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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
2018 10th Avenue South
(formerly 2020 10th Avenue South)
June 20, 2018

Application: New construction—infill
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10509047900
Applicant: William Smallman
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct infill on a vacant lot.

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

1. The finished floor height shall be consistent with the finished floor height of the adjacent historic house, to be verified by MHZC staff in the field;
2. The front setback shall be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. The site plan shall incorporate a walkway leading from the front porch to the public sidewalk;
4. Vehicular access shall be from the alley;
5. Staff shall review and approve all materials prior to purchase and installation; and
6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

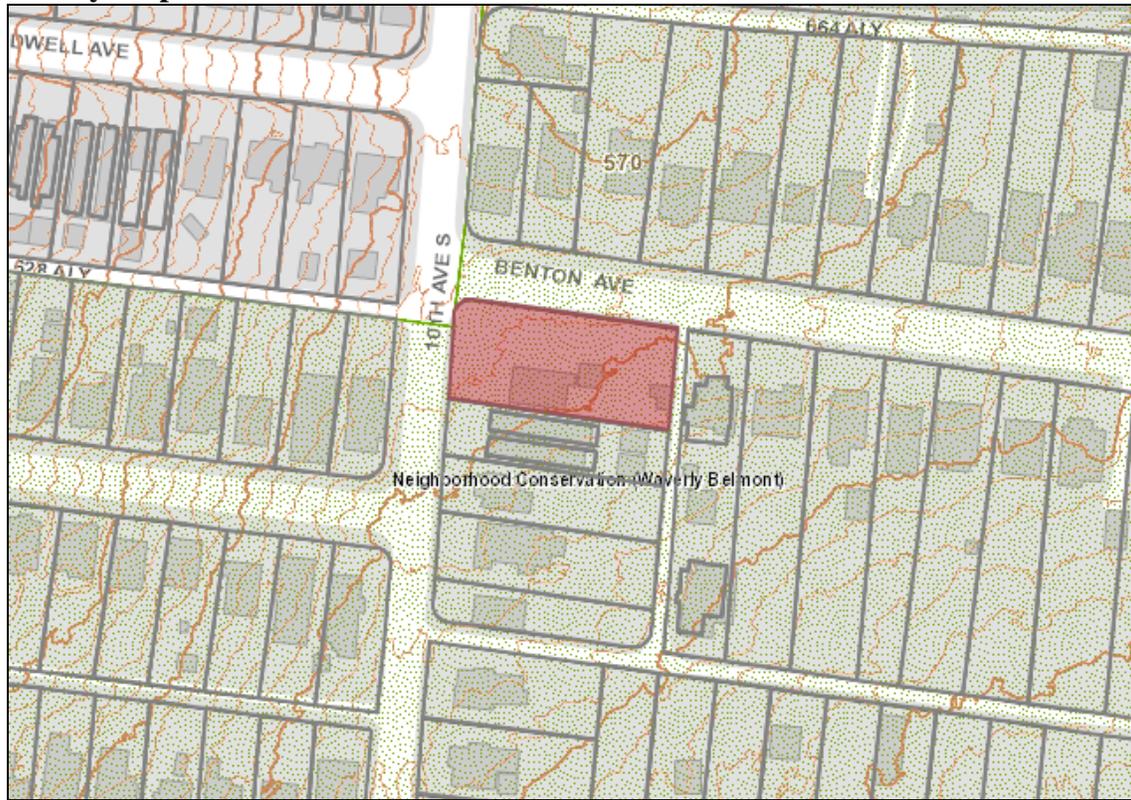
With these conditions, staff finds that the project meets the Waverly Belmont Neighborhood Conservation Zoning Overlay design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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.

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: The subject property is located at the corner of Tenth Avenue South and Benton Avenue (Figure 1). The Metro Planning Commission approved a subdivision in April 2018 that created a new lot from the side yard adjacent to the historic house at 2020 Tenth Avenue South, against the recommendation of MHZC staff. The historic house at 2020 Tenth Avenue South will not be demolished. As a part of the subdivision approval, the lot is only allowed one unit

The subject property is approximately forty-six (46') wide, which is narrower than most lots in the immediate area. In addition, a ten foot (10') wide public utility and drainage easement runs along the left side property line, which is adjacent to Benton Avenue.

This project was deferred from the May MHZC meeting at the request of the applicant to continue to work with staff on a more appropriately scaled infill. While the site plan shows a footprint for an outbuilding, plans for the outbuilding were not submitted with this application so the outbuilding is not included in the staff recommendation.



Figure 1. The subject property and the historic house at 2020 10th Avenue South

Analysis and Findings: Application is to construct infill on a vacant lot at the corner of Tenth Avenue South and Benton Avenue.

Height & Scale: The proposed house is one-and-a-half stories but will read as a single-story house at the front. The maximum height will be twenty-eight feet, six inches (28'-

6”) from grade; however, the maximum height is only a small portion of the roof given the pyramidal roof form. The form and height of the infill is compatible with the surrounding historic houses, which are primarily single-story but includes one historic house that is one and one-half stories with heights between twenty-one feet and twenty-eight feet (21’ – 28’).

The house will be twenty-eight feet, eight inches wide (28’-8”) wide on a lot that is approximately forty-six feet (46’) wide. The width range of historic homes in the immediate area is thirty to thirty-four feet (30’ – 34’) on lots that are fifty to sixty-eight feet (50’ – 68’) wide. While the proposed building width is narrower than historic homes nearby, staff finds the proposed building width to be necessary as the lot is also narrower and a ten foot (10’) wide easement runs along the Benton Avenue property line.

The house will be approximately eighty-seven feet (87’) deep, which includes a six foot eight inch (6’ 8”) deep front porch. The footprint of the infill will be approximately three thousand, one hundred and seventy-four square feet (3,174 sq. ft.). Staff finds that while the depth and footprint are somewhat larger than typical for historic houses with additions in the immediate area, it could be appropriate given the narrowness of the lot and the predominantly single-story form of the infill.

Staff finds that the height and scale of the proposed infill can meet Sections III.A and B. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. The infill will be situated fifty-five feet (55’) from the front property line, which is similar to front setback of the historic house next door at 2020 10th Avenue South. The house will be setback eleven feet (11’) from the left side property line along Benton Avenue. The right side setback will be five feet (5’), and the rear setback will be approximately fifty-seven feet (57’).

This project meets Section III.C. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Needs final review		Yes
Cladding	Not indicated	Needs final review		Yes
Secondary Cladding	Not indicated	Needs final review		Yes

Roof	Not indicated	Needs final review		Yes
Trim	Not indicated	Needs final review		Yes
Front Porch floor/steps	Not indicated	Needs final review		Yes
Front Porch Posts	Not indicated	Needs final review		Yes
Front Porch Post Base	Brick	Not indicated		Yes
Windows	Not indicated	Needs final review		Yes
Principle Entrance	2/3 light	Needs final review		Yes
Rear door	Full light	Needs final review		Yes
Driveway	Not indicated	Needs final review		Yes
Walkway	Not indicated	Needs final review		Yes

No materials have been indicated on the plans. In order for the materials to meet Section III.D. of the design guidelines, staff would need to review and approve all materials prior to purchase and installation.

Roof form: The project incorporates pyramidal and gabled roof forms, which are common for the historic context. Both the pyramidal form as well as most of the gables will have a pitch of 12/12. The plan includes a shed dormer on the right side façade with a pitch of 3.5/12. Although a pitch of 6/12 is typical for the neighborhood, dormers and porches often had shallower pitches, historically.

Staff finds that the proposed roof forms and pitches are compatible with the historic context and meet Section III.E. of the design guidelines.

Orientation: The house is oriented towards 10th Avenue South, which is appropriate. The entrance faces the street and is located behind a six foot, eight inch (6'-8") deep partial-width front porch. Staff recommends that a front walkway, leading from the front porch to the sidewalk, be included on the site plan. Vehicular access to the site is not indicated on the plan, but staff recommends that it be from the alley. With conditions that vehicular access be from the alley and that a walkway from the front porch to the sidewalk be shown on the plan, staff finds that the infill's orientation meets Section III.F. of the design guidelines.

Proportion and Rhythm of Openings: The majority of the windows on the infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The right side and rear façades each include a smaller square window. Staff

finds the two square windows to be appropriate as they are unlikely to be visible from the street given their locations. Staff finds the project's proportion and rhythm of openings can meet Section III.G. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section III.I. for new construction-utilities and III.J. for new construction-public spaces.

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

1. The finished floor height shall be consistent with the finished floor height of the adjacent historic house, to be verified by MHZC staff in the field;
2. The front setback shall be consistent with the buildings to either side, to be verified by MHZC staff in the field;
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6. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

With these conditions, staff finds that the project meets the Waverly Belmont Neighborhood Conservation Zoning Overlay design guidelines.

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Context Photos:



2020 10th Avenue South (contributing) – located next door, to the right of subject property



2024 10th Avenue South (contributing) – located three houses down, to the right of subject property



2030 10th Avenue South (contributing) – located mid-block to the right of subject property



2032 10th Avenue South (contributing) – located mid-block to the right of the subject property



BENTON AVE ELEVATION
SCALE: 1/8"=1'



ALLEY ELEVATION
SCALE: 1/8"=1'



10TH AVE S ELEVATION
SCALE: 1/8"=1'

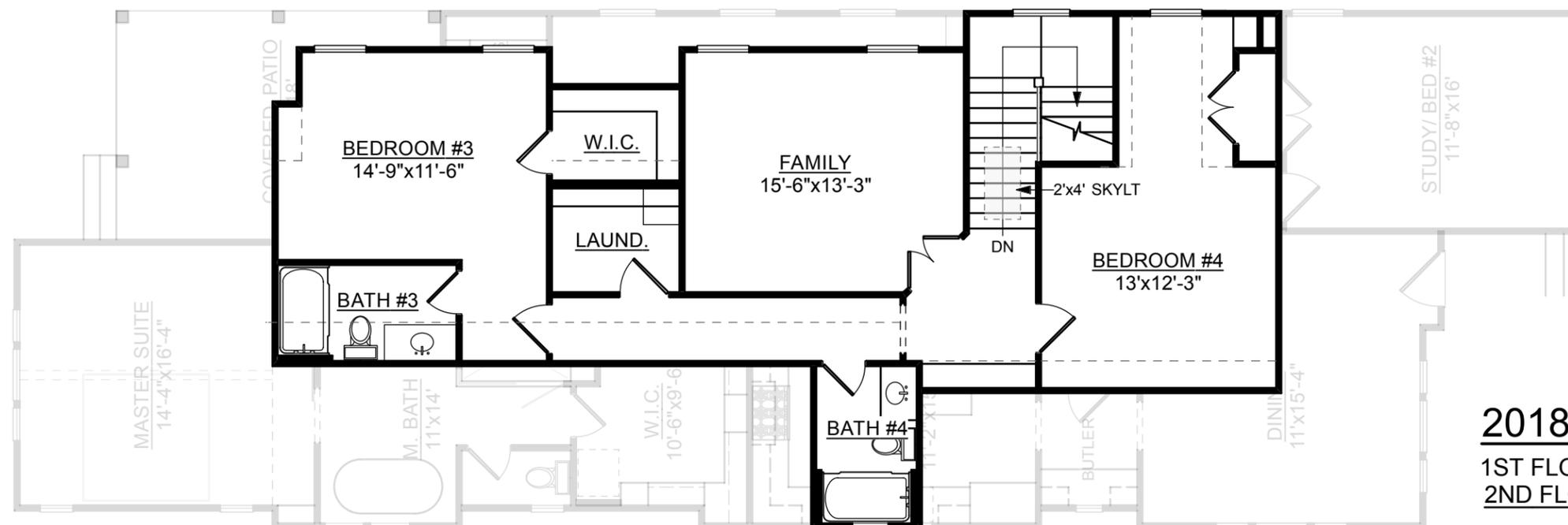
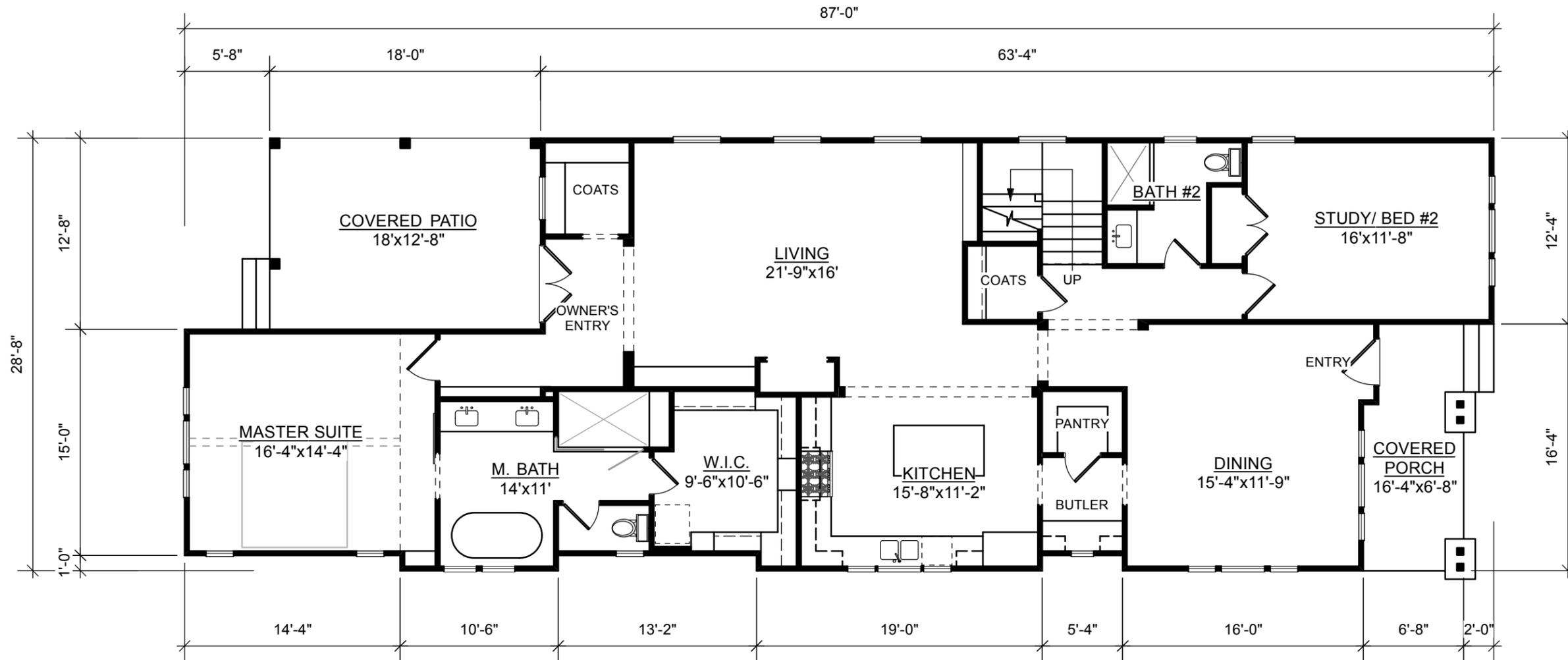
2018 10th AVE S
SCALE: 1/8"=1'



RIGHT SIDE ELEVATION
SCALE: 1/8"=1'

2018 10th AVE S
SCALE: 1/8"=1'

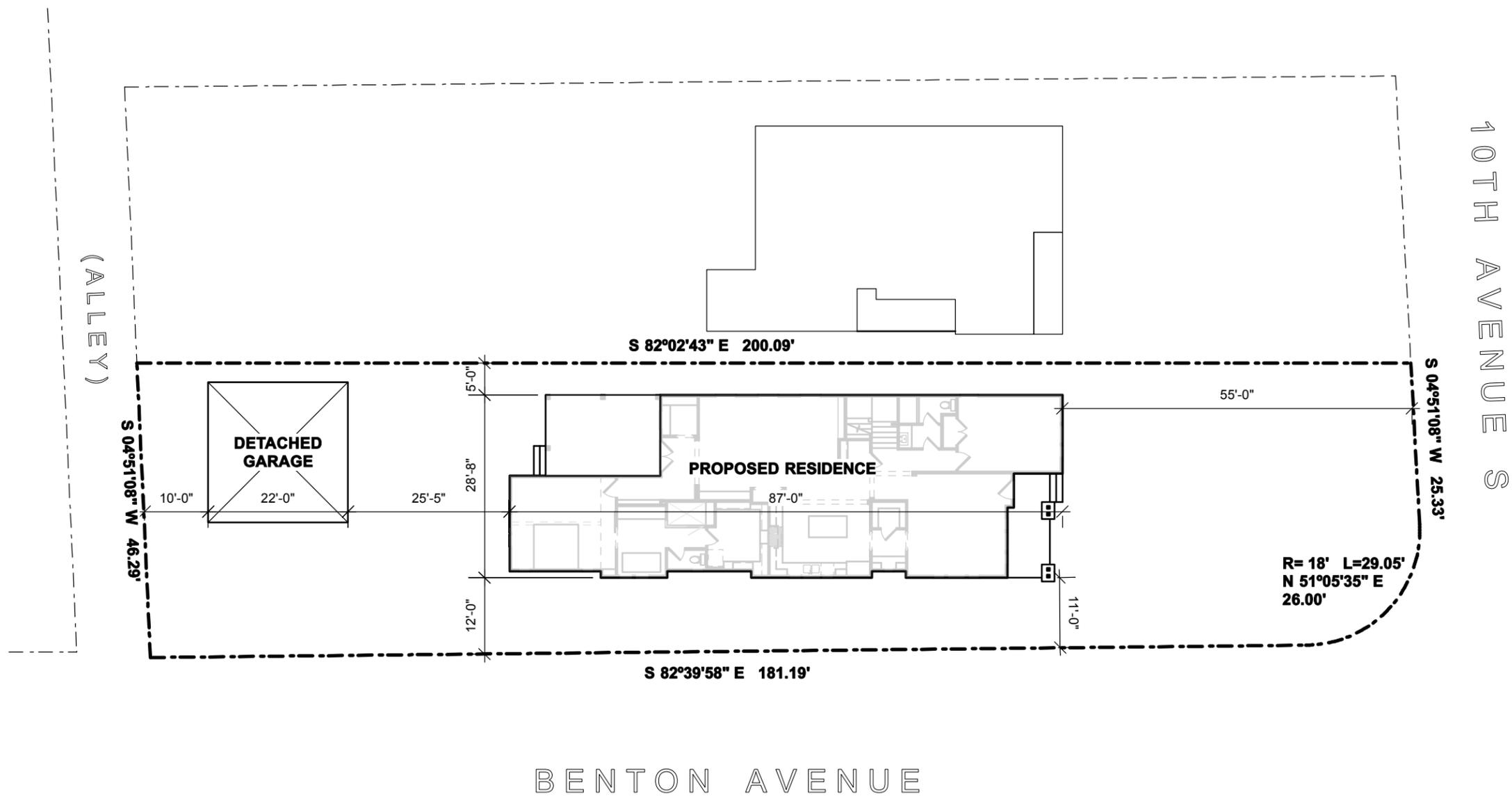




2018 10th AVE S

1ST FLOOR	2026 SF
2ND FLOOR	1040 SF
TOTAL	3066 SF





SCALE: 1"=20'

SITE PLAN
2018 10TH AVE S

