KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION
2601 Belmont Boulevard
July 17, 2013

Application: Partial Demolition; New Construction—Addition and Outbuilding; Setback reduction
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704010100
Applicant: Manuel Zeitlin
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish an existing rear addition and outbuilding and construct a new side dormer, rear addition, and outbuilding connected to the house with a second-story walkway. The addition requires a side setback reduction, and the outbuilding requires a reduction to the side and rear setback.

Recommendation Summary: Staff recommends approval of the demolition of the addition and the outbuilding, the construction of the rear addition and side dormer, and the side setback reduction for the addition with the following conditions:

1. Staff review and approve the door materials and specifications, the material for the side door canopy, and the cladding material for the side dormer.
2. The lap siding have maximum reveal of five inches (5").
3. The mechanicals and utilities be placed at the rear of the house, or on a side façade, beyond the midpoint of the house.

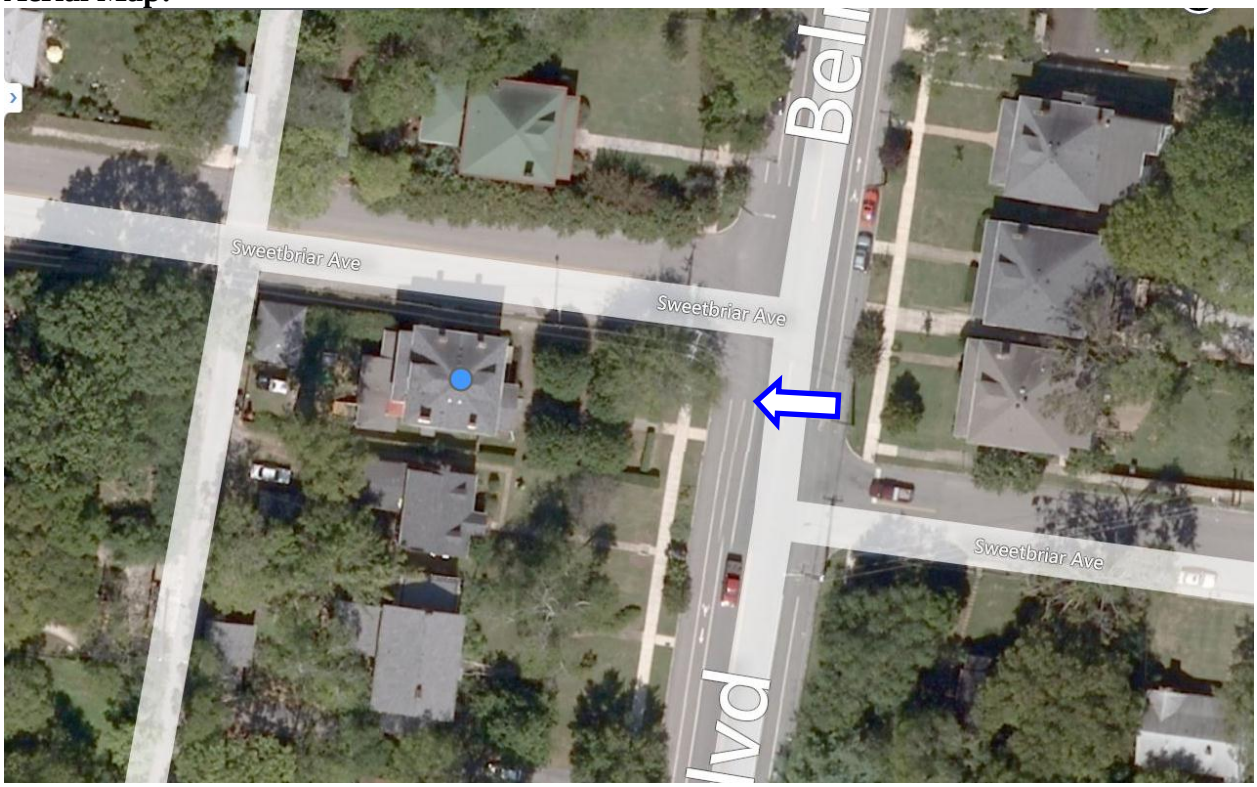
With these conditions, staff finds that the demolition, construction of the addition and side dormer, and setback reduction for the addition meet Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Staff recommends disapproval of the second-story walkway connector and the garage, including the setback reduction, finding that they do not meet Section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachments
A: Site Plan
B: 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 outbuildings (ordinance no. BL2007-45).

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and outbuildings 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. 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.

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. 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

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 outbuilding 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 outbuilding.
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.

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. 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.

In order to assure than an addition has achieved proper scale, the addition should 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 <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> 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.

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).

Rear & Side 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 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:

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *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.*
- *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 side dormers should match the primary or secondary material of the main building.*

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.

Side Additions

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. 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.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: 2601 Belmont Boulvard is a c. 1915 brick four-square that is listed as contributing in the Belmont-Hillsboro National Register Historic District nomination.


Figure 1. 2601 Belmont Boulevard

Analysis and Findings:
Application is to demolish an existing rear addition and outbuilding and construct a new side dormer, rear addition, and outbuilding connected to the house with a second-story walkway. The addition requires a side setback reduction, and the outbuilding requires a reduction to the side and rear setback.

Partial Demolition: The applicant is proposing to demolish an existing addition and an existing outbuilding (see Figures 2 – 4). Staff finds that the existing addition at the rear does not contribute to the historic character of the house and the district. It extends beyond the wall of the historic house on the south side, and its removal will result in a more historically appropriate visual effect. Likewise, the outbuilding lacks historic and architectural interest. Staff therefore finds that the demolition of the existing addition and the outbuilding meets Section III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*


Figure 2. Rear addition to be removed.


Figure 3. Outbuilding to be demolished

Figure 4. Addition and garage to be demolished.

Location, Setback: The setbacks for the proposed outbuilding will be discussed under the "Outbuilding" section.

The new addition is located entirely behind the historic structure. It meets the base zoning requirements for setbacks on the rear and south side property lines. Because the lot is situated at the corner of Belmont Boulevard and Sweetbriar Avenue, base zoning requires that the addition be at least ten feet (10') from the north side property line. The existing house does not meet the ten foot (10') setback on the Sweetbriar Avenue side; it is located just five feet (5') from the side property line (Figure 5). After an appropriate inset, the new addition will line up with the wall of the historic house on the north side, and will also be five feet (5') from the Sweetbriar Avenue property line. Staff finds this proposed reduced setback to be appropriate in this instance because it is matching the existing side setback for the historic structure. Staff therefore finds that the location and setback of the addition meets Sections II.B.1.c and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Figure 5. The historic house's north façade facing Sweetbriar Avenue

Height, Scale: The historic house, without the addition that is to be demolished, is thirty-four feet (34') wide and forty-two feet, six inches (42'6") deep, including the ten foot (10') deep front porch. The existing addition to be demolished is eighteen feet, nine inches (18'9") deep and wider than the historic house at thirty-nine feet, six inches (39'6") wide.

The proposed addition does not significantly add to the depth of the house and will decrease its width. On the north side, the addition steps in three feet (3') from the back wall of the house for a depth of three feet (3'). After the inset the addition steps back out to match the line of the house. On the south side, the addition steps in two feet from the side wall of the house for a depth of six feet, six inches (6'6"). After the inset, the addition steps back out to match the line of the house. On this south façade, the majority of the ground floor is open and the second story is cantilevered above a courtyard/outdoor living room. The addition has a maximum width of thirty-four feet (34') and a maximum depth of twenty-six feet, nine inches (26'9").

The historic house is approximately thirty-six feet (36') tall, with an eave height of approximately twenty-four feet, nine inches (24'9"). The addition will match the historic house's eave height and will have a lower ridge height than the historic structure. The addition's ridge height will be approximately thirty-three feet (33').

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Dormers: A new side dormer is proposed for the north/Sweetbriar Avenue façade of the historic house. The new dormer will match the width, height, location, and roof pitch and form aof the existing front dormer. The design guidelines recommend that side dormers be set two feet (2') below the ridge of the house and two feet (2') back from the house's side wall. The side dormer will sit at least two feet (2') off the sidewall of the house. However, it is set approximately six inches (6") below the ridge of the house. Because it matches the location of the existing front dormer, staff finds the distance from the ridge of the roof to be appropriate. The side dormer will have a hipped roof with a roof slope of approximately 6/12, matching the roof form and slope of the existing house and existing front dormer.

On the south elevation, the applicant is proposing to add two skylights. Staff finds that the scale and location of these skylights will not negatively affect the historic house and finds that they meet the design guidelines. The applicant is also proposing to extend the roof overhang of the existing rear dormer, but not alter the location, width, or height of the dormer. The overhang will provide a roof terrace connecting the existing house to the addition. Staff finds the extension of the rear dormer roof to be appropriate.

Staff finds that the proposed side dormer, sky lights, and alteration to the rear dormer meet Section II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Materials: The historic house is painted brick. The addition will be clad in both Hardie plank lap siding and Hardie panel. Staff asks that the reveal of the siding be a maximum of five inches (5"). The foundation will be painted brick. The roof will match that of the historic house. New wood brackets will be added to side bay on the existing house. The cladding material for the side dormer was not specified, and staff asks to review that material if it does not match the material of the existing front dormer. The windows will be Marvin Integrity, which the Commission has approved in the past. The materials for the doors were not specified, and staff asks to approve all doors. The material for the canopy over the side door on the Sweetbriar façade was also not specified, and staff asks to review that material. A cable rail will be installed at the second-story balcony on the rear, and will connect the addition to the outbuilding. With the aforementioned staff approvals, staff finds that the addition's materials meet Sections II.B.1.d. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Roof Form: The addition ties into the back of the house with a low slope gable form. The primary roof form of the house is a hipped roof with a pitch of approximately 6/12. This matches the form and pitch of the historic house. Staff finds that the addition's roof forms are compatible with that of the house and with surrounding historic structures, and meets Sections II.B.1.e. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Proportion and Rhythm of Openings: No changes to the existing windows on the historic house were indicated on the plans. The addition does not have any large expanses of wall space without a window or door opening. The windows generally meet the historic proportions of window openings, although there are some smaller square windows which can be appropriate for additions. Staff finds that the addition's proportion and rhythm of openings meet Section II.B.1g. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Utilities. The locations of the mechanicals and utilities were not indicated on the plans. Staff asks that the mechanicals and utilities be located at the rear of the house, or on a side façade, beyond the midpoint of the house.

Outbuilding: Staff recommends disapproval of the outbuilding and its second story balcony connector to the historic house. The second story balcony connecting the house to the garage is not something that was seen historically and is not something the Commission has approved in the past in this district. When the Commission has approved connectors between a house and an outbuilding, the connections have been made on the ground floor and have been narrow, typically four feet (4') in width or less. This connector is fourteen feet, six inches (14'6") wide and will in essence create a two-story attachment to a two-story garage. The design guidelines state that attached garages are

only appropriate when the vehicular entry is at the basement level and the garage doors are on the rear. The proposed garage does not meet either of those criteria. Moreover, because the site is a corner lot, the connector will be highly visible, and will be visually jarring.

The garage will be approximately twenty-six feet (26') wide and twenty-six feet, six inches (26'6") deep. It will have a maximum height of thirty feet (30'), which is approximately six feet lower than the historic house. While staff finds the ridge height and footprint of the garage to be appropriate, staff finds that the outbuilding's roof form and overall scale contrasts with the historic context. Along Sweetbriar Avenue is an eighteen foot (18') tall wall. Because the outbuilding requires a setback reduction and is just five feet (5') from the side property line, this tall wall will be visually jarring and will not be compatible with either the historic house or other outbuildings in the neighborhood. Setback from the wall is the second story portion of the structure, which is capped with a hipped roof with a slope to match that of the historic house.

The applicant is also requesting a setback reduction for the rear property line. The outbuilding is proposed to sit on the rear property line, as the existing outbuilding currently does (Figures 6 & 7). While the proposed setback reductions may be appropriate for a garage that is more compatible with the scale and roof form of the historic area, staff finds in this instance the setback reductions do not meet the design guidelines because they will only increase the garage's inappropriate form and scale.

Figures 6 & 7. The existing outbuilding does not meet the base zoning setbacks on either the north or the rear property lines. The new garage is proposed to sit on the rear property line like the existing garage, and to be set back five feet (5') from the Sweetbriar property line. The existing garage sits just one foot (1') from the Sweetbriar property line.

The materials for the outbuilding are similar to those proposed for the addition, and include Hardie panels, brick foundation, Marvin integrity windows, a roof to match the historic house, and a cable railing.

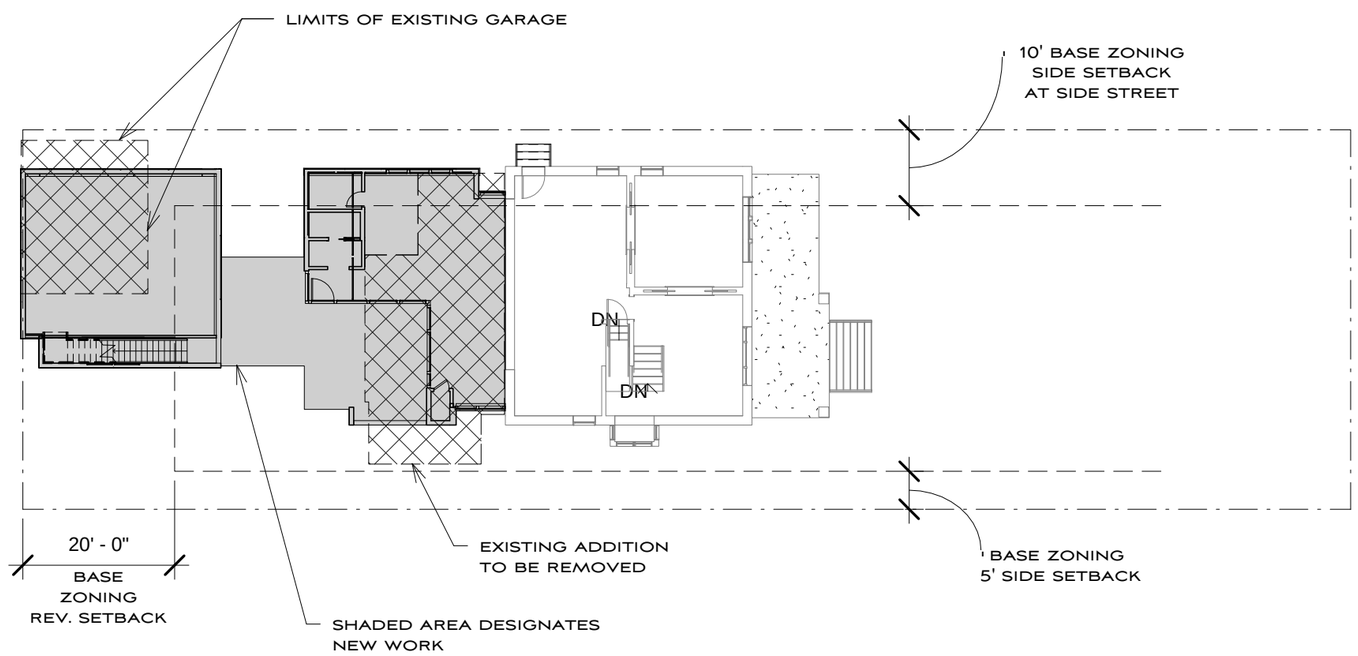
Staff finds that the outbuilding, including the connector cable and the setback reductions, does not meet Section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Recommendation Summary: Staff recommends approval of the demolition of the addition and the outbuilding, the construction of the rear addition and side dormer, and the side setback reduction for the addition with the following conditions:

1. Staff review and approve the door materials and specifications, the material for the side door canopy, and the cladding material for the side dormer.
2. The lap siding have a reveal of a maximum of five inches (5").
3. The mechanicals and utilities be placed at the rear of the house, or on a side façade, beyond the midpoint of the house.

With these conditions, staff finds that the demolition, construction of the addition and side dormer, and setback reduction for the addition meet Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Staff recommends disapproval of the second-story walkway connector and the garage, including the setback reduction, finding that they do not meet Section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.



1 Site
1" = 20'-0"

0 10' 20'

EXISTING TO REMAIN -	1ST FLOOR - 1107 SF. 2ND FLOOR - 1107 SF.
EXISTING TO BE REMOVED	1ST FLOOR - 609 SF. 2ND FLOOR - 192 S.F.
NEW ADDITION	1ST FLOOR - 621 S.F. 2ND FLOOR - 760 S.F.

GORDON/EWING RESIDENCE
2601 BELMONT BLVD.
NASHVILLE, TN 37212

SITE PLAN

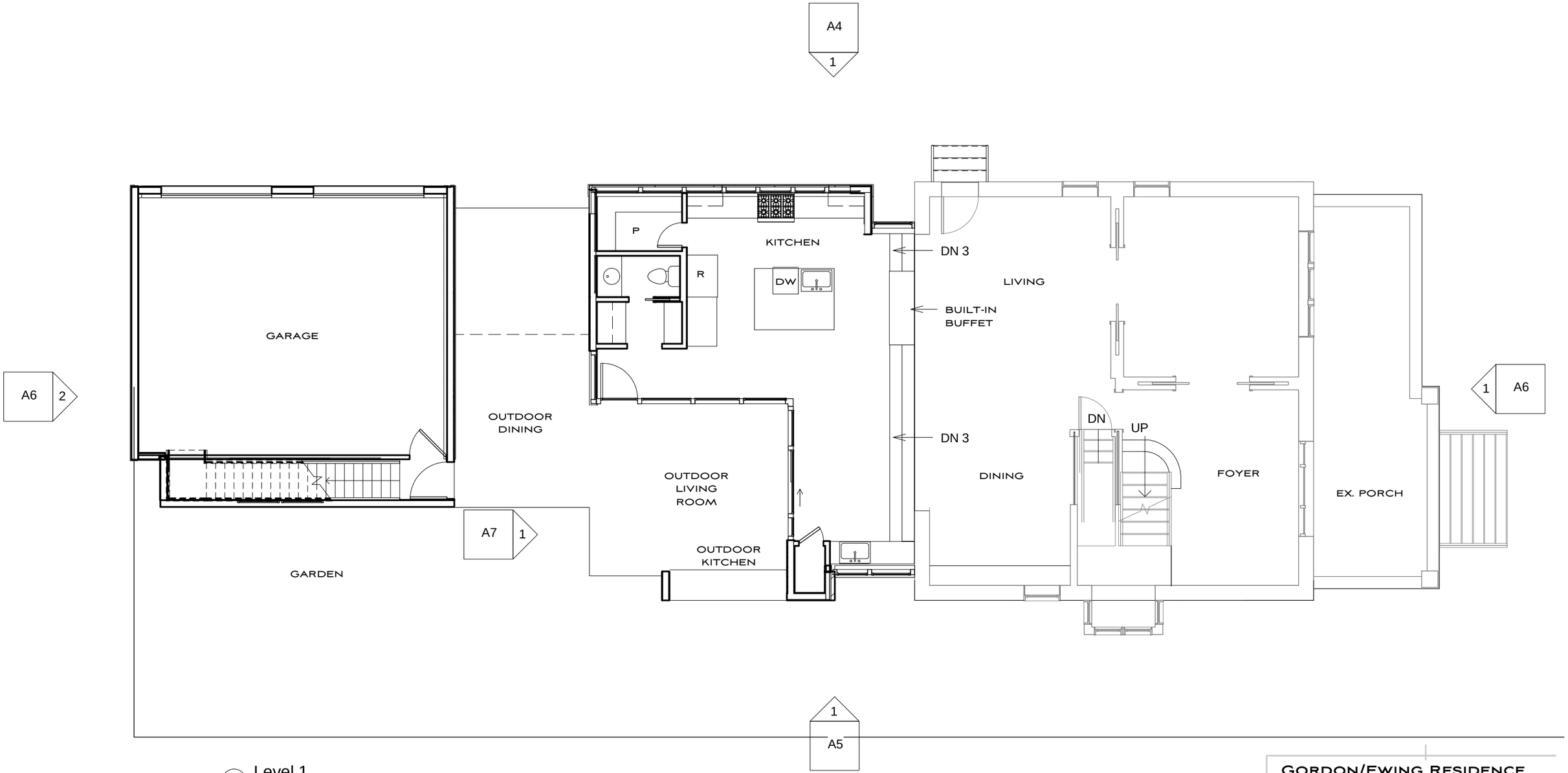
A0

7-08-13 1330

MANUEL ZEITLIN ARCHITECTS

TEL 615 **256.2880**
FAX 615 **256.4839**

516 HAGAN ST., STE. 100 NASHVILLE, TN 37203



1 Level 1
1/8" = 1'-0"

0 4' 8'

GORDON/EWING RESIDENCE
2601 BELMONT BLVD.
NASHVILLE, TN 37212

FLOOR PLAN - MAIN LEVEL **A1**

7-08-13 1330

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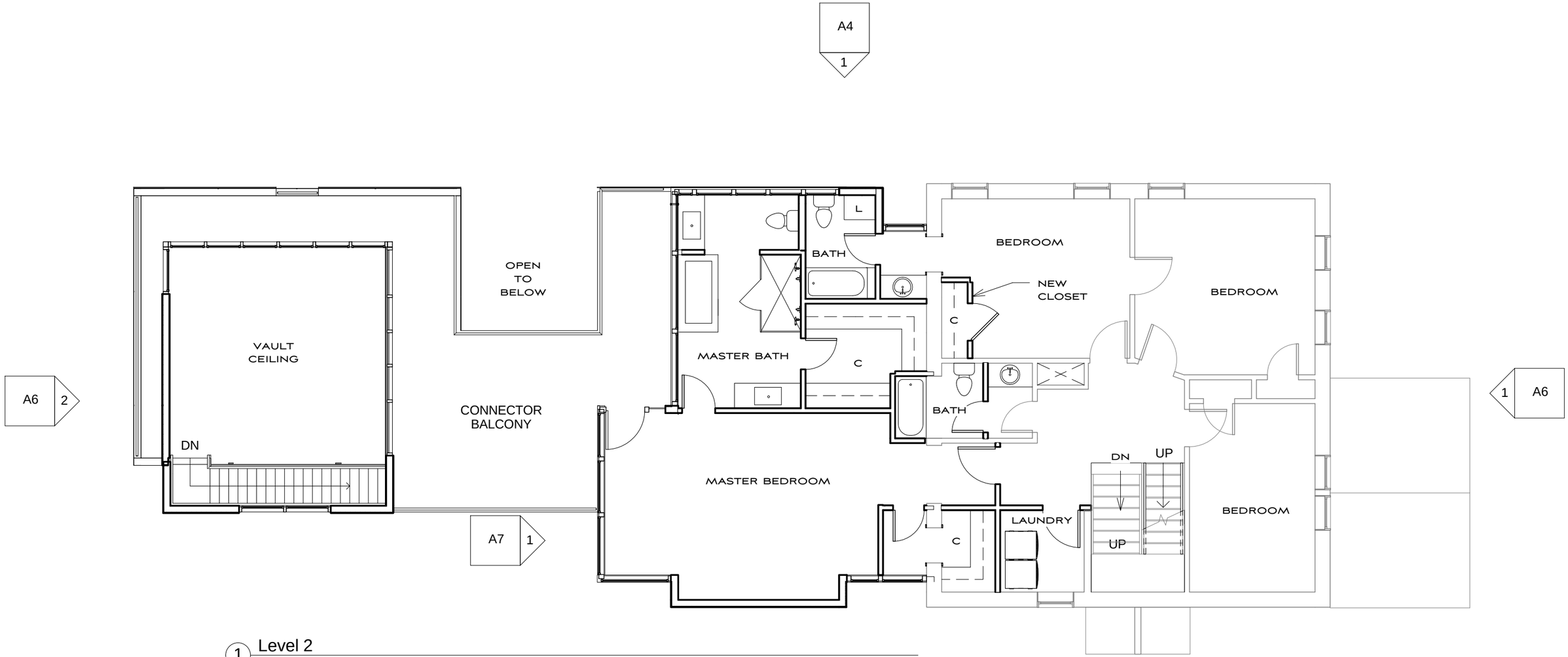

1 Level 2

1/8" = 1'-0"

0 4' 8'

GORDON/EWING RESIDENCE

2601 BELMONT BLVD.
NASHVILLE, TN 37212

FLOOR PLAN - SECOND FLOOR

A2

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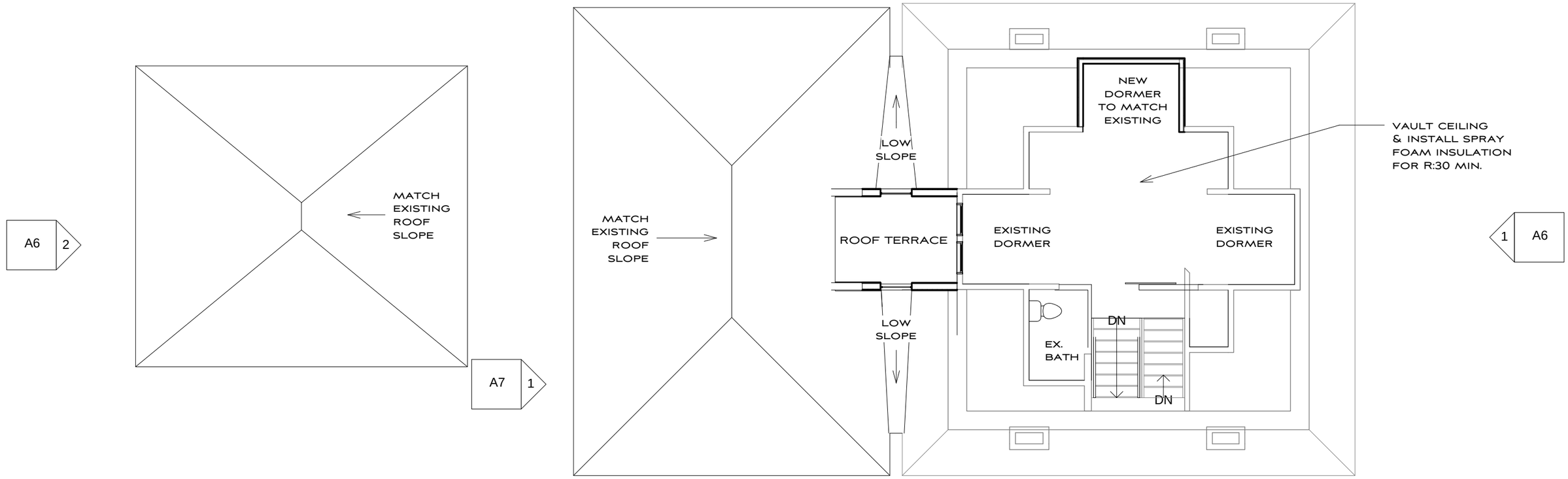
A4
1



1 Level 3 Attic
1/8" = 1'-0"

0 4' 8'

1
A5

GORDON/EWING RESIDENCE
2601 BELMONT BLVD.
NASHVILLE, TN 37212

ATTIC PLAN

A3

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1330

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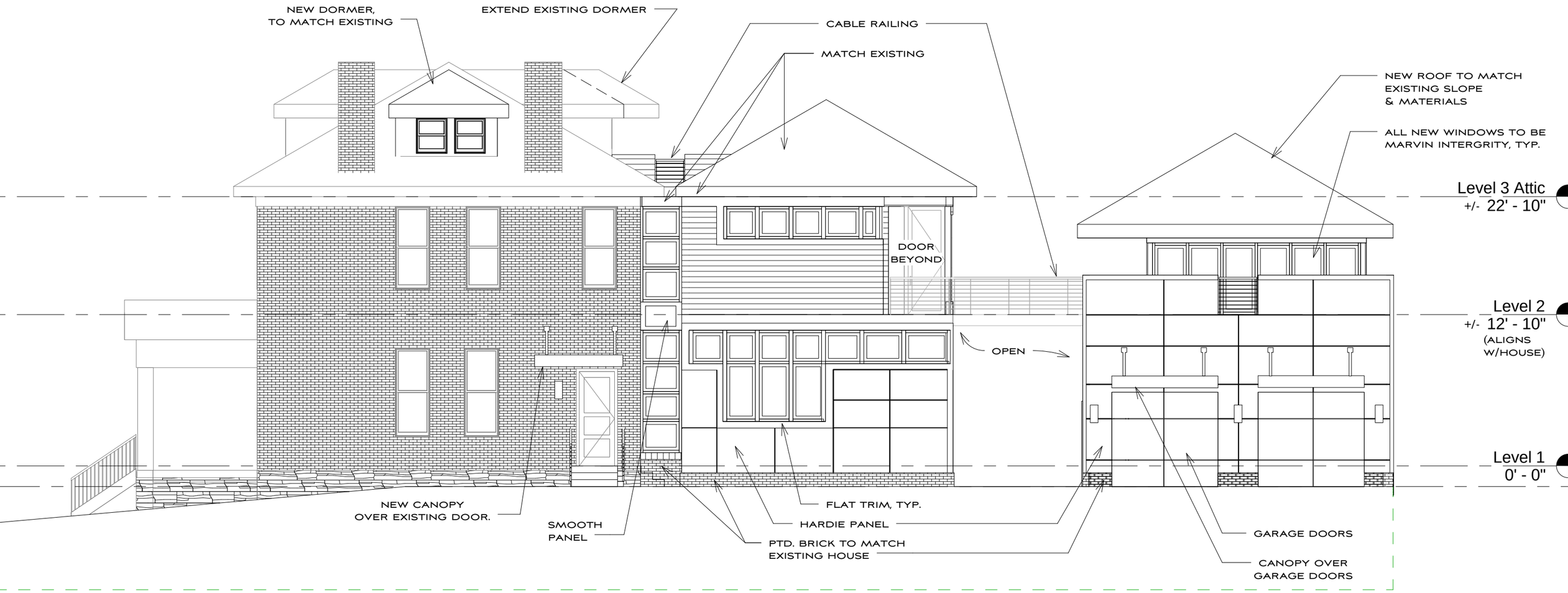

1 North
1/8" = 1'-0"

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NASHVILLE, TN 37212

NORTH ELEVATION

A4

7-08-13

1330

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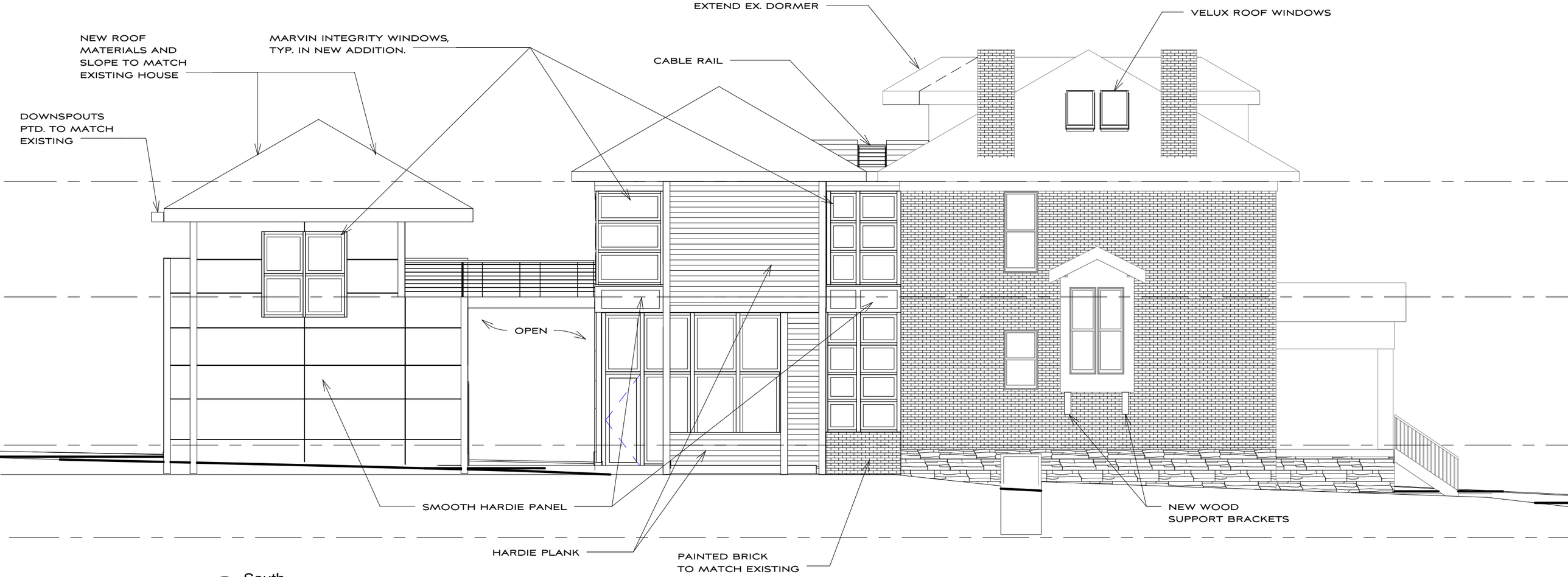

1 South
1/8" = 1'-0"

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NASHVILLE, TN 37212

SOUTH ELEVATION

A5

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1330

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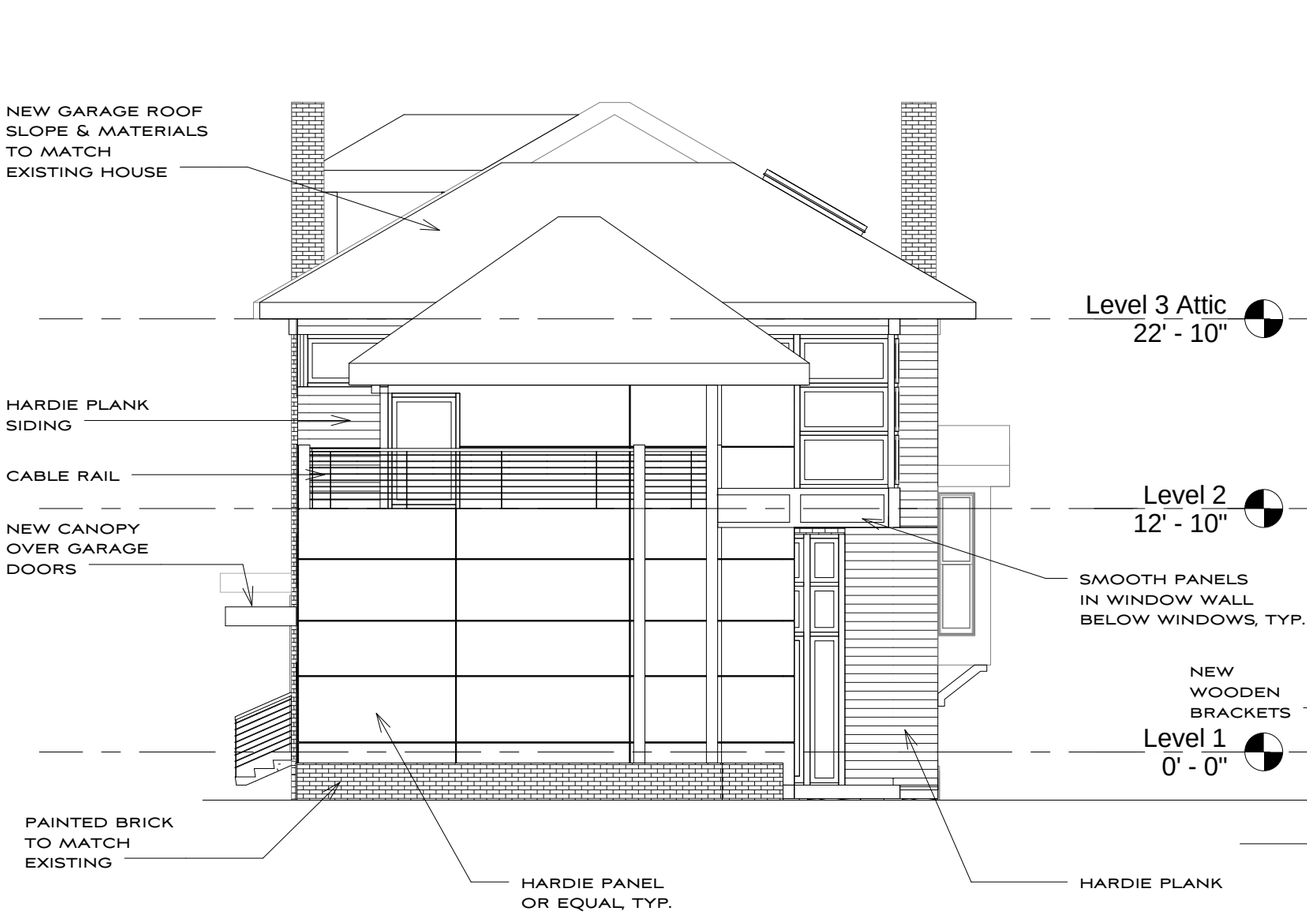
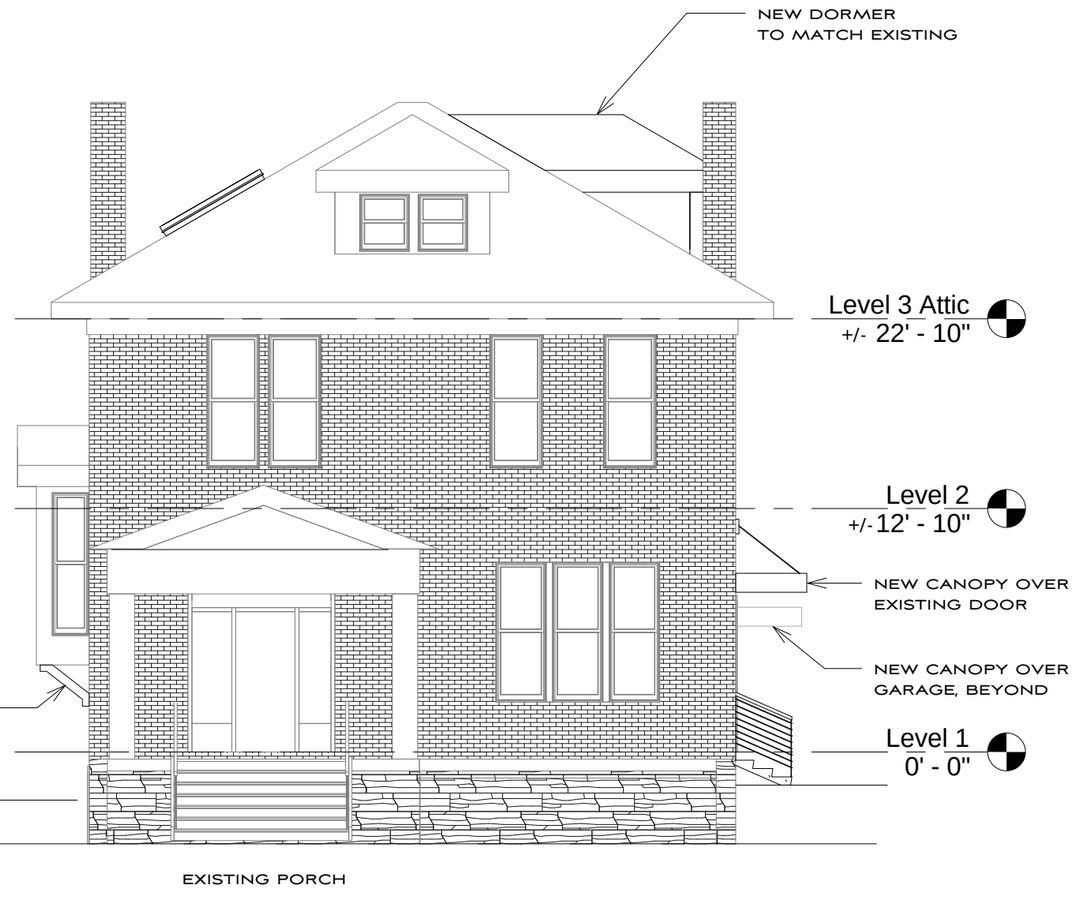


2 West
1/8" = 1'-0"



1 East
1/8" = 1'-0"

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NASHVILLE, TN 37212

EAST WEST ELEVATION

A6

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1330

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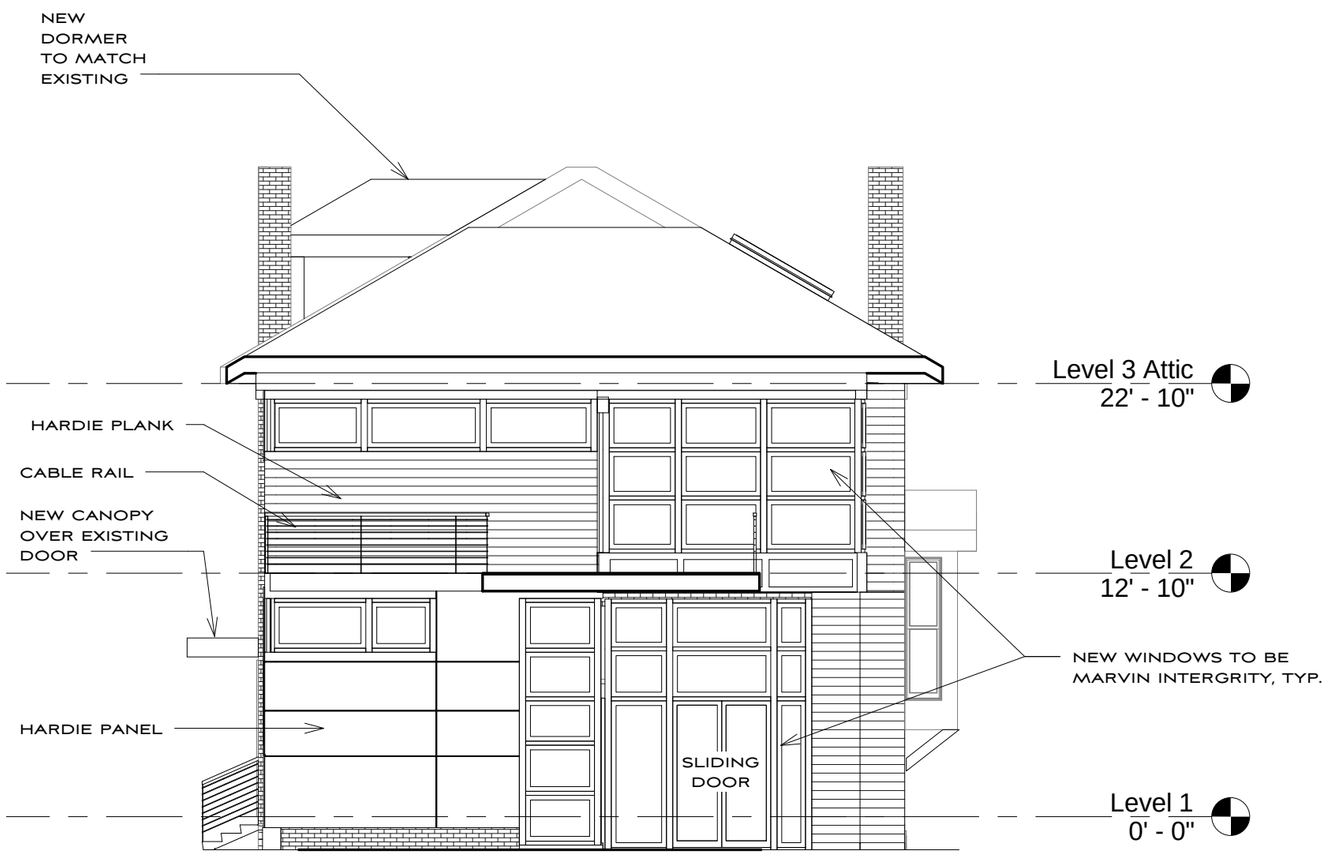

1 West Interior View
1/8" = 1'-0"

GORDON/EWING RESIDENCE
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NASHVILLE, TN 37212

INTERIOR PATIO VIEW

A7

7-08-13

1330

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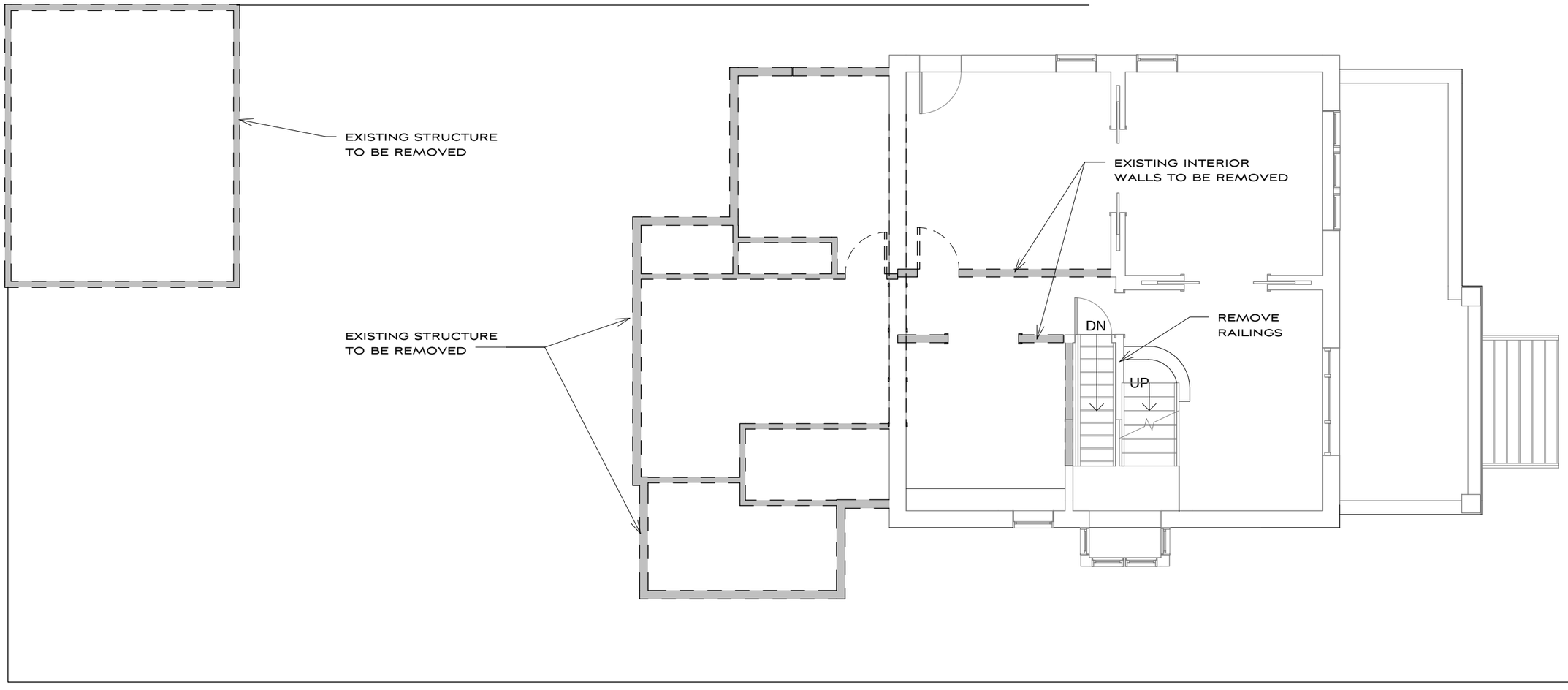

1 Level 1 - Demolition
1/8" = 1'-0"

0 4' 8'

GORDON/EWING RESIDENCE
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NASHVILLE, TN 37212

DEMOLITION PLAN - MAIN LEVEL

A8

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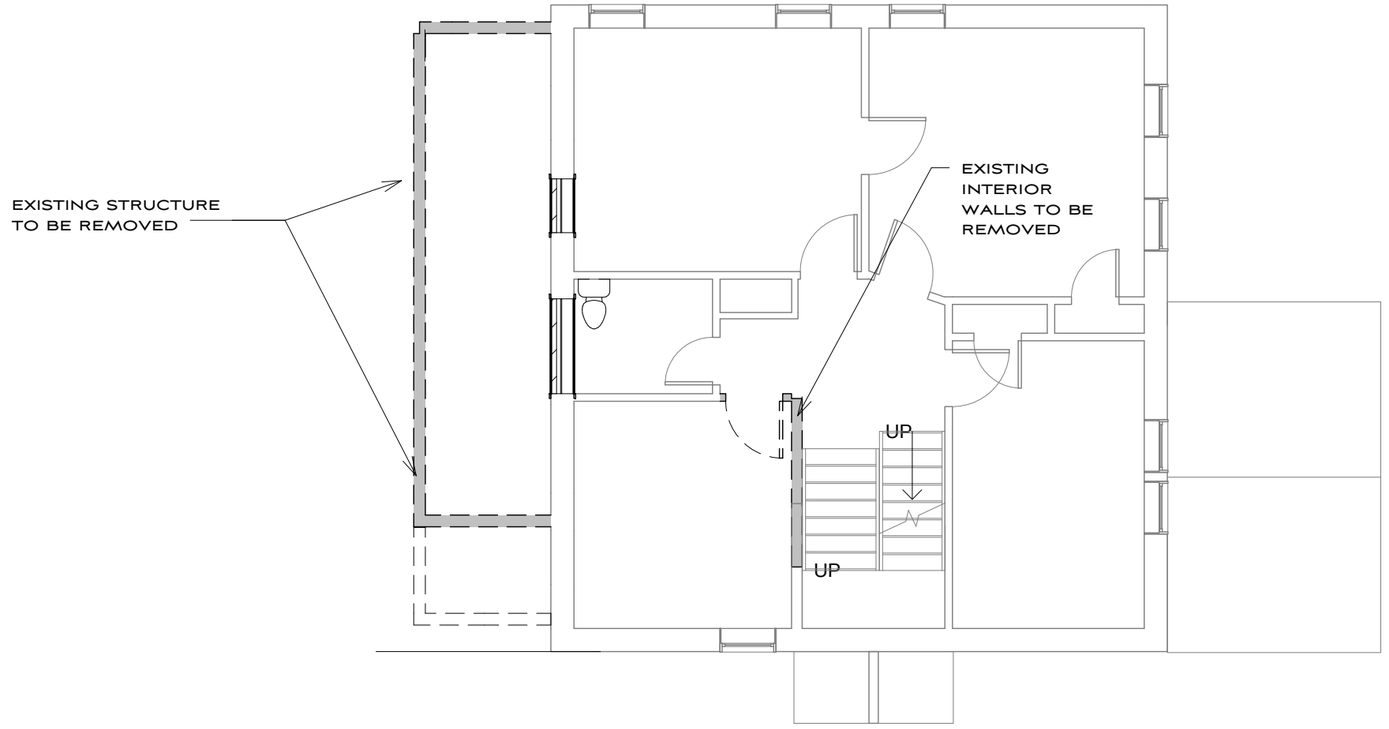

1 Level 2 -Demolition
1/8" = 1'-0"

0 4' 8'

GORDON/EWING RESIDENCE
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DEMOLITION PLAN -
SECOND FLOOR

A9

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1330

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1 Street View

GORDON/EWING RESIDENCE
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3D VIEW STREET

A10

7-08-13

1330

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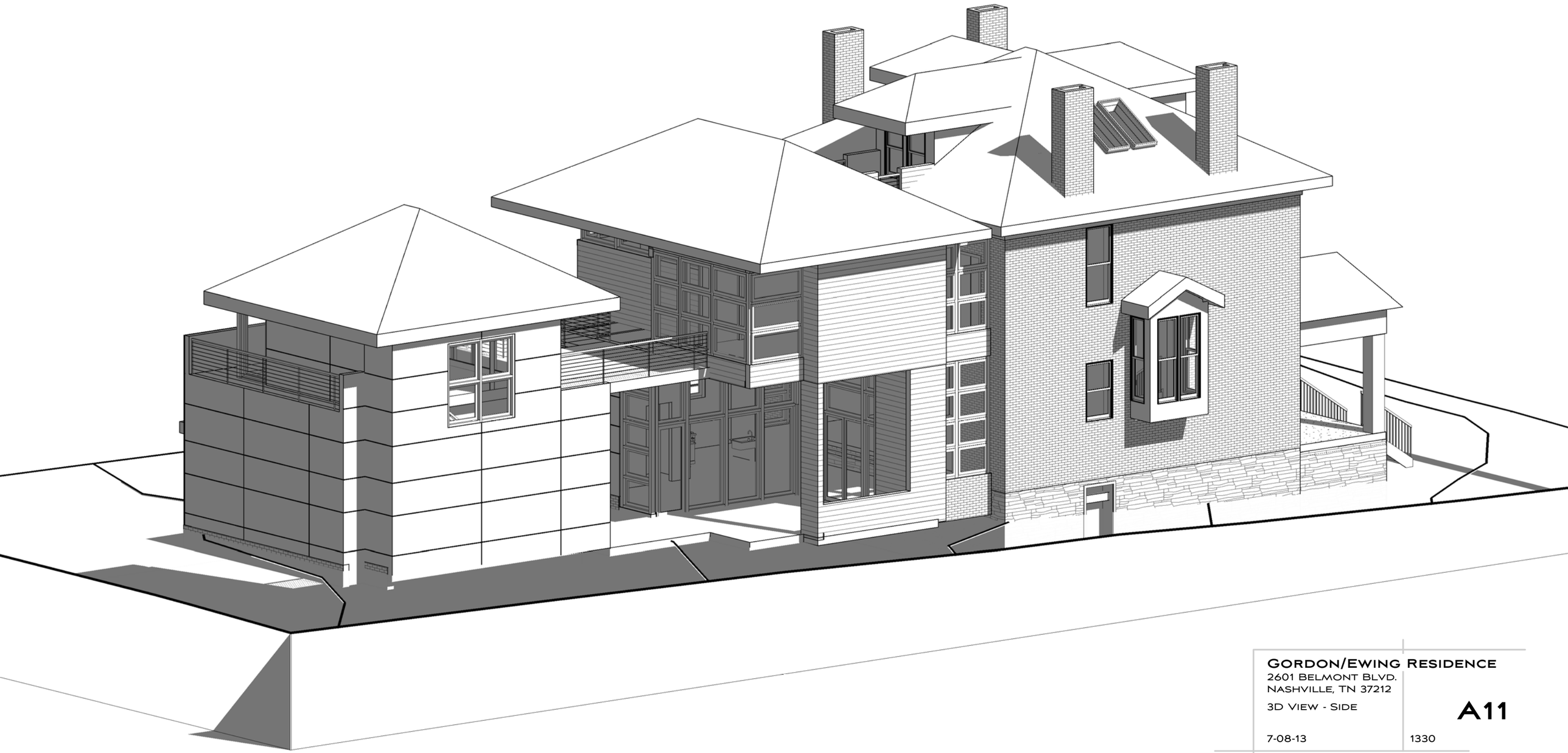

1 Side View

GORDON/EWING RESIDENCE
2601 BELMONT BLVD.
NASHVILLE, TN 37212

3D VIEW - SIDE

A11

7-08-13

1330

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