



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
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STAFF RECOMMENDATION
2010 18th Avenue South
April 17, 2013

Application: New construction-infill; Setback reduction
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412025900
Applicant: Will Jenner/ Jenner Design LLC
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes to construct a new single-family dwelling and detached two-car garage on a corner lot at 18th Avenue South and Bernard Street.</p> <p>Recommendation Summary: Staff recommends approval of the single-family dwelling, outbuilding and setback reduction with the conditions that:</p> <ul style="list-style-type: none"> • Applicant submits additional information about windows, doors, trim and roof colors for final staff review; • A shuttered window be added to the left side; • Shutters have hinges and dogs, rather than being applied against the wall; • The outbuilding be reoriented so that vehicular access is from the alley; • Windows be added to the street facing side of garage (if reorientation of the garage is a condition); • The height of the garage be lowered by one foot (1’); and • Utility locations be located beyond the midpoint of the house. <p>With these conditions, Staff finds that the project meets II.B of the design guidelines for new construction and outbuildings.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. 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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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*

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.

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.

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.

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.

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.

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.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

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

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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 clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

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.*

Background: The applicant proposes to construct a new single-family dwelling and detached two-car garage on a corner lot at 18th Avenue South and Bernard Street. This lot has been vacant at least since 1914, according to Sanborn Fire Insurance Maps, and due to the low amount of development in the area at that time has likely always been vacant.

Analysis and Findings:

Height & Scale: The foundation height is two feet (2') high, which matches the historic home next door. The eave height is approximately eleven feet (11') tall from the foundation line and the ridge height is approximately twenty seven feet (27') from the foundation line, or twenty-nine feet (29') from grade as seen from the street. This height does not contrast greatly with homes in the immediate vicinity which range between eighteen and twenty-eight feet (18'-28') from grade. The width is thirty feet (30') compared to the width of historic homes in the immediate vicinity which are between thirty and thirty-seven feet (30'-37'). The project meets section II.B.a and b. of the design guidelines.

Location, Setback and Rhythm of Spacing: The house is centered on the lot and meets all bulk zoning requirements with the exception of the right side which is seven feet and six inches (7' 6") from the property line but should be at least ten feet (10'). Staff finds this reduction in setback to be appropriate as it allows the width of the home to be more in keeping with other homes on the block and because there is an additional area of green space, approximately ten feet (10'), between the property line and Bernard Street and because the house across Bernard Street is closer to the street than the proposed project. The front setback matches the historic building next door. The project meets section II.B.2.b and II.B.c of the design guidelines.

Materials, Texture, Details, and Material Color: The foundation is stone, the cladding brick, stone and cedar shakes and the roof is asphalt shingles and standing seam metal, colors unknown. The main entrance is a porch with a concrete floor, wood posts and solid wood door. The shutters are wood but the window material and design is not indicated. The chimney is brick and the rear porch is wood. The trim and garage door materials are not indicated. Staff recommends final approval of windows, doors, trim and

roof colors and that the shutters have hinges and dogs, rather than being installed flat against the wall. With these conditions, the project meets section II.B.d of the design guidelines.

Roof Shape: The primary roof pitches are 6/12 and 18/12. The 6/12 meets the minimum pitch required and the 18/12 is typical of Tudor homes in the district. The overhangs are approximately one foot (1'). The project meets section II.B.e of the design guidelines.

Orientation: The building is oriented towards 18th Avenue South with a front walkway, porch and primary entrance facing 18th Avenue South, as are all other homes on the block. The front porch is a minimum of six feet (6') deep.

The garage is oriented towards Bernard Street; however, there is a rear alley. Staff recommends that the vehicular entrances to the garage be oriented towards the alley as historically found in the district. Orientation towards the alley would also eliminate the need for a twenty-five foot (25') wide driveway on Bernard Street. The home across the street has a garage oriented towards Bernard Street; however, the garage is only a one-car garage which allows for a narrower driveway.



Garage access from Bernard Street as seen on home across the street.

With the condition that the garage be oriented towards the alley, the project meets section II.B.f of the design guidelines.

Proportion and Rhythm of Openings: The windows are twice as tall as they are wide and meet the historic context. Typically the Commission has required a minimum of eight to thirteen feet (8'-13') between windows to meet the rhythm of openings found in the overlay. Staff recommends an additional window on the left side in the kitchen area to meet this criteria. As this is likely the location of upper kitchen cabinets, a shuttered window, would be appropriate. With the condition that a shuttered window be added to the left side, the project meets section II.B.g of the design guidelines.

Utilities: The location of utilities and mechanicals is not indicated. Staff recommends that they be located beyond the mid-point of the house on either side or at the rear. With this condition the project meets section II.B.h of the design guidelines.

Outbuildings

Location & Setbacks: The garage is located towards the rear of the property and meets all bulk zoning requirements. Access is discussed under "orientation." With the condition that the garage be oriented towards the alley, the outbuilding meets section

II.B. i.2.

Height & Scale: The garage is approximately twenty six and one-half foot (26' 6") from the lower rear grade compared to the primary dwelling which is approximately twenty-nine feet (29') from the center grade. In order to keep this garage subordinate to the primary dwelling, and because of its high visibility on a corner lot, staff recommends lowering the overall height by one foot (1'), which the applicant has already agreed to do.

Design & Materials: The design and materials of the building match the proposed home. Staff recommends final approval of windows, doors, trim and roof colors. The garage doors are two separate doors rather than one large door, which is appropriate especially if the orientation does not change. With this condition, the project meets section II.B.i of the design guidelines.

Roof Shape: The roof is a side gabled building with a steep pitch of 12/12 and two gabled roof dormers. Although the pitch is not similar to the main building which is 6/12, it is a typical roof form for the district. The guidelines recommend that street facing dormers have a minimum of a two foot setback from the wall. The proposed dormers only have a one foot setback; however, if the garage is reoriented towards the street, as recommended, to address orientation and driveway width incompatibilities, the dormers will be appropriate. Staff recommends reorienting the garage towards to the alley and adding windows to the street facing side.

With the conditions suggested for the outbuilding, the project meets section II.B.i.1 of the design guidelines.

Recommendation

Staff recommends approval of the single-family dwelling, outbuilding and setback reduction with the conditions that:

- Applicant submits additional information about windows, doors, trim and roof colors for final staff review;
- A shuttered window be added to the left side;
- Shutters have hinges and dogs, rather than being applied against the wall;
- The outbuilding be reoriented so that vehicular access is from the alley;
- Windows be added to the street facing side of garage (if reorientation of the garage is a condition);
- The height of the garage be lowered by one foot (1'); and
- Utility locations be located beyond the midpoint of the house.

With these conditions, Staff finds that the project meets II.B of the design guidelines for new construction and outbuildings.



Vacant lot on corner is the location of the proposed project.





Homes to the left of the proposed project.



Context across the street.

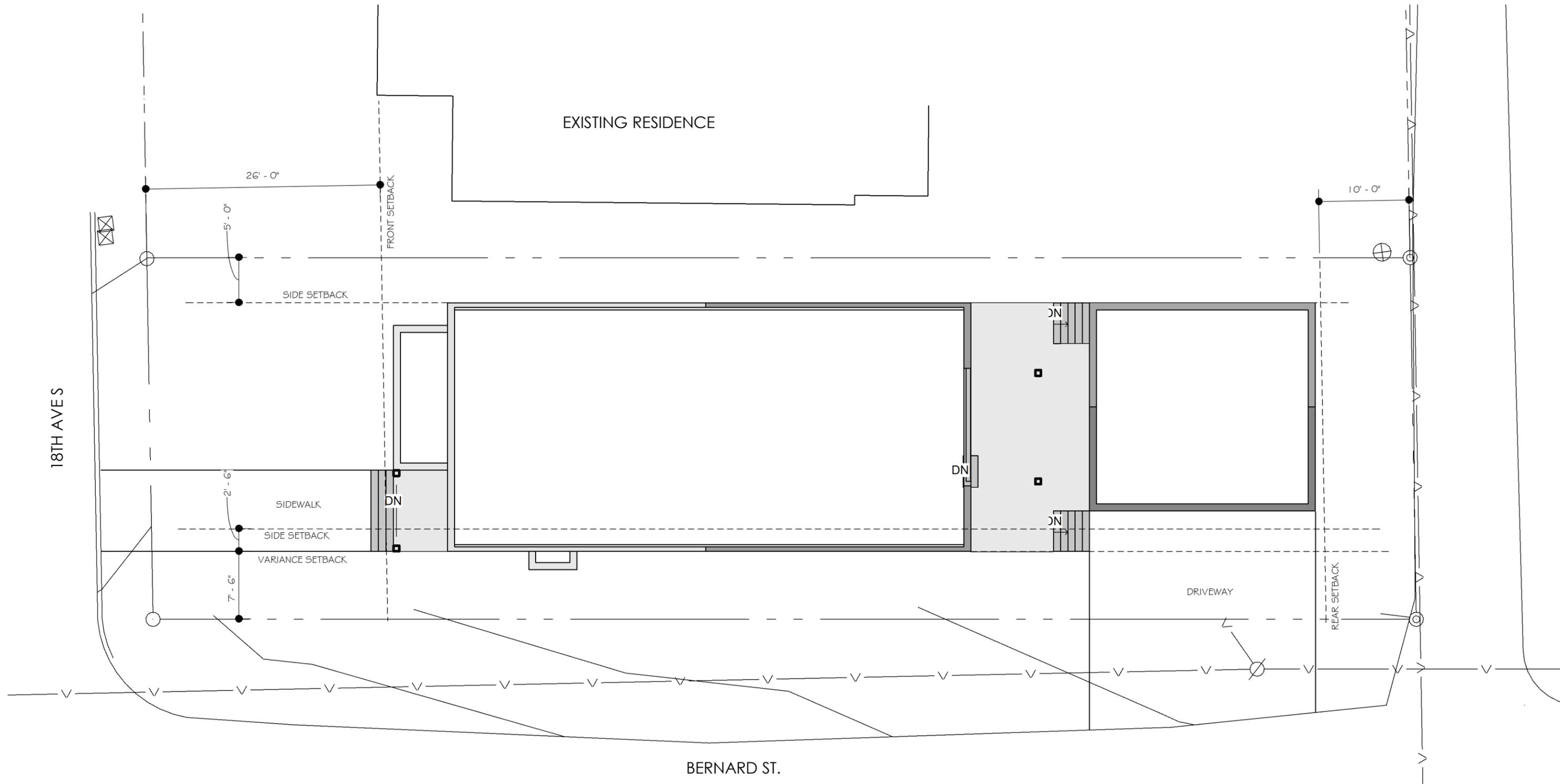


Context across 18th Street. (above and below)





Context across Bernard Street.



18TH AVES

EXISTING RESIDENCE

26' - 0"

5' - 0"

SIDE SETBACK

SIDEWALK

SIDE SETBACK

VARIANCE SETBACK

7' - 6"

2' - 6"

FRONT SETBACK

DN

DN

DN

10' - 0"

REAR SETBACK

DRIVEWAY

BERNARD ST.

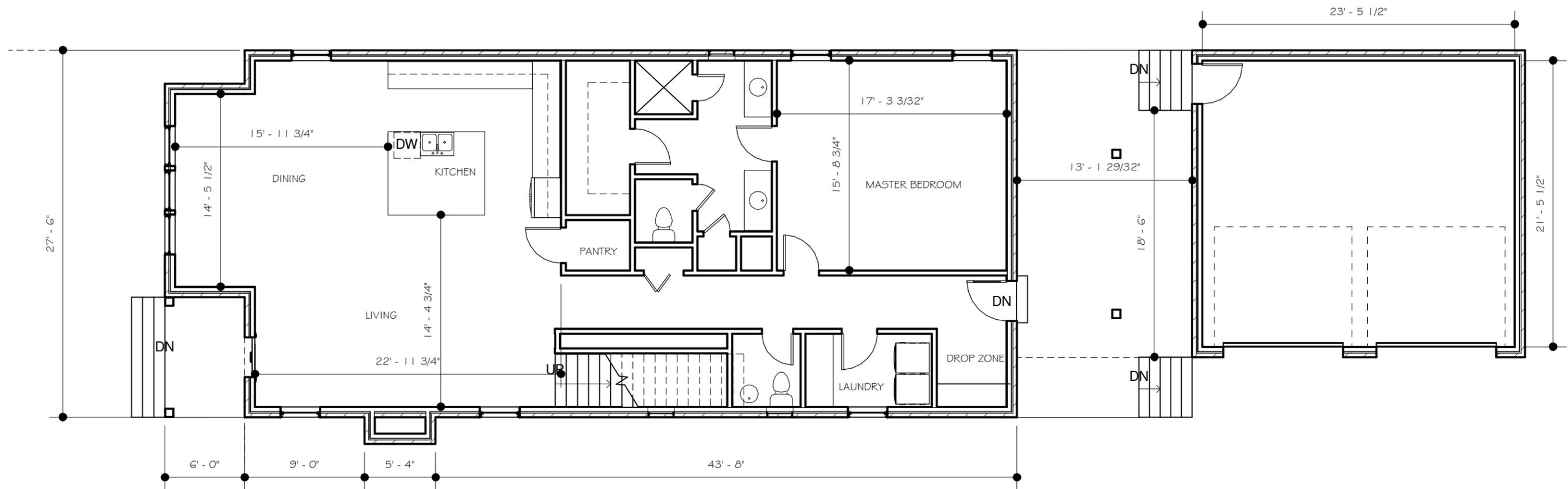
16' 12' 8' 4' 0 16'

2010 18TH AVE S

JENNER
ARCHITECTURE | DESIGN

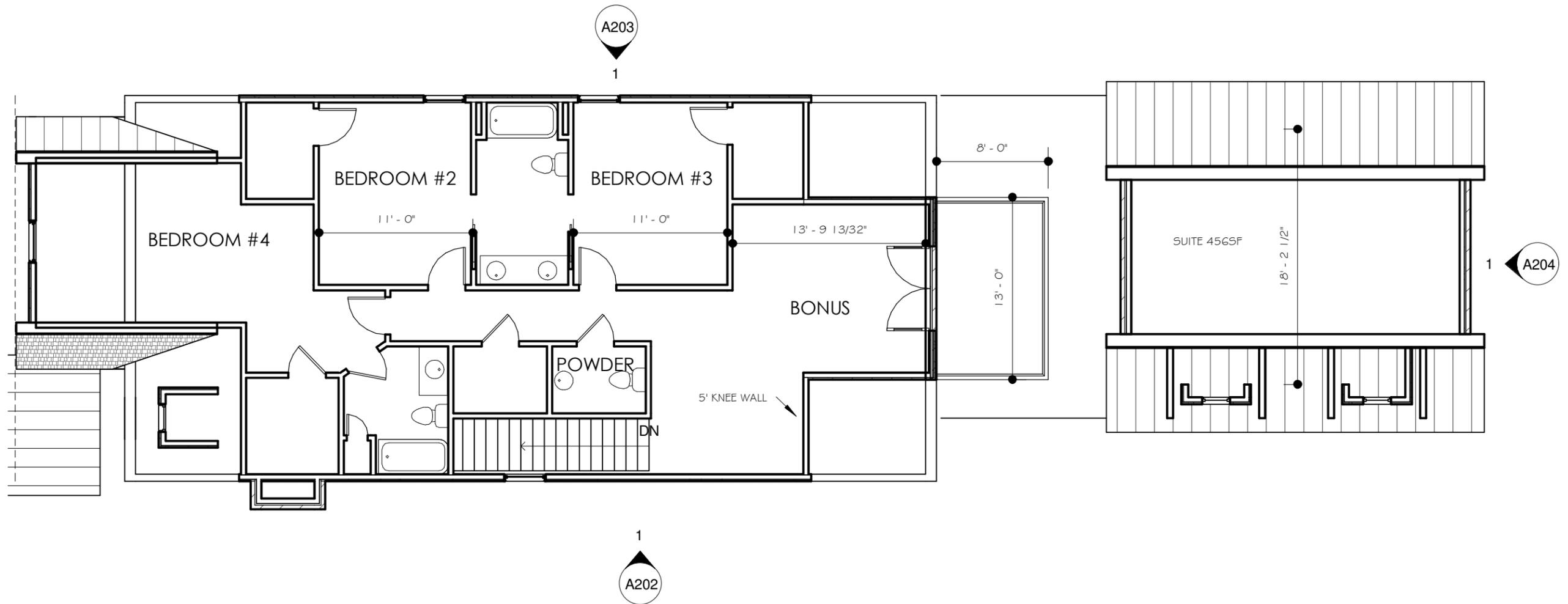
SITE PLAN

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04/03/13

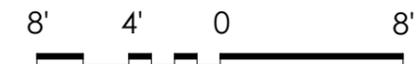


2010 18TH AVE S

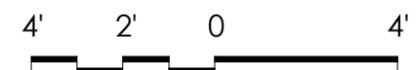
1ST FLOOR PLAN



2010 18TH AVE S

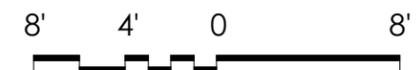
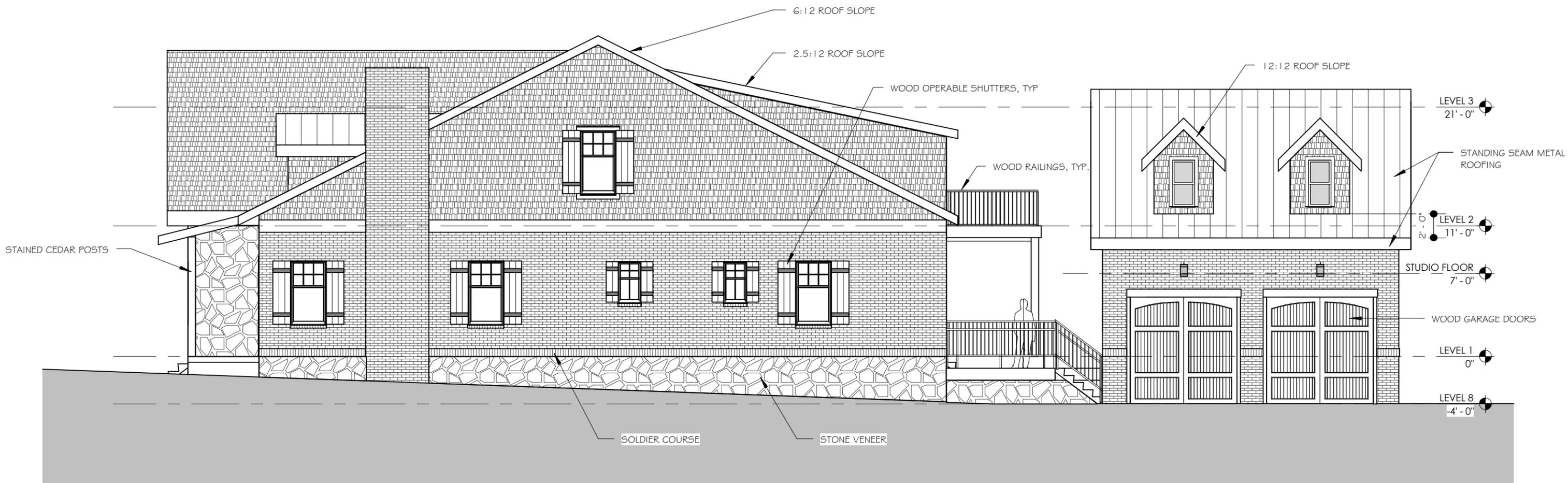


2ND FLOOR PLAN



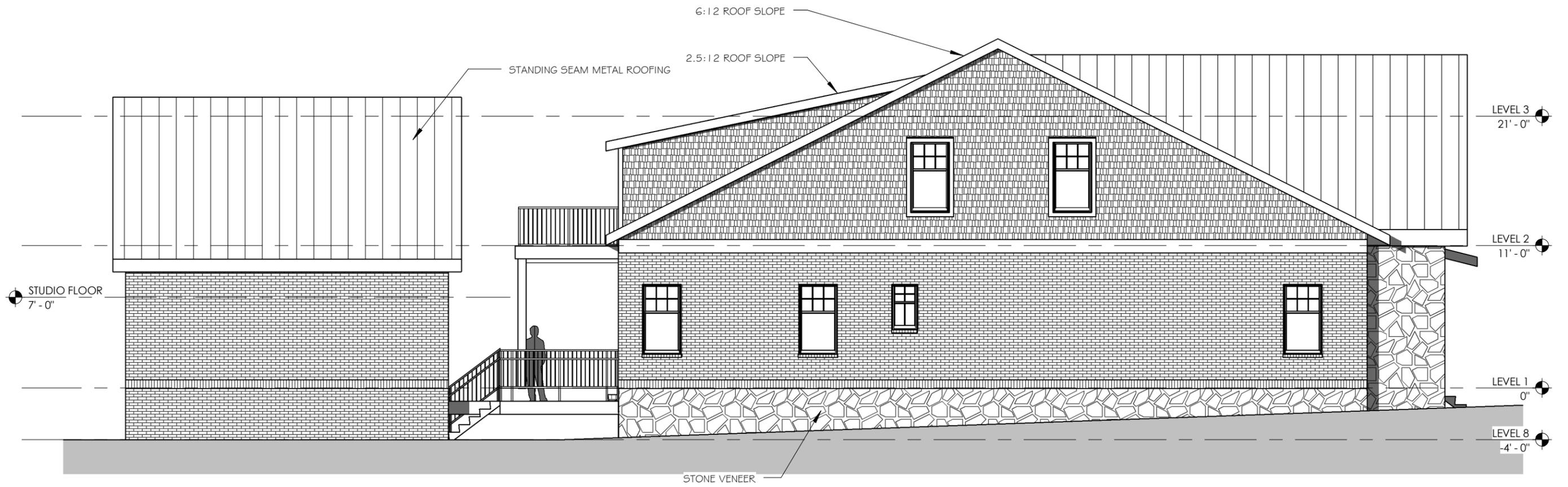
2010 18TH AVE S

18TH ELEVATION



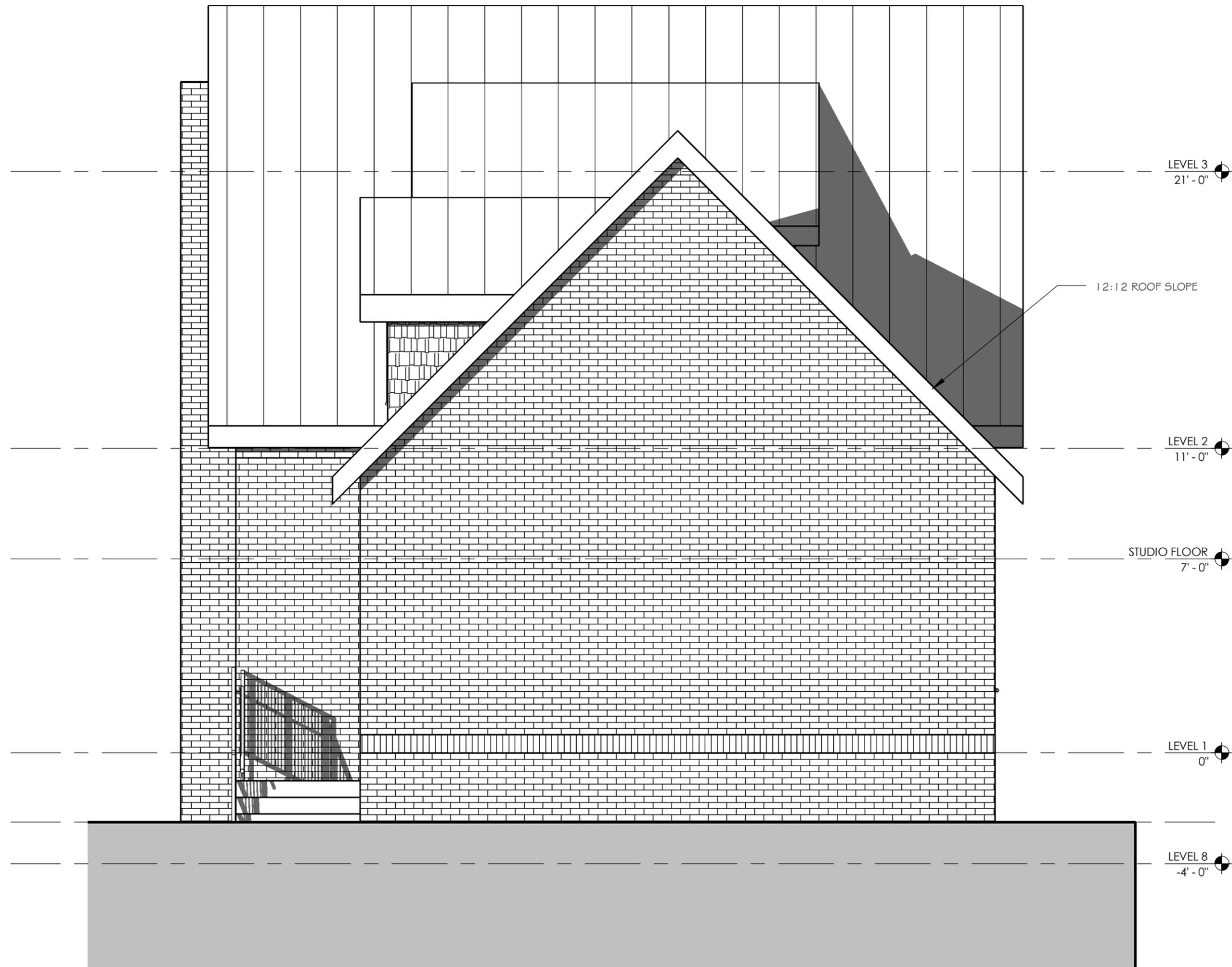
2010 18TH AVE S

BERNARD ELEVATION



2010 18TH AVE S

4' 2' 0 4'
NORTH ELEVATION



LEVEL 3
21' - 0"

12:12 ROOF SLOPE

LEVEL 2
11' - 0"

STUDIO FLOOR
7' - 0"

LEVEL 1
0"

LEVEL 8
-4' - 0"



2010 18TH AVE S

BACK ELEVATION