

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
Fax: (615) 862-7974

STAFF RECOMMENDATION 1909 Beechwood Avenue August 17, 2016

Application: Partial demolition; New construction - addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416023600
Applicant: Betsy Bergin, Designer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to enlarge the house with a new rear addition and by replacing an existing rear dormer with a larger one.

Recommendation Summary: Staff recommends approval of the proposal to construct additions at 1909 Beechwood Avenue with the conditions that:

- The chimney is clad with a masonry material;
- Window and door selections shall be approved by staff; and
- Unknown materials including the rear porch floor and columns are approved by Staff.

Meeting those conditions, Staff finds that the proposal meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

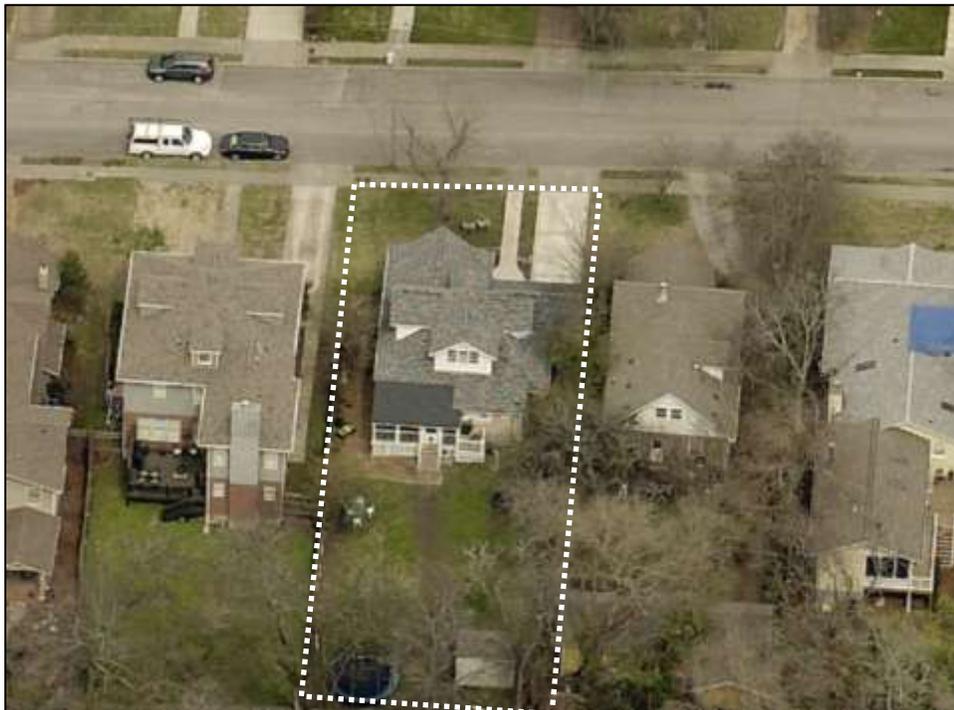
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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.

In order to assure that an addition has achieved proper scale, the addition should:

No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· 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).

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.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

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.

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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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.

III.B DEMOLITION GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

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 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The building at 1909 Beechwood Avenue is a one and one-half story house with a pyramidal roof with front and side projecting gables and dormers on the front, rear, and sides. The front dormer appears to be original, the others having been added more recently but prior to the creation of the Neighborhood Conservation Zoning Overlay. The dormers were added in a way that removed portions of the original rooflines, and create a form that resembles a cross-gable from the side or rear.



The house has stone first story walls and wood clapboard siding on bays, the gable of a front projecting porch, and on upperstory dormers. Constructed circa 1915, the house has a mixture of Victorian, Craftsman, and Colonial Revival features.

Analysis and Findings: The applicant is proposing to enlarge the house with a rear addition and by replacing the rear dormer with a larger one.

Demolition: The proposal will replace the existing rear dormer and a screened rear porch. Because these features are not historic, nor are they visible from the right of way, Staff finds their demolition would meet guidelines III.B.2.a and III.B.2.b.

Location & Removability: The first story addition will be at the rear of the house, stepped in from the left side of the house by thirteen feet (13') on the left side and tying into the existing rear porch on the right side. The right side will be nearly flush with the right side of the house, set in only by the difference in material thickness between the original stone and the cement-fiber siding on the addition. The Commission has generally found that a material change is sufficient to distinguish a single-story addition from an historic house. The first story addition will also be partially obscured behind a box bay projecting three feet (3') on the right side of the house.

The new rear dormer will match the height of the existing dormer, tied into the peak of the original roof. The sides of the new dormer will be stepped two feet (2') in from the sides of the existing upperstory walls and extending out to align with the rear wall of the first story below. This type of dormer addition would typically not be appropriate on a pyramidal roof, however the section of the house it will impact has already been altered by the earlier side dormer additions. The new dormer will also be obscured by the existing dormers because it is stepped in two feet (2') on each side.

For these reasons, Staff finds the project to meet sections II.B.2.a and II.B.2.e of the design guidelines.

Design & Removability: The design of the addition will not contrast with the existing house, and its scale, roof form, and general character will be generally compatible. The materials, described further below, are compatible with those of the existing building and are appropriate for additions. The addition will be stepped in from the sides of the house in a way that if it were to be removed, the integrity of the house on the front and sides would be left intact. Staff finds the proposed addition will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Materials: No changes to the historic house’s materials were indicated on the drawings. The addition will be clad in smooth face cement fiberboard with five inch (5”) exposure. The trim and cornerboards will also be cement-fiberboard. The foundation will be split-faced cement block, and the roof will be asphalt shingles in a color to match the existing roof. The plans show a new chimney clad with siding. Staff recommends that the chimney be masonry, as is typical of chimneys historically. There will be an uncovered wood deck on the left side of the addition, fully behind the historic house. The materials of the rear porch columns and floor material are not known; therefore they shall be approved prior to receiving a permit. The windows and doors have not been determined, and staff asks to approve the final selections prior to purchase and installation.

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	5” cement fiberboard lap siding	Smooth	Yes	
Roofing	Asphalt shingles	Match existing	Yes	
Trim	Cement Fiberboard	Smooth	Yes	
Side Deck	Wood		Yes	
Rear Porch	Wood		Yes	Wood
Rear Porch Posts	Wood		Yes	
Rear Porch Roof	Asphalt shingles	Match existing	Yes	
Windows	Aluminum-clad	Needs final approval	Unknown	X
Side/rear doors	Aluminum-clad, wood	Needs final approval	Unknown	X
Chimney	Lap siding		No	X

With staff’s final approval of the chimney material and windows and doors, staff finds that the known materials meets section II.B.1.d of the design guidelines.

Roof form: The primary roof of the first story addition will be a gable oriented with the ridge running front-to-back, tying into the existing house at the rear. The ridge will tie into the rear of the house eight feet (8') lower than the existing roof peak with the eaves matching the original eave height. After extending back twenty-five feet (25') a portion of the roof will rise four feet (4'), still four feet (4') shorter than the original roof. The new upperstory dormer will also be a gable oriented to the rear, tying in at the peak of the original roof and matching the eave height of the existing dormers. These roof forms are compatible with the historic house, and Staff finds that the project meets section II.B.1.e of the design guidelines.

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 with the exception of a transom-like window on each side. These windows are toward the rear and will not be greatly visible from the street. There are no large expanses of wall space without a window or door opening. Staff finds the proportion and rhythm of openings on the addition to be compatible with the historic house and to meet section II.B.1.g of the design guidelines.

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. The project meets section II.B.1.h.

Recommendation: Staff recommends approval of the proposal to construct additions at 1909 Beechwood Avenue with the conditions that:

- The chimney is clad with a masonry material;
- Window and door selections shall be approved by staff; and
- Unknown materials including the rear porch floor and columns are approved by Staff.

Meeting those conditions, Staff finds that the proposal meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



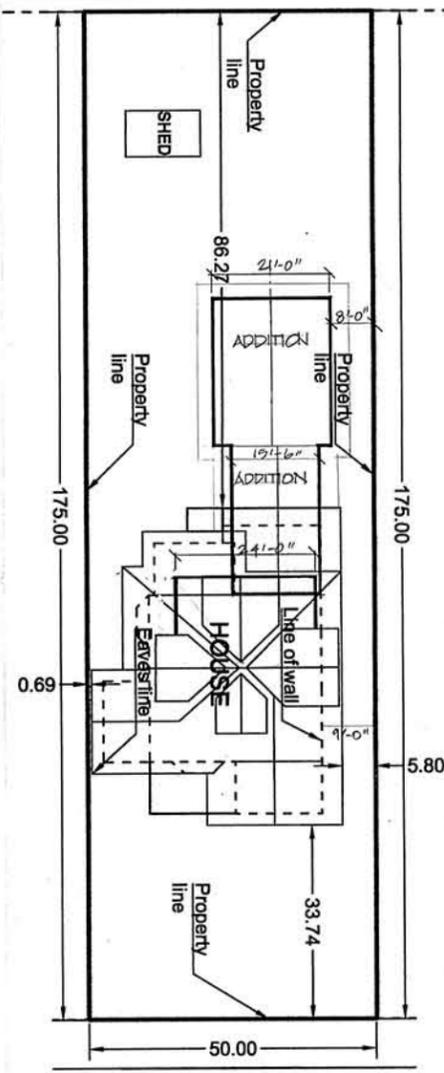
Front-right view of 1909 Beechwood Avenue.



Front-left view of 1909 Beechwood Avenue.



Rear-right corner of 1909 Beechwood Avenue.



Beechwood Ave

SITE PLAN
SCALE: 1/16" = 1' - 0"



BETSY
BERGIN
STUDIO

betsy@betsybergin.com
615.419.7574

COLE RESIDENCE
1909 BEECHWOOD NASHVILLE, TN
SCALE: 1/8" = 1' - 0"
JULY 2016

EXISTING RESIDENCE

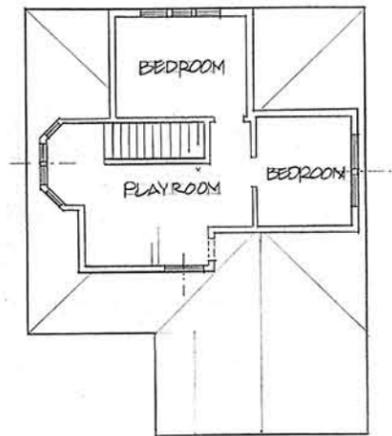
SCALE: 1/8" = 1' - 0"

BETSY
BERGIN
STUDIO

betsy@betsybergin.com
615.419.7574



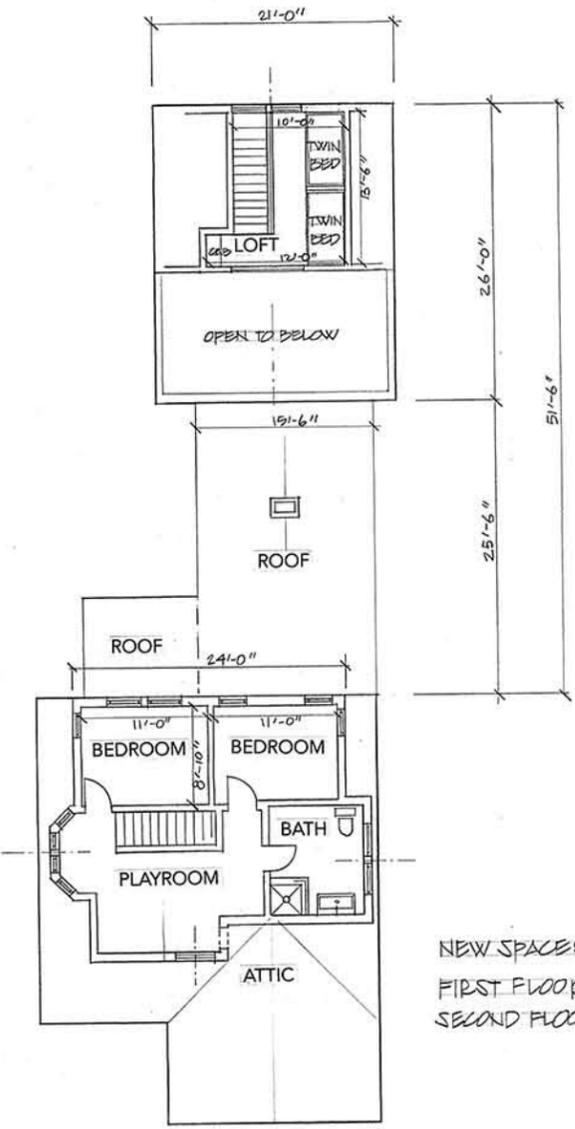
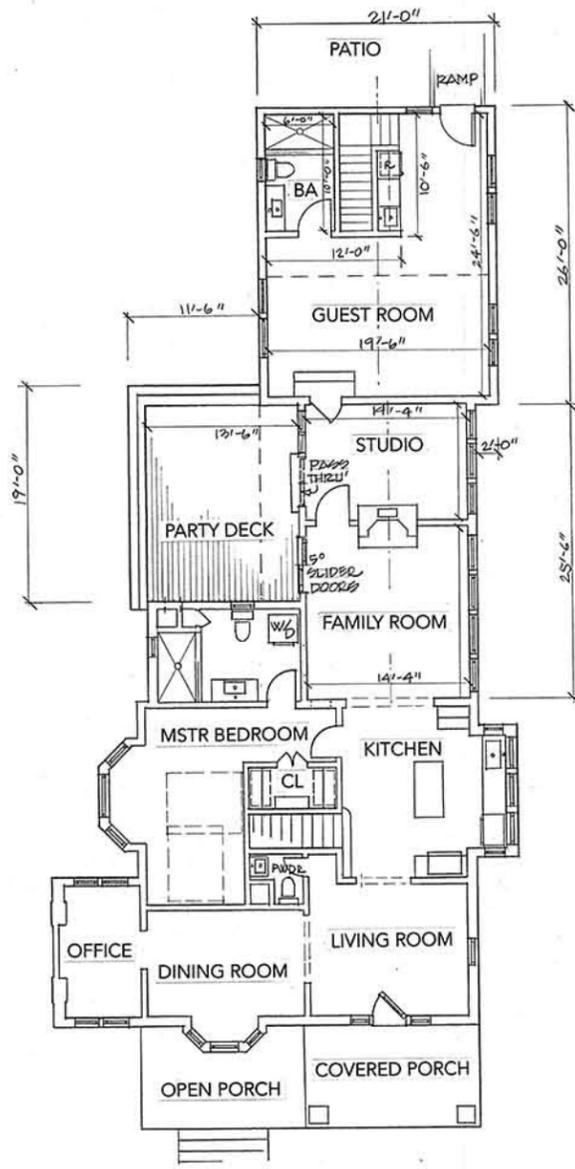
EXISTING FIRST FLOOR



EXISTING SECOND FLOOR

COLE RESIDENCE
1909 BEECHWOOD NASHVILLE, TN
SCALE: 1/8" = 1' - 0"
JULY 2016

FLOOR PLAN
SCALE: 1/8" = 1' - 0"



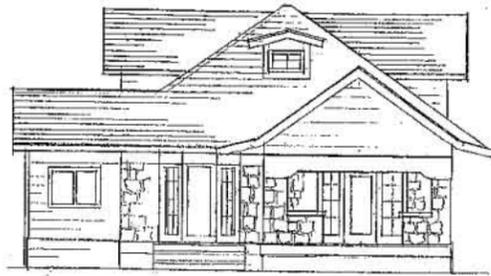
NEW SPACE:
FIRST FLOOR: 941 SQ FT
SECOND FLOOR: 99 SQ FT

BETSY
BERGIN
STUDIO
betsy@betsybergin.com
615.419.7574

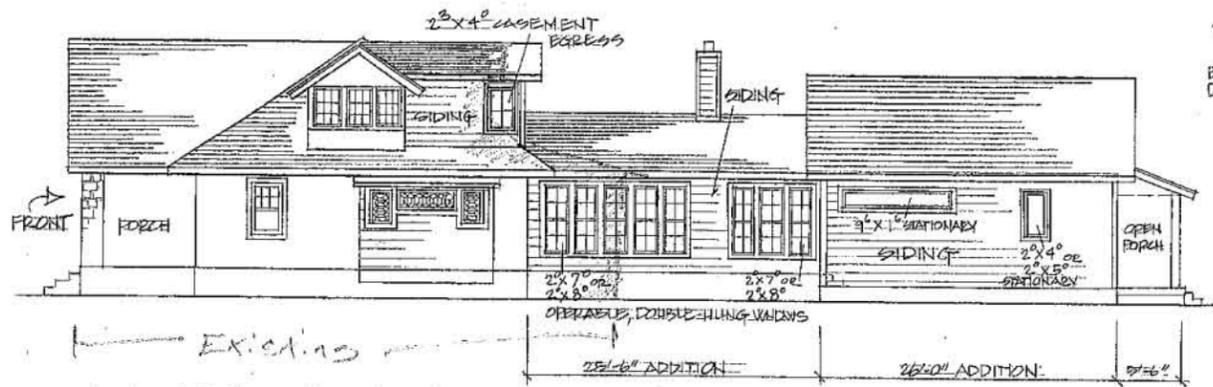
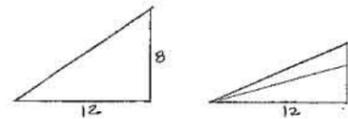
COLE RESIDENCE
1909 BEECHWOOD NASHVILLE, TN
SCALE: 1/8" = 1' - 0"
JULY 2016

EXTERIOR ELEVATIONS

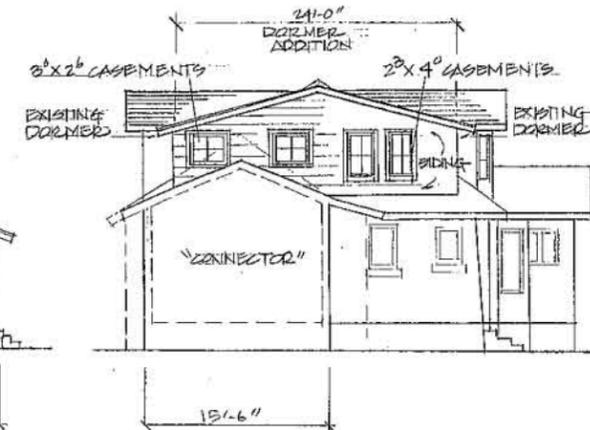
SCALE: 1/8" = 1'-0"



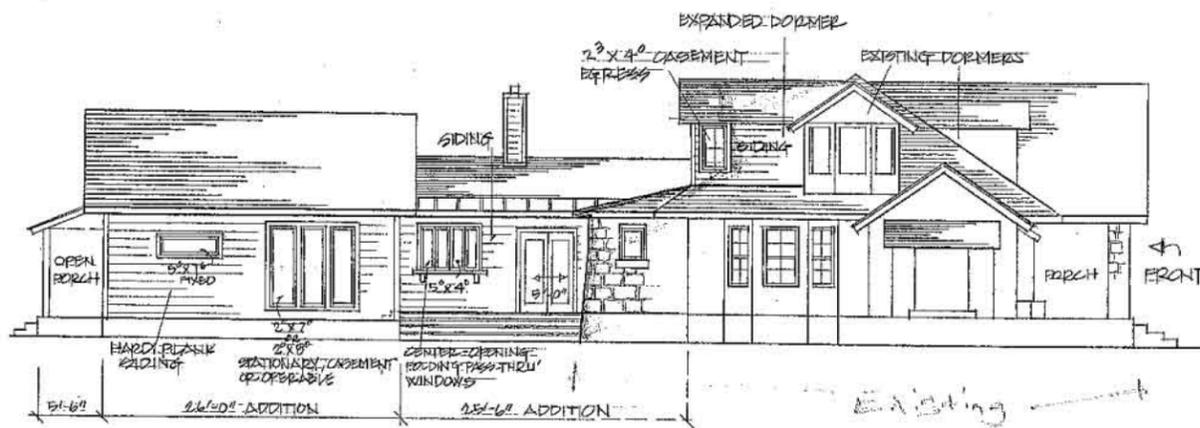
FRONT ELEVATION



WEST SIDE ELEVATION



VIEW OF "CONNECTOR", NEW SECOND STORY REAR GABLE DORMER



EAST SIDE ELEVATION

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



REAR OF PROPERTY VIEW

BETSY
BERGIN
STUDIO

betsy@betsybergin.com
615.419.7574

COLE RESIDENCE
1909 BEECHWOOD NASHVILLE, TN
JULY 2016
SCALE: 1/8" = 1'-0"