



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 2812 Oakland Avenue January 18, 2012

Application: New Construction--addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704025700
Applicant: Michael Ward, architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The application is to construct a rear addition, which will extend beyond the south/right sidewall of the house after an inset. The application also involves restoring the front porch configuration and demolishing an existing, non-historic rear addition and an existing non-contributing accessory structure.

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

1. The existing porch columns be kept, if they are structurally sound;
2. If photographic or documentary evidence of what the front façade originally looked like is found, then the applicant restore the front façade to its original appearance;
3. Staff review the exposed front façade, once the existing enclosure is removed, to determine if any original openings and/or materials should be preserved; and
4. Staff review and approve a stone sample, the asphalt shingle color, deck railing material, and the window and door specifications and material prior to purchase and installation.

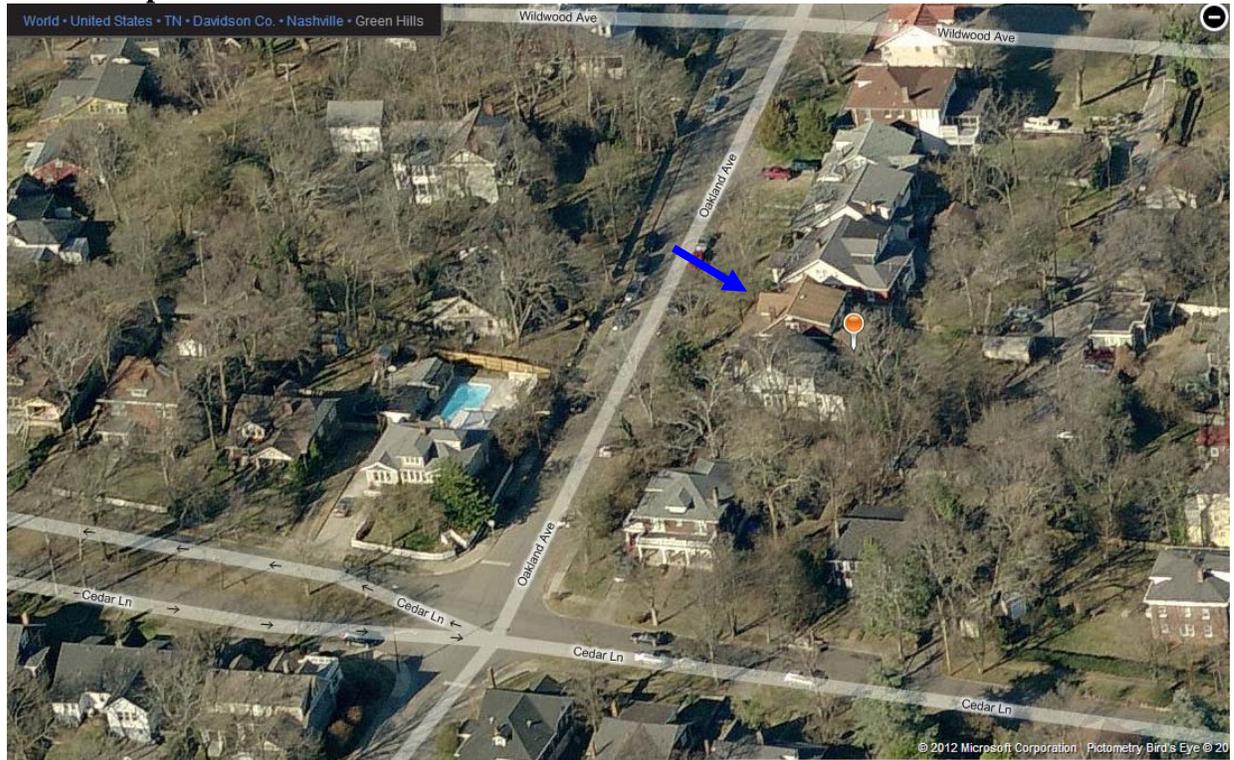
With these conditions, staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Background: 2812 Oakland Avenue is a one-and-a-half story brick bungalow constructed c. 1920. It is listed as a contributing structure to the Belmont-Hillsboro National Register Historic District. The structure's front porch has been enclosed.

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.

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.

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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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.*

II.B.2 Addition

- 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 exterior 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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

Rear additions wider than existing house

- *Rear additions that are wider than or equal in width to an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

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.)*

- 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, material color, material, and character of the property, neighborhood, or environment.

- e. 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.

- f. Additions should follow the guidelines for new construction.

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.

Analysis and Findings:

The application is to construct a rear addition, which will extend beyond the south/right sidewall of the house after an inset. The application also involves restoring the front porch configuration and demolishing an existing, non-historic rear addition and an existing non-contributing accessory structure.

Demolition of existing addition and accessory structure: Based on the age, appearance, and integrity of the existing addition and the accessory structure, staff find that the demolition of the addition and the accessory structure meets Section III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Front Porch and Dormer Restoration: The historic house's front porch has been enclosed. As part of the project, the application will be re-opening the porch and redesigning the first floor's front façade. Staff finds the proposed front façade configuration to be appropriate. However, staff asks that a condition of approval be that the existing porch columns be kept, if they are structurally sound, and that if photographic or documentary evidence of what the front façade originally looked like is found, then the applicant restore the front façade to its original appearance.

Location and Setback: The proposed addition is located in the rear of the property. It meets all of the base zoning requirements for setbacks. On the south/right side, it is a minimum of six feet (6') from the side property line and on the north/left side, it is a minimum of seven feet (7') from the side property line. (Note that the Codes Department does not consider chimneys when measuring setbacks.) The addition is over fifty-seven feet (57') from the rear property line.

On the north/left side, the addition insets one foot, six inches (1'6") from the wall of the house for a length of five feet (5'), at which point the addition expands out to match the wall line of the existing house. Although there is a chimney that extends one foot, ten inches (1'10") beyond the wall of the house, MHZC staff, as well as the Codes Department, does not consider chimneys to be part of the building footprint. Staff finds the one foot, six inch by five foot (1'6" X 5') alcove on the north/left elevation to be

appropriate because the addition at this point is one-and-a-half stories high with a raised basement.

On the north/left side, the addition will step in two feet (2') from the sidewall of the house for a length of five feet (5'), at which point the addition extends out six feet (6'), meaning it extends four feet (4') beyond the sidewall of the house. Staff finds this to be appropriate because the house is shifted slightly to the north side of the lot so that at this location, the house is approximately ten feet (10') from the south/right side property line and seven feet (7') from the north/left property line. In addition, the structural alcove is inset sufficiently on this side to lessen the impact of the wider portion of the addition and it pushes the wider portion of the addition more than five feet (5') behind the back of the house and the drop in grade will also lessen the visual impact of the addition. Finally, the wider portion of the addition is appropriate because it will have a side-gabled roof form and will be a minimum of five feet (5') shorter than the historic house, lessening its impact on the historic structure.

Staff finds the location and setbacks of the proposed addition to meet Section II.B.1.c. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The addition will be lower in height than the existing house. The site slopes back significantly, allowing for the basement space to be conditioned space. The alcove will have an eave height of approximately sixteen feet (16'), which matches the eave height of the house, and a ridge height of approximately nineteen feet (19'), which is approximately eleven feet (11') lower than the ridge of the house. The rest of the addition's eave height will also match the eave height of the house. Its ridge height will range from twenty-six feet, six inches (26'6") to twenty-eight feet (28') because of the slope of the site and will be approximately five feet (5') lower than the ridge of the house.

The chart below illustrates the relative maximum width, maximum depth and square footage of the historic house, the existing house with the existing addition, the new addition, and the total dimensions once the addition is complete:

	Max. Width	Max. Depth*	Square footage†
Historic House	31'9"	44'2"	1,402 sq. ft.
Existing House with existing addition	31'9"	58'2"	1,733 sq. ft.
New Addition (not including house)	35'9"	38'3"	1,087 sq. ft.
Historic House and New Addition	35'9"	82'5"	2,489 sq. ft.

* All depth figures include the eight foot, eight inch (8'8") deep porch

† Note that the existing and proposed additions have irregular shapes so the square footage is often less than the Max. Width X Max. Depth.

Below is a chart outlining the percentage of open space for the site’s current conditions and the proposed conditions under the application, which include demolishing the existing accessory structure. Because the site plan indicates that a garage that is approximately twenty-feet by twenty-four feet (20’ X 24’)—or four hundred and eighty square feet (480 sq. ft) —may be constructed in the future, the percentage of open space for that potential future development has been included as well. However, because it is not currently part of the application and the size may change, staff will not address whether or not the potential future garage meets the guidelines for size, scale, and percentage of open space.

	Total built Square footage footprint	% open space
Existing with house, addition, and accessory structure	1,964 sq. ft.	77%
Proposed with new addition with demo of accessory structure	2,489 sq. ft.	71%
Possible if 20’ X 24’ garage is constructed as shown on site plan for future construction	2969 sq. ft.	65%

In summary, with the new construction, the house will be four feet (4’) wider and twenty-four feet, three inches (24’3) deeper than the existing house. The square footage will increase by approximately seven hundred and fifty-six square feet (756 sq. ft.) and the open space ratio of the site will decrease by approximately six percent (6%). Staff finds this increase in the house’s size and decrease in the open space to be appropriate for the Belmont-Hillsboro neighborhood. Once constructed, the size of the house and the percentage of open space will be comparable to other houses in the historic neighborhood.

II.B.1.b., and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The existing house for the most part has a side gabled roof with a pitch of approximately eight-twelve (8-12). However, on the south/right elevation, the back of the side gable extends out into a salt-box-type roof form with a slope of approximately three-twelve (3/12). The proposed alcove-portion of the structure will have a gabled roof form. The rest of the structure will have a cross-gable form with pitches of approximately eight-twelve (8/12). The portion of the addition that is wider than the existing house will have a side-gable form so that its impact from the street will be minimized. Staff finds the cross gabled roof form to be appropriate because it will break up the massing of the house and help minimize the addition’s impact on the historic house.

Staff finds the addition’s roof pitches and forms to meet Section II.B.1.e. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The addition does not have any large expanses without a window or door opening and the windows are appropriately proportionate to their location and function. On the rear basement level, a roll-up garage-type door will be included and will lead to a “Rec Room.” Staff finds this modern fenestration type appropriate in this instance because it is situated in the rear of the property, inset behind a covered porch, is located at the basement level, and it should not be visible from a public thoroughfare. Staff finds that the addition’s proportion and rhythm of openings meet Section II.B.1.g. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The addition will primarily be clad in cement fiberboard lap siding with a maximum reveal of five inches (5”). The alcove portion of the addition and the stairway tower on the rear will be clad in wood trim. The chimney will have a stucco finish. Most of the foundation will be masonry with a parge-coat finish, although the stair tower portion of the addition in the rear will have a stone foundation. Staff asks that a condition of approval be that staff review and approve a stone sample prior to purchase and installation. The gable fields of the addition and the front dormer will be cedar shake, which will match the shake in the house’s gable field. The material of the windows and doors was not specified, and staff asks that a condition of approval be that staff review and approve the window and door materials and specifications prior to purchase and installation. The roof will be architectural dimensional fiberglass composition shingles, and staff asks that a condition of approval be that staff review and approve the color of the shingles prior to purchase and installation. The material of the rear deck railing was also not specified and staff asks to approve the railing material prior to purchase and installation.

With the staff’s final approval of the materials, staff finds the materials for the proposed addition to meet Section II.B.1.d. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Staff recommends approval of the application with the following conditions:

1. The existing porch columns be kept, if they are structurally sound;
2. If photographic or documentary evidence of what the front façade originally looked like is found, then the applicant restore the front façade to its original appearance;
3. Staff review the exposed front façade, once the existing enclosure is removed, to determine if any original openings and/or materials should be preserved; and
4. Staff review and approve a stone sample, the asphalt shingle color, deck railing material, and the window and door specifications and material prior to purchase and installation.

With these conditions, staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



2812 Oakland Avenue, front façade with enclosed front porch.



2812 Oakland Avenue, front and left facades



2812 Oakland Avenue, front and right side facades



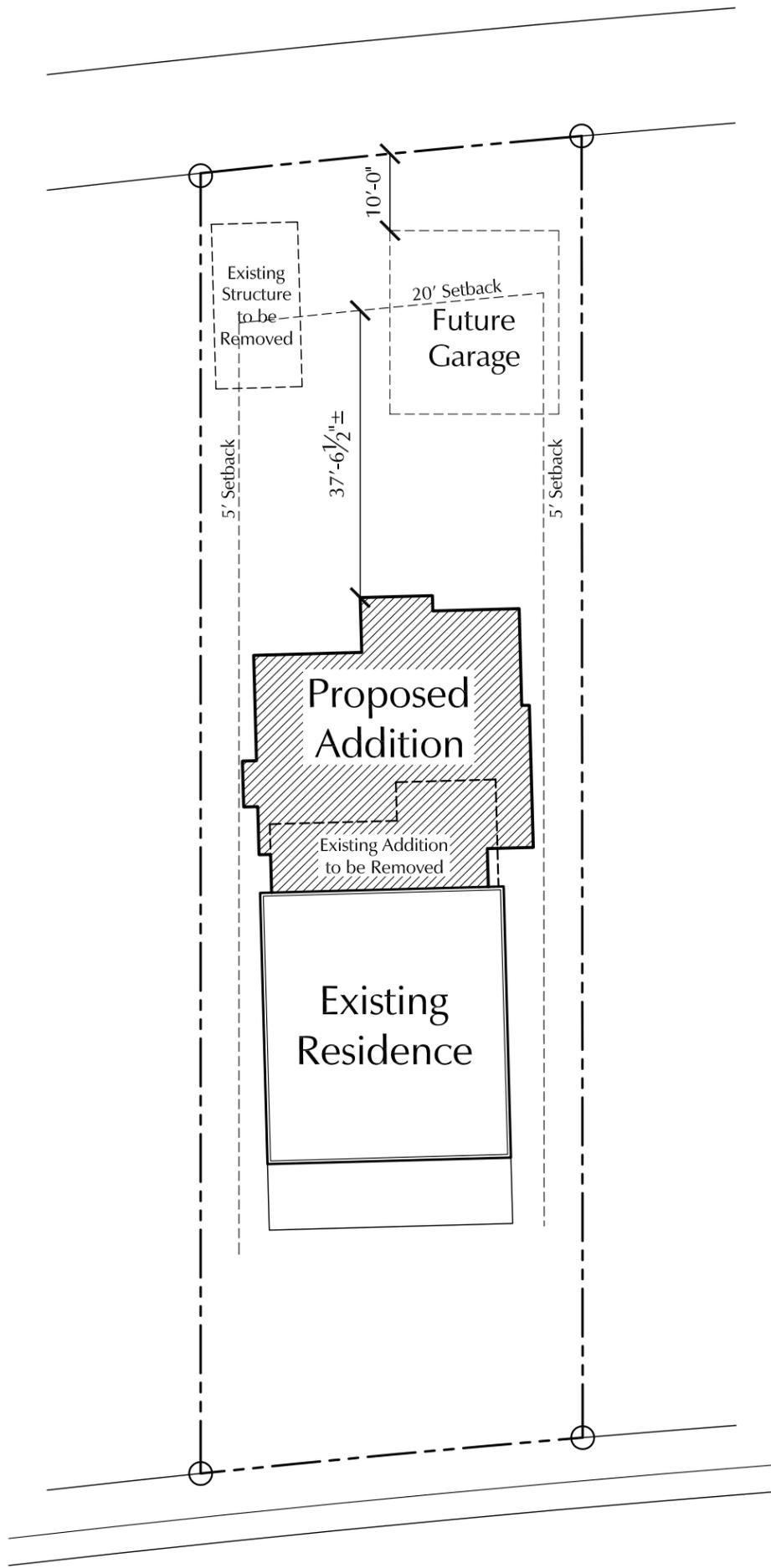
2812 Oakland Avenue, rear façade. This rear addition will be demolished.



2812 Oakland Avenue, rear façade. The rear addition will be demolished.



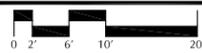
2812 Oakland Avenue, rear yard. Shed seen to the right will be demolished.



Oakland Avenue



Site Development Plan



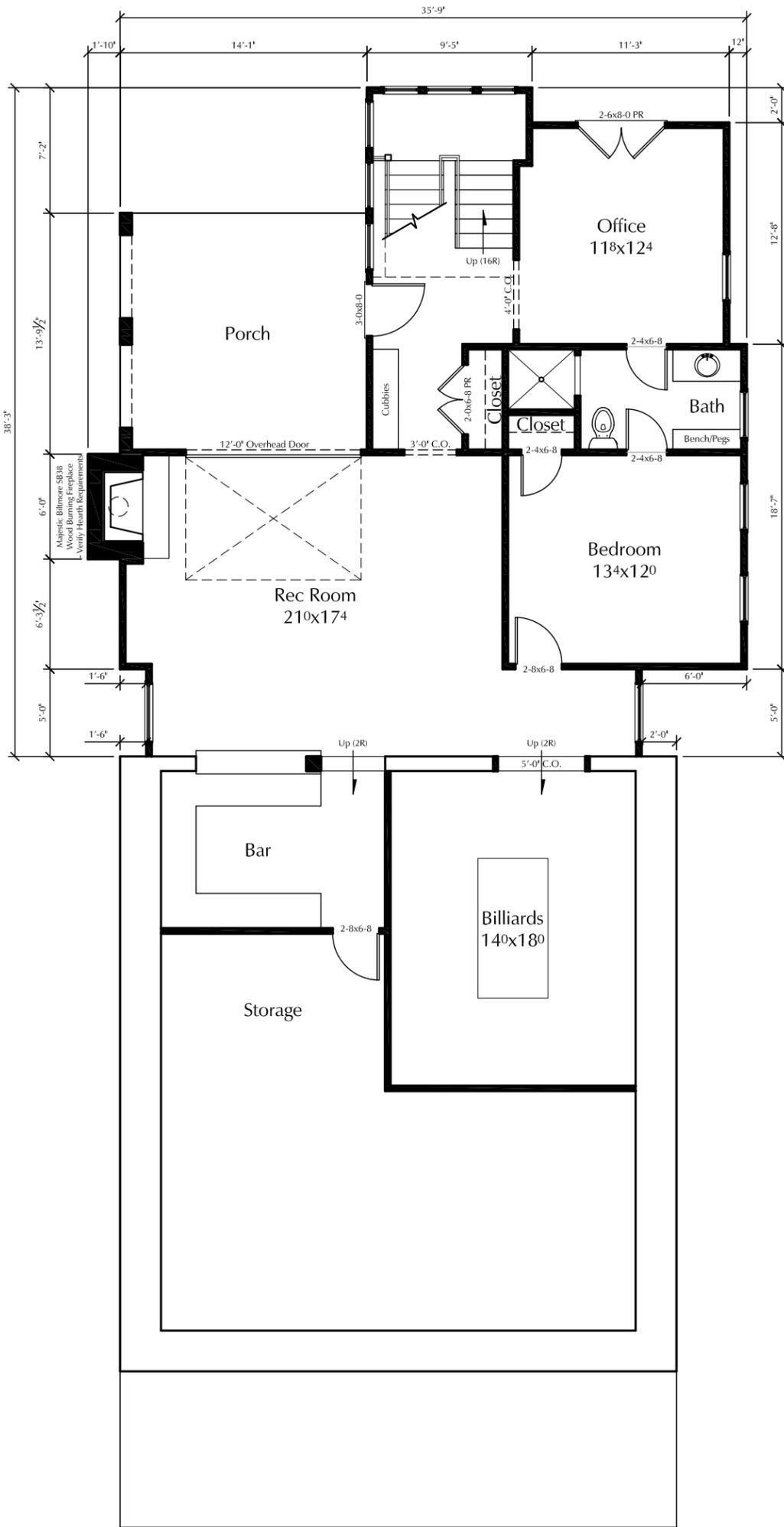
Scale: 1" = 20'-0"

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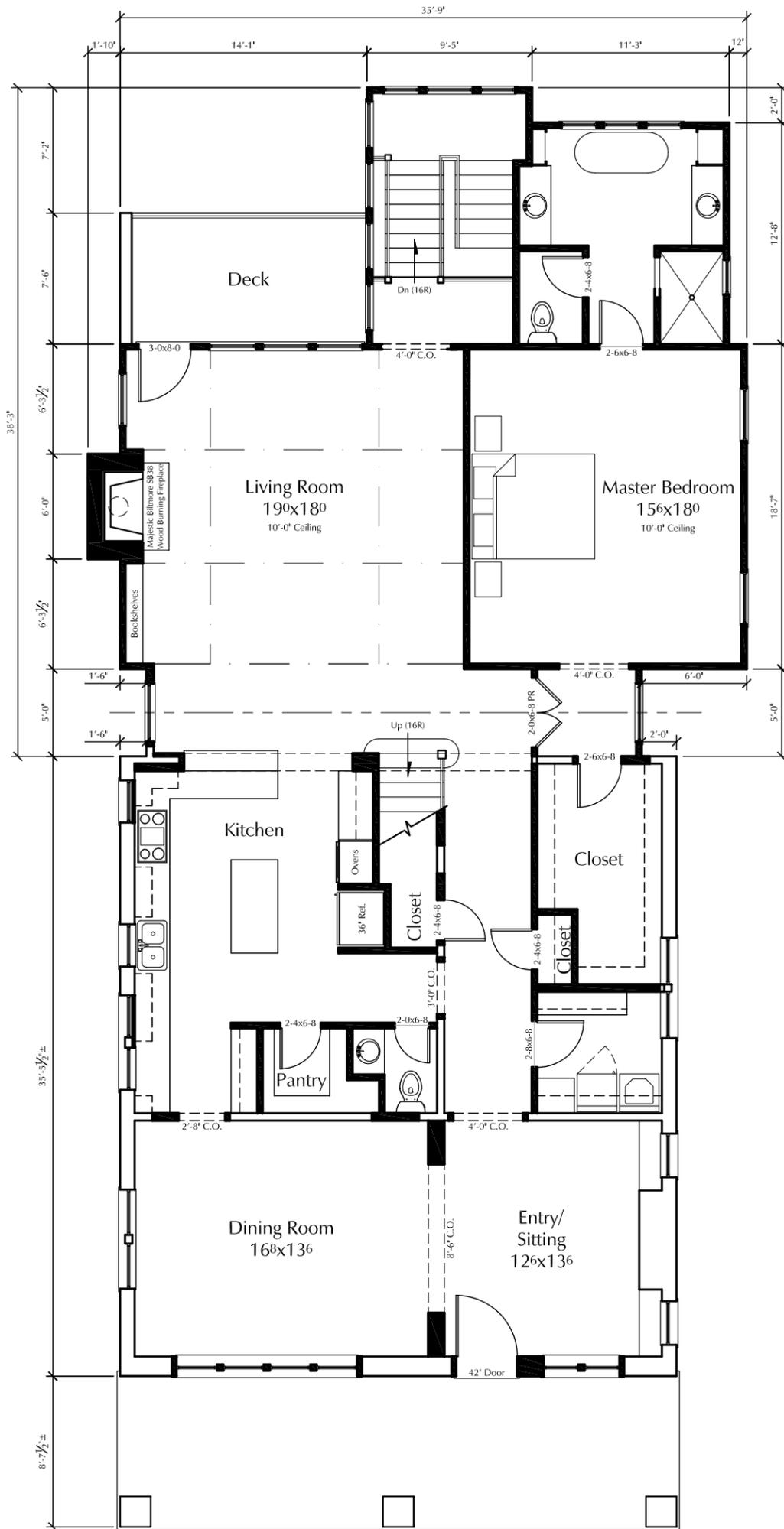
Drawings:
Floor Plans
Date:
11 January, 2012



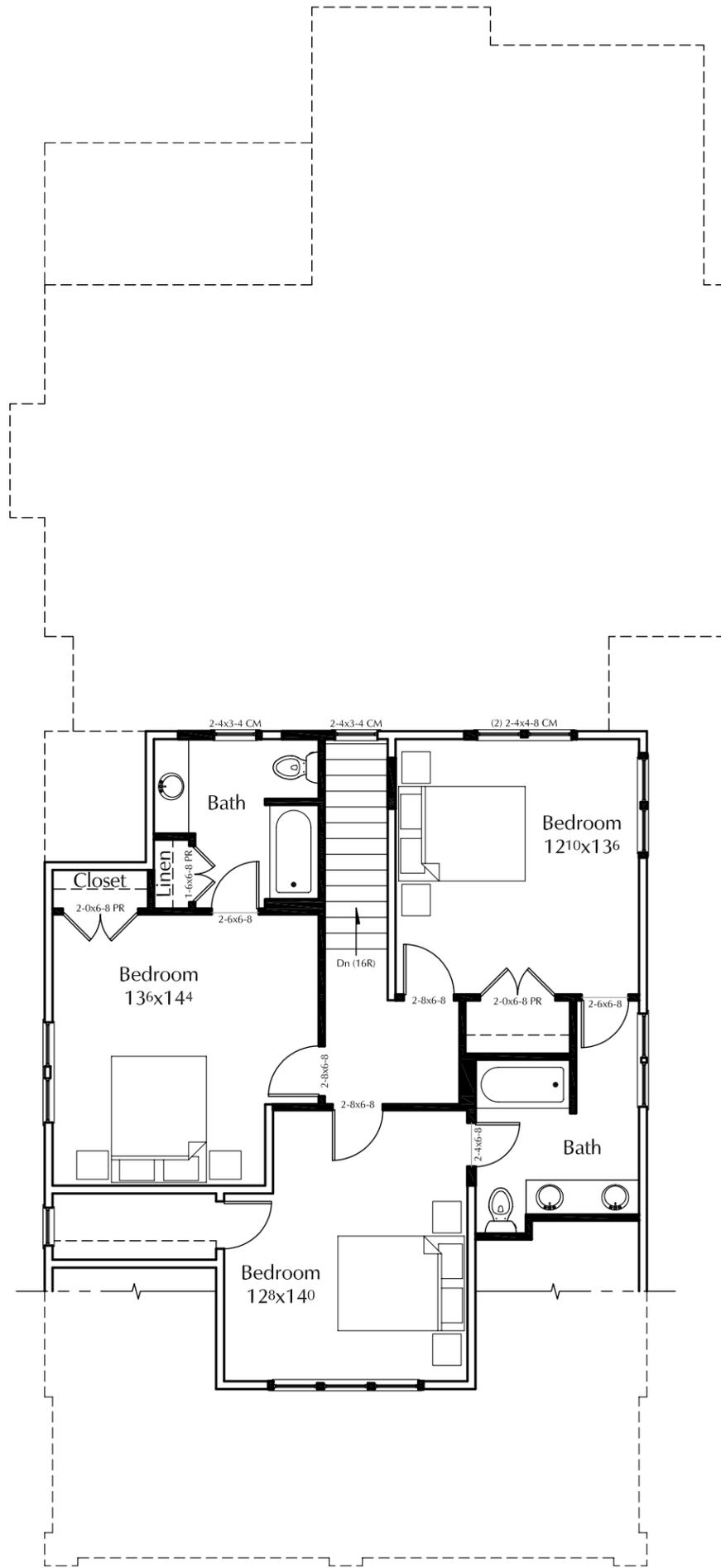
2812 Oakland Avenue
Nashville, TN 37212



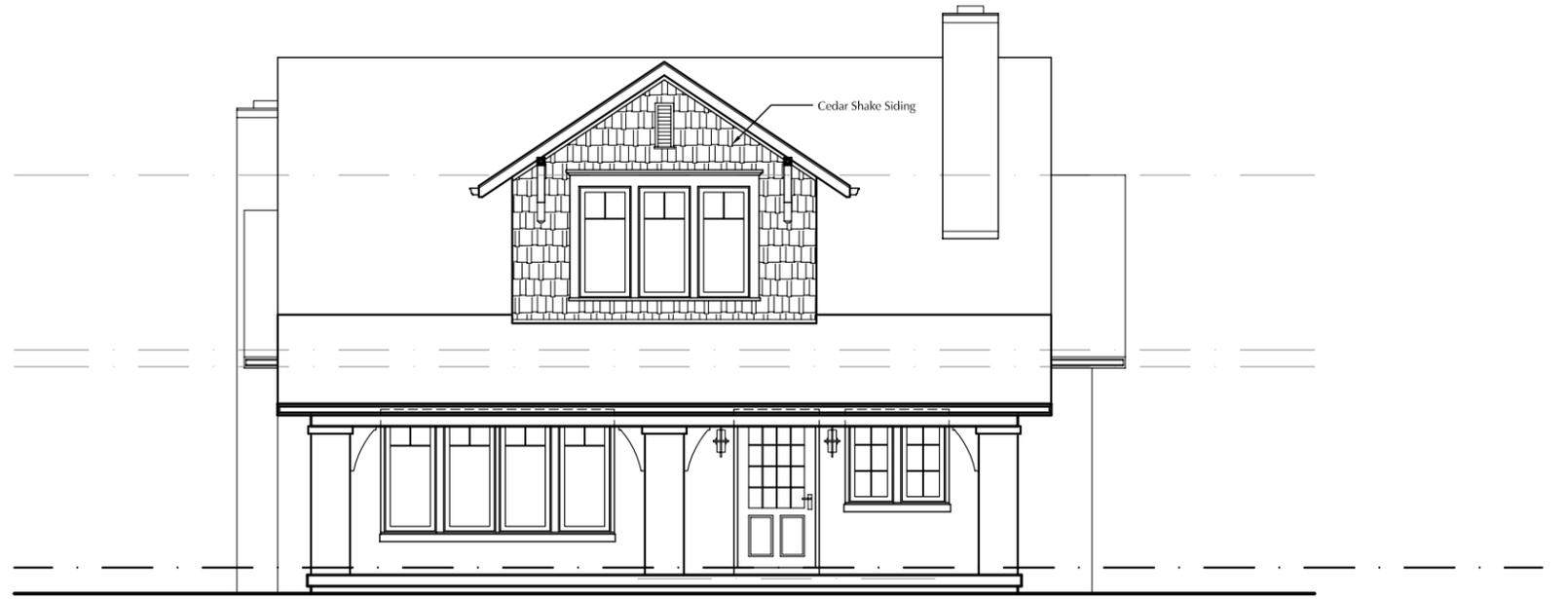
1 **Basement Plan**
 Scale: 1/8" = 1'-0"



1 First Floor Plan
 Scale: 1/8" = 1'-0"



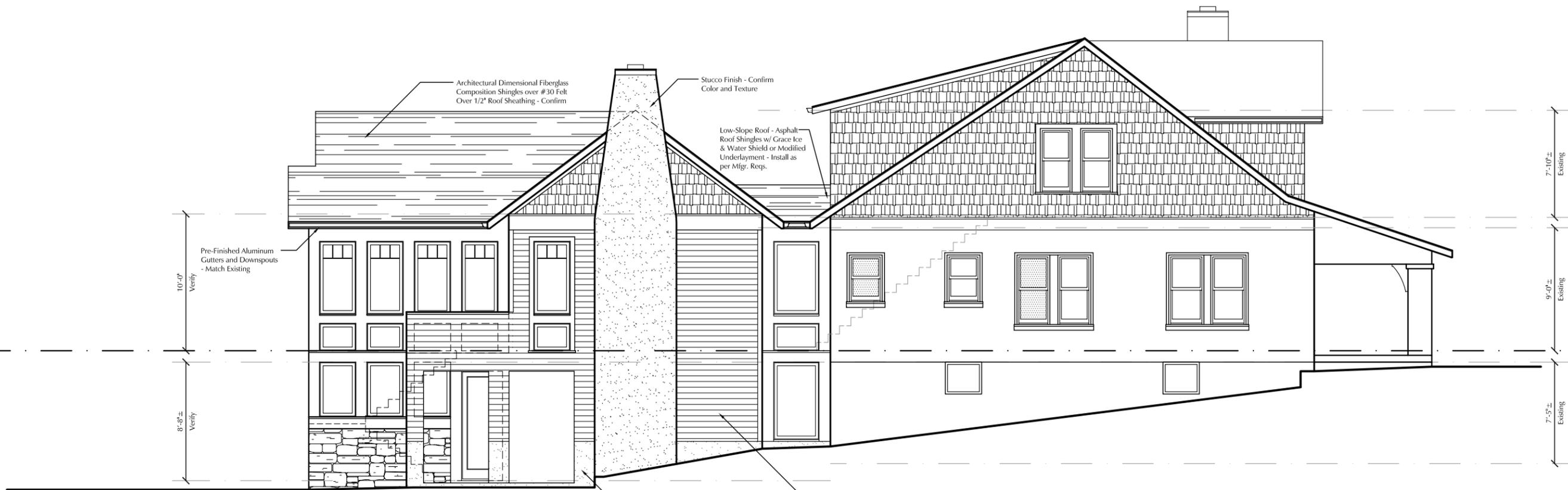
① **Second Floor Plan**
 Scale: 1/8" = 1'-0"



1

Front Elevation

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



2

Left Side Elevation

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



2812 Oakland Avenue

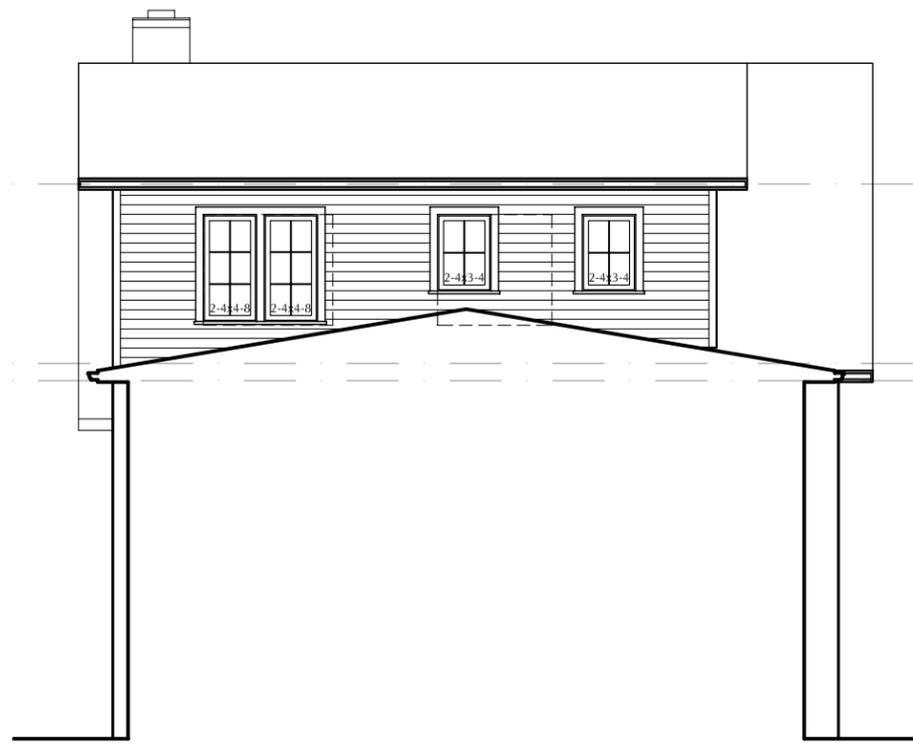
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Exterior Elevations
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04 January, 2012

A-2.0



3 Rear Elevation
 Scale: 1/8"=1'-0"



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



2 Right Side Elevation
 Scale: 1/8"=1'-0"

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A-2.1