



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
126 Blackburn Avenue
June 19, 2013

Application: New construction-addition and outbuilding, Setback reduction
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Map and Parcel Number: 13001015300
Applicant: Scott Wilson, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a side porte cochere addition to the house and an outbuilding in the rear yard. The port cochere would have a flat roof and would tie into the side of the house at the height of the eave on the right side, and project ten feet (10') to the side. The outside of the footprint of the porte cochere would be three feet (3') from the right property line. To accommodate the addition, the applicant is requesting a reduction of the current five foot (5') side setback requirement.

The outbuilding will be a one-car garage with a recreation room in an upper half-story. The primary roof of the outbuilding will be twenty feet (20') tall from grade, with a hipped-roof cupola adding another five feet (5').

Recommendation Summary: Staff recommends approval of the proposed outbuilding, with the conditions:

- That the cupola be eliminated; and,
- Applicant seek administrative approval of all materials.

With these conditions, staff finds that the proposed out building would meet the design guidelines for new construction of outbuildings in the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

Staff recommends disapproval of the porte cochere, finding the resulting setbacks and rhythm of spacing would not meet the design guidelines for new construction of additions in the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

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

b. Scale

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

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and 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.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

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

Four inch (4") nominal corner boards are required at the face of each exposed corner. Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

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

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

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.

Generally, curb cuts should not be added.

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

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

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Outbuildings

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

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

Outbuildings: Roof

Generally, the eaves and roof ridge of any new 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 street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

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

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

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

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

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

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

Outbuildings: Siding and Trim

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

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

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings. *Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic 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.*

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.

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 91.65 of the historic zoning ordinance.

Background: 126 Blackburn Avenue was built circa 1949, but because of several alterations to the building before the designation of the Neighborhood Conservation Zoning Overlay it was determined to have lost its contributing status. Construction of two front dormers was approved by the MHZC in 2005, and



other front alterations and a rear addition were constructed in 2009 and 2010.

Additional alterations to the front entrance and the construction of a rear screened porch were also reviewed administratively earlier this month.

Analysis and Findings: The applicant is proposing to construct a porte cochere addition and also a new detached outbuilding.

Height, Scale, Setbacks - Porte Cochere

The applicant proposes to construct a new porte cochere on the right side of the house, covering a parking area next to a door on the 2009/2010 addition. Because the house is non-contributing, a side addition may be appropriate. There are historic houses with porte cocheres in the neighborhood. The roof of the porte cochere would be flat, tying into the side of the house at the height of the existing eave line, which is typical of the heights of historic porte cocheres.

The addition will begin more than thirty feet (30') back from the front of the house. From that point, the addition will extend nineteen feet (19') to the rear, and it will project ten feet (10') to the right side of the existing house. With these dimensions, the scale of the proposed addition would be compatible with similar elements on historic houses, and would meet guidelines II.B.1.a. and II.B.1.b., but it would encroach two feet (2') into the minimum side setback buffer required by the bulk zoning regulations.

The Commission has the authority to determine appropriate setbacks for new construction and additions that may differ from the bulk zoning regulations. In general, this authority has been used when the existing setbacks would not allow for the historic rhythm of spacing between buildings to be maintained by an infill project, or to allow an outbuilding to be built closer to alley than the existing setbacks would allow in order to more closely match the typical location of historic outbuildings.

With the porte cochere addition encroaching into the side setback, the distance between 126 and 128 Blackburn Avenue would be reduced to less than five feet (5'). This distance is much smaller than the typical ten to twenty feet (10'-20') between historic houses. As a result, Staff finds that the setback reduction requested for the porte cochere addition would not be compatible in maintaining the established rhythm of the streetscape. As this result would not meet guidelines II.B.1.c, Staff does not recommend approval.

Materials

The materials of the porte cochere are not known.

Height, Scale, Setbacks - Outbuilding

The applicant also proposes to construct a new outbuilding, a one-car garage with a recreation room in an upper half-story. Because the property base zoning is RS10, a detached accessory building cannot be used as a dwelling.

The garage will be located three feet (3') from the right side property line and eight feet (8') from the rear. This will be consistent with the placement of historic accessory buildings and meets the required minimum setbacks, and will meet guideline II.B.1.c.

The garage will be sixteen feet (16') wide and thirty-two feet (32') long, with a front-oriented gabled roof. The ridge of the roof will be twenty-feet (20') above grade, and the eaves will be ten feet (10') above grade. Shed-roofed wall dormers will allow for increased headroom in the upperstory. Staff finds this scale to be compatible with that of surrounding historic outbuildings, and to meet guidelines II.B.1.a. and II.B.1.b. A hipped-roof cupola, four feet (4') wide and five feet (5') tall, will be constructed at the center of the roof.

The design guidelines state that the design of outbuildings should be utilitarian or reflect the character of the period of the house to which the outbuilding will be related. Cupolas, like the one proposed, are typically associated with Italianate and Greek Revival architectural styles, as well as with vernacular agricultural or industrial buildings. Cupolas are not typical of the Minimal Traditional or Cape Cod-Colonial Revival style of this house. Staff finds that the cupola is not in keeping with the character of the house or other historic buildings in the overlay. With the condition that the cupola is removed, the proposed outbuilding would be compatible with surrounding historic buildings and the primary house, and meet guideline II.B.1.h.

Materials

The materials of the outbuilding are not known. Staff recommends the applicant seek administrative approval of all materials.

Recommendation:

Staff recommends approval of the proposed outbuilding, with the conditions:

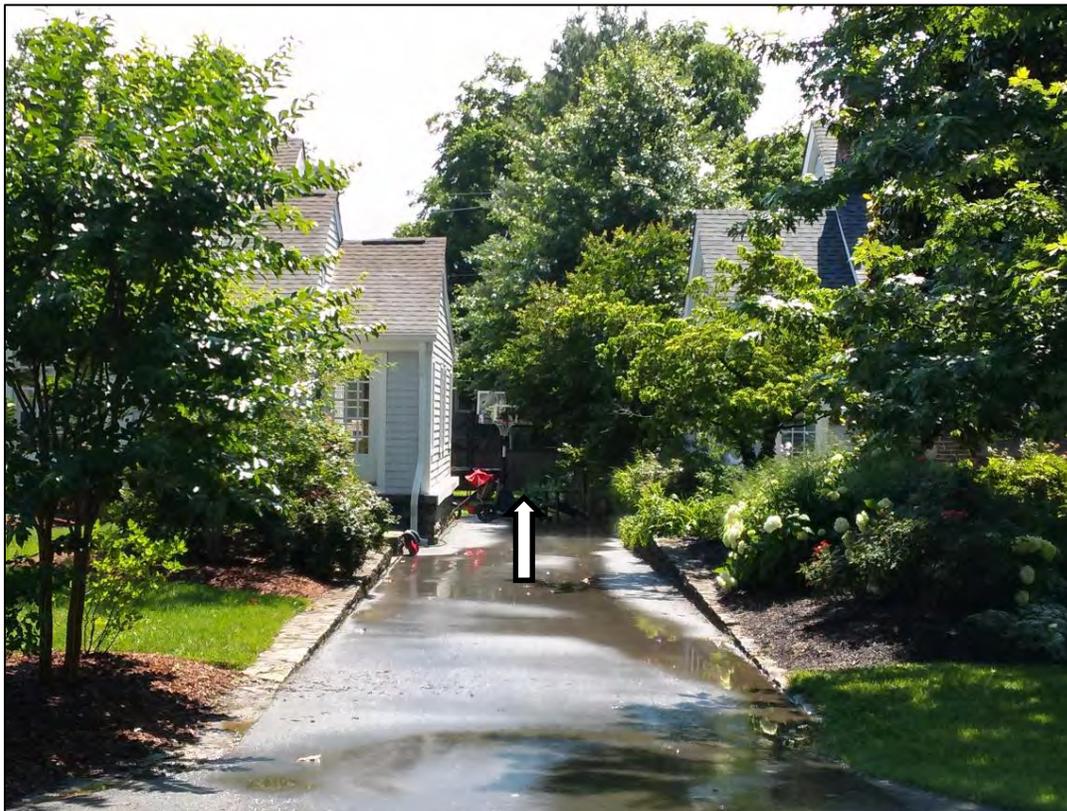
- That the cupola be eliminated; and,
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Staff recommends disapproval of the porte cochere, finding that the resulting setbacks and rhythm of spacing would not meet the design guidelines for new construction of additions in the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

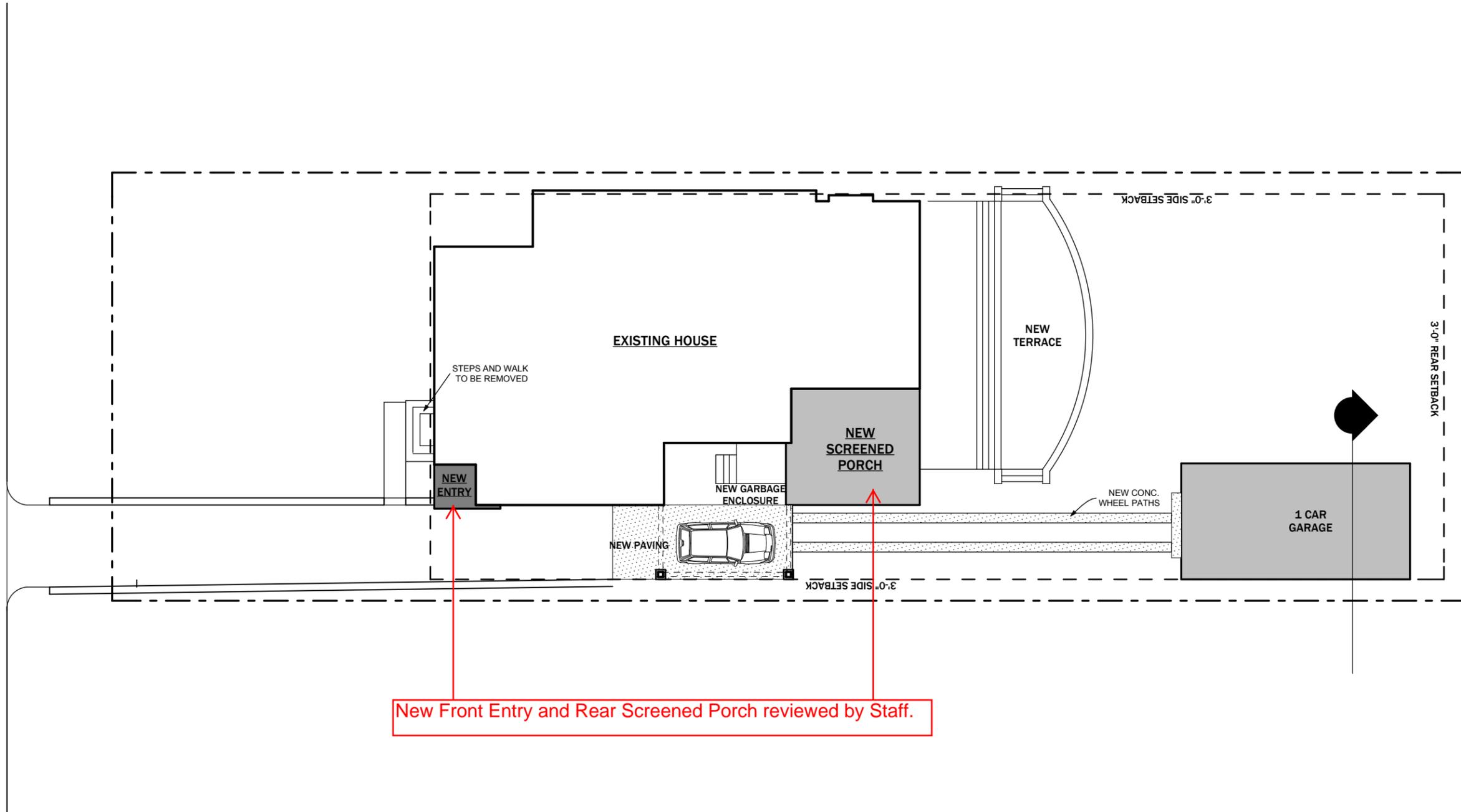


126 Blackburn Avenue, front.



Right side, location of proposed carport. Observe the distance between 126 and 128 Blackburn Avenue.

BLACKBURN AVENUE

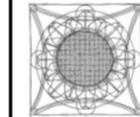


New Front Entry and Rear Screened Porch reviewed by Staff.

1

Site Plan

SCALE: 1/16" = 1'-0"



SCOTT WILSON
 ARCHITECT LLC
 FRANKLIN, TN (615)377-9131

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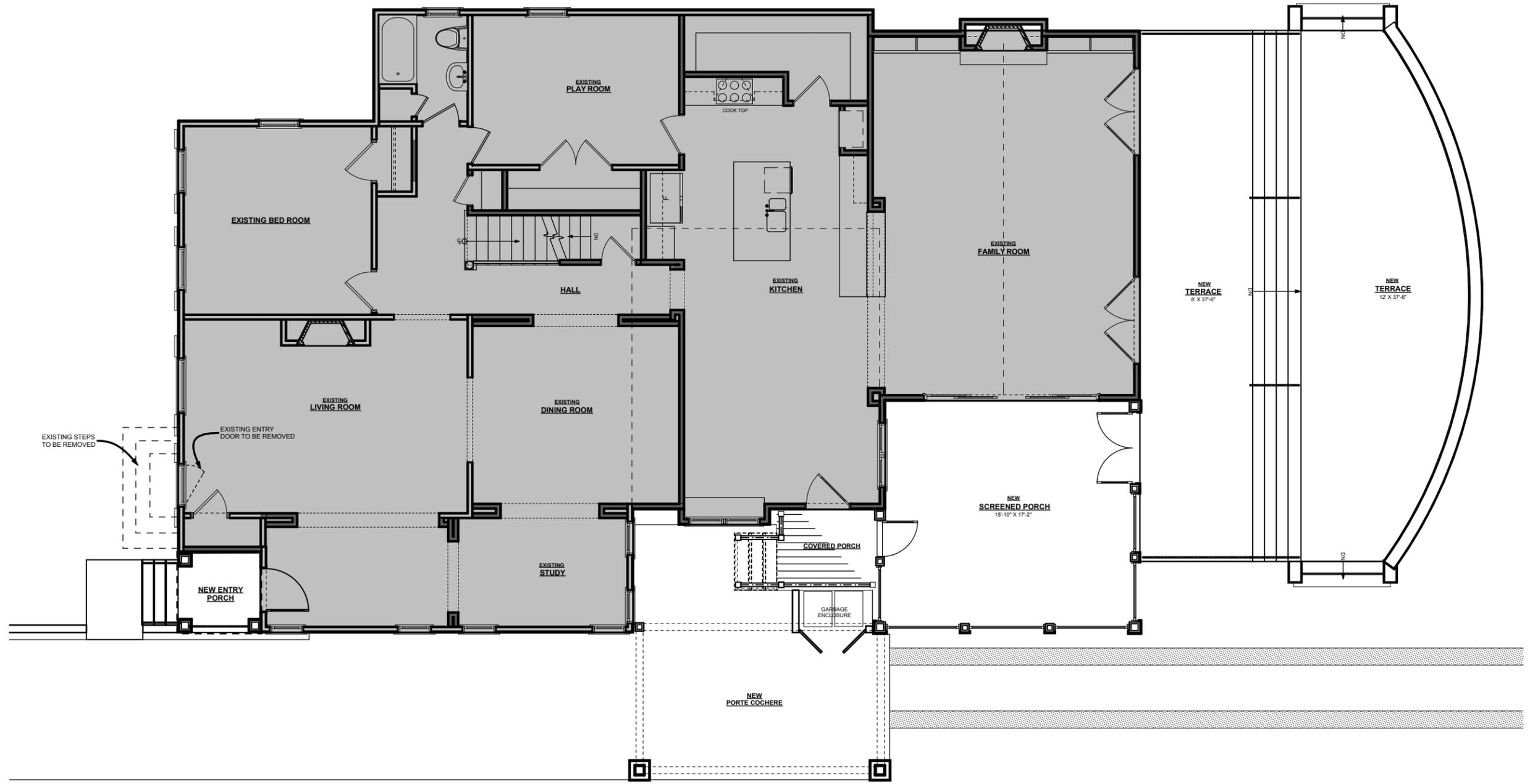
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TENNESSEE

SITE PLAN
 CAMPBELL RESIDENCE
 NASHVILLE

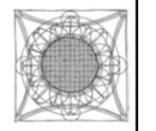
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1

FLOOR PLAN

SCALE: 1/8" = 1'-0"

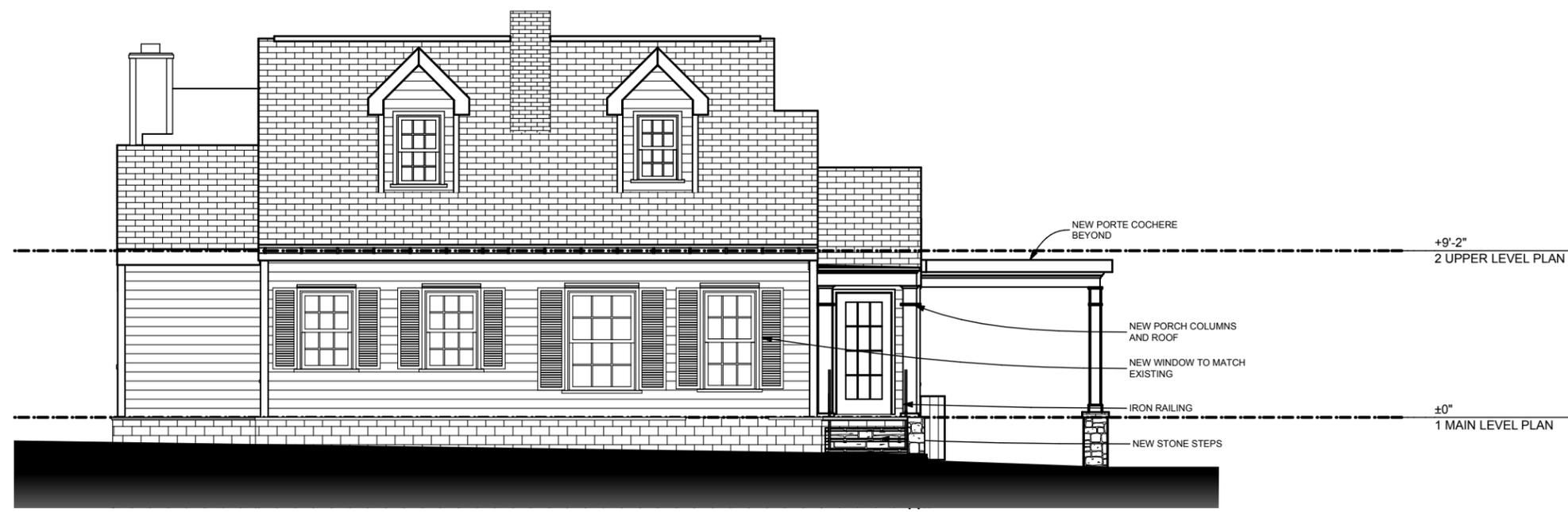


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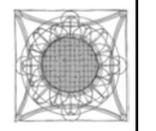
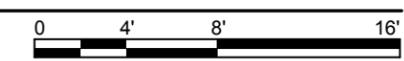
FLOOR PLAN
CAMPBELL RESIDENCE
NASHVILLE
TENNESSEE



2 REAR ELEVATION
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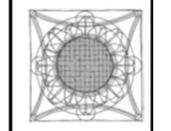


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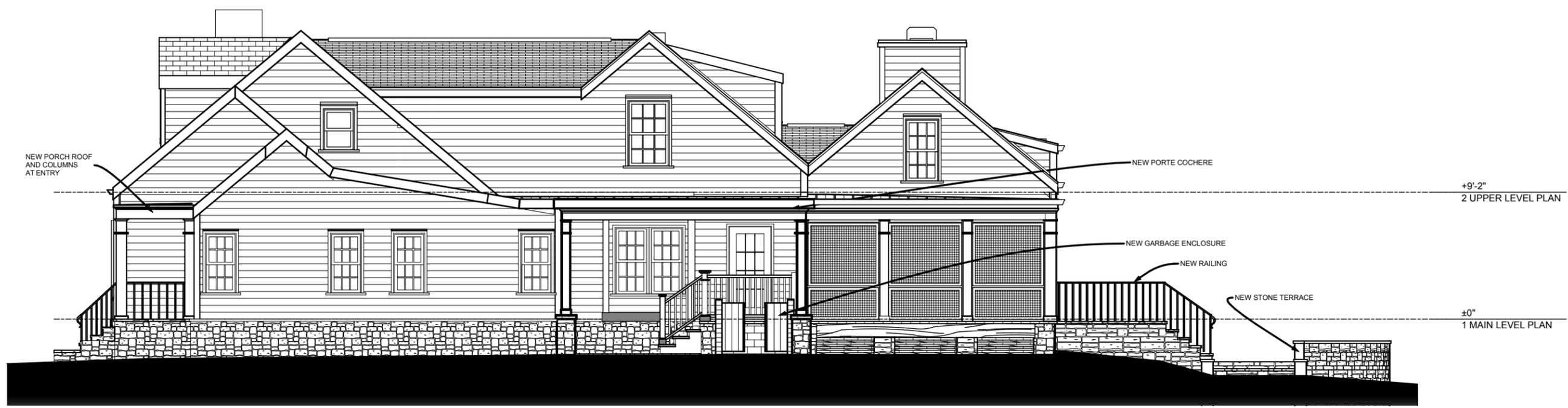
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FRONT & REAR ELEVATIONS
CAMPBELL RESIDENCE
NASHVILLE
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LEFT & RIGHT ELEVATIONS
 CAMPBELL RESIDENCE
 NASHVILLE
 TENNESSEE

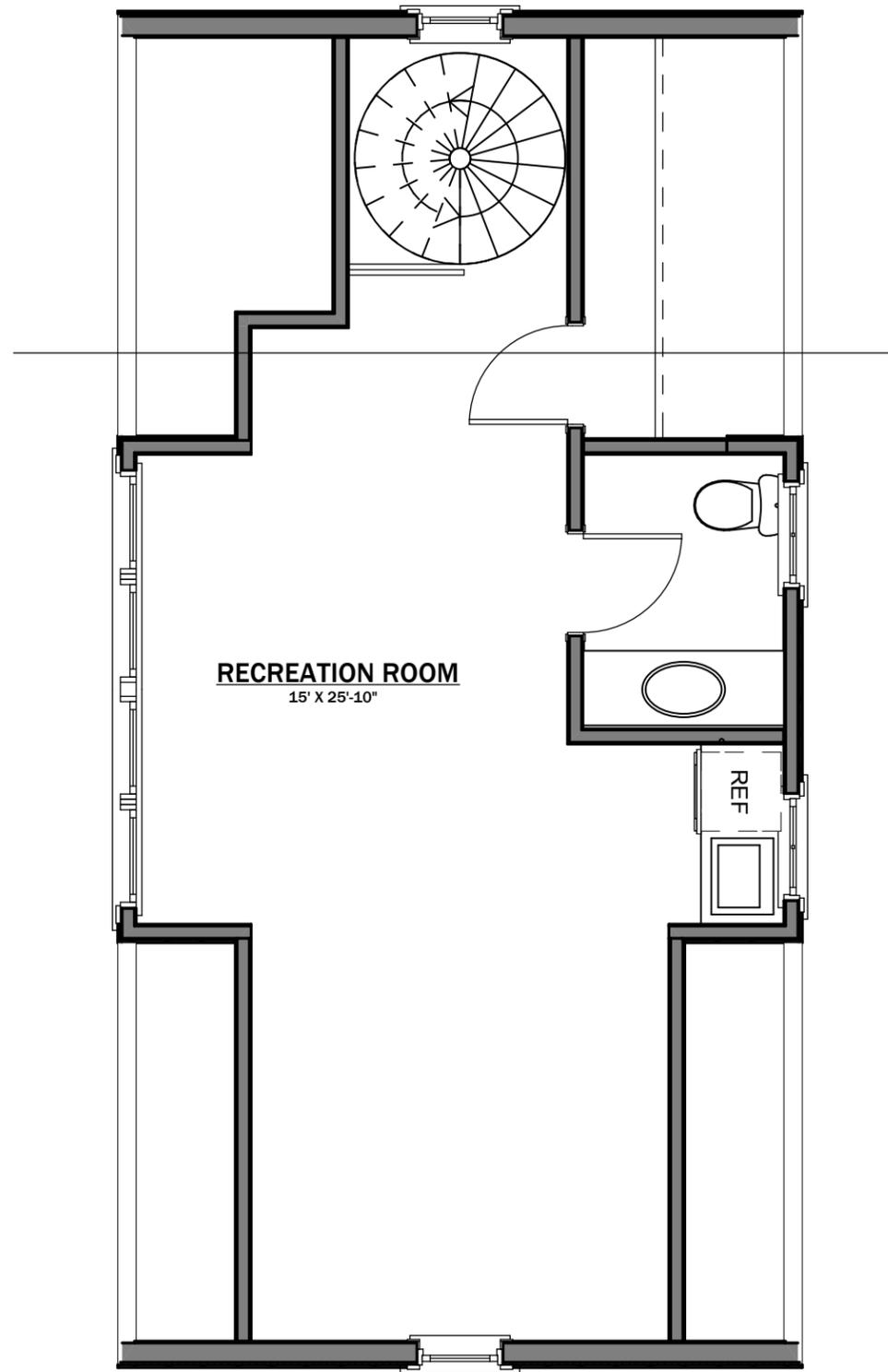


2 RIGHT ELEVATION
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1 LEFT ELEVATION
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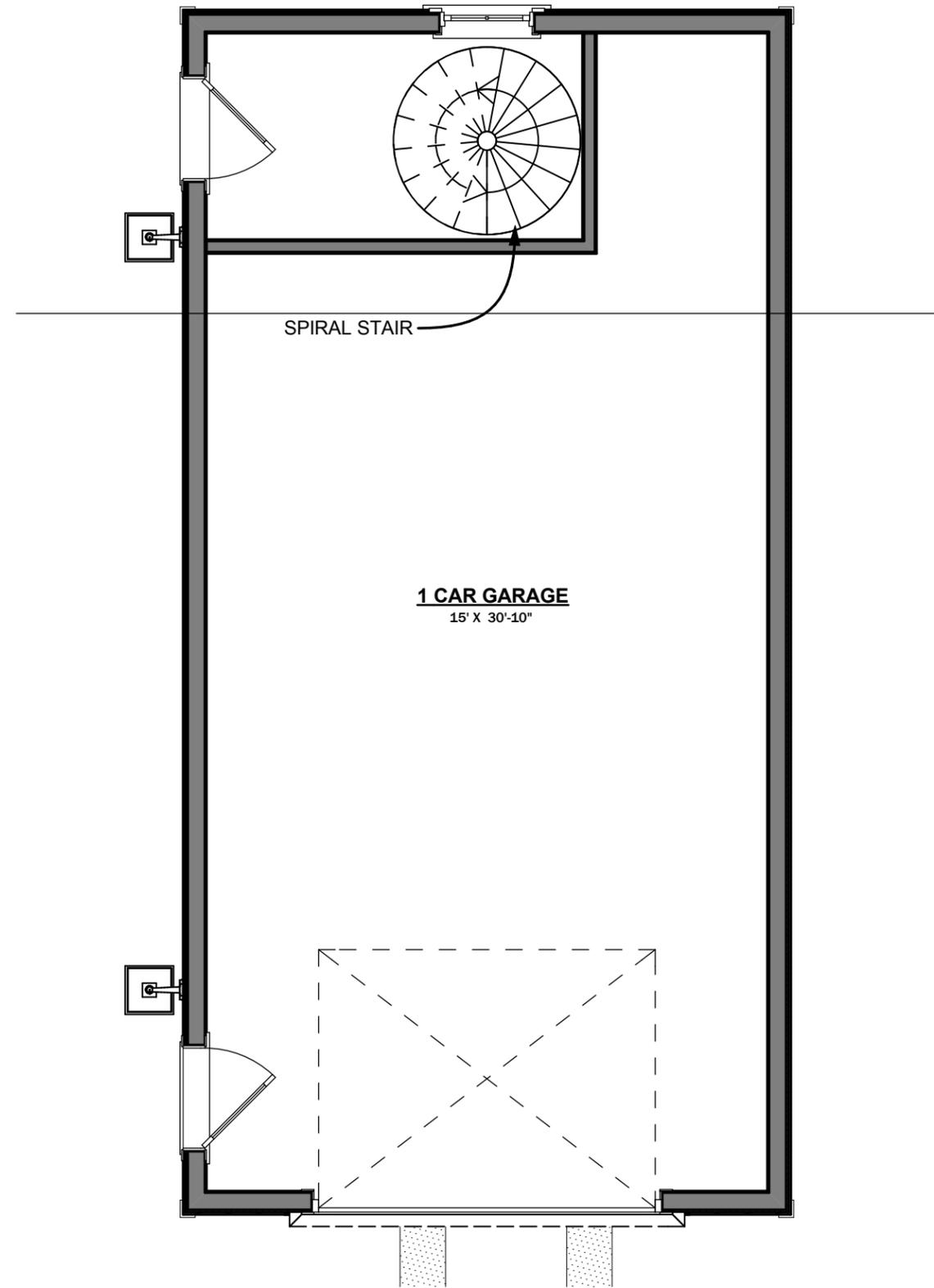
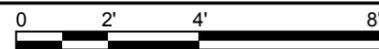




2

UPPER LEVEL PLAN

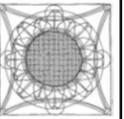
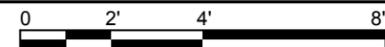
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1st FLOOR PLAN

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



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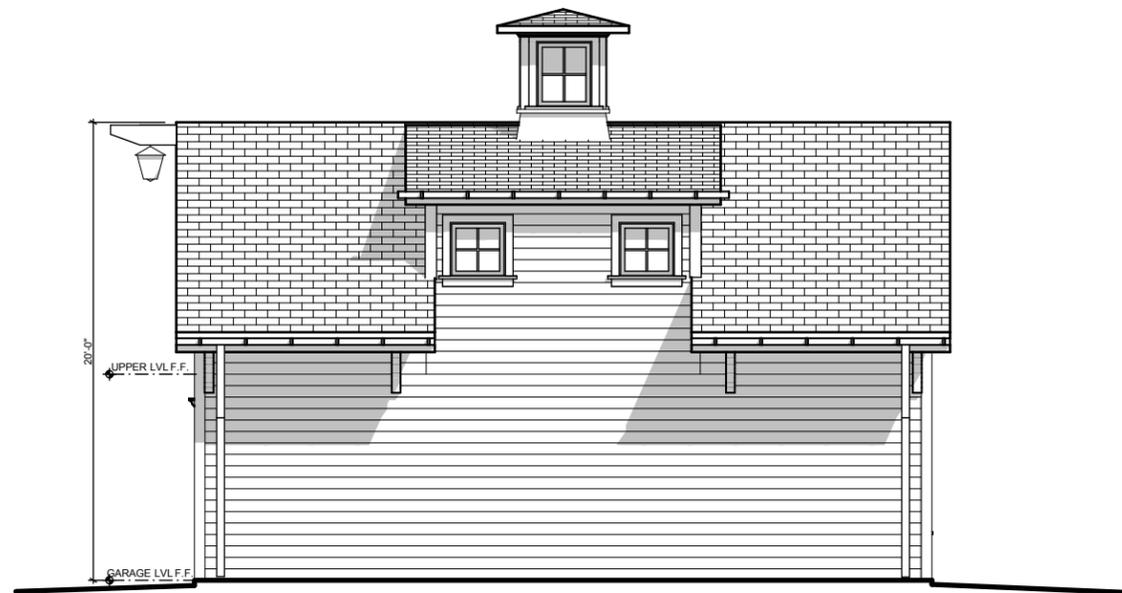
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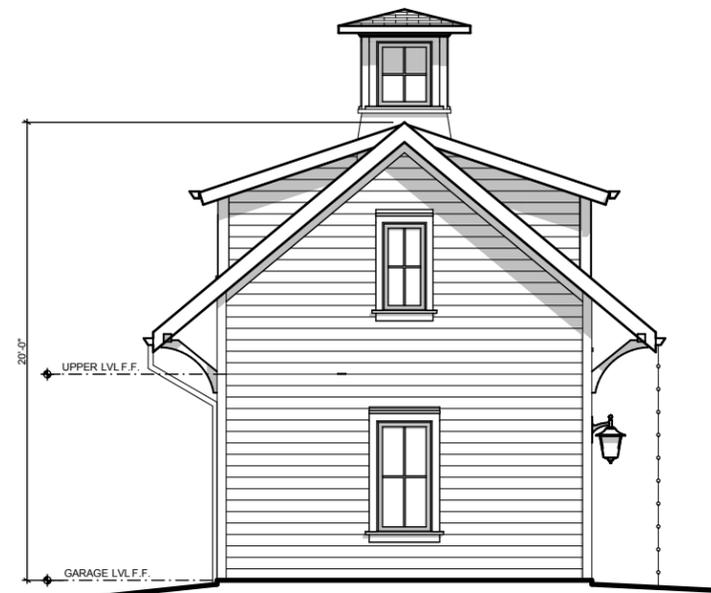
TENNESSEE

GARAGE PLANS
CAMPBELL RESIDENCE
NASHVILLE

A-2.0



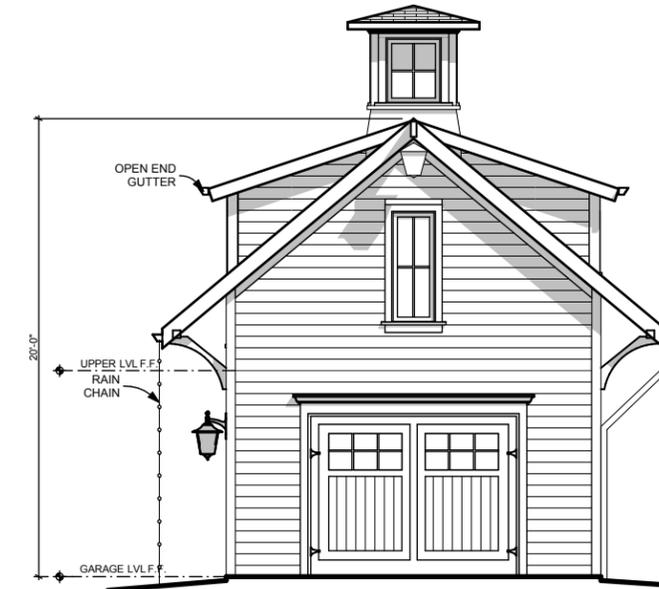
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2 GARAGE REAR
SCALE: 1/8" = 1'-0"



2 GARAGE LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 GARAGE FRONT
SCALE: 1/8" = 1'-0"