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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
2818 Belcourt (512 32nd Avenue)
February 20, 2013

Application: New construction-infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10406030700
Applicant: Peggy Newman
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The applicant proposes construct a single-family, one and one-half story building on which had previously been the rear half of the corner lot at 32nd and Belcourt Avenue.

Recommendation Summary: Recommendation:
Staff recommendsa approval of the primary building and attached garage with the conditions that:

- The foundation material be a different material;
- Staff provide final approval of window design, roof colors and materials for vehicular and pedestrian doors, trim, walkway, driveway and rear deck;
- The front yard parking area be removed and the walkway be straightened;
- A vertically oriented window be added to the basement level, left side;
- The height of the shed roof dormer be increased so that the dormer can accommodate a more vertically oriented window.
- Paired windows have a four to six inch (4”-6”) wide mullion
- The garage entrance have two doors rather than one and be recessed from the wall;
- Utilities be located no closer to the street than the midpoint of the structure.

With these conditions, the project meets the design guidelines II.B for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.

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.

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. 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.

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.*

i. 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 midpoint of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Background: The applicant proposes to construct a single-family, one and one-half story brick building on this currently vacant lot on 32nd Avenue. (At this time the lot is the backyard of 2818 32nd Avenue.) There is no alley access.

Analysis and Findings:

Height & Scale

The foundation height is approximately two foot (2') from grade, the eave height is approximately nine feet (9') from the foundation line and the ridge height is approximately twenty-nine feet (29') from the foundation line. Historic homes in the immediate context range between approximately seventeen feet (17') to twenty-eight feet (28'). The closest house that reaches the maximum of twenty-eight feet (28') is just across the street and sits much higher than the proposed house. Although the house is one foot (1') taller than the tallest house in the immediate vicinity it will appear shorter because of the drop in grade.

The lack of a distinguished foundation line will increase the perception of height but can be mitigated by changing materials at the foundation line, as typically seen on historic buildings.

The width of the house is proposed to be approximately forty-five feet (45') wide. The width of homes in the overlay vary because of the deep curve in the street. Because the lots across the street are narrower at the back, the homes tend to be slightly narrower than the homes that are on the east side of the street where this home is proposed. The home next to this vacant lot is approximately fifty-five feet (55') wide and the next house is approximately thirty-one feet (31') wide. In addition, this lot is not as deep as other lots in the immediate vicinity which requires the home to be wider rather than deep.

Open Space
The footprint of the new house will cover two thousand, three hundred square feet (2,300 sq. ft.), which leaves sixty-eight percent (68%) of the lot remaining as open space. The surrounding lots with historic houses have between ninety-one (91%) and sixty-eight percent (68%) open space remaining. Based on the size and configuration of the lot and the conditions created by the curve in the street, Staff finds the project to be compatible with the district in terms of size and scale, meeting sections II.B.a. and b of the design guidelines.

Setback and Rhythm of Spacing
The front setbacks in the immediate vicinity vary greatly, again, mainly because the curve in the street. The homes across the street have deep setbacks of approximately fifty feet (50'). On the east side of the street, the setbacks are in the twenty foot (20') range. This house is proposed to be slightly back from the historic house to the left and the proposed house to the right. Staff finds this setback to be appropriate because of the slight curve in the street that takes place in front of this lot.

The house sits to the left of the lot, as does the historic house to the left. The project meets all bulk zoning requirements: left side setback five feet (5') , right side setback twenty-nine feet (29') and rear setback twenty feet (20').

The project meets section II.B.c.

Materials, Texture, Details, and Material Color
The foundation material is brick, the cladding is brick and the roof is asphalt shingle of an unknown color. Materials for vehicular and pedestrian doors, trim, walkway, driveway and rear deck are unknown. The windows will be wood but specifications have not been provided. Staff recommends final approval of window design, roof colors and materials for vehicular and pedestrian doors, trim, walkway, driveway and rear deck

Roof Shape
The roof form is a side-gable roof with gabled and shed roof dormers on the front and a shed roof dormer on the back. All front dormers sit off the ridge and walls in a manner typical for the district. The pitch and form are similar to buildings in the immediate context. The project meets section II.B.e of the design guidelines.

Orientation
The building will face 32nd Avenue as will the proposed building to the right, and as does the existing buildings to the left and across the street. The main entrance will connect to the street with a walkway. Typically, walkways lead straight from the front steps to the street or sidewalk. This one is designed as an "s" curve in order to lead to a parking area in the front yard, parallel to the street. The Commission has only allowed for parking in the front yard when the grade was too steep to accommodate a driveway and there was no alley access. In this case, there is no alley access but there is a single-lane driveway leading from 32nd Avenue to an attached garage. (There is an existing curb cut on the far left of this lot which leads to the non-contributing house which currently faces Belcourt

Avenue.) Staff recommends removal of the front parking area and straight walkway. With this condition the project meets section II.B.f of the design guidelines.

Proportion and Rhythm of Openings
The rhythm of openings is similar to the historic buildings. The largest expanse without an opening or other visual break is only nine feet (9') with the exception of the left side, basement level. Staff recommends adding a window to this area.

The proportions of the majority of windows is twice as tall as they are wide, as found in the district. Staff recommends increasing the height of the shed roof dormer so that the dormer can accommodate more vertical windows rather than square windows. Mullions that are a minimum of four to six inches wide have typically been required on paired windows. The drawings note the mullions but do not show them. For clarity, Staff recommends a condition that the paired windows have a 4" mullion.

Outbuildings
Generally, the Commission has not allowed for attached garages except 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. This lot does not have a rear alley and the garage is located at the basement level but on the side rather than the rear. Because of the shorter than average depth of the lot, staff finds a side loading garage to be appropriate but recommends recessing the doors and creating two doors rather than one, as is typically required of street-facing garages. With these conditions the project meets section II.B.h.2. of the design guidelines.

Utilities
Utility connections are not specified. Staff recommends that they be located no closer to the street than the mid-point of the structure.

Recommendation:
Staff recommendsa approval of the primary building and attached garage with the conditions that:

- The foundation material be a different material;
- Staff provide final approval of window design, roof colors and materials for vehicular and pedestrian doors, trim, walkway, driveway and rear deck;
- The front yard parking area be removed and the walkway be straightened;
- A vertically oriented window be added to the basement level, left side;
- The height of the shed roof dormer be increased so that the dormer can accommodate a more vertically oriented window.
- Paired windows have a four to six inch (4"-6") wide mullion
- The garage entrance have two doors rather than one and be recessed from the wall;

- Utilities be located no closer to the street than the midpoint of the structure.

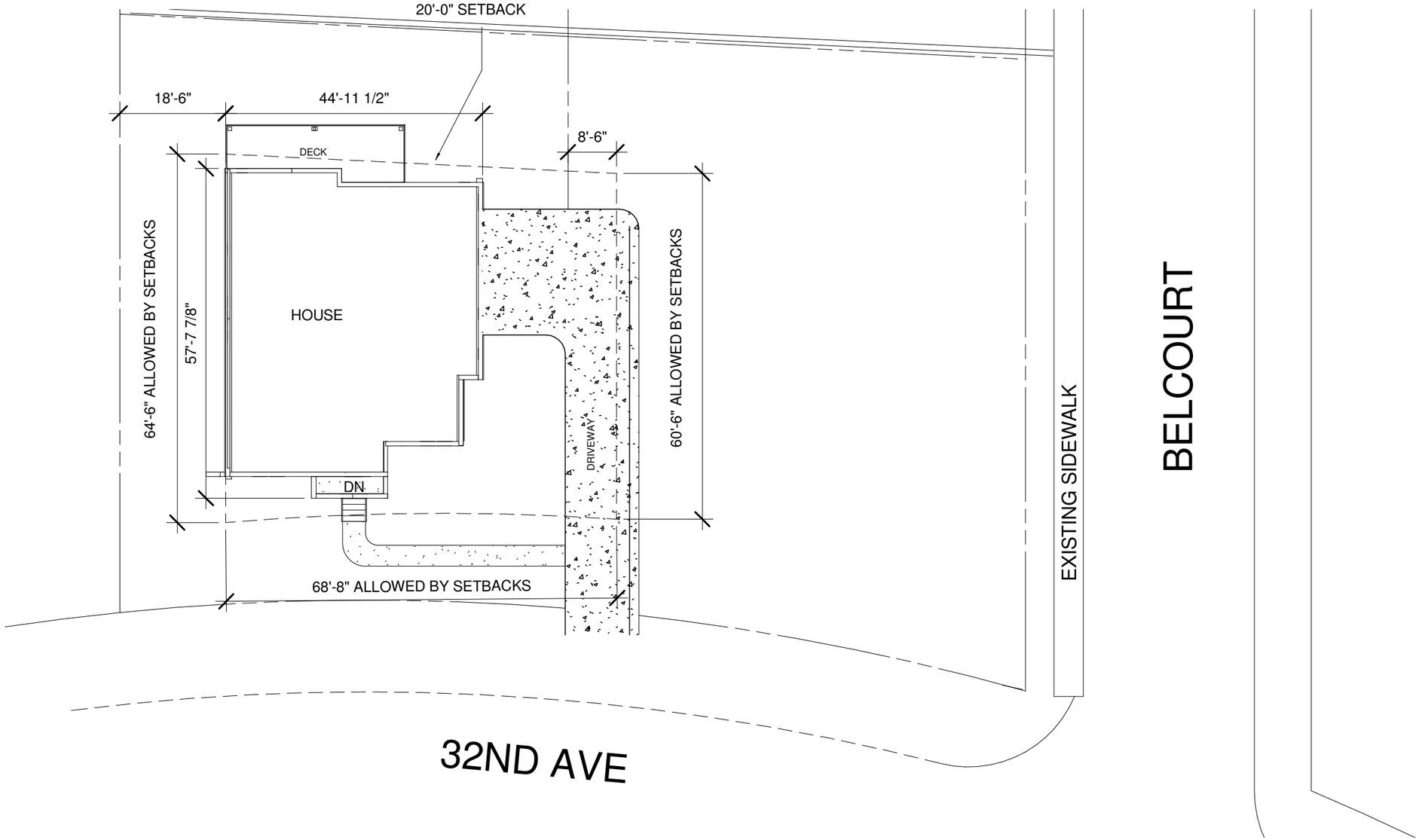
With these conditions, the project meets the design guidelines II.B for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Proposed area of construction.

Historic context across the street.

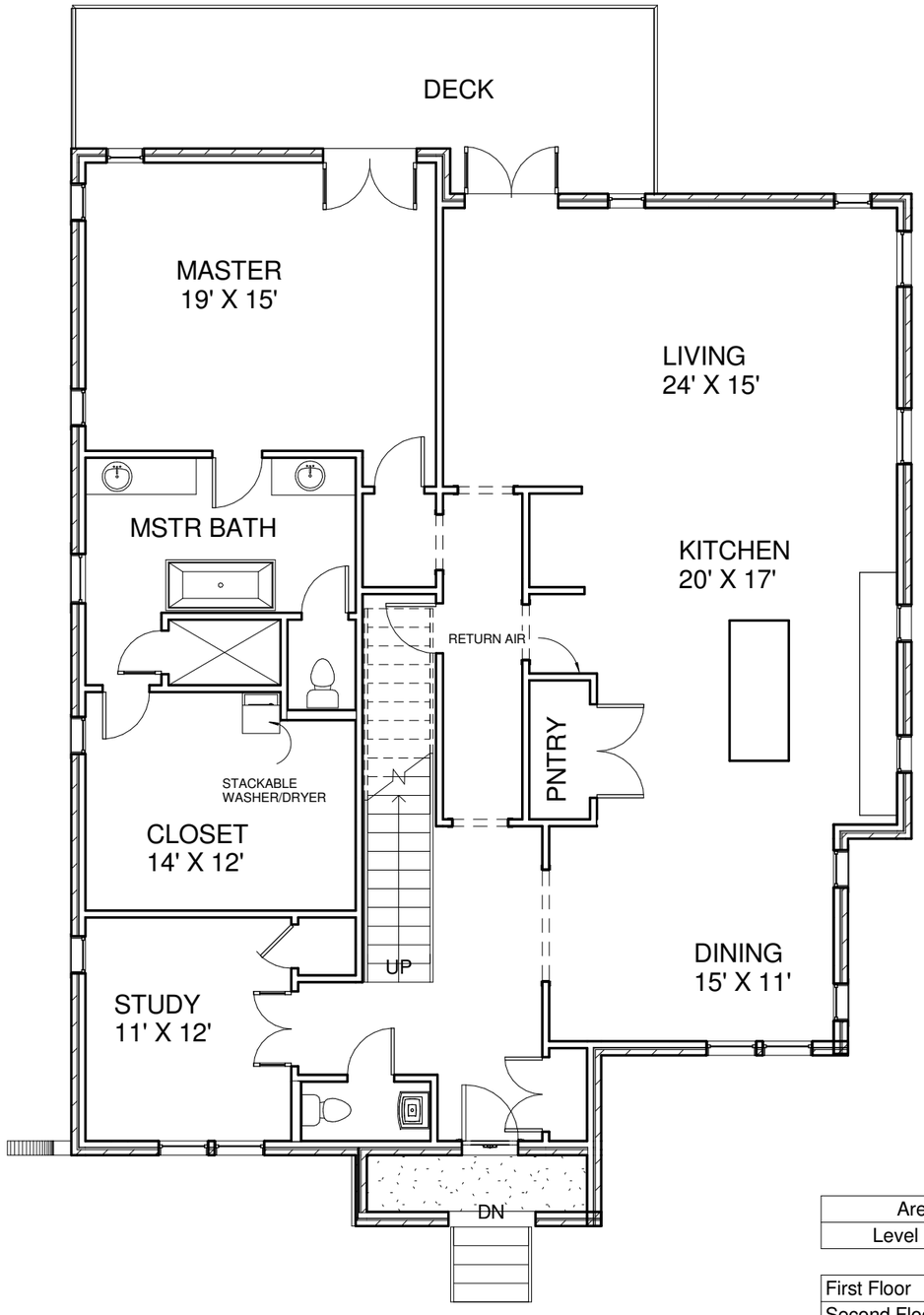
507 32nd Avenue

517 32nd Avenue South



512 32ND AVE SITE PLAN

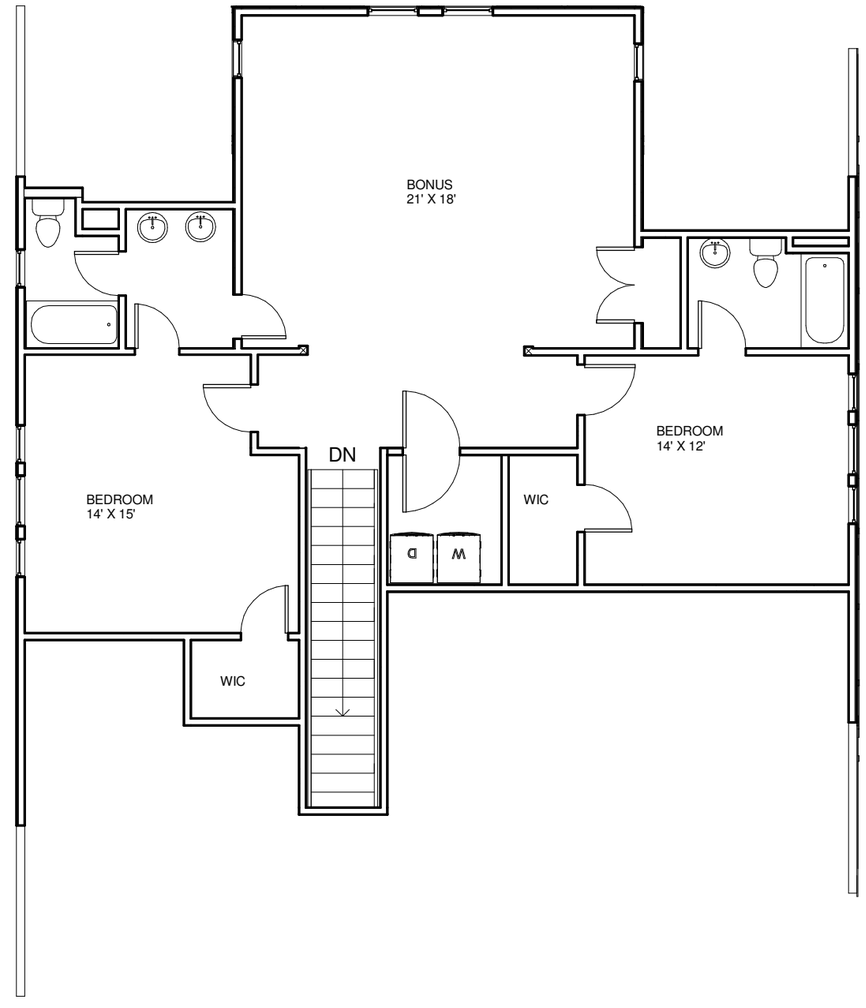
SCALE: 1" = 20'-0"



Area Schedule	
Level	Area
First Floor	2086 SF
Second Floor	1094 SF
Grand total	3180 SF

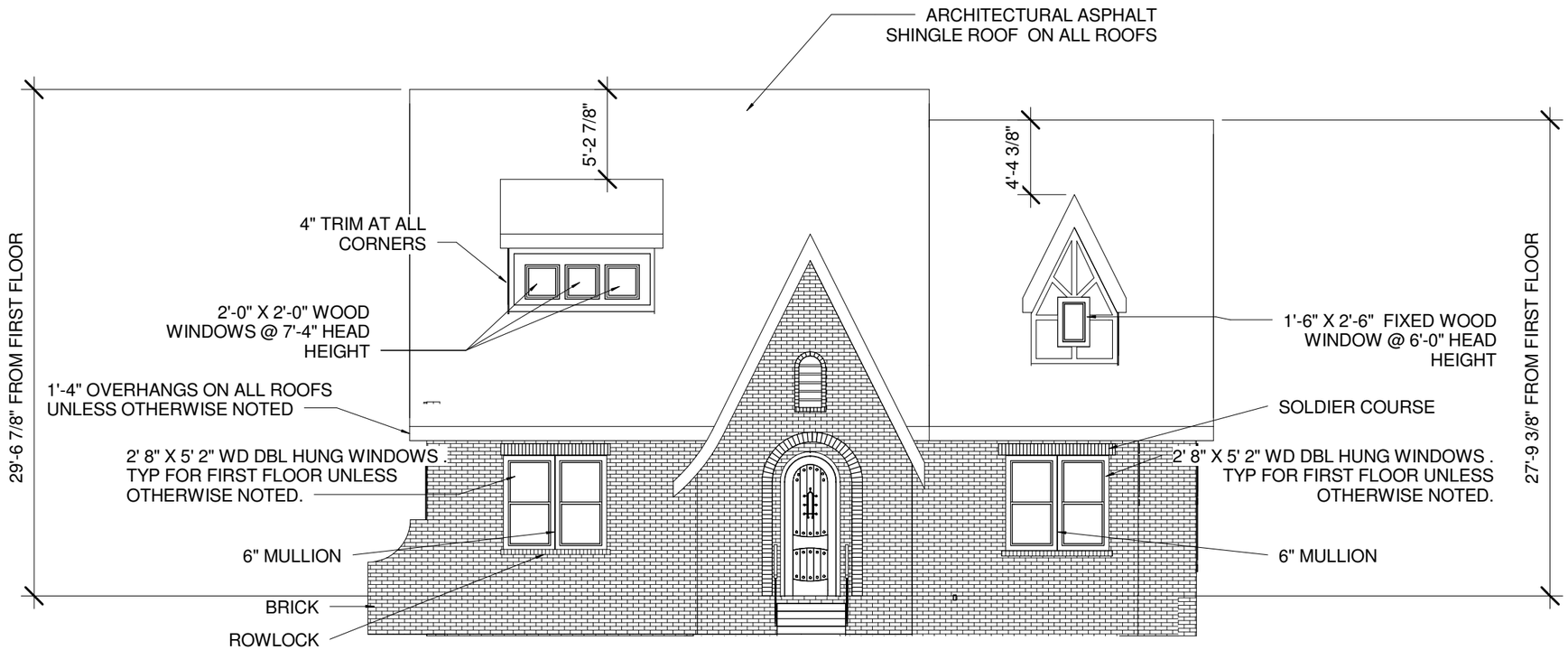
512 32ND AVE FIRST FLOOR

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



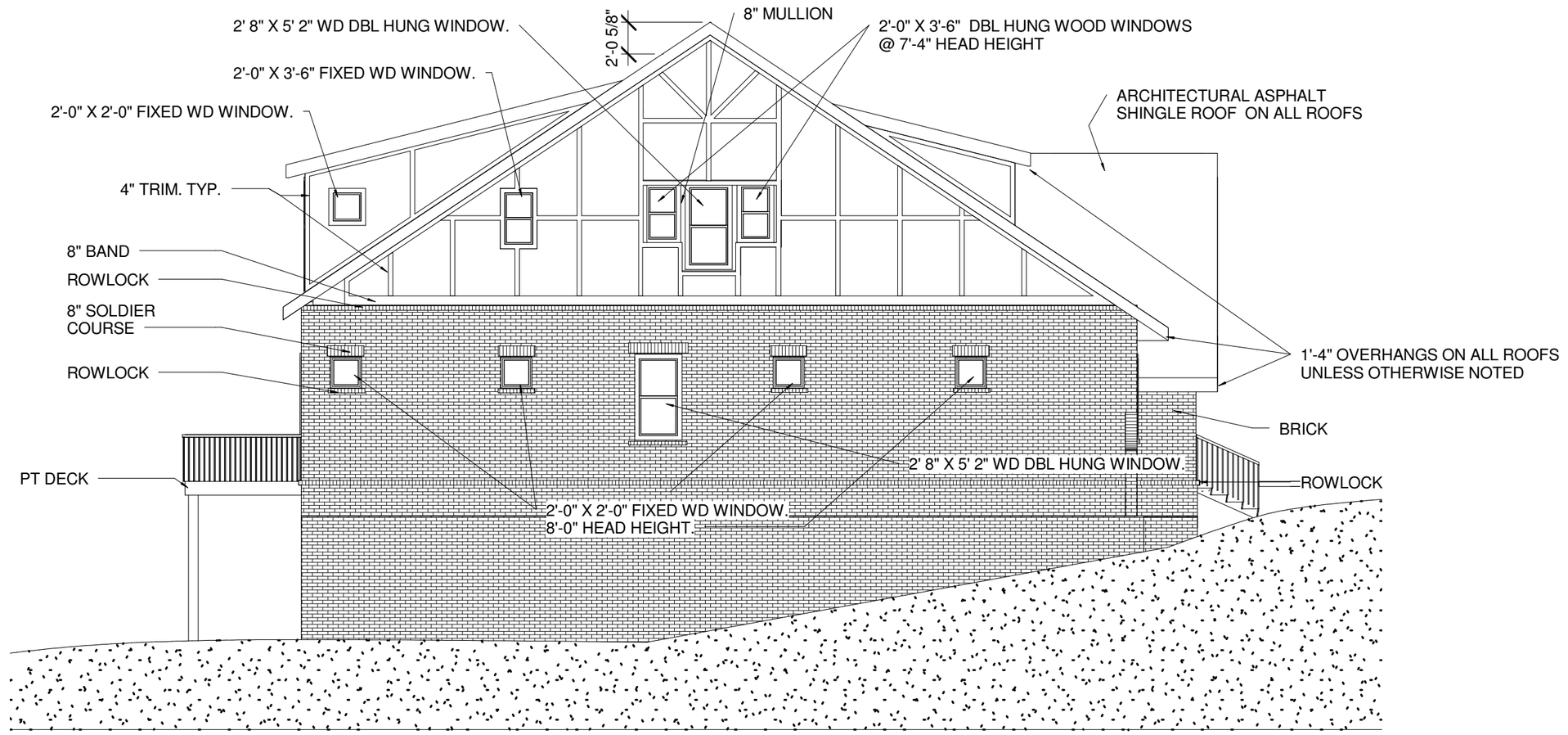
512 32ND AVE SECOND FLOOR

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



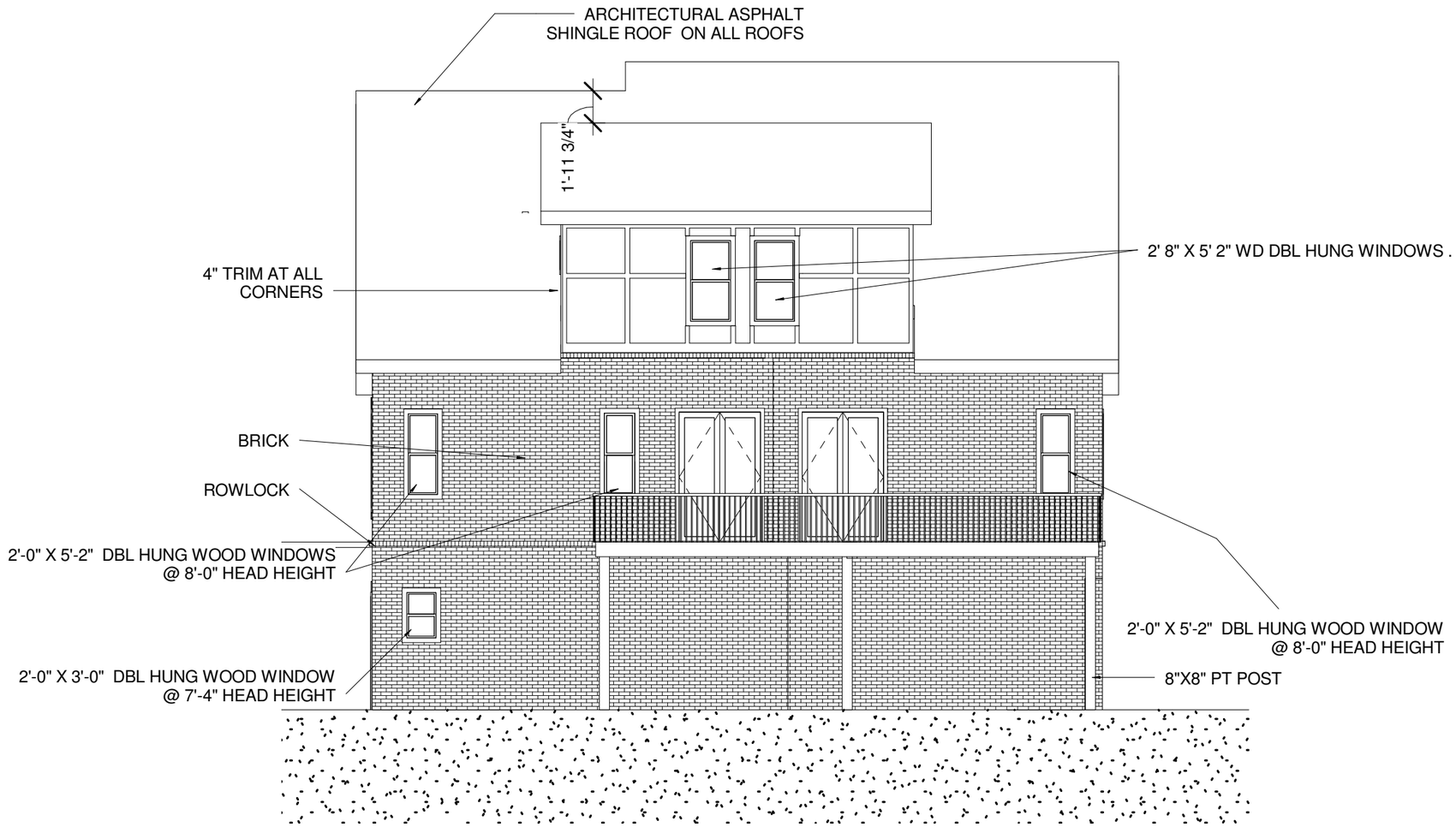
512 32ND AVE FRONT ELEVATION

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



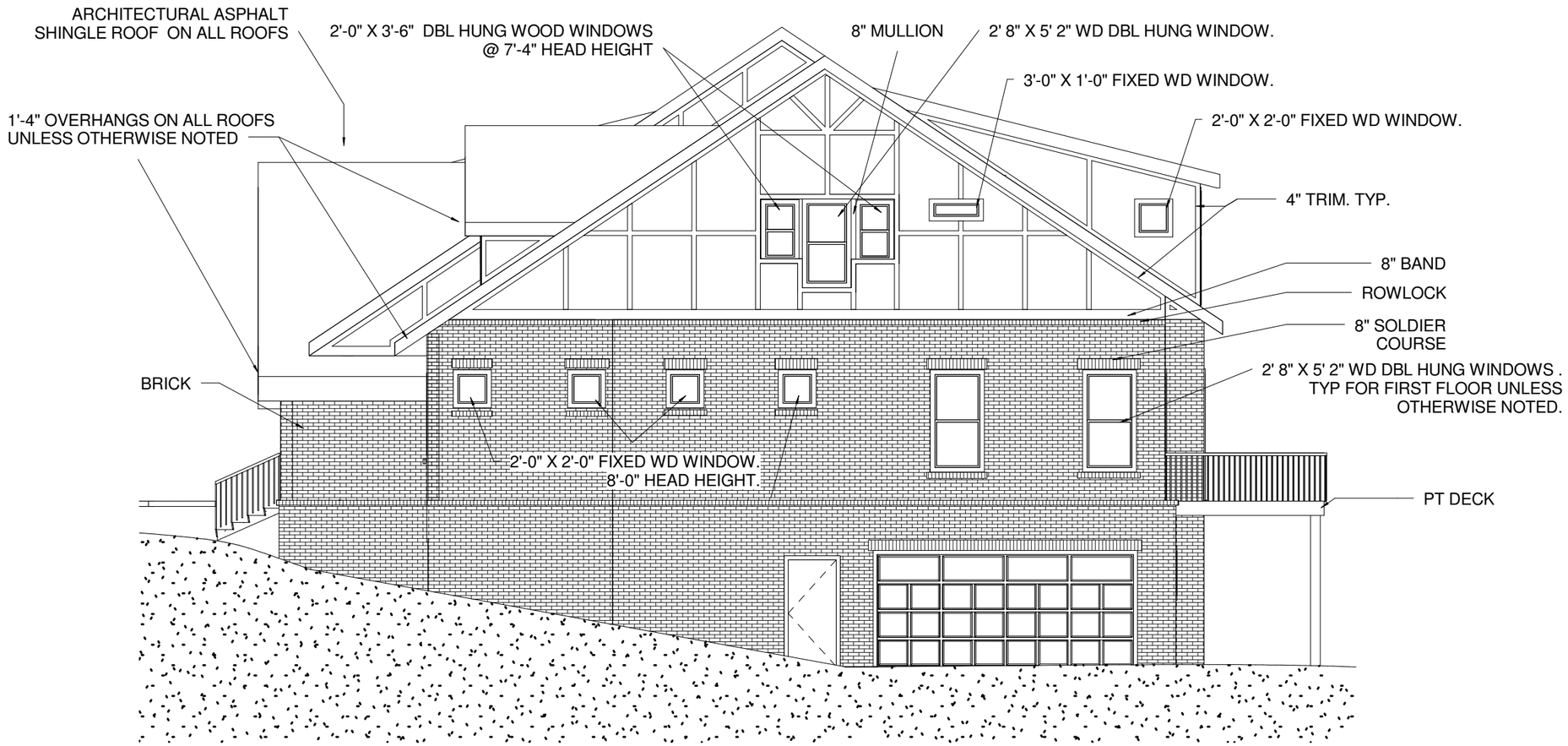
512 32ND AVE LEFT ELEVATION

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



512 32ND AVE REAR ELEVATION

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



512 32ND AVE RIGHT ELEVATION

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