



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
Fax: (615) 862-7974

STAFF RECOMMENDATION

1102 Bate Avenue

October 16, 2019

Application: New Construction—Infill

District: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Council District: 07

Base Zoning: R8

Map and Parcel Number: 10509047800

Applicant: S. Mitchell Hodge, Architect

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant proposes to construct infill on a vacant lot.

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

1. The foundation and finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. A walkway be added from the front porch to the street, with Staff approving the materials for walkway and stair;
4. Staff approve the roof color and masonry color, dimensions and texture; and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill meets Section III of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

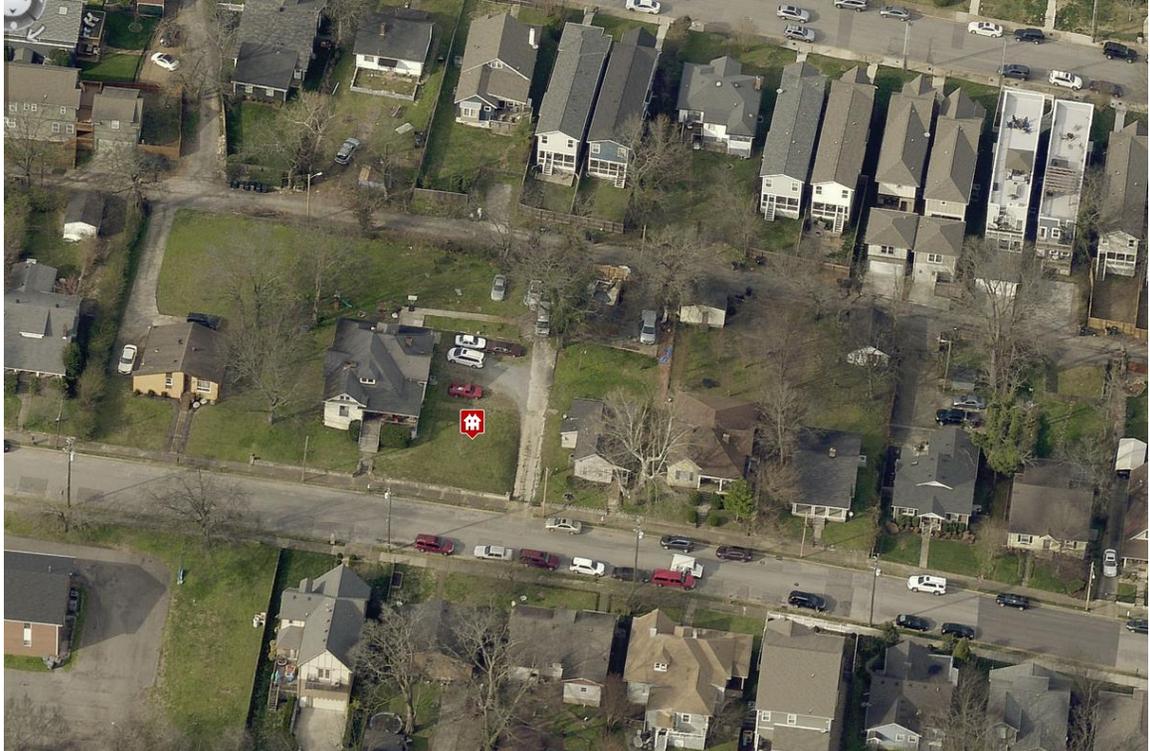
B: Site Plan

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.

Background: 1102 Bate Avenue is a vacant lot (Figures 1 & 2). The lot has long been the side yard to the house next door at 1104 Bate Avenue (Figure 3). Historic maps imply that there was never a house on the lot.



Figure 1. 1102 Bate site



Figure 2. 1102 Bate site



Figure 3. 1104 Bate Avenue, to the right of the site.

Analysis and Findings: Applicant proposes to construct infill on a vacant lot.

Height & Scale: The applicant has designed the house so that its height, scale, and form are compatible with the historic house next door at 1104 Bate Avenue. The house will be one-and-a-half stories with a maximum height of approximately thirty-two feet (32') from grade at the front. By comparison, the historic house at 1104 Bate Avenue is thirty-four feet (34') tall from grade. Staff finds the overall height and scale to be appropriate.

The infill has a tall foundation at the front. The lot has a significant cross slope to it, and the house next door at 1104 Bate Avenue also has a tall foundation at the front, which decreases in height towards the back of the house (Figures 4 & 5). The proposed infill's foundation at the front will be lower than the foundation height of the house next door at 1104 Bate by approximately one foot (1'). Staff finds the height of the foundation, as drawn to be appropriate because it is similar to the foundation and finished floor heights of the house next door. However, staff recommends approval of the foundation and finished floor height during construction to ensure that the foundation height is appropriate.



Figure 4 (left) shows the tall porch foundation, with the owner of property providing scale for the height. Figure 5 (right) shows how the foundation tapers in height as the grade rises in the back.

The house has a maximum width of thirty-four feet, six inches (34'6"), but the main form of the house has a width of thirty-feet, six inches (30'6"). The overall footprint of the infill will be approximately one thousand, seven hundred, and forty-six square feet (1,746 sq. ft.). Staff finds these to meet the historic context, where historic houses range in width from twenty-six feet to forty-one feet (26'-41').

Staff finds that the proposed infill meets Sections III.A and III.B. of the design guidelines.

Setback & Rhythm of Spacing: The infill’s front setback will line up with the front setback of the house next door at 1104 Bate Avenue. The historic house on the right of the infill, 1100 Bate, sits ten feet (10’) closer to the front property line than the proposed infill. Staff finds that lining up the infill’s front setback with the front setback of the house at 1104 Bate to be appropriate since the design of the infill’s height, scale, roof form, and overall design are inspired by the historic house at 1104 Bate and because historically, this lot was the side yard to 1104 Bate Avenue. In addition, the infill is shifted on the lot so that it sits closer to 1104 Bate Avenue than it does to 1100 Bate Avenue. Lastly, the house next door at 1100 Bate is one-story in height and smaller in height and scale than 1104 Bate and what is proposed for 1102 Bate. Having a deeper front setback to match 1104 Bate Avenue will help keep the scale of the infill appropriate to the block.

The infill meets the base zoning setbacks for the side and the rear. It will be a minimum of five feet (5’) from the left side property line and thirteen feet (13’) from the right side property line. It will be over sixty feet (60’) from the rear property line.

Staff finds that the infill’s setbacks and rhythm of spacing meet Section III.C. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Mortar Rub	Typical	Yes	No
Cladding	5” cement fiberboard lap siding	Smooth	Yes	No
Roofing	Dimensional Asphalt Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Wood	Typical	Yes	No
Front Porch Posts	Wood	Typical	Yes	No
Front Porch Railing	Wood	Typical	Yes	No
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No

Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	1/3 lights	Needs final approval	Yes	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	X

With staff’s final approval of the roof shingle color, windows, doors, and the walkway material, staff finds that the known materials meet Section III.D. of the design guidelines.

Roof form: The proposed infill’s primary roof form is a 10/12 hip. The roof includes 10/12 gables on the side facades, 1/12 hipped porch roofs, and a 3/12 hip detail along the side facades. Staff finds that the proposed roof form is found within the historic context and is appropriate for the site.

Staff finds that the proposed roof forms meet Section III.E of the design guidelines.

Orientation: The house is oriented towards Bate Avenue, which is appropriate. The infill has a partial-width front porch with a depth of seven feet (7’), which is appropriate. The site plan does not show a walkway leading from the porch to the sidewalk. Staff recommends that one be included.

Vehicular access to the site will be via both an existing driveway on the right side of the house and via the alley.

Staff finds that the infill’s orientation meets Section III.F of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed addition 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. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. The foundation and finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. A walkway be added from the front porch to the street, with Staff approving the materials for walkway and stair.
4. Staff approve the roof color and masonry color, dimensions and texture; and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill meets Section III of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Context Photos



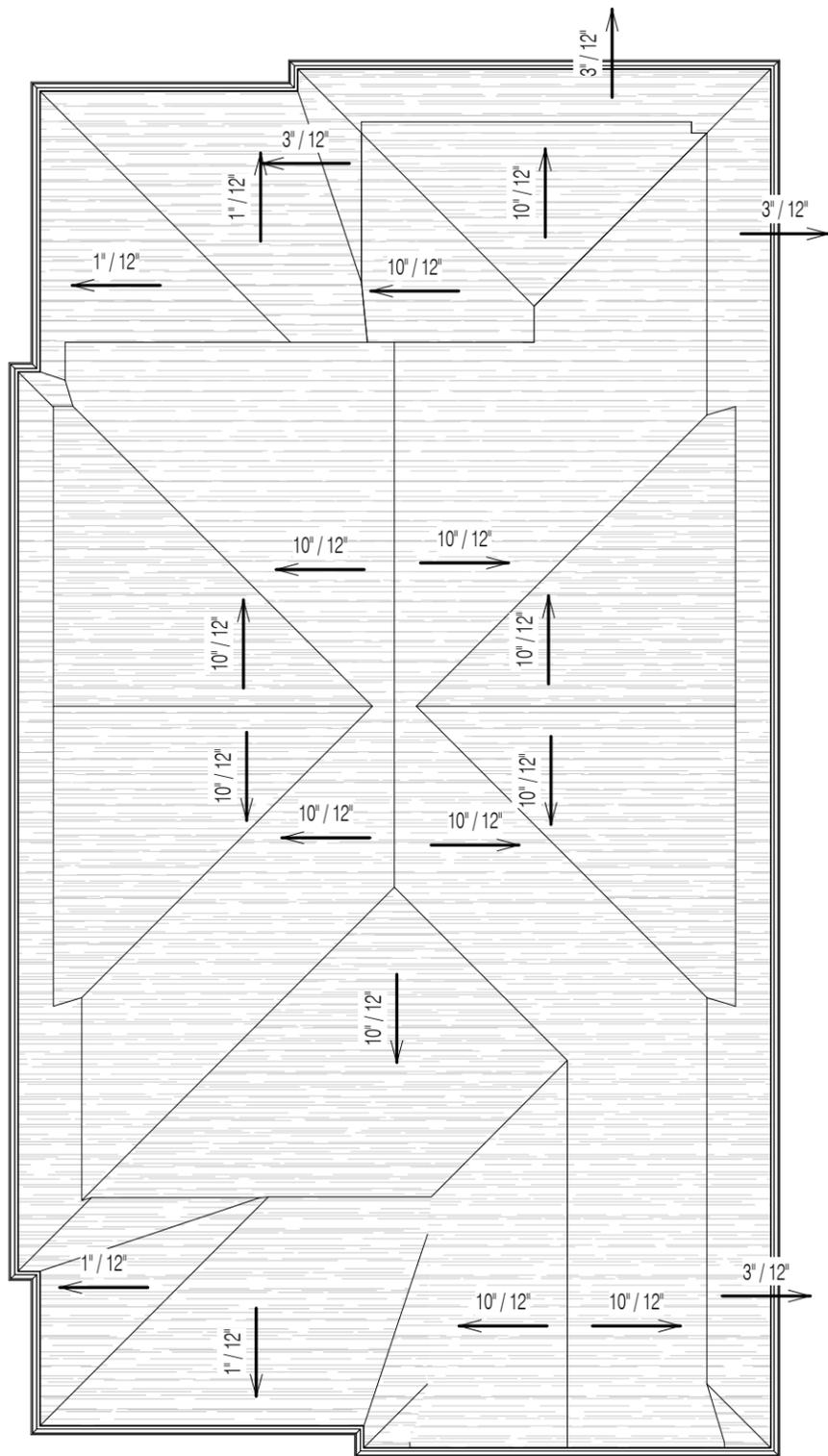
1100 Bate (left) and 1020 Bate (right), to the right of the site



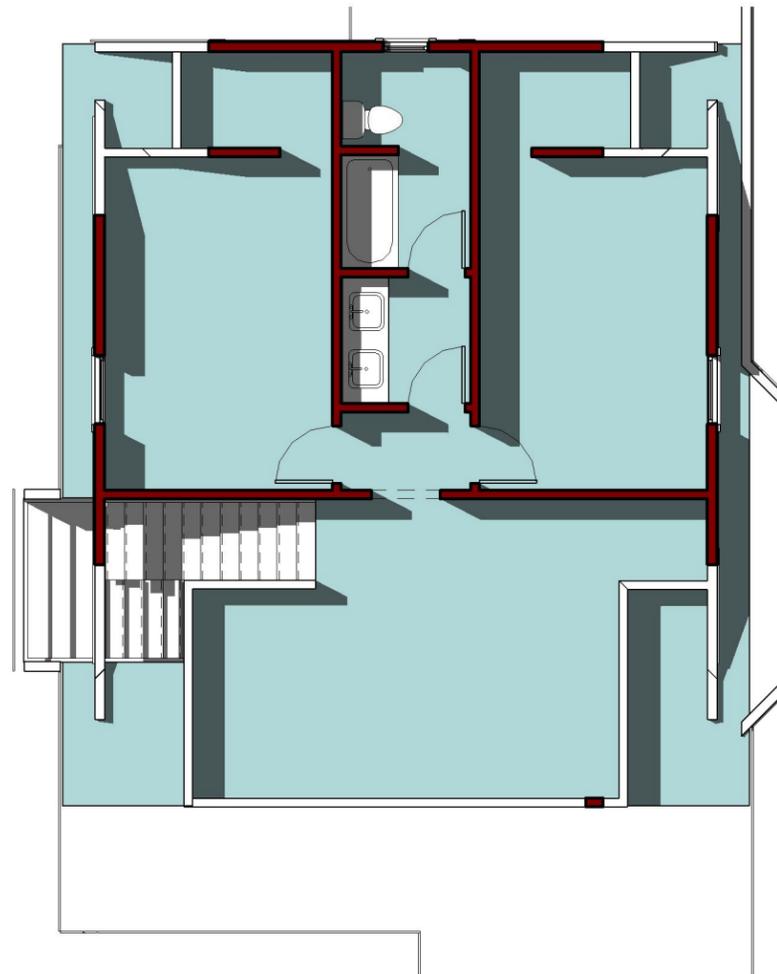
1019 Bate Avenue, across the street from the site



1103 and 1105 Bate Avenue, across the street from the site



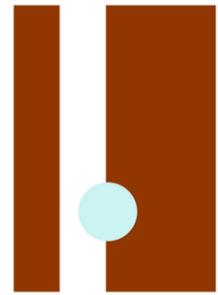
3
2 **ROOF PLAN**
1/8" = 1'-0"



2
2 **2-SECOND FLOOR**
1/8" = 1'-0"



1
2 **1-FIRST FLOOR**
1/8" = 1'-0"



S. MITCHELL
HODGE
ARCHITECTURE

1900 Cedar Lane
Nashville, TN 37212
(615)260-0919
mitchhodge@hotmail.com

**A NEW HOME AT
1102 BATE AVE.
NASHVILLE, TN 37204**

Copyright © 2019 by
S. Mitchell Hodge, AIA. The
information contained in this
document is intended for
use on this Project only.
Any use beyond this Project
is strictly prohibited and any
consequences of use
beyond this Project are not
the responsibility of the
Architect.

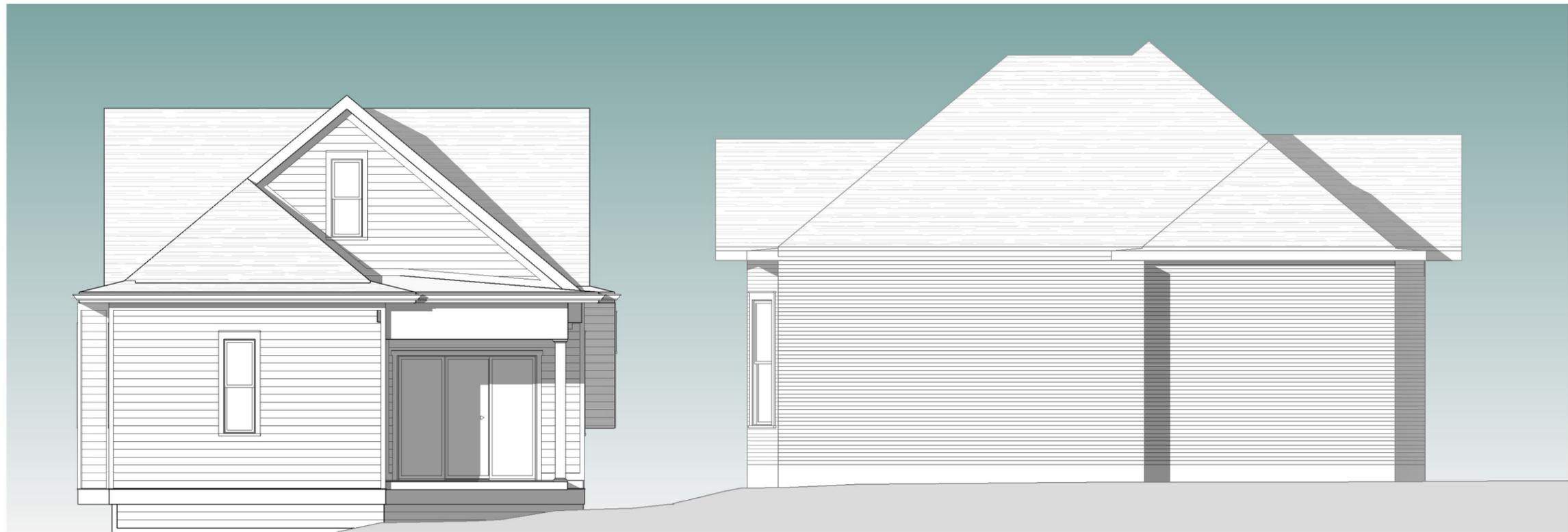
FLOOR PLANS

2

PROJECT 1920

DATE 09.30.19

REV



1102 BATE

1104 BATE (EXISTING)

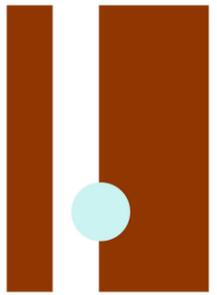
$\frac{2}{3}$ **BACK**
1/8" = 1'-0"



1104 BATE (EXISTING)

1102 BATE

$\frac{1}{3}$ **FRONT - 1102 BATE**
1/8" = 1'-0"



S. MITCHELL
HODGE
ARCHITECTURE

1900 Cedar Lane
Nashville, TN 37212
(615)260-0919
mitchhodge@hotmail.com

A NEW HOME AT
1102 BATE AVE.
NASHVILLE, TN 37204

Copyright © 2019 by S. Mitchell Hodge, AIA. The information contained in this Document is intended for use on this Project only. Any use beyond this Project is strictly prohibited and any consequences of use beyond this Project are not the responsibility of the Architect.

ELEVATIONS

3

PROJECT 1920

DATE 09.30.19

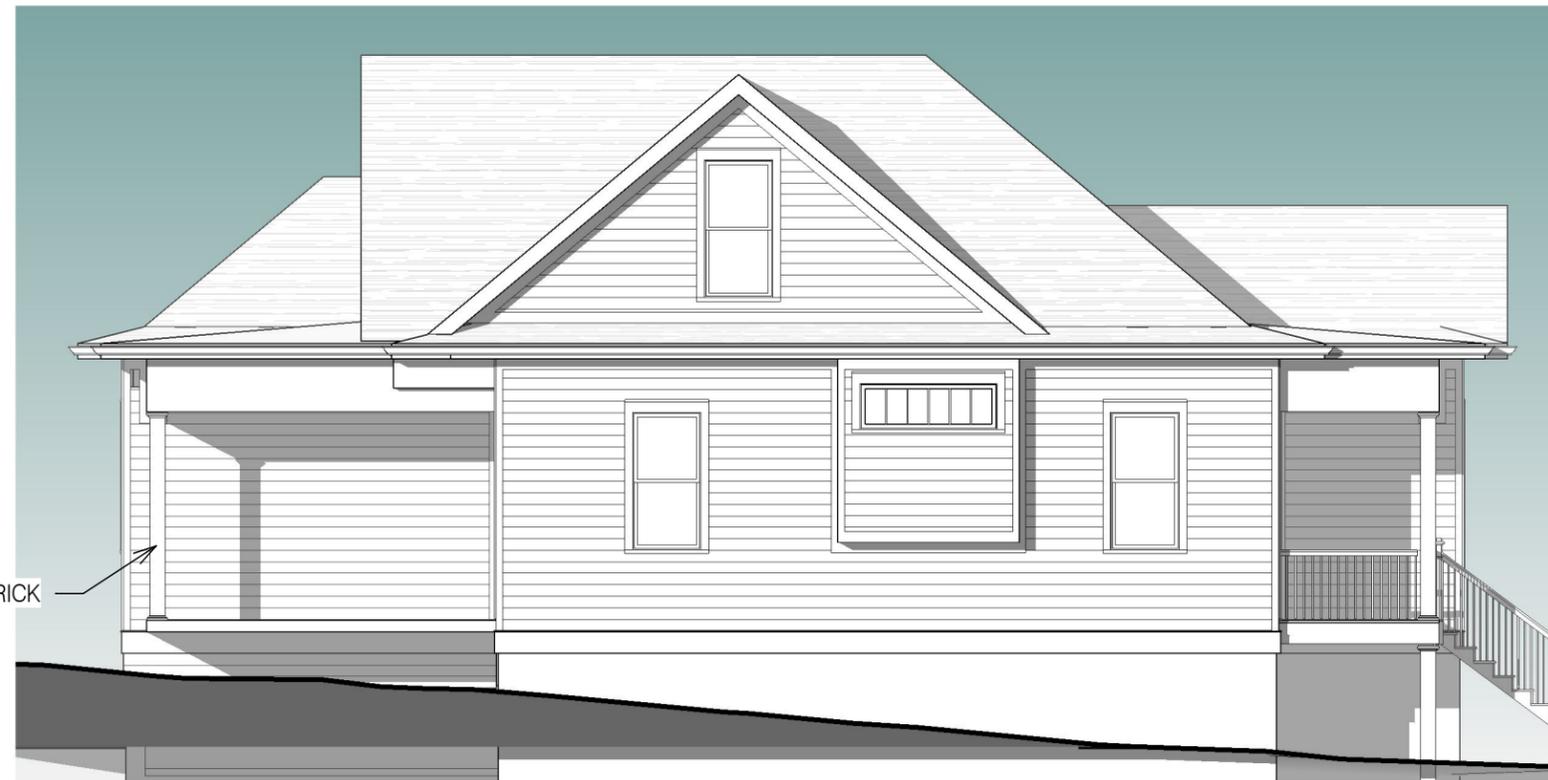
REV



CEMEN. SIDING,
SMOOTH SIDE OUT

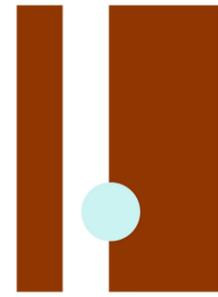
CONCRETE FOUNDATION,
MORTAR RUB FINISH

$\frac{2}{4}$ **SIDE B**
 $\frac{1}{8}'' = 1'-0''$



BRICK

$\frac{1}{4}$ **SIDE A**
 $\frac{1}{8}'' = 1'-0''$



S. MITCHELL
HODGE
ARCHITECTURE

1900 Cedar Lane
Nashville, TN 37212
(615)260-0919
mitchhodge@hotmail.com

A NEW HOME AT
1102 BATE AVE.
NASHVILLE, TN 37204

Copyright © 2019 by
S. Mitchell Hodge, AIA. The
information contained in this
Document is intended for
use on this Project only.
Any use beyond this Project
is strictly prohibited and any
consequences of use
beyond this Project are not
the responsibility of the
Architect.

ELEVATIONS

4

PROJECT 1920

DATE 09.30.19

REV