



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
2008 18th Avenue South
July 17, 2013

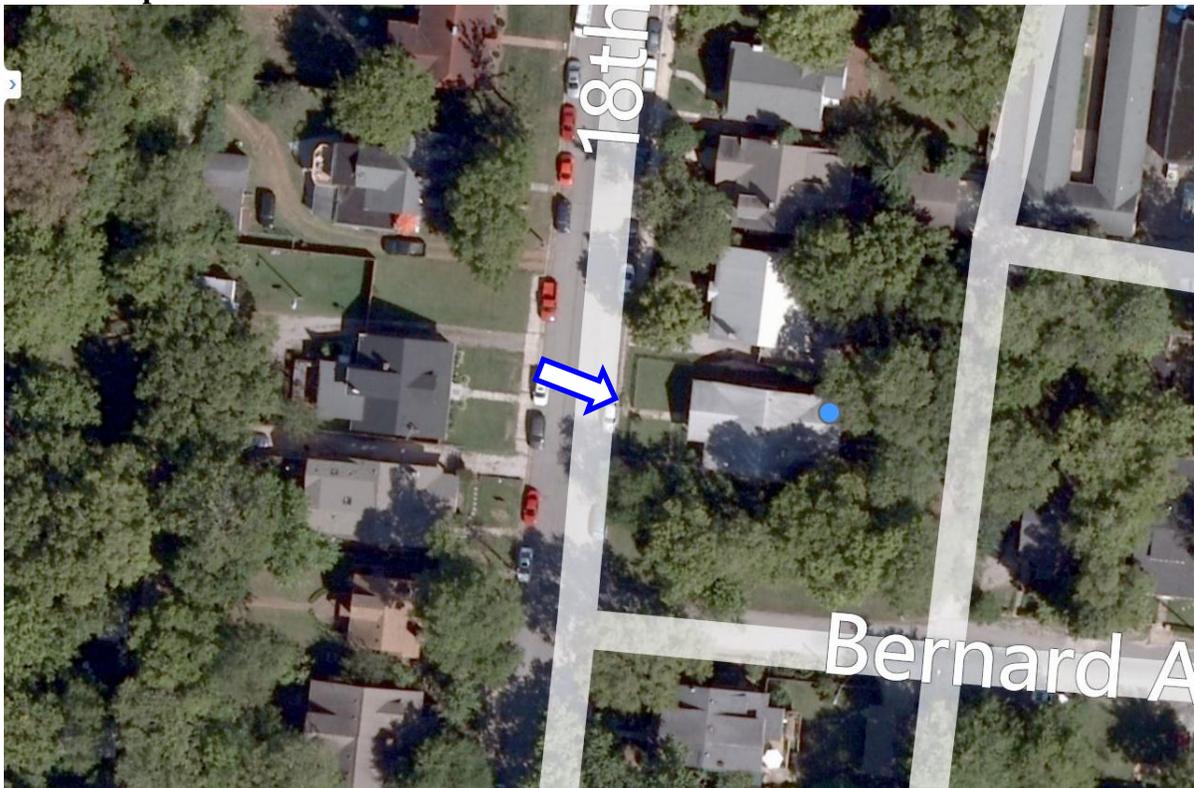
Application: Partial demolition; New construction—addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412025800
Applicant: David Dorris
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

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| <p>Description of Project: Application is to demolish an existing rear addition and outbuilding and construct a rear addition that contains an attached garage.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff approve the trim material, a stone sample, a brick sample, window and door specifications, and the roof material and color; 2. The siding have a maximum reveal of five inches (5") 3. The window openings on the left/north side bay remain unaltered; and, 4. The utilities be placed in the rear of the property, or on a side façade, beyond the midpoint of the property. <p>With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</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.

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.

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 outbuilding 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 outbuilding.

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.*

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- *An extreme grade change*
- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. Additions should follow the guidelines for new construction.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Background: 2008 18th Avenue South is a brick bungalow constructed c. 1930.



Figure 1. 2008 18th Avenue South

Analysis and Findings:

Application is to demolish an existing rear addition and outbuilding and construct a rear addition that contains an attached garage.

Partial Demolition: The applicant is proposing to demolish an existing addition and an existing outbuilding (see Figures 2 – 4). Staff finds that the existing addition at the rear does not contribute to the historic character of the house and the district. Likewise, the outbuilding lacks historic and architectural interest. Staff therefore finds that the demolition of the existing addition and the outbuilding meets Section III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figures 2 & 3. Rear addition to be demolished



Figure 4. Outbuilding to be demolished.

Two changes are proposed for the window openings on the historic house. On the right/south elevation, a window at the back will be enlarged. Staff finds this alteration appropriate because the window opening is at the back of the historic house, is located beyond the bay. Its alteration will not significantly impact the historic character of the structure. Also, the enlarged window opening meets the historic proportions of window openings. On the left/north elevation, the pair of double hung windows on the bay will be replaced with a horizontal strip of windows. This window opening appears to be original to the house, and is visible from the street. Staff therefore asks that it be retained. Staff asks that a condition of approval be that this window opening remain unaltered.

Location, Setback: The addition meets base zoning requirements for setbacks. On the right/south side, the addition at its maximum width will be five feet (5') from the side property line. On the left/north side, the addition will be approximately eight feet (8') from the side property line. The addition will be twenty feet (20') from the alley/rear property line. Staff finds that the location and setback of the addition meets Sections II.B.1.c and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height, Scale: The majority of the historic house is approximately thirty-three feet (33') wide; this does not include bays on both the north and the south side of the addition, each of which extend between one and two feet (1-2') beyond the house. On the right/south side, the addition steps in approximately one foot (1') from the sidewall of the historic house. The addition will approximate the location and inset of the existing addition that is to be demolished. After a depth of thirteen feet (13'), the addition steps back out to be approximately two feet (2') wider than the back wall of the historic house. This wider portion of the addition will line up with, and will be no wider than, the house's side bay (Figure 5).

On the left/north façade, the addition will step in two feet (2') from the sidewall of the house for a depth of two feet (2'). After this initial inset, the addition will step back out to match the line of the bay on the existing house (Figure 6). The addition will be approximately two feet (2') wider than the back wall of the historic house. This wider portion of the addition is an enclosed one-story porch. Staff finds the massing to be appropriate since the bulk, the two-story portion of the addition, is only nineteen feet (19') wide where it connects to the historic portion of the house. The majority of the left side of the addition is the one-story porch and a raised deck. Staff finds the insets and the width of the addition to meet the design guidelines because the back corners of the historic house will be preserved and the addition will be no wider than the historic structure's bays.



Figure 5. On the right, the new addition's inset will match that of the existing addition. The addition will step back out to line up with the width of the side bay.



Figure 6. On the left, the addition will extend beyond the back wall of the house to line up with the existing bay.

The existing house, including the porch and the existing addition that is to be demolished, is approximately sixty-five feet (65') deep. The new addition will increase the depth of the house to ninety-four feet (94'). The existing house is approximately twenty-four feet (24') tall, and the proposed addition will match the ridge height and foundation height of the existing house.

Staff finds that the proposed height and scale of the addition meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The existing house is brick, with metal siding in the gable fields and on the bays. The drawings indicate that the siding will be replaced with vertical board-and-batten on the side gables and siding on porch gable and the bays. The proposed addition will be clad in horizontal lap siding. The reveal of the siding was not specified, and staff asks that it be a maximum of five inches (5"). The material for the trim was also not specified, and staff asks to approve the trim material. The addition's gable fields and second story on the left side will be clad in board-and-batten. It will have a stone veneer foundation, and staff asks to review a stone sample. A new chimney will be clad in brick, and staff asks to review a brick sample. The porch on the left/north elevation will be enclosed with screens. The windows will be aluminum clad wood windows, and staff asks to review all windows and doors prior to purchase and installation. The material for the roof was not specified on the drawings, and staff asks to review the roof material and color prior to purchase and installation. With the aforementioned staff approvals, staff finds that the structure's materials meet Sections II.B.1.d. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Form: The historic house has a side gabled roof form with a slope of approximately 5.25/12. The addition's gable roofs will largely match the existing roof slope. However, on the left/north façade, a portion of the roof will be flat. Typically, roofs should have a slope of at least 6/12 or should match the slope of the historic house. Staff finds this flat roof acceptable in this instance because the roof form will be inset approximately nine feet (9') from the line of the historic house, and the roof is towards the back of the addition. At most, this roof form will be minimally visible. Staff there finds that the addition's roof forms are compatible with that of the house and with surrounding historic structures, and meet Sections II.B.1.e. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: On the addition, the windows are generally twice as tall as they are wide, thereby meeting the historic proportions for windows. There are no large spaces without a window or door opening. Staff therefore finds that the addition's proportion and rhythm of openings meet Section II.B.1g. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

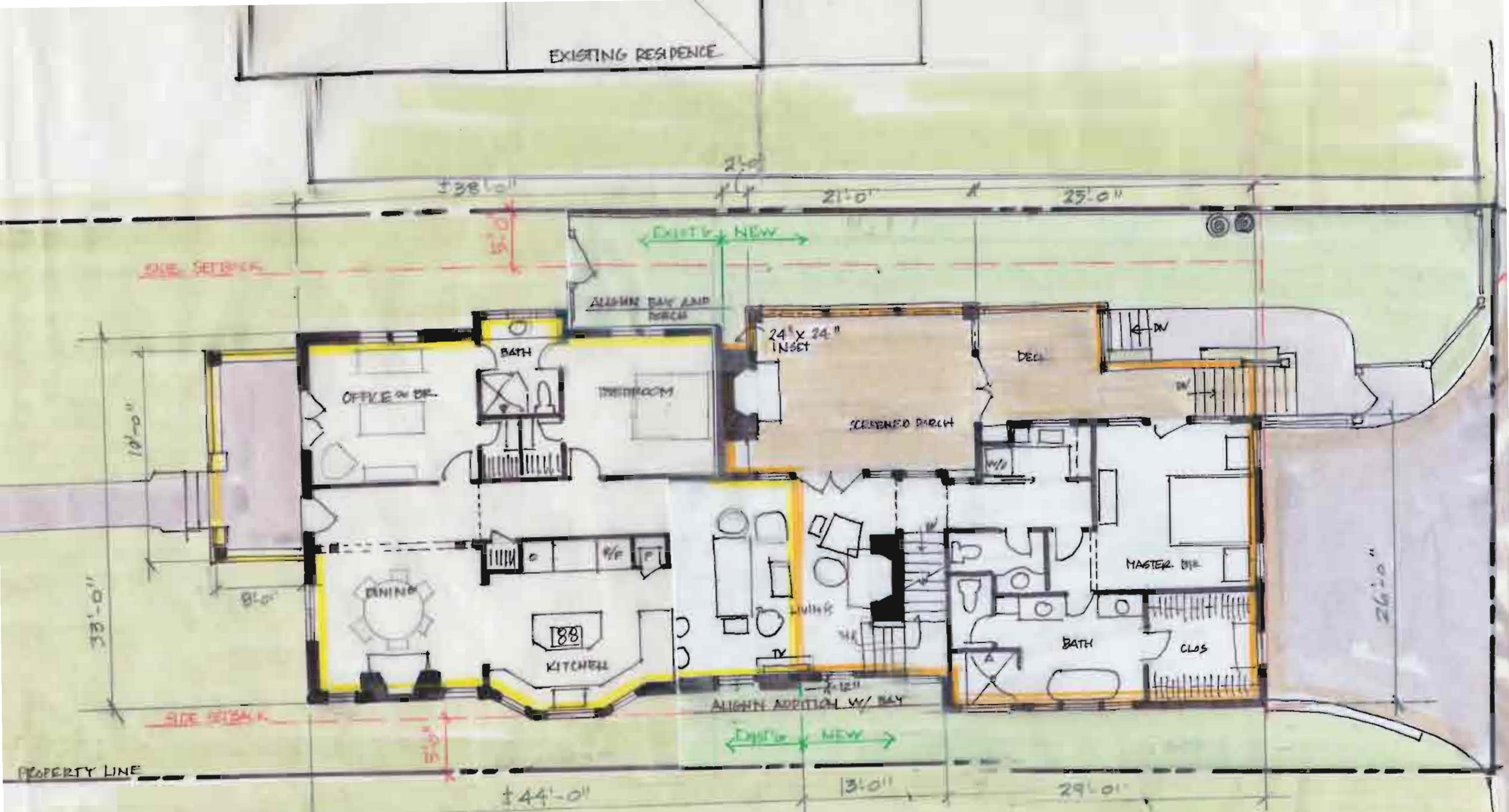
Utilities: The drawings do not indicate the location of the utilities. Staff asks that they be placed in the rear of the house, or on a side façade, beyond the midpoint of the house.

Outbuilding: An attached, two-bay garage is proposed. Attached garages are not generally appropriate; however, the Commission has allowed for them when they are located at the basement level, located at the rear of the home, and located in the general vicinity of historic outbuildings. The garage is located at the basement level, at the rear of the property, where a garage would have typically been located. Its doors face the alley, and it will be accessed via the alley. Staff therefore finds that the garage meets Section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

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

1. Staff approve the trim material, a stone sample, a brick sample, window and door specifications, and the roof material and color;
2. The siding have a maximum reveal of five inches (5")
3. The window openings on the left/north side bay remain unaltered; and,
4. The utilities be placed in the rear of the property, or on a side façade, beyond the midpoint of the property.

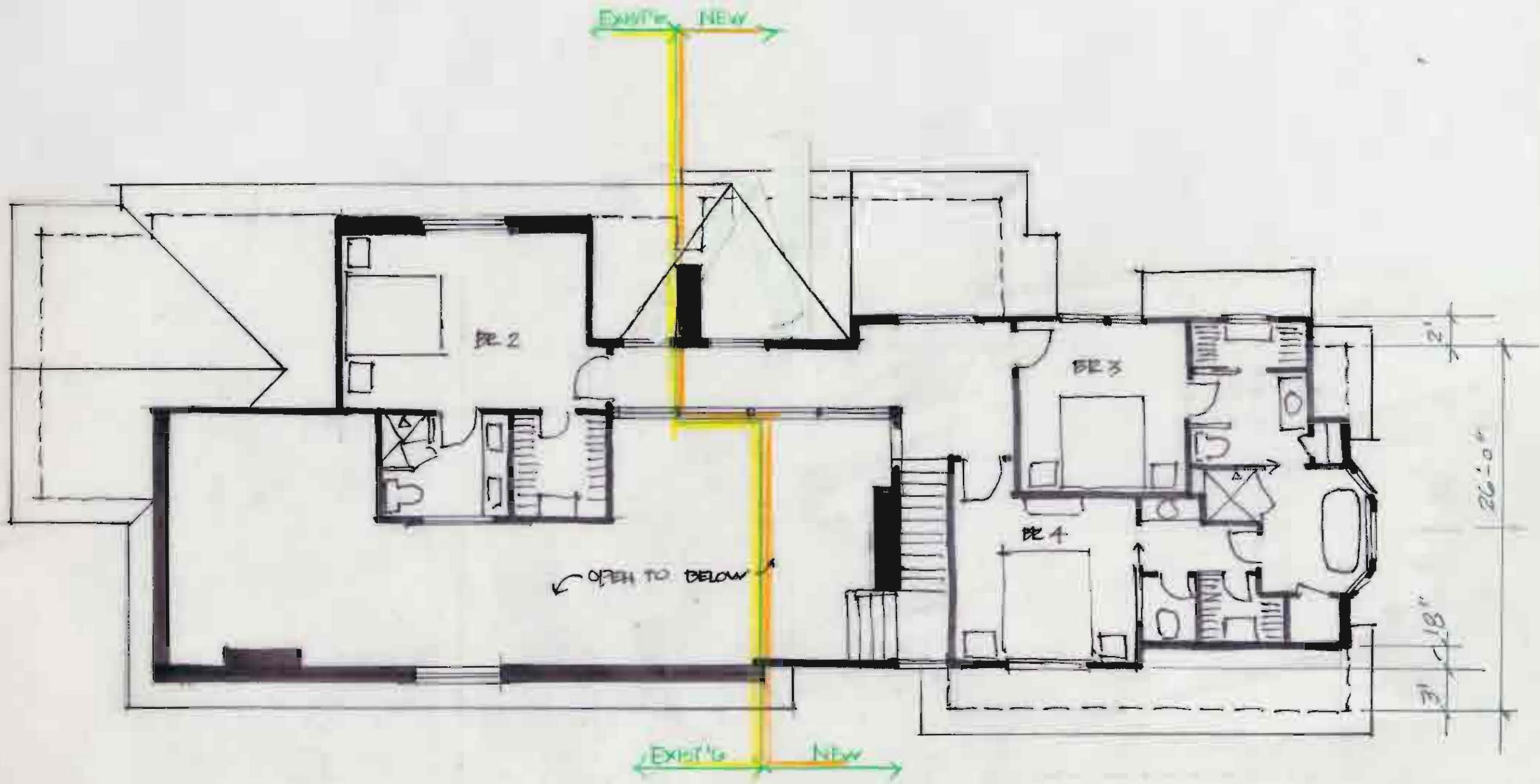
With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.



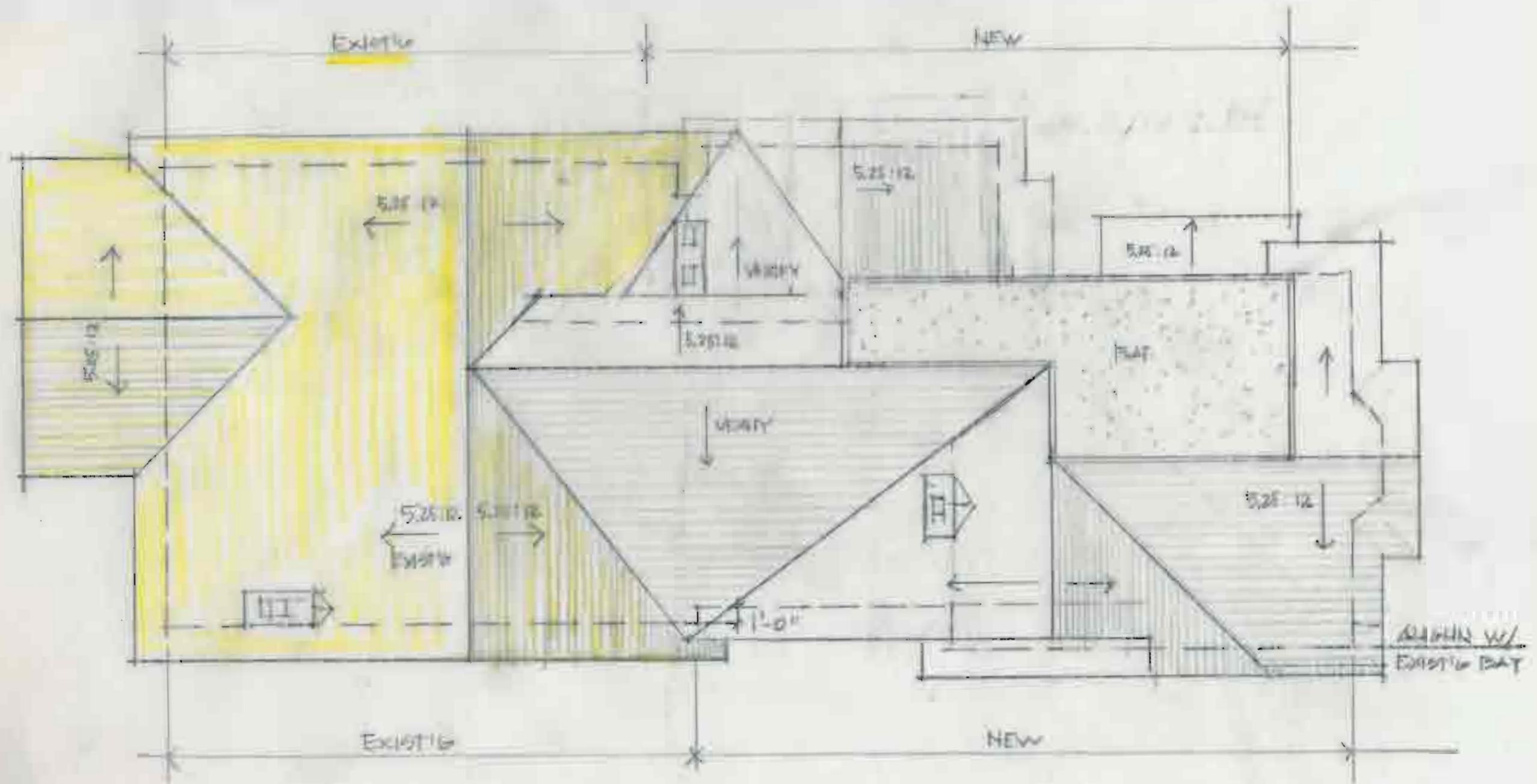
SITE + FIRST FLOOR PLAN

1/8" = 1'-0"

- EXISTING
- EXISTING TO BE REBUILT
- NEW CONSTRUCTION

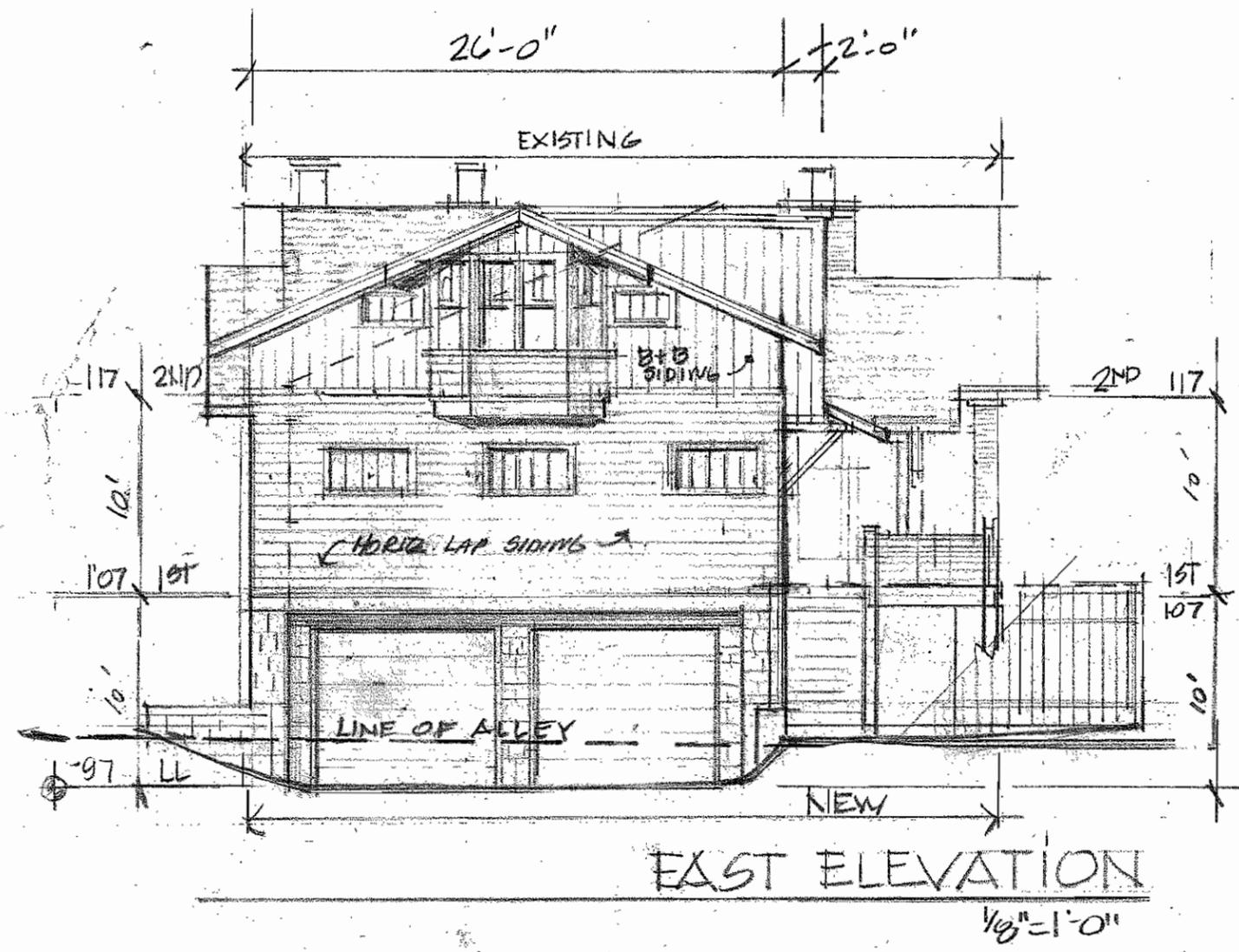
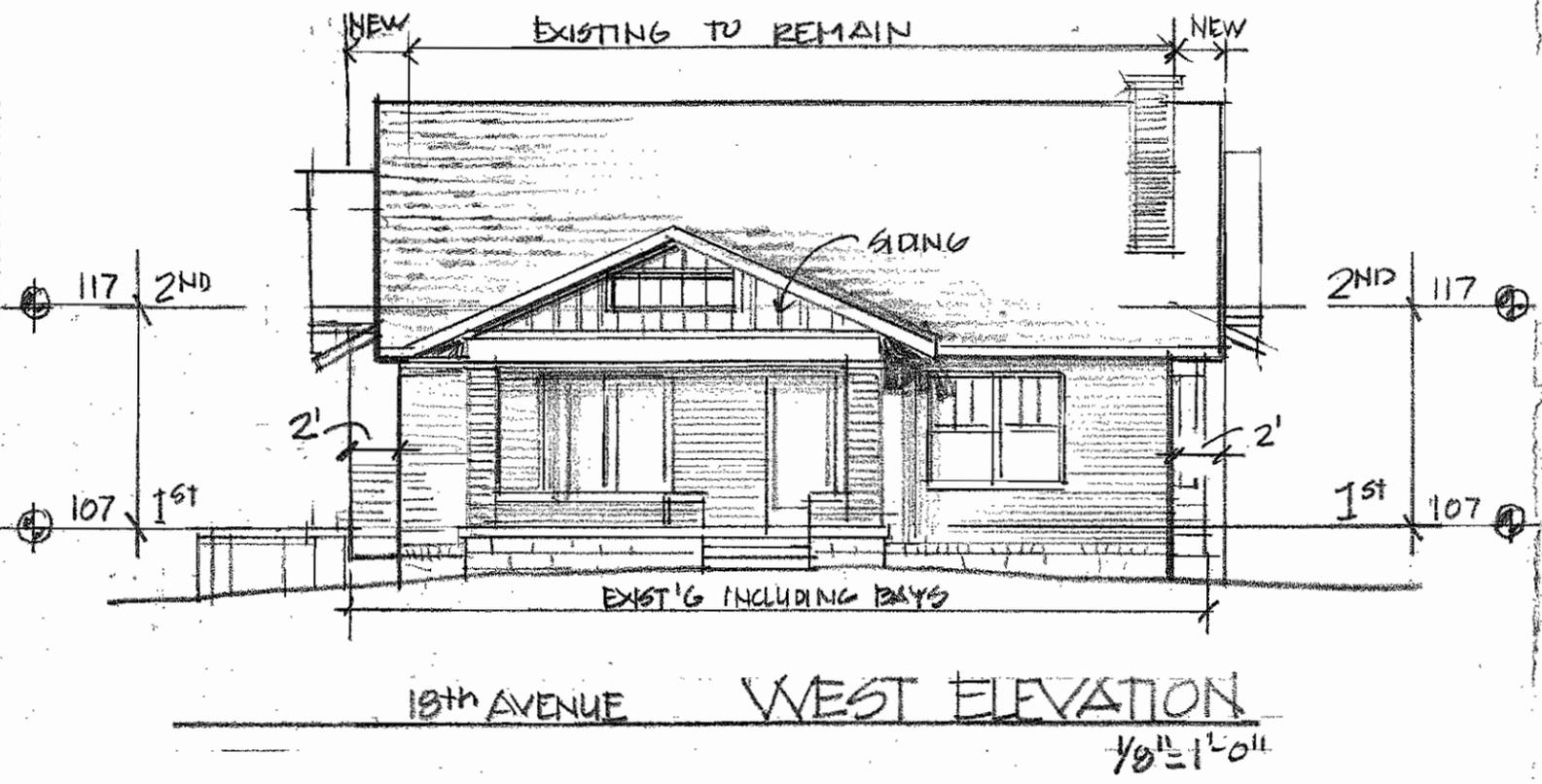


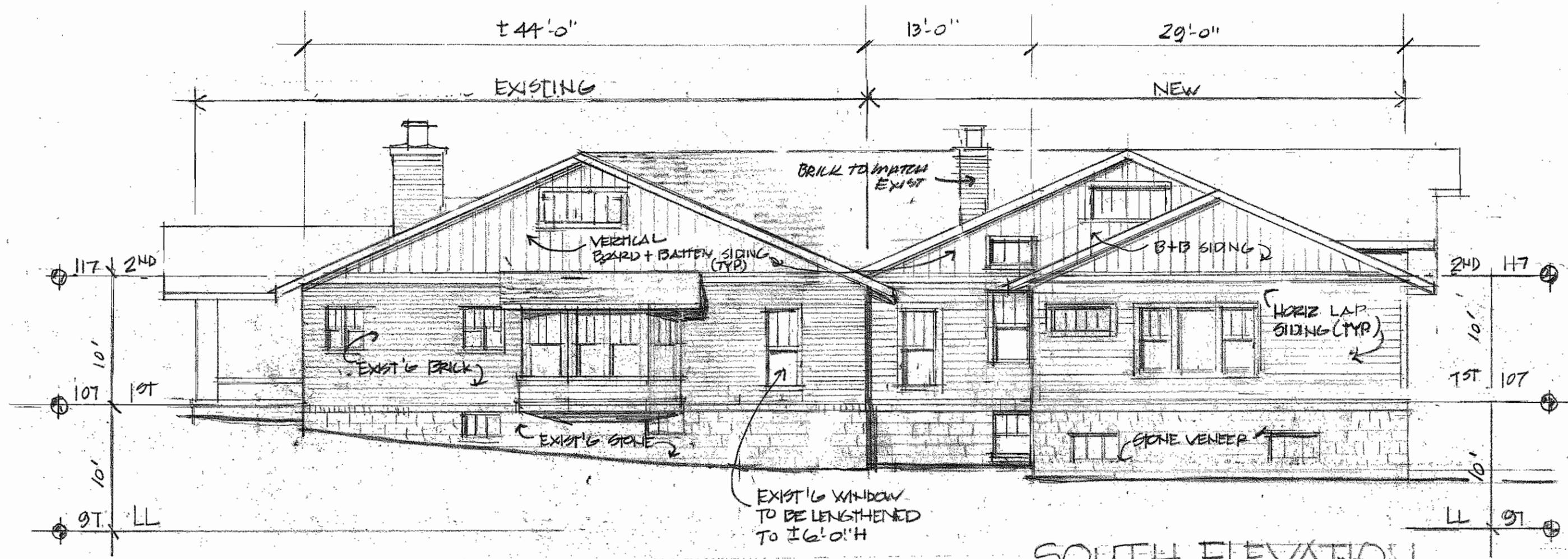
SECOND FLOOR PLAN
1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

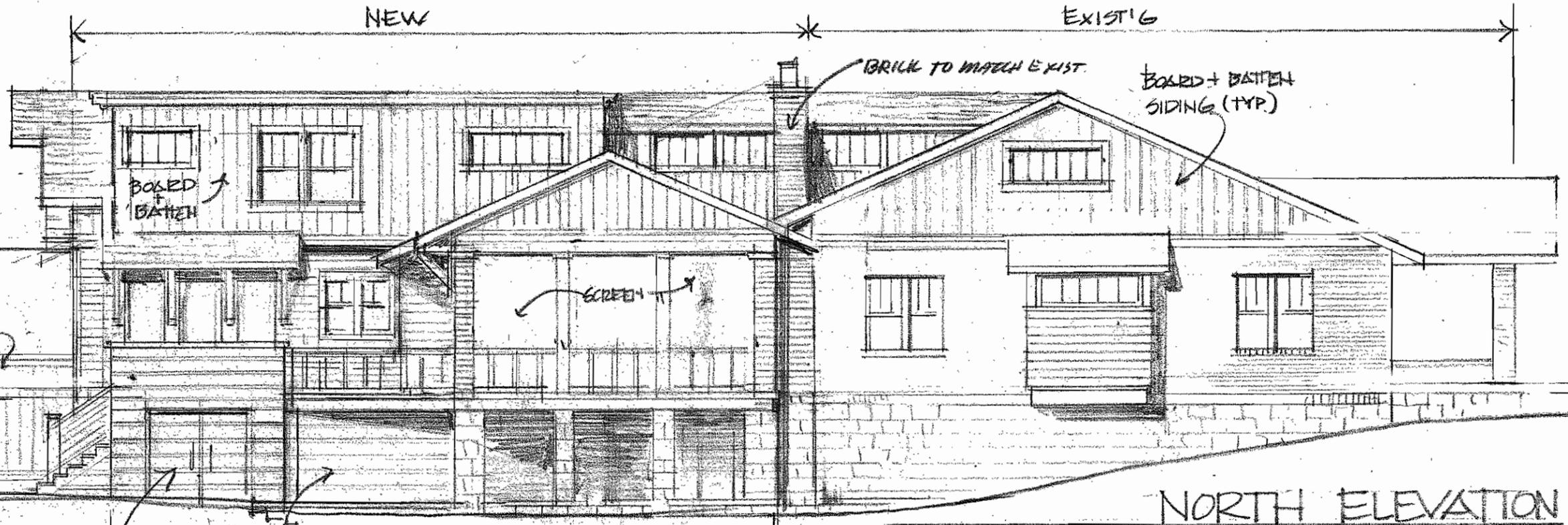




SOUTH ELEVATION

1/8" = 1'-0"

NOTE: ALL EXIST'G WINDOWS TO BE REPLACED W/ NEW WOOD SLIM CLAD UNITS TO MATCH EXIST'G SIZE AND STYLE (TYP UNLESS NOTED)



NEW

EXIST'G

BRICK TO MATCH EXIST.

BOARD + BATTEN SIDING (TYP.)

BORED + BATTEN

SCREEN

WD. FENCING

TRASH CANS

1X10 HORIZ. WD RANK UNDER PINNING.

NORTH ELEVATION

1/8" = 1'-0"

117' 2ND

10'

107' 1ST

10'

97' LL

10'

107' 1ST

10'

97' LL