

DAVID BRILEY  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

### STAFF RECOMMENDATION 1511 16<sup>th</sup> Avenue South August 21, 2019

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**Application:** New Construction—Infill  
**District:** South Music Row Neighborhood Conservation Zoning Overlay  
**Council District:** 19  
**Base Zoning:** OR20  
**Map and Parcel Number:** 10408032700  
**Applicant:** Preston Quirk  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

**Description of Project:** The request is to construct a second, detached structure on a lot with 130' of frontage.

**Recommendation Summary:** Staff recommends of 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. The ridge height will not exceed the height of the two historic buildings to either side;
3. The front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
4. The infill shall have a different foundation material from the primary cladding material;
5. Staff shall review and approve the final selections for all unknown materials prior to purchase and installation;
6. Staff approve the masonry color, dimensions and texture; and
7. 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 sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

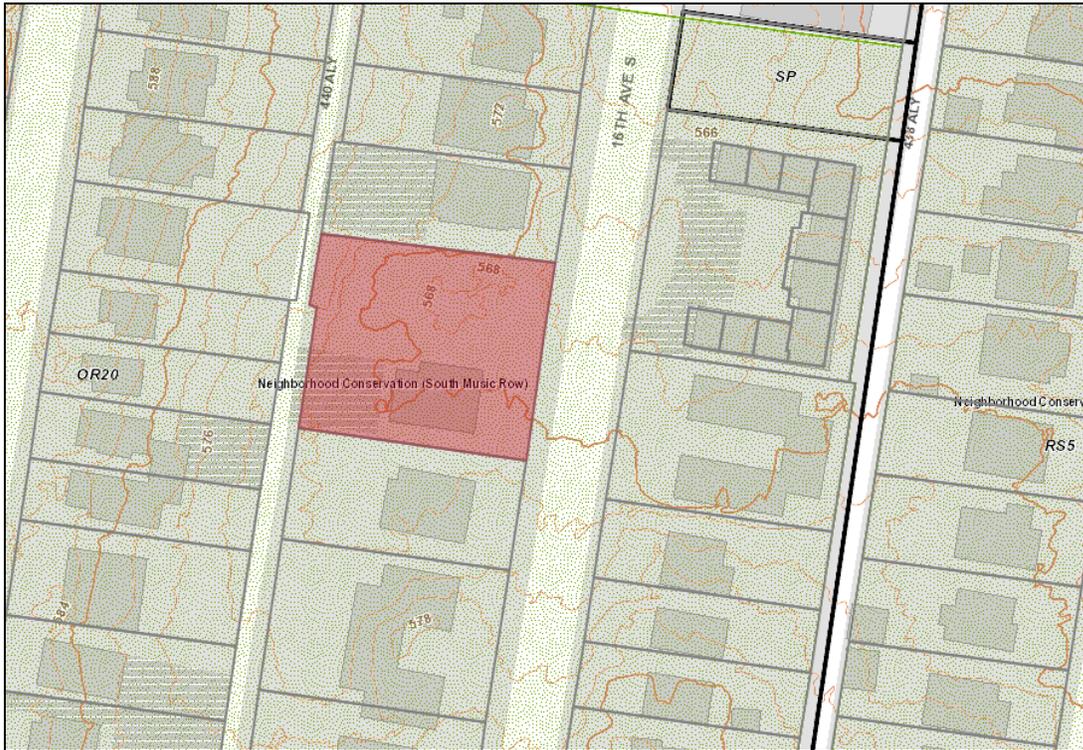
With these conditions, staff finds that the project meets Section II.B of the *South Music Row Neighborhood Conservation District*:

#### Attachments

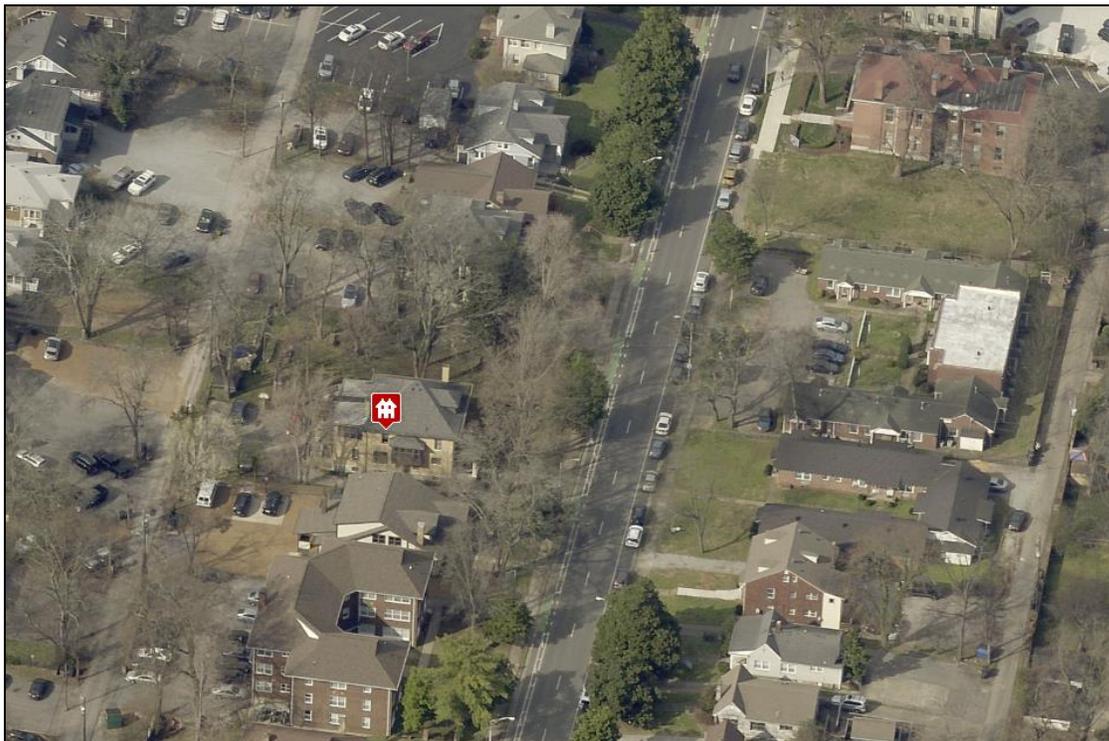
- A: Photographs
- B: Site Plan
- C: Elevations



**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1 New Construction**

#### **B. GUIDELINES**

##### **a. Setback and Rhythm of Spacing**

The setbacks for new buildings from front and side property lines shall be compatible by not contrasting greatly with those of surrounding historic buildings.

*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.*

##### **b. 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.

##### **c. Building Shape**

The shape of a new building shall be compatible by not contrasting greatly with those of surrounding historic buildings.

##### **d. 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.*

#### **e. 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.*

#### **f. 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.*

#### **g. 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.*

#### **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:** The property located at 1511 16<sup>th</sup> Avenue South includes an historic brick four square that dates to c. 1920 and contributes to the character of the South Music Row overlay (Figure 1). No changes are proposed to the historic house. The lot has one hundred thirty feet (130') of frontage on 16<sup>th</sup> Avenue South, which is wider than most lots on this block. The historic structure is situated on the left side of the lot, and the new infill will be located in the right side-yard (Figure 1).



Figure 1. Historic house at 1511 16<sup>th</sup> Avenue South and location of proposed infill to the right of historic house.

**Analysis and Findings:** The request is to construct a second, detached structure on a lot with 130' of frontage.

**Height, Scale & Building Shape:** The lot has one hundred thirty feet (130') of frontage. While the street includes a variety of lot widths, the lot has about twice the frontage of most lots on this block of 16<sup>th</sup> Avenue South. Given the lot width, staff finds that it would be appropriate for the rhythm and spacing of the street to construct a detached infill next to the existing historic structure.

The new structure is two and a half stories with an overall height of approximately thirty-nine feet, ten inches (39'-10"), measured from grade to ridge. The historic character of the block has a wide range of building forms including one, one and one-half, two, and two and one-half story forms. The heights of historic buildings range from approximately twenty-two to forty-three feet (22' – 43'), and according to the scaled streetscape on sheet A6 of the plans, the ridge height of the infill will be no taller than those of the historic structures located to the left and right. Staff finds that the proposed

two and one-half story form be appropriate since the site is situated between two historic foursquare, two and one-half story structures.

The primary massing of the infill is forty-two feet (42') wide and the structure widens an additional nineteen feet (19') on the left side approximately forty feet (40') behind the front wall of the infill. Historic buildings along 16<sup>th</sup> Avenue South have a wide range of building widths and range from twenty-five feet (25') wide to one hundred thirty feet (130') wide. The primary width of the proposed structure is similar to the historic structures on either side of the site. From the street, the new structure will appear to be situated on a sixty to sixty-five foot (60' – 65') wide lot; the design guidelines allow for side additions on such lots. For this reason, staff finds that the wider side extension is appropriate given the overall width of the lot, the massing of the new structure in relation to the historic structure, the location of the extension approximately forty feet (40') back from the front wall, and the design of the wider extension, which is single-story with a shed roof form.

An uncovered porch is proposed in front of the wider portion of the structure on the left side. The plan proposes to grade the site in order to locate most of the parking beneath the building. The uncovered porch covers the portion of the underground parking closest to the street. Staff finds that the uncovered porch could be appropriate in this case since it is uncovered and begins after the first window on the side elevation, approximately eight feet (8') behind the front corner of the infill. The lack of roof covering along with the wide expanse of glass of the windows and doors on the side extension help it to read as subordinate to the main building.

The project meets Section II.B.1. b and c.

Setback & Rhythm of Spacing: The infill meets all base zoning setbacks. The front setback for the infill is approximately twenty-eight feet, four inches (28'-4") to the front porch. The new structure will have a front setback similar to the historic structure at 1513 16<sup>th</sup> Ave S, which also includes a front porch. The infill has a right-side setback of five feet (5') and a rear setback of approximately twenty feet, six inches (20'-6"). The structure will be nine feet (9') from the historic house at 1513 16<sup>th</sup> Ave S, which is located to the left of the site.

The project meets Section II.B.1.a.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Brick	Needs final approval	Yes	Yes
<b>Cladding</b>	Brick	Needs final approval	Yes	Yes

<b>Secondary Cladding</b>	5" Hardiplank siding	Smooth face	Yes	No
<b>Roofing</b>	Dimensional Shingles	Color unknown	Yes	Yes
<b>Trim</b>	Not indicated	Needs final review	TBD	Yes
<b>Front Porch floor/steps</b>	Not indicated	Needs final review	TBD	Yes
<b>Front Porch Posts</b>	Brick	Needs final approval	Yes	Yes
<b>Front Porch Railing</b>	Metal		Yes	No
<b>Side Terrace Pilasters</b>	Wood		Yes	No
<b>Side Terrace Floor</b>	Not indicated	Needs final review	TBD	Yes
<b>Side Porch Roof</b>	Not indicated	Needs final review	TBD	Yes
<b>Windows</b>	Wood, insulated	Needs final approval	Unknown	Yes
<b>Principle Entrance</b>	Full light double door with transom	Needs final approval	Yes	Yes
<b>Driveway</b>	Not indicated	Needs final review	TBD	Yes
<b>Walkway</b>	Not indicated	Needs final review	TBD	Yes

All the known materials meet the design guidelines. The primary cladding for the infill is brick, and while not specifically indicated, it appears that the foundation may also be brick. Staff would recommend that the infill not have brick to grade. The historic brick structures on either side of the site have stone foundations. Staff recommends using a foundation material other than brick to provide a visual break in materials and to be compatible with the historic context.

With the conditions that the infill have a different foundation material from the primary cladding material and that staff review the final selections for all unknown materials and a brick sample prior to purchase and installation, staff finds that the project meets Section II.B.1.g.

Roof form: The primary roof form of the infill is hipped with a front hipped dormer, both with a 7/12 pitch. The front dormer sets in two feet (2') from the wall below, which meets the design guidelines. The single-story piece on the left side façade has a shed roof with a 2/12 pitch. Flat skylights are incorporated in the roof on both side façades, which can be appropriate. The proposed roof forms and pitches are compatible with historic roof forms in the neighborhood. The project meets Section II.B.1.d.

Orientation: The infill is oriented to 16<sup>th</sup> Avenue South with an eight foot (8') deep, full-width front porch and walkway connecting the front porch to the public sidewalk. The project meets Section II.B.1.e.

Proportion and Rhythm of Openings: The windows on the proposed infill 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 II.B.1.f.

Appurtenances & Utilities: Vehicular access to the site is primarily from the alley, but parking can also be accessed from the existing curb cut and driveway to the left of the existing historic house on the lot. The lot is mostly flat, and the plan is to grade the site to accommodate most of the parking underground. There is an existing curb cut on the right side of the site that will be removed.

The location of the HVAC and other utilities were not noted on the site plan. 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 II.B.1.i.

**Recommendation Summary:** Staff recommends of 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. The ridge height will not exceed the height of the two historic buildings to either side;
3. The front setback should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
4. The infill shall have a different foundation material from the primary cladding material;
5. Staff shall review and approve the final selections for all unknown materials prior to purchase and installation;
6. Staff approve the masonry color, dimensions and texture; and
7. 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 sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section II.B of the *South Music Row Neighborhood Conservation District: Handbook and Design Guidelines*.

Context Photos



1507 16<sup>th</sup> Avenue South – contributing; located to the immediate right of site



1511 16<sup>th</sup> Avenue South – contributing; located to the immediate left of proposed infill



From left to right: 1600 and 1602 16<sup>th</sup> Avenue South (non-contributing and contributing, respectively); located across the street from proposed infill



From left to right: 1605 and 1515 16<sup>th</sup> Avenue South (both contributing); located to the left of the site



1505 16<sup>th</sup> Avenue South – contributing; located to the right of the site



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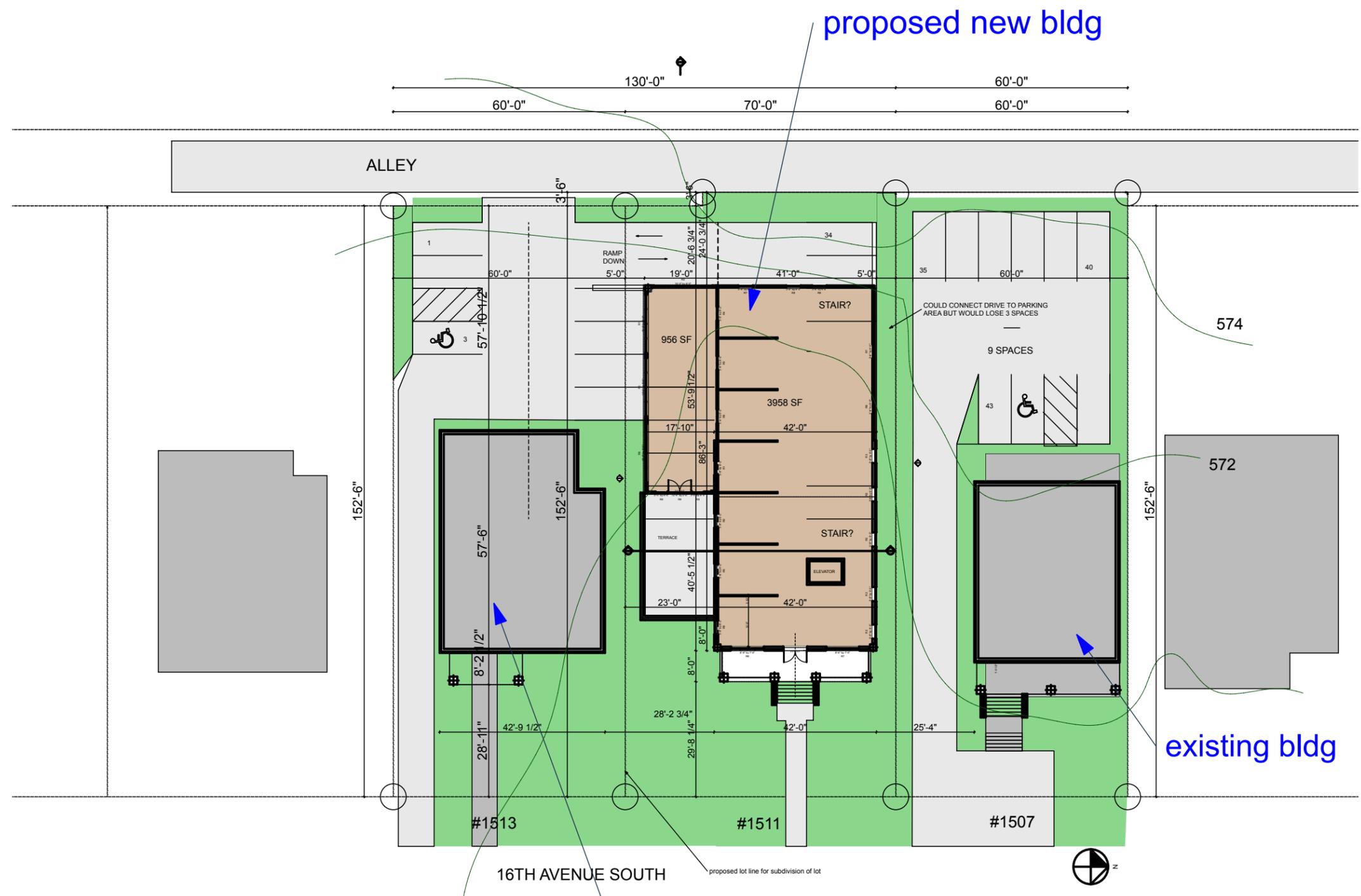
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SITE PLAN

C1



**1** SITE PLAN B  
 SCALE: 1" = 30'

Client Company  
Client Address  
Nashville, TN 372



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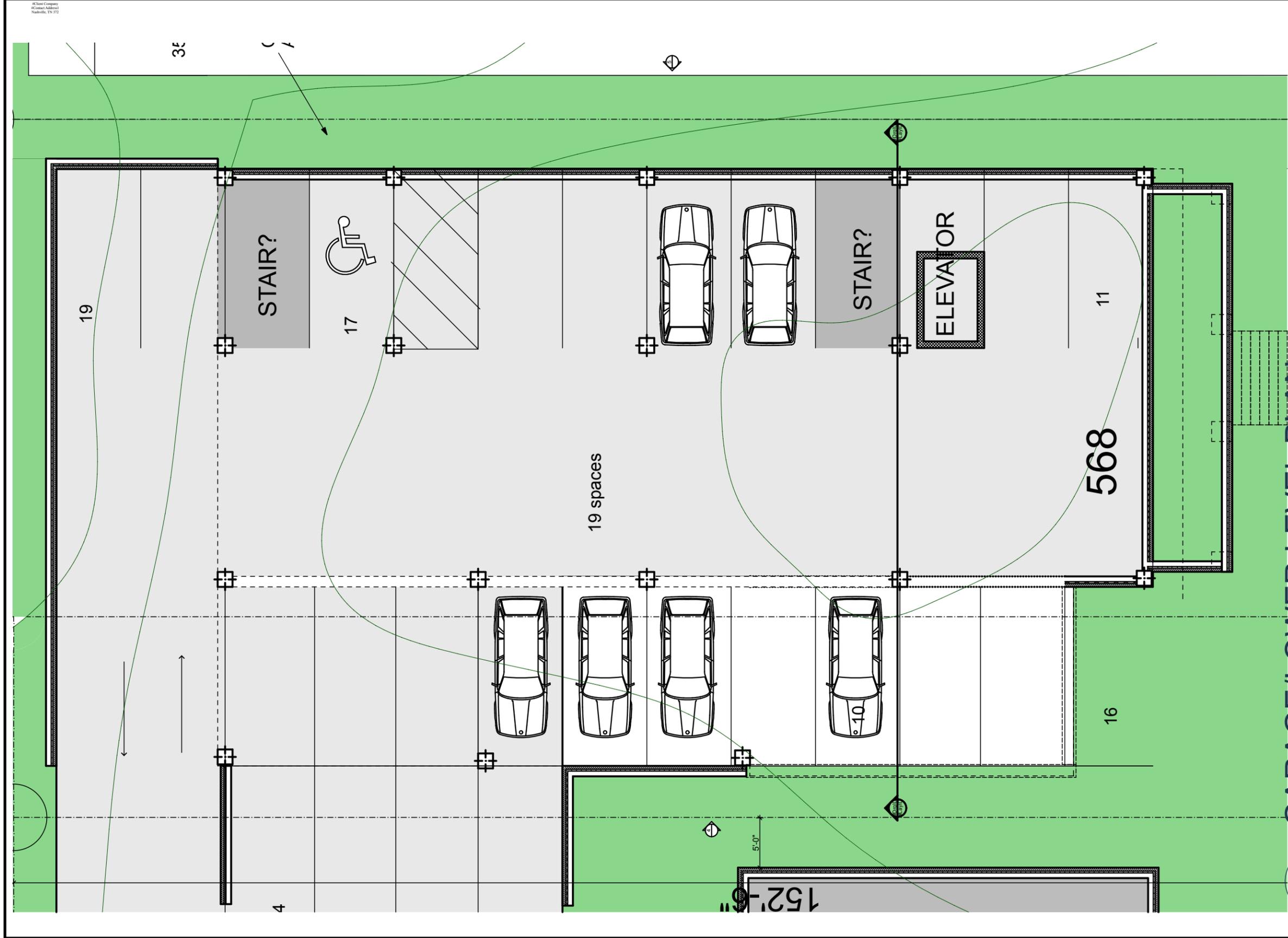
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3D VIEWS

A1



# GARAGE/LOWER LEVEL PLAN

1

SCALE: 1" = 10'



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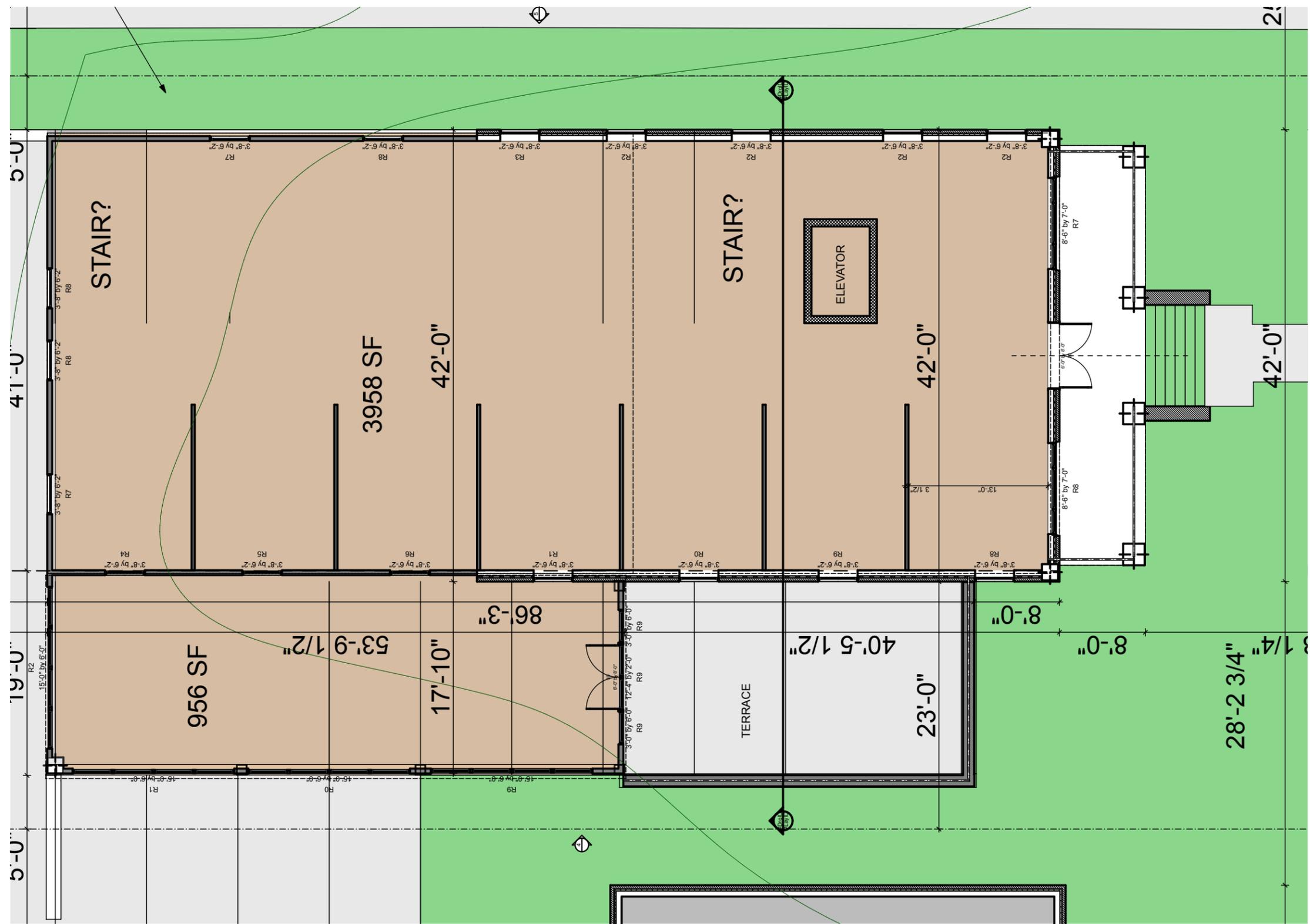


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FLOOR PLAN -  
GARAGE LEVEL



# 1st FLOOR

SCALE: 1" = 10'

# 1



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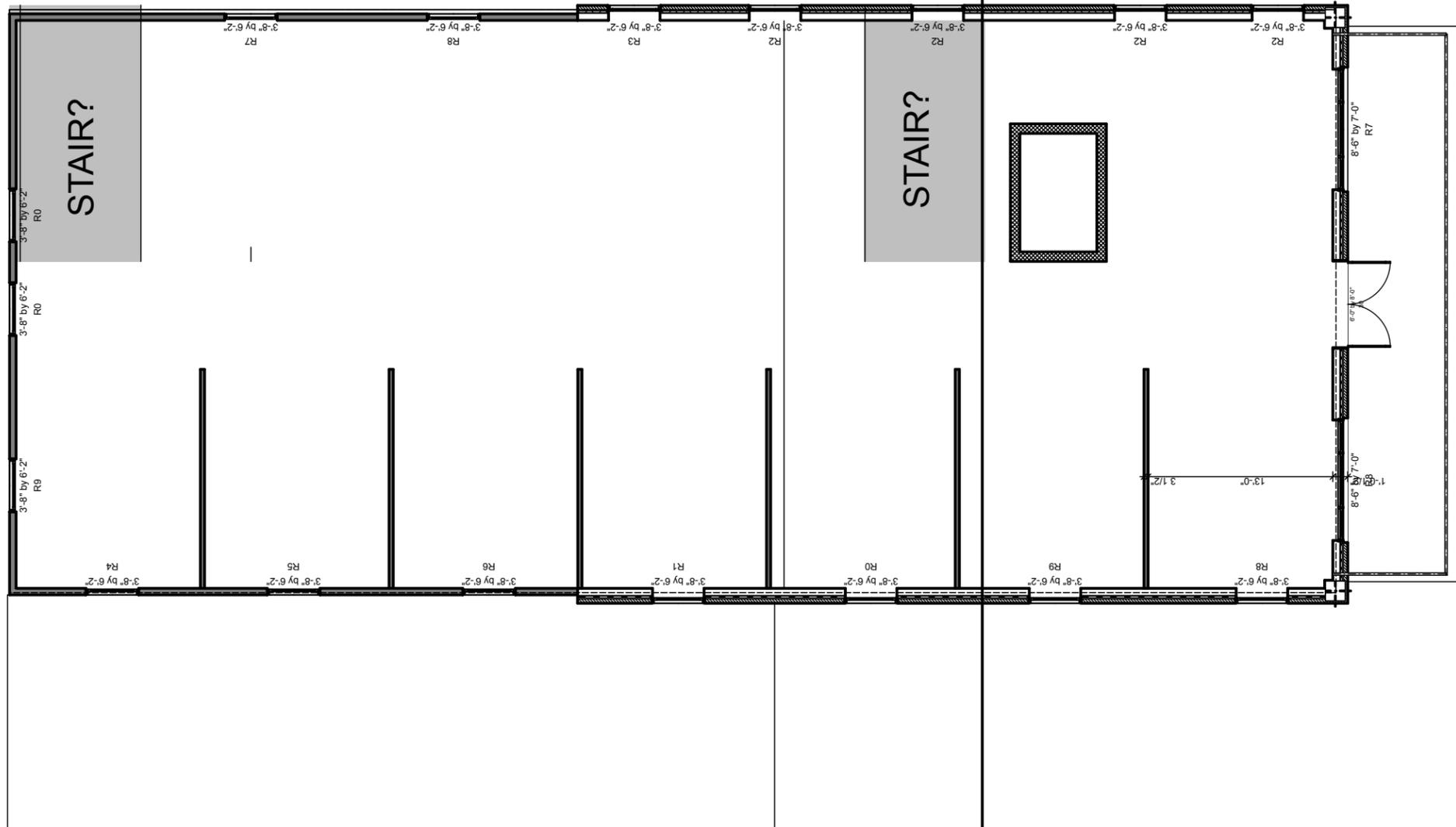
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FLR PLAN - 1ST FLR

A3



# 2ND FLR PLAN

SCALE: 1" = 10'

1

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FLR PLAN - 2ND FLR

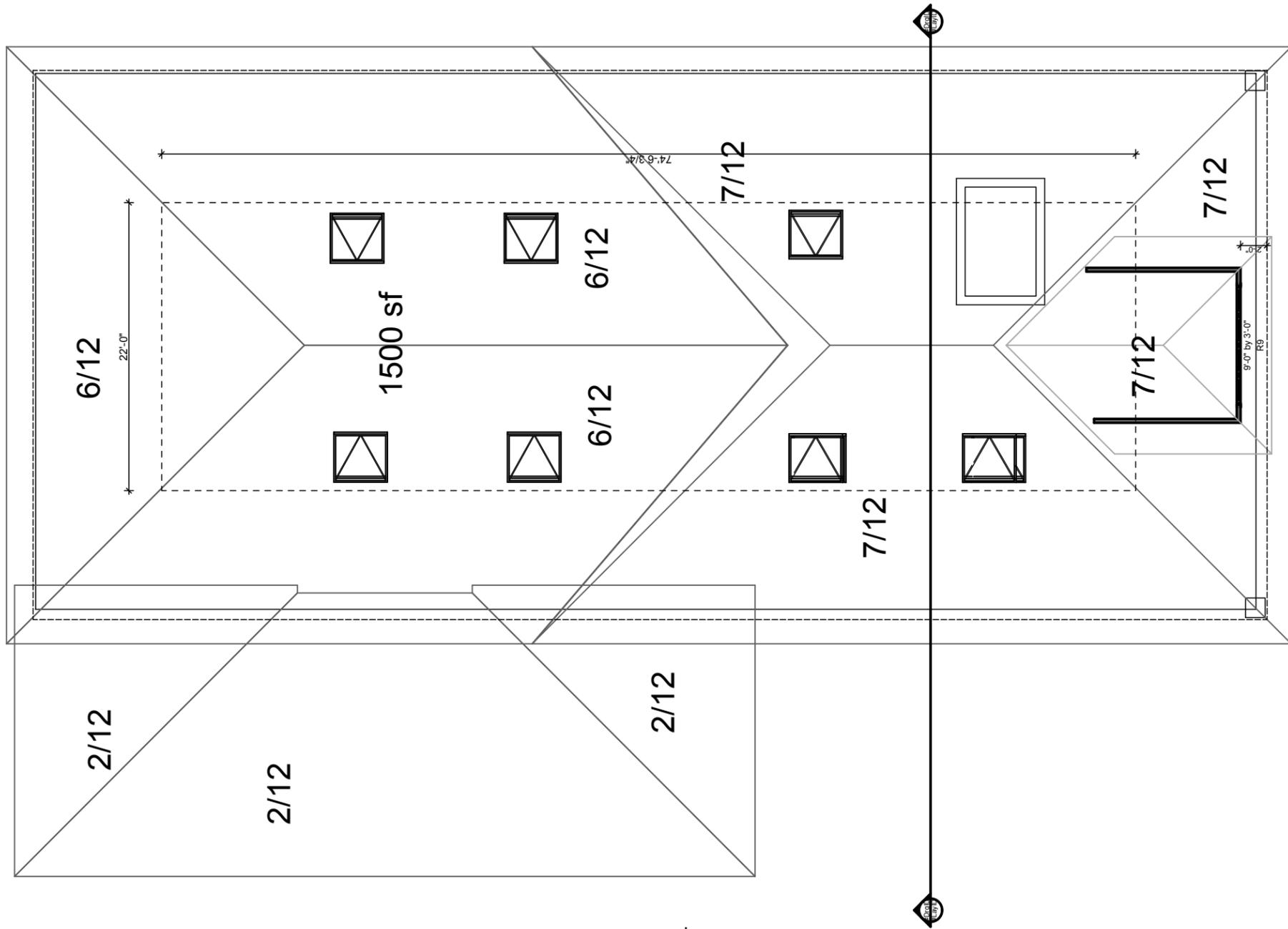
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# 1 ROOF PLAN

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ROOF PLAN

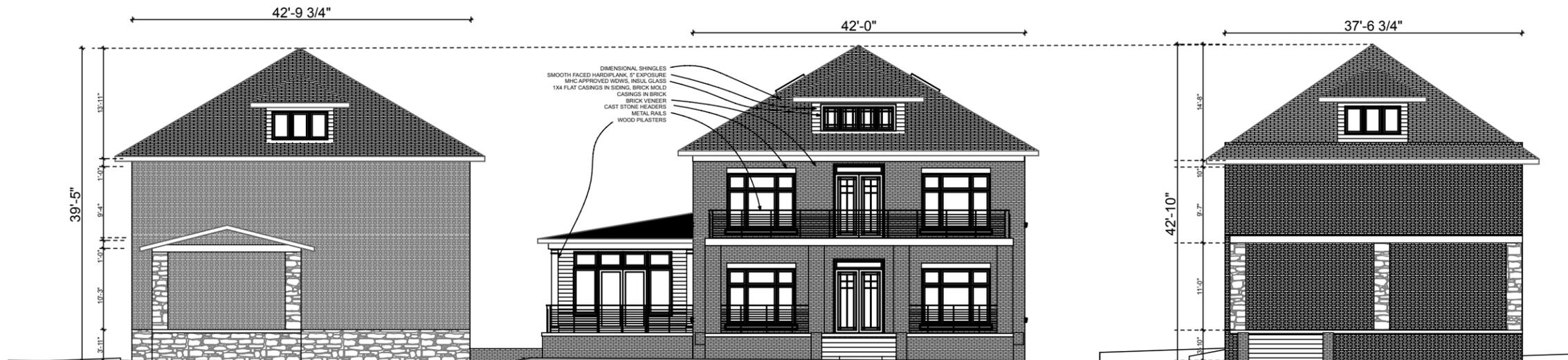
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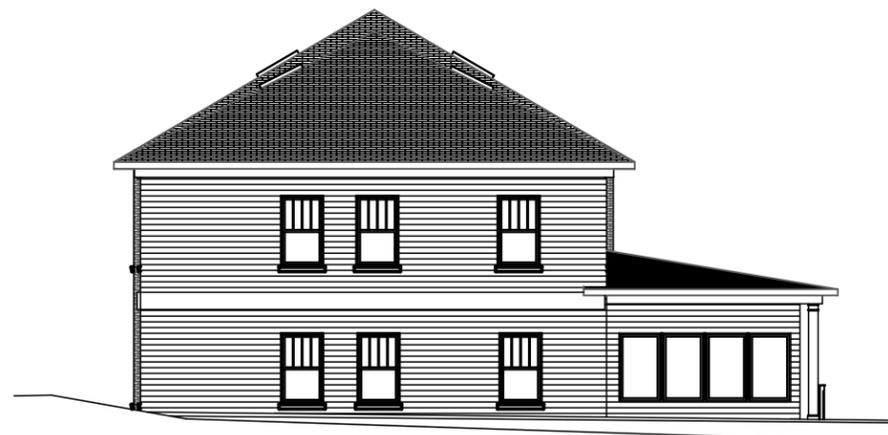
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3

**CONTEXT/ADJACENT BLDGS**

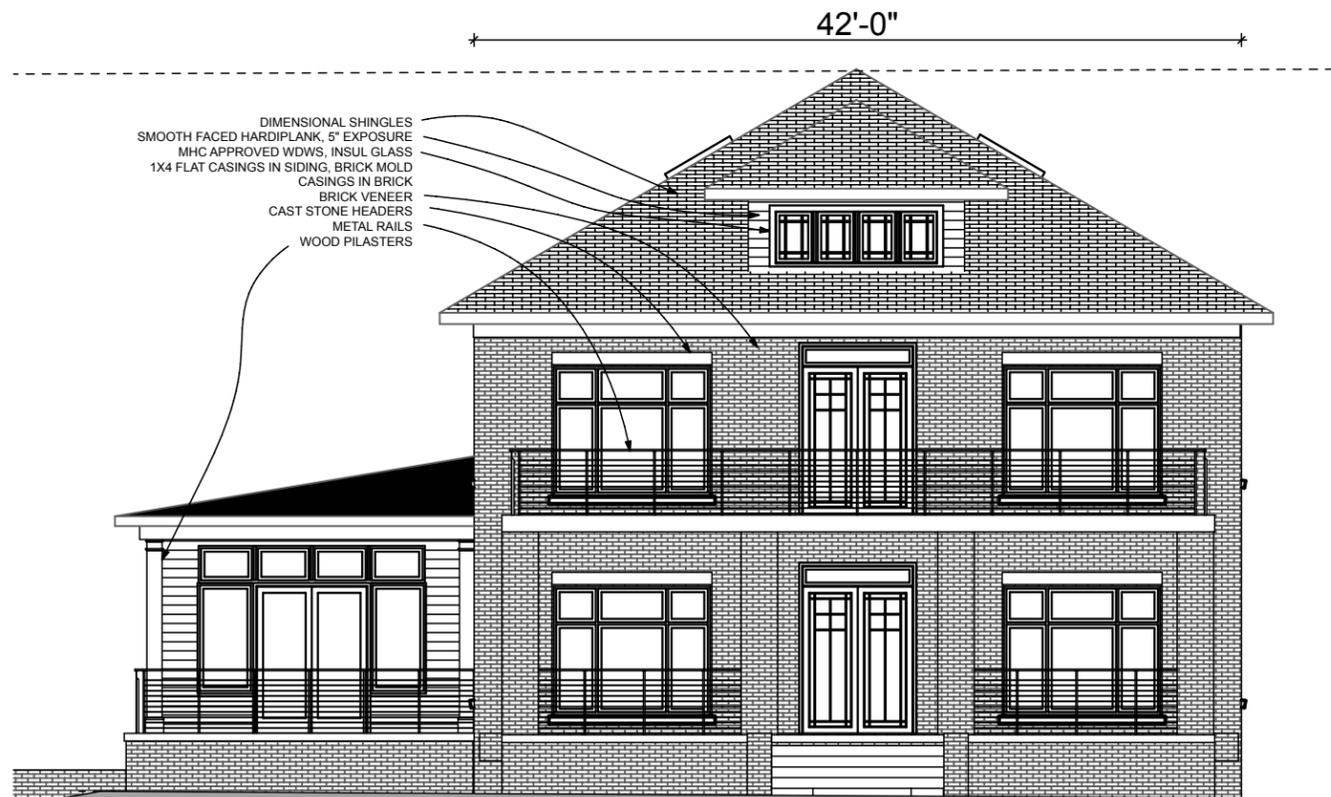
SCALE: 1/16" = 1'-0"



2

**REAR ELEVATION**

SCALE: 1/16" = 1'-0"



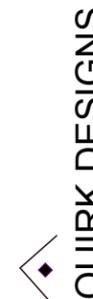
1

**FRONT ELEVATION**

SCALE: 1" = 10'



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ELEV - FRONT, REAR

A6



**2** RIGHT ELEVATION  
SCALE: 1/16" = 1'-0"

SEE FRONT ELEVATION FOR TYPICAL MATERIALS  
NOTES



**1** LEFT ELEVATION  
SCALE: 1/16" = 1'-0"



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ELEV - SIDES

A7