

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

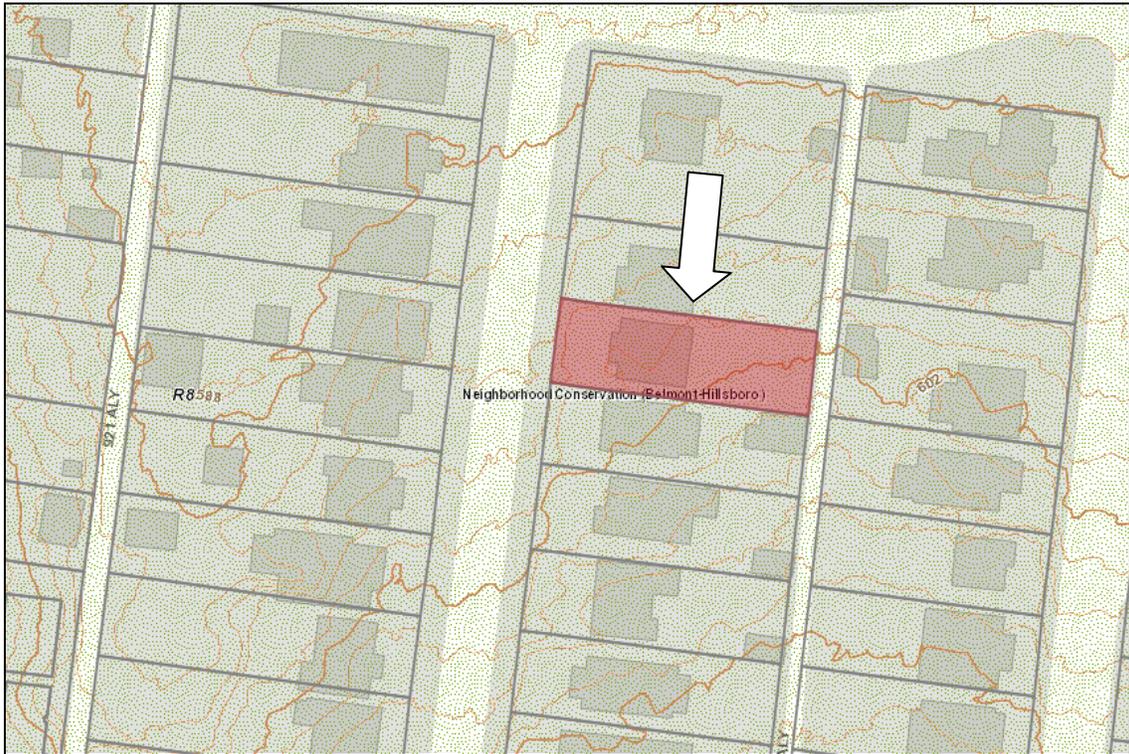
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 2006 19th Avenue South March 21, 2017

Application: Partial demolition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412019800
Applicant: Susan Hager, Susan A.B. Hager Architecture
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: The request is to alter two window openings on the left side façade, which is considered partial demolition</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The window opening on the left side façade of the house near the front shall remain unaltered; and2. Staff approve the final details, dimensions, and materials of the door and stoop cover prior to purchase and installation. <p>With these conditions, staff finds that the project meets Section V.2 for appropriate demolition and does not meet Section V.1 for inappropriate demolition of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p> <p><i>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.</i></p>	<p>Attachments A: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

V. DEMOLITION

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The house located at 2006 19th Avenue South is a c. 1915 brick bungalow that contributes to the character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 1: 2006 19th Avenue South

Analysis and Findings: The request is to alter two window openings on the left side façade, which is considered partial demolition.

Partial Demolition: The applicant is seeking to alter the window openings on the left side façade; alterations to window openings are considered to be partial demolition.

On the left side façade, the applicant is seeking to remove the two window openings located on the ground level near the front of the house. The plan proposes to replace the single window closest to the front of the house with paired windows and to replace the single window near the midpoint with a door and covered stoop. (Please see Figures 2 and 3).

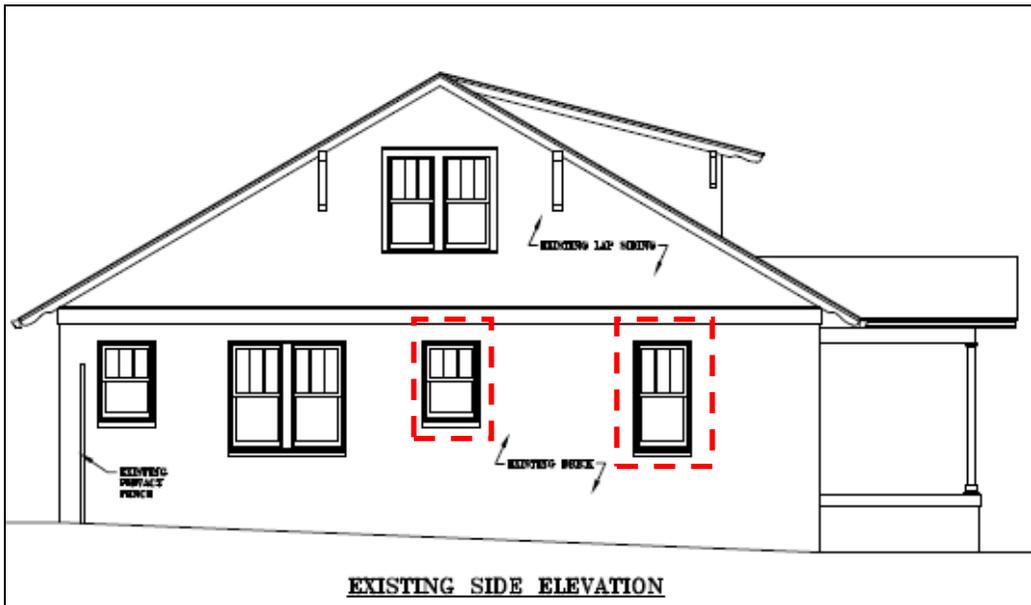


Figure 2 shows the existing windows that are to be removed on the left side elevation.

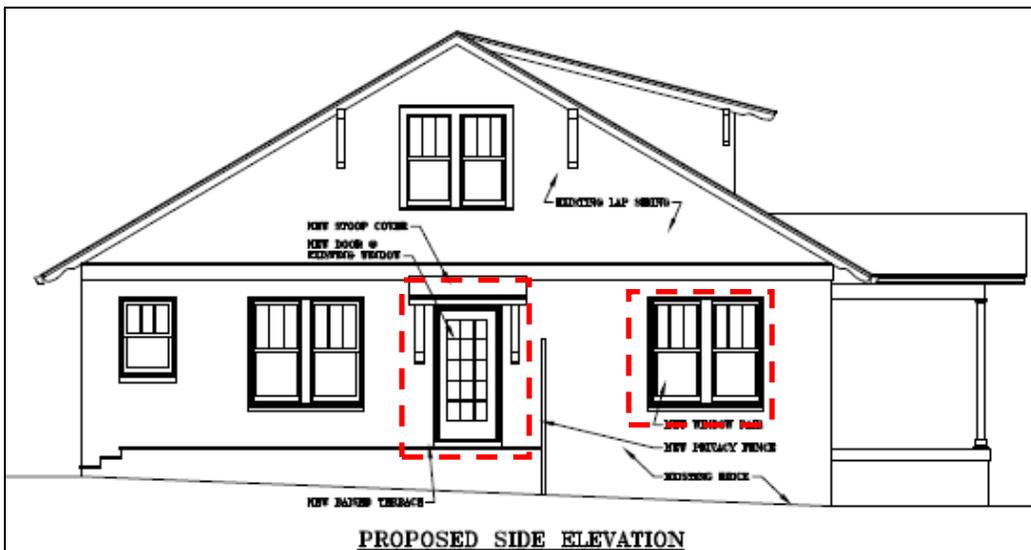


Figure 3 shows the proposed window and door openings on the left side elevation.

Staff finds that changing the window opening located at the midpoint of the left side façade to a door is appropriate since the opening is located near the midpoint and the location and width of the proposed door opening are similar to that of the existing window opening. Given the location, the changes to the opening will not be highly visible from the street, and the alteration of this opening keeps with previous decisions by the Commission to permit alterations of openings that are located at or beyond the midpoint of a historic house. In addition, the Commission has permitted roof overhangs that do not include posts to the ground since this type of alteration is removable. For these reasons, staff finds that changing this window to a door meets Section V.2 for appropriate demolition and does not meet Section V.1 for inappropriate demolition.

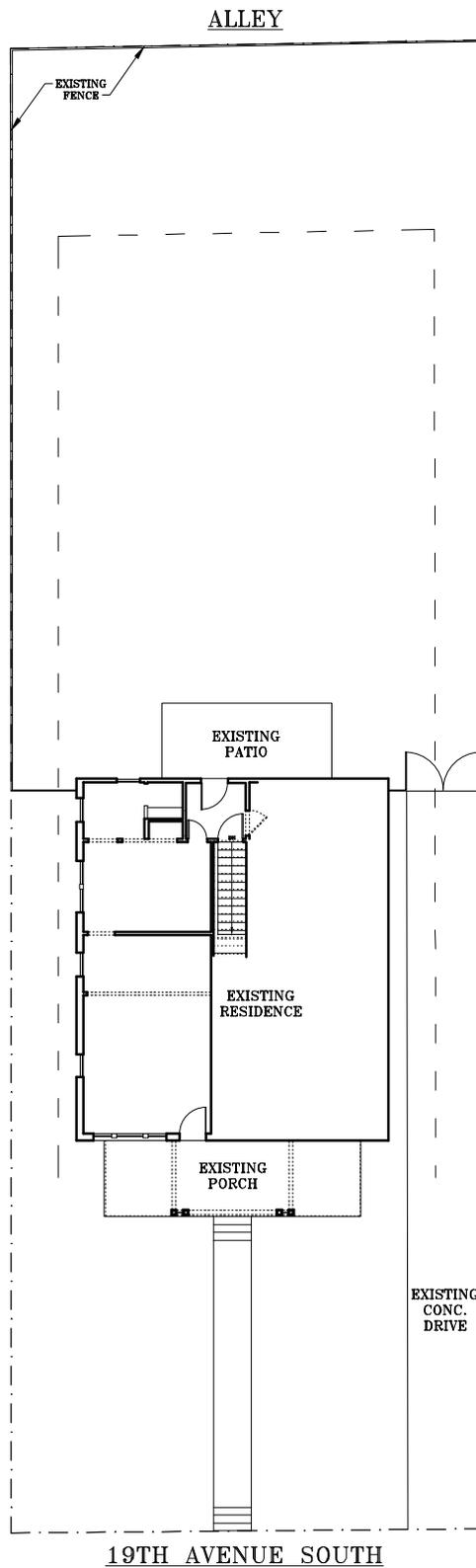
Staff finds that changing the single window near the front to a paired window to be inappropriate. Windows are considered character defining features of historic houses, and the window opening located on the left side façade near the front is much more visible than the window near the midpoint. In addition, the proposed alteration doubles the width of the opening whereas the proposed door at the midpoint maintains a width similar to the existing window opening. For these reasons, staff finds that the alteration of the window opening on the left side façade near the front of the house meets Section V.1 for inappropriate demolition and does not meet Section V.2 for appropriate demolition. Staff, therefore, recommends that this opening remain unaltered.

Recommendation: Staff recommends approval of the project with the following conditions:

1. The window opening on the left side façade of the house near the front shall remain unaltered; and
2. Staff approve the final details, dimensions, and materials of the door and stoop cover prior to purchase and installation.

With these conditions, staff finds that the project meets Section V.2 for appropriate demolition and does not meet Section V.1 for inappropriate demolition 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.



EXISTING SITE DIAGRAM

NOTE:
 THIS IS NOT A SURVEY.
 ALL EXISTING CONDITIONS
 TO BE VERIFIED IN FIELD.

A-0

SCALE:
 1"=20'

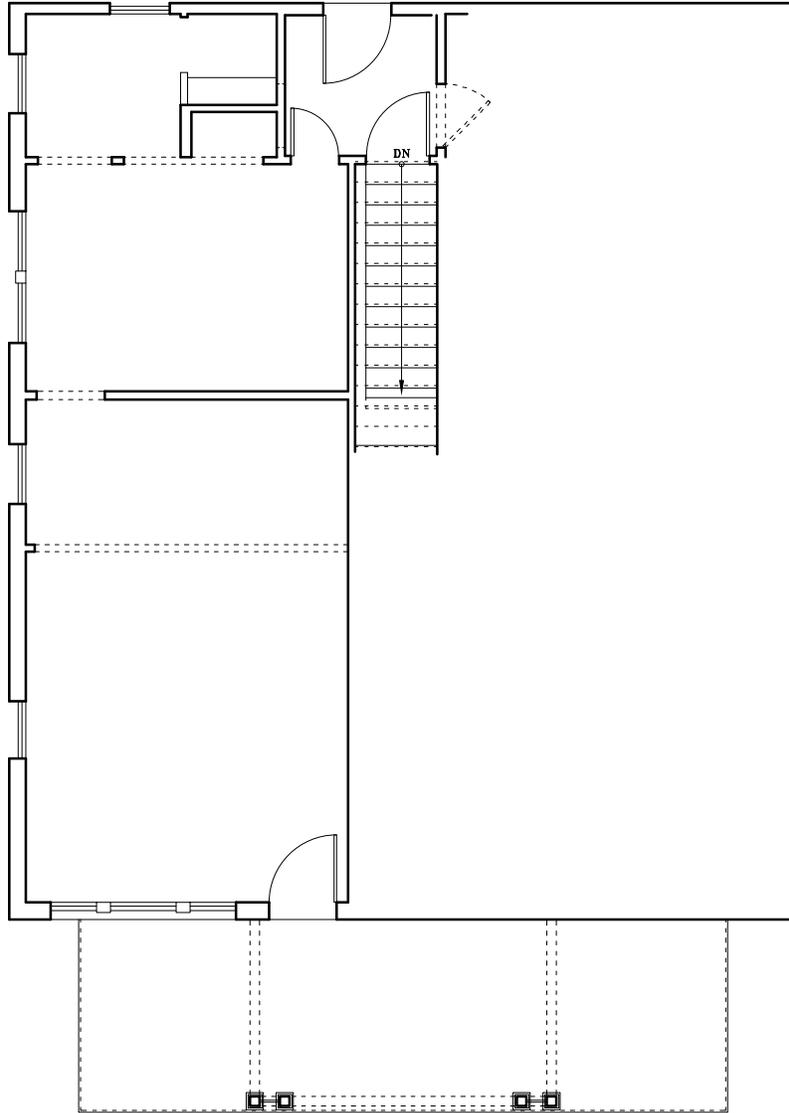
LEWIS RESIDENCE
 2006 19TH AVENUE SOUTH
 NASHVILLE, TN



SUSAN A.B. HAGER ARCHITECTURE
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EXISTING PLAN

A-1

SCALE:
 $\frac{1}{8}'' = 1'-0''$

LEWIS RESIDENCE
2006 19TH AVENUE SOUTH
NASHVILLE, TN



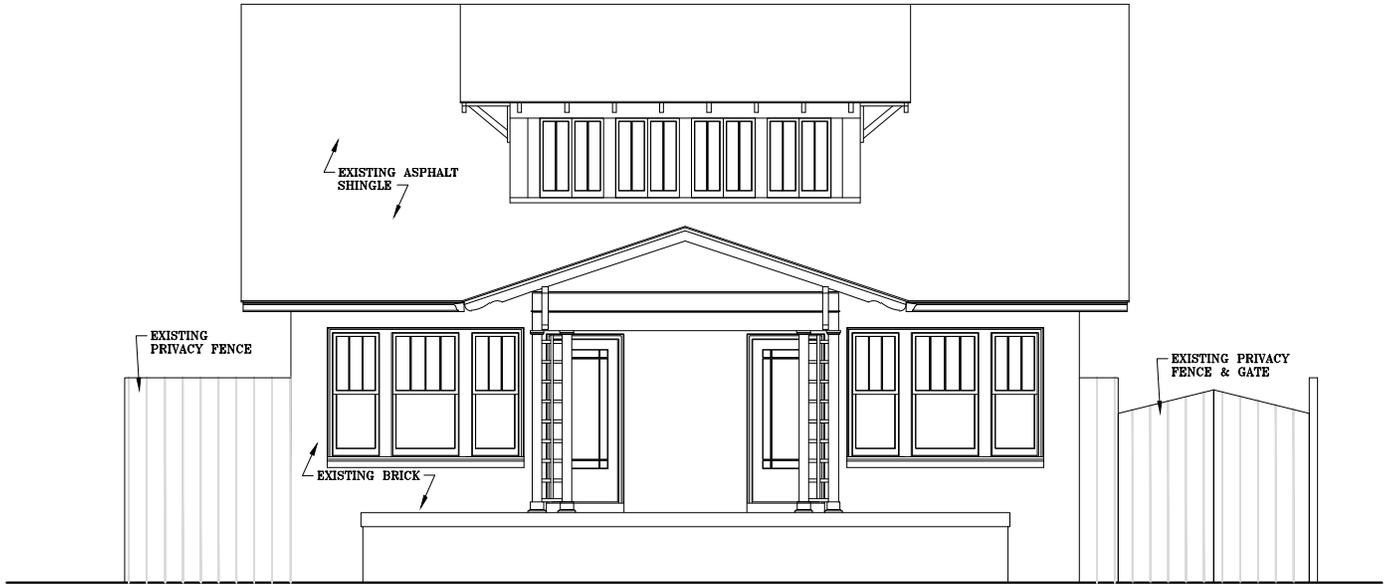
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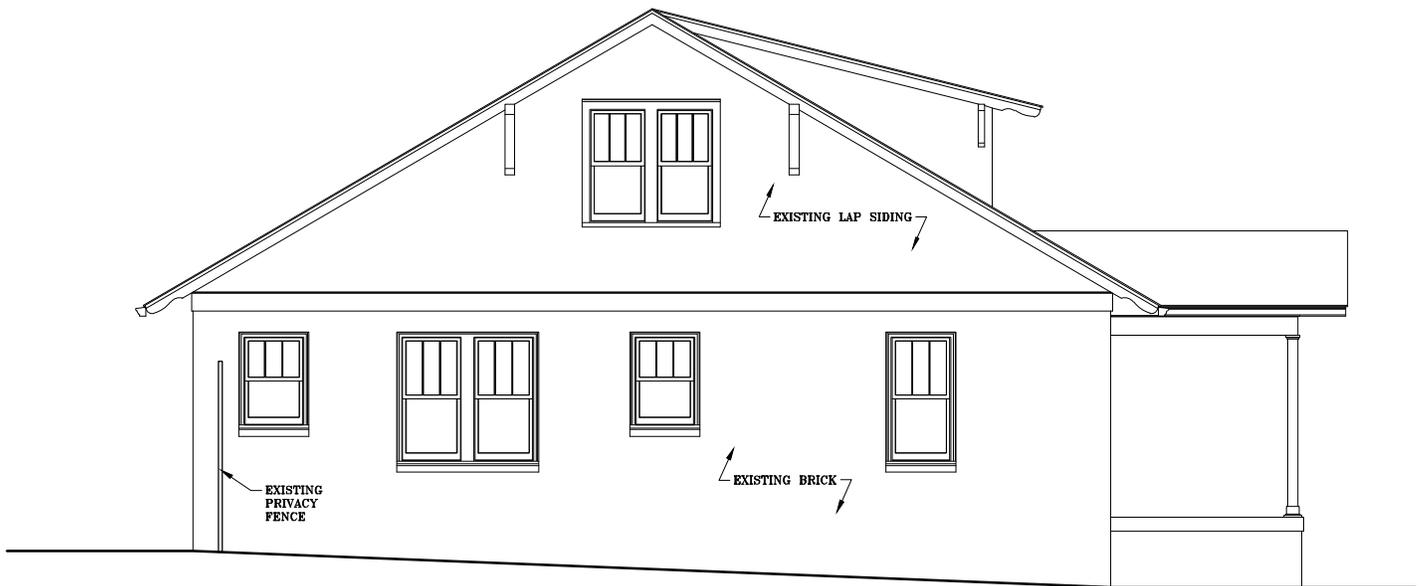
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EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

A-2

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

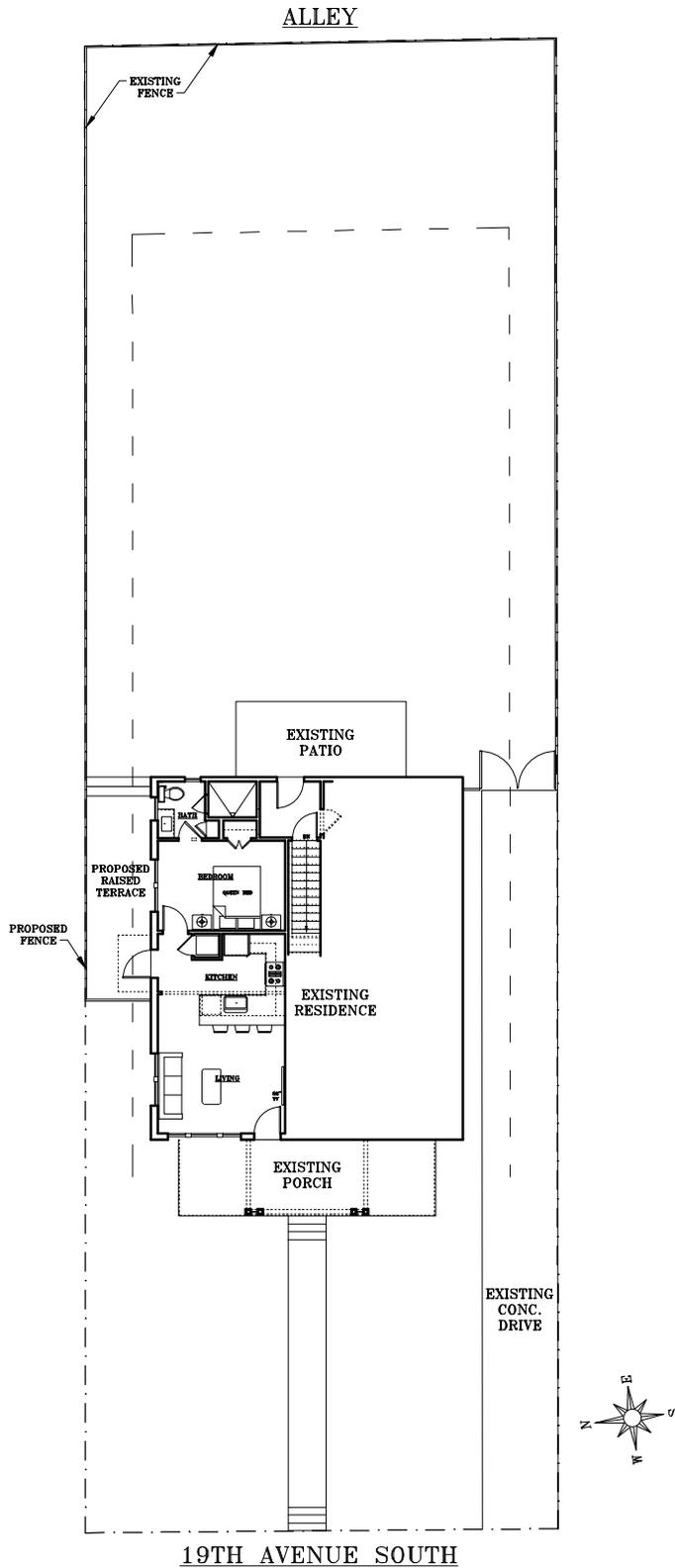
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PROPOSED SITE DIAGRAM

NOTE:
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A-3

SCALE:
 1"=20'

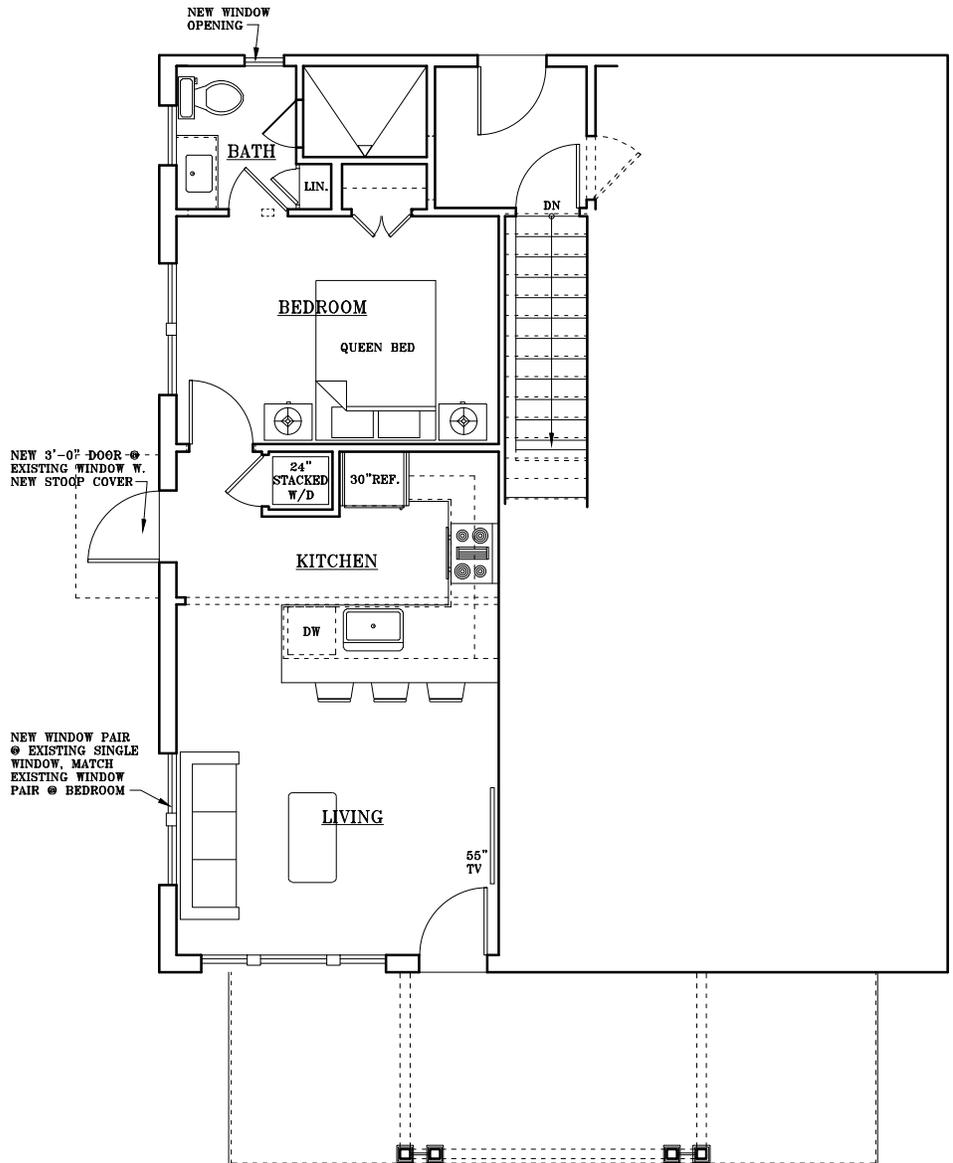
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PROPOSED FLOOR PLAN

NOTE:
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A-4

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

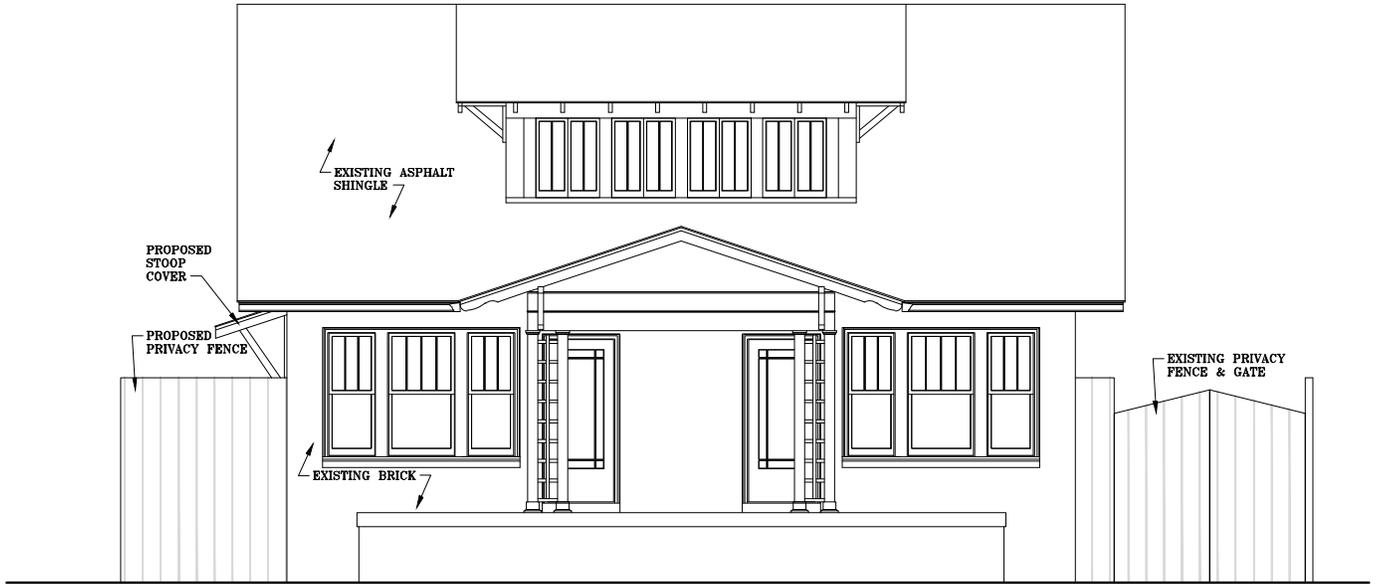
LEWIS RESIDENCE
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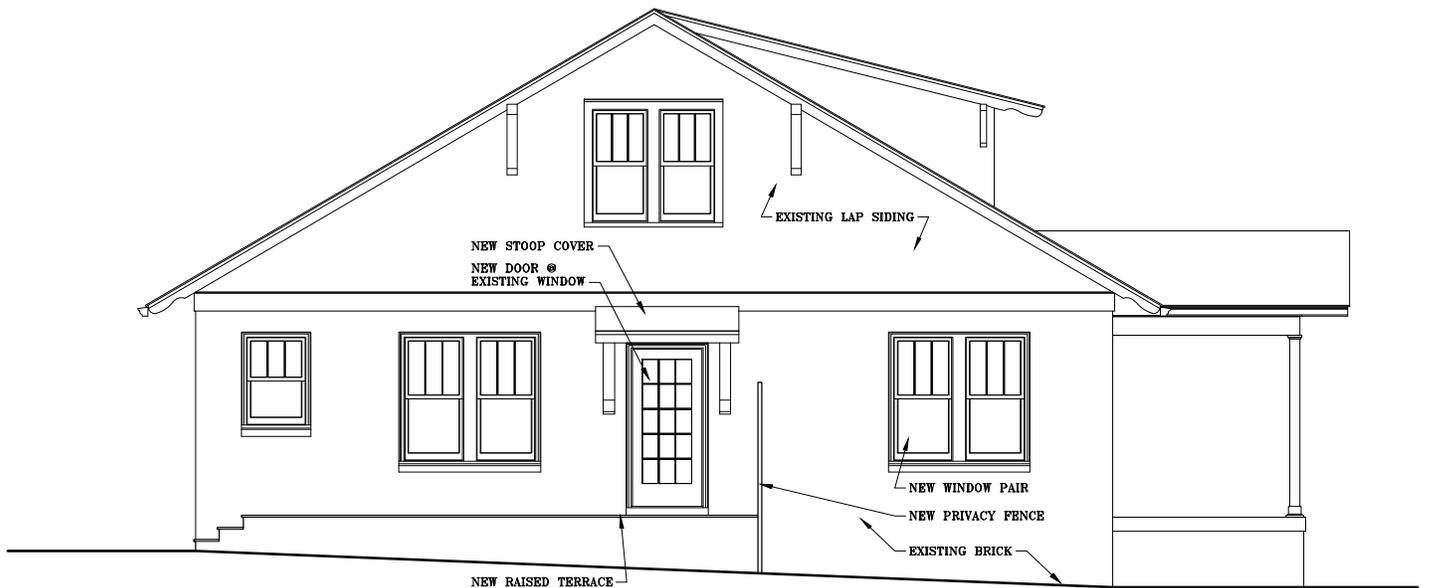
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PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

NOTE:
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A-5

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

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