



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
2701 Oakland Avenue
March 21, 2012

Application: New Construction—addition and accessory structure; Demolition; Setback reduction

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

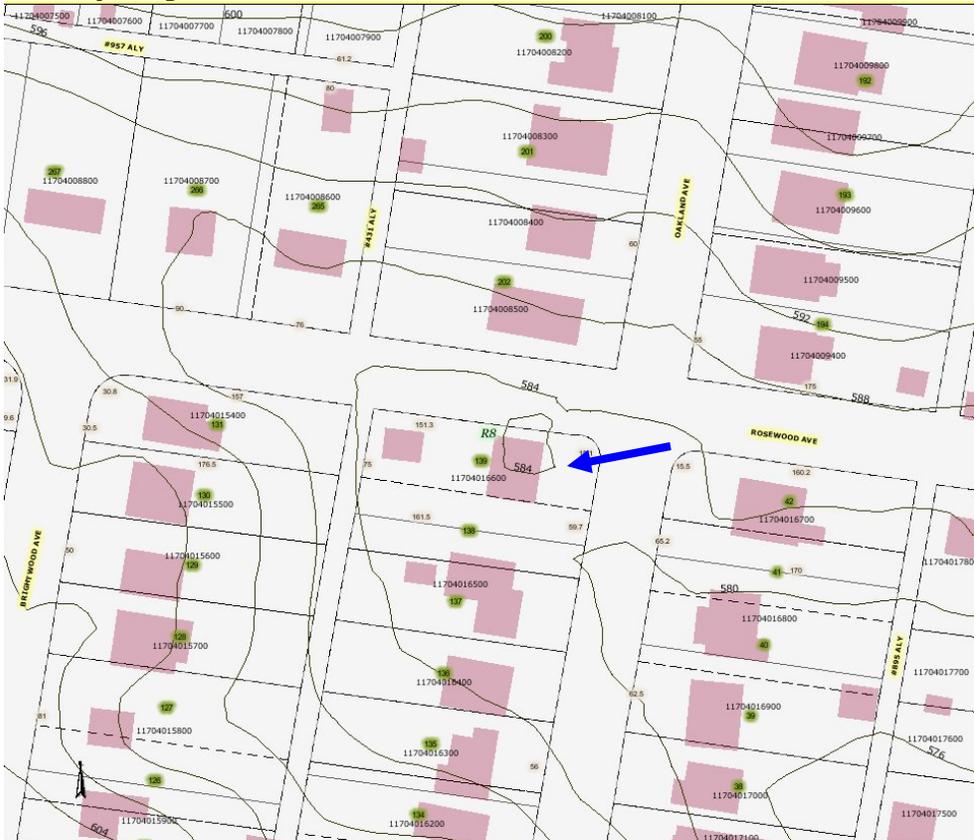
Map and Parcel Number: 11704016600

Applicant: Joshua Belville, Stone Oak Builders

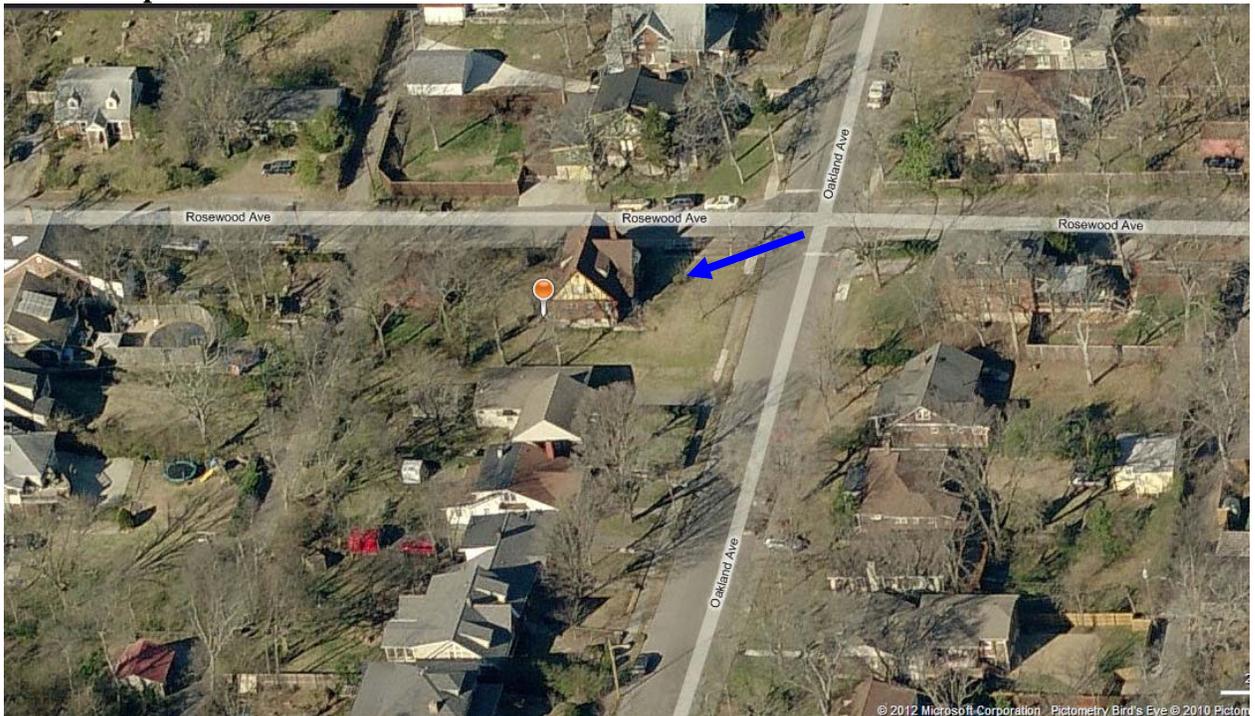
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The application is to construct a rear addition and an accessory structure. The new accessory structure requires a reduction to the side setback. The application also involves demolishing an existing rear accessory structure, an existing rear addition, and a rear dormer.</p> <p>Recommendation Summary: Staff recommends approval of the demolition of the existing rear addition, rear dormer, and accessory structure; the construction of the new addition and accessory structure; and the side setback reduction with the condition that staff review and approve a brick sample and the materials and specifications for all windows and doors prior to purchase and installation.</p> <p>With these conditions, staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Background: 2701 Oakland Avenue is a c. 1920, one-and-a-half story Tudor house constructed of brick and half-timber. It is listed as a contributing structure to the Belmont-Hillsboro National Register Historic District.

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.

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.

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 and an accessory structure. The new accessory structure requires a reduction to the side setback. The application also involves demolishing an existing rear accessory structure, an existing rear addition, and a rear dormer.

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

Location and Setback: The proposed addition is located entirely behind the historic house. It is inset approximately two feet from both sidewalls of the historic house, and it meets all base zoning requirements for setbacks.

The proposed accessory structure is located in the rear of the property and is in the approximate location of the existing outbuilding that is to be demolished. Its garage doors face the side street, Rosewood Avenue, which is the same orientation as the existing garage. The proposed accessory structure meets the required setbacks on its front, rear, and left sides. However, it does not meet the required twenty-foot (20') setback on its right (Rosewood Avenue) side. It is proposed to be set ten feet (10') from the right property line. Staff finds the proposed location of the accessory structure to be appropriate in this instance because the existing accessory structure, which is to be demolished, is currently located in a similar location and does not meet the current setback from Rosewood Avenue.

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

Height & Scale: The existing house is approximately thirty feet (30') tall. It has a maximum width of forty-two feet, six inches (42'6") and a maximum depth of thirty-two feet, nine inches (32'9"). It has a footprint of approximately one thousand, four hundred

and eighty-six square feet (1,486 sq. ft.). The addition will be lower in height than the existing house and will have a maximum height of twenty-eight feet, three inches (28'3"). It will be narrower than the house at thirty-five feet, nine inches (35'9") wide. The addition is deeper than the existing house and is approximately thirty-four feet (34') deep. The addition will add one thousand, two hundred and fifteen square feet (1,215 sq. ft) to the existing house. Staff finds the proposed height and scale of the proposed addition to be appropriate to the house, the wide lot, and its immediate vicinity.

The proposed accessory structure will be twenty-two feet (22') high, twenty-two feet (22') wide, and twenty-two feet (22') deep. It will have a footprint of five hundred and seventy-four square feet (574 sq. ft.). Staff finds that the height and scale of the proposed accessory structure is subordinate to the historic house and meets the context of the neighborhood.

The design guidelines require that the neighborhood's context of "mass in relation to open spaces" be preserved. With the new addition and accessory structure, the lot's percentage of open space will be approximately seventy-four percent (74%), which is eleven percent (11%) less than the existing site's open space. Even though it will be reduced, the site's open space after the new construction will still be within the range of open spaces on the block, which range from seventy percent to eighty-five percent (70%-85%).

Staff finds the height and scale of the proposed addition and accessory structure to meet Sections II.B.1.a., II.B.1.b., II.B.1.i., and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The existing house has a cross-gabled roof with a slope of approximately thirteen-twelve (13/12). The proposed addition's roof will predominantly be gabled with a roof slope matching the existing house's roof slope. On the right elevation, the addition will also have a dormer with a slope of six/twelve (6/12). On the left elevation, roof slopes of six-twelve (6/12) and three-twelve (3/12) are also incorporated. The screened porch on the rear will have a four-twelve (4/12) slope. The accessory structure's roof form will be gabled with a slope of approximately eleven-twelve (11/12).

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

Proportion and Rhythm of Openings: The dimension and design of windows and doors on the addition and the accessory structure are similar to those on the existing house. The primary windows on the addition and on the accessory structure are taller than they are wide and therefore fit the proportions for historic window openings. There are no large expanses of wall space without a window or door opening on either the addition or the accessory structure. Staff finds that the addition's and the accessory structure's proportion and rhythm of openings meet Section II.B.1.g., II.B.1.i., 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 and the accessory structure will primarily be clad in a brick veneer, although Hardie panel board and batten will be used as an accent material in the gable fields and in the dormers on the second level. Staff asks that a condition of approval be that staff review and approve a brick sample prior to purchase and installation of the material. The materials of the windows and doors were 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 foundation of both structures will be split face concrete block, and the roof will be thirty-year architectural shingle in the “weathered wood” color. The rear porch will be screened.

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

Outbuilding: Staff finds the proposed accessory structure to be subordinate to the historic house, and believes it to meet the design guidelines in terms of its location, height, scale, materials, roof form and proportion and rhythm of openings. Staff therefore finds that the accessory structure meets section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Staff recommends approval of the demolition of the existing rear addition, rear dormer, and accessory structure; the construction of the new addition and accessory structure; and the side setback reduction with the condition that staff review and approve a brick sample and the materials and specifications for all windows and doors 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.*



2701 Oakland Avenue, front façade



2701 Oakland Avenue, left side yard and facade



2701 Oakland Avenue from Rosewood Avenue



2701 Oakland Avenue, side and rear façade. The dormer and the rear addition indicated with the arrows will be demolished.



2701 Oakland Avenue, rear façade. The dormer and the rear addition indicated with the arrows will be demolished.



2701 Oakland Avenue, existing accessory structure, Rosewood façade. The structure will be demolished



2701 Oakland Avenue, existing accessory structure and rear of house from alley. The accessory structure will be demolished.

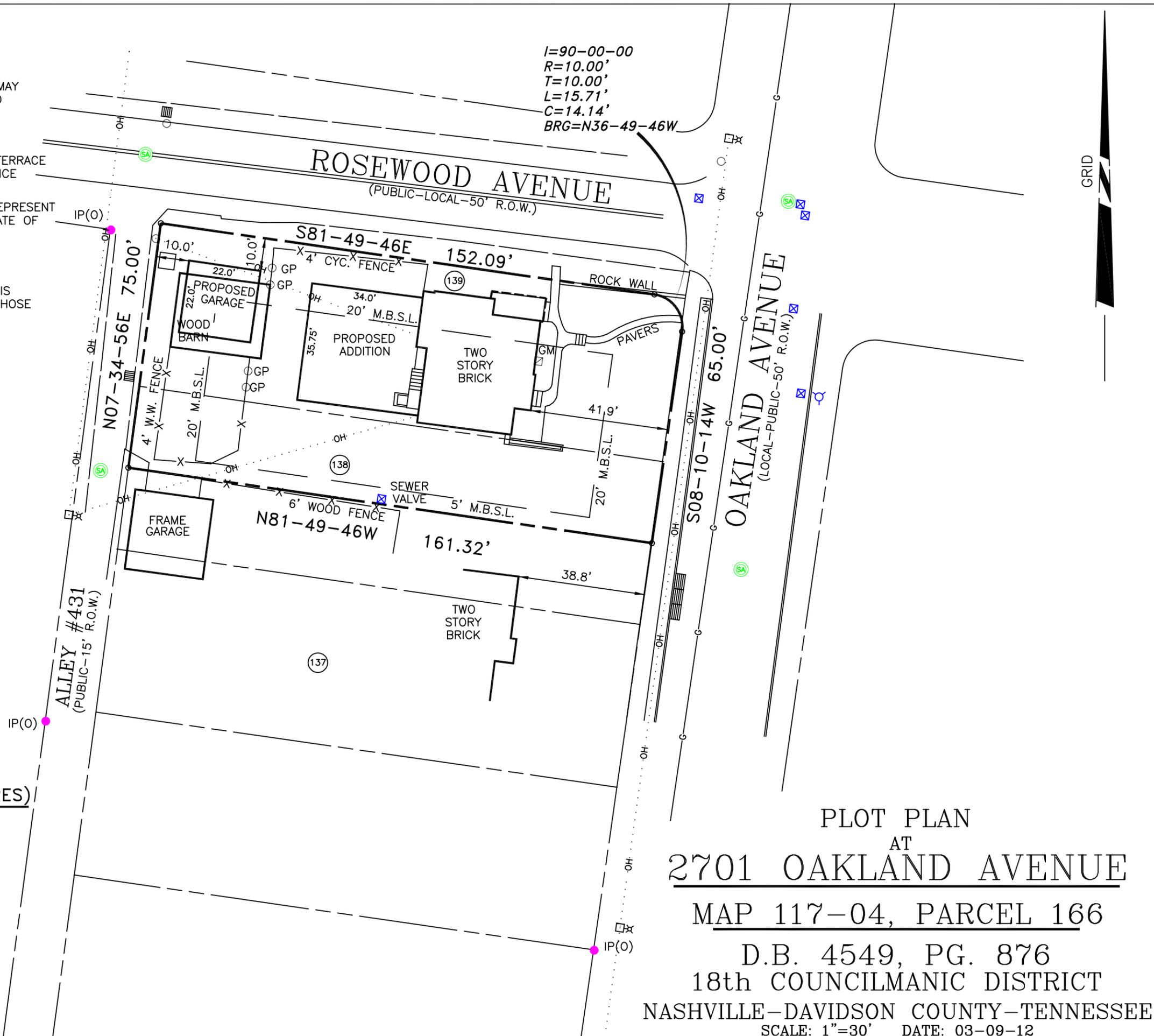
NOTES:

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 3) LOT NUMBERS SHOWN THUS (139) REFER TO THE PLAN OF BELMONT TERRACE OF RECORD IN PLAT BOOK 421, PAGE 10, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 4) THIS SURVEY PREPARED FROM PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED "R8". BUILDING SETBACKS TO BE DETERMINED BY METRO CODES.
- 6) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2012.

$I=90-00-00$
 $R=10.00'$
 $T=10.00'$
 $L=15.71'$
 $C=14.14'$
 $BRG=N36-49-46W$

TOTAL AREA: 12106 SQ. FT. OR (0.278± ACRES)

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 4304 Central Valley Drive
 Hermitage, TN 37076
 (615) 891-3659 ofc./fax
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 stanleykdraper@comcast.net



GRID

PLOT PLAN
 AT
2701 OAKLAND AVENUE
 MAP 117-04, PARCEL 166
 D.B. 4549, PG. 876
 18th COUNCILMANIC DISTRICT
 NASHVILLE-DAVIDSON COUNTY-TENNESSEE
 SCALE: 1"=30' DATE: 03-09-12



FRONT ELEVATION

1/8" = 1'-0"



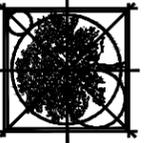
REAR ELEVATION

1/8" = 1'-0"

For Review Only:
Not for Construction

For Review Only:
Not for Construction

Stone Oak Builders



ProMark
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

2701 Oakland
Nashville, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:
J.W.

PLAN NUMBER:
2701 Oakland

DATE: 3/05/12



LEFT ELEVATION

1/8" = 1'-0"



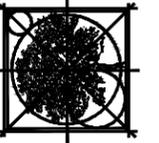
RIGHT ELEVATION

1/8" = 1'-0"

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Not for Construction

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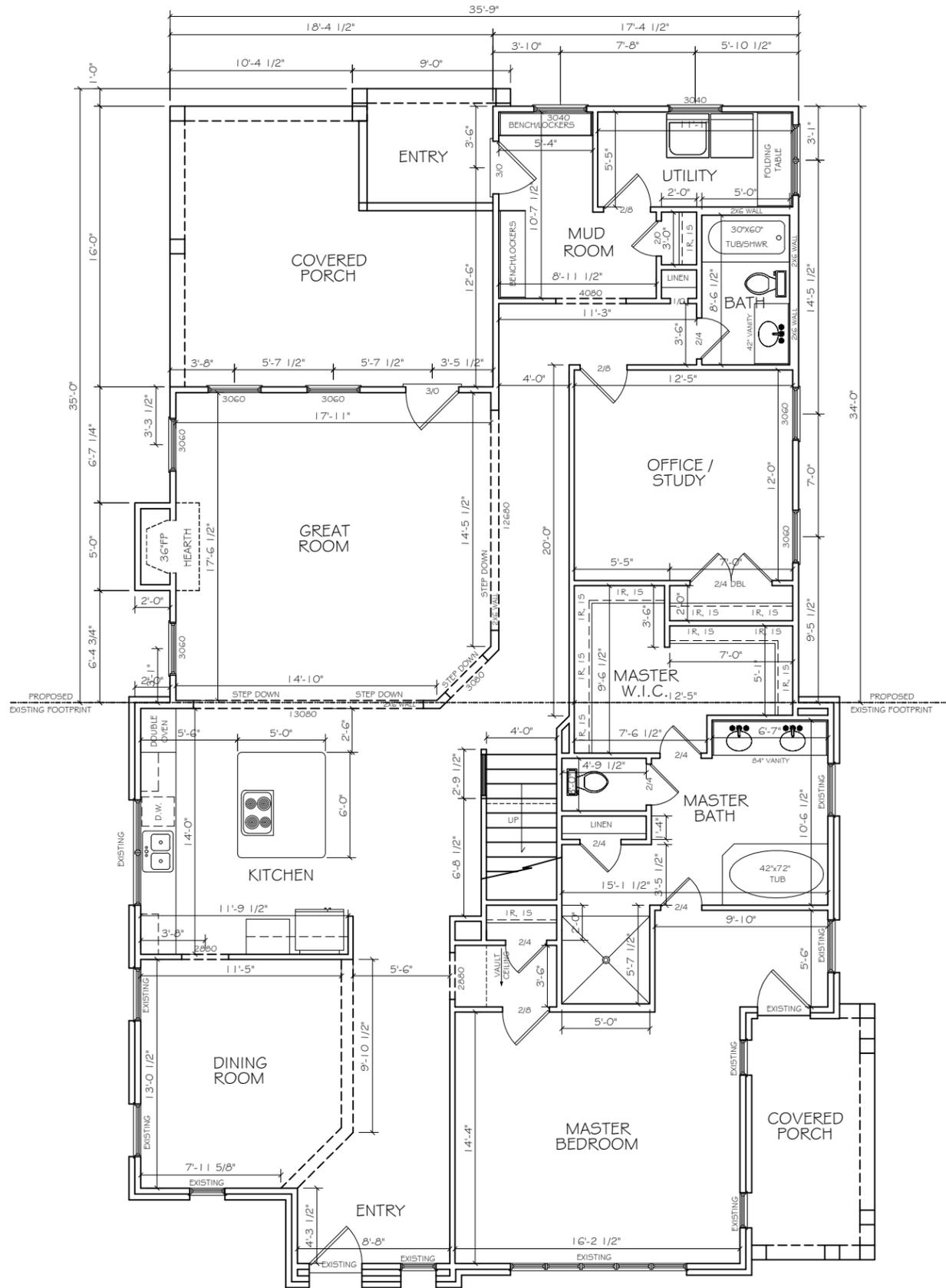
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J.W.

PLAN NUMBER:
2701 Oakland

DATE: 3/05/12

For Review Only:
Not for Construction



FIRST FLOOR PLAN
1/8" = 1'-0"
2094 Square Feet

For Review Only:
Not for Construction

113 Lincoln
Nashville, TN

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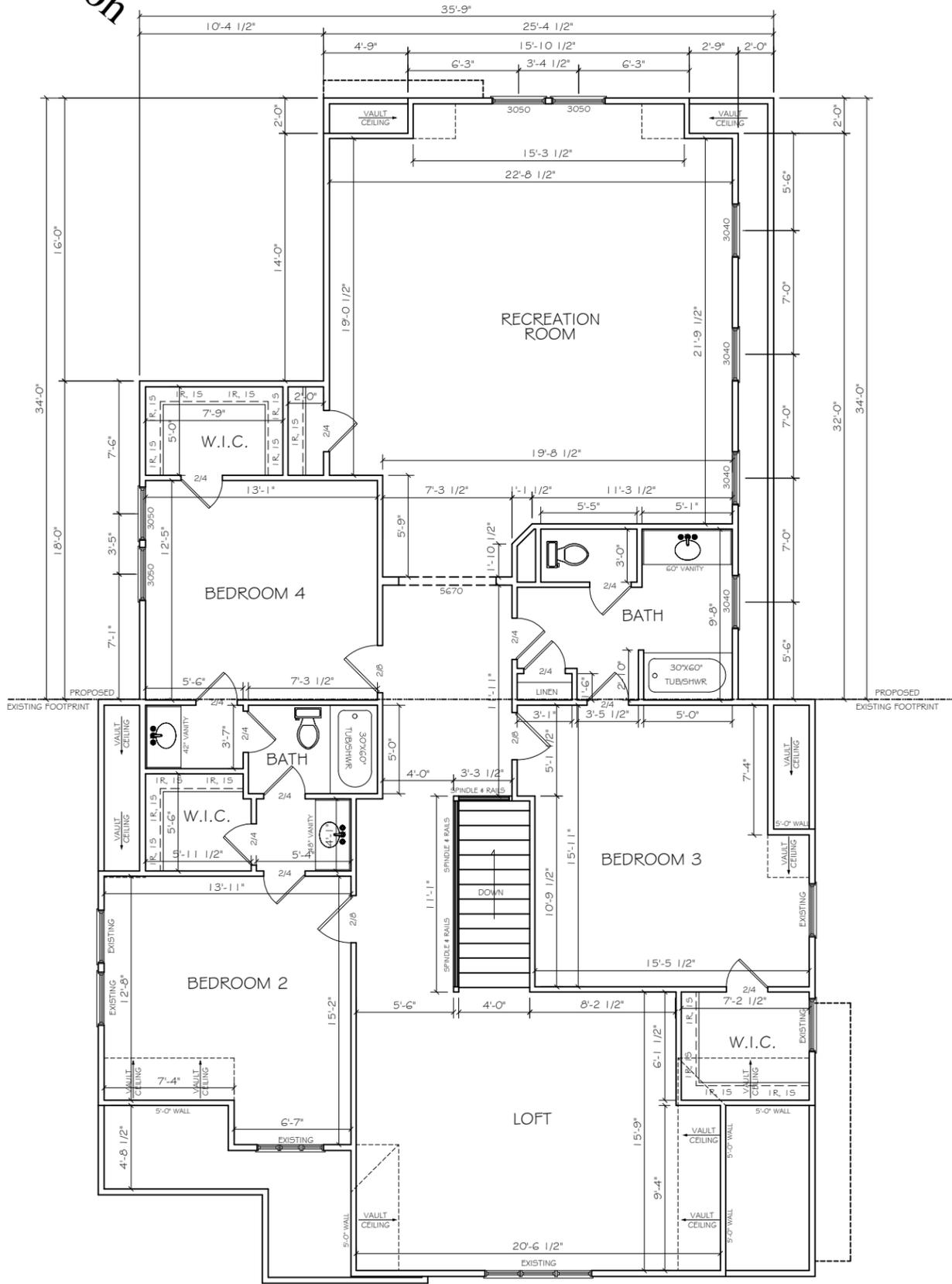
Stone Oak Builders

DATE: 12/12/11

PLAN NUMBER:
113 Lincoln

DRAWN BY:
J.W.

For Review Only:
Not for Construction



SECOND FLOOR PLAN
1/8" = 1'-0"
2146 Square Feet

For Review Only:
Not for Construction

DATE: 12/12/11

PLAN NUMBER:
113 Lincoln

DRAWN BY:
J.W.

113 Lincoln
Nashville, TN

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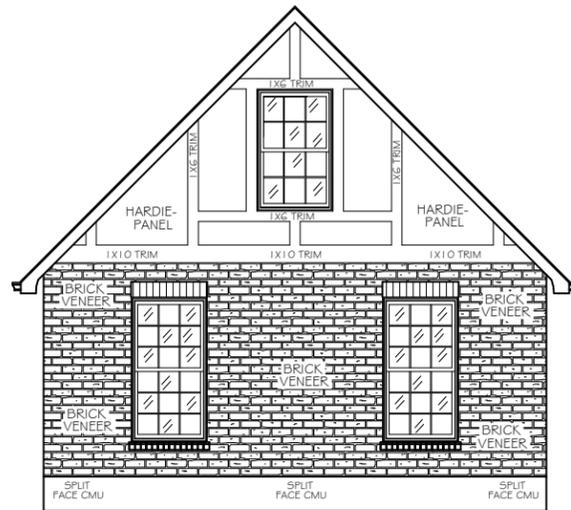
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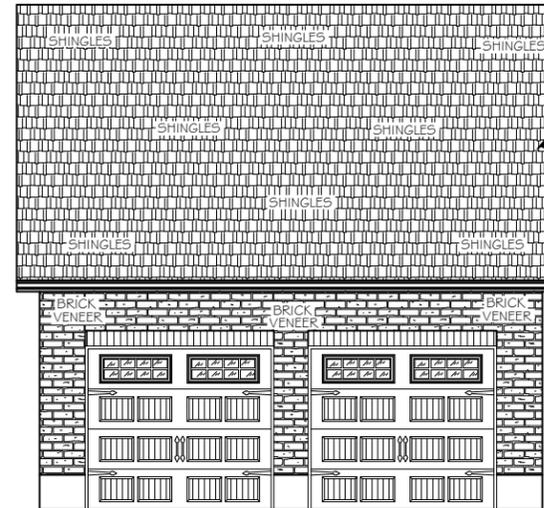


Stone Oak Builders



FRONT ELEVATION

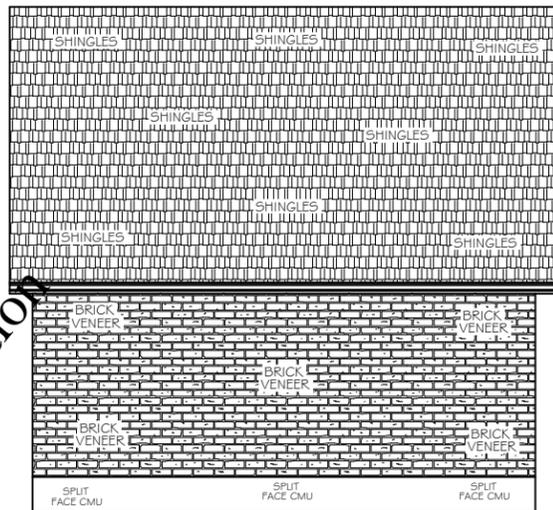
1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

For Review Only:
Not for Construction



LEFT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

For Review Only:
Not for Construction



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Proudly working with:

2701 Oakland
Nashville, TN

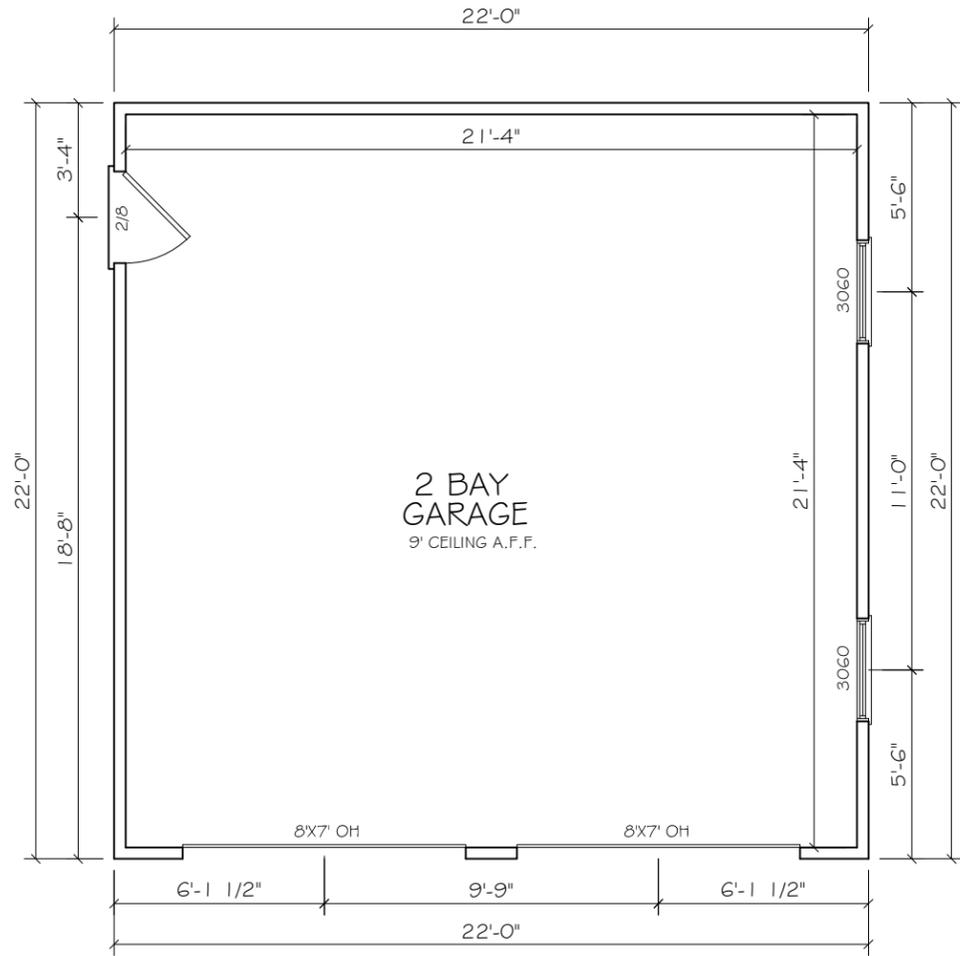
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DRAWN BY:
J.W.

PLAN NUMBER:
2701 Oakland

DATE: 3/05/12

For Review Only:
Not for Construction



FIRST FLOOR PLAN

1/8" = 1'-0"
484 Square Feet

For Review Only:
Not for Construction

2701 Oakland
Nashville, TN

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