	Yes	X
Front Porch floor/steps	Concrete	Typical	Yes	
Front Porch Posts	Stone piers, upper column wood	Not indicated	Yes	X
Front Porch Railing	n/a	n/a	n/a	
Front Porch Roof	Architectural Shingles	Color not indicated	Yes	X
Shutters	Not known	Not known	Infrequent, but yes	X
Windows	Not known	Not known	Not known	X

Principle Entrance	2/3 light	Not known	Yes	X
Side/rear doors	2/3 light	Not known	Not known	X
Driveway	Not known	Not known	Not known	X
Walkway	Not known	Not known	Not known	X

Staff recommends that that the selections of windows, doors, roofing, and stone are administratively approved, as well as the materials and location of driveways, stairs, and walkways. With the condition that the unknown materials are approved, Staff finds that the project will meet Section III.D of the Inglewood Place design guidelines.

Roof form: The roof of Unit 1 will be a front-oriented gable and the roofs of Units 2 and 3 will be side-oriented gables. The pitches of these roofs will be 8½:12 and 9½:12, respectively, but they will all have 3½:12 pitched hipped porch roofs. These roof forms are commonly found on historic houses throughout the neighborhood. Staff finds that the proposed roof forms would meet Section III.E of the Inglewood Place design guidelines.

Orientation: Unit 1 faces Shelton Avenue, with a six foot (6') deep wrap-around porch. A walkway will lead from the porch to the Shelton Avenue sidewalk, as is typical of the context.

Units 2 and 3 face Windsor Avenue, and each would also have a six foot (6') deep full-width covered porch, and the plans also show walkways leading from the porches to a new sidewalk on Windsor Avenue.

On other corner lots in the neighborhood, there is typically only one structure facing the primary street. There are no rear-yard houses facing side streets historically. Staff finds that the orientation of Units 2 and 3 is not typical of the historic context, however, the SP zoning and the associated site plan allows three detached dwellings with the building orientation as depicted in the current proposal. The orientation for the proposal has been determined by the SP.

Proportion and Rhythm of Openings**:** The windows on the front and side facades of the proposed infill buildings are generally twice as tall as they are wide and there are no large expanses of wall space without a window or door opening. There are sections on the side elevations with less regular window patterns; however, these portions of walls are toward the rear and will not have a significant impact in the historic character of the area.

Staff finds the project's proportion and rhythm of window openings would meet Section III.G of the Inglewood Place design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. With a condition that the HVAC units are located on the rear façade, or on a side façade

beyond the midpoint of the house Staff finds the project's appurtenances and utilities would meet Section III.I of the Inglewood Place design guidelines.

Recommendation: Staff recommends approval of the three infill houses at 1126 Shelton Avenue, with the following conditions:

1. The foundation height shall be consistent with adjacent historic buildings, to be verified by Staff by an inspection during construction; and
   The window and door selections are approved by Staff; and
2. The roof colors are approved by MHZC; and
3. The location of driveways, walkways, and porch stairs shall be administratively approved; and
4. HVAC units shall be located on the rear of the buildings or behind the midpoint on a non-street facing elevation.

Meeting those conditions, Staff finds that the proposal meets the design guidelines for new construction in the Inglewood Place Neighborhood Conservation Zoning Overlay.

PHOTOGRAPHS

Vacant lot at 1126 Shelton Avenue.

Historic houses at 1118, 1120, 1122, and 1124 Shelton Avenue.

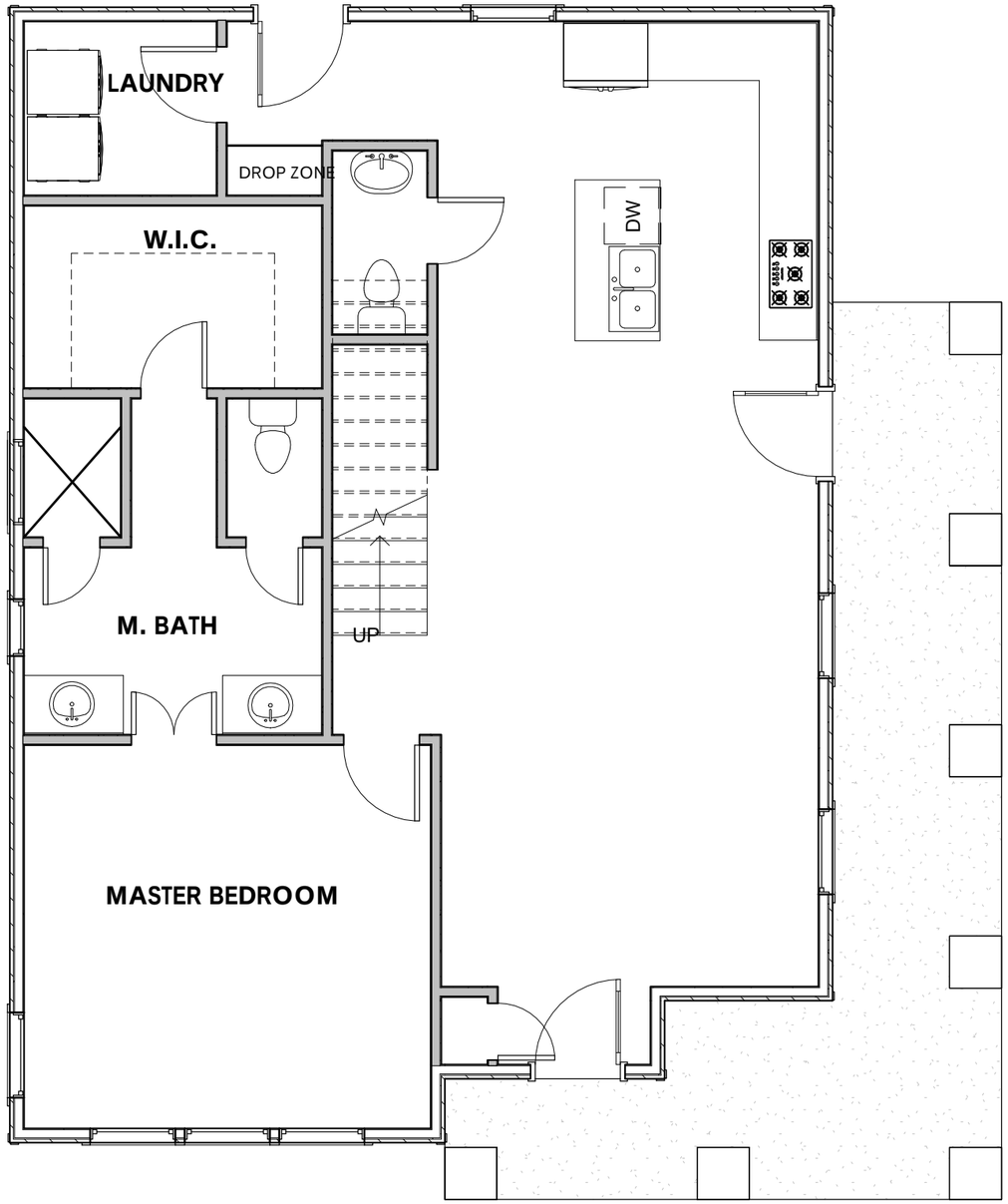
Historic house at 1132 Shelton Avenue, across Windsor Avenue to the left.

SHELTON WINDSOR 1

SITE PLAN

JENNER
ARCHITECTURE | DESIGN

08/09/17



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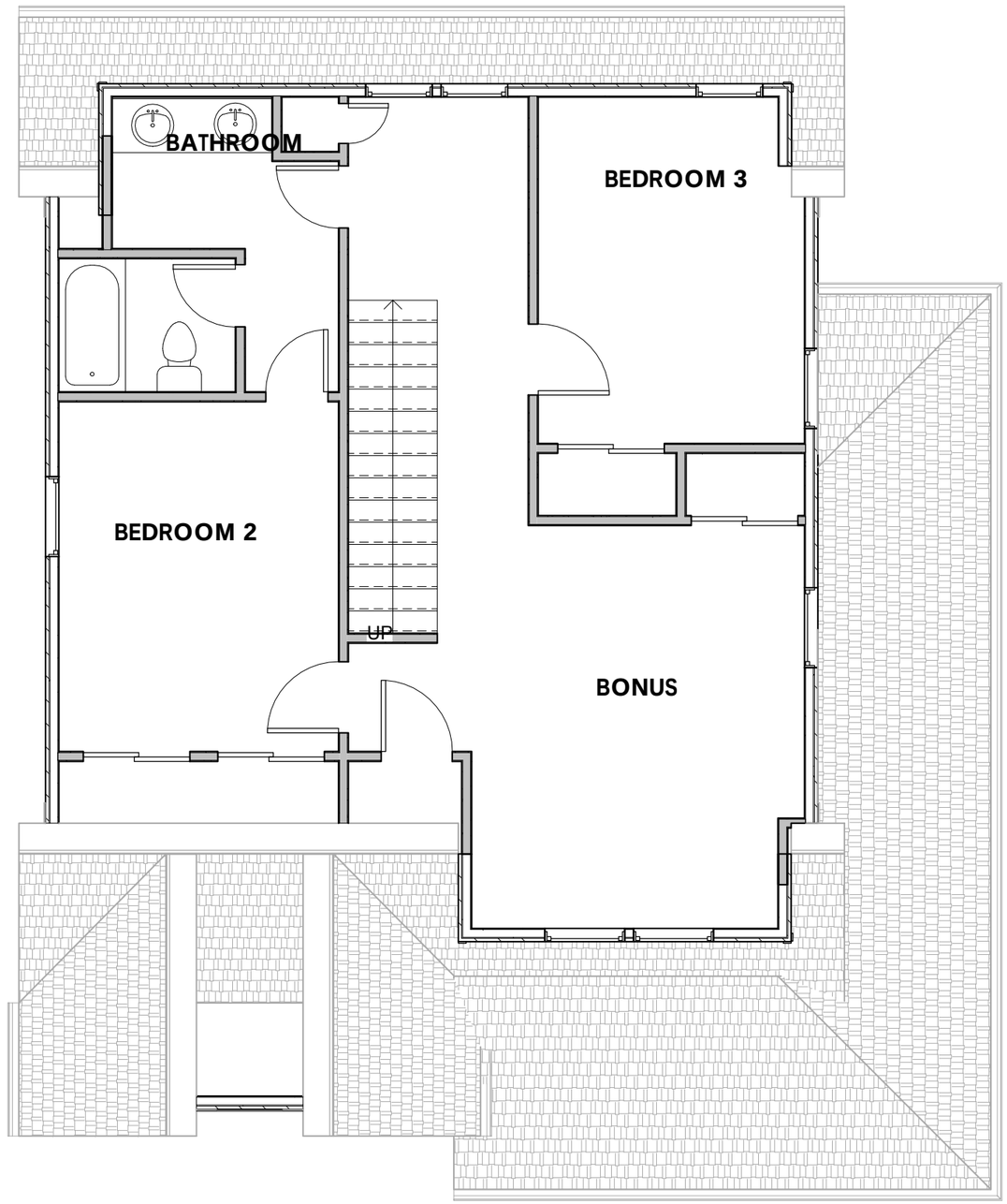
SHELTON WINDSOR 1

1ST FLOOR PLAN

JENNER
ARCHITECTURE | DESIGN

07/31/17



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SHELTON WINDSOR 1

2ND FLOOR PLAN

JENNER
ARCHITECTURE | DESIGN

07/31/17

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SHELTON WINDSOR 1

SHELTON ELEVATION

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ARCHITECTURE | DESIGN

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SHELTON WINDSOR 1

WINDSOR ELEVATION

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ARCHITECTURE | DESIGN

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SHELTON WINDSOR 1

REAR ELEVATION

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ARCHITECTURE | DESIGN

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SHELTON WINDSOR 1

RIGHT ELEVATION

JENNER
ARCHITECTURE | DESIGN

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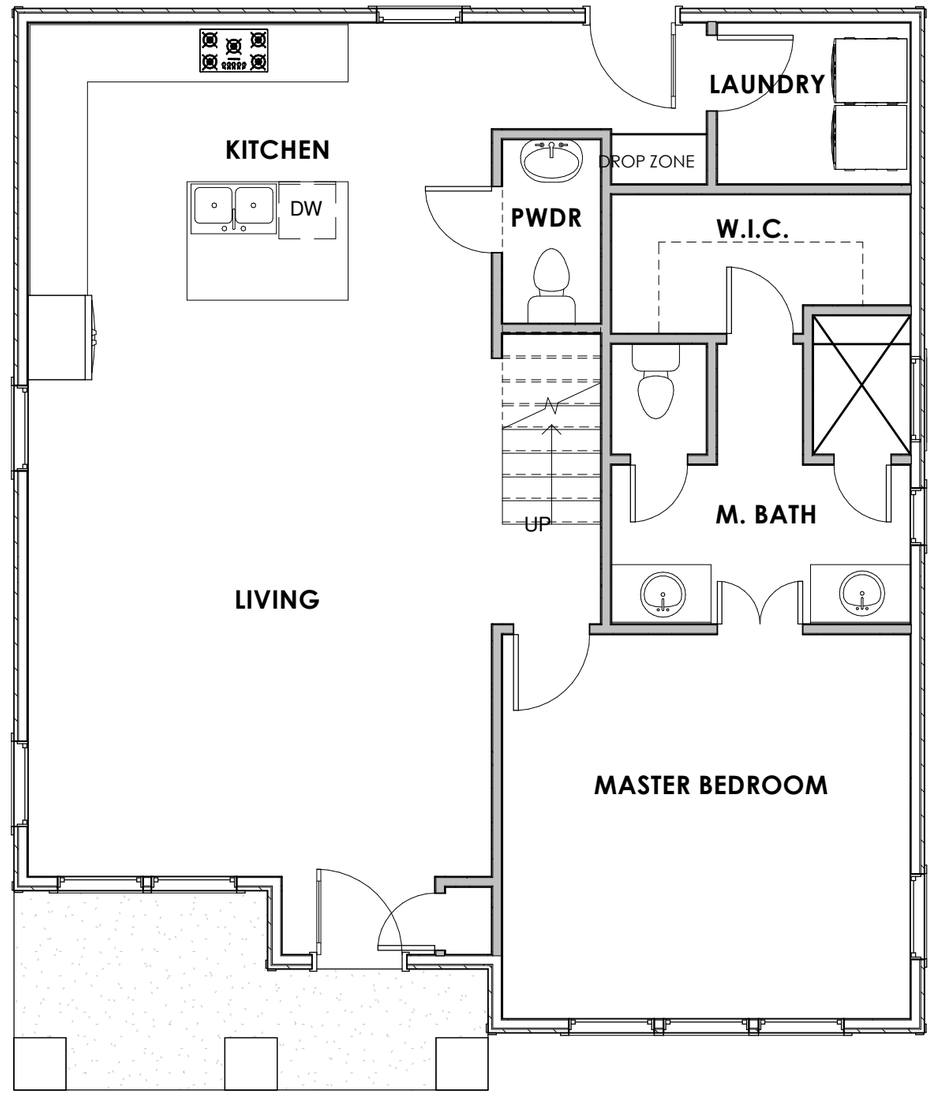

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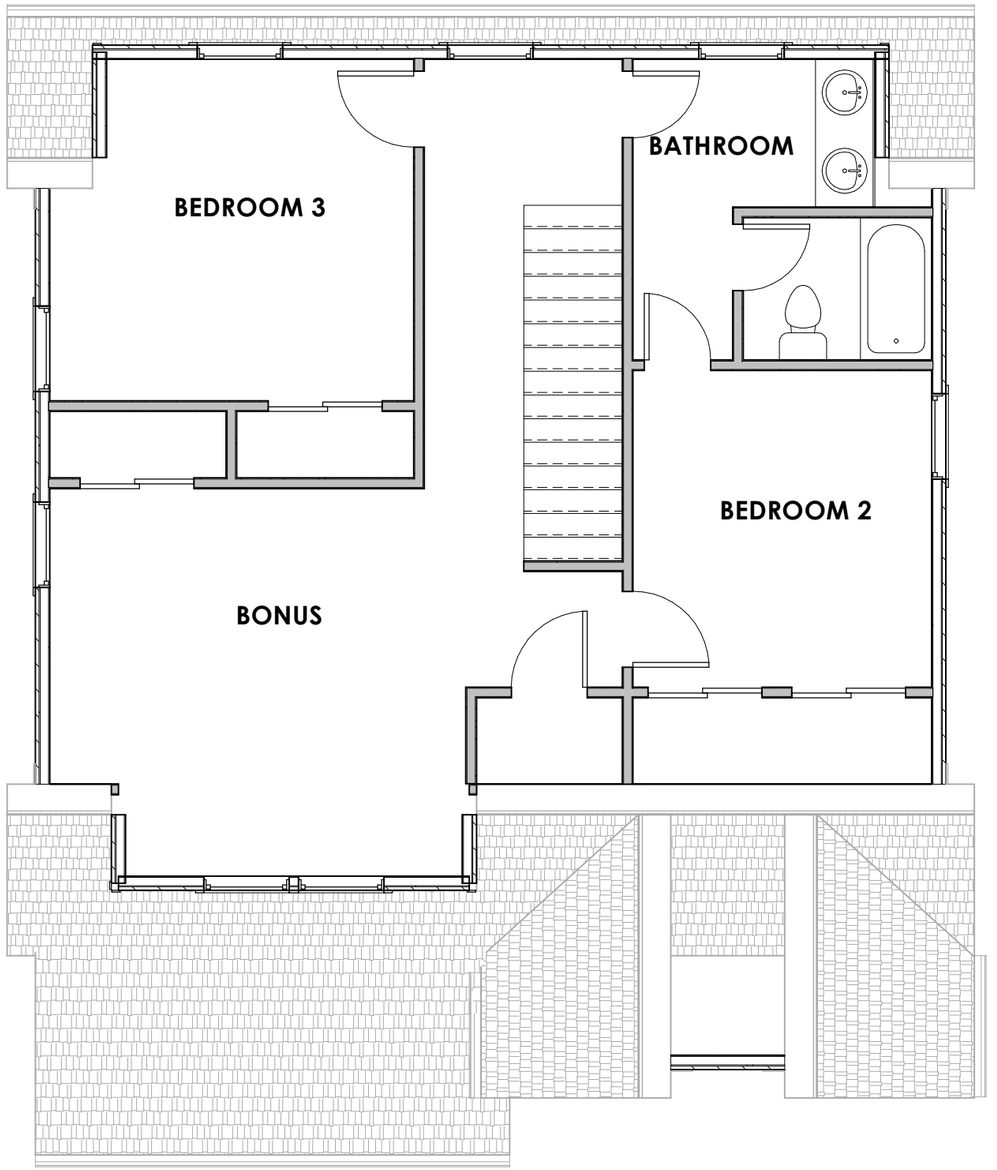
SHELTON WINDSOR 2

1ST FLOOR PLAN

JENNER
ARCHITECTURE | DESIGN

08/03/17



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SHELTON WINDSOR 2

2ND FLOOR PLAN

JENNER
ARCHITECTURE | DESIGN

08/03/17

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SHELTON WINDSOR 2

FRONT ELEVATION

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ARCHITECTURE | DESIGN

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SHELTON WINDSOR 2

LEFT ELEVATION

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RIGHT ELEVATION

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REAR ELEVATION

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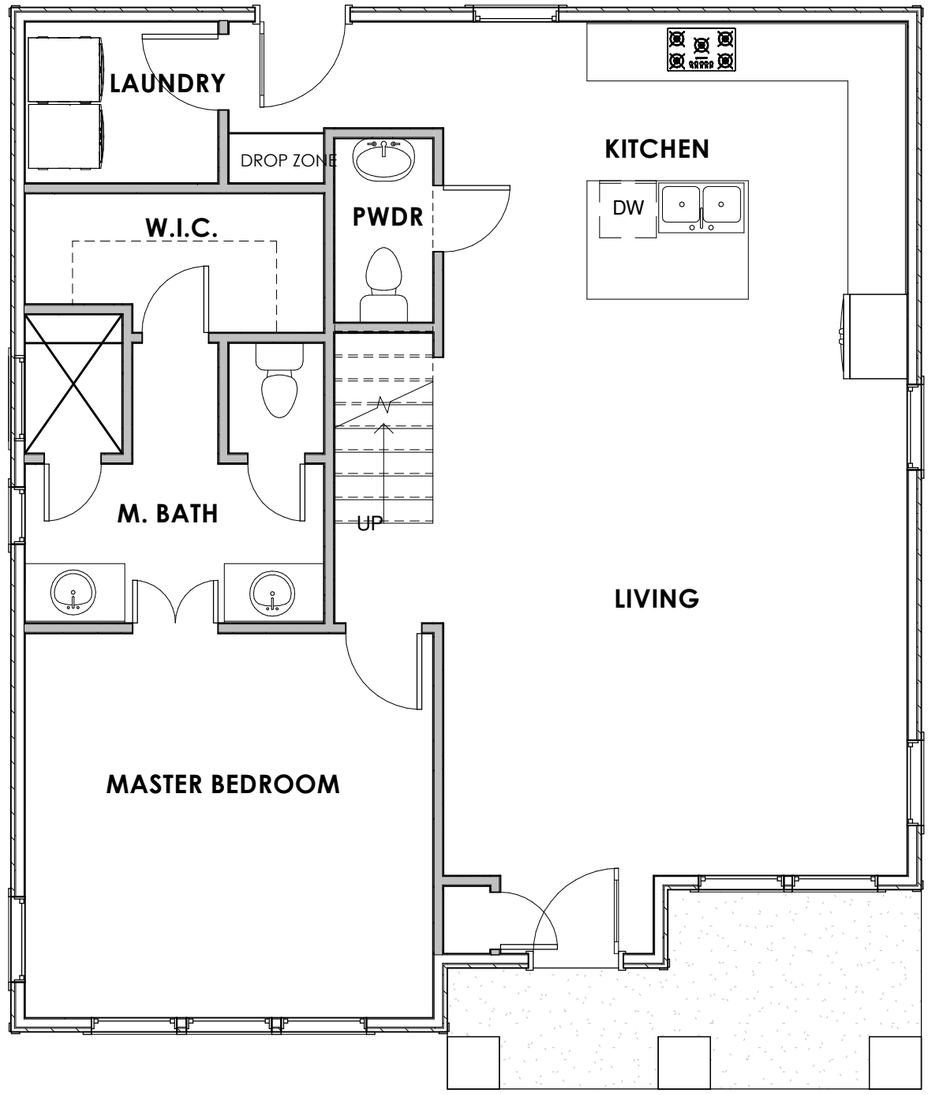

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SHELTON WINDSOR 2

1ST FLOOR PLAN

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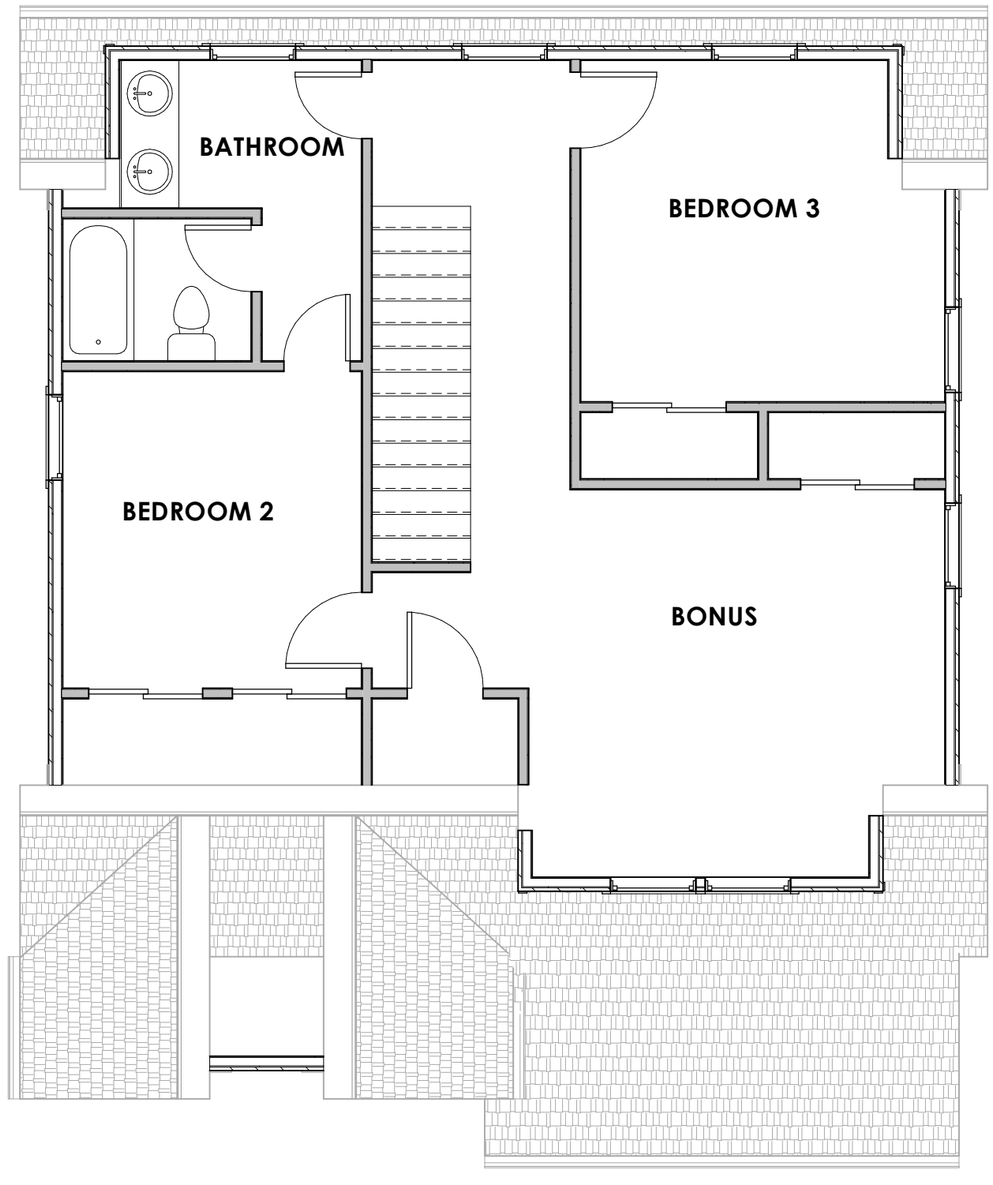
ARCHITECTURE | DESIGN

08/03/17



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SHELTON WINDSOR 2

2ND FLOOR PLAN

JENNER
ARCHITECTURE | DESIGN

08/03/17

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SHELTON WINDSOR 2

FRONT ELEVATION

JENNER
ARCHITECTURE | DESIGN

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SHELTON WINDSOR 2

LEFT ELEVATION

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ARCHITECTURE | DESIGN

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RIGHT ELEVATION

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