

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
945 S Douglas Avenue, Unit #6
June 16, 2021

Application: New Construction – Infill/Part II SP
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Base Zoning: SP
Map and Parcel Number: 105130289.00
Applicant: Martin Wieck, Nine12 Architects
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: This is an application for the construction of an infill structure as part of a part II historic review of an SP zoning.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The pitch of the front-facing gable and dormers will be reduced to 12/12 or less;
2. Staff shall review and approve the porch roofing, front steps, doors, garage doors and walkway material, prior to purchase and installation; and,
3. The HVAC shall be located on the rear façade, or on a side façade 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,

finding that the proposed infill meets the conditions of the part I SP approval for massing and Sections IV and V of the Waverly-Belmont Neighborhood Conservation Zoning Overlay Design Guidelines.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

Please see “Partial Demolition” for replacement siding.

- A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission’s past decisions. Applicants are always welcome to propose new materials not listed as “appropriate” or re-propose materials listed as “inappropriate.”
- B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a “wood-grain” fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.
1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a “speckled” or random design.*

2. INAPPROPRIATE materials include:

Foundations

- *Stone veneer without mortar*
- *Smooth concrete block without a parge coating*

Cladding

- *Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.*
- *T-1-11- type building panels*
- *Stud wall lumber*
- *Embossed wood grain*
- *Unpainted or unstained wood*

Chimneys

- *Fiber cement panels*
- *Lap siding*

Roofing

- *Corrugated metal*
- *Snap-lock standing seam metal with big seams*
- *Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta*

Windows

- *Brass comes on leaded or stained glass windows.*

3. APPROPRIATE materials include:

Foundations

- *Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the primary cladding is not the same material as the foundation*

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

Cladding

- *Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.*
- *Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.*
- *Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.*
- *When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.*
- *Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples.*
- *Four inch (4") nominal corner boards are required at the face of each exposed corner of a frame building, unless the lap siding is mitered.*
- *All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.*

Chimneys

- *Masonry or stucco is appropriate for chimneys.*

Roofing

- *Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.*
- *Clay tile ridges are appropriate.*
- *Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam*

Trim & Architectural Features

- *All wood or materials to substitute for wood should be milled and painted.*
- *Composite materials are appropriate for trim and decking*

- C. Windows with 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.
- D. 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. Paired and ribbons of multiple single- or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.
- E. Brick moulding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry buildings.

V. NEW CONSTRUCTION-INFILL

A. MASSING & SCALE

- 1. The height of the foundation wall, porch roof(s), walls, and ridges, and the width of a new building should be compatible with

surrounding historic buildings of the same building type and on same the block face . Where there are block faces with little historic context, the adjoining blocks may be used.

B. FORM

1. The most appropriate building and roof forms for new construction are ones that are similar to historic buildings on the block face and buildings that are typical for the overall district. Considerations are the general form and orientation of the main massing of the building and roof pitches, shape, and orientation.
2. In most areas, residential roof pitches of the main form of a building are between 6/12 -12/12. Porches generally had lower pitches or were flat. In some rare cases, flat roof forms may be appropriate. In those instances, the flat roof should not include additional construction such as railings, coverings like pergolas and tents, or stair/elevator towers.
3. Dormers should be fully located on the roof; wall dormers and recessed dormers are generally not appropriate on the front and side facades, as they are not common or not found historically in most districts. The dimensions and forms of dormers visible from the street should be compatible with dormers found historically in the district. Generally, this can be accomplished with the following:
 - a. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry, or lack of symmetry within a building's design, should be used as a guide when placing dormers.
 - b. Dormers should not be located on secondary roof planes.
 - c. Eave depth on a dormer should match main roof form's eave depth or be less.
 - d. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.
 - e. The roof pitch of the dormer should generally match the roof pitch of the main roof form of the building.
 - f. The side walls of the dormer should be inset at least two feet (2') from the side walls of the building or adjacent valley. A dormer wall should not connect with the side of a gable.
 - g. The front wall of the dormer should be setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)
 - h. Dormers should generally be fully glazed and aprons below the window should be minimal.
 - i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.
4. New buildings should have a primary entrance oriented towards (facing) the street. In most districts, a primary entrance is defined by a projecting or recessed porch. If the historic context supports such, decorative entrances, hoods above entrances, covered stoops, and vestibule entrances could be appropriate substitutions for a porch.
 - a. Generally, porches should be a minimum of six feet deep (6') with a visible porch beam that is 18"-36" in height and with posts that include bases and capitals.
5. Porte-cocheres are only appropriate where they are typical of historic forms found in the district and should only be added to new buildings that have a similar form to those that historically had porte-cocheres.

6. Some properties are zoned for two residential units on one lot. On such lots that meet all the qualifications for two units, the two units should be fully attached, with a single mass (in what looks like one building) with one or two front doors and meet all the requirements for infill. Detached infill duplexes may be appropriate in the following instances:
 - a. The second unit follows the design guidelines for an outbuilding.
 - b. There is not enough square footage to legally subdivide the lot, but there is enough street frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines and historic context and is more appropriate for the context than a single building.
 - c. The lot has double frontage and is deep enough to accommodate two buildings and associated parking in a manner that meets the design guidelines and historic context.
 - d. An existing, non-contributing building sits so far back on the lot that a building may be constructed in front of it in a manner that better meets the design guidelines than existing conditions. It is not appropriate to add a new house in front a contributing house.
7. Building types generally should be consistent with the types in the immediate vicinity, no matter the actual use or zoning of the site. For instance, a lot zoned commercially but located within an area of residential building types should be similar in form to the residential building types in the immediate vicinity.
8. Roof decks are not appropriate on the front or side of infill but may be appropriate on the rear if the deck is surrounded on all sides by an appropriately-pitched roof.

C. SITING, SETBACK , ORIENTATION & RHYTHM OF SPACING

1. In most residential districts, lots had a primary building facing the street. Any additional buildings on the lot were typically secondary structures that were subordinate in size to the primary building and located in the rear yard. New development should follow this pattern.
2. The setback from front- and side-yard property lines established by adjacent historic buildings should be maintained.
3. There should be a minimum of 20' between primary buildings and outbuildings.
4. 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).
 - a. Front setbacks generally should be the average between the historic front setbacks established on either side of the proposed infill. If the lot has non-contributing or vacant lots on either side, the front setbacks of nearby a. historic buildings may be considered.
 - b. Side setbacks should maintain the dominant rhythm along a street established by building widths and spaces between buildings. Infill buildings should maintain that rhythm even when lots are subdivided.
 - c. Rear setbacks are determined based on a combination of bulk standards and an appropriately-scaled building for the district.
 - d. When a building is unable to meet bulk standard setback requirements, 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
 - Property lines
 - Easements
 - The extent of and the number of protrusions beyond the footprint such as bays/oriels, balconies and roof overhangs
5. Parking pads and outbuildings should be located at the rear of the lot.
 6. Vehicular storage, such as garages and carports, shall not be a part of a new primary building with a residential form unless lot constraints prevent a detached outbuilding or unless the attached garage can be fully located at the basement level and accessed from the rear or side, inset a minimum of four feet from the main side wall of the house.
 7. Driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.
 8. New buildings should be connected to the street with an uncovered walkway from the porch/entrance to the street/sidewalk/curb.
 9. New infill buildings should be oriented to (facing) the shortest street-facing side of a lot.
 10. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.
 11. 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. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.
 12. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall of the building or a porch post.
 13. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & 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 eight to thirteen horizontal feet of flat wall surface should have an opening (window or door) of at least four square feet. More leniency can be given to minimally visible side or rear walls. Wide openings for sliding glass doors or roll-up doors are not appropriate on the front half of a building and a street-facing side.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

WB: DESIGN GUIDELINES

A. NEW CONSTRUCTION-INFILL

1. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.
2. Common roof forms in the neighborhood include side, front, and cross gables and hipped and pyramidal forms.
3. Front, side, wrap-around, and cut-away porches are appropriate. Porches are not always necessary and entrances may be defined by simple hood or recessed entrances instead.
4. 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.



Figure 1. Approved site plan

Background: 945 S Douglas is a large parcel at the corner of S Douglas Avenue and 10th Avenue South, in the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Previously, a non-contributing church sat on the site. The Commission approved a part I SP for this site in December 2018, recommending approval of the site plan and general building massings to the Planning Commission. The Planning Commission approved the SP. The applicant is required to return to MHZC with elevations for final design approval of the individual units. The Commission approved designs for Units 1-5 earlier this year; this application is for Unit #6, as seen in Figure 1.

Analysis and Findings:

Form, Height & Scale: Unit #6 was approved as a one-and-a-half story form with a maximum ridge height of thirty-five feet (35') as measured from grade, a maximum eave height of twelve feet (12') as measured from foundation and a width of thirty-four feet (34').

Form & Scale:

The applicant was encouraged to use multiple roof forms across the development to create variety and avoid a homogenous streetscape. The main roof form presented for this unit is a side-gable with front-gabled dormers. This is an appropriate historic form. However, staff finds that the steep 18/12 pitch of the front-facing gable and dormers,

along with the Victorian/gothic detailing, creates a gothic style not seen elsewhere in Waverly-Belmont. The guidelines specify that “*residential roof pitches of the main form of a building are between 6/12 -12/12*”. The Commission approved a 20/12 slope for a Tudor-style house for Unit #4, but Tudor style homes are more common in this neighborhood, while this type of gothic detailing is not. The Waverly Place National Register nomination notes that the Victorian-era styles, the third most common in the district, are Queen Anne, Eastlake, and ones with simple vernacular detailing. Staff is concerned that the overall development could end up as a collection of replicas of different historic styles, not all of which are actually found in the neighborhood. Part II of the design guidelines (II.F) encourages new construction inspired by historic styles and discourages replicas. The Secretary of Interior Standards, on which the design guidelines are based and that are included in section I.D. states that new construction should be of its own time and not create a “false sense of historical development.”



Figures 2-6: Units 1-5 already approved by the Commission and the proposed Unit 6.

See the section on “roof shape” for additional analysis on the proposed roof form.

The proposed width of the house is thirty-four feet (34’) at its widest point. This matches the proposed width on the site plan for the part I SP and is appropriate for the context.

Height: The maximum ridge height was approved at thirty-five feet (35’) and the eave height could be a maximum of twelve feet (12’). The ridge of the proposed infill measures about thirty-four feet, six inches (34’6”) tall from grade. The eaves measure about eleven feet (11’) from foundation. Staff finds the proposed height is appropriate and meets the requirements of Part I of the SP.

With the condition that the front-facing gable and dormers are reduced in pitch to not exceed 12/12, staff finds that the project meets sections V.A. and B. for Massing, Scale and Form.



Figure 7. Left side elevation (east).

Setback & Rhythm of Spacing: The infill will be sited as per the approved part I SP. (Figure 1) This house will have a twenty-foot (20') front setback, as do all of Units 1-7. These houses will mostly be about twenty-five feet (25') apart at the front and will come closer further back, due to the curve of the parcel.

Unit #6 will be about twenty-four feet (24') from both Units #5 and #7 at the front will be about twelve to thirteen feet (12'-13') from these neighboring houses at the back corners. This is consistent with the SP site plan.

The project meets the SP approval and section V.C. for Siting, Setback and Rhythm of Spacing for new construction.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	CMU	Split-faced	Yes	
Cladding	Hardieplank	4" reveal	Yes	
Secondary Cladding	Hardie Board & Batten	16" reveal	Yes	
Trim	Cement Board/Wood	Smooth faced	Yes	
Roofing	Architectural Shingle	Color Unknown	Yes	
Porch Roof	Metal	Standing Seam	Yes	X
Porch Columns	Wood	Unknown	Yes	

/Brackets				
Front Porch Floor	Wood	Unknown	Yes	
Front Porch Steps	Unknown	Unknown	Yes	X
Windows	Aluminum-clad wood	Marvin Elevate	Yes	
Principle Entrance	3/4-light door with sidelights	Unknown	Yes	X
Side/rear porch doors	Full-light doors	Unknown	No	X
Garage doors	Unknown	Unknown	Unknown	X
Walkway	Not indicated	Unknown	Unknown	X

The windows are labelled as “Marvin Elevate or similar”. Marvin Elevate are approved windows, if another window is used, it must be approved. Otherwise, with final staff approval of the porch roofing, front steps, doors, garage doors and walkway material, prior to purchase and installation, the materials meet section IV. for Materials.



Figure 8. Right side elevation (west)

Roof Shape: The design incorporates a primary side facing gable with a 12/12 slope and steeper front and rear-facing gables. There are appropriately inset gabled dormers on the front, side and rear elevations. Staff finds that this side-gabled roof form contributes to the variety of forms on the site, which the Commission had requested as a part of the initial SP approval. However, as discussed above, staff finds that the front-facing gable roof pitch is too steep and not characteristic of the neighborhood.

With the condition that the front facing gable and dormers be reduced in pitch, to no more than 12/12, staff finds that the proposal meets section V.B. for Form.

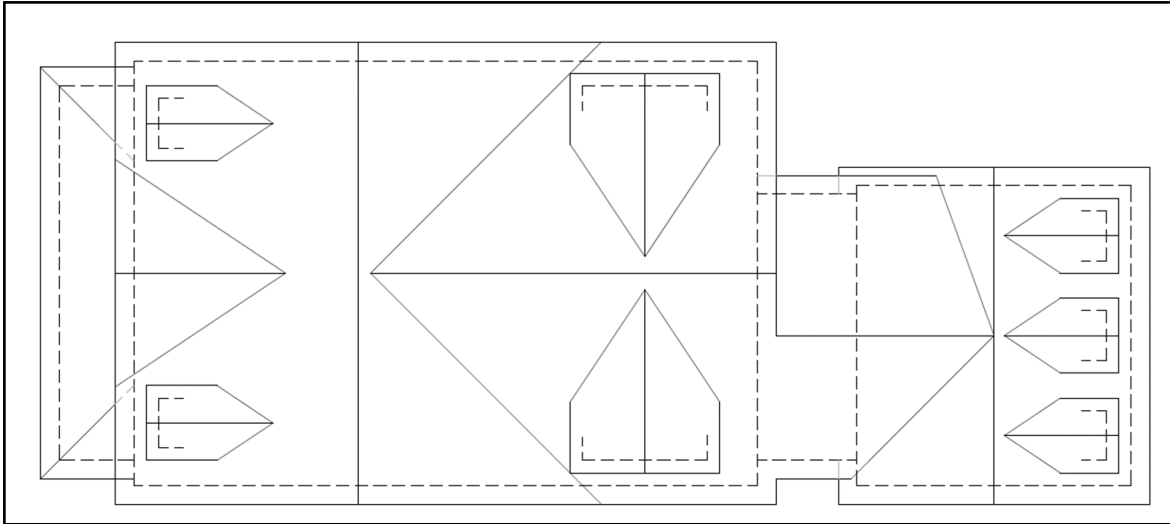


Figure 9. Roof plan

Orientation: The infill faces the street and sidewalk. There is a walkway from the front door. The house has a covered partial-width front porch that is six feet (6') deep.

The project meets section V.C. for Orientation.

Proportion and Rhythm of Openings: The windows on the proposed infill are 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 V.D. for Proportion and Rhythm of Openings.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, and that utility meters 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 V.C.11 for new construction-utilities.

Outbuildings: As per the approved SP, all nineteen (19) of the houses in this project will include an attached garage accessed off of the rear private drive. The massing studies from the part I SP application show the attached garages for the thirty-five foot (35') tall one-and-a-half story units #1-#7 as subservient in height. The proposed attached garage has a ridge height of approximately twenty-five feet (25') from grade and an eave of approximately twelve feet (12'). Staff finds that the proposed massing, which keeps the garage roof lower and subservient, while keeping the eave height similar to that of the house, is consistent with the SP approval.



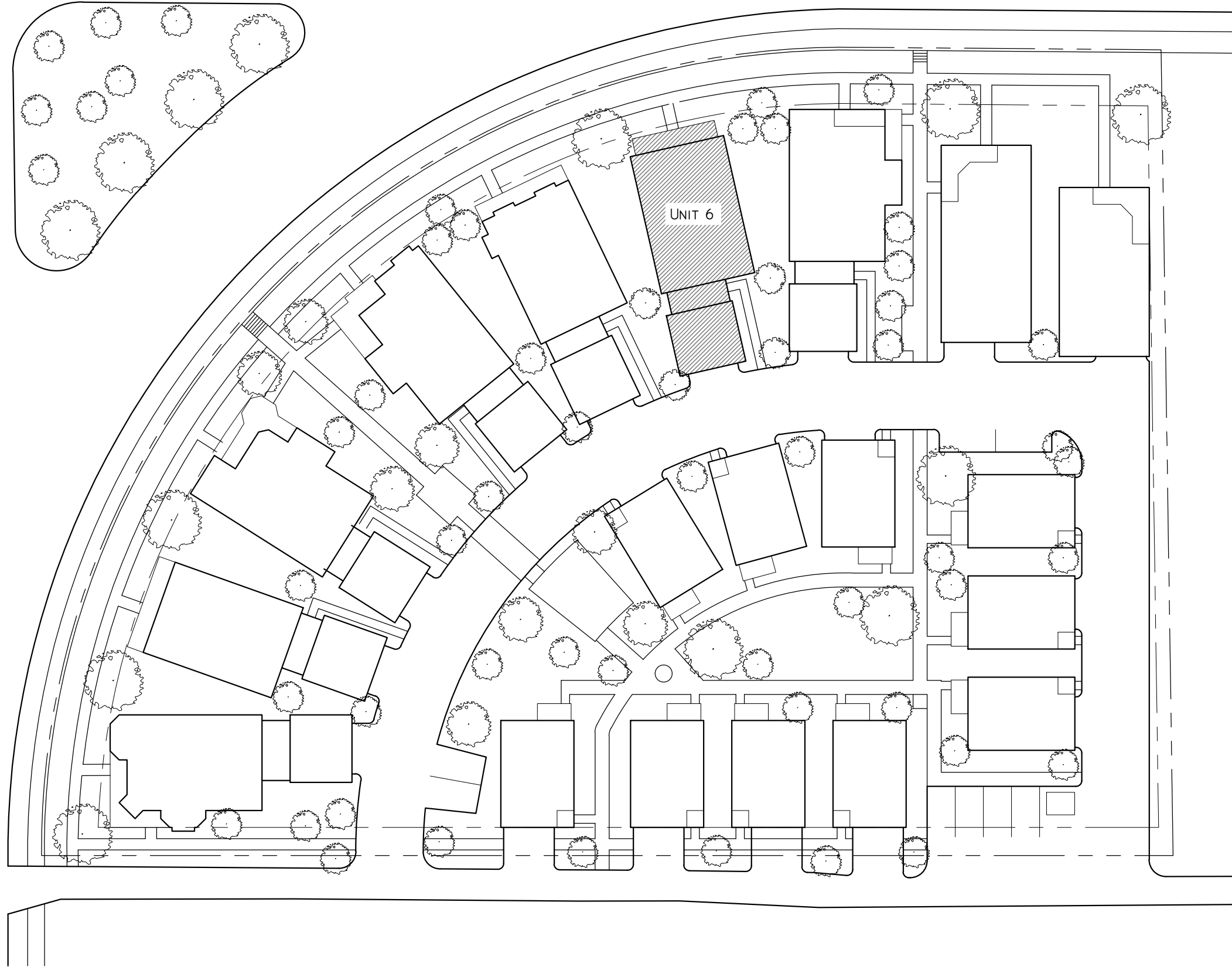
Figure 10. Rear elevation

Staff finds that the proposed attached garage is consistent with the massing and site plan of the approved SP.

Recommendation: Staff recommends approval with the following conditions:

1. The pitch of the front-facing gable and dormers will be reduced to 12/12 or less;
2. Staff shall review and approve porch roofing, front steps, doors, garage doors and walkway material, prior to purchase and installation; and,
3. The HVAC shall be located on the rear façade, or on a side façade 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;

finding that the proposed infill meets the conditions of the part I SP approval for massing and Sections IV and V of the Waverly-Belmont Neighborhood Conservation Zoning Overlay Design Guidelines.



NOT FOR CONSTRUCTION

NINE12 ARCHITECTS PROJECT #19172.6

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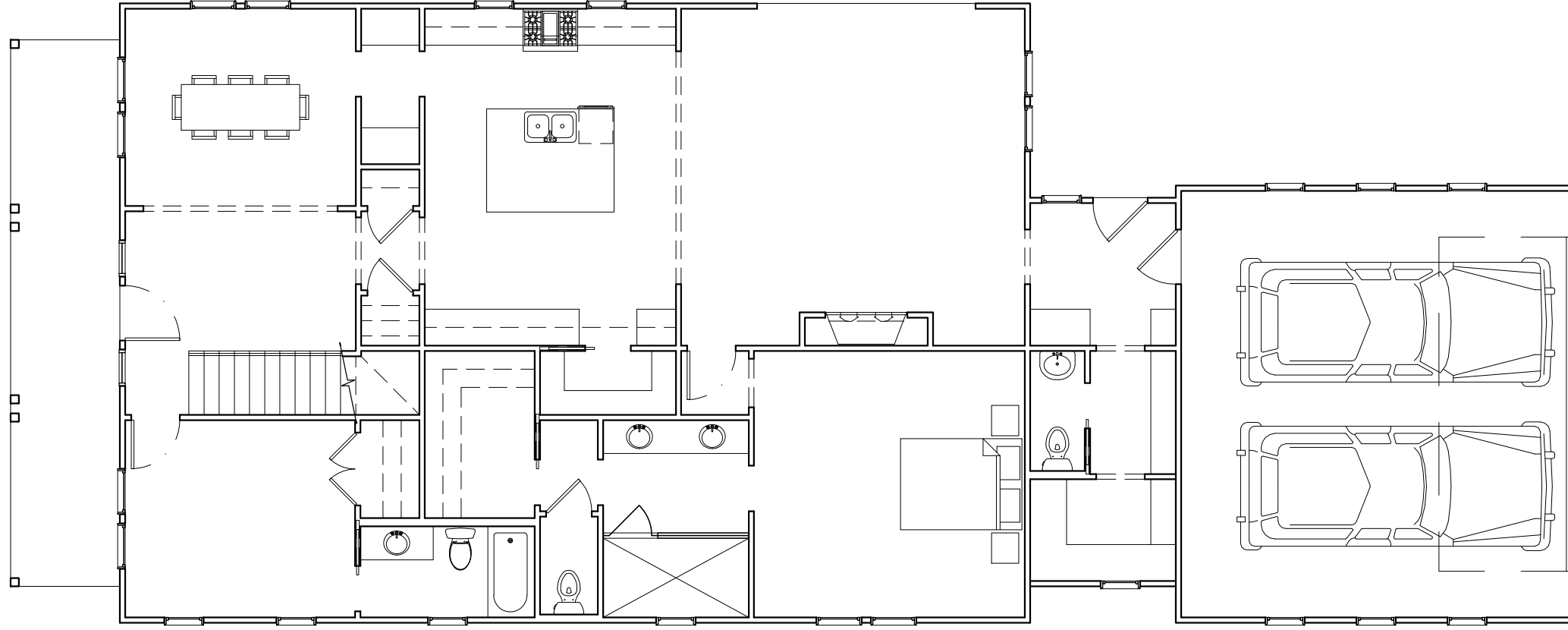
SITE
PLAN

01

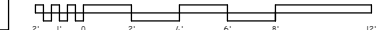


SP SITE PLAN

SCALE: 1" = 40'-0"



FIRST FLOOR PLAN



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

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945 S DOUGLAS AVE.
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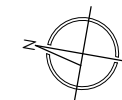
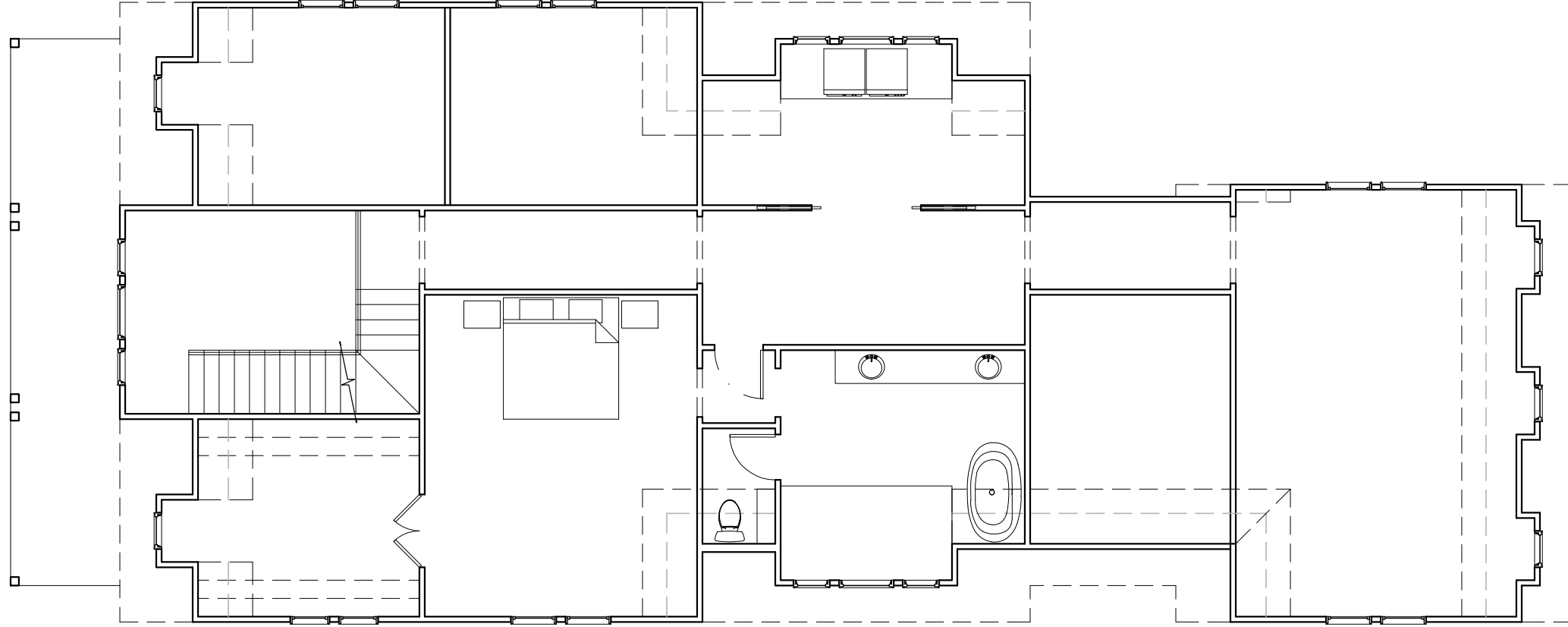
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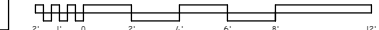
FLOOR
PLANS

02



1

SECOND FLOOR PLAN



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

FLOOR
PLANS

03

NOT FOR CONSTRUCTION

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INFILL CONSTRUCTION - UNIT 6 AT:

945 S DOUGLAS AVE.

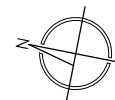
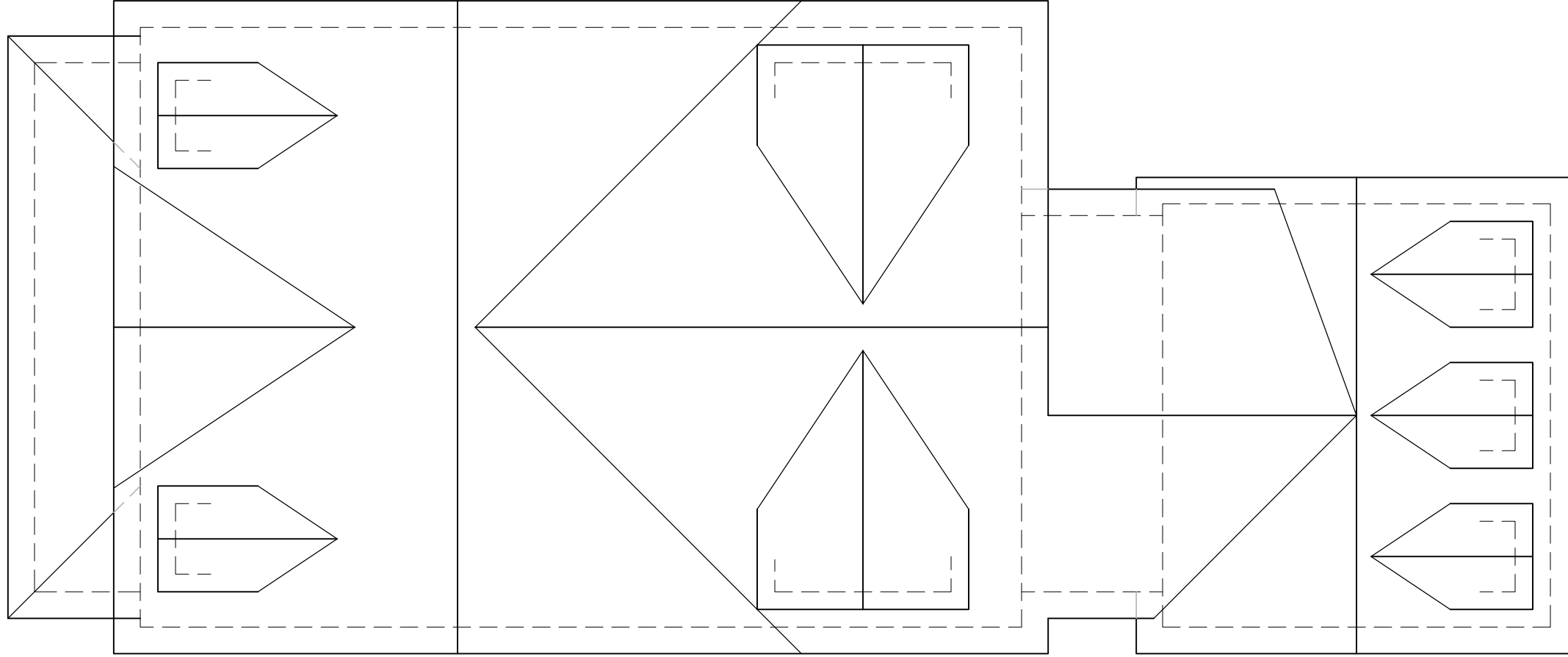
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REV: DATE: DESC:

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ROOF PLAN



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

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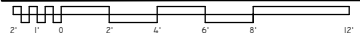
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FLOOR
PLANS

03



2 WEST ELEVATION



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

NOT FOR CONSTRUCTION

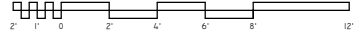
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1 NORTH ELEVATION



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



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EXTERIOR ELEVATIONS

05



2 EAST ELEVATION

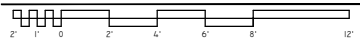


SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION



1 SOUTH ELEVATION



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

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EXTERIOR ELEVATIONS

06