



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
2616 Belmont Boulevard
April 17, 2013

Application: New construction-addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704012500
Applicant: Michael Ward, architect
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes construct an addition to the house at 2616 Belmont that will include an attached garage and utilize an existing shared driveway.</p> <p>Recommendation Summary: Staff recommends approval of the partial-demolition and addition with the condition that staff approve the roof color, trim material, and the final door and window specifications. With this condition, staff finds that project meets the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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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.

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.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

I. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant

houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

2. ADDITIONS

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

Placement

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

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

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

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

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).

- 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.

Side Additions

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

- 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.

- 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: 2616 Belmont Boulevard is a c. 1915 prairie-style house with a stucco exterior. It sits on an usually wide lot at the corner of Belmont Boulevard and Dallas Avenue and shares a driveway with the home to the left. It is contributing to the Belmont-Hillsboro National Register Historic District.



Analysis and Findings:

Applicant proposes to construct an addition that includes a 3-bay garage and utilization of an existing shared driveway.

Partial Demolition: The project requires the removal of an exterior staircase on the left side of the house. The stairs are not original or historic so their removal meets section III.B.2.b.

Location, Setback, Height & Scale: The proposed addition is located behind the existing house and meets all base zoning requirements for setbacks. The addition will extend beyond the left side wall of the house and slightly wrap the rear left corner. In the past, the Commission has required that additions that are the same number of stories or more as the existing building, not wrap a corner as it alters the original form of the house; however, in this case, the addition takes place around a rear section of the home that has been altered. In addition, the wrap is minimal and the roof intersection does not alter the original roof form.

The Commission has also generally required that an addition not be wider than the existing house. In this case, the wide lot of ninety-seven feet and six inches (97' 6") and its corner location, creates a condition where an addition that extends toward the interior of the lot is more appropriate than the usual addition that is centered fully behind the house, because it decreases the mass of the addition and its impact on the home as seen from Dallas Avenue and preserves green space along Dallas Avenue.

A portion of the addition will have an eave height matching the existing eave height. The majority of the addition's eaves and ridges are well below the height of the existing house.

Staff finds that the addition's height and scale meet Sections II.B.a-c. and II.B.2. a and b. of the design guidelines.

Materials: The foundation will be stone and slab, the cladding stucco, screens and stone, the roof asphalt shingle and the rear steps wood. Windows, doors and trim material and roof color were not specified. Staff asks to approve the asphalt shingle color and the doors, window and trim materials prior to purchase and installation. With these conditions, staff finds that the structure's materials meet Sections II.B.1.d. and II.B.2. of the design guidelines

Roof Form: The existing house's has a collection of low-sloped (4/12) hipped roofs with wide overhangs. The addition's roof form will also be hipped with the same slope Staff finds that the roof form is compatible with that of the house and with surrounding historic structures, and meets Sections II.B.1.e. and II.B.2. of the design guidelines.



Proportion and Rhythm of Openings: The drawings indicate that the window and door openings on the existing structure will not be altered as part of this project. The windows on the addition are twice as tall as they are wide, and there are no large expanses of wall space without a door or window opening. Staff finds that the addition's proportion and rhythm of openings to meet Section II.B.1.g. and II.B.2. of the design guidelines.

Outbuilding: The project includes a three-bay garage that is attached to the house and accessed by an existing shared driveway on the left side of the property. Although attached garages are generally not appropriate, the proposed project meets those exceptions where attached garages have been approved in that it is located at the basement level towards the rear of the property and the garage doors are obscured from view with the extension of the addition.

Staff finds that the project meets Section II.B.1.i. of the design guidelines.

Recommendation:

Staff recommends approval of the partial-demolition and addition with the condition that staff approve the roof color, trim material, and the final door and window specifications. With this condition, staff finds that project meets the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Front of house with Dallas Avenue in the background.



Shared driveway off Belmont Boulevard



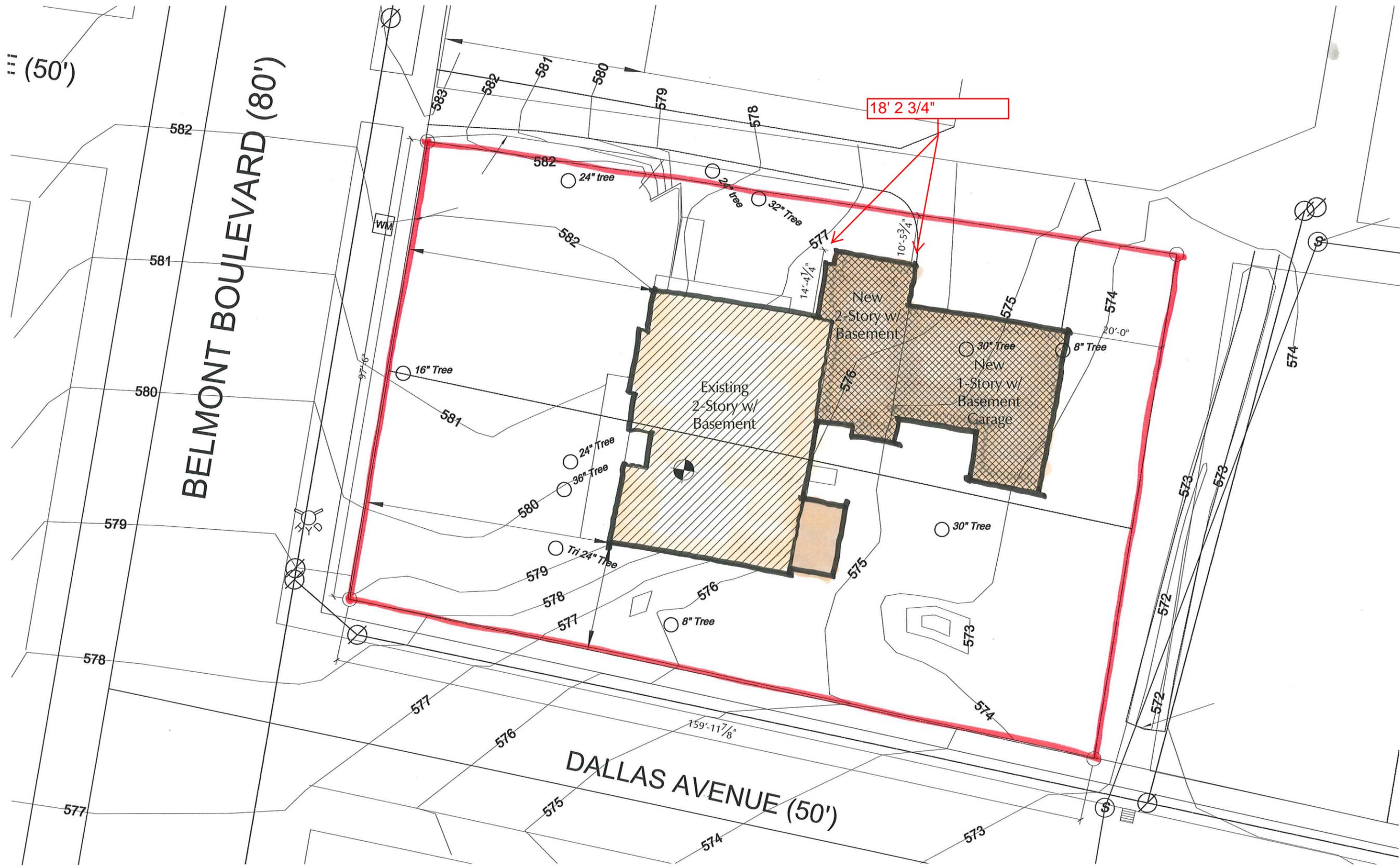
Left rear corner of house. Exterior staircase will be removed.



Rear of house.



Right side of house, off Dallas Avenue



1 Site Plan
 Scale: 1" = 20'-0"
 0 2' 6' 10' 20'

Renovations and Additions at:

2616 Belmont Boulevard

Nashville, TN

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

Drawings:	
Site Plan	
Date:	04.02.13

A0.0

PRELIMINARY - NOT FOR CONSTRUCTION



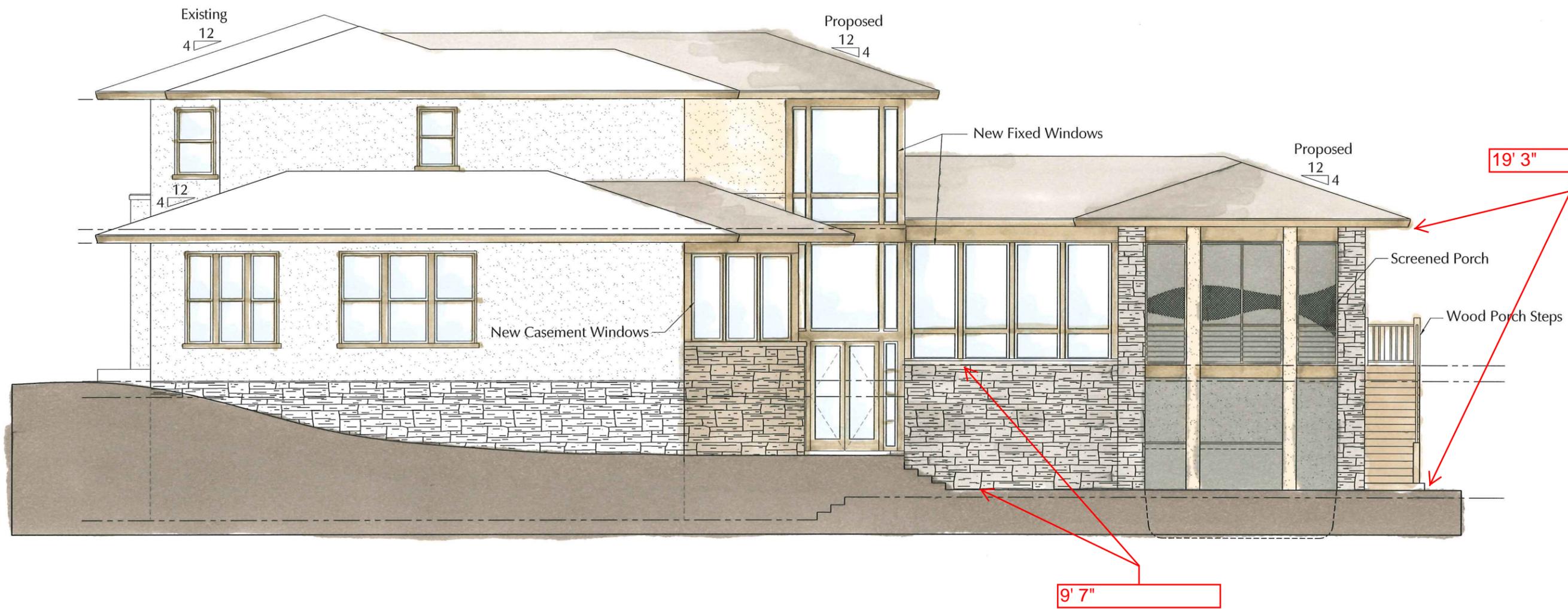
1 West Elevation
 Scale: 1/8" = 1'-0"

Renovations and Additions at:
2616 Belmont Boulevard
 Nashville, TN

AW
 ALLARD WARD
 ARCHITECTS
 1616 Sixteenth Avenue South
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 allardward.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:	West Elevation
Date:	04.02.13

A2.0



① South Elevation
 Scale: 1/8"=1'-0"

Renovations and Additions at:

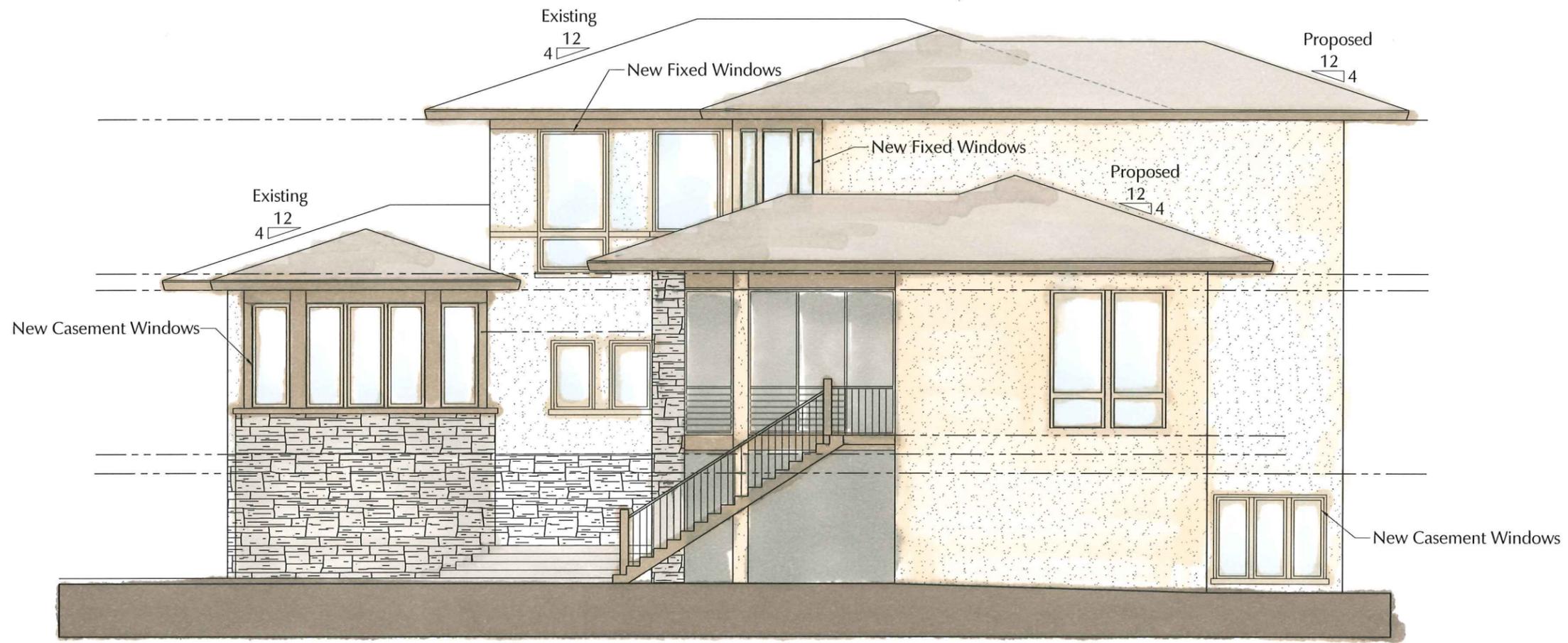
2616 Belmont Boulevard

Nashville, TN

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

Drawings:
 South Elevation
 Date:
 04.02.13

A2.1



1 East Elevation
 Scale: 1/8"=1'-0"

Renovations and Additions at:

2616 Belmont Boulevard

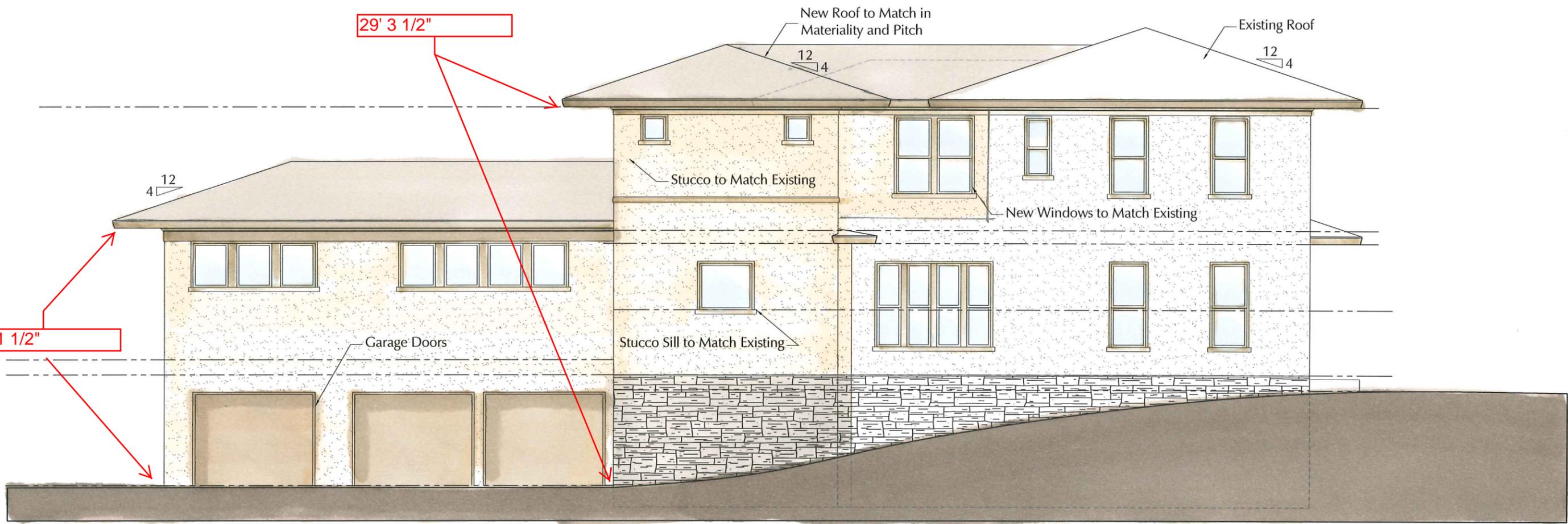
Nashville, TN

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 Nashville, Tennessee 37212
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 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 East Elevation
 Date:
 04.02.13

A2.2

PRELIMINARY - NOT FOR CONSTRUCTION



① North Elevation
 Scale: 1/8"=1'-0"

Renovations and Additions at:

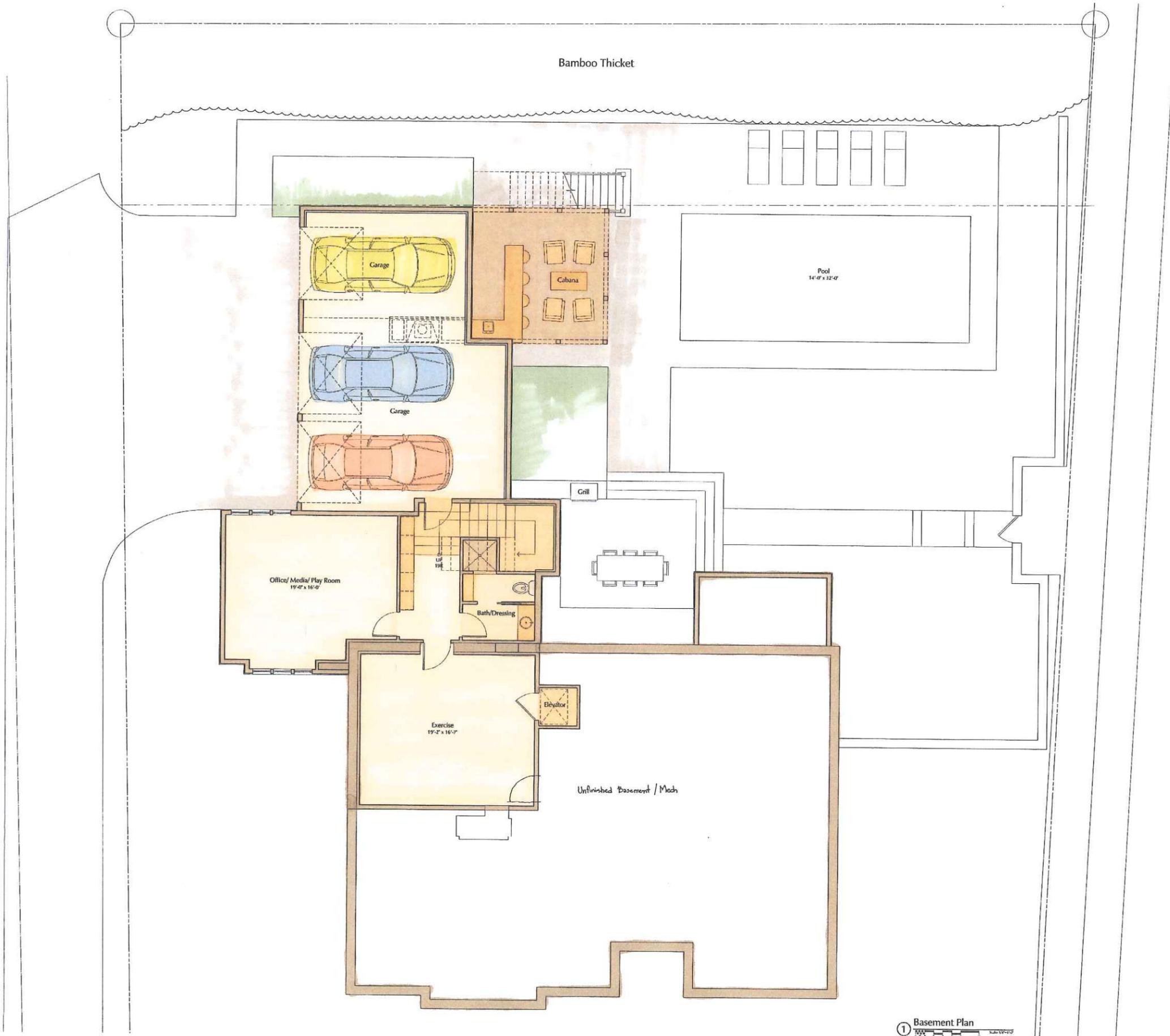
2616 Belmont Boulevard
 Nashville, TN

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

Drawings:
 North Elevation
 Date:
 04.02.13

A2.3

PRELIMINARY - NOT FOR CONSTRUCTION



Renovations and Additions at:
2616 Belmont Boulevard
 Nashville, TN



Plot Date: 19 February, 2011

No.	Date	Description

Drawings:
 Basement Plan



1 First Floor Plan

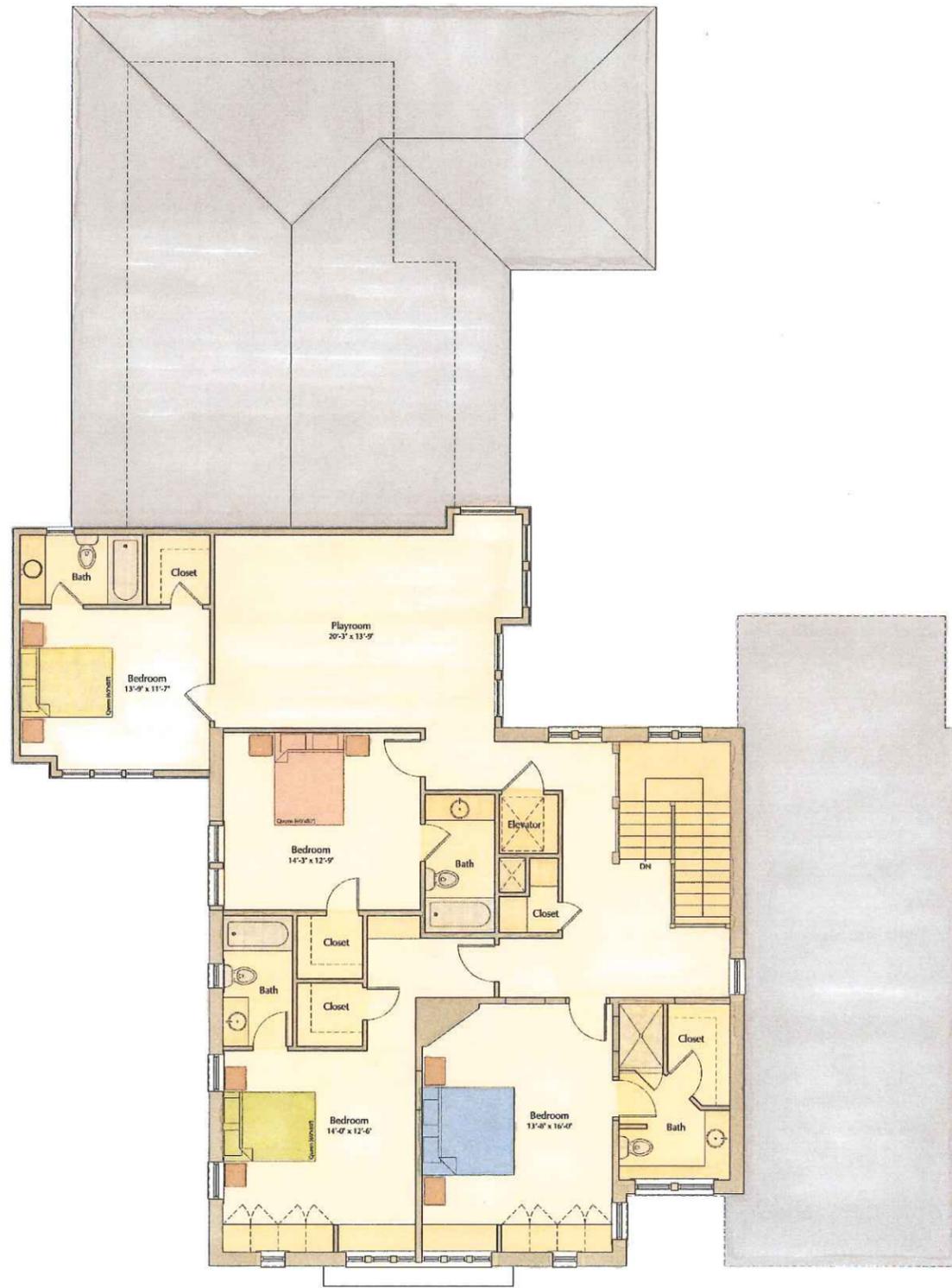
Renovations and Additions at:
2616 Belmont Boulevard
 Nashville, TN



Plot Date: 19 February, 2011

No.	Date	Description

Drawing:
 First Floor Plan



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

Renovations and Additions at
2616 Belmont Boulevard
 Nashville, TN

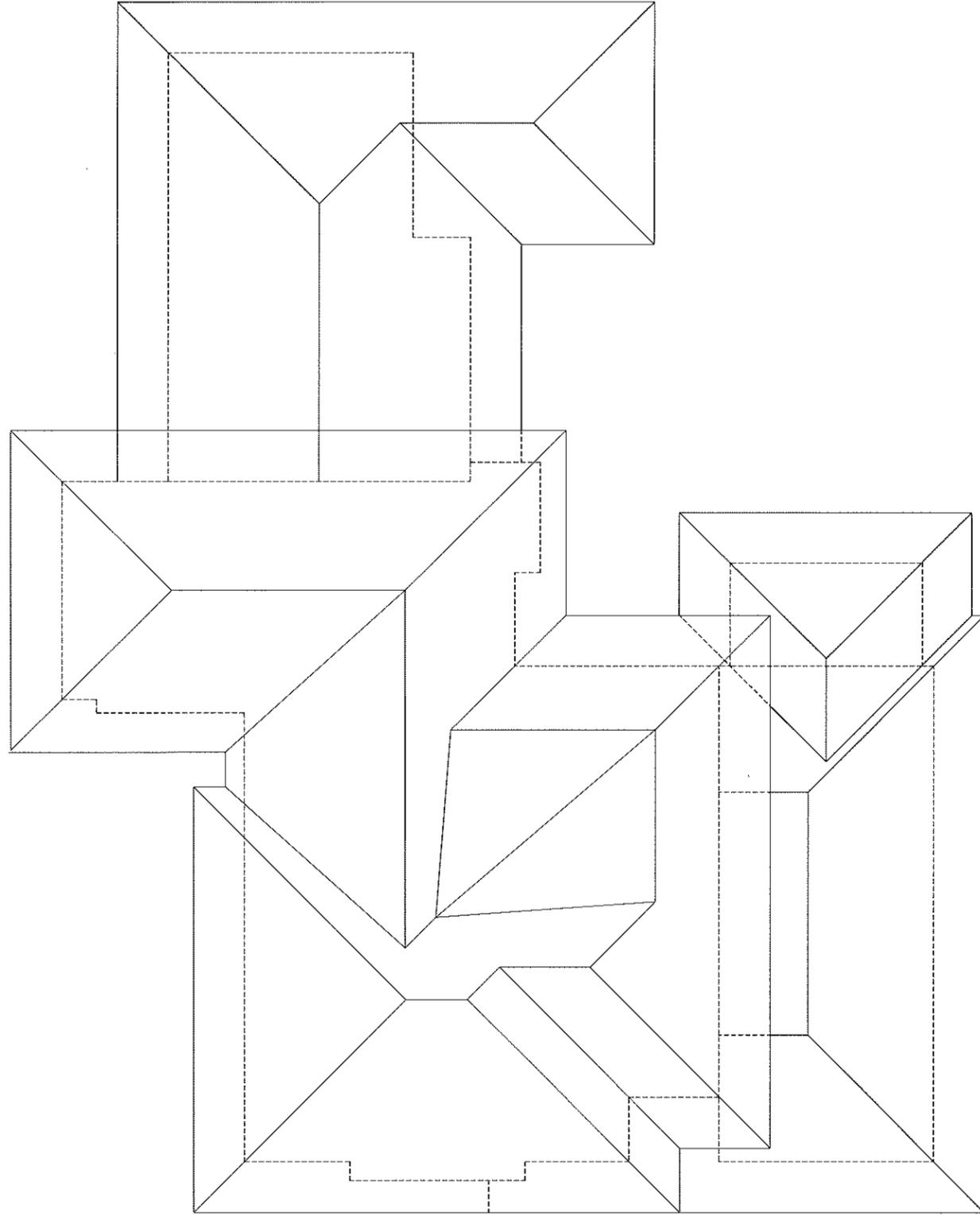


Plot Date: 19 February, 2011

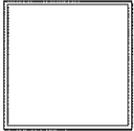
No.	Date	Description

Drawing:
 Second Floor Plan

A2.0



① Roof Plan



Plot Date: 8 April, 2013

No	Revision	Description

Drawings:
Roof Plan

A2.1

Renovations and Additions at:
2616 Belmont Boulevard
Nashville, TN

NOT FOR CONSTRUCTION