



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION 2414 Oakland Avenue September 19, 2012

Application: New construction – addition; Setback reduction
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416028100
Applicant: Blaine Bonadies, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to enlarge the structure with a two-story rear addition that includes a one-story porch protruding beyond the side wall of the house. The exterior materials will include: split-faced cement-fiber siding, split-faced concrete block foundation, and a fiberglass-asphalt shingle roof. The exterior trim and windows will be wood. A corner-side setback reduction is requested.

Recommendation Summary: Staff recommends approval of the application to construct a two-story addition, with the conditions that:

- Staff approve final details of windows and doors;
- The porch only extend off the rear of the addition and not the side of the addition, thereby not requiring a setback reduction and keeping the required two foot (2') inset;
- At least one window take the place of the door that currently is proposed to lead to the side of the porch; and,
- The applicant submit new drawings with major measurements called out.

With these conditions, Staff finds the project to meet the guidelines for additions in the Belmont-Hillsboro neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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

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.

New buildings should 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.

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.

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.

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.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

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.

When an addition needs to be wider:

Rear additions that are wider than 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.

In addition, a rear addition that is wider should not wrap the rear corner.

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.

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.

Side Additions

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

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.

Background: 2414 Oakland Avenue is a two-story Foursquare house with pressed-face concrete block on the first-story walls and wood shake siding on the upper story. The building was constructed circa 1910. It is a contributing structure in the district because of its age and architectural characteristics.

Analysis and Findings: The applicant is proposing to enlarge the structure with a two-story rear that includes a one-story porch. The porch component would require a reduction of the side setback from ten feet (10') to five feet (5').

Height, Scale, Location, Setbacks

The main body of the addition will be two-stories tall, with an upper eave aligned with the eave height of the historic house at twenty-one feet (21') above the main floor level. The roof of the addition will be hipped with a lower slope so that its peak is five feet (5') lower than the peak of the existing roof. The roof of the addition will then step down with a ridge ten feet (10') below the existing roof, before tapering down to the eaves.

The left wall of the addition will step in two feet (2') from the historic house, carry back five feet (5'), and then step back in line with the wall of the house for another twenty feet (20'). The right side is proposed to step out approximately seven feet (7') from the side. The footprint of the two-story addition, not including the proposed porch, will have a footprint of six-hundred, seventy-five square feet (675 sq. ft.). The porch will have a hipped roof, tying into the side and rear of the two-story addition, with an eave height one foot (1') below the beltcourse at the second floor level of the historic house.

The height of the proposed addition is compatible with the historic house, and the scale is subordinate because it is clearly set in from the walls of the original structure and its footprint is less than half that of the house. This height is subordinate, and meets guideline II.B.1.a.

The left side of the addition will be five feet, six inches (5'-6") from the left property line and five feet (5') from the right. Because 2414 Oakland Avenue is a corner lot, the current side setbacks are five feet (5') on the left and ten feet (10') on the right, facing Beechwood Avenue. There are a few examples of historic houses on corner lots nearby with side-street setbacks of less than ten feet (10'), but generally these are small bays or projections of less than one hundred square feet (100' sq. ft.). Staff could not locate any historic houses with an addition protruding from the sidewall of the house and encroaching into the side setback buffer. For this reason, staff concludes that the side portion of the one-story porch does not meet guidelines II.B.1.c and II.B.2.a, and that the requested setback reduction for the porch would not be appropriate.

Side additions are not appropriate, in this case, since the lot is not more than sixty-feet (60') in width. To maintain the required two foot (2') inset for additions and to eliminate the need for the side setback, staff recommends the side portion of the porch be eliminated and the porch only extend to the rear of the addition. With this condition, the location of the addition maintains the rhythm of spacing between buildings established by surrounding historic houses. It also meets the setbacks required by the zoning code.

Materials

The exterior materials of the two-story addition will include: smooth-faced cement-fiber clapboard siding matching the exposure of the existing overlapped shingle siding, wood trim matching the profile of the trim on the existing house, a fiberglass-asphalt shingle roof matching the color of the existing roof, stucco chimney, and a split-faced block foundation. The windows in the addition will be wood. The porch will also have a split-faced block foundation and a fiberglass-asphalt shingle roof, with a concrete floor, with wood columns and railings. These materials are compatible with those of the historic house and surrounding historic houses and meet guideline II.B.1.d.

Roofs

The historic house has an 8:12 pitched pyramidal roof. The roof of the addition will have a 6:12 pitch in order to meet the rear slope of the existing roof five feet (5') below the peak. The roof will then step down an additional five feet (5') over the rear portion of the addition. The porch roof, also hipped, will have a 3:12 pitch. These roof forms and pitches are compatible with that of the historic house and meet guideline II.B.1.e.

Proportion and Rhythm of Openings

The windows of the addition will match the proportions of the windows in the historic house, and will maintain the existing rhythm of openings and solid walls. This meets guideline II.B.1.g.

Recommendation: Staff recommends approval of the application to construct a two-story addition, with the conditions that:

- Staff approve final details of windows and doors;
- The porch only extend off the rear of the addition and not the side of the addition, thereby not requiring a setback reduction and keeping the required two foot (2') inset;
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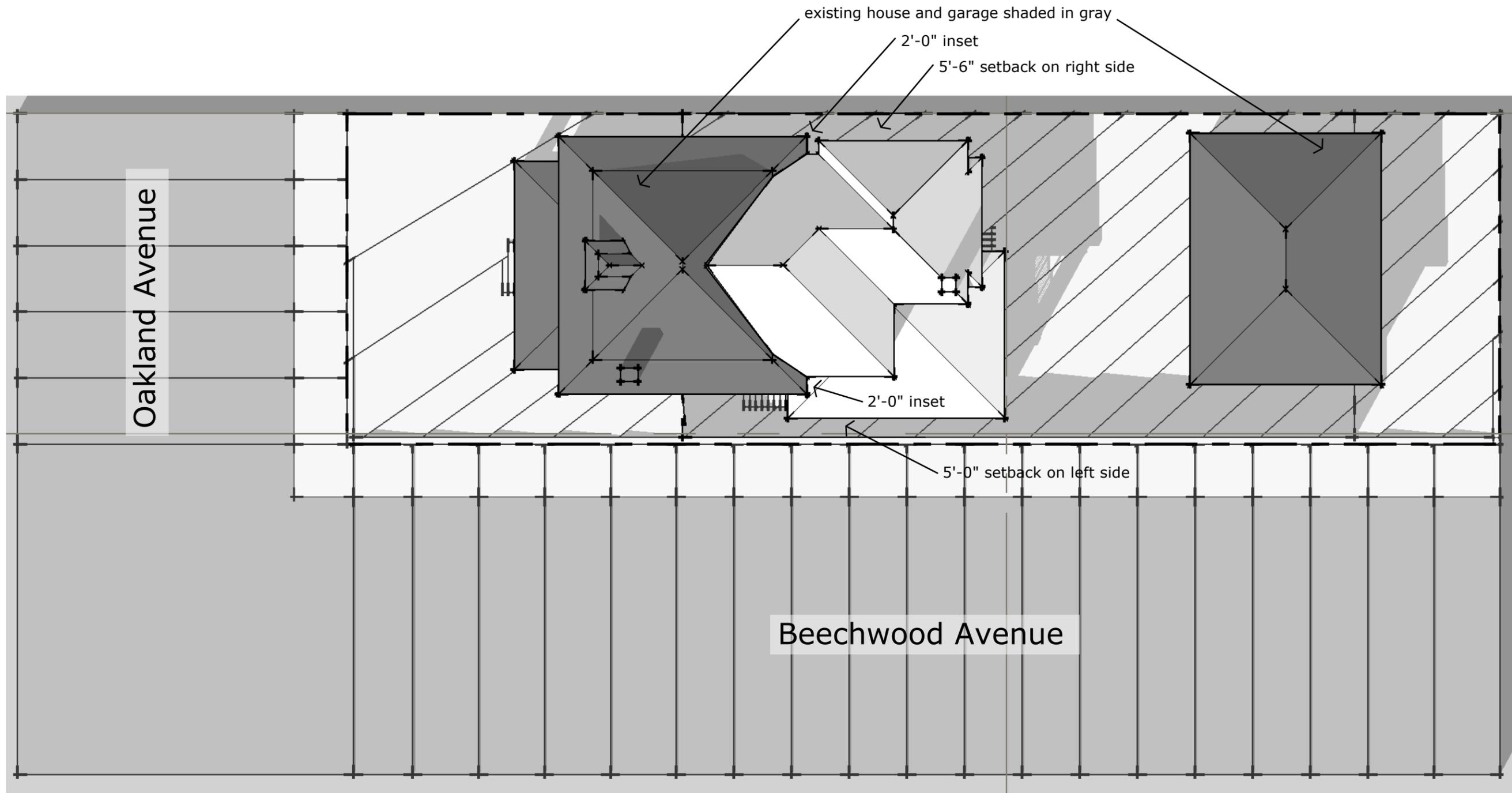
2414 Oakland Avenue, front.



2414 Oakland Avenue, front-right along Beechwood Avenue.



2414 Oakland Avenue, rear-right from Beechwood Avenue.

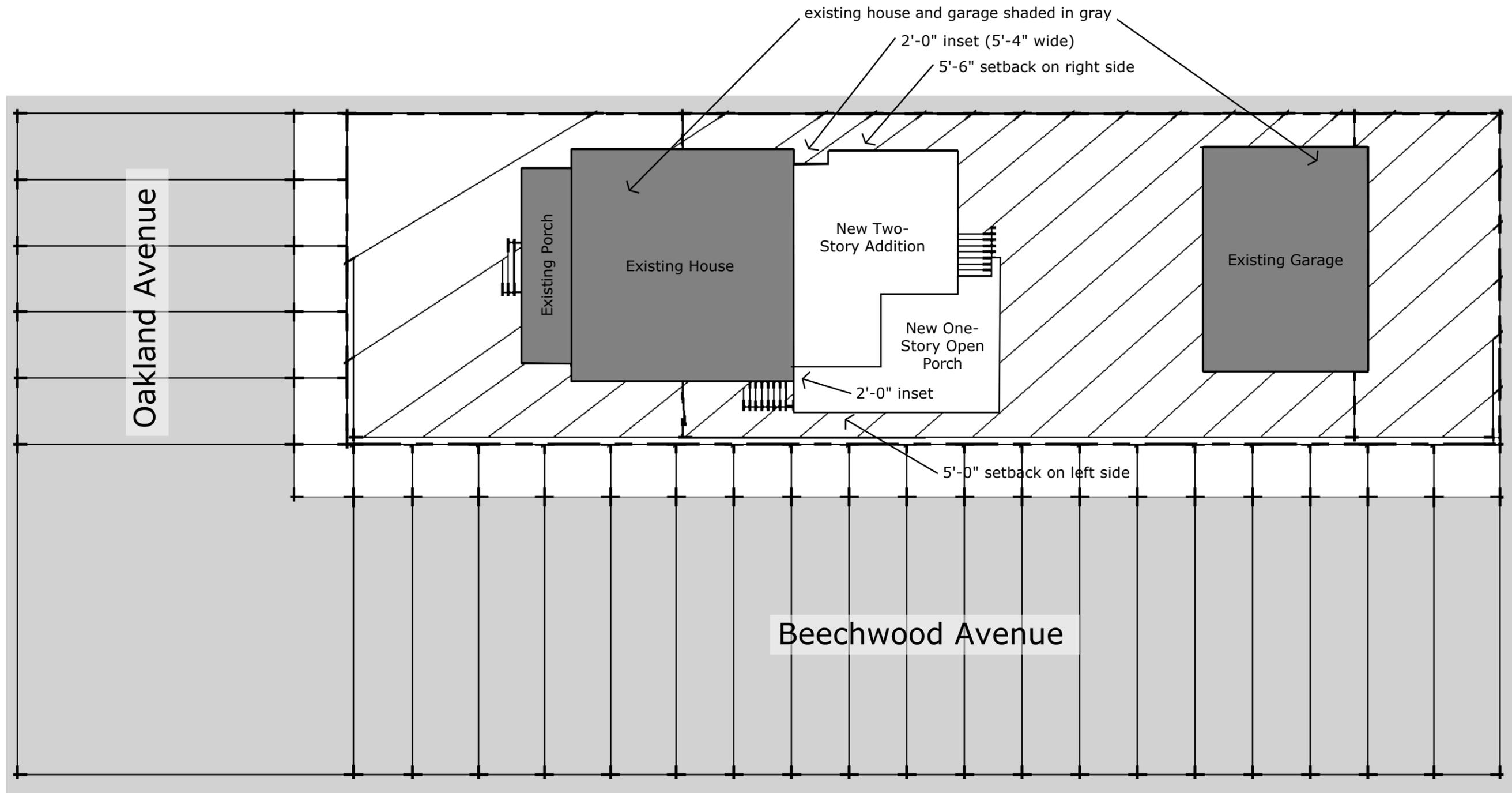


piovarcy residence
2414 beechwood avenue © bonadies architect 2012

site plan/roof plan

1/16"=1'

A1



piovarcy residence
2414 beechwood avenue © bonadies architect 2012

footprint plan

1/16"=1'

A2



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piovarcy residence
2414 beechwood avenue



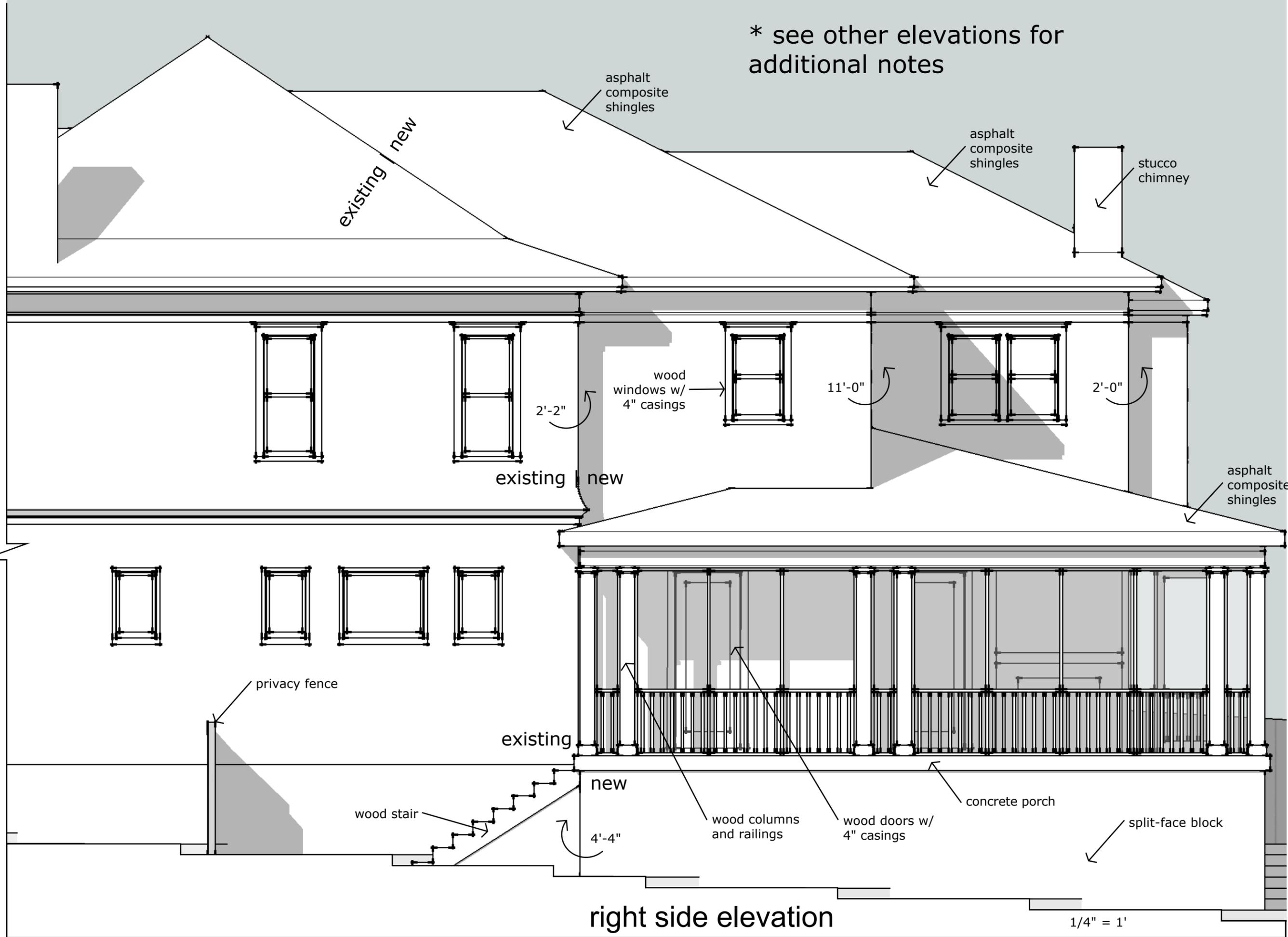
front elevation

1/4"=1'

A3



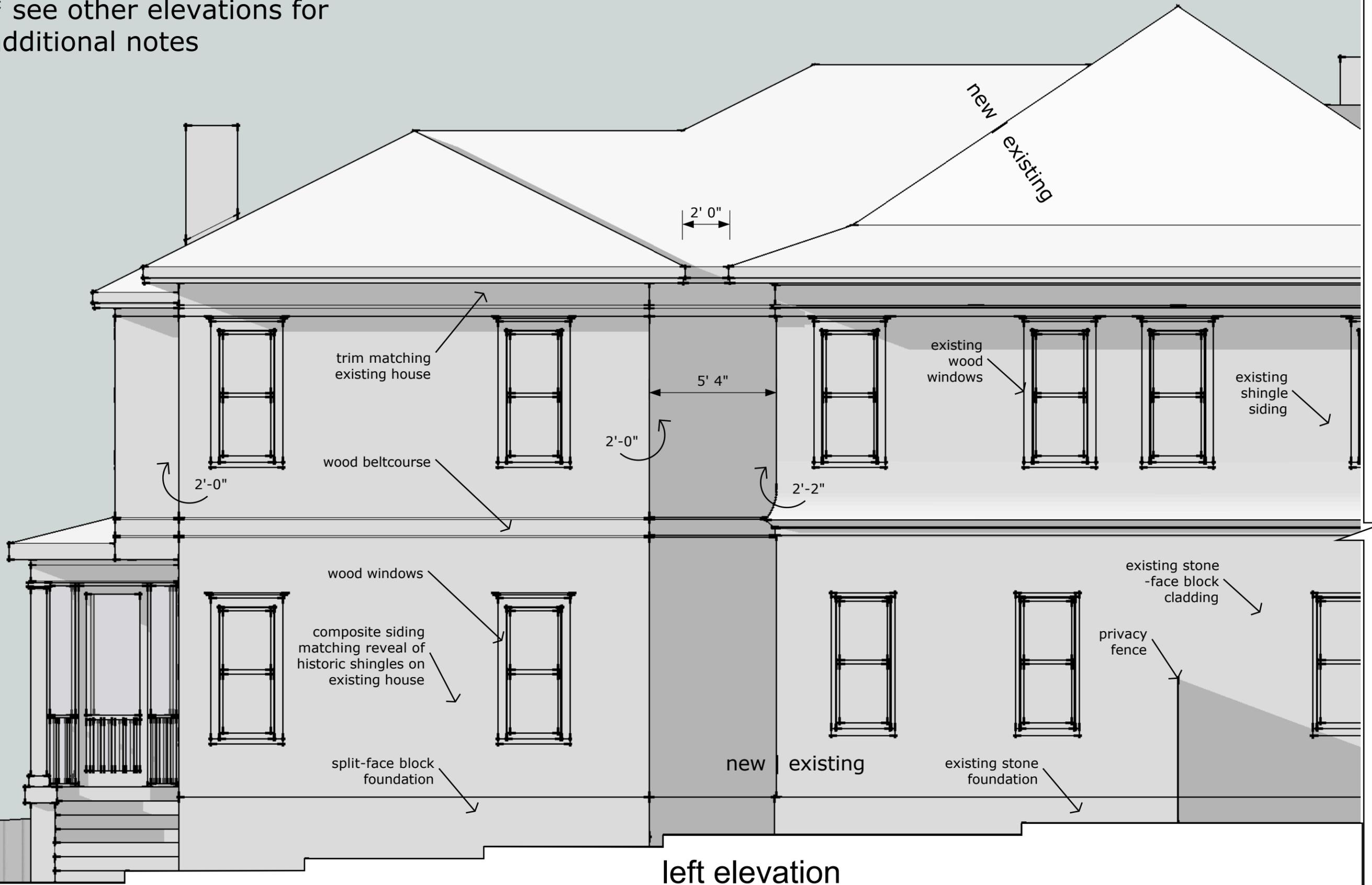
* see other elevations for additional notes



right side elevation

1/4" = 1'

* see other elevations for additional notes



left elevation

1/4"=1'

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piovarcy residence
2414 beechwood avenue

A5

* see other elevations for additional notes



piovarcy residence
2414 beechwood avenue © bonadies architect 2012

A6



street perspective

piovarcy residence
2414 beechwood avenue

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A7