



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 2223 Belmont Boulevard May 20, 2015

Application: New construction – outbuilding; Setback determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416015100
Applicant: Michael Ward, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new two-story garage with non-residential space on the second story. The building will have a footprint of eight hundred, fifty square feet (850 sf), and will be located ten feet (10') from the rear property line and three feet (3') from the right side property line. The materials of the outbuilding will match those of the historic house.

Recommendation Summary: Staff recommends approval of the proposed outbuilding, finding it to meet the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. New Construction

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.

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
- 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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 accessory structure.

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.

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Background: Belmont Boulevard was one of several early main roads that radiated out from downtown Nashville. As is typical for a grand avenue of large high-style homes, many were accompanied by carriage houses, servant's apartments and other supportive outbuildings. Although the historic residential character of many of Nashville's boulevards has all but been eliminated by 20th century development, Belmont Boulevard is largely intact.



The house at 2223 Belmont is a two-story house with stone on the first story and half-timbering on the second. Constructed circa 1910, the house has elements of the Craftsman and Tudor Revival architectural styles. The proposed outbuilding will have an upperstory with a bedroom and a half-bath. It will not have a shower and kitchen and therefore is not considered a dwelling by codes, and therefore is not required to meet the standards of ordinance 17.16.030 for a detached accessory dwelling unit.

Analysis and Findings: The applicant proposes to construct a two-story outbuilding at the rear of the lot.

Height & Scale: The height and scale of the building will be larger than the Commission's policy for outbuildings. It is approximately one foot, seven inches (1' 7") taller and has two-hundred and thirty (230) more square feet than the policy allows for a two-story outbuildings. The proposed eave height meets the policy. Because the historic house is such a large home, the proposed outbuilding will still be subordinate and in keeping with historic outbuildings that were often associated with larger homes. Staff finds that the project meets section II.B.1.i of the design guidelines.

Roof Shape: The roof shape and pitch and form of the outbuilding will match that of the historic house.

Materials, Texture & Details: The exterior walls of the outbuilding will include cement-fiberboard siding on the first story with stucco and half-timbering on the second. The trim will be cement-fiberboard, and the windows and doors will be aluminum-clad. The stairs are internal.

Siting, Setbacks & Access: The outbuilding is located towards the rear of the lot, as seen historically. The standard setbacks for an alley accessed garage with an eight hundred, fifty square foot (850 sf) footprint would be twenty-feet (20') on the rear and five feet (5') on the sides. The proposed outbuilding would have setbacks of ten feet (10') on the rear and three feet (3') on the right side, with a thirteen foot (13') setback on the left side.

The building more than meets the policy that there should be twenty-feet (20') between the outbuilding and the principle building with fifty-eight feet (58') between the two. Although the outbuilding would not meet the standard setback requirements, Staff finds that the proposed location to be appropriate because it would be more in keeping with the typical location of outbuildings historically.

The vehicular access is from the rear alley, as seen historically. There is no curb cut requested.

Recommendation: Staff recommends approval of the proposed outbuilding, finding it to meet the section II.B.i for outbuilding in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



2223 Belmont Boulevard, front.



2223 Belmont Boulevard, front.

GENERAL NOTES:

- BEARINGS ARE BASED ON MAGNETIC NORTH. NO BEARINGS ON FINAL PLAT.
- ALL LOT CORNERS ARE MARKED AS SHOWN ON THIS SURVEY.
- NO MINIMUM BUILDING SETBACK LINE OR ZONING RESEARCH PERFORMED BY THIS SURVEYOR.
- PARCEL NUMBERS SHOWN THIS (151.00) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP # 104-16, ACCORDING TO METRO GIS WEB SITE THIS PROPERTY IS PRESENTLY ZONED: R8, ONE & TWO FAMILY 8,000 SQUARE FOOT LOT.
- BY GRAPHIC PLOTTING AND MAP SCALING LOCATION ONLY, THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL AGENCY MANAGEMENT AGENCY MAPS (FEMA) WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT AS SHOWN ON MAP ORDER NO. 470370218 F; (PANEL NOT PRINTED). SURVEYED PREMISES LIES ENTIRELY WITHIN ZONE "X".
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. COORDINATE WITH TENNESSEE ONE-CALL SYSTEM, INC. - PHONE: 811.

GENERAL NOTES CONTINUED:

- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT SIZE IN METRO R.O.W. IS 15" CMP).
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH REQUIREMENTS OF THE ADOPTEED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH / REPORT MAY DISCLOSE; THEREFORE, THIS SURVEY IS SUBJECT TO ALL MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
- THE SURVEYED PREMISES IS SUBJECT TO ALL MATTERS AS SHOWN ON THE PLAT TO THE SURVEYED PREMISES, AS OF RECORD IN PLAT BOOK 421, PAGE 34 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
- THE SURVEYED PREMISES IS SUBJECT TO ALL GOVERNMENTAL AGENCIES REQUIREMENTS FOR ANY TYPE OF EXCAVATION, IMPROVEMENTS, DEMOLITION OR NEW CONSTRUCTION.
- VERTICAL CONTROL BASED ON APPROXIMATE "NAD83" DATUM. ONE-FOOT INTERVAL CONTOURS WERE DERIVED FROM SURFACE MODELING SOFTWARE, BASED ON FIELD COLLECTED DATUM.
- THE CONTRACTOR SHALL VERIFY THE SEWER SERVICE ELEVATION PRIOR TO START OF CONSTRUCTION. BASEMENT SEWER SERVICE (IF DESIRED) MAY NOT BE AVAILABLE.

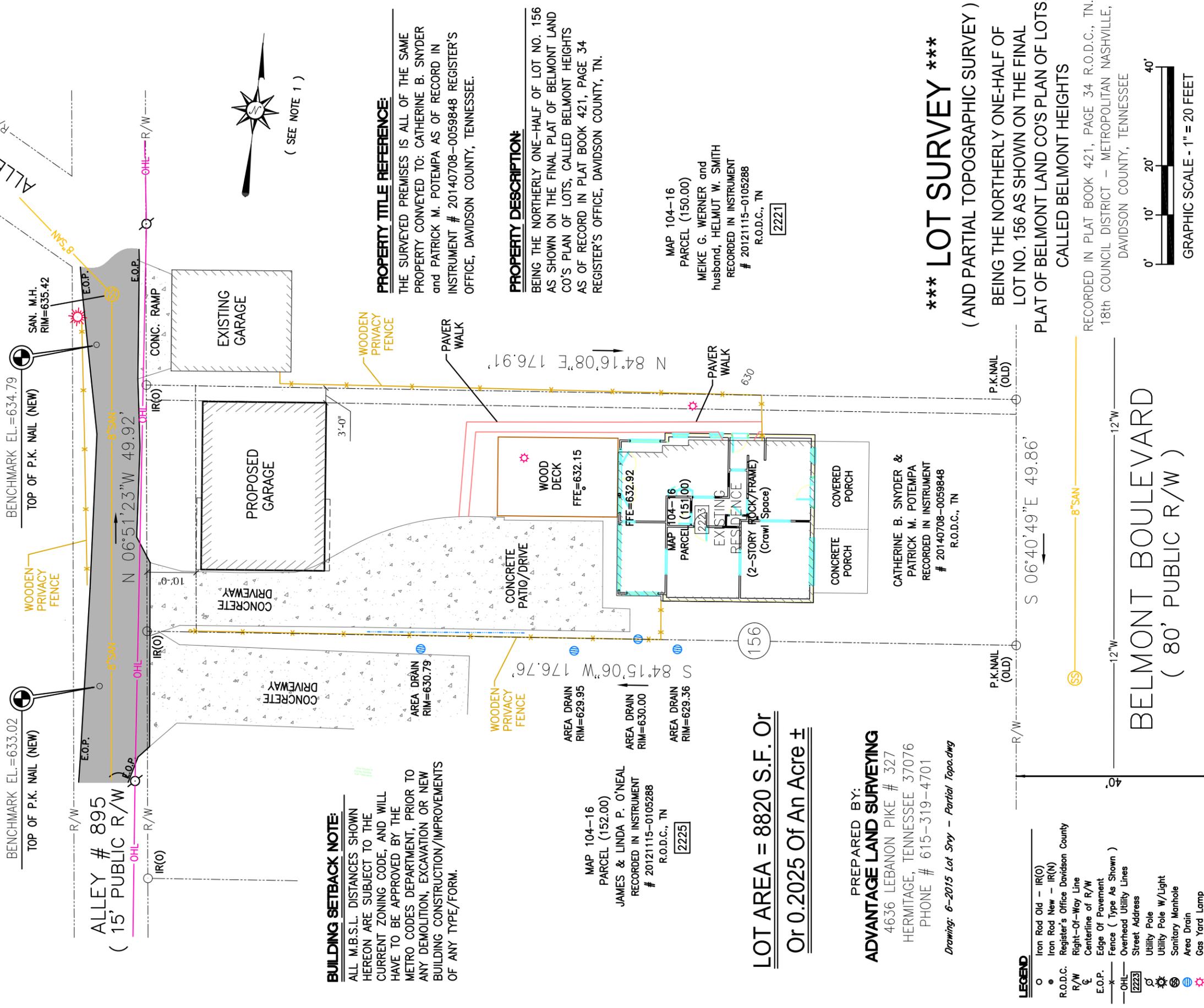
SURVEYORS CERTIFICATE

I HEREBY CERTIFY TO: CATHERINE B. SNYDER and PATRICK M. POTEMPA THAT THIS LOT SURVEY IS A CATEGORY I SURVEY; THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR LAND SURVEYORS IN THE STATE OF TENNESSEE (UNDER THE AUTHORITY OF TCA 62-18-126), AND THE UNADJUSTED ERROR OF CLOSURE EXCEEDS 1:10,000.

BY: ADVANTAGE LAND SURVEYING DATE: FEB. 5, 2015



SIGNED: *[Signature]*
NAME: WILLIAM B. PERKINS
TENNESSEE R.L.S. # 2163



BUILDING SETBACK NOTE:

ALL M.B.S.L. DISTANCES SHOWN HEREON ARE SUBJECT TO THE CURRENT ZONING CODE, AND WILL HAVE TO BE APPROVED BY THE METRO CODES DEPARTMENT, PRIOR TO ANY DEMOLITION, EXCAVATION OR NEW BUILDING CONSTRUCTION/IMPROVEMENTS OF ANY TYPE/FORM.

PROPERTY TITLE REFERENCE:

THE SURVEYED PREMISES IS ALL OF THE SAME PROPERTY CONVEYED TO: CATHERINE B. SNYDER and PATRICK M. POTEMPA AS OF RECORD IN INSTRUMENT # 20140708-0059848 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

PROPERTY DESCRIPTION:

BEING THE NORTHERLY ONE-HALF OF LOT NO. 156 AS SHOWN ON THE FINAL PLAT OF BELMONT LAND CO'S PLAN OF LOTS, CALLED BELMONT HEIGHTS AS OF RECORD IN PLAT BOOK 421, PAGE 34 REGISTER'S OFFICE, DAVIDSON COUNTY, TN.

LOT AREA = 8820 S.F. Or Or 0.2025 Of An Acre ±

PREPARED BY:
ADVANTAGE LAND SURVEYING
4636 LEBANON PIKE # 327
HERMITAGE, TENNESSEE 37076
PHONE # 615-319-4701
Drawing: 6-2015 Lot Srvy - Partial Topo.dwg

- LEGEND**
- Iron Rod Old - IR(O)
 - Iron Rod New - IR(N)
 - Register's Office Davidson County
 - R/W Right-Of-Way Line
 - ⊕ Centerline of R/W
 - ⊖ Edge Of Pavement
 - x- Fence (Type As Shown)
 - OHL- Overhead Utility Lines
 - 2223 Street Address
 - Utility Pole
 - Utility Pole W/Light
 - Sanitary Manhole
 - Area Drain
 - Gas Yard Lamp

A0.1

Drawings:
Site Plan
Date:
04.10.15



A New Garage for:

The Potempa Residence
2223 Belmont Boulevard
Nashville, TN 37212

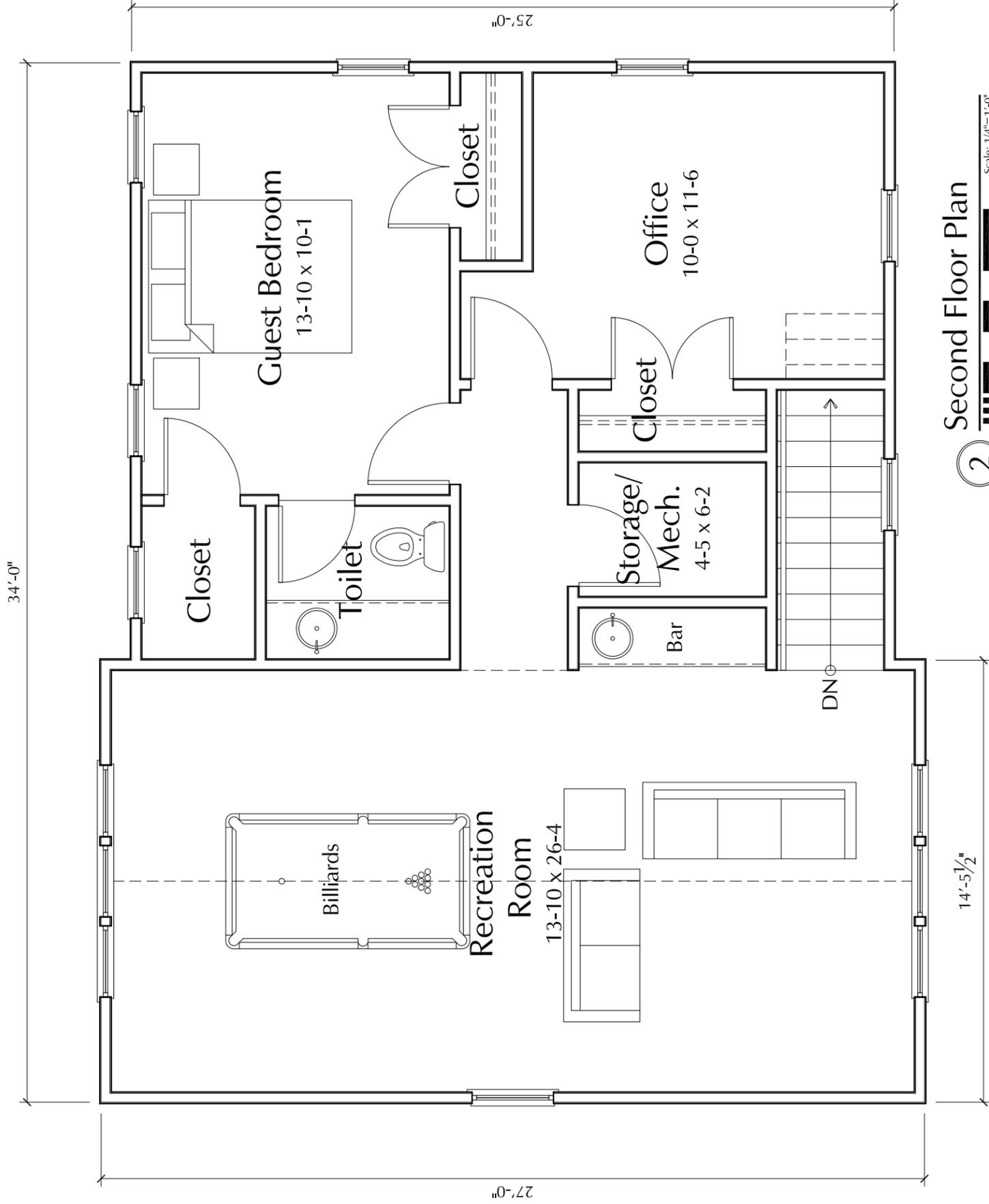
BELMONT BOULEVARD
(80' PUBLIC R/W)

***** LOT SURVEY *****
(AND PARTIAL TOPOGRAPHIC SURVEY)

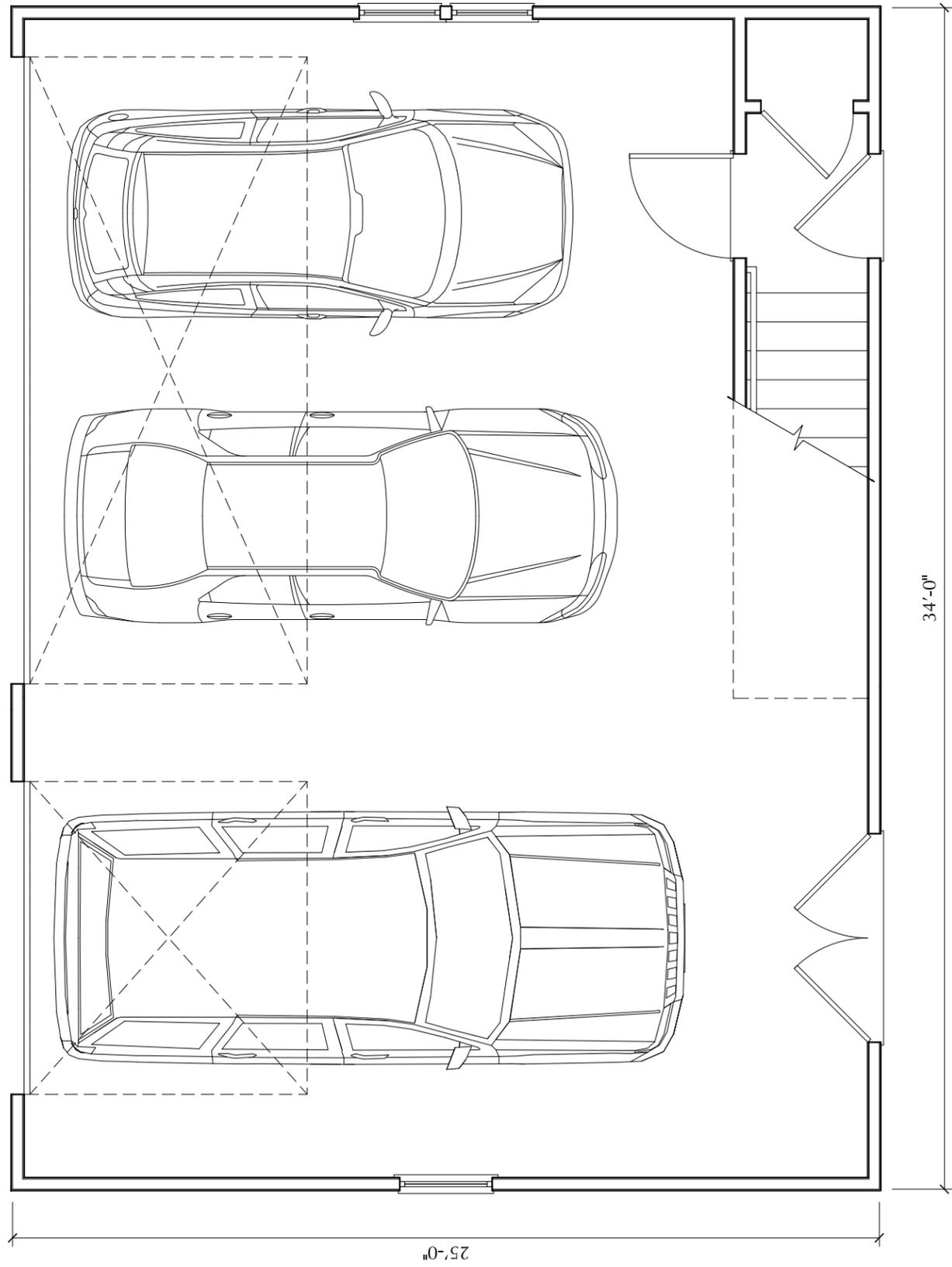
BEING THE NORTHERLY ONE-HALF OF LOT NO. 156 AS SHOWN ON THE FINAL PLAT OF BELMONT LAND CO'S PLAN OF LOTS, CALLED BELMONT HEIGHTS

RECORDED IN PLAT BOOK 421, PAGE 34 R.O.D.C., TN.
18th COUNCIL DISTRICT - METROPOLITAN NASHVILLE,
DAVIDSON COUNTY, TENNESSEE





2 Second Floor Plan



1 First Floor Plan



Hardi Fascia, Painted
Stucco

Roofing to Match
Existing House

Aluminum Clad Wood Windows
Optional Balcony

Hardi Trim Band, Painted
Wood Brackets, Painted
Hardi Corner Trim, Painted
Hardi Siding, 5" Reveal, Painted

6'-8"

1

East Elevation

1" = 6' 0" 1' 2' 3' 4' 6' Scale: 1/4" = 1'-0"

A New Garage for:
The Potempa Residence
2223 Belmont Boulevard
Nashville, TN 37212

A.A. ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
Tel: 615.345.1010
allardward.com
Fax: 615.345.1011

Drawings:
East Elevation
Date:
04.10.15

A2.1



1 North Elevation
 Scale: 1/4" = 1'-0"

A New Garage for:
The Potempa Residence
 2223 Belmont Boulevard
 Nashville, TN 37212

A.A. ALLARD WARD
 ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 North Elevation
 Date:
 04.10.15

A2.2



1 West Elevation
 Scale: 1/4" = 1'-0"

A New Garage for:
The Potempa Residence
 2223 Belmont Boulevard
 Nashville, TN 37212

A.A. ALLARD WARD
 ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 West Elevation
 Date:
 04.10.15

A2.3



1

South Elevation



Scale: 1/4" = 1'-0"

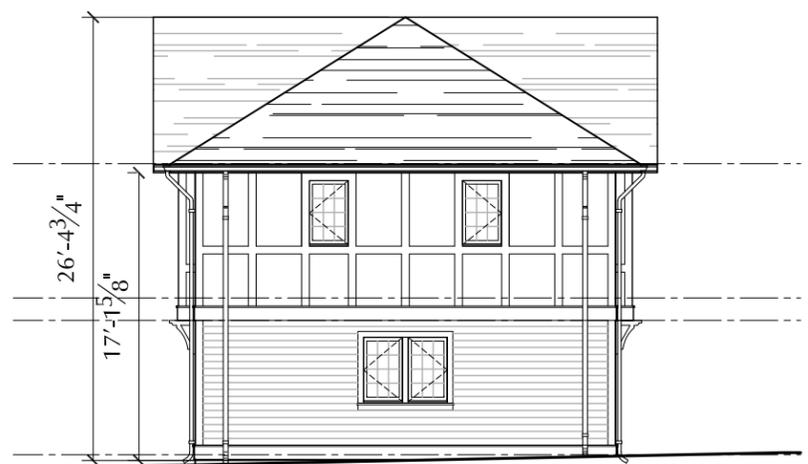
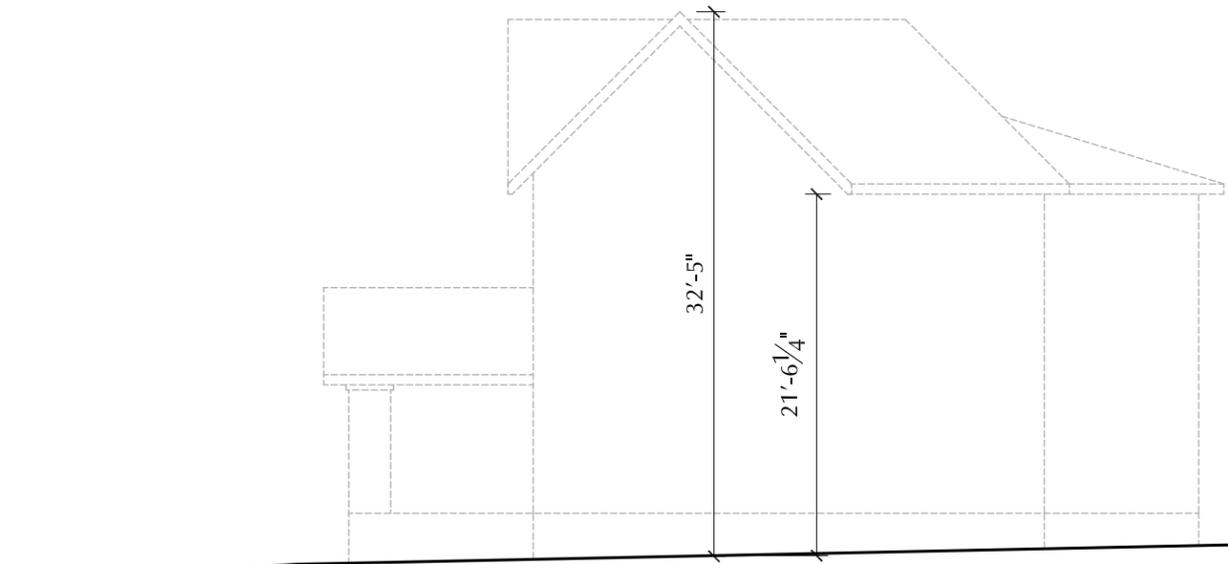
Drawings:
South Elevation

Date:
04.10.15

A.A.
ALLARD WARD
ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

A New Garage for:
The Potempa Residence
2223 Belmont Boulevard
Nashville, TN 37212

A2.4



1 Site Section
 Scale: 3/32" = 1'-0"

A New Garage for:
The Potempa Residence
 2223 Belmont Boulevard
 Nashville, TN 37212

A.A.
 ALLARD WARD
 ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 allardward.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:	
Site Section	
Date:	04.10.15

A2.5