



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

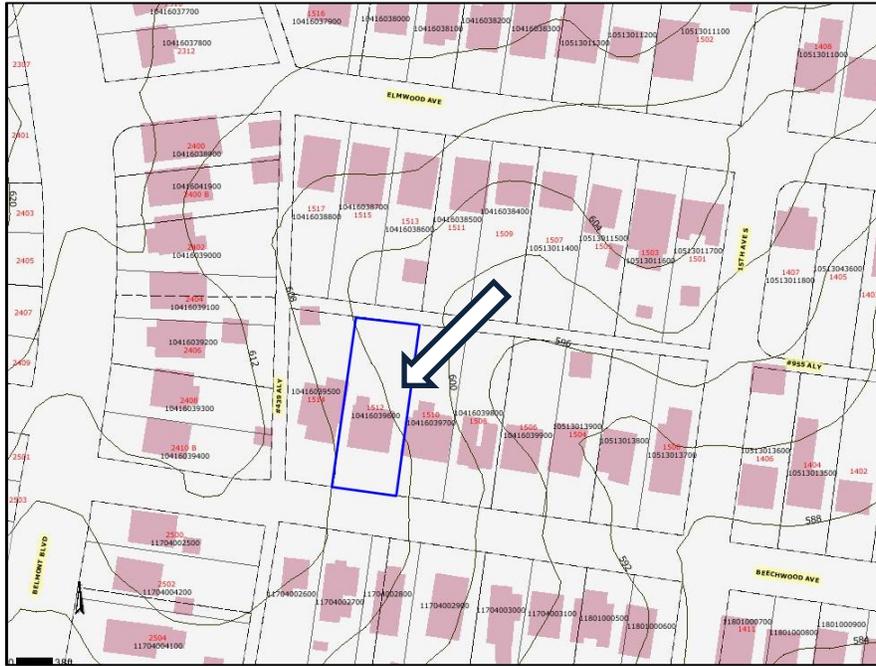
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1512 Beechwood Avenue**  
**January 18, 2012**

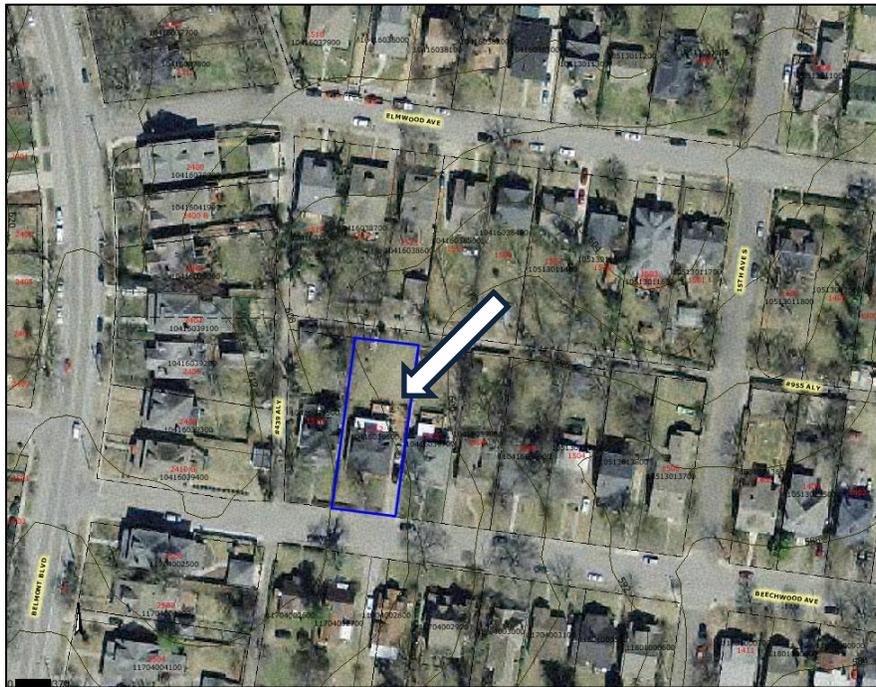
**Application:** New Construction – accessory structure  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10416039600  
**Applicant:** Charles Kincaid, Owner  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing a new one- and one-half story accessory structure at the rear of the property. The structure will be twenty-three feet (23') tall from floor to peak, with brick and cement-fiber siding as the primary cladding materials.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the new accessory structure with conditions that:</p> <ol style="list-style-type: none"> <li>1. A brick sample shall be provided to staff for approval.</li> <li>2. Any visible foundation material shall be approved by staff</li> <li>3. Additional detail on the window and door trim shall be provided.</li> <li>4. The windows shall be an appropriate material, to be approved by staff.</li> <li>5. The drawings shall show the accurate door and window sizes and locations.</li> </ol> <p>Staff otherwise finds the proposed structure to meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b></p> <p><b>A:</b> Sanborn Map <b>B:</b> Photographs <b>C:</b> Site Plan <b>D:</b> Elevations <b>E:</b> Window and Door Specifications</p>
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**Vicinity Map:**



**Aerial Map:**



**Background:** 1512 Beechwood Avenue is a one- and one-half story Transitional Victorian house with Neo-classical ornamentation. This style of house was popular around the turn of the 20<sup>th</sup> century through 1920. Historic maps indicate that the house was built at least as early as 1908, and has had the same basic form from as early as 1914 until 2005, when a small rear addition was constructed.

The lot is one hundred, eighty-eight feet (188') deep, dropping approximately six feet (6') in elevation toward the rear. The lot is sixty-eight feet (68') wide at the street, whereas the typical lot is fifty feet (50') wide.

### **Applicable Design Guidelines:**

#### **II.B.1 New Construction**

a. **H e i g h t**

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. **S c a l e**

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.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.*

c. **S e t b a c k a n d R h y t h m o f S p a c i n g**

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).*

*Appropriate setback reductions 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*

d. **M a t e r i a l s , T e x t u r e , a n d D e t a i l s , a n d M a t e r i a l C o l o r**

The materials, texture, and 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. MHZC does not review the painting of structures.

*T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.*

e. **R o o f s**

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.*

f. **O r i e n t a t i o n**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

*New buildings shall 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.*

*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 those that front 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.*

*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.*

*Generally, curb cuts should not be added.*

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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

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.

*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.*

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.

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*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.*

*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 dormer must be set back at least 2' from the wall of the floor below.*

*Windows and Doors*

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

*Siding and 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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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:*

1. *where they are a typical feature of the neighborhood*
2. *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.*

## **Analysis and Findings:**

The applicant is proposing to construct a new detached accessory in the rear yard of the property.

### Height, Scale

The garage will be square in plan, twenty-six feet, four and one-half inches (26' - 4 ½") per side. The total footprint area will be six hundred, ninety-six square feet (696 sq. ft.). The primary eave line will be nine feet (9') above the finished floor level, with a pyramidal roof peaking twenty-three feet (23') above the floor level. The height and scale of the garage are compatible with and subordinate to the primary structure, and meet guidelines II.B.1.a, II.B.1.b and II.B.1.i.1 (Height, Scale, Outbuildings). The roof form and 11:12 pitch are common to historic accessory structures, and meet guideline II.B.1.e (Roofs).

The perceived height of the structure will also be reduced because the grade drops toward the rear of the lot.

A hipped-roof dormer will be built on each of the roof's four slopes, similar in character to dormers on the house. The dormer walls will be set one foot (1') in from the walls below, and the roofs will meet the primary roof eighteen inches (18") below the primary roof peak. The "face" of each dormer will be four feet, three inches (4'-3") tall. These dormers are compatible in size, location, and design.

\*Note: MHZC Staff policy, approved by the Commission on June 16, 2010, is that structures seven hundred square feet (700 sq. ft.) or less and no taller than twenty feet (20') from peak to grade can be approved administratively. Larger structures are taken to the Commission for review.

### Setbacks, Location

The structure will be located at the rear of the lot, set in four feet (4') from the rear property line and three feet (3') from the right side property line. The garage will have vehicle doors on the left side, facing into the interior of the lot. This location is appropriate for accessory structures, and meets the standard zoning setback requirements and guidelines II.B.1.c and II.B.1.i.2 (Setback and Rhythm of Spacing, Outbuildings). The orientation is also compatible with several surrounding historic structures, meeting guideline II.B.1.f (Orientation).

### Materials

The primary cladding material of the structure will be brick, with cement-fiber clapboard siding on the upperstory dormers to match the siding of the house, which has a three and one-half inch (3 ½") exposure. Brick is an appropriate material, but staff will require a brick sample to be submitted in order to approve color and texture.

The submitted drawings do not show the structure as having window sills or mullions, and are unclear on the types of vehicular and pedestrian doors and window molding (brick mold is appropriate, flat casing is not). This information needs to be supplied before a permit can be issued. Additionally, the material of any visible foundation will need to be approved.

The roof of the structure will be asphalt shingles, matching the roof of the primary structure.

The applicant is proposing to install vinyl windows with internal muntins, this material and muntin type do not meet the design guidelines for the new construction. Staff recommends wood or aluminum clad wood windows with no muntins or with simulated divided lights. (Applicant has not agreed to this condition.)

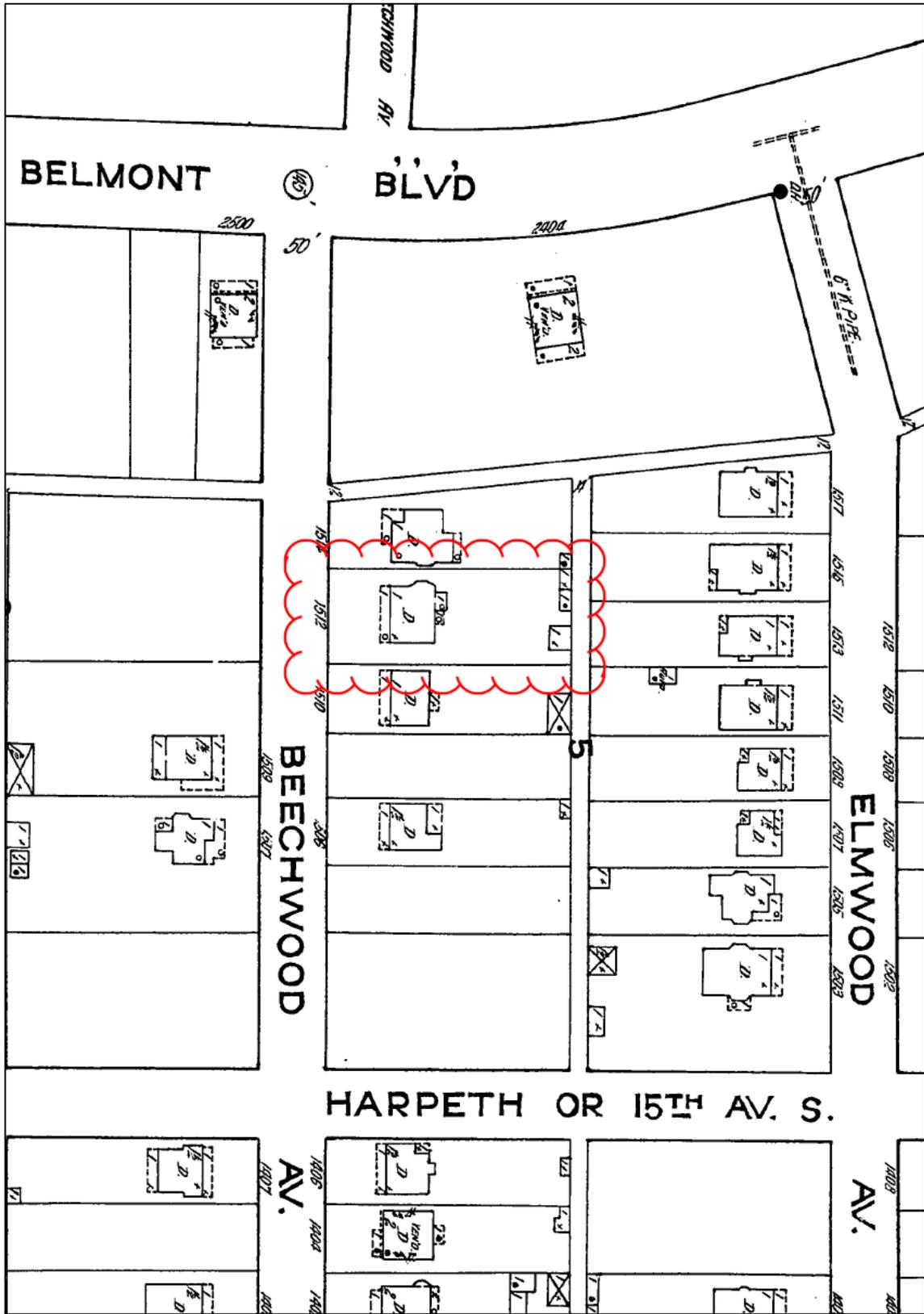
#### Proportion and Rhythm of Openings

Generally, the window pattern depicted on the submitted elevations is appropriate, but the proportions of the windows specified do not match the window sizes on the drawings. This discrepancy makes it difficult to determine what the actual proportion and rhythm of openings will be, and if they meet the guideline II.B.1.d (Proportion and Rhythm of Openings). Staff recommends final approval of windows before they are purchased.

**Recommendation:** Staff recommends approval of the new accessory structure with conditions that:

1. A brick sample shall be provided to staff for approval.
2. Material of any visible foundation shall be approved by staff
3. Additional detail on the window and door trim shall be provided.
4. The windows shall be an appropriate material, to be approved by staff.
5. The drawings shall show the accurate door and window sizes and locations.

Staff otherwise finds the proposed structure to meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



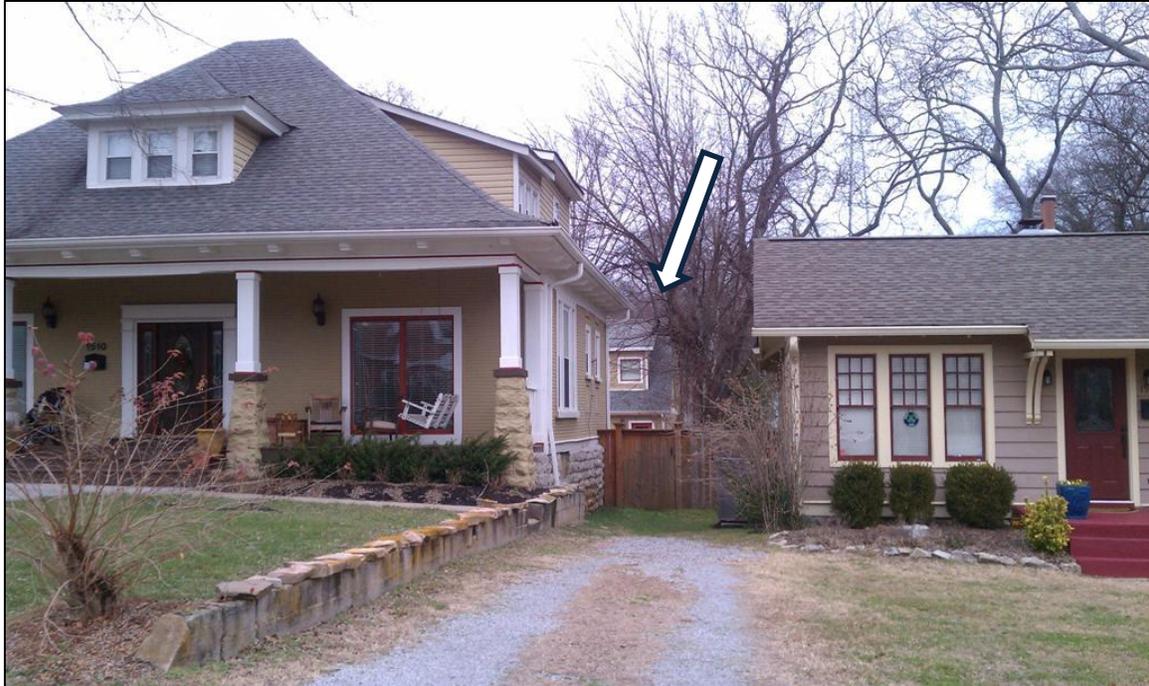
1914 Sanborn Map, vol. 4, page 252.



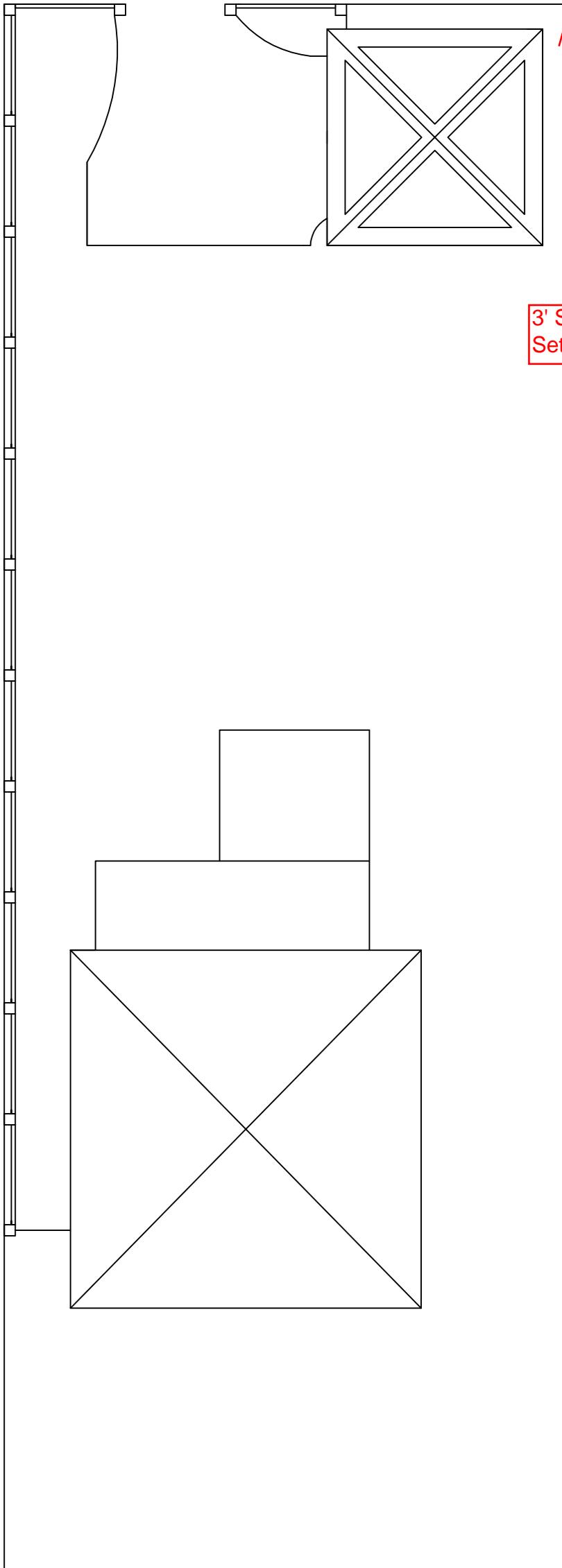
1512 Beechwood Avenue, front.



1512 Beechwood Avenue, rear.



Twenty-four foot (24') tall garage at 1508 Beechwood (on left), to show effect of lower grade at rear of lot.



3' Side and Rear  
Setback

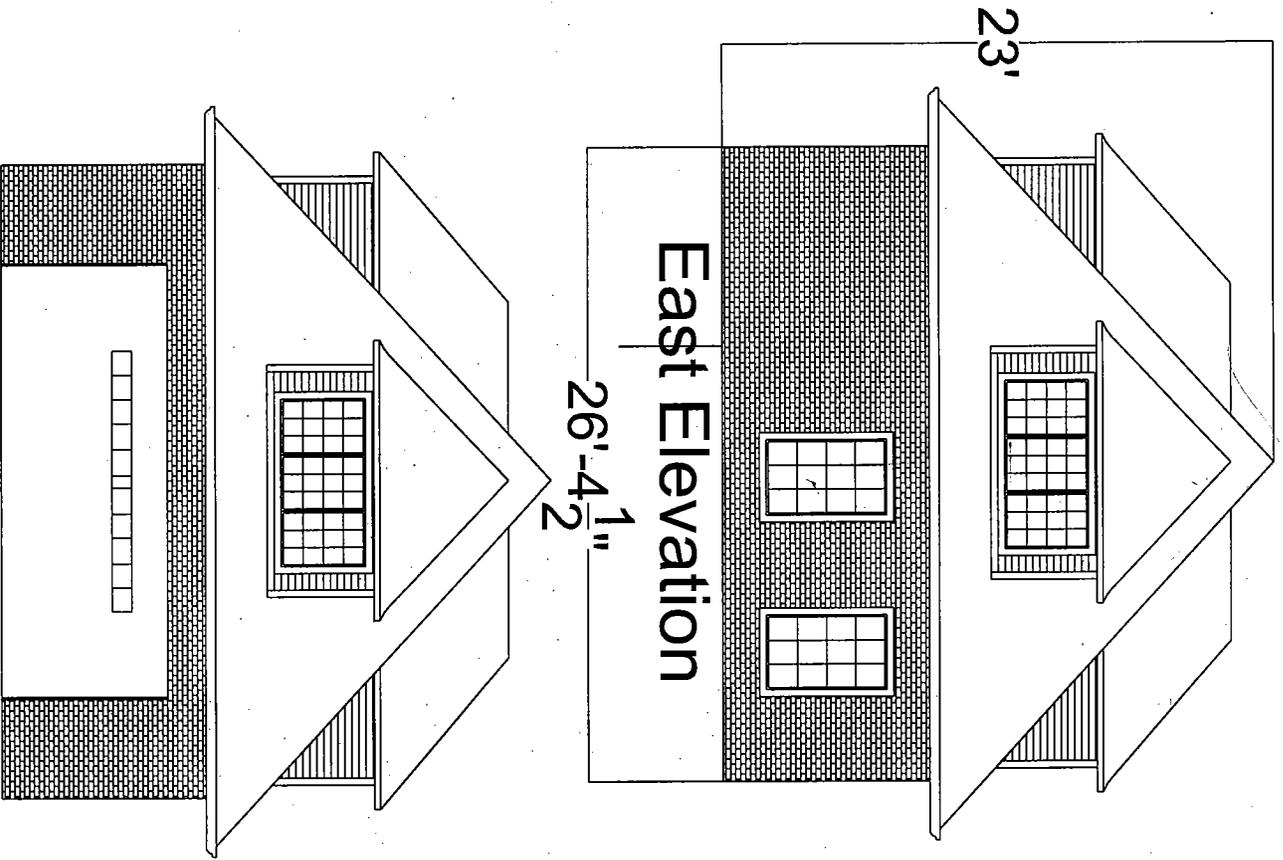
**A1**

School Facility Management, LLC  
7661 Charlotte Pike  
Nashville, TN 37209



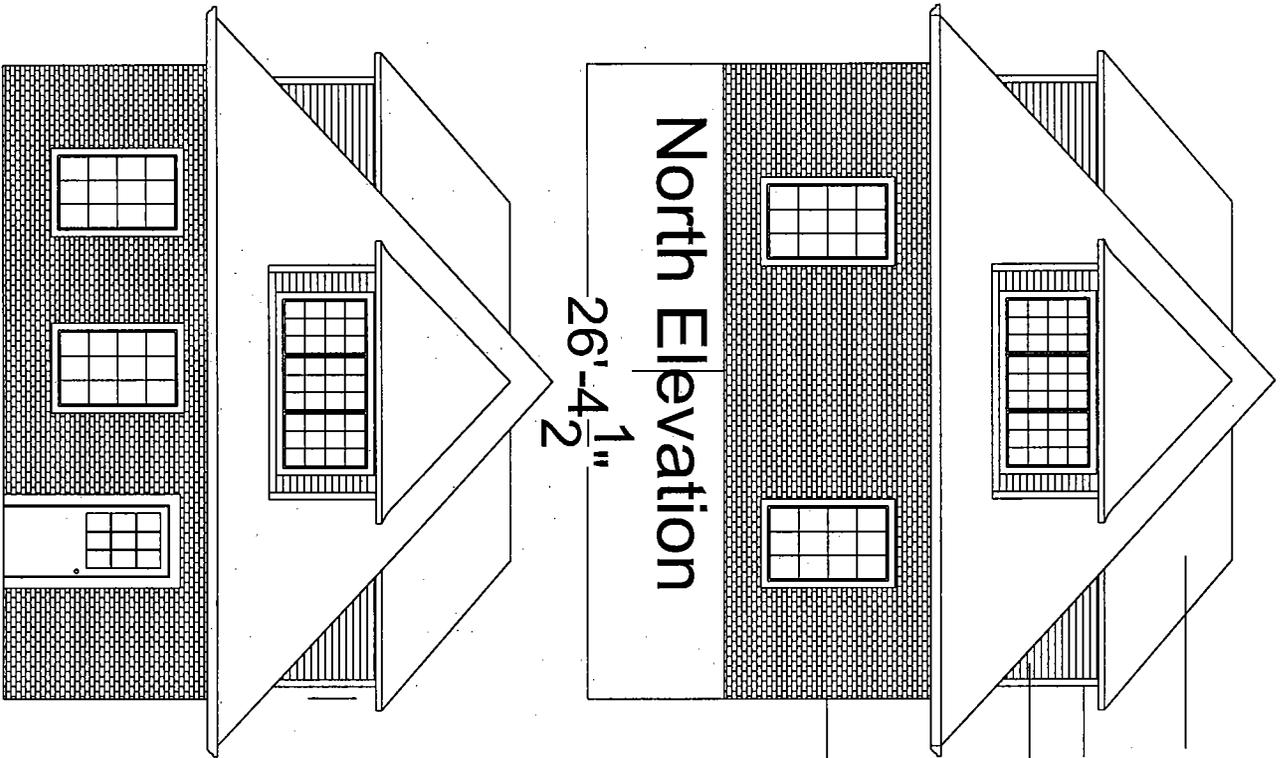
**1512 Beechwood**  
Garage  
Nashville, TN

ISSUE DATE:  
1/1/12  
Scale: 1/16" = 1'



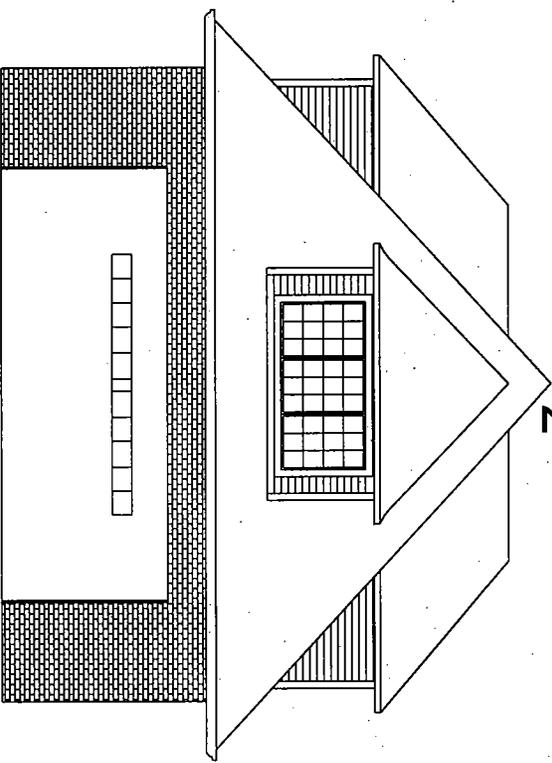
East Elevation

26'-4 1/2"

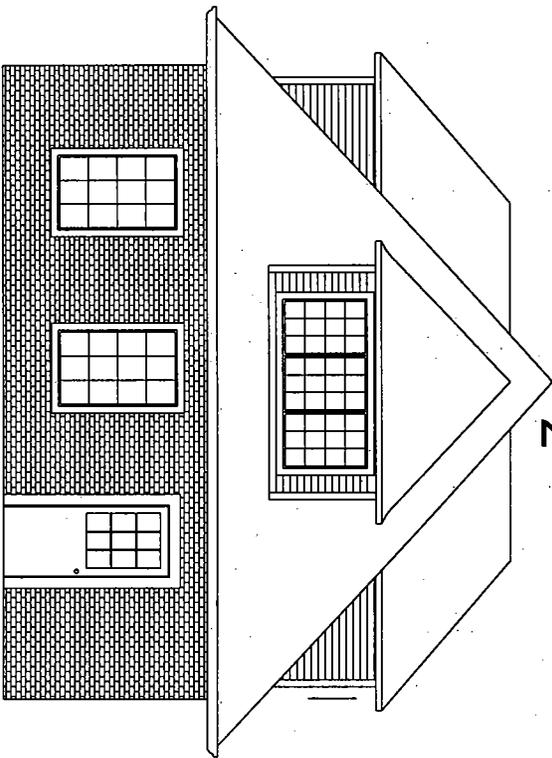


North Elevation

26'-4 1/2"



West Elevation



South Elevation

3 tab shingles

3.5" Miratec Trim

3.5" Hardiplank siding

All Brick

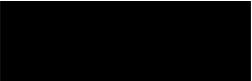
ISSUE DATE:  
11/29/11  
Scale: 1/8" = 1'

1512  
Beechwood

Garage

Nashville, TN

Charles Kincaid  
1512 Beechwood  
Nashville, TN 37212



A1

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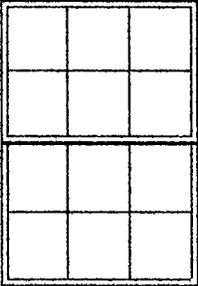
Date: 12/30/2011

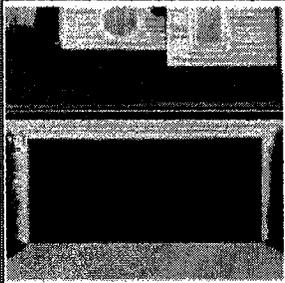
LOWE'S HOME CENTERS, INC. #532  
 3060 MALLORY LANE  
 FRANKLIN, TN 37067  
 USA  
 (615) 771-3412



Project #: 343620278 Description: SOS Window Quote  
 Customer Name: [REDACTED]  
 Customer Phone: [REDACTED]  
 Customer Address: [REDACTED]

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	<b>Manufacturer:</b> ThermaStar by Pella (R)			
RO Size = 72" W x 29 1/2" H	<del>71 1/2" x 29"</del> <b>83-1/2" x 3-6"</b>			
Frame Size = 71 1/2" W x 29" H	Product: Windows			
	Type: Double Hungs			
	Manufacturer: ThermaStar by Pella (R)			
	Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.			
	Room Location: OTHER 1			
	Material: Vinyl -			
	Frame Type (Overall Width): Nail Fin Only (4 3/16" OAW - 2 9/16" WD)			
	Series: 25 Series			
	Configuration: Three Wide			
	Frame Size Width: 71 1/2"			
	Frame Size Height: 29"			
	Vent Size: 1/2 Vent			
	Exterior Finish: White			
	Interior Finish: White			
	Glazing: Advanced Low-E			
	Argon Gas Filled IG: Yes - Argon Gas			
	Tempered Glass: No			
	Grilles Between Glass Type: 3/4" Contour			
	Grille Pattern: Standard Colonial			
	Top Sash Lite Pattern: 2W1H			
	Bottom Sash Lite Pattern: 2W1H			
	Hardware: 1 Cam/Keeper Lock Set			
	Hardware Color: White			
	Screen: Half Unit Fiberglass Screen			
	U-Value: 0.30			
	Solar Heat Gain Coefficient: 0.25			
		<b>\$610.99</b>	<b>4</b>	<b>\$2,443.96</b>

	Percentage Visible Light Transmission: 47% Lead Time: 18		
0002 RO Size = 36" W x 52" H Frame Size = 35 1/2" W x 51 1/2" H 	<b>Manufacturer:</b> ThermaStar by Pella (R) 35 1/2" x <del>51 1/2"</del> <i>54</i> <b>Product:</b> Windows <b>Type:</b> Double Hungs <b>Manufacturer:</b> ThermaStar by Pella (R) <b>Energy Star (R) Qualified Products Only:</b> No - I would like to view all available product offering. <b>Room Location:</b> OTHER 2 <b>Material:</b> Vinyl <b>Frame Type (Overall Width):</b> Nail Fin Only (4 3/16" OAW - 2 9/16" WD) <b>Series:</b> 25 Series <b>Configuration:</b> One Wide <b>Frame Size Width:</b> 35 1/2" <b>Frame Size Height:</b> 51 1/2" <b>Vent Size:</b> 1/2 Vent <b>Exterior Finish:</b> White <b>Interior Finish:</b> White <b>Glazing:</b> Advanced Low-E <b>Argon Gas Filled IG:</b> Yes - Argon Gas <b>Tempered Glass:</b> No <b>Grilles Between Glass Type:</b> 3/4" Contour <b>Grille Pattern:</b> Standard Colonial <b>Top Sash Lite Pattern:</b> 3W2H <b>Bottom Sash Lite Pattern:</b> 3W2H <b>Hardware:</b> 2 Cam/Keeper Lock Sets <b>Hardware Color:</b> White <b>Screen:</b> Half Unit Fiberglass Screen <b>Design Performance:</b> Standard <b>U-Value:</b> 0.30 <b>Solar Heat Gain Coefficient:</b> 0.25 Percentage Visible Light Transmission: 47% Lead Time: 18		
		<b>\$261.11</b>	<b>6      \$1,566.66</b>

0003 Door Size = 18' 0" W x 7' 0" H 	<b>Manufacturer:</b> Wayne-Dalton <b>Division:</b> Millwork <b>Product:</b> Doors <b>Type:</b> Garage <b>Manufacturer:</b> Wayne-Dalton <b>Product Category:</b> Residential Doors <b>Material:</b> Steel <b>Model:</b> 9100 <b>Panel Design:</b> Colonial Panel <b>Door Color:</b> Brown <b>Door Width:</b> 18' 0" <b>Door Height:</b> 7' 0" <b>Window Option:</b> Cascade <b>Locks:</b> Omit Lock		
		<b>\$1,251.00</b>	<b>1      \$1,251.00</b>

	<p>Head Room: 1' 0"  Track Type: 6" Low Headroom Track - TorqueMaster Spring  Side Room: 4 1/2" or Greater  Opener Headroom Allowance: Yes - New  Opener Type Needed for Headroom Allowance: Standard Ceiling Mounted Opener  Installation Option: Do-It-Yourself  Lead Time: 30 Days</p> <p>***This door comes equipped with a TorqueMaster Counterbalance System.***  A strut is required for this unit when used with the selected opener to avoid damage to the door.</p>	
<p>0004  Hanger Angle Kit</p> 	<p><b>Manufacturer:</b> Wayne-Dalton</p> <p>Division: Millwork  Product: Doors  Type: Garage  Manufacturer: Wayne-Dalton  Product Category: Residential Door Accessory  Accessories Item: Hanger Angle Kit  Lead Time: 21 Days</p>	<p style="text-align: right;"><b>\$13.00</b>      1      <b>\$13.00</b></p>

**Project Total: \$5,274.62**

Salesperson:



Accepted by: \_\_\_\_\_

Date: 12/30/2011

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This Millwork Quote is valid until 1/28/2012. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.