

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
Fax: (615) 862-7974

STAFF RECOMMENDATION
405 N Wilson Boulevard
September 20, 2017

Application: Demolition; New construction - infill
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10308024800
Applicant: Manuel Zeitlin, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: An application to demolish a non-contributing house and replace it with infill. The new house will be one and one-half stories with a steep cross gabled roof and a recessed vestibule, features common for the Tudor Revival style.

Recommendation Summary: Staff recommends approval of the proposed infill at 405 N Wilson Boulevard with the conditions that:

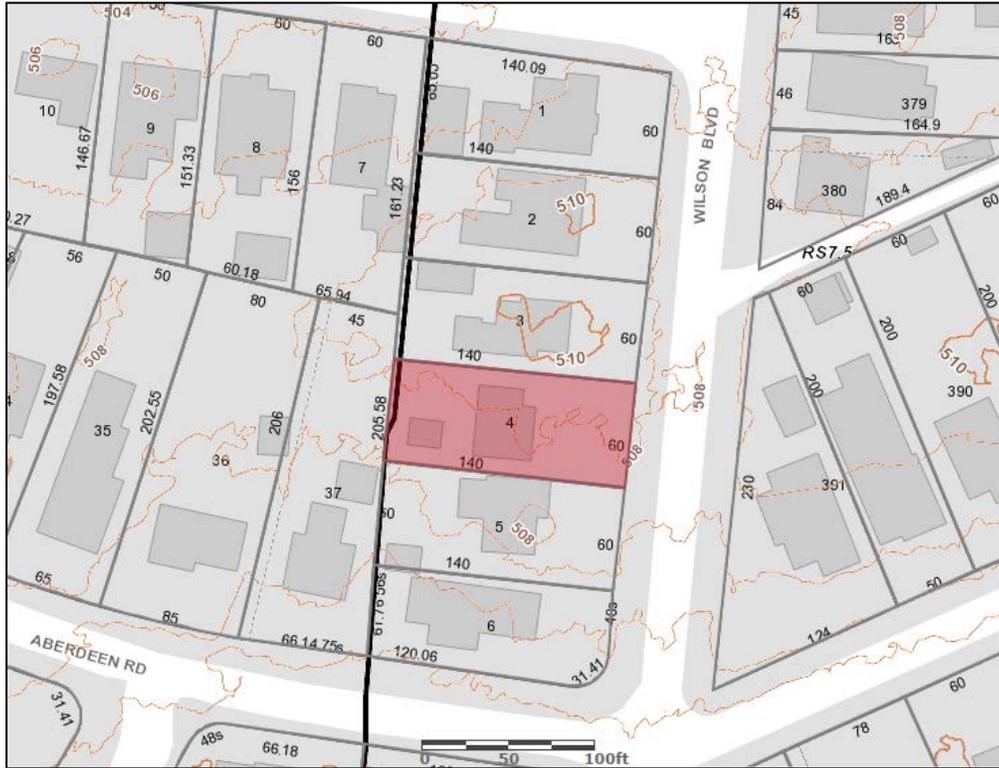
1. The foundation and floor height are consistent with adjacent historic houses, to be verified by MHZC Staff during construction;
2. Samples of the stone and brick materials, as well as the roof color and paving materials are approved administratively;
3. The window and door selections are approved administratively prior to purchase; and,
4. HVAC units shall be located on the rear façade, or on a side façade beyond the midpoint of the house.

Meeting those conditions, Staff finds that the project meets the design guidelines for new construction in the Cherokee Park Neighborhood Conservation Zoning Overlay.

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 - NEW CONSTRUCTION

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*

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: There is currently a non-contributing house at 405 Wilson Boulevard.



Analysis and Findings: The applicant proposes to demolish the existing house and to construct a new house on the lot.

Demolition: Although the existing building at 405 N Wilson Boulevard likely dates to the mid-1940s, its style, form, and detailing do not match the historic context of neighborhood. Its low slope roof, shallow eaves, fenestration pattern, and lack of window trim and other details are inconsistent with the predominant surrounding historic character. In addition, the building is not a good example of its period of development. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The proposed infill will be a one and-one-half story house with a roof height of twenty-six feet (26') above the typical grade. The eave height will be approximately twelve feet (12') above grade, with an exposed foundation of one to two feet (1' to 2') depending on grade. These heights are compatible with surrounding historic context, which comprises one and one-half story houses ranging from twenty feet (20') to twenty-six feet (26') tall.

The building will be forty feet (40') wide. This is compatible with the surrounding context, in which historic buildings range between thirty-eight feet (38') and forty-three feet (43') wide. The building will be eighty feet (80') deep front to back, which is broken into a fifty-two foot (52') deep primary mass and the remainder in an attached garage component. Attached garages are appropriate in this neighborhood when at the rear because the neighborhood was developed without alleys and the lot is slightly shorter than average at one-hundred and forty feet (140'). Many lots in the neighborhood are approximately two hundred feet (200') deep however, the curvilinear street pattern has created areas of shorter lots. In addition, the garage meets the design guidelines in that the side-access garage doors are stepped back from the side wall of the house. Staff finds the height and scale of the new building to be compatible with the surrounding context and to meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The new house will have a front setback in line with the setbacks of the two adjacent historic houses at approximately forty one feet (41'). The side setbacks will be five feet (5') on the left and fourteen feet (14') on the right with a driveway along the right side of the house. These setbacks and the spacing between buildings will be compatible with surrounding historic houses, which are also shifted to one side of the lot with a driveway because there is no alley at the rear. Staff finds the project will meet section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Stone	Unknown	Yes	X
Cladding	Brick	Painted	No	X
Secondary Cladding	Cement-fiber clapboard	Smooth face, 5” exposure	Yes	
Roofing	Architectural Shingles	Color known	Yes	X
Trim	Cement Fiberboard	Smooth faced	Yes	
Front Porch floor/steps	Not indicated	Unknown	Yes	X
Windows	Marvin Integrity or Equal	Needs final approval	Yes	X
Principle Entrance	Full light door	Needs final approval	Yes	X
Side/rear doors	Multi-light door	Needs final approval	Yes	X
Driveway	Not indicated	Needs final approval	Unknown	X
Walkway	Not indicated	Needs final approval	Unknown	X

The plans indicate that the primary material will be painted brick. Although painting brick is not reviewed in the Neighborhood Conservation Zoning Overlay, the color, size, and texture of the brick would still need to be compatible in case the painting is not carried out or if the paint was ever removed; therefore, staff recommends that the brick is approved by MHZC Staff prior to purchase.

With the condition that material samples of stone, brick, roof color, and paving materials are approved, as well as the window and door selections, Staff finds that the project meets section II.B.1.d of the design guidelines.

Roof form: The roof will be a cross-gable, with a primary ridge orientation to the sides and projecting gable to the front. These roofs will have a steep pitch of 14:12, similar to the roofs of several historic Tudor Revival style houses nearby. Behind the primary front roof components will be a rear wing with a hipped roof and dormers with lower pitches. These roof forms are also common throughout the neighborhood, and will be largely obscured by the primary mass of the building. Staff finds the roofs of the new building will meet section II.B.1.e of the design guidelines.

Orientation: The building will address the street with the front façade parallel to the street, matching nearby historic houses. It will not have a prominent front porch, but will have a recessed gable within the front projecting wing as is typical of the Tudor Revival style. A walkway will lead from the vestibule to across the front yard and connect with the driveway, similar to the condition of nearby houses. Staff finds the orientation to be compatible with the surrounding historic context and to meet section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: The majority of windows on the proposed infill are generally twice as tall as they are wide, as is typical of windows on historic houses. There will be a square window on the front façade and a horizontal row of three square windows on the left façade. While not typical of many styles, smaller and shorter windows are common on Tudor Revival houses like the current proposal. 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 be appropriate and to meet Section II.B.1.g.

Appurtenances & Utilities: The new house will have a driveway along the right side of the house leading to the attached garage, with a walkway from the front vestibule to the driveway. These features are typical of houses in the area because the neighborhood was developed without rear alleys. 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. With that condition, Staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation: Staff recommends approval of the proposed infill at 405 N Wilson Boulevard with the conditions that:

1. The foundation and floor height are consistent with adjacent historic houses, to be verified by MHZC Staff during construction;
2. Samples of the stone and brick materials, as well as the roof color and paving materials are approved administratively;
3. The window and door selections are approved administratively prior to purchase; and,
4. HVAC units shall be located on the rear façade, or on a side façade beyond the midpoint of the house.

Meeting those conditions, Staff finds that the project meets the design guidelines for new construction in the Cherokee Park Neighborhood Conservation Zoning Overlay.

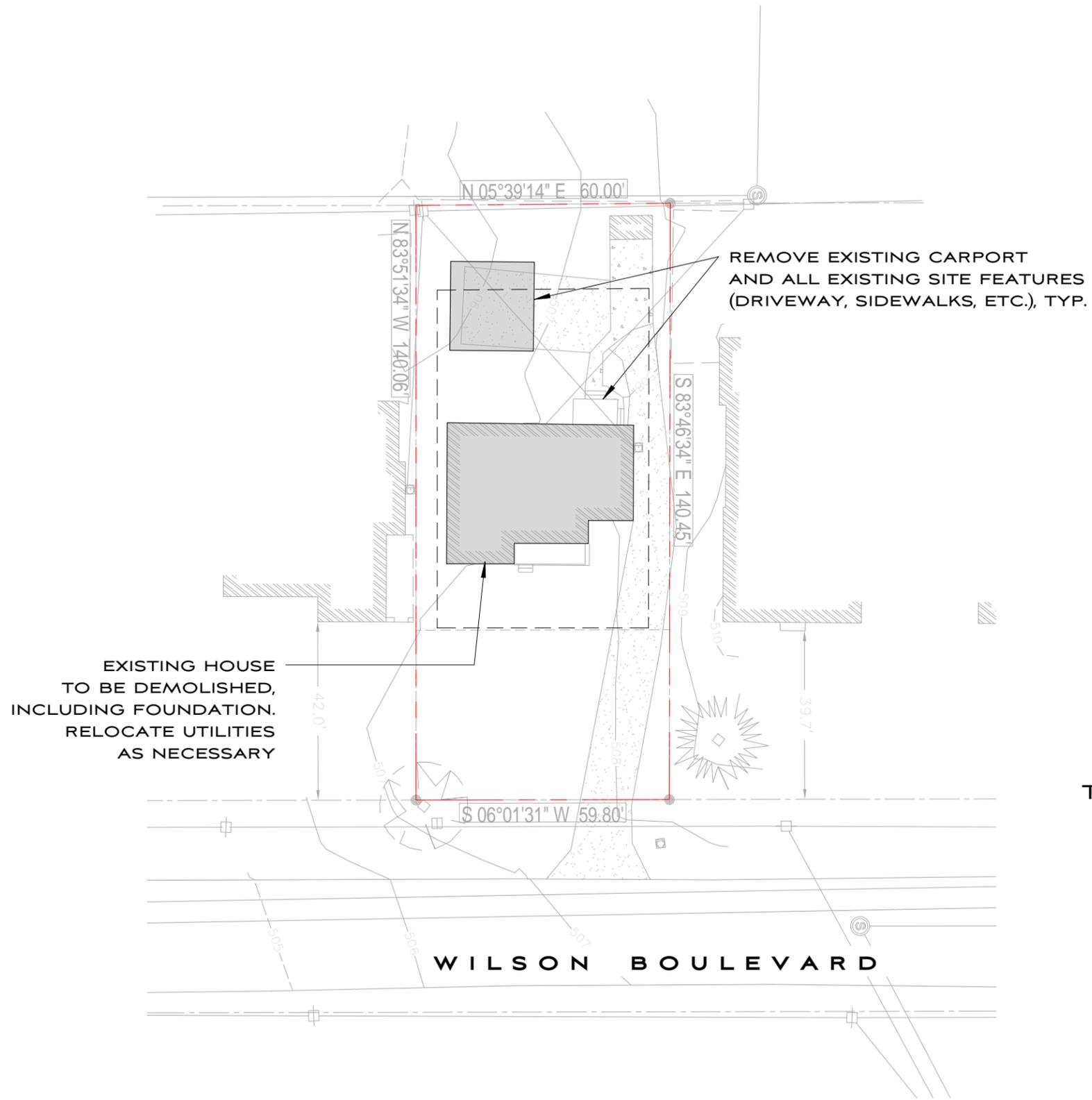
Photographs



Non-contributing house at 401 Wilson, contributing house at 403 Wilson, and existing non-contributing house at 405 Wilson.



Historic one and one-half story houses at 407, 409, 411 Wilson Boulevard.



EXISTING HOUSE TO BE DEMOLISHED

1 Existing Site Plan - Demolition
1" = 30'-0"



405 N WILSON BLVD.
HISTORIC SUBMITTAL

DEMOLITION PLAN

A 2

9-05-17

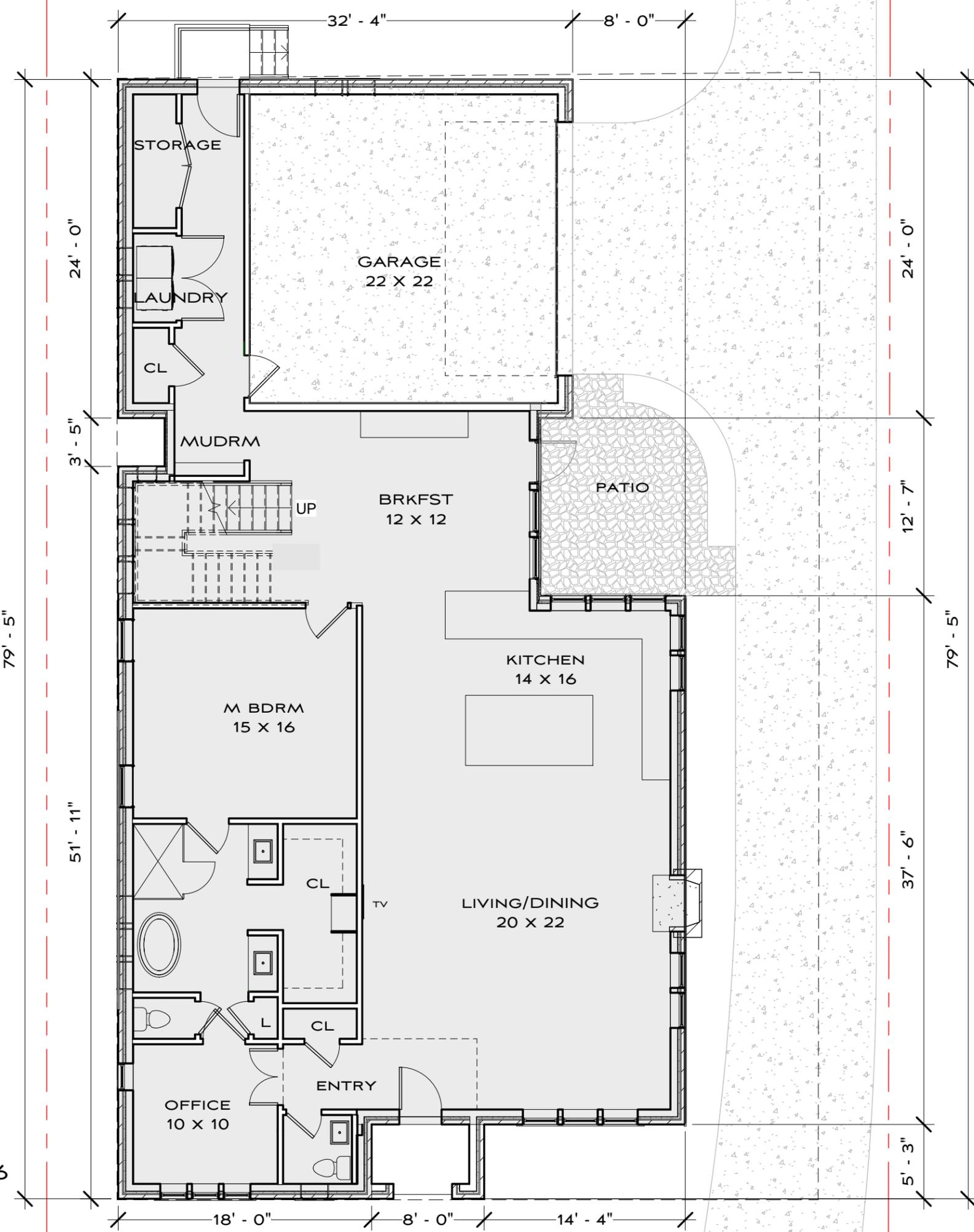
1747

MANUEL ZEITLIN ARCHITECTS



TEL 615256.2880
FAX 615256.4839

516 HAGAN ST, SUITE 100 NASHVILLE, TN 37203



A4 2

2 A3



405 N WILSON BLVD.
HISTORIC SUBMITTAL

PROPOSED PLAN -
MAIN LEVEL
9-05-17

A 5

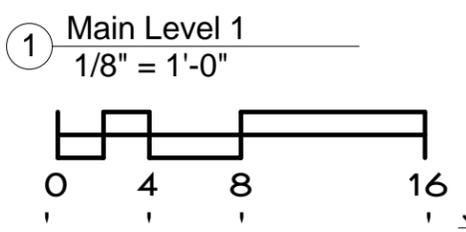
1747

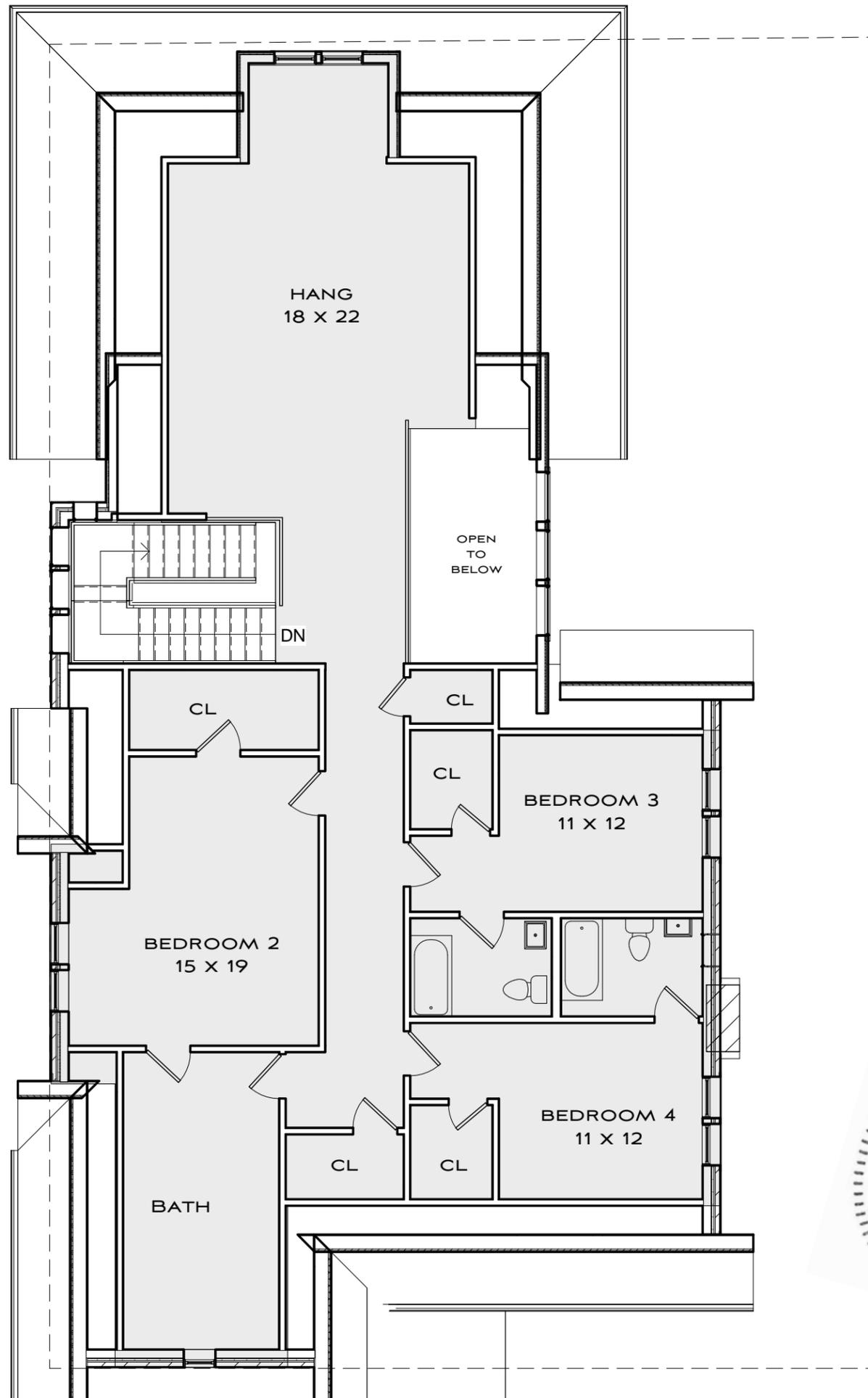
MANUEL ZEITLIN ARCHITECTS



TEL 615256.2880
FAX 615256.4839

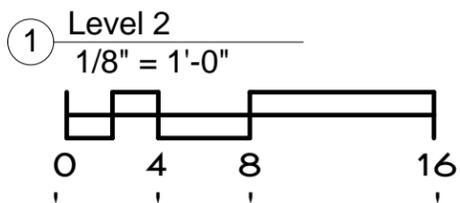
516 HAGAN ST, SUITE 100 NASHVILLE, TN 37203





A4 2

2 A3



405 N WILSON BLVD.
HISTORIC SUBMITTAL

PROPOSED PLAN -
SECOND LEVEL

9-05-17

1747

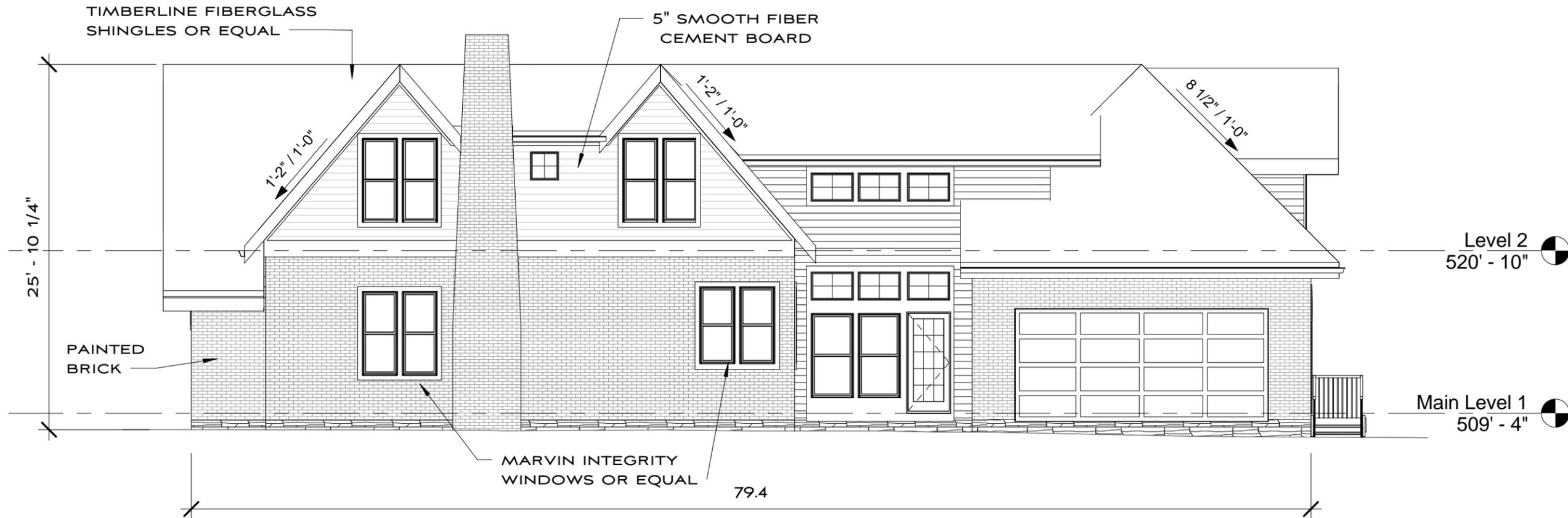
A 6

MANUEL ZEITLIN ARCHITECTS

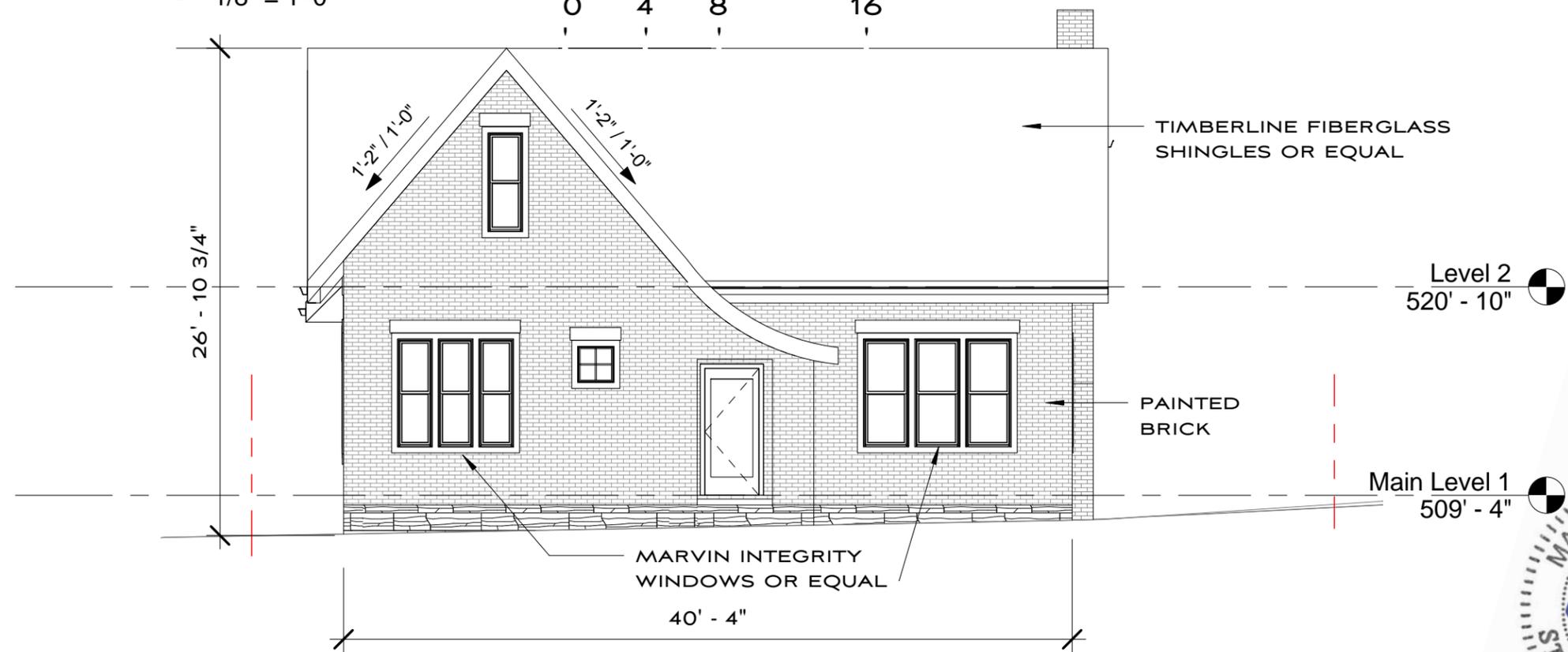
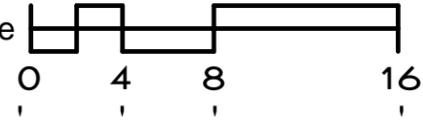


TEL 615256.2880
FAX 615256.4839

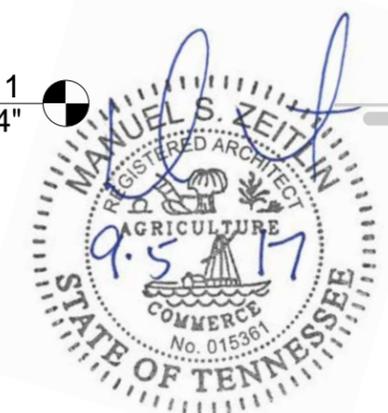
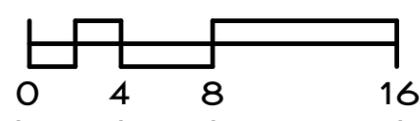
516 HAGAN ST, SUITE 100 NASHVILLE, TN 37203



② North Elevation - Driveway Side
1/8" = 1'-0"



① Elevation Front
1/8" = 1'-0"



405 N WILSON BLVD.
HISTORIC SUBMITTAL

ELEVATIONS	A 3
9-05-17	1747

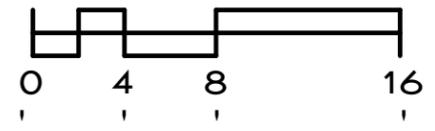
MANUEL ZEITLIN ARCHITECTS

TEL 615256.2880
FAX 615256.4839

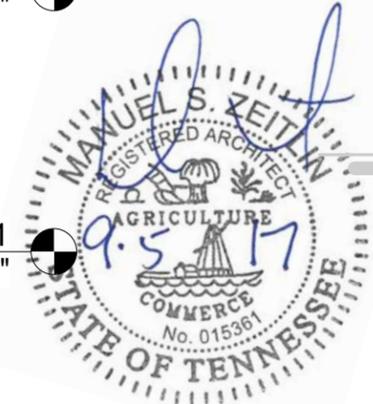
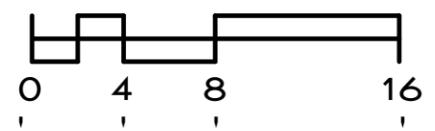
516 HAGAN ST., SUITE 100 NASHVILLE, TN 37203



2 South Elevation
1/8" = 1'-0"



1 Rear Elevation
1/8" = 1'-0"



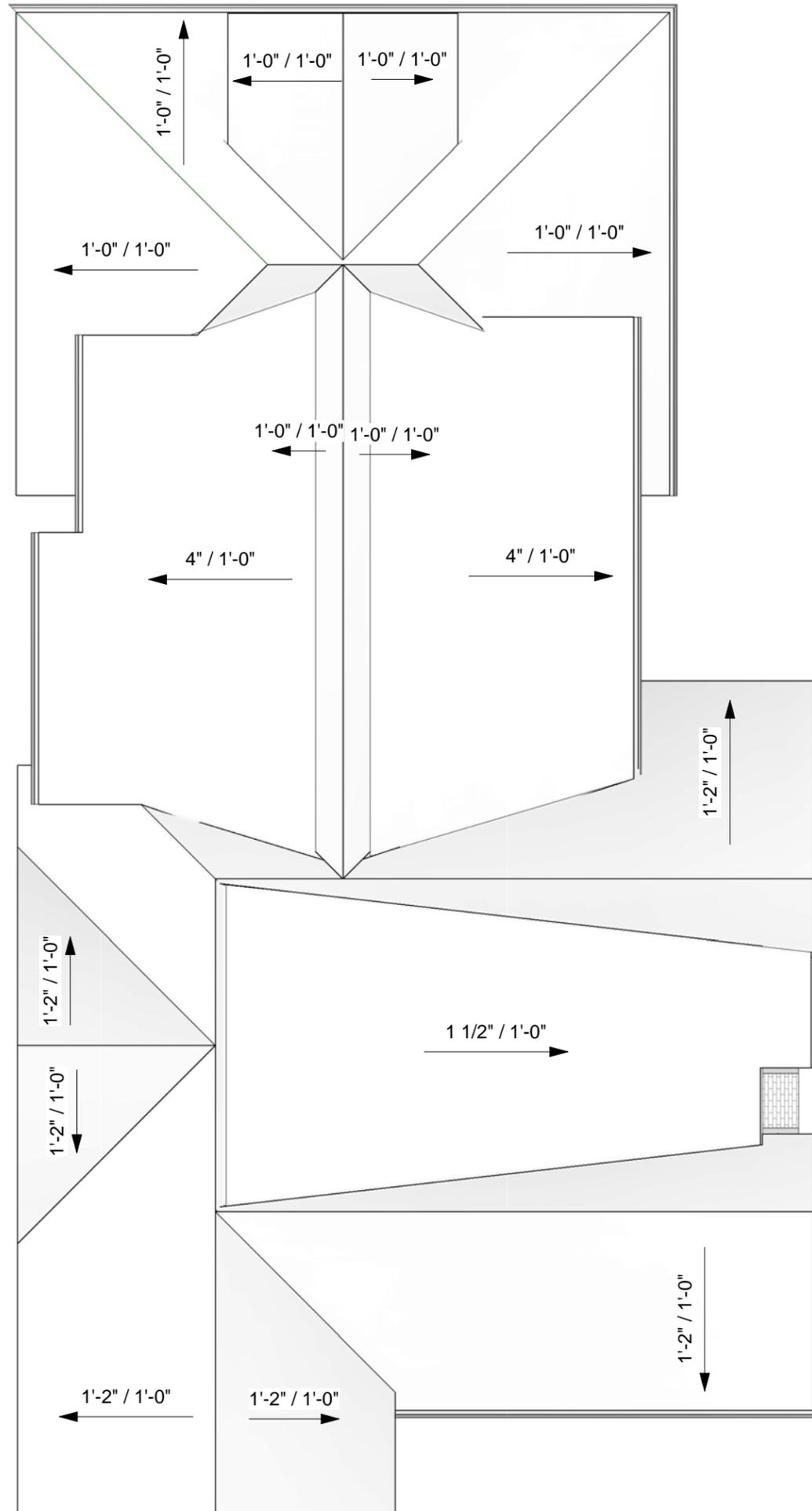
405 N WILSON BLVD.
HISTORIC SUBMITTAL

ELEVATIONS	A 4
9-05-17	1747

MANUEL ZEITLIN ARCHITECTS

516 HAGAN ST., SUITE 100 NASHVILLE, TN 37203

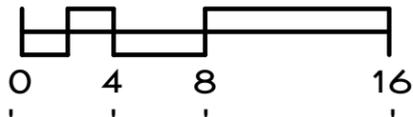
TEL 615256.2880
FAX 615256.4839



A 4 2

2 A 3

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



405 N WILSON BLVD.
HISTORIC SUBMITTAL

ROOF PLAN

A 7

9-05-17

1747

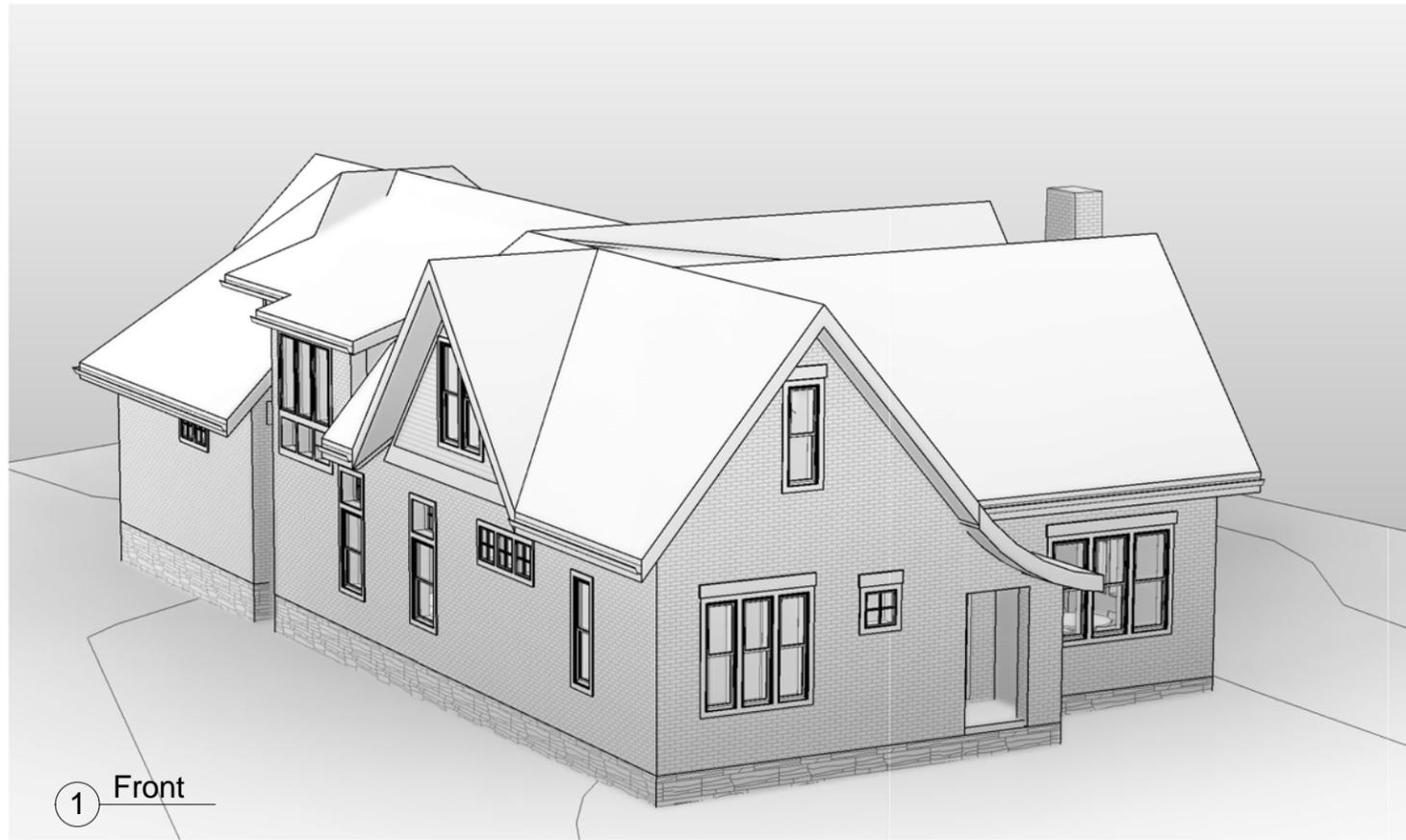
MANUEL ZEITLIN ARCHITECTS



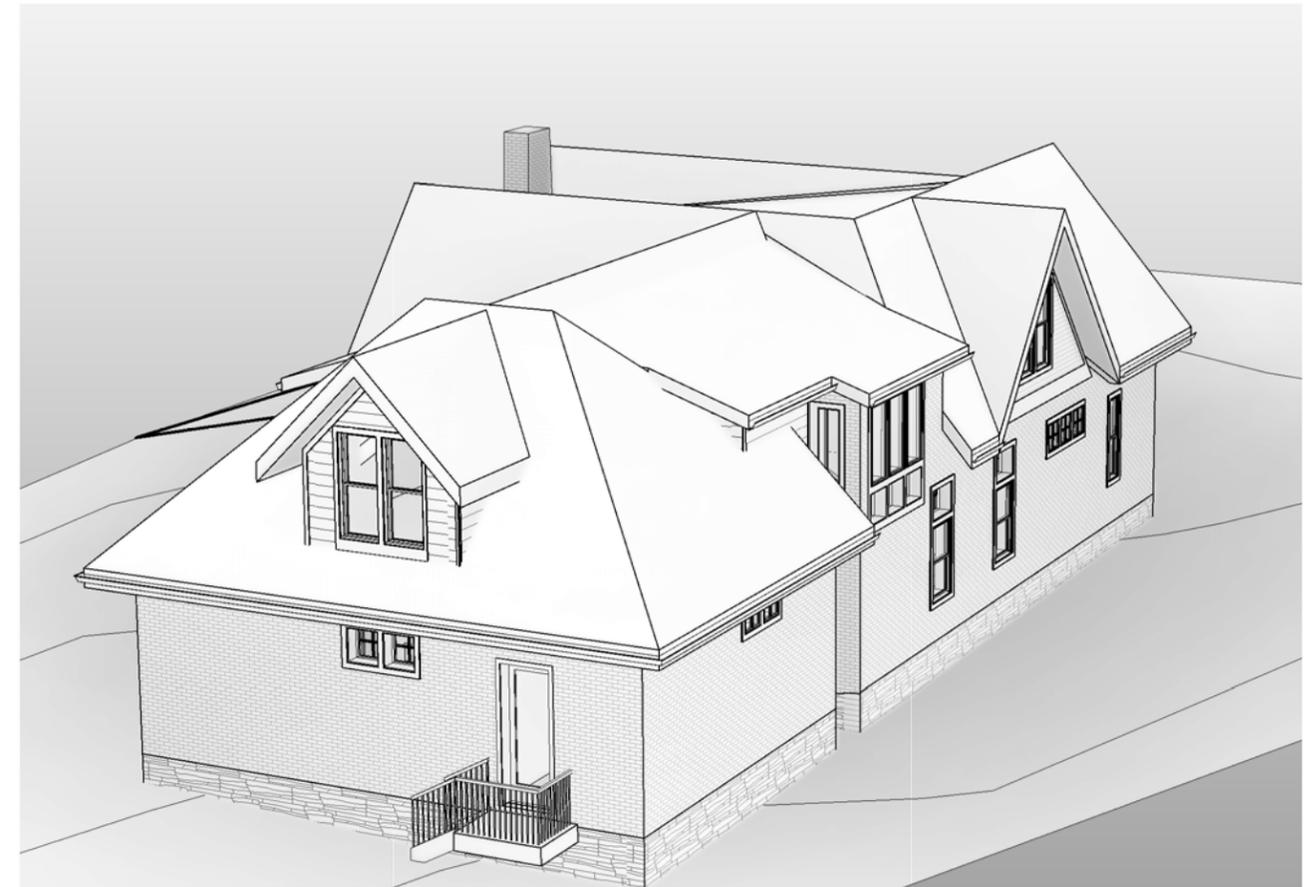
TEL 615256.2880

FAX 615256.4839

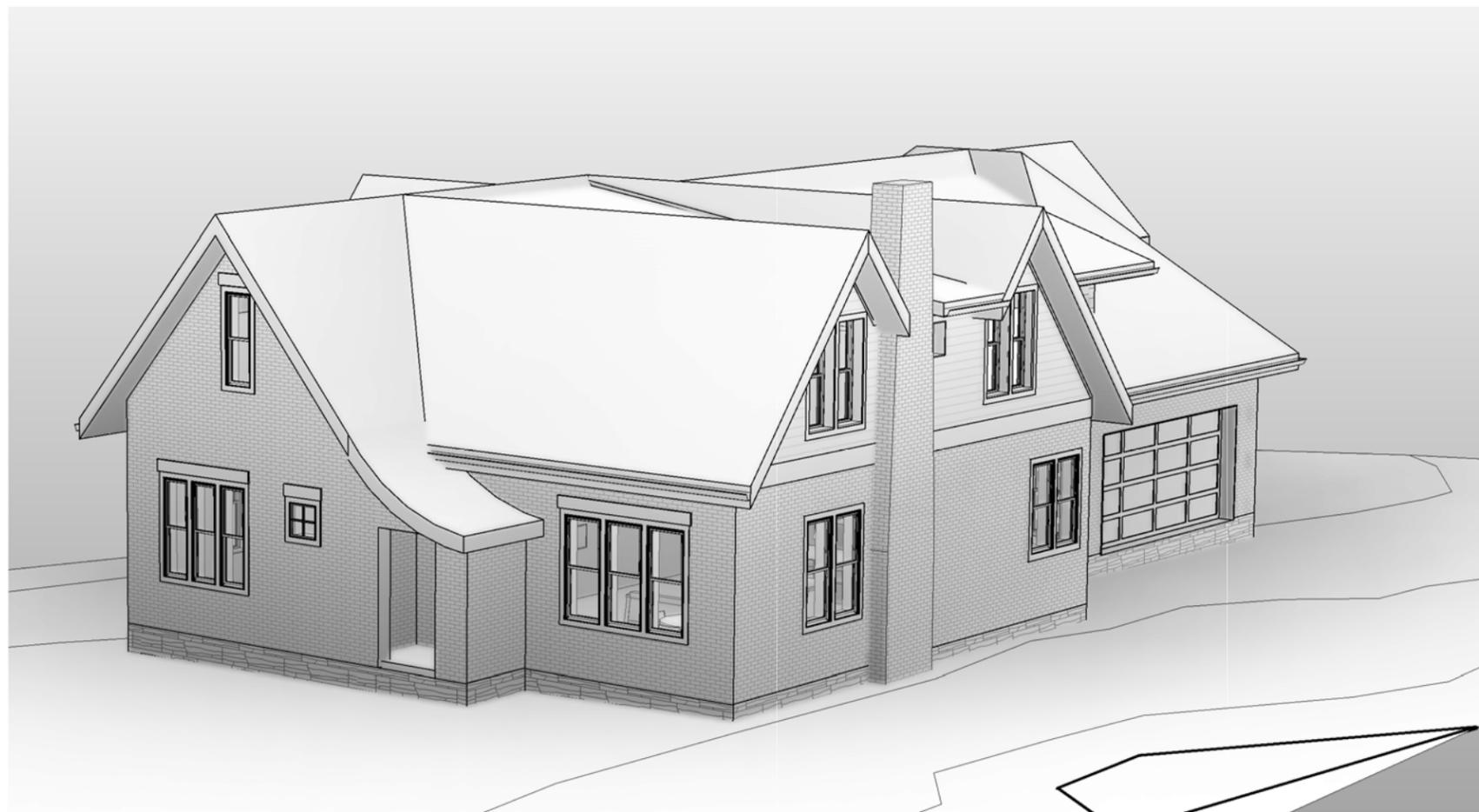
516 HAGAN ST, SUITE 100 NASHVILLE, TN 37203



1 Front



3 Rear



2 Driveway



405 N WILSON BLVD.
HISTORIC SUBMITTAL

VIEWS

A 8

9-05-17

1747

MANUEL ZEITLIN ARCHITECTS



TEL 615256.2880

FAX 615256.4839

516 HAGAN ST, SUITE 100 NASHVILLE, TN 37203