



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**2000 19<sup>th</sup> Avenue South**  
**November 20, 2013**

**Application** Demolition—outbuilding and additions; New construction—addition and outbuilding;

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Map and Parcel Number:** 10412019600

**Applicant:** Michael Ward

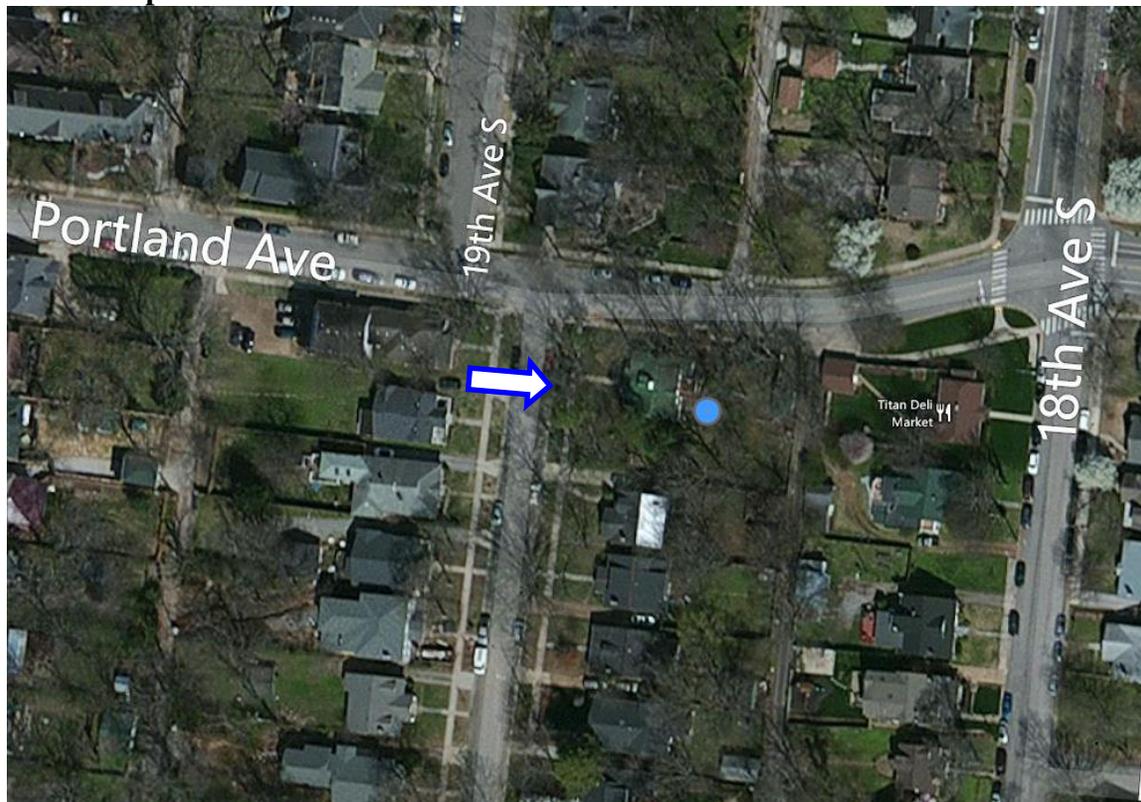
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to demolish an existing outbuilding and addition and to construct a new addition and a new outbuilding.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the demolition and new construction, with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Staff review and approve the window and doors and roof color prior to purchase and installation.</li> <li>2. The mechanicals and utilities be placed at the rear of the house, or on a side façade, beyond the midpoint of the house.</li> </ol> <p>With these conditions, staff finds that the demolition and the new construction meet 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><b>Attachments</b>  <b>A:</b> Site Plan  <b>B:</b> 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 outbuildings (ordinance no. BL2007-45).*

*Appropriate setback reductions will be determined based on:*

- *The existing setback of the contributing primary buildings and outbuildings 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.*

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

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

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

*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 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.*

#### **j. Public Spaces**

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

## **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).*

#### *Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
  - The roof pitch of the dormer should generally match the roof pitch of the building.*
  - The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the*

*front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*

- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main 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.

*Side Additions*

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

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.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

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:** 2000 19<sup>th</sup> Avenue South is a Colonial Revival style house constructed c. 1925 at the corner of 19<sup>th</sup> Avenue South and Portland Avenue. It is a contributing structure to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 1. 2000 19<sup>th</sup> Avenue South

**Analysis and Findings:**

Application is to demolish an existing outbuilding and addition and to construct a new addition and a new outbuilding.

Partial Demolition: The application involves demolishing parts of the rear of the primary structure. An existing sunroom at the rear, a two-story deck with stairs, and part of a rear dormer will all be removed in order to accommodate the new addition (Figure 2). Staff finds that the rear dormer and deck are not original to the house and do not contribute to its historic character. A sunroom does appear on the 1951 Sanborn map for the property (Figure 3). However, the sunroom appears larger today than it did in the 1950s, and it has been enclosed. Staff finds that the removal of the sunroom will not impact the historic character of the primary structure.



Figure 2. The rear façade, showing the dormer, deck, and sunroom to be demolished.

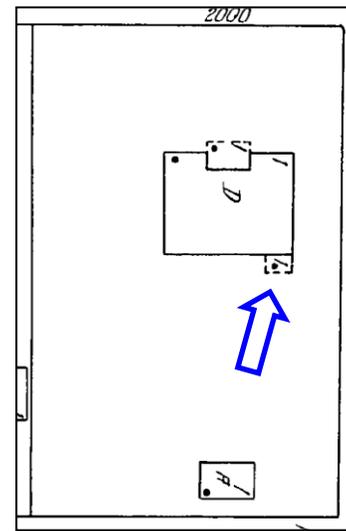


Figure 3. 1951 Sanborn map

The applicant will also be removing approximately one-half of the back wall of the historic house. The new addition will retain the back left corner of the house, and most of the right half of the rear façade. The original form of the house will still be discernible after the demolition and construction of the new addition. Lastly, the applicant is proposing to demolish an existing outbuilding (Figure 4). The outbuilding may be the same outbuilding that appears on the 1951 Sanborn map. Nonetheless, the outbuilding lacks historic and architectural significance, and its demolition meets the design guidelines.



Figure 4. Outbuilding to be demolished.

Staff finds that the demolition of the sunroom, portions of the rear dormer and rear façade, rear deck and stairs, and the outbuilding meets Section III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Location, Setback: The new addition is located entirely behind the historic structure and meets the base zoning requirements for setbacks. Staff therefore 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 existing house is one-and-a-half stories. It is approximately twenty-four feet (24') tall, forty-three feet (43') wide, and forty feet (40') deep. The proposed addition will step in approximately two feet, three inches (2'3") on the Portland Avenue side for a depth of two feet. A tower bay and a one-story bay project back out to be inset approximately six inches (6") behind the Portland Avenue façade, but the majority of the structure is inset two feet (2'). On the south side, the addition is inset over nine feet (9') from the back wall of the house. The addition will have a maximum width of thirty-two feet, six inches (32'6") and a maximum depth of forty-three feet, six inches (43'6").

The addition attaches to the ridge of the house, and rises in height to be approximately two feet, two inches (2'2") taller than the historic house. The design guidelines allow for additions to be up to four feet (4') taller than the historic house if the addition steps in appropriately, is located more forty feet (40') behind the front of the house, and has a hipped, side gable, or clipped gable roof form. In this instance the taller portion of the addition is approximately thirty-seven (37') behind the front wall of the house, and forty-three (43') behind the house's front porch. Since the addition is only two feet, two inches (2'2") taller, staff finds this to be appropriate. The taller portion of the addition has a clipped gable roof form, thereby meeting the design guidelines.

A five foot by ten foot (5' X 10') roof will connect the house to the outbuilding. Because the connector will be open on both sides, is narrow, and occurs at the ground floor, staff finds it to meet the design guidelines.

Staff finds that the addition's height and scale 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 addition will be clad in Hardie plank lap siding with a five inch (5") reveal. The foundation will be split face concrete block. The primary roof will be architectural dimensional shingles, and staff asks to approve the shingle color if it does not match the historic house. The connector roof will be standing seam metal, and staff asks to approve the metal color. The windows will be wood, and staff asks to approve all windows and doors prior to purchase and installation. The rear porch columns will be wood, and the porch will be screened. The trim will be wood or cement fiberboard. The chimney will be stuccoed. With the aforementioned staff approvals, staff finds that the addition'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 existing house is a side, clipped gable form with a slope of 10/12. The addition ties into the ridge of the historic house. The addition's primary roof form will be a clipped gable with a 10/12 slope. The two story bay will have a hipped roof with a 10/12 slope, and the one story bay will have a gable roof form with a 10/12 slope. Staff finds that the addition's roof forms are compatible with that of the house and with surrounding historic structures, and meets 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: No changes to the existing window openings on the historic house were indicated on the plans. The addition does not have any large expanses of wall space without a window or door opening. The windows generally meet the historic proportions of window openings, being taller than they are wide. Staff finds that the addition's proportion and rhythm of openings meet Section II.B.1.g. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Utilities. The locations of the mechanicals and utilities were not indicated on the plans. Staff asks that the mechanicals and utilities be located at the rear of the house, or on a side façade, beyond the midpoint of the house.

Outbuilding: The project includes a one-and-a-half story outbuilding. The outbuilding will be located in the rear of the property in the approximate location of the existing outbuilding that is to be demolished. It will be oriented to face Portland Avenue, and will be accessed via the side street. The applicant plans to use an existing curb cut. The outbuilding meets all base zoning setbacks. It will be twenty feet (20') from the Portland Avenue property line, and three feet (3') from the rear property line. The outbuilding will have two separate garage doors, which is appropriate for garages facing a street.

The new garage will be twenty-three feet by thirty feet (23' X 30'), or six hundred and ninety square feet (690 sq. ft.). It will have an eave height of approximately ten feet, eleven inches (10'11"), which matches the eave height of the new addition. The ridge height will be twenty-one feet, nine inches (21'9"), which is approximately two feet (2') lower than the ridge height of the historic house. Staff finds the scale of the new garage to be appropriate.

The materials for the outbuilding are similar to those proposed for the addition, and include cement fiberboard siding, architectural dimensional shingles, concrete block foundation, and wood windows. Staff asks to approve the windows and doors, including the garage doors, for the outbuilding. The roof form will be a clipped gable with a slope of 10/12. The roof includes shed dormers with slopes of 4/12. The proportion and rhythm of openings for the garage is appropriate for an outbuilding.

Staff finds that the outbuilding 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 demolition and new construction, with the following conditions:

1. Staff review and approve the window and doors and roof color prior to purchase and installation.
2. The mechanicals and utilities be placed at the rear of the house, or on a side façade, beyond the midpoint of the house.

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

**Additional Photos**



Front and Portland Avenue façade.



View of existing outbuilding and rear yard from Portland Avenue



View of house and rear yard from Portland Avenue



Front and south façade.