



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

## STAFF RECOMMENDATION 2601 Belmont Boulevard August 21, 2013

**Application:** New construction—outbuilding; Setback reduction  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704010100  
**Applicant:** Manuel Zeitlin  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct a new outbuilding that requires a setback reduction. A skyway connector is proposed to link the second story of the house with the second story of the garage. The proposal is a revision to the proposal presented at the July regularly scheduled hearing.

**Recommendation Summary:** Staff recommends approval of the outbuilding and the setback reduction with the following conditions:

1. The second story skyway connector be eliminated.
2. Staff review and approve the door materials and specifications.
3. The lap siding have maximum reveal of five inches (5”).

With these conditions, staff finds that the outbuilding and setback reduction meet Section II.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

**Attachments**  
**A:** Site Plan  
**B:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. 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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and outbuildings (ordinance no. BL2007-45).*

*Appropriate setback reductions will be determined based on:*

- *The existing setback of the contributing primary buildings and outbuildings 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*

#### **d. Materials, Texture, Details, and Material Color**

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

#### **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.

*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.*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

#### **g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

## **h. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

## **I. Outbuildings**

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.*

### *Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing house.*

*Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

### *Outbuildings: Windows and Doors*

*Publicly visible windows should be appropriate to the style of the house.*

*Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

### *Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*

*Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*

*Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.*

*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 clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic outbuilding.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

**Background:** 2601 Belmont Boulevard is a c. 1915 brick four-square that is listed as contributing in the Belmont-Hillsboro National Register Historic District nomination. In July 2013, the Commission approved the demolition of a non-historic addition and a non-contributing outbuilding, and the construction of an addition with a setback reduction. The Commission disapproved a proposal for an outbuilding and a skyway connector from the house to the outbuilding.



Figure 1. 2601 Belmont Boulevard

### **Analysis and Findings:**

Application is to construct a new outbuilding that requires a setback reduction. A skyway connector is proposed to link the second story of the house with the second story of the garage.

**Location, Setback:** The garage is proposed to be located at the rear of the property, in the approximate location of an existing one-story garage (Figures 2-4). The existing garage sits on the rear property line and is only approximately one foot (1') from the north property line along Sweetbriar Avenue. Like the primary structure, the existing accessory structure does not meet the base zoning setbacks. The existing garage is

accessed from a curb cut on Sweetbriar Avenue. The applicant is proposing to move the new garage further away from the side and rear property lines than the existing building, but the outbuilding will still require a setback reduction. The new outbuilding will be just two feet (2') from the rear property line and five feet (5') from the Sweetbriar Avenue property line. The side wall of the outbuilding will line up with the side wall of the historic house. Staff finds the proposed location and setback reduction to be appropriate in this instance because this site has a precedent for an outbuilding that sits close to the property line. The new outbuilding will be further away from the property lines than the existing garage and because the proposed garage has a more appropriate massing than the initial proposal when staff did not recommend the setback reduction. Staff therefore finds that the location and setback of the outbuilding meets Sections II.B.c. and II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figures 2-4. The existing garage, to be demolished, does not meet base zoning requirements for setbacks.

**Height, Scale:** The proposed garage is twenty-three feet, eleven inches by twenty-five feet, eleven inches (23'11" X 25'11"). Its footprint of approximately six hundred and twenty-four square feet (624 sq. ft.) is subordinate to the footprint of the historic house, which is over eleven hundred square feet (1,100 sq. ft.). The height of the two-story outbuilding is also subordinate to that of the house. It has an eave height of approximately eighteen feet (18'), and a maximum ridge height of approximately twenty-

six feet, nine inches (26'9"). By comparison, the historic house has an eave height of approximately twenty-four feet, six inches (24'6") and a ridge height of over thirty-six feet (36'). The new outbuilding will be significantly lower in height than the historic structure, which is appropriate. Staff finds that the outbuilding's height and scale meet Sections II.B. a. and II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The materials will be similar to those that the Commission approved for the addition to the historic house. The first level of the structure will be clad in smooth Hardie panel. The upper level will be clad in Hardie plank lap siding. Staff asks that the siding have a maximum reveal of five inches (5"). The foundation will be painted brick. The roof will match that of the historic house. The windows will be Marvin Integrity, which the Commission has approved in the past. The materials for the pedestrian and vehicular doors were not specified, and staff asks to approve all doors. A cable rail will be installed on the second floor of the garage's Sweetbriar façade. With the aforementioned staff approvals, staff finds that the addition's materials meet Sections II.B.d. and II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Form: The outbuilding's roof form will match that of the house. It will have a hipped roof with a slope of 6/12. Staff finds that the proposed roof form meets Sections II.B.e. and II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The outbuilding is oriented so that vehicular access is via Sweetbriar Avenue. Although staff typically encourages vehicular access via an alley when one is present, the existing garage is accessed via Sweetbriar Avenue, and a curb cut exists there. In addition, access from the alley would require the outbuilding be moved closer to the primary building, decreasing the rear yard space. Because of the existing conditions, staff finds that the outbuilding's orientation meets Sections II.B.f. and II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows generally meet the historic proportions of window openings, although there are some smaller square windows which are appropriate for outbuildings. Staff finds that the outbuilding's proportion and rhythm of openings meet Section II.B.g. and II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Character: A second story skyway connector is proposed to connect the primary structure to the outbuilding. The skyway connector is four feet (4') wide and eleven feet, two inches (11'2") long. The bottom of the skyway connector will be approximately fourteen feet, nine inches (14'9") above the grade and the top of the skyway's rail will be just under eighteen feet (18') above the grade. The design guidelines require that outbuildings should "reflect the character of the period of the house" and should be

compatible with surrounding historic outbuildings. There are no instances of buildings in the district being connected by skyways. Staff recommends disapproval of this feature.

The second story skyway connecting the house to the garage is not something that was seen historically and is not something the Commission has approved in the past in this district. When the Commission has approved connectors between a house and an outbuilding, the connections have been made on the ground floor and have appeared to be landscape features like a small pavilion or pergola. This connector will in essence create a two-story attachment to a two-story garage. The design guidelines state that attached garages are only appropriate when the vehicular entry is at the basement level and the garage doors are on the rear. The proposed garage does not meet either of those criteria. Moreover, because the site is a corner lot, the connector will be highly visible, and will be out of character for the district.

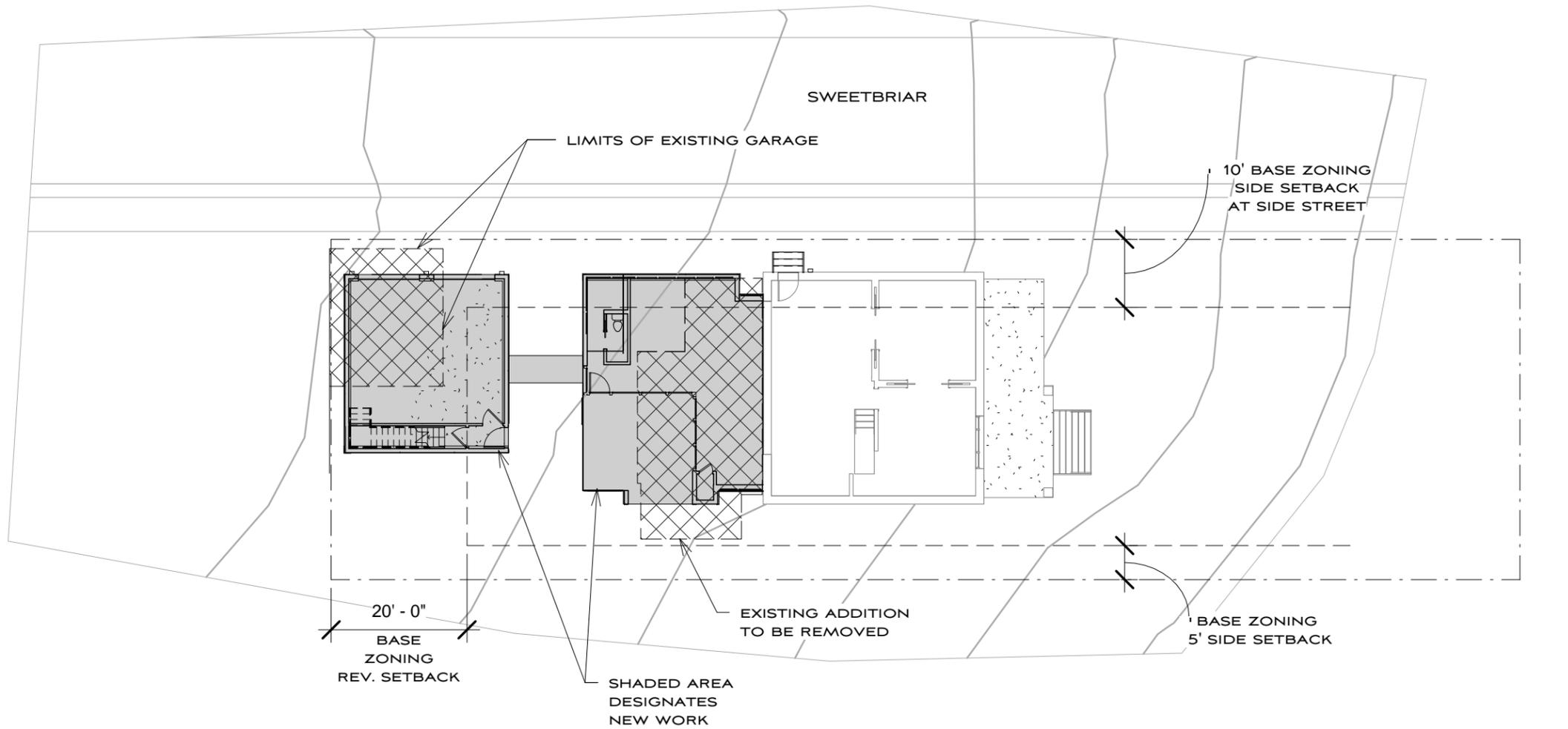
**Recommendation Summary:** Staff recommends approval of the outbuilding and the setback reduction with the following conditions:

1. The skyway connector be eliminated.
2. Staff review and approve the door materials and specifications.
3. The lap siding have maximum reveal of five inches (5”).

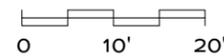
With these conditions, staff finds that the outbuilding and setback reduction meet Sections II.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

SHEET INDEX

- A0 SITE PLAN
- A1 FLOOR PLAN - MAIN LEVEL
- A2 FLOOR PLAN - SECOND LEVEL
- A3 FLOOR PLAN - ATTIC
- A4 NORTH ELEVATION (SWEETBRIAR)
- A5 SOUTH ELEVATION
- A6 EAST & WEST ELEVATION
- A7 INTERIOR PATIO ELEVATION
- A8 DEMOLITION PLAN - MAIN LEVEL
- A9 DEMOLITION PLAN - SECOND FLOOR
- A10 3D VIEW - FROM SWEETBRIAR



1 Site  
1" = 20'-0"



EXISTING TO REMAIN -	1ST FLOOR - 1107 SF. 2ND FLOOR - 1107 SF.
EXISTING TO BE REMOVED	1ST FLOOR - 609 SF. 2ND FLOOR - 192 S.F.
NEW ADDITION	1ST FLOOR - 611 S.F. 2ND FLOOR - 785 S.F.
EXISTING GARAGE TO BE REMOVED - 337 SF.	
NEW GARAGE ADDITION	1ST FLOOR - 630 S.F. 2ND FLOOR - 485 S.F.

**GORDON/EWING RESIDENCE**  
2601 BELMONT BLVD.  
NASHVILLE, TN 37212  
SITE PLAN

**A0**

8-05-13

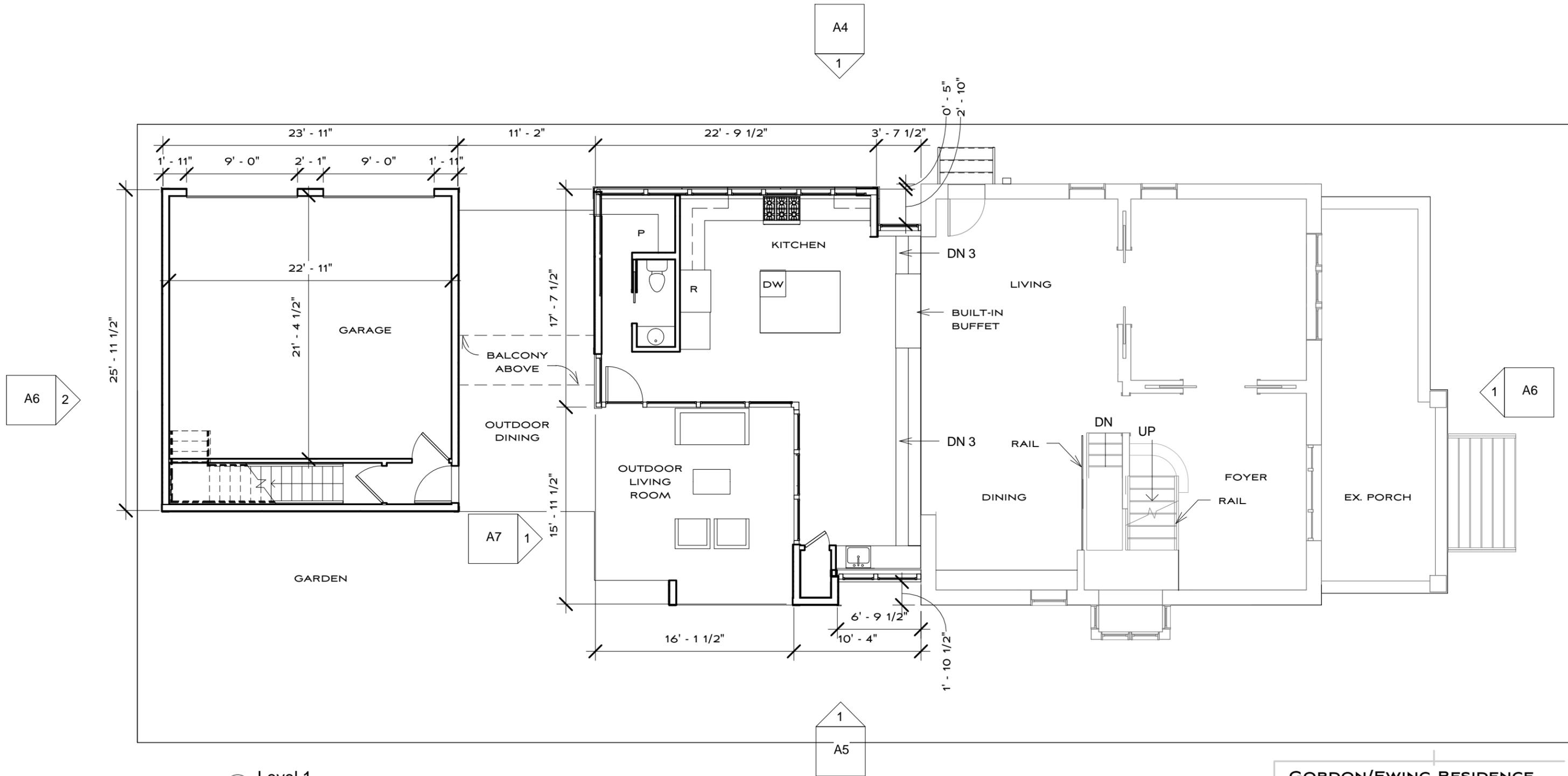
1330

**MANUEL ZEITLIN ARCHITECTS**



TEL 615 256.2880  
FAX 615 256.4839

516 HAGAN ST., STE. 100 NASHVILLE, TN 37203



① Level 1  
 1/8" = 1'-0"  
 0 4' 8'

**GORDON/EWING RESIDENCE**  
 2601 BELMONT BLVD.  
 NASHVILLE, TN 37212  
 FLOOR PLAN - MAIN LEVEL  
 8-05-13 1330

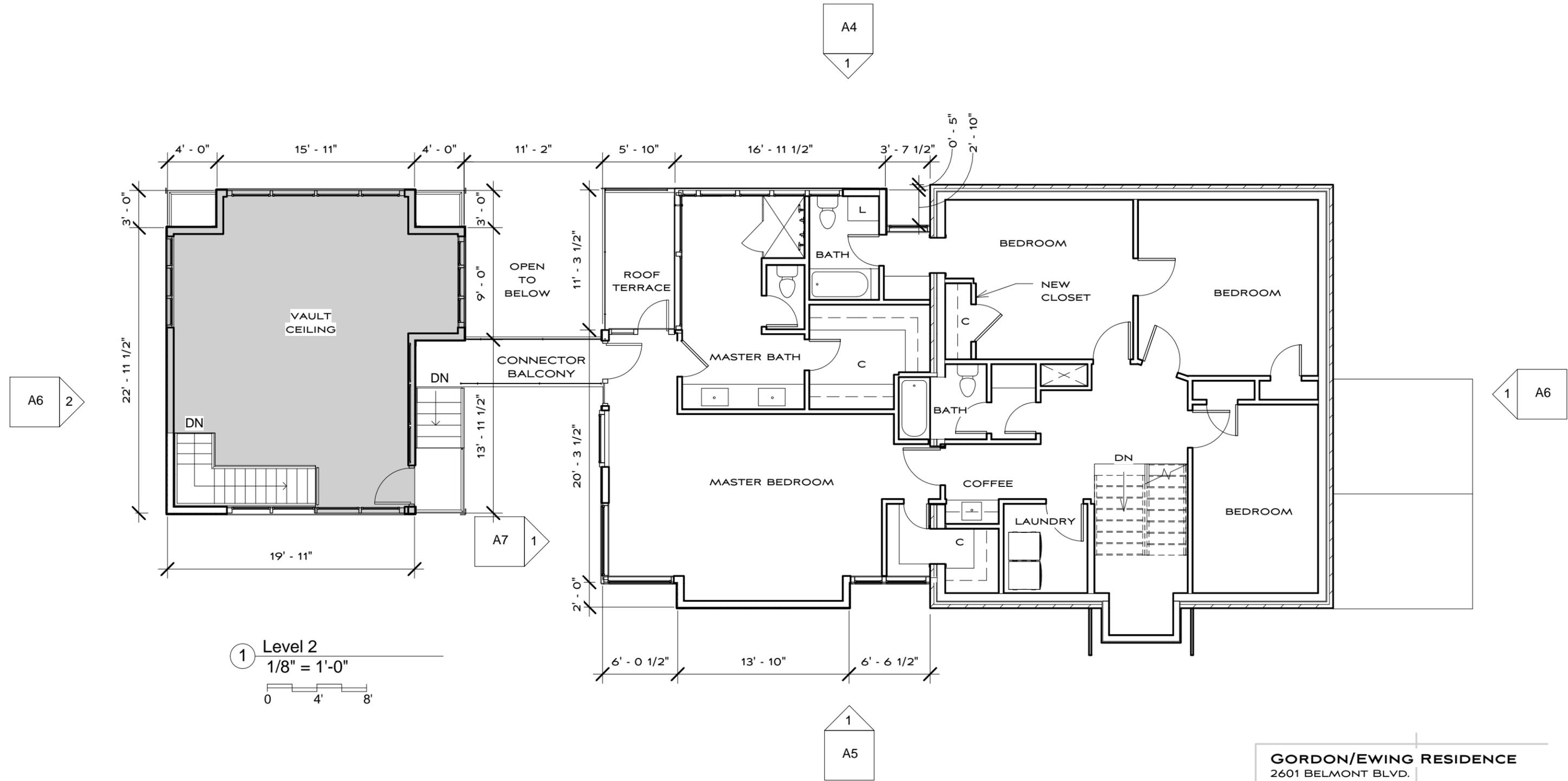
**A1**

**MANUEL ZEITLIN ARCHITECTS**



TEL 615 256.2880  
 FAX 615 256.4839

516 HAGAN ST., STE. 100 NASHVILLE, TN 37203



1 Level 2  
 1/8" = 1'-0"  
 0 4' 8'

**GORDON/EWING RESIDENCE**  
 2601 BELMONT BLVD.  
 NASHVILLE, TN 37212  
 FLOOR PLAN - SECOND FLOOR  
 8-05-13 1330

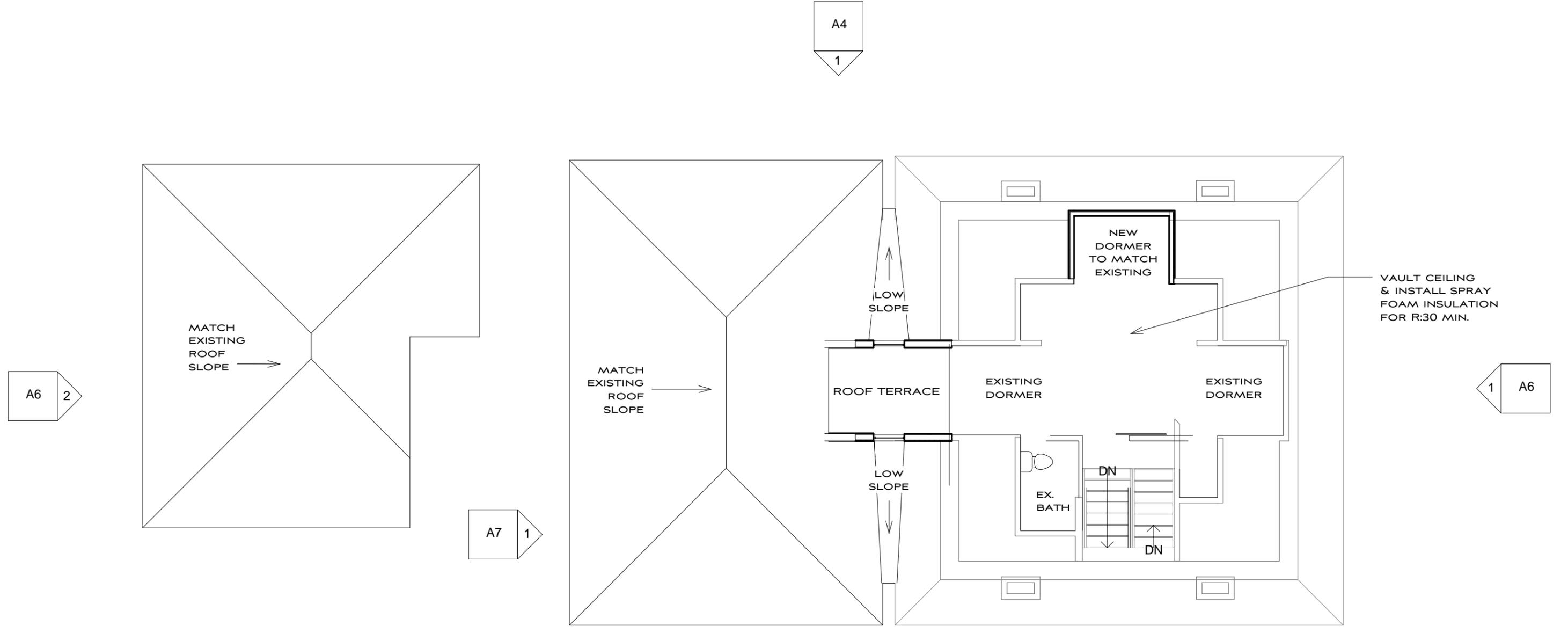
**A2**

MANUEL ZEITLIN ARCHITECTS



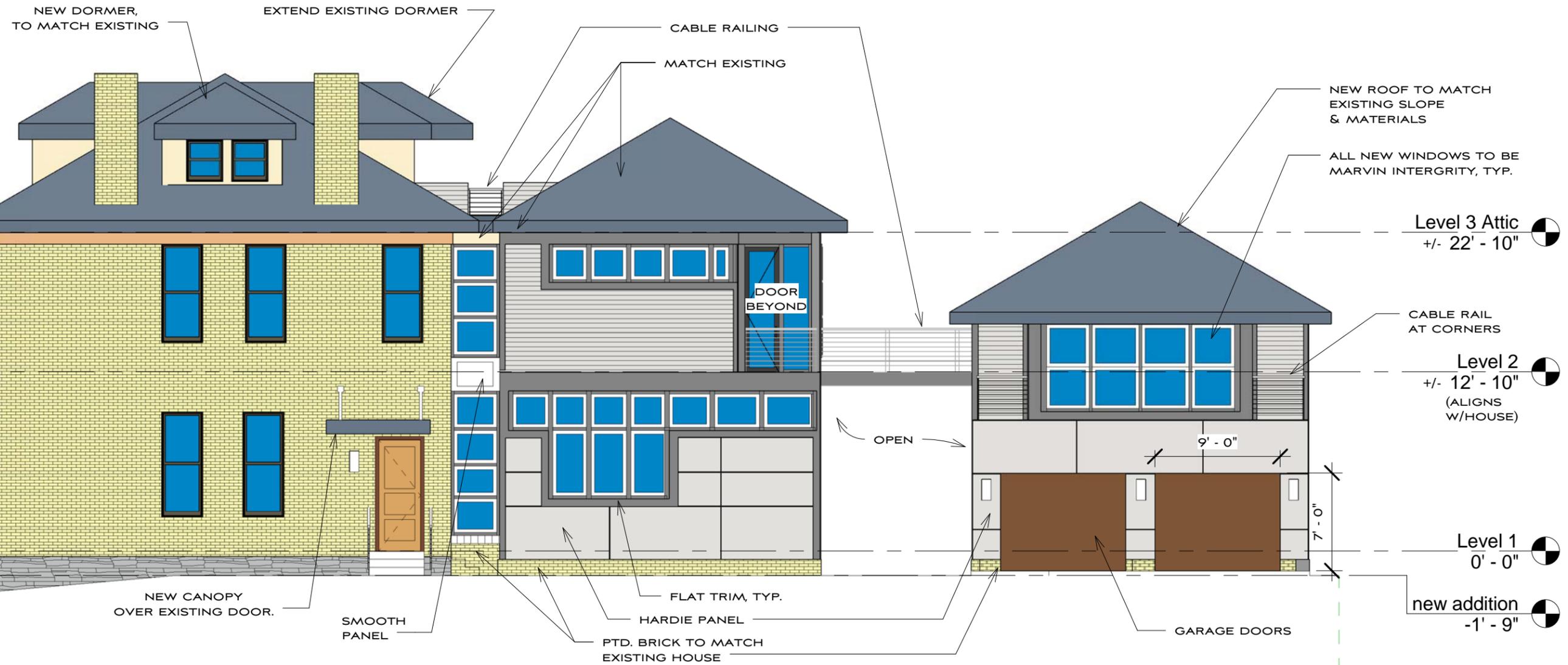
TEL 615 256.2880  
 FAX 615 256.4839

516 HAGAN ST., STE. 100 NASHVILLE, TN 37203



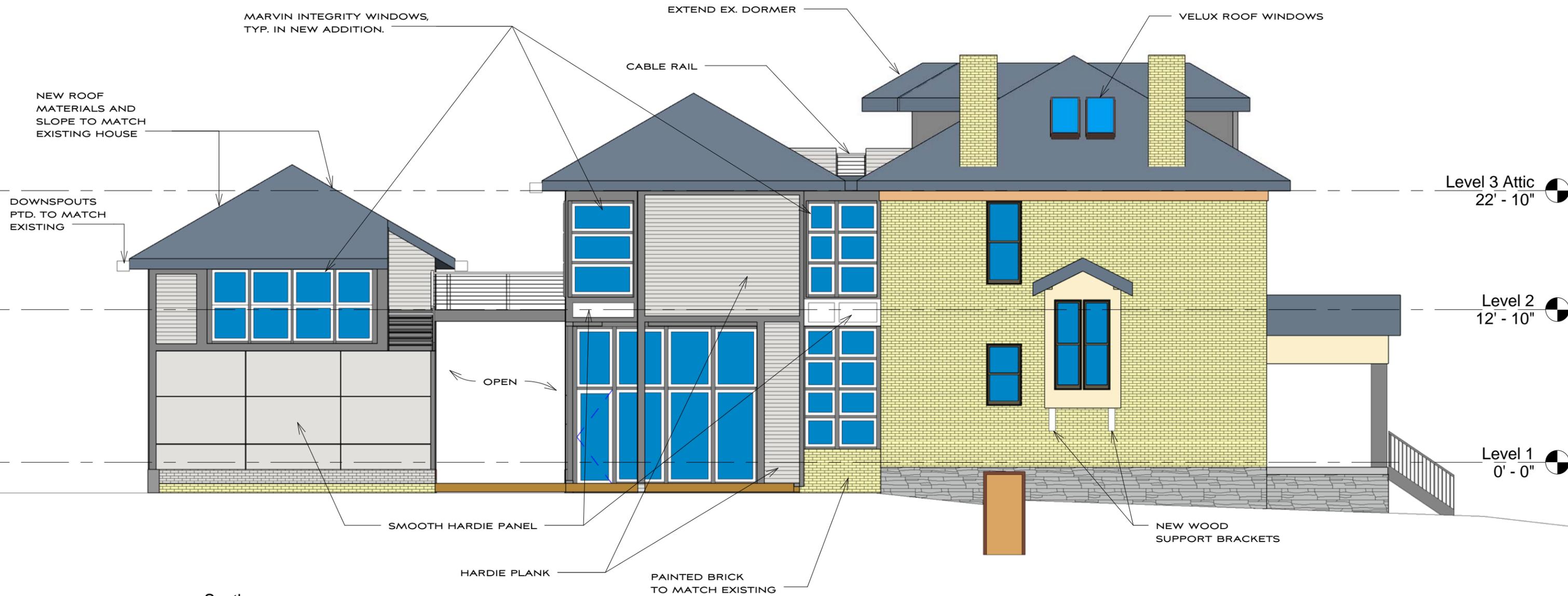
① Level 3 Attic  
 1/8" = 1'-0"  
 0 4' 8'

<b>GORDON/EWING RESIDENCE</b>	
2601 BELMONT BLVD. NASHVILLE, TN 37212	
ATTIC PLAN	
8-05-13	1330
<b>A3</b>	
<b>MANUEL ZEITLIN ARCHITECTS</b>	
●	
TEL 615 256.2880 FAX 615 256.4839	
516 HAGAN ST., STE. 100 NASHVILLE, TN 37203	



1 North  
 1/8" = 1'-0"  
 0 4' 8'

<b>GORDON/EWING RESIDENCE</b>	
2601 BELMONT BLVD. NASHVILLE, TN 37212	
NORTH ELEVATION	
8-05-13	1330
<b>MANUEL ZEITLIN ARCHITECTS</b>	
●	
TEL 615 256.2880 FAX 615 256.4839	
516 HAGAN ST., STE. 100 NASHVILLE, TN 37203	



1 South  
 1/8" = 1'-0"  
 0 4' 8'

**GORDON/EWING RESIDENCE**  
 2601 BELMONT BLVD.  
 NASHVILLE, TN 37212  
 SOUTH ELEVATION

**A5**

8-05-13

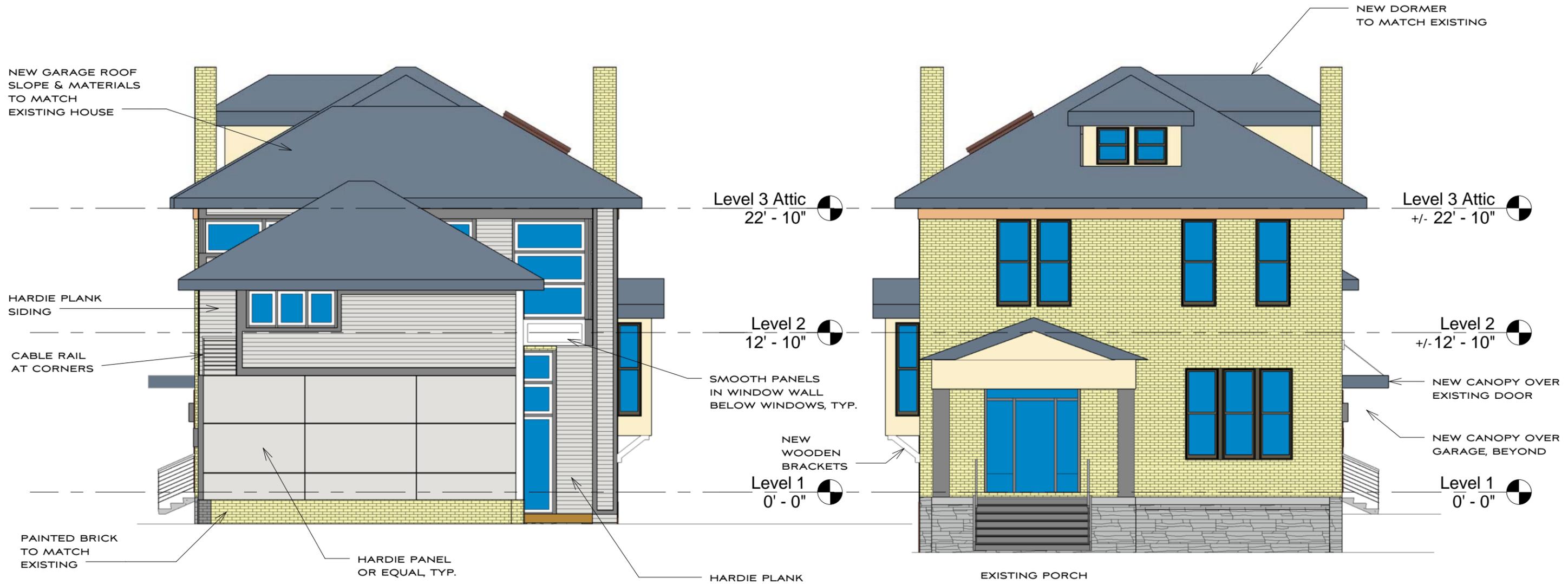
1330

**MANUEL ZEITLIN ARCHITECTS**



TEL 615 256.2880  
 FAX 615 256.4839

516 HAGAN ST., STE. 100 NASHVILLE, TN 37203



② West  
1/8" = 1'-0"  
0 4' 8'

① East  
1/8" = 1'-0"  
0 4' 8'

**GORDON/EWING RESIDENCE**  
2601 BELMONT BLVD.  
NASHVILLE, TN 37212  
EAST WEST ELEVATION

**A6**

8-05-13

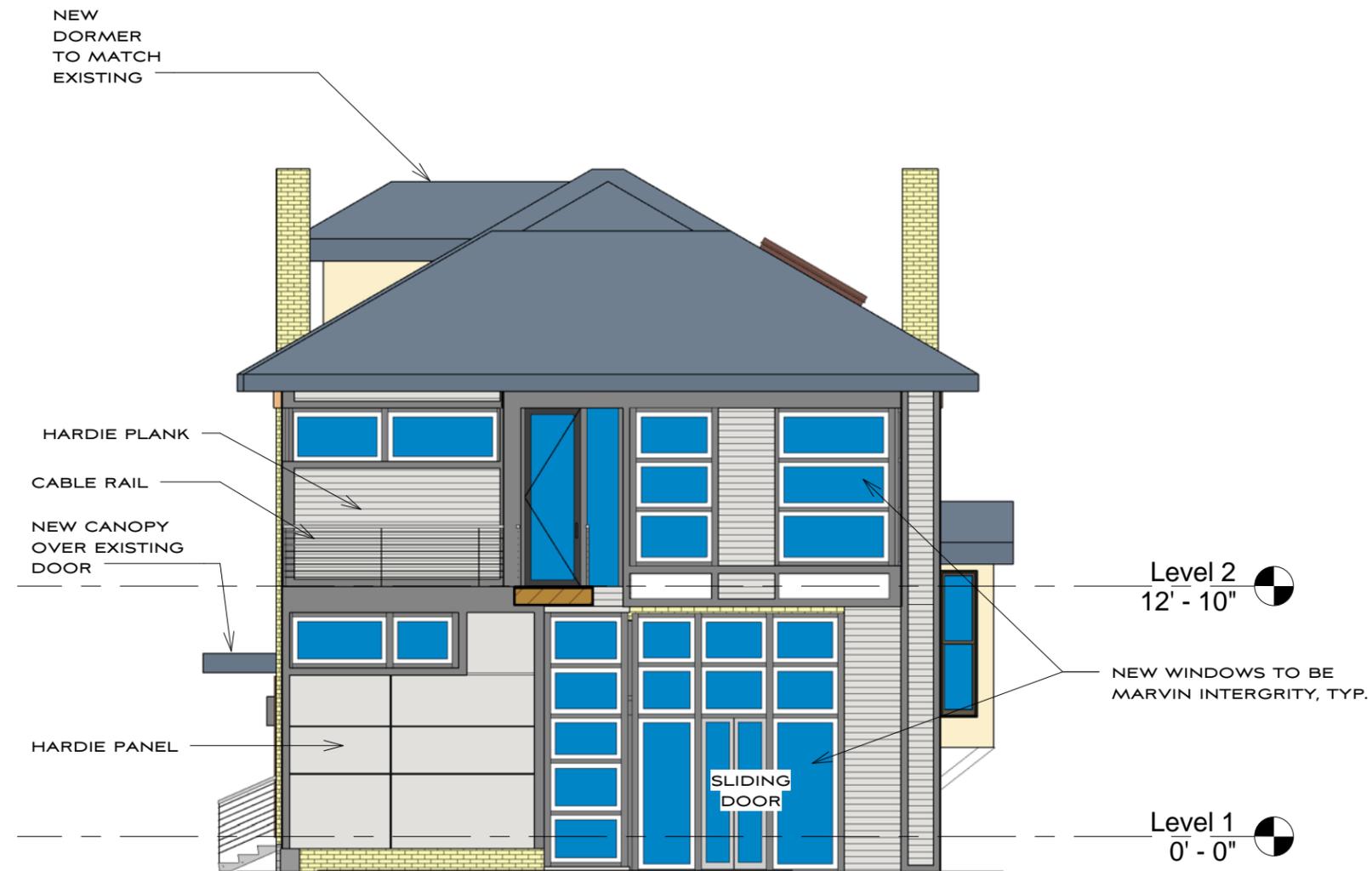
1330

**MANUEL ZEITLIN ARCHITECTS**



TEL 615 256.2880  
FAX 615 256.4839

516 HAGAN ST., STE. 100 NASHVILLE, TN 37203



① West Interior View  
 1/8" = 1'-0"  
 0 4' 8'

**GORDON/EWING RESIDENCE**  
 2601 BELMONT BLVD.  
 NASHVILLE, TN 37212  
 INTERIOR PATIO VIEW

**A7**

8-05-13

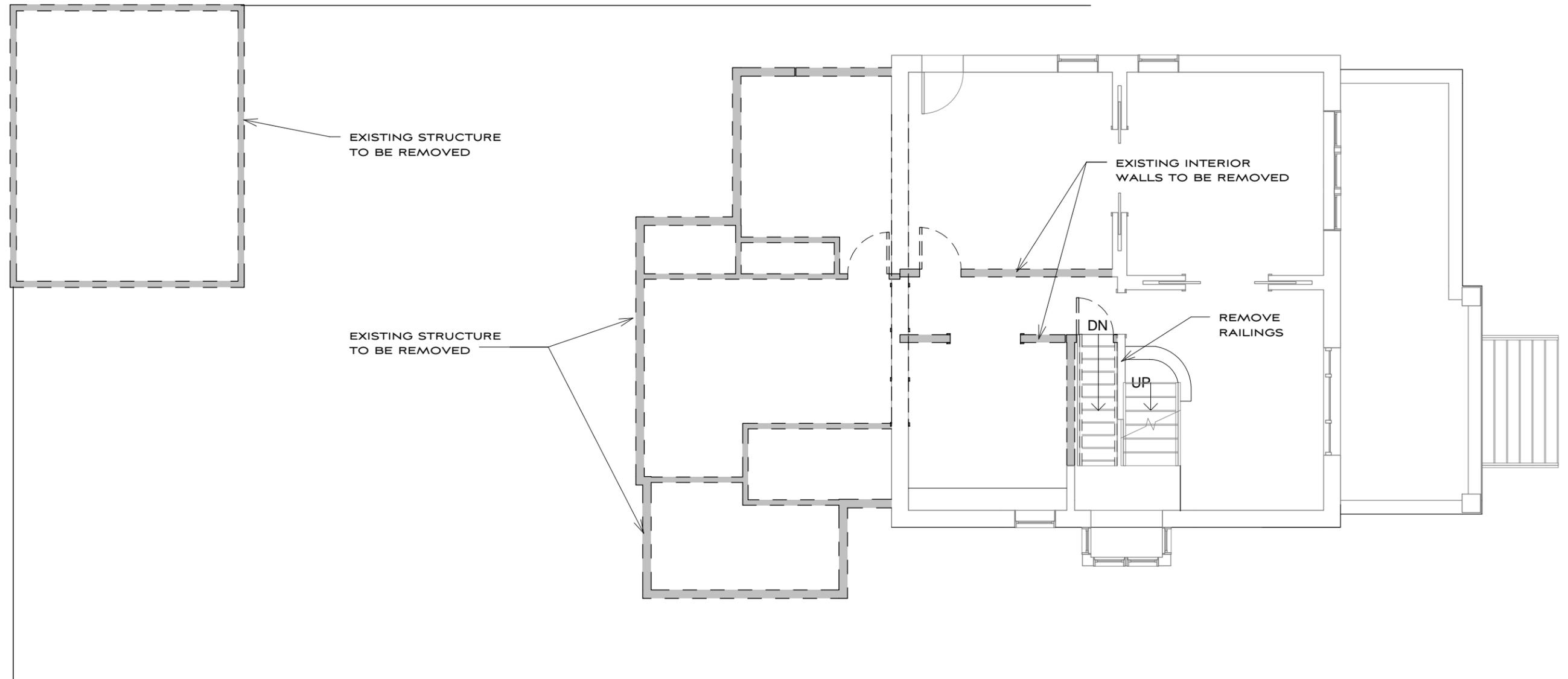
1330

**MANUEL ZEITLIN ARCHITECTS**



TEL 615 256.2880  
 FAX 615 256.4839

516 HAGAN ST., STE. 100 NASHVILLE, TN 37203



① Level 1 - Demolition  
 1/8" = 1'-0"



**GORDON/EWING RESIDENCE**  
 2601 BELMONT BLVD.  
 NASHVILLE, TN 37212

DEMOLITION PLAN - MAIN  
 LEVEL

8-05-13

1330

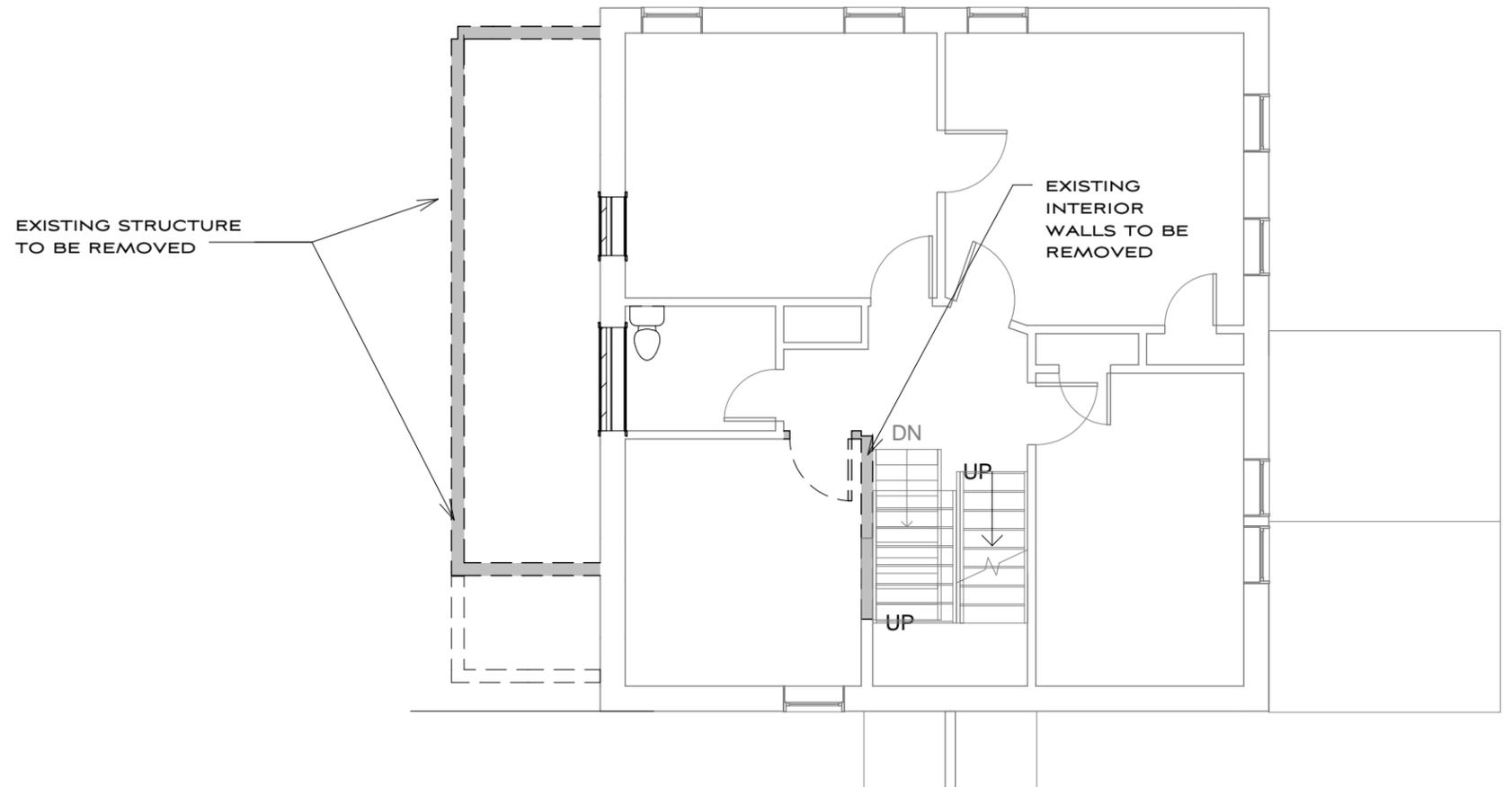
**A8**

**MANUEL ZEITLIN ARCHITECTS**



TEL 615 256.2880  
 FAX 615 256.4839

516 HAGAN ST., STE. 100 NASHVILLE, TN 37203



① Level 2 -Demolition  
 1/8" = 1'-0"



**GORDON/EWING RESIDENCE**  
 2601 BELMONT BLVD.  
 NASHVILLE, TN 37212  
 DEMOLITION PLAN -  
 SECOND FLOOR  
 8-05-13 1330

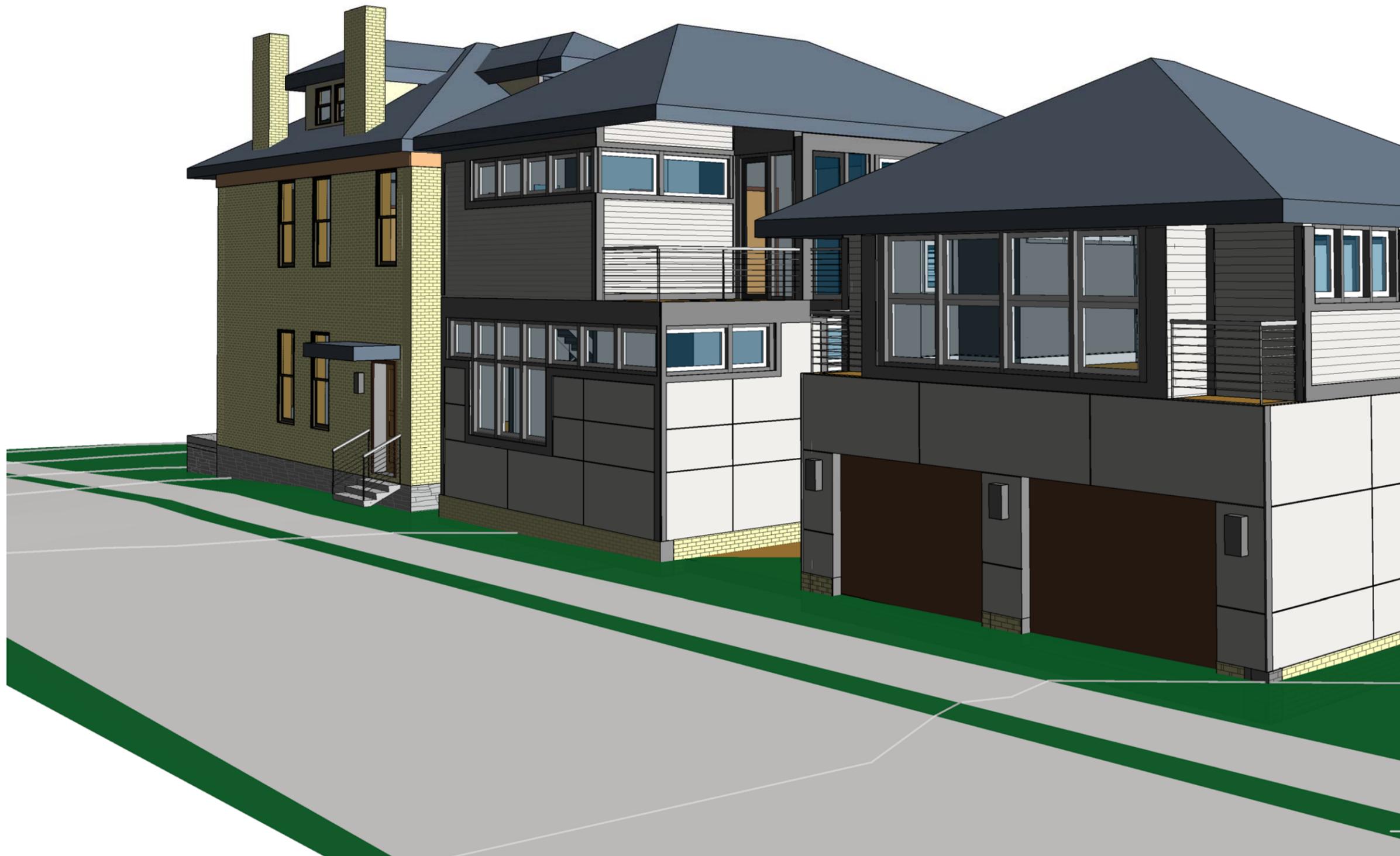
**A9**

**MANUEL ZEITLIN ARCHITECTS**



TEL 615 256.2880  
 FAX 615 256.4839

516 HAGAN ST., STE. 100 NASHVILLE, TN 37203



① 3D View across Sweetbriar

**GORDON/EWING RESIDENCE**  
2601 BELMONT BLVD.  
NASHVILLE, TN 37212

3D VIEW FROM SWEETBRIAR **A10**

8-05-13

1330

**MANUEL ZEITLIN ARCHITECTS**



TEL 615 256.2880  
FAX 615 256.4839

516 HAGAN ST., STE. 100 NASHVILLE, TN 37203