



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 2009 19th Avenue South August 21, 2013

Application: New construction-outbuilding; Setback reduction
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412016300
Applicant: S. Mitchell Hodge, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to construct a two-story outbuilding at the rear of the lot. The building will be twenty-four feet (24') tall, and twenty-eight feet, six inches (28'-6") wide on the street facing elevation. The materials will be brick matching the house, cement-fiber "stucco panels," wood-composite trim, and a composite shingle roof. The window and door material is not known.</p> <p>Recommendation Summary: Staff recommends disapproval of the proposed two-story outbuilding, finding the scale and massing would not meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Staff does not recommend approval with conditions as the alterations necessary to meet the design guidelines will likely require significant redesign of the structure.</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.

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.

Background: The house at 2009 19th Avenue South, a two-story brick American Foursquare style house, was constructed circa 1915. A two story rear addition was constructed in 2010. In June of 2011 the MHZC approved an application to construct an eight hundred fifty-two square foot (852 sq. ft.) one story outbuilding with an irregularly shaped footprint. That building has not been constructed, although the concrete floor was poured for use as a parking pad.



Analysis and Findings: The applicant is proposing to construct a two-story outbuilding with the same footprint as the outbuilding approved in 2011. The new outbuilding will have a two-car garage on the first story and a “bonus room” and half-bath in the upperstory. Because the size of the footprint is larger than would be allowed for a Detached Accessory Dwelling, Codes will not permit the building to have a full-bath or kitchen.

Height, Scale, Character

The footprint of the building will be irregularly shaped, as with the structure approved in 2011. Although the area is eight hundred, fifty-two square feet (852’), the overall dimensions are twenty-eight feet, six inches (28’-6”) wide on the East elevation (facing the house) and thirty-two feet, six inches (32’-6”) deep front-to-back. On a rectangular plan this would equate to a nine hundred, twenty-six square (926 sq. ft.) foot area.

The building will have a partial upperstory with a five hundred, twenty-seven square foot (527 sq. ft.) plan. The roof of the building will be hipped with a side-to-side ridge at twenty-four feet (24’) above grade and eaves at eighteen feet, six inches (18’-6”).

Although the area of the upperstory is less than the first-story by about one third (1/3), the design is such that the massing is greatest on the East elevation. This has the effect of exaggerating the scale of the building, and as viewed from the street the building will not be subordinate to the primary building. Staff finds the height and scale of the current design would not meet guidelines II.B.1.a. and II.B.1.b.

Staff also finds the appearance of the street-facing elevation, twenty-eight feet, six inches (28’-6”) wide with a continuous second-story eave, with two bays on each story, to be very similar to that of an American Foursquare house. Although it is common for outbuildings to reflect the character of the house to which it relates, staff finds the form of the new building to be overly residential in character. Staff finds that the new building would not be sufficiently subordinate to the primary building, which would not meet guideline II.B.1.i.1.

Setbacks

The building would be located ten feet (10') from the rear property line and five feet (5') from the side. The rear setback would be less than the minimum setback required by bulk zoning for an outbuilding of this size, but the location is typical of historic accessory buildings. Placing a large massing, closer than Codes allows would be a concern of Staff; however, the one-story portion of the building is what will be closest to the alley. Staff finds the project to meet guideline II.B.1.c. and II.B.1.i.2.

Materials

The exterior materials of the outbuilding will include: brick matching the house, cement-fiber "stucco panels," wood-composite trim, and a composite shingle roof to match the roof of the house. These materials meet guideline II.B.1.d. The window and door material is not known, and would need to be approved by staff.

Roof

The roof of the upperstory will be hipped with a ridge running side-to-side. The pitch of this roof will be 6:12. The form and pitch of the roof of the first-story will be the same, but because of the different floor areas of the two floors it will resemble a pent roof when viewed from the street. These roofs are compatible with those of surrounding historic buildings and meet guideline II.B.1.e.

Recommendation: Staff recommends disapproval of the proposed two-story outbuilding, finding the scale and massing would not meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Staff does not recommend approval with conditions as the alterations necessary to meet the design guidelines will likely require significant redesign of the structure.



2009 19th Avenue South, front-left.



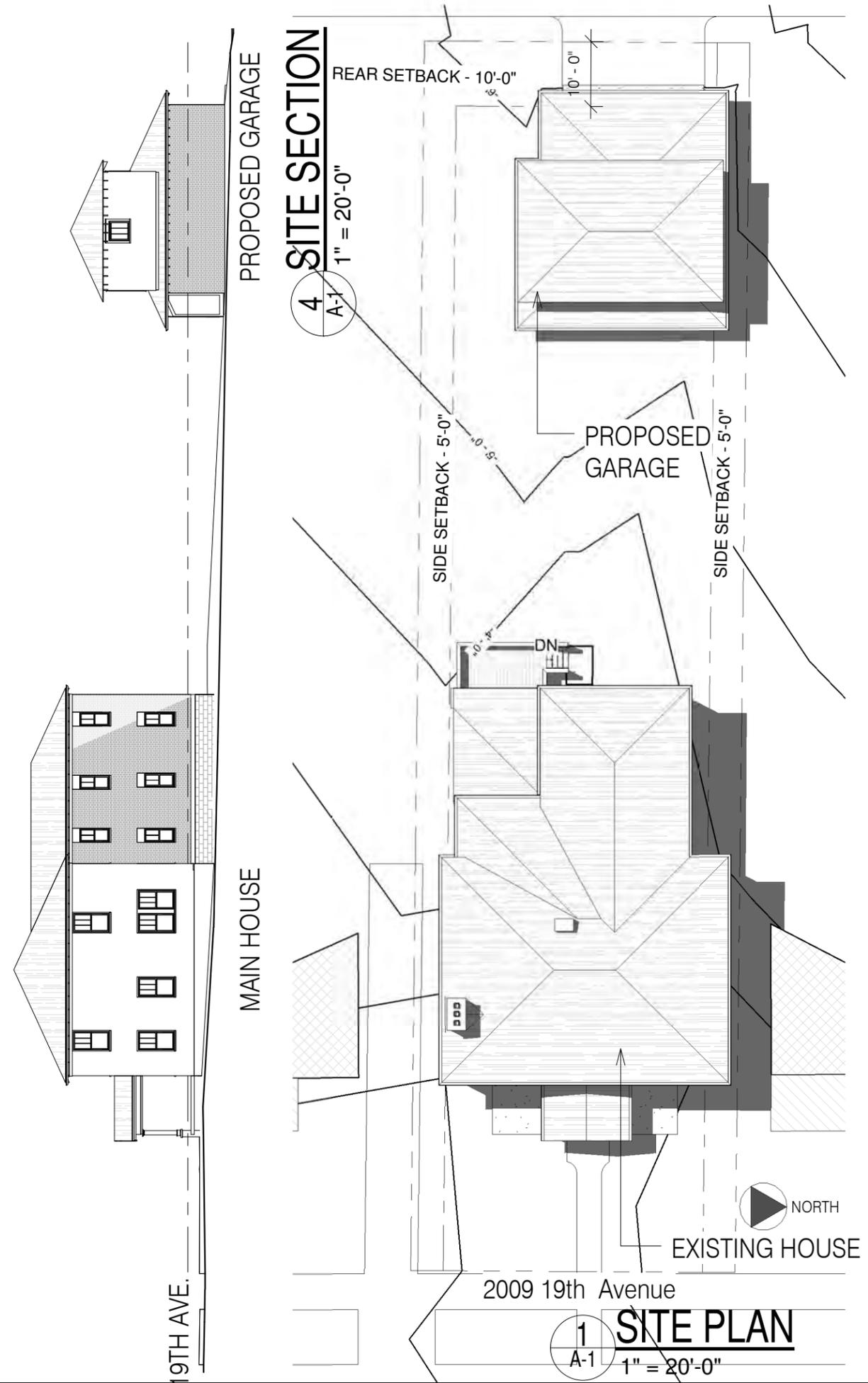
2009 19th Avenue South, front-right.



3 VIEW FROM YARD
A-1



2 VIEW FROM ALLEY
A-1



4 SITE SECTION
A-1 1" = 20'-0"

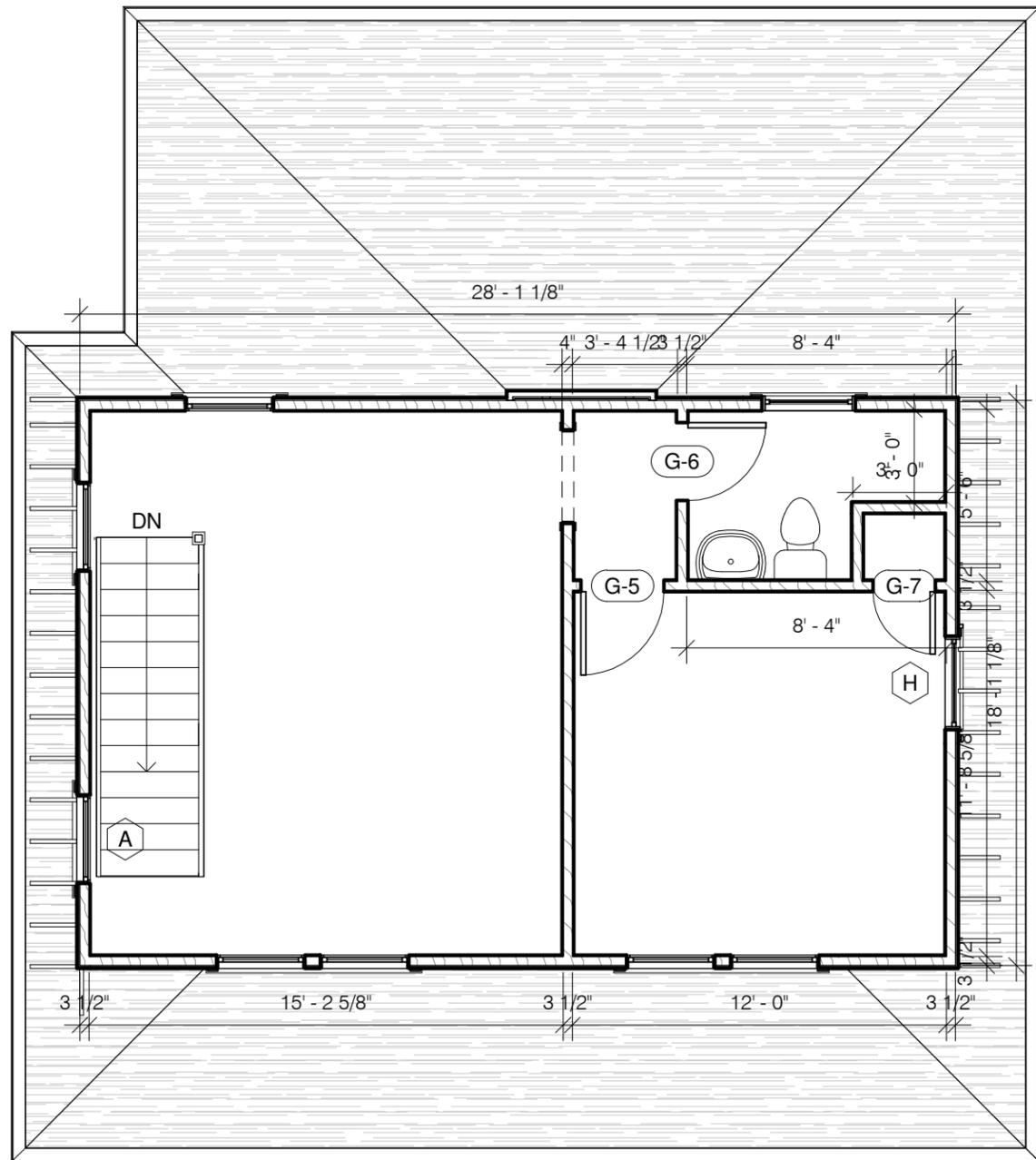
1 SITE PLAN
A-1 1" = 20'-0"

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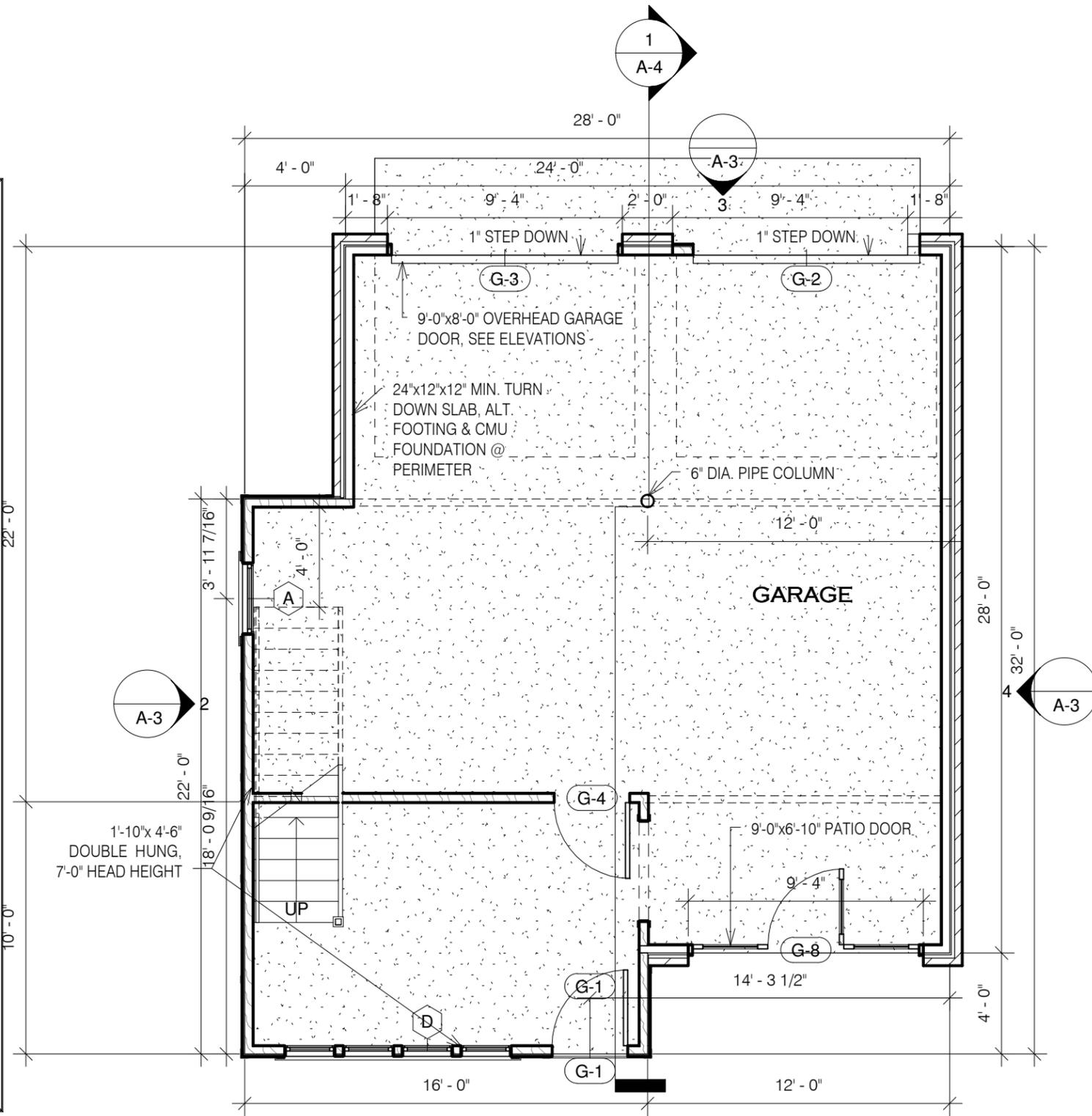
A DETACHED GARAGE FOR
 2009 19th Ave. South
 Nashville, TN 37212

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SITE PLAN, FLOOR PLAN
A-1
 PROJECT 1344
 DATE: 07.31.13



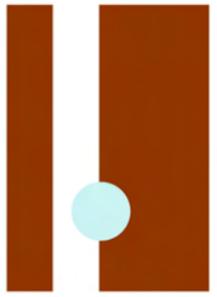
2 BONUS ROOM
A-2 3/16" = 1'-0"



1 GARAGE
A-2 3/16" = 1'-0"

**A DETACHED GARAGE FOR
2009 19th Ave. South
Nashville, TN 37212**

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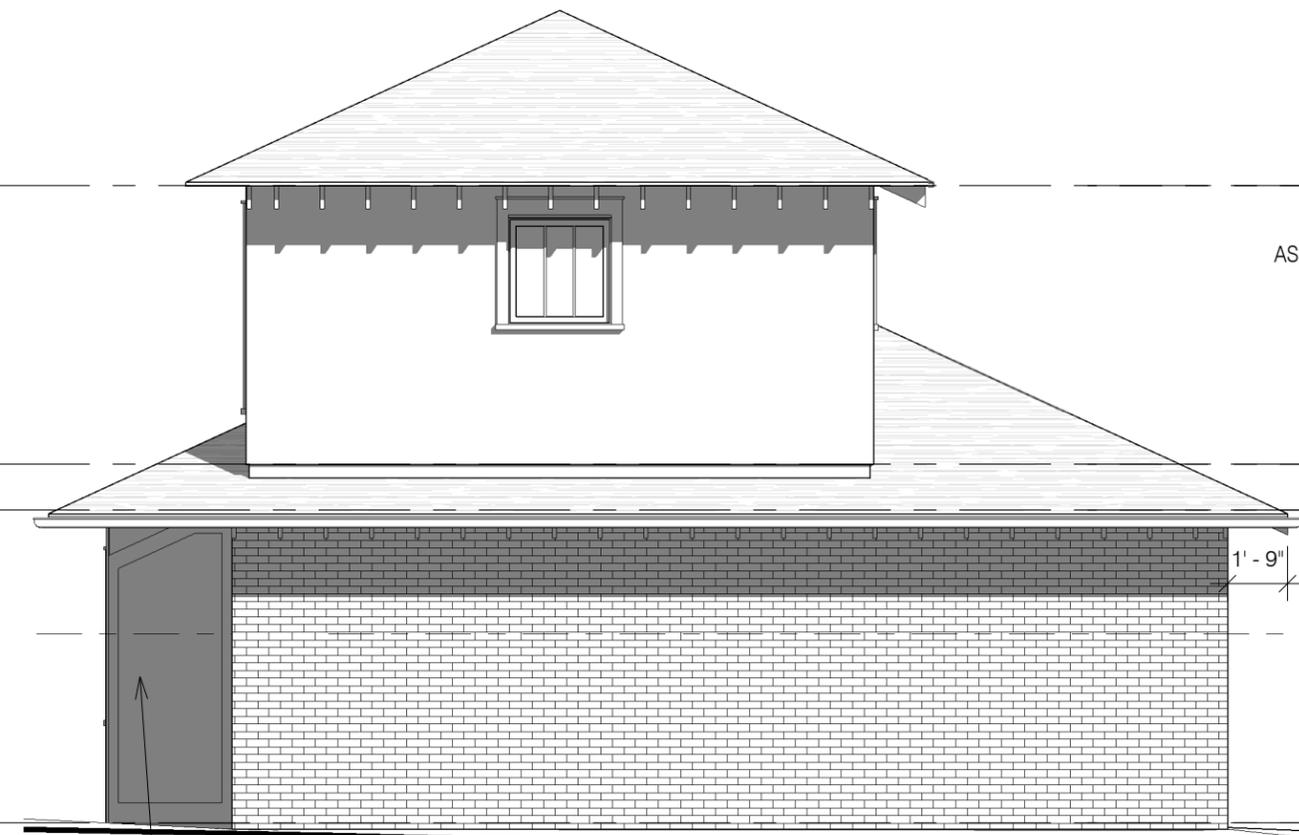
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EXTERIOR ELEVATIONS

A-3

PROJECT 1344
DATE: 07.31.13



4 GARAGE - NORTH
A-3 3/16" = 1'-0"



3 GARAGE - WEST
A-3 3/16" = 1'-0"



2 GARAGE - SOUTH
A-3 3/16" = 1'-0"



1 GARAGE - EAST
A-3 3/16" = 1'-0"