MEGAN BARRY
MAYOR

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
1906 Bernard Avenue
January 18, 2016

Application: New construction—infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412015100
Applicant: Michael C. Rhodes
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a duplex infill.

Recommendation Summary: Staff recommends approval of the infill with the following conditions:

1. Staff verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context;
2. All siding be smooth face with a maximum reveal of five inches (5”).
3. The porch floors and steps be either concrete or wood;
4. The front door be at least one-half glass;
5. Staff approve stone and brick samples;
6. Staff approve all windows and doors prior to purchase and installation;
7. Staff approve the roof shingle color;
8. The HVAC units be placed on the rear façades, or on a side façade beyond the midpoint of the house.

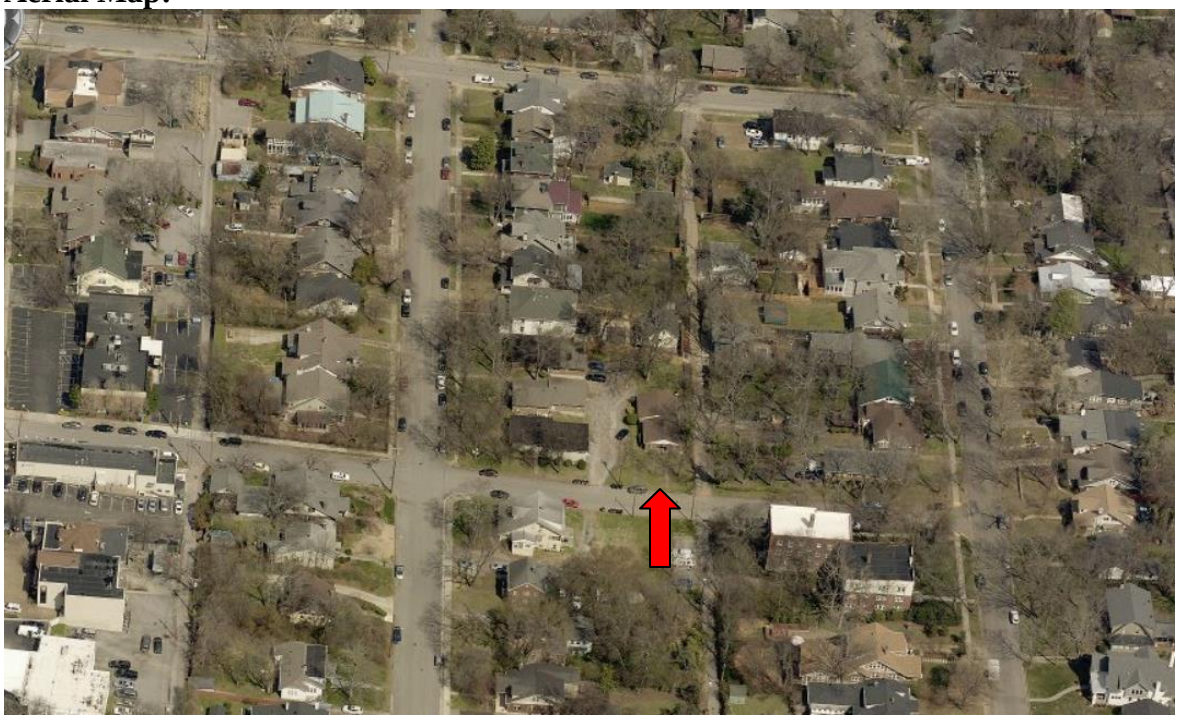
With these conditions, staff finds that the project meets Sections II.B. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Design Guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks 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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Porches

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.

Parking areas and Driveways

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.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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.

i. 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.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

j. Public Spaces
Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.
Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: 1906 Bernard Avenue is a vacant lot (Figure 1). MHZC staff issued an administrative permit for the demolition of the non-contributing structure formerly on the lot in October 2016. 1906 Bernard is the only lot that is oriented towards Bernard Avenue; all other lots have side lot lines that face Bernard.

Figure 1. The vacant lot at 1906 Bernard Avenue.

The lot is zoned R8, which typically means that two units are permitted on lots larger than eight thousand square feet (8,000 sq. ft.). This lot is fifty feet (50') wide and one hundred and fifty feet (150') deep, or seven thousand, five hundred square feet (7,500 sq. ft.). Even though the lot is a substandard size, the Codes Department determined that a new duplex can be built at this location because the former structure on the lot was a non-

conforming duplex. The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

At its January 2017 public hearing, MHZC voted to disapprove a previous design for infill on the site, finding that its height, scale, proportion and rhythm of openings, and foundation material did not meet Section II.B. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. This application represents a revised design.

Analysis and Findings: Application is to construct a duplex infill.

Height & Scale: The proposed infill is one and one-half stories at the front, and because there is a slope to the site, the right/side alley-facing façade is two and two-half stories. At the front, it has a foundation height of one foot, three inches (1'3"), and an eave height of eleven feet (11'). Staff recommends that the foundation height and finished floor height be inspected in the field to ensure that at the front they are compatible with the historic context. At the front, the height of the house is twenty-eight feet (28'), which staff finds meets the historic context. Historic houses in the immediate vicinity are predominantly one-and-a-half stories in height, with heights between twenty-two and thirty feet (22'-30').

The house is approximately thirty-four feet (34') wide at the front, which meets the historic context where historic houses have widths between thirty-four and forty-six feet (34'-46'). The house will have a depth of seventy-eight feet (78'), and an overall footprint of two thousand, five hundred, and fifty-eight square feet (2,558 sq. ft.). Staff finds that the infill's height and scale meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It is five feet, six inches (5'6") from the left side property line and ten feet, six inches (10'6") from the right side property line, which abuts an alley. The infill will be forty-seven feet, five inches (47'5") from the rear property line.

Because there are no other houses that face Bernard Avenue, there is more leeway with the appropriate front setback. The applicant is proposing to situate the infill approximately twenty-four feet (24') from the front property line. This will approximate the front setback of the house previously on the lot. It will also ensure that the infill's front façade will be several feet behind the side facades of the houses next door, which face 19th Avenue South and 20th Avenue South. Staff finds that the proposed front setback is appropriate and that the proposed setbacks meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Stone	Unknown	Yes	Yes
Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	Cement Fiberboard Lap Siding	7" Reveal*	No	Yes*
Addition Cladding	Stone	Unknown	Yes**	Yes**
Roofing	Unknown	Unknown	Unknown	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Brick	Unknown	No***	Yes***
Front Porch Columns	Wood	Smooth	Yes	No
Front Porch Bases	Brick	Unknown	Yes	Yes
Side Porch Floor/steps	Brick	Unknown	No***	Yes***
Side Porch Columns	Wood	Smooth	Yes	No
Side Porch Bases	Brick	Unknown	Yes	Yes
Windows	Unknown	Unknown	Unknown	Yes
Principle Entrance	1/3 glass	Unknown	No****	Yes****
Side/rear doors	1/3 glass	Unknown	Yes	Yes
Garage Doors	Unknown	Unknown	Unknown	Yes
Driveway	Concrete	Natural Color	Yes	No
Walkways	Concrete	Natural Color	Yes	No

* The siding on the drawings measures wider than seven inches (7"). Staff recommends that all siding be smooth face with a maximum reveal of five inches (5") in order to meet the design guidelines.

** The wall of the house behind the side porch is stone. This is not typical of historic houses, where changes in material typically happened at the floor level. However, because this façade will not be highly visible, staff finds the stone to be appropriate.

***Both the front and side porches have brick porch floors and presumably will have

brick steps. Historically, front porch floors and steps were either concrete or wood, and staff therefore recommends that the porch floors and steps be either concrete or wood.

****The front door is drawn as 1/3 glass, whereas the design guidelines state that front doors should be at least half glass. Staff recommends that the front door be at least half glass.

Staff recommends approval of a brick sample, stone sample, roof color and texture, and all windows and doors prior to purchase and installation.

With the conditions regarding the siding reveal, the use of stone or wood for the front porch floor and steps, and the front door being half glass and with staff's approval of all final material choices, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The primary roof form is a side gable with at 9/12 pitch. There is a lower gabled front bay with a 9/12 pitch. The front dormer is gabled with a 9/12 pitch; it is recessed two feet (2') from the main front wall. The dormers on the rear portion of the side facades are also gabled with a 9/12 pitch. They are inset one foot (1') from the wall below, which staff finds to be appropriate because this part of the addition is inset one foot, four inches (1'4") from the front portion of the infill. Staff finds that the proposed roof forms are appropriate and meet Section II.B.1.e. of the design guidelines.

Orientation: The proposed duplex has one primary entrance facing Bernard Avenue, giving the façade the appearance of a single family house. The front entrance has a partial width front porch that is six feet (6') deep. The entrance to the rear unit is on the left side elevation, towards the rear. It also has a porch that is six feet (6'6) deep.

The side porch and entrance is all the way at the rear, and is inset from the front portion of the house, reducing its visibility. It will read as a secondary entrance, which is appropriate. A walkway will be added both to the front porch and around the side of the house to the side porch entry. Vehicular access to the site will be via an alley that runs along the right side of the property. Staff finds that the proposed orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings**:** The front and side facades have windows that are generally twice as tall as they are wide, meeting the historic proportion of window openings. All double and triple window openings have four inch (4") mullions. There are no large expanses of wall space without a window or door opening. Staff therefore finds that the infill's proportion and rhythm of openings meet Section II.B.1.g. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. The HVAC would need to be located at the rear or on a side façade, beyond the midpoint of the structure, in order to meet Section II.B.1. i. of the design guidelines.

Outbuildings: The design guidelines state that attached garages can be appropriate when they are located at the basement level and are located on the site where outbuildings were historically located. Because of the cross-slope of the lot, basement-level garages are possible on the right/side alley elevation (Figure 2). The two proposed garages on the right/side alley elevations are at basement level, and are pushed back from the front of the house towards the rear, where outbuildings were historically located. They will be accessed via the side alley, which is appropriate since the site lacks a rear alley. Staff finds that the proposed garages meet Section II.B.1.h of the design guidelines.


Figure 2 shows the side alley and the cross slope of the lot.

Recommendation Summary: Staff recommends approval of the infill with the following conditions:

1. Staff verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context;
2. All siding be smooth face with a maximum reveal of five inches (5”).
3. The porch floors and steps be either concrete or wood;
4. The front door be at least one-half glass;
5. Staff approve stone and brick samples;
6. Staff approve all windows and doors prior to purchase and installation;
7. Staff approve the roof shingle color;
8. The HVAC units be placed on the rear façades, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Sections II.B. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Design Guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Context Photos:

To the right of 1906 Bernard, the side yard of 2202 20th Avenue South

View of the site with the rear of the houses facing 20th Avenue South

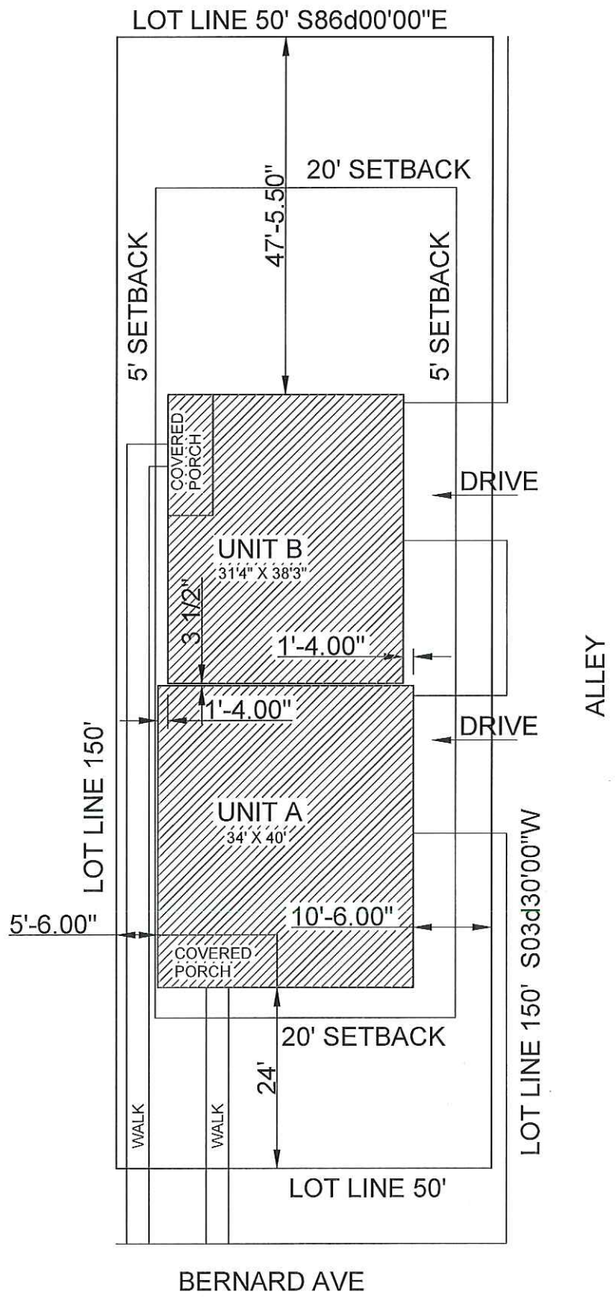
Directly across the street from the site, the side yard of 2100 20th Avenue South

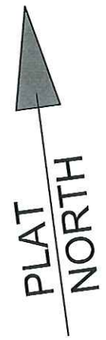
View down Bernard Avenue towards 20th Avenue South.

Looking down Bernard Avenue towards 19th Avenue South

Apartment building at 2111 19th Avenue South, cattycorner from the site.

Another view of Bernard Avenue and 19th Avenue South.





LOT SIZE 7,500 SQ.FT.
ZONED R8

LOT 4
RESUB. LOTS 17 & 18
BELMONT HEIGHT
SITE PLAN

1906 BERNARD AVE
NASHVILLE, TN

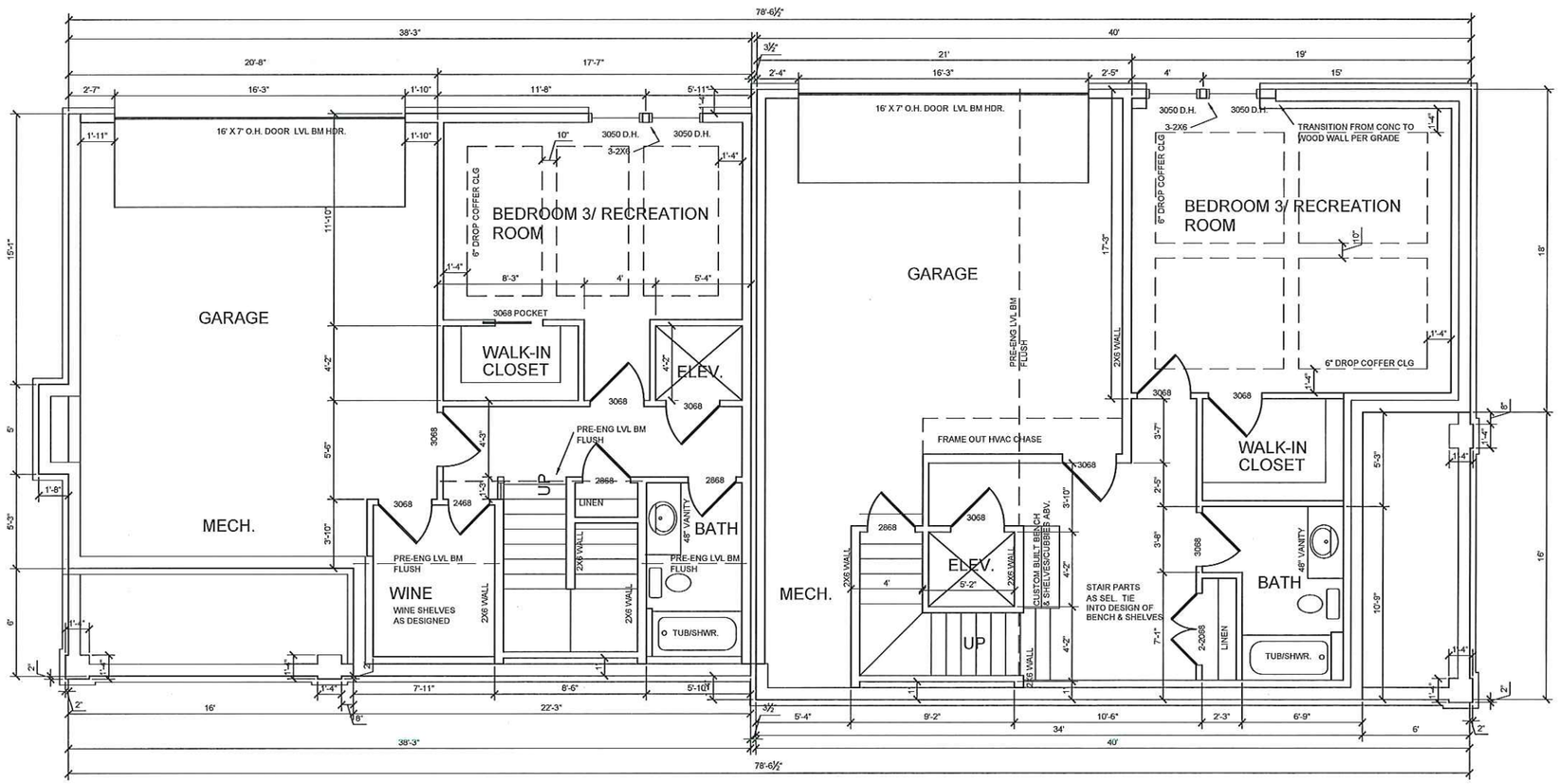
NOTES: DIMENSIONS ARE TO FRAME LINE.
SURVEYOR TO VERIFY THAT THE HOUSE IS IN COMPLIANCE WITH ALL SETBACKS AND EASEMENTS PRIOR TO STAKING.

SITE PLAN
SCALE: 1"=10' (24" X 36" SHEET)
SCALE: 1"=20' (11" X 17" SHEET)

SHEET
1-S

UNIT B

ALLEY



WOOD'S REST
BERNARD AVE

BERNARD AVE

BASEMENT PLAN

SCALE: 1/4"=1'-0" (24"X36" SHEET)
SCALE: 1/8"=1'-0" (11"X17" SHEET)

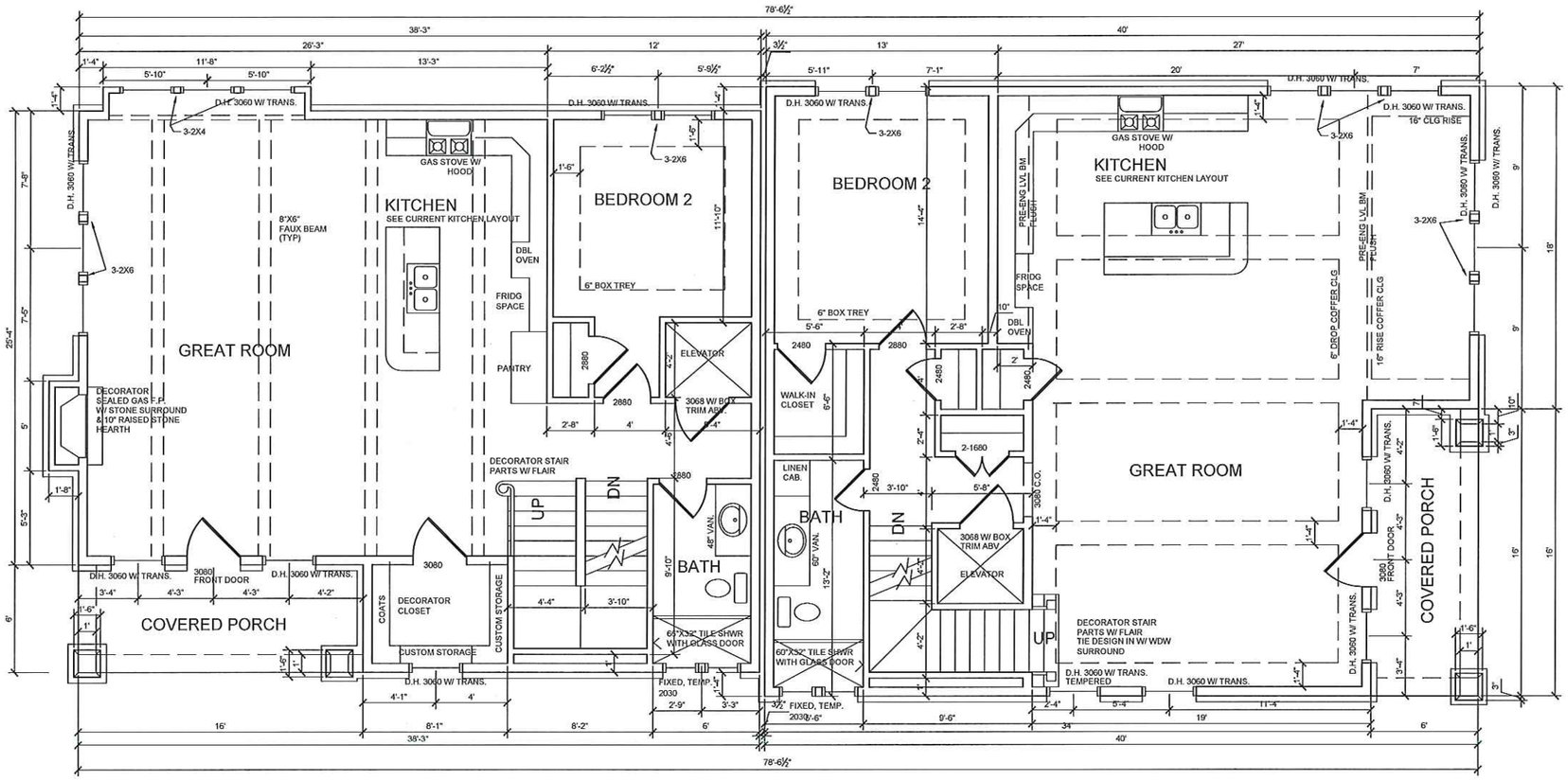
UNIT A

LAST UPDATE: 3 6 17

SHEET 2

UNIT B

ALLEY



UNIT A

WOOD'S REST
BERNARD AVE

BERNARD AVE

FLOOR PLAN

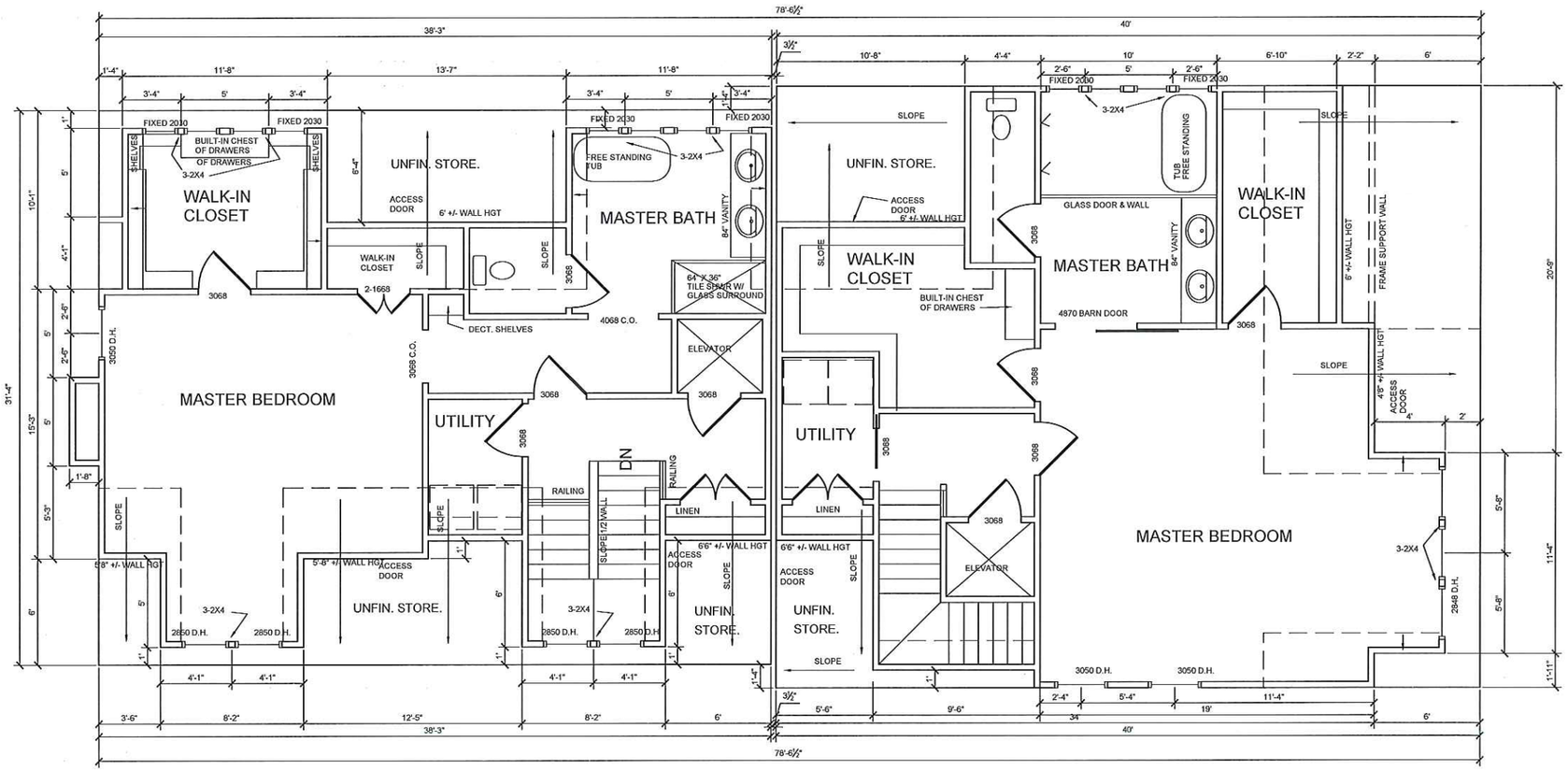
SCALE: 1/4"=1'-0" (24"X36" SHEET)
SCALE: 1/8"=1'-0" (11"X17" SHEET)

LAST UPDATE: 3 6 17

SHEET 3

UNIT B

ALLEY



UNIT A

WOOD'S REST
BERNARD AVE

BERNARD AVE

UPPER
FLOOR PLAN

SCALE: 1/4"=1'-0" (24"X36" SHEET)
SCALE: 1/8"=1'-0" (11"X17" SHEET)

LAST UPDATE: 3 6 17

SHEET
4

WOOD'S REST
BERNARD AVE

FRONT ELEVATION

SCALE: 1/4"=1'-0" (18"X24" SHEET)
SCALE: 1/8"=1'-0" (8.5"X11" SHEET)

NOTE:
GRADE SHOWN IS A REPRESENTATION ONLY
ACTUAL GRADE WILL VERY AS AFFECTED BY
SITE CONDITIONS. PORCHES, PATIOS, DECKS,
AND BASEMENT WALL HGT.S MAY BE MODIFIED
BY THE CONTRACTOR DUE TO THESE SITE CONDITIONS.
ALTERNATE CONSTRUCTION
TECHNIQUES & MATERIALS MAY BE REQUIRED.

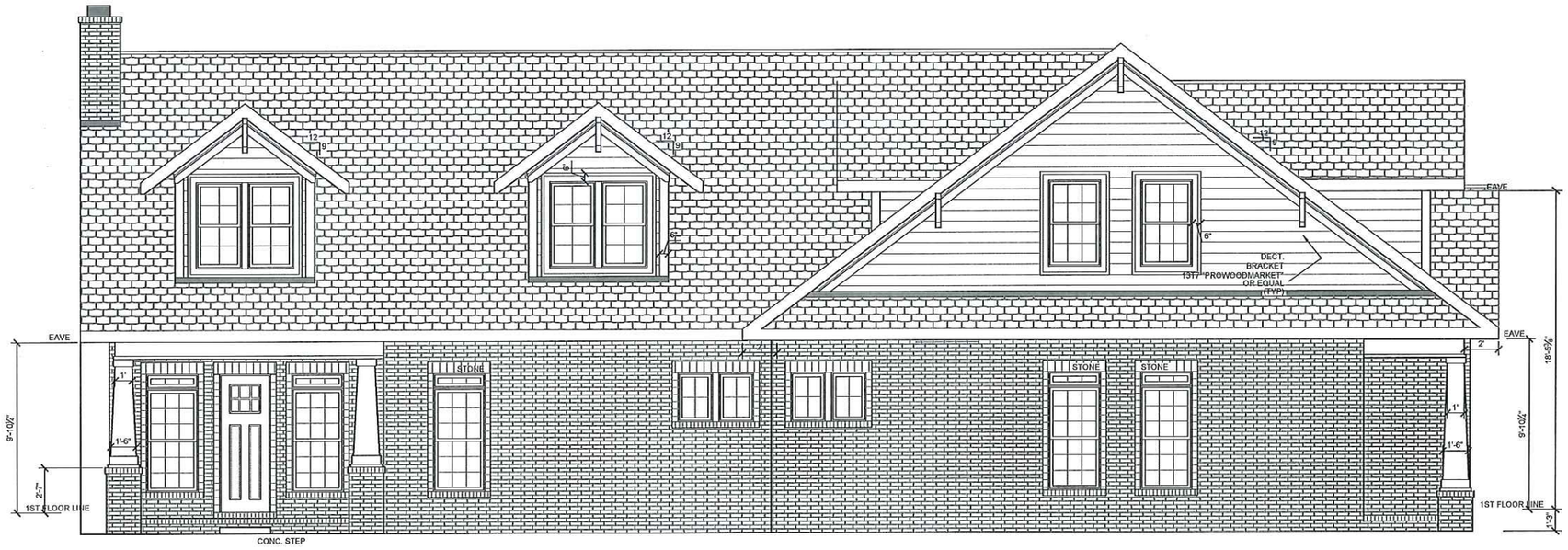
RIGHT ELEVATION

SCALE: 1/4"=1'-0" (18"X24" SHEET)
SCALE: 1/8"=1'-0" (8.5"X11" SHEET)

LAST UPDATE: 3 6 17

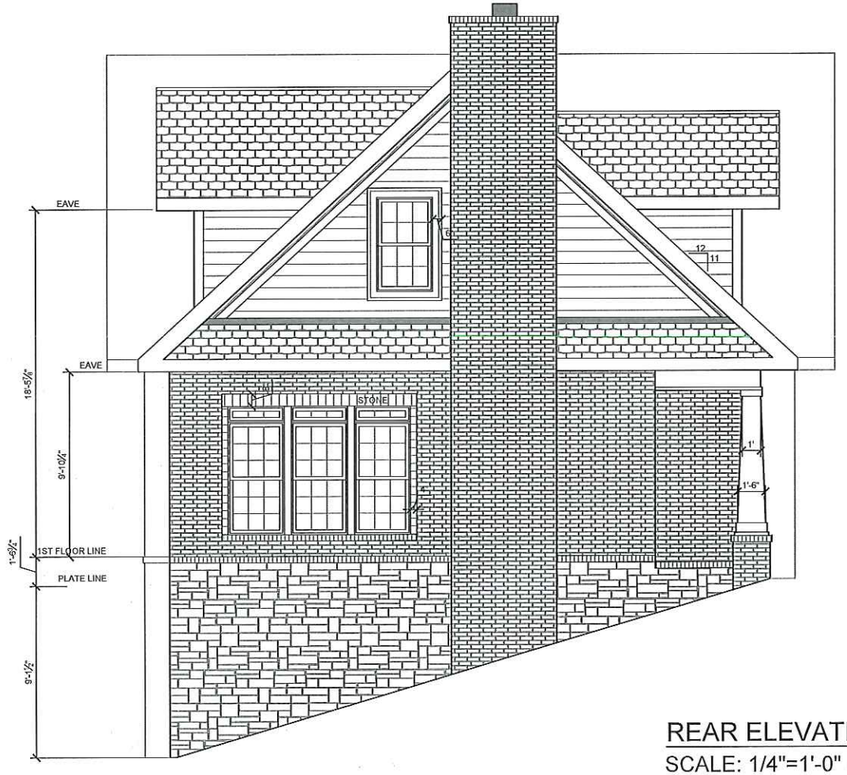
SHEET
5

WOOD'S REST
BERNARD AVE



LEFT ELEVATION

SCALE: 1/4"=1'-0" (18"X24" SHEET)
SCALE: 1/8"=1'-0" (8.5"X11" SHEET)



REAR ELEVATION

SCALE: 1/4"=1'-0" (18"X24" SHEET)
SCALE: 1/8"=1'-0" (8.5"X11" SHEET)

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LAST UPDATE: 3 6 17	SHEET 6