

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

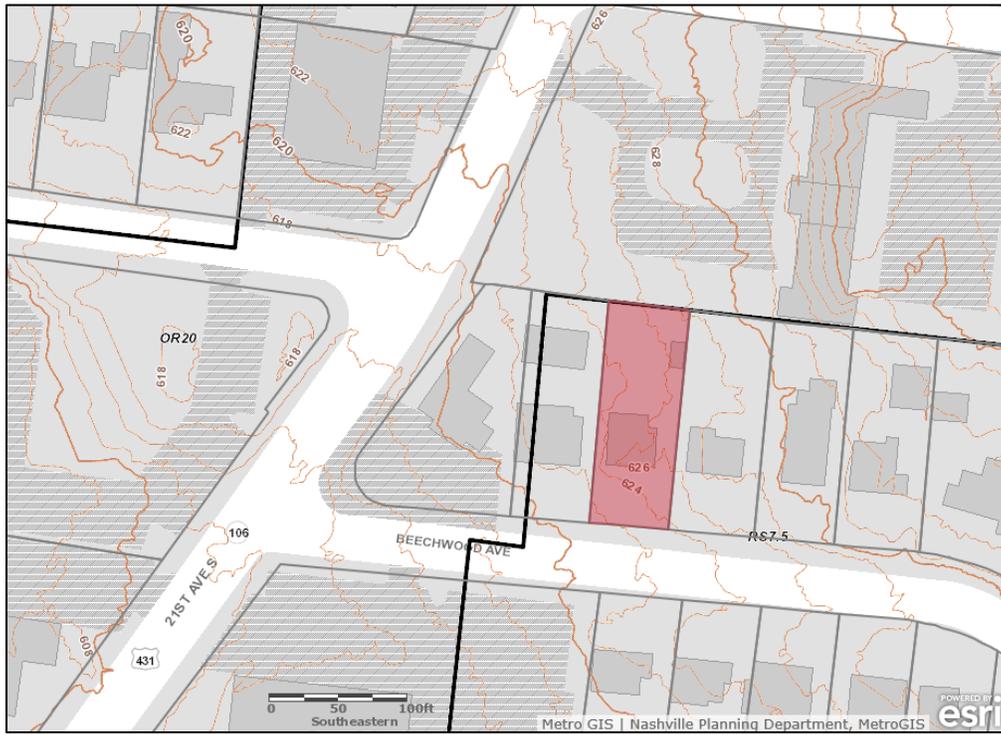
STAFF RECOMMENDATION
2012 Beechwood Avenue
March 20, 2019

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: Demolition—Partial; New Construction—Addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: RS7.5
Map and Parcel Number: 10415042700
Applicant: Jeff Casella, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to enlarge an historic one-story house with a two-story rear addition and to add two new front dormers and replace an existing front stoop with an uncovered porch deck.</p> <p>Recommendation Summary: Staff recommends approval of the proposed additions with the following conditions:</p> <ol style="list-style-type: none">1. The front dormers shall sit two feet (2') back from the front wall and two feet (2') down from the ridge; and2. The rear addition shall be no more than two feet (2') taller than the historic house and the taller portion shall be stepped in two feet (2') from the sides of the historic house; and3. The metal roof color and the window and door selections shall be approved administratively prior to purchase and selection; and4. If the HVAC units are relocated, they shall be behind the midpoint of the building or on the rear. <p>With these conditions, staff finds that the addition meets Section II.B of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B GUIDELINES

1. NEW CONSTRUCTION

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.

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.

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.

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: The structure at 2012 Beechwood Avenue is a one-story Minimal Traditional form in the Cape Cod Colonial Revival style. The house is primarily brick with a stone foundation, and was constructed circa 1950.

The house is contributing to the historic character of the neighborhood because of its age and architectural character.



Figure 1: 2012 Beechwood Avenue

Analysis and Findings: The applicant proposes to enlarge the house by constructing front dormers and a rear addition, and to alter the front entrance.

Demolition: The project involves demolishing portions of the existing rear wall and rear roof slope of the roof to accommodate the new rear addition. These areas are not significant to the historic character of the house as viewed from the primary facades.

The applicant also proposes to remove portions of the front slope of the roof to construct a pair of gabled dormers on the front of the building, and to demolish the existing front stoop. Altering the front façade of an historic building, in general, does not meet Section V.1 of the design guidelines. Staff finds that the demolition of the existing front stoop is an action that is not reviewed in a neighborhood conservation zoning overlay. Staff finds the partial demolition of the front slope of the roof to be appropriate as the overall form will remain intact. See additional analysis of the roof under “roof form” below.

Staff finds that the partial demolition meets Section V.B.2 of the design guidelines for appropriate demolition.

Location & Removability: The proposal includes a new front porch deck, a hood above the front door, two new front dormers, and a rear addition to the historic house. The front porch deck will be uncovered without posts and so is an action that is not reviewed in neighborhood conservation zoning overlays. Construction, replacement, or removal of hoods without posts over entrances is also not reviewed in this type of overlay. The proposed dormers and rear addition are designed in such a manner that they could be removed in the future without negatively affecting the original form of the house.

The rear addition will be stepped in two feet, four inches (2'-4") from the sides of the historic house and, after extending back nine feet, five inches (9'-5") from the primary massing, it will step back out two feet (2') on each side. The rear addition will tie into the rear of the existing roof at or slightly below the existing ridge. By stepping in from the roof and walls, the addition will not impact the front or side facades of the historic house and would leave its form intact.

Staff finds that the proposal meets Section II.B.2.a of the design guidelines.

Design: The additions are minimal in their detailing, with gable roof forms matching the orientation of the existing roof and clad with compatible exterior materials. The rear addition will be distinguished from the original building by stepping in from both side walls before continuing back. Staff finds that the character of the additions would not contrast with the historic house, and would meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The two new front dormers will be six feet (6') wide, sitting back one foot (1') from the first story wall and six inches (6") down from the ridge of the roof. Previously the Commission has required dormers to sit two feet (2') back from a first story wall and two feet (2') down from an historic roof ridge. The width of the dormers is similar to the windows below, which is a typical scale for historic dormers. The dormers will be located above the window openings on the first story, maintaining the existing building's balance and symmetry. With a condition that the dormers are reduced to sit two feet (2') back from the first story wall and two feet (2') down from the roof ridge, staff finds that the dormers are appropriately scaled.

After stepping in two feet, four inches (2'-4") from the sides of the historic house and extending back nine feet, five inches (9'-5"), the rear addition will step back out two feet (2') on each side allowing the interior walls and framing of the addition to align with those of the historic house, with the thickness of the existing brick veneer accounting for the difference on the exterior. Stepping in additions in this way is generally appropriate and meets Section II.B.1.a of the design guidelines.

The proposed rear addition will be two-stories tall with an eave height of seventeen feet, six inches (17'-6") and a ridge height of twenty-three feet, six inches (23'-6"). This eave height is thirteen feet, six inches (13'-6") taller than the eaves of the historic house, and the ridge is three feet, six inches (3'-6") taller than the ridge of the historic house. Where two-story additions to one-story houses and additions that are taller than the historic building have been approved by the Commission previously, the precedent of the Commission in recent years has been to allow additions to be up to two feet (2') taller than the historic house, provided that the taller addition is stepped in two feet (2') from the sides of the historic house.

The design guidelines say that it may be appropriate for an addition to be up to four feet (4') taller than an historic house when doing so is the only way to enlarge the building, like in cases where the grade rises steeply or the lot has been truncated by subdivision or easement. Staff finds that the grade and size of the lot at 2012 Beechwood Avenue are typical, and that an addition more than two feet (2') taller than the historic house is not the only way for this house to be enlarged.

Staff finds that, with a condition that the dormers are revised to sit two feet (2') back from the first story wall and two-feet (2') below the ridge, the height and scale of the proposed front dormers would be appropriate, but the rear addition does not meet Sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The sides of the rear addition will be stepped in four inches (4”) from the outer walls of the historic building on both sides, and the setbacks of eight feet (8’) on the left and sixteen feet (16’) on the right will exceed the minimum requirement of five feet (5’). The rear setback will be greater than sixty feet (60’), triple the minimum requirement.

Staff finds that the setbacks of the proposed addition will maintain the pattern of massing and spacing on the street and will meet section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation (Rear Add.)	Concrete Block	Split-faced CMU	Yes	
Siding	Cement-Fiber Clapboard	Match Existing	Yes	
Trim	Cement-Fiber & Wood	Smooth Faced	Yes	
Primary Roofing	Asphalt Shingle	Matching Existing	Yes	
Windows	Divided Light	Selections Need Approval		X
Doors	Half-Glass	Selections Need Approval		X
Side Porch Steps	Concrete	Smooth	Yes	
Side Door Canopy	Metal, Standing Seam	Color Needs Approval		X

The exterior materials of the rear addition will include a split-faced concrete block foundation, cement-fiber clapboard siding with a reveal matching the existing house, cement-fiber and wood trim and an asphalt shingle roof. The front dormers will have the same siding, trim, and roof materials. These materials are compatible with those of historic buildings in the neighborhood. Staff asks to approve the window and door selections prior to installation.

With the metal roof color and the window and door selections approved administratively, staff finds that the materials of the dormers and rear addition meet section II.B.1.d of the design guidelines.

Roof form: The primary roof of the addition will be a side-oriented gable, matching the 8/12 pitch of the original roof side gabled roof, with the same pitch on the roofs of the two new front dormers. Between the new side-gable and the existing roof would be a saddle or hyphen connection with a ridge running front-to-back, with a 4/12 pitch on the

side slopes. Three shed-roofed dormers on the rear would also have a 4/12 pitch. These roof forms and pitches are common on historic houses throughout the area.

As previously described, the ridge of the addition will be three feet, six inches (3'-6") taller than the roof of the historic house and the eaves will be thirteen feet, six inches (13'-6") taller than the eaves of the historic house. Additions should generally not have a greater number of stories than an historic house, however the Commission has allowed additions to be as much as two feet (2') taller than the historic house with the requirement that the taller addition is stepped in two feet (2') from the sides of the historic house.

The Minimal Traditional house was often constructed from plans used multiple times, or as a kit, with multiple "add-on" options available, including front dormers. For that reason, staff finds that front dormers could be appropriate for the front of Minimal Traditional forms if they meet the design requirements typical of historic front dormers on this form. Staff's research suggests that new front dormers should minimally meet these criteria: the width should correspond to the windows below; locations should respect the symmetry typical of the façade; the roof form, pitch, and eave depth of the dormers should be similar to existing house; there should be no more than two dormers added to the front; the face of the dormer should be fully glazed; and the dormer ridge should be at least two feet (2') below the ridge of the existing building and the front wall should be inset at least two feet (2') from the walls below.

The proposed front dormers meet most of these requirements and while additions to the front of an historic building are generally not appropriate under Section II.B.2.a of the design guidelines, staff finds that with minor modification the proposed dormers would be appropriate.

Staff finds that the roof forms of the additions are compatible with the historic house and that the proposal would meet section II.B.1.e of the design guidelines with a condition that the height of the rear addition is reduced to be no more than two feet (2') taller than the historic house and the width is reduced to be stepped in two feet (2') from each side, and a condition that the front dormers are reduced to site at least two feet (2') back from the front wall and two feet (2') down from the ridge of the original roof.

Proportion and Rhythm of Openings: There will be no large expanses of wall on the addition without a window or door opening. The windows on the left side and rear of the addition will all be at least twice as tall as they are wide, as is typical of the proportions of windows on the historic house. The right side of the addition will contain square and horizontal windows and while these proportions do not match the historic house, these windows will not be greatly visible because the right wall is inset from the side of the historic house.

Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g of the design guidelines.

Appurtenances & Utilities: Two HVAC units are currently located on the left side of the house slightly forward of the midpoint of the building. Staff asks that if the HVAC units are relocated, that they be behind the midpoint of the building in order to meet Section II.B.1.h of the design guidelines.

Recommendation: Staff recommends approval of the proposed additions with the following conditions:

1. The front dormers shall sit two feet (2') back from the front wall and two feet (2') down from the ridge; and
2. The rear addition shall be no more than two feet (2') taller than the historic house and the taller portion shall be stepped in two feet (2') from the sides of the historic house; and
3. The metal roof color and the window and door selections shall be approved administratively prior to purchase and selection; and
4. If the HVAC units are relocated, they shall be behind the midpoint of the building or on the rear.

With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

ATTACHMENT A: PHOTOGRAPHS



2012 Beechwood Avenue, front.



2012 Beechwood Avenue, front-right oblique.



2012 Beechwood Avenue, left.



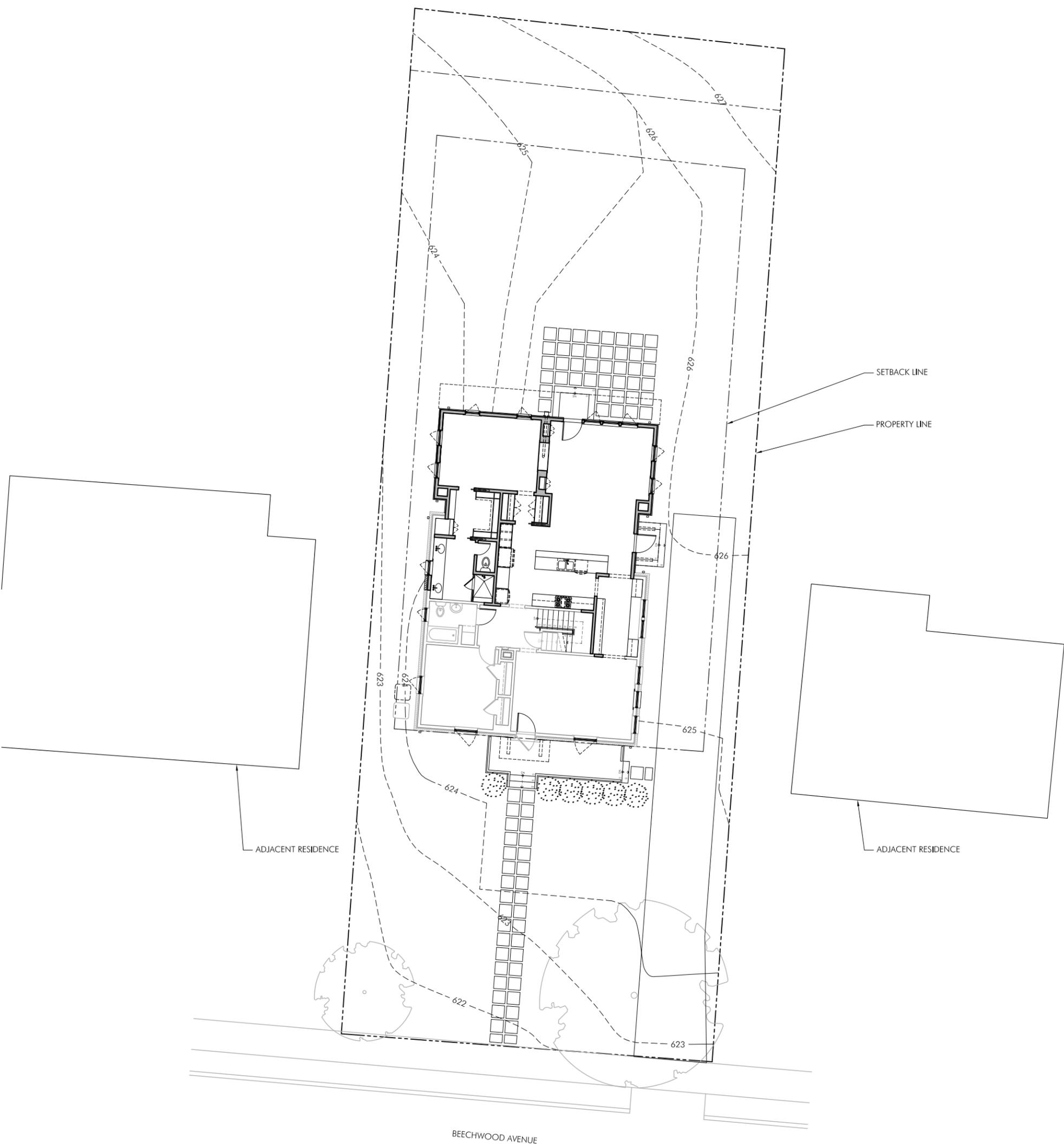
Adjacent one-story house at 2010 Beechwood Avenue.



One story house at 2008 Beechwood Avenue, enlarged with a ridge-raise and rear addition in 2015, and one and one-half story house at 2006 Beechwood Avenue.



2011 Beechwood Avenue, directly across the street.



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

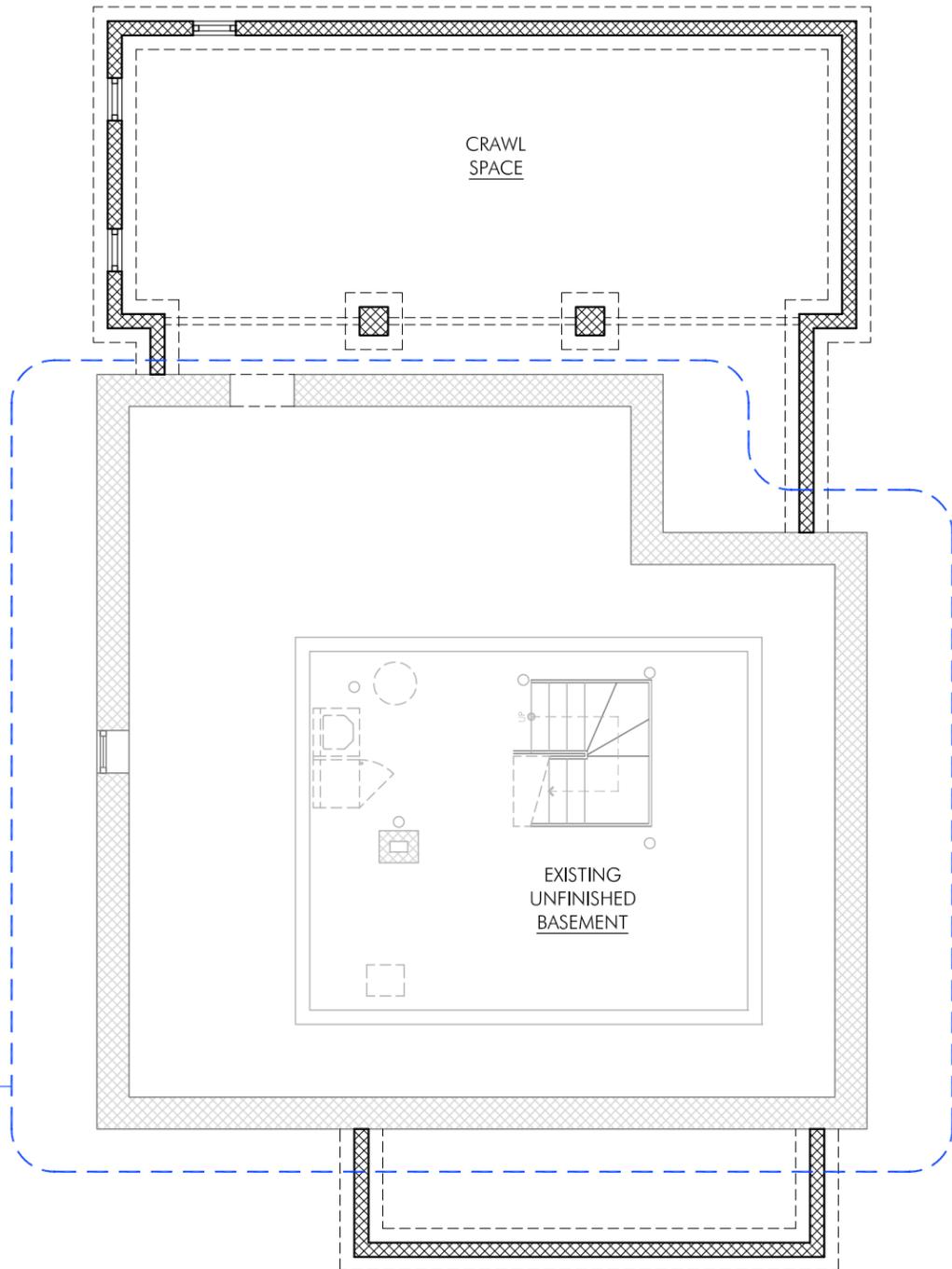
ADDITIONS & RENOVATIONS TO THE:
JOHNSTON RESIDENCE

2012 BEECHWOOD AVENUE
 NASHVILLE, TENNESSEE 37212

03.04.19

2305 Kline Avenue, Suite 200, Nashville, TN 37211
 T. 615 322 9649 F. 615 425 2085 www.gilmc.com





AREA OF EXISTING
CONSTRUCTION TO
REMAIN

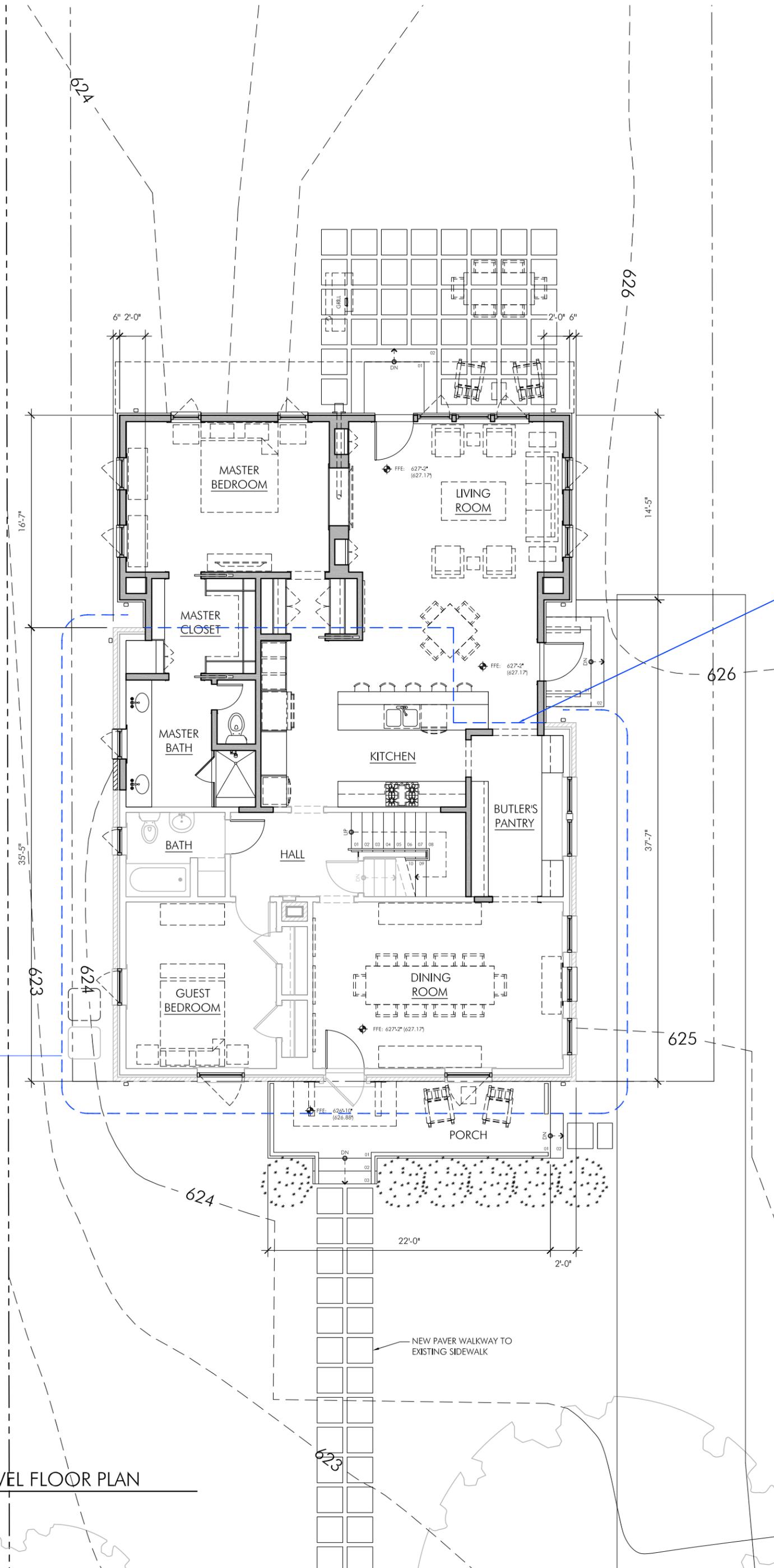
NORTH
1 BASEMENT LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA OF EXISTING CONSTRUCTION TO REMAIN

LINE OF EXISTING FOOTPRINT

FOOTPRINT OF ADDITION = 625 SF

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



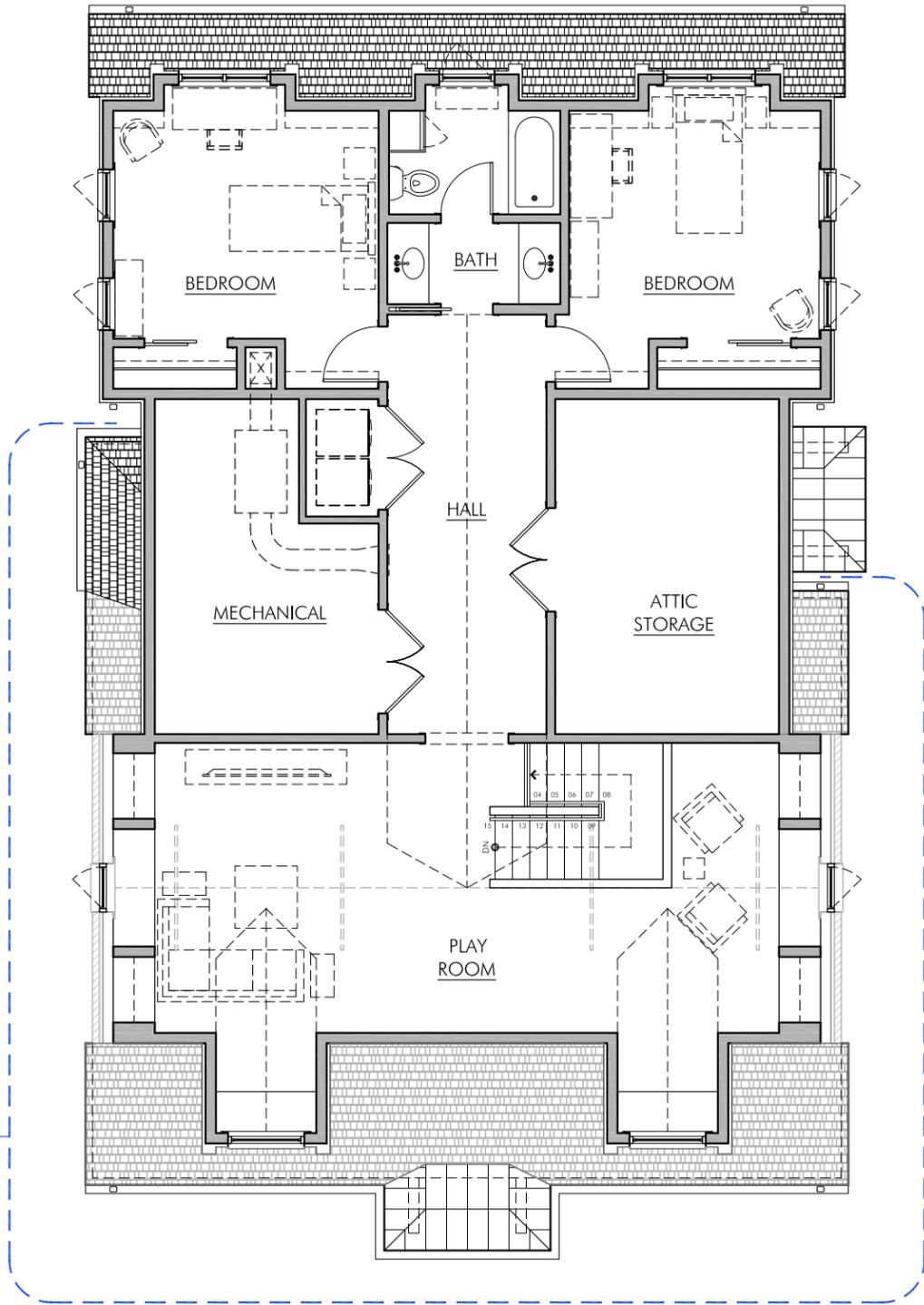
03.04.19

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ADDITIONS & RENOVATIONS TO THE:
JOHNSTON RESIDENCE

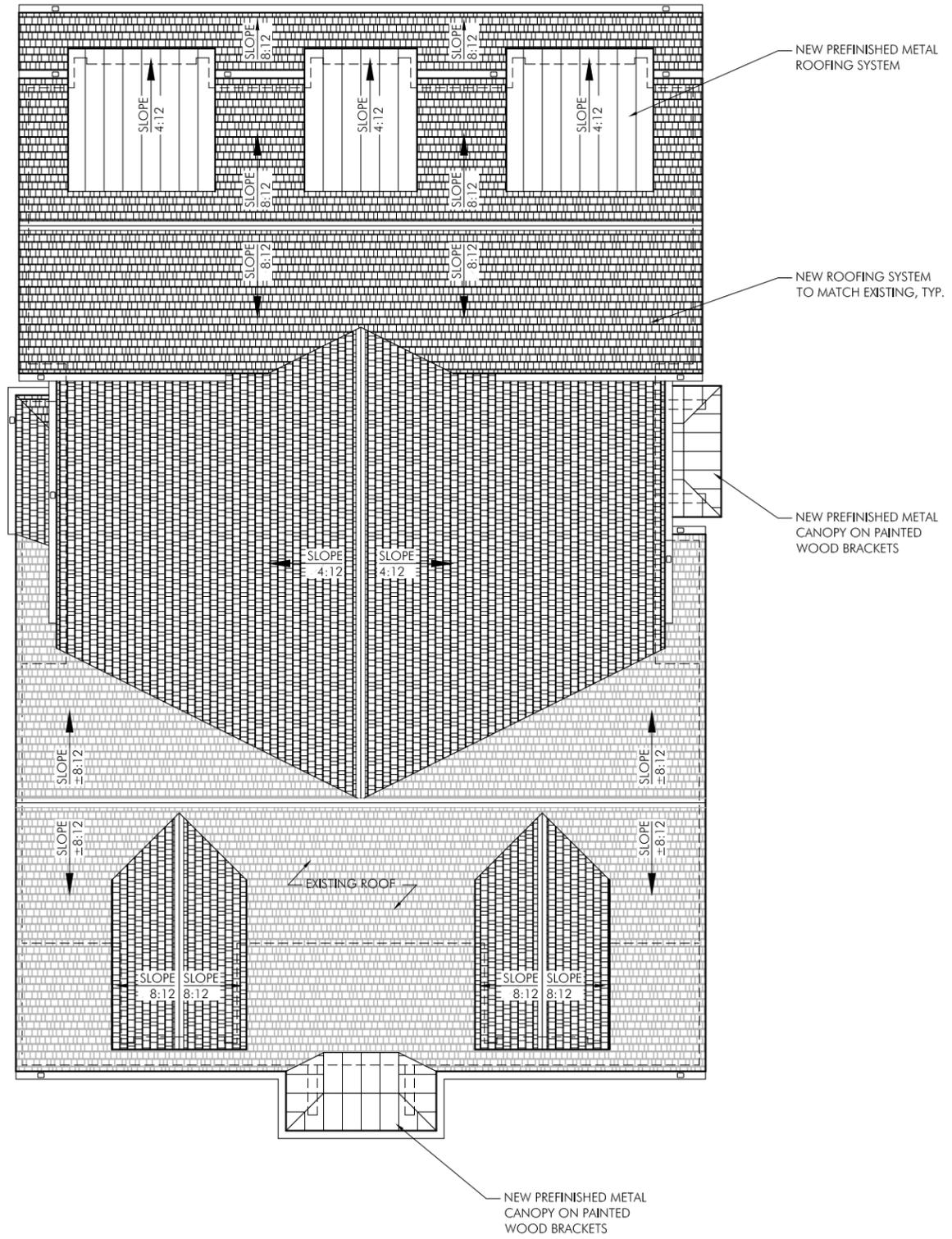
2012 BECHWOOD AVENUE
NASHVILLE, TENNESSEE 37212

architects
GILBERT | McLAUGHLIN | CASELLA

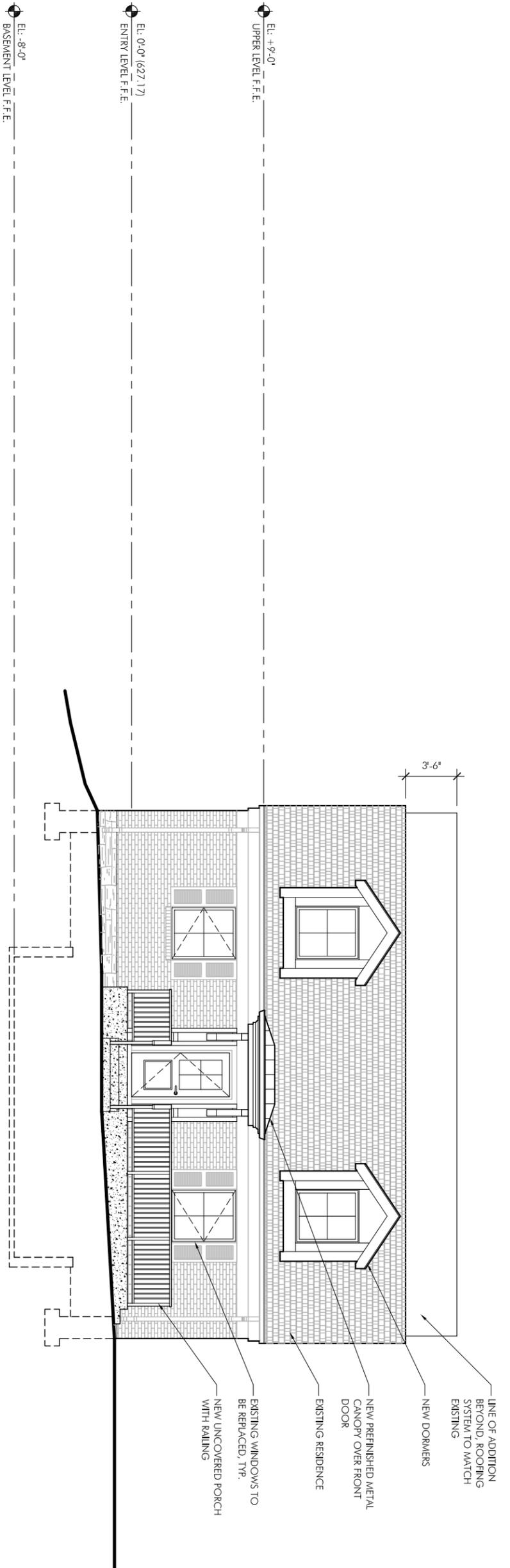


AREA OF EXISTING
CONSTRUCTION TO
REMAIN

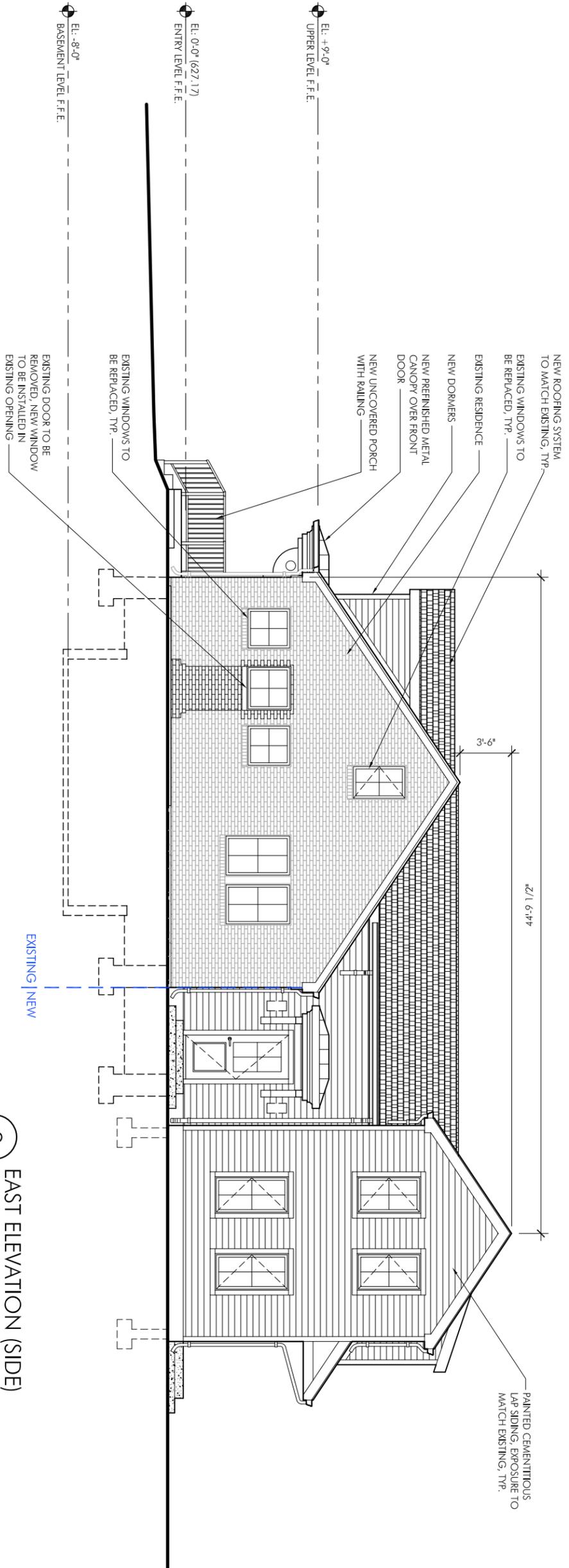
NORTH
1 UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



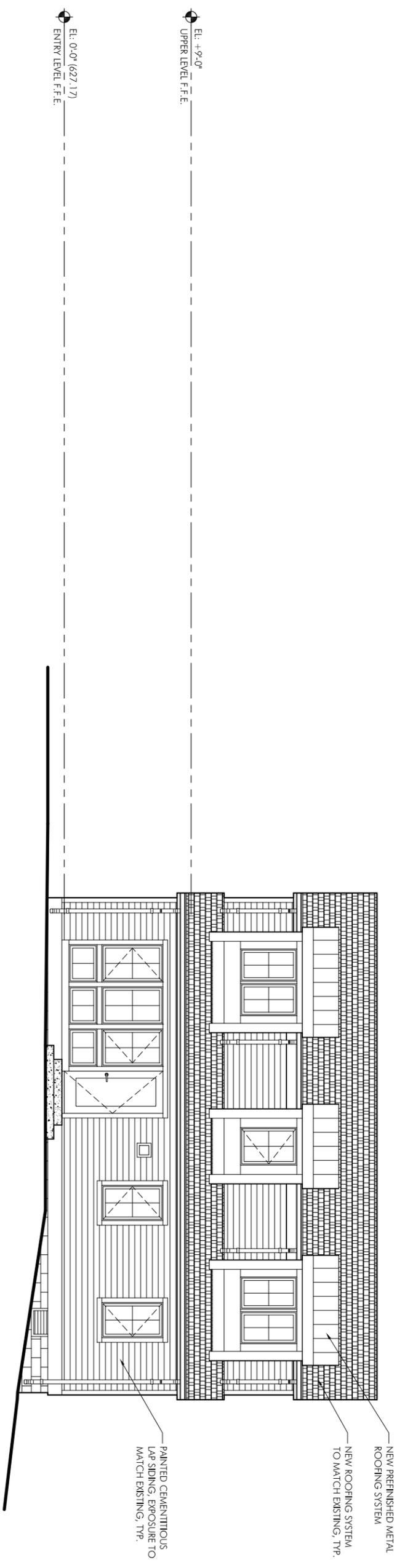
NORTH
 1 ROOF PLAN
 SCALE: 1/8" = 1' - 0"



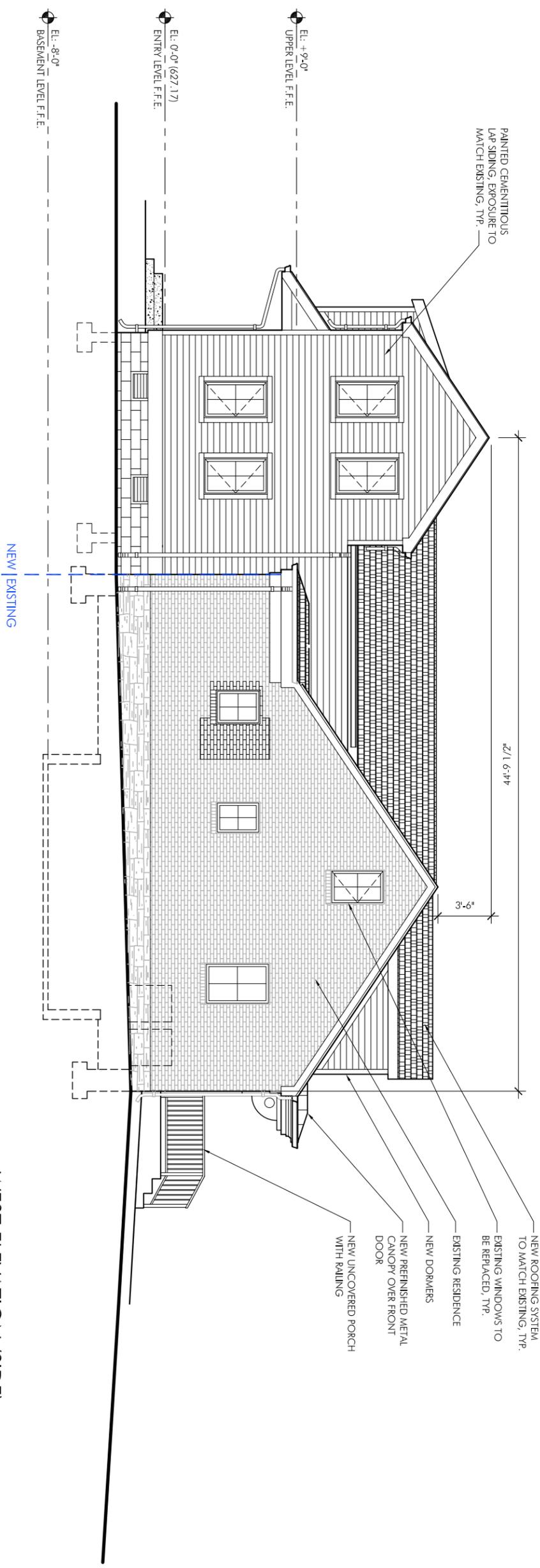
1 SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



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



3 NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



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