

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
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STAFF RECOMMENDATION 1112 Montrose Avenue September 18, 2019

Application: 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 construction of a new infill duplex.

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

1. The overall height, as measured from existing grade, shall not exceed twenty-five feet (25') high;
2. The eave height shall not exceed twelve feet (12') from existing grade;
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.



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

Background: A permit has been issued for the demolition of both 1110 and 1112 Montrose, non-contributing one-story brick duplexes dating to the 1980s (Figure 1). In July 2019, the Commission reviewed proposed infill for both 1110 & 1112 Montrose. The proposals were approved, subject to the conditions that the overall height should not exceed twenty-five feet (25') from grade, the eave height should not exceed twelve feet (12') from grade and the finished floor height should be consistent with those of adjacent historic houses. (Further conditions included the typical requirements that staff shall approve the front setback, the utility location and the materials.)

This application is for a revised design for 1112 Montrose, which does meet the ridge and eave conditions, however, the finished floor at the front is much lower and changes to the grade are being proposed which alter the site significantly.

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) The grade of this block slopes down toward Montrose Avenue – the historic houses to the right of the site all have a retaining wall at the sidewalk. The site also slopes down toward the commercial structure. A tall retaining wall runs along the side property line between 1112 and the parking lot next door. There is a significant drop in grade beyond this wall where a parking lot was dug into the hillside.



Figure 2: Context map

Analysis and Findings:

Height & Scale:

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 house to the immediate right of the non-historic duplexes, #1108 Montrose, is about twenty feet (20') high as measured from grade to the peak of its side-facing gable, the next house, at #1106 Montrose, measures at about twenty-three feet (23') from the same point. (Figures 3 & 4). 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). Given this context, staff recommended that the maximum overall height of the infill be limited to twenty-five feet (25') – this height limitation was thought to be generous, at one foot (1') higher than the tallest historic example on the block.



Figure 3: 1108 Montrose, to the immediate right



Figure 4: 1106 Montrose, two doors down

When measured at the same point, the infill proposed in July was about thirty-two feet (32') tall. (Figure 6). Part of the issue driving this height was the slope of the lot and the depth of the infill. In order for the back unit to have a modest floor height of approximately eighteen inches (18") from grade, the front unit had a finished floor at around five feet (5'6") high. The Commission approved the infill, with the condition that



Figure 5: 1109 Montrose, across the street

the overall height not exceed twenty-five feet (25'). The applicant has submitted a revised design, which measures about twenty-four feet, six inches (24'8") from revised grade to the ridge of the side gable. (Figure 7). The design of the house from finished floor to ridge has changed from about twenty-seven feet (27') tall to about twenty-three feet (23') tall.



Figure 6: Previous proposed side elevation, dashed line indicates thirty-two foot height to existing grade



Figure 7: Revised side elevation, dashed line indicates twenty-four foot, eight inch height to revised grade

However, in order to help achieve this height, the applicant is proposing to re-grade the site to be nearly level. A retaining wall will be constructed along the sidewalk at Montrose Avenue and the grade of the entire site will be raised to meet the current grade at the proposed rear of the infill. This will mean that the front elevation of the proposed house will be constructed about three feet, six inches to four feet (3'6"- 4') higher than the current grade.



Figure 8: Grade of the front yards at 1110 and 1112 Montrose



Figure 9: Grade of the front yards at 1110 Montrose, and at 1108 Montrose

Staff recognizes that all infill projects are subject to some grading work, and that this lot slopes toward the street, as seen in Figure 8. Staff has no objection to the applicant constructing a retaining wall at the sidewalk and filling in the existing slope in the front yard. However, building up the grade four feet (4') and then constructing infill that is twenty-five feet (25') high (one foot higher than the tallest historic house on the block) on top of the new raised grade, is inappropriate. Staff's position is that the Commission reviewed the project and determined the appropriate overall height with the current grade in mind. If the applicant would like to add substantial grade to the site, they will still need to keep the overall height to twenty-five feet (25') from the existing grade.

Further, the revised infill has a finished floor height in the front of about two feet (2') from grade. (Figure 10) One of the conditions of the Commission's approval in July was that the finished floor height should be compatible with the historic context. The existing



Figure 10: Front elevation

historic house two doors down at #1108 Montrose has a finished floor about two feet (2') from grade. As seen in Figure 12, the street level drops about two feet (2') from #1108 Montrose to #1110 Montrose, so the floor height of that infill should be about two feet (2') lower in elevation than #1108. The street grade drops another two feet (2') prior to #1112, so this floor height should be about four feet (4') below that at #1108.

As required by the Commission in July, the finished floor height should be consistent to that of the historic context and will be field checked by Staff.



Figure 11: Proposed streetscape with 1112, 1110 and 11108 Montrose, showing levelled-off hill. Dashed line below shows existing grade. Dashed lines above show profile of previous proposal.

Figure 11 shows the proposed streetscape, inclusive of the proposed re-grading of the lots. The dashed line below shows the existing grade. Staff finds that this grade should be maintained, with the floor heights of the proposed houses stepping down from the existing house at #1108, as the street level does. This would help keep the new taller ridge lines below the shorter historic house to the right and would keep the finished floors consistent with the street, rather than built up to be level in elevation, while the street itself slopes away. Figure 12 shows the existing slope of the street and the grade of the lots.



Figure 12: Existing streetscape with 1112, 1110 and 11108 Montrose, showing current grade of lots and slope of the street. The proposed re-grading would raise the grade of the two subject lots nearly level with the historic house, and then new, taller houses would be constructed atop the grade.

The eave heights of the proposed house are about eleven feet, five inches (11'5") high at the front. This meets the Commission's condition from July that the eaves be less than twelve feet (12') high.

Staff recommends that the maximum allowable height be twenty-five feet (25') from existing grade and that the finished floor height be consistent with the historic context.

With these conditions, staff finds that the project meets section III.A for height.

Setback & Rhythm of Spacing:

The approved setbacks are not changing.

With Staff review and approval of the front setback in the field, the project meets section III.C for setback and rhythm of spacing for new construction.

Materials:

The previously reviewed materials are not changing. 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 new roof form. The roof is cross gabled with clipped gables. The slope is 8/12 and the front porch is under the roof. Staff finds this roof form 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 full-width front 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.

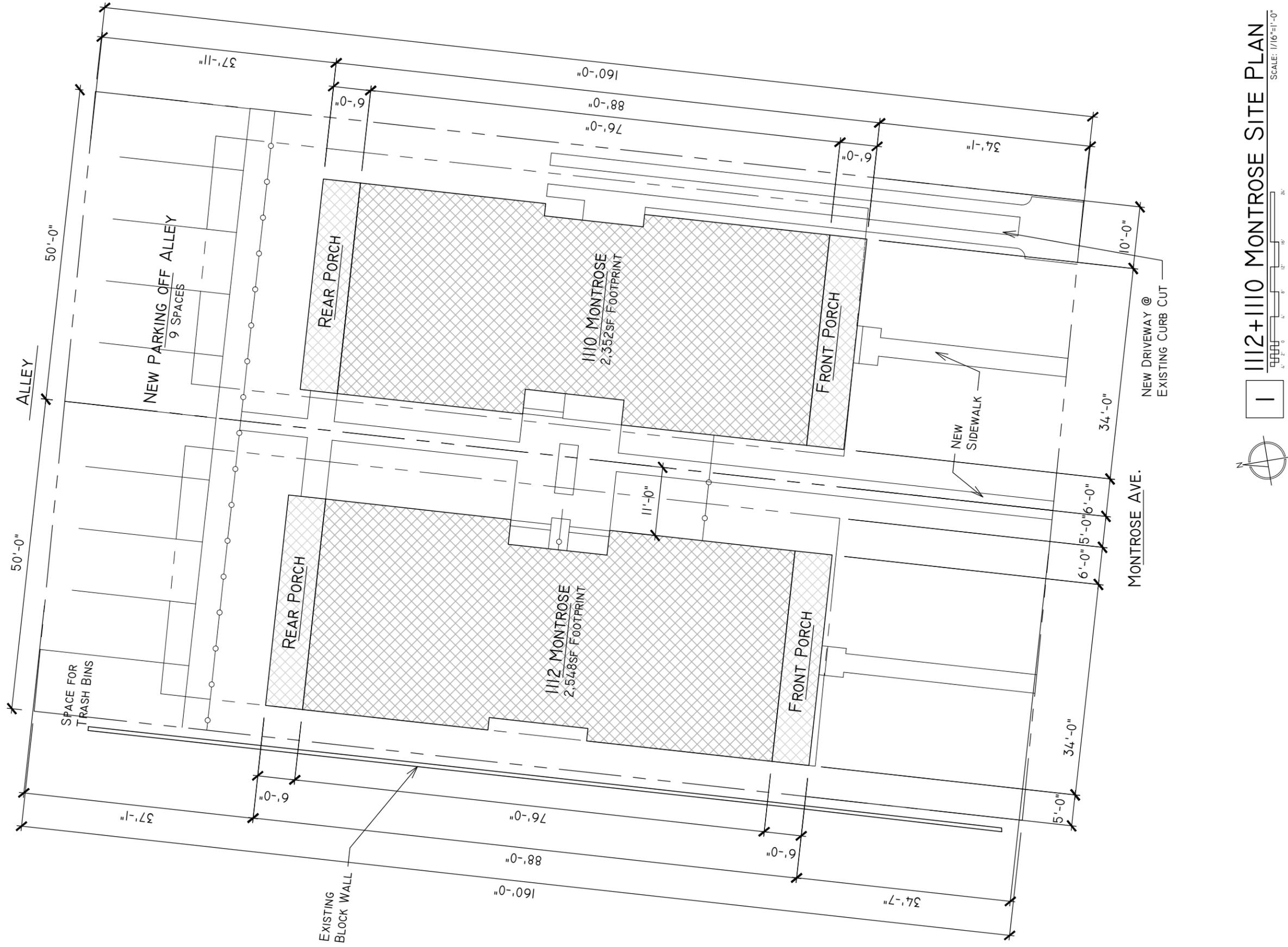
Appurtenances & Utilities: The location of the HVAC and other utilities was also not noted. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on 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, as measured from existing grade, shall not exceed twenty-five feet (25') high;
2. The eave height shall not exceed twelve feet (12') from existing grade;
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,
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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*.



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

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
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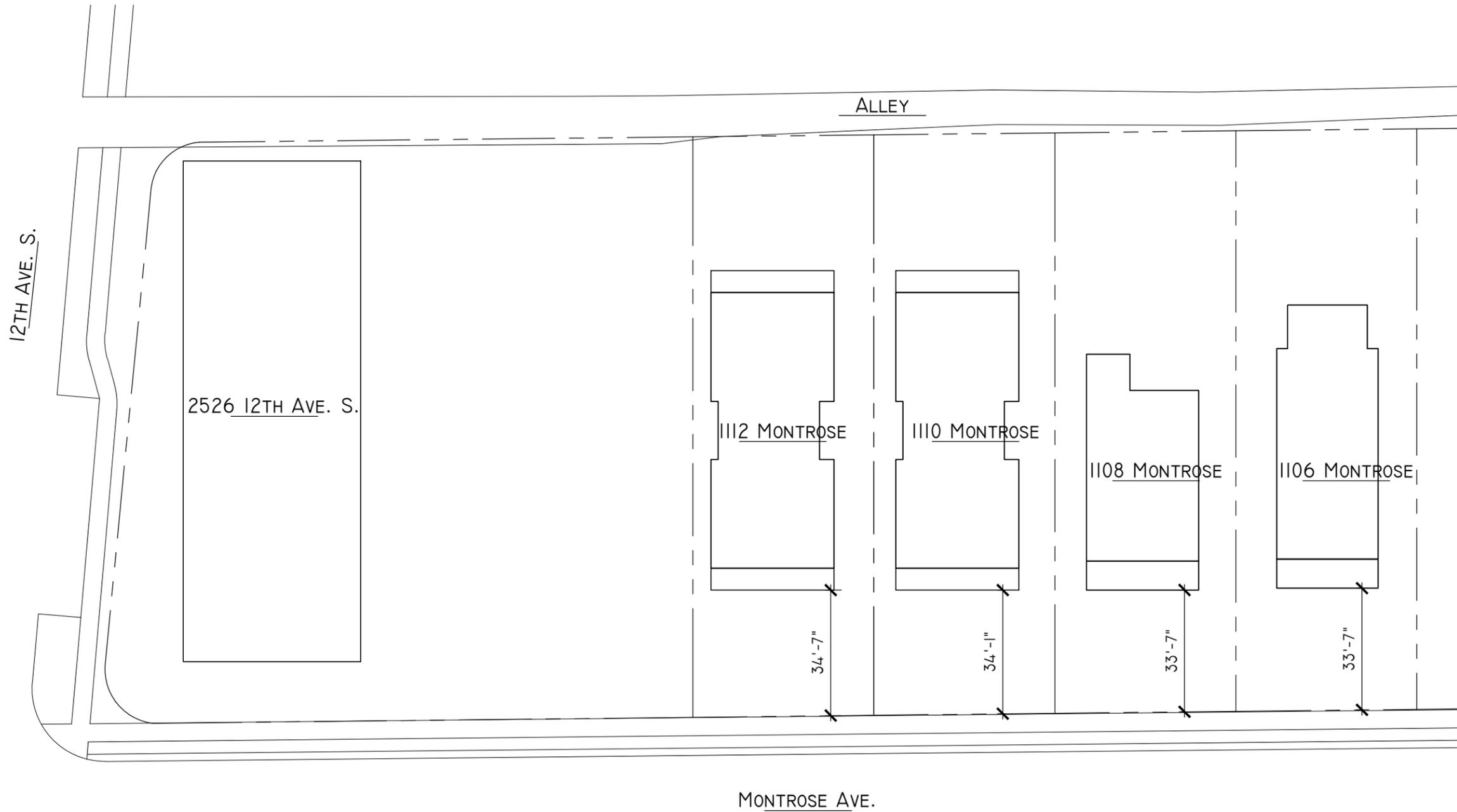


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SITE PLAN

01



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CONTEXTUAL
 SITE PLAN

02

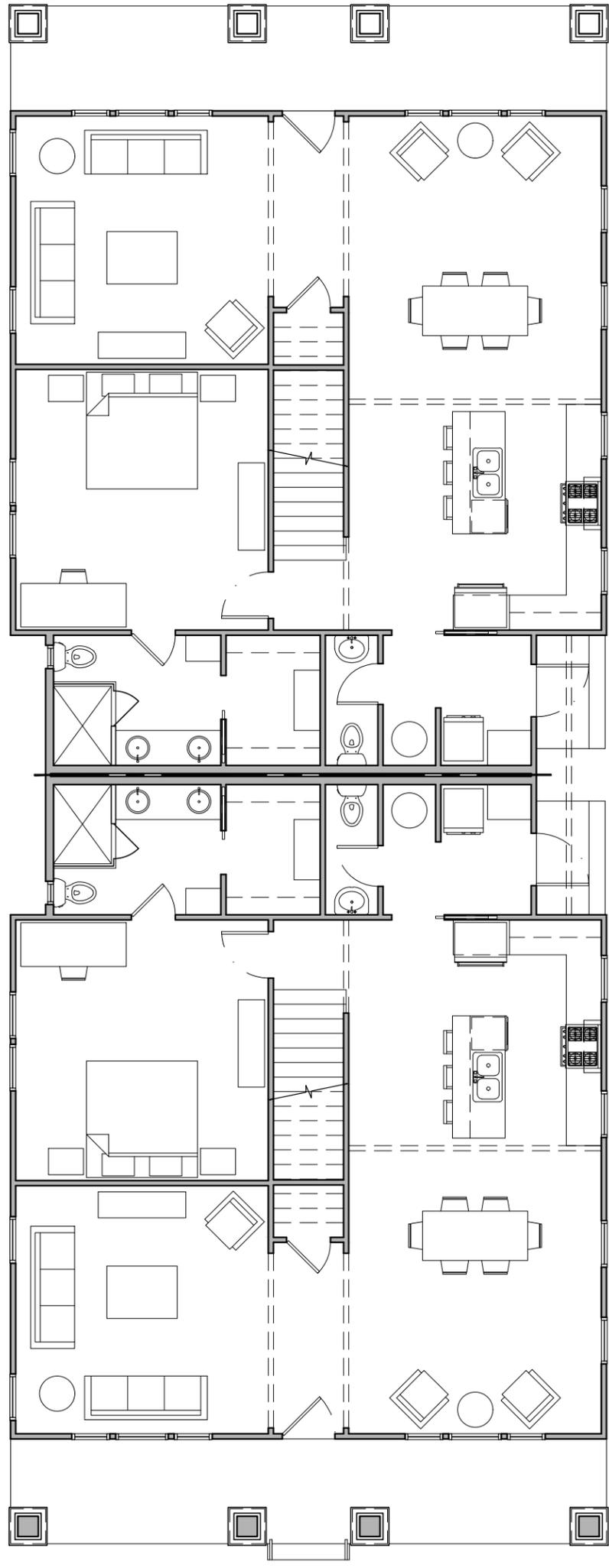


1 1112+1110 MONTROSE CONTEXTUAL SITE PLAN

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

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1112 MONTROSE 1ST FLOOR PLAN



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

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1112 MONTROSE PLANS

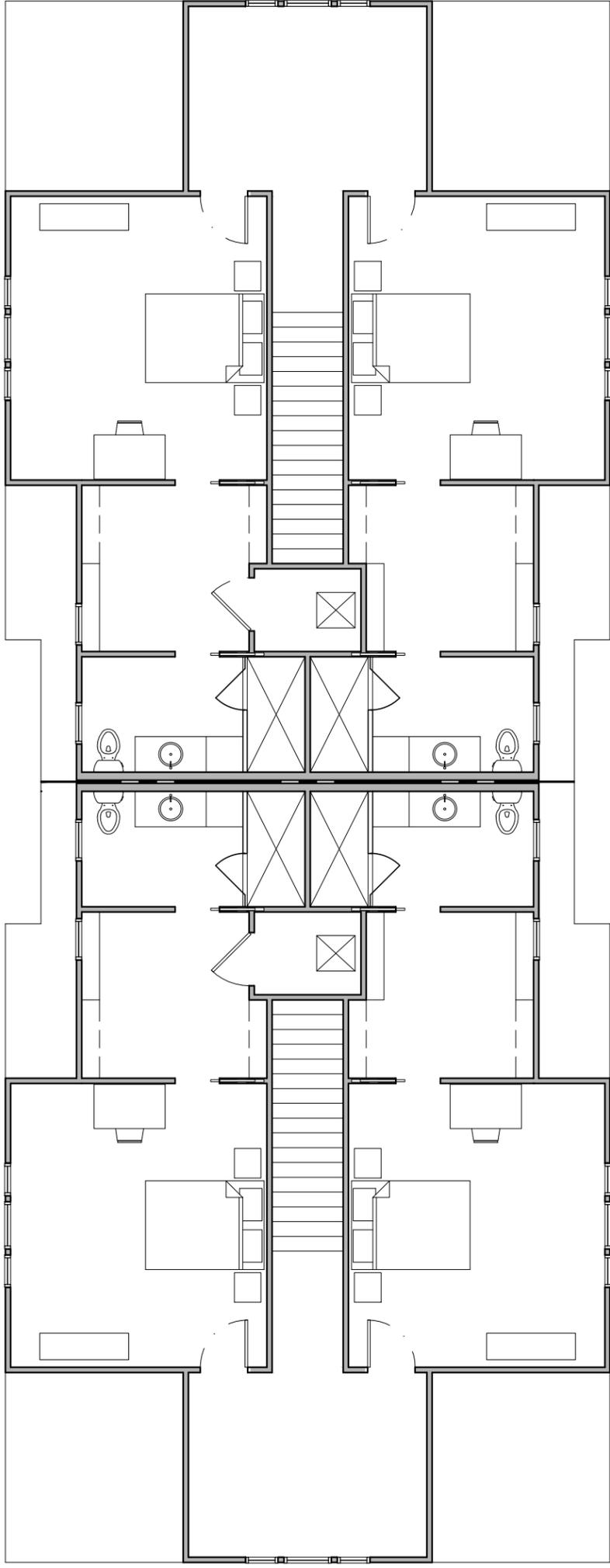
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1112 MONTROSE 2ND FLOOR PLAN



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

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1110 + 1112
MONTROSE
ELEVATIONS

07



1112 MONTROSE



1110 MONTROSE

Front elevation

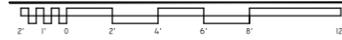
1 1110 + 1112 MONTROSE SOUTH ELEVATIONS
SCALE: 1/8"=1'-0"



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REV: 0 DATE: 08.21.19 DESC: REVISIONS

2 1112 MONTROSE EAST ELEVATION



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



1 1112 MONTROSE WEST ELEVATION



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

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1112 MONTROSE ELEVATIONS

08

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1110 + 1112
MONTROSE
ELEVATIONS

10



Rear elevation

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

dashed line indicates height of previous proposal, from existing grade



Proposed grade

Historic house at 1108 Montrose

dashed line indicates existing grade