



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
Fax: (615) 862-7974

STAFF RECOMMENDATION
2114 19th Avenue South
February 15, 2012

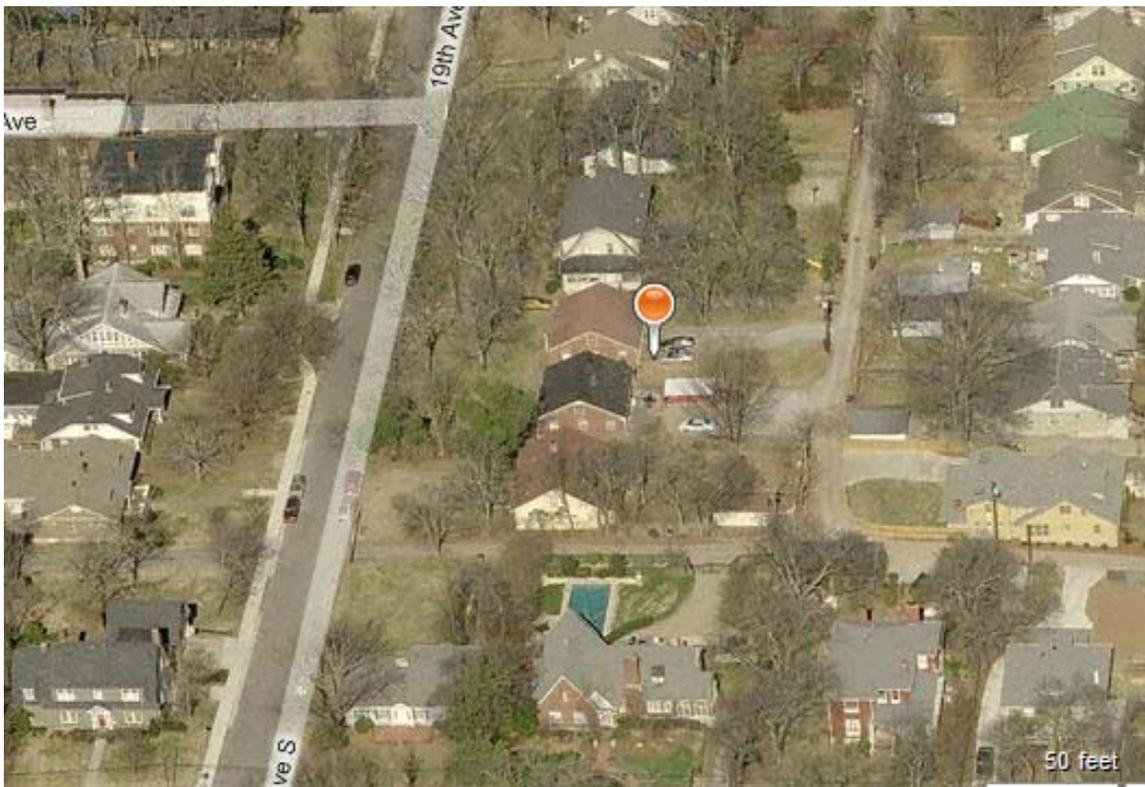
Application: Infill
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416002500
Applicant: Michael Ward, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.com

<p>Description of Project: Applicant proposes to construct a two- and one-half story house.</p> <p>Recommendation Summary: Staff recommends approval of the construction of the infill building with the conditions that:</p> <ol style="list-style-type: none"> 1. The house be setback from the front property line sufficiently so that it is in line with the historic house to its left. 2. Staff review and approve the color of the asphalt shingle and standing seam roof colors; all windows and doors; and the shake material prior to purchase and installation of these materials. 3. HVAC be located at the rear of the home or on the side, beyond the mid-point of the house; and 4. The existing central walkway be retained or reconstructed. <p>With these conditions, staff finds that the project meets the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
---	--

Vicinity Map:



Aerial Map:



Background: 2114 19th Avenue South is a vacant lot. In October 2011, the Commission approved the demolition of a non-contributing building on the lot and new infill construction. This application is for a different infill design and has been submitted by a different applicant. The non-contributing house has been demolished.

Applicable Design Guidelines:

II.B.1 New Construction

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.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

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. MHZC does not review the painting of structures.

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, and Details, and Material Color

The materials, texture, and 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. MHZC does not review the painting of structures.

T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.

e. **R o o f s**

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.

f. **O r i e n t a t i o n**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings shall 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 those that front 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.

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.

Generally, curb cuts should not be added.

g. **P r o p o r t i o n a n d R h y t h m o f O p e n i n g s**

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

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.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Analysis and Findings:

Height & Scale: The proposed dwelling is two- and one-half stories, and is thirty-three feet (33') from grade to ridge. The majority of homes in the immediate context are one- and one-half stories; however, there are multiple two- and three-story buildings in the district and in the immediate area. The two-story historic house to the left is approximately thirty two feet, three inches (32' 3") from grade and the three-story apartment building across the street is approximately forty-one feet, four inches (41' 4"). The primary foundation height is approximately two feet, nine inches (2'9"), although it is only approximately one foot, three inches (1'3") at the porch.

The width of the building is a maximum of thirty-eight feet, two inches (38' 2"), although the width at the front of the building and for most of its mass is thirty-six feet, eight inches (36'8"). This is in keeping with the neighboring context, which ranges between approximately thirty four and forty feet (34'-40'). The front porch is eleven feet, eight inches (11'8") deep and there is a change in material between the body of the building and the foundation. **Is it really that deep?**

The design guidelines require that the neighborhood's context of "mass in relation to open spaces" be preserved. In the immediate context of this project, massing varies

between one- and three-story buildings, with and without accessory buildings or front porches, and have areas of 70% to 90% without structures. With the construction of the proposed structure, the open space of the lot will be approximately 73%, which fits within the range of open spaces for the immediate context.

Staff finds the height and scale of the new construction to meet Sections II.B.1.a. and II.B.1.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Setback and Location: The proposal meets all bulk zoning setback requirements. The primary building is centered on the lot, similar to other historic buildings found in the district. However, the house is setback from the front property line twenty-one feet (21'), whereas the historic house to its left is located approximately forty feet (40') from the front property line. Staff recommends that the proposed house be pushed back from the front property line so that it lines up with the house next door. This will require that the applicant accurately measure the setback of the house next door.

If the applicant pushes the house back to match the front setback of the historic house to its left, then staff finds the setback and location of the proposed structure to meet Section II.B.1.c. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: Materials for the primary building include stucco over brick veneer foundation and front porch columns, cementitious fiberboard lap side with a five inch (5") reveal, architectural dimensional fiberglass composition shingles for the majority of the roof, and standing seam metal for the porch roof. The chimneys will be clad in stucco and the windows will be either wood or aluminum clad wood. Shake accents will be added to the dormer and bay windows on the front façade, and staff asks that the applicant confirm whether the shake will be wood or a cementitious material prior to purchase and installation. The rear porch is not proposed to be enclosed at this time. Trim? Porch floor? The known materials are appropriate for the district, having been approved for this district in the past and meet section II.B.2.d of the design guidelines. Staff recommends staff review and approval of windows and doors, the asphalt shingle and standing seam metal color, and the shake material prior to purchase and installation of these materials.

With the above-mentioned approvals, staff finds the proposed materials to meet Section II.B.1.d. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The primary roof form is a front gable with a slope of approximately eleven-twelve (11/12). The front façade has a front-gabled projecting bay that also has a roof slope of eleven-twelve (11/12). The dormers and bays on the side and rear elevations also all largely have roof slopes of eleven-twelve (11/12), with the exception of some dormers on the side facades that have shed roof forms.

The roof shapes and pitches are found on historic buildings throughout the district and so meet Section II.B.2.e. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The proposed structure has an asymmetrical façade with a centered front entrance and a porch located on the right portion of the front façade. The house is oriented to face 19th Avenue South, as are all of the buildings on this block. There is an existing central concrete walkway that staff recommends keeping or reconstructing.

Staff finds that the orientation meets section II.B.2.f of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows of the proposed structure are approximately twice as tall as they are wide, with the exception of some more utilitarian windows on the side and rear facades. The windows therefore meet the historic ratio of windows in the neighborhood. There is no large area of any of the façades without a window or door opening.

Staff finds that the window proportions and rhythm of openings meets Section II.B.2.g of *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Utilities: The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house, as stated in Section II.B.2. h. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Staff recommends approval of the construction of the infill building with the conditions that:

1. The house be setback from the front property line sufficiently so that it is in line with the historic house to its left.
2. Staff review and approve the color of the asphalt shingle and standing seam roof colors; all windows and doors; and the shake material prior to purchase and installation of these materials.
3. HVAC be located at the rear of the home or on the side, beyond the mid-point of the house; and
4. The existing central walkway be retained or reconstructed.

With these conditions, staff finds that the project meets the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*



Existing vacant site.



Non-contributing house to right of the lot.



Houses to the left of the site. The new structure should match the front setback of this house.



2117 and 2119 19th Avenue South, across the street from the site.



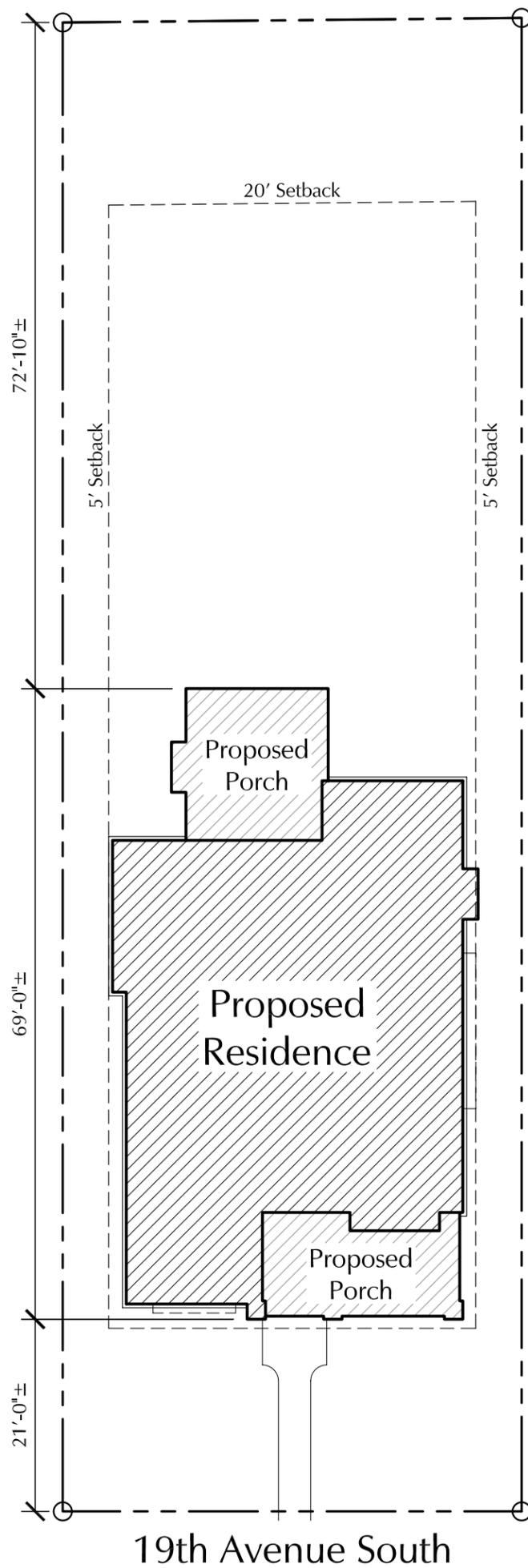
2113 19th Avenue South, across the street from the site.



Three-story apartment building across the street from the proposed project area.



2009 19th Avenue South.



1

Site Development Plan

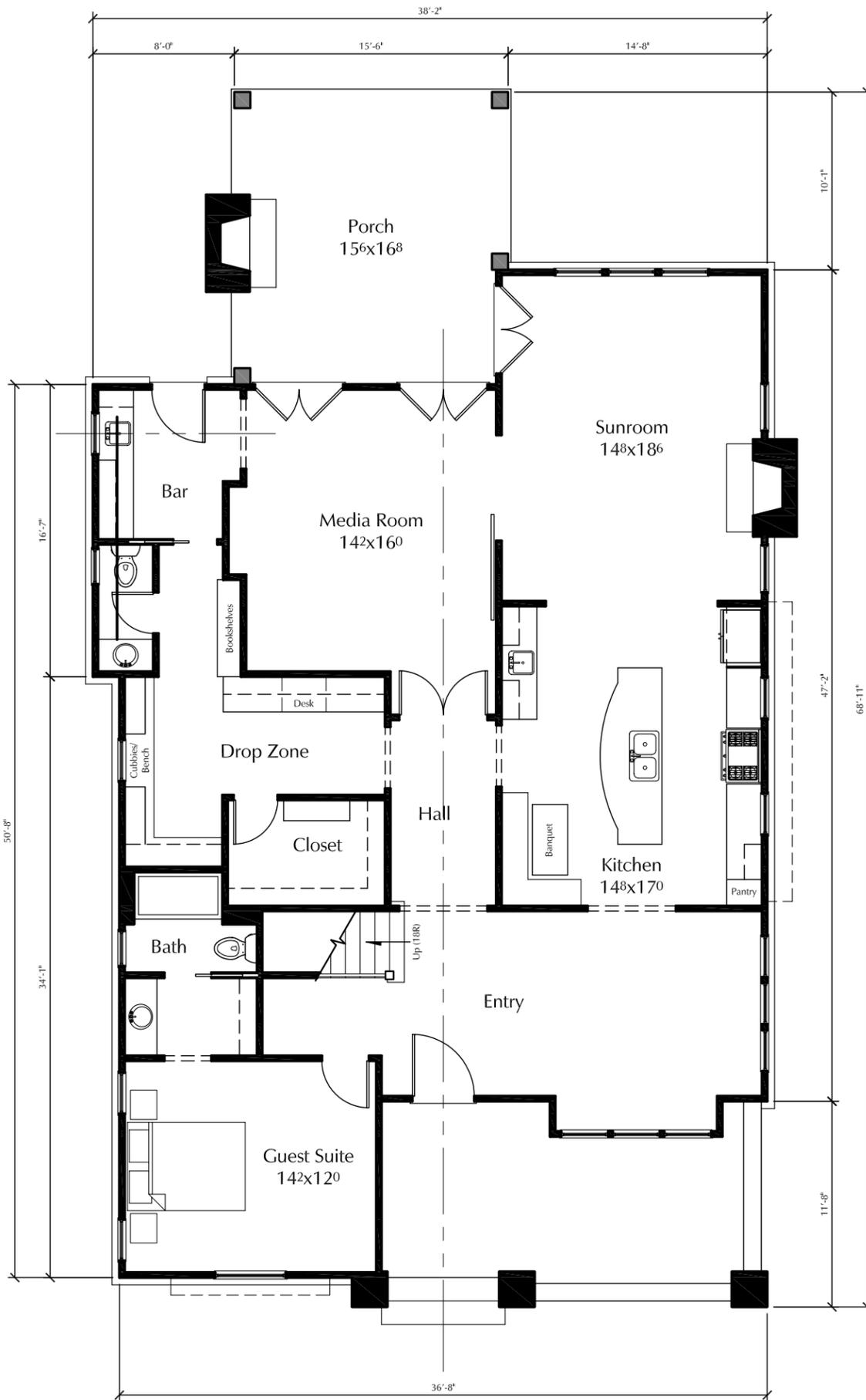
4' 2' 0' 4' 8' 12' 16' 24' Scale: 1/16"=1'-0"

AC-1.0

Drawings:
Site Development Plan
Date:
01 February, 2012

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardarchitects.com
Tel: 615.345.1010
Fax: 615.345.1011

Hardin-Sheriff Residence
2114 19th Avenue South
Nashville, TN 37212



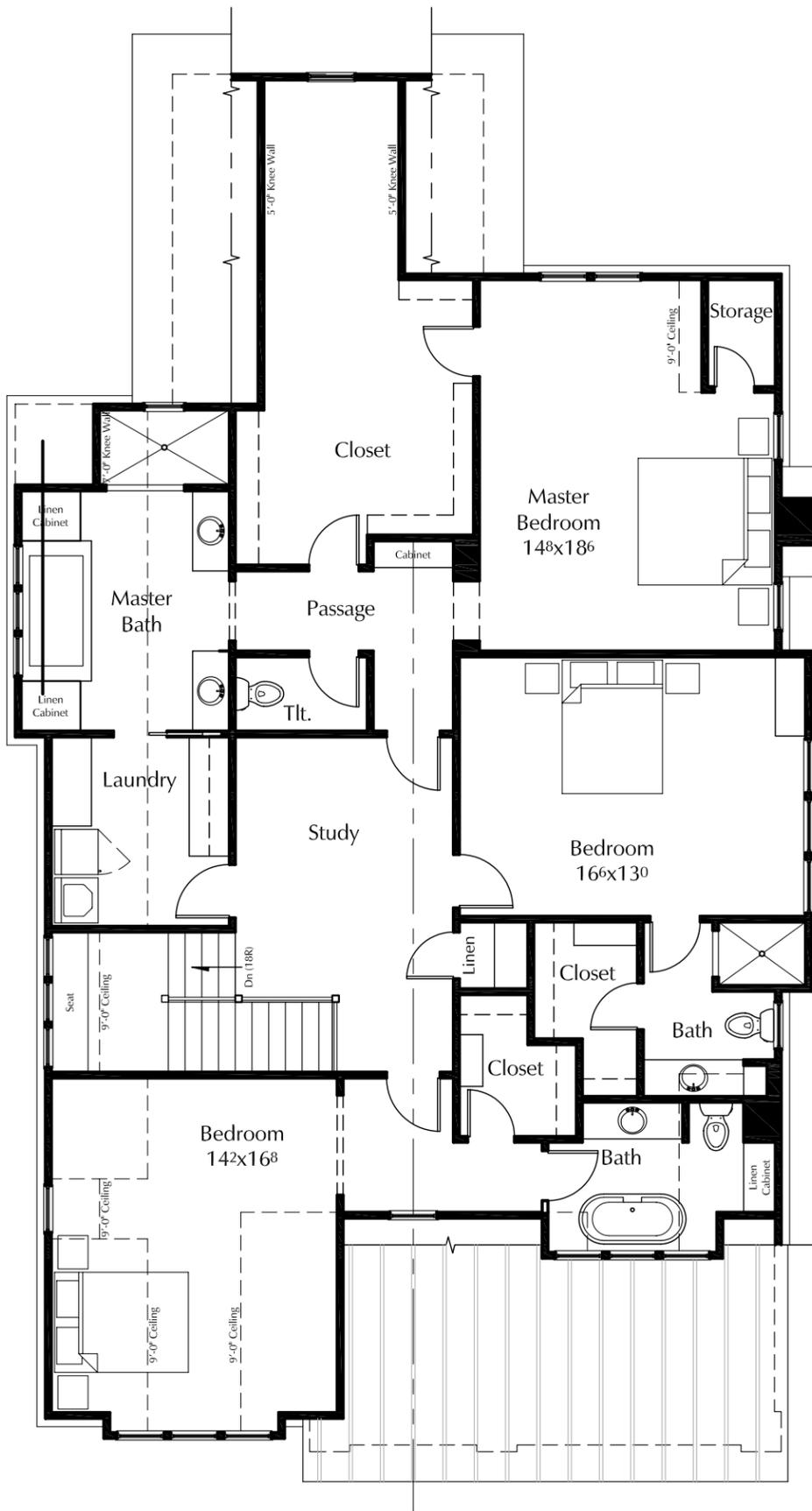
1 First Floor Plan
 Scale: 1/8" = 1'-0"

A-1.0

Drawings:
 Floor Plan
 Date:
 01 February, 2012



Hardin-Sheriff Residence
 2114 19th Avenue South
 Nashville, TN 37212

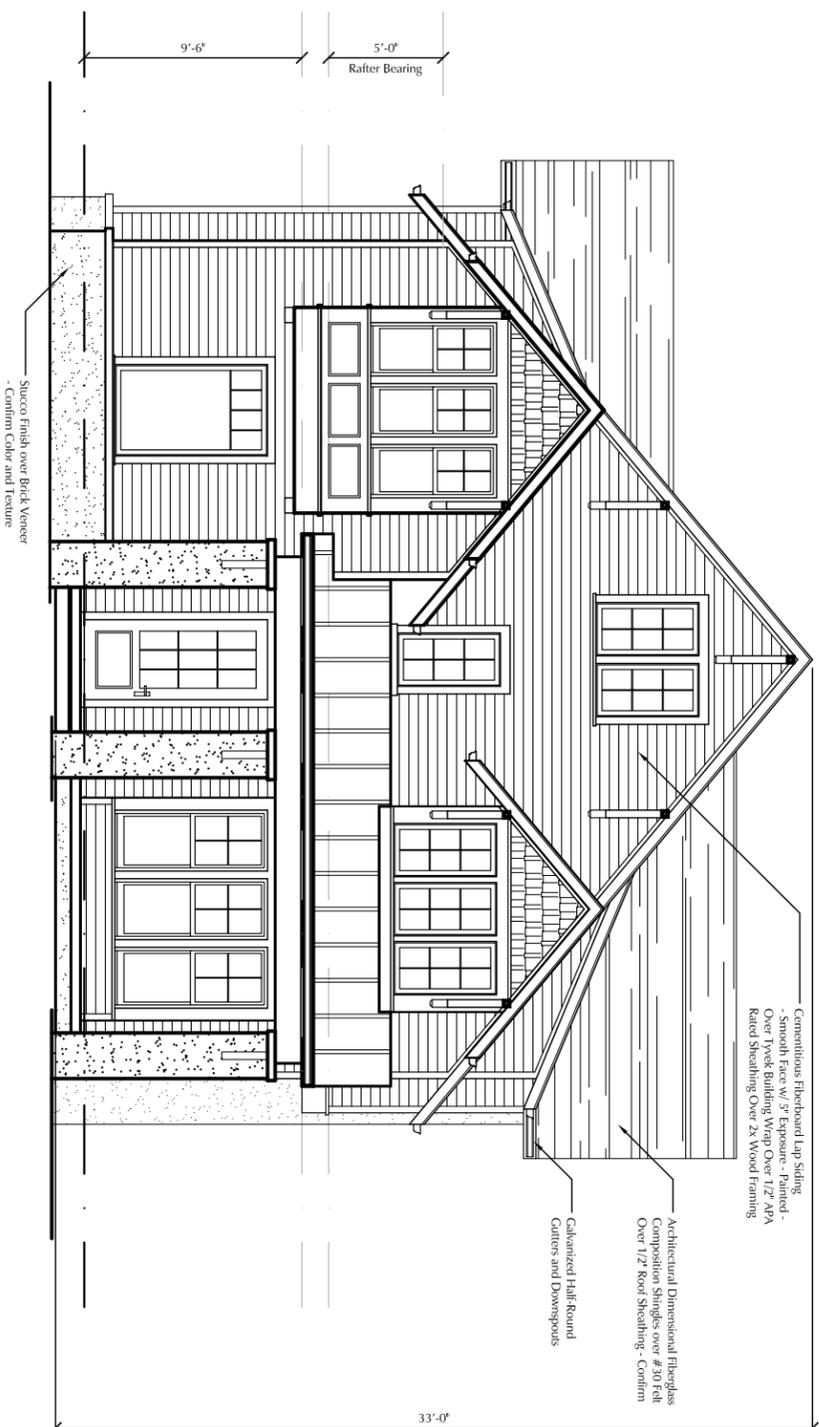


1 Second Floor Plan
 Scale: 1/8"=1'-0"

1

Front Elevation

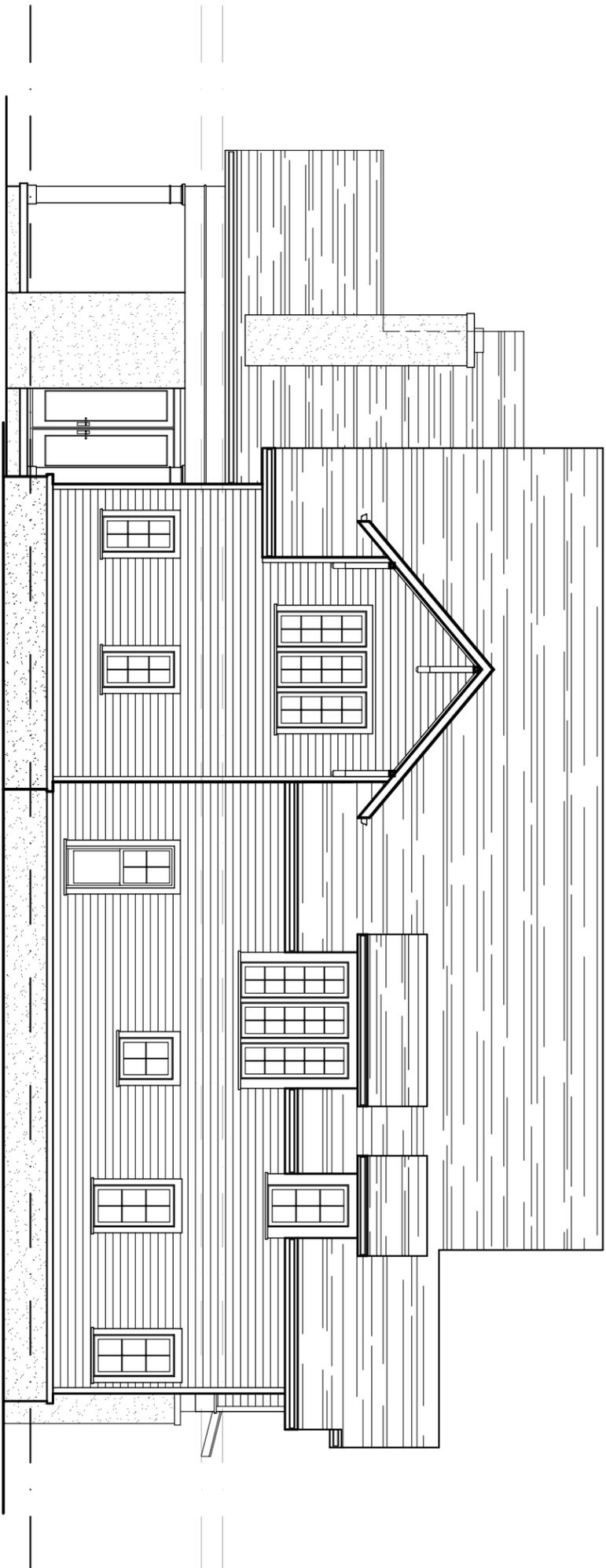
Scale: 1/8"=1'-0"



2

Left Side Elevation

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



A-2.0

Drawings:
Exterior Elevations

Date:
01 February, 2012



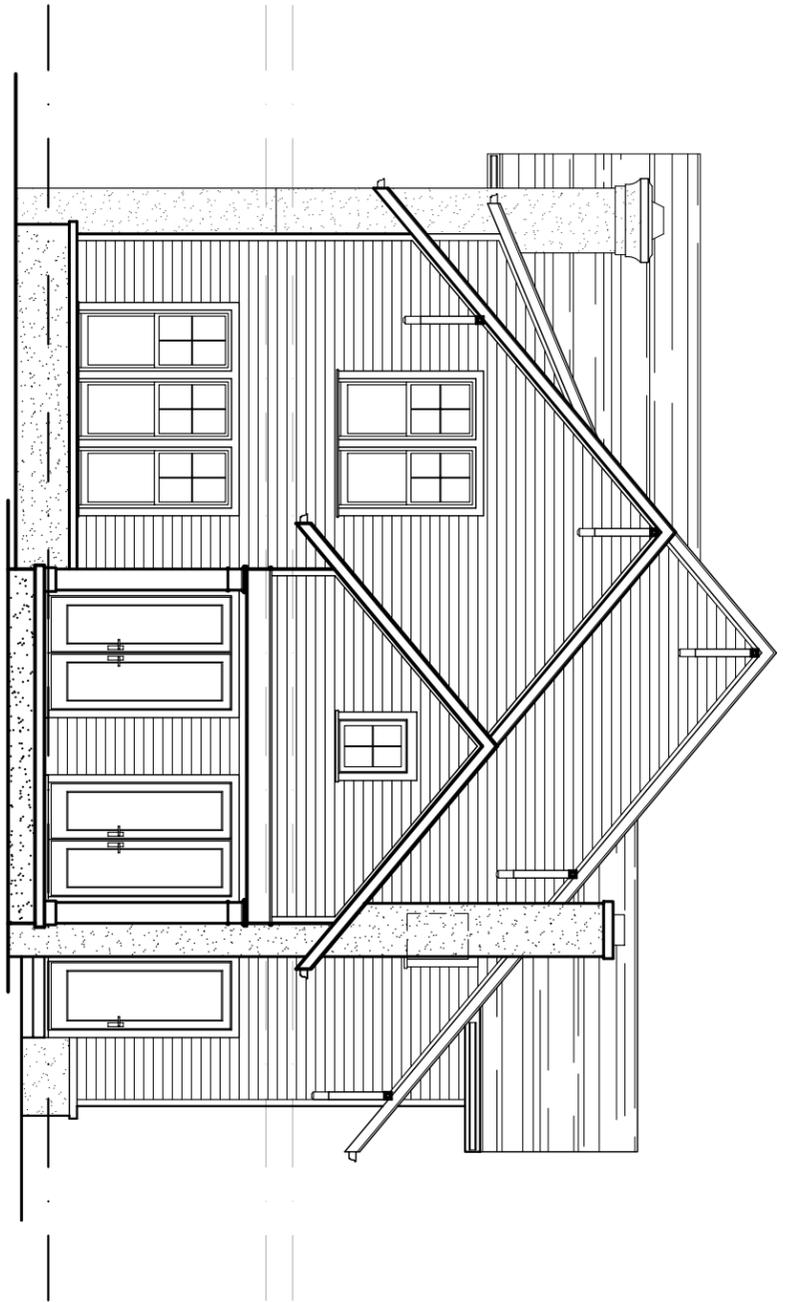
Hardin-Sheriff Residence

2114 19th Avenue South
Nashville, TN 37212

1

Rear Elevation

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



2

Right Side Elevation

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

