

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

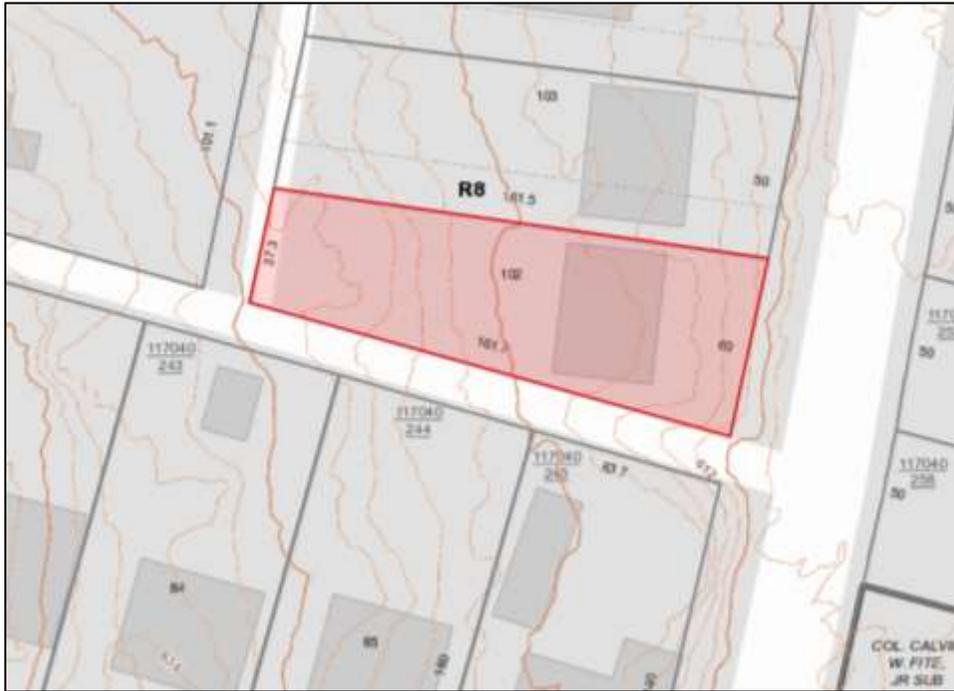
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**2811 Oakland Avenue**  
**August 17, 2016**

**Application:** New construction - addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704024600  
**Applicant:** Bill Johnson, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to construct a rear addition. The addition will be stepped in from the sides of the house by nine feet (9') on the left and fifteen feet (15') on the right. A portion of the addition will be three feet (3') taller than the historic house.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposal to construct a rear addition at 2811 Oakland Avenue with the condition that the window and door selections shall be approved by staff. With that condition met, Staff finds that the proposal meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p> <p>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.</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

#### 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.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.*

*In this instance, the side walls and roof of the addition must set in as is typical for all additions.*

*The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*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.*

*Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that*

*require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

#### *Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

#### *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.

**Background:** 2811 Oakland Avenue is a one and one-half story brick Tudor Revival house, constructed circa 1930. The roof of the house is cross gabled with the primary ridge running side to side and a series of smaller nested gables on the front. Because of the building's architectural character, it is considered to be contributing to the historic character of the overlay.



**Analysis and Findings:** The applicant proposes to enlarge the house with a rear addition.

Location & Removability: The proposed addition will be at the rear of the house, stepped in from the sides of the house by nine feet (9') on the left side and fifteen feet (15') on the right. Where it originates at the house the addition will be sixteen feet (16') wide, one story tall matching the eave height of the existing rear wall. After extending back thirteen feet (13') to the rear, the addition will expand to twenty-two feet (22') wide and two stories tall.

The two-story component of the addition will be twenty-three feet, six inches (23'-6") tall, with a ridge height three feet (3') higher than the ridge of the existing roof and with eaves five feet (5') higher than the eaves of the house. Although taller, this component of the addition will not be visible because of deep insets from the sides of the house and because it is set back sufficiently so as to be screened by the historic house.

Staff finds that the location of the addition at the rear does not impact the front or sides of the house, and the connection of the addition to the historic house is minimal and reversible. Staff finds that the addition meets sections II.B.2.a and II.B.2.e of the design guidelines.

Design & Removability: The design of the addition will complement the existing house, matching the character of the existing addition with compatible half-timbering trim, a cross-gabled roof form, and similar window rhythm and proportion. 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.

Height & Scale: The scale of the addition, although taller by three feet (3'), will be subordinate to that of the historic house because the sides are sufficiently stepped in so as to screen it behind the original roof. The additional height is more than forty feet (40') back from the front of the house, which meets the guidelines for when additions may be taller. Staff finds the project meets sections II.B.1.a and II.B.1.b 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 be wood. An upperstory balcony on the right side of the addition will be wrought iron. The foundation will be a minimally visible concrete slab, and the roof will be asphalt fiberglass shingles in a color to match the existing roof. The materials of the rear porch columns and floor material are not known; therefore they must 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.

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete slab	Smooth	Yes	
<b>Cladding</b>	5” cement fiberboard	Smooth	Yes	
<b>Roofing</b>	Asphalt Shingles	Match existing	Yes	
<b>Trim</b>	Wood	Smooth faced	Yes	
<b>Side Porch Columns</b>	Wood	Painted	Yes	
<b>Balcony</b>	Metal/Iron	Black	Yes	
<b>Balcony Railing</b>	Wrought iron	Black	Yes	
<b>Windows</b>	Not indicated	Needs final approval	Unknown	X
<b>Side/rear doors</b>	Not indicated	Needs final approval	Unknown	X
<b>Driveway/ Parking Pad</b>	At rear	Needs final approval	Unknown	X
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	X
<b>Fence/wall</b>	Brick wall, wood fence	Needs final approval	Unknown	X

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

Roof form: The primary roof on the addition will be a cross-gable with a pitch of 15:12. Although taller and steeper than the existing roof, staff finds that it will not contrast greatly because the addition is sufficiently stepped in so as to screen it behind the original roof. The one story section of roof on the addition will have a 2:12 pitch sections. Staff finds that these roofs are also compatible with the primary roof and 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 generally twice as tall as they are wide, compatible with the proportions of openings on buildings historically. 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 of the guidelines.

Appurtenances & Utilities: The existing location of the HVAC units are shown on the left side of the building, and are not indicated to be relocated. No changes to the site's appurtenances were indicated on the drawings. The project meets section II.B.1.i of the guidelines.

**Recommendation:** Staff recommends approval of the proposal to construct a rear addition at 2811 Oakland Avenue with the condition that the window and door selections shall be approved by staff. With that condition met, 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.



VIEW FROM OAKLAND AVENUE



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Issue Date  
07.29.16

**EXISTING PHOTOS**

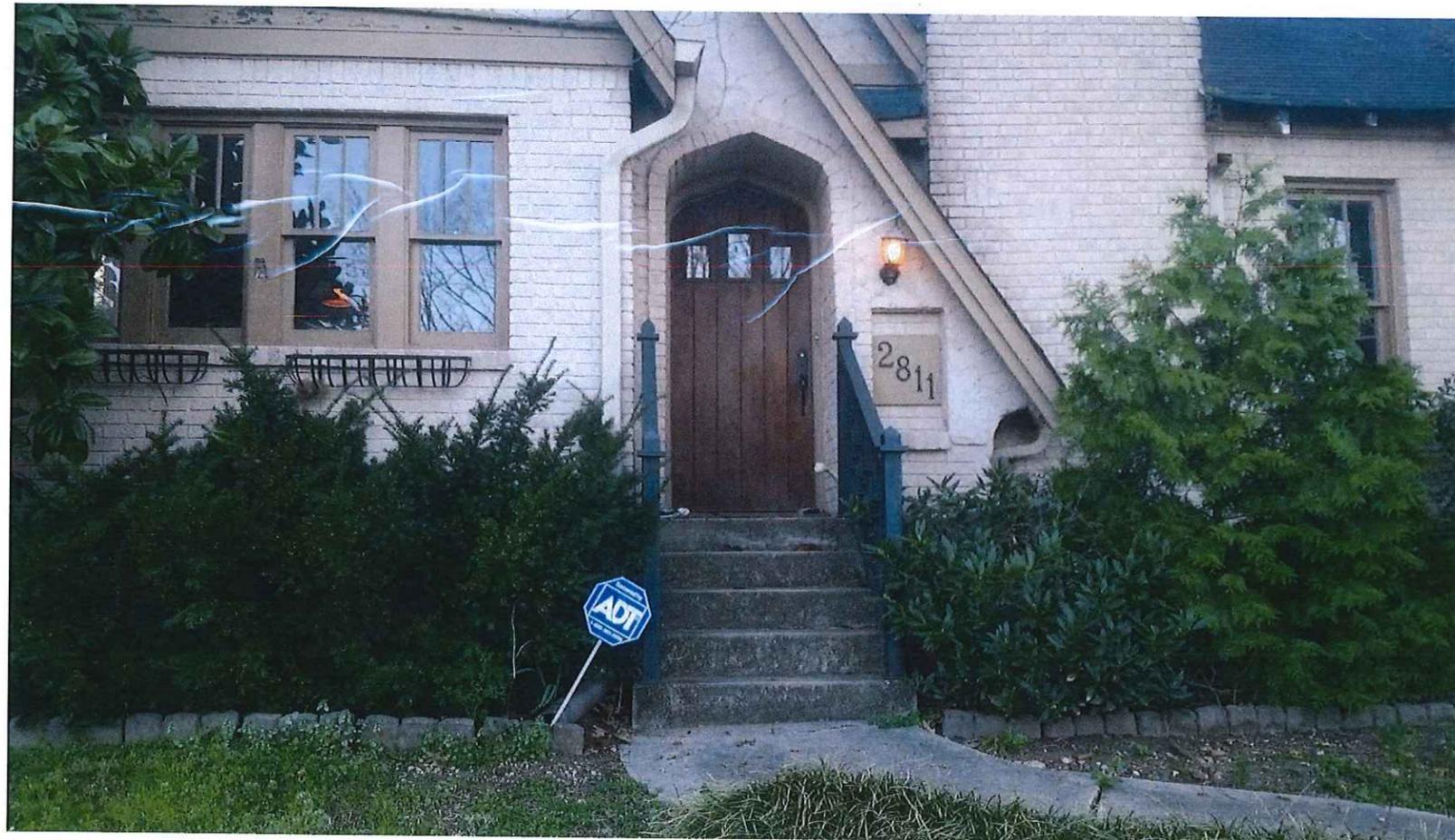
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**2811 OAKLAND AVENUE - NASHVILLE, TN 37212**

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VIEW FROM OAKLAND



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VIEW FROM ALLEY NO. 961



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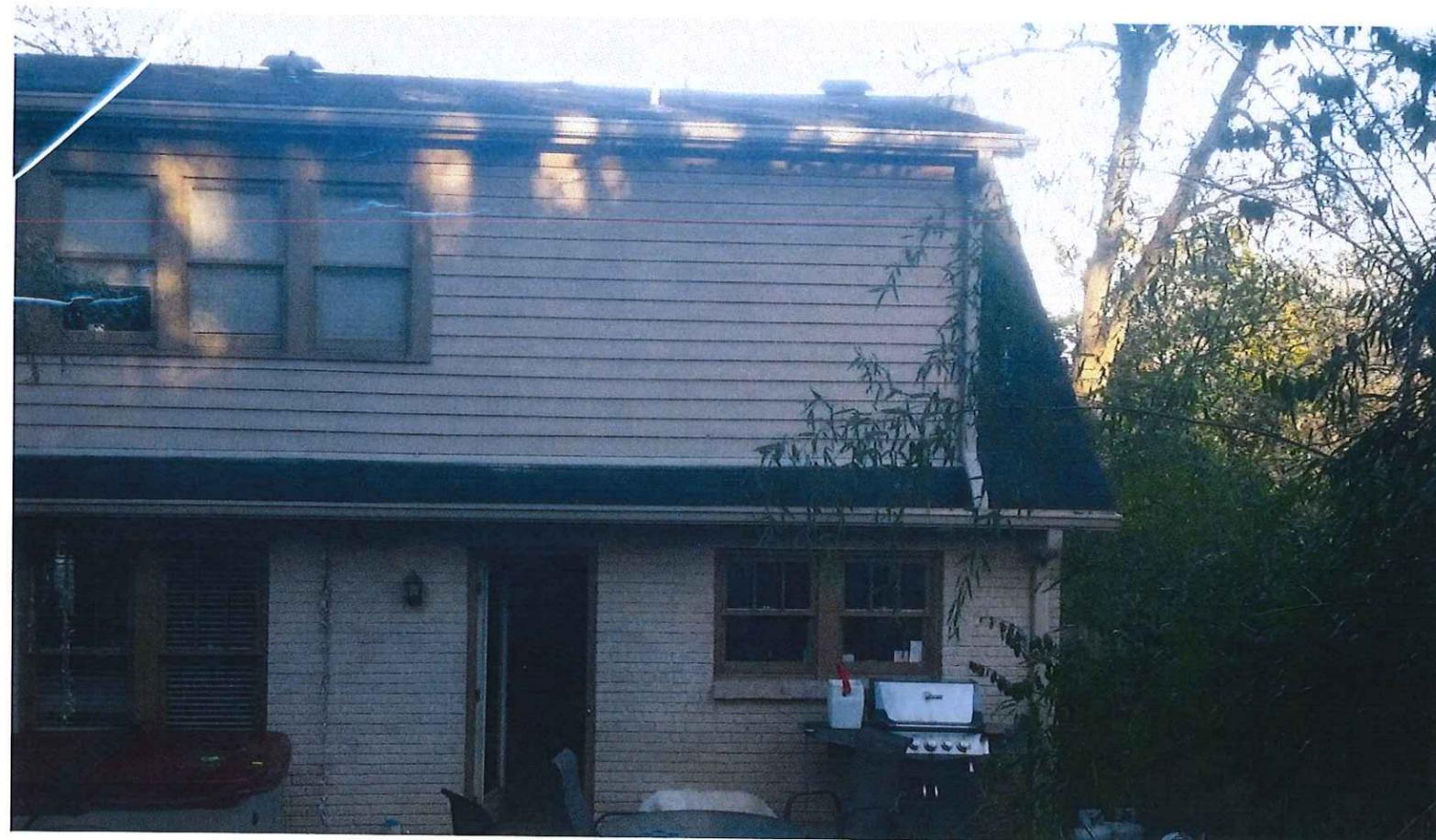
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VIEW FROM REAR OF HOUSE



VIEW FROM REAR OF HOUSE



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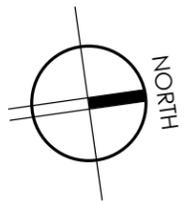
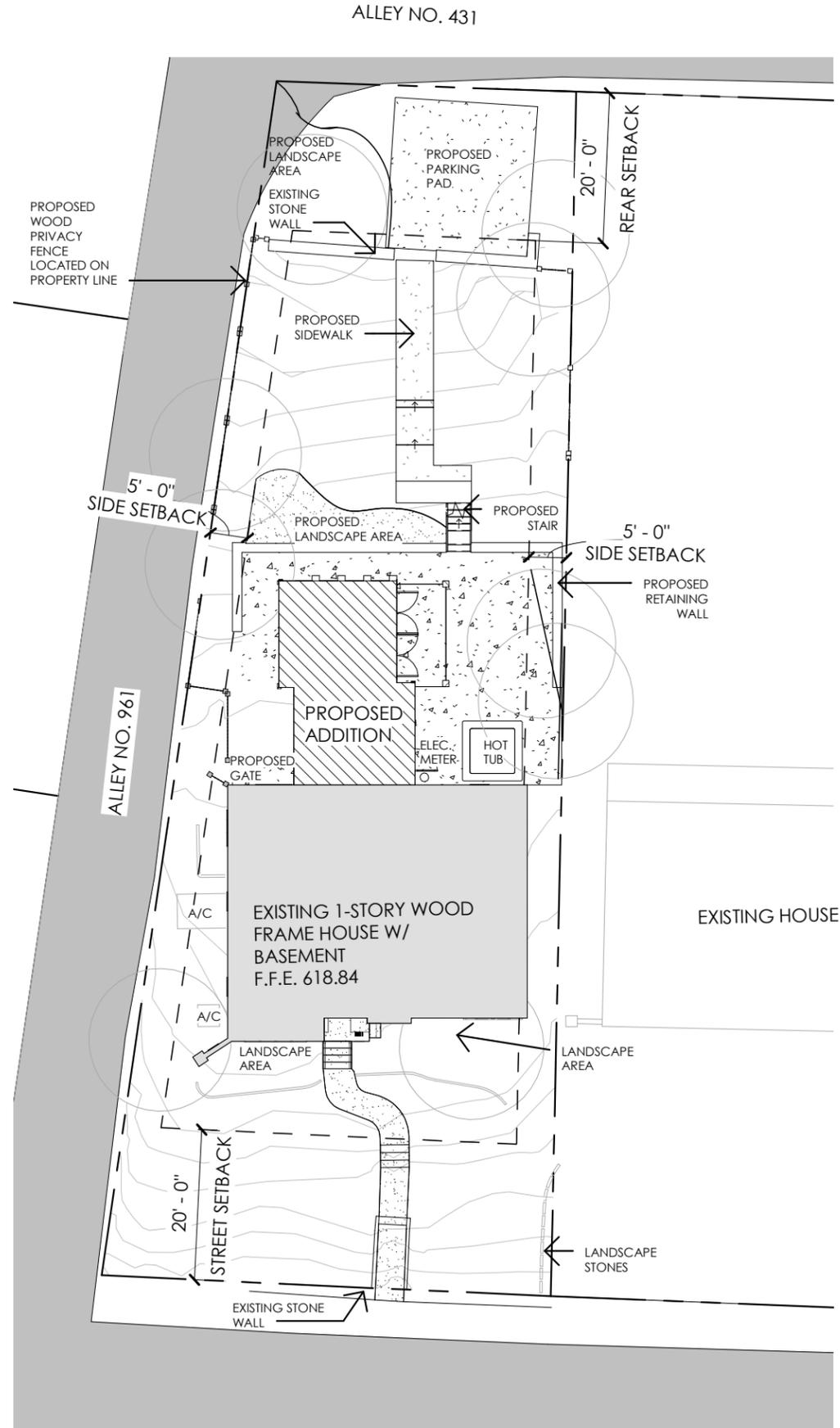
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**1** 1ST FLOOR  
A1.0 SCALE: 1" = 20'-0"

# SITE CALCULATIONS

TOTAL LOT AREA	8,003 SF (0.18 AC)
CURRENT FOOT PRINT	1,289 SF
PROPOSED FOOTPRINT	3,006 SF
CURRENT BUILDING COVER RATIO	.161
PROPOSED BUILDING COVER RATIO	.376
MAXIMUM BUILDING COVERAGE ALLOWED	.45
CURRENT IMPERVIOUS SURFACE	SEE BELOW
PROPOSED IMPERVIOUS SURFACE	SEE BELOW
CURRENT ISR	.260
PROPOSED ISR	.59
ZONING DISTRICT	R8

## (IS) SQUARE FOOTAGE CALCULATIONS

	EXISTING	PROPOSED	PROJECT TOTAL
FOOT PRINT	1,289	1,717	3,006
SIDEWALKS	149	204	353
DRIVEWAY/ PARKING PADS	629	378	378
PORCHES & TERRACES	19	973	992
TOTALS	2,086	3,272	4,729

SF - PROPOSED COVERED AREA		
1ST FLOOR	HEATED & COOLED	219 SF
2ND FLOOR	HEATED & COOLED	285 SF
1ST FLOOR	PARKING PAD	378 SF
1ST FLOOR	PORCHES & TERRACES	86 SF
1ST FLOOR	PORCHES & TERRACES	887 SF
2ND FLOOR	PORCHES & TERRACES	19 SF
1ST FLOOR	SIDEWALKS	204 SF
1ST FLOOR	SUNROOM	209 SF
TOTAL		2288 SF

## SITE NOTES:

**GENERAL:**  
DRIVES, WALKS & LANDSCAPE FEATURES ARE SCHEMATIC ONLY. VERIFY FINAL LOCATION SIZE & TYPES WITH OWNER PRIOR TO CONSTRUCTION.



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**ARCHITECTURAL SITE PLAN**

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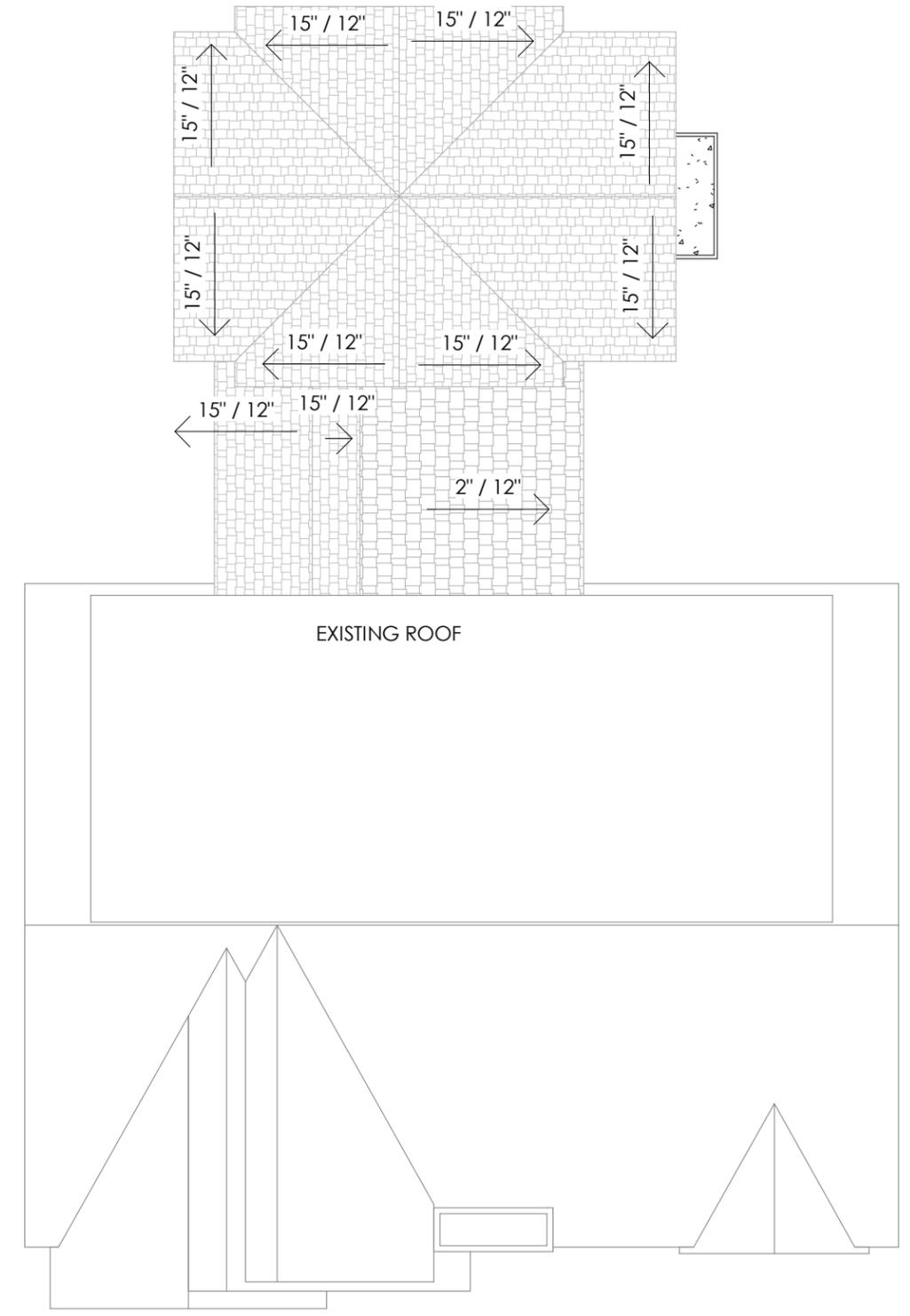


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**1 ROOF**  
A1.2 SCALE: 1/8" = 1'-0"

**ROOF PLAN**

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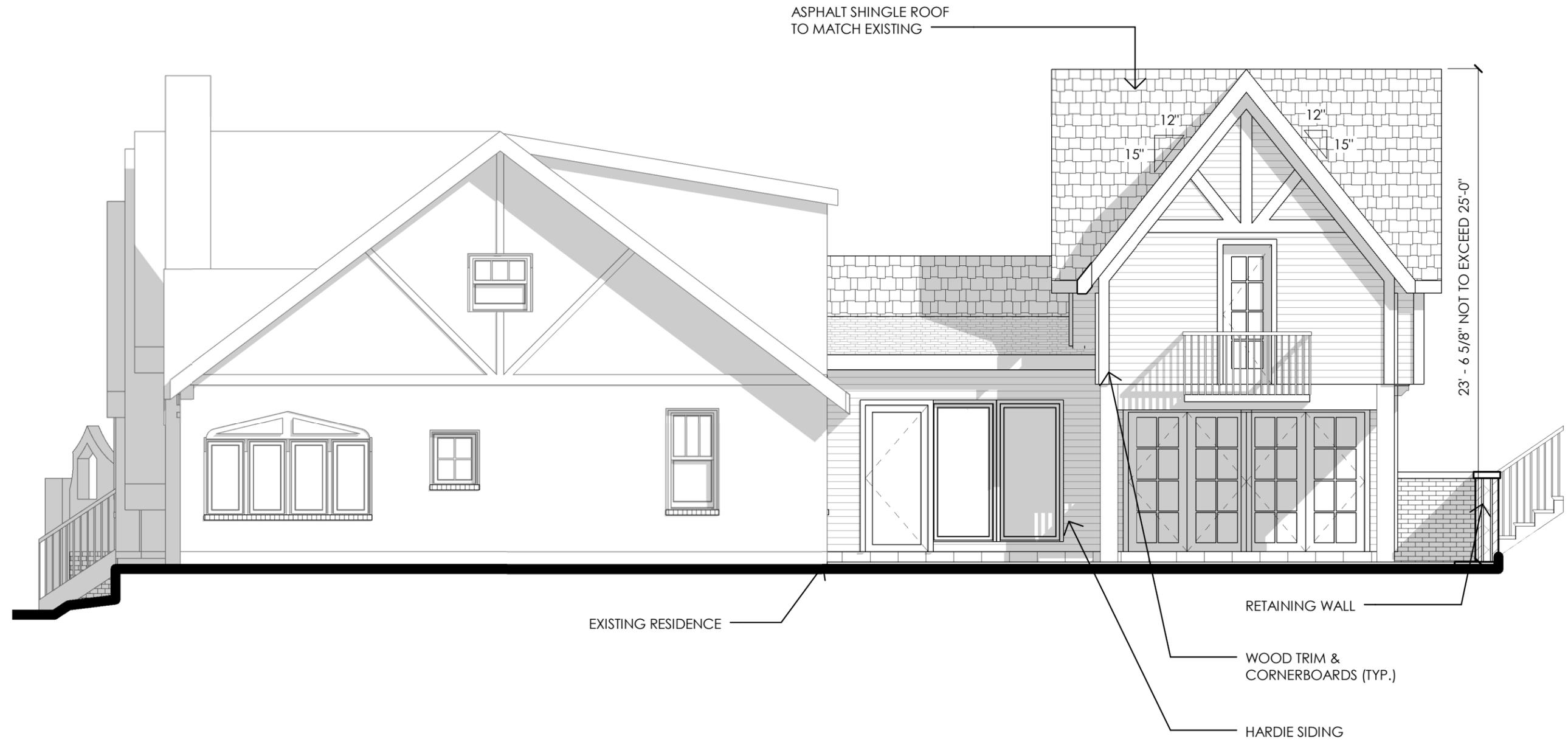


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**EXTERIOR ELEVATIONS**



**1 RIGHT SIDE ELEVATION**  
A2.1 SCALE: 3/16" = 1'-0"

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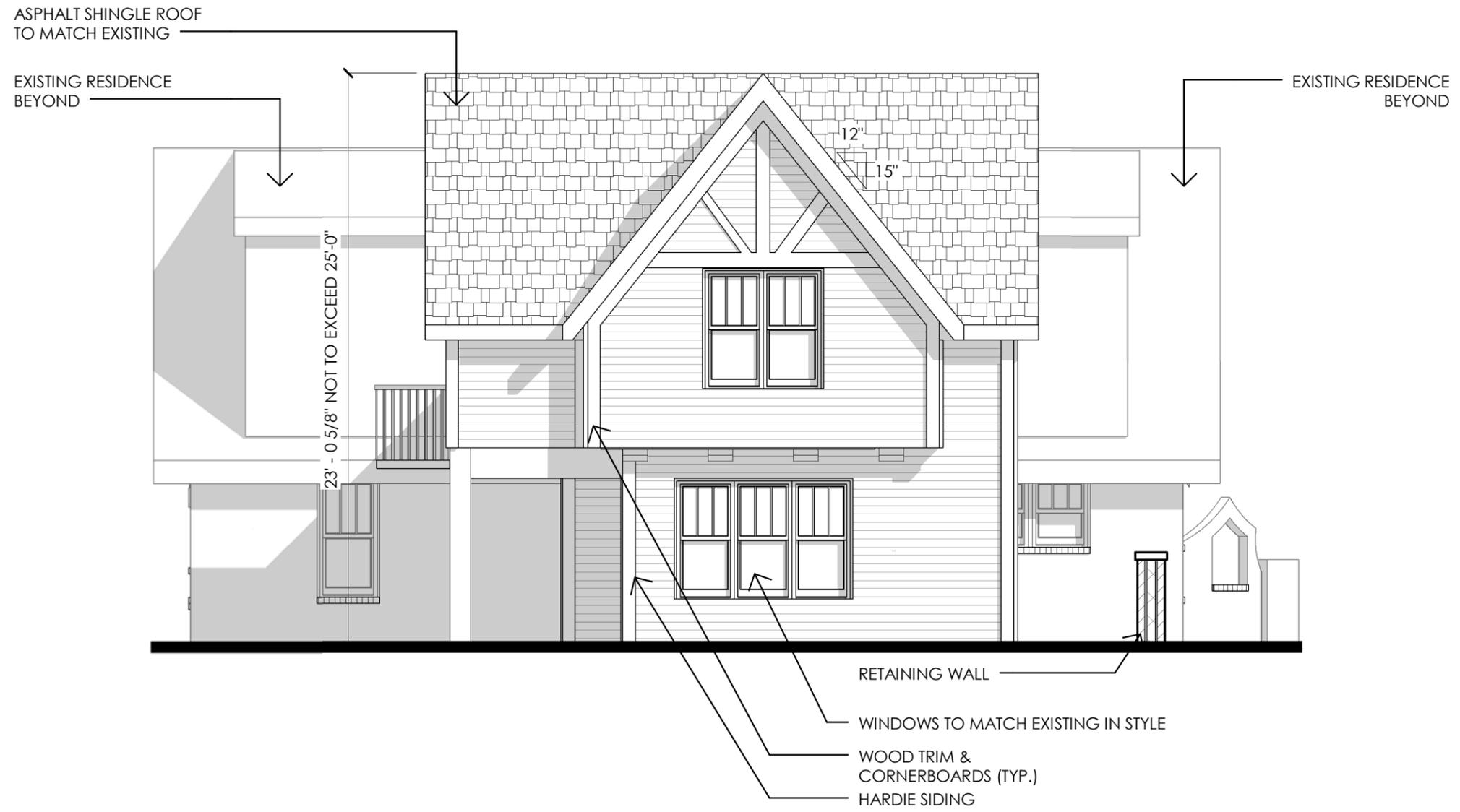


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**1 REAR ELEVATION**  
A2.2 SCALE: 3/16" = 1'-0"

**EXTERIOR ELEVATIONS**

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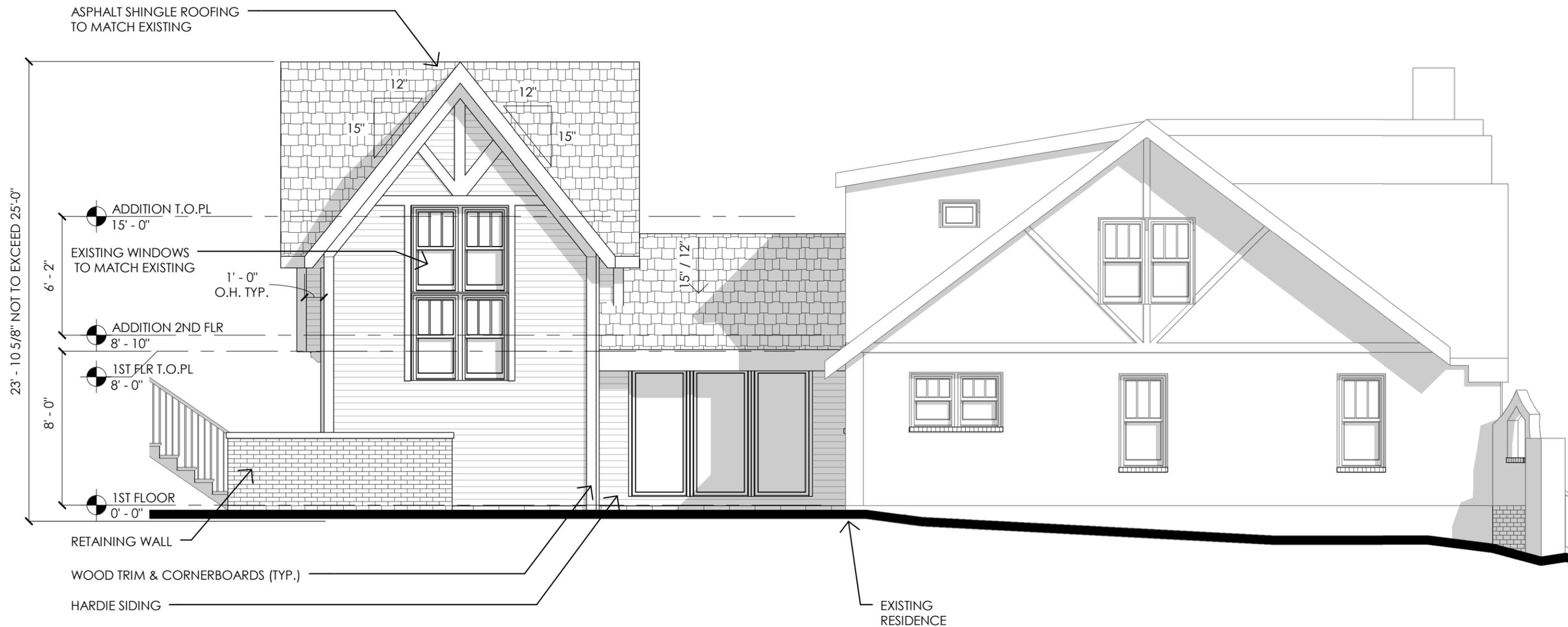
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**EXTERIOR ELEVATIONS**

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**1 LEFT SIDE ELEVATION**  
A2.3 SCALE: 3/16" = 1'-0"



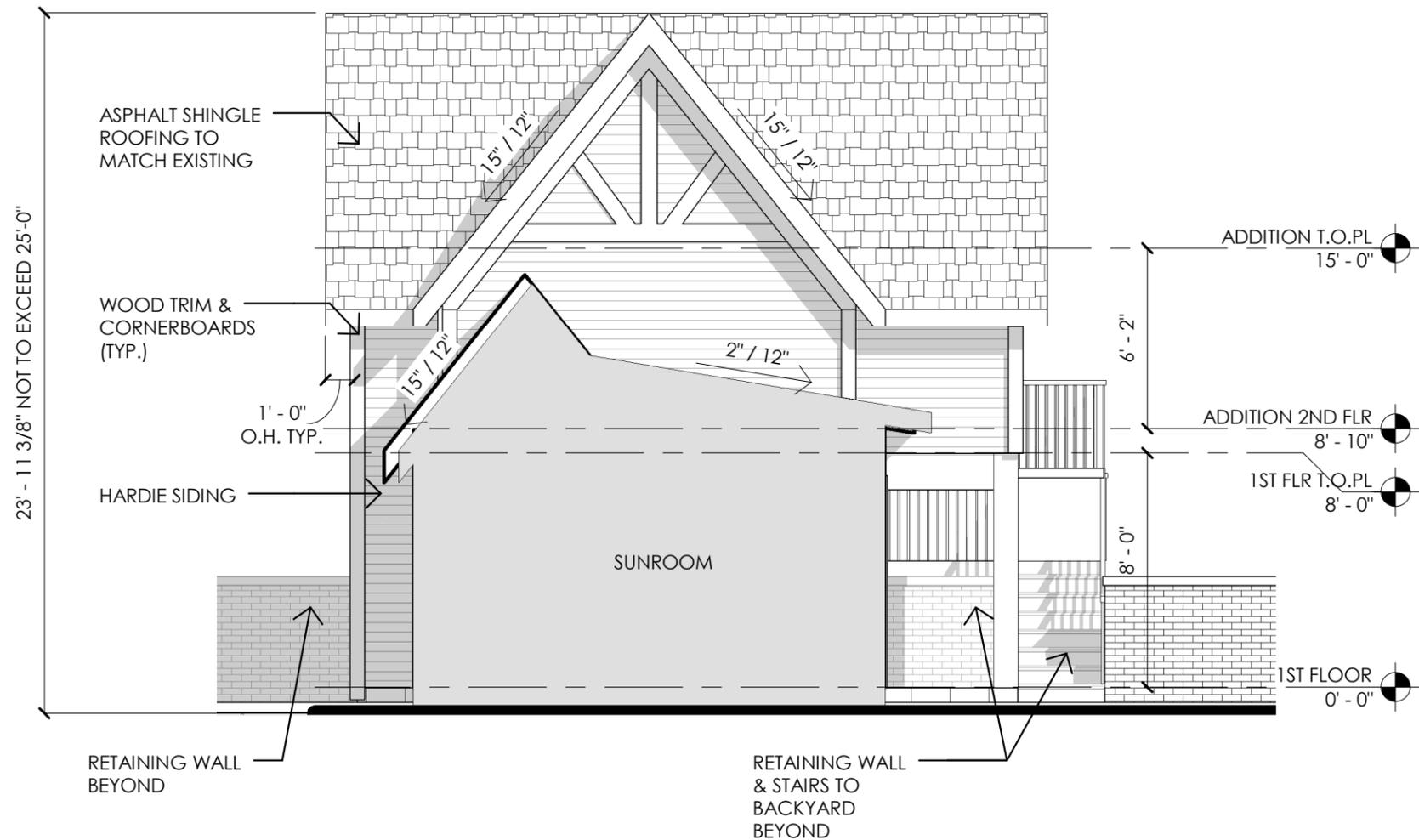
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**EXTERIOR ELEVATIONS**



**1 FRONT ADDITION ELEVATION**  
 A2.4 SCALE: 3/16" = 1'-0"

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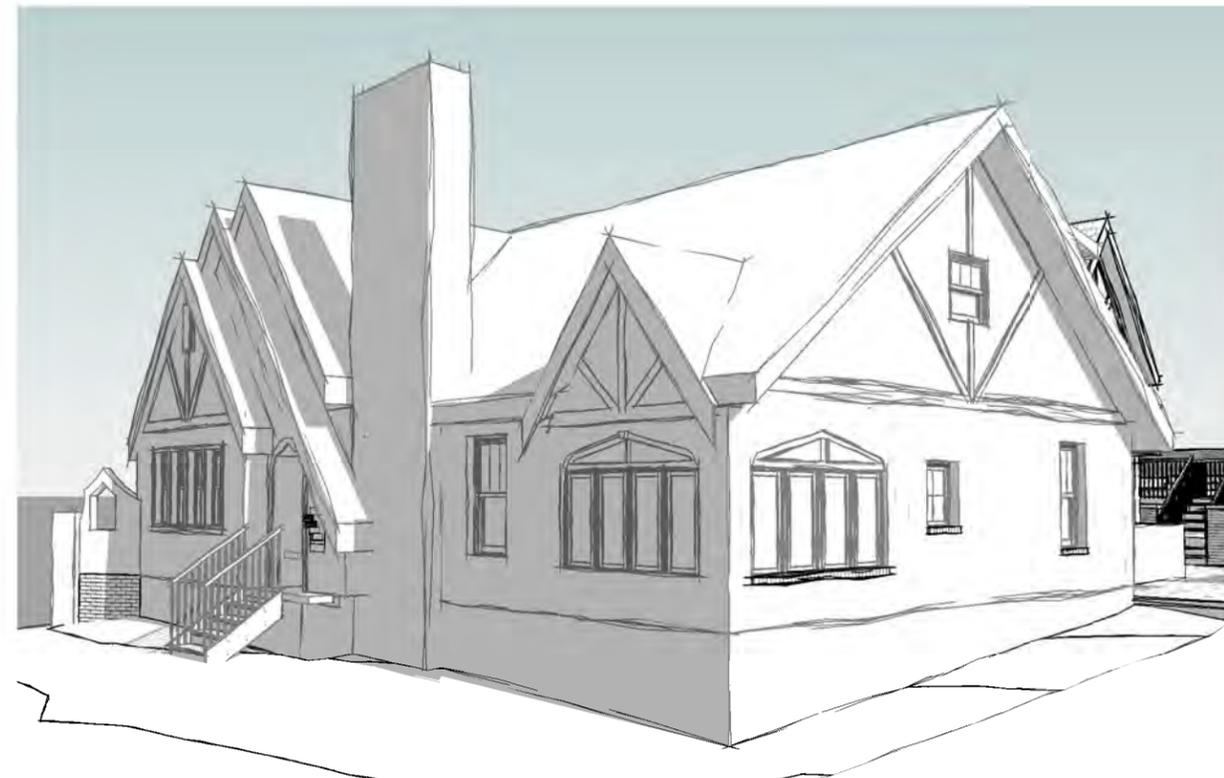


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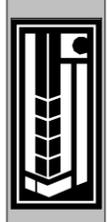
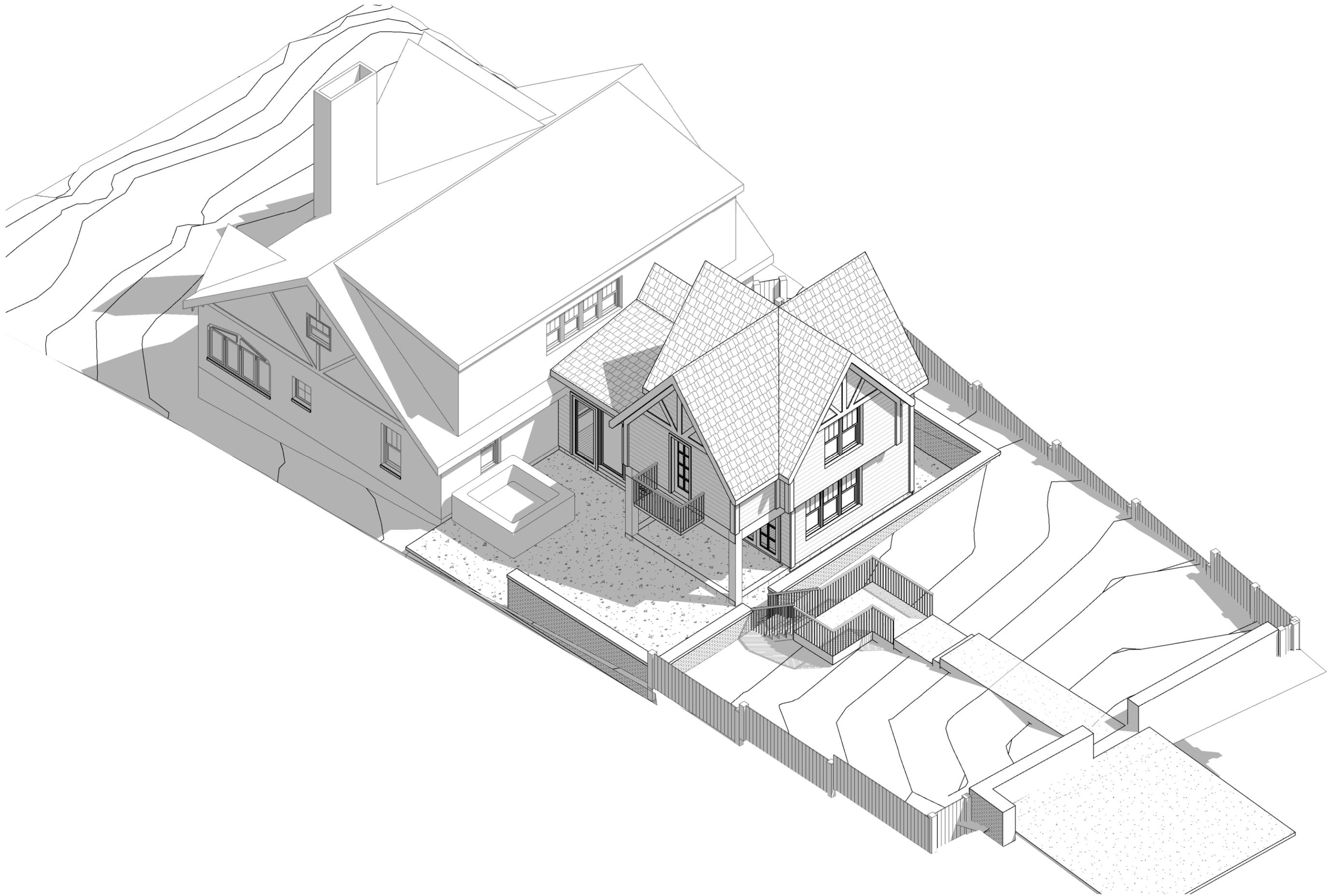
**3D VIEWS**

**TRACY JACKSON**

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**VIEWS FROM OAKLAND AVENUE**



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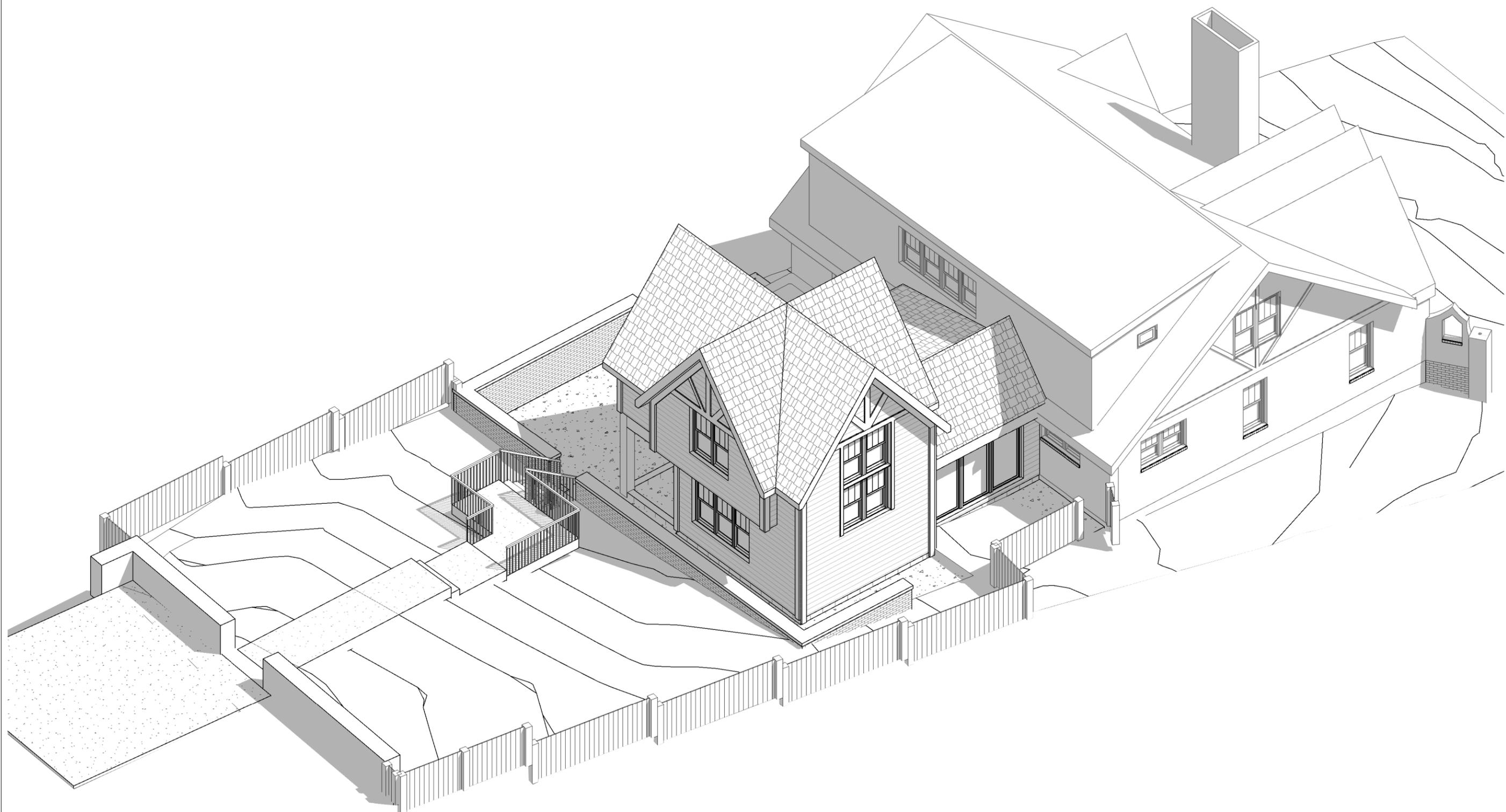
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