

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION 121 Blackburn Avenue October 19, 2016

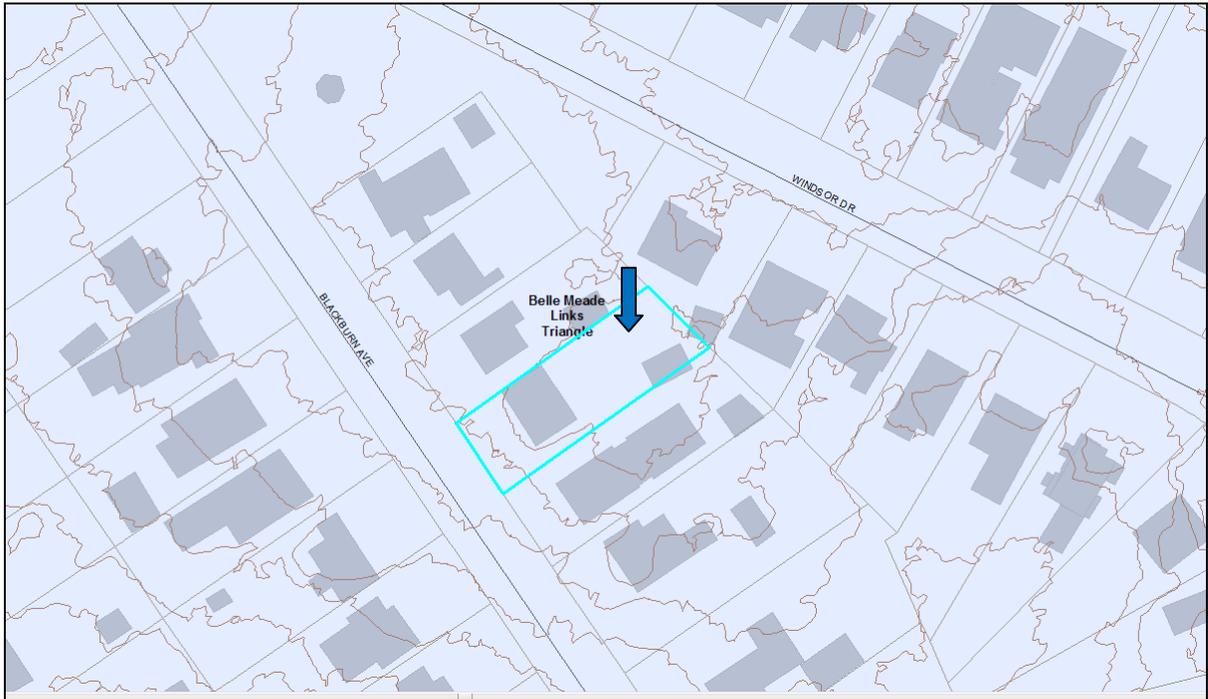
Application: Demolition; New construction—outbuilding; Setback determination
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Map and Parcel Number: 13001018000
Applicant: Van Pond, Jr., Van Pond Architects
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to demolish a non-contributing outbuilding and to construct an outbuilding that is not a detached accessory dwelling unit. The request includes setback determinations to reduce the rear setback from twenty feet (20') to eight feet (8') and to reduce the right side setback from five feet (5') to three feet (3').

Recommendation Summary: Staff recommends approval of the project with the condition that staff provide final review of details, dimensions and materials of the foundation, roof color, windows, doors, and garage doors prior to purchase and installation. With this condition, staff finds that the project meets the *Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

B. GUIDELINES

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. 17.40.410).

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.*

h. Outbuildings and Detached Accessory Dwelling Units (DADU)

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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) 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 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 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.

III.B.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.

III.B.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 of the historic zoning ordinance.

Background: The Tudor Revival house located at 121 Blackburn was built c. 1930 and is a contributing building in the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay. The Commission approved a rear addition to the historic house in November 2015.



Figure 1: 121 Blackburn Ave

Analysis and Findings: The request is to demolish an existing non-contributing outbuilding and to construct a detached outbuilding that is not a detached accessory dwelling unit. The request includes setback determinations to reduce the rear setback from twenty feet (20') to eight feet (8') and to reduce the right side setback from five feet (5') to three feet (3').

Demolition: The applicant proposes to demolish the existing outbuilding, which is approximately eighteen feet (18') wide by twenty-eight feet (28') deep. The 1931 Sanborn maps show an outbuilding in the same general location as the existing outbuilding, but the existing outbuilding appears larger proportionally to the original footprint of the house than the outbuilding that appears on the 1931 map and is likely

non-contributing (see Figures 2 and 3). In addition, the existing outbuilding is located on the rear of the lot and is minimally visible from the street. For these reasons, staff finds that demolition of the existing outbuilding is appropriate and meets Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition.

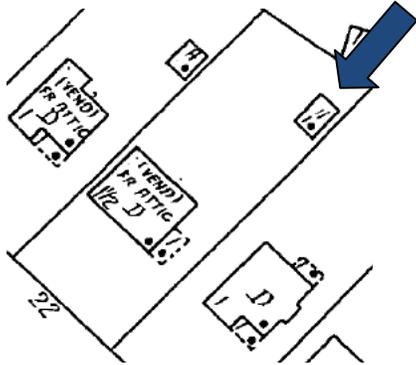


Figure 2: 1931 Sanborn map



Figure 3: Aerial map of existing outbuilding

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross-gable	X
Primary roof slope	10/12	X
Porch form	n/a	n/a
Porch slope	n/a	n/a

Since the roof form and slopes are similar to historic outbuildings, the project meets Section II.B.h of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and building form do not contrast greatly with the primary structure. As designed, the windows meet the standards of the design guidelines. In addition, the outbuilding is located at the rear of the lot in the same location as the existing outbuilding that is to be demolished. The design meets section II.B.h of the design guidelines

Material:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Not indicated	Needs final approval	
Cladding	Cementitious lap siding	Smooth with 5” reveal	X

Roofing	Architectural fiberglass shingles	Needs final review	X
Trim	Wood	smooth	X
Windows	Wood with simulated divided lites	Needs final approval	X
Pedestrian Door	Full and half light	Needs final approval	X
Vehicular Door	Front – not indicated Left side - glass	Needs final approval	

With the staff’s final approval of the windows, doors, roof color, and foundation material, staff finds that the known materials meet Section II.B.h.

Setbacks: When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.), bulk zoning requires that the structure be located twenty feet (20’) from the rear property line and five feet (5’) from the side property lines. In this instance, the structure is located more than five feet (5’) from the left side property line, but it is proposed to be located three feet (3’) from the right side property line and eight feet (8’) from the rear property line. Staff finds that the proposed right side and rear setbacks are appropriate since outbuildings were historically located closer to the rear and side property lines. In addition, the existing outbuilding that is to be demolished is already located closer to both the rear and right side property lines than the proposed outbuilding at six feet (6’) and two feet (2’), respectively. Therefore, staff finds that the requested setback determinations are appropriate. Staff recommends approval of the setback determinations and finds that the project meets Sections II. B.c. and II.B.h. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The project meets section II.B.h of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	4’-2”
Rear setback	20’	8’
L side setback	5’	35’
R side setback	10’	3’
How is the building accessed?	From the alley or existing curb cut	Existing curb cut

The proposed outbuilding is located approximately four feet, two inches (4’-2”) from the rear of the house. The design guidelines recommend a separation of twenty feet (20’) between the house and the outbuilding. Staff, however, finds that

the proposed separation is appropriate in this case since the outbuilding is located in the right corner of the rear yard and is offset from the rear of the house so that only the corners are in close proximity. Also, the site is located in a neighborhood that is not served by alleys and where attached garages are more common. Therefore, staff finds that the project meets section II.B.h of the design guidelines.

Massing Planning:

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	30'	25'	25'
Eave Height	9'-3"	1 story 10'	13'-6"

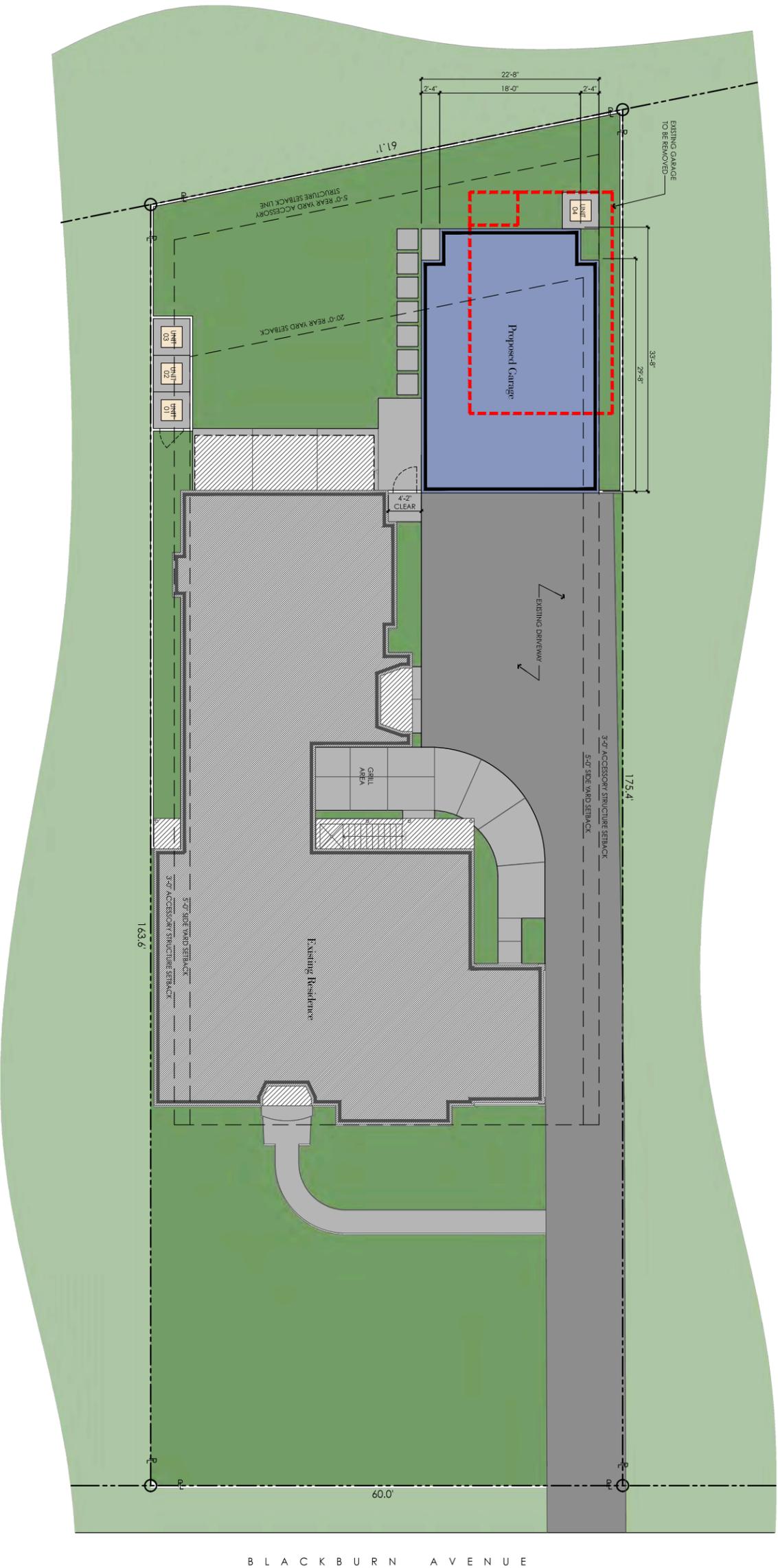
One-story building:

	Lot is greater than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	1,000 sq. ft.	1084 sq. ft.	745 sq. ft.

The maximum height proposed for the outbuilding is twenty-five feet (25') with an average eave height of thirteen feet, six inches (13'-6"). The overall height of the outbuilding is less than the house and meets the design guidelines, but the average eave height is more than the average eave height of the house which is nine feet, three inches (9'-3"). Most of the eaves on the outbuilding are similar in height to the existing house; however, the rear elevation includes sixteen feet (16') tall eaves that raise the overall average. Staff finds that the proposed average eave height including the height of the eaves on the rear façade could be appropriate in this case since the taller eaves are only located on the rear façade and given that the outbuilding cannot include an additional dwelling unit since the property is zoned for single-family only. Therefore, staff finds that the project meets section II.B.h of the design guidelines.

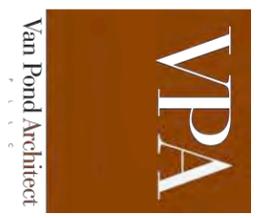
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foundation, roof color, windows, doors, and garage doors prior to purchase and installation. With this condition, staff finds that the project meets the *Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



1 Proposed Site Plan

Project Property Information + Contacts
OWNER:
 SUNITER 7 SAHARU GRAHAM
 121 BLACKBURN AVENUE
 NASHVILLE, TENNESSEE 37205
PROPERTY INFORMATION:
 PARCEL # : 13001018000
 ADDRESS: 121 BLACKBURN AVENUE
 NASHVILLE, TENNESSEE 37205
 LOT AREA: 101.61 S.F. / 0.23 AC +/-
 ZONING: RS-110 - SINGLE FAMILY 10,000 SQUARE FOOT LOT
 OVA-NHC - NEIGHBORHOOD CONSERVATION OVERLAY
PROJECT CONTACTS:
ARCHITECT:
 VAN POND, JR., AIA
 VAN POND ARCHITECT, PLLC.
 2729 SIDCO DRIVE
 NASHVILLE, TENNESSEE 37204
 PHONE: (615) 499-4387
 EMAIL: VPOND@VANPONDARCHITECT.COM



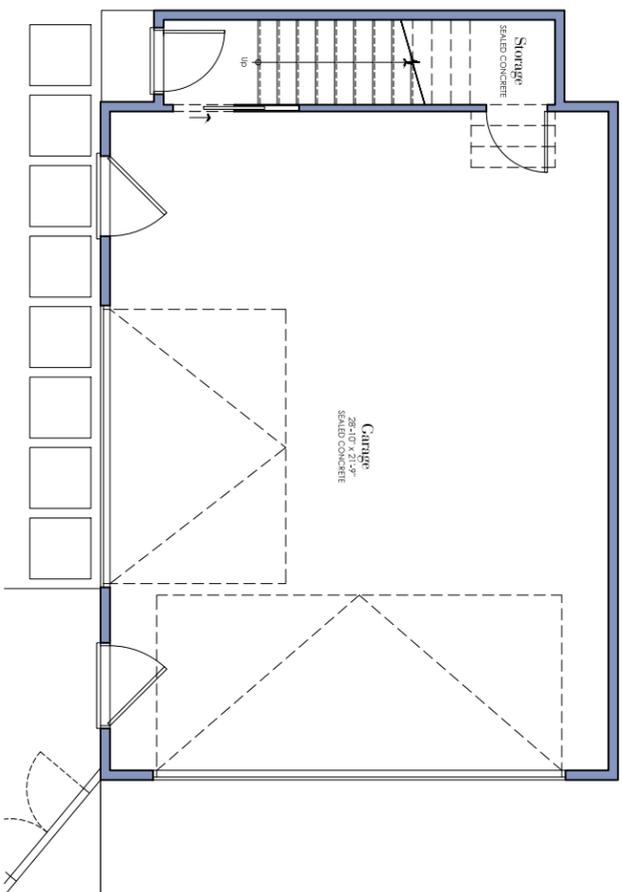
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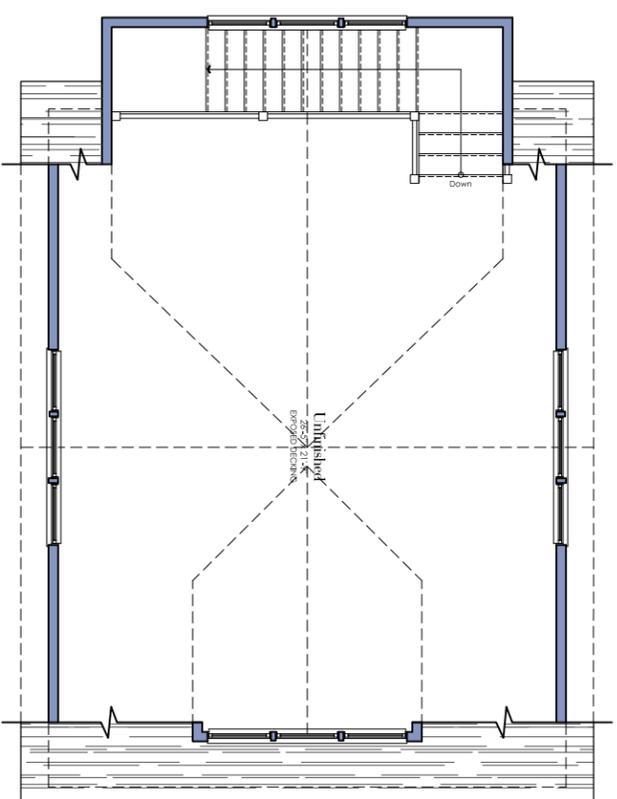
Extensions + Renovations to:
The Graham Residence
 121 Blackburn Avenue
 Nashville, Tennessee 37205
SCHEMATIC PRICING DOCUMENTS

DATE OF ISSUANCE:
 30 September 2016
 PROPOSED SITE PLAN

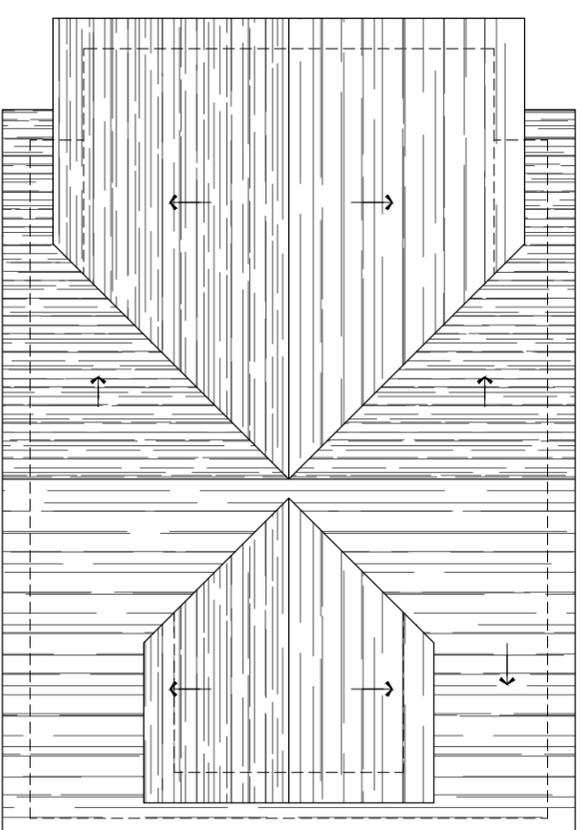




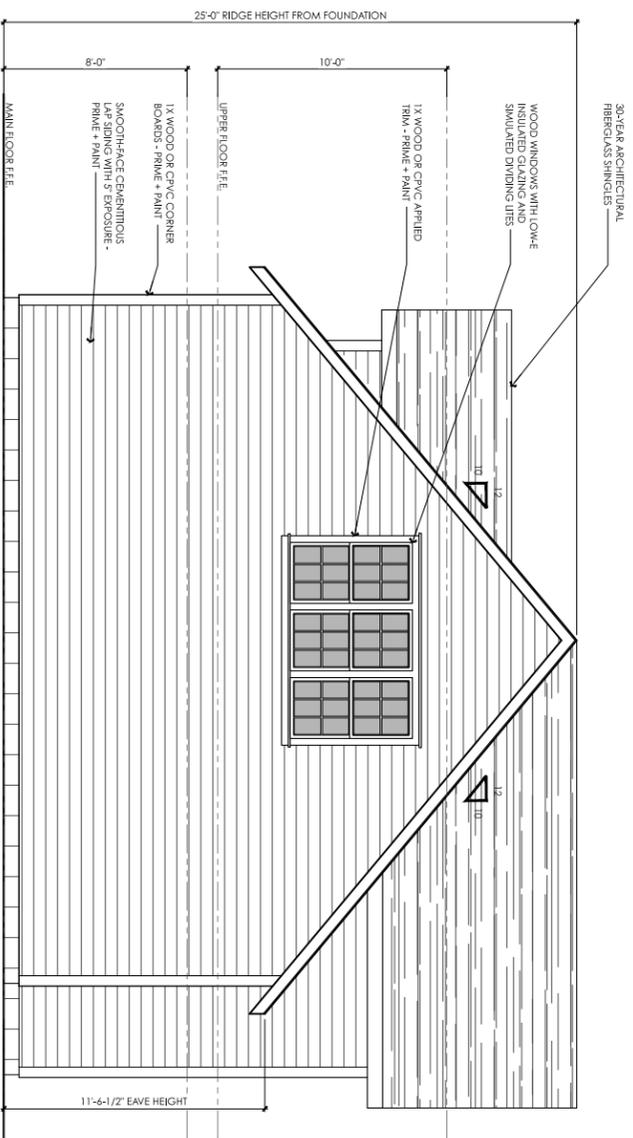
1 Proposed Main Floor Plan



2 Proposed Upper Floor Plan

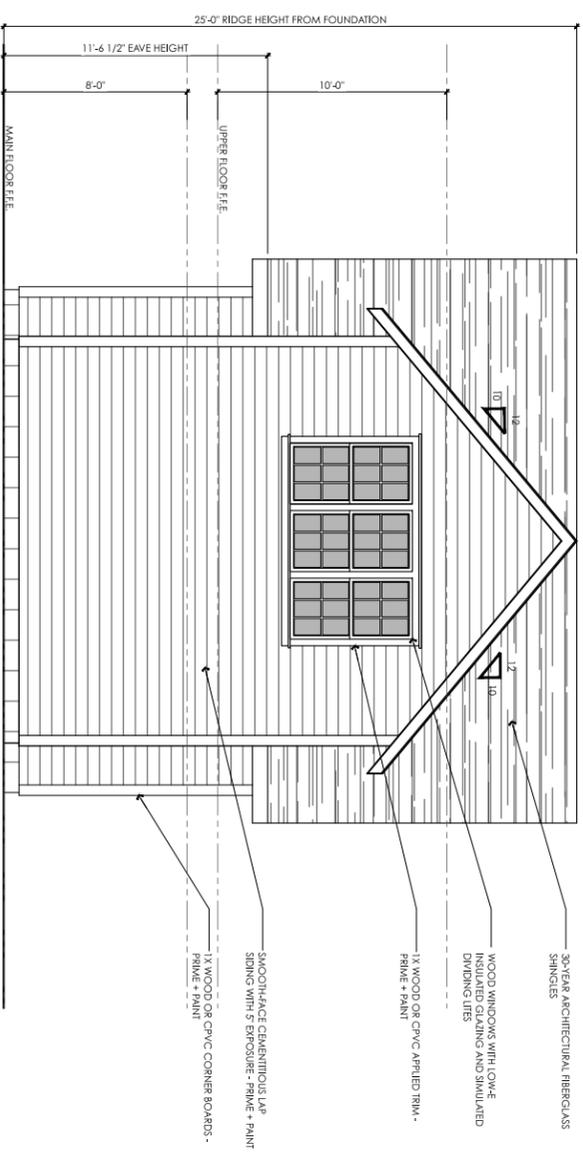


3 Proposed Roof Plan



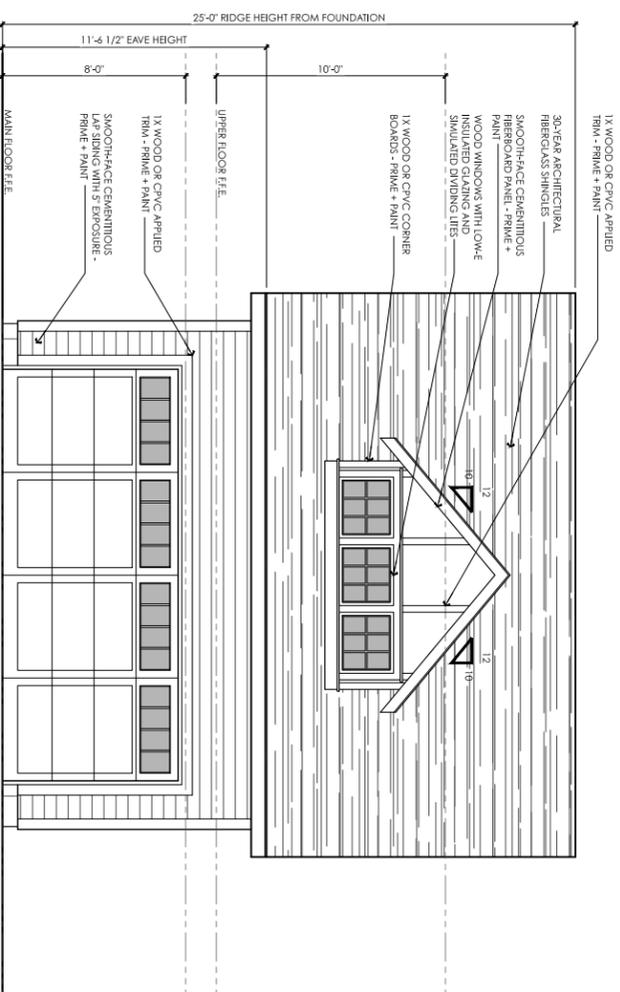
1 Side Elevation (South)

SCALE 1/4" = 1'-0"



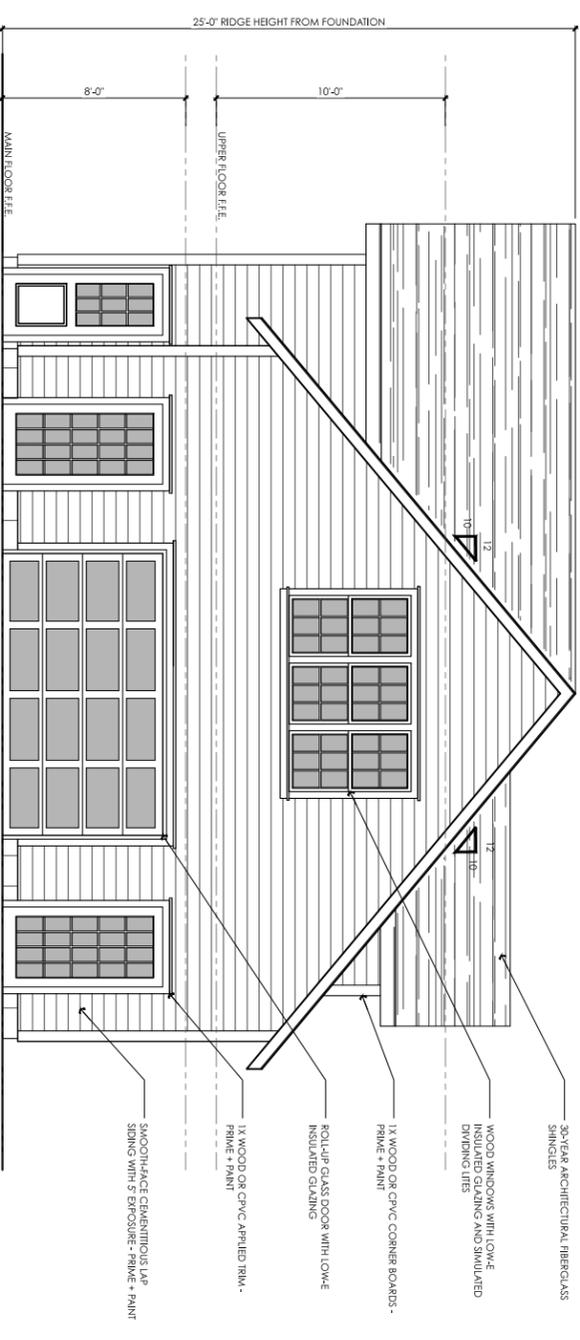
2 Rear Elevation (East)

SCALE 1/4" = 1'-0"



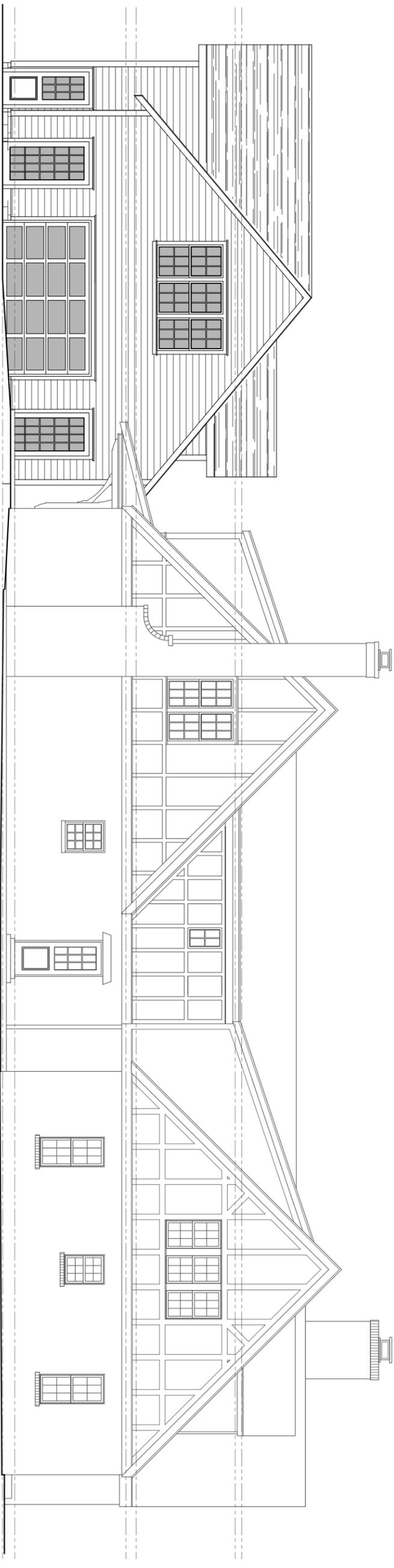
3 Side Elevation (North)

SCALE 1/4" = 1'-0"

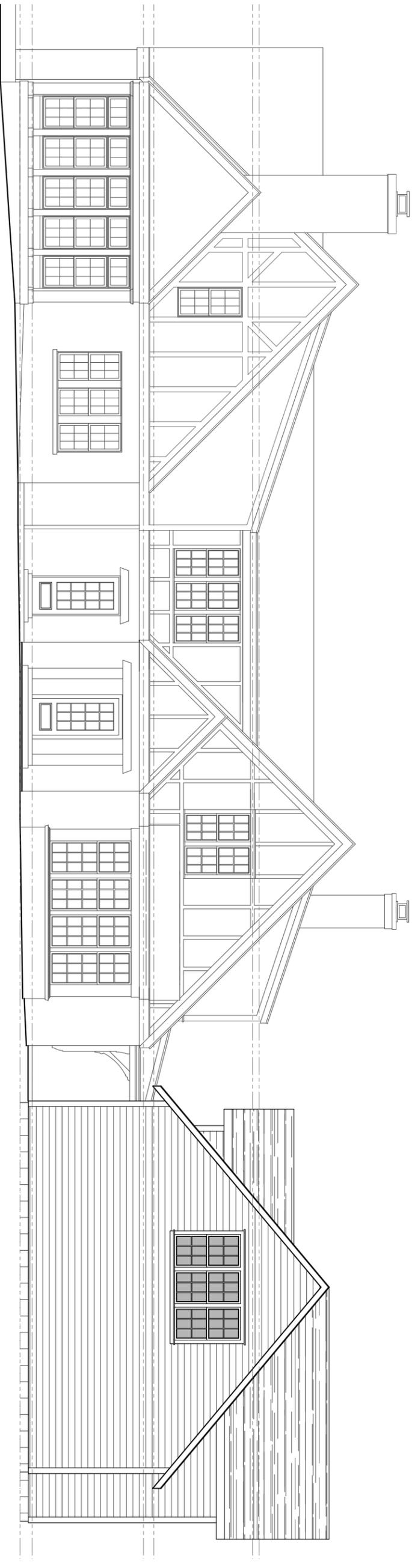


4 Front Elevation (West)

SCALE 1/4" = 1'-0"



1
Side Site Elevation (North)
SCALE 1/4" = 1'-0"



2
Side Site Elevation (South)
SCALE 1/4" = 1'-0"