



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
119 Blackburn Avenue
May 16, 2012

Application: New construction—addition
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Map and Parcel Number: 13001018100
Applicant: James Fentress, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to construct a one-and-one-half story addition to a one-and-one-half story house. The addition is proposed to be larger in height, width, depth, and footprint than the existing house.</p> <p>Recommendation Summary: Staff recommends approval of the addition with the conditions that:</p> <ol style="list-style-type: none"> 1. The addition be reduced in width so that it does not extend beyond the sidewalls of the existing house; 2. Staff review and approve the siding material and reveal, the foundation material, a brick sample, the roof material and color, and all window and doors specification prior to the purchase and installation of these materials; and 3. The applicant submit a roof plan indicating the roof pitches so that staff may confirm the appropriateness of the roof forms. <p>With these conditions, staff finds that the project meets II.B.1. and II.B.2. of the <i>Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments</p> <p>A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Background: 119 Blackburn Avenue is a c. 1930s house that contributes to the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay (see photo below). In 2010, staff issued a permit to demolish an accessory building on the site that had been damaged by a falling tree.



119 Blackburn, front façade.

Applicable Design Guidelines:

II.B.1 New Construction

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases. Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

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 accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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*

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.I.F.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 minimum 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.

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.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure 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 dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

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

- 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:

1. *where they are a typical feature of the neighborhood*
2. *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.*

i. 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.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

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.

Placement

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

Rear additions wider than existing building

- *Rear additions that are wider than or equal in width to 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.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

Roof

- *The height of the addition's roof and eaves must be less than or equal to the existing structure.*
- *Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*
- *Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building.)*

Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or a decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

It is appropriate to proportionally match the design and dimensions of a historic dormer on a building in the neighborhood that is of similar style and massing as the primary building.

The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.

Dormers should not be added to secondary roof planes.

Eave depth on a dormer should not exceed the eave depth on the main roof or be less.

The roof form of the dormer should match the roof form of the building or be appropriate for the style.

The roof pitch of the dormer should generally match the roof pitch of the building.

The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)

Dormers should generally be fully glazed and aprons below the window should be minimal.

The exterior material cladding of front and side dormers should match the primary or secondary material of the main building.

Side Additions

- *When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*
- *Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
- *To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

Analysis and Findings:

The applicant proposes to construct a one-and-one-half story addition to a one-and-one-half story house. The addition is proposed to be larger in height, width, depth, and footprint than the existing house.

Height & Scale: The proposed addition is taller, wider, and deeper than the existing structure, and its footprint will be larger than the footprint of the existing house. Although the Commission in the past has approved additions that are larger than the existing house, in general, the Commission has not permitted additions that are simultaneously larger in all three of the major dimensions (height, width, depth). Staff therefore asks that the addition be reduced in size by making the addition no wider than the existing house in order to make the addition appropriate to the historic structure and the historic neighborhood.

The existing house is approximately thirty-one feet (31') wide and forty-two feet, eight inches (42'8") deep. The dining room portion of the house extends an additional one foot, six inches (1'6") beyond the wall of the house for a length of approximately twelve feet, eight inches (12'8"), before stepping in again to line with the rest of the house (see photo below). The footprint of the house is approximately one thousand, three hundred and forty-two feet square feet (1,342 sq. ft.).



Right side of house, showing the historic house's dining room bump out.

The maximum width of the proposed addition is thirty-six feet (36') and the maximum depth of the addition is fifty-nine feet, four inches (59'4"). At the back of the historic house, the addition steps in two feet (2') from both the left and the right sidewalls for a length of about fourteen feet (14'). After this alcove, the addition on the right side steps back out to line up with the width of the dining room/wider section of the existing house for a length of approximately sixteen feet (16'). After that, the addition steps in two feet (2') for the remainder of its depth. On the right side, the addition is not wider than the historic house.

On the left side, after the alcove, the addition steps out approximately five feet, five inches (5'5") for a depth of approximately fourteen feet, eight inches (14'8"). This portion of the addition therefore extends approximately three feet, five inches (3'5") beyond the left sidewall of the existing house. The addition then steps in approximately one foot, eight inches (1'8") for the remaining twenty-three feet, four inches (23'4") of the addition. This back portion of the addition extends approximately one foot, nine inches (1'9") beyond the left sidewall of the house.

Staff does not believe the proposed width of the addition meets the design guidelines. The Commission typically only approves additions that are wider than the existing house if at least one of the following three conditions are met:

1. The width of the lot is greater than sixty feet (60') or the standard lot width on the block. In this instance, the lot's width is sixty feet (60'), and is not greater than the standard lot width for the block.
2. The existing house is less than thirty feet (30') wide. In this instance, the house is thirty-one feet (31') wide.
3. The existing house is shifted to one side of the lot. In this instance, the structure is centered on the lot.

Since none of these conditions have been met, and since the addition is also deeper and taller than the historic house, staff finds that the width of the addition does not meet the design guidelines. Staff recommends that the addition be no wider than the sidewalls of the historic house. The addition on the left side should therefore only step out a maximum of two feet (2') after the alcove.

As proposed, the addition will add approximately one thousand, eight hundred square feet (1,800 sq. ft.) to the footprint of the house. As proposed, the open space ratio for site would be approximately seventy-two percent (72%) open space. By comparison, the typical property in the immediate vicinity has an open space ratio between eighty and eighty-five percent (80-85%), although there is at least one other property nearby with an open space ratio of seventy-two percent (72%) or less. By reducing the width of the house, the footprint of the addition will also be reduced and the percentage of open space will be brought closer to the average for the immediate context.

The height of the historic house is approximately twenty feet, six inches (20'6"). The addition ties into the back slope of roof at approximately six inches (6") below the ridge of the roof, and remains at this height for a depth of approximately fourteen feet, six inches (14'6"). After this point, the addition extends up another one foot (1') in height, so that it is six inches (6") taller than the ridge of the existing house. If the maximum width of the addition is reduced to match the width of the house, staff finds that this additional six inches (6") of height at this point is appropriate because it occurs more than forty feet (40') from the front wall of the house, and the additional height will not be perceived from the street.

The portion of the addition that is six inches (6") taller than the ridge of the house extends for a depth of approximately thirty-two feet, six inches (32'6"). After this point, the addition rises in height again by approximately two feet (2'). The addition at this point is therefore two feet, six inches (2'6") taller than the ridge of the house. If the maximum width of the addition is reduced to match the width of the house, staff finds this additional height to be appropriate since it occurs more than seventy-five feet (75') behind the front wall of the house and the additional height will not be perceived from the street.

With the condition that the addition's width is reduced so that it does not extend beyond the sidewalls of the historic house, staff finds that the height and scale of the addition meet sections II.B.1.a., II.B.1.b., and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Location & Setback: The proposed meets all required base zoning setbacks. It is located behind the existing house, but does extend beyond the left sidewall of the house. As discussed above, staff asks that the addition be located entirely behind the historic house. With the condition that the addition not be wider than the historic house, staff finds that the location and setbacks for the proposed addition meet sections II.B.1.c. and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The existing house has wood lap siding and a brick foundation. Part of the project involves removing and replacing the siding on the historic house, although the type of siding proposed for the historic structure was not specified. The new addition will also be clad in lap siding, although the drawings did not specify what type of siding will be used. Staff recommends that either wood or smooth-faced cement fiberboard siding, with a reveal to match the existing reveal of the house or a maximum of five inches (5"), be used. Similarly, the materials for the foundation and the roof were not specified. Staff recommends that the foundation be brick, to match the existing house, or be split face concrete block, and that the roof be asphalt shingle in a color approved by staff. The chimney will be clad in brick, and staff asks to approve a brick sample prior to purchase and installation. Staff also asks to review and approve all the window and door materials and specifications prior to purchase and installation.

Staff asks to review and approve the siding material and reveal, foundation material, a brick sample, the roof material and color, and all windows and doors to ensure that these materials meet II.B.1.d. and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roofs: The historic house's primary roof form is a side gable with a roof slope of 6/12. The addition's roof form varies, and staff asks that a condition of approval be that the applicant submit a roof plan, showing the roof pitches and various roof forms. The addition will tie into the back slope of the gable with a gabled roof form six inches below the ridge of the house. After approximately fourteen feet, six inches (14'6"), the gabled

roof extends up two feet (2') in height and extends another thirty-two feet, six inches (32' 6") in depth before meeting the side-gabled portion of the addition. The side-gabled portion of the addition has a roof slope of 6/12. On the rear of the addition is a shed dormer with a slope of approximately 1.5/12.

Staff asks that roof plan be submitted in order to confirm that the proposed roof forms meet sections II.B.1.e. and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The dimension and design of the addition's primary windows and doors are similar to those on the existing house. The primary windows on the addition are taller than they are wide and therefore fit the proportions for historic window openings. There are no large expanses of wall space without a window or door opening. Staff finds that the addition's proportion and rhythm of openings for the addition meet section II.B.1.g. and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Staff recommends approval of the addition with the conditions that:

1. The addition be reduced in width so that it does not extend beyond the sidewalls of the existing house;
2. Staff review and approve the siding material and reveal, the foundation material, a brick sample, the roof material and color, and all window and doors specification prior to the purchase and installation of these materials; and
3. The applicant submit a roof plan indicating the roof pitches so that staff may confirm the appropriateness of the roof forms.

With these conditions, staff finds that the project meets II.B.1. and II.B.2. of the *Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Additional Photos:



Left façade.

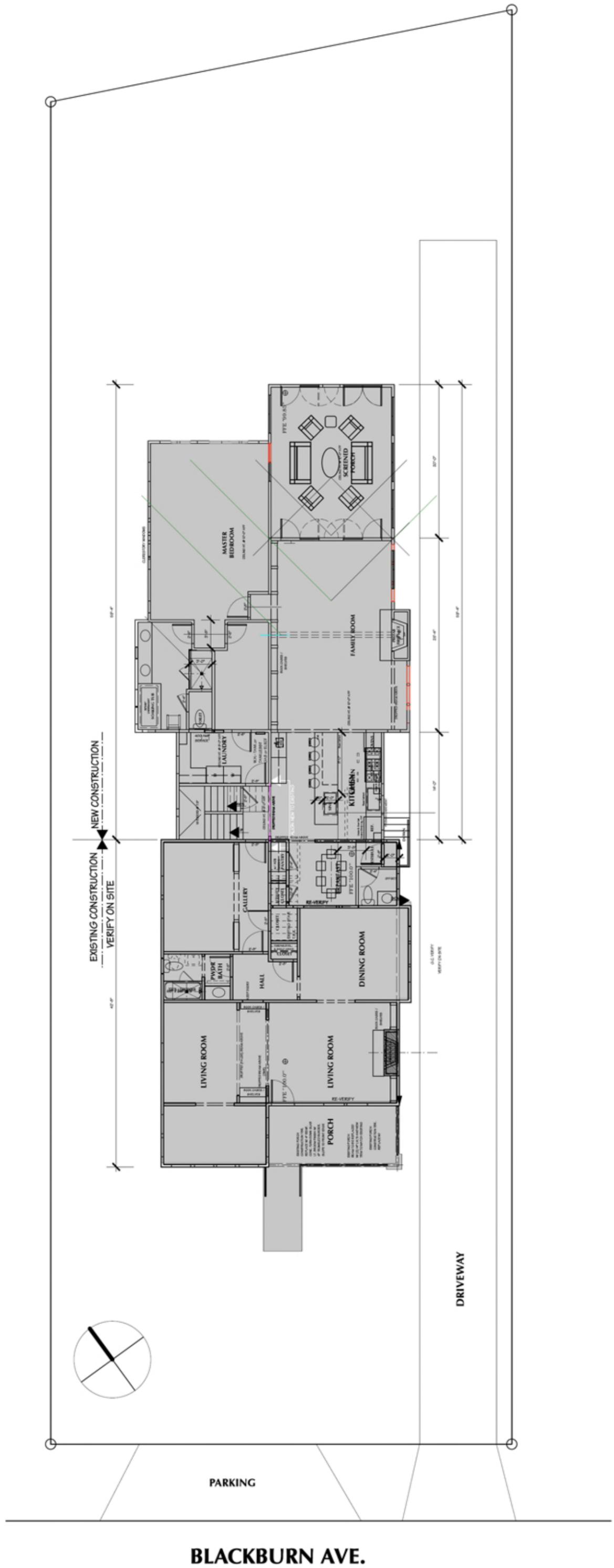


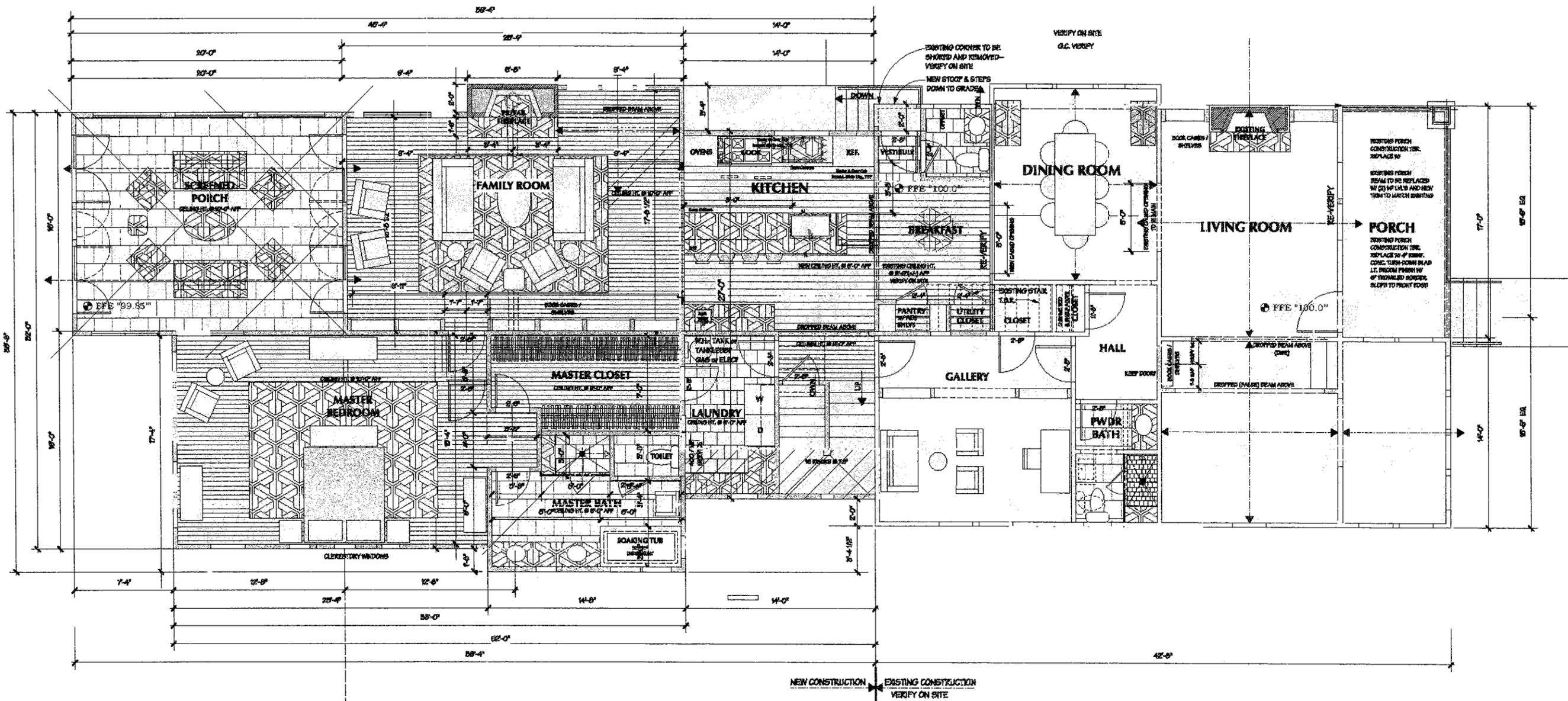
Rear yard.



Rear façade and yard.

MHZC Note: Site plan not to scale.





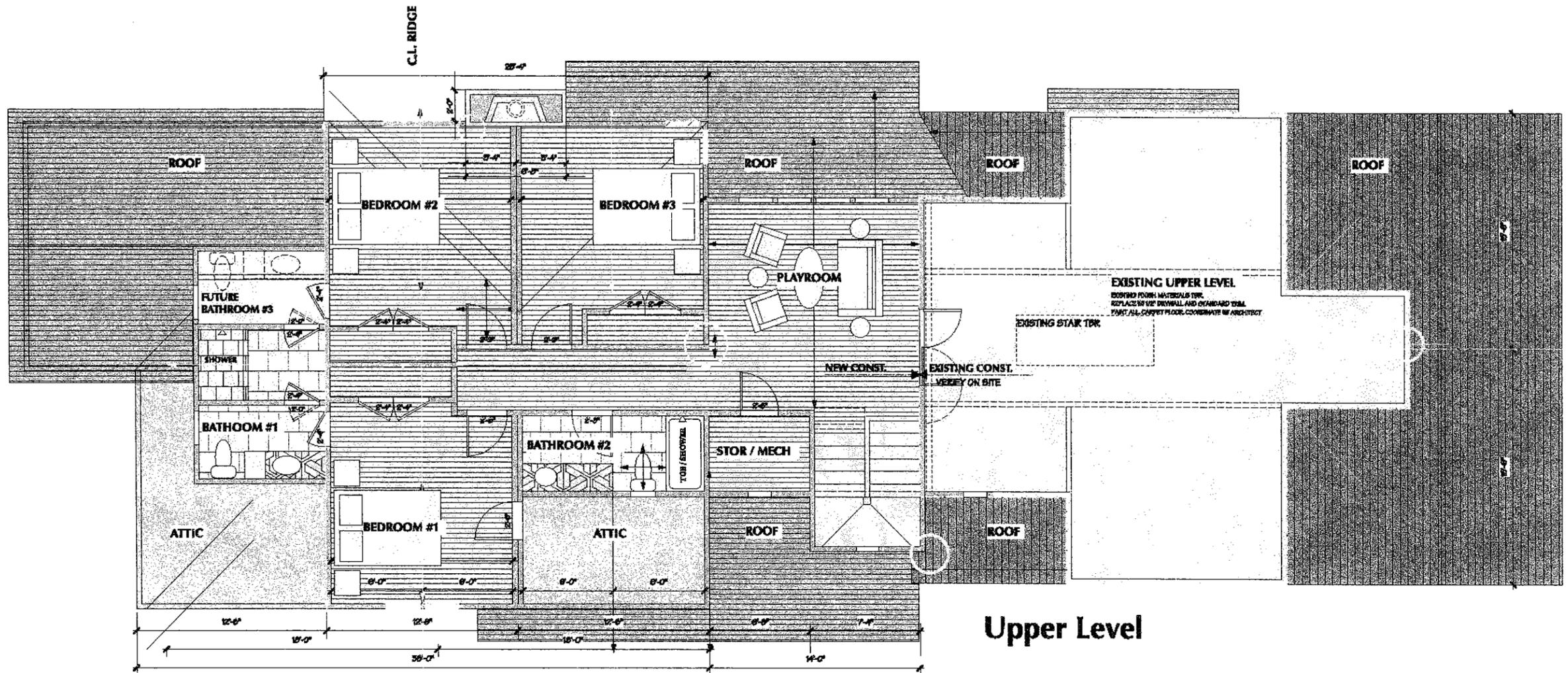
BLACKBURN AVE. RESIDENCE

Main Level

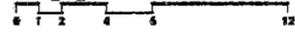


EXISTING FLOOR AREA 1300sf
 NEW FLOOR AREA 1407sf
 NEW SCREENED PORCH 333sf

- LEGEND**
- 8" CMU w/ BRICK VENEER
 - 3 1/2" STUD (existing)
 - 3 1/2" STUD (new)
 - EXISTING CONSTRUCTION TIE
 - HARDWOOD #1 (match existing)
 - HARDWOOD #2
 - TILE #1



Upper Level Plan



EXISTING FLOOR AREA 724sf
 NEW FLOOR AREA 1630sf

- LEGEND**
- 3 1/2" STUD W/ BRICK VENEER
 - 3 1/2" STUD (over)
 - ATTIC/GARAGE SPACE
 - DIMENSIONAL SHINGLE ROOFING
 - CONCRETE





LEFT SIDE ELEVATION



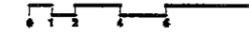
RIGHT SIDE ELEVATION

VERIFY

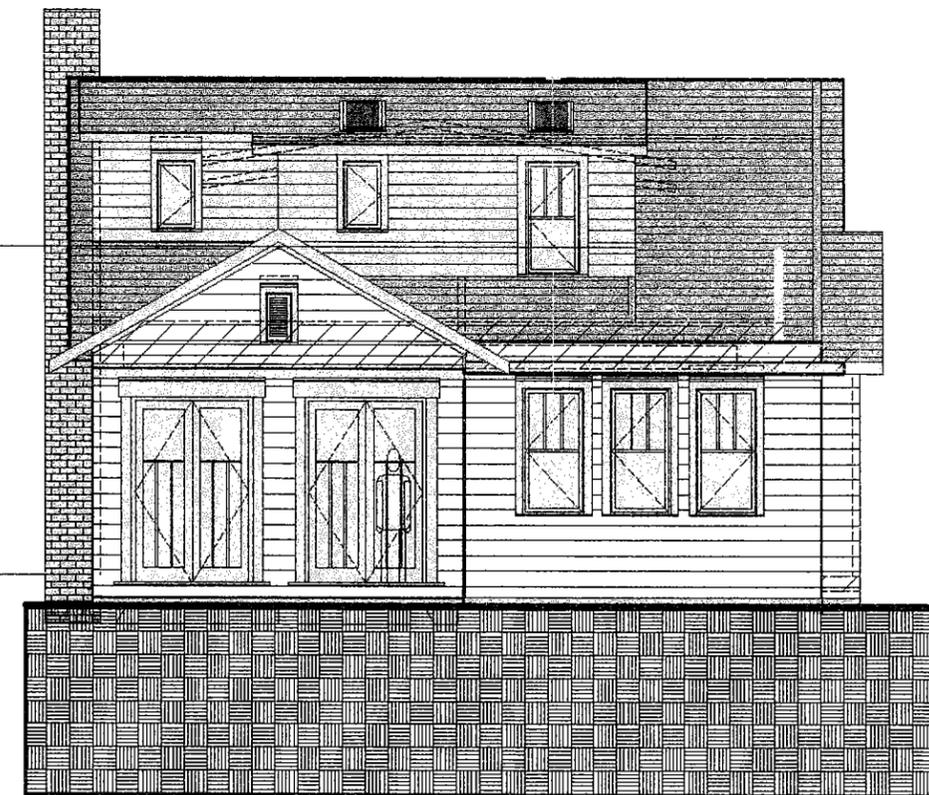




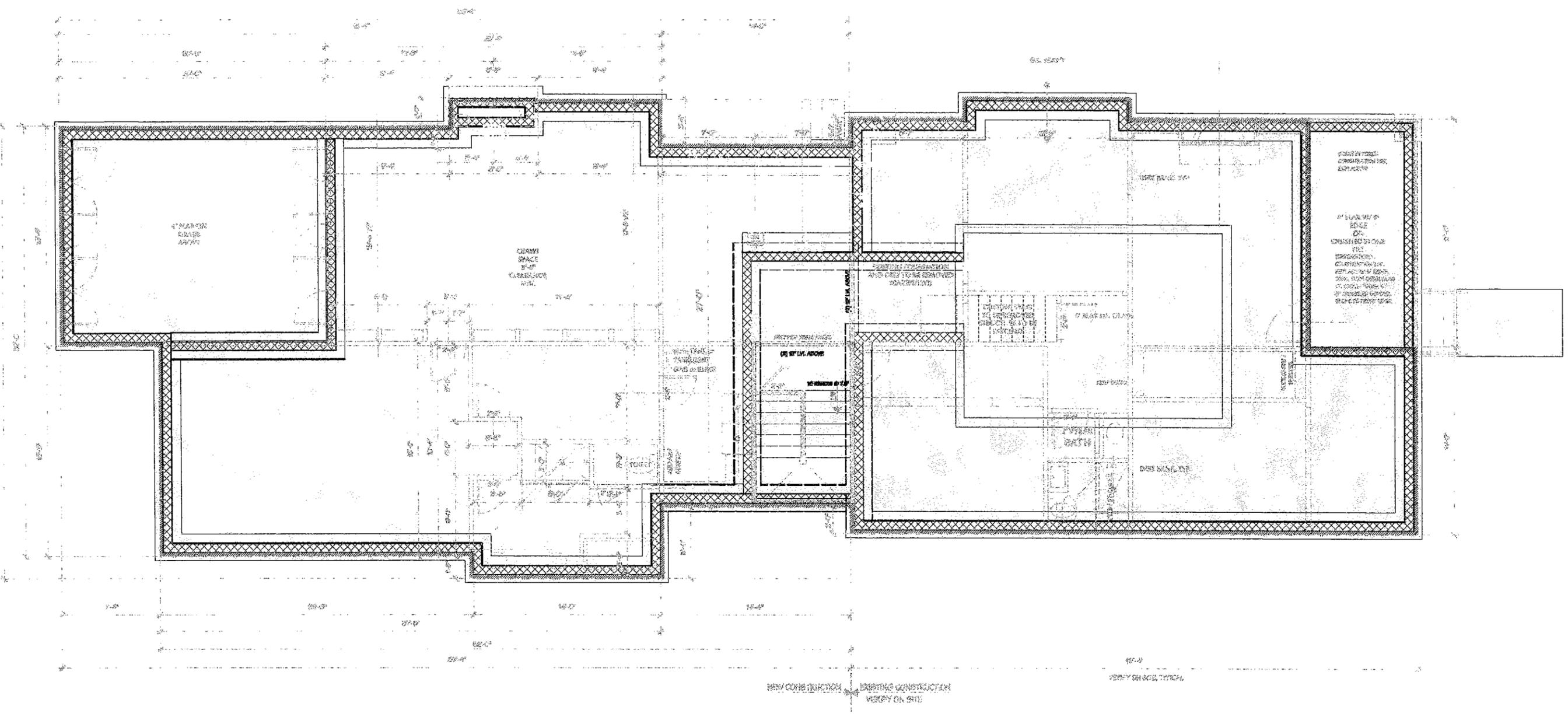
FRONT ELEVATION



EXISTING FLOOR AREA 1299sf



REAR ELEVATION



Foundation Plan



PIERS AND GIRDERS NOT YET SHOWN
 NEW FLOOR AREA 1203sf

LEGEND

-  3 1/2" STUD W/ BRICK VENEER
-  3 1/2" STUD (new)
-  DIRT BANK
-  CRAWL SPACE
-  CONCRETE