

MEGAN BARRY
MAYOR



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
1907 Beechwood Avenue
January 20, 2016

Application: New construction - addition

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10416023700

Applicant: Chris Holt, Holt Construction Group; Jennifer Cassani, Property Owner

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct side-facing shed dormers on both sides of a rear-oriented gable ridge. An existing gabled dormer on the left side will be removed to accommodate the new construction. The footprint of the house will not change.

Recommendation Summary: Staff recommends approval of the proposal to construct dormers at 1907 Beechwood Avenue with the conditions that the dormers sit in two feet (2') from the side walls of the existing building, and that the window selections are approved by MHZC Staff prior to selection. Meeting those conditions, Staff finds that the proposal will meet the applicable design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Engineering Letter
- C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Porches

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.

Parking areas and Driveways

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.

Additions should be a minimum of 6" below the existing ridge.

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

- 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.

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 structure at 1907 Beechwood Avenue is a one and one-half story brick Craftsman style house. The house comprises a primary side-gabled massing with a rear-oriented cross-gable and a lower front-projecting gable over the front porch. The front porch is currently screened. This type of structure is common in the Belmont-Hillsboro neighborhood, typically dating to the 1920s or 1930s. This building, however, was moved to its current location from outside of the neighborhood in 1989.

There is a one story frame building at the rear of the lot, dating to circa 1930.

Analysis and Findings: The applicant proposes to construct side-facing shed dormers on both sides of the rear-oriented gable ridge. An existing gabled dormer on the left side will be removed to accommodate the new construction.

Location & Removability:

The proposed new dormers will be located thirty feet (30') back from the front wall of the building and will tie into the existing roof at the ridge, with the side walls aligned directly above the first story walls of the house.

To date, the Commission has consistently required upperstory additions to sit in two feet (2') from the side walls of historic houses. Setting in the side walls helps to reduce the visibility and impact of dormer additions, and it is more compatible form because the vast majority of dormers were also set in historically. Staff finds that in not setting in the upperstory walls, this would effectively create a two-story addition behind a one-story house.

Finding that the proposed dormers would not be compatible with surrounding historic buildings and would not meet sections II.B.2.a and II.B.2.e of the design guidelines, staff recommends a condition that the dormers sit in two feet (2') from the wall below and that new drawings be submitted prior to the issuance of a permit.

Design, Roof Form:

The applicant is requesting that the dormers be allowed to align with the side walls of the existing house below. They have provided a letter from a structural engineer stating that he does not recommend that the walls sit in two feet (2') because of the size of existing rafters and floor joists; however, the applicants are in the process of completely reframing the interior of the building. Much of the reframing has already been completed with engineered lumber replacing insufficient beams. The new framing can be configured so as to support appropriately located dormers.

Although the massing of the additions, with dormer walls aligned directly over the first story side walls, is not appropriate, other aspects of the proposal are compatible. The shed roof form with a 3:12 to 4:12 pitch is a common dormer form, and does not contrast with the existing roof. The windows will be vertically oriented and smaller than the first story windows, as is typical of upperstory windows on a Craftsman style houses.

With a condition that the dormers sit in two feet (2') from the existing side walls, Staff finds that the proposal would meet sections II.B.2.a and II.B.2.f II.B.1.e of the design guidelines.

Materials:

The screen on the front porch will be removed, restoring it to a more appropriate open appearance. No other changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in cement-fiber shingle to match the gable fields on the existing house. The trim will be wood or cement-fiberboard. The roof will be architectural fiberglass shingles in a color to match the existing roof. The window material is not known, so staff asks to approve their selections prior to purchase and installation. With the staff's final approval of the window selections, staff finds that the known materials meets section II.B.1.d of the design guidelines.

Recommendation:

Staff recommends approval of the proposal to construct dormers at 1907 Beechwood Avenue with the conditions that the dormers sit in two feet (2') from the side walls of the existing building, and that the window selections are approved by MHZC Staff prior to selection. Meeting those conditions, Staff finds that the proposal will meet the applicable design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1907 Beechwood Avenue, front-right.



1907 Beechwood Avenue, front-left. Existing gabled dormer is set back approximately two feet from side wall.



Interior, first floor, right side (from front looking to rear). Note new studs and beams, including engineered lumber.



Interior, first floor, left side (from front looking to rear). Window headers have been replaced with engineered lumber, original ceiling joists remain.



Interior, first floor, left side (from rear looking to front). Original ceiling joists are sagging, notched, and have signs of extensive water damage.

John Roberts Engineering

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Email: jhrengg@bellsouth.net Phone: 615-260-7319 Fax: 615-834-6506

December 8, 2015

Chris Holt, PE, President
Holt Construction Group, LLC
105 Bluebell Way
Franklin, TN 37064

Structural Letter for Roof Modification 1907 Beechwood Renovation – Nashville, TN

Dear Chris:

JRE has made several visual field observations of the existing house structure. The structural components were observed as wood roof rafters at 24" nominal spacing and wood attic floor joists at 16" nominal spacing. The roof and floor members bear on the existing exterior wood stud wall. It is my understanding that a request has been made to offset the upper roof support to the house interior (roof bearing will not line up with the wall below.)

JRE does not recommend that this offset roof condition is to be installed. Our structural concerns are the following.

1. Exterior wall movements with temporary supports on wall alignment and finishes.
2. Diaphragm forces transferred thru the existing roof and floor system to shear walls.
3. Lateral stability of the house in the temporary and the permanent conditions.
4. Attic floor framing capability to support the new roof framing condition.
5. Removal of structural members may adversely affect historical exterior look.

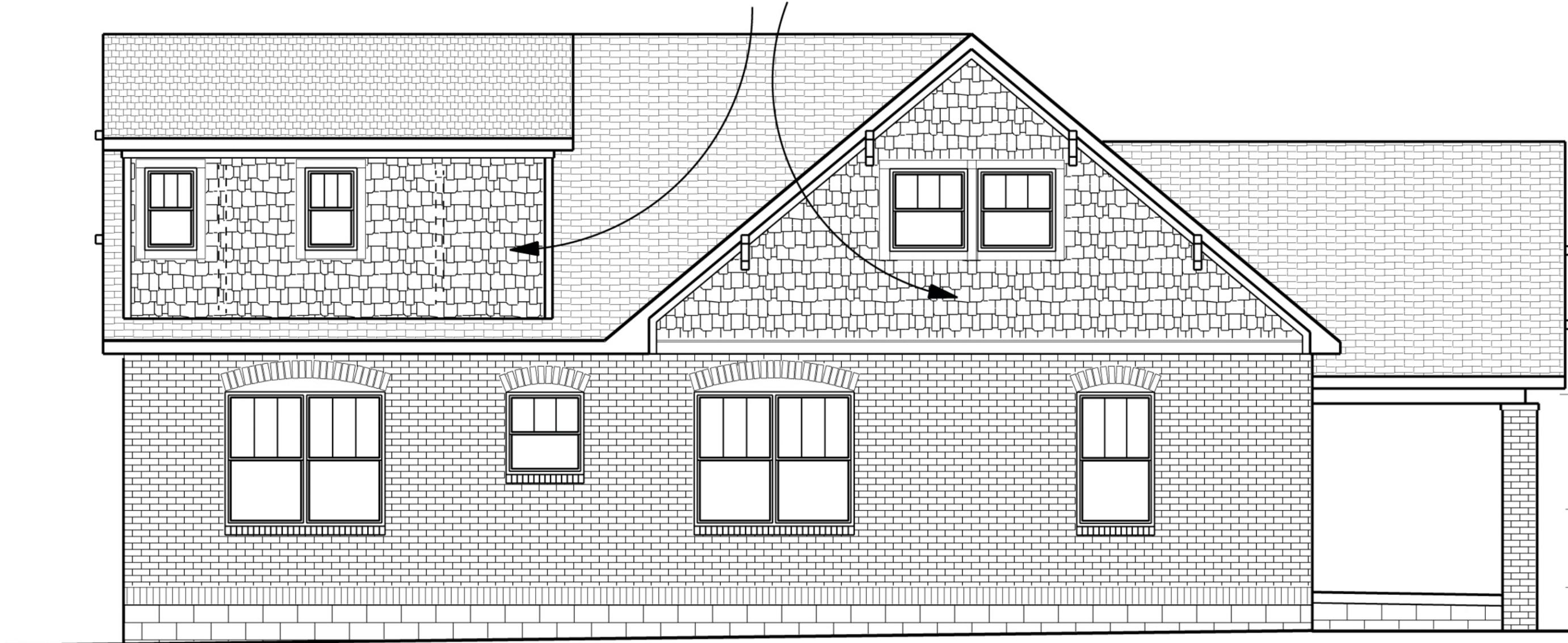
If you have any questions or comments about this letter, please let me know.

Sincerely,

John H. Roberts, Jr. PE
John Roberts Engineering
Structural Engineer



Hardie Shingle



LEFT ELEVATION

SCALE: 1/4" = 1'

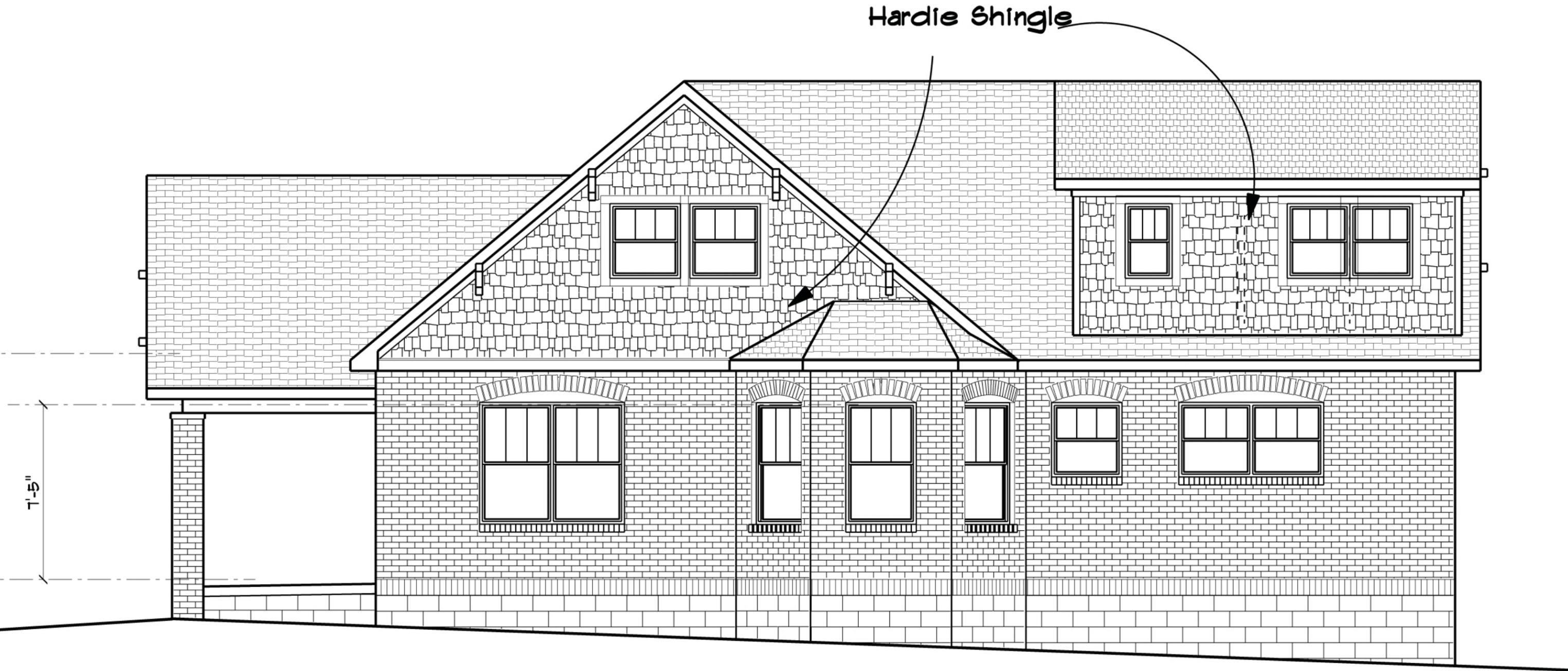
1907 Beechwood

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Hardie Shingle



RIGHT ELEVATION

SCALE: 1/4" = 1'

1907 Beechwood

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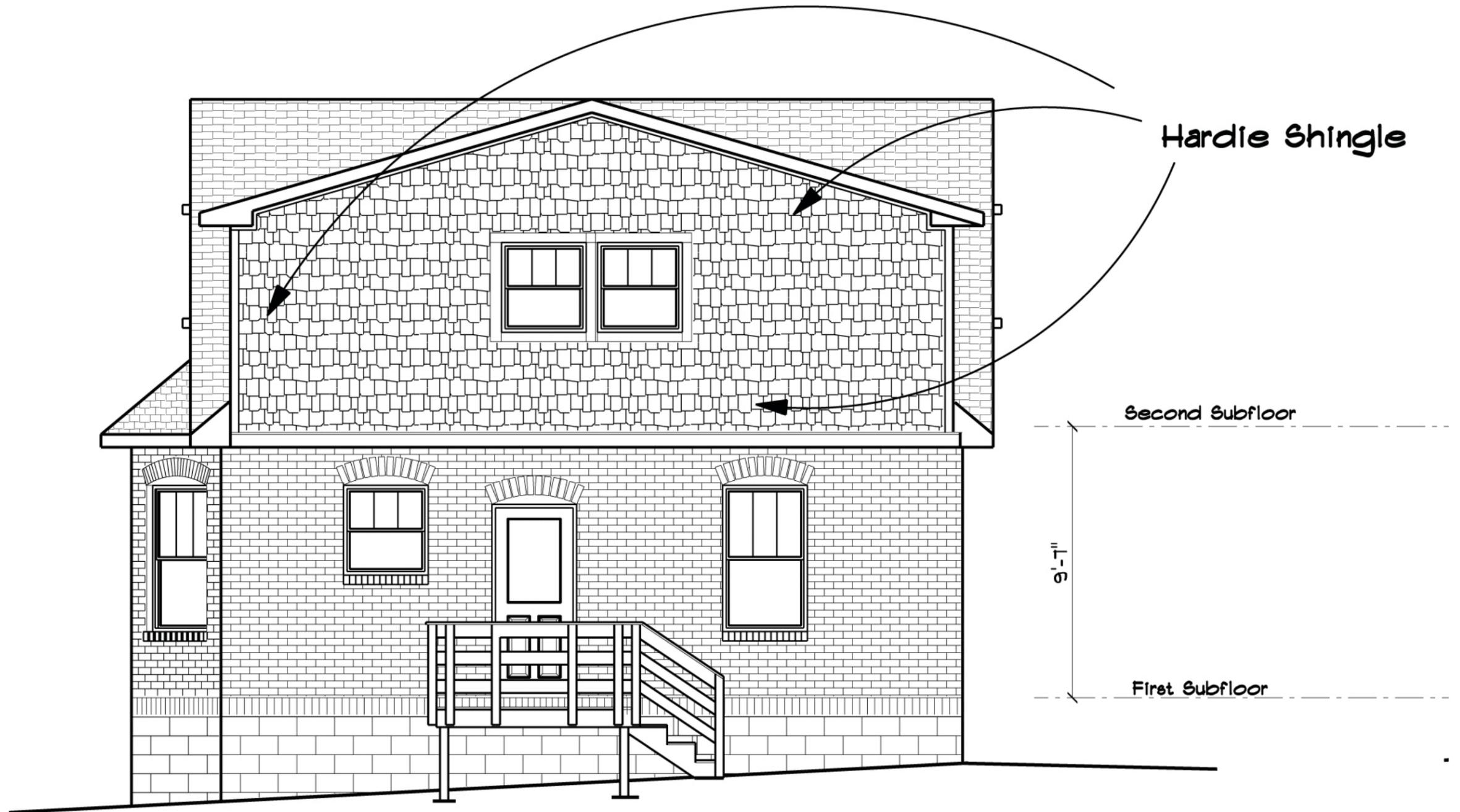
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FRONT ELEVATION

SCALE: 1/4" = 1'



BACK ELEVATION

SCALE: 1/4" = 1'