



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
2405 Belmont Boulevard
July 31, 2012

Application: New construction-addition, Partial demolition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416029500
Applicant: Manuel Zeitlin, architect
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

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| <p>Description of Project: Applicant proposes a two-story addition on an existing contributing house and to demolish an existing accessory structure.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none"> • The applicant provide information about the material, design and dimensions of masonry, panel connection, foundation, windows, doors, roofing, trim and railings; and • The right side sits in from the existing side walls by a minimum of two feet (2’). <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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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).

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. 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: 2405 Belmont Boulevard is a contributing building in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Analysis and Findings:

Demolition: The existing accessory structure does not add to the historic character of the district because it cannot be seen from the public right-of-way. It is not large enough to accommodate modern vehicles or situated in a manner to accommodate any vehicles because of the grade. In addition, it is in poor condition. Denial of demolition would result in an economic hardship since the accessory structure is not usable as a garage and, because of the size, grade and layout of the lot, a new garage cannot be constructed without its removal.



Staff finds that demolition of the accessory structure to meet section III.B.2.c. A new garage is not a part of this application but is planned.

Location & Orientation: The proposed addition is located to the rear of the building. It includes a second level on the left side over an existing one-story addition that will be essentially flush (with the exception of the change in material) with existing side wall. On the right, the addition will be two-stories, also proposed to be flush with the existing wall. According to the design guidelines, two-story additions should sit in a minimum of two-feet (2') to help distinguish from the new from the old and to lessen the impact of the mass of the addition on the existing house. Since the left side of the addition is over an existing portion of the house, no inset is recommended; however, staff does recommend that the addition sit in two feet (2') on the right side.

Height & Scale: The foundation line is above the existing foundation due to the rise in grade from the front of the lot to the back. The tallest portion of the addition is two feet (2') below the existing ridge line with a chimney on the back wall being the same as the existing ridge height. The addition only adds approximately two-hundred and twenty-four square feet (224 sq ft) to the existing footprint reducing the percentage of open space by a minimal amount. Staff finds the height and scale to meet sections IIB.a and b. and II.B.2.a

Roof Shape: The roof is an angled shed roof. It does not match the existing roof form but shed roofs are typical of historic additions and this one will have minimal visibility from the street and will not interfere with the existing roof form. The addition is two-stories on a one and one-half story home, so the eave lines do not match the existing. Staff finds the roof shape to be appropriate for the district and to meet section II.B.e and II.B.2.a.

Design: The design of the addition is contemporary which serves to distinguish the old

from the new; however, the massing of the two-story right side is heavy compared to the existing one and one-half story house. The typically required two foot (2') inset would provide a more appropriate scale; therefore, Staff recommends a two-foot (2') inset on the right side for the project to meet II.B.2.a.

Setback and Rhythm of Spacing: The addition fits within the rear and side setbacks required by bulk zoning. The front setback will not be affected. The addition follows the existing lines of the house and does not extend beyond the side walls. Staff finds that the project meets Section II.B.c.

Materials, Texture, Details, and Material Color: The foundation material is unknown, the siding cement fiber lap siding and panels, and the roof material and color is unknown. The chimney will be masonry but the exact material is unknown as are the design and materials of windows, doors, trim and rear railings. Final staff review of all materials is recommended.

Proportion and Rhythm of Openings: The new windows are in alignment with existing windows and of the same proportion. The rhythm of openings is similar to that found on the existing building. Staff finds the rhythm of openings and the proportion of openings to be appropriate and meet Section II.B.g.

Staff recommends approval with the conditions that:

- The applicant provide information about the material, design and dimensions of masonry, foundation, windows, doors, roofing, trim and railings; and
- The right side sits in from the existing side walls by a minimum of two feet (2').

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

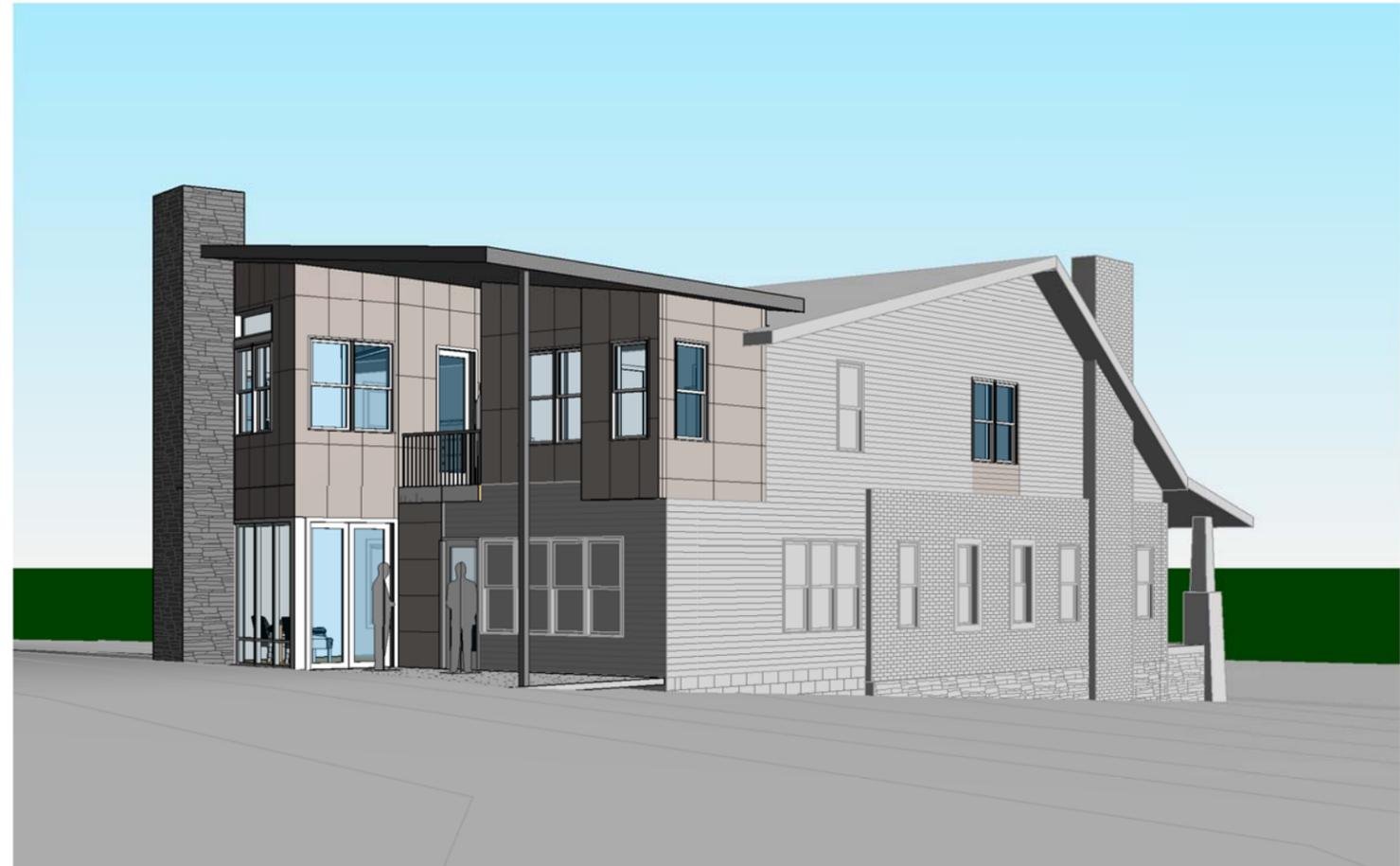


MHZC PROPOSAL

2405 BELMONT BOULEVARD
NASHVILLE, TN 37212

SHEET INDEX

- A100 COVER SHEET
- A101 SITE PLAN
- A102 DEMO PLANS
- A103 PROPOSED FLOOR PLANS
- A104 E, N ELEVATIONS
- A105 W, S ELEVATIONS
- A106 EXISTING 3D VIEWS
- A107 PROPOSED 3D VIEWS



1 PROPOSED VIEW

2405 BELMONT BLVD.

COVER SHEET
MHZC PROPOSAL
07-11-12

A100

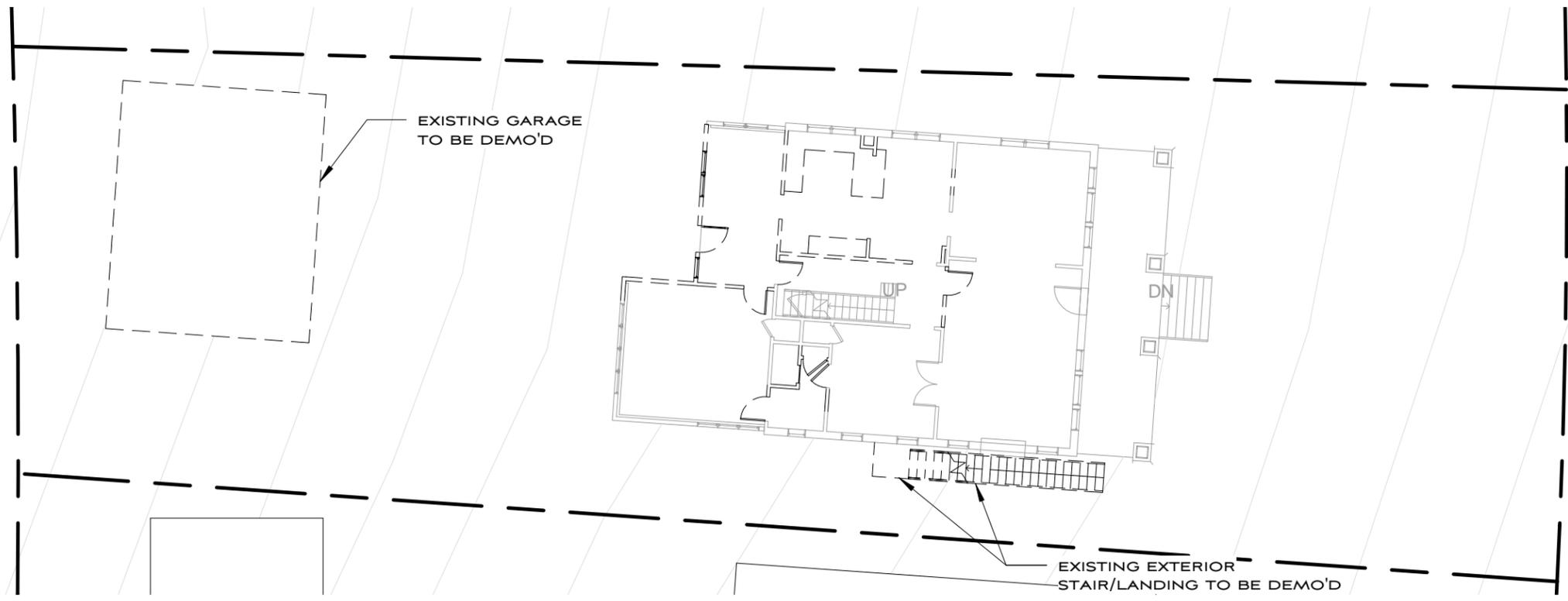
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MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
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1819 21ST AVE SOUTH NASHVILLE, TN 37212



BELMONT BLVD.

1 SITE PLAN - DEMO
1/16" = 1'-0"

PROJECT INFO

ZONE - R8

MAX. BLDG. COVERAGE - 45%

MAX. HT. - 3 STORIES

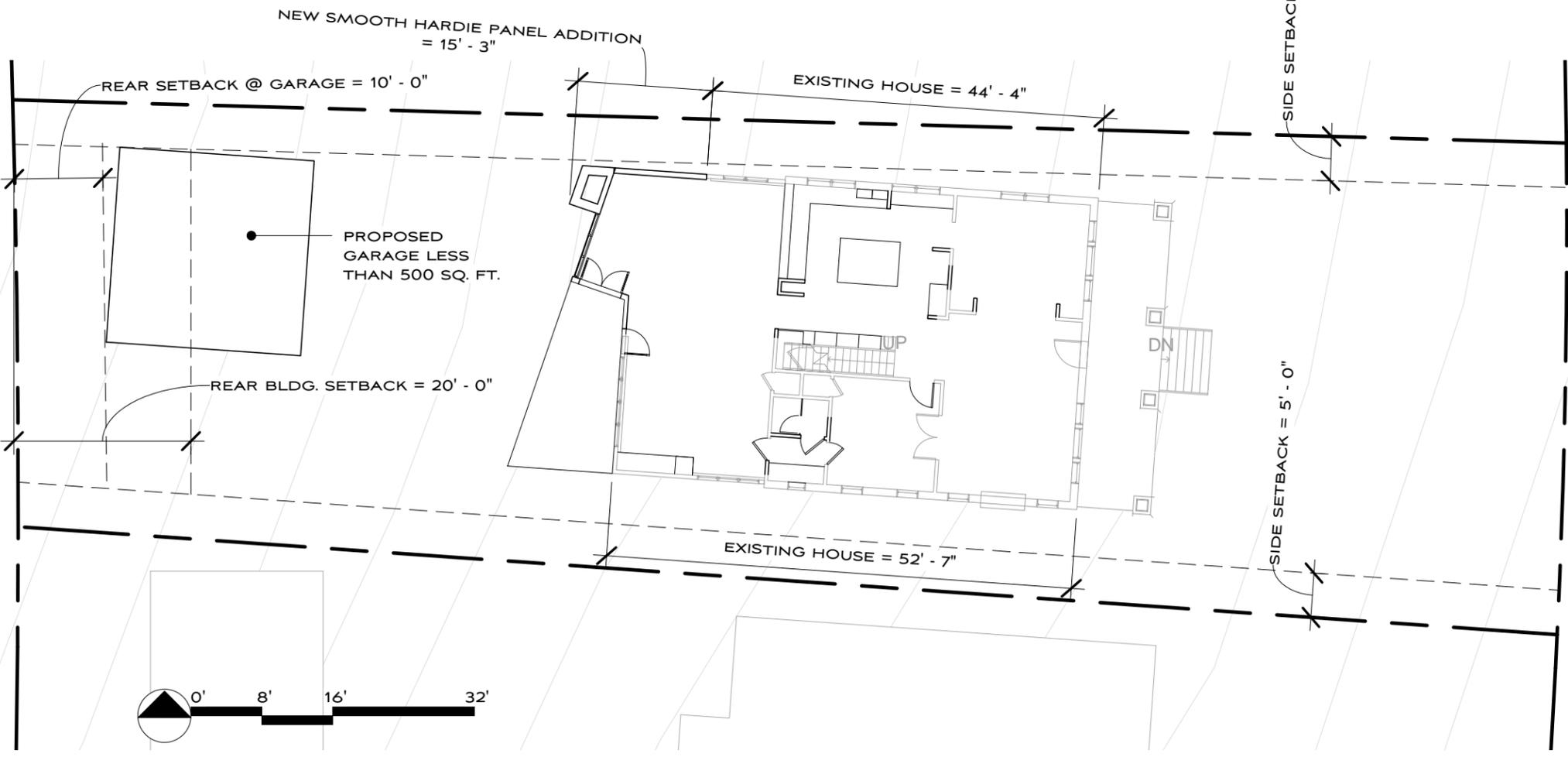
20'-0" REAR SETBACK

5'-0" SIDE SETBACK

SITE - 9043 SF

EXISTING 1ST FLOOR - 1689 SF
 PROPOSED 1ST FLOOR ADDITION - 224 SF
 EXISTING 2ND FLOOR - 1342 SF
 PROPOSED 2ND FLOOR ADDITION - 311 SF

PROPOSED 1ST FLOOR - 1913 SF
 PROPOSED 2ND FLOOR - 1653 SF
 TOTAL GROSS AREA - 3566 - LESS THAN 4069 SF
 (0.45 X 9043 SF) ALLOWED



BELMONT BLVD.

2 SITE PLAN - PROPOSED
1/16" = 1'-0"



2405 BELMONT BLVD.

SITE PLAN

MHZC PROPOSAL

07-11-12

A101

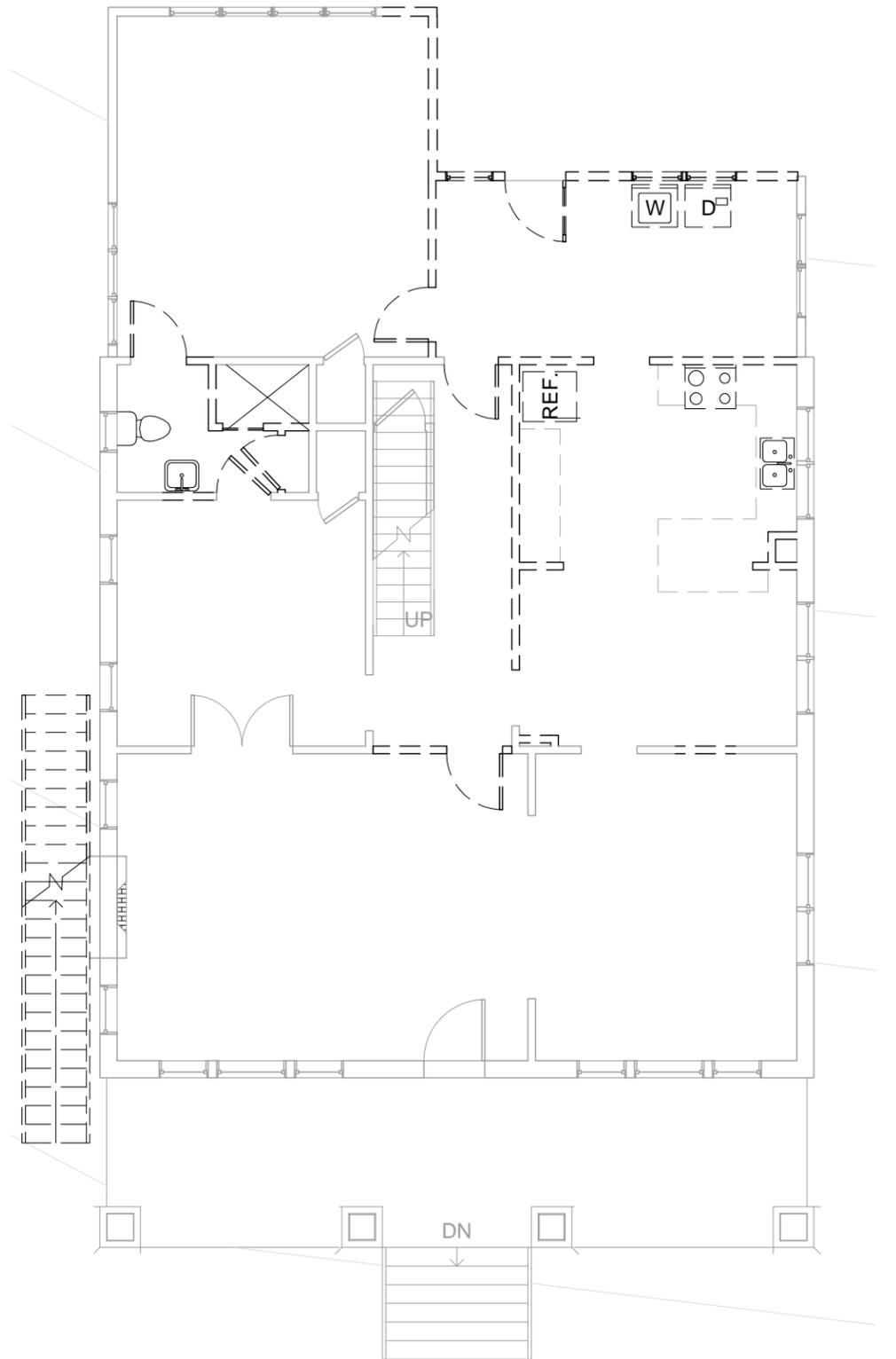
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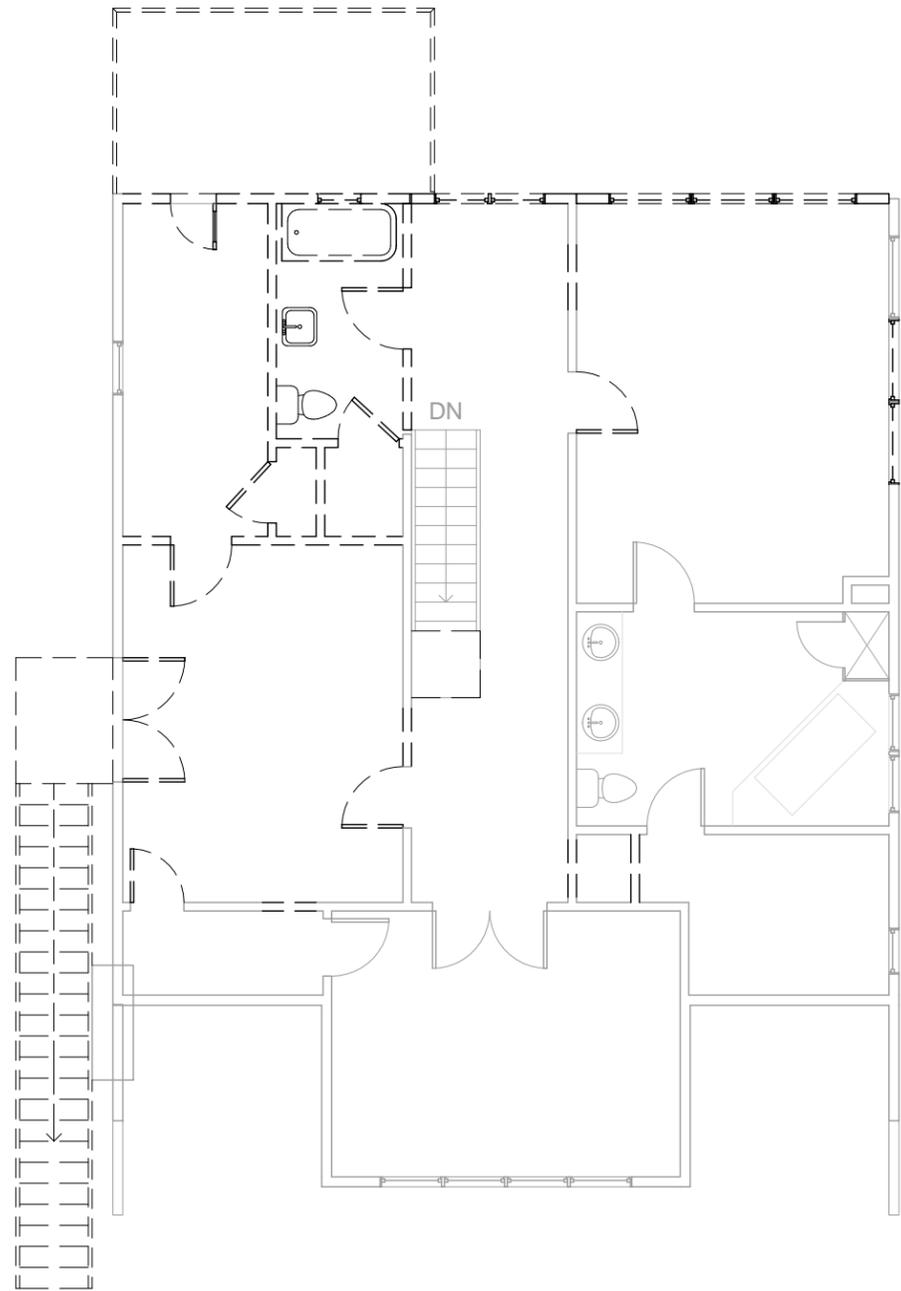


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1 DEMO PLAN - LEVEL 1
1/8" = 1'-0"



2 DEMO PLAN - LEVEL 2
1/8" = 1'-0"

2405 BELMONT BLVD.

DEMO PLANS
MHZC PROPOSAL
07-11-12

A102

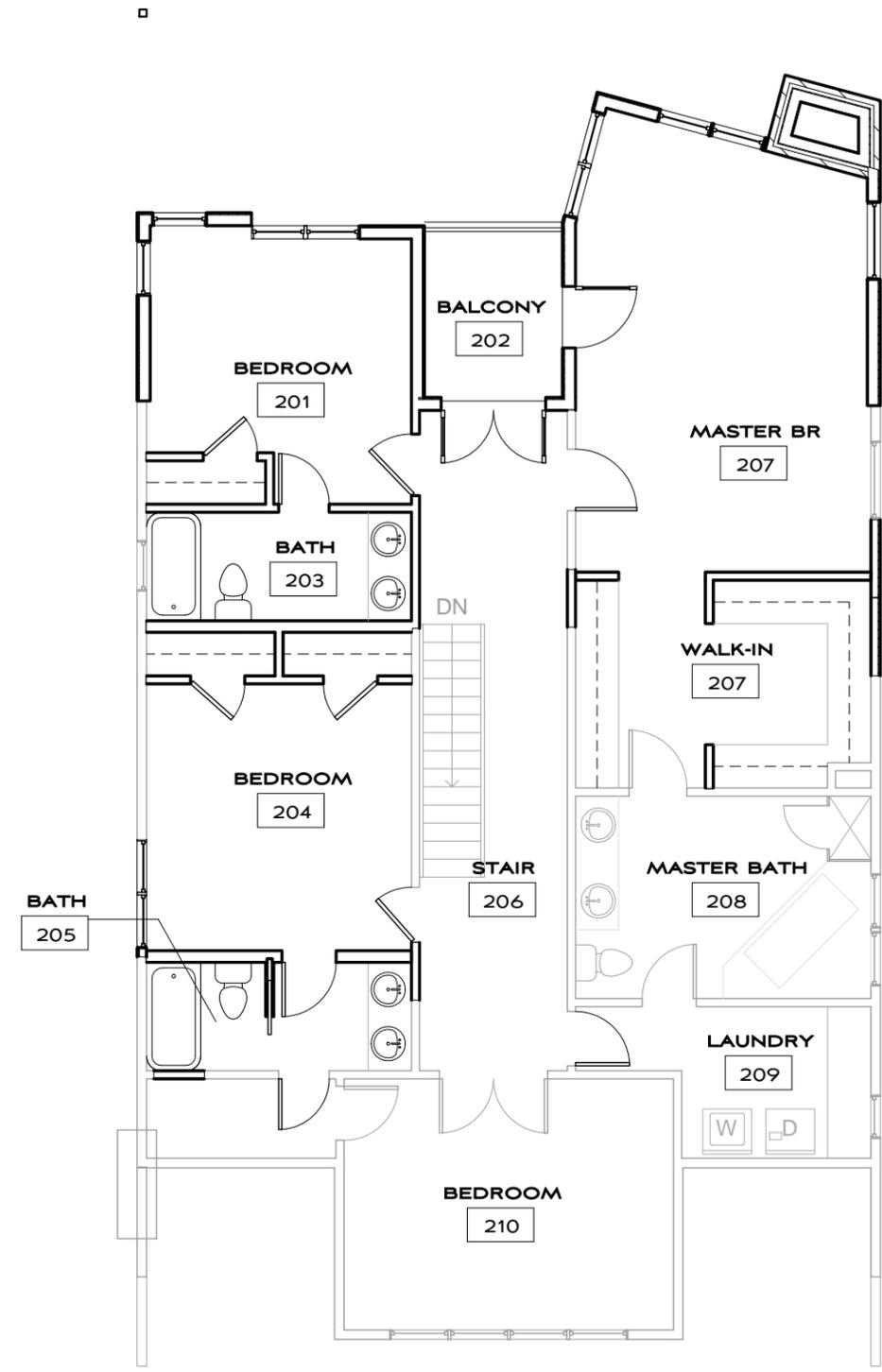
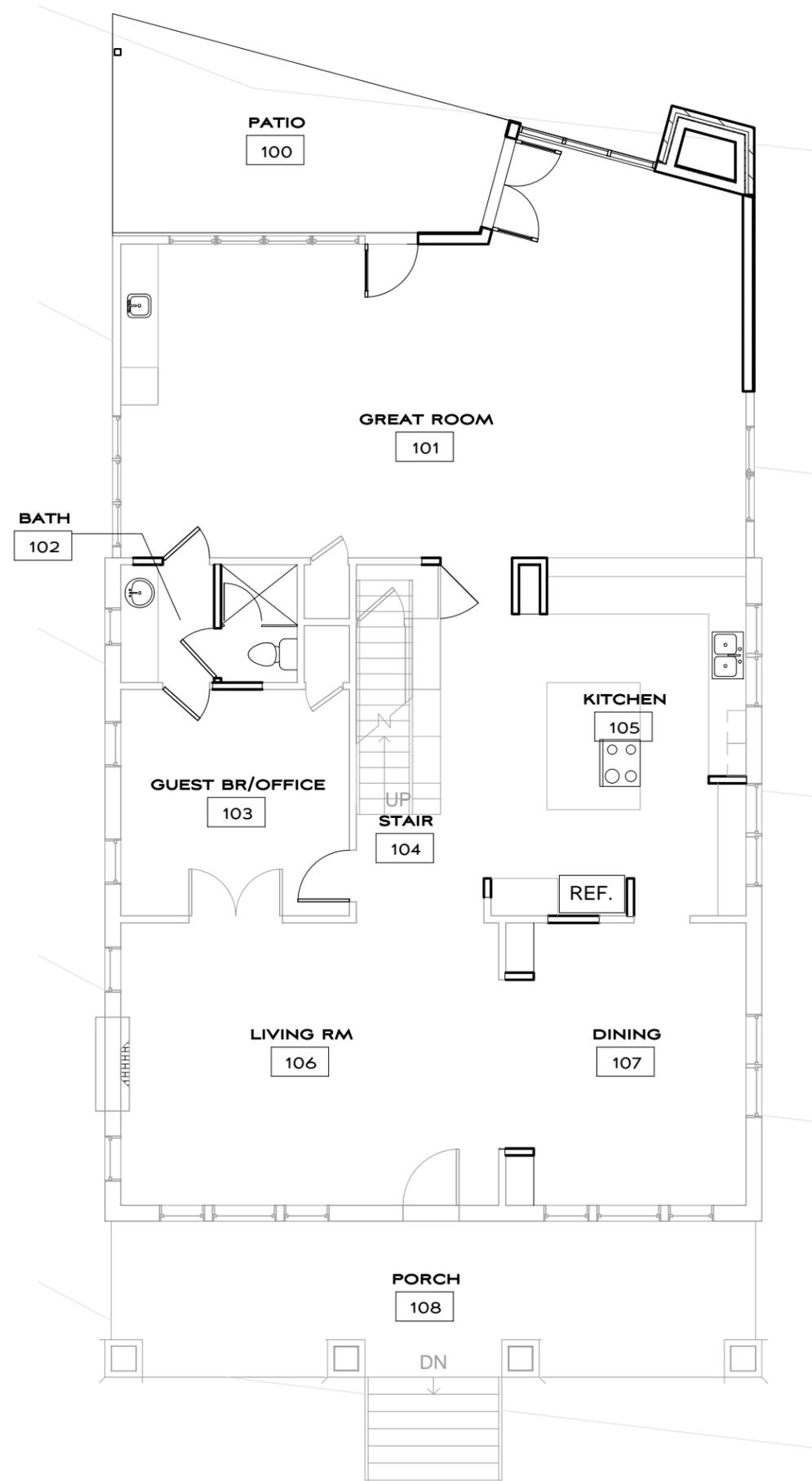
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2405 BELMONT BLVD.

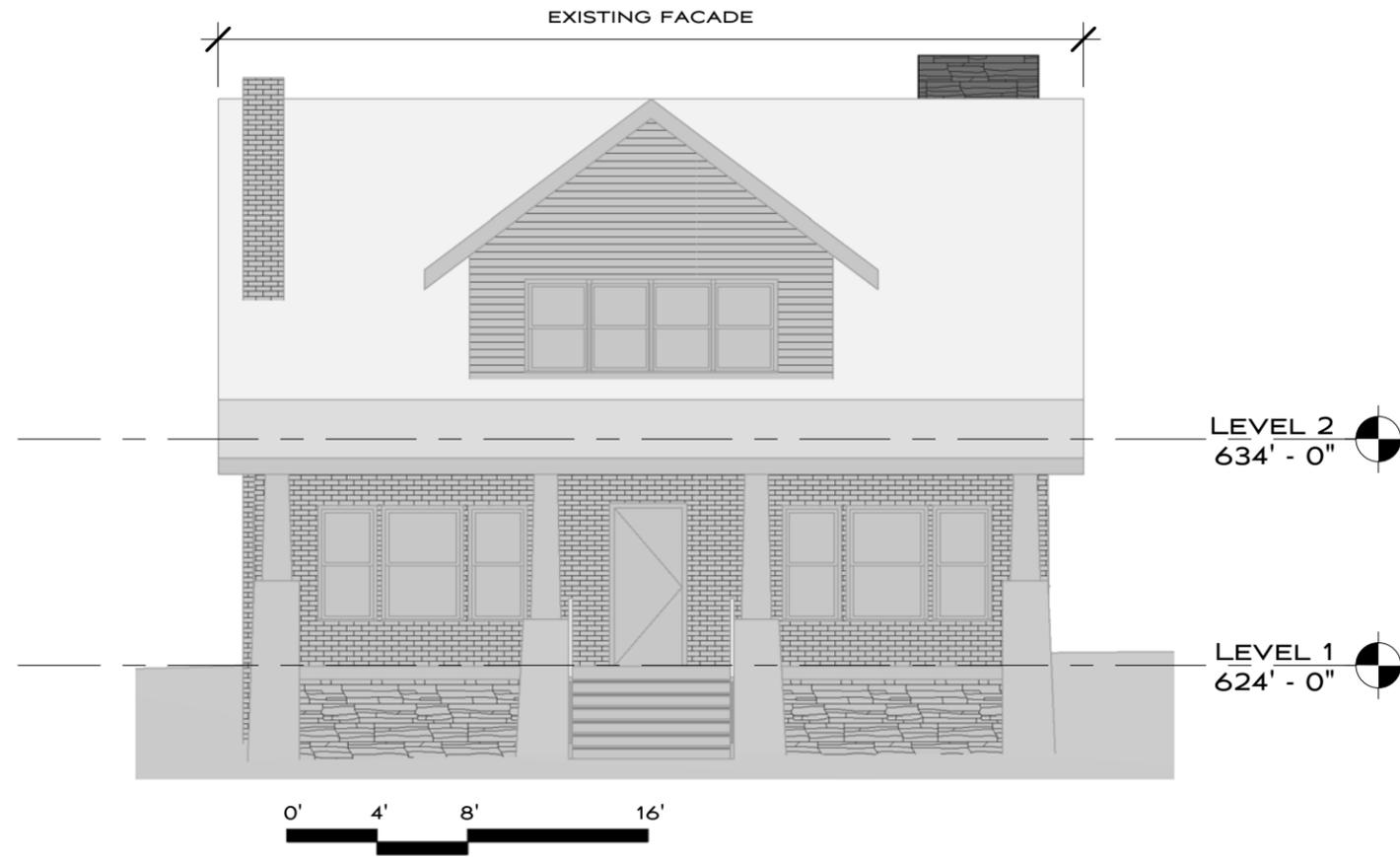
PROPOSED FLOOR
PLANS
MHZC PROPOSAL
07-11-12

A103
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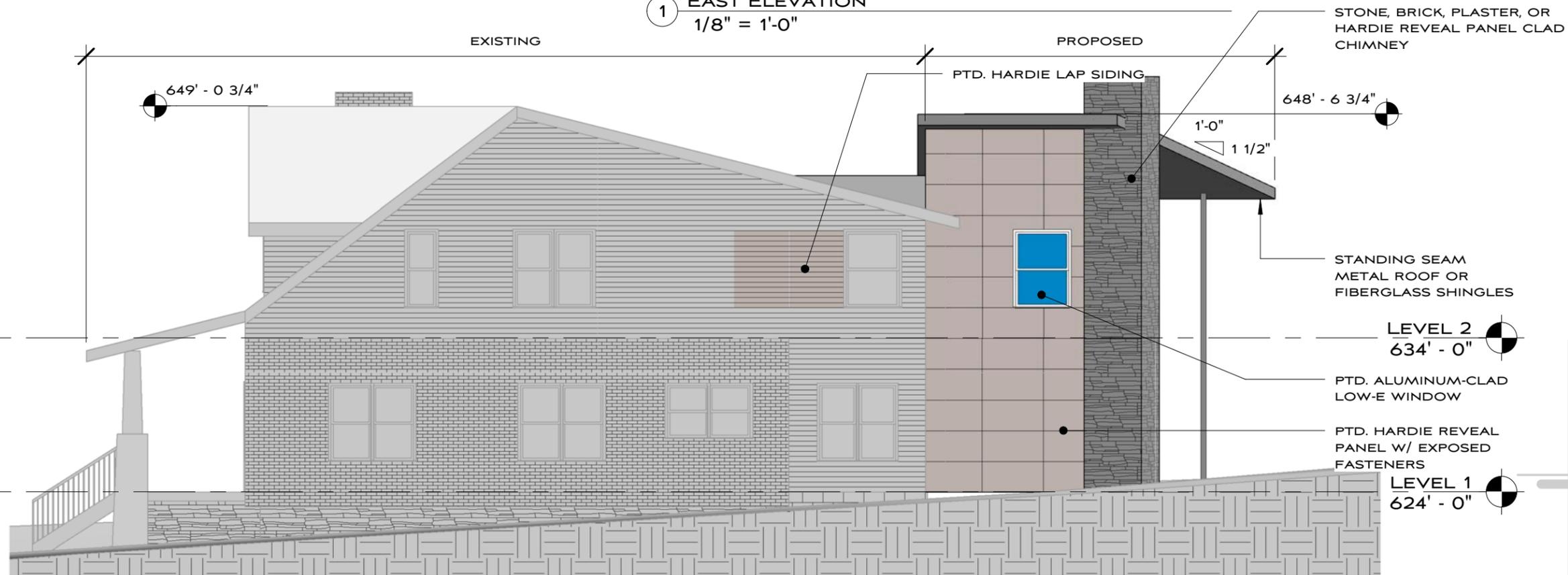
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1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

2405 BELMONT BLVD.

E, N ELEVATIONS
MHZC PROPOSAL
07-11-12

A104

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1819 21ST AVE SOUTH NASHVILLE, TN 37212



1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

2405 BELMONT BLVD.

W, S ELEVATIONS
MHZC PROPOSAL
07-11-12

A105

P-1233

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1819 21ST AVE SOUTH NASHVILLE, TN 37212



EXISTING BELMONT BLVD. VIEW



EXISTING SOUTHWEST CORNER



EXISTING GARAGE



EXISTING WEST FACADE

2405 BELMONT BLVD.

EXISTING 3D VIEWS

MHZA PROPOSAL

07-11-12

A106

P-1233

MANUEL ZEITLIN ARCHITECTS



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1819 21ST AVE SOUTH NASHVILLE, TN 37212



1 EXISTING/PROPOSED VIEW FROM BELMONT BLVD.



3 PROPOSED SW CORNER



2 PROPOSED WEST FACADE

2405 BELMONT BLVD.

PROPOSED 3D
VIEWS
MHZC PROPOSAL
07-11-12

A107

P-1233

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