



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 2005 20th Avenue South September 19, 2012

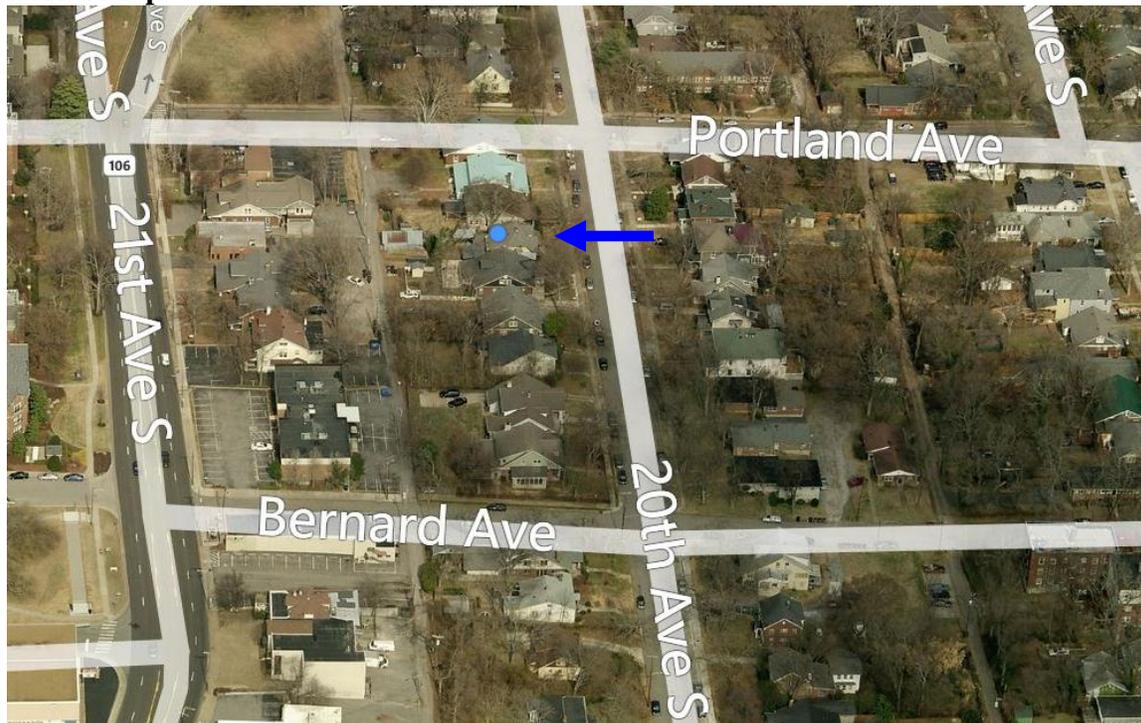
Application: New construction—addition; Partial demolition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412011100
Applicant: Van Pond, AIA
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a new rear addition that is taller than the historic structure. The application involves demolishing an existing, non-historic rear addition.</p>	<p>Attachments A: Photos B: Site Plan C: Elevations</p>
<p>Recommendation Summary: Staff recommends approval of the project with the condition that staff review and approve the window and door specifications and asphalt shingle color.</p>	
<p>With these conditions, staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</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.

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.

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 the primary building(s) that faces 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.

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.

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- An extreme grade change*
- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

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, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

e. Additions should follow the guidelines for new construction.

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.

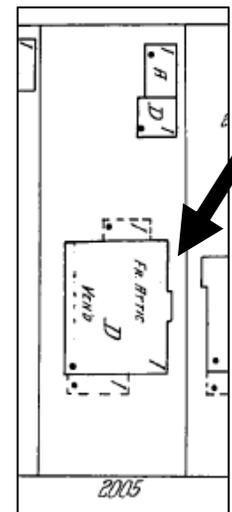
Background: 2005 20th Avenue South is a c. 1915, one-and-a-half story brick bungalow that is listed as contributing to the Belmont-Hillsboro National Register Historic District.



Analysis and Findings:

Application is to construct a new rear addition that is taller than the historic structure. The application involves demolishing an existing, non-historic rear addition.

Partial Demolition: The applicant is proposing to demolish an existing rear porch extension (see photo below). Although a rear porch is shown on the 1951 Sanborn Map (see below), the location and dimensions of the existing porch do not match what is shown on the historic map. Staff notes that the design and materials of the existing porch are not historic, and has determined that the existing porch does not contribute to the architectural or historic integrity of the house or of the district. Therefore staff finds that the demolition of the rear porch meets Section III.B.2.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Left: Rear porch to be demolished is marked with arrow. Right: The 1951 Sanborn map shows a rear porch (marked with an arrow), but it's location and size do not match the existing porch that is to be demolished.

Approximately one-half of the back wall of the historic house will be removed with the construction of the new addition. However, the house's corners and the original roof form will be retained, which will allow the addition to be removed in the future without negatively affecting the form and integrity of the original building. Staff finds the demolition of a portion of the house's rear wall to meet Section III.B.2.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Finally, an existing shed, which is less than one hundred square feet (100 sq. ft.) and does not have a foundation, will be removed as part of the application (see photo below). Because of the small size of the structure, the removal of the shed is not something that needs to be reviewed by MHZC.



Location and Setback: The proposed addition is located entirely behind the historic house. It is inset from the sidewalls of the historic house two feet, six inches (2'6") on the right side and approximately fourteen feet, six inches (14'6") on the left side. The addition meets all base zoning requirements for setbacks. Staff finds the location and setbacks of the proposed addition to meet Sections 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 twenty-three feet (24') tall. The main portion of the historic house is approximately thirty four feet (34') wide; this does not include the front porch which extends an additional six feet (6') beyond the side of the house on the left side. The historic house's maximum depth is approximately fifty-three feet (53'), which includes the eight foot, six inch (8'6") deep front porch but not the depth of the existing addition that is to be demolished. The addition that is to be

demolished is approximately twelve feet, eight inches (12'8") wide and sixteen feet (16') deep. The existing house's footprint, including the front porch and the existing rear addition to be demolished, is approximately one thousand, nine hundred, and ninety-seven square feet (1,1997 sq. ft.).

On the ground floor, right side, the proposed addition steps in two feet, six inches (2'6") from the back wall of the historic house for a depth of two feet (2'). After that inset, an eight foot, six inch (8'6") deep, one-story bay extends out to match the sidewall of the historic house. After the bay, the addition steps back in to be inset two feet, six inches (2'6") from the house's sidewall. On the ground floor, left side, the addition is inset approximately fourteen feet, six inches (14'6") for its entire depth. The addition will be seventeen feet, one inch (17'1") wide, not including the two foot, six inch (2'6") deep bay discussed above.

The second story of the existing house flairs inwards six inches (6"). Therefore, the second story is inset two feet (2') from the house's second-story right sidewall for its entire depth. On the left side, the applicant is proposing a bay that is inset two feet (2') from the second-story left side wall of the house. The bay does not extend to the ground floor and is two feet, two inches (2'2") deep and eleven feet, six inches (11'6") wide.

The addition will be taller than the historic house. The addition ties into the back of the house at the house's ridge, and it continues at this height for a depth of approximately twenty-four feet (24'). At this point, which is approximately forty-three feet (43') behind the house's front wall, the addition grows to be taller than the existing house. The addition's maximum height will be approximately twenty-six feet (26') from grade. However, because of the site's grade, the addition will be a total of three feet (3') taller than the historic house.

The design guidelines note that:

“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.”

The addition meets all of these criteria. The taller portion of the addition is inset a minimum of two feet (2') from the sidewalls of the house, is less than four feet (4') taller than the historic house, and does not gain in height until forty-three feet (43') behind the front of the house. The addition also has a hipped roof form, which helps to minimize its perceived height. Therefore, staff finds the addition's height to meet the design guidelines.

After the demolition of the existing addition and the construction of the proposed addition, the house's footprint will be approximately two thousand, two hundred and

ninety-nine square feet (2,299 sq. ft.). The new construction will add approximately three hundred and two square feet (302 sq. ft.) to the house's footprint. After the demolition of the existing addition and the construction of the new addition, the lot's percentage of open space will be reduced from approximately seventy-three percent to approximately sixty-nine percent (73% to 69%). Staff finds this reduction in percentage of open space to be appropriate because the new percentage of open space will still meet the immediate context, where percentages of open space range from as little as sixty-three percent to as much as eighty-two percent (63% - 82%).

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 existing house has a side-gabled form. The front slope of the gable has a slope of approximately 5/12, and the rear slope has a slope of approximately 2/12. The rear addition's roof will be hipped when facing the front of the house in order to minimize its perceived height. The back porch portion of the addition will be gabled with a slope of 4/12. The addition's first story, right façade bay will have a shed roof with a slope of 5/12. The two second story cantilevered bays will have also shed roofs; the shed roof on the left façade bay will have a 3.5/12 slope, and the shed roof on the rear façade bay will have a low slope of approximately 1/12. Staff finds the addition's roof pitches and forms to be compatible with the historic house and to meet Sections 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: No changes to the existing house's window and door openings were indicated on the drawings. 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 and on the accessory structure are taller than they are wide and therefore fit the proportions for historic window openings. The largest expanse of wall space without a window or a door is approximately fifteen feet (15'). Although this expanse is larger than what is typical, staff finds it to be appropriate in this instance because it occurs at the back of the addition and will be at most minimally visible. Staff finds that the addition's proportion and rhythm of openings meet Sections 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 primary cladding materials for the addition include cement fiberboard on the ground floor and Nichiha Sierra Shake (cementitious fiberboard shake) on the second story. The first floor porch will be enclosed with copper-coated screens and will have wood posts. The foundation will be split face concrete block, and the roof will be architectural shingles to match the existing house. Staff asks to approve the color of the shingle if it does not match the existing shingle on the house. Because of the low slope of the cantilevered bay on the rear façade, it will have a rubber membrane roof. Smooth-faced Hardie-panel will be used as an accent material on both cantilevered second-story bays. The windows will be wood with

simulated divided lights, and staff asks to approve all new window and door specifications prior to purchase and installation. Wood trim will be used throughout the addition. MHZC has approved the use of all of these materials in the past, and staff finds them appropriate for this project.

With the staff's final approval of the windows, doors, and roof color, 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*.

Utilities. The site plan indicates that the house's new HVAC units will be located on the left façade, approximately at the house's halfway point. They will be partially hidden by the front porch, which extends beyond the sidewall of the house. The new units will be in the same general location as the existing HVAC unit (see photo below). Staff finds the proposed HVAC location to meet Section II.B.1.h. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Left façade. The new HVAC units will be located in the same approximate area as the existing unit.

Recommendation Summary: Staff recommends approval of the project with the condition that staff review and approve the window and door specifications and asphalt shingle color.

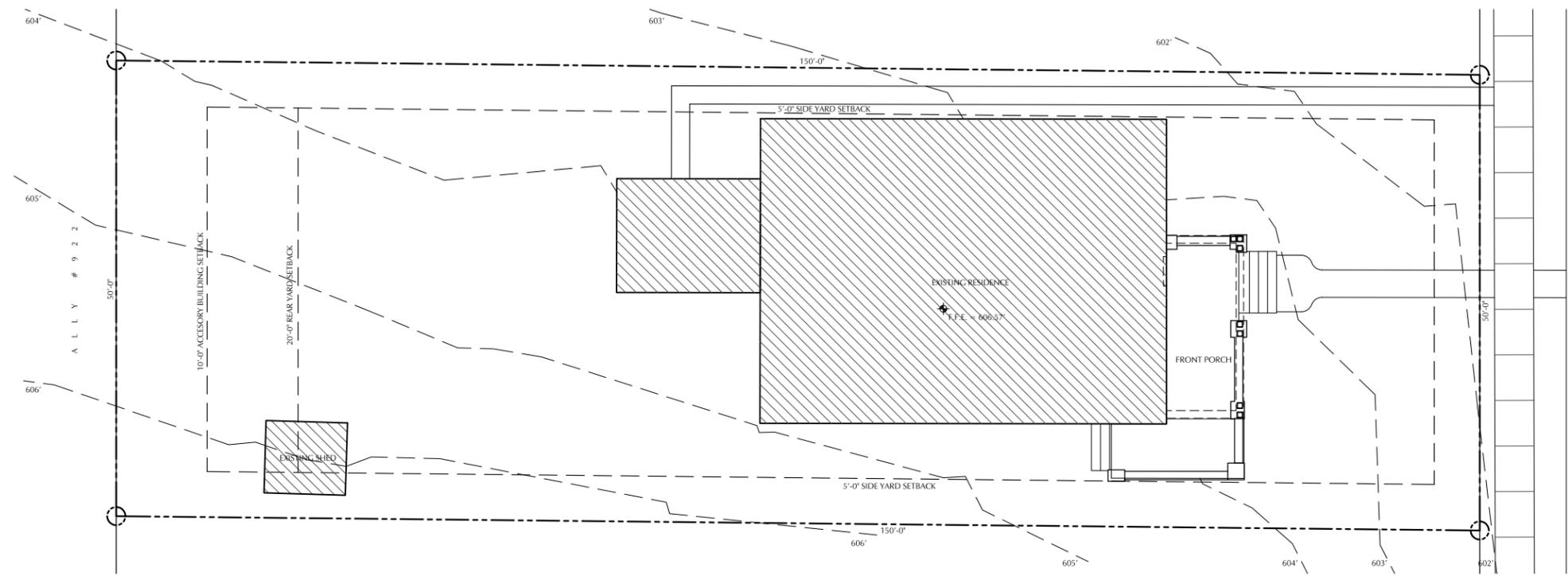
With these conditions, staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Right façade, as seen from the front.



Right and rear façade.



Van Pond Architect PLLC



Existing Site Plan



Extensions + Renovations for:
2005 20th Avenue South

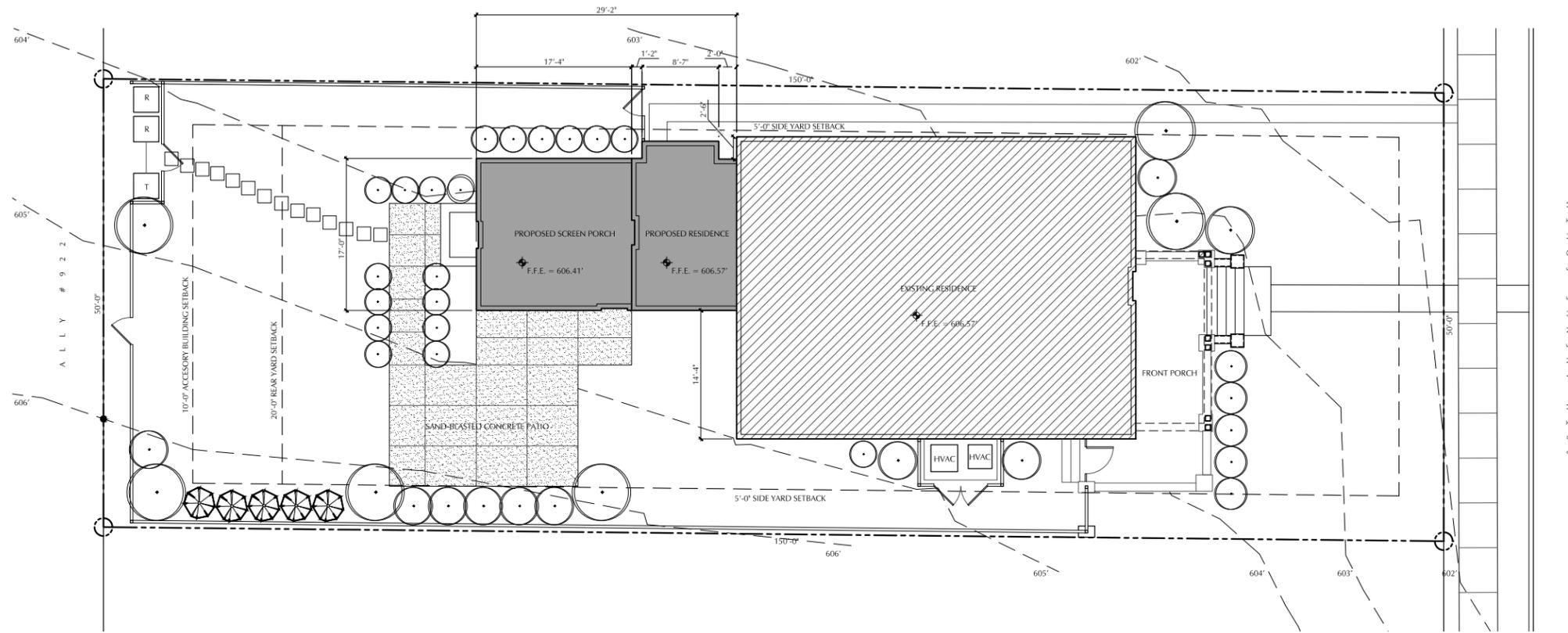
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Proposed Site Plan



Extensions + Renovations for:
2005 20th Avenue South

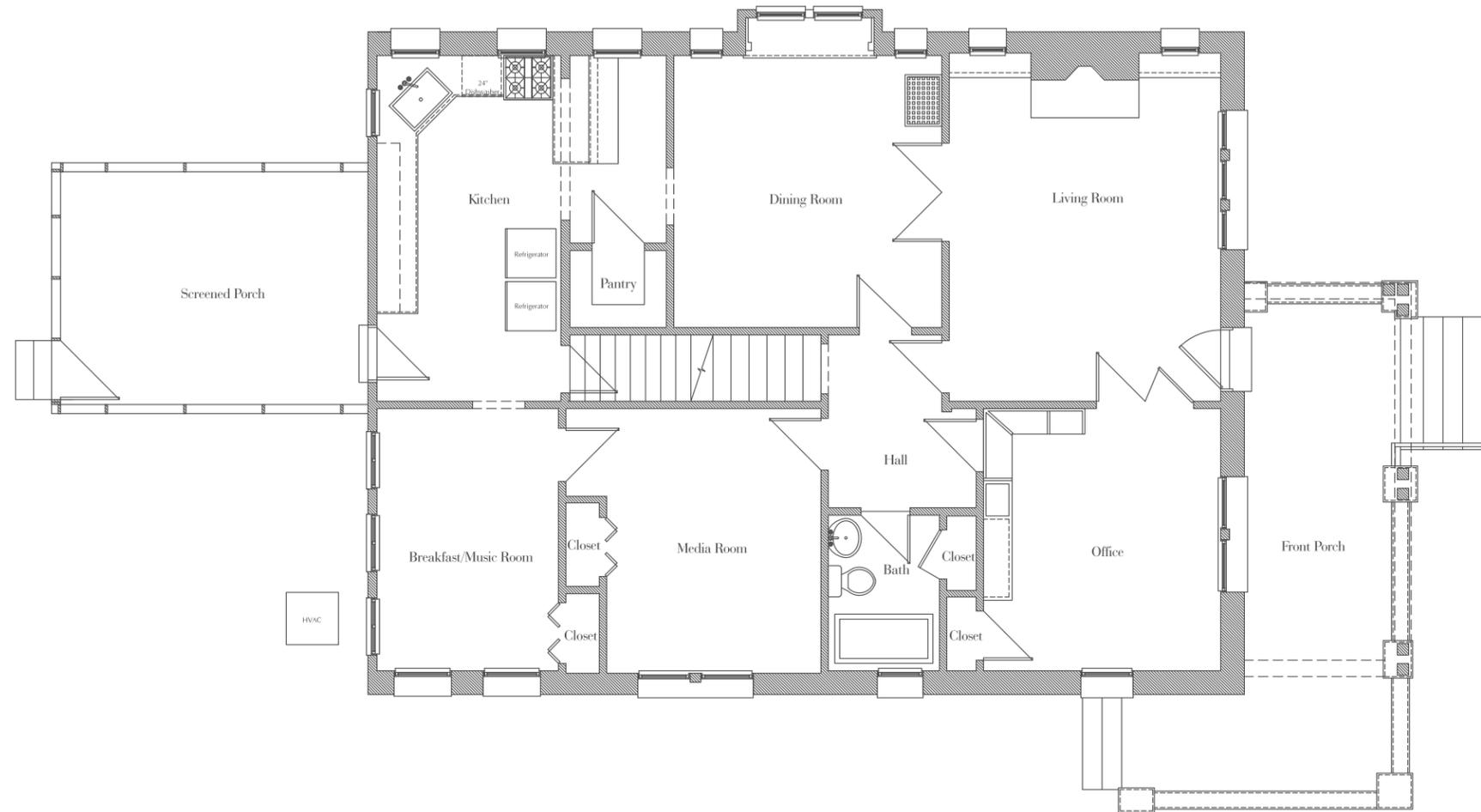
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Existing Main Floor Plan



SCALE 1/8" = 1'-0"

Extensions + Renovations for:

2005 20th Avenue South

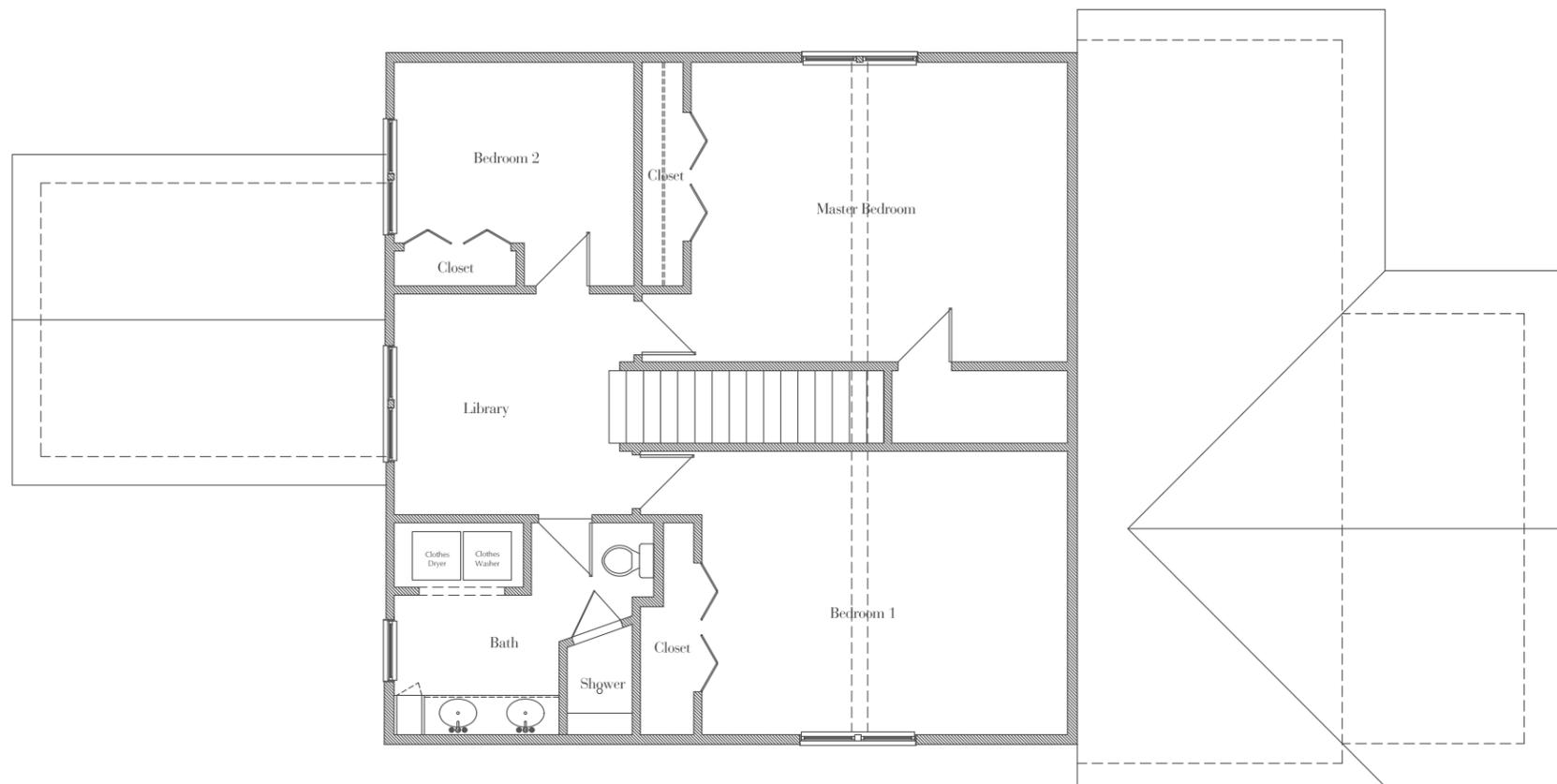
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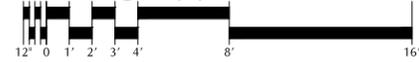




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Existing Upper Floor Plan



SCALE 1/8" = 1'-0"

Extensions + Renovations for:

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Existing Front Elevation



Extensions + Renovations for:

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Existing Side (North) Elevation



Extensions + Renovations for:

2005 20th Avenue South

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Existing Rear Elevation



Extensions + Renovations for:

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Existing Side (South) Elevation



Extensions + Renovations for:

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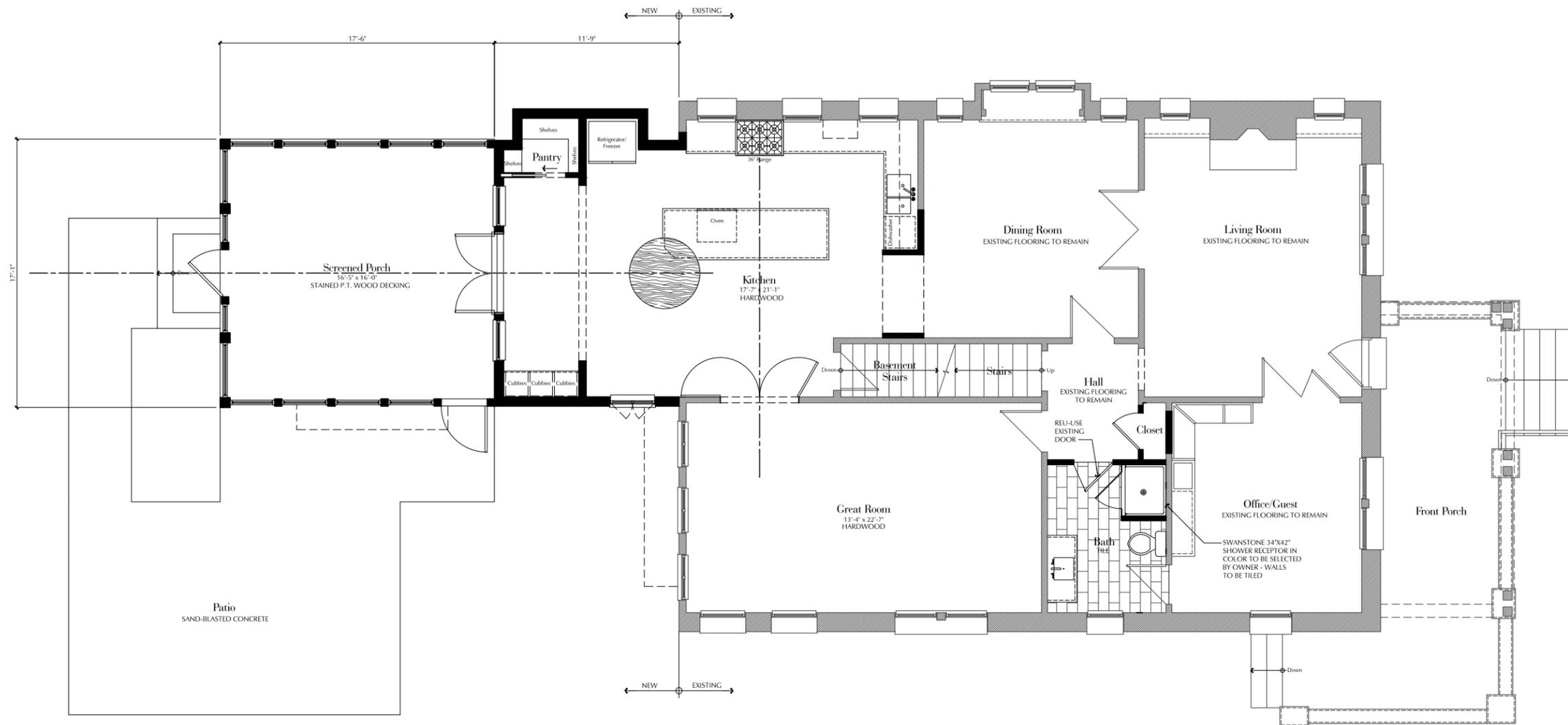
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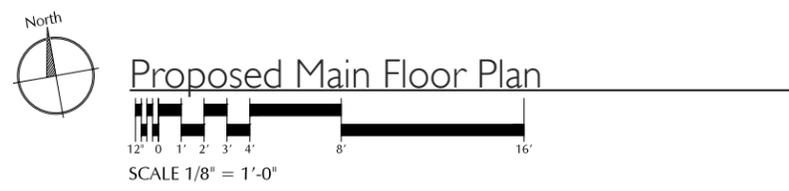
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Proposed Main Floor Plan

Extensions + Renovations for:
2005 20th Avenue South

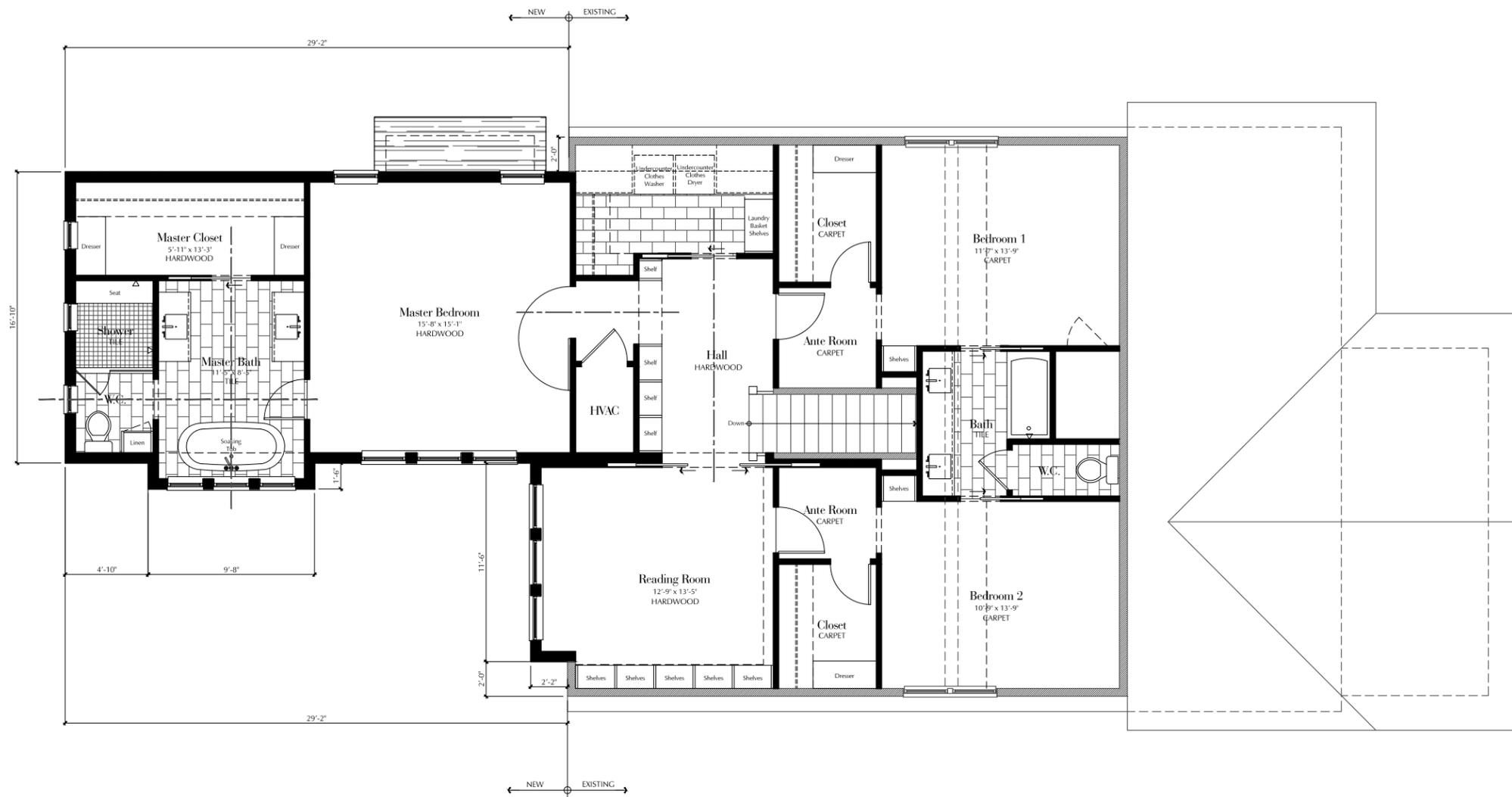
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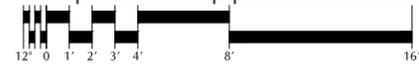




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Proposed Upper Floor Plan



SCALE 1/8" = 1'-0"

Extensions + Renovations for:

2005 20th Avenue South

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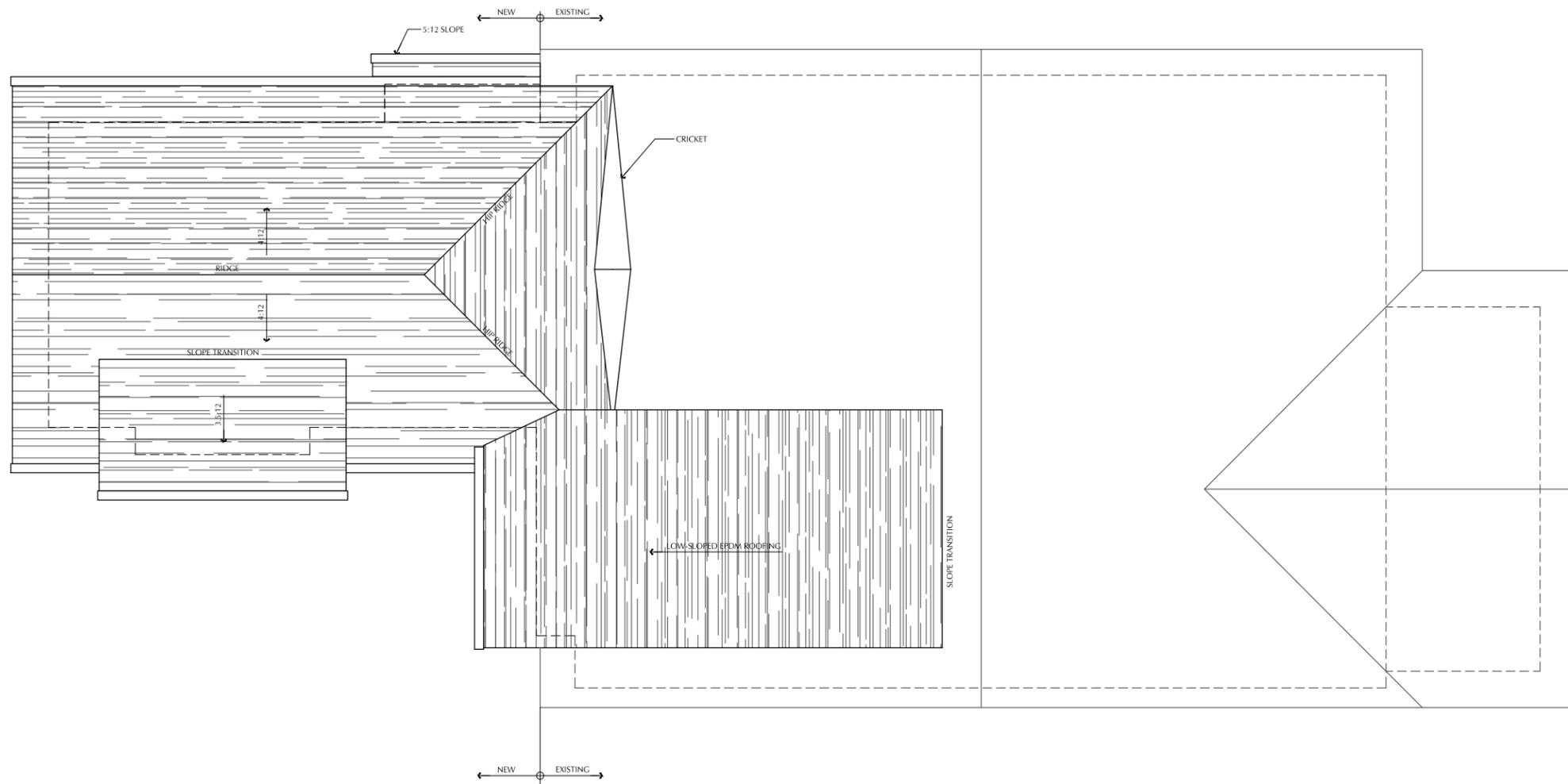
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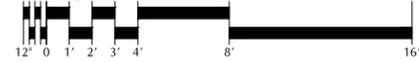




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Proposed Roof Plan



SCALE 1/8" = 1'-0"

Extensions + Renovations for:

2005 20th Avenue South

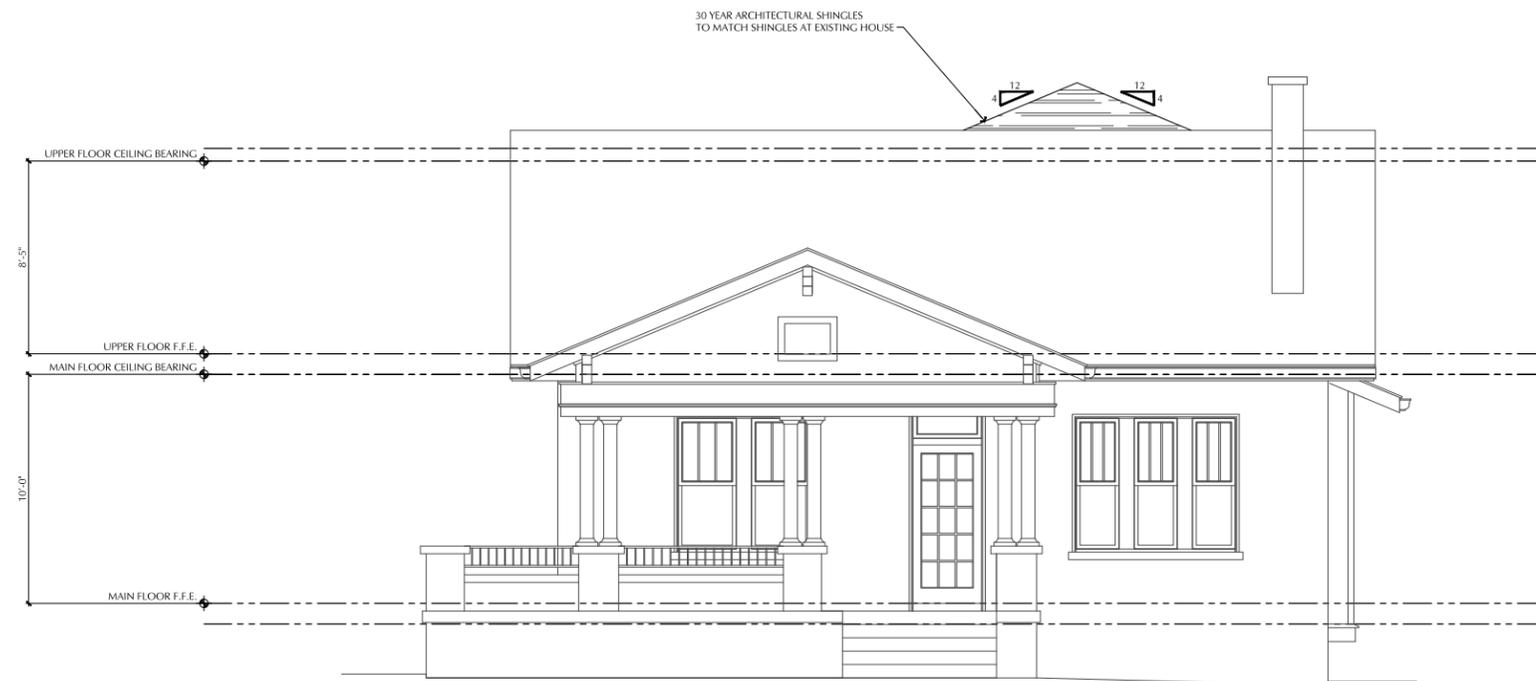
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Proposed Front Elevation



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Extensions + Renovations for:

2005 20th Avenue South

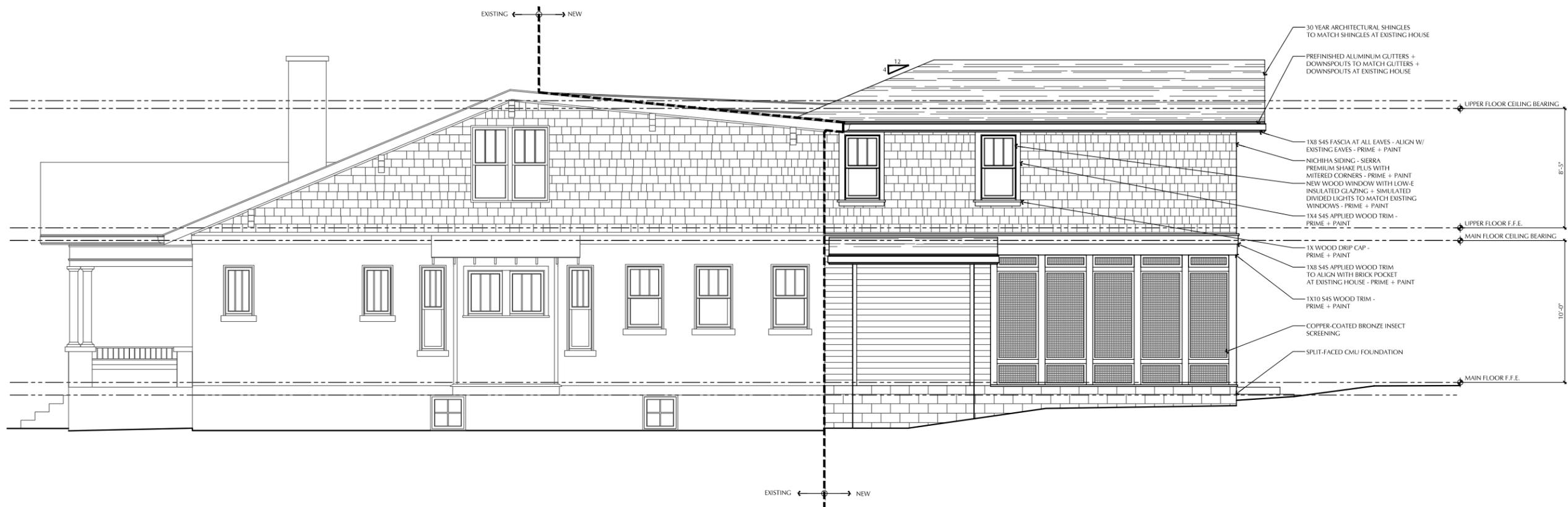
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Proposed Side (North) Elevation
 12' 0" 1' 2' 3' 4' 8' 16'
 SCALE 1/8" = 1'-0"

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2005 20th Avenue South

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Proposed Rear Elevation



Extensions + Renovations for:

2005 20th Avenue South

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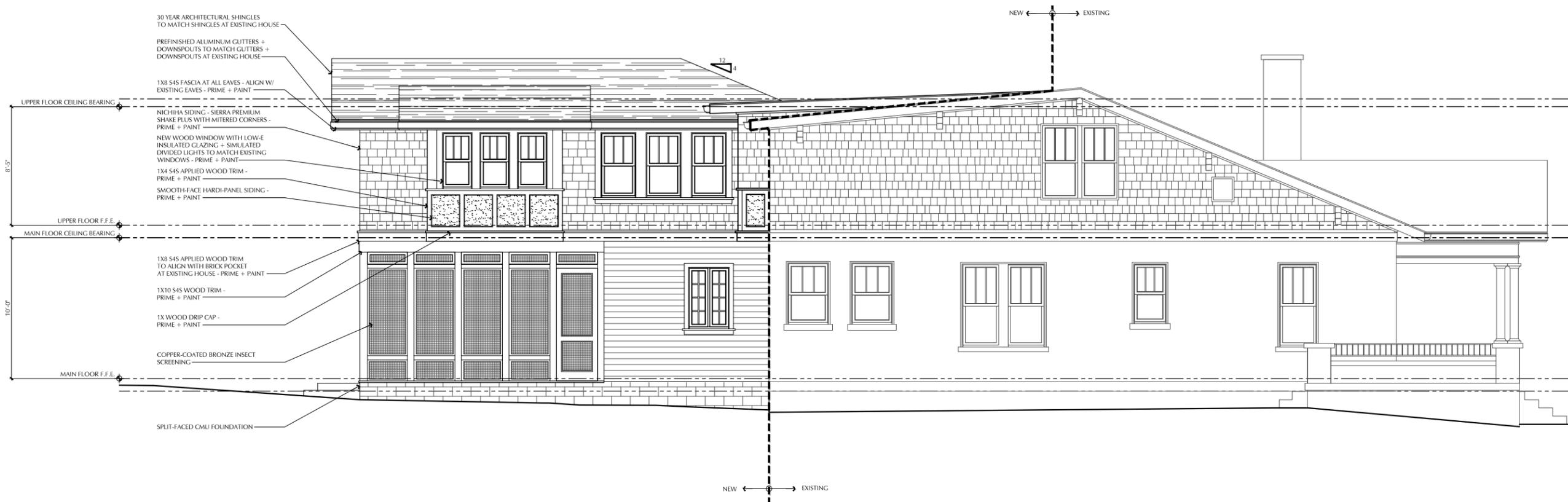
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Van Pond Architect PLC

Proposed Side (South) Elevation

SCALE 1/8" = 1'-0"

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