



**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**  
**1700 Primrose Avenue**  
**July 16, 2014**

**Application:** Partial demolition; New construction-addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704013500  
**Applicant:** Van Pond, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to partially demolish a non-contributing rear addition and construct a new rear addition, not impacting the front or sides of the historic house. The addition will be wider than the original structure, but will match the height and roof form. The addition will serve as a second dwelling.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposal with the conditions that:</p> <ul style="list-style-type: none"><li>• The selections of windows and doors and brick color, texture and dimensions are approved by MHZC Staff; and</li><li>• The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.</li></ul> <p>Meeting these conditions, Staff finds that the partial demolition and new construction meets the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</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.

*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.*

#### **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.*

*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.

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

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

f. Additions should follow the guidelines for new construction.

**Background:** The building at 1700 Primrose Avenue is a one-story Craftsman style house on a corner lot. The house was constructed circa 1933, and was enlarged with a rear addition sometime after 1957. The original house and the addition are constructed of brick. The rear addition currently serves as a second dwelling, a use that is permitted by the R8 base zoning.



**Analysis and Findings:** The application is proposing to partially demolish the non-contributing existing rear addition and to construct a new rear addition. The new addition will continue to serve as a second dwelling.

#### Demolition

The majority of the existing addition will be demolished, but the forward most portion where it meets the rear of the historic house will be retained. This addition, which was built after 1957, does not contribute to the historic character of the house or the district, and so its demolition meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



#### Height & Scale

The new addition will be at the rear of the historic house in the same general location as the existing addition, although it will be wider on both sides. The left wall of the existing

addition steps two feet (2') out from the side of the historic house, and the new addition will retain a portion of this wall and then step out an additional three feet (3'). On the right side of the house, the existing addition steps in seventeen feet (17') from the side of the historic house. This inset will also be retained, after which the new construction will extend back thirteen feet (13') and then step out twenty-six feet (26') or nine feet (9') beyond the outside edge of the original building. This inset creates an uncovered courtyard between the original house and the rest of the addition on the Oakland Avenue façade, helping to break up the massing of the structure.

Although it is typically not appropriate for additions to be wider than an historic house, staff finds that the proposed addition is appropriate because there is an existing addition that steps out on the left side, and because the courtyard on the right side will sufficiently distinguish the new construction from the old. Additionally, staff finds that the addition being wider than the house is appropriate because the lot is fifty-six feet (56') wide at the front and widens to eighty-six feet (86') at the rear.

The addition will have a clipped-gable roof with a ridge aligned with, and matching the height of, the existing clipped-gable roof. The eaves of the addition will be one foot (1') lower than the eaves of the historic house and the floor level, following a drop in grade, will be two-feet, six inches (2'-6") lower than that of the house.



Existing Oakland Avenue side elevation (top) compared to proposed side elevation (bottom)

Staff finds that the height and scale of the addition are compatible with the historic house and that the project meets section II.B.1.a and b.

### Setback & Rhythm of Spacing:

The addition will sit five feet (5') from the left side of the property, twenty-two feet (22') from the right, and twenty feet (20') from the rear. The street slopes up steeply to the west and there is a roughly six foot (6') tall retaining wall on the left side of the property that separates this property from the adjacent property. Because of this wall, and because the property widens to the right along Oakland Avenue, the perceived width of the addition will be reduced and will not negatively impact the rhythm of spacing along the street. The addition will not affect the front setback of the house.

The project meets the bulk zoning setback requirements and meets section II.B.1.c. of the design guidelines.

### Materials:

No major changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with five inch (5") reveal. The trim will be wood. The foundation will be brick matching the primary walls of the historic house, and the roof will be fiberglass/asphalt shingles in a color to match the existing roof. A central chimney on the addition will also be brick to match the existing walls. The new stoop and rear porch will have concrete floors and stairs with wooden handrails, and a second-story Juliette balcony on the rear will also be wood. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. A projecting bay on the right side will be primarily windows, with cement fiberboard trim and mullions. With the staff's final approval of the windows and doors and brick color, texture and dimensions, staff finds that the materials meet guideline II.B.1.d

### Roof form

The roof of the addition will be a clipped gable, with smaller clipped gables on the roofs of dormers, a projecting bay, and a right side stoop. The pitches of the addition roofs will be 6:12. This is compatible with the roofs of the existing house, which is also a clipped gable with smaller clipped gables on a dormer and bays, but with a 7:12 pitch. The difference in pitch will not be easily perceived because the two primary roof sections will be separated by the courtyard in the middle of the right elevation. The new dormers will sit one foot (1') below the primary ridge, which also matches the configuration of the dormer on the historic house. The addition will have a central brick chimney with proportions similar to a chimney on the historic house.

Staff finds the roofs to be compatible with the historic structure and to meet guideline II.B.1.e.

### Orientation

The new addition will serve as a second dwelling with an entrance from Oakland Avenue. However, the new entrance and stoop will be less prominent than the original primary entrance, and a large proportion of the right elevation will be windows so as to keep the perceived mass "lighter" than the original structure. Staff finds that the addition will read as an addition and will not shift the orientation of the house from Primrose Avenue to Oakland Avenue.

There will be a concrete sidewalk from the new side entrance, matching existing walkways from the original front and side entrances that will be retained. A new two-car parking pad will be constructed at the rear of the lot, accessed from the alley. The front dwelling will continue to use on-street parking. Staff finds the orientation and siting of the proposal will meet guideline II.B.1.f.

#### Proportion and Rhythm of Openings

No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The windows will also have square bulkhead panels below them to further accentuate their vertical expression, with some of the panels being solid and some with glass. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

#### Appurtenances & Utilities

No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, if a new location is needed. The project meets section II.B.1.h.

#### Location & Removability

Although the addition steps in from the side of the house on the right, it would step out three feet (3') on the left. However, because the existing addition does not step in on the left, the new addition will not impact the front or sides of the historic portion of the house. Were the addition to ever be removed, doing so would not impair the essential form and integrity of the original structure. Staff finds that the project meets section II.B.2.a and e.

#### Design

The use of clapboard siding as the primary cladding for the addition will differentiate it from the original brick house, but will not contrast so greatly as to be incompatible. Additionally, the design of the addition will be compatible with the character of the historic house because it will match the height and the roof form with nearly identical dormers. Staff finds that the project meets section II.B.2.a and f.

**Recommendation:** Staff recommends approval of the proposal with the conditions that:

- The selections of windows and doors and brick color, texture and dimensions are approved by MHZC Staff; and
- The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Meeting these conditions, Staff finds that the partial demolition and new construction meets the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1700 Primrose Avenue, front.



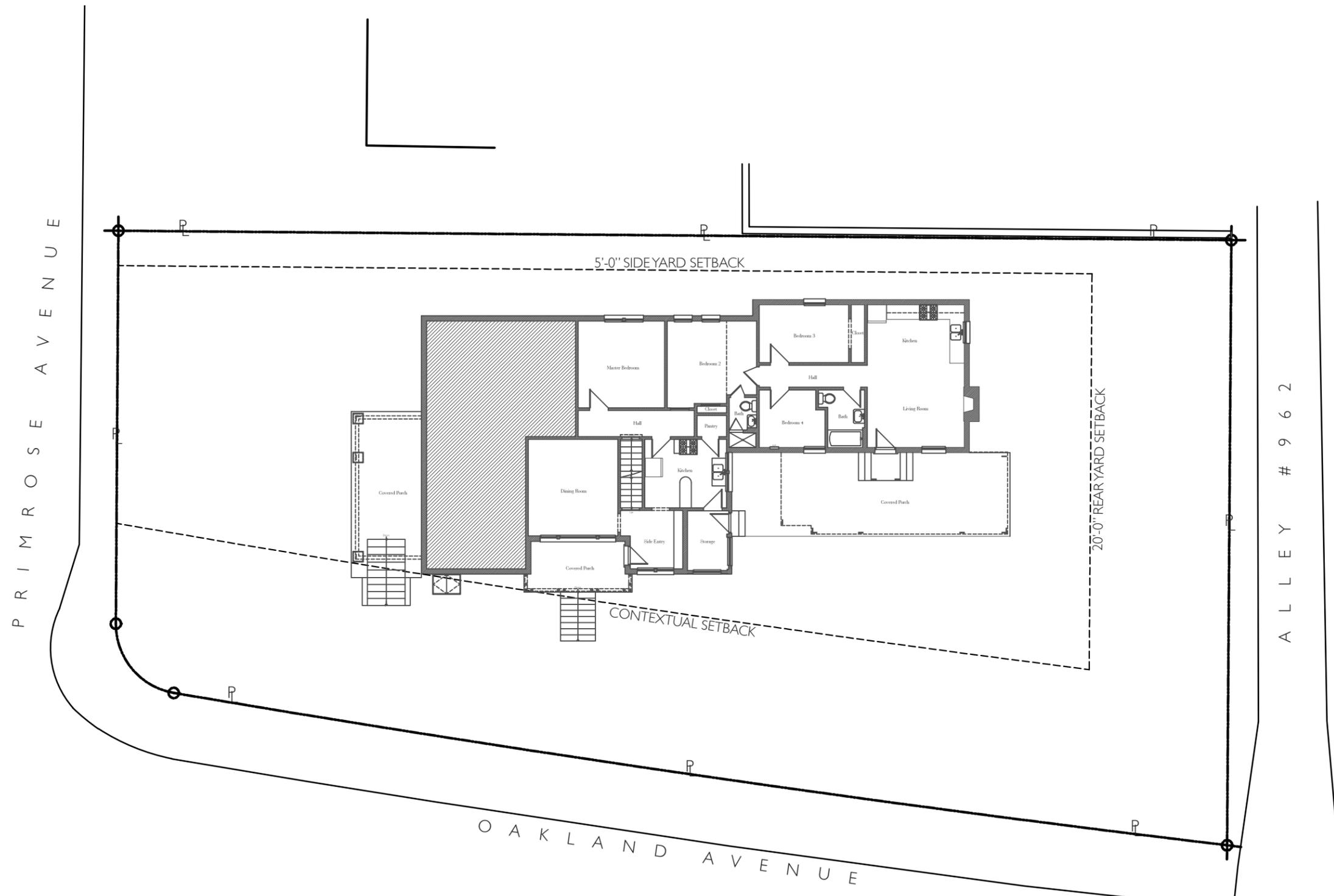
1700 Primrose Avenue, right side. Existing addition at right.



1700 Primrose Avenue, rear of existing addition. Retaining wall at right.



1702 and 1700 Primrose Avenue, from Oakland Avenue.

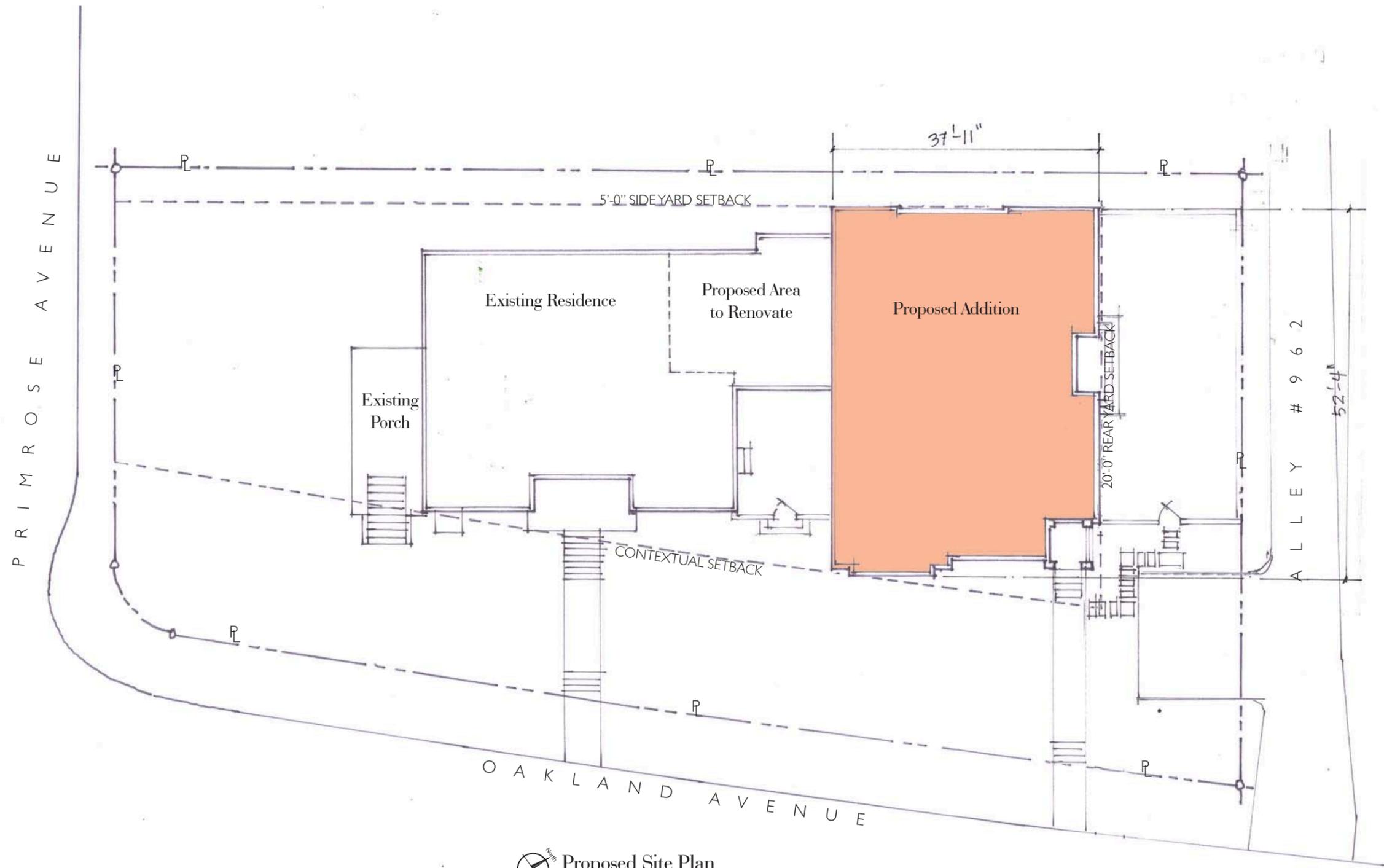


 **Existing Site Plan**  
Scale: 1/16"=1'-0"

Proposed Renovation and Second Unit Addition  
**1700 Primrose Avenue**  
 Nashville, Tennessee 37212

CONCEPT DESIGN  
 30 JUNE 2014

**VPA** Van Pond Architect<sup>LLC</sup>  
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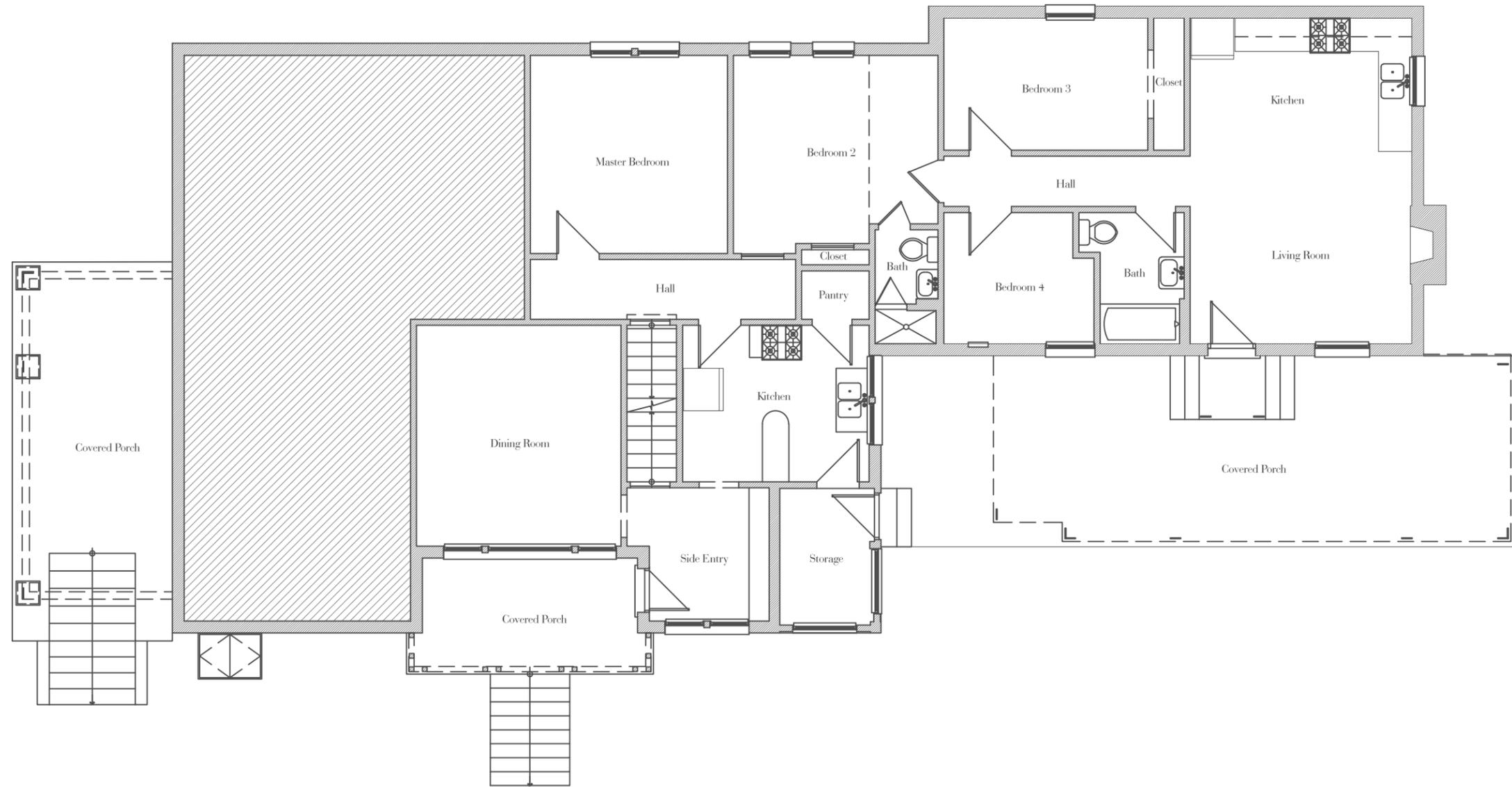



**Proposed Site Plan**  
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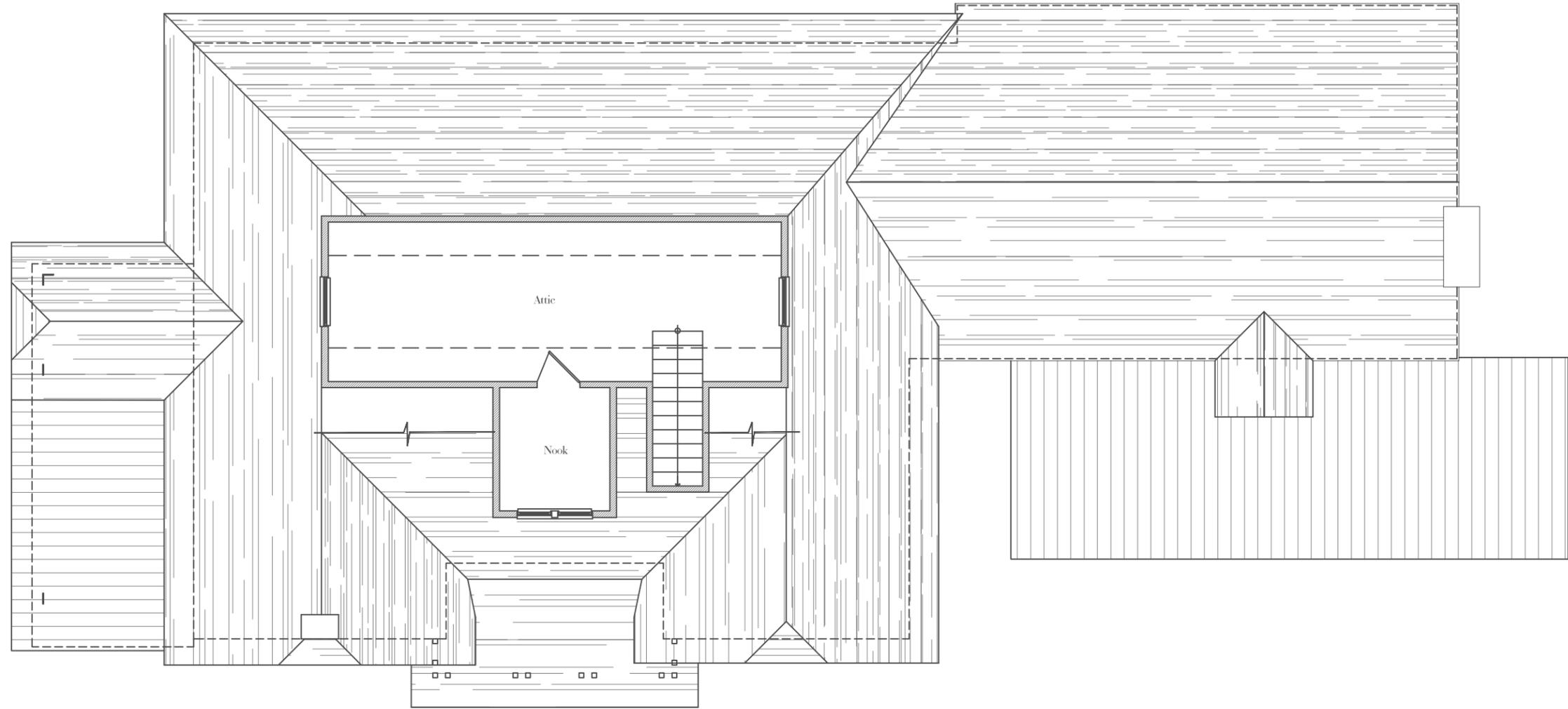

**Existing First Floor Plan**  
 Scale: 1/8"=1'-0"

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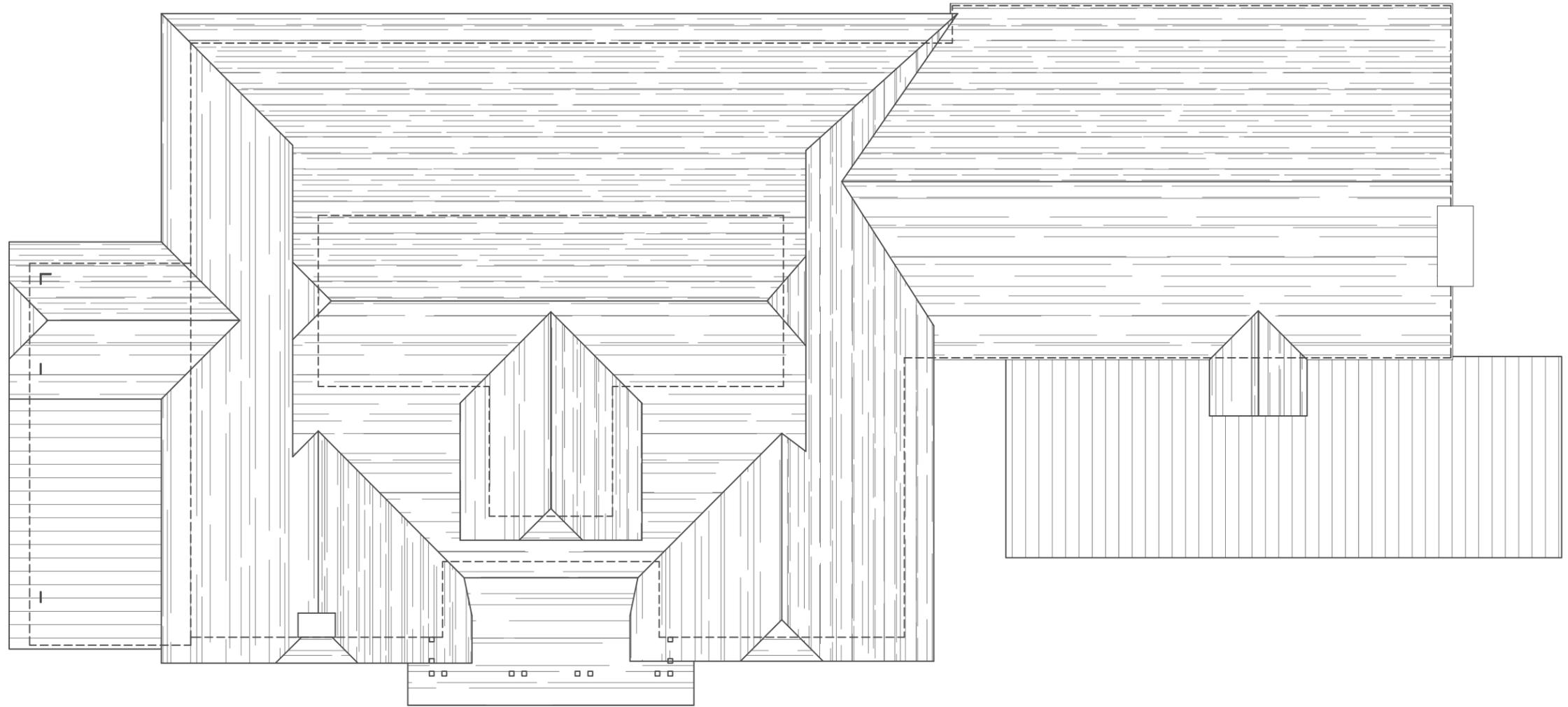
 **Existing Attic Floor Plan**  
Scale: 1/8" = 1'-0"

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 **Existing Roof Plan**  
Scale: 1/8" = 1'-0"

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**Existing South Elevation (Primrose Avenue)**

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



**Existing East Elevation (Oakland Avenue)**

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

Proposed Renovation and Second Unit Addition

# 1700 Primrose Avenue

Nashville, Tennessee 37212

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**Existing North Elevation (Alley)**  
Scale: 1/8"=1'-0"



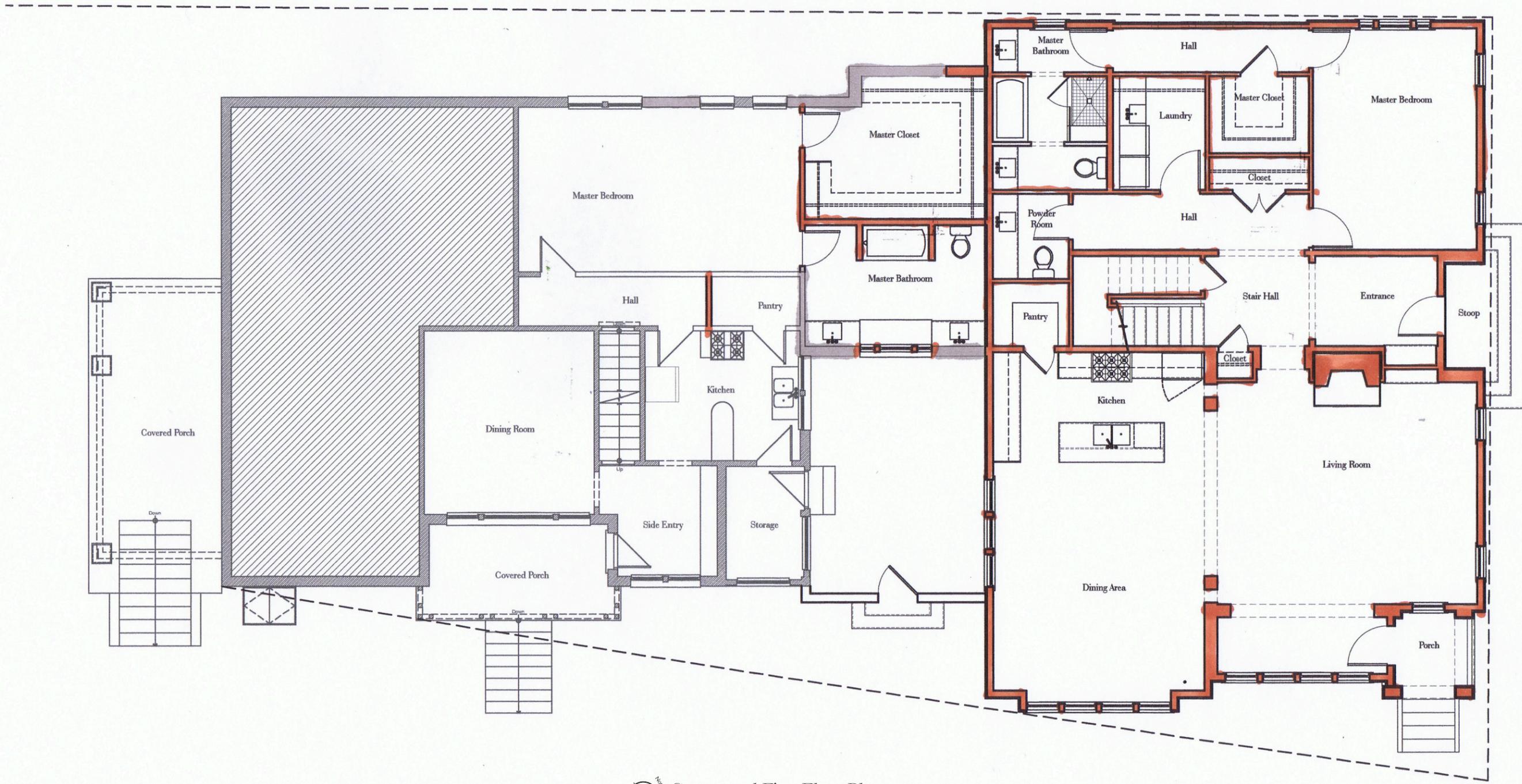
**Existing West Elevation**  
Scale: 1/8"=1'-0"

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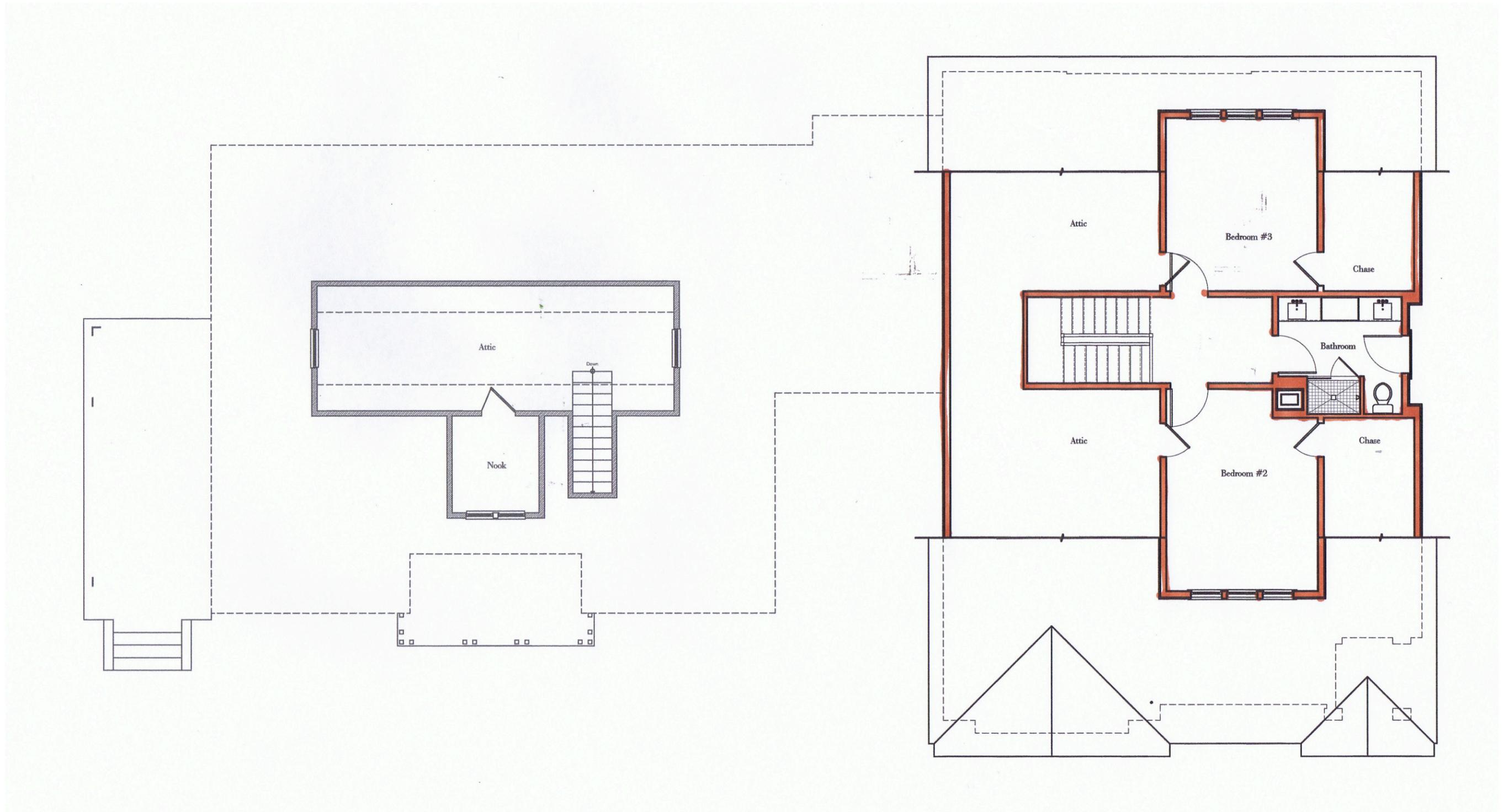



**Conceptual First Floor Plan**  
 Scale: 1/8"=1'-0"

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**Conceptual Attic Floor Plan**  
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**Conceptual East Elevation**

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



**Conceptual North Elevation (Alley)**

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

Proposed Renovation and Second Unit Addition  
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CONCEPT DESIGN  
 30 JUNE 2014

BRICK MASONRY CHIMNEY. BRICK TO MATCH EXISTING DWELLING BRICK COLOR.

ASPHALT SHINGLE ROOFING TO MATCH EXISTING.

TRUE-DIVIDED LIGHT WOOD SASH WINDOWS AND TRANSOMS THROUGHOUT.

NEW SMOOTH-FACE HARDI-PLANK SIDING W/ 5" EXPOSURE - ALL TRIM TO BE HARDIE TRIM

BRICK MASONRY FOUNDATION VENEER TO MATCH EXISTING DWELLING BRICK COLOR.



**Conceptual West Elevation**

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



**Conceptual South Elevation**

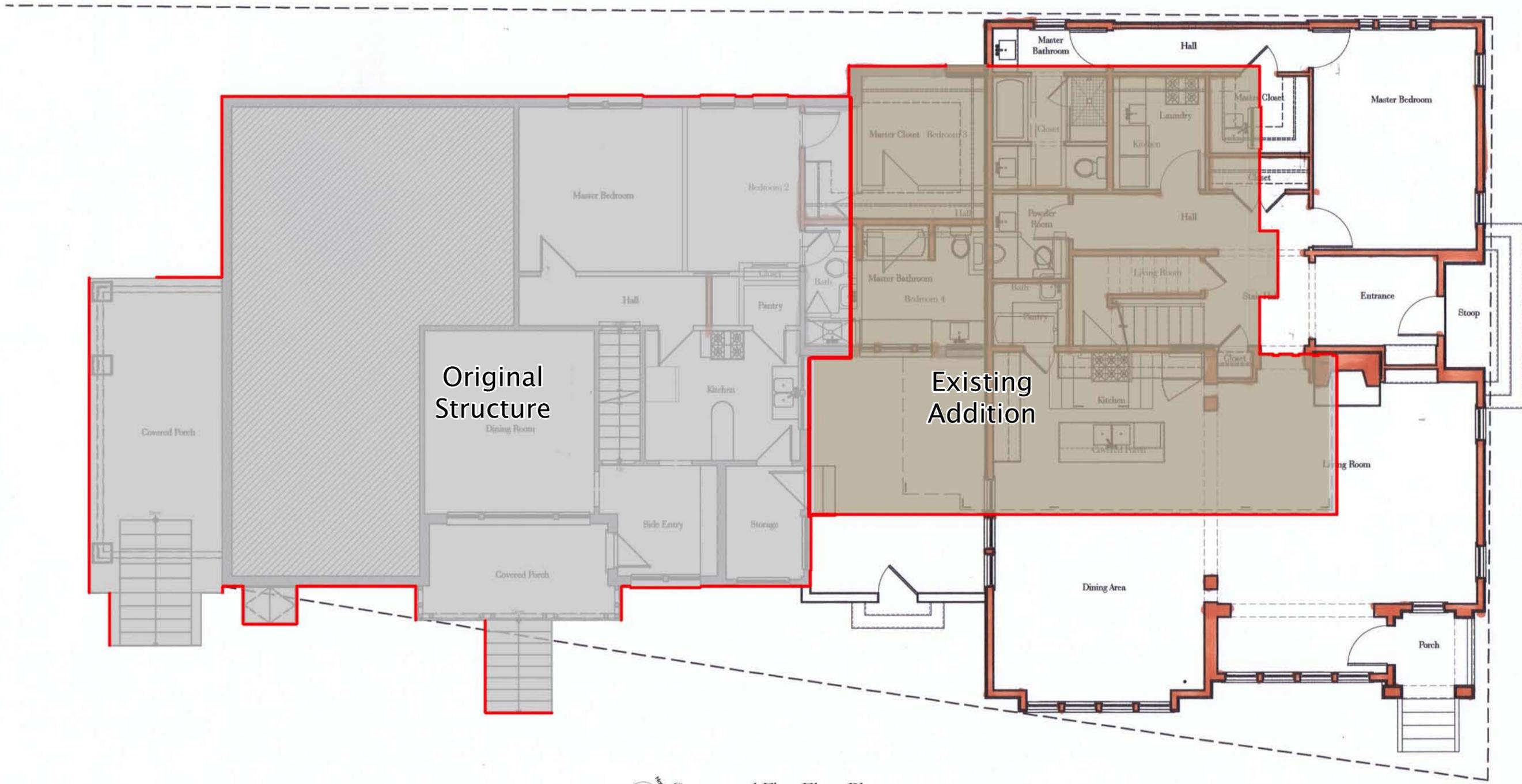
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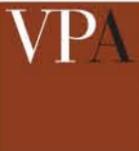
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