



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 1501 Beechwood Avenue August 15, 2012

Application: New Construction—addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11801000600
Applicant: Betsy Pogue
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a one-and-a-half story rear addition that is wider than the historic structure.

Recommendation Summary: Staff recommends approval of the addition with the condition that staff review and approve a brick sample, the asphalt shingle color, and the windows and doors.

With this condition, staff finds that the application meets Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Applicable Design Guidelines:

II.B.1 New Construction

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.

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. 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, and Details, and Material Color

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. Roofs

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 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

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).

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.

Background: 1501 Beechwood Avenue is c. 1930 bungalow on a corner lot. It is contributing to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Analysis and Findings:

Application is to construct a one-and-a-half story rear addition that is wider than the historic structure.

Location and Setback: 1501 Beechwood Avenue is a corner lot, located at Beechwood Avenue and 15th Avenue South. The proposed addition’s left (15th Avenue South) façade will therefore be highly visible. The addition will be located behind the historic house, although it does extend one foot (1’) wider than the historic house for a depth of fifteen feet (15’) (to be discussed in more detail under the “Height and Scale” section).

The addition meets all base zoning requirements for setbacks. On the right façade is an uncovered deck which extends beyond the five foot (5’) side setback line. On the left (15th Avenue South) façade are uncovered steps off the addition and off the historic house which encroach on the required ten foot (10’) side setback for a corner lot. In a

neighborhood conservation zoning overlay like Belmont-Hillsboro, the Metro Historic Zoning Commission does not review uncovered decks or uncovered stairs. Therefore no setback reduction is being considered under this application. The issue of the location of the deck and the stairs is one that should be addressed by the Codes Department. The Codes Department has indicated to the applicant that if the features are constructed of non-combustible materials, they can encroach upon the side setbacks.

Given that no setback reduction is required, staff finds the location and setbacks of the proposed addition to meet Section II.B.1.c. 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 thirty-three feet (33') and a maximum depth of approximately fifty-three feet (53'), which includes an eight-foot (8') deep front porch. It has a footprint of approximately one thousand, six hundred and ninety-three square feet (1693 sq. ft.).

The addition will be lower in height than the existing house. It ties into the back slope of the house's roof at a height of approximately twenty-six feet (26'). Thirteen feet, three inches (13'3") behind the back wall of the house, the addition rises to a height of approximately twenty-eight feet, six inches (28'6"). The addition has a maximum width of thirty-three feet, six inches (33'6") and a maximum depth of forty-seven feet (47').

The addition steps in from the side walls of the house on both sides. On the right side, the addition is inset two feet, six inches (2'6"), and on the left (15th Avenue South) side, the addition is inset three feet (3'). After a depth of thirteen feet, three inches (13'3"), the right side of the addition steps back out to match the house's sidewall and it continues at this width for the remaining depth of the addition.

On the left side, after a depth of thirteen feet, three inches (13'3"), the additions steps back out one foot, six inches (1'6") for a depth of four feet, six inches (4'6"). After that point, a covered side porch extends from the side of the addition and will be one foot (1') wider than the historic house. The covered side porch will have a maximum depth of six feet (6') and will be fifteen feet (15') wide. After the porch, the addition's left (15th Avenue South) side then steps back in and will be inset one foot, six inches (1'6") from the sidewall of the house for the remaining depth of the addition.

Staff finds the fact that a portion of the addition is wider than the historic house appropriate in this instance for several reasons. The design guidelines state that an addition can be wider than the historic structure when the building is narrower than thirty feet (30') or is shifted to one side of the lot. In this instance, the historic house is wider than thirty feet (30') but it is slightly shifted on the lot so that the house is seven feet (7') from the property line on the right side and eleven feet (11') from the property line on the left (15th Avenue South) side. In addition, the guidelines state that a structural alcove that is inset a minimum of one foot (1') and is at least twice as long as it is deep must separate the historic house from the wider portion of the addition. In this instance, there is a structural alcove that is inset three feet (3') and has a length of thirteen feet, three

inches (13'3"). Lastly, the wider portion of the addition is relatively modest in size and scale. It only extends one foot (1') beyond the sidewall of the house, and this portion of the addition is only one-story in height and is an open porch. All of these factors will help minimize the impact of the extra width on the historic house.

The new addition will have a footprint of approximately one thousand, four hundred, and fifty-four square feet (1,454 sq. ft.). With the construction of the new addition, the lot's percentage of open space will be approximately sixty-seven (67%), which is fifteen percent (15%) 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 in the immediate vicinity, which range from as little as fifty-nine percent (59%) to as much as ninety percent (90%).

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

Roof: The historic house has a side gabled roof form with a slope of 8/12. The addition's roof will tie into the back of the house with a gable that also has a slope of 8/12. The wider and taller portion of the addition will have a gabled form with an 8/12 pitch. The addition incorporates several dormers, including new shed dormers with a 3/12 slope off the back roof of the house and off the right side of the alcove section of the addition; and two gabled dormers with an 8/12 slope off of the wider portion of the addition. All of these dormers meet the design guidelines in terms of their scale, proportions, and locations.

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

Proportion and Rhythm of Openings: The applicant is proposing to make one change to the window pattern on the historic house. A window will be added on the right elevation, towards the back of the house, and will match two nearby windows. Staff finds this additional window opening to be acceptable since it is located so far back on the house.

The dimension and design of windows and doors on the addition are similar to those on the existing house. The primary windows on the addition 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 the addition. Staff therefore finds that the addition's proportion and rhythm of openings meet Section II.B.1.g. 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's primary cladding material will be brick veneer, although Hardie panel with a reveal to match the existing house's reveal will be used as the cladding material for the alcove portion of the addition

and for the dormers. Staff asks to review a brick sample prior to purchase and installation of the material. The foundation will be split face concrete block, and the roof will be asphalt shingle to match the existing house. The rear porch will be screened. The materials for the windows and doors were not specified and staff asks to approve the final window and door material and design prior to purchase and installation.

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

Partial Demolition: The addition will require the removal of the majority of the rear wall but will retain the corners and the original roof form, which would allow the addition to be removed without negatively affecting the form and integrity of the original building. A portion of the side wall will be demolished to accommodate a new window. Since this is a secondary elevation, and the alteration happens on the rear portion of the side wall, the change will not alter the character of the home. All existing materials are planned to be retained.

Staff recommends approval of the addition with the condition that staff review and approve a brick sample, the asphalt shingle color, and the windows and doors.

With this condition, staff finds that the application meets Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



1501 Beechwood, front and left/15th Avenue South facades



1501 Beechwood, left/15th Avenue South facade



1501 Beechwood, left/15th Avenue South façade and yard



1501 Beechwood, rear and left/15th Avenue South façade.



1501 Beechwood, right façade.

SQUARE FOOTAGE

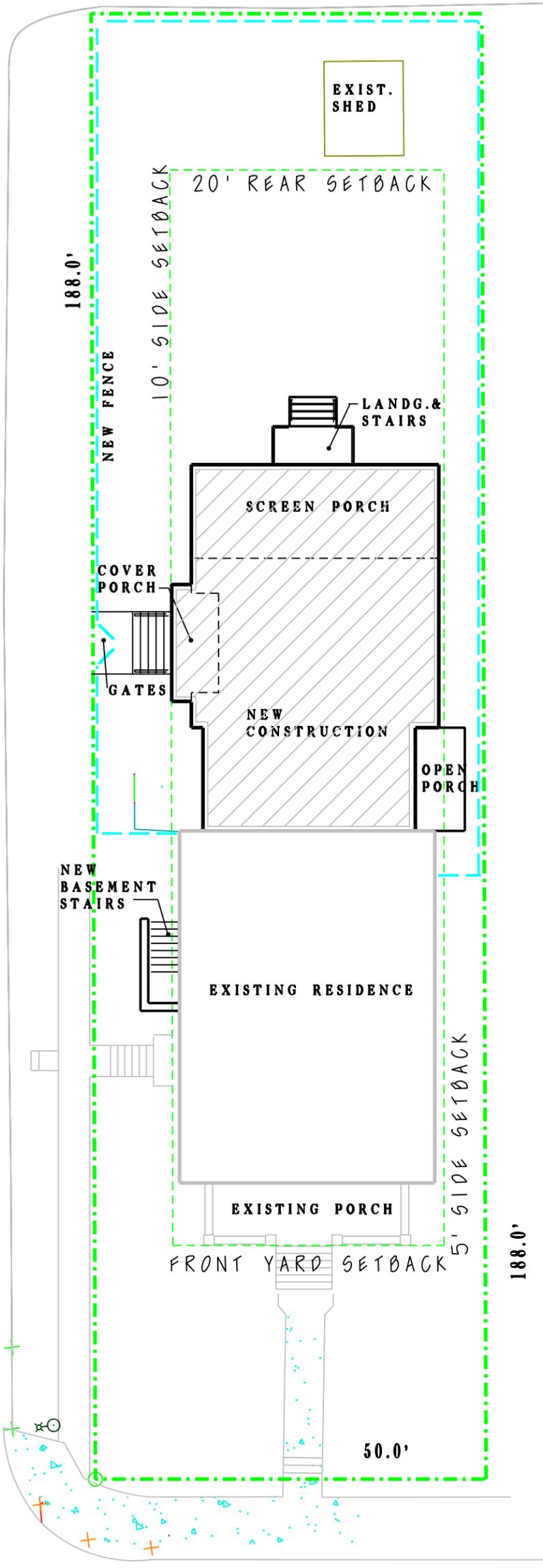
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MAIN LEVEL NEW CONSTRUCTION	830 S.F.
UPPER LEVEL EXISTING	1325 S.F.
UPPER LEVEL NEW CONSTRUCTION	765 S.F.
COVERED PORCH NEW CONSTRUCTION	700 S.F.



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NASHVILLE, TENNESSEE
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SITE PLAN

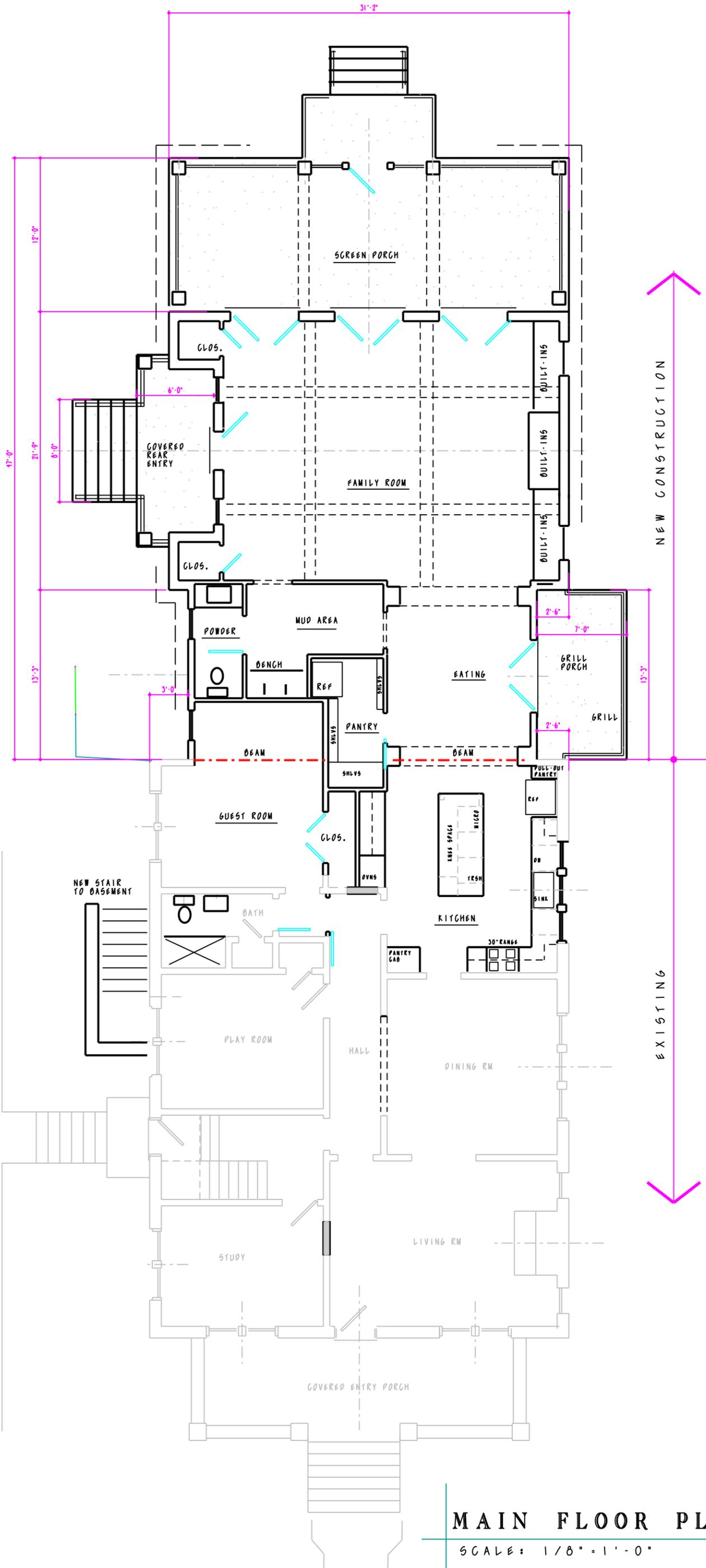
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T H E
KANTROW-KEARNS
RESIDENCE

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MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

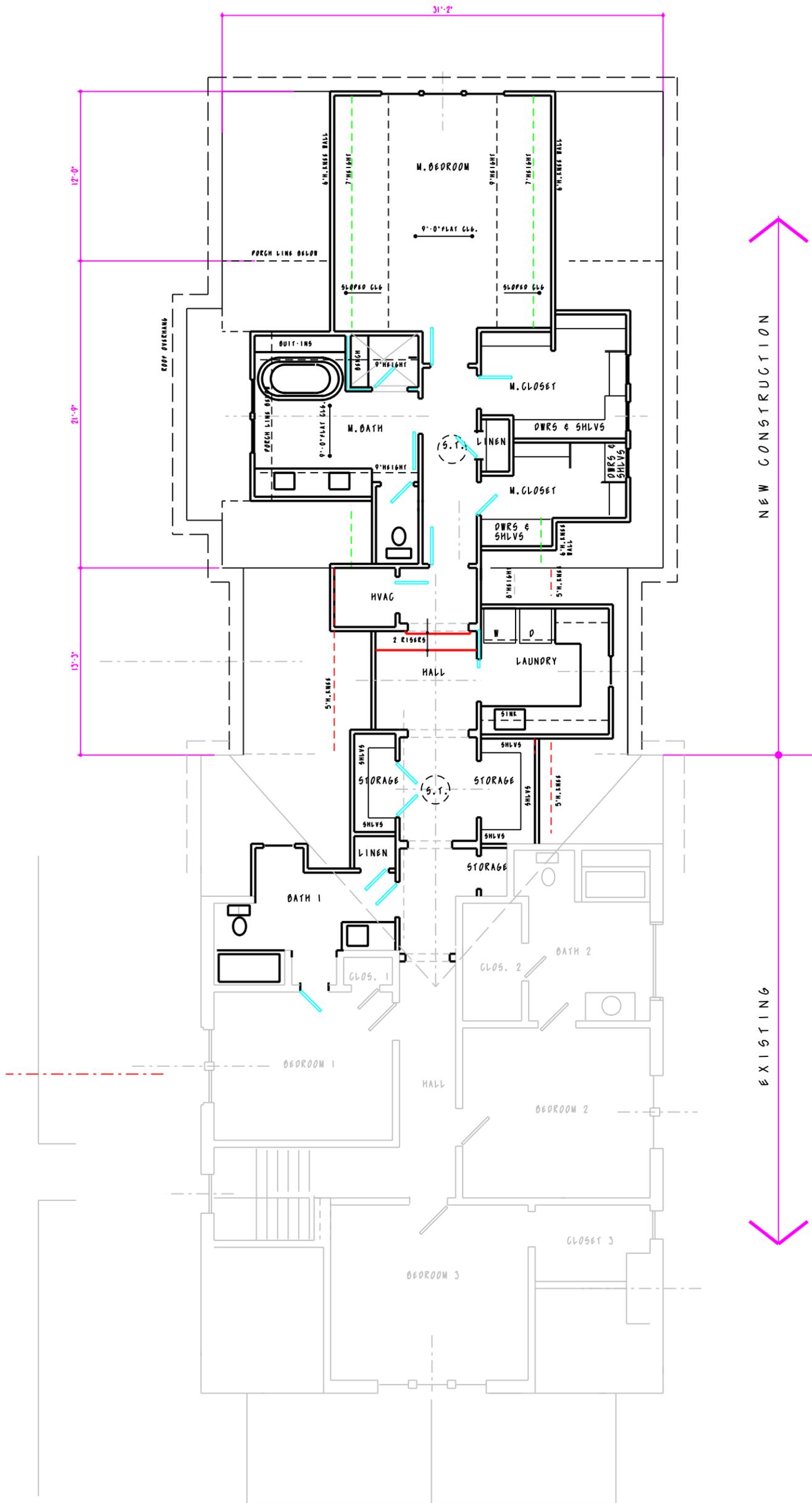
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MAIN LEVEL PLAN
25 JULY 2012
CONSTRUCTION DOCUMENTS



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UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"

1501 BEECHWOOD AVE.

T H E
KANTROW-KEARNS
RESIDENCE

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UPPER LEVEL PLAN
25 JULY 2012
CONSTRUCTION DOCUMENTS

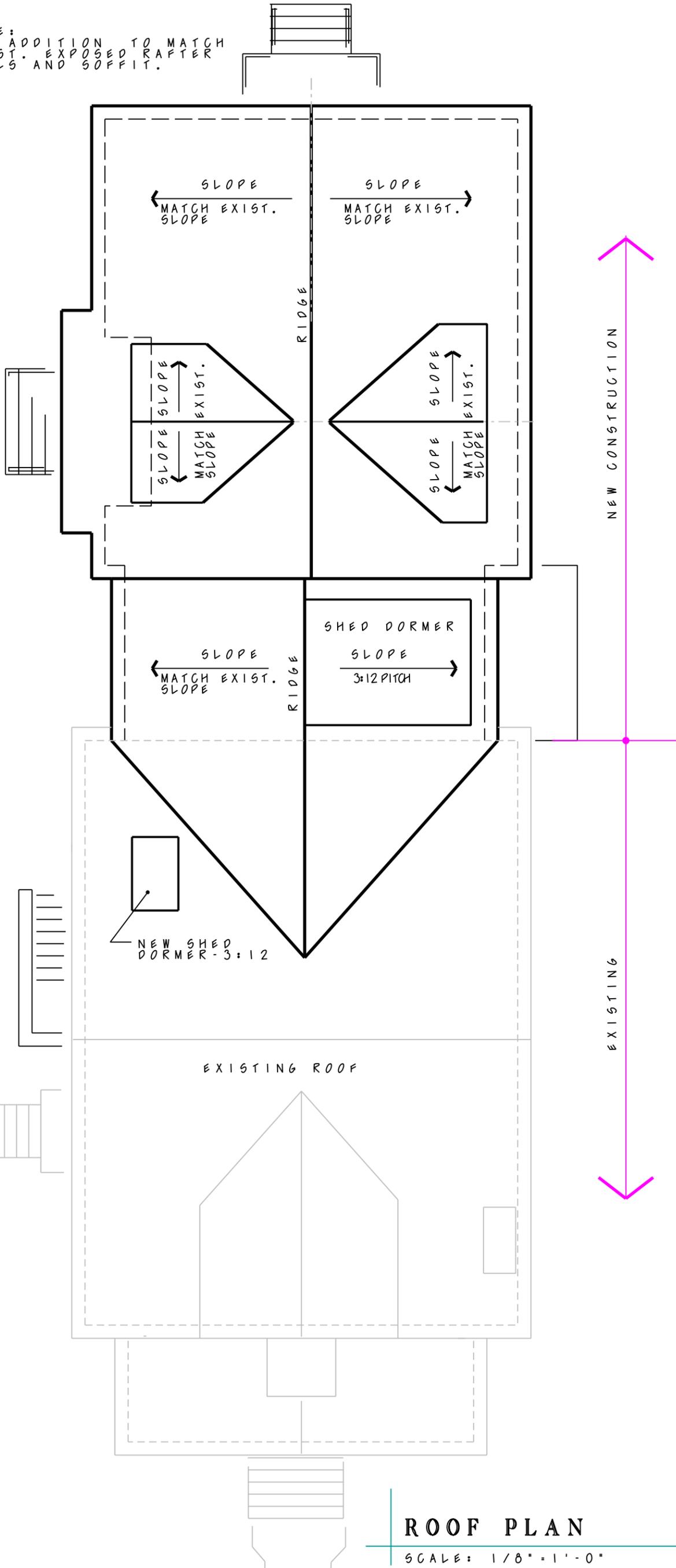
NOTE:
 NEW ADDITION TO MATCH
 EXIST. EXPOSED RAFTER
 TAILS AND SOFFIT.



ELIZABETH POGUE
 ARCHITECT

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NEW CONSTRUCTION

EXISTING

T H E
KANTROW-KEARNS
 RESIDENCE

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ROOF PLAN
 25 JULY 2012
 CONSTRUCTION DOCUMENTS

ROOF PLAN

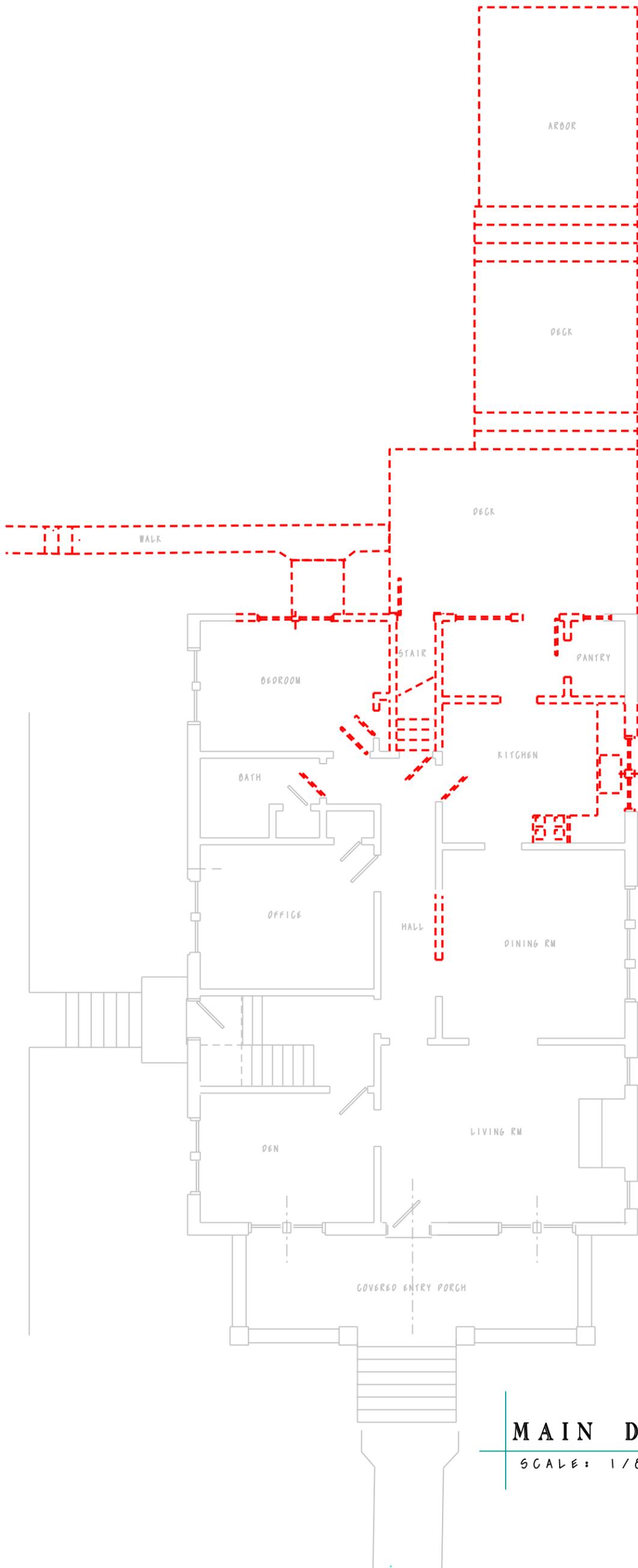
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A R C H I T E C T

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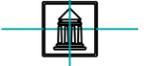
MAIN DEMOLITION

SCALE: 1/8" = 1'-0"

T H E
KANTROW-KEARNS
RESIDENCE

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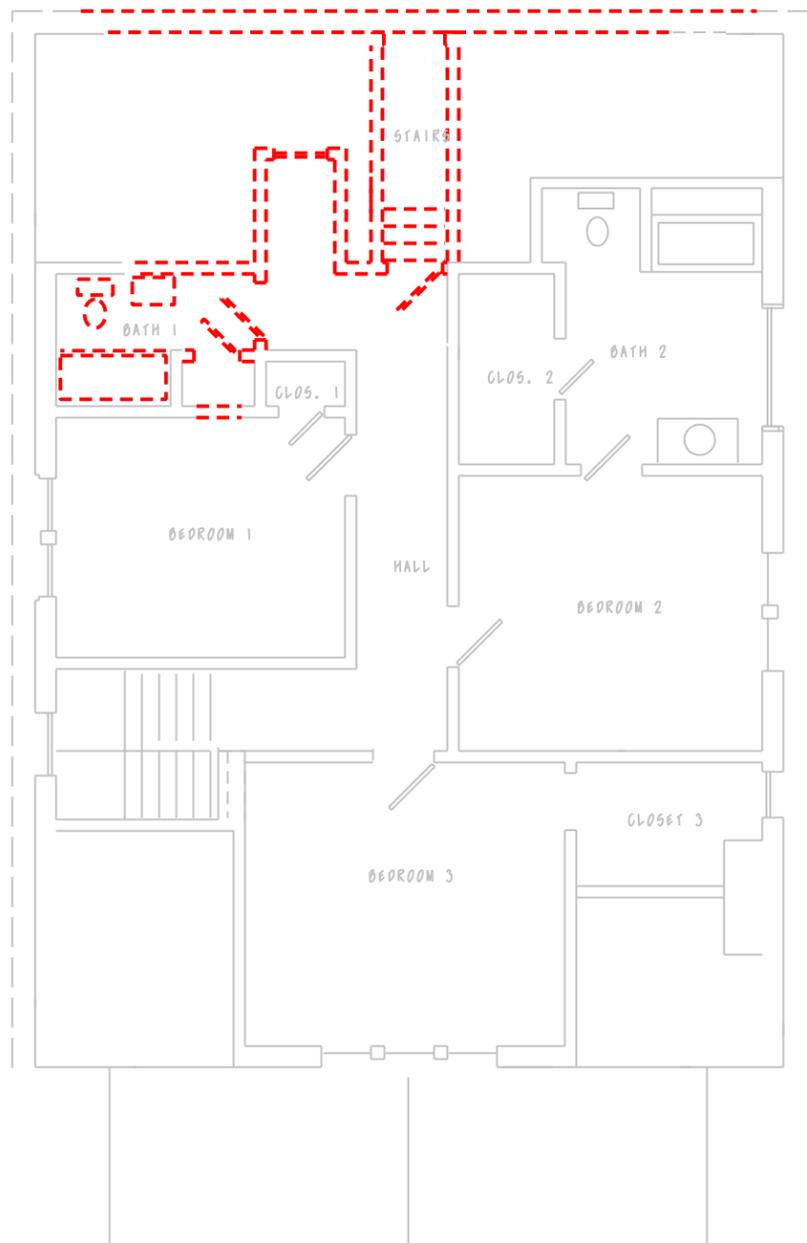
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MAIN LEVEL PLAN
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UPPER LEVEL DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

1501 BEECHWOOD AVE.

T H E
KANTROW-KEARNS
RESIDENCE

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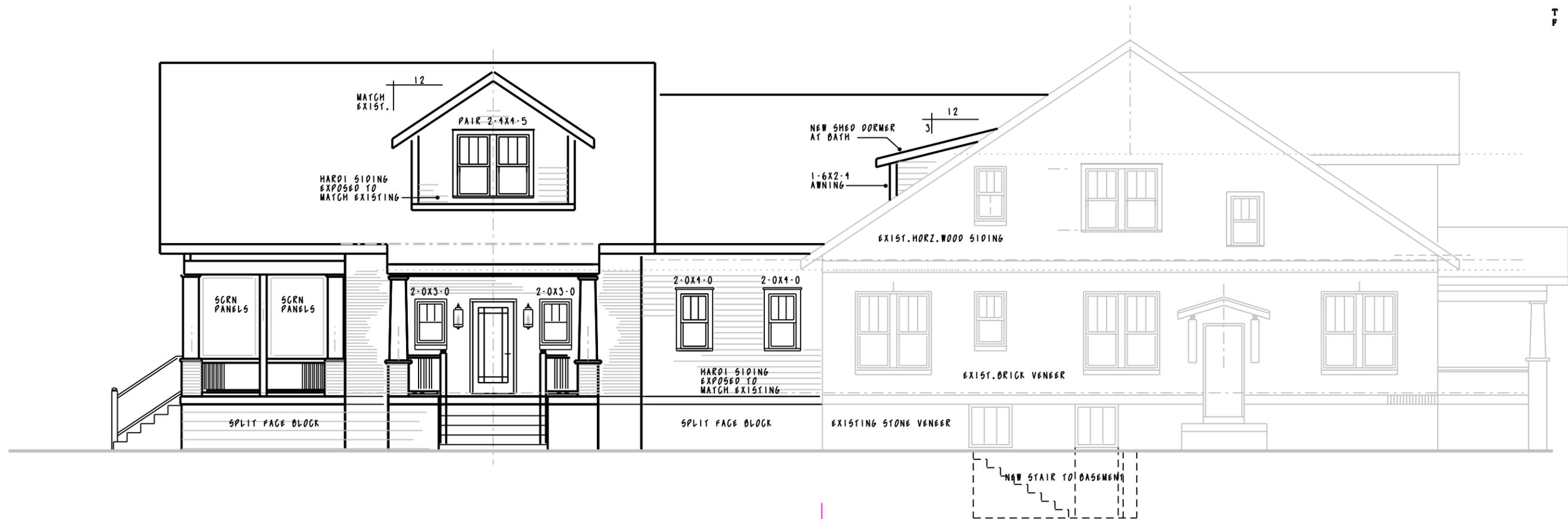
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SIDE STREET ELEVATION

SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION

EXISTING

1501 BEECHWOOD AVE.

KANTROW-KEARNS
RESIDENCE

BEECHWOOD
NASHVILLE
TENNESSEE
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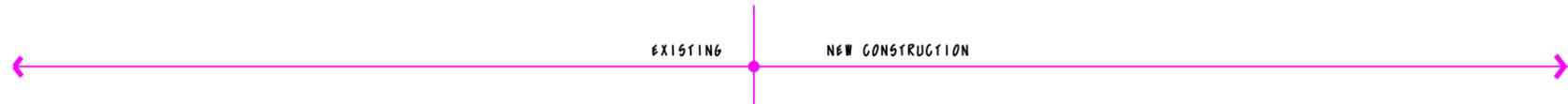
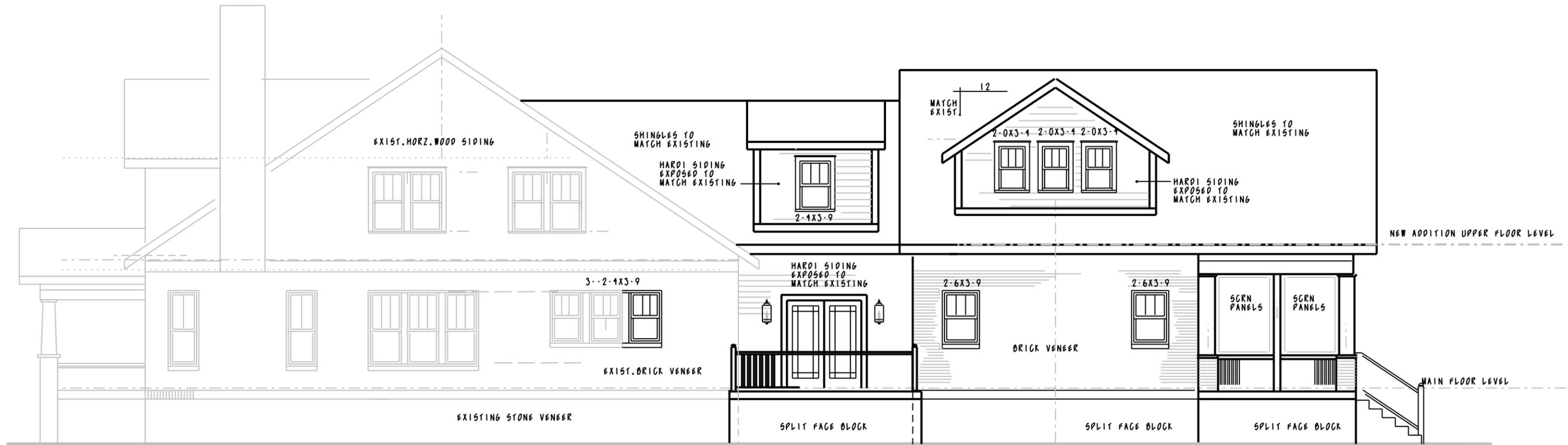
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2013 JULY 2013
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SIDE ELEVATION

SCALE: 1/8" = 1'-0"

1501 BEECHWOOD AVE.

T H E
KANTROW-KEARNS
RESIDENCE

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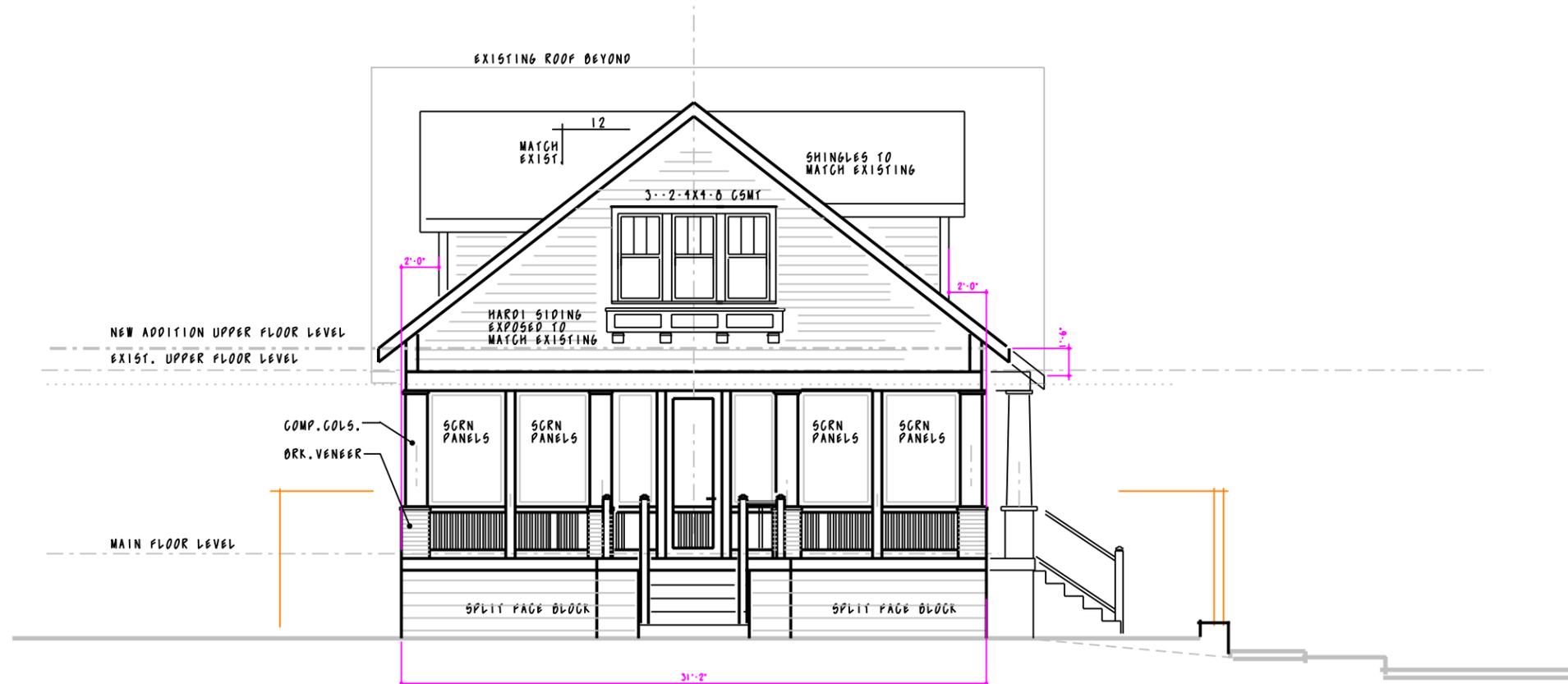
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REAR ELEVATION

SCALE: 1/8" = 1'-0"

1501 BEECHWOOD AVE.

T H E
KANTROW-KEARNS
RESIDENCE

B E E C H W O O D
N A S H V I L L E
T E N N E S S E E
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A 2.2
EXTERIOR ELEVATION
29 JULY 2013
CONSTRUCTION DOCUMENTS