

DAVID BRILEY
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
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STAFF RECOMMENDATION

1112 Montrose Avenue

July 17, 2019

Application: Demolition; New Construction-Infill

District: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Council District: 07

Base Zoning: R8

Map and Parcel Number: 118010123

Applicant: Kaitlyn Smous, Nine 12 Architects

Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: The application is for the demolition of a non-contributing duplex and the construction of a new infill duplex.

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

1. The overall height shall not exceed twenty-five feet (25') high;
2. The eave height shall not exceed twelve feet (12');
3. 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;
4. Staff shall approve the front setback in the field at staking;
5. Staff shall approve the roofing color, porch materials, windows, doors and driveway and walkway materials prior to purchase and installation; and,
6. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s),

finding that, with these conditions, the project meets Section III of the *Waverly-Belmont Neighborhood Conservation District Handbook and Design Guidelines*.

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.

V. Demolition

B. GUIDELINES

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.

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.



Figure 1: Existing non-contributing structures to be demolished at 1110 and 1112 Montrose Avenue

Background: 1112 Montrose Avenue is a non-contributing one-story brick duplex dating to the 1980s. This application is for the demolition of 1112 Montrose (on the left in Figure 1) and the new construction of an infill duplex. A separate application has been submitted for similar work to 1110 Montrose Avenue.

The site sits at the edge of the overlay – to the left of #1112 Montrose is a parking lot and then a large commercial structure on the corner of 12th Avenue South. (Figure 2)



Figure 2: Context map

Analysis and Findings:

Demolition:

The existing structure at 1112 Montrose Avenue was constructed circa 1985 and does not contribute to the character of the Waverly Belmont Neighborhood Conservation Zoning Overlay. The setback, materials, style form and detailing do not match the historic context of neighborhood. 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 V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale:

The site sits at the edge of the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Properties outside of the overlay are not used to determine historic context. Therefore, although there is a large three (3) story commercial building two lots away, at the corner of Montrose and 12th Avenue South, this property is not used to help determine appropriate height and scale. (Figure 2) In 2011, the Commission approved infill duplex at 2115 Grantland Ave, basing the height on the commercial building, just outside of the district. After construction, the Commission determined that the building was inappropriate for the district and no longer uses buildings outside of the overlay or of a different form, for instance a new residential building compared to a commercial building or a church, in determining appropriate infill heights.

The historic properties in the immediate context are exclusively one and one-and-a-half story houses, with a maximum height of about twenty-five feet (25') from grade. The two houses to the immediate right of the site, #1108 and #1106 Montrose are both about twenty feet (20') high as measured from grade to the peak of each side-facing gable.(Figures 3 & 4). When measured at the same point, the proposed infill is about thirty-two feet (32') tall. (Figure 6)



Figure 3: 1108 Montrose, to the immediate right



Figure 4: 1106 Montrose, two doors down

The tallest historic house on the block stands across the street from the proposed infill at 1109 Montrose. This house, measured at the same point, is about twenty-four feet (24') tall. (Figure 5) Further, the proposed infill has a foundation height in the front of nearly five feet (5') at its highest point. The foundation height on 1106, 1108 and 1109 Montrose is two feet (2'). The foundation height should match the historic context and will be field checked by Staff. (Figures 3-5)



The eave heights of the proposed house are about thirteen feet to fourteen feet, five inches (13'-14'5") high at the front. The eave heights of the nearby historic houses are from ten to eleven feet (10'-11') high. Staff finds that the eave heights are too tall and recommends that they be reduced to no higher than twelve feet (12').

Figure 5: 1109 Montrose, across the street



Figure 6: Proposed side elevation, dashed line indicates 32 foot height

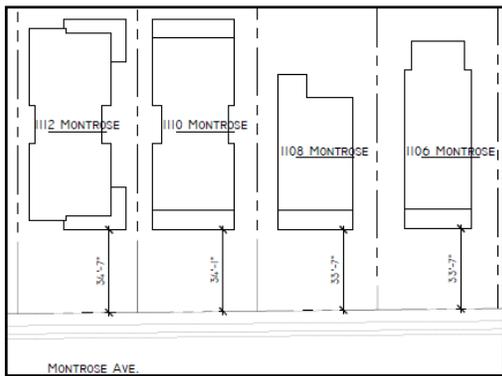
Staff finds that the proposed height is inappropriate for the context. Based on examples in the immediate context, an appropriately scaled one-and-a-half story house on this block would be a maximum of twenty-five feet (25') tall.



Figure 7: Front elevation

The proposed width of the infill is thirty-four feet (34'). The historic houses on the block average about thirty-one feet (31') wide, however the house at 1102 Montrose Avenue is about thirty-three feet (33') wide and the one at 1103 Montrose is about thirty-six (36') wide. Therefore, staff finds that the proposed thirty-four foot (34') width could be appropriate.

With the condition that the overall height is reduced to a maximum of twenty-five feet (25') tall, the eave height is reduced to a maximum of twelve feet (12') high and the foundation height is reduced to meet the historic context, staff finds that the project meets section III.A for height.



Setback & Rhythm of Spacing:

The front setback is indicated to be about thirty-four feet, seven inches (34'7"), which is consistent with the historic house next door, at 1108 Montrose Avenue. It appears to be about one foot (1') off, but this is due to the gently angled front lot lines. The intent is to align the front setback with that of the historic house at #1108 Montrose and the infill at 1110 Montrose. As always, staff will verify the appropriate setback in the field at staking.

Figure 8: Setback map

The house will be five feet (5') from the side property line on both sides. The rear of the house will be about thirty-seven feet (37') from the rear property line. These setbacks all meet the base zoning requirements.

The project meets section III.C for setback and rhythm of spacing for new construction.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	5" cement fiberboard lap siding	Smooth	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	X
Trim	Composite	Miratec or SmartSide	Yes	
Front/Back Porch floor/steps	Not indicated	Unknown	Unknown	X
Front/Back Porch Posts	Wood	Turned	Yes	
Front/Back Porch Railings	Not indicated	Unknown	Unknown	X
Windows	Wood clad	Marvin Integrity or equal	Yes	X
Principle	Not indicated	Unknown	Unknown	X

Entrances				
Side/rear doors	Not indicated	Unknown	Unknown	X
Walkway	Not indicated	Needs final approval	Unknown	X

With final staff approval of the roofing color, porch materials, windows, doors and walkway materials, the project meets section III.D. for new construction-materials.

Roof form: The duplex has a hipped roof with a 12/12 slope at both the front and back. A front gabled roof connects the two. There are hipped dormers on all four elevations with the same 12/12 slope. The side elevations also include a shed roofed dormer on the recessed portion. All of the dormers are set in two feet (2') from the main wall below. The wrap-around porch has a shed roof with a 4/12 slope. Staff finds these roof forms to be compatible with the historic context.

The project meets section III.E for new construction-roof form.

Orientation: The proposed infill faces Montrose Avenue with a wrap-around porch that is six feet (6') deep. There is a walkway from the front porch to the existing sidewalk on Montrose. This is compatible with the historic context. The second unit is accessed via an additional walkway to the right of 1112 Montrose that runs from a side door to the Montrose Avenue sidewalk. The second unit has a porch which faces the alley and additional parking.

The project meets section III.F for new construction-orientation.

Proportion and Rhythm of Openings: The windows on the proposed building are all generally 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 finds the project's proportion and rhythm of openings to meet Section III.G. for new construction-proportion and rhythm of openings.

Appurtenances & Utilities: The location of the HVAC and other utilities was also not noted. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

The project meets section III.I. for new construction-utilities.

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

1. The overall height shall not exceed twenty-five feet (25') high;
2. The eave height shall not exceed twelve feet (12');

3. 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;
4. Staff shall approve the front setback in the field at staking;
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finding that, with these conditions, the project meets Section III of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.



Back of 2510 12th Ave S



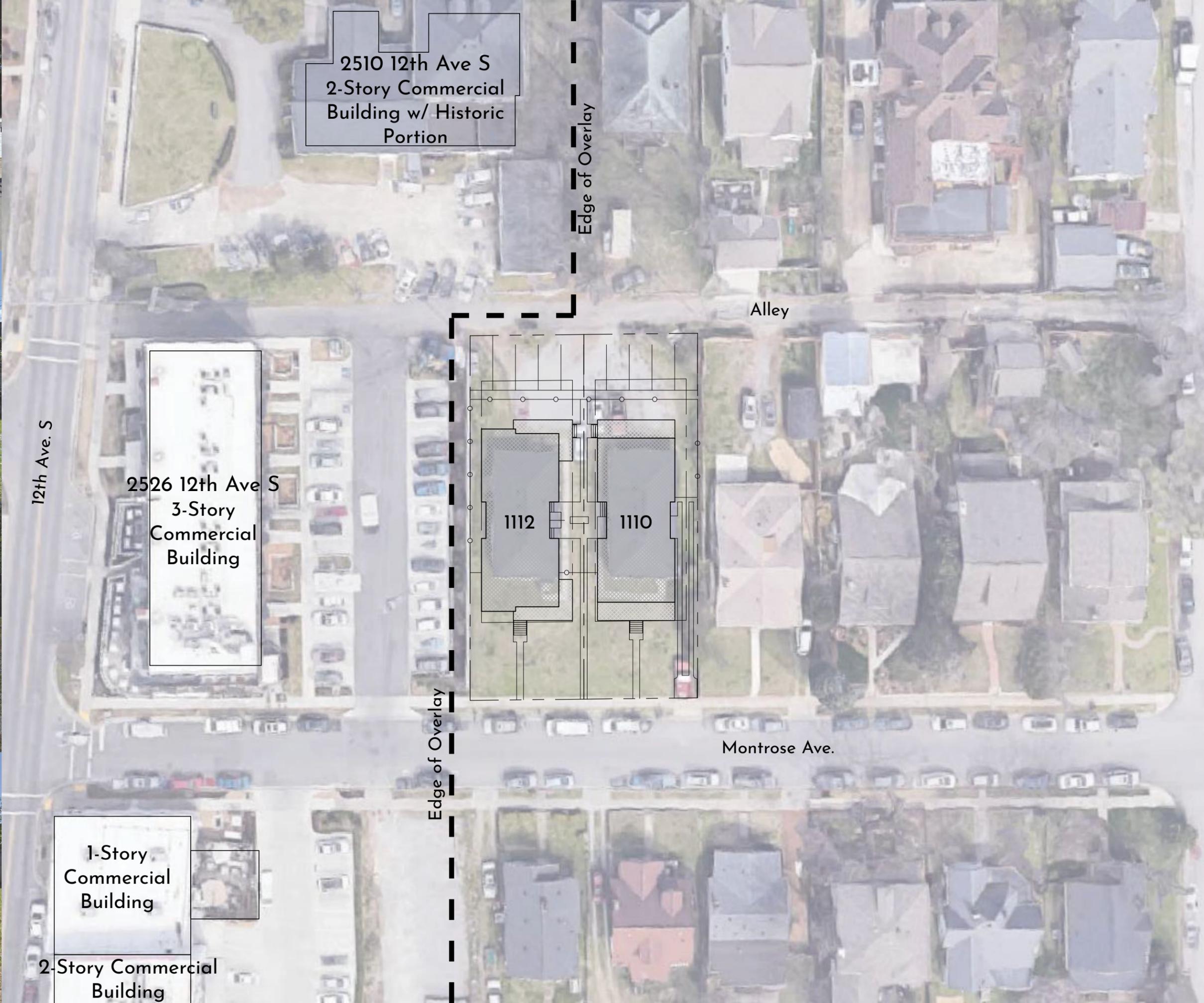
Back of current 1112 Montrose with 2526 12th Ave in Background



1112 + 1110 Montrose with 2526 12th Ave. in Background



View down Montrose towards 12th Ave.



2510 12th Ave S
2-Story Commercial
Building w/ Historic
Portion

Edge of Overlay

Alley

12th Ave. S

2526 12th Ave S
3-Story
Commercial
Building

1112

1110

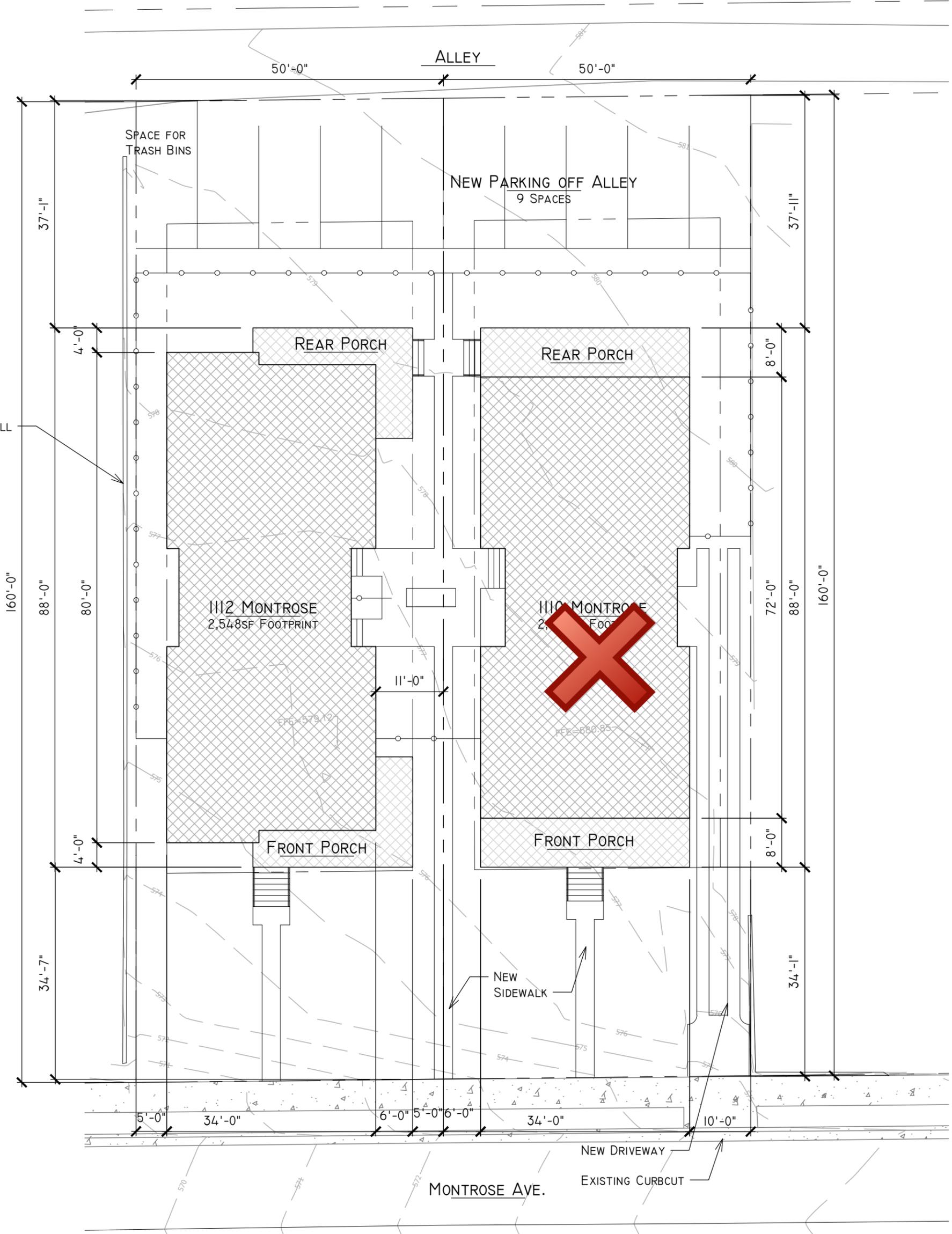
Edge of Overlay

Montrose Ave.

1-Story
Commercial
Building

2-Story Commercial
Building

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1 1112+1110 MONTROSE SITE PLAN
SCALE: 1/16"=1'-0"

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SITE PLAN

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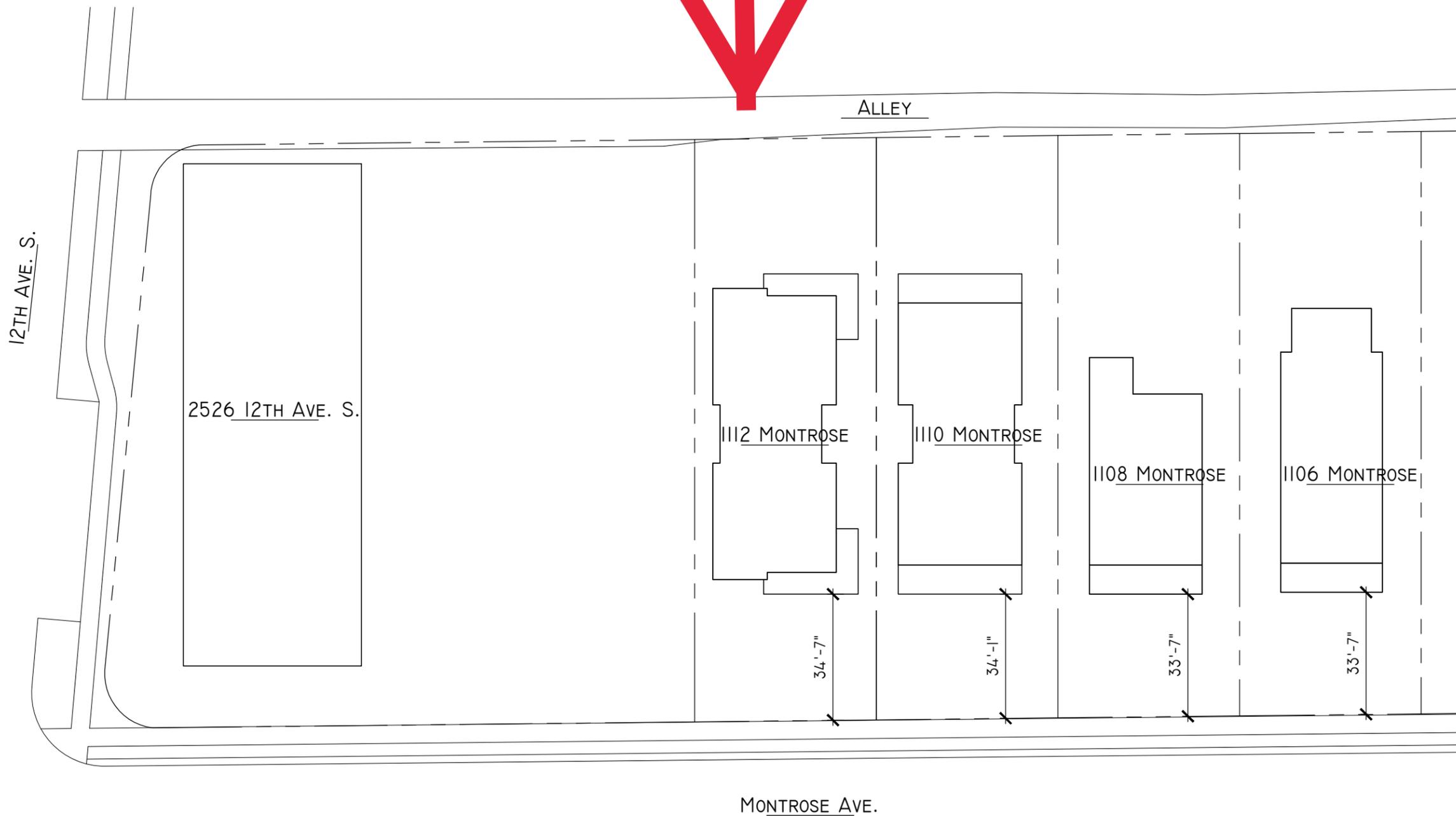


NEW DUPLEXES AT:
1112+1110 MONTROSE AVE.
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REV:	DATE:	DESC:
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1.0

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CONTEXTUAL
 SITE PLAN

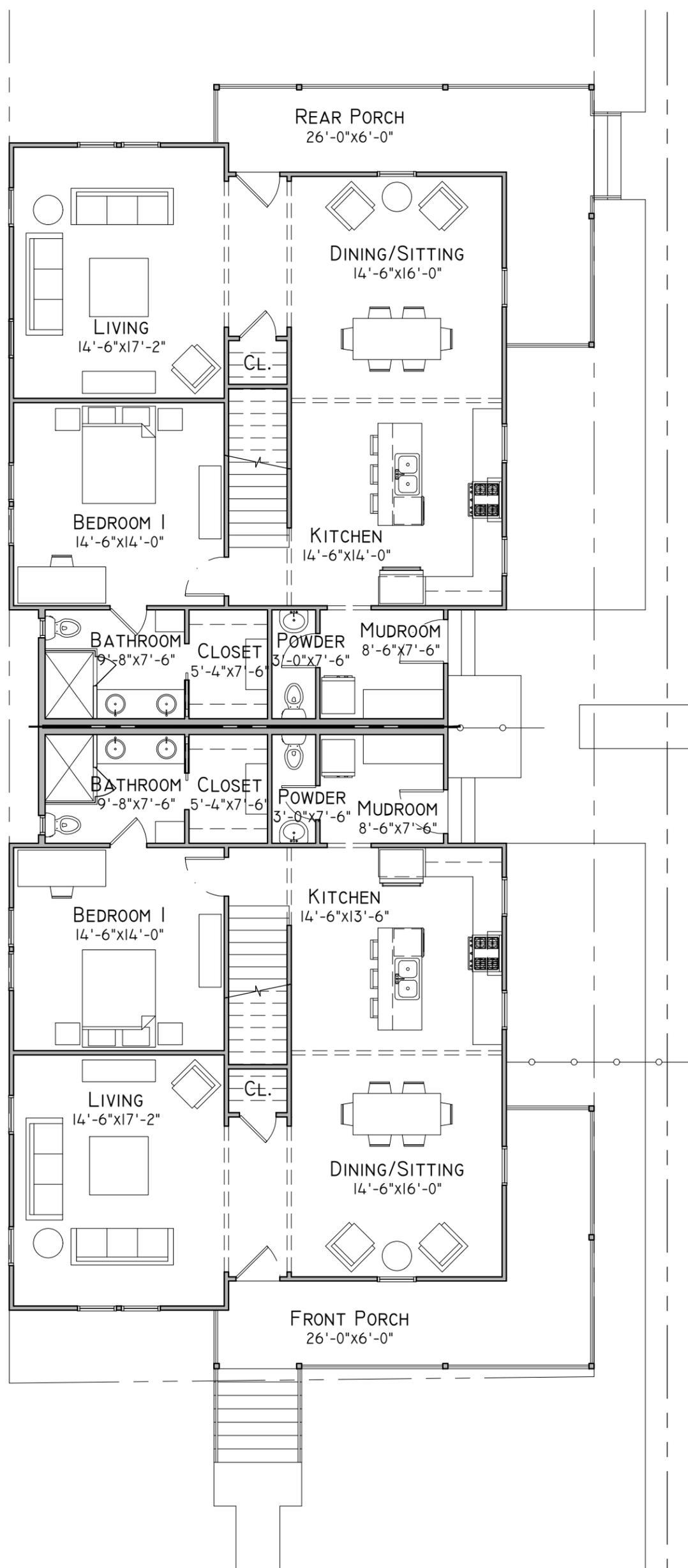


1112+1110 MONTROSE CONTEXTUAL SITE PLAN

SCALE: 1/32"=1'-0"

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1112 MONTROSE 1ST FLOOR PLAN

SCALE: 1/8"=1'-0"

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1112 MONTROSE PLANS

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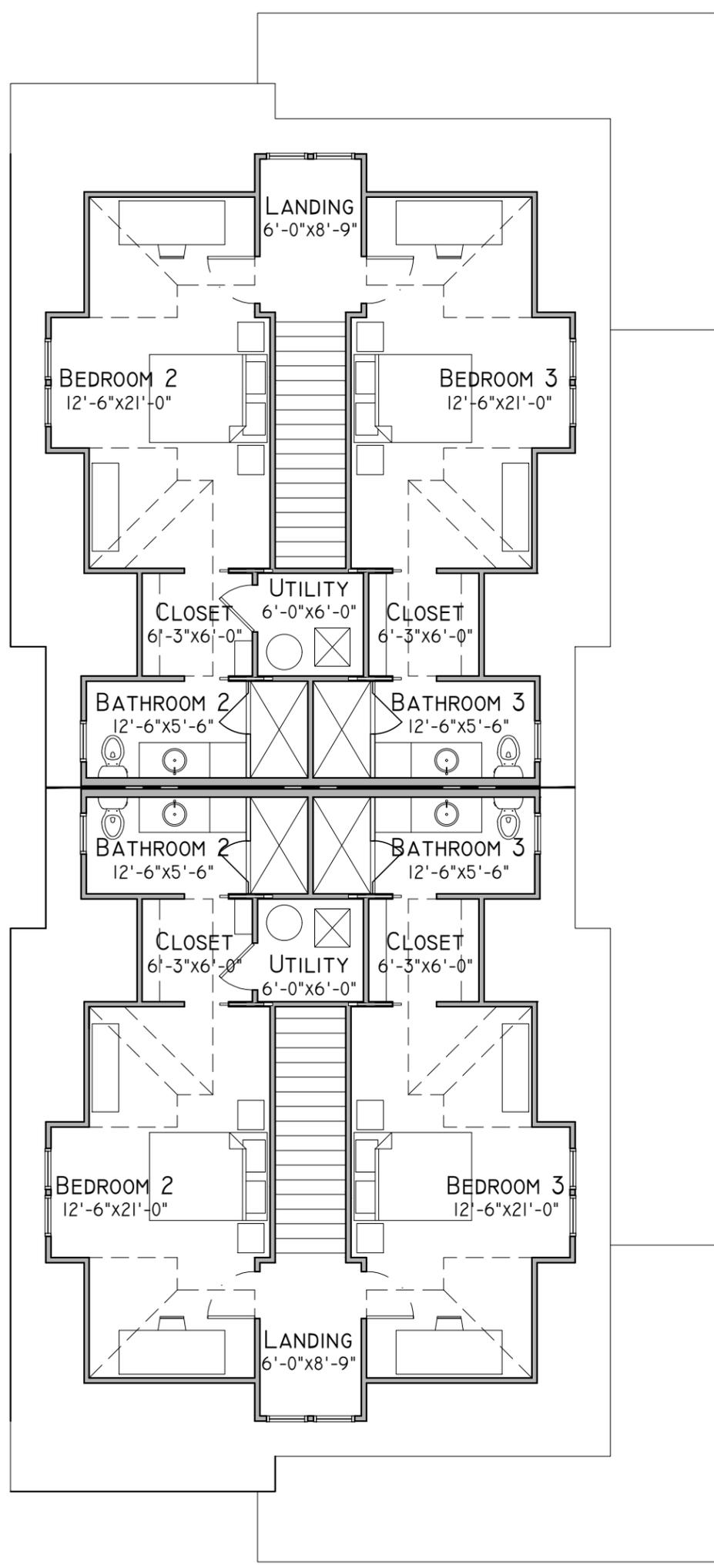
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1112 MONTROSE 2ND FLOOR PLAN

SCALE: 1/8"=1'-0"

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1112 MONTROSE PLANS

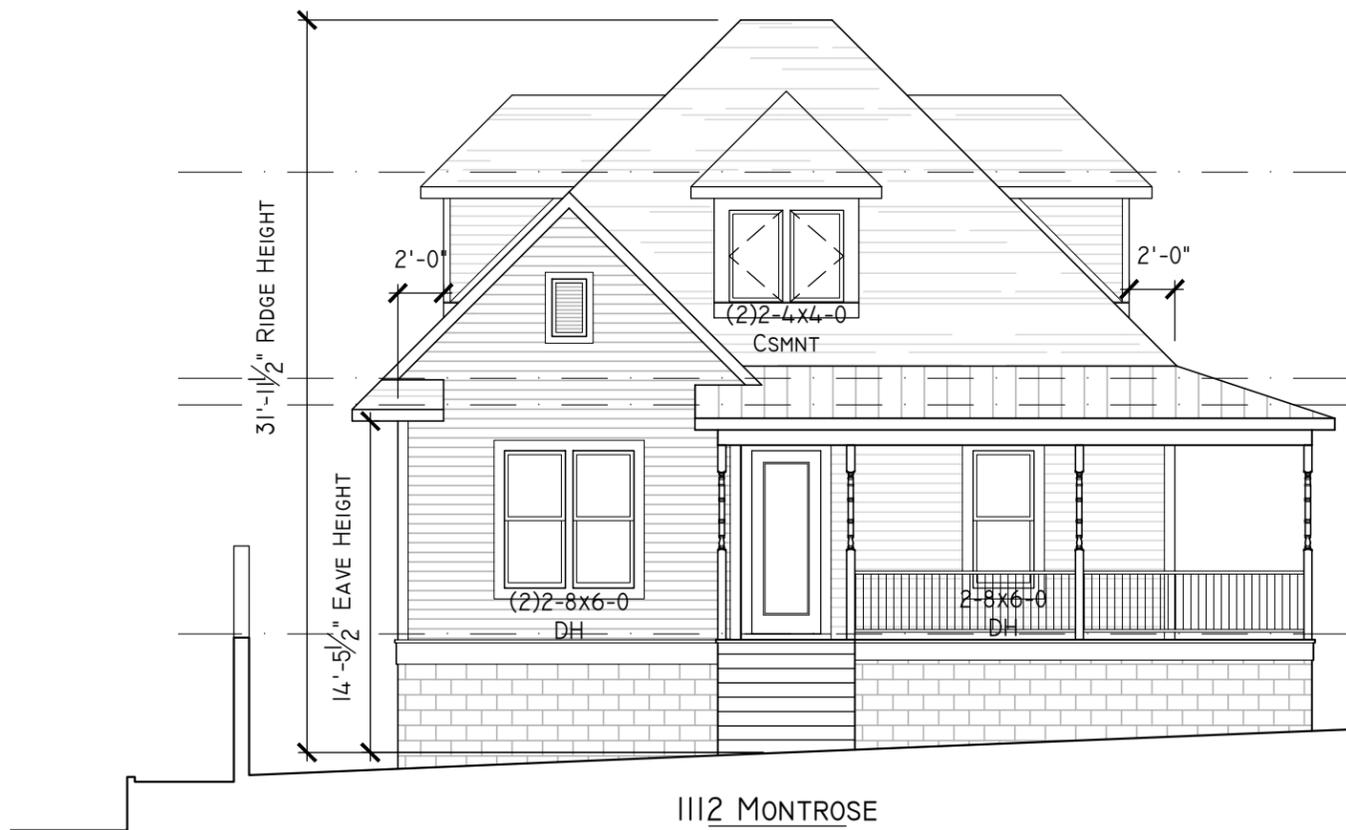
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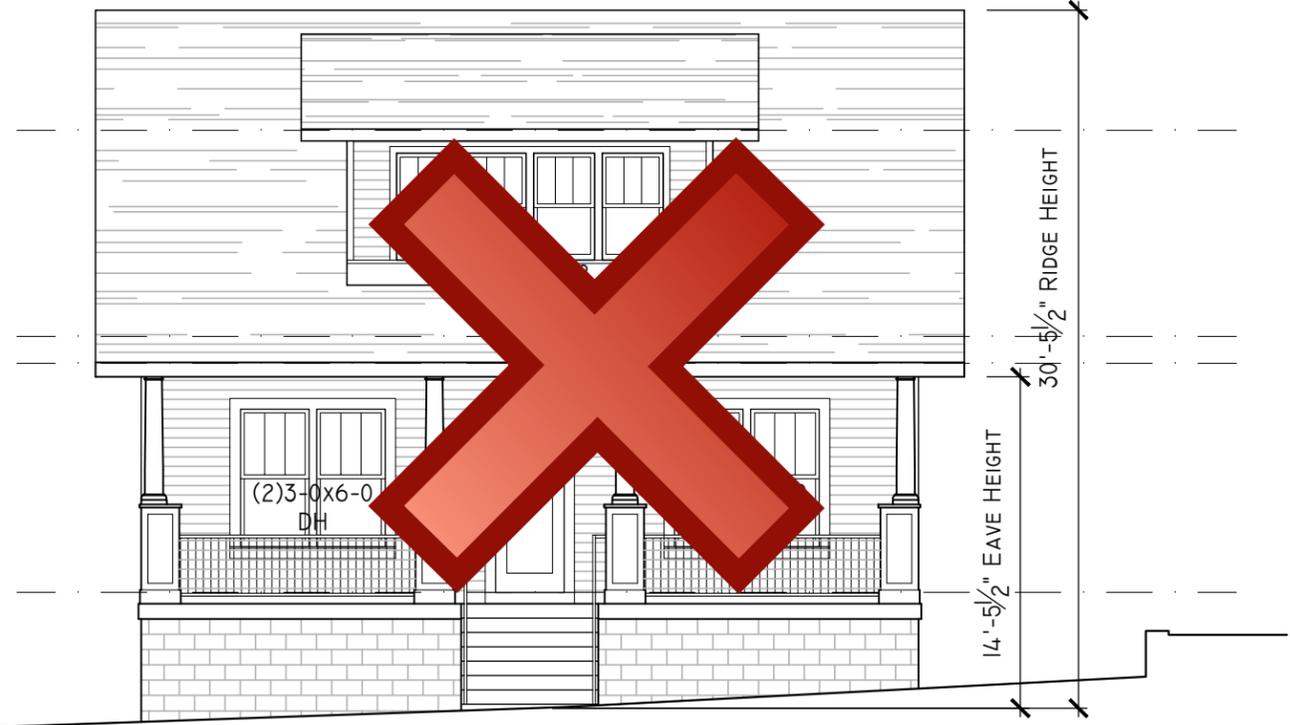
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A1.2



1112 MONTROSE



1110 MONTROSE

1 1110 + 1112 MONTROSE SOUTH ELEVATIONS
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1110 + 1112
MONTROSE
ELEVATIONS

2.0

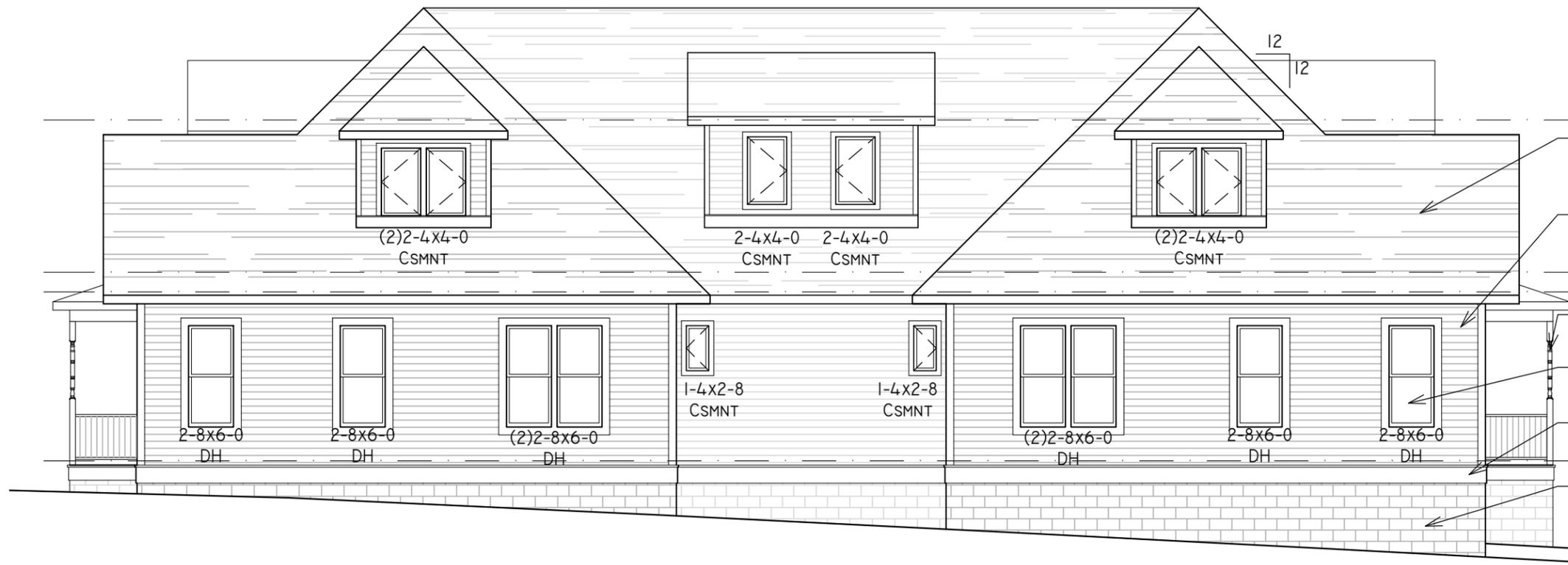
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2 1112 MONTROSE EAST ELEVATION



SCALE: 1/8"=1'-0"



1 1112 MONTROSE WEST ELEVATION



SCALE: 1/8"=1'-0"

- ARCHITECTURAL SHINGLES
- HARDIEPLANK SIDING, 5" REVEAL, PAINTED
- 5" TURNED WOOD PORCH COLUMNS
- MARVIN INTEGRITY WINDOWS OR EQUAL
- SMOOTH MIRATEC OR LP SMARTSIDE TRIM, TYP.
- SPLIT FACE CONCRETE BLOCK FOUNDATION

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1112 MONTROSE ELEVATIONS

A2.1

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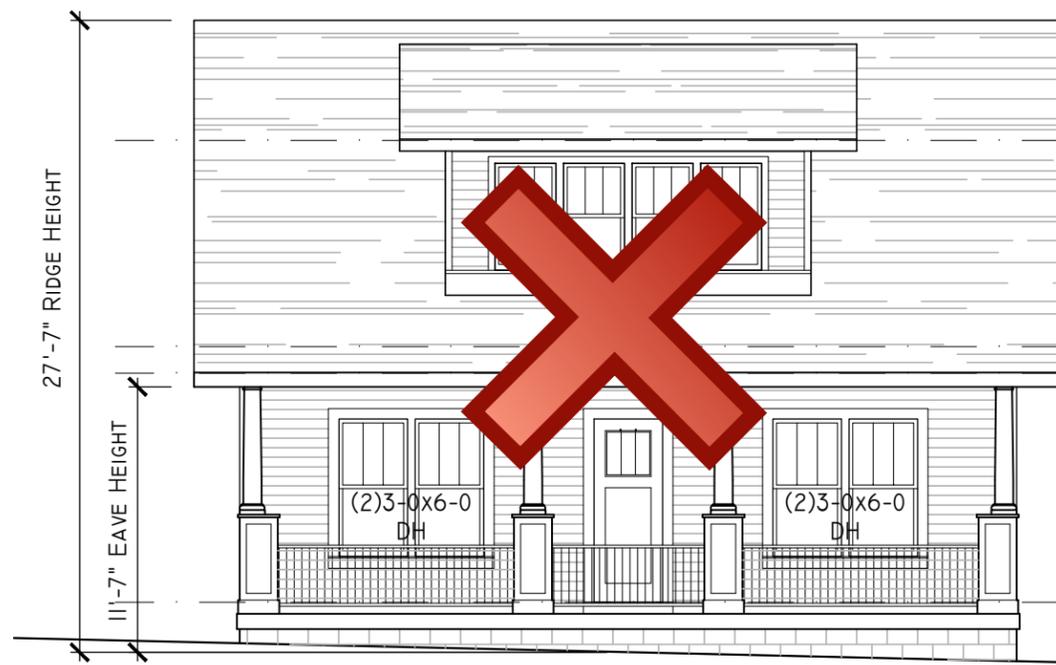
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1110 + 1112
MONTROSE
ELEVATIONS

2.2



1110 MONTROSE



1112 MONTROSE

1 1110 + 1112 MONTROSE NORTH ELEVATIONS
SCALE: 1/8"=1'-0"