



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
1709 Beechwood Avenue
March 18, 2015

Application: New construction - addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416027000
Applicant: Michael Ward, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to enlarge the structure with a rear addition.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition with conditions that:</p> <ul style="list-style-type: none">• The addition shall not be both taller and wider than the historic house; and• The number and dimensions of the first story windows on the right side of the house not be altered. <p>Meeting those conditions, Staff finds that the project would then meet the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
--	--

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.

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

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.
Additions should be a minimum of 6" below the existing ridge.*

In order to assure that an addition has achieved proper scale, the addition should:

No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- 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 taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

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

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).

Side 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.

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.

III.B.1 Demolition is Not Appropriate

- 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 17.40.420 D of the historic zoning ordinance.

Background: 1709 Beechwood Avenue is a one and one-half story Craftsman style house, with a side gabled roof and a gabled front dormer. The first story of the house is brick, with clapboard siding on the upperstory dormer and gable fields.

Analysis and Findings: The applicant is proposing to enlarge the house by constructing a rear addition.

Partial Demolition: Alterations of the dimensions of historic openings is considered partial-demolition. The plans indicated that a trio of square windows in the gable field will be replaced with a pair of original double-hung windows from the rear of the house. Although relocating windows and altering their proportions is generally not appropriate, the larger windows are needed here to provide egress for an upperstory bedroom. The drawings also show a first story window on the right side of the hose being replaced by a new trio of windows. As these windows are not required for egress and the historic window is towards the front of the house in a highly visible location, staff does not recommend approval to alter them, as the alteration does not meet section III.B.1.a for demolition. No other changes to the window and door openings on the existing house were indicated on the plans.

Height & Scale: The addition will be at the rear of the historic house, with a portion of the walls set in to differentiate it from the historic structure. The left side the alcove will be inset one foot (1') and extend back three feet (3'), the right will be inset two feet (2') and extend back four feet (4'). Beginning seven feet (7') back from the rear of the house on the right side there will be an open deck, and then a covered screened porch beginning nine feet (9') further back. The deck and porch will step five feet (5') out to the right side of the house, and the eave of the screened porch will be three feet (3') lower than the primary eave of the house.

The addition will tie into the rear wall of house twelve feet (12') behind the existing roof ridge and rise to be thirteen inches (13") taller at the rear. This taller portion will be behind the historic structure, beginning forty feet (40') back from the front of the house.

The Belmont-Hillsboro design guidelines suggest that additions should not be both taller and wider than an historic house unless doing so is necessitated by unusual constraints on the lot, such as an extreme grade change or an atypical lot parcel shape or size. The lot at 1709 Beechwood Avenue is fairly typical in its shape and size, and although the grade does change it drops to the rear to allow an additional story to be gained in the basement. For these reasons, Staff does not recommend approval of the addition being both taller and wider than the historic house.

With a condition that the addition not be both taller and wider than the historic house, Staff finds the height and scale of the proposed addition would be compatible with the historic house and it meet section II.B.1.a.and b.

Location & Removability: The addition will be distinguished from the historic structure by the inset alcoves on both sides, and by tying into the roof well behind the ridge before growing taller. These connections are minimal, and would leave the historic house intact unimpaired should the addition ever be removed. The project meets section II.B.2.a and II.B.2.e of the design guidelines.

Design: The design and proportions of the addition will be compatible with those of the historic house, and will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Setback & Rhythm of Spacing: The primary massing of the addition will match the width of the historic house, and the wider screened porch will be sufficiently set back so that it will not disrupt the rhythm of spacing between houses. The addition also meets the bulk zoning setback requirements. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials: No major changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth-faced cement -fiberboard with a reveal to match that of the historic house. The trim will be cement-fiberboard. The foundation will be concrete with a parge-coat finish, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows and doors will be Marvin brand fiberglass-clad wood products, which have been approved by the Commission for additions previously. The deck and porch will be painted or pressure-treated wood. Staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form: The addition will tie into the back of the existing roof with a 6:12-pitched hip that becomes a gable at the rear, and will have a 6:12 pitched lower gable oriented to the right side. The roof on the rear porch will also have a 6:12 pitch. These roofs match the pitch of the existing side-gabled roof of the house. These roofs are compatible with the historic house and meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: The majority of windows on the proposed addition are all twice as tall as they are wide, consistent with the historic proportions of openings. There would be shorter windows on the left side, but these are minimal and at the rear of the structure and will not have a significant impact on the character of the house. There are no large expanses of wall space without a window or door opening. With a condition that the first story windows on the right side of the house not be altered, Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

Recommendation: Staff recommends approval of the proposed addition with conditions that:

- The addition shall not be both taller and wider than the historic house; and
- The number and dimensions of the first story windows on the right side of the house not be altered.

Meeting those conditions, Staff finds that the project would then meet the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



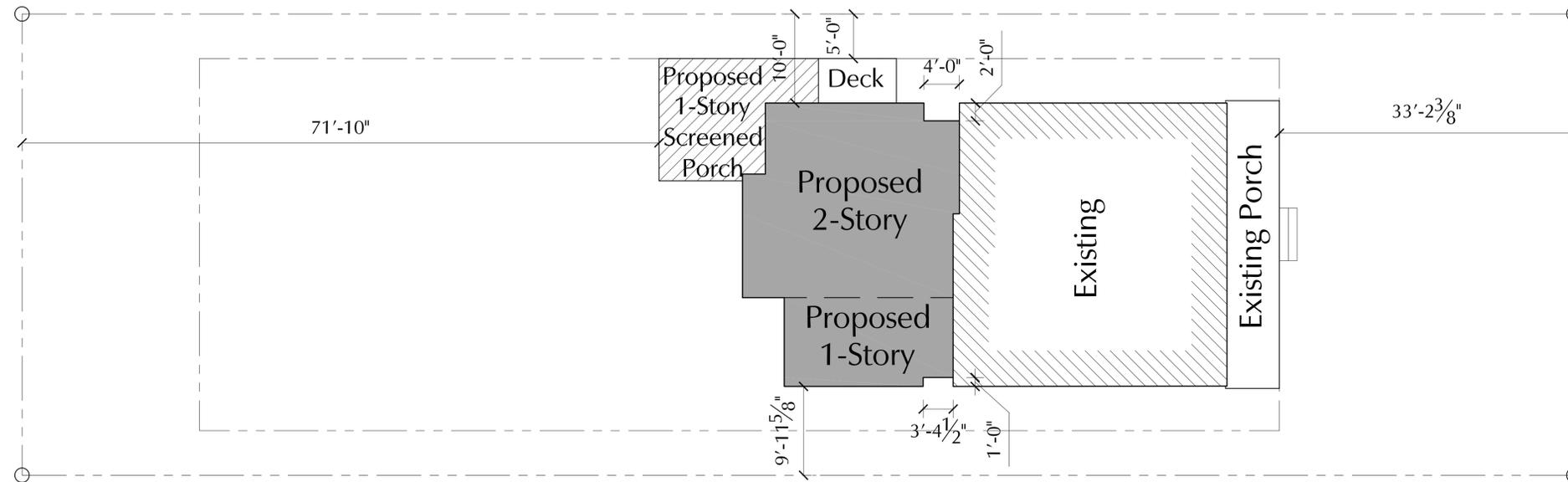
1709 Beechwood Avenue, front.



1709 Beechwood Avenue, front-left.



1709 Beechwood Avenue, front-right.



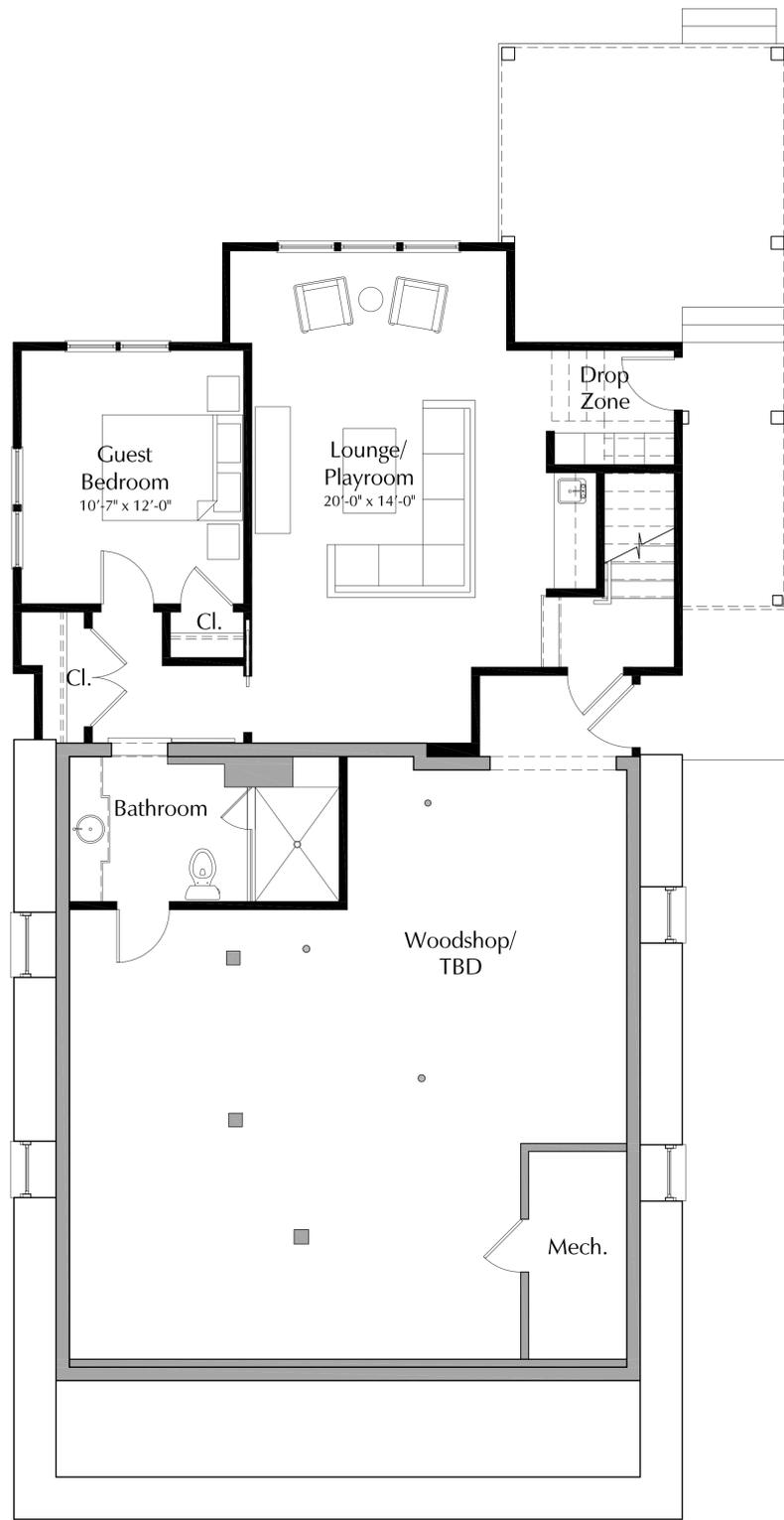
1 Site Layout Plan
 Scale: 1/8"=1'-0"

ALLARD WARD ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011

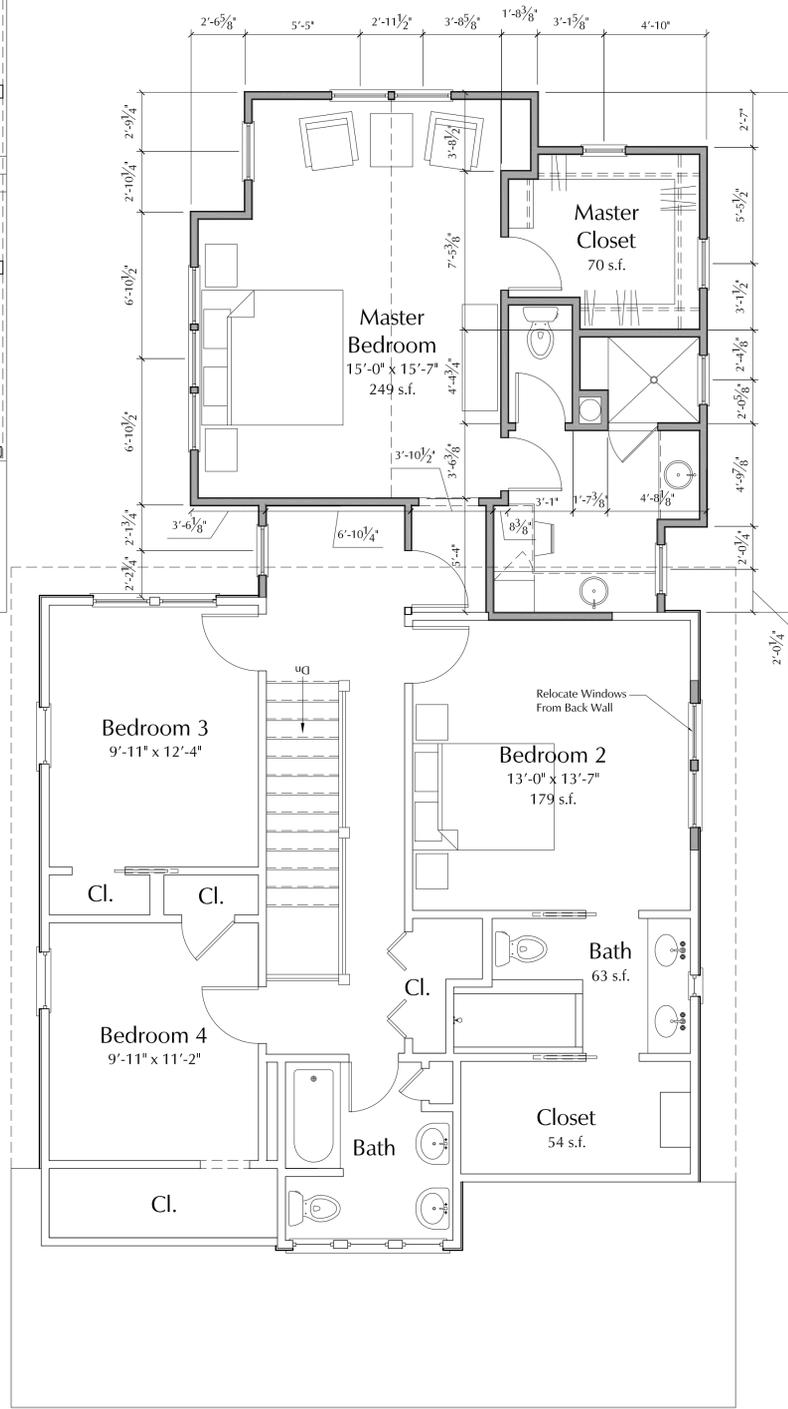
Plot Date: 25 February, 2015	
Description...	
No.	Description

Drawings:
 Site Layout Plan

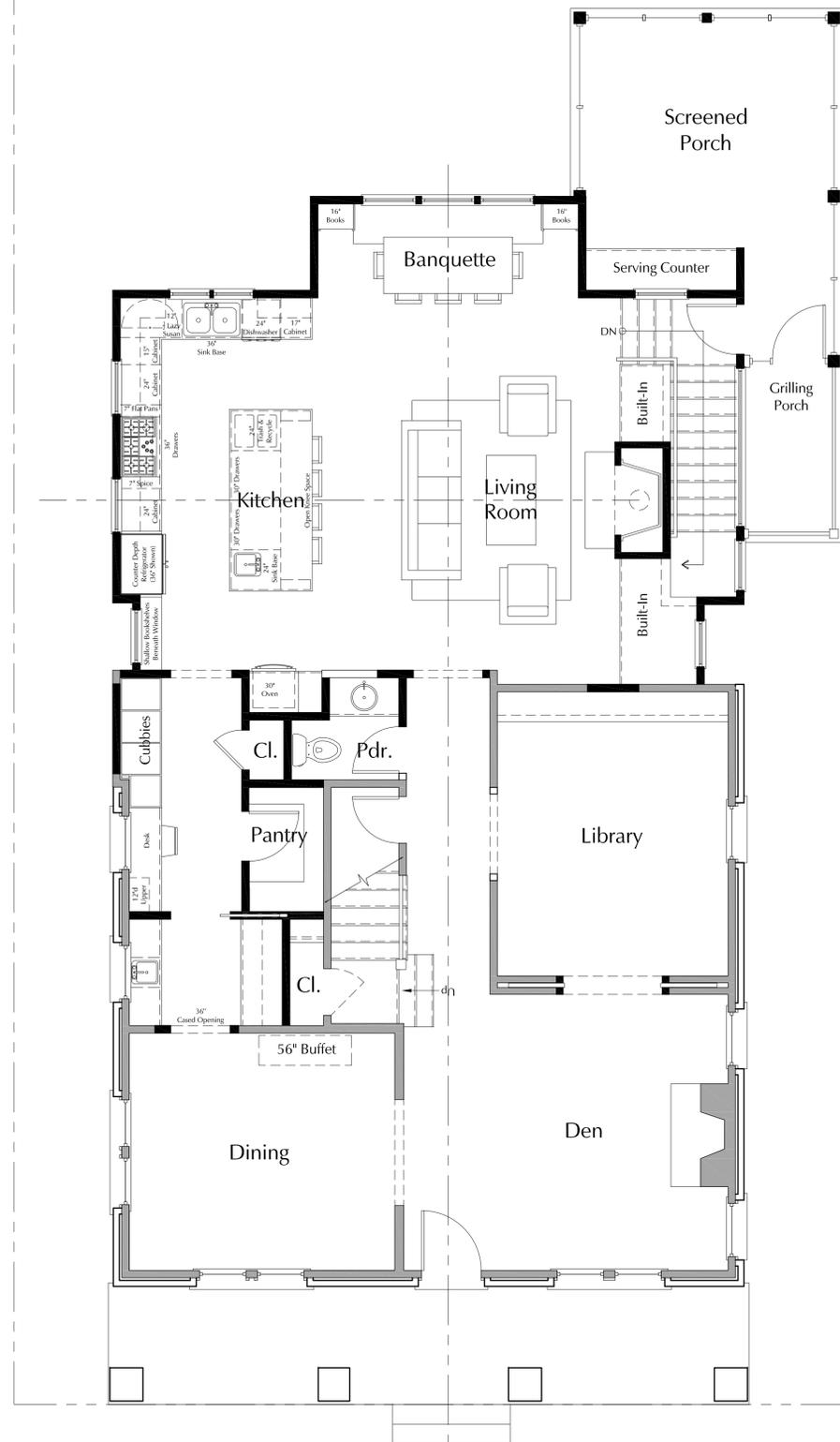
Renovations and Additions for:
Purdy-Delmez Residence
 1709 Beechwood Ave.
 Nashville, Tennessee 37212



3 Basement Plan
Scale: 1/4" = 1'-0"



2 Second Floor Plan
Scale: 1/4" = 1'-0"



1 First Floor Plan
Scale: 1/4" = 1'-0"

Renovations and Additions for:
Purdy-Delmez Residence

1709 Beechwood Ave.
Nashville, Tennessee 37212



Plot Date: 25 February, 2015

No.	Date	Description

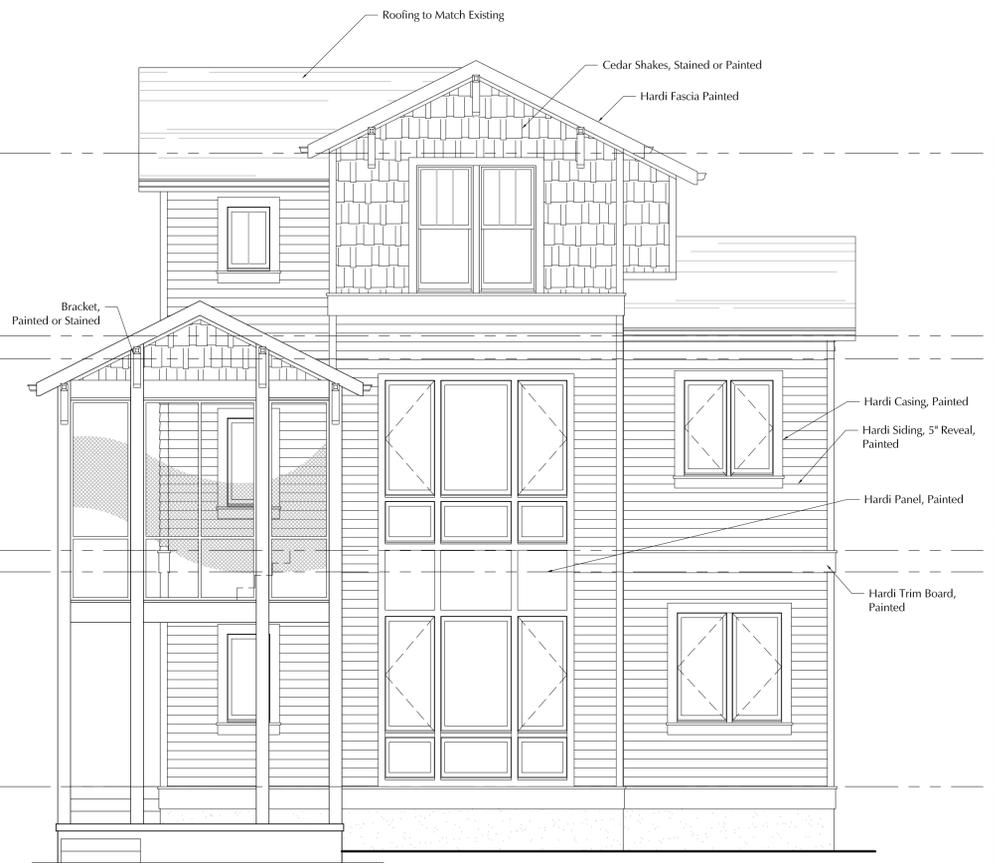
Drawings:
First Floor Plan



③ East Elevation
Scale: 1/8"=1'-0"



② West Elevation
Scale: 1/8"=1'-0"



① Rear Elevation
Scale: 1/8"=1'-0"



Plot Date: 25 February, 2015

No.	Date	Description

Drawings:
Elevations