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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION 2216 Belmont Boulevard June 15, 2016

Application: New construction- addition and outbuilding; Partial demolition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416035800
Applicant: Manuel Zeitlin
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: Application is to demolish a non-contributing rear addition, to construct a rear addition, and to construct a new structure in the rear yard.

Recommendation Summary: Staff recommends approval of the application with the following conditions:

1. The detached building shall not be wider than the historic house;
2. Staff approve the final foundation, roof, windows, doors, and railing selections as well as the color and texture of the masonry prior to purchase and installation;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. Staff approve the roof color, dimensions and texture.

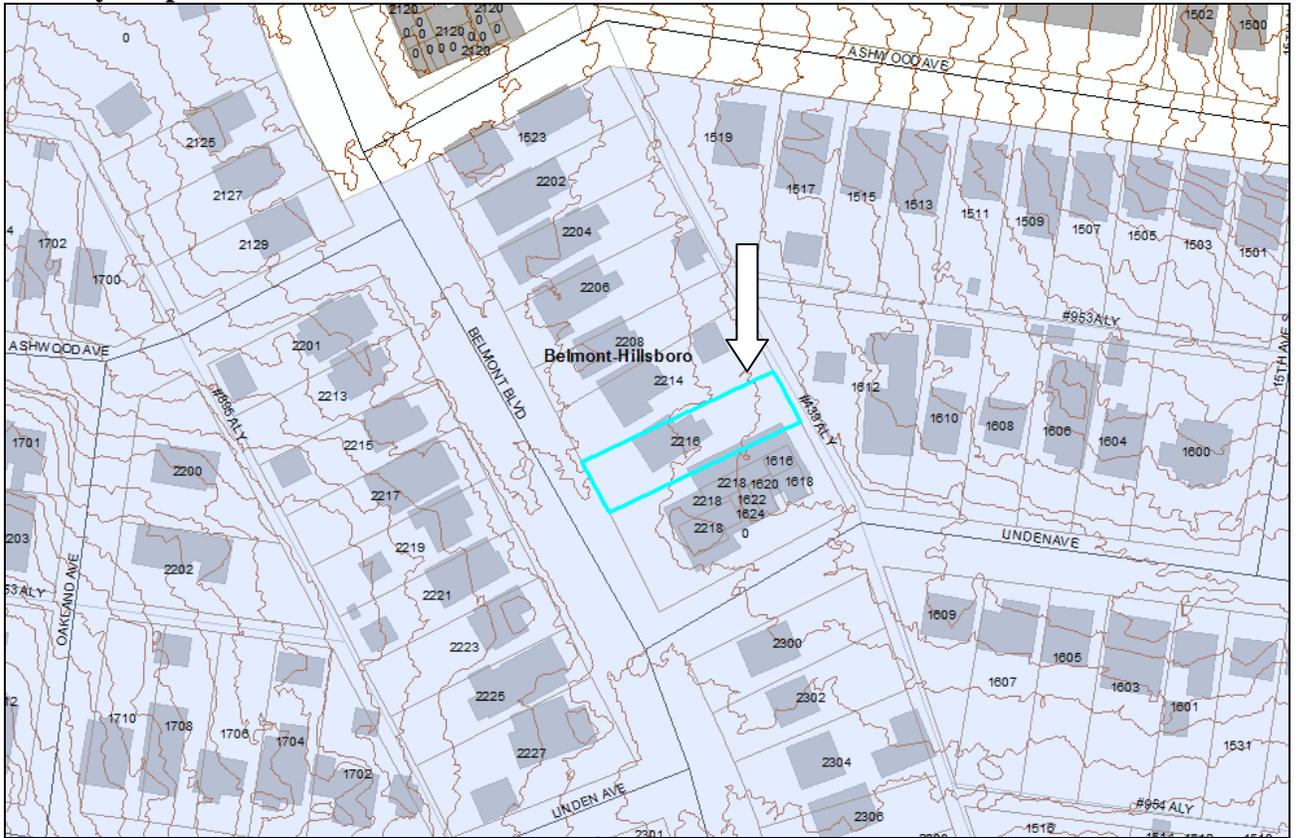
With these conditions, staff finds that the proposed addition and detached structure meet Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

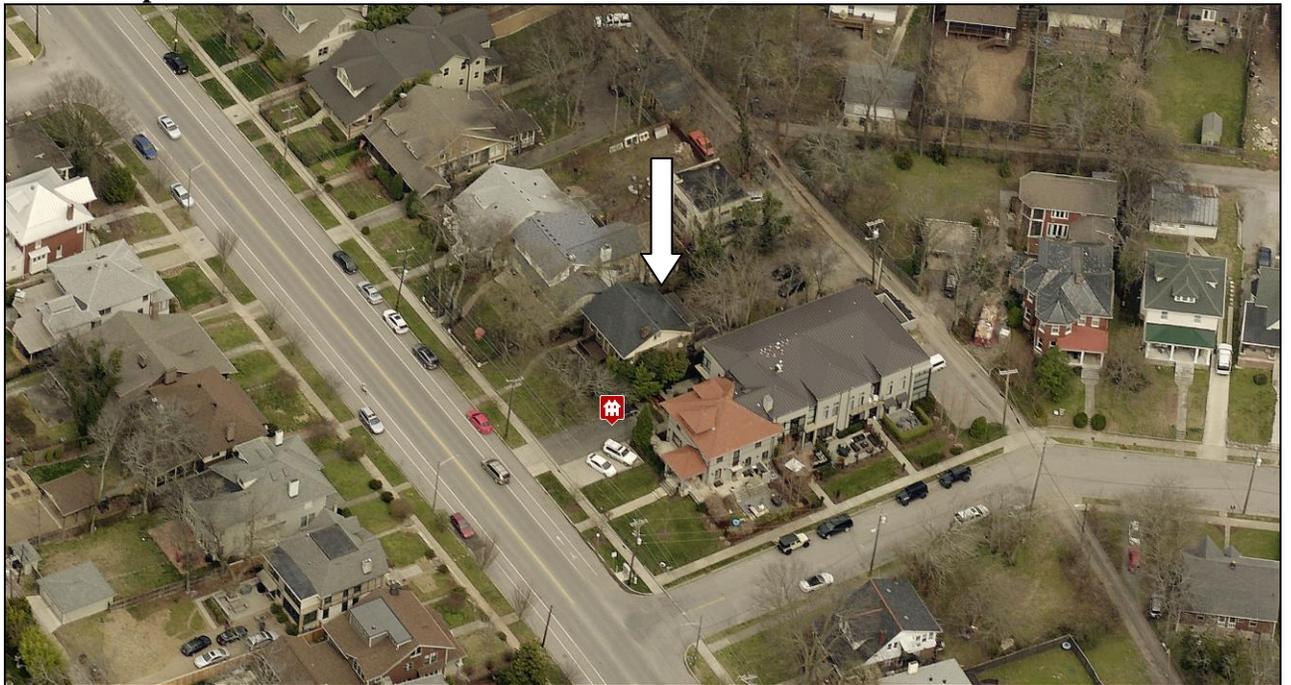
Attachments

- A: Photographs
- B: Site Plan
- D: Elevations

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.

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.

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.

i. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
 - The DADU may not exceed the maximums outlined previously for outbuildings.
 - No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
- Density.
- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
- Ownership.
- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
 - b. The DADU cannot be divided from the property ownership of the principal dwelling.
- The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
 - Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

- The living space of a DADU shall not exceed seven hundred square feet.

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.

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.

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.
- 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.

III. 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: 2216 Belmont Boulevard is a two-story, c. 1915 four-square house with a side-gable roof (Figure 1). The house contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 1: 2216 Belmont Boulevard

Analysis and Findings: The applicant proposes to demolish a non-contributing rear addition, to construct a two-story rear addition, and to construct a two-story detached building. The detached building is neither a garage nor a DADU. This property is zoned RM20, which permits up to four (4) dwelling units on the site. The Commission does not have the authority to approve the use or the number of units. This recommendation is for the design of the building based on the proposed use and zoning.

Partial Demolition: The applicant proposes to demolish a four hundred and seventy-one square feet (471 sq. ft.) non-contributing addition and deck to the historic house. The date of construction of the addition is unknown, but it was built prior to the creation of the neighborhood conservation zoning overlay in 2005. A version of a rear addition appears on the 1951 Sanborn map (Figure 2); however, the footprint is different from the existing footprint (Figure 3). The portion to be removed is inset differently on the right side and does not at any point extend the full width of the house.

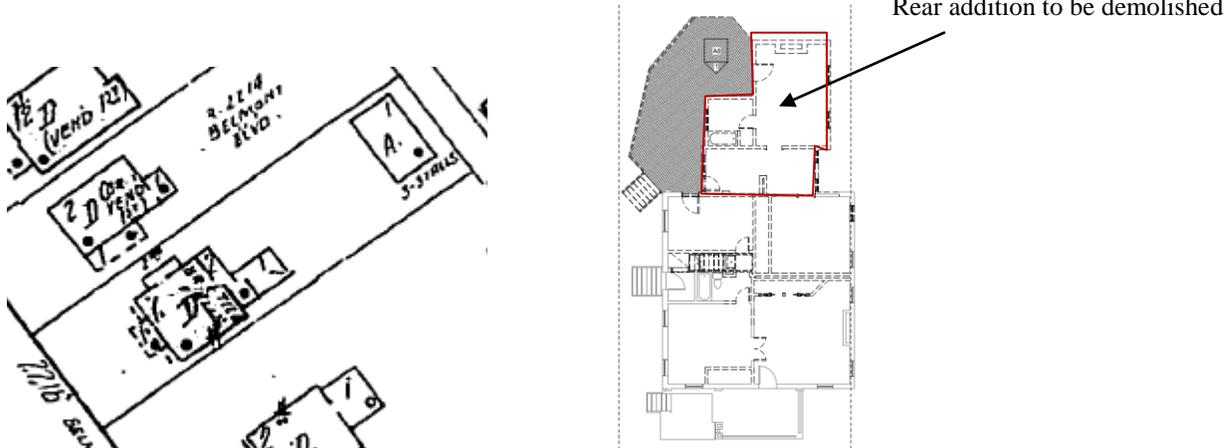


Figure 2 (left) is the 1951 Sanborn Map. Figure 3 (right) shows the rear addition.

Staff finds that the existing rear addition does not contribute to the historic character of the house. The location and inset indicate that it is an addition, and comparison of the existing footprint to the 1951 Sanborn map footprint shows that the addition is not original to the historic house. Staff therefore finds that the partial demolition meets Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition.

Addition

Height & Scale: The addition has a maximum ridge height that is approximately seven feet, ten inches (7' 10") lower than the ridge of the historic house. The maximum foundation height is two feet (2'), which is less than the foundation height on the historic house. Eave height on the addition is also similar to that on the existing house.

The proposed additional footprint is approximately four hundred and eighty-two square feet (482 sq. ft.), compared to the existing footprint which is one thousand, seven hundred and twenty-eight square feet (1728 sq. ft.). The addition does not more than double the footprint of the existing house, which includes a previous rear addition that is to be removed, and the new construction is at the rear of the historic house, in accordance with design guidelines. The addition adds sixteen feet, ten inches (16' 10") to the depth of the house, which does not more than double the depth of the historic house.

As the proposed addition is neither taller nor wider than the historic house and does not more than double the footprint or depth of the house, staff finds that project is appropriate with regard to height and scale and meets Section II.B.2.a and II.B.2.b of the guidelines.

Design, Location & Removability: The addition is located at the rear of the historic house, in accordance with the design guidelines and is inset two feet, two inches (2' 2") from the rear corners of the historic house on both sides, which meets the requirement of the design guidelines for additions to be inset at least two feet (2') for two-story additions. If the addition were removed in the future, the historic and architectural character of the house would remain. The design is contemporary but does not affect any character defining features of the home. Staff therefore finds that the proposed addition meets Section II.B.2.a and II.B.2.e. of the design guidelines.

Setback: The setbacks will be approximately fourteen feet (14') on the left side, and six feet (6') on the right side. The rear wall of the addition will be approximately eighty-five feet (85') from the rear property line. The setbacks meet the bulk regulations of the Zoning Code and are consistent with the surrounding historic context. Therefore, staff finds that the project meets Section II.B.2.c for setbacks.

Materials: The addition is clad primarily with Hardie panels, which is appropriate as the material will not be visible from the street. The materials for the foundation, roof, window, doors, and railings are unknown. Staff recommends including a condition that staff approve the final foundation, roof (including color), windows, doors, and railing selections prior to purchase and installation.

With this condition, staff finds that the proposed materials can be consistent with the design guidelines and appropriate for the context, staff finds that, the project meets Section II.B.2.d.

Roof form: The roof form of the addition is hipped, which complements the existing historic house. The roof form and pitch does not contrast with those of neighboring

historic buildings and are compatible with those of the house. Therefore, staff finds that the project meets Section II.B.2.e.

Orientation: The addition will not change the historic orientation of the house. This design guideline is not applicable.

Proportion and Rhythm of Openings: The windows on the proposed addition do not meet the historic proportion of openings, which are generally twice as tall as they are wide. However, staff finds that the location and proportion of openings is appropriate in this case since the openings are located on façades that will not be visible from the front of the house. Also, the addition is more of a contemporary design, and the location and proportion of openings are appropriate to the addition and will not impact the public façades of the historic house. Staff finds the project meets Section II.B.2.g.

Utilities: The location of the HVAC and other utilities was not noted. Staff asks that, if it is to be relocated, that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With that condition, Staff finds that the project meets Section II.B.2.h of the design guidelines.

Outbuilding

Location, Setback: The detached building will be located at the rear of the lot with vehicular access and parking from the alley. The structure is located twenty-six feet (26') from the rear property line, and five feet (5') from both side property lines; the building meets all setbacks per the Zoning Code. The detached building is located approximately twenty-eight feet (28') from the principle structure, which is more than the twenty feet (20') typically required for detached structures that include a dwelling unit. Staff therefore finds that the proposed structure meets Section II.B.i.2. of the design guidelines.

Design: The design of the detached building reflects the character of both the historic house as well as the proposed rear addition that is more contemporary. The structure incorporates a side-gable as the primary roof form with a pitch that is similar to the historic house. Also, masonry is proposed on the front and sides of the structure, which is also seen on the existing house. The detached building also takes cues from the contemporary design of the proposed addition with regard to the rhythm and proportion of openings and the use of Hardie panel. Staff finds that the design is compatible with the historic house and that the project meets Section II.B.i.1.

Height, Scale: The proposed footprint is approximately one thousand, three hundred and twenty square feet (1320 sq. ft.), which is smaller than the footprint of the historic house with the proposed addition. The two-story detached building is proposed to be both taller and wider than the historic house. The structure will have a ridge height that is one foot, four and one-half inches (1'4 ½") taller than the historic house, which includes the foundation which is a maximum of eighteen inches (18") tall. The eave height will be approximately twenty-eight feet (28') above grade. In comparison, the average eave height of the principle dwelling is approximately twenty-five feet (25') above grade. In

addition, the proposed structure will extend approximately seven feet (7') wider than the historic house on the left side.

While the ridge and eave heights are taller than the historic house, staff finds that the height of the detached structure could be appropriate given its minimal additional height, location, and the surrounding context. The additional one foot, four and one-half inches (1' 4 ½ ") of height proposed for the detached building is located approximately one hundred and ten feet (110') behind the front of the historic house. In addition, the house to the right includes a deep, rear two-story addition (constructed prior to the overlay) that is closer to the alley than the proposed detached structure and will likely obscure the proposed structure from Linden Avenue.

While the proposed additional height could be appropriate in this specific location because of the zoning of the property and the context, staff finds that the additional width is not appropriate, especially when combined with additional height. Historically, outbuildings were subordinate to principle dwellings and had massings which are significantly smaller in terms of width, height and square footage. In most cases, the guidance for outbuildings has specific size requirements; however, those are not relevant here because of the multi-family zoning of the property, which permits up to four (4) units. Allowing more than one (1) unit in the outbuilding is more appropriate to the context than requiring three (3) units in the addition as it will allow the rear yard open space to correspond with the rear yard of the home to the left and push more massing to the rear, to be in line with the large addition to the right.



Figure 4: This image shows the scale of the outbuilding compared to the addition of the home to its right.

Even with the realities of the zoning and non-historic context, staff finds the massing to be too large. Since this building is both taller and wider than the principle building, it is not compatible with surrounding historic outbuildings in terms of height and scale. Staff recommends reducing the width of the outbuilding to match the existing width of the historic building. With this condition, the project would meet section II.B.i.1.

Materials, Roof Shape: The roof will be side-gabled with a pitch that matches the historic house. The alley elevation includes two – two-story bay windows, and the façade that faces the rear of the house incorporates a wall dormer. The bay windows and the wall

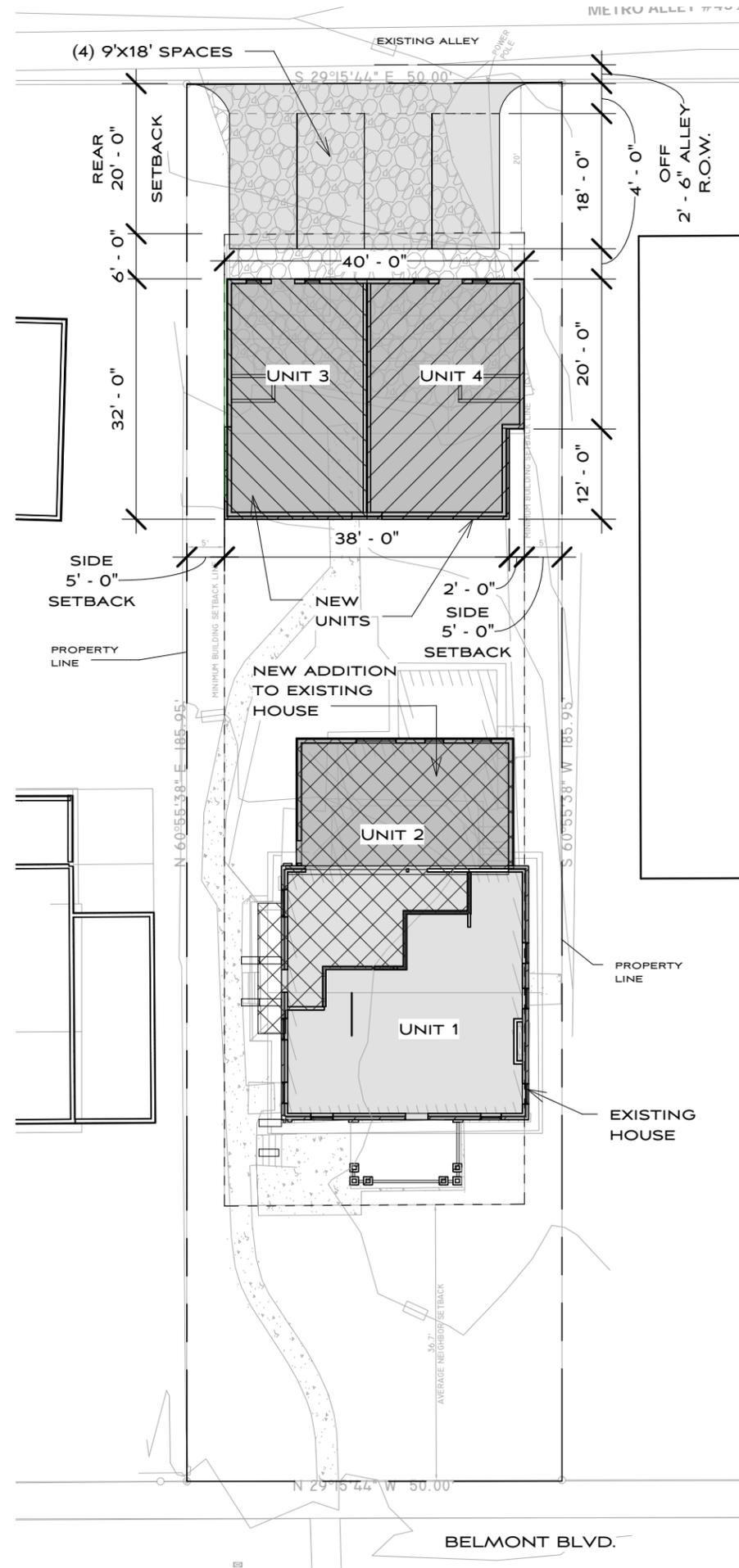
dormer will not be visible from the front of the house. The exterior materials of the detached building include brick and Hardie panels, which reference the historic house and proposed rear addition. The materials for the foundation, roof (including color), window, doors, and railings are unknown. Staff recommends including a condition that staff approve the final foundation, roof (including color), windows, doors, and railing selections as well as the color and texture of the masonry prior to purchase and installation. With this condition, staff finds that the proposed materials can be consistent with the design guidelines and appropriate for the context, staff finds that, the project meets Section II. B.i.1.

Recommendation: Staff recommends approval of the application with the following conditions:

1. The detached building shall not be wider than the historic house;
2. Staff approve the final foundation, roof , windows, doors, and railing selections as well as the color and texture of the masonry prior to purchase and installation;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. Staff approve the roof color, dimensions and texture.

With these conditions, staff finds that the proposed addition and detached structure meet Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



2216 BELMONT BLVD. NASHVILLE, TN 37212

UNIT 1 - 2555 SF
(EXISTING HOUSE)

UNIT 2 - 1928 SF
(EXISTING HOUSE & ADDITION)

SUBTOTAL EXISTING HOUSE - 4483 SF

UNIT 3 - 1555 SF
(NEW CONSTRUCTION)

UNIT 4 - 1724 SF
(NEW CONSTRUCTION)

SUBTOTAL NEW APARTMENTS - 3295 SF

1 Site - Setback Plan
1" = 20'-0"



2216 BELMONT BLVD.

SITE PLAN
PROPOSED PLAN

5-20-16

A1

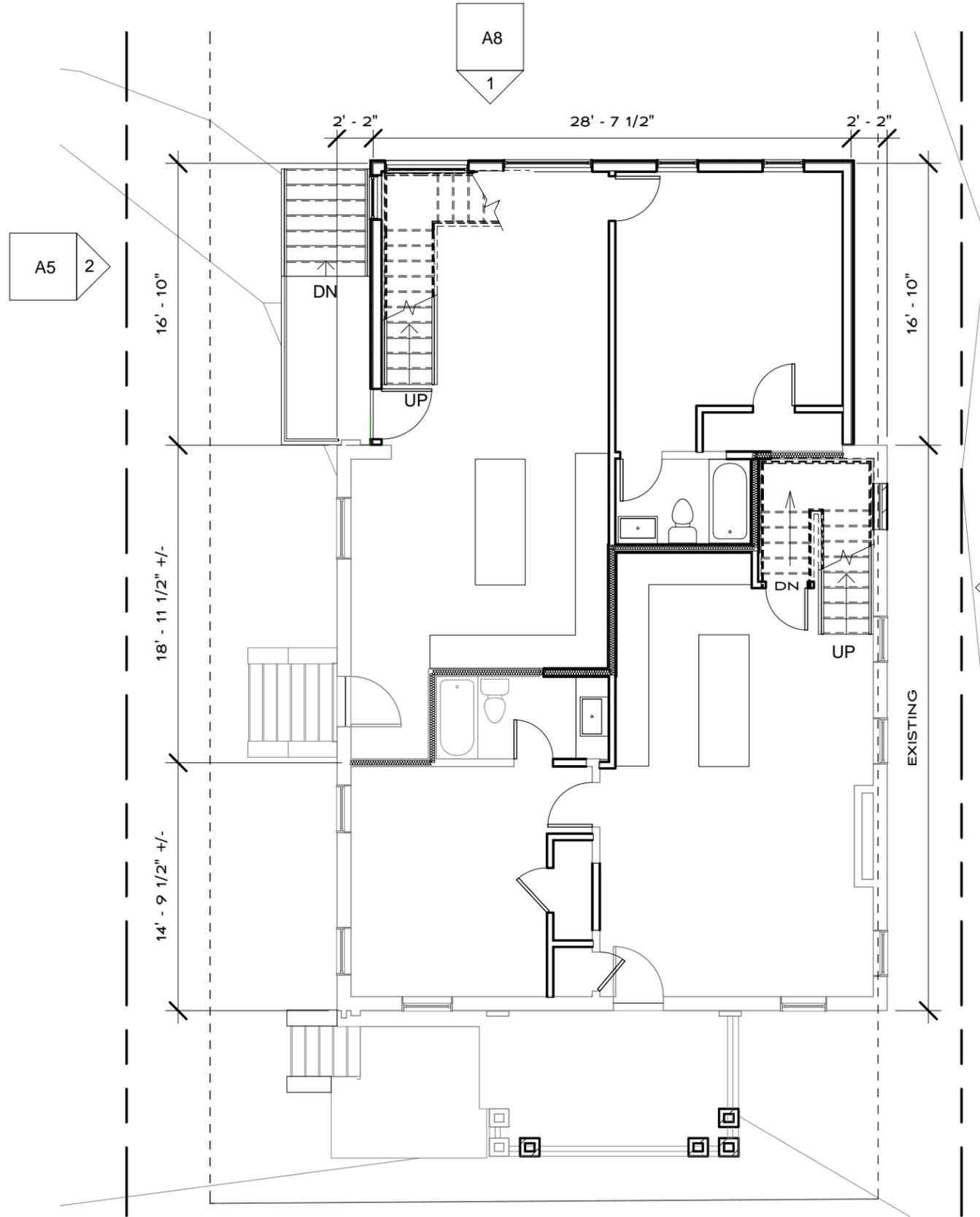
1619

MANUEL ZEITLIN ARCHITECTS

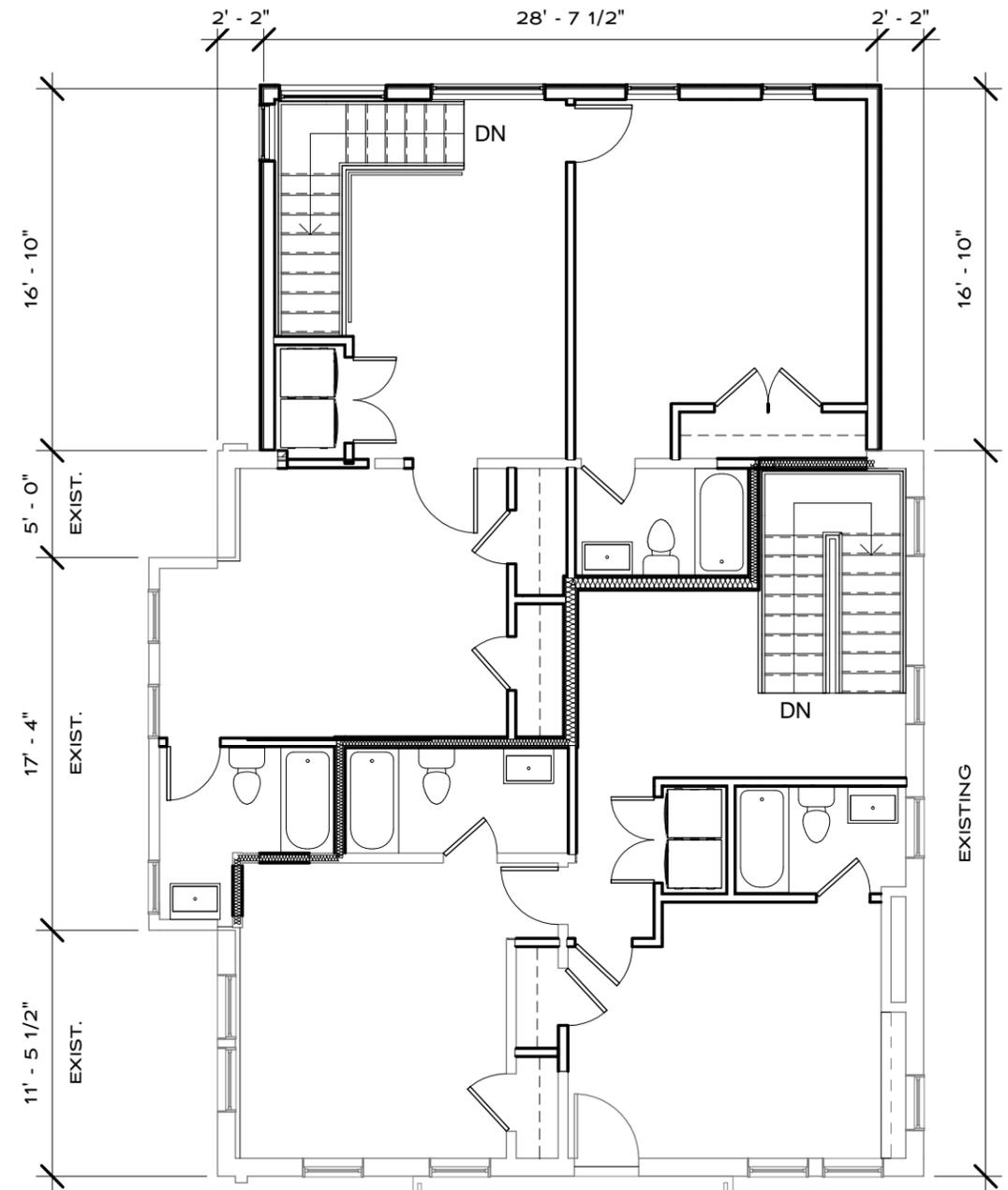
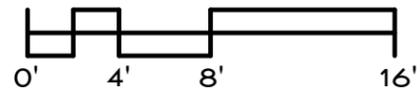


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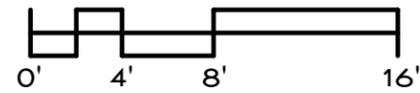
516 HAGAN ST., STE. 100 NASHVILLE, TN 37212



① Level 1 - Existing House - Proposed
1/8" = 1'-0"



② Level 2 - Existing House - Proposed
1/8" = 1'-0"



2216 BELMONT BLVD.

UNIT 1 & 2
PROPOSED PLAN

5-20-16

A2

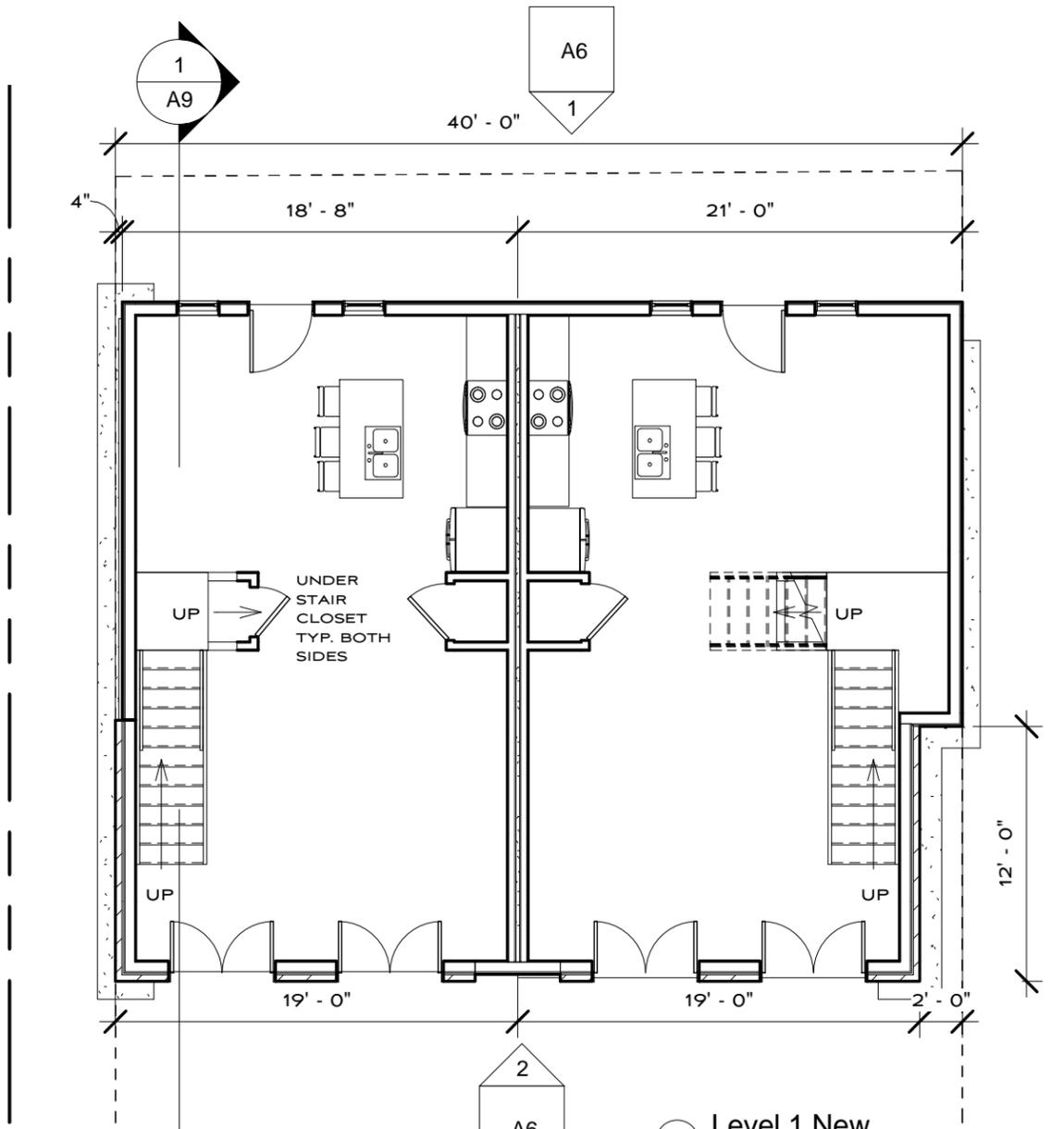
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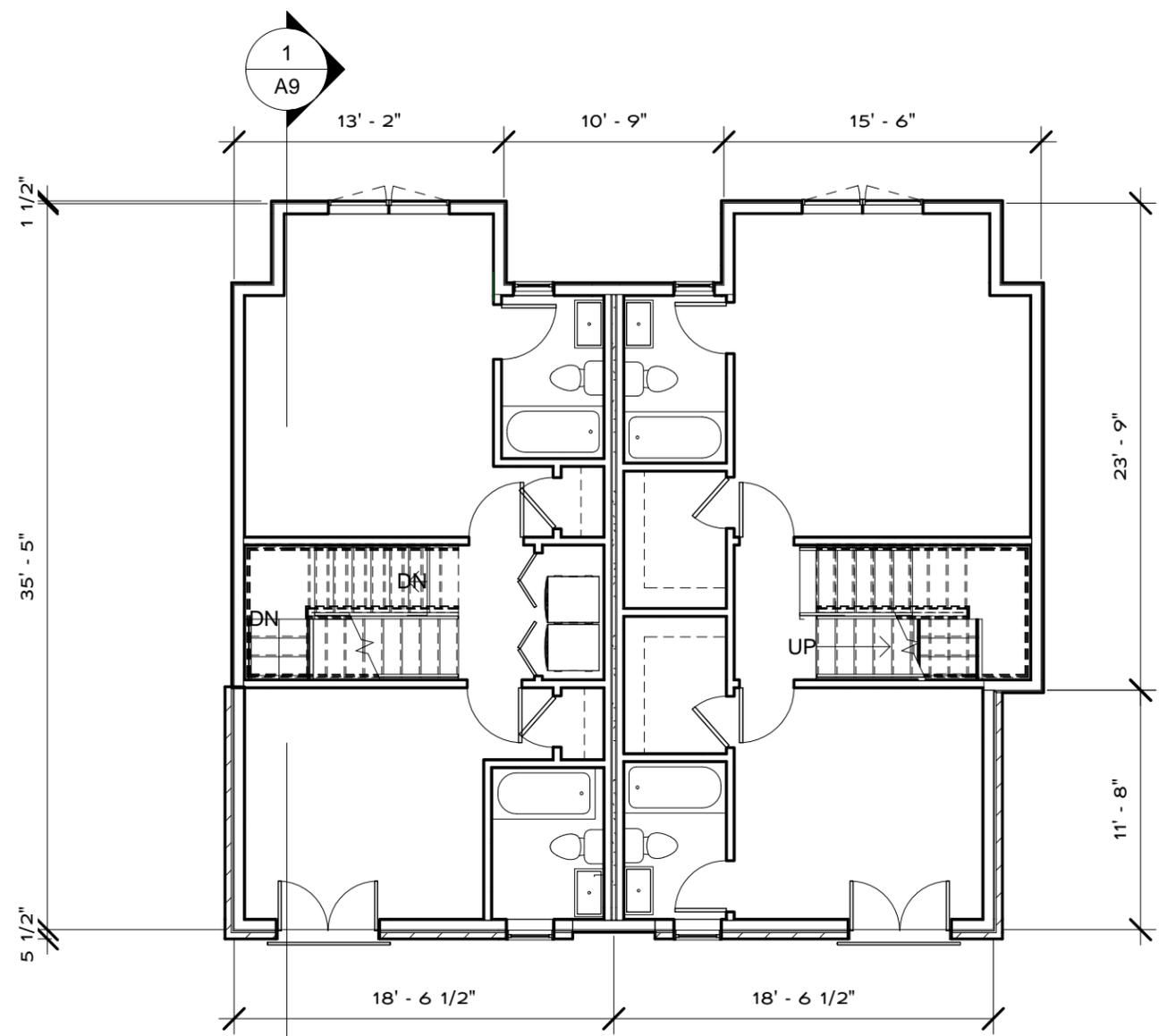


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1 Level 1 New
 1/8" = 1'-0"
 0' 4' 8' 16'



2 Level 2 - New
 1/8" = 1'-0"
 0' 4' 8' 16'

2216 BELMONT BLVD.

UNITS 3 & 4
 PROPOSED PLAN
 5-20-16

A3

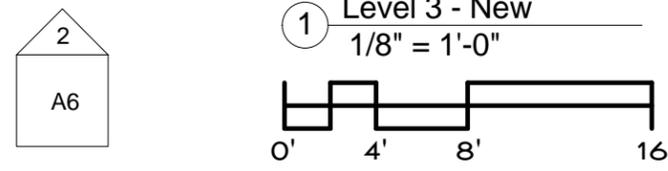
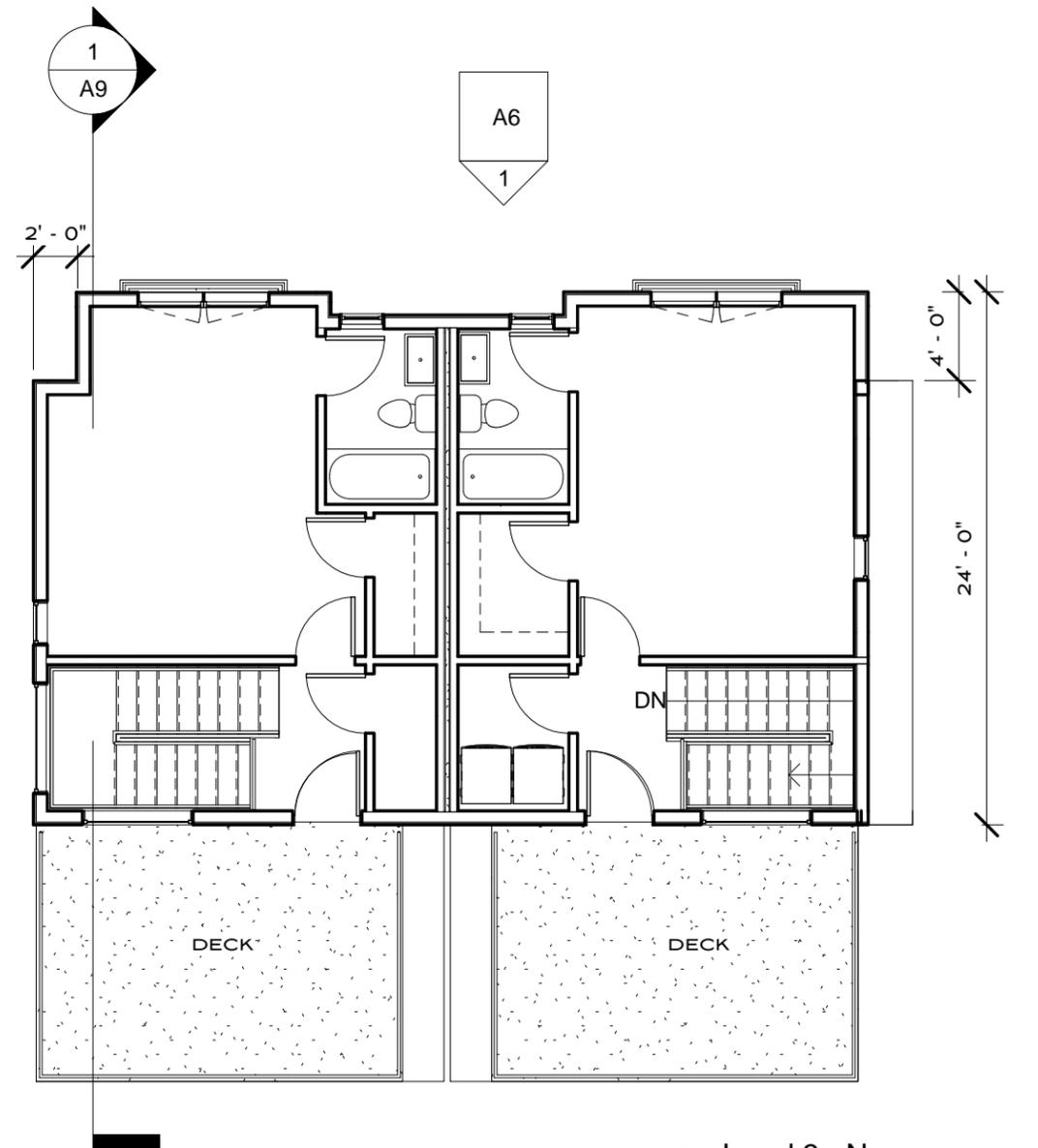
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① Level 3 - New
1/8" = 1'-0"

2216 BELMONT BLVD.

UNIT 3 & 4
PROPOSED PLAN
5-20-16

A4

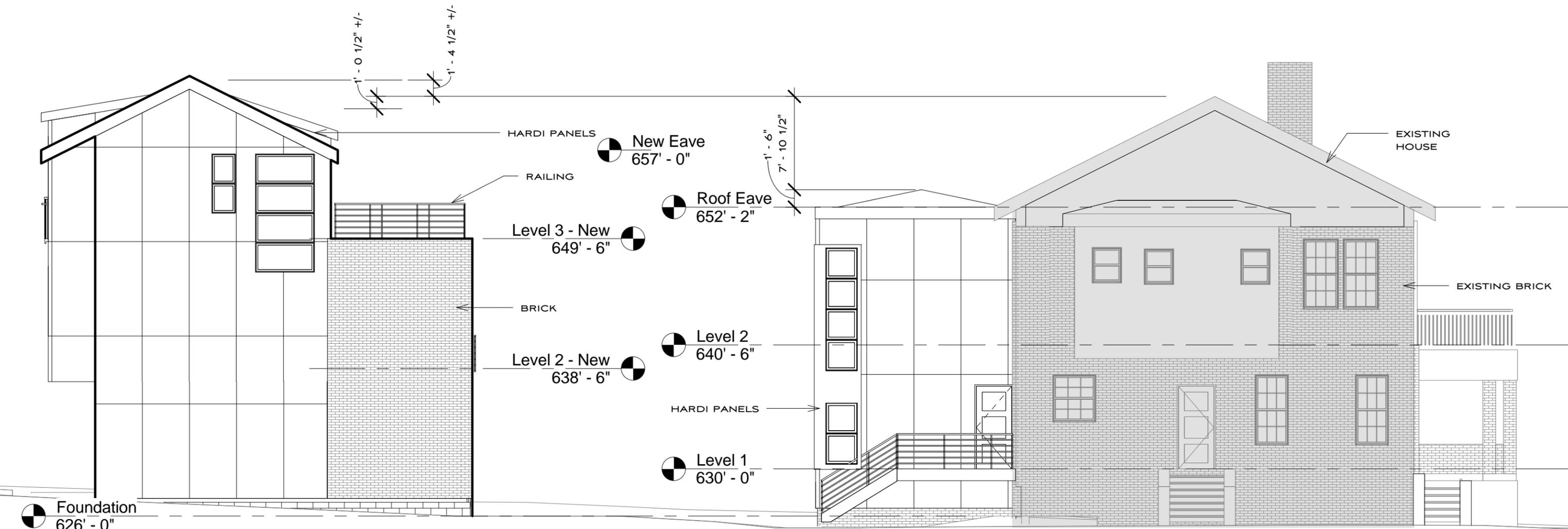
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② North Elevation
 1/8" = 1'-0"
 0' 4' 8' 16'

2216 BELMONT BLVD.
 ELEVATIONS
 PROPOSED PLAN
 5-20-16

A5
 1619

MANUEL ZEITLIN ARCHITECTS



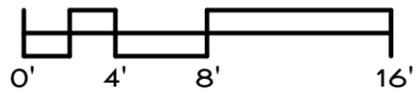
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① East - New Alley Elevation
1/8" = 1'-0"

② West - New Courtyard
1/8" = 1'-0"



2216 BELMONT BLVD.
ELEVATIONS
PROPOSED PLAN
5-20-16

A6

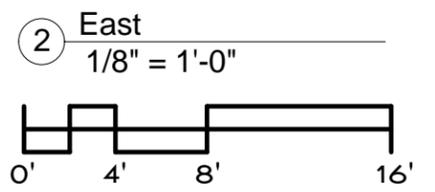
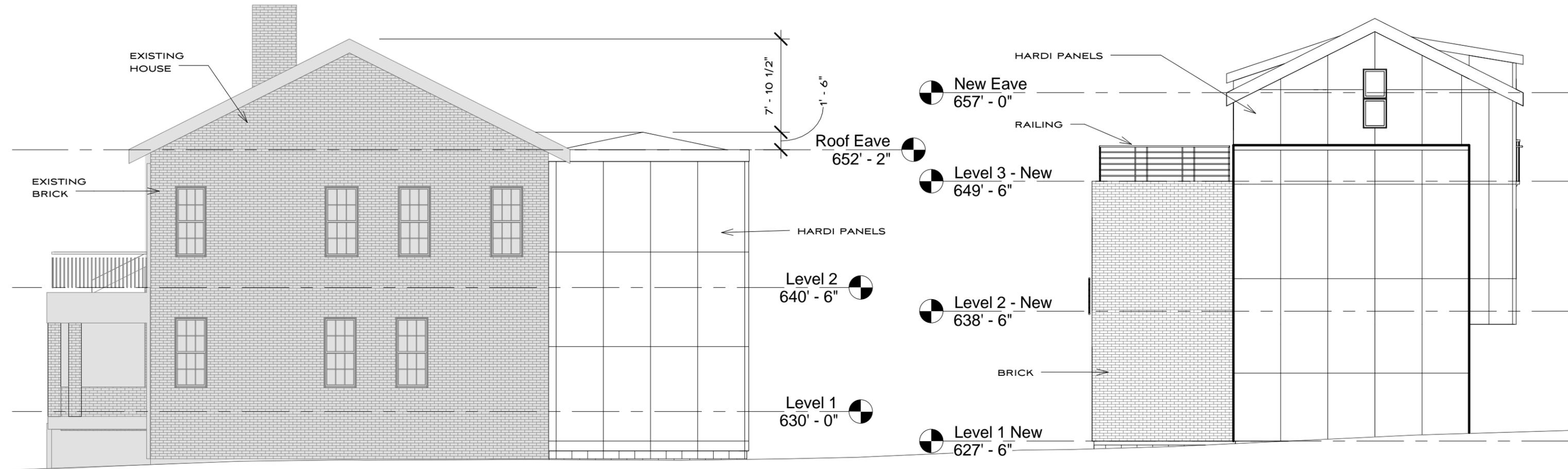
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ELEVATIONS
PROPOSED PLAN
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A7
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● New Eave
657' - 0"

● Roof Eave
652' - 2"

● Level 2
640' - 6"

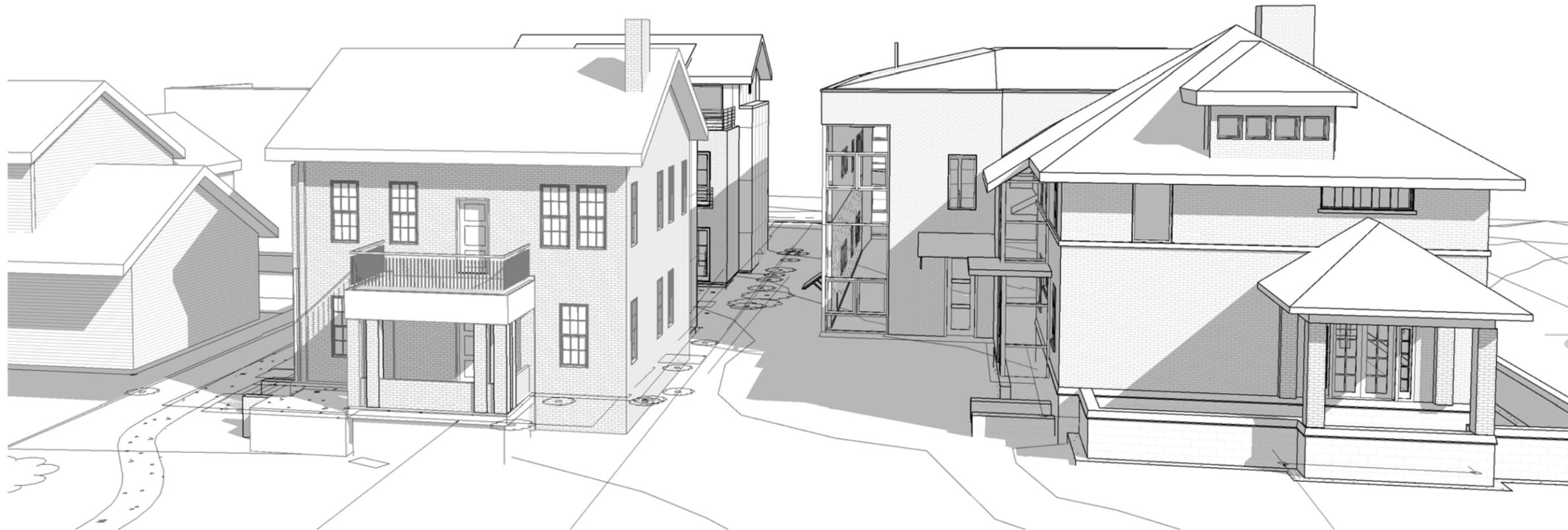
● Level 1
630' - 0"

EXISTING
BRICK

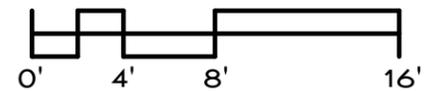
HARDI
PANELS

ARIS CRAFT
STONE BAND

BRICK



① East - House
1/8" = 1'-0"



2216 BELMONT BLVD.

ELEVATION - VIEW
PROPOSED PLAN

5-20-16

A8

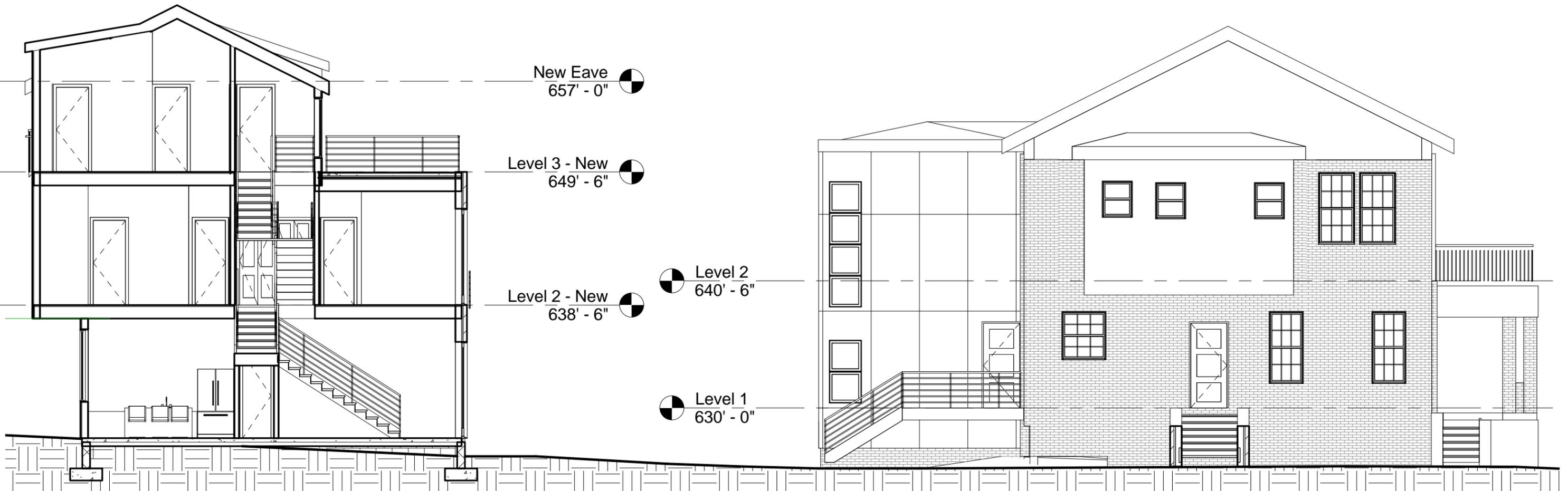
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New Eave
657' - 0"

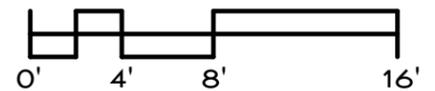
Level 3 - New
649' - 6"

Level 2 - New
638' - 6"

Level 2
640' - 6"

Level 1
630' - 0"

1 Section - New Unit
1/8" = 1'-0"



2216 BELMONT BLVD.

SECTION
PROPOSED PLAN

5-20-16

A9

1619

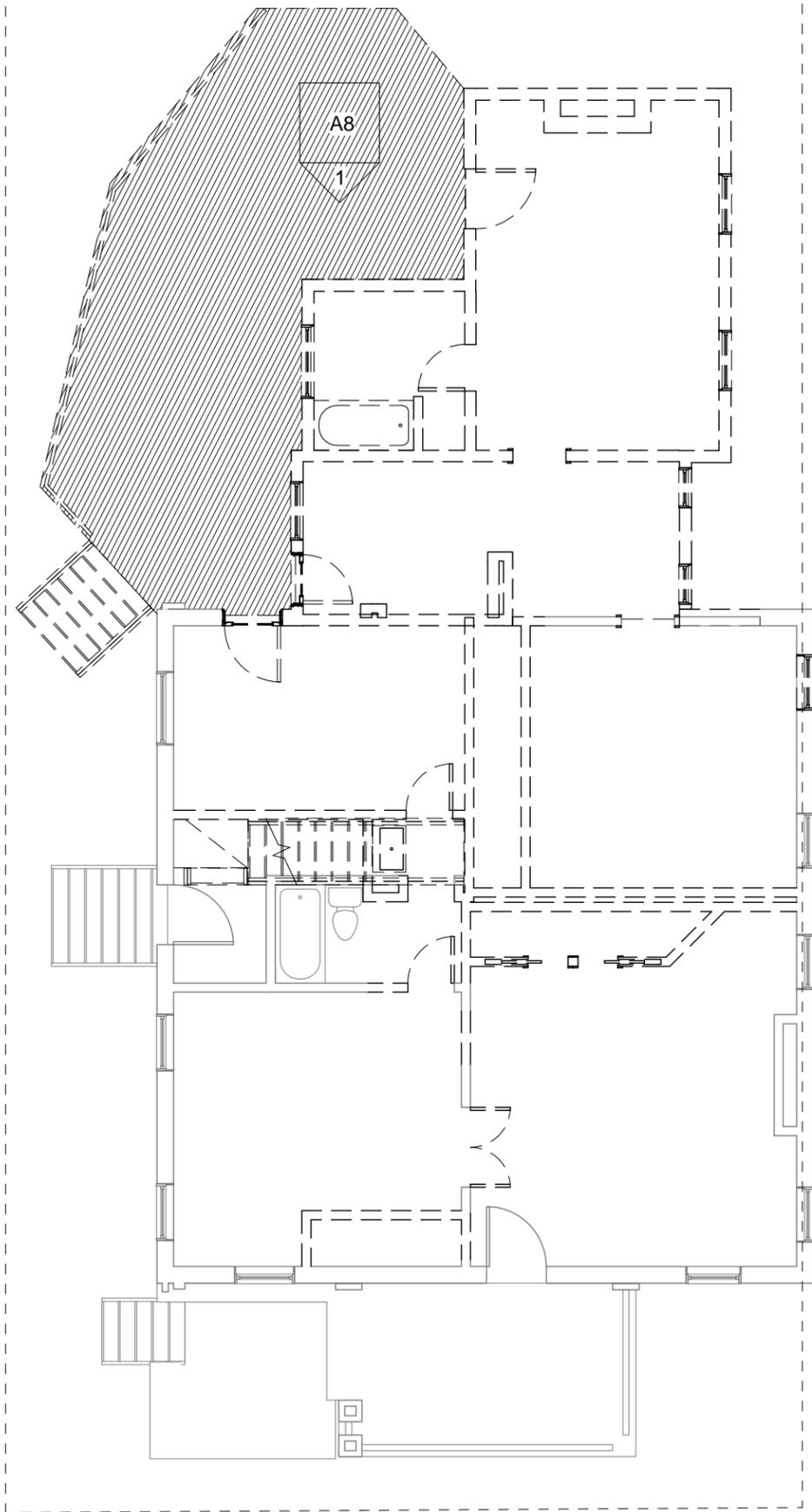
MANUEL ZEITLIN ARCHITECTS



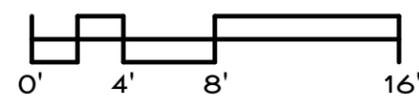
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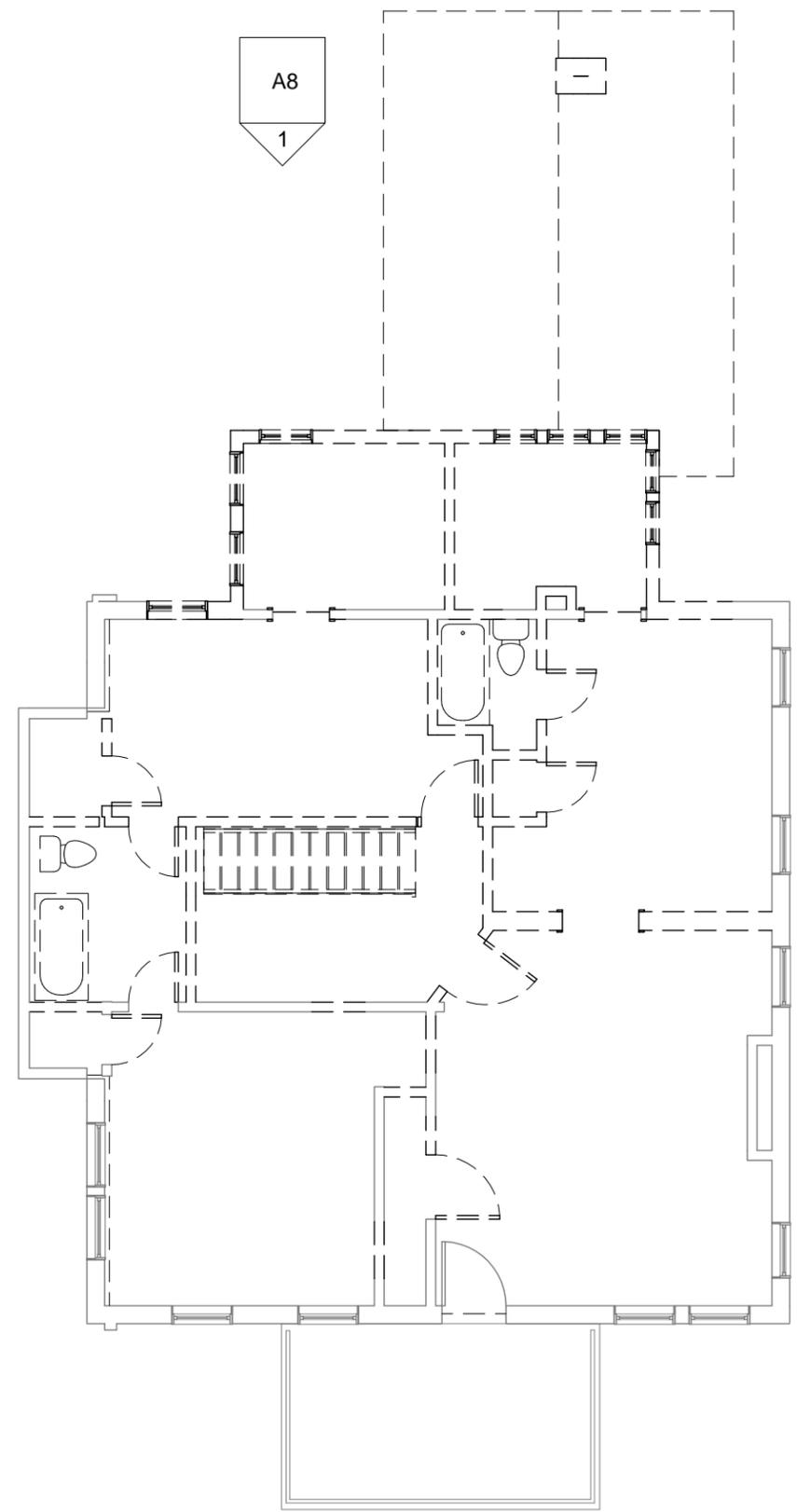
A5 2



① Level 1
1/8" = 1'-0"



2 A7



② Level 2
1/8" = 1'-0"

2 A7

2216 BELMONT BLVD.
 EXISTING PLAN
 DEMOLITION
 5-20-16

A 10

1619

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