



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
2001 18th Avenue South
January 16, 2012

Application: Demolition, New construction-accessory Structure and Setback reduction
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412021900
Applicant: Michael Ward, Architect
Project Lead: Michelle Taylor, michelle.taylor3@nashville.gov

<p>Description of Project: The applicant is proposing to demolish an existing outbuilding and construct a new outbuilding of less than seven hundred square feet (700sf) at the rear of the property. The new structure will be in the same approximate location of the structure to be demolished. The project will require a reduction in the rear and side property line setbacks.</p> <p>Recommendation Summary: Staff recommends approval of the demolition of the existing outbuilding and the construction of the new outbuilding at 2001 18th Avenue South, with the condition that the window and door materials be approved by staff, finding the application to meet sections III.B.2.b and II.B.1.i of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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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.*

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.

III.B.1 Demolition is Inappropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

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: 2001 18th Avenue South is a Craftsman style brick bungalow, constructed circa 1925 on a corner lot. Because of the age of the structure and the significance of the Craftsman style to the area, the house is considered to be contributing to the historic character of the district. An addition was approved by the Commission in November of 2012.

Analysis and Findings: The applicant is proposing to demolish an existing outbuilding and replace it with a new outbuilding less than seven hundred square feet (700sf) at the rear of the property. The new structure will be in the same approximate location of the structure to be demolished. The project will require a reduction in the rear and side property line setbacks.

Demolition

The application involves the demolition of an existing detached garage. The structure is located along the right property line toward the rear of the property and does not contribute to the overall historic character of the property. In order to construct the proposed detached garage the structure would need to be removed. Staff finds that demolition of the outbuilding meets section III.B.2.b. of the design guidelines.



Height and Scale

The existing historic house on the property is a one story bungalow with a two story newly approved rear addition (to date, construction of the addition has not been completed). The existing house, taking into consideration the newly approved addition, is approximately twenty four feet (24') at its tallest point and has a footprint of two thousand three hundred square feet (2,300 sq. ft.). The proposed outbuilding is a one and a half story with a twelve foot (12') eave height and a ridge height of twenty one feet, four and a half inches (21'4.5"). The footprint of the outbuilding will be twenty four feet (24') by twenty six feet (26'). In terms of height and scale the outbuilding is subordinate to the main house and similar in scale to historic outbuildings.

Location and Setback

The outbuilding will be located in the same approximate location of an existing outbuilding that is proposed for demolition. The proposed location for the outbuilding meets the required three foot (3') side setback on the left side. However, for structures of this size with street loading, Codes requires a rear setback of three feet (3') and a side setback of twenty feet (20').

As proposed, the outbuilding would be setback two feet (2') on the rear and approximately two feet (2') on the right, which is the street loading side. Staff finds the reduction of the rear and side setback appropriate for several reasons. First, the locations of historic outbuildings were of minimal distance from alleys and streets, and second the structure will be replacing an existing outbuilding, maintaining the existing drive from Portland Street to the garage. Additionally, there is a twenty foot (20') wide public side-

lot between the property line and Portland Avenue, which helps to reduce the perceived lack of a setback. For these reasons, staff finds that the proposed location of the outbuilding is appropriate.

Materials

The exterior materials of the new outbuilding will be: smooth cement-fiber siding matching the exposure of the existing house, with wood trim. The roof will be composite shingles to match the roof of the existing house, and the foundation will be concrete block. The window and door material is not known at this time. With the condition that staff approves the window and door materials prior to installation, staff finds these materials are compatible with the historic house.

Roofs

The eight-twelve (7/12) pitch of the clipped gabled roof is typical for the neighborhood and is compatible to that of the existing house. Two dormers are planned but neither are street-facing.

Proportion and Rhythm of Openings

The rhythm of openings matches the surrounding context and is typical of historic outbuildings.

Recommendation:

Staff recommends approval of the demolition of the existing outbuilding and construction of the new outbuilding at 2001 18th Avenue South, with the condition that the window and door materials be approved by staff, finding the application to meet sections III.B.2.b and II.B.1.i of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.



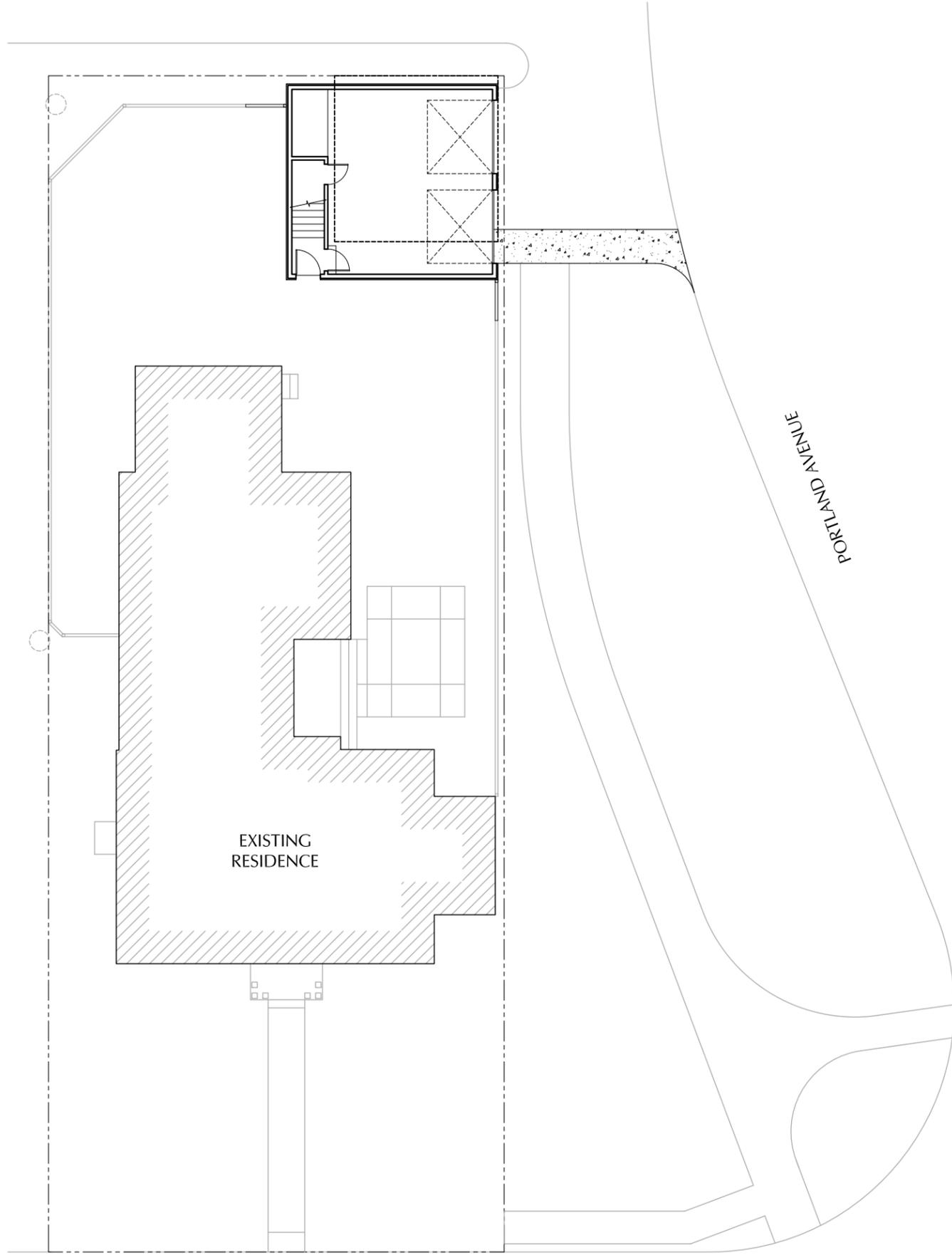
2001 18th Avenue South, front-left.



2001 18th Avenue South, front-right and existing outbuilding.



2001 18th Avenue South, existing outbuilding.



18TH AVENUE SOUTH

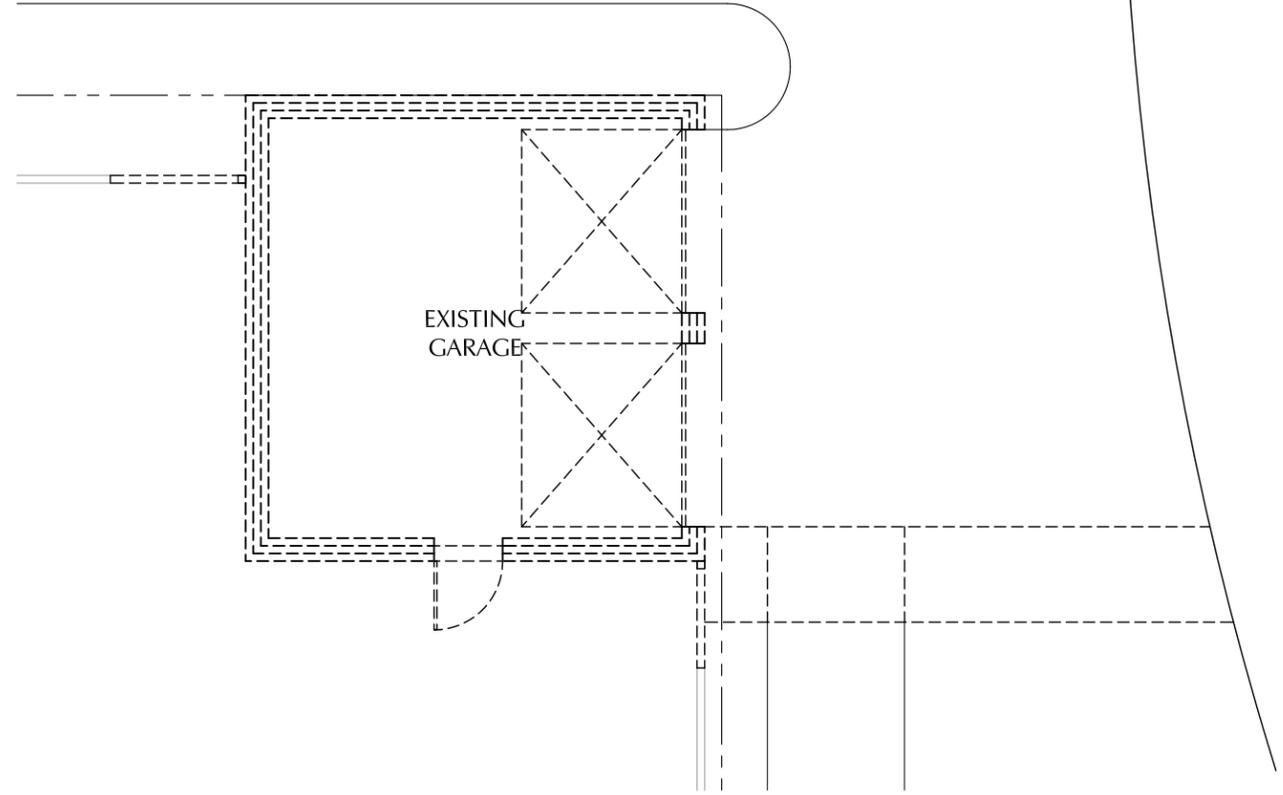


1

Site Plan



Scale: 1/16"=1'-0"



2

Demolition Plan



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

Drawings:

SITE PLAN
DEMOLITION PLAN

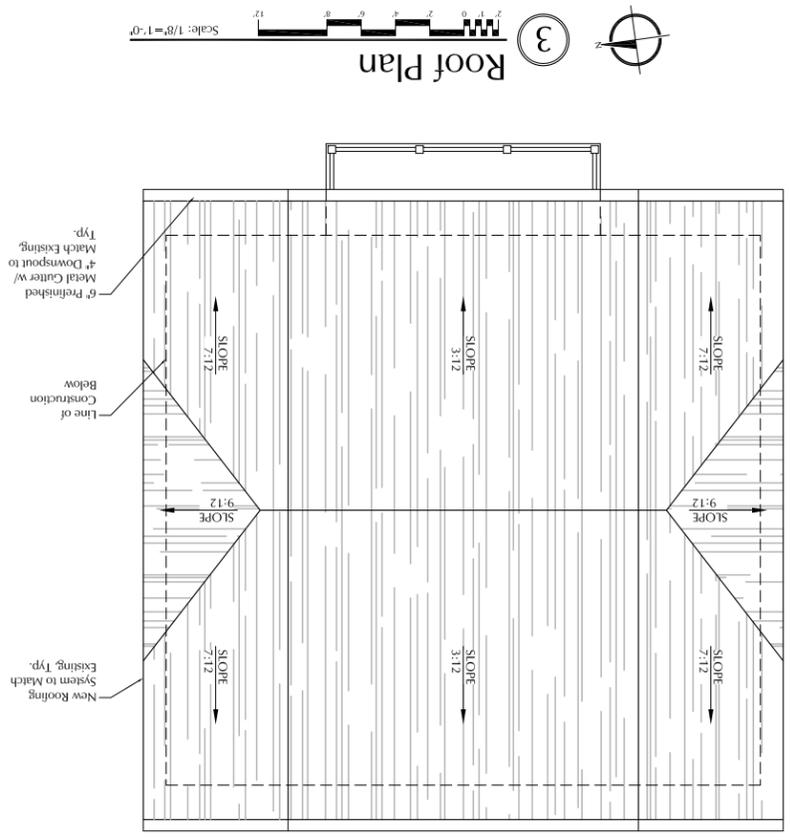
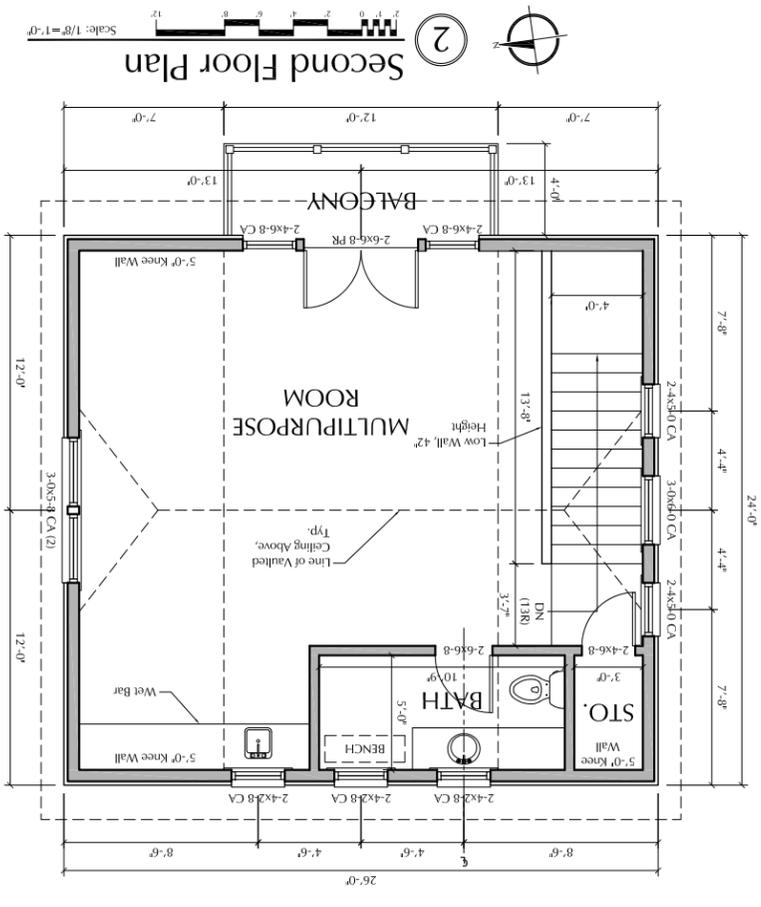
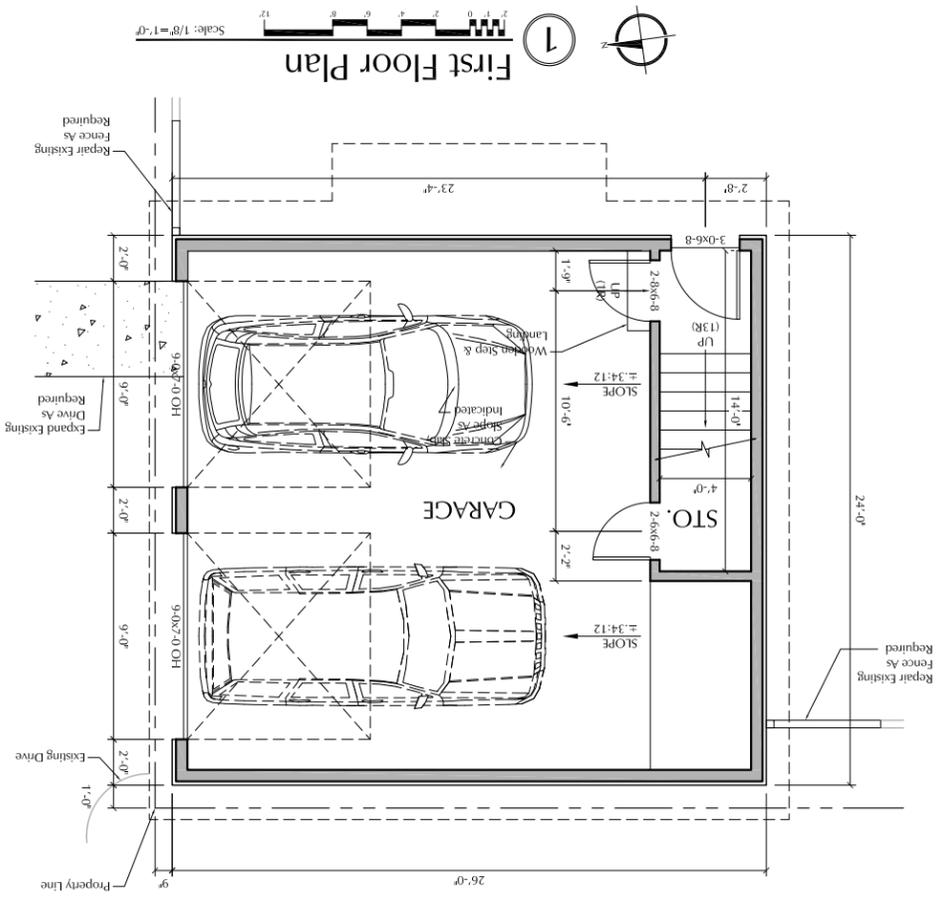
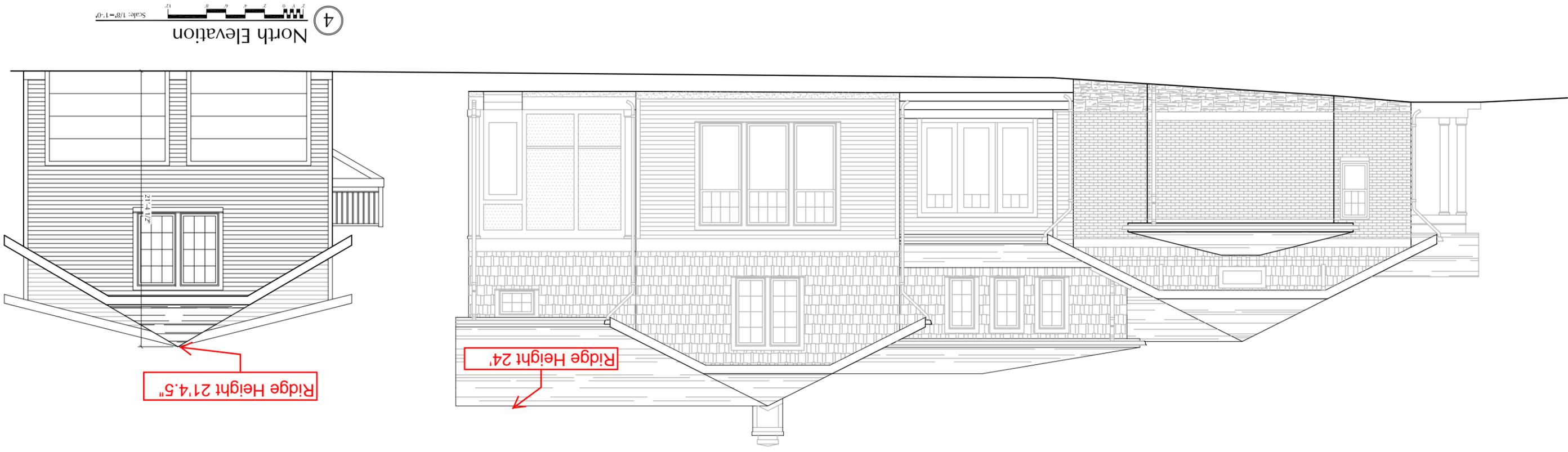
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12.05.12

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Additions & Renovations for:
The Powell Residence
2001 18th Avenue South
Nashville, Tennessee 37212

A0.1



4 North Elevation
Scale: 1/8"=1'-0"

3 Roof Plan
Scale: 1/8"=1'-0"

2 Second Floor Plan
Scale: 1/8"=1'-0"

1 First Floor Plan
Scale: 1/8"=1'-0"

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Drawings:
PLANS
NORTH ELEVATION
Date:
12.05.12

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MHZC SUBMISSION PACKAGE

