



# 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 18<sup>th</sup> Avenue South December 19, 2012

**Application:** New construction - addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10412021900  
**Applicant:** Michael Ward, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to enlarge the structure with a rear addition. The addition will set in from the right side of the house by fifteen feet (15') and align flush with an earlier addition on the left side that does not set in from the side of the historic house. The addition will rise five feet (5') taller than the existing roof, with the added height situated sufficiently behind the structure so as to not disturb the form of the historic house, as seen from the street. The materials will be: cement-fiber siding and cedar shake siding, composite shingle roof. The window and door materials are not known at this time.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed rear addition at 2001 18<sup>th</sup> Avenue South, with the condition that the window and door materials be approved by staff, finding the application to meet the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> 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.

## **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.

#### *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.

**Background:** 2001 18<sup>th</sup> 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.

**Analysis and Findings:** The applicant is proposing to enlarge the structure with a rear addition. Whereas the existing structure is a one-story bungalow, the addition will attempt to gain an additional story by reducing the first floor level and ceiling heights, with the roof of the addition ultimately being five feet (5') taller than the existing house.

### Height and Scale

The addition will set in from the right side of the house, along Portland Avenue, by more than fifteen feet (15'). On the left side the addition will extend the wall of an existing addition that does not set in. Typically additions are required to set in on both sides of an historic house to distinguish it from a historic structure, but because the condition is existing and the addition will have a different exterior material than the historic house, staff finds the current proposal to meet guidelines II.B.1.b and II.B.2.a.

The addition will meet the required setbacks by maintaining the eight foot (8') left setback and by being eighteen feet (18') from the right property line. These setbacks are also consistent with the setbacks of other historic houses. The footprint of the existing house is one thousand, five hundred square feet (1,500 sq. ft.) in area, leaving roughly eighty percent (80%) of the lot open. Nearby houses have similar amount of open space, varying from sixty-five to eighty percent (67%-80%) open space. With the addition increasing the footprint by eight hundred square feet (800 sq. ft.), there will be roughly seventy-one percent (71%) open space remaining, which is within the range found on nearby lots. Additionally, there is a forty foot (40') wide public side-lot between the property line and Portland Avenue, which helps to reduce the perceived massing of the addition. Under these circumstances, and because the massing of the addition is shifted toward the interior of the lot, Staff finds the mass of the addition in relation to open spaces to meet guidelines II.B.1.b.and II.B.1.c.

The rear addition will be taller than the existing house, with a side-gabled roof five feet (5') higher than the ridge of the existing roof. The higher ridge will be fifty feet (50') behind the front of the house, and will comply with the Commission's policy that additions taller than existing houses are appropriate when they rise only one foot (1') in height for each ten feet (10') in length and that the addition not also be wider than the house. Because the addition meets those criteria, and because the roof will be hipped on the more visible north elevation helping to reduce the perceived height, staff finds the addition to meet guideline II.B.1.a.

### Materials

The exterior materials of the addition will be: smooth cement-fiber siding matching the exposure of the existing addition on the lower story with cedar shake siding in the upperstory, with wood trim. The roof will be composite shingles to match the existing roof, and the concrete block foundation will be parged. 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, these materials are compatible with the historic house and meet guideline II.B.1.d.

### Roofs

The primary roof of the addition will be a 6:12 gable, clipped on the more visible north end. The form and pitch match the existing roof. Between the primary roofs of the historic house and the addition will be a low-pitched hipped roof “hyphen.” Because of the low pitch and because the walls are set in an additional two feet (2’) from the first story walls on each side, the eaves and roof of this hyphen will not be greatly visible. Staff finds the roofs to meet guideline II.B.1.e.

### Proportion and Rhythm of Openings

Both the left and right elevations will have window patterns that maintain the rhythm and proportion of the windows on the existing house, which meets guideline II.B.1.g. The windows on both stories are vertically oriented, and taller on the first story than the second. Staff finds the window rhythm and proportion to meet guideline II.B.1.g.

### **Recommendation:**

Staff recommends approval of the proposed rear addition at 2001 18<sup>th</sup> Avenue South, with the condition that the window and door materials be approved by staff, finding the application to meet the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.



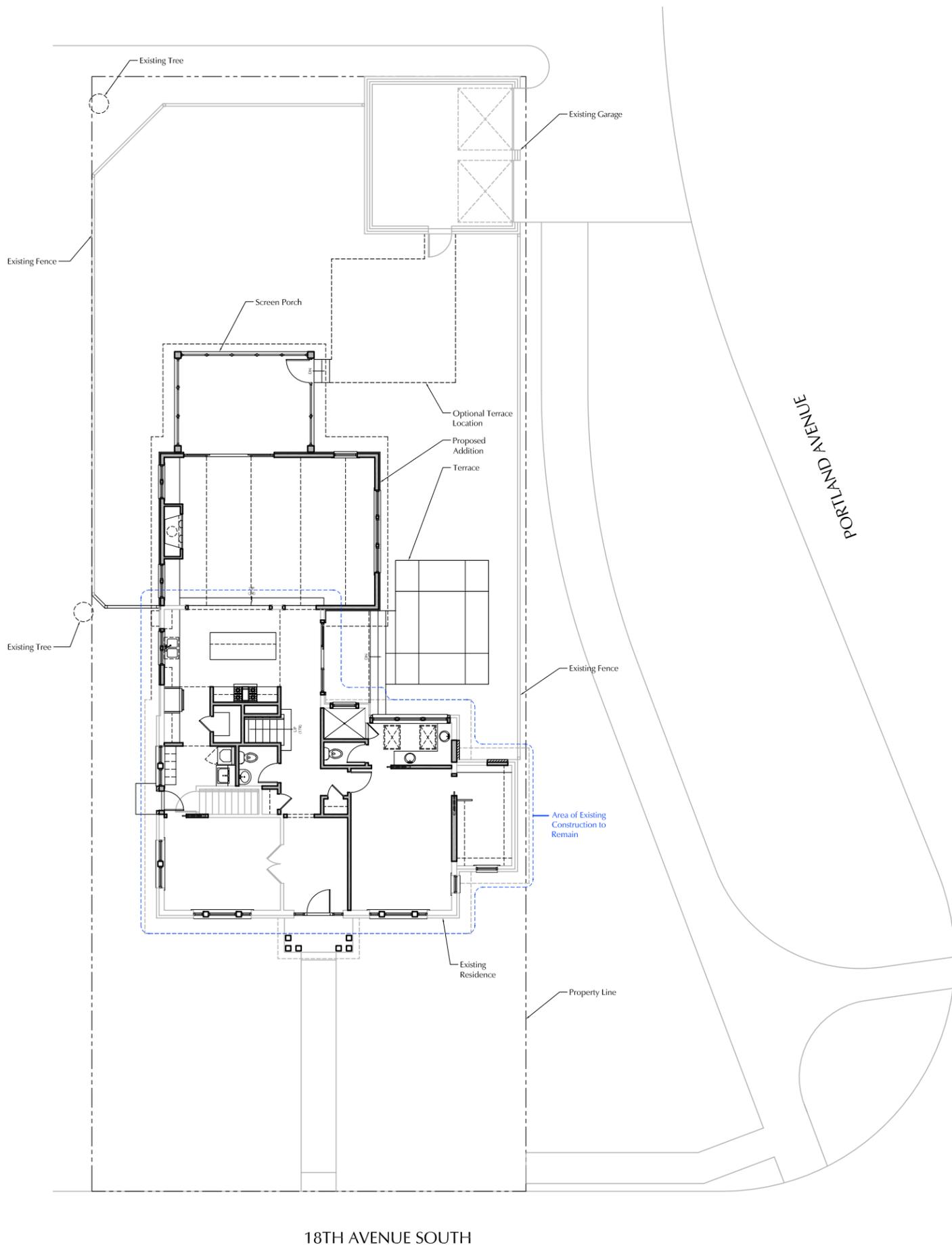
2001 18<sup>th</sup> Avenue South, front-left.



2001 18<sup>th</sup> Avenue South, front-right.



2001 18<sup>th</sup> Avenue South, right side along Portland Avenue.



**1** Site Plan  
 Scale: 1/16"=1'-0"

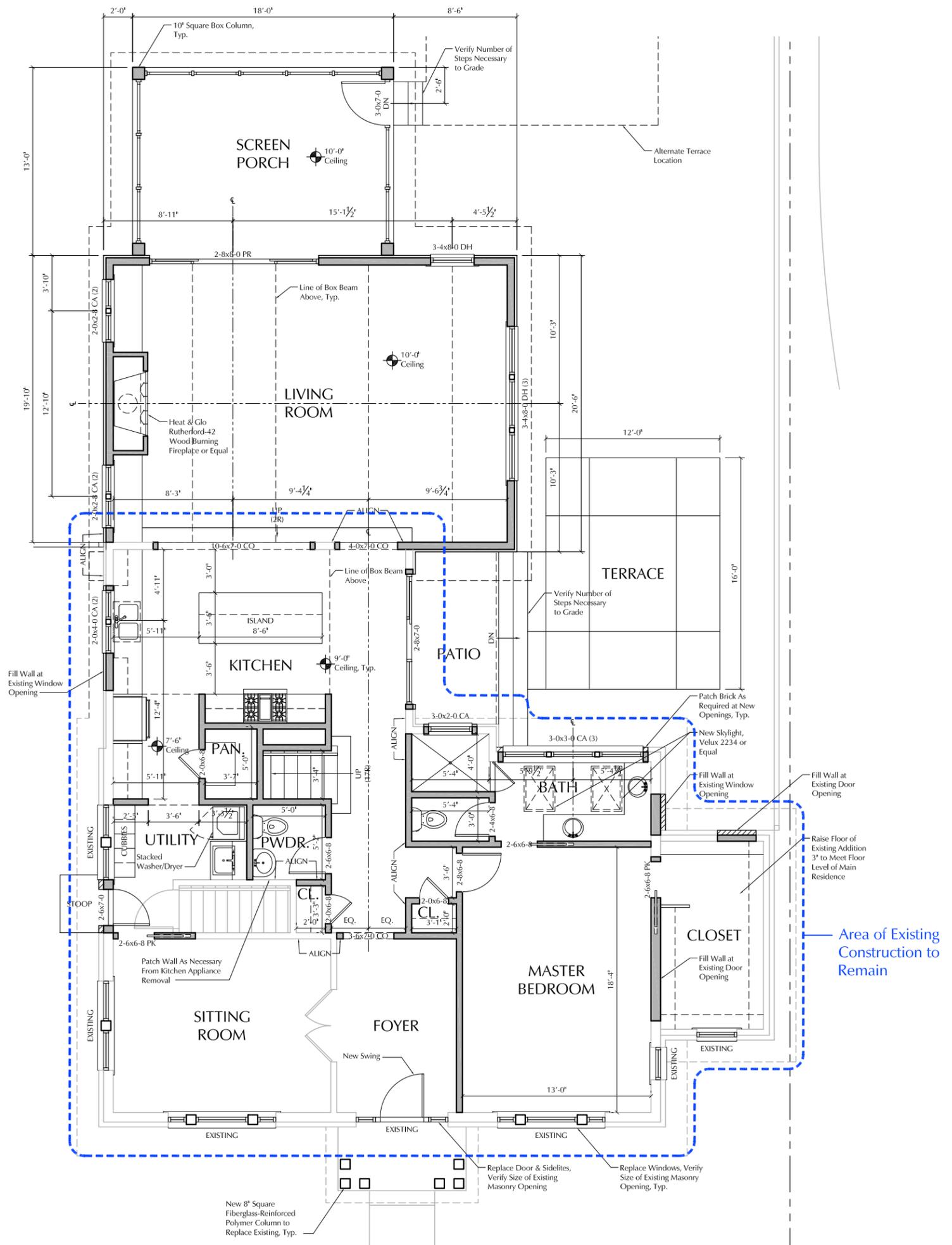
**A1.0**

Drawings:  
 SITE PLAN  
 Date:  
 12.05.12



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

MHZC SUBMISSION PACKAGE



1

### First Floor Plan



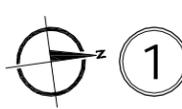
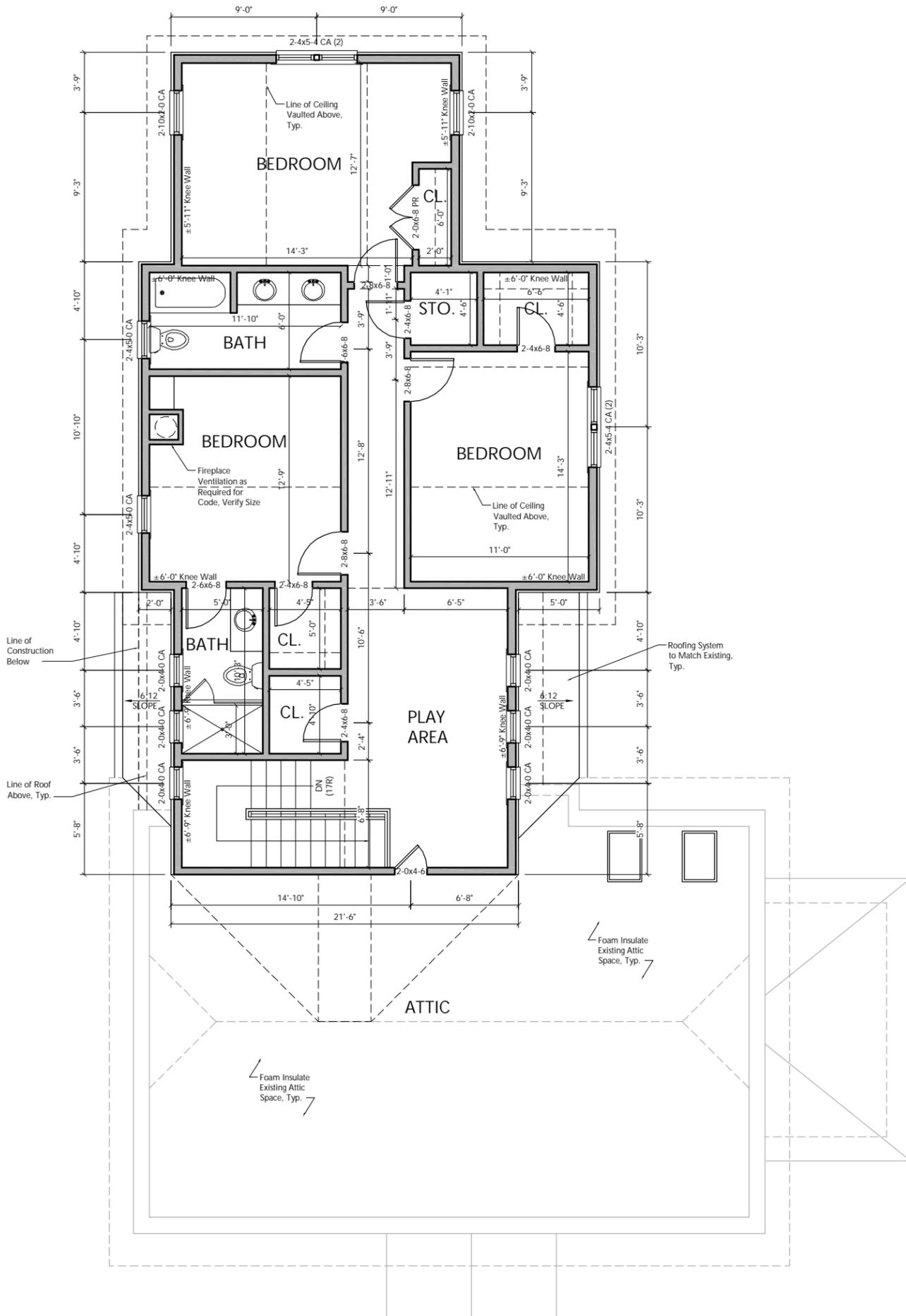
Scale: 1/8"=1'-0"

**A1.1**

Drawings:  
FIRST FLOOR PLAN  
Date:  
12.05.12



Additions & Renovations for:  
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Second Floor Plan

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

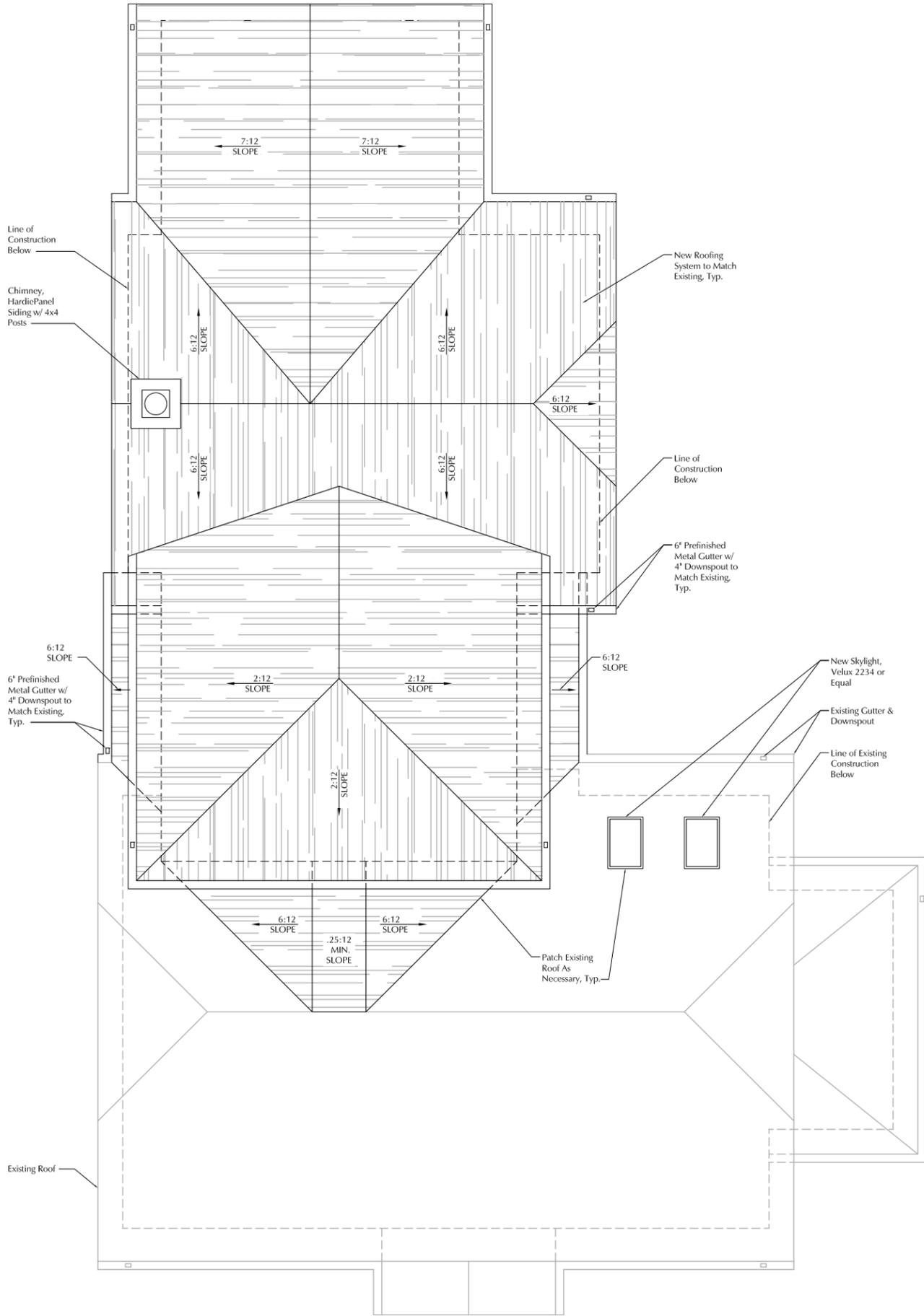
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**Drawings:**  
SECOND FLOOR PLAN  
**Date:**  
12.05.12



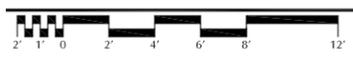
Additions & Renovations for:  
**The Powell Residence**  
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Nashville, Tennessee 37212

MHZC SUBMISSION PACKAGE



1

**Roof Plan**



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

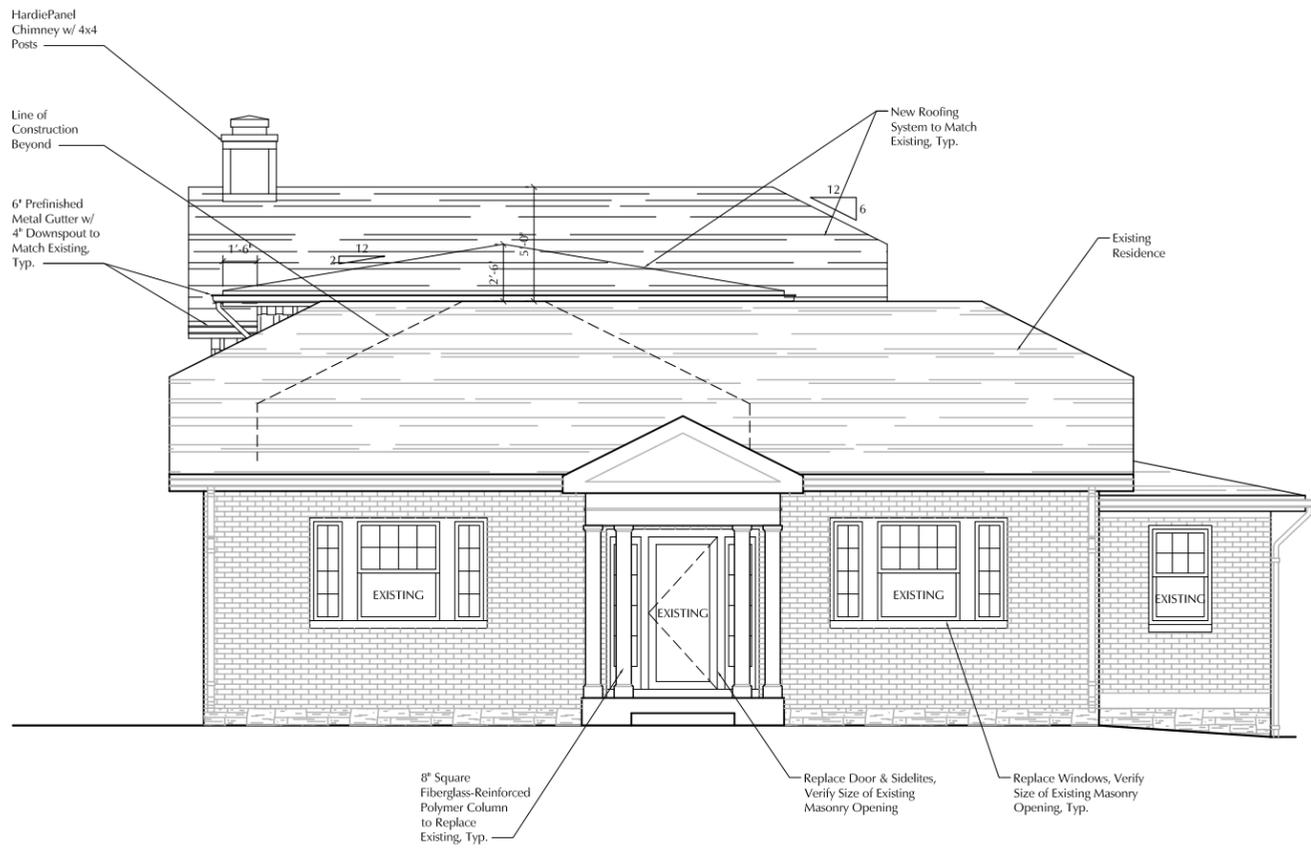
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Drawings:  
 ROOF PLAN  
 Date:  
 12.05.12

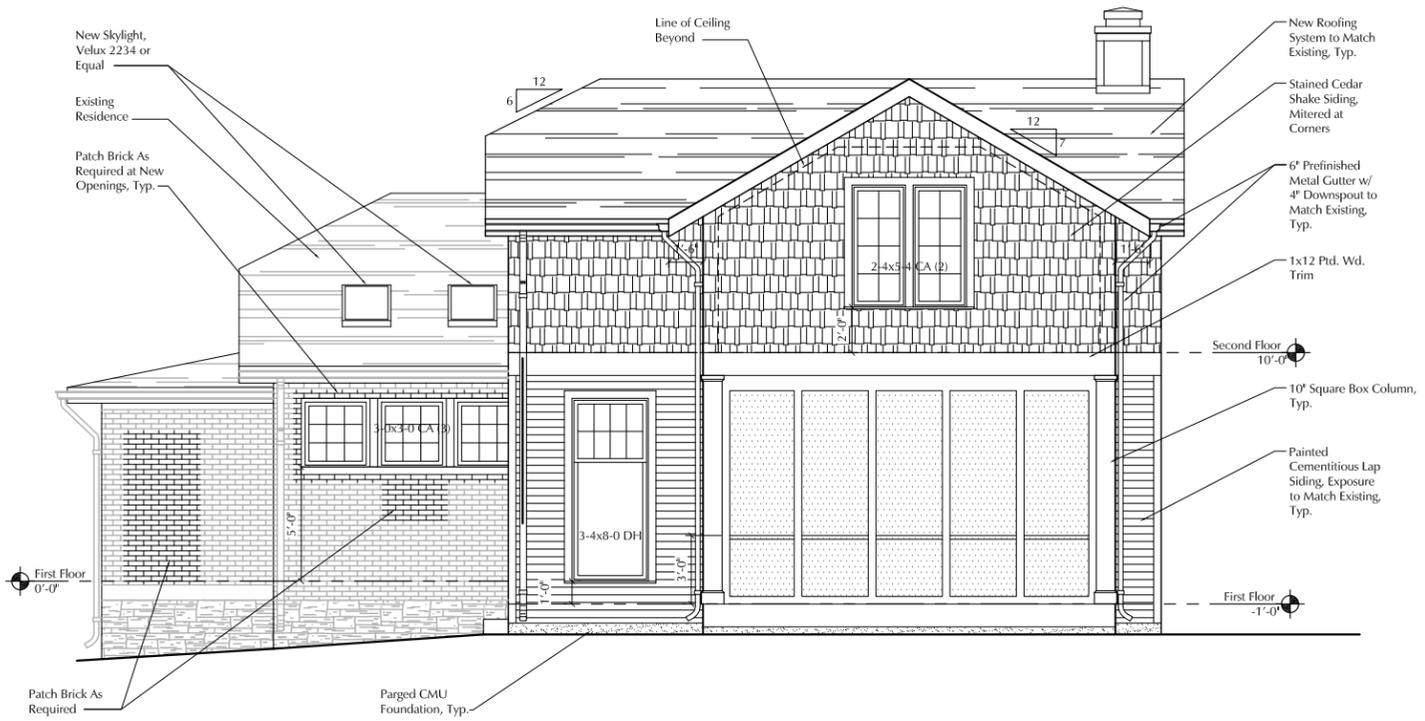


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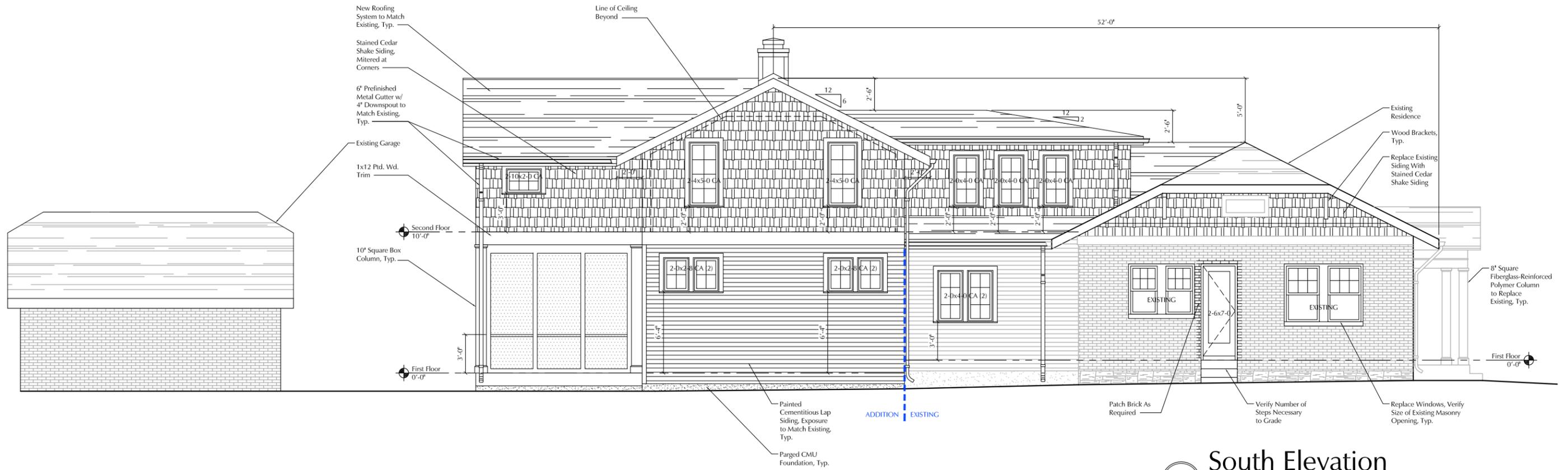
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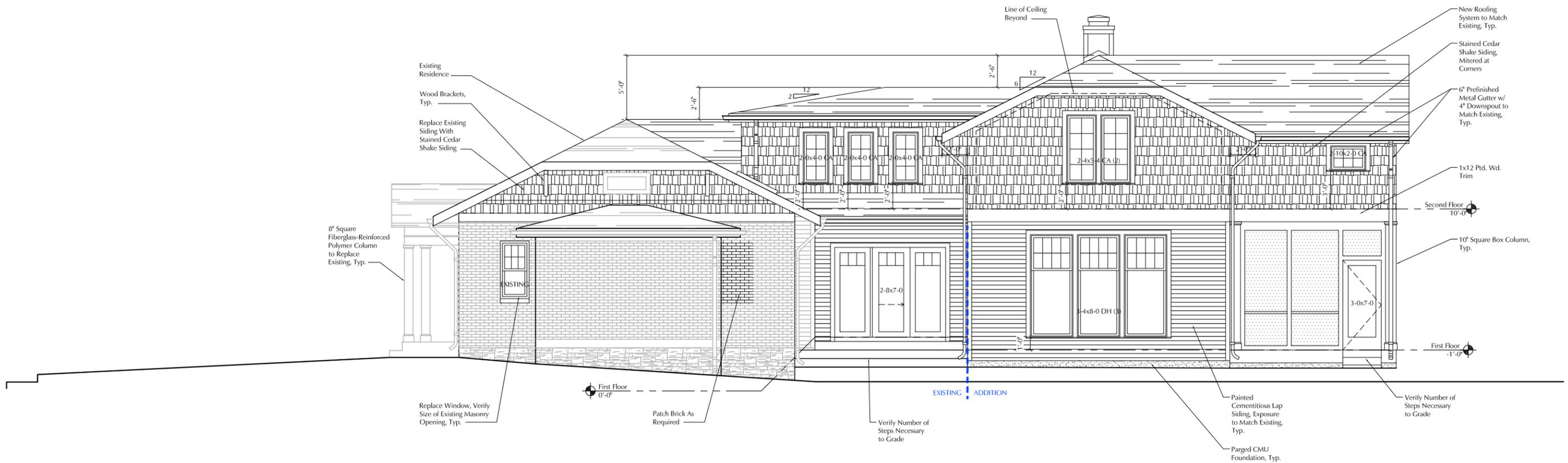
1 East Elevation  
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2 West Elevation  
 Scale: 1/8"=1'-0"



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



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