DAVID BRILEY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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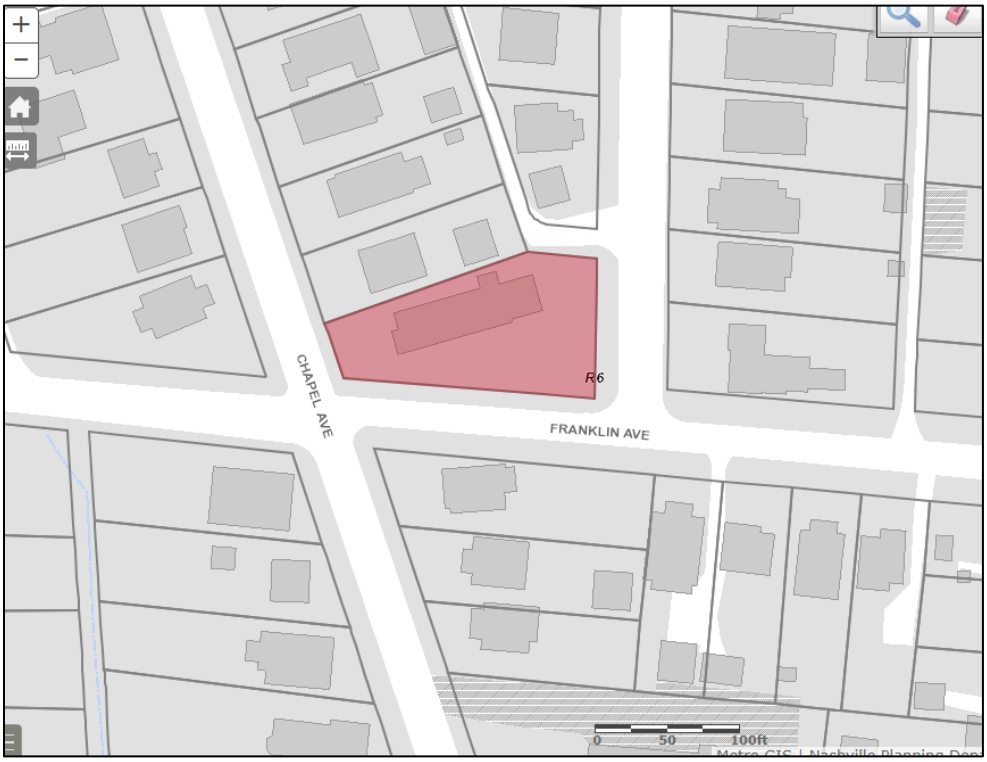
STAFF RECOMMENDATION
200 Chapel Avenue
April 17, 2019

Application: New Construction--Infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08306011500
Applicant: Will Jenner
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: The proposed application is for construction of two new residences. The existing building is non-contributing and staff has permitted its demolition. **Recommendation Summary:** Staff recommends disapproval of the application finding that the project does not meet section II.B.1.b (Scale), specifically building width; II.B.1.c (Setback & Rhythm of Spacing) and section II.B.1.f (Orientation).	**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 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.

Background: This application is for infill of two residential units on the lot.

Figure 1: 200 Chapel Avenue

Analysis and Findings:

Demolition: The existing structure is a non-contributing brick building (Figure 1) constructed circa 1967. Staff has permitted its demolition administratively.

Height & Scale: The proposed infill residences are one and one-half stories each with a ridge height of twenty-seven feet, six inches (27' 6") from grade. Historic homes in the vicinity range from sixteen feet to thirty-one feet (16'-31') in height. The proposed eave height is ten feet (10'). The foundation height is two feet (2'). Staff finds that the height, eave height and foundation height are compatible with the historic context.

The new structures are each thirty-three feet wide (33'). Contributing buildings in the vicinity range in width from twenty-eight feet to thirty-two feet (28'-32'). As the proposed width exceeds that of surrounding historic buildings, staff finds that the scale does not meet section II.B.1.b.

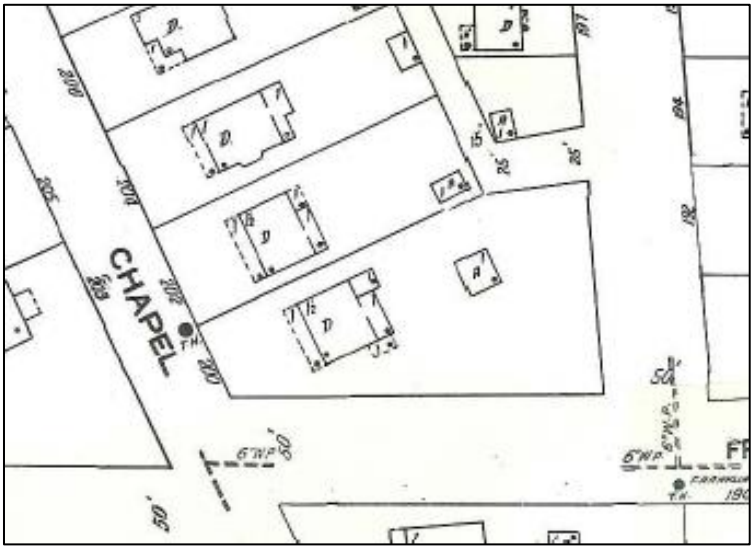


Figure 2: Sanborn map from 1957 showing single-family residence with detached outbuilding

Setback & Rhythm of Spacing: In most cases, when two units are permitted by base zoning, they should be in one building as seen historically to maintain the rhythm of the street. In 1957, the lot had a house oriented to Chapel Avenue with an outbuilding (Figure 2).

The configuration proposed includes front-side parking for Unit A which is not a typical historic condition for the neighborhood. Because of the odd shape of the lot and the lack of a full rear alley, it may not be possible to fit two separate full-sized homes along with associated parking and driveways on this lot in a manner that meets the design guidelines.

Since the lot is zoned two-family there are multiple other options: single-family home with garage, two fully connected units within the mass of a building that meets the historic context, a single-family home with a detached accessory dwelling unit.

The proposed two residences do not meet section II.B.1.c for Setbacks & Rhythm of Spacing.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" fiber cement lap siding	Smooth	Yes	No
Secondary Cladding	Board-and-batten	Smooth face	Yes	No
Roofing	Architectural Shingles	Not indicated	Yes	Yes
Trim	Wood or fiber-cement	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Natural Color	Yes	No
Front Porch Posts	Wood w stone pedestals	Smooth wood (pedestal material needs final approval)	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Front entrance	¾ light	Needs final approval	Yes	Yes
Rear entrance	¾ light	Needs final approval	Unknown	Yes
Walkway	Concrete	Natural	Yes	No
Driveway	Concrete	Natural	Yes	No

With staff approval of roofing color, windows and doors, the project meets section II.B.1.d for materials.

Roof form: The structures have a side-gabled roof form with 8.5/12 pitch. They both include a gabled front dormer with 8.5/12 pitch and a low-sloped shed rear dormer. The roof form and pitches are compatible with the historic context and meet section II.B.1.e.

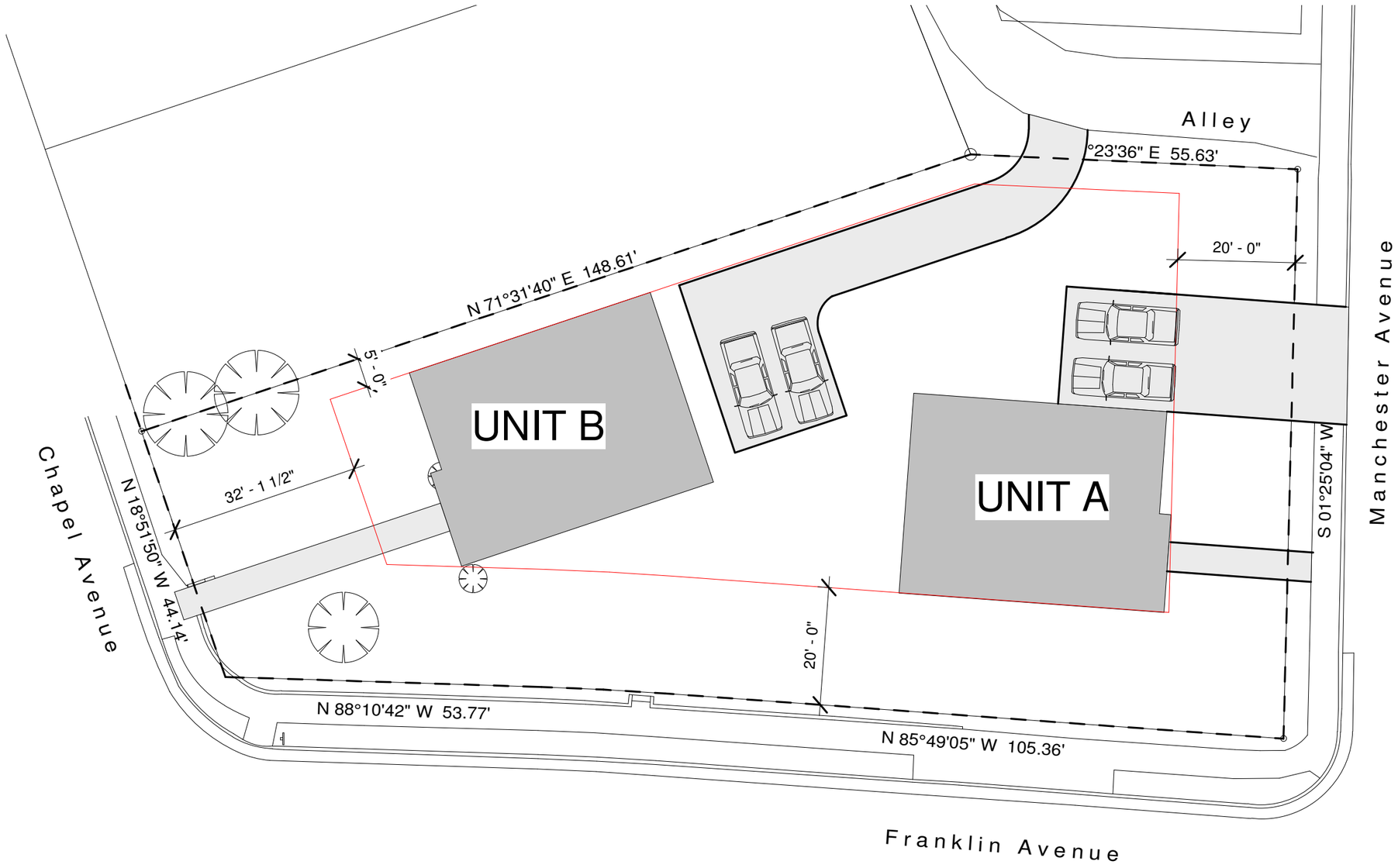
Orientation: Unit B is oriented toward Chapel Avenue and includes a partial width front porch that is six feet, six inches (6' 6") deep. A walkway connects the house to the street. For a single building on the lot, this would be consistent with the historic context and meets section II.B.1.f. However staff finds that Unit A is not consistent with the rhythm of spacing in this vicinity. Historically this lot had one primary structure oriented to Chapel Avenue.

Vehicular access for Unit B is from an alley off Manchester Avenue. Vehicular access for Unit A is wide driveway from Manchester Avenue that terminates with parking at the front-side of the house. Typically, the Commission does not approve new curb cuts, but when they have been necessary they have been kept at ten to twelve feet (10'-12') in width to minimize their impact. A scale was not provided on the site plan, but the driveway appears to be double the appropriate width.

The project does not meet section II.B.1.f of the design guidelines for Orientation.

Proportion and Rhythm of Openings**:** The majority of windows are generally twice as tall as they are wide, meeting the historic proportions of openings. There is an expanse on each building's left side of approximately sixteen feet (16') without a window opening. If the Commission were to approve infill, staff would recommend a window opening be added on the left side of each structure.

Recommendation:
Staff recommends disapproval of the application finding that the project does not meet section II.B.1.b (Scale), specifically building width; II.B.1.c (Setback & Rhythm of Spacing) and section II.B.1.f (Orientation).



200 CHAPEL

SITE PLAN

JENNER
ARCHITECTURE | DESIGN

04/01/19

8' 6' 4' 2' 0 8'

200A CHAPEL

FRONT ELEVATION

JENNER
ARCHITECTURE | DESIGN

04/01/19

8' 6' 4' 2' 0 8'

200A CHAPEL

LEFT ELEVATION

JENNER
ARCHITECTURE | DESIGN

04/01/19

8' 6' 4' 2' 0 8'

200A CHAPEL

RIGHT ELEVATION

JENNER
ARCHITECTURE | DESIGN

08/03/17

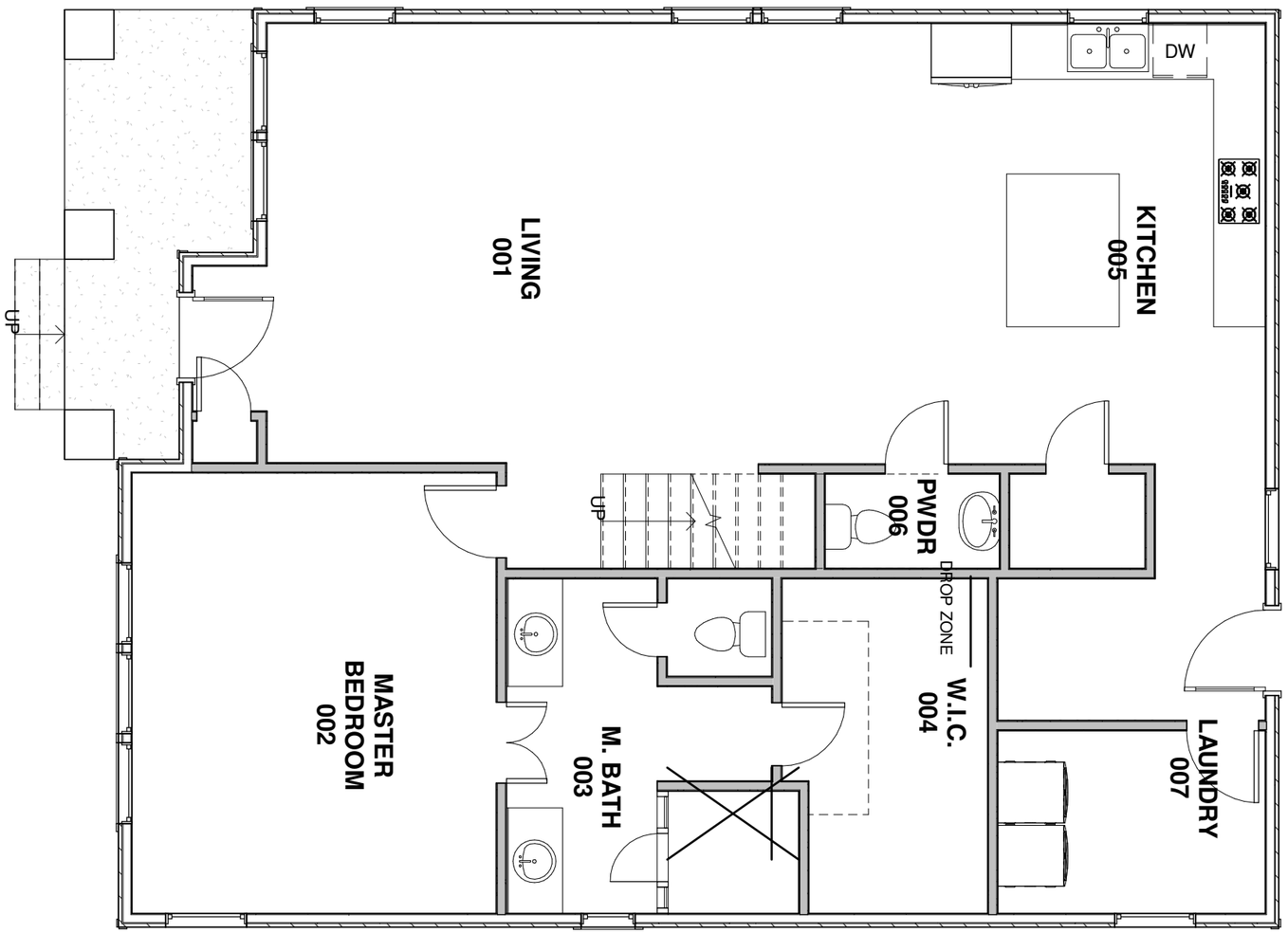
8' 6' 4' 2' 0 8'

200A CHAPEL

REAR ELEVATION

JENNER
ARCHITECTURE | DESIGN

04/01/19



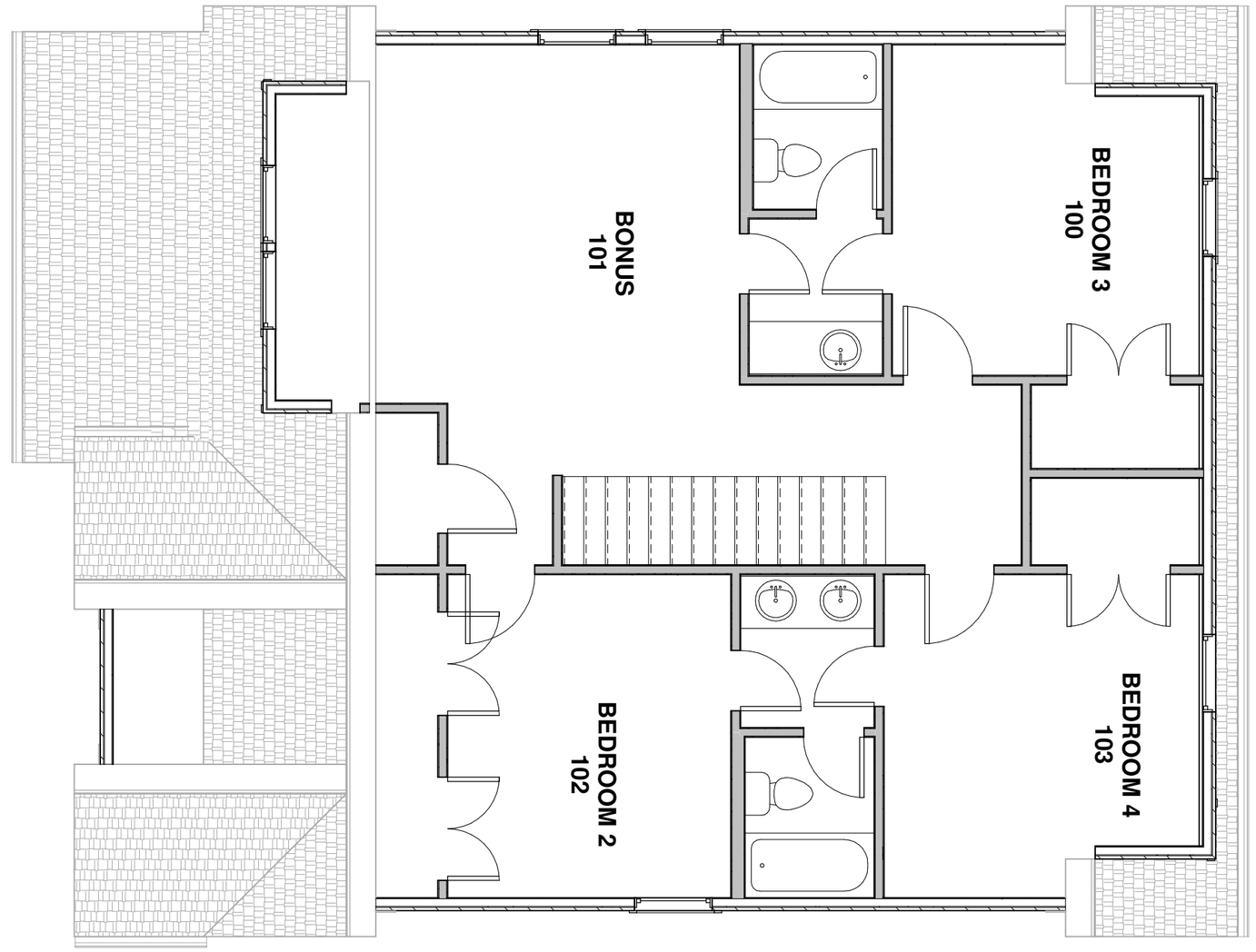
8' 6' 4' 2' 0 8'

200A CHAPEL

1ST FLOOR PLAN

JENNER
ARCHITECTURE | DESIGN

04/01/19



8' 6' 4' 2' 0 8'

200A CHAPEL

2ND FLOOR PLAN

JENNER
ARCHITECTURE | DESIGN

04/01/19

8' 6' 4' 2' 0 8'

200B CHAPEL

FRONT ELEVATION

JENNER
ARCHITECTURE | DESIGN

04/01/19

8' 6' 4' 2' 0 8'

200B CHAPEL

LEFT ELEVATION

JENNER
ARCHITECTURE | DESIGN

04/01/19

8' 6' 4' 2' 0 8'

200B CHAPEL

RIGHT ELEVATION

JENNER
ARCHITECTURE | DESIGN

08/03/17

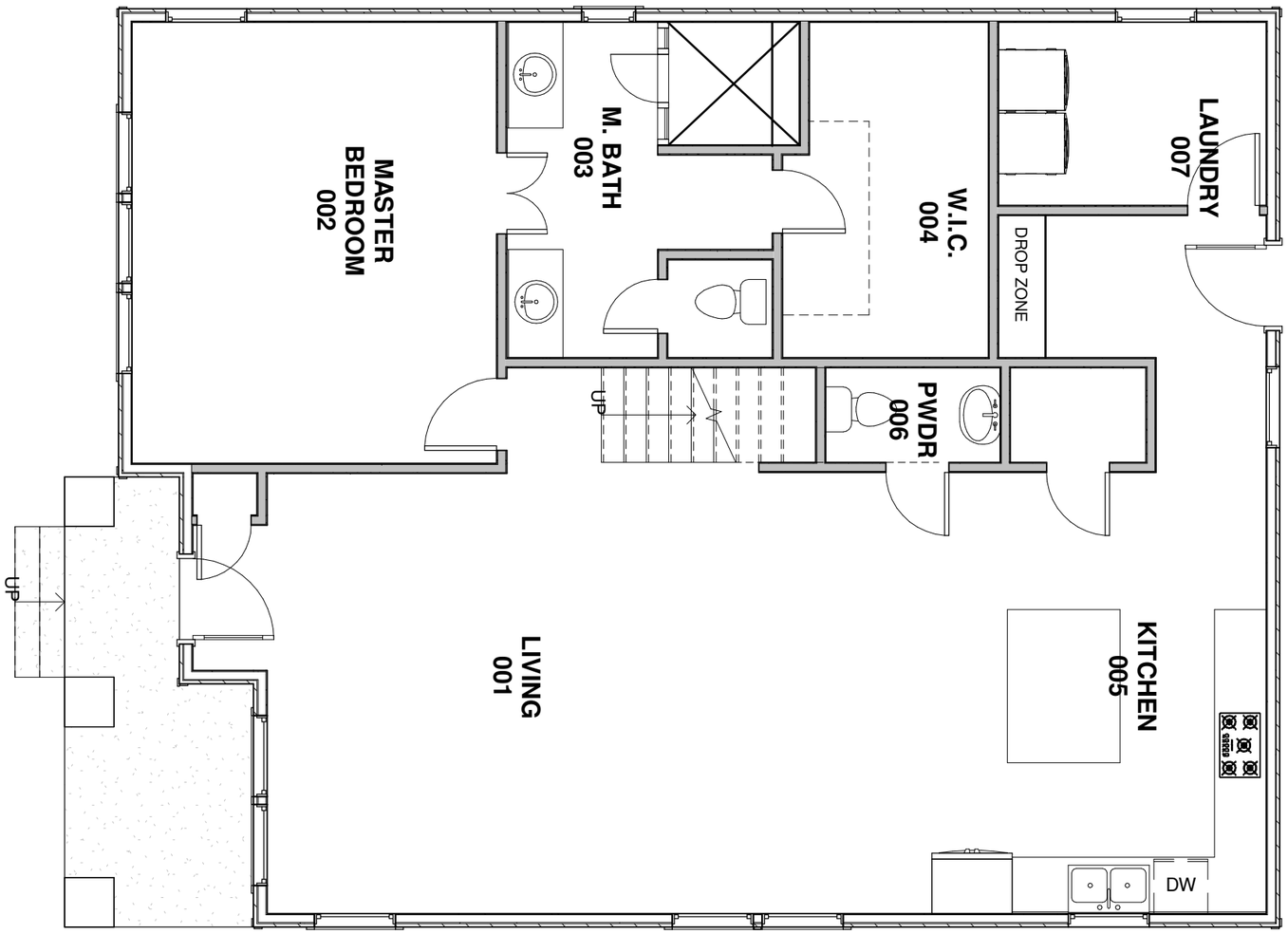
8' 6' 4' 2' 0 8'

200B CHAPEL

REAR ELEVATION

JENNER
ARCHITECTURE | DESIGN

04/01/19



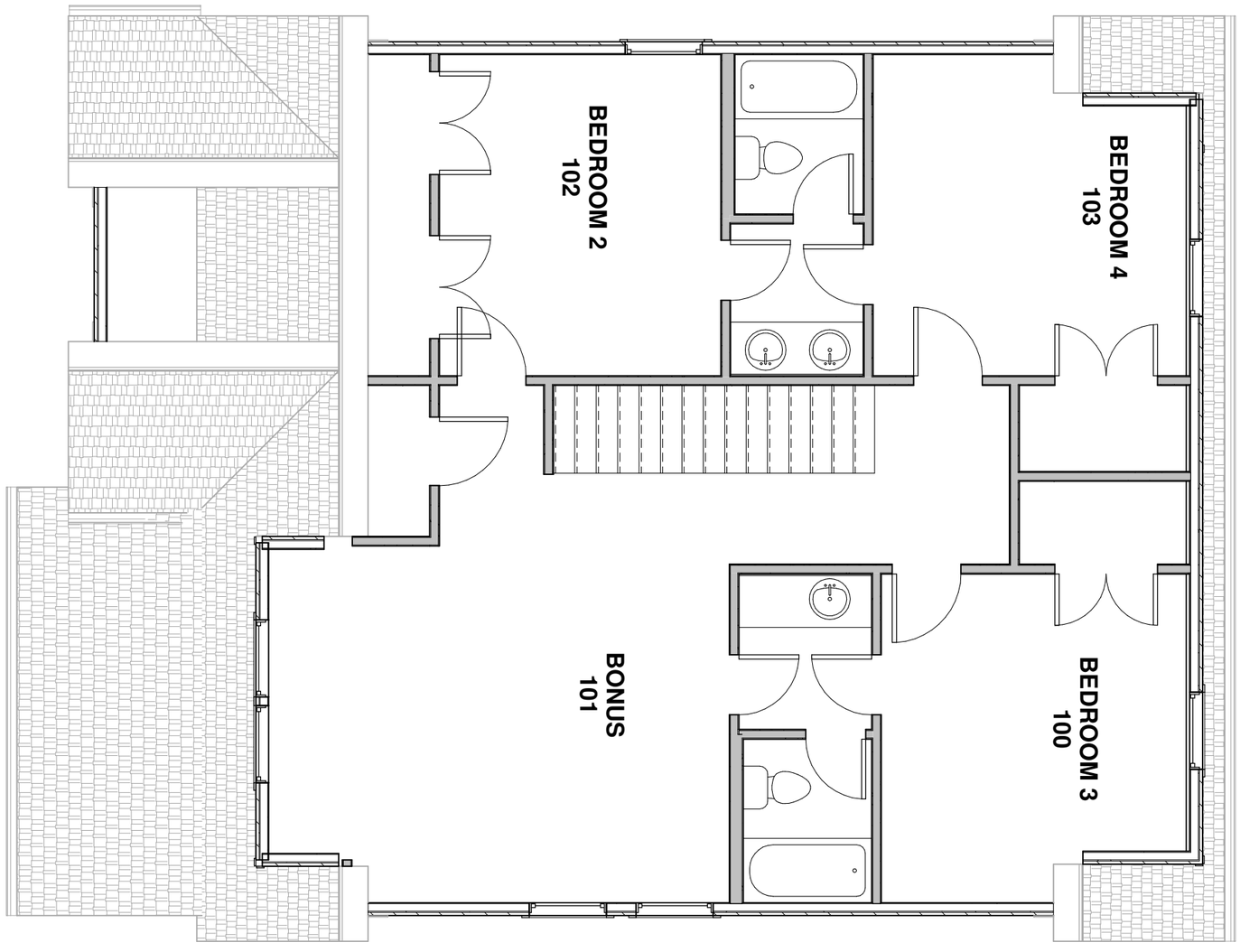
8' 6' 4' 2' 0 8'

200B CHAPEL

1ST FLOOR PLAN

JENNER
ARCHITECTURE | DESIGN

04/01/19



8' 6' 4' 2' 0 8'

200B CHAPEL

2ND FLOOR PLAN

JENNER
ARCHITECTURE | DESIGN

04/01/19