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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
1902 Bernard Avenue
August 15, 2018

Application: New Construction—Infill
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412015700
Applicant: Tyler LeMarinel, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct new infill development.</p> <p>Recommendation Summary: Staff recommends approval of the infill with the following conditions:</p> <ol style="list-style-type: none">1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;2. Staff approve the front setback staking to ensure that it matches the front setback of the house next door at 2017 19th Avenue South;3. A walkway leading from 19th Avenue South to the front porch be added;4. Staff approve a brick sample, all windows and doors, and the shingle selection prior to purchase and installation of these materials; and5. The HVAC be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the proposed infill meets Section II.B. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

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: 1902 Bernard is a c. 1973 brick ranch that does not contribute to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figures 1 & 2). MHZC staff issued a demolition permit administratively for the house in August 2018. The lot is at the corner of Bernard Avenue and 19th Avenue South. Although the existing house is oriented towards Bernard Avenue, new development should be oriented towards 19th Avenue South in order to meet the historic context.



Figure 1. 1902 Bernard Avenue, the façade facing Bernard Avenue



Figure 2. 1902 Bernard Avenue, the façade facing 19th Avenue South.

Analysis and Findings: Application is to construct new infill development.

Height & Scale: The proposed infill is one and one-half stories at the front with a height of twenty-seven feet, five inches (27’5”) at the front. Staff finds this to meet the historic context, where 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 historic house next door at 2017 19th Avenue South is also one-and-a-half stories with a height of approximately twenty-seven feet (27’).

The house has a maximum width of thirty-five feet (35’), which also matches the historic context. The historic houses in the immediate vicinity range in width from thirty to forty-three feet (30’-43’). The infill has a maximum depth of eighty-eight feet (88’), including the rear screened porch, and a total footprint of approximately two thousand, seven hundred and sixty square feet (2,760 sq. ft.). Staff finds this depth and footprint to be appropriate, as the lot is one hundred and eighty-nine feet (189’) deep and over nine thousand square feet (9,000 sq. ft.).

Staff finds that the infill’s height and scale are contextual with the historic context and 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. Base zoning requires a minimum ten foot (10’) side setback from the side street, Bernard Avenue. The infill will be ten feet (10’) from the Bernard Avenue’s side property line and five feet (5’) from the right/north side property line. It will be over seventy-five feet (75’) from the rear property line. The front setback will be approximately twenty-three feet, four inches (23’4”) from the front property line. This is to match the front setback of the historic house next door at 2017 19th Avenue South. Staff recommends that MHZC staff inspect the field staking to ensure that the infill’s front setback does match that of 2017 19th Avenue South. With this condition, staff finds that the infill meets 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	Concrete Block	Parged	Yes	No
Primary Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	Stucco and Battens	Typical	Yes	No
Additional Cladding	Cement Fiberboard Lap Siding	Smooth, 5” reveal	Yes	No

Roofing	Architectural Asphalt Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard and/or Wood	Smooth	Yes	No
Front Porch floor/steps	Concrete	Typical	Yes	No
Front Porch Posts	Wood	Smooth wood	Yes	No
Front Porch Pedestals	Brick	Unknown	Yes	Yes
Front Porch Railing	Brick	Unknown	Yes	Yes
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Railing	Wood	Typical	Yes	No
Windows	Aluminum Clad	Unknown	Yes	Yes
Principle Entrance	¼ Glass Craftsman style door	Unknown	Yes	Yes
Side/rear doors	Not indicated	Unknown	Unknown	Yes

With staff's final approval of a brick sample, all windows and doors, and the roof shingle selection, 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 a slope of 8/12. The infill's one story bays, porches, and dormers all also have gables with a slope of 8/12. The front and side dormers are set back a minimum of two feet (2') from the wall below, as is typically required. Staff finds that the proposed roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The proposed infill is oriented towards 19th Avenue South, which is appropriate. Even though the existing non-contributing house on the lot is oriented towards Bernard Avenue, the side street, new development on a corner lot is typically required to be oriented towards the narrowest part of the lot, which in this case is 19th Avenue South. Orientation to 19th also matches the historic development pattern. The infill has a partial width front porch with a depth of approximately nine feet, six inches (9'6"). Vehicular access to the lot can be via the rear alley. Staff recommends the inclusion of a walkway from the sidewalk on 19th Avenue South to the front porch. With

the addition of a walkway, staff finds that the infill meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. All paired and triple window openings have a four to six inch (4"-6") mullion in between them. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. As mentioned under "Orientation," staff also recommends that a walkway be added, leading from 19th Avenue South to the front porch.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the front setback staking to ensure that it matches the front setback of the house next door at 2017 19th Avenue South;
3. A walkway leading from 19th Avenue South to the front porch be added;
4. Staff approve a brick sample, all windows and doors, and the shingle selection prior to purchase and installation of these materials; and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Context Photos:



House next door at 2017 19th Avenue South



Houses to the right of the site, looking down 19th Avenue South



Apartment house across Bernard Avenue from 1902 Bernard Avenue



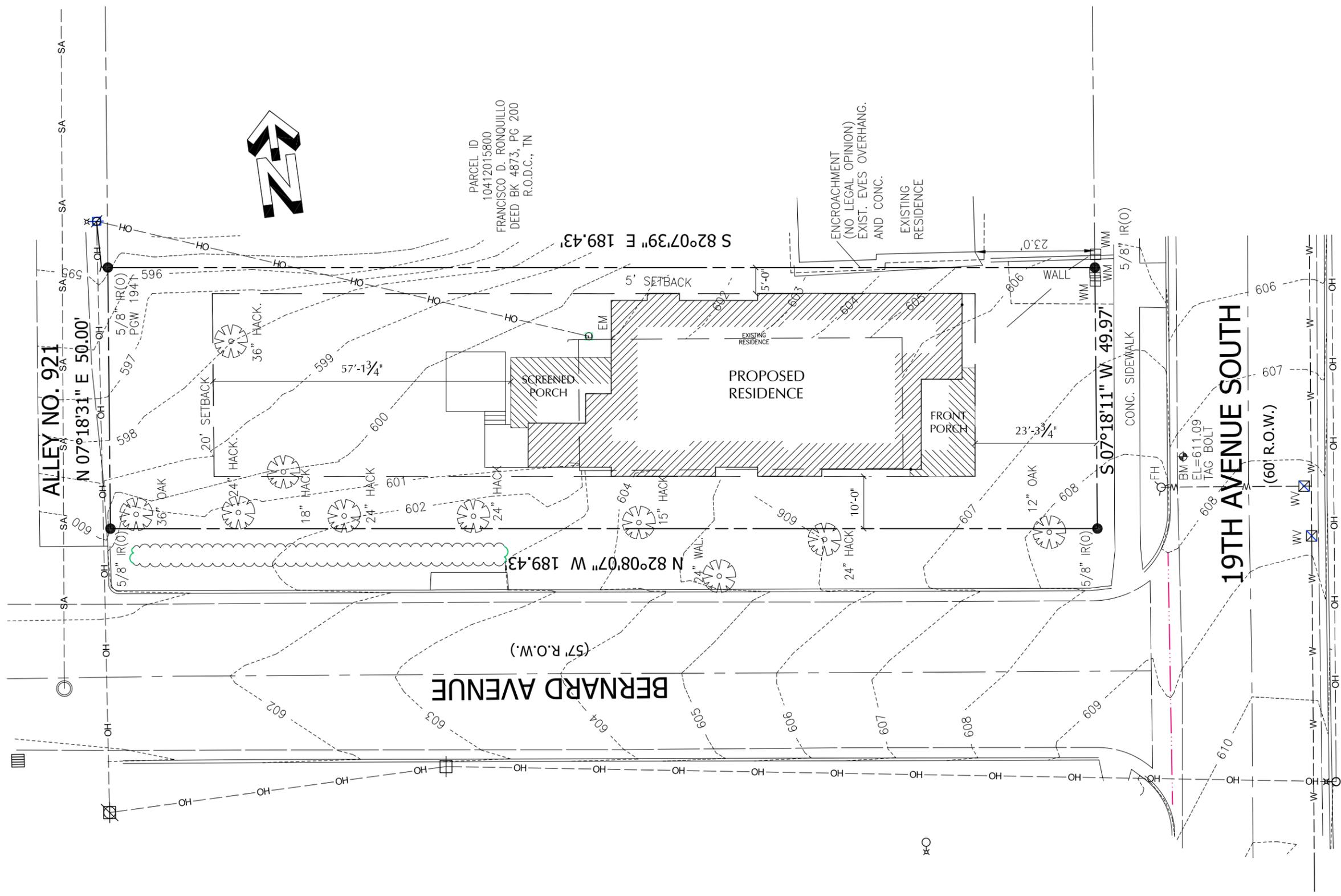
Houses across 19th Avenue South from the site



Houses across 19th Avenue South from the site



Infill construction, approved in 2017, at 1906 Bernard, behind 1902 Bernard Avenue.



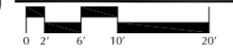
PARCEL ID
10412015800
FRANCISCO D. RONQUILLO
DEED BK 4873, PG 200
R.O.D.C., TN

ENCROACHMENT
(NO LEGAL OPINION)
EXIST. EYES OVERHANG.
AND CONC.
EXISTING
RESIDENCE



1

Site Layout Plan



Scale: 1" = 20'-0"

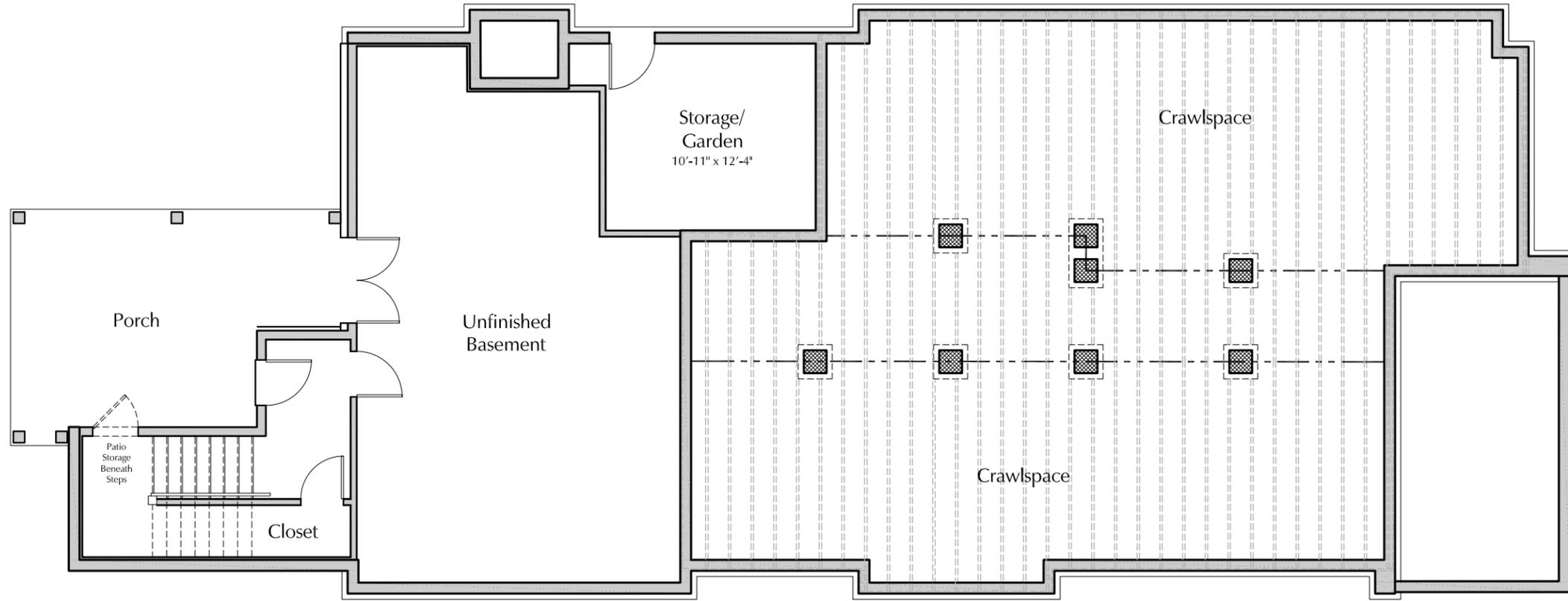
Drawings:
Site Layout Plan
Date:
07.30.18

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1902 Bernard Avenue
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A0.1

PRELIMINARY - NOT FOR CONSTRUCTION



1

Basement Floor Plan

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

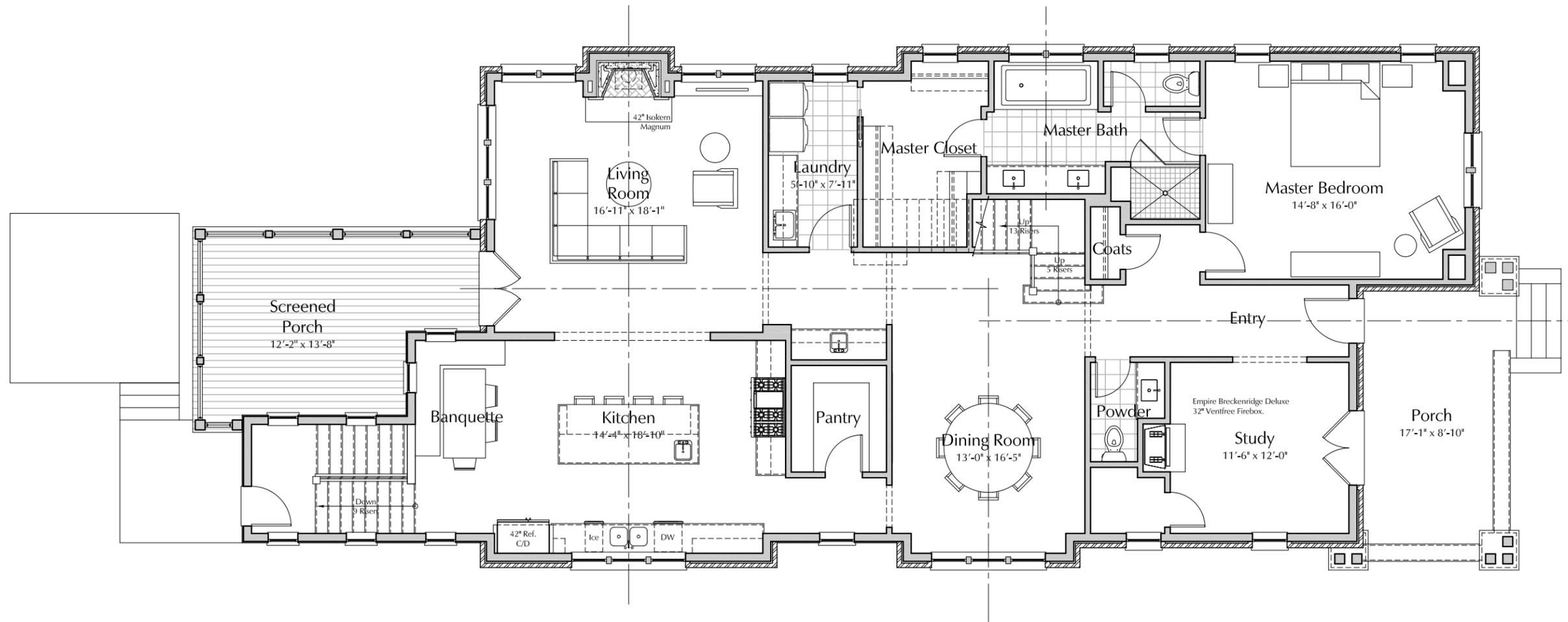
Drawings:
Basement Floor Plan
Date:
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A1.0

PRELIMINARY - NOT FOR CONSTRUCTION



1

First Floor Plan



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

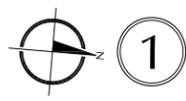
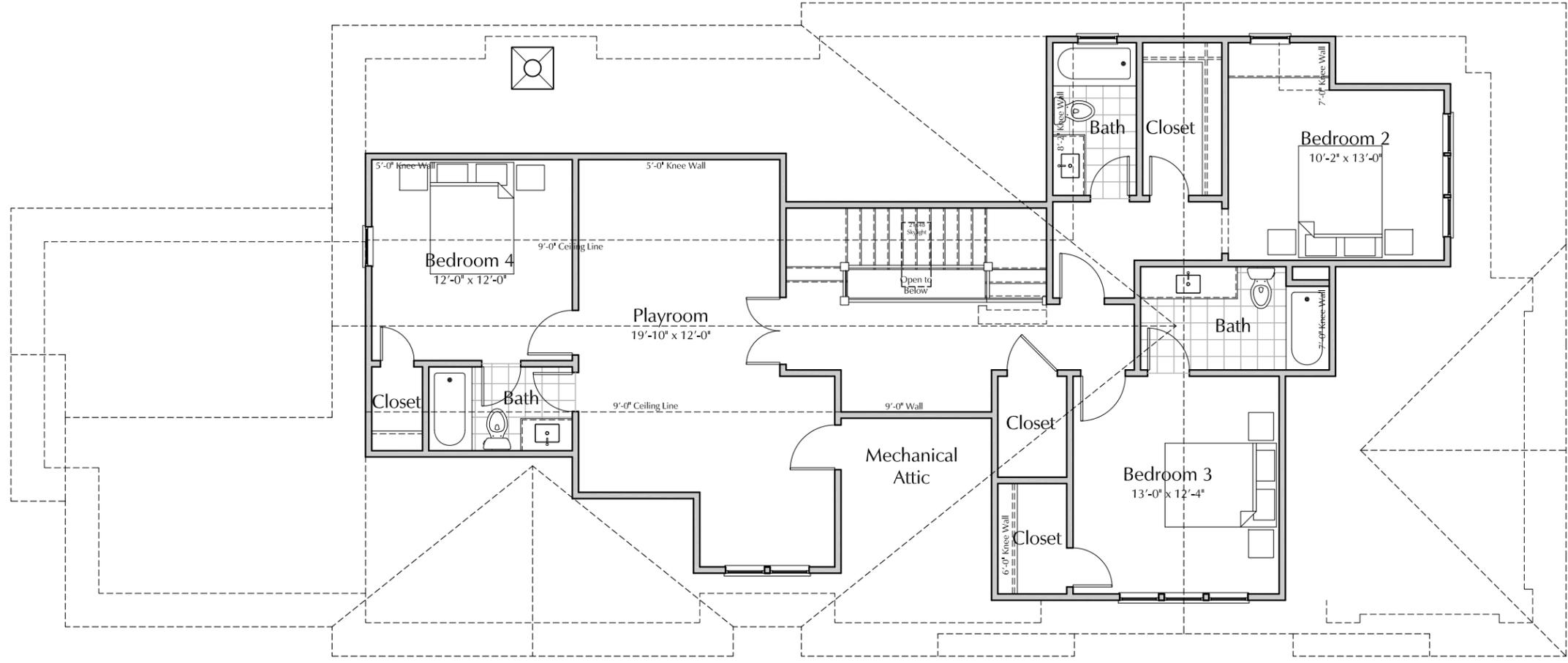
Drawings:
First Floor Plan
Date:
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A1.1

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Second Floor Plan

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

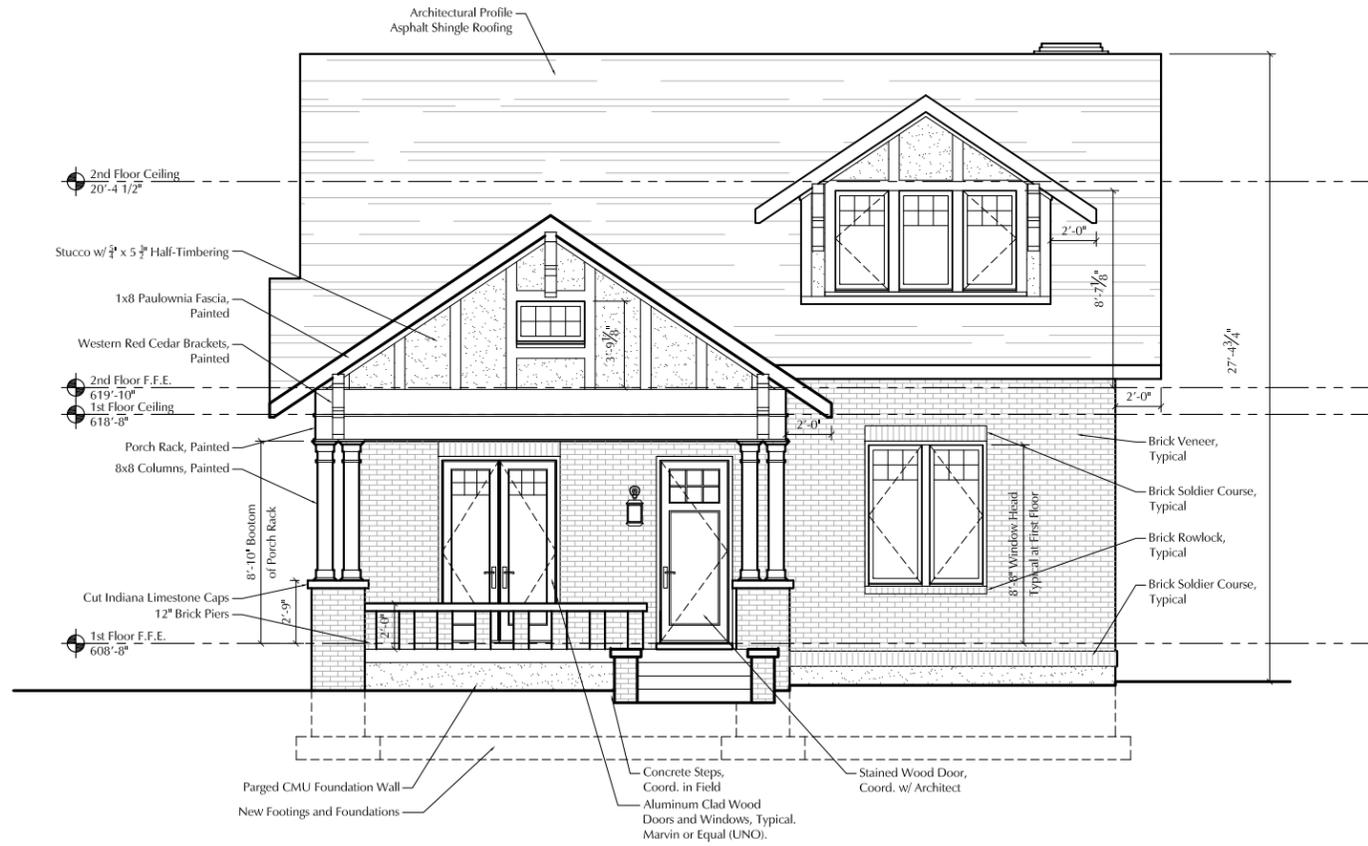
Drawings:
Second Floor Plan
Date:
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A1.2

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1 East Elevation



Drawings:
Elevations

Date:
07.30.18

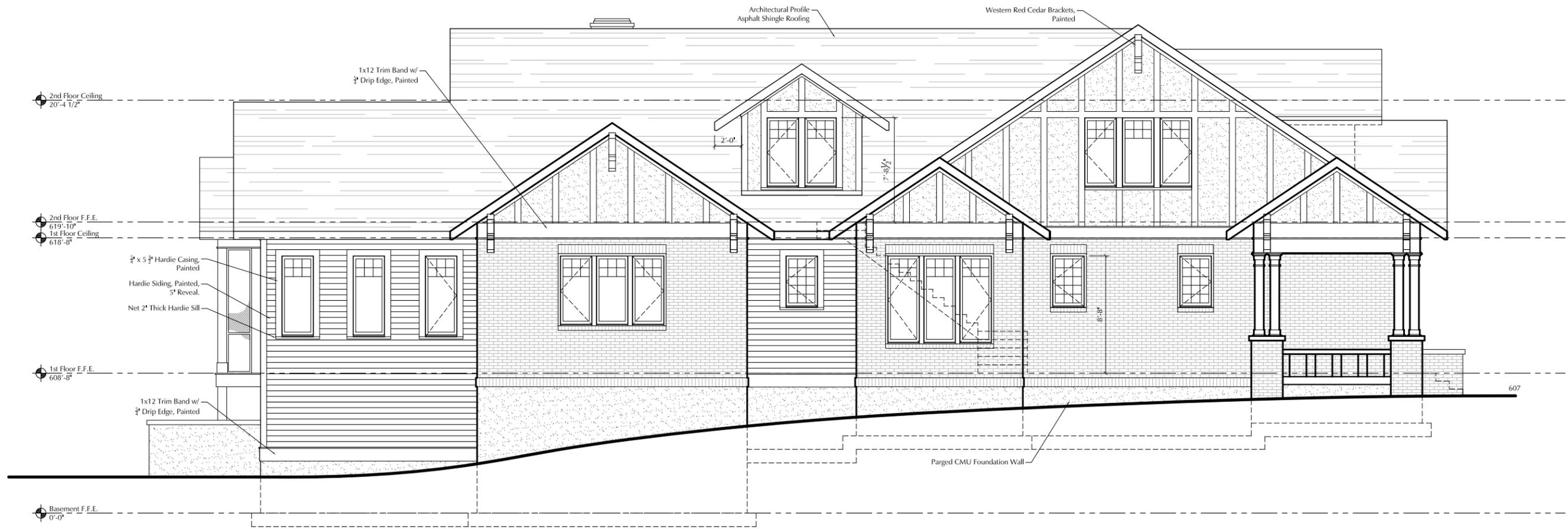
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A2.1



1 South Elevation
 Scale: 1/8"=1'-0"

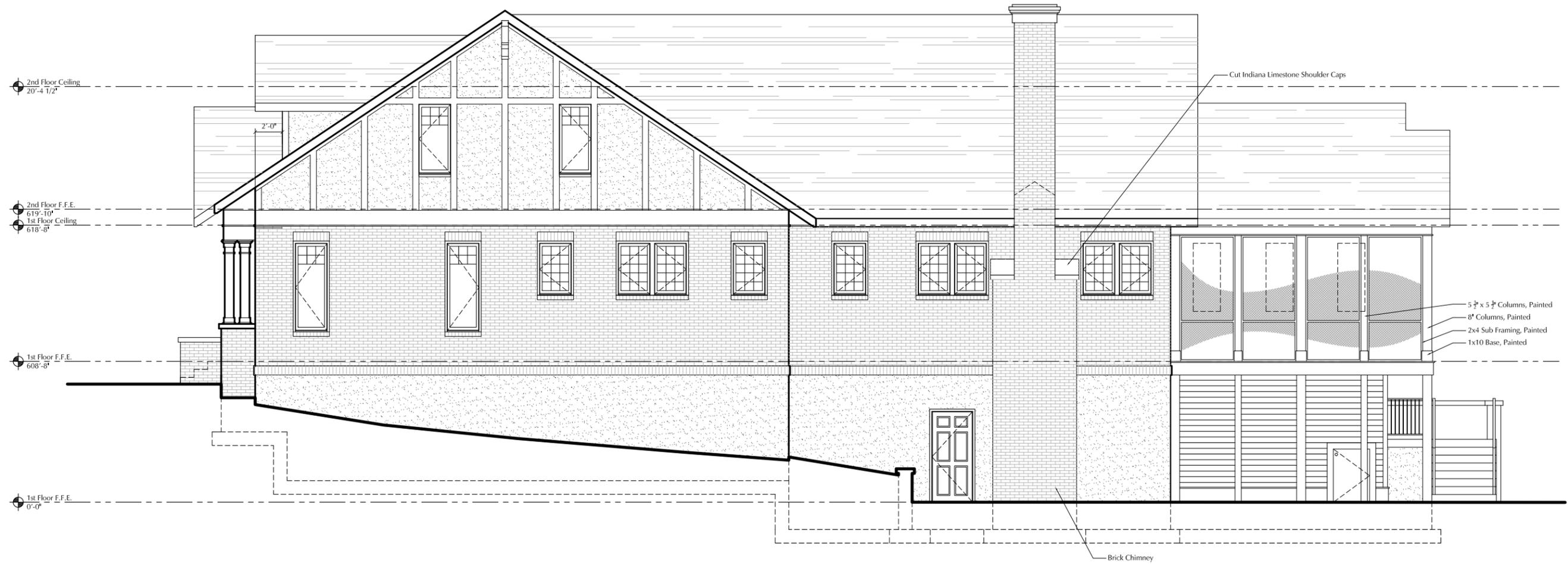
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A2.2



1 North Elevation
 Scale: 1/8"=1'-0"

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A2.3



1

West Elevation



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

A2.4

Drawings:
Elevations
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