

DAVID BRILEY
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
March 20, 2019

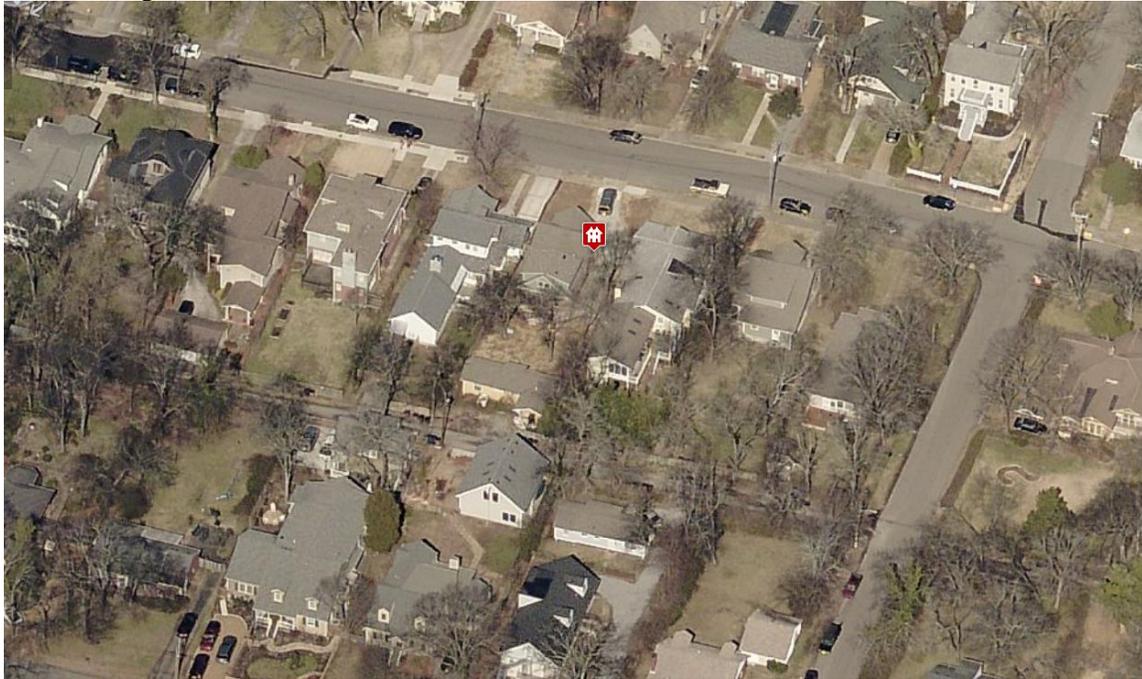
Application: New Construction—Addition; Setback Determination; Partial Demolition.
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: RS7.5
Map and Parcel Number: 10416023700
Applicant: Kaitlyn Smous, Nine12 Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition to the house at the back of the lot. Base zoning requires the side setback be five feet (5'), but the applicant is proposing that the addition be four feet, six inches (4'6") from the left side property line. The application also involves demolishing a non-historic rear part of the house.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
<p>Recommendation Summary: Staff recommends approval of the project with the condition that staff approve all windows and doors and the roof shingle color and texture. With this condition, staff finds that the proposed addition meets Sections II.B. and V. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p>	

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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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.

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).

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.

V. DEMOLITION

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: 1907 Beechwood was constructed between 1923 and 1924 and contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figures 1 & 2).



Figure 1 (top) is a current photo of 1907 Beechwood. Figure 2 (Bottom) is a c. 1968 photo.

The house was constructed at the rear of the lot, but it was never an accessory structure to another house (Figure 3). It was always the primary structure on the lot. Staff’s research into the deeds for this lot and the abutting lots showed that this lot and the adjoining lots were deeded separately to different owners as early as 1919, prior to their improvement. It is not known why this house was constructed at the rear of the lot, but staff has found several other historic houses in the Hillsboro-West End and Belmont-Hillsboro neighborhoods that were constructed in the 1920s and 1930s and were situated at the back of the lot. Other examples include 1724 Linden Avenue, 2121 Westwood Avenue, 2514 Ashwood, and 2807 27th Avenue South, just to name a few. These houses were sometimes referred to as “garage houses” in real estate advertisements, although many of them, including 1907 Beechwood, likely did not contain a garage (Figure 4).



Figure 3. The original structure on the lot is marked in red. It was at the back of the lot. The front house was added in 1989

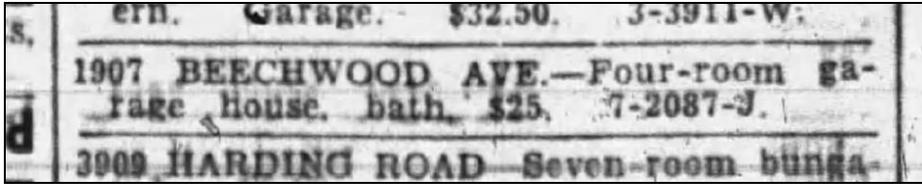


Figure 4. *Tennessean* advertisement for renting 1907 Beechwood.

In 1989, prior to the establishment of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay, an historic house was moved to the front of the lot; the 1920s house remained at the rear of the lot (Figure 4). Staff determined that even though there is now another house in front of the original house on the lot, the rear, original house, still contributes to the historic character of the district.



Figure 5. The house at the front of the lot was moved there c. 1989. The 1920s original house is still extant at the rear and can be seen on the left.

Analysis and Findings: Application is to construct a rear addition to the house at the back of the lot. Base zoning requires the side setback be five feet (5'), but the applicant is proposing that the addition be four feet, six inches (4'6") from the left side property line. The application also involves demolishing a non-historic rear part of the house.

Demolition: The applicant intends to remove a rear portion of the house (Figure 6). The 1931 Sanborn maps shows that there was a rear extension in this general area historically (Figure 7). However, the rear portion that is existing today seems to have been reconstructed sometime in the last few decades. Also, this rear extension is not visible from the street and is not an integral part of the historic house's architecture and design. Staff therefore finds that the demolition of the rear portion of the house meets Section V.2. of the design guidelines.

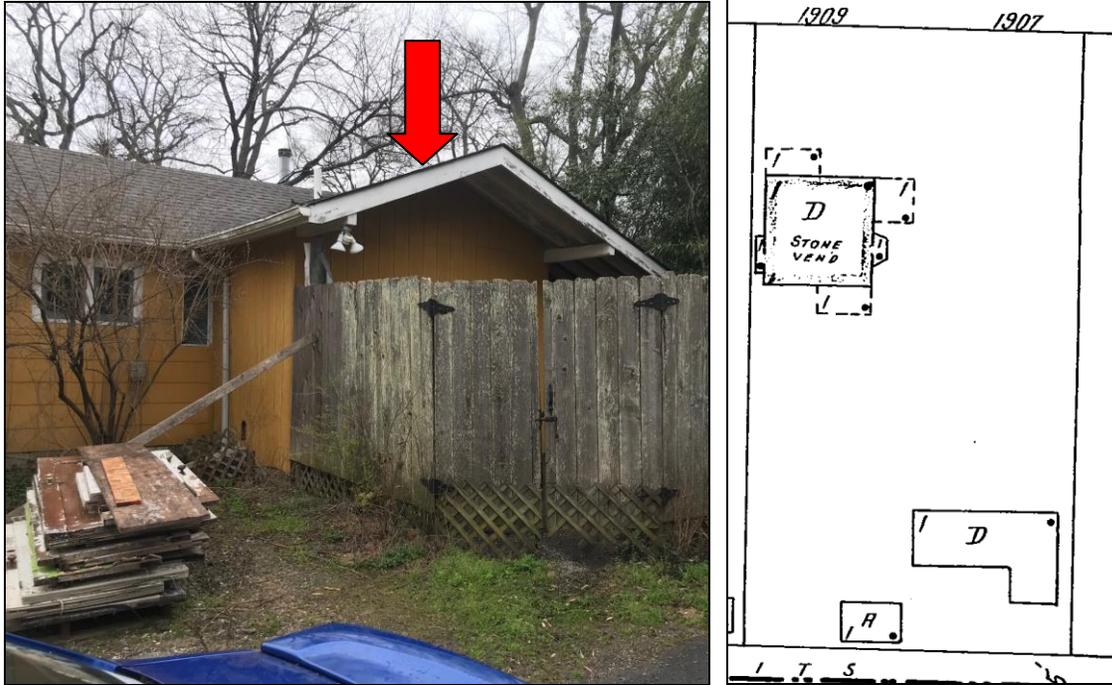


Figure 6 (left) shows the addition that is to be demolished. Figure 7 (right) is the 1934 Sanborn Map.

Height & Scale: The addition is inset one foot (1') from both back corners of the house, which staff finds to be appropriate. On the right side, the addition is one-story and its eave, foundation, and ridge heights match those of the historic house, which staff finds to be appropriate.

On the left side, the addition is two-stories tall and approximately seven feet, eight inches (7'8") taller than the historic house. On a typical house in an historic or neighborhood conservation zoning overlay, the height and scale of this addition would not be appropriate. However, this house is not typical for several reasons. One, the house was constructed at the rear of the lot, but is now largely obscured by the house added to the front of the lot. In addition, because the house is located at the rear of the lot, the footprint of any rear addition is limited. The addition's footprint is just five hundred and fifty-eight square feet (558 sq. ft.). The tall addition will not be highly visible from the street, particularly since the designer has limited the width of the two-story portion to just fourteen feet (14'). Also, the two-story portion allows for extra square footage as the footprint of the addition is constrained because of the house's location at the back of the lot. The addition's height, while taller than the historic house at the back of the lot, is no taller than the house at the front of the lot. In addition, at twenty-one feet, four inches (21'4"), it is several feet shorter than what the Commission allows for outbuildings typically constructed in this location.

Staff therefore finds that the addition's height and scale to meet Section II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition is inset at the back corners and preserves enough sections of the rear roof form so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff therefore finds that the addition’s location and removability to meet Section II.B.2.a. and II.B.2.e. of the design guidelines.

Design: The addition’s inset and separate roof form help to distinguish it from the historic house and read as an addition to the house. Although its two-story portion is larger than would be typically appropriate for an historic house, staff finds that the house’s location at the back of the lot and the fact that it is partially obscured by the house at the front of the lot make the proposed scale of the addition appropriate. In addition, the project’s materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff therefore finds that the addition’s design meets Section II.B.2.a. and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The addition will be five feet, five inches (5’’) from the right side property line, which meets the base zoning. The addition’s five foot (5’) rear setback meets the minimum setback the Historic Zoning Commission requires for structures at the rear of the lot. The addition’s left setback will be four feet, six inches (4’6’’), which is six inches less than what base zoning requires (i.e. five feet (5’)). The addition therefore requires a setback determination. Staff is supportive of the proposed setback on the left side since the addition will be inset one foot (1’) from the back of the historic house and will not be any closer to the side property line than the existing house.

Staff therefore finds that the proposed setbacks meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	No
Cladding	5’’ cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Color known	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No

Windows	Jeld Wen	Needs final approval	Yes	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Garage Door	Not indicated	Needs final approval	Unknown	Yes
Driveway	Concrete	Typical	Yes	No

With staff’s final approval of the windows, doors, and roof shingle selection, staff finds that the materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house has a side gable roof form and a front shed dormer. The proposed addition will have shed roof forms with 3/12 slopes. For the one-story portion, the shed roof form is no taller than the historic house and will not be visible from the street. The two-story shed roof form may be partially visible from the street, but staff finds that is appropriate given the location of the house at the rear of the lot and the fact that the addition will not be highly visible from the street.

Staff finds that the proposed roof forms meet Section II.B.1.e. and II.B.2. of the design guidelines.

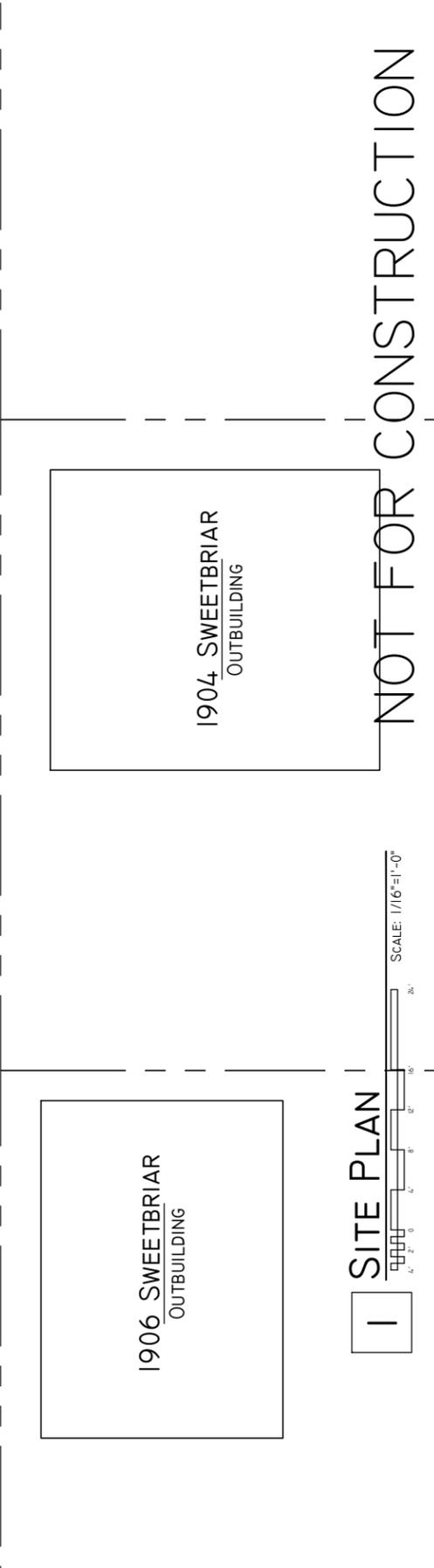
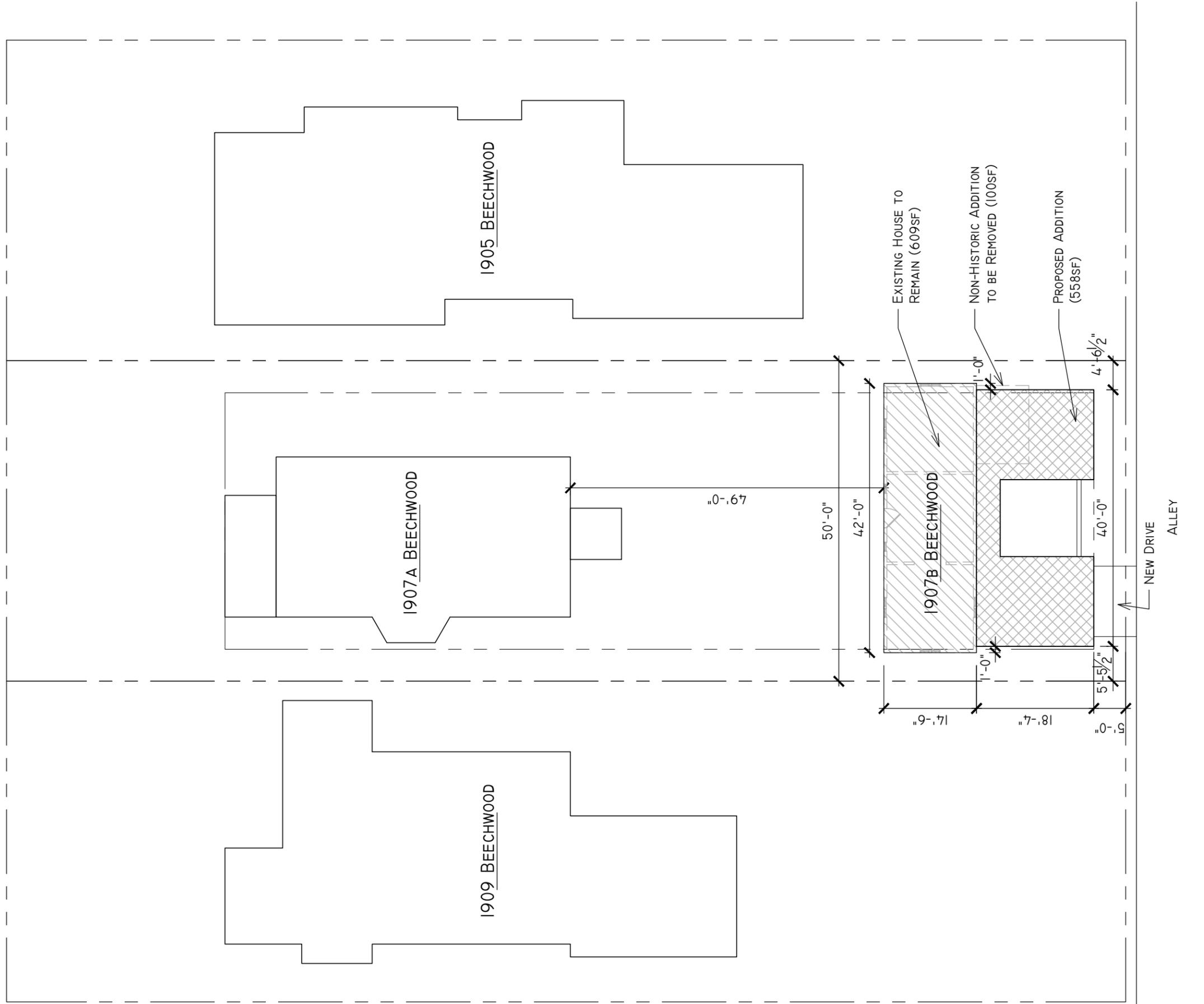
Orientation: The addition will not affect the orientation of the house, particularly since the house’s historic orientation towards Beechwood Avenue has already been obscured by the addition of the house at the front of the lot. The applicant is proposing an attached, one-bay garage at the rear. Although attached garages are typically not allowed, except at the basement level, on primary structures, staff finds the attached garage to be appropriate for this structure for two reasons. One, the historic house is located where a garage is typically located, at the rear of the lot. Also, the location of the house at the rear of the lot does not allow for room for a detached garage.

Staff finds that the addition’s orientation meets Sections II.B.1.f. and II.B.2. 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 square or vertically oriented, thereby meeting the design guidelines. 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 Sections II.B.1.g. and II.B.2. of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the condition that staff approve all windows and doors and the roof shingle color and texture. With this condition, staff finds that the proposed addition meets Sections II.B. and V. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.



1 SITE PLAN

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

NOT FOR CONSTRUCTION

SITE PLAN

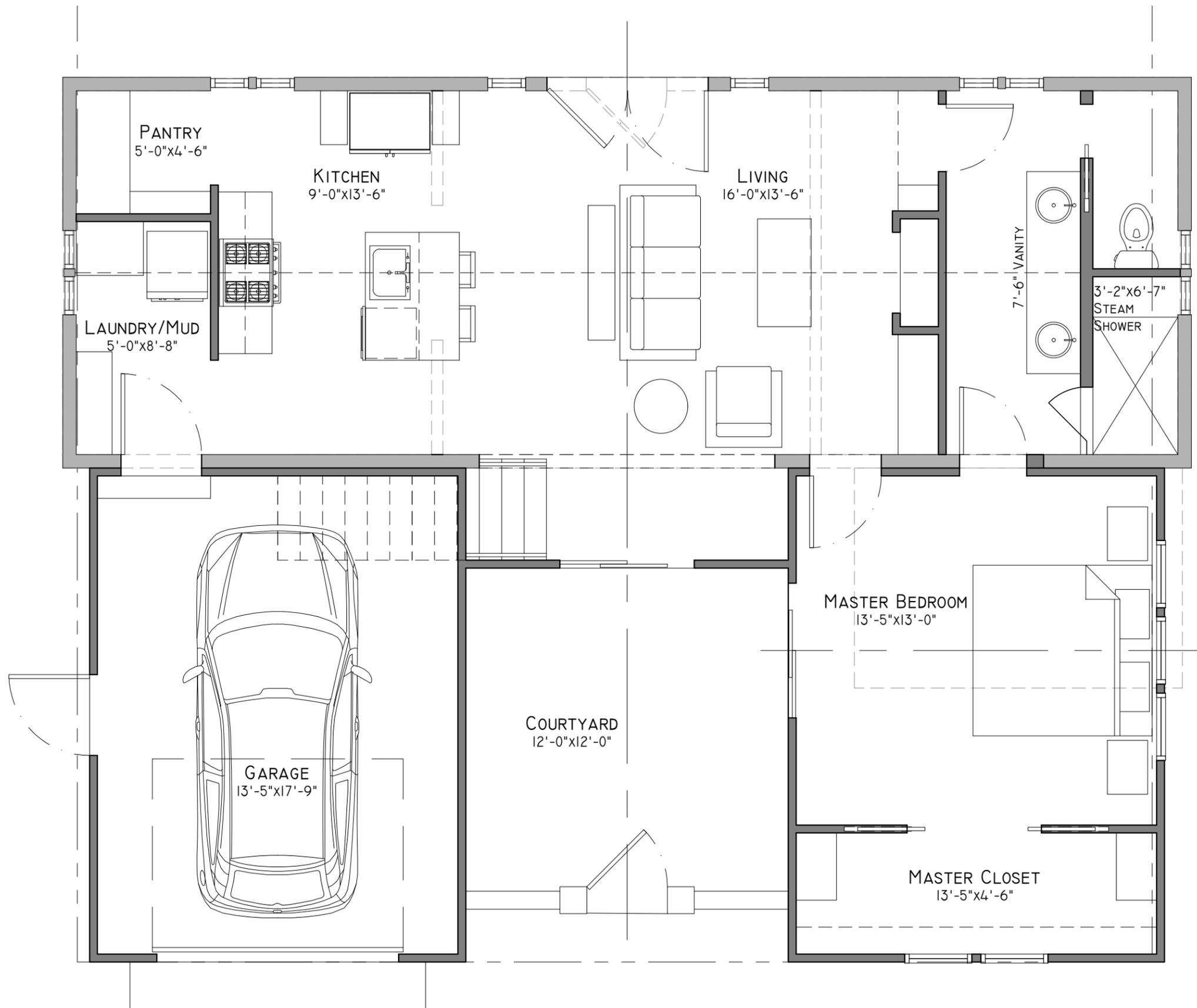
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AN ADDITION AND RENOVATION AT:
1907B BEECHWOOD AVE.
NASHVILLE, TN 37212

REV:	DATE:	DESC:
0	03.04.19	MHZC APPLICATION



1 FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	03.04.19	MHZC APPLICATION

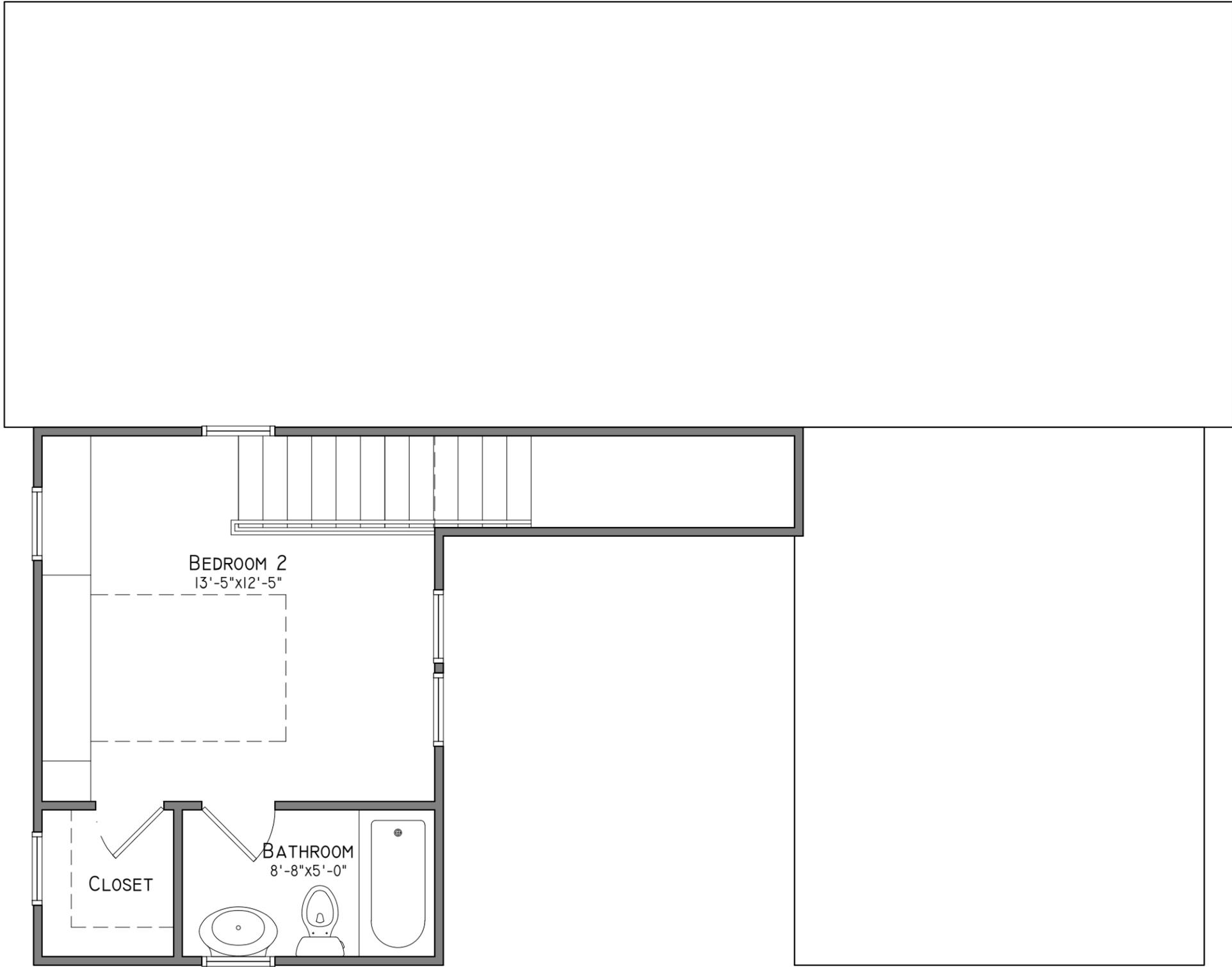
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 NASHVILLE, TN 37212



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FLOOR PLANS

AI.1



1 SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	03.04.19	MHZC APPLICATION

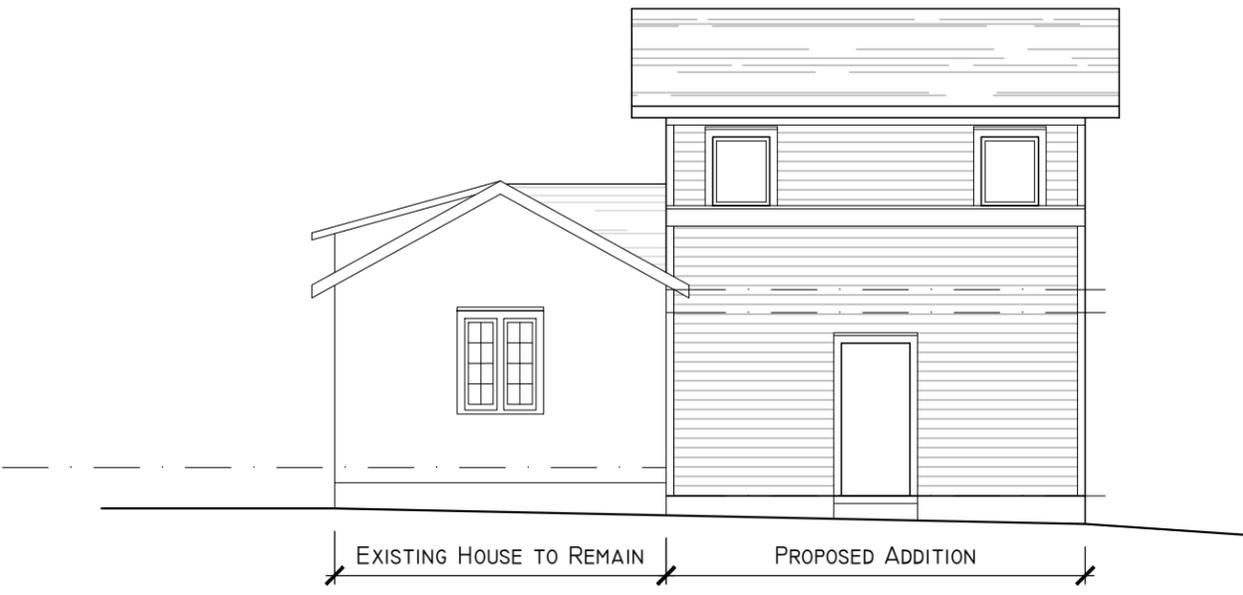
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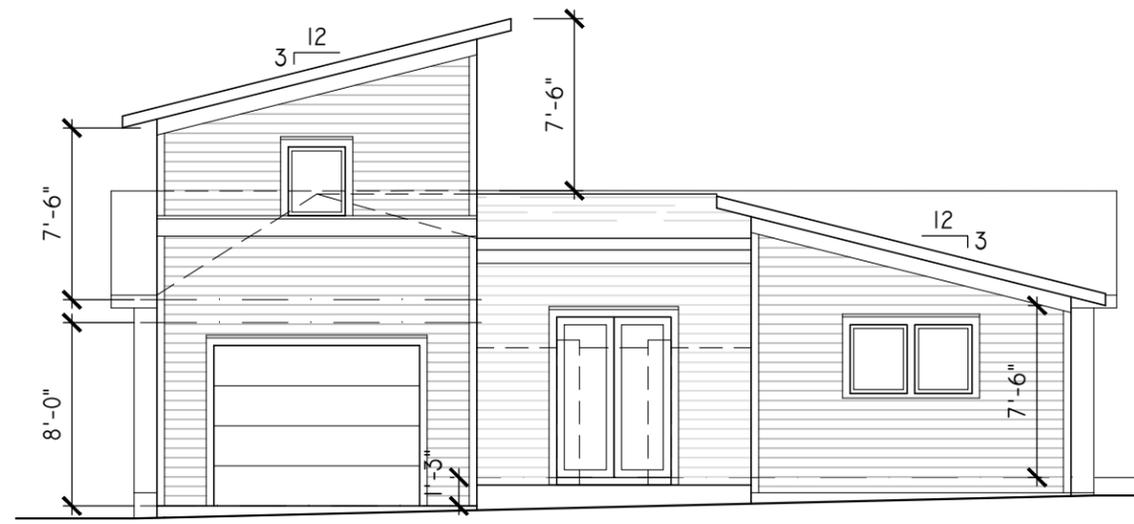
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FLOOR PLANS

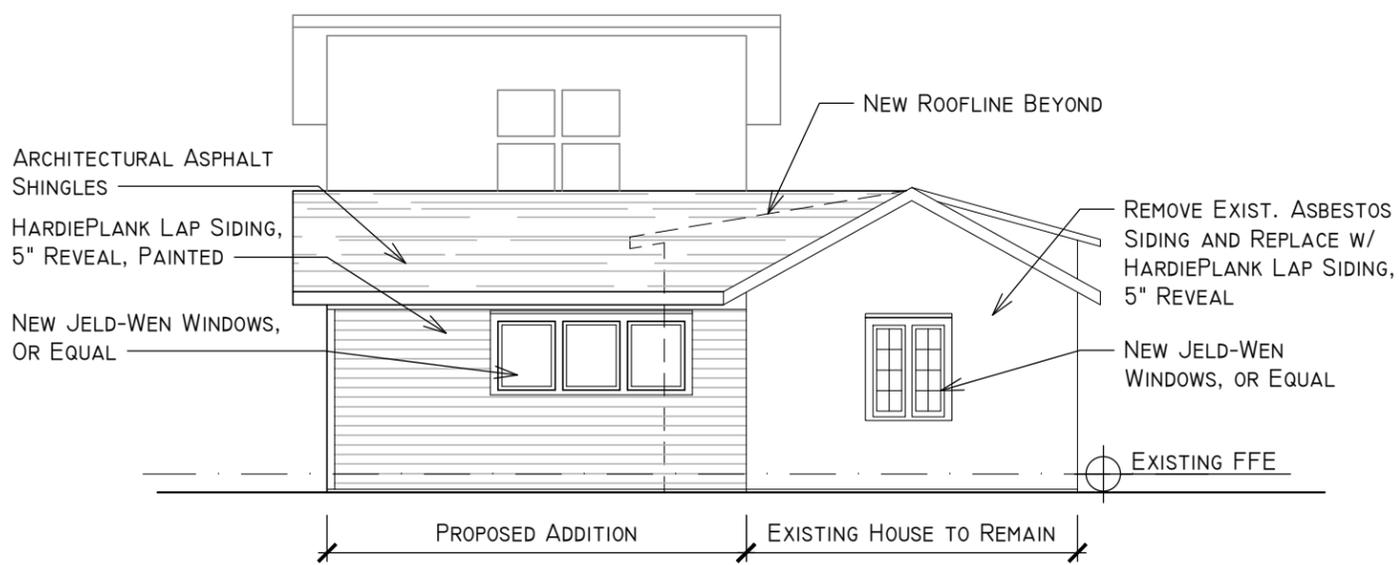
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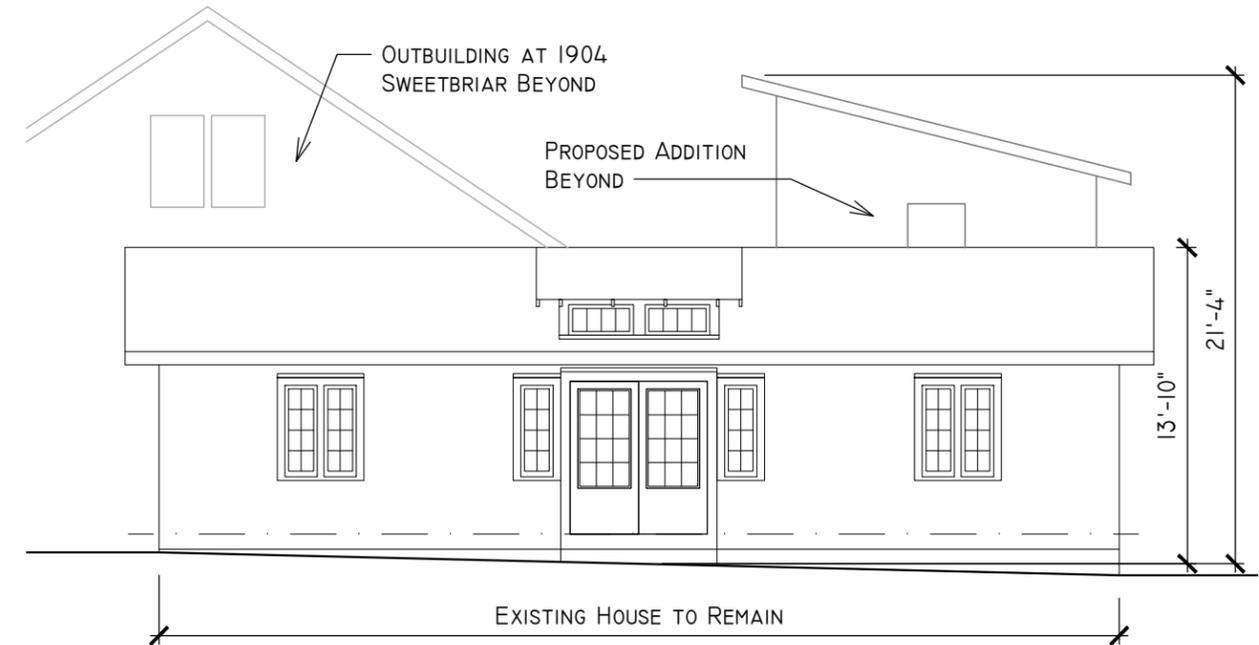
4 WEST ELEVATION
 SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



2 EAST ELEVATION
 SCALE: 1/8"=1'-0"



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

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ELEVATIONS
A2.0