



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
2708 Belmont Boulevard
August 21, 2013

Application: New construction-addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704019900
Applicant: Van Pond, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is seeking approval of a proposal to construct an addition that includes a two-story garage. The roof ridge and eaves of the addition would be lower than their counterparts on the historic house, and the addition will set in from the sides of the house and will be narrower. By connecting the two-story garage to the house with a screened-in porch, the building will extend more than one hundred, four feet (104') from the front to the rear wall, which would set ten feet (10') from the rear of the property. The applicant requests a setback reduction to accommodate the addition. The exterior materials of the addition will include: smooth cement-fiber siding, composite shingle roof, wood windows and doors, with wood flooring, stairs, and railings. The screened-in porch will have a fireplace with a stuccoed chimney.

Recommendation Summary: Staff recommends disapproval of the application to construct a rear addition, finding the scale and setbacks would not meet the applicable sections of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*, sections II.B.1.b and II.B.1.c.

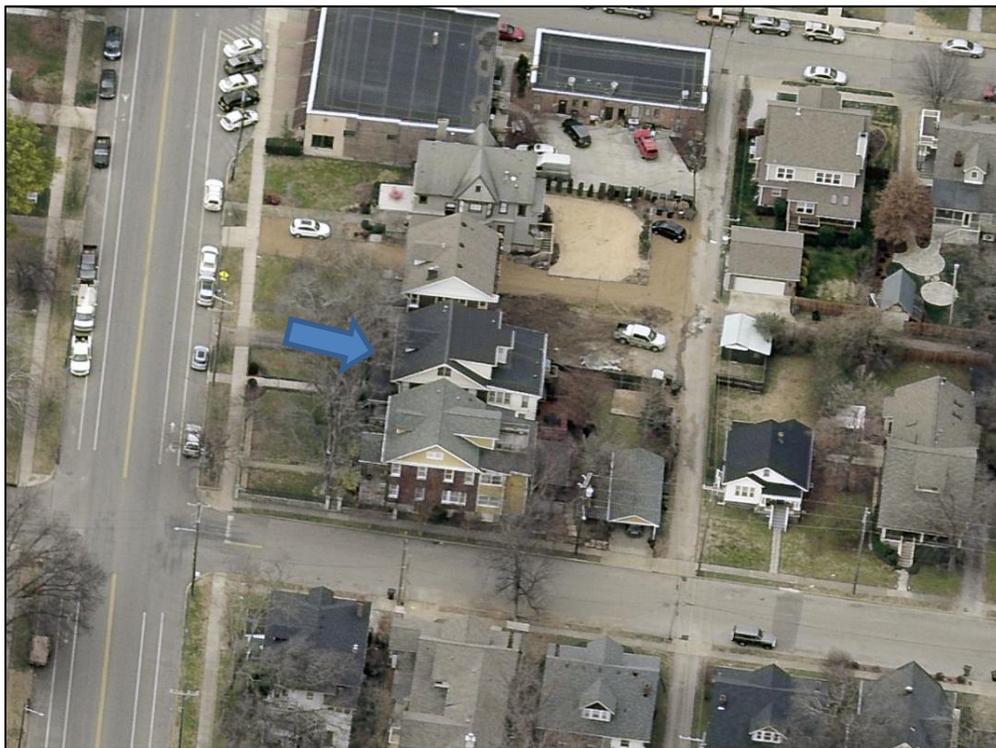
Staff does not recommend approval with conditions as the alterations necessary to meet the design guidelines will likely require significant redesigning of the structure, and would need to be reviewed by the Commission.

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.

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.

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.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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 clad buildings.

- 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:

- Where they are a typical feature of the neighborhood; or*
- 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.*

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.

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.

- 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.

Background: 2708 Belmont Boulevard is a two and one-half story brick Craftsman style house, with a side gabled roof and a gabled front dormer. The house was constructed circa 1915, and is listed as contributing to the historic character of the Belmont-Hillsboro National Register District. Originally, the house was thirty-four feet (34') tall, thirty-three feet (33') wide, and thirty-three feet (33') deep with a nine-foot (9') deep projecting front porch. The house has been enlarged with a shed dormer on the rear slope of the roof and a two-story rear addition taking the current total depth of the house to sixty feet (60').



Analysis and Findings: The applicant is seeking approval of a proposal to construct an addition that includes a two-story garage.

The applicant requested that a portion of the addition be reviewed as a Detached Accessory Dwelling Unit (DADU); however, DADUs cannot be attached so the project was reviewed as an addition. Because the standards for DADUs are in the ordinance and not in the design guidelines, the Commission does not have the ability to alter the standards.

Although the Codes Administration would not consider an accessory building connected to a primary building by a screened-porch to be attached, the determination of the Historic Zoning Commission has been that it would. In previous applications, most recently at 1423 Ordway Place, the Commission has found that for the purposes of massing a house and garage connected by a screened porch is a single building. Following this precedent, Staff determined that the application should be reviewed under the design guidelines for additions to historic buildings.

Height, Scale, Setbacks

The new addition would consist of two components: a one-story screened-in porch and a two-story garage.

The screened porch would begin at the rear of the existing two-story addition, setting in from the outside walls of the house by four feet (4') on the left and by eight feet (8') on the right. The porch will have a cross-gabled roof twelve feet (12') lower than the primary roof of the house. By setting in from the sides of the house and being shorter, the scale of this element is subordinate. Additionally, the location provides a clear physical distinction from the historic house and minimizes the visual impact that the addition would have, which meets guideline II.B.2.a. The screened porch then continues twenty-three feet (23') to the rear, connecting with a two-story portion that includes conditioned space and a garage.

The footprint of the two-story rear section of the addition would be five hundred and fifty square feet (550 sq. ft.). The width of this section would be twenty-six feet (26'), the depth twenty-two feet (22'), and the height twenty-three feet (23'). This is eight feet (8') narrower and ten feet (10') shorter than the historic house.

The addition will be subordinate in height to the historic house and would meet guidelines II.B.1.a, but increases the total depth of the building to one hundred, four feet (104') and places the rear wall of the building only ten feet (10') from the rear property line. As the required minimum setback for a primary building would be twenty feet (20'), the Commission would need to reduce the setback in approving the addition.

The Historic Zoning Commission has the authority to reduce setback requirements as they determine to be appropriate. The Commission's policy for reviewing setbacks is 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.*

Staff finds that the lot is not unusual in terms of its shape, size or building location, and that there is not sufficient need for a setback reduction. For this reason, staff finds that the scale of the addition would not meet guidelines II.B.1.b and II.B.1.c.

The addition could be shortened to meet the existing twenty-foot (20') requirement.

Materials

The exterior materials of the addition will include: smooth cement-fiber siding, composite shingle roof, wood windows and doors, with wood flooring, stairs, and railings. The screened-in porch will have a fireplace with a stuccoed chimney. These materials are compatible with those of surrounding historic buildings and meet guideline II.B.1.d.

Windows, Doors

The proportion of window and door openings and the spaces between them is compatible with the rhythm of solids and voids found on surrounding historic buildings. The addition would meet guideline II.B.1.g.

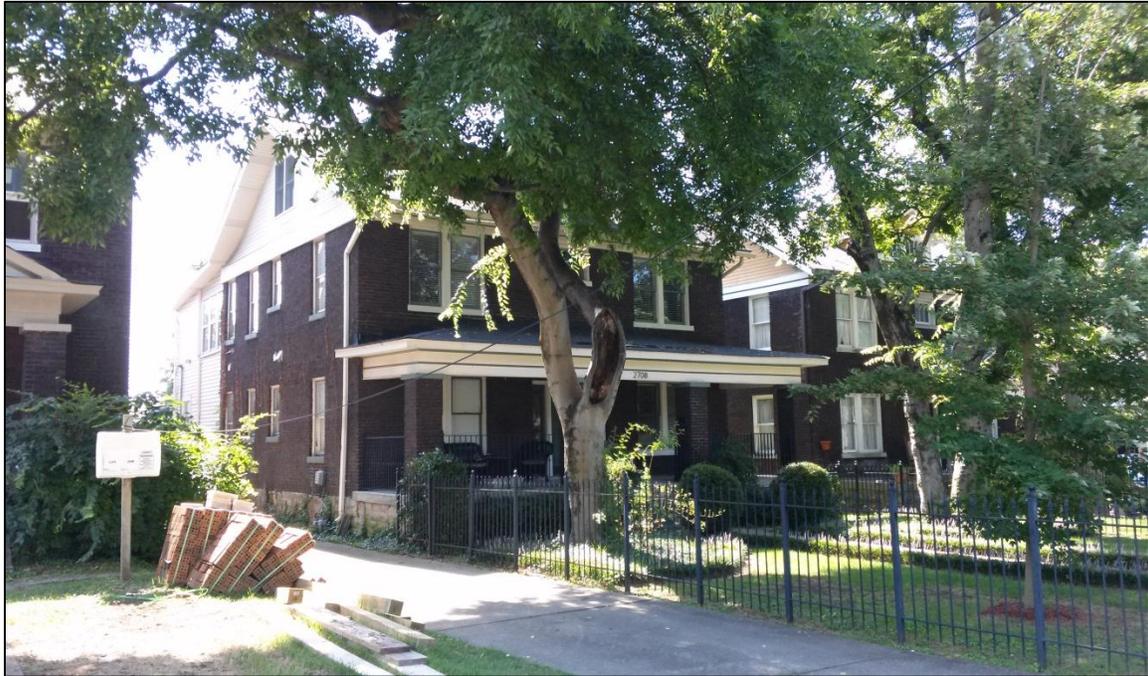
Outbuildings

In this case, the garage is attached at the first level of the rear of the addition. Typically garages should not be attached but can be appropriate if they are located at the basement level and the general location of historic outbuildings, as this one is. Staff finds the project to meet section II.B.I.

Recommendation:

Staff recommends disapproval of the application to construct a rear addition, finding the scale and setbacks would not meet the applicable sections of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*, sections II.B.1.b and II.B.1.c.

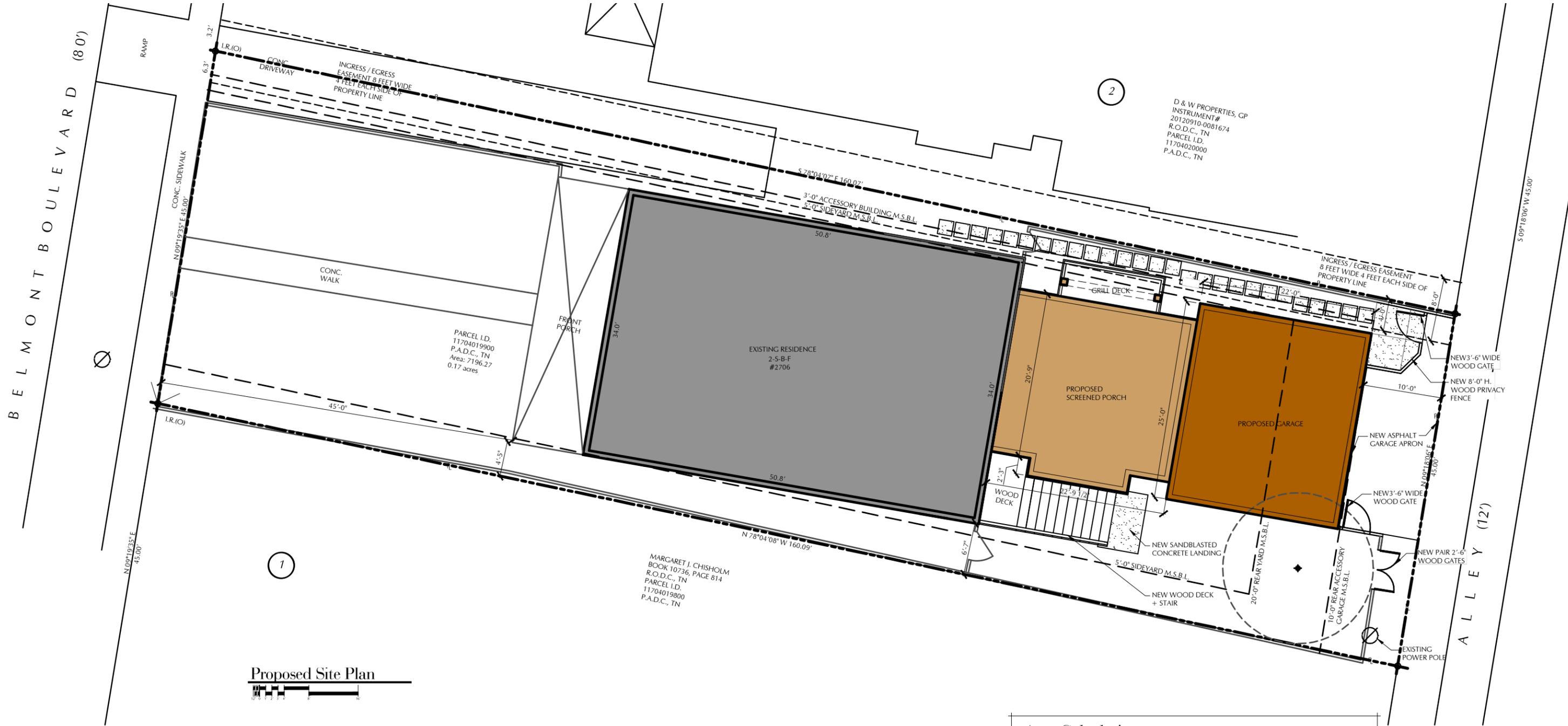
Staff does not recommend approval with conditions as the alterations necessary to meet the design guidelines will likely require significant redesigning of the structure, and would need to be reviewed by the Commission.



2708 Belmont Boulevard, front.



2708 Belmont, rear.



Proposed Site Plan

Area Calculations	
BUILDING FOOTPRINT AREAS:	
EXISTING BUILDING FOOTPRINT AREA (GSF):	1,724 S.F.
EXISTING FRONT PORCH AREA (GSF):	308 S.F.
NEW SCREENED PORCH AREA (GSF):	502 S.F.
NEW FOOTPRINT OF GARAGE AREA (GSF):	550 S.F.
TOTAL FOOTPRINT AREA (GSF):	3,084 S.F.
BUILDING COVERAGE CALCULATIONS:	
ALLOWABLE BUILDING COVERAGE FOR R8 DISTRICTS	
IN DAVIDSON COUNTY: 45% (7,195 S.F. X 0.45)	3,238 S.F.
TOTAL PROPOSED BUILDING COVERAGE (GSF):	3,084 S.F.

A NEW DETACHED GARAGE AND DWELLING UNIT FOR:

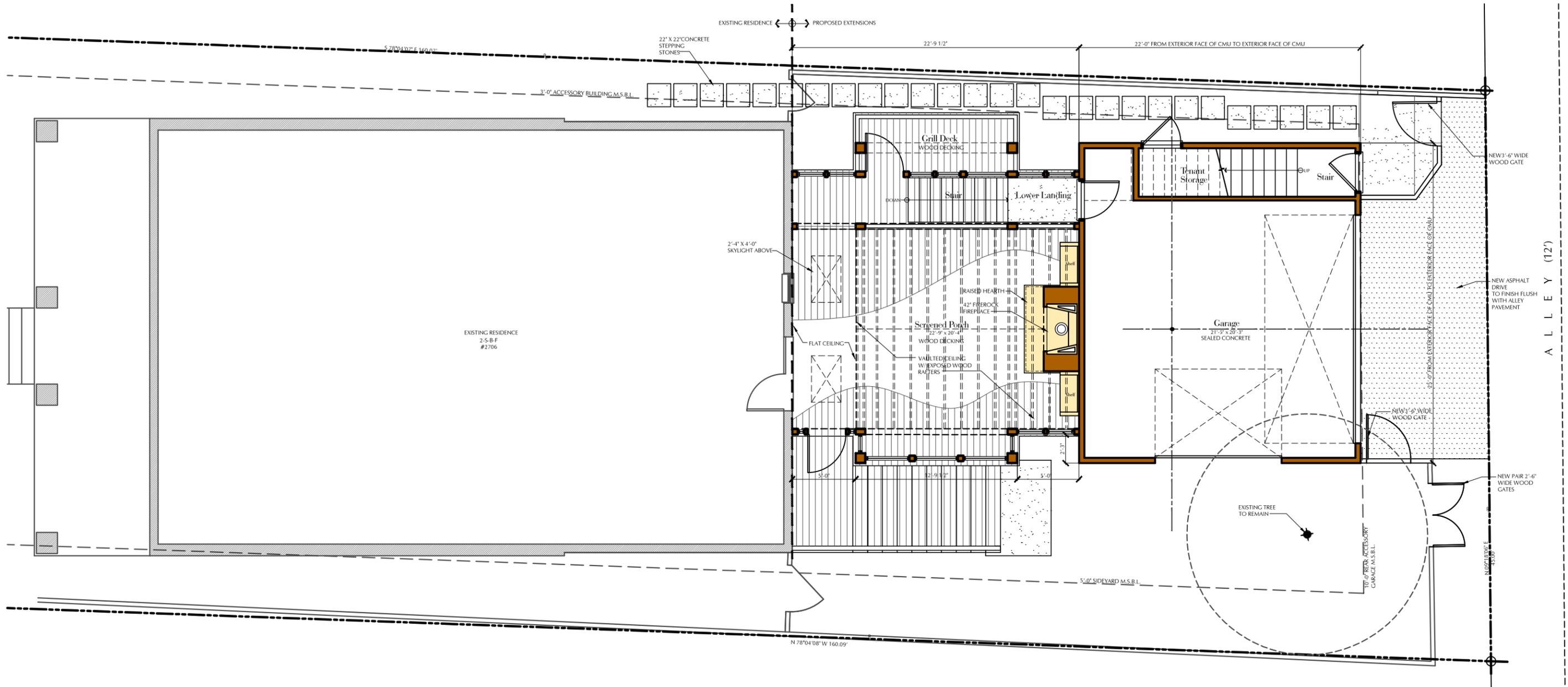
The Barrett-Bliss Residence

2708 Belmont Boulevard
Nashville, Tennessee 37212

BELMONT-HILLSBORO CONSERVATION ZONING OVERLAY

08 August 2013

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Proposed Screen Porch & Detached Accessory Building Unit/Garage Main Floor Plan

A NEW DETACHED GARAGE AND DWELLING UNIT FOR:

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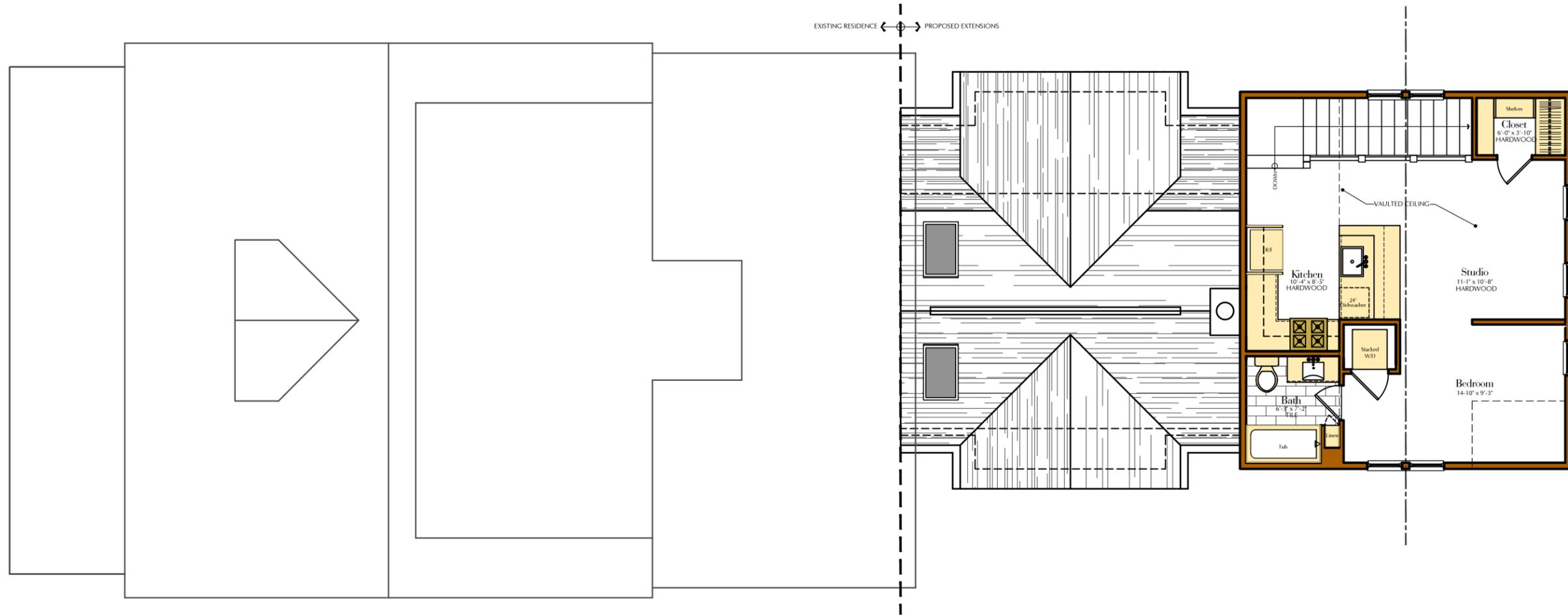


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Proposed Garage Studio Plan

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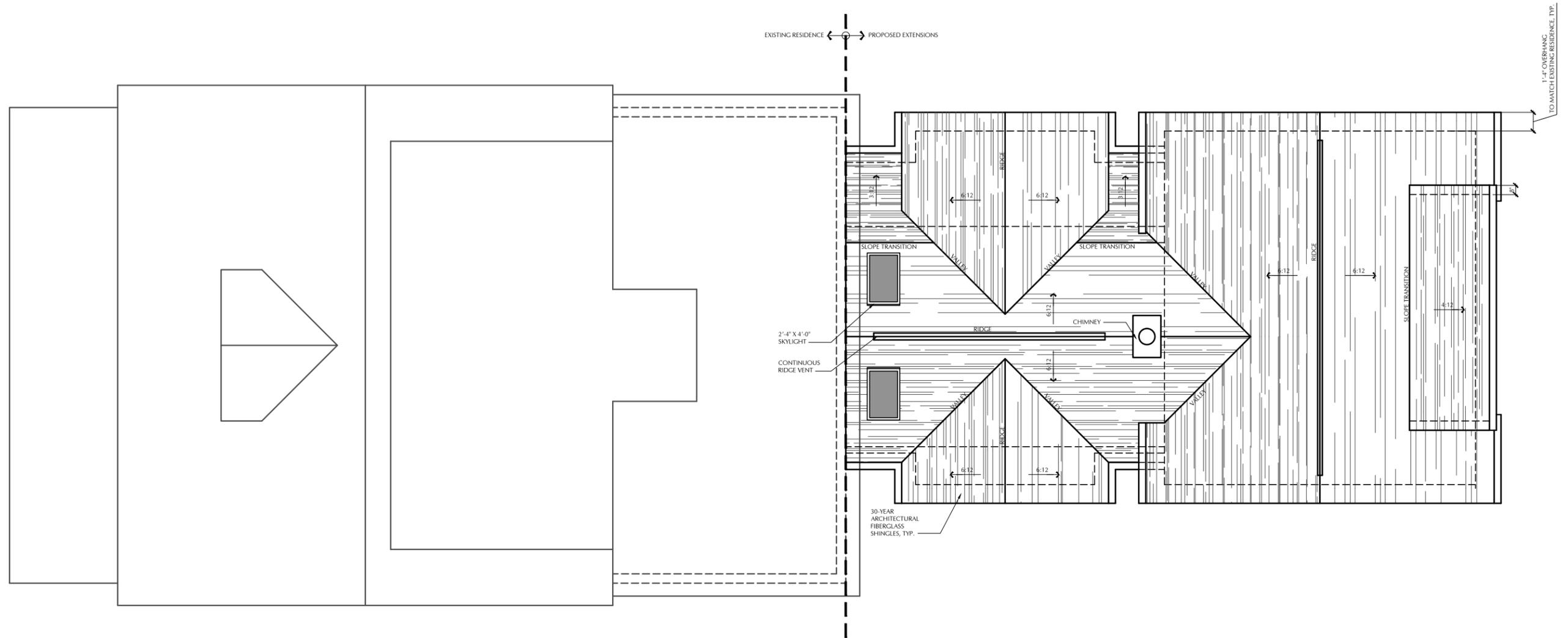


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Proposed Garage Roof Plan



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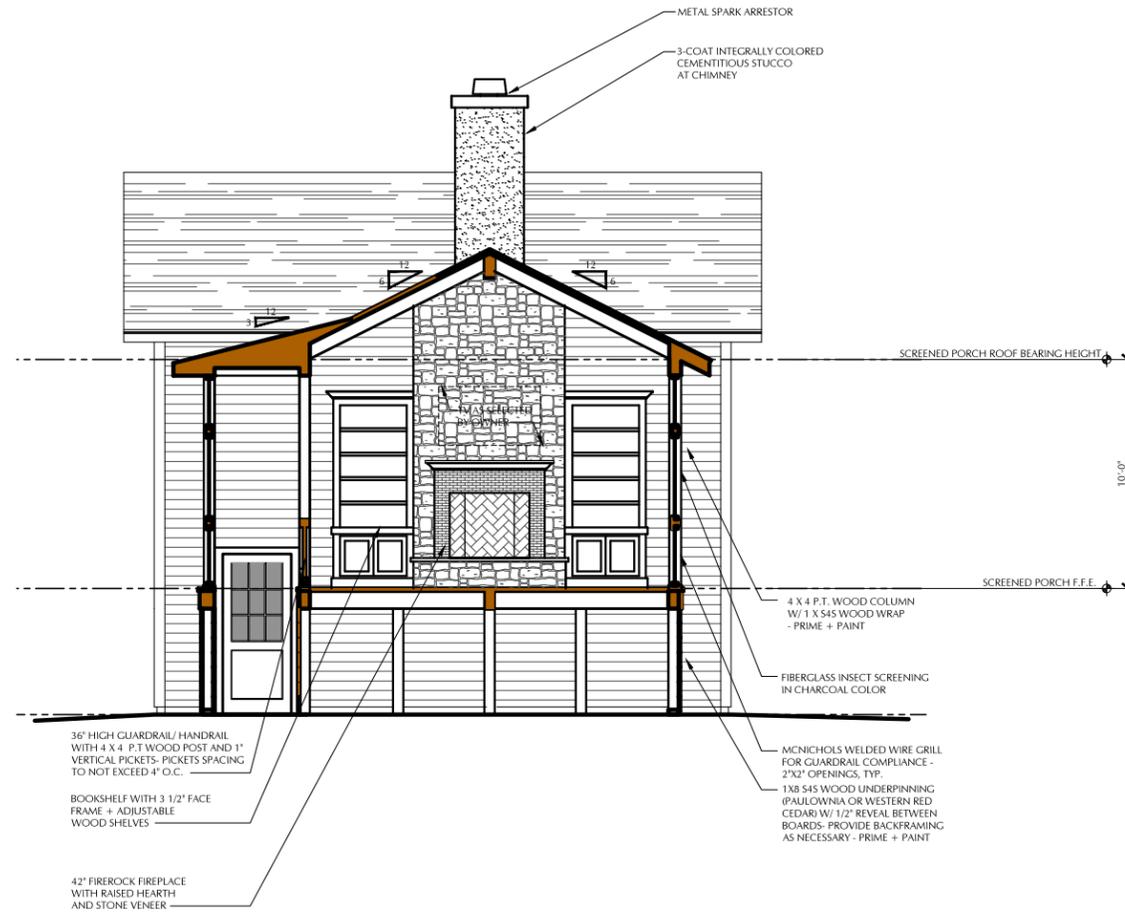


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West Elevation



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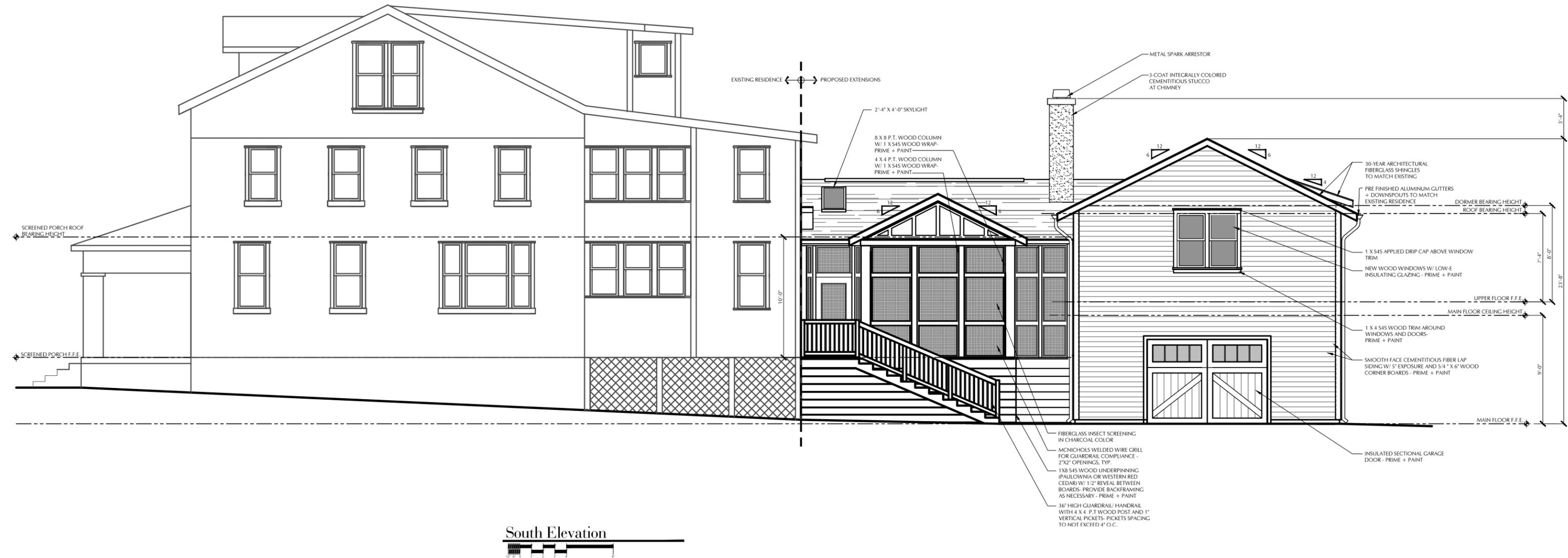


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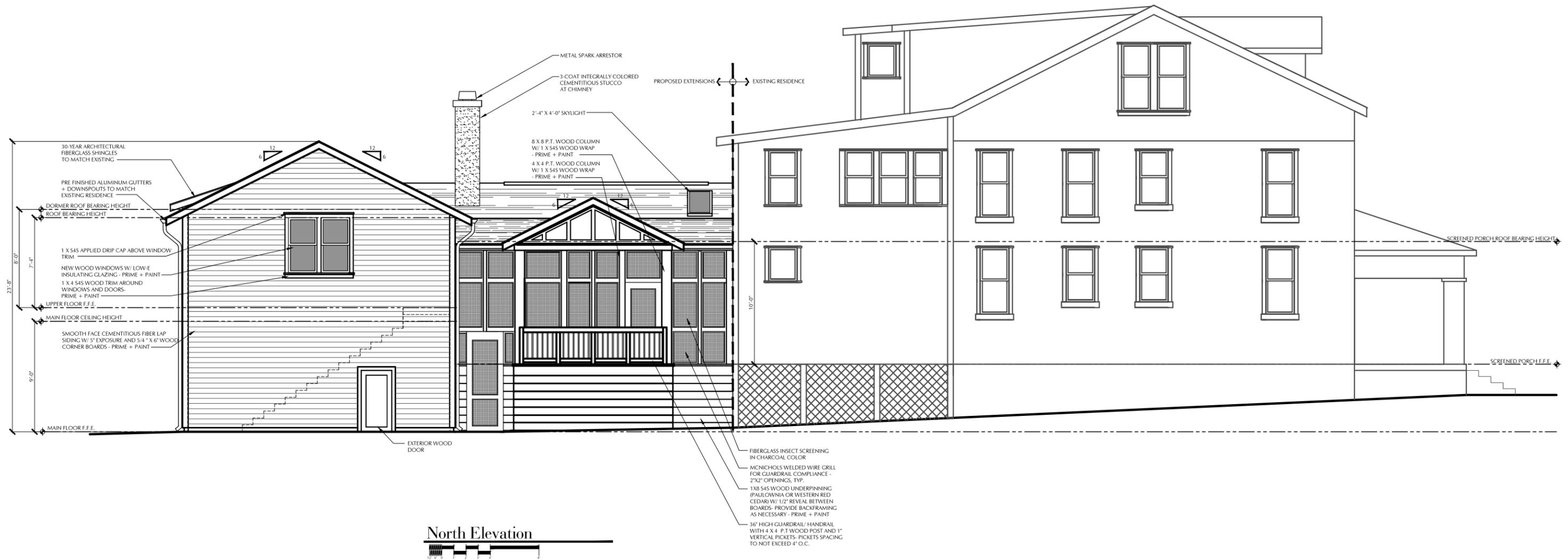


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North Elevation

A NEW DETACHED GARAGE AND DWELLING UNIT FOR:

The Barrett-Bliss Residence

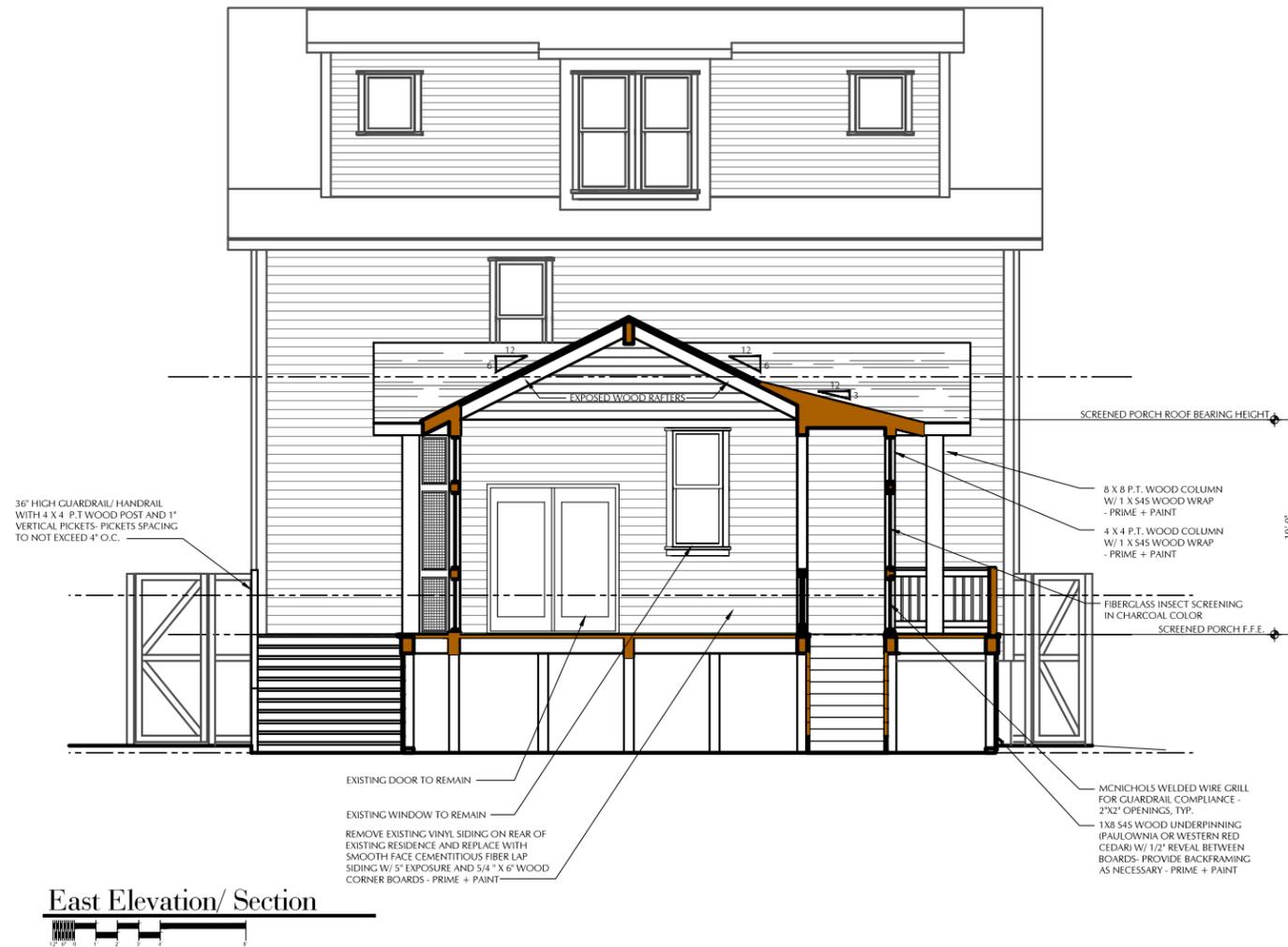
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