



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**2208 18<sup>th</sup> Avenue South**  
**November 14, 2012**

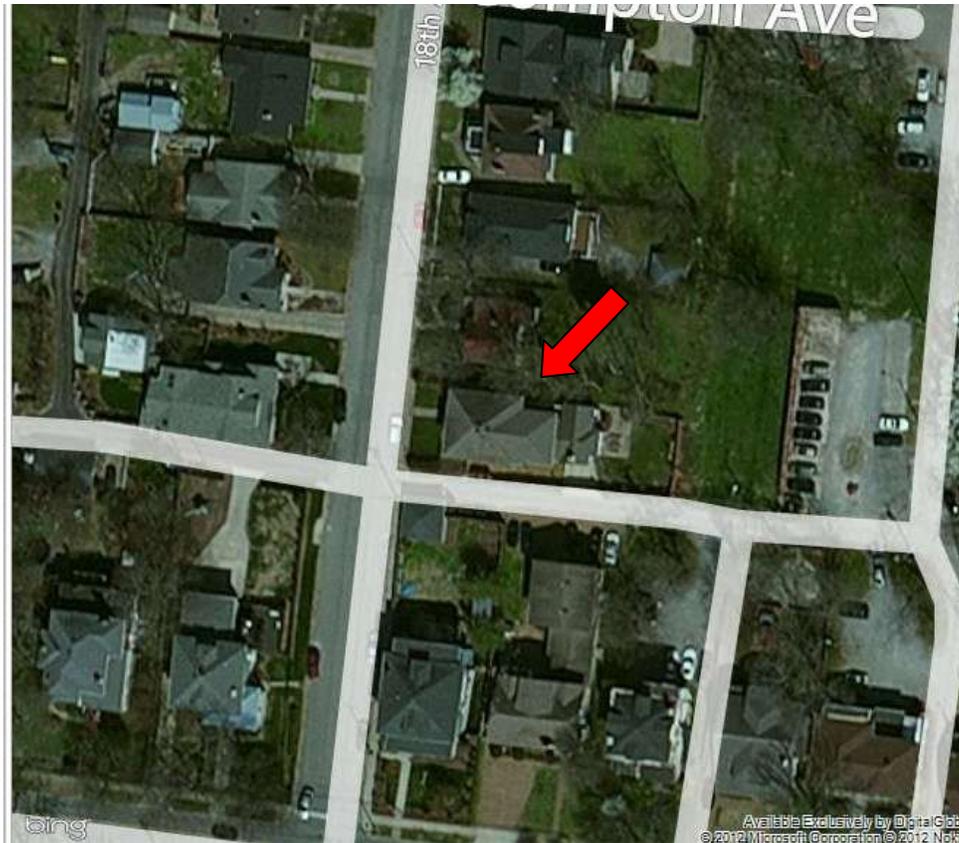
**Application:** New construction – addition  
**District:** South Music Row Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10416004000  
**Applicant:** LightWave Solar Electric, LLC., c/o Jon Paul Plumlee  
**Project Lead:** Michelle Taylor, michelle.taylor3@nashville.gov

<p><b>Description of Project:</b> Applicant proposes to install eighteen (18) photovoltaic solar panels on the south facing roof of a hipped roof, two-story, contributing house.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the south facing roof mounted solar panels because the panels will be flush mounted on the secondary façade therefore minimally visible and their design will not impact the historic character of the building. Staff finds that the project meets sections II.B.I and II.B.2 of the <i>South Music Row Neighborhood Conservation Zoning Overlay Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1 New Construction**

#### **a. Setback and Rhythm of Spacing**

The setbacks for new buildings from front and side property lines shall be compatible by not contrasting greatly with those of surrounding historic buildings.

#### **b. 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.

#### **c. Building Shape**

The shape of a new building shall be compatible by not contrasting greatly with those of surrounding historic buildings.

#### **d. 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.

#### **e. Orientation**

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

#### **f. 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.

#### **g. 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.*

## **II.B.2 Additions**

- a. Generally, an addition shall be situated at the rear of a building in a way that will minimize the visual impact upon public facades.  
*is more visually compatible with the surrounding historic buildings. An addition that connects adjacent buildings can be appropriate if it is located at the rear of the buildings and meets all other design standards herein. A new roof dormer located on a front or side facade can be appropriate if (1) roof dormers are typical to the particular building type; (2) the proposed dormer is positioned on the roof in a way that is typical of historic dormers; and (3) the dormer meets all other design standards herein.*
- b. An addition shall connect to the associated building in such a way that the original form of the building is visually evident.
- c. The creation of an addition through enclosure of a front porch is not appropriate.
- d. An addition shall be compatible by not contrasting greatly with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.
- e. New additions shall follow the guidelines for new construction.

**Background:** Applicant proposes to install eighteen (18) photovoltaic solar panels on the side of a contributing hipped-roof house constructed c.1900. The side roof faces south.



Front façade

### **Analysis and Findings:**

The application is to install a roof mounted solar photovoltaic system on the south facing side roof, which is considered a side addition.

Location: The major impact of solar panels on historic buildings is not necessarily in their installation or materials but in their visual impact; however placement of the panels is critical to their effectiveness and they are not always able to be located in ideal

locations. In this case, the panels are located on a secondary façade and will have minimal visual impact, as seen from the public right-of-way, due to the low-sloped hipped roof. The panels will be flush mounted. The meter and AC disconnect switch will be located adjacent to the existing billing meter. The inverter will be located in the basement. The panels will have minimal impact on the historic home, retaining the original form and existing materials.

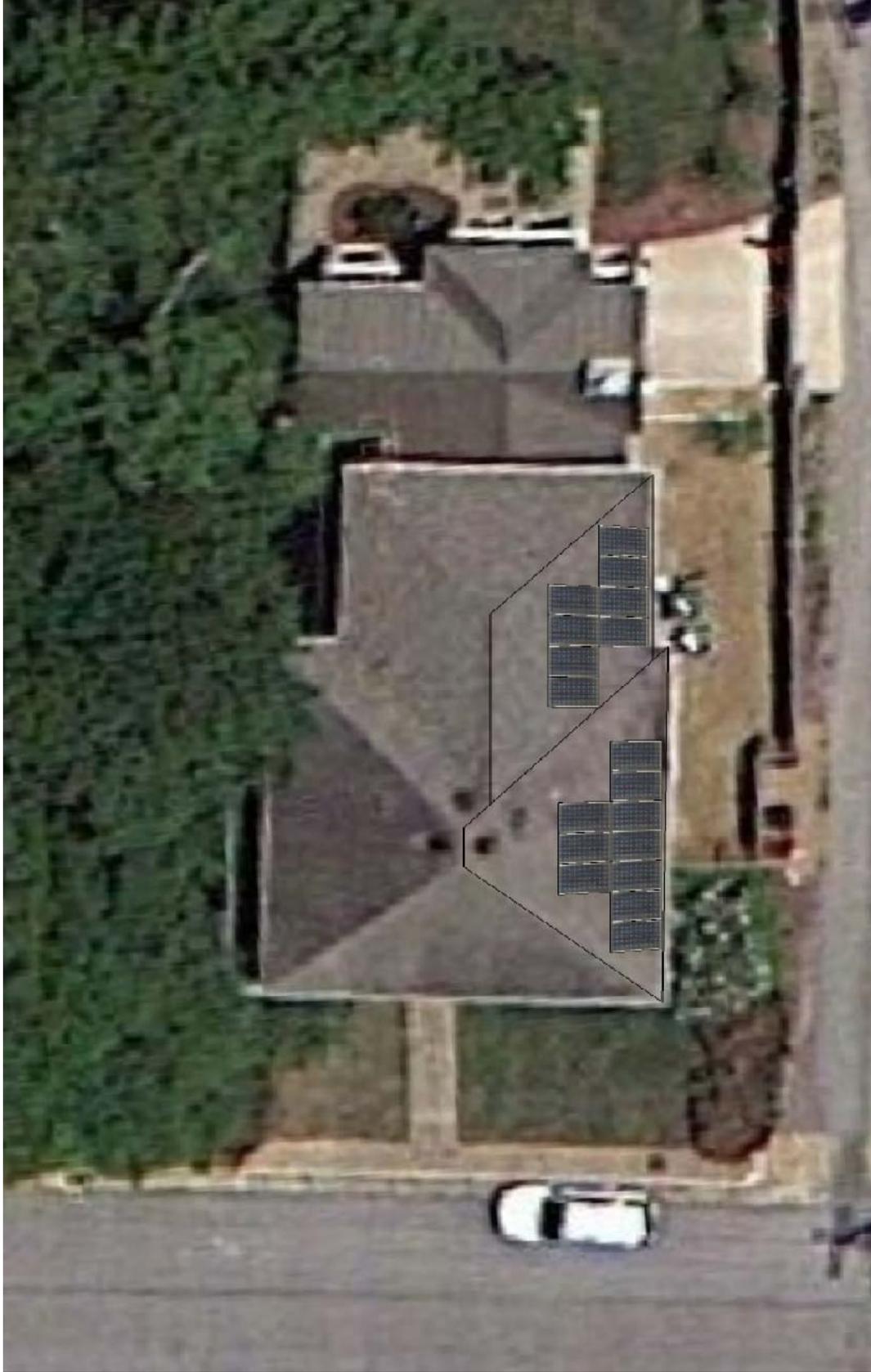
Dimension and Design: The design guidelines state that additions should be compatible in scale, materials, and texture. Installation minimally affects the historic home as there are few penetrations and the system can easily be removed without affecting the historic form. Two separate collections of modules (panels) will be installed. One grouping will consist of ten (10) modules and the other with eight (8) modules, all on the south facing side roof. The total collection of panels is proposed to cover approximately fifty percent (50%) of the side slope of the roof and will be black against a red roof. Each panel (64.5" x 38.7") will be attached side-by-side to a flush mounted rail system which as proposed will not protrude off the edge of the roof. Installation has minimum impact on the roof as each panel is attached with clamps to the rail system. In addition, the flush mount design will make the panels minimally visible on the secondary façade.

Staff recommends approval of the south facing roof mounted solar panels because the panels will be flush mounted on the secondary façade therefore minimally visible and they will not impact the historic character of the building. Staff finds that the project meets sections II.B.I and II.B.2 of the *South Music Row Neighborhood Conservation Zoning Overlay Design Guidelines*.



South facing facade, solar panels proposed in this location

**System Layout**



Mike Roberts

Solar Photovoltaic System

System Design

4,500 watts | DC Power  
6,067 kWhs | AC Energy



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