



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

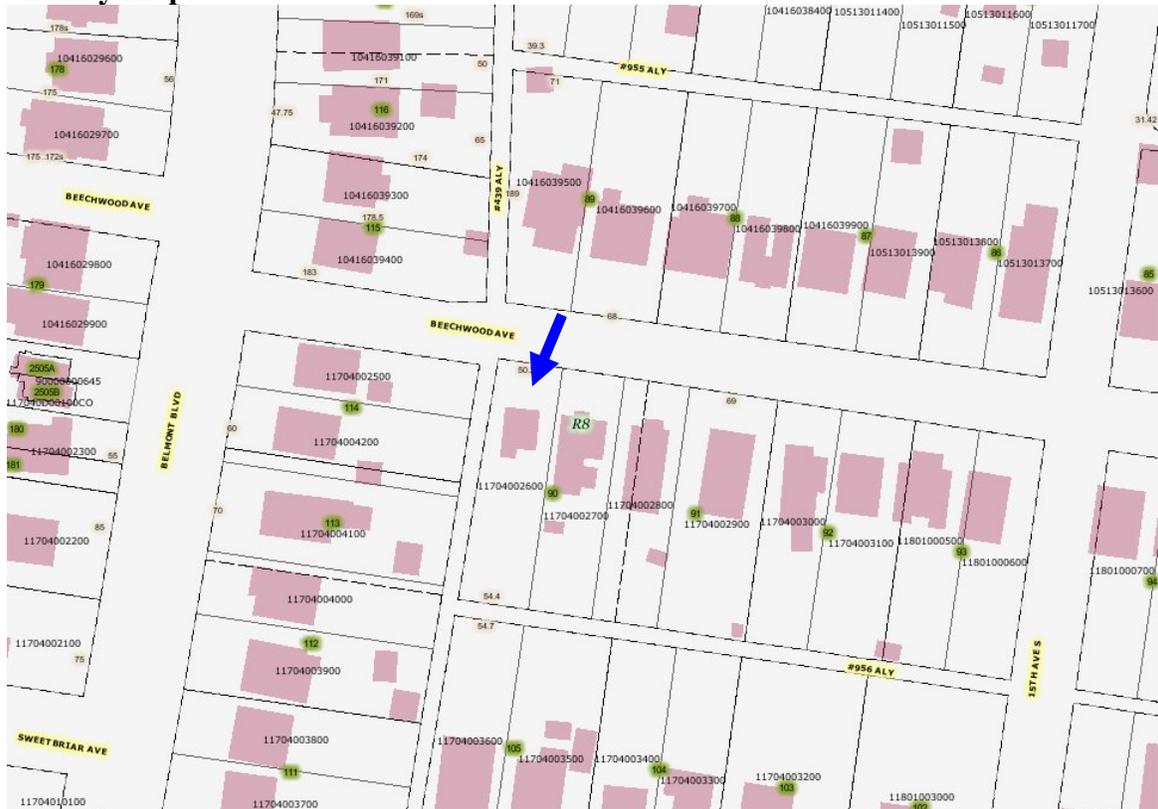
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**1515 Beechwood Avenue**  
**February 15, 2012**

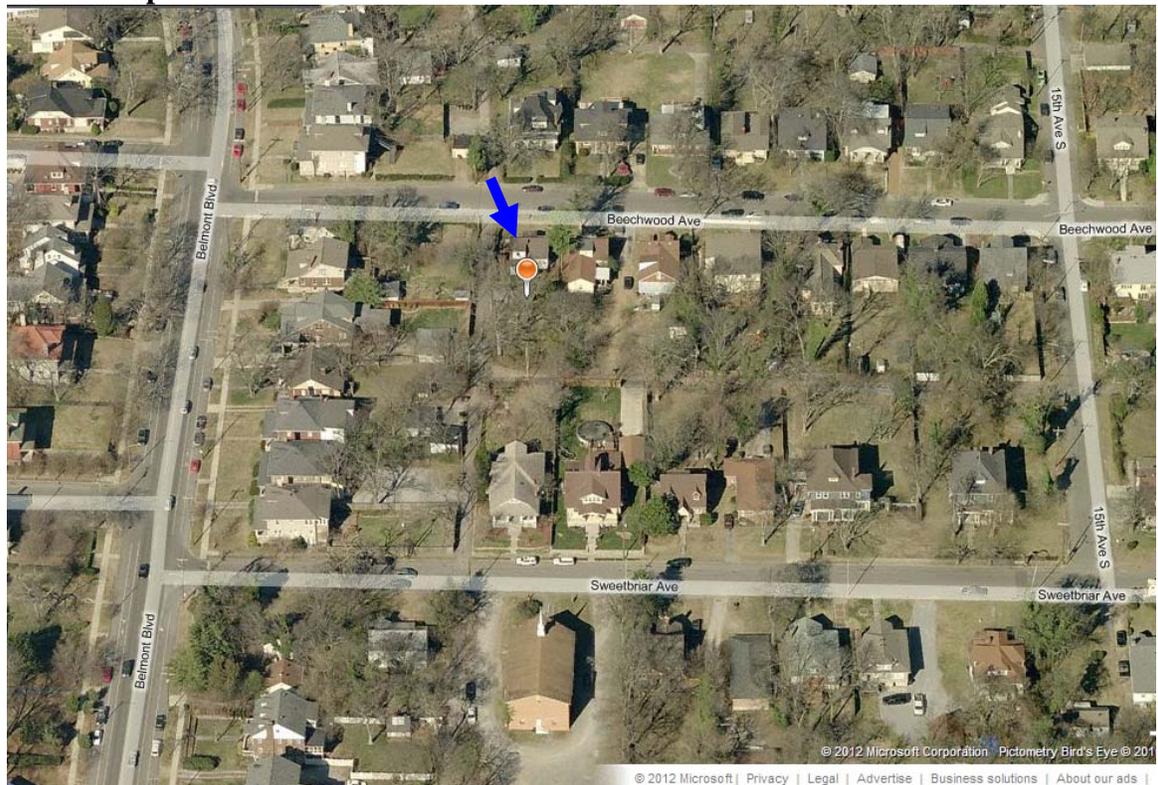
**Application:** Demolition and Infill  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704002600  
**Applicant:** Tradition Homes/ Daniel Green and Brian Layton  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.com

<p><b>Description of Project:</b> Applicant proposes to demolish a non-contributing building and construct a one-and-a-half story single-family dwelling with a detached rear accessory building.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of demolition of the non-contributing building and construction of the infill building and accessory structure with the conditions that:</p> <ol style="list-style-type: none"> <li>1. Staff review and approve a brick sample, metal sample, windows and doors, porch details, asphalt shingle color, shutters and trim for both structures; and</li> <li>2. HVAC be located at the rear of the home or on the side, beyond the mid-point of the house.</li> </ol> <p>With these conditions, staff finds that the project meets Section II.B.1. and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



**Background:** 1515 Beechwood Avenue is a non-contributing building in the Belmont-Hillsboro neighborhood. The proposed design was approved by the Commission in October 2011 for a location on 19<sup>th</sup> Avenue South in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (the design was never constructed).

## **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. MHZC does not review the painting of structures.

*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).*

#### **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.       R o o f s

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

f.       O r i e n t a t i o n

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

*New buildings shall 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.*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than those that front the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

*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.*

*Generally, curb cuts should not be added.*

g.       P r o p o r t i o n   a n d   R h y t h m   o f   O p e n i n g s

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.

*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.*

##### *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 dormer must be set back at least 2' from the wall of the floor below.*

##### *Windows and Doors*

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

##### *Siding and 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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

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.*

### **III.B.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

### **Analysis and Findings:**

Applicant proposes to demolish a non-contributing building and construct a one-and-a-half story single-family dwelling with a detached rear accessory building.

Demolition: The house at 1515 Beechwood dates between 1944 and 1951, according to city directories. However based on the building's style, construction materials and the documentation it was likely constructed in the late 1940s. It is not a good example of its style and is out of context. The building does not contribute the historical and architectural character and significance of the district and so demolition meets design guideline III.B.2.

Height & Scale: The proposed dwelling is a one-and-a-half story house that is thirty-three feet (33') tall from grade to ridge. The majority of historic homes in the immediate context that are oriented towards Beechwood are also one-and-a-half stories and range in height from twenty-one to thirty-five feet (21' to 35') tall. The neighboring houses on Belmont Boulevard, however, are taller and rise to a height of two to two-and-a-half stories. The house to the right of the site faces Belmont and is about thirty-seven feet (37') tall. The house to the left of the site was approved by the Commission in January 2011 and is approximately thirty-four feet (34') tall. The foundation is approximately

eighteen inches (18") tall. The foundation height and overall height of the building is in keeping with historic buildings in the district.

The maximum width of the building is thirty nine feet, six inches (39' 6"), but at the front of the house, the width is less and is approximately thirty-seven feet, six inches (37' 6"). This width is in keeping with the context on this block of Beechwood, which has widths in the range of approximately twenty-five and forty feet (25'-40'). The infill house to the left, which the Commission approved in 2011, is forty feet (40') wide. The front porch is between six and eight feet (6'-8') deep, and there is a change in material between the body of the building and the foundation.

The design guidelines require that the neighborhood's context of "mass in relation to open spaces" be preserved. In the immediate context of this project, massing varies between one- and two-and-a-half story buildings, with and without accessory buildings, which cover approximately 70% to 90% of the respective lots. The proposed project includes a building that has one-and-a-half stories towards the front and tapers down to one-story in the back. With the accessory structure, the area covered will be approximately sixty-six percent (66%). Although the open area is slightly less than the immediate context, the fact that the building is partially one-story assists with providing an appropriate massing for the context.

The accessory building's six hundred and seven foot and six inch (607'6") footprint and twenty-eight foot (28') height keeps it subordinate to the thirty-three foot (33') tall primary building.

Staff finds that the primary and accessory buildings meet Sections II.B.1. a., II.B.1.b., II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Location and Setback: The proposal meets all bulk zoning setback requirements. The primary building is centered on the lot similar to other historic buildings found in the district. The front porch of the house will be in line with the front porch of its neighbor to the left. The house will be a minimum of five feet (5') from the side property lines. The accessory structure will be in the rear of the lot and will be a minimum of three feet (3') from the left side property line, ten feet (10') from the rear property line, and more than twenty feet (20') from the right side property line. The accessory structure will be accessed from the rear alley and will have garage doors facing the alley, as is typical for accessory structures in the neighborhood.

Staff finds that the primary and accessory buildings meet Sections II.B.1. c. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: Materials for the primary building and the accessory structure include a brick foundation, wood or cement fiberboard with a four inch (4") reveal, brick accent cladding around the porch and entry, asphalt shingle roof, and metal awnings and dormer accents.

The known materials for both structures are appropriate for the district, have been approved for this district in the past and meet section II.B.2.d of the design guidelines. Staff recommends staff review and approval of a brick sample, metal sample, windows and doors, porch details, asphalt shingle color, shutters and trim for both structures.

With the above-mentioned staff reviews, staff finds that the primary and accessory buildings meet Sections II.B.1. d. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The primary building has a side-gable roof with a pitch of eight-twelve (8/12), and the front porch has a pitch of fourteen-twelve (14/12). The side gable accessory structure has a twelve-twelve (12/12) pitch with a four-twelve (4/12) pitched wall dormer. The roof shapes and pitches are found on historic buildings throughout the district and so meet Sections II.B.1.e. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The primary building has a partial width front porch and centered primary entrance facing Beechwood Avenue, as do most of the buildings on this block, with the exception of those at the corner of Belmont and Beechwood, which face Belmont Boulevard. Vehicular access is from the alley. There is no existing or proposed curb cut or driveway. The orientation meets Sections II.B.1.f and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows of both structures are approximately twice as tall as they are wide and so meet the historic ratio of windows in the neighborhood. There is no area greater than thirteen linear feet without an opening. Staff finds that the window proportions and rhythm of openings meets section II.B.1.g. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Utilities: The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house, as stated in Section II.B.1. h. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Outbuilding: The design and materials of the outbuilding are similar to those found on the house, and its height, scale, location, roof form, materials, and orientation meet section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Staff recommends approval of demolition of the non-contributing building and construction of the infill building and accessory structure with the conditions that:

1. Staff review and approve a brick sample, metal sample, windows and doors, porch details, asphalt shingle color, shutters and trim for both structures;

2. HVAC be located at the rear of the home or on the side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B.1. and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.



1515 Beechwood Avenue existing conditions.



1515 Beechwood Avenue front and right side yard



1515 Beechwood, rear yard



1515 Beechwood Avenue, rear yard and existing rear elevation



Houses to the left of 1515 Beechwood.



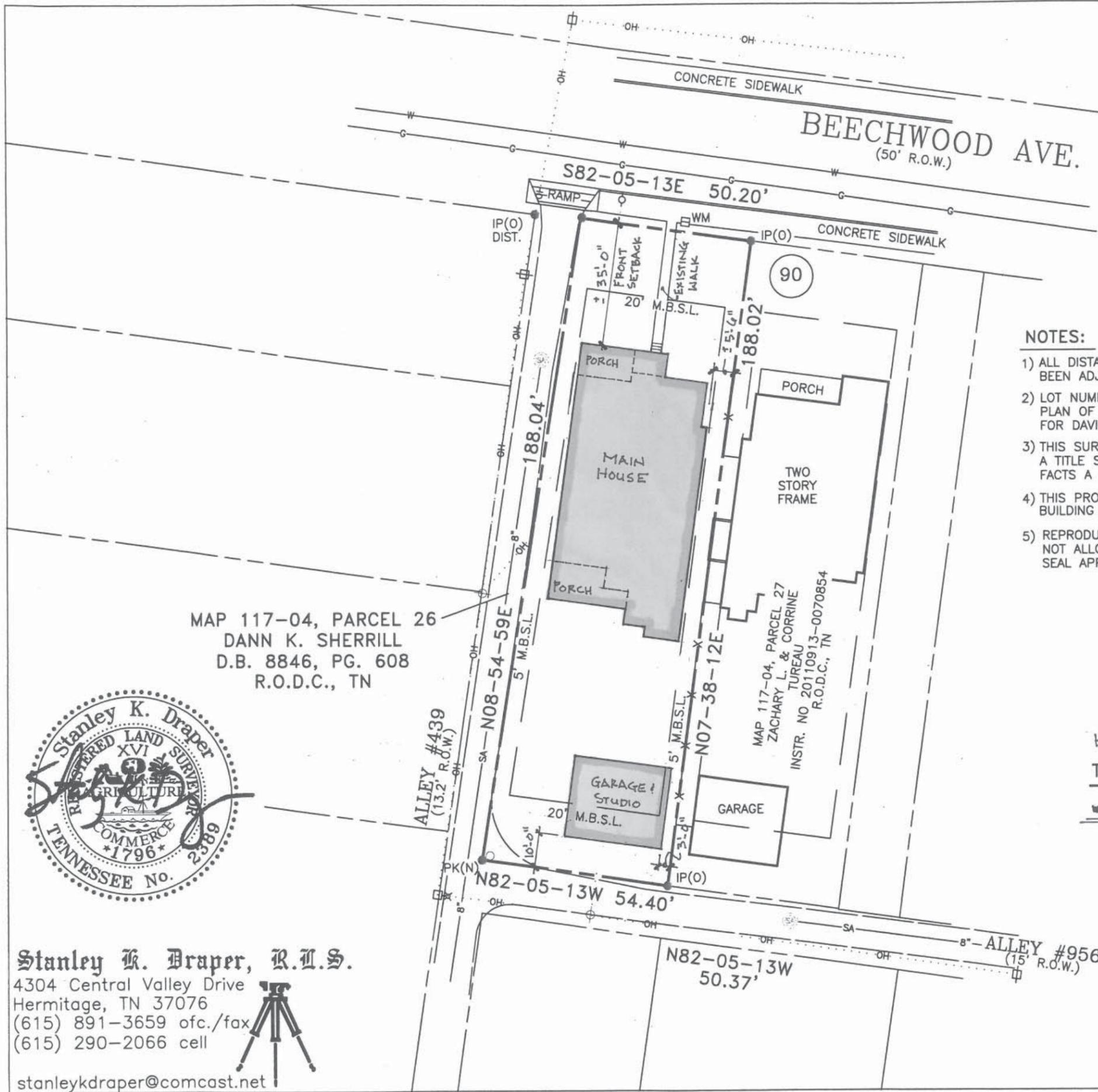
Houses on Beechwood



View to the right, towards Belmont Boulevard.



Houses across the street from 1515 Beechwood.



BEECHWOOD AVE.  
(50' R.O.W.)

S82-05-13E 50.20'

188.04'

IP(O) DIST.

CONCRETE SIDEWALK

90

35'-0" FRONT SETBACK

20' M.B.S.L.

20' M.B.S.L.

TWO STORY FRAME

20' M.B.S.L.

IP(O)

MAP 117-04, PARCEL 27  
ZACHARY L. & CORRINE  
TUREAU  
INSTR. NO 20110913-0070854  
R.O.D.C., TN

N07-38-12E

SA-N08-54-59E  
5' M.B.S.L.

ALLEY #439  
(13.2' R.O.W.)

N82-05-13W 54.40'

N82-05-13W 50.37'

8'-ALLEY #956  
(15' R.O.W.)

GRID

**NOTES:**

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) LOT NUMBERS SHOWN THUS (90) REFER TO THE BELMONT LAND COMPANY'S PLAN OF LOTS, OF RECORD IN PLAT BOOK 421, PAGE 34, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 3) THIS SURVEY PREPARED FROM PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
- 4) THIS PROPERTY IS CURRENTLY ZONED "R8". BUILDING SETBACKS TO BE DETERMINED BY METRO CODES.
- 5) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2012.

House + GARAGE AREA: ± 2,770 SQ.FT.  
TOTAL AREA: 9,833 SQ. FT. OR (0.226± ACRES)  
Lot Coverage Ratio = ± 23.08%

AS-BUILT SURVEY  
FOR  
**1515 BEECHWOOD AVENUE**

MAP 117-04, PARCEL 26

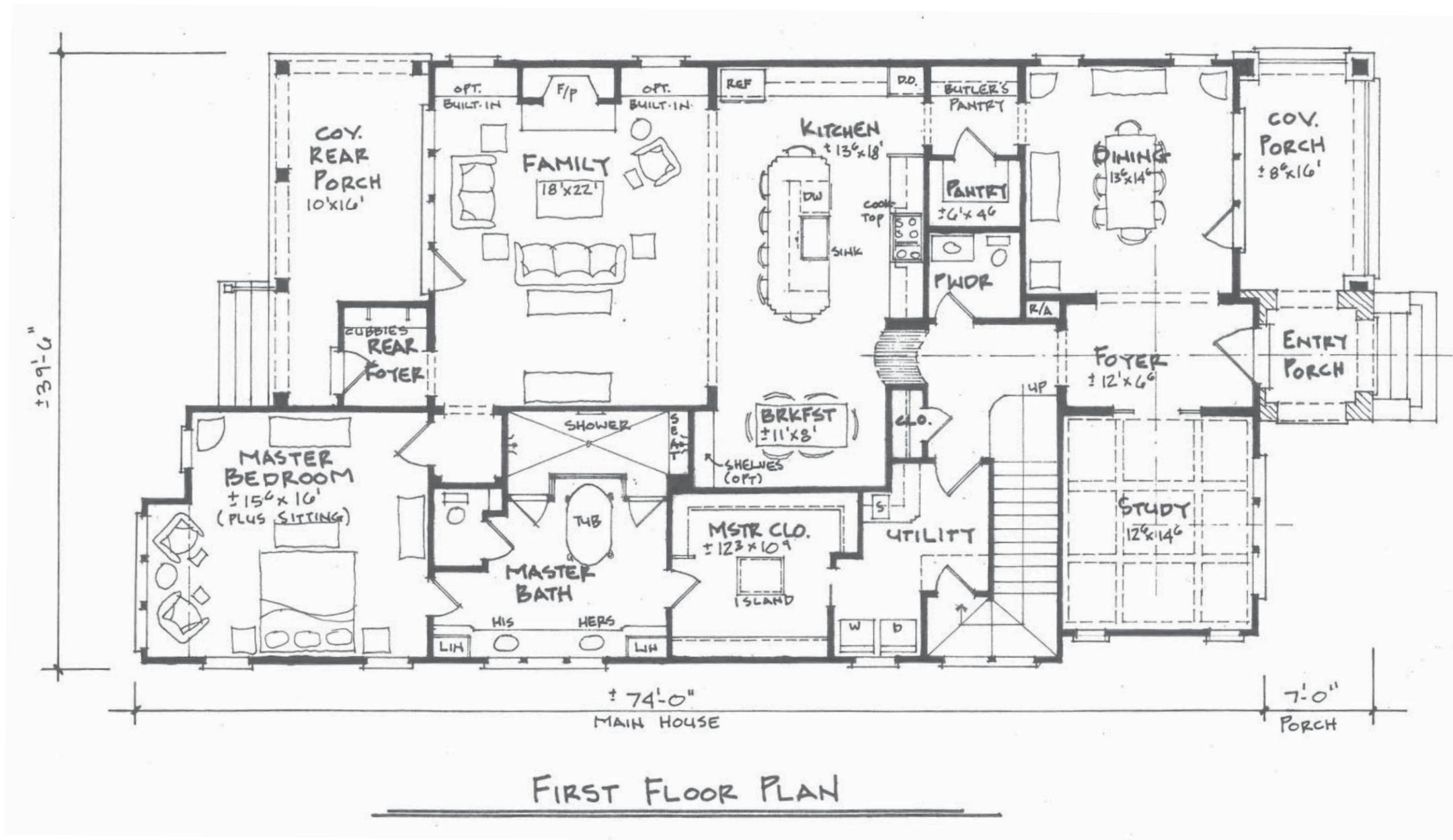
D.B. 8846, PG. 608  
18th COUNCILMANIC DISTRICT  
NASHVILLE-DAVIDSON COUNTY-TENNESSEE  
SCALE: 1"=30' DATE: 1-13-12

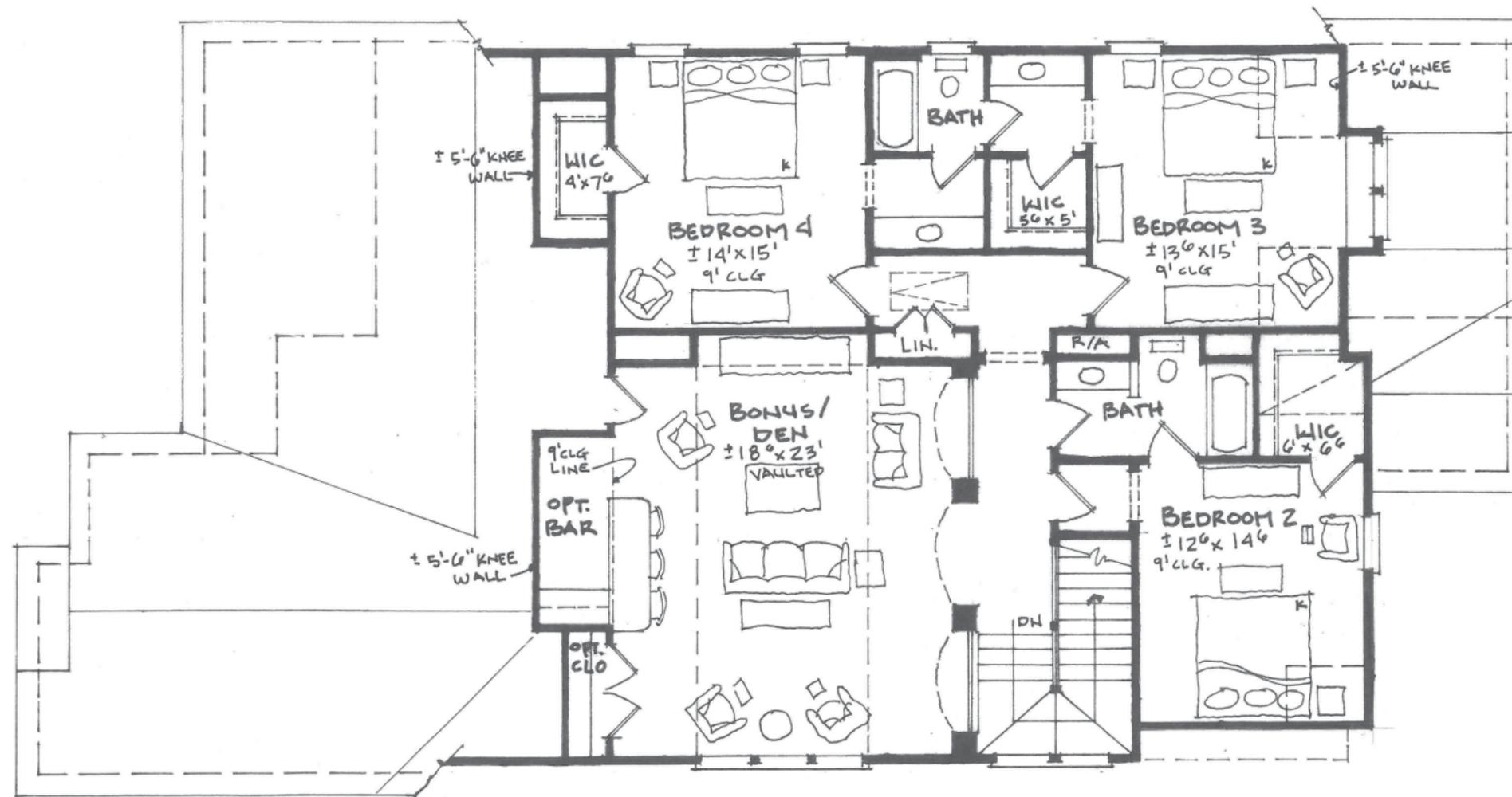
MAP 117-04, PARCEL 26  
DANN K. SHERRILL  
D.B. 8846, PG. 608  
R.O.D.C., TN



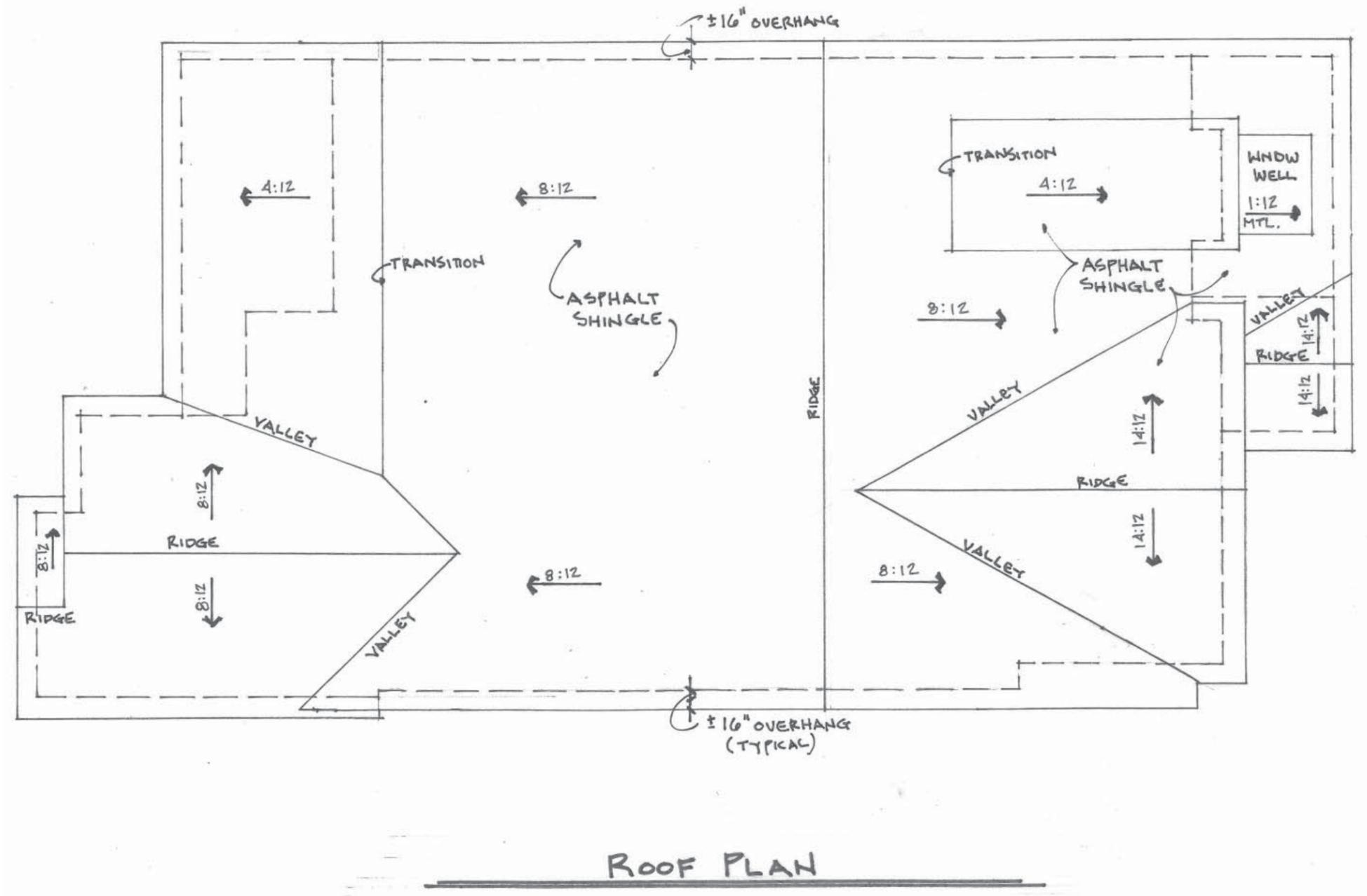
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(615) 290-2066 cell  
stanleykdraper@comcast.net

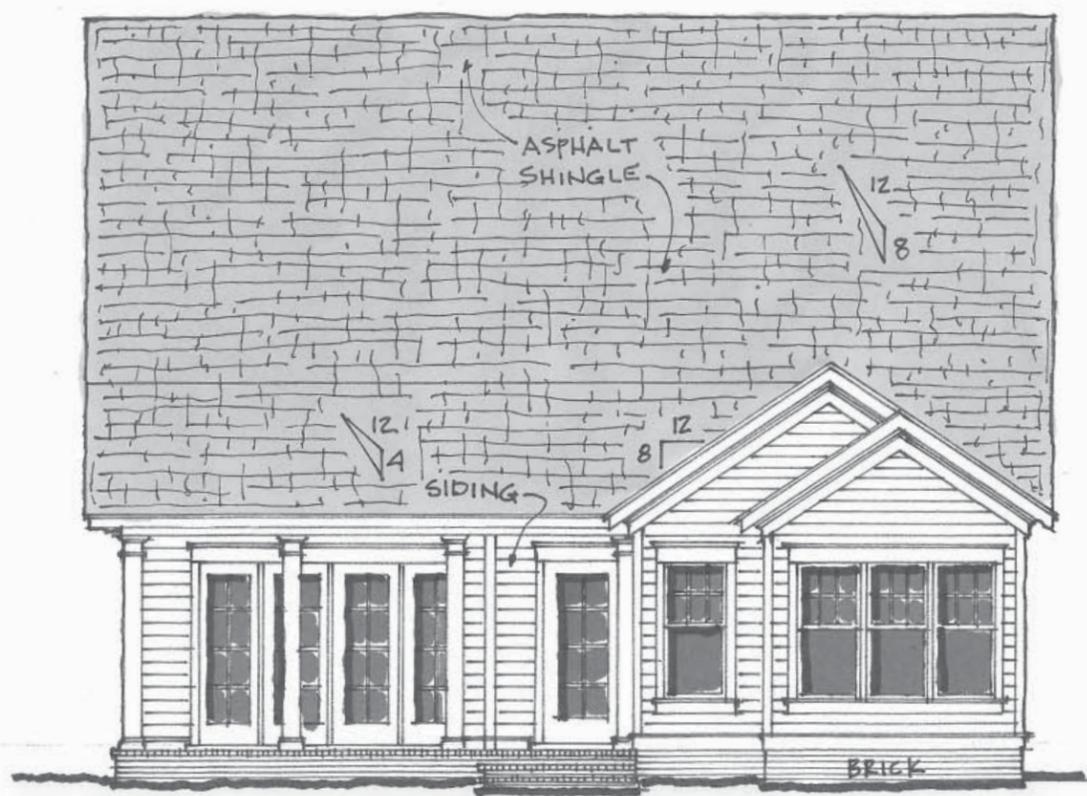
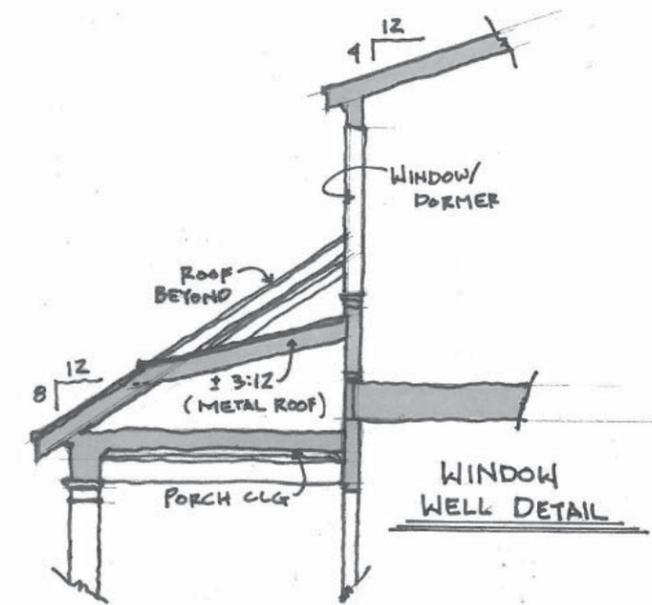






SECOND FLOOR PLAN

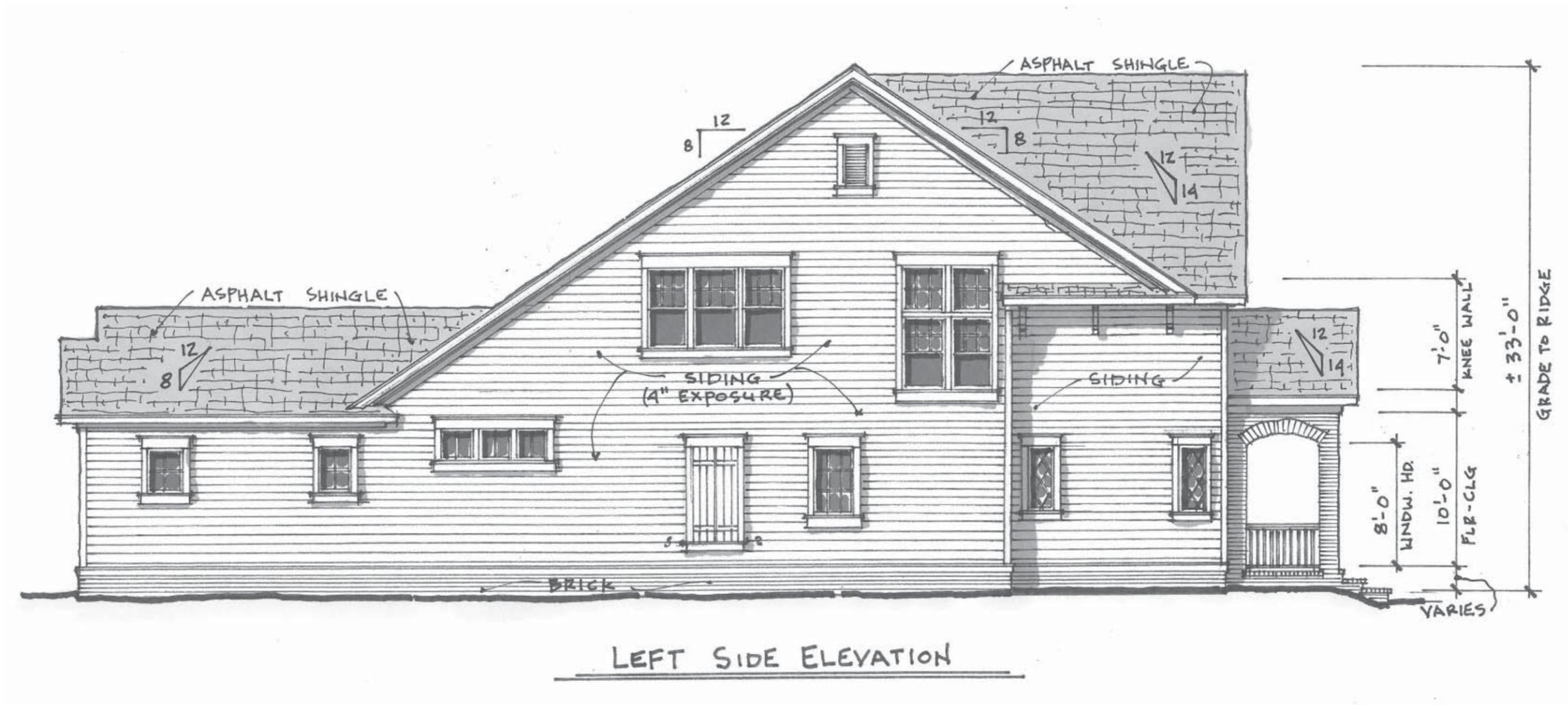




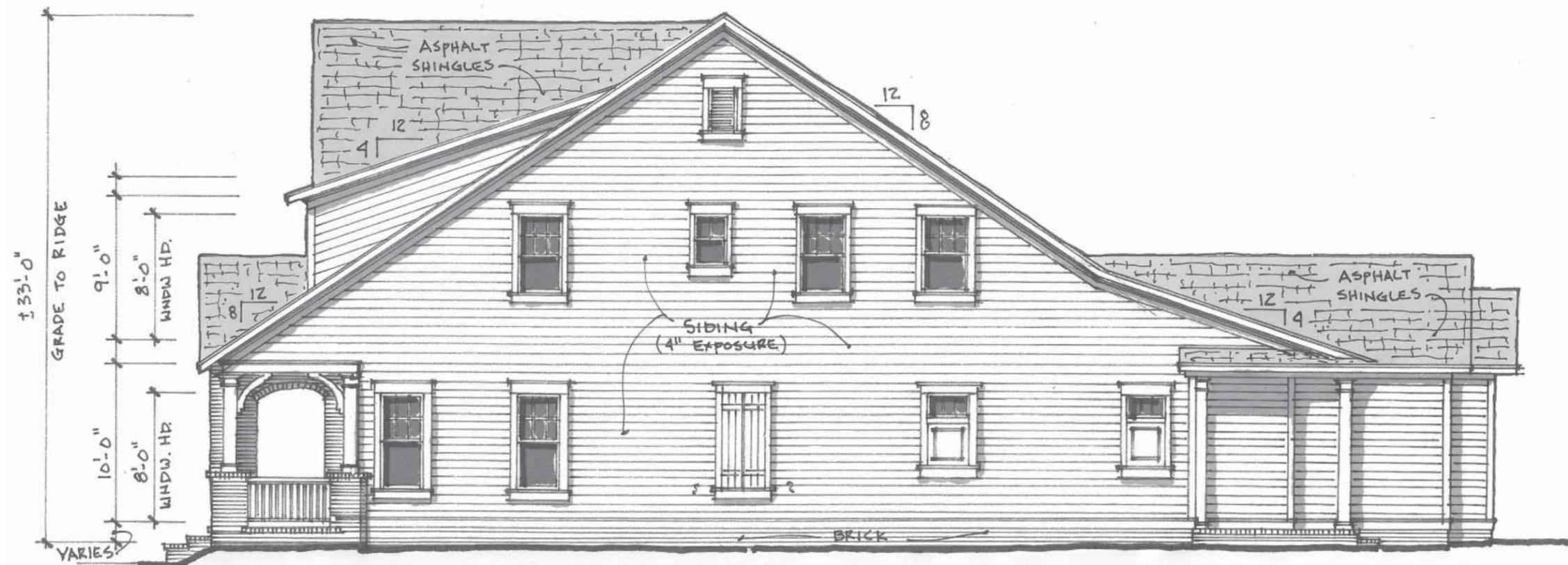
REAR ELEVATION



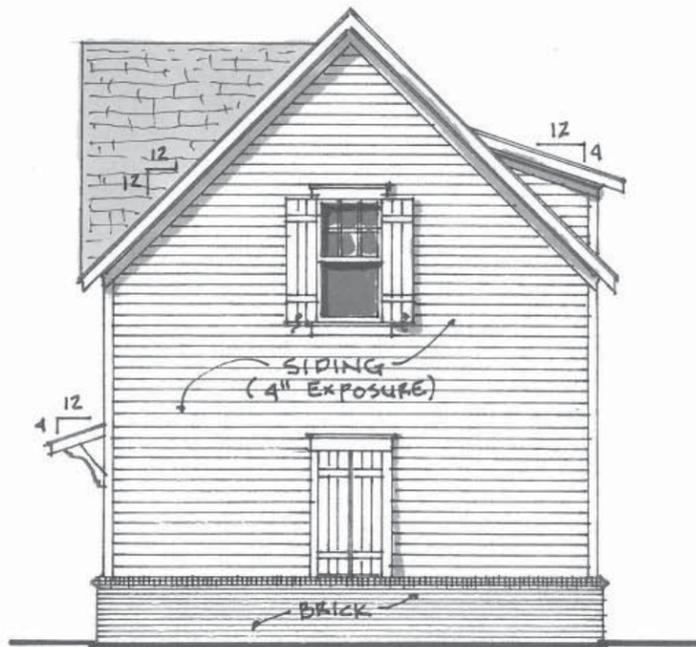
FRONT ELEVATION



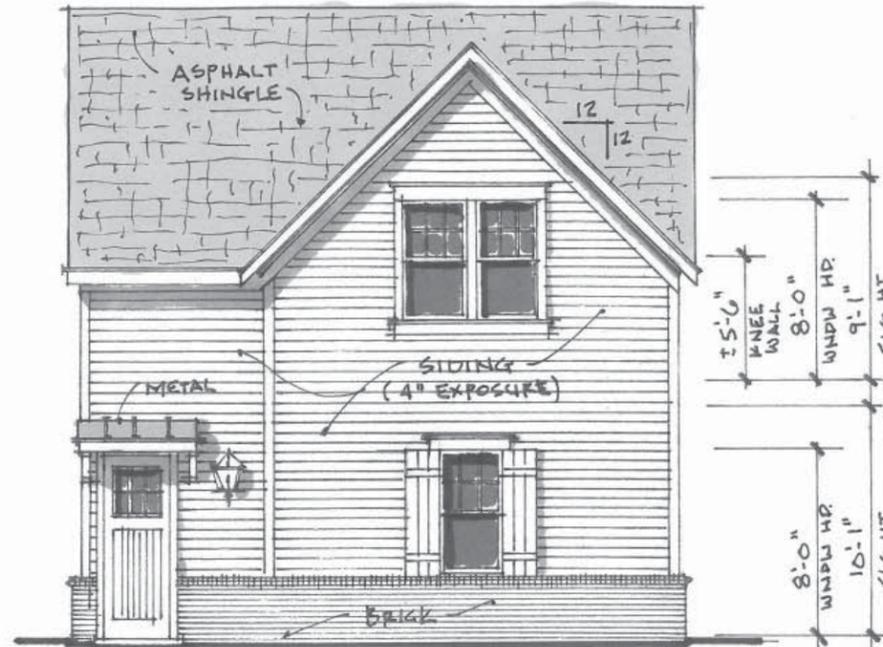
LEFT SIDE ELEVATION



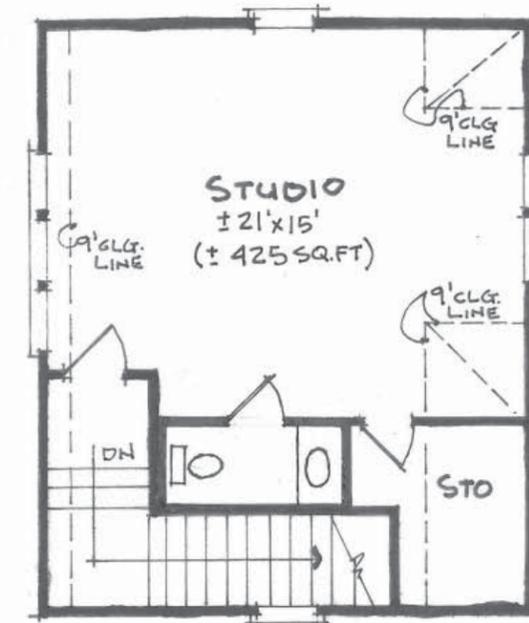
RIGHT SIDE ELEVATION



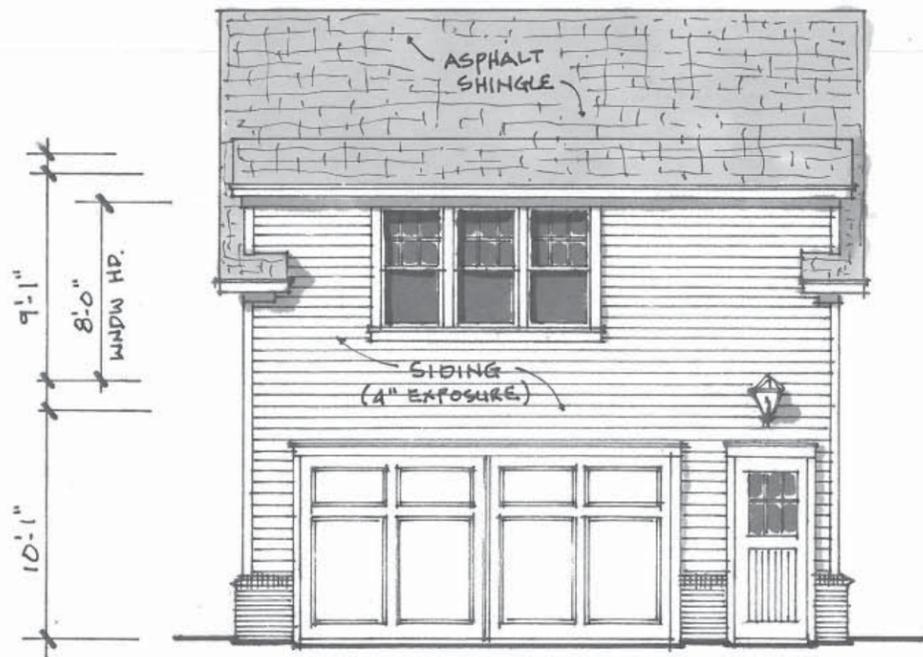
RIGHT SIDE



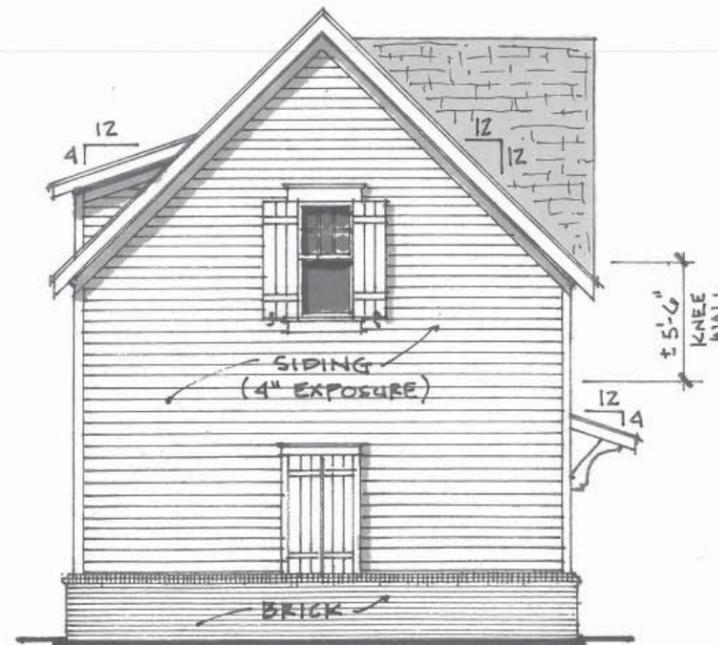
FRONT / COURTYARD



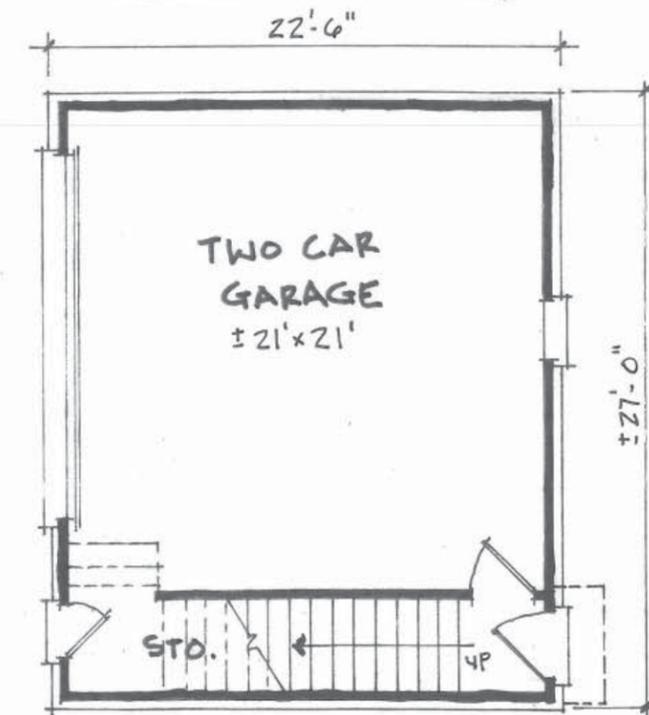
SECOND FLOOR PLAN



REAR / ALLEY



LEFT SIDE



FIRST FLOOR PLAN

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