

JOHN COOPER
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

STAFF RECOMMENDATION
2415 Oakland Avenue
May 19, 2021

Application: New Construction—Infill; Setback Determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: R8
Map and Parcel Number: 10416020700
Applicant: Tyler LeMarinel, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct two-story infill with an attached garage. The infill requires setback determinations. Along Beechwood Avenue, garage doors are supposed to be 20' from the side property line, but the proposed infill will have garage doors that are fifteen feet (15') from the property line. Also, along Beechwood, the walls of the infill should be ten feet (10') from the side property line, but the applicant proposes a bay that is eight feet (8') from the side property line. Lastly, there is a required twenty foot (20') rear setback, but the applicant proposes a one-story porch that is just ten feet (10') from the rear property line.

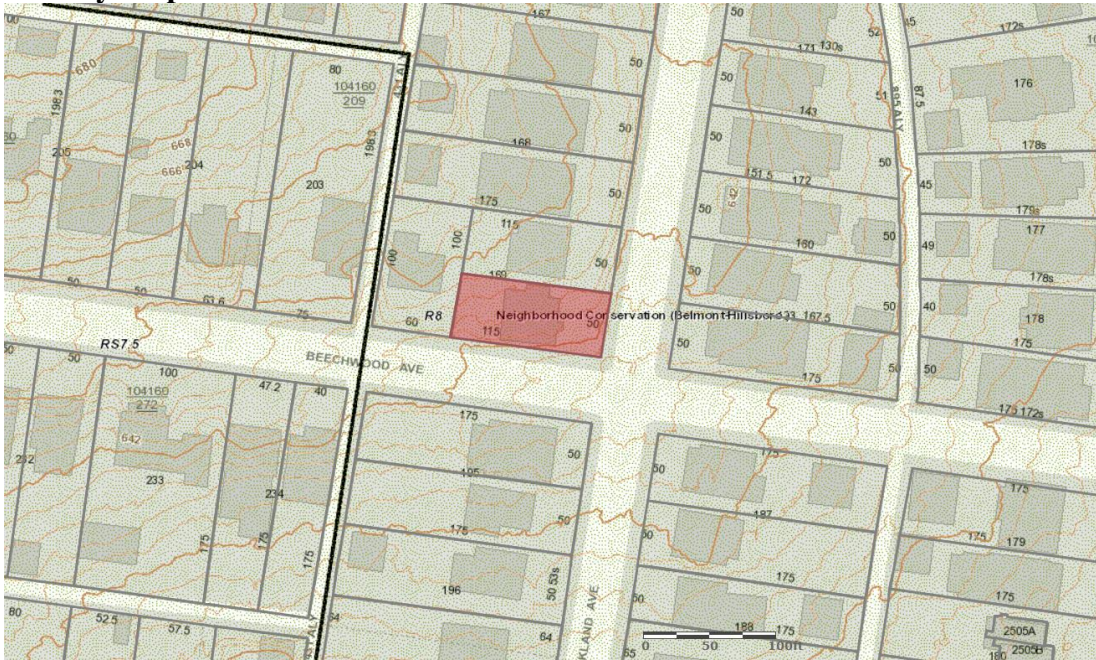
Recommendation Summary: Staff recommends approval of the infill with the following conditions:

1. The 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. All double and triple window openings have a four to six (4"-6") inch mullion in between them;
3. Staff approve the windows, doors, roof shingle color, and masonry samples prior to purchase and installation; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an admin sign-off on Codes permit(s).

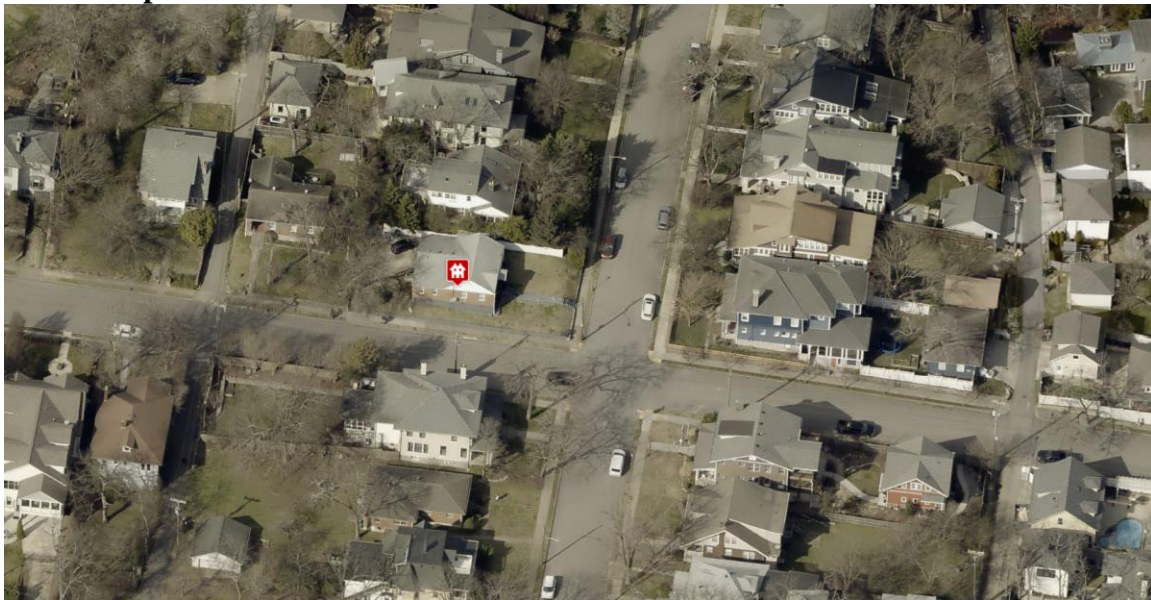
With these conditions, staff finds that the proposed infill meets Section II.B. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. 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.

i. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.
- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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: 2415 Oakland Avenue is a c. 1960 house that does not contribute to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. (Figure 1). MHZC staff issued an administrative permit for the house’s demolition in May 2021. The lot is shallow at just one hundred and fifteen feet (115 ft.), and it lacks an alley.



Figure 1. 2415 Oakland Avenue

Analysis and Findings: Application is to construct two-story infill with an attached garage. The infill requires setback determinations.

Height & Scale: The applicant is proposing a two story house with a height of twenty-nine feet, six inches above the foundation line. Because of the slope of the lot, the foundation height will vary between one foot (1’) on the right-front of the lot to eight feet (8’) along Beechwood where there is a basement level garage. The eave height is approximately twenty feet, nine inches (20’9”) above the foundation line. Staff finds that the two story scale and the proposed heights meet the historic context, where there are two-story houses on each of the other three corner lots at the intersection of Oakland Avenue and Beechwood Avenue. These two-story houses have heights ranging from thirty-five feet to forty feet (35’-40’) from grade.

The house will have a primary width of thirty-five feet (35’), although a bay on the left side will add two feet (2’) to the width. By comparison, the two-story houses on the neighboring corner lots have widths that are thirty-two feet and thirty six-feet (32’-36’). The house’s primary depth will be approximately fifty-four feet (54’), although a partial-width, one-story rear porch will extend an additional ten feet (10’) of depth. The infill’s footprint, including the front and rear porches, will be approximately two thousand, one hundred and thirty-five square feet (2,135 sq. ft.).

Overall staff finds that the infill’s height and scale will be compatible with the historic context, where there are several two-story houses of a similar height, width, and footprint.

Staff finds that the infill’s height and scale to meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The submitted site plan does not include the front setback of the historic house next door at 2413 Oakland Avenue. The applicant is aligning the front wall of the infill based on the existing front wall of the house that will be demolished. Since the walls of 2415 and 2413 Oakland have the same setback staff finds that this setback to meet the design guidelines and historic context. Staff will need to inspect the staking of the infill to ensure the appropriateness of the front setback. The front porch will extend beyond the front setback line by approximately four feet (4'), which staff finds to be appropriate because the porch is partial width and it will be open.

The infill meets the right side setback of five feet (5'), but requires setback determinations on the Beechwood Avenue and rear setbacks. Along Beechwood Avenue, garage doors are supposed to be 20' from the side property line, but the proposed infill will have garage doors that are fifteen feet (15') from the property line. Staff finds that the proposed setback of fifteen feet (15') for the garage doors will be sufficient to allow for vehicles to enter and exit safely from the garage without interrupting the sidewalk or street traffic.

Also, along Beechwood the walls of the infill should be ten feet (10') from the side property line, but the applicant proposes a bay that is eight feet (8') from the side property line (Figure 2). Staff finds that the two-story bay's two-foot encroachment into the setback meets the historic context, as the other two-story houses on the corner appear to sit less than ten feet (10') from the side property lines. In addition, the bay is just approximately seven feet, six (7'6") wide, does not extend to the ground, and is overall modestly, scaled.

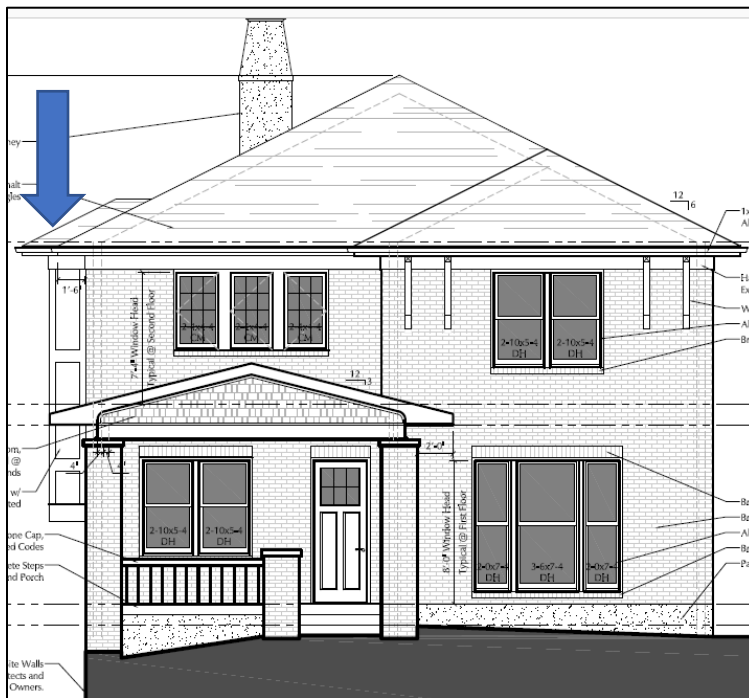


Figure 2. The front elevation showing the side bay that will encroach two feet (2') into the Beechwood Avenue side setback.

Lastly, there is a required twenty foot (20') rear setback, but the applicant proposes a one-story porch that is just ten feet (10') from the rear property line. Staff finds that the encroachment of the one-story rear porch into the rear setback to be appropriate for several reasons. First, the lot is unusually shallow at just one hundred and fifteen feet (115'). Most neighboring lots have depths of one hundred and seventy-five feet (175'). In addition, the porch is just one story and is partial-width; it will have a width of approximately sixteen feet (16'). Lastly, the porch is pushed back from the Beechwood Avenue façade, where it will have less impact on the house behind it at 1700 Beechwood.

Staff finds the proposed setbacks and setback determinations to meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Parged	Yes	No
Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	Hardie Board-and-batten	Smooth face	Yes	No
Tertiary Cladding	Cedar Shake	Typical	Yes	No
Roofing	Architectural Asphalt Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Vanderbilt Mix	Yes	No
Front Porch Posts	Brick with Limestone caps	Unknown	Yes	No
Front Porch Railing	Unknown vertical elements with limestone cap	Unknown	Unknown	No
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Windows	Aluminum Clad	Not indicated	Unknown	Yes

Principle Entrance	1/3 glass	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	Yes

Staff recommends approval of masonry samples, windows and doors, roof shingle color, and the driveway and walkway materials prior to purchase and installation.

With staff’s approval of all final material choices, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill’s primary roof form is a 6/12 hip with a 6/12 hipped two-story projecting bay at the front. The cantilevered bay on the Beechwood Avenue façade will also have a 6/12 hip. The front and rear porches will have 3/12 gabled roofs. Staff finds that these roof forms are compatible with the historic context.

Staff finds that the proposed roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The proposed infill is oriented towards Oakland Avenue, which is appropriate. It includes a partially-recessed, partial-width front porch that is nine feet (9’) deep. There will be a walkway from the sidewalk on Oakland to the front porch.

The infill includes an attached garage, located at the basement level, oriented towards Beechwood Avenue. Staff finds the attached garage and the orientation towards Beechwood Avenue to meet the design guidelines because the lot is unusually shallow and does not provide for adequate space for a detached garage. The existing curb cut will be removed and a new curb cut created to allow for access to the attached garage (Figure 3). The applicant will cut into the retaining wall and dig out part of the lot to allow for the garage to be located at the basement level.



Figure 3. The existing curb cut will be removed and relocated.

In addition, in this case the attached garage is preferable over a garage at the back of the lot since this lot backs up to the side of another lot. This will prevent construction from being close to, and forward of, the lot to the rear that is oriented to Beechwood Avenue.

Staff finds that the infill's orientation to meet Section II.B.1.f. of the design guidelines.

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 recommends inclusion of a four to six inch (4"-6") mullion in between all double and triple window openings.

With the condition that all double and triple window openings have a four to six inch (4"-6") mullion in between them, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: As mentioned under "orientation," the existing driveway along Beechwood Avenue will be removed and relocated to the new garage door openings. The locations of the HVAC units and other utilities were not noted on the plans. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an admin sign-off on Codes permit(s).

Outbuildings: As mentioned under "Orientation," the infill includes an attached garage, located at basement level, with garage doors facing Beechwood Avenue. Staff finds the attached garage and orientation towards Beechwood to meet the design guidelines because the lot is unusually shallow, making a detached garage infeasible.

Staff finds that the proposed attached garage meets Section II.B.1.i of the design guidelines.

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

1. The 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. All double and triple window openings have a four to six (4"-6") inch mullion in between them;
3. Staff approve the windows, doors, roof shingle color, and masonry samples prior to purchase and installation; and

4. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an admin sign-off on Codes permit(s).

With these conditions, staff finds that the proposed infill meets Section II.B. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.

Context Photos:



2500 Oakland Avenue – across Beechwood Avenue from 2415 Oakland Avenue



2414 Oakland Avenue – across Oakland Avenue from 2415 Oakland Avenue



2500 Oakland Avenue – cattycorner for 2415 Oakland Avenue



2412 Oakland Avenue – across the street



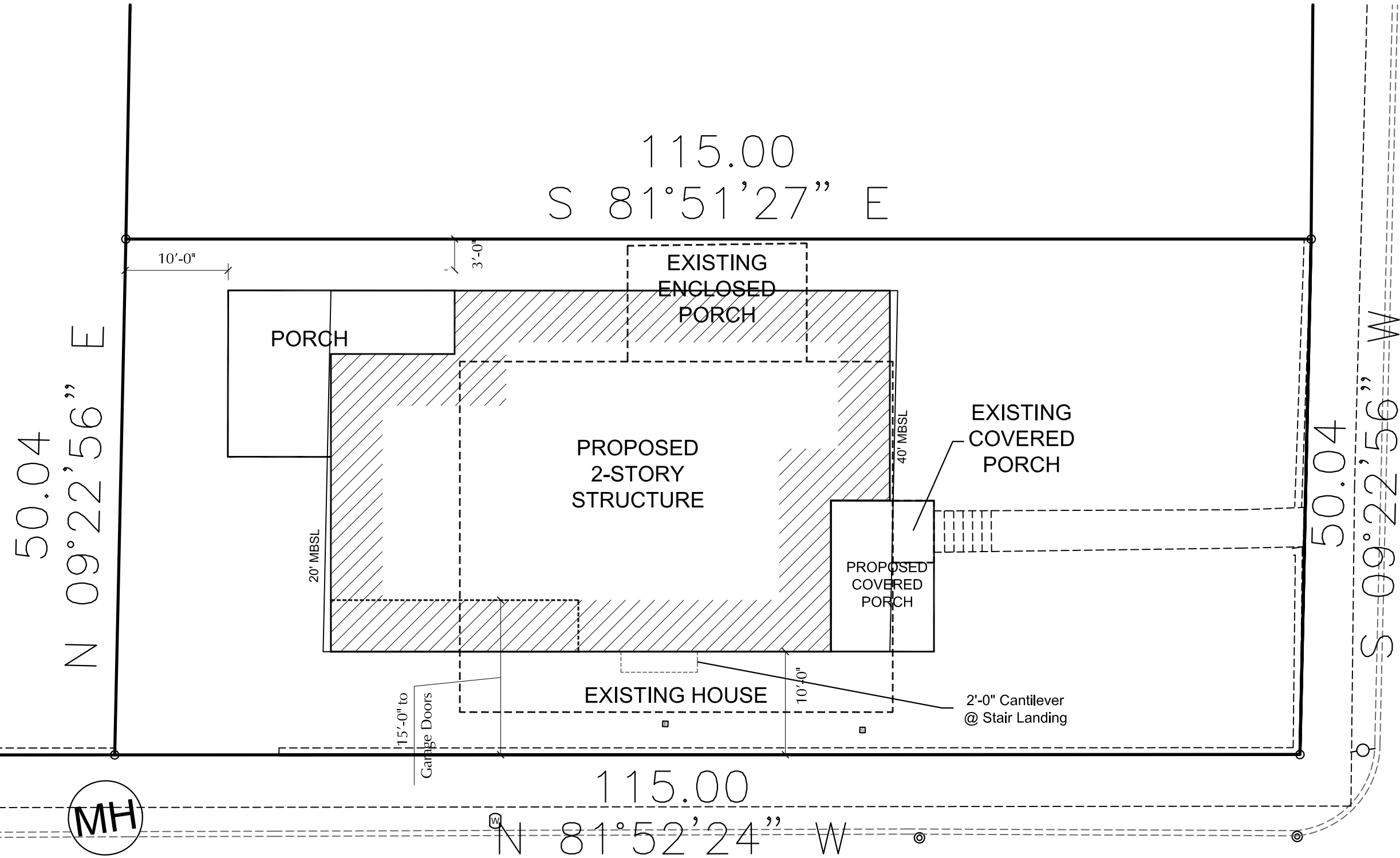
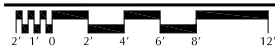
2413 Oakland Avenue – next door to 2415 Oakland Avenue.



2411 Oakland Avenue – two houses down from 2415 Oakland



1700 Beechwood – directly behind 2415 Oakland Avenue

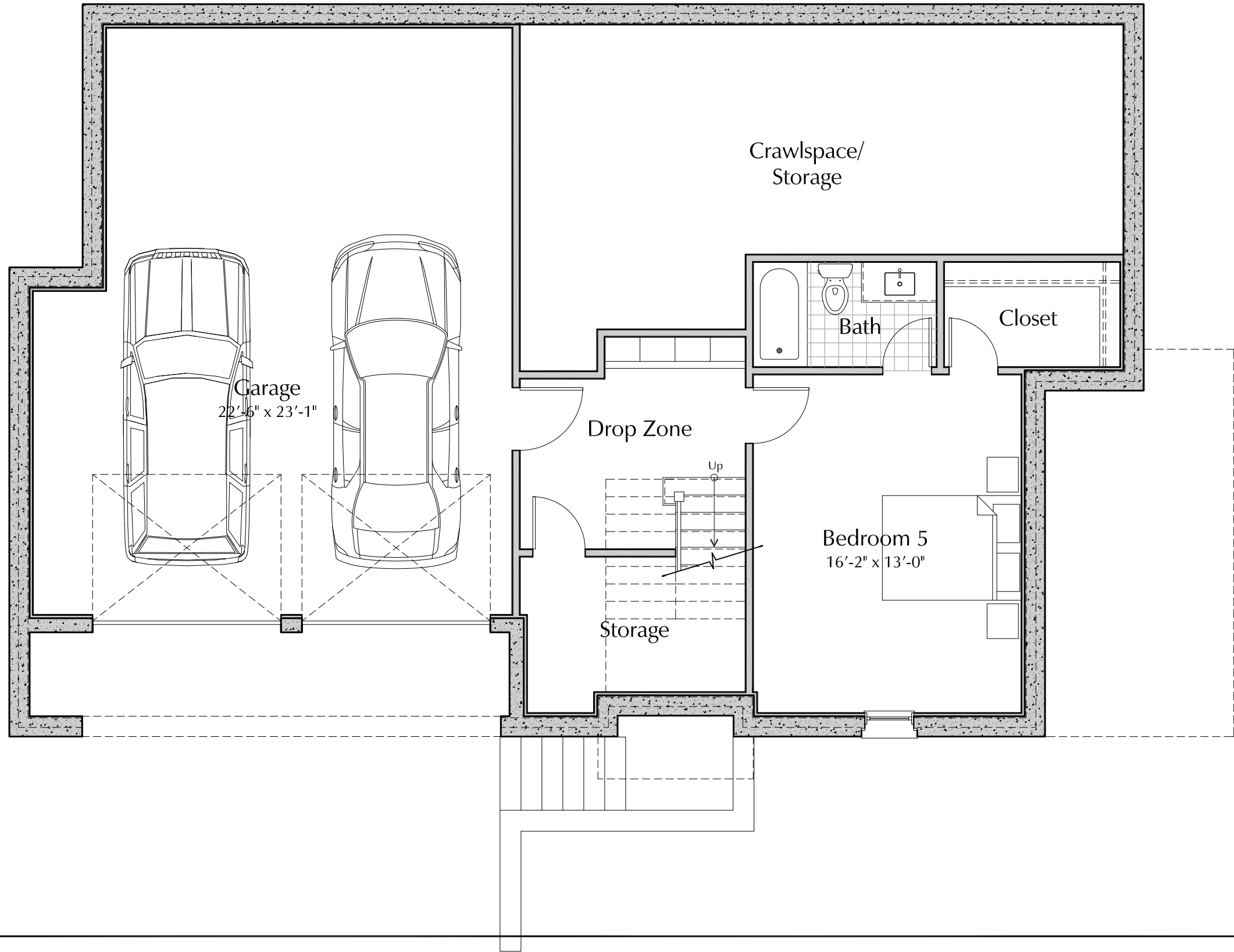
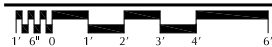


Drawings:
Site Layout Plan
Date:
04.30.2021

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A New Residence for:
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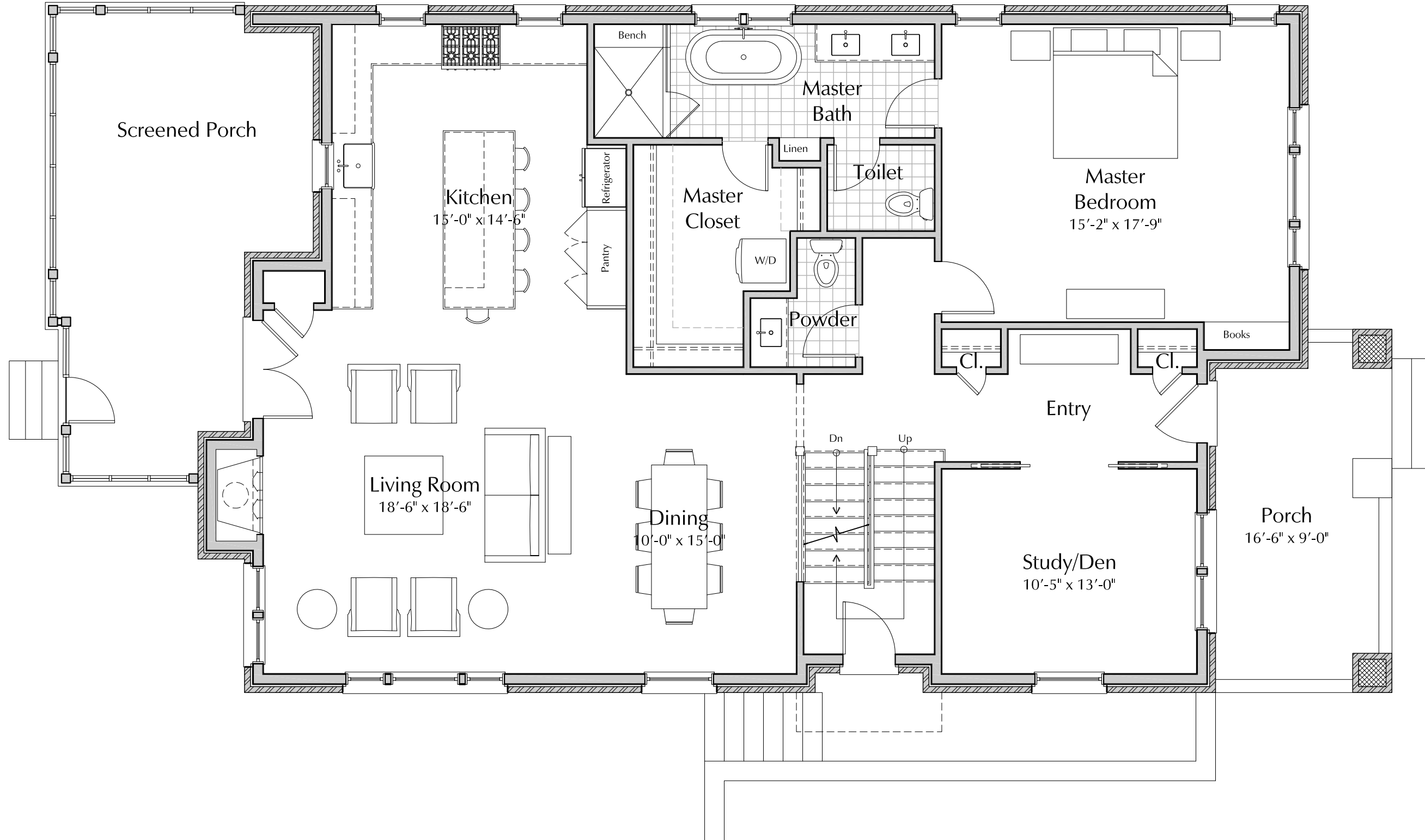
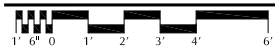


Drawings:
Basement Plan
Date:
04.30.2021

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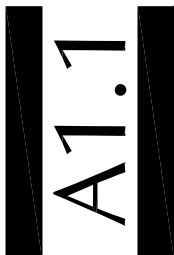
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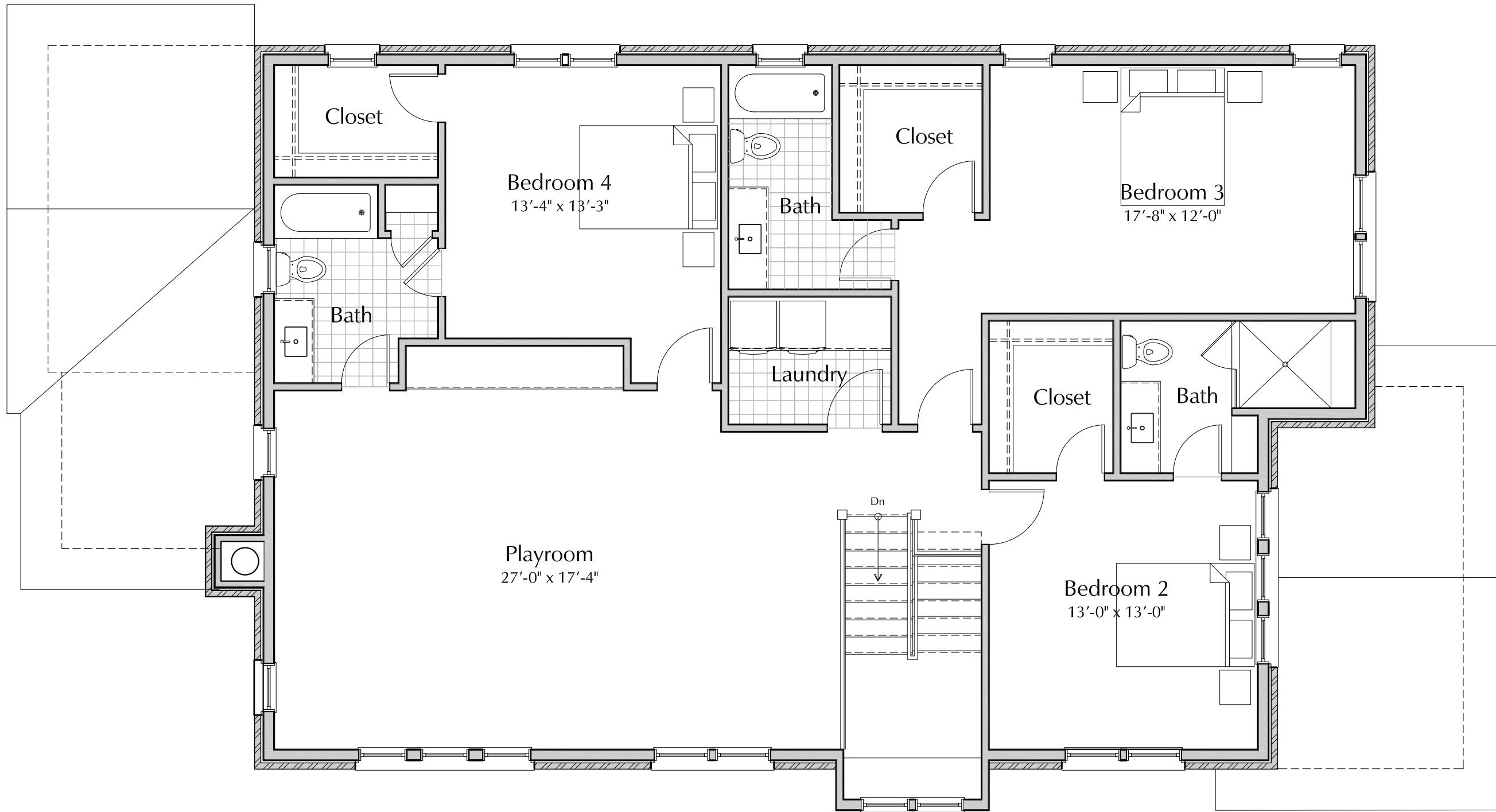
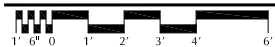


Drawings:
First Floor Plan
Date:
04.30.2021



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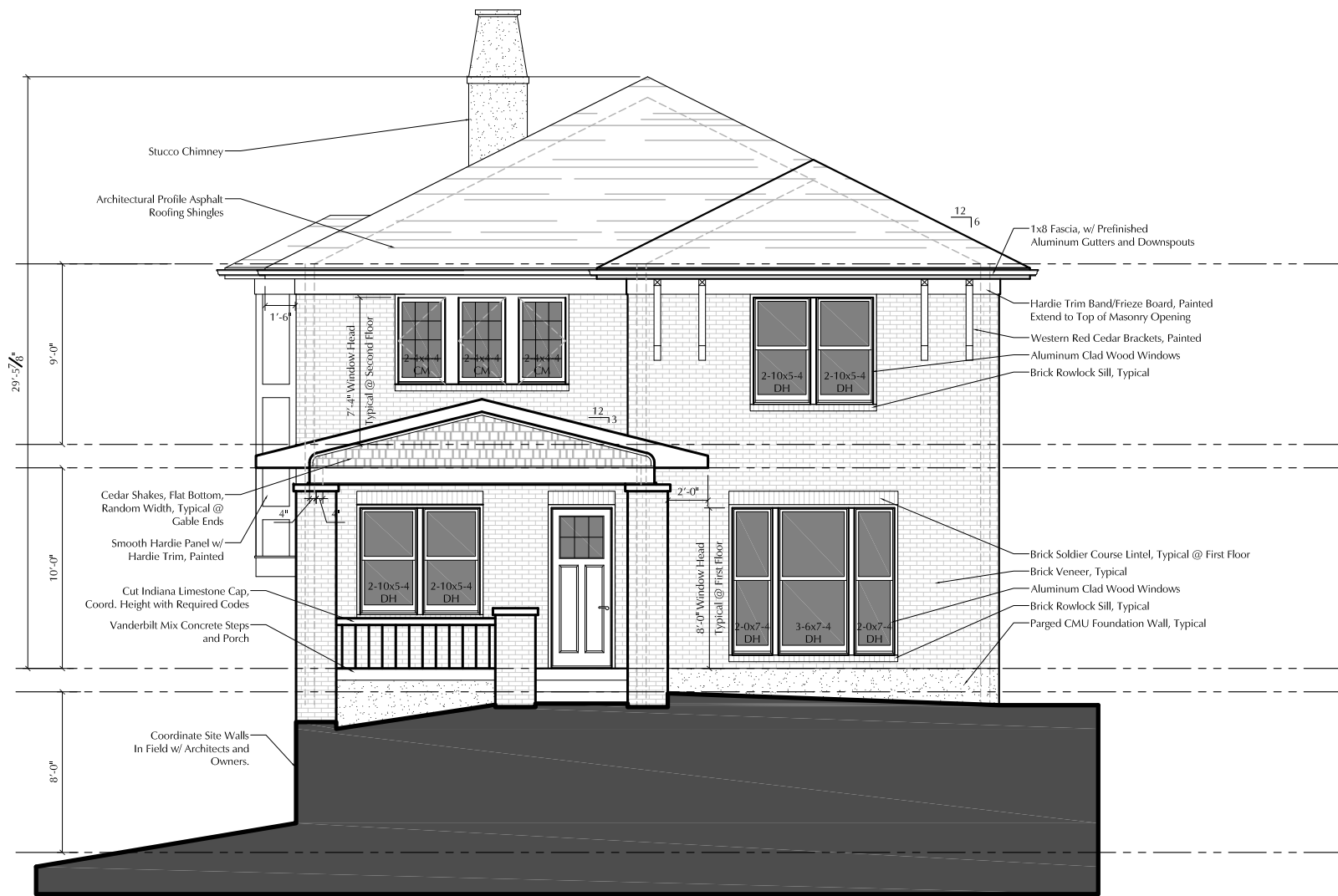


Drawings:
Second Floor Plan
Date:
04.30.2021

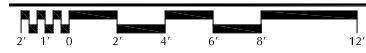
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1 South Elevation



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

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 2415 Oakland Avenue
 Nashville, Tennessee 37212

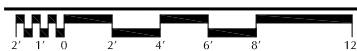
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Drawings:
 Front Elevation
 Date:
 04.30.2021

A2.1

1

South Elevation



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



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Dreaminc. Homes
 2415 Oakland Avenue
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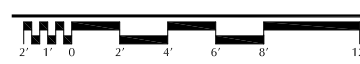
Drawings:
 Side Elevation
 Date:
 04.30.2021

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East Elevation



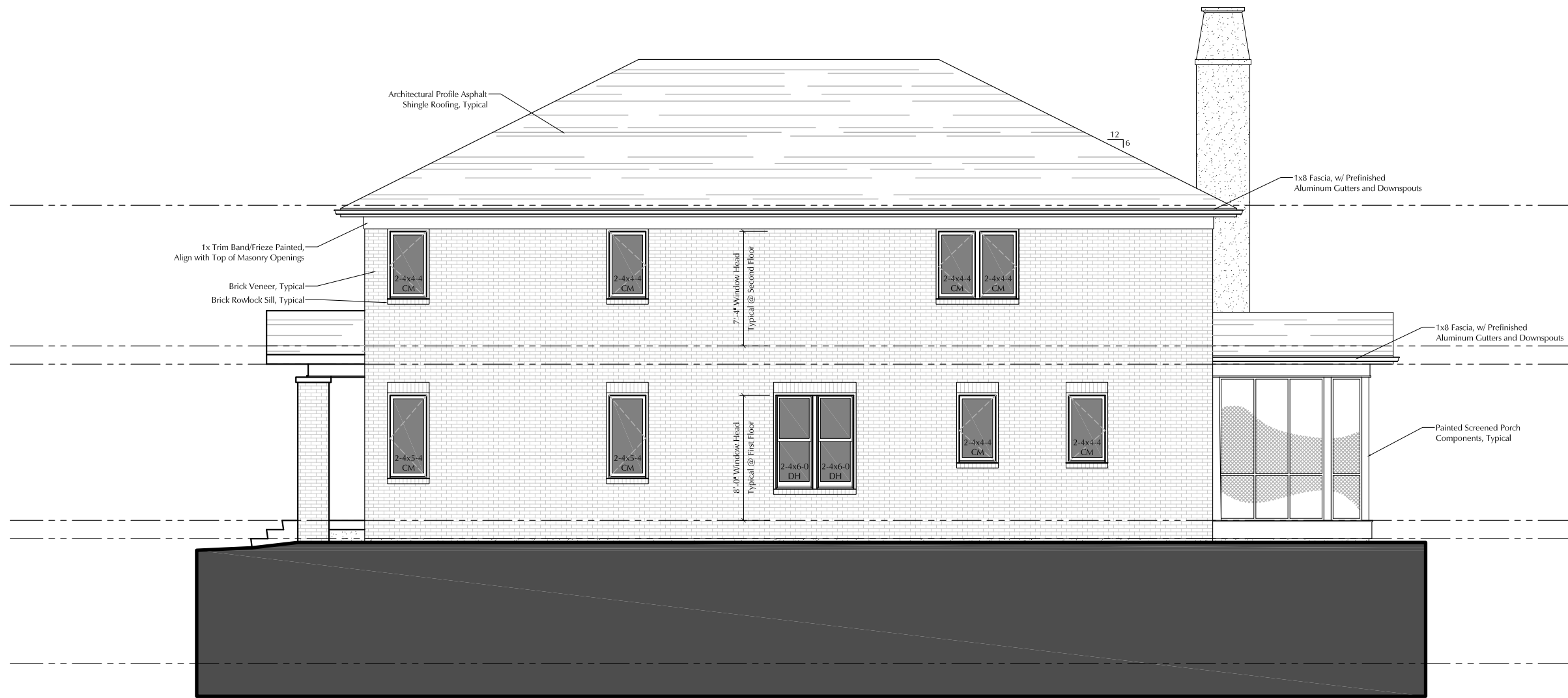
Scale: 1/8" = 1'-0"

Drawings:
Rear Elevation
Date:
04.30.2021

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A2.3



1 North Elevation

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

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 Nashville, Tennessee 37212

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Drawings:
 Side Elevation
 Date:
 04.30.2021

A2.4