DAVID BRILEY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
2801 27th Avenue South
July 18, 2018

Application: New construction – infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11703001000
Applicant: Manuel Zeitlin
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct infill on a vacant lot. The infill contains an attached garage at basement level.

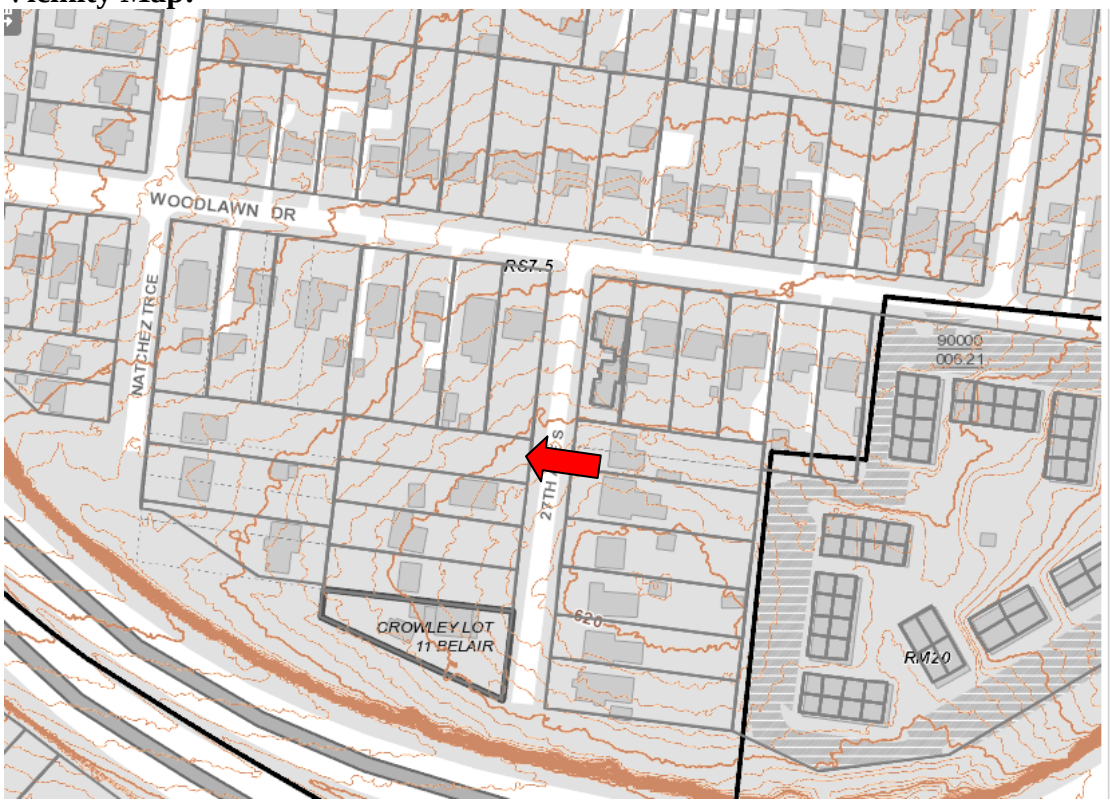
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the front setback in the field after staking;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve brick and stone samples;
5. Staff approve the material of the front porch floor and steps;
6. Staff approve the roof shingle color, material, and texture;
7. A walkway be included from the street to the front porch, and staff approve the walkway material;
8. All double window openings have a four to six inch (4”-6”) mullion in between them; and
9. 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 Sections II.B.1. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

II.B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. 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 primary entrances should have full to half-lite doors. 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.

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.

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

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
Generally, attached garages are not appropriate; however, instances where they may be are:
- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
At least one side setback 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 up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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.

j. Public Spaces

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.
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: 2801 27th Avenue South is currently a vacant lot (Figure 1).

Figure 1. Vacant lot at 2801 27th Avenue South

Analysis and Findings: Application is to construct infill on a vacant lot. The infill contains an attached garage at basement level.

Height & Scale: The proposed infill is one-and-a half-stories in height at the front. It has an eave height of approximately ten feet (10') at the front from the foundation line and a ridge height of approximately twenty-four feet, six inches (24' 6") from the foundation line. Staff finds that the infill's height meets the historic context where houses range in height from nineteen and twenty-eight feet (19'-28') in height.

The site slopes towards the back so at the rear there is an occupied basement level. The foundation height is shown as minimal at the front and gets taller further back on the site because of the slope. Staff recommends approval of the foundation height and first floor framing height in the field to ensure that the foundation and floor heights are compatible with the immediate historic context.

The infill has a width of twenty-eight feet, five inches (28'5") at the front. This width is very similar to the width of the historic house directly next door at 2805 27th Avenue South, which has a width of twenty-eight feet (28'). Towards the back, the infill extends wider than the main form of the house by six feet, six inches (6'6") on the right side. The wider part of the infill is two feet (2') shorter than the historic house and is pushed back over ninety feet (90') from the front wall of the infill, helping to reduce its impact. Next door at 2805 27th Avenue South, the Commission approved an addition to the historic house that extended wider, and this infill will be similar. Staff therefore finds that the width meets the historic context.

The infill will have a depth of one hundred and seven feet (107'), not including the front porch, which is eight feet (8') deep. Its overall footprint will be two thousand, nine hundred, and twenty-one square feet (2,921 sq. ft.). Although the infill is deep and has a larger footprint, staff finds its scale to be appropriate because the lot is unusually deep

and large. The lot is two hundred and twenty-five feet (225') deep and eleven thousand, two hundred and fifty-square feet (11,250 sq. ft.) in area.

Staff finds that the infill's height and scale meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The infill's front setback will be approximately thirty feet (30'), which is approximately twelve feet (12') forward of the historic house next door at 2805 27th Avenue South. Staff finds this to be appropriate because this side of 27th Avenue South does not have a consistent front setback line. The proposed front setback will transition from the corner lot facing Woodlawn to the historic house next door at 2805 27th Avenue South to the unusually deep front setback at 2807 27th Avenue South. Staff recommends an inspection of the front setback when it has been staked to ensure its compatibility.

The infill meets all base zoning setbacks. It will be five feet (5') from the left side property line, and ten feet (10') from the right side property line. It will be approximately seventy-nine (79') from the rear property line. Staff finds that the infill's setback and rhythm of spacing to 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	Concrete Block or Stone	Unknown	Yes	Yes
Cladding	Brick	Unknown, painted	Yes	Yes
Secondary Cladding	Shake	Typical	Yes	No
Roofing	Asphalt Shingles	Unknown	Yes	Yes
Trim	Wood or Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Not indicated	Unknown	Unknown	Yes
Front Porch Posts	Wood	Typical	Yes	No
Windows	Marvin Integrity	Marvin Integrity	Yes	Yes
Principle Entrance	Full light	Unknown	Unknown	Yes
Side/rear doors	Not indicated	Unknown	Unknown	Yes

Driveway	Concrete	Typical	Yes	No
Walkway	Not indicated	Unknown	Unknown	Yes

Staff recommends approval of a brick sample, stone sample, all windows and doors, the front porch steps and floor material, the walkway material, and the roof shingle color prior to purchase and installation. With staff's approval of all final material choices, staff finds that the project meets Section II.B.1.d. of the design guidelines.

Roof form: The house's primary roof form is a hip with a 10/12 slope. This is similar to the roof of the historic house next door at 2805 27th Avenue South. The porch roof will also be hipped with a 2/12 slope. The front dormer will be hipped with a 10/12 slope, while the side shed dormer will have a 3/12 pitch. The side shed dormer is inset two feet (2') from the wall below, as is typically required. The wider portion of the infill will have a clipped gable form with a 10/12 slope.

The side elevations contain wall dormers, which are not typically approved. Staff, however, finds these wall dormers to be acceptable, in this instance, because they are located over fifty-six feet (56') back from the front wall of the house and will not be highly visible. Staff finds that the proposed roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The infill will be oriented towards 27th Avenue South, which is appropriate. It includes an eight foot (8') deep, partial-width front porch. No walkway was included on the site plan, and staff recommends the inclusion of a walkway leading from the street to the front porch.

The infill includes an attached garage on the right side, at the basement level. The design guidelines state that attached garages can be appropriate when they are located at the basement level and when they are located in areas where an outbuilding would have been historically. The proposed garage is inset six feet (6') from the main wall of the house, and it is located approximately fifty-seven feet back from the front wall of the house. It will not be highly visible from the street. Staff finds that the proposed attached garage meets Section II.B.1.h. of the design guidelines.

The site has no alley, so vehicular access will be via a driveway to the right side of the property. The driveway will have concrete strips and will be eleven feet (11') wide, which is appropriate. Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the proposed infill are largely twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff recommends that all double window openings have a four to six inch (4"-6") mullion in between them. With the condition that all double window openings have a four to six inch (4"-6") mullion in between them, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: A new driveway will be added on the right side of the property, as the site lacks alley access. The driveway will be eleven feet (11') wide with concrete strips, which staff finds to be appropriate. Staff recommends the addition of a walkway from the street to the front porch. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With the staff's approval of the HVAC location and the inclusion of a front walkway, staff finds that the proposed appurtenances and utilities meet Section II.B.1. i. of the design guidelines.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the front setback in the field after staking;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve brick and stone samples;
5. Staff approve the material of the front porch floor and steps;
6. Staff approve the roof shingle color, material, and texture;
7. A walkway be included from the street to the front porch, and staff approve the walkway material;
8. All double window openings have a four to six inch (4"-6") mullion in between them; and
9. 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 Sections II.B.1. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Context Photos:

Rear of one-story house facing Woodlawn Street. This house is located to the right of 2801 27th Ave. S.

2805 27th Avenue South, directly to the left of the site

2807 27th Avenue South, two-story house located at the rear of the lot.

2813 27th Avenue South, infill approved by MHZC in 2014

2800 27th Avenue South, across the street from the site.

2802 27th Avenue South, across the street from the site.

2804 27th Avenue South, across the street and to the right of the site

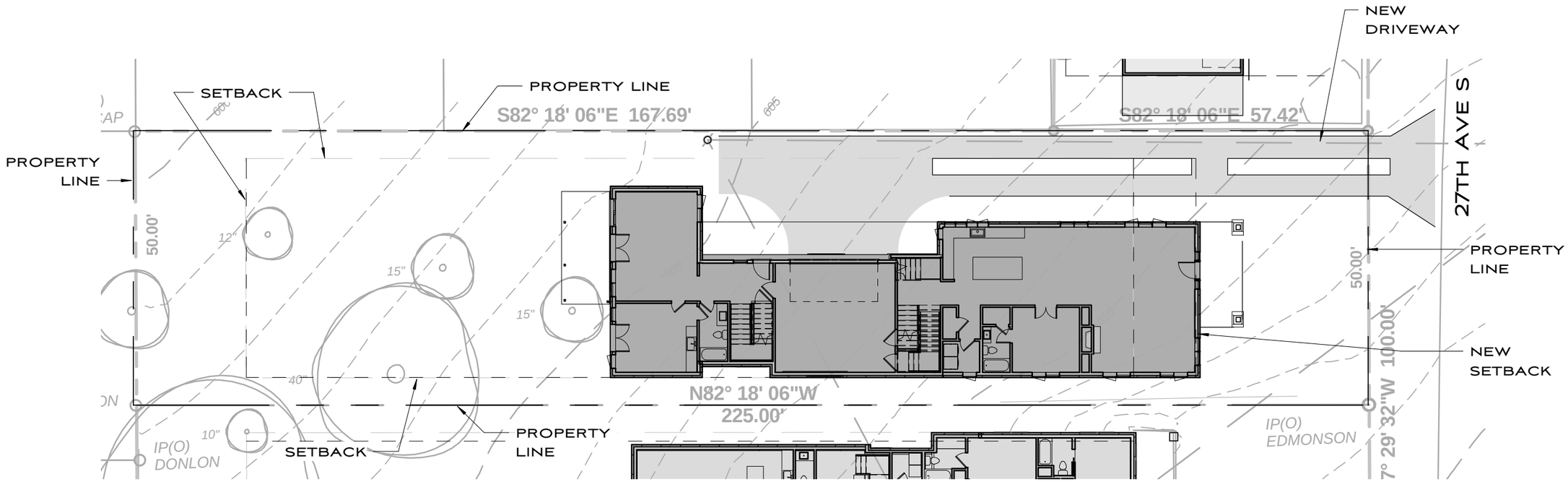
2806 27th Avenue South, across the street and to the right of the site

2808 27th Avenue South, across the street and to the right of the site

2810 27th Avenue South, across the street and to the right of the site

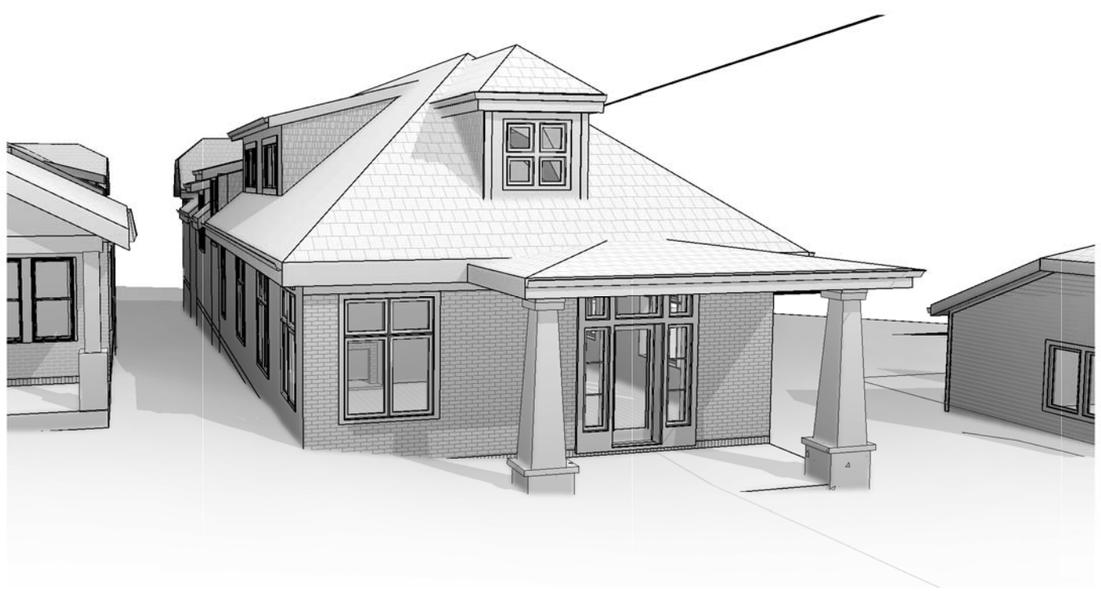
2812 27th Avenue South, across the street and to the right of the site

2801 27TH AVE S NASHVILLE TN 37212



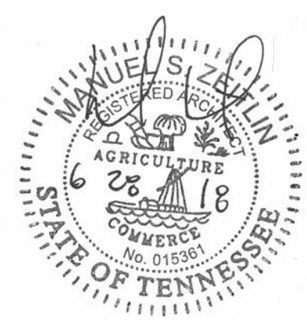
1 SITE PLAN
1" = 20'-0"

1" = 20'-
0 20' 40' 60'



2 STREET VIEW

2801 27TH AVE =	4654 SF
MAIN LEVEL	1530 SF
LOWER LEVEL	839 SF
UPPER LEVEL	1269 SF
ATTIC	537 SF
GARAGE	479 SF



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2801 27TH AVENUE
HISTORIC SUBMITTAL

SITE PLAN

A - 1

6-28-18 1758

MANUEL ZEITLIN ARCHITECTS

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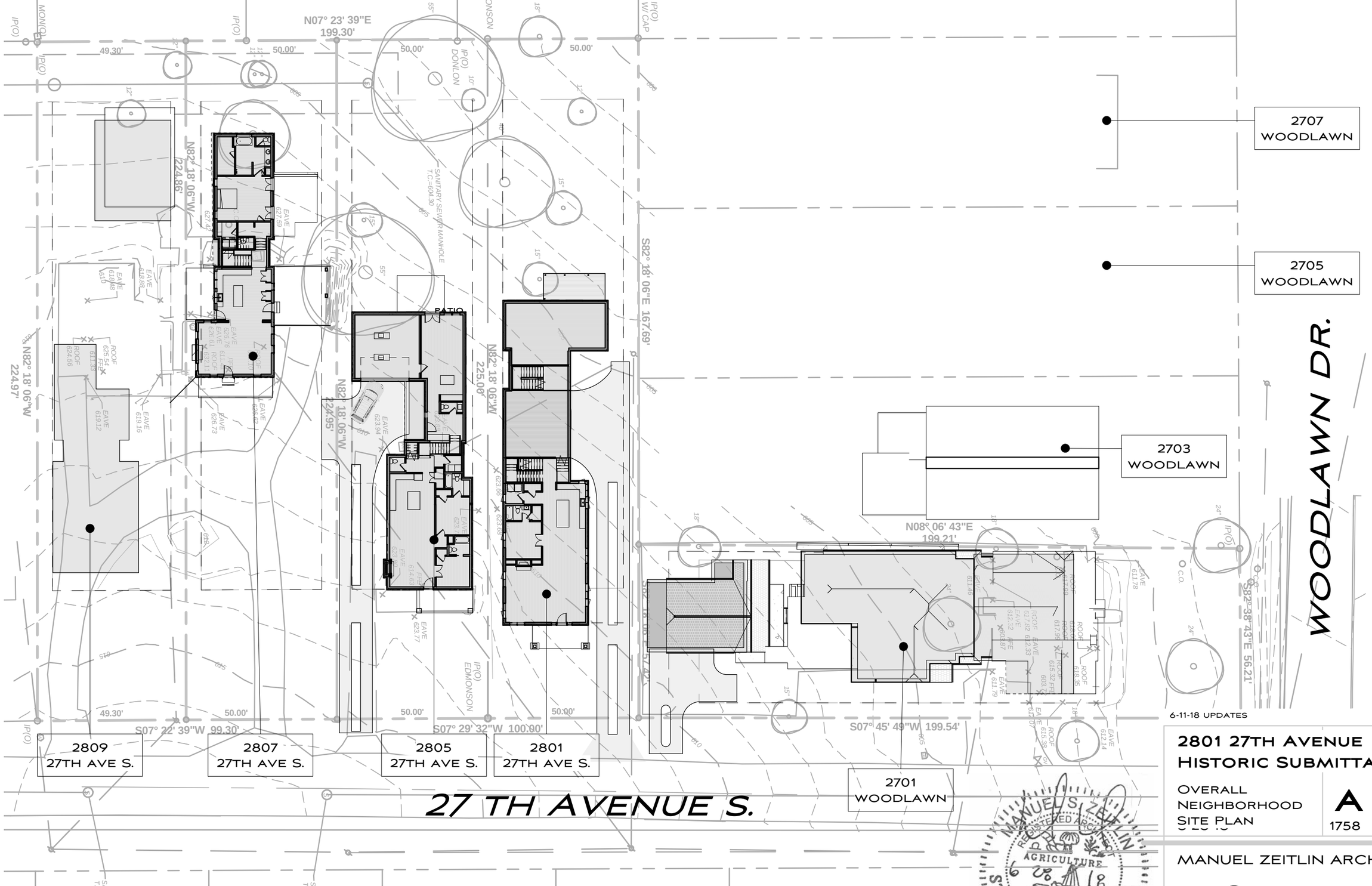
516 HAGAN ST. STE 100 NASHVILLE TN 37203



1 SITE INFO - NEIGHBORS
1" = 30'-0"

1" = 30'-
0 30' 60' 90'

6-11-18 UPDATES

2801 27TH AVENUE
HISTORIC SUBMITTAL

OVERALL
NEIGHBORHOOD
SITE PLAN

A - 2
1758

MANUEL ZEITLIN ARCHITECTS

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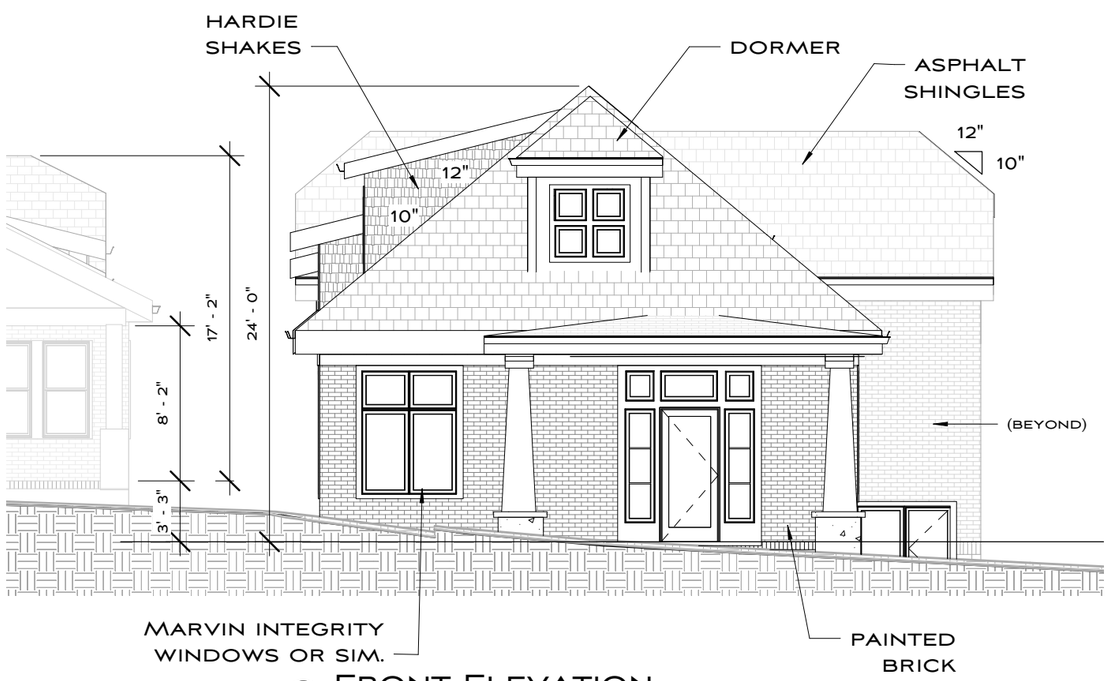
516 HAGAN ST, SUITE 100 NASHVILLE, TN 37203

1 NORTH ELEVATION
1/8" = 1'-0"

1/8" = 1'-

0 8' 12' 16' 20'



2 FRONT ELEVATION
1/8" = 1'-0"

2801 27TH AVENUE
HISTORIC SUBMITTAL

ELEVATIONS

A - 3

6-28-18

1758

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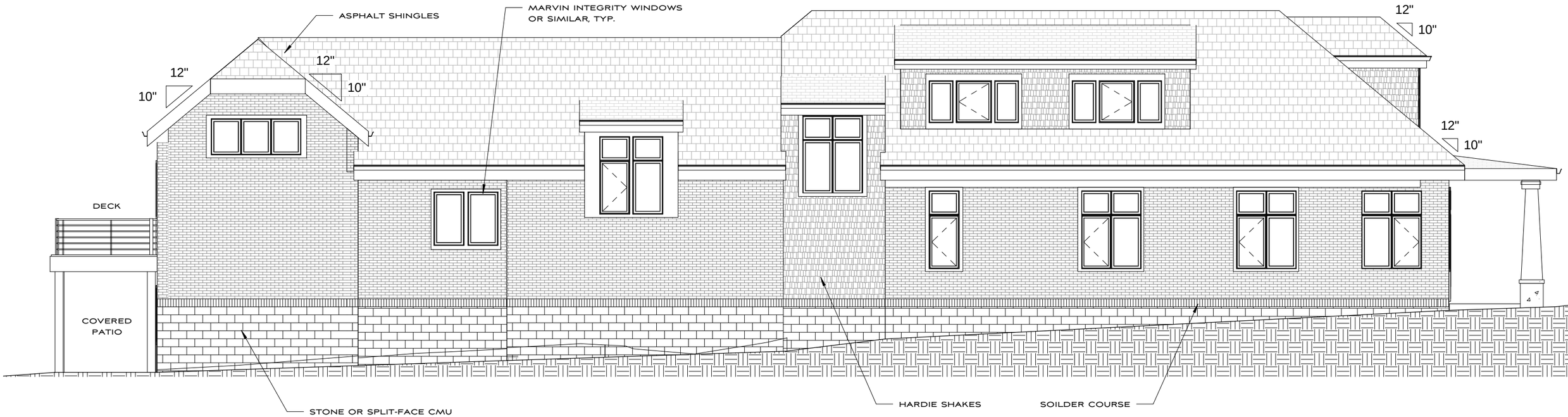

1 SOUTH ELEVATION1
1/8" = 1'-0"

1/8" = 1'-

0 8' 12' 16' 20'

2 REAR ELEVATION
1/8" = 1'-0"

MANUEL S. ZEITLIN
REGISTERED ARCHITECT
AGRICULTURE
6 28 18
COMMERCE
No. 015361
STATE OF TENNESSEE

2801 27TH AVENUE
HISTORIC SUBMITTAL

ELEVATIONS

A - 4

6-28-18 1758

MANUEL ZEITLIN ARCHITECTS

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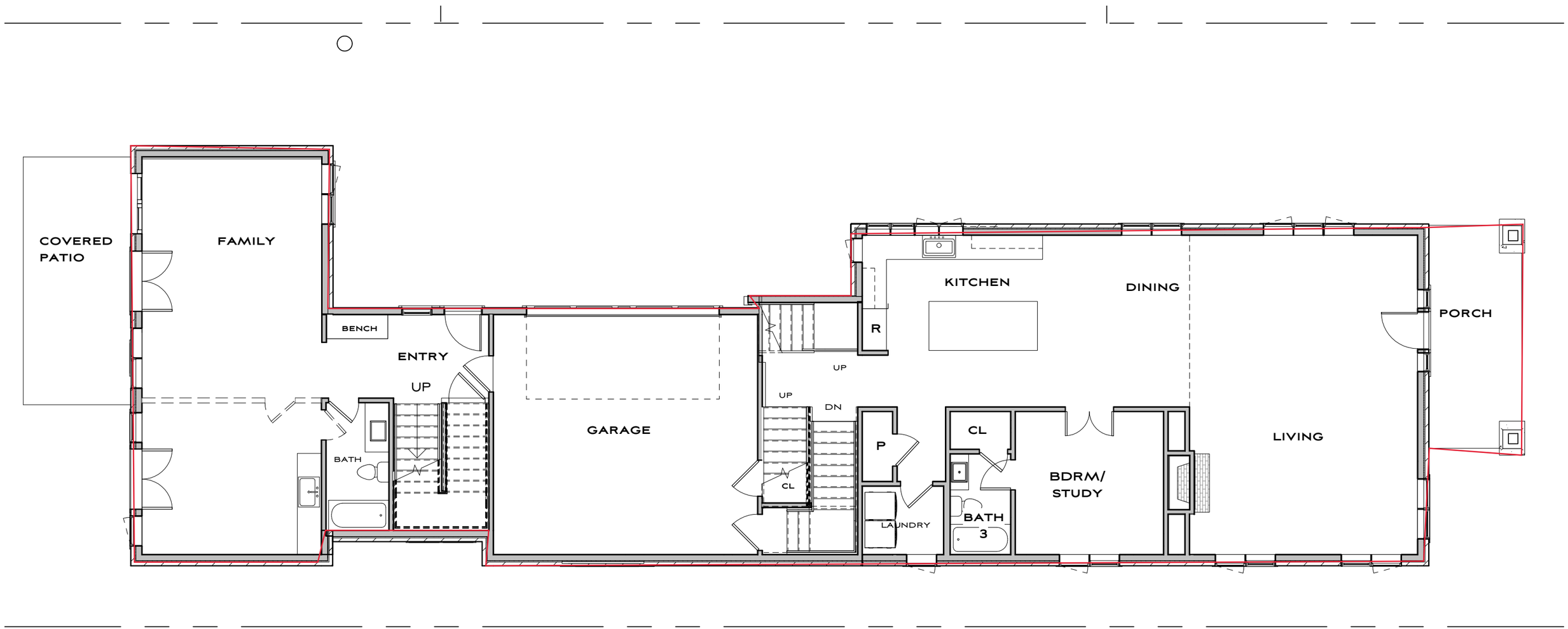
516 HAGAN ST. STE 100 NASHVILLE TN 37203



1 FLOOR PLAN - MAIN LEVEL & LOWER LEVEL
1/8" = 1'-0"

1/8" = 1'-

0 8' 12' 16' 20'

MANUEL S. ZEITLIN REGISTERED ARCHITECT AGRICULTURE COMMERCE 6 28 18 No. 015361 STATE OF TENNESSEE

2801 27TH AVENUE
HISTORIC SUBMITTAL

FLOOR PLANS

A - 5

6-28-18 1758

MANUEL ZEITLIN ARCHITECTS

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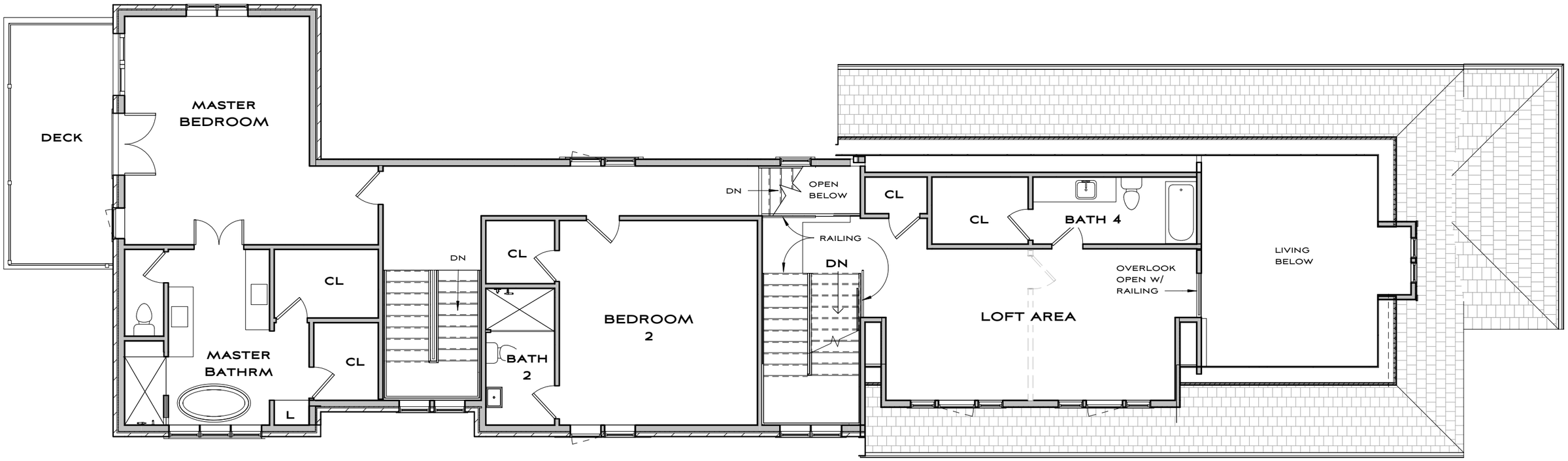
516 HAGAN ST. STE 100 NASHVILLE TN 37203



1 FLOOR PLAN - UPPER LEVEL
1/8" = 1'-0"

1/8" = 1'-

0 8' 12' 16' 20'

MANUEL S. ZEITLIN
REGISTERED ARCHITECT
AGRICULTURE
6 28 18
COMMERCE
No. 015361
STATE OF TENNESSEE

2801 27TH AVENUE
HISTORIC SUBMITTAL

FLOOR PLANS

A - 6

6-28-18

1758

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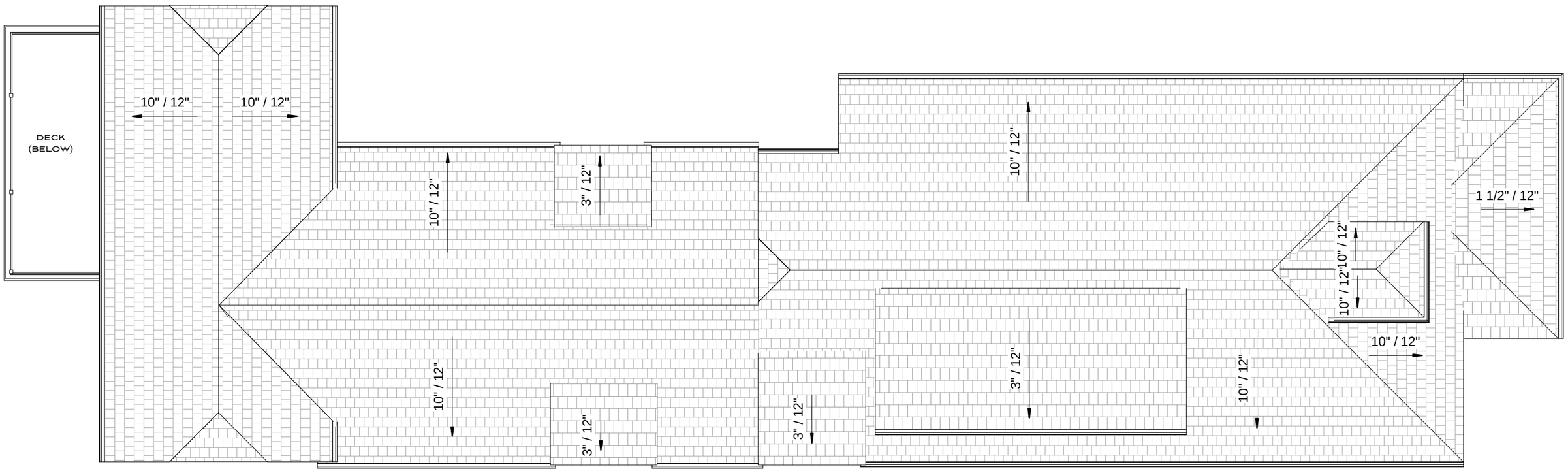

1 ROOF PLAN
1/8" = 1'-0"

1/8" = 1'-

0 8' 12' 16' 20'

MANUEL S. ZEITLIN
REGISTERED ARCHITECT
AGRICULTURE
6 28 18
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STATE OF TENNESSEE

2801 27TH AVENUE
HISTORIC SUBMITTAL

ROOF PLAN

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