



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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## STAFF RECOMMENDATION 1814 Beechwood Avenue June 19, 2013

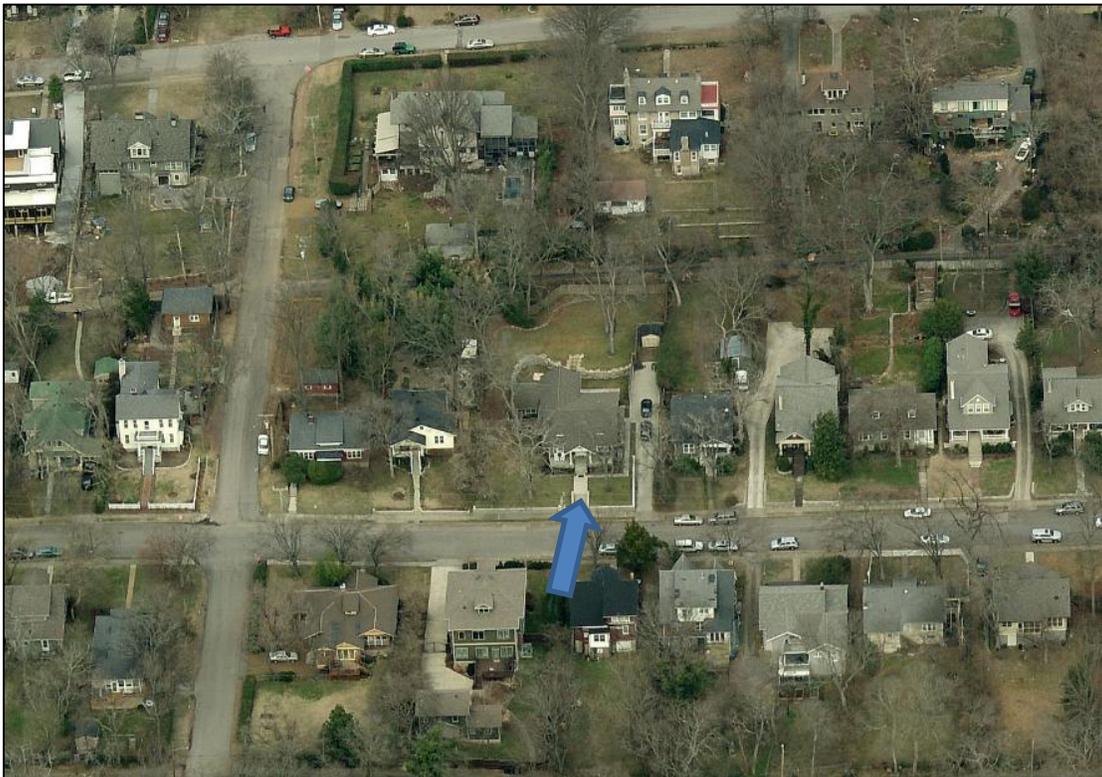
**Application:** New construction -outbuildings  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10416022600  
**Applicant:** Jamie Pfeffer, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to construct two outbuildings at the rear of the lot. One building will be a two-car garage with finished space in an upper half-story, which will not be used as a dwelling. The garage will have cement-fiber siding, a composite shingle roof, and a pair of vehicle doors on the front elevation. A detached wooden pergola will also be constructed, behind the garage.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed new outbuildings finding that the application meets the applicable sections on the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> 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.

*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.

#### **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.*

*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 street-facing dormer should sit back at least 2' from the wall of the floor below.*

*Outbuildings: Windows and Doors*

*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.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

*Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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.*

*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 clad buildings.*

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.*

**Background:** 1814 Beechwood Avenue is a one-story brick house on a double-lot, constructed circa 1925. The form of the house is that of a bungalow with clipped gables and small “eyebrow” dormers on the front, with a gabled front porch and an “L-shaped” rear addition.



**Analysis and Findings:** The applicant is proposing to construct two outbuildings at the rear of the lot. One

building will be a two-car garage with finished space in an upper half-story, which will not be used as a dwelling. A detached wooden pergola will also be constructed, behind the garage.

### Height, Scale

The new garage will be thirty-six feet, six inches wide (36'-6") at the front, and twenty-five feet (25') deep. The vehicle bays of the structure would only be twenty-three feet (23') wide comprising the right two-thirds (2/3) of the building, with the left third (1/3) being a recessed porch area and a covered, open walkway. Given that the lot is one-hundred feet (100') wide, and that the façade of the building will be sufficiently articulated to reduce the perceived massing, staff finds that the building will meet guideline II.B.1.b.

The roof of the building will be a clipped gable with a side-oriented ridge, matching the roof form of the house. The ridge height will be twenty-three feet (23') above grade, with an eave height of eleven feet (11'). This is approximately equal to the heights of the house, but because the grade rises toward the alley, the eave and ridge heights of the garage will be lower at the rear by five feet (5'). These heights are compatible with those of surrounding historic buildings and meet guideline II.B.1.a.

The pergola building will be free-standing, located directly behind the garage. It will be twenty-eight feet (28') wide and eleven feet (11') deep, and eleven feet (11') tall. Because it is behind the garage and will be shorter and narrower, it will be completely obscured from the right-of-way. This building will also meet guidelines II.B.1.a. and II.B.1.b.

### Roof Shape

The primary roof of the accessory building will be a clipped gable with a side-oriented ridge, similar to the roof of the house. It will have shed-roof dormers on the front and rear slope. The pergola will have a flat, open-raftered roof. These roof forms are compatible with the house and surrounding buildings and meet guideline II.B.1.e.

### Setbacks

The garage will be located behind the house, five feet (5') in from the side property line and twenty-three feet (23') from the rear. This will be consistent with the placement of historic accessory buildings and meets the required minimum setbacks. The rear pergola, with a six foot (6') side setback and a ten foot (10') rear setback, will also be compatible with the context and meet the bulk zoning requirements. The new structures will meet guideline II.B.1.c.

### Materials

The new garage will be clad with smooth cement-fiber siding with a five inch (5") exposure. The roof will be composite shingles matching the color and profile of the roof of the house, and the foundation will be split-faced concrete block and poured concrete. The windows, doors, porch columns and trim will be wood. The pergola will be constructed of wood. These materials meet guideline II.B.1.d.

### Windows, Doors

The windows and doors of the garage will be consistent with those found on historic accessory buildings. Staff finds that the proportion and rhythm of openings would meet guideline II.B.1.g.

### Outbuildings

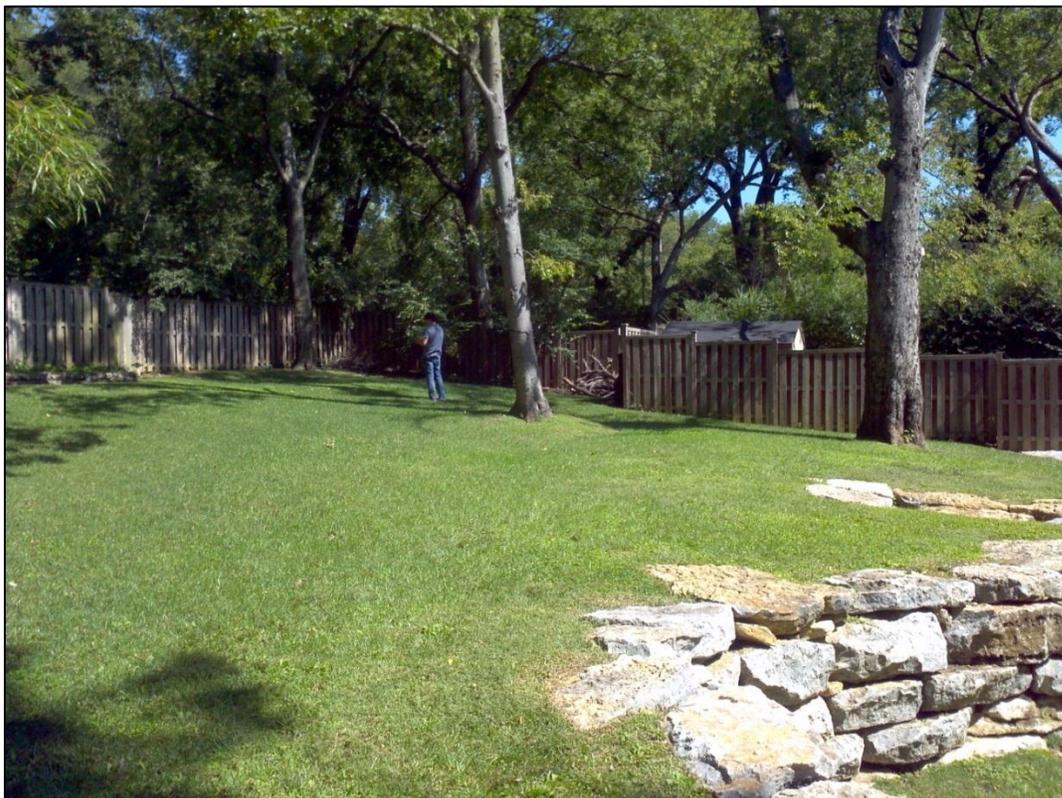
Overall, staff finds that the location, scale, and character of the proposed outbuildings meet the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Staff finds the application to meet guideline II.B.1.i.

### **Recommendation:**

Staff recommends approval of the proposed new outbuildings finding that the application meets the applicable sections on the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.



Rear of house.



Rear yard (person standing in approximate location of garage).

**BUILDING DATA**

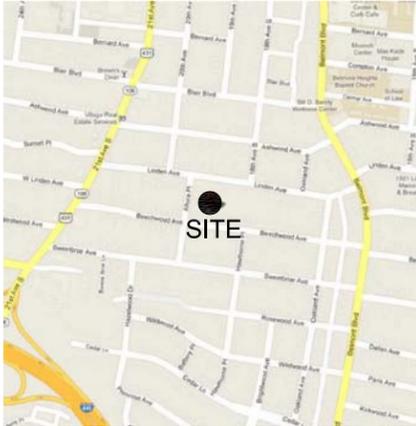
ADDRESS: 1814 BEECHWOOD AVENUE  
NASHVILLE, TENNESSEE 37212

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**VICINITY MAP**



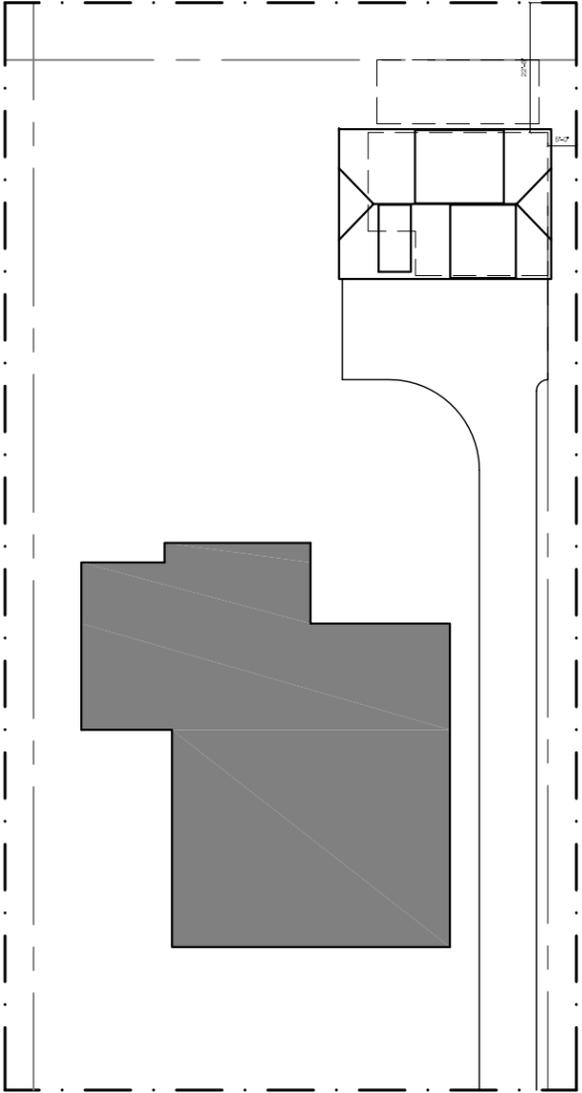
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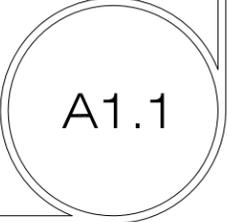
PROJECT:

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NASHVILLE, TENNESSEE 37212



1 SITE PLAN  
SCALE 1/32" = 1'-0"

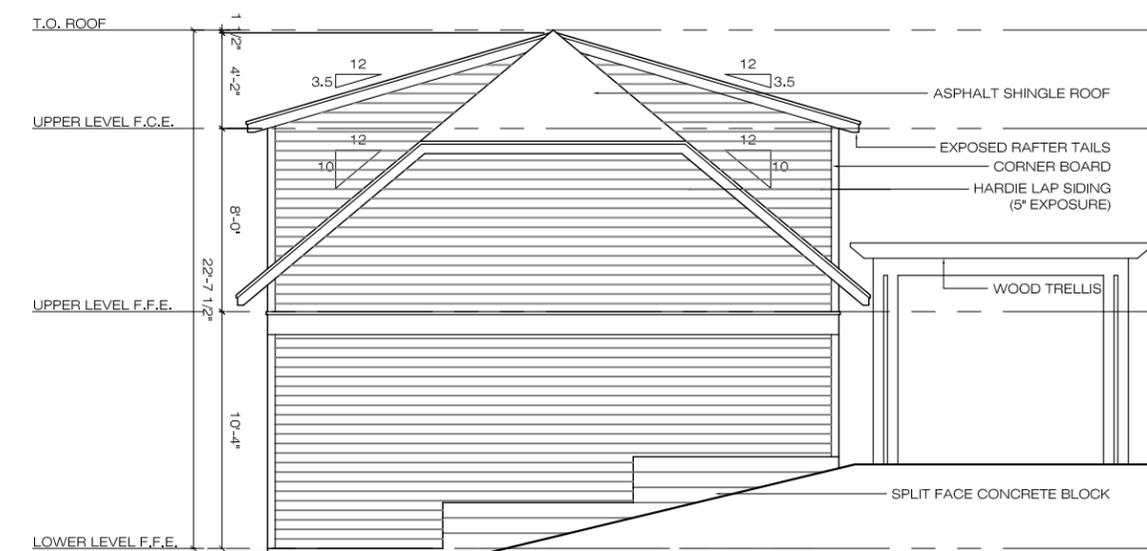
2 JUNE 2013







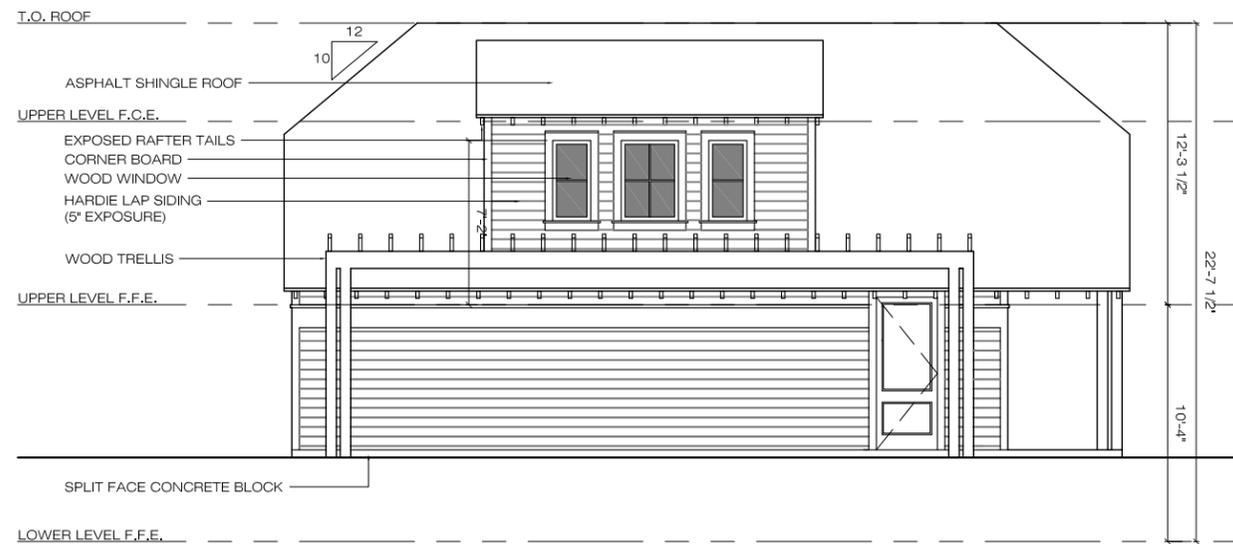
1 SIDE ELEVATION  
SCALE 1/4" = 1'-0"



3 SIDE ELEVATION  
SCALE 1/4" = 1'-0"



2 FRONT ELEVATION  
SCALE 1/4" = 1'-0"



4 REAR ELEVATION  
SCALE 1/4" = 1'-0"

ARCHITECT:



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2 JUNE 2013

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