



# 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 2818 Belcourt (514 32<sup>nd</sup> 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

<p><b>Description of Project:</b> The applicant proposes to demolish the non-contributing building and construct a single-family, one and one-half story building on this corner lot at 32<sup>nd</sup> and Belcourt Avenue.</p> <p><b>Recommendation Summary:</b> Staff recommends a approval of the primary building and attached garage with the conditions that:</p> <ul style="list-style-type: none"> <li>• Staff provide final approval of window design, roof colors and materials for vehicular and pedestrian doors, trim, walkway, driveway and rear deck;</li> <li>• The front yard parking area be removed;</li> <li>• The staired windows on the front be smaller to be more in keeping with historic accent window;</li> <li>• The dormer have a second window or larger window to better fit the face of the dormer;</li> <li>• Paired windows have a four to six inch (4"-6") wide mullion; and</li> <li>• Utilities be located no closer to the street than the midpoint of the structure.</li> </ul> <p>With these conditions, the project meets the design guidelines II.B for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations  This section can grow or diminish as required by the case.</p>
---	---

**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.

*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.*

***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 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.*

**III.B.1 Demolition is Not Appropriate**

- 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 17.40.420 D of the historic zoning ordinance.

**Background:** The applicant proposes to demolish the non-contributing building and construct a single-family, one and one-half story building on this corner lot at 32<sup>nd</sup> and Belcourt Avenue. There is no alley access.

**Analysis and Findings:**

**Demolition**

Demolition meets section III.B.2.b as this house does not contribute to the historic character of the district. The home is a ranch style constructed c. 1950. The design, form and materials are not consistent with the majority of the historic buildings in the district.



**Height & Scale**

The foundation height is approximately one foot (1’), the eave height is ten feet (10’) and the ridge height is twenty-eight feet (28’) from the foundation line.

Historic homes in the immediate context range between approximately seventeen feet to twenty-eight feet (17’-28’). The closest house that reaches the maximum of twenty-eight feet (28’) is just across the street and is on a rise so that the new house will still appear to be shorter. The project meets section II.B.a

The width of the house is proposed to be fifty-four feet (54’) 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 on the east side of the street, the side of the proposed project. The home one door down from this lot on 32<sup>nd</sup> Avenue is approximately fifty-five feet (55’) wide and the next house is approximately thirty-one feet (31’) wide. In addition, these lots are not as deep

as other lots in the immediate vicinity which requires the homes to be wider rather than deep.

The completed open space ration will be sixty nine percent (69%) compared to the immediate context of between sixty-eight and ninety one percent (68%-91%).

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 be.

### **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 forward of the new home proposed to the left and more in line with the home one door down. Staff finds this setback to be appropriate because of the slight curve in the street that.

The house sits to the left of the lot, as do some homes in the district. This location also allows for more greenspace on the Belcourt Avenue side of this corner lot. The project meets all bulk zoning requirements: left side setback five feet (5'), right side thirty feet (30') and rear approximately thirty feet (30').

The project meets section II.B.c.

### **Materials, Texture, Details, and Material Color**

The foundation material is unknown, 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 cross-gable roof with a gabled dormer on the front and a shed roof dormer on the back. Both 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**

This lot is currently oriented towards Belcourt Boulevard but will now be oriented towards 32<sup>nd</sup> Avenue, which is appropriate as the house across Belcourt Avenue also faces 32<sup>nd</sup> Avenue.

The main entrance will connect to the street with a walkway. Typically, walkways lead straight from the front steps to the street or sidewalk; however this one leads to a front yard, parallel to the street, parking area. 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 proposed to lead from Belcourt Avenue to an attached garage. Staff recommends removal of the front parking area. Typically, new curbcuts and driveways are inappropriate; however, this lot does not have alley access and driveways are a typical feature for surrounding lots. 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 ten feet (10').

The proportions of the majority of windows is twice as tall as they are wide, as found in the district. Typically accent windows are smaller than the primary windows of the main façade, and second story windows are either the same size or shorter than ground floor windows. The three-staired windows on the main façade are accent windows that should be smaller than the tripartite windows on the right or the row of three windows to the left.

Generally the face of dormers are mostly window. Staff recommends increasing the size of the window in the gabled dormer or adding paired windows to come closer to historic examples. 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 and faces the rear of the lot. 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 recommends a approval of the primary building and attached garage with the conditions that:

- 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;
- The staired windows on the front be smaller to be more in keeping with historic accent window;
- The dormer have a second window or larger window to better fit the face of the dormer;

- Paired windows have a four to six inch (4"-6") wide mullion; and
- 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 32<sup>nd</sup> Avenue

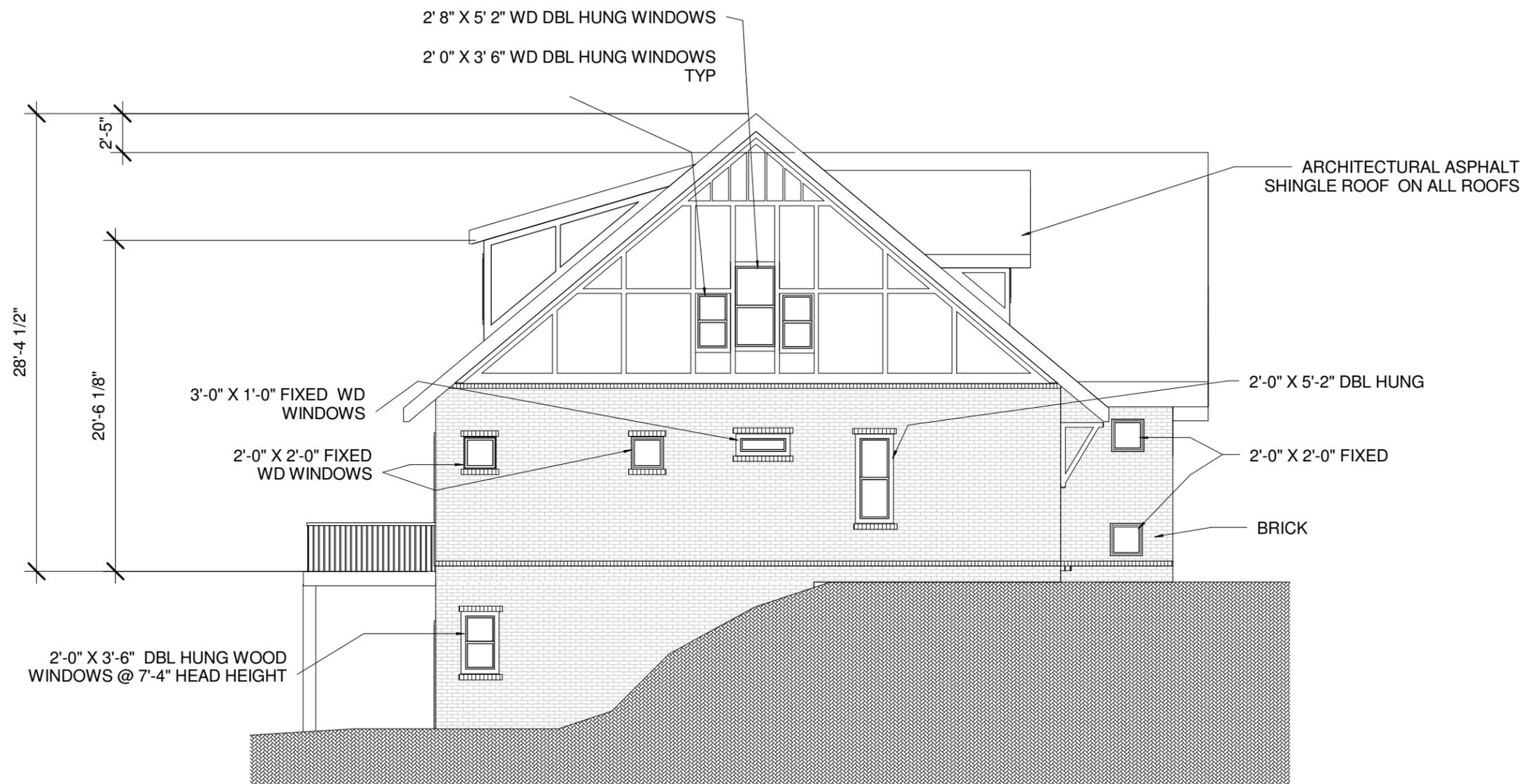


517 32<sup>nd</sup> Avenue South

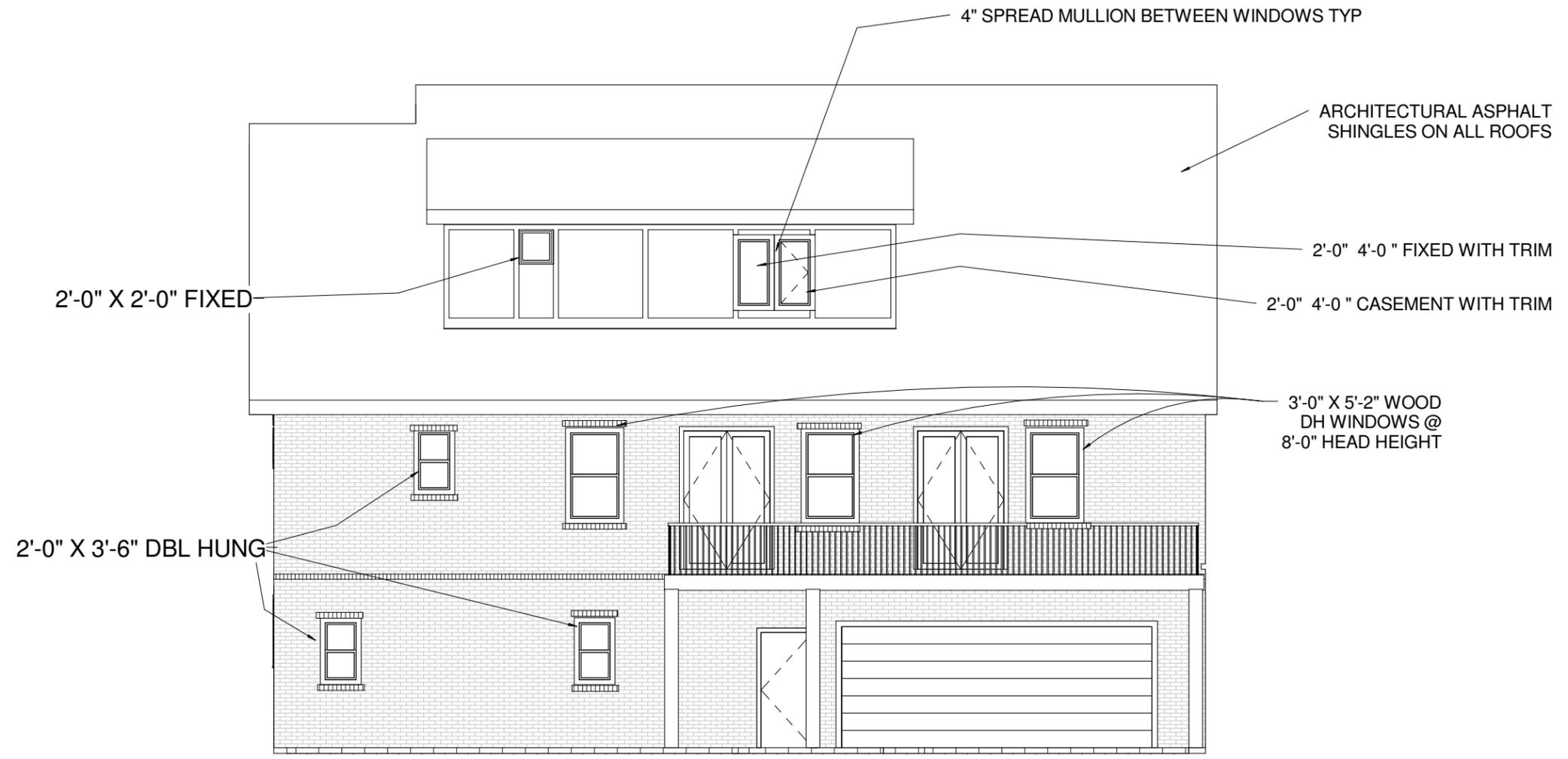


**514 32nd**  
**FRONT**

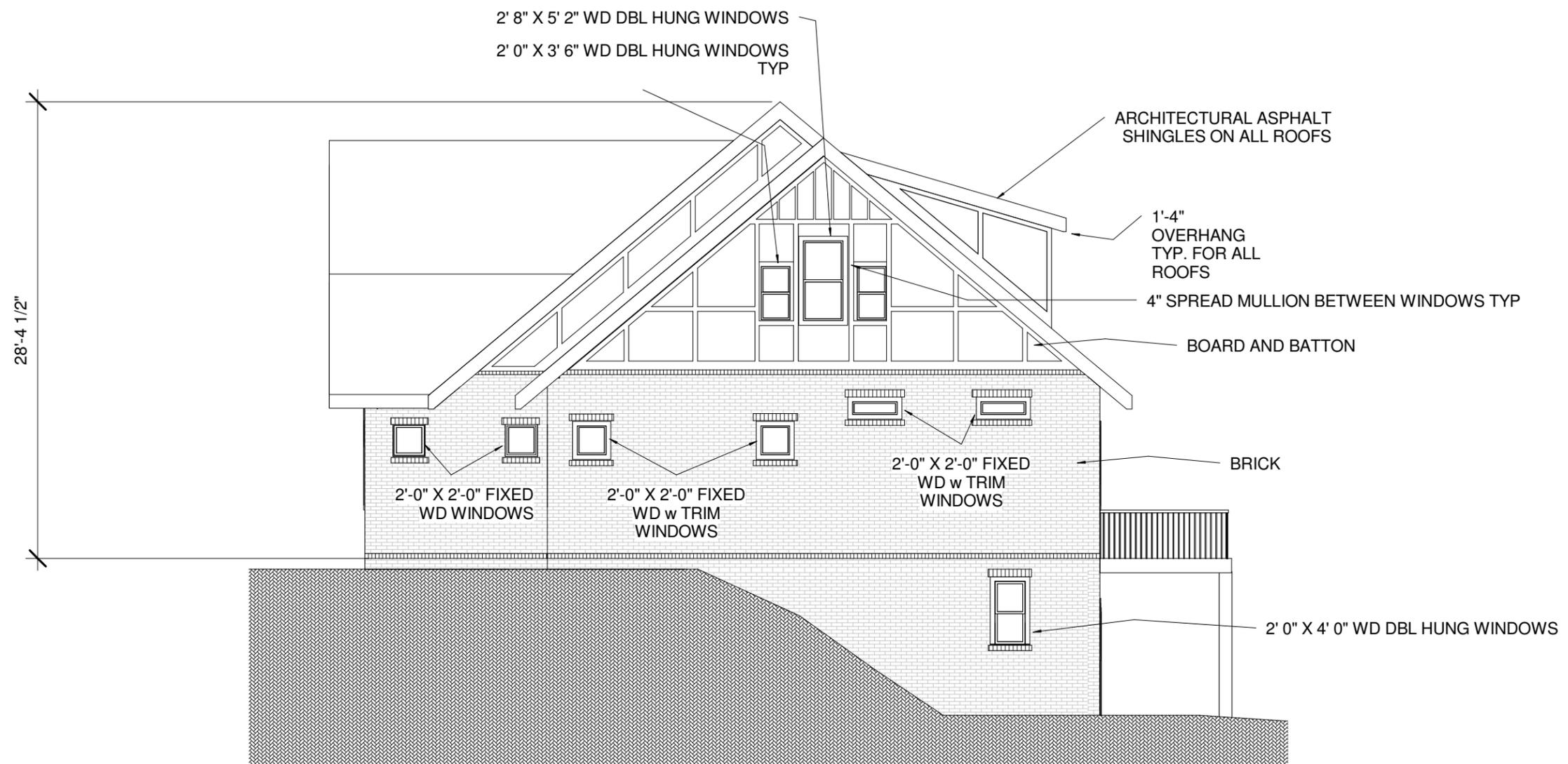
scale : 1/8" = 1'-0"



514 32nd  
 LEFT SIDE scale : 1/8" = 1'-0"

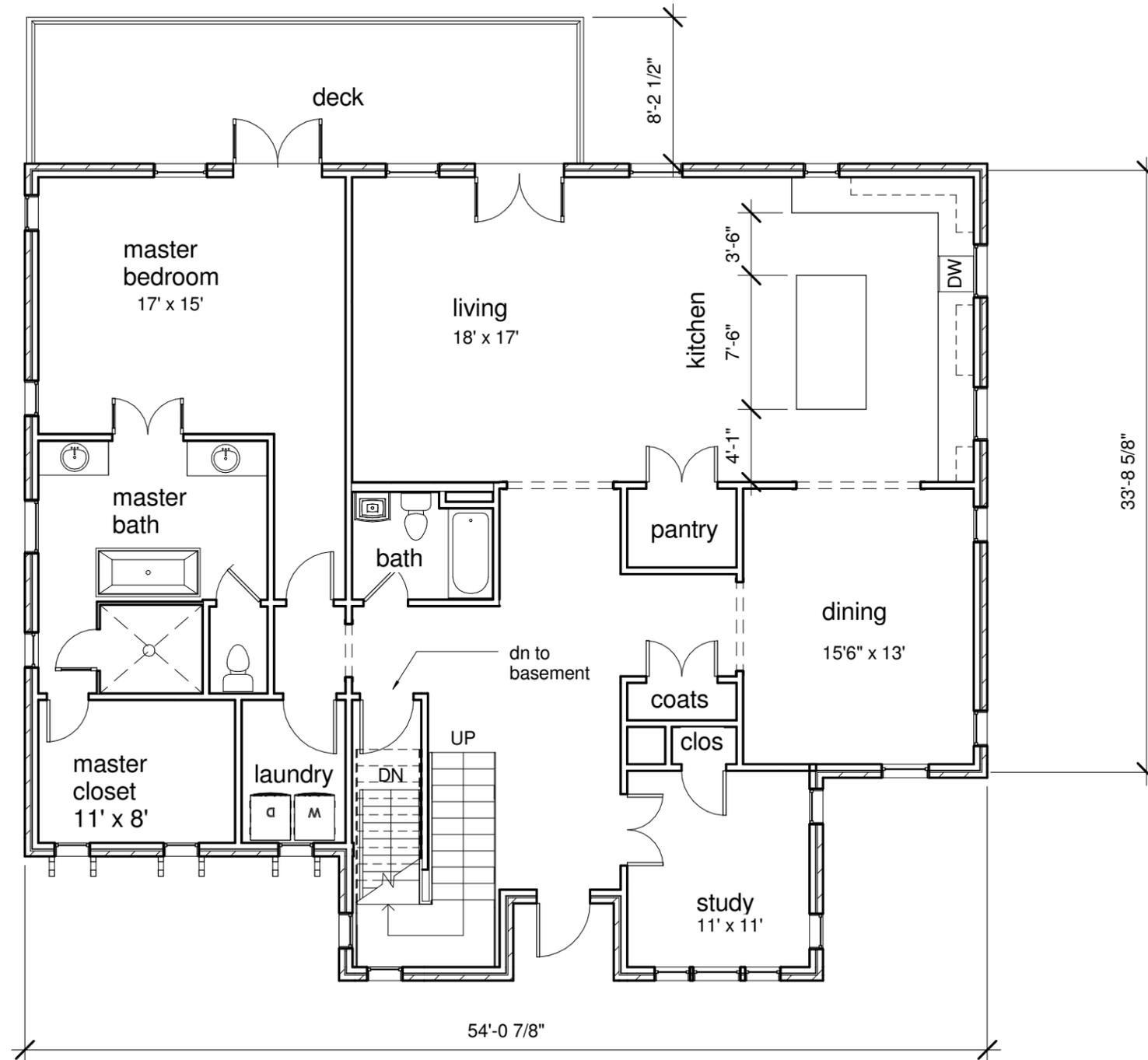


514 32nd  
 REAR ELEVATION scale : 1/8" = 1'-0"



514 32nd  
RIGHT SIDE

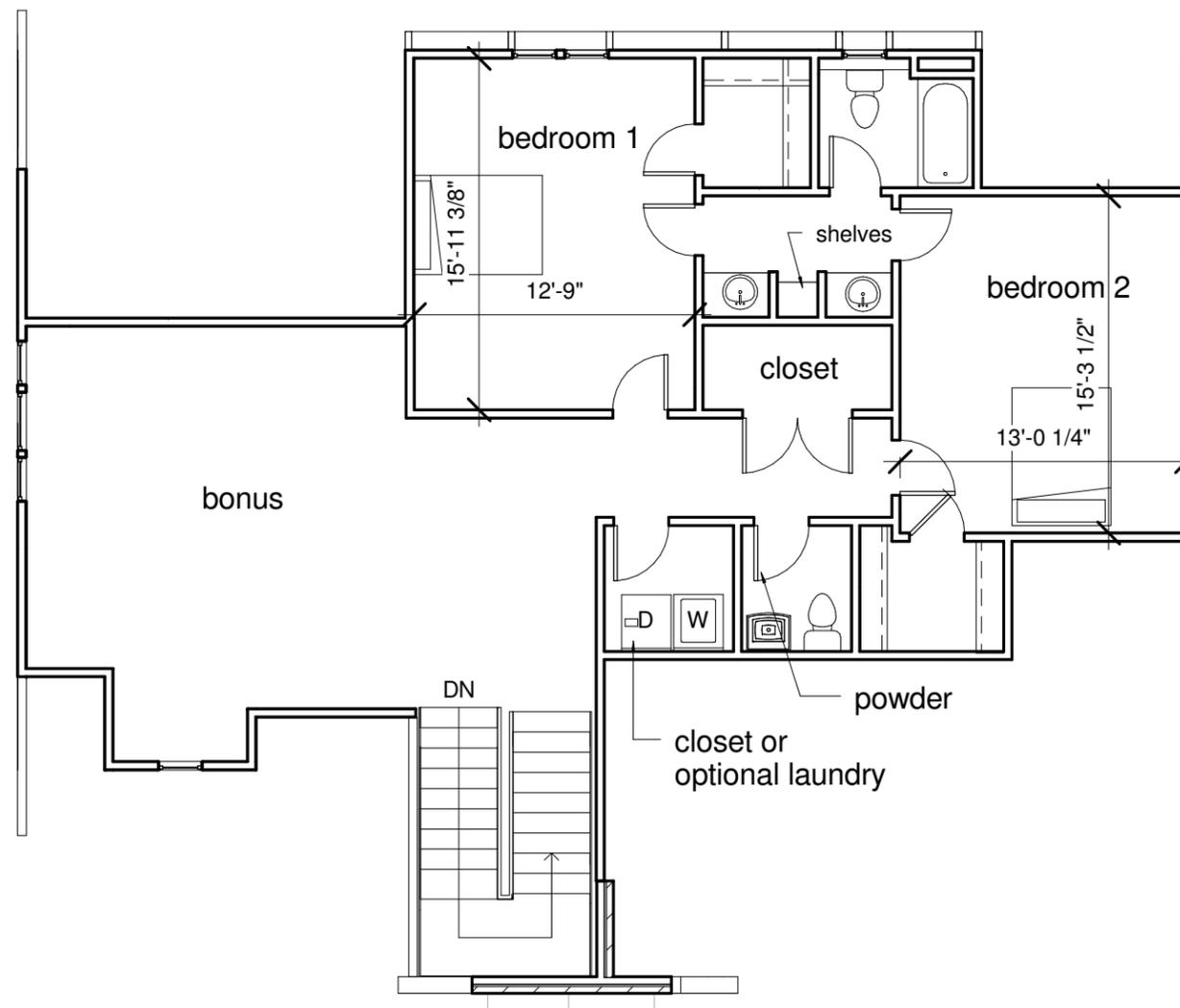
scale : 1/8" = 1'-0"



# first floor plan

2,074 sq ft      1/8" = 1'-0"

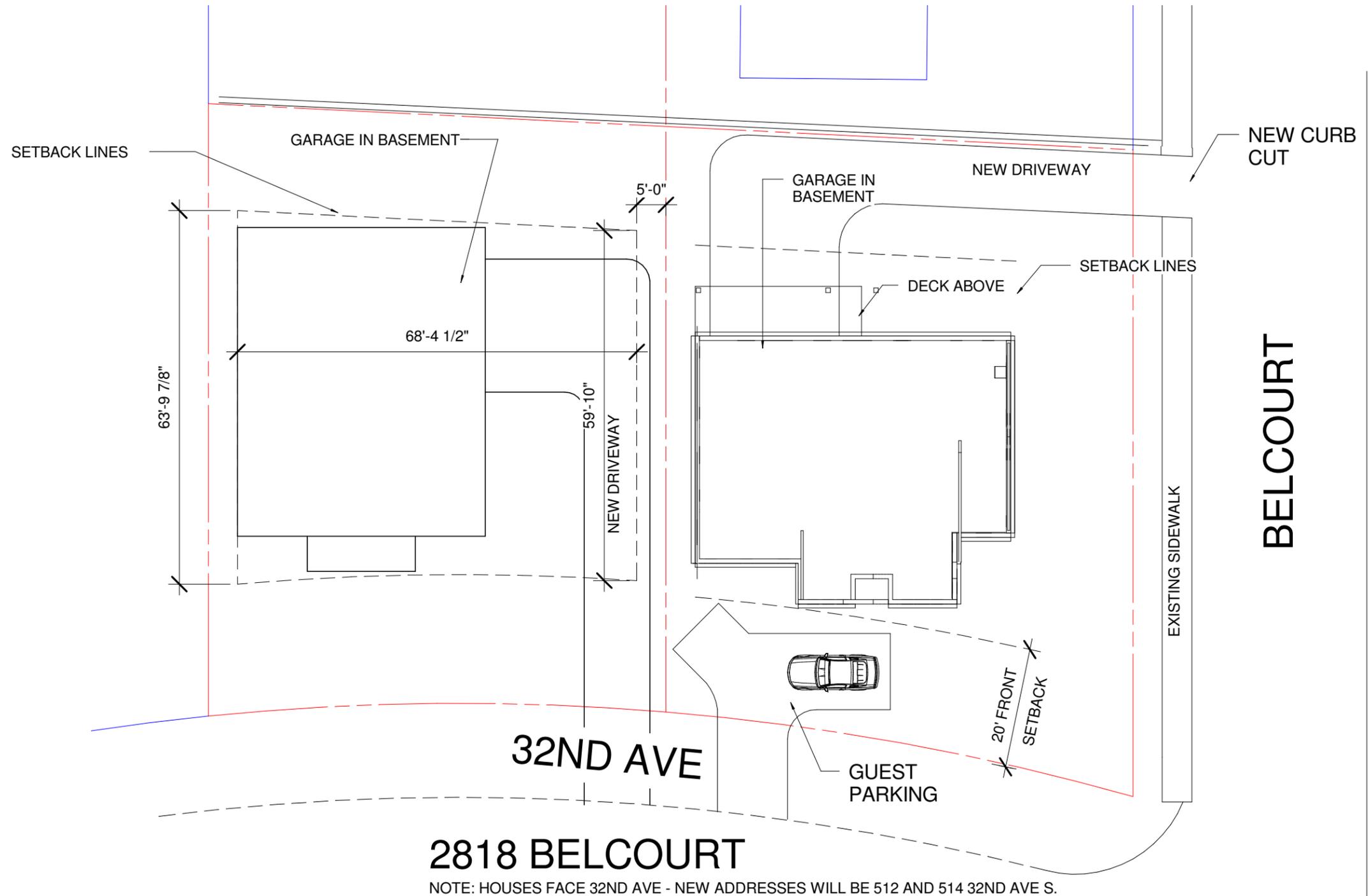
SECOND FLOOR SQ FT: 1,596  
 TOTAL SQUARE FOOTAGE: 3,670



## second floor plan

1596 sq ft

1/8" = 1'-0"



# SITE PLAN

scale : 1" = 20'-0"