



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
2706 Belmont Boulevard
December 19, 2012

Application: New construction-addition; Partial demolition; Setback Reduction
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704020000
Applicant: J. Terry Bates and Associates, architect
Project Lead: Michelle Taylor, michelle.taylor3@nashville.gov

<p>Description of Project: Applicant proposes a rear addition on an existing two and a half story contributing house and the reconstruction of an existing addition.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none"> • The ridge of the addition be lowered to a minimum of 6 inches (6”) below the existing ridge of the historic house; and • Staff review all window, door, trim and rear railing materials before purchase and installation. <p>With these conditions, the project meets the design guidelines for 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

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

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. 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.

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. 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.

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- An extreme grade change*
- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

- b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

- c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by

not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

e. Additions should follow the guidelines for new construction.

III.B.1 Demolition is Inappropriate

- 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 91.65 of the historic zoning ordinance.

Background: 2706 Belmont Boulevard is a contributing building in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Analysis and Findings:



Demolition: The application involves demolition of an existing two story rear addition that is structurally compromised. The addition due to its current condition and lack of architectural integrity, is not contributing to the historic character of the existing house. As part of the application, the addition will be reconstructed. Staff finds that demolition of the addition to meet section III.B.2.c.

Location & Orientation: The proposed addition is located to the rear of the building. It includes a two and a half story addition, a one story covered screened porch, and a one and a half story attached garage. The footprint of the two and a half story portion matches an existing addition to be demolished and will essentially be flush (with the exception of the change in material) with the existing right and left side walls. According to the design guidelines, two-story additions should sit in a minimum of two feet (2') to help distinguish the new from the old and to lessen the impact of the mass of the addition on the existing house. Since the two and a half story portion of the addition is reconstruction of an existing portion of the house, and the change in material helps to distinguish old from new, no inset is recommended.

Continuing off the rear of the two and a half story reconstructed addition is a one story covered screened porch and attached one and a half story attached garage. This portion of the addition will set in approximately sixteen feet (16') from the left side wall. On the right, the screened porch will inset two feet (2') from the right side wall. After approximately two feet (2') the screened porch bumps back out for approximately four feet (4') and does extend two feet (2') beyond the right side wall. Although the addition extends two feet (2') beyond the existing house on the right side, staff considers the addition to be appropriate based on the fact that the house is shifted to the left side of the lot, the lot is at a slight angle, and the addition initially sets in two feet (2') before bumping back out.

The design guidelines allow for attached garages “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.” Staff finds that the proposed attached garage meets all of these criteria. In addition, the attachment between the house and the garage has a minimal massing as it is a one-story screened porch.

Height & Scale: The foundation line of the addition matches that of the existing. The

tallest portion of the addition will have a ridge height of twenty nine feet (29') matching that of the existing. Staff recommends that the ridge of the addition sit below the existing ridge by a minimum of six inches (6") to help distinguish new from old. The one story screened porch and the one and a half story attached garage both have a ridge height of seventeen feet (17') above the finished first floor and twenty four feet (24') above grade in the far rear.

The addition adds approximately eight-hundred and seventy square feet (870 sq ft) to the one thousand six hundred and fifty square foot (1,650 sq ft) existing footprint reducing the percentage of open space by approximately 10%. Staff finds the height and scale to meet sections IIB.a and b. and II.B.2.a

Roof Shape: As proposed, the flat roof form of the two and a half story portion of the addition does not match the existing roof form; however, this portion of the roof will not be visible from the street and will not compromise the existing roof form. Minus the flat portion of the addition, eave heights of the addition match that of the existing at eighteen feet (18') or are well below. The roof form for the screened porch and attached garage match that of the existing house.

As proposed the ridge of the addition does not sit the recommended 6" below the existing ridge line. Staff does recommend that the ridge of the addition be lowered to a minimum of 6 inches (6") below the existing ridge of the historic house.

Staff finds the roof shape to be appropriate for the district and to meet section II.B.e and II.B.2.a.

Setback and Rhythm of Spacing: The addition fits within the rear setbacks required by bulk zoning. The front setback will not be affected. However, the addition does not fit within the side setback requirements. Specifically, the left side of the existing house currently sits over the required five foot (5') setback line. The proposed reconstruction portion of the addition sits approximately three feet (3') beyond the setback line. Because the existing home already does not meet the setback requirements, the house sits slightly off center on the lot and because of the angle of the lot, staff finds the required setback reduction appropriate. Staff finds that the project meets Section II.B.c.

Materials, Texture, Details, and Material Color: The foundation materials shall be stucco on concrete block and brick both of which are visually distinct from the predominant exterior wall material. The siding shall be cement fiber lap siding with a maximum reveal of 5 inches (5"). The chimney will be reconstructed with brick to match the existing. Roof materials include asphalt shingles to match the existing as well as rubber membrane on the flat portions. Exact door, trim and rear railing materials are unknown. Final staff review of all materials is recommended.

The applicant has stated that existing windows will be replaced with new windows to match the existing windows and their dimensions, although the drawings show that some alterations to window dimensions are planned and the material is unknown. Staff

recommends final review of window materials, locations and dimensions. Altering window dimensions is considered partial demolition and approval of such is not recommended for this project.

Proportion and Rhythm of Openings: Replacement windows to match the existing are proposed where needed. These windows shall be in alignment with existing windows and of the same proportion. The rhythm of openings is similar to that found on the existing building. The non-original archway on the existing front façade will be bricked in leaving a small window in its place. Staff finds the rhythm of openings and the proportion of openings to be appropriate and meet Section II.B.g.

Additional work not reviewed by the MHZC: Because of the need to brick in a non-historic front door and additional repointing work, the applicants will likely paint the brick. Although painting is not reviewed in neighborhood conservation zoning overlays, staff strongly recommends a historic brick colored stain be used. Stain allows more of the original texture to show through and the historic brick color is more appropriate for the district than non-brick colors.

Replacement of windows themselves without an alteration to the original dimensions is not reviewed in a neighborhood conservation zoning overlay; however, retention of historic windows is always recommended as they add character and value to historic homes, can be as energy efficient as new windows with proper repair, painting and the addition of storm windows, keep demolition debris out of the landfill and are repairable, which new windows are not.

An eight foot wall will be constructed along the rear portion of the left property line and across the back to the garage. A pool is planned for the interior of the walled space.

Staff recommends approval with the conditions that:

- The ridge of the addition be lowered to a minimum of 6 inches (6") below the existing ridge of the historic house; and
- Staff review all window, door, trim and rear railing materials before purchase and installation.

With these conditions, the project meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

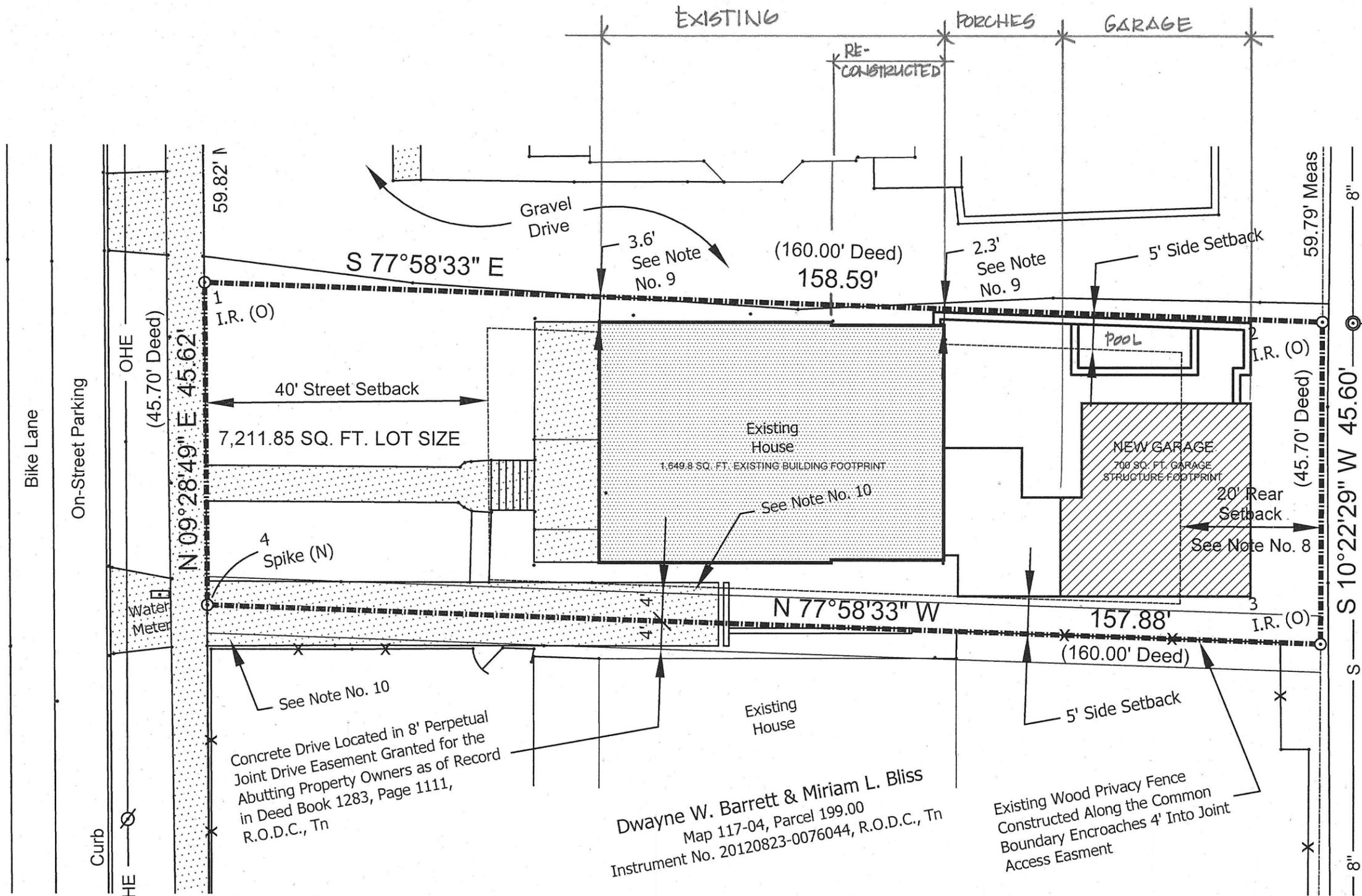


Front Facade



Rear Facade

Belmont Boulevard



Bike Lane

On-Street Parking

Curb

Water Meter

OHE (45.70' Deed)

N 09°28'49" E 45.62' (45.70' Deed)

59.82' N

1 I.R. (O)

4 Spike (N)

Water Meter

4

4

4

4

4

4

4

4

4

4

4

4

4

40' Street Setback

7,211.85 SQ. FT. LOT SIZE

4 Spike (N)

See Note No. 10

Concrete Drive Located in 8' Perpetual Joint Drive Easement Granted for the Abutting Property Owners as of Record in Deed Book 1283, Page 1111, R.O.D.C., Tn

Gravel Drive

Dwayne W. Barrett & Miriam L. Bliss
Map 117-04, Parcel 199.00
Instrument No. 20120823-0076044, R.O.D.C., Tn

Existing House

Existing House

1,649.8 SQ. FT. EXISTING BUILDING FOOTPRINT

See Note No. 10

3.6' See Note No. 9

(160.00' Deed)
158.59'

2.3' See Note No. 9

NEW GARAGE
700 SQ. FT. GARAGE
STRUCTURE FOOTPRINT

20' Rear Setback
See Note No. 8

5' Side Setback

Existing Wood Privacy Fence
Constructed Along the Common
Boundary Encroaches 4' Into Joint
Access Easement

EXISTING

RE-
CONSTRUCTED

PORCHES

GARAGE

POOL

59.79' Meas

8"

S 10°22'29" W 45.60' (45.70' Deed)

S

8"

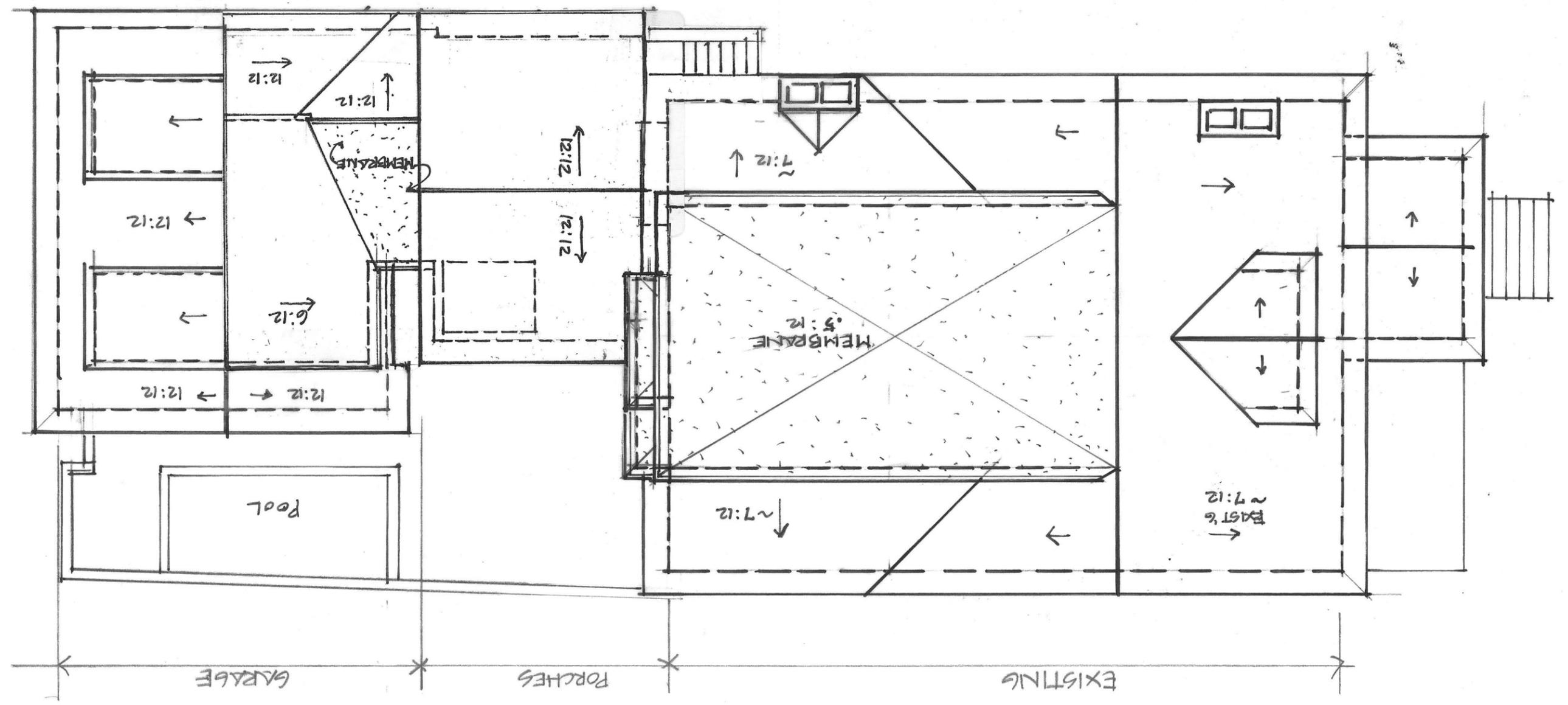
Alley #439

Inst

SITE PLAN

1/16" = 1'-0"

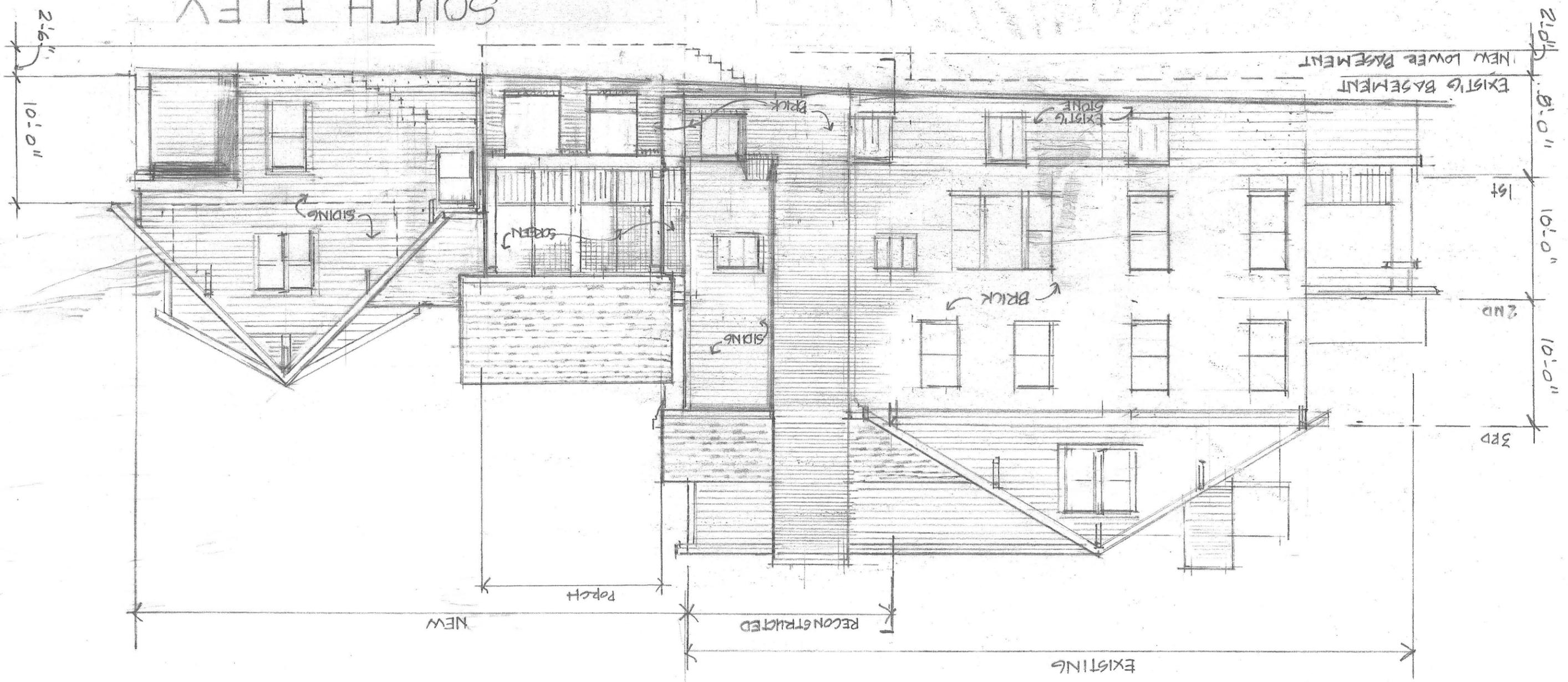
ROOF PLAN
1/8" = 1'-0"





1/8" = 1'-0"

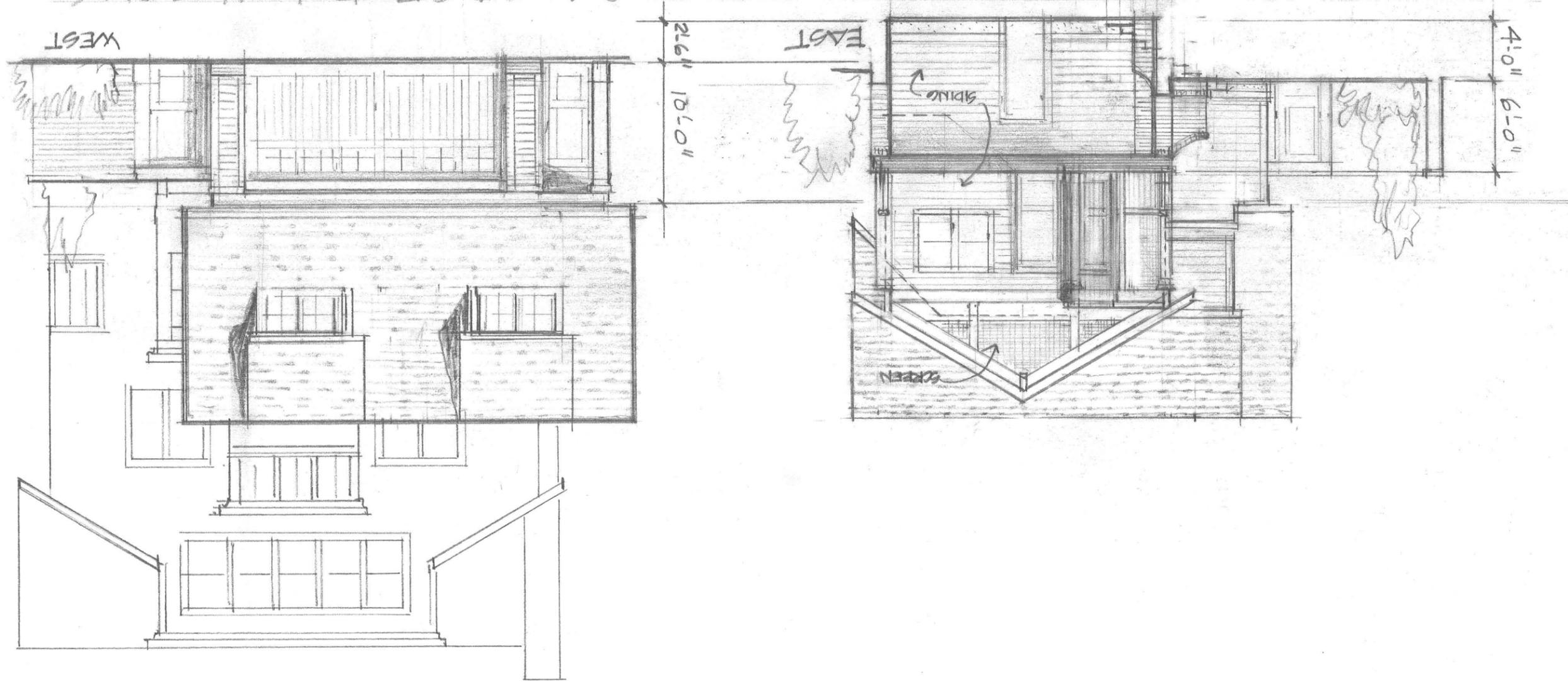
SOUTH ELEV.





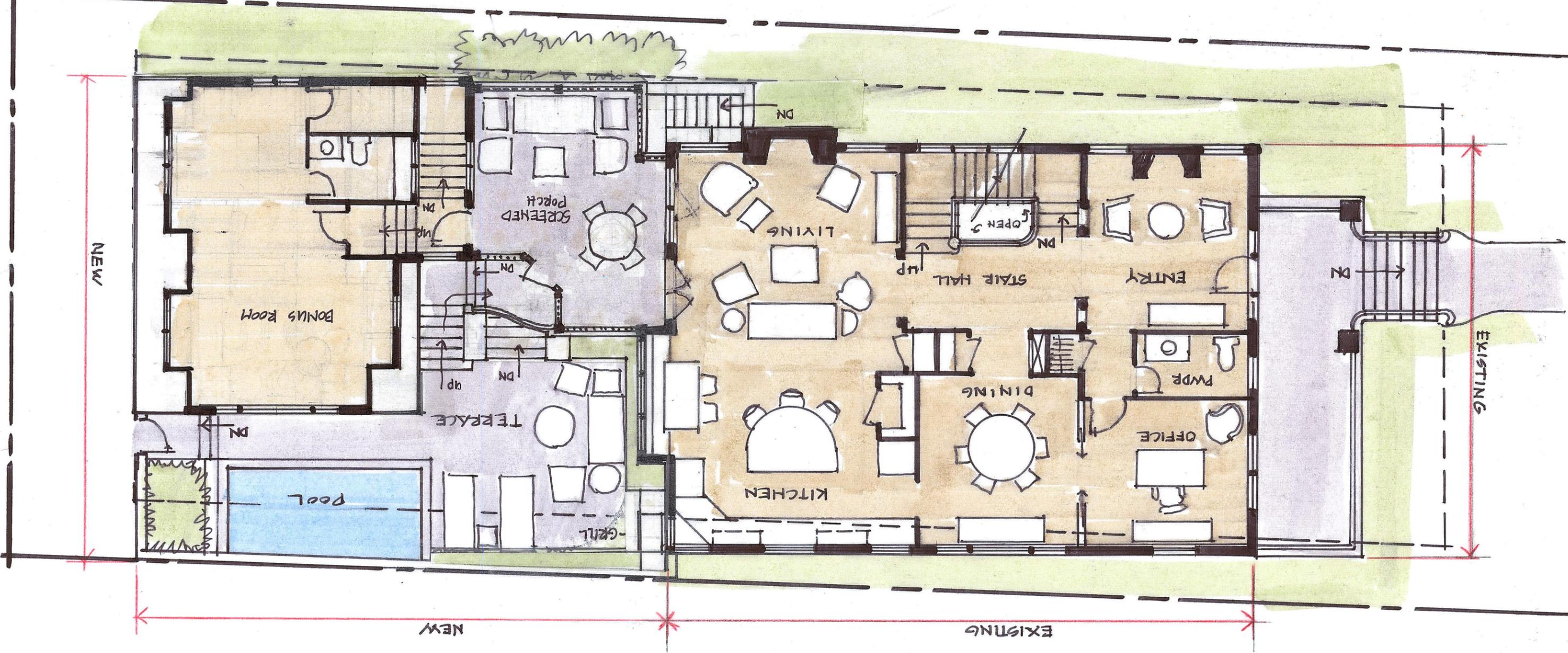
1/8" = 1'-0"

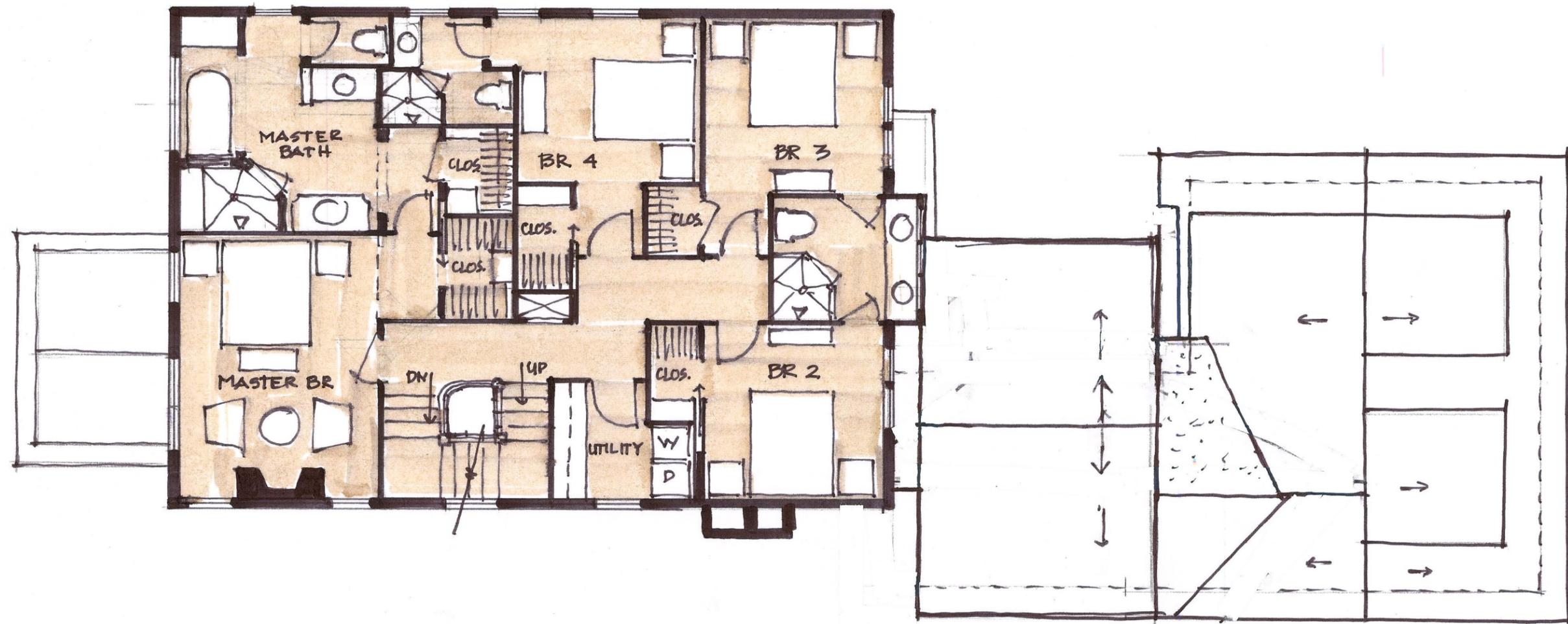
GARAGE ELEVATIONS



1/8" = 1'-0"

FIRST FLOOR PLAN





SECOND FLOOR PLAN

1/8" = 1'-0"