

KARL F. DEAN  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

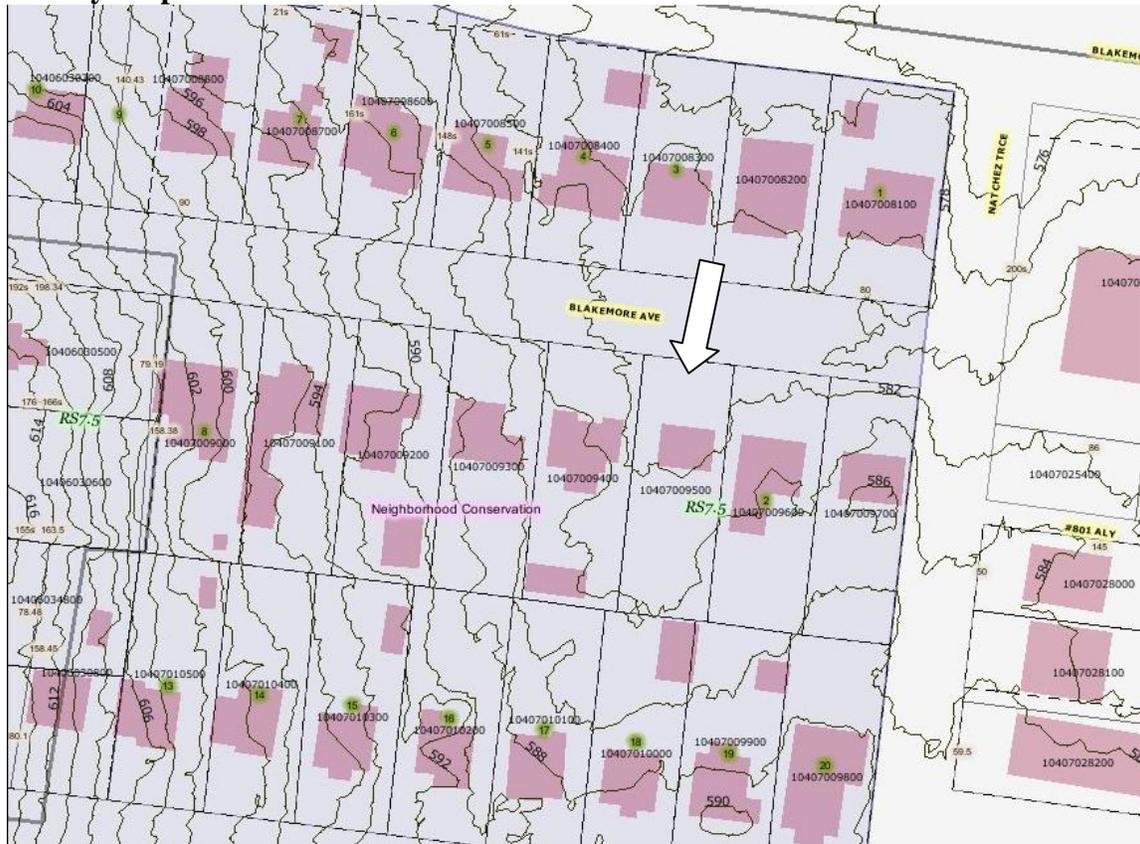
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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## STAFF RECOMMENDATION 2805 Blakemore Avenue October 16, 2013

**Application:** Demolition—primary building; New construction – infill and outbuilding  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10407009500  
**Applicant:** Randy Robinson  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Applicant proposes to demolish the existing structure, and construct infill and an outbuilding.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the condition that staff provide final review of windows, doors, brick sample, location of HVAC, and roof color. Staff finds that the project meets section II.B. and III.B.2. of the design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **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.*

*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.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

**Background:**

2805 Blakemore Avenue is a one-story brick house constructed sometime between 1944 and 1951. The house’s form, materials, and details do not contribute to the historic character of the district. The house is listed as non-contributing in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



Figure 1. 2805 Blakemore Avenue

**Analysis & Findings:** Applicant proposes to demolish the existing structure, and construct infill and an outbuilding.

Demolition: The existing structure on the lot was constructed sometime between 1944 and 1951. The house's date of construction, form, materials, and details do not contribute to the historic and architectural character and significance of the Hillsboro-West End conservation overlay. The roof has no overhang, the brick veneer continues to grade rather than having a change in materials and there is no porch as commonly seen in the district. In addition, the massing of the house is much smaller than others in the vicinity. This type of home is not typical of this section of the neighborhood; therefore, staff finds that its demolition meets Section III.B.2.b. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Setback and Rhythm of Spacing: The new infill and the new garage will meet all base zoning setbacks. The infill will be shifted to the left side of the lot to allow for a driveway, which is existing. Many of the historic buildings on this block are also shifted to one side of their lots to allow for a driveway. The front of the house will be set back forty-five feet (45') from the front property line, which is approximately the current front setback. The front setback will also match the setbacks of the two neighboring structures, which is appropriate. Staff therefore finds that the project meets Section II.B.c of *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The proposed infill will have a one-and-half story form, which is typical of this part of the Hillsboro-West End neighborhood. It will have an eave height of approximately thirteen feet (13') and a ridge height of twenty-six feet, ten inches (26'10") from grade. Staff finds that this height matches the historic context, where the houses range in height from twenty feet (20') to twenty-nine feet (29'). The house will be forty feet (40') wide at the front, with a maximum width of forty-two feet, three inches (42'3"). This matches the historic context, where the houses are between thirty-eight (38') and fifty-two feet (52') wide. The infill's footprint will be approximately two thousand, seven hundred, and eighty-five square feet (2,785 sq. ft.).

Staff finds that the infill's proposed height and scale meet Sections II.B.a. and Section II.B.b. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, Details, and Material Color: The primary material for the infill will be brick veneer, and the foundation will be split face concrete block. Staff asks to review a brick sample. Five inch (5") cement fiberboard siding and stucco or cement fiberboard panels will be used as accent materials. The front porch floor will be a concrete slab. The windows will be wood, and staff asks to approve all windows and doors. The roof will be architectural composite shingles. Staff asks to review the shingle color. The trim will be wood or cement fiberboard. The rear porch will be screened. These materials have all been approved by the Commission in the past. With staff's final approval of the

windows, doors, shingle color, and brick sample, staff finds that the materials meet Section II.B.d of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Roof Shape:** The primary roof form is a side gable with an 11/12 pitch. The front porch has a gable with a 7/12 pitch. A central front dormer also has a 7/12 gabled roof form. The right slope of the gable merges with the right slope of the front porch. While not typically seen, staff finds that the combined dormer and porch roof forms meet the design guidelines. Staff finds that the project meets section II.B.e of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Orientation:** The new home will be oriented towards Blakemore Avenue. Its partial-width porch is primarily thirteen feet (13') deep. Approximately two feet, six inches (2'6") of the porch will only be four feet (4') deep. The design guidelines state that infill construction should have a porch with a minimum depth of six feet (6'). Staff finds the reduced width appropriate in this instance since the majority of the porch will be thirteen feet (13') deep. The site does not abut the alley, so primary vehicular access will be from an existing curb cut and driveway (Figure 2). Staff finds that the house's orientation is appropriate for the neighborhood and meets section II.B.f of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figure 2. Existing curb cut and driveway.

**Proportion and Rhythm of Openings:** The majority of windows are twice as tall as they are wide, meeting the ratio of historic windows. The rhythm also meets the historic context as there are no large expanses without an opening. The project meets section II.B.g of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Outbuilding:** The project includes a one-story garage that is twenty-two by twenty-six feet (22'X26'), or five hundred and seventy-two square feet (572 sq. ft.). The garage meets all base zoning setbacks, and will have garage doors that face the interior of the lot. The garage will be accessed via an existing driveway which will be extended to the rear

of the property. The garage will have an eave height of eight feet (8') and a ridge height of fifteen feet (15'), which is appropriate. The roof will be gabled with a slope of approximately 7/12. The proportion and rhythm of openings are appropriate for an outbuilding. Staff finds that the proposed outbuilding meets Section II.B.h.

Utilities: The location of utilities is unknown. Staff recommends that they be placed on the rear or on the side façade, beyond the midpoint of the house.

**Recommendation Summary:** Staff recommends approval with the condition that staff provide final review of windows, doors, brick, location of HVAC, and roof color. Staff finds that the project meets section II.B. and III.B.2. of the design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Context Photos:



2800 Blakemore, across the street at the corner of Natchez Trace



2802 and 2804 Blakemore, directly across the street



2806 and 2808 Blakemore, Across the street and to the left



Across the street, looking to the left



2803 Blakemore, to the left of the site



2801 and 2803 Blakemore, to the left of the site.



2807 Blakemore, to the right of the site.

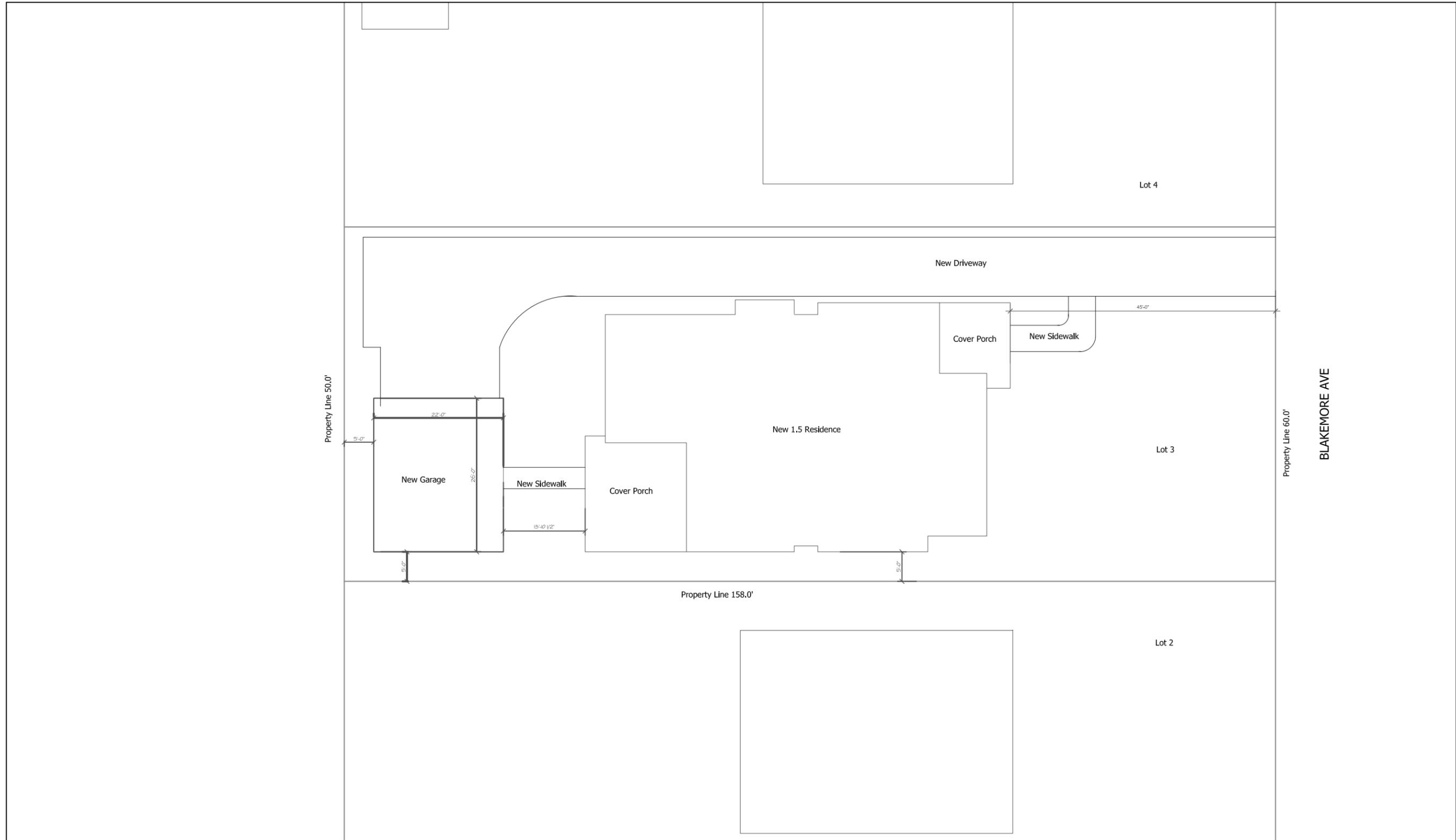


2809 Blakemore, to the right of the site.

FNAME

REVDATE

USER



**ROBINSON CONSTRUCTION**  
 robinsongroup@comcast.net 615-300-4294

Project: **2805 BLAKEMORE**

Date: **9/22/13**

Scale: **1" = 200.0'**

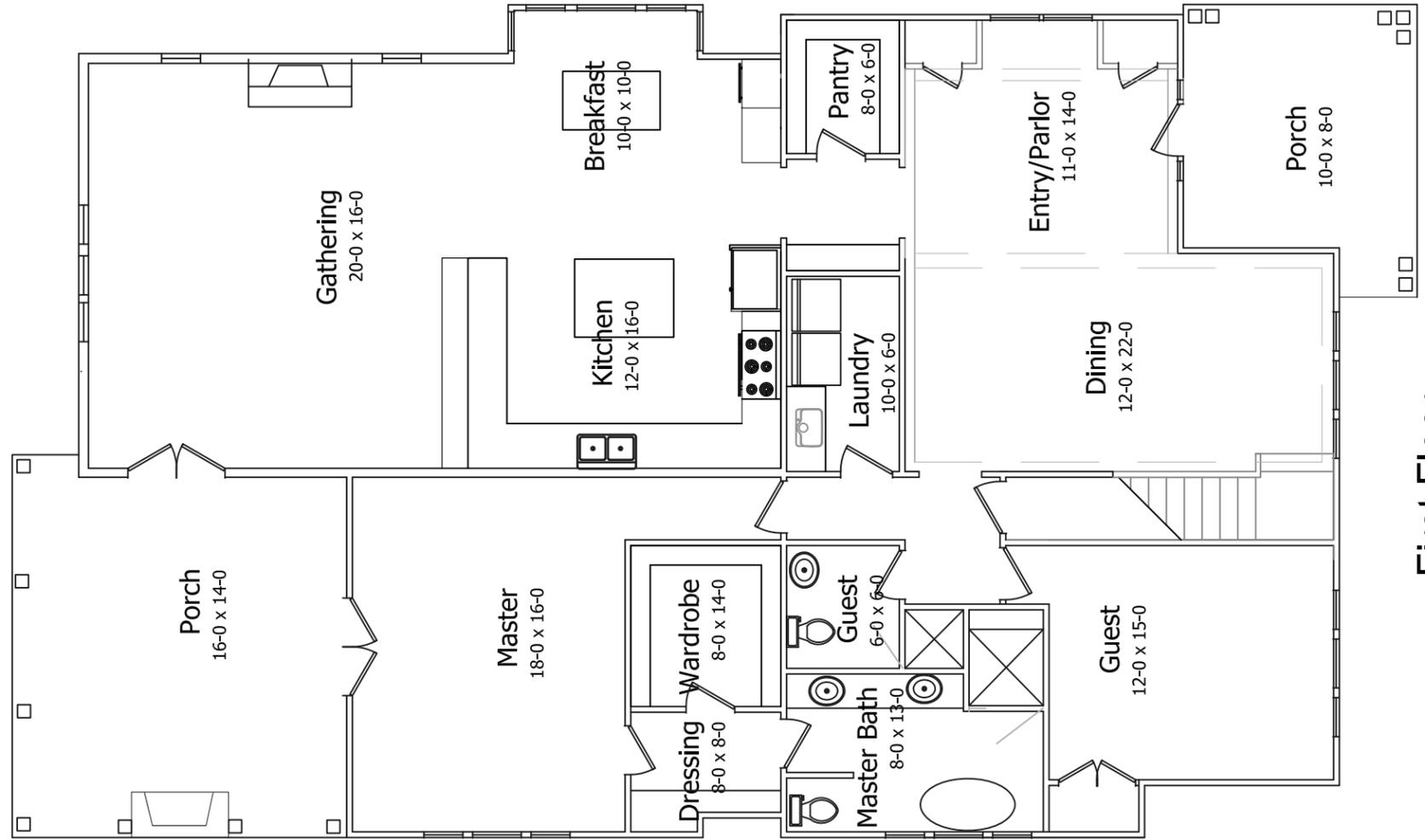
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First Floor

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Project: **2805 BLAKEMORE**

Date: **9/22/13**

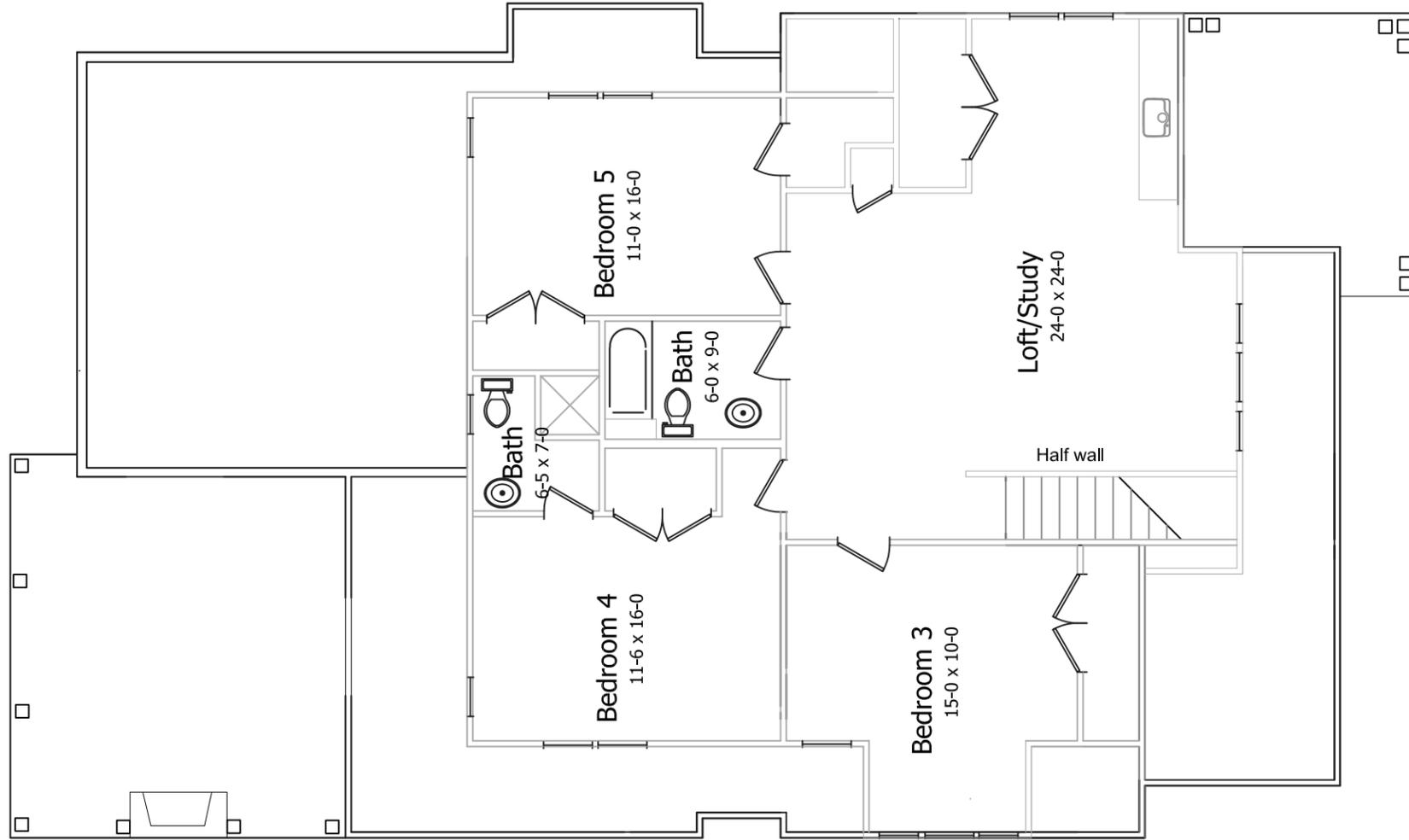
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FNAME

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USER



Second Floor

**ROBINSON CONSTRUCTION**  
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Project: **2805 BLAKEMORE**

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Scale: **1/8" = 1'-0"**

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Front Elevation

Note: New windows to be Monark Insulated Wood D.H. windows with fully simulated divided lights all windows to be painted



Right Side Elevation

Note: New windows to be Monark Insulated Wood D.H. windows with fully simulated divided lights all windows to be painted

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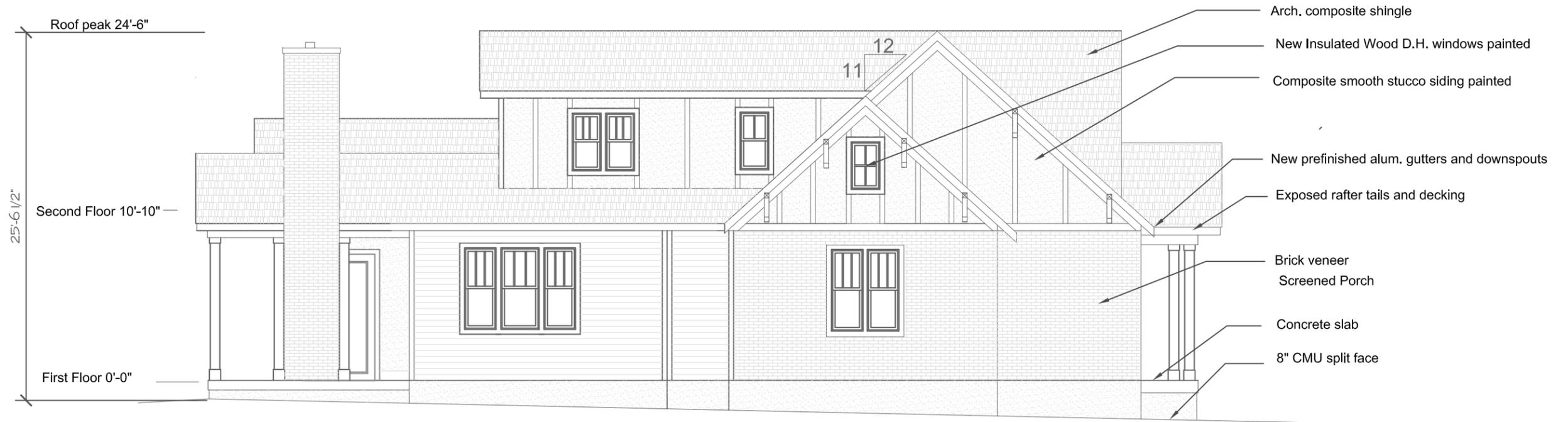
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Rear Elevation

Note: New windows to be Monark Insulated Wood D.H. windows with fully simulated divided lights all windows to be painted



Left Side Elevation

Note: New windows to be Monark Insulated Wood D.H. windows with fully simulated divided lights all windows to be painted

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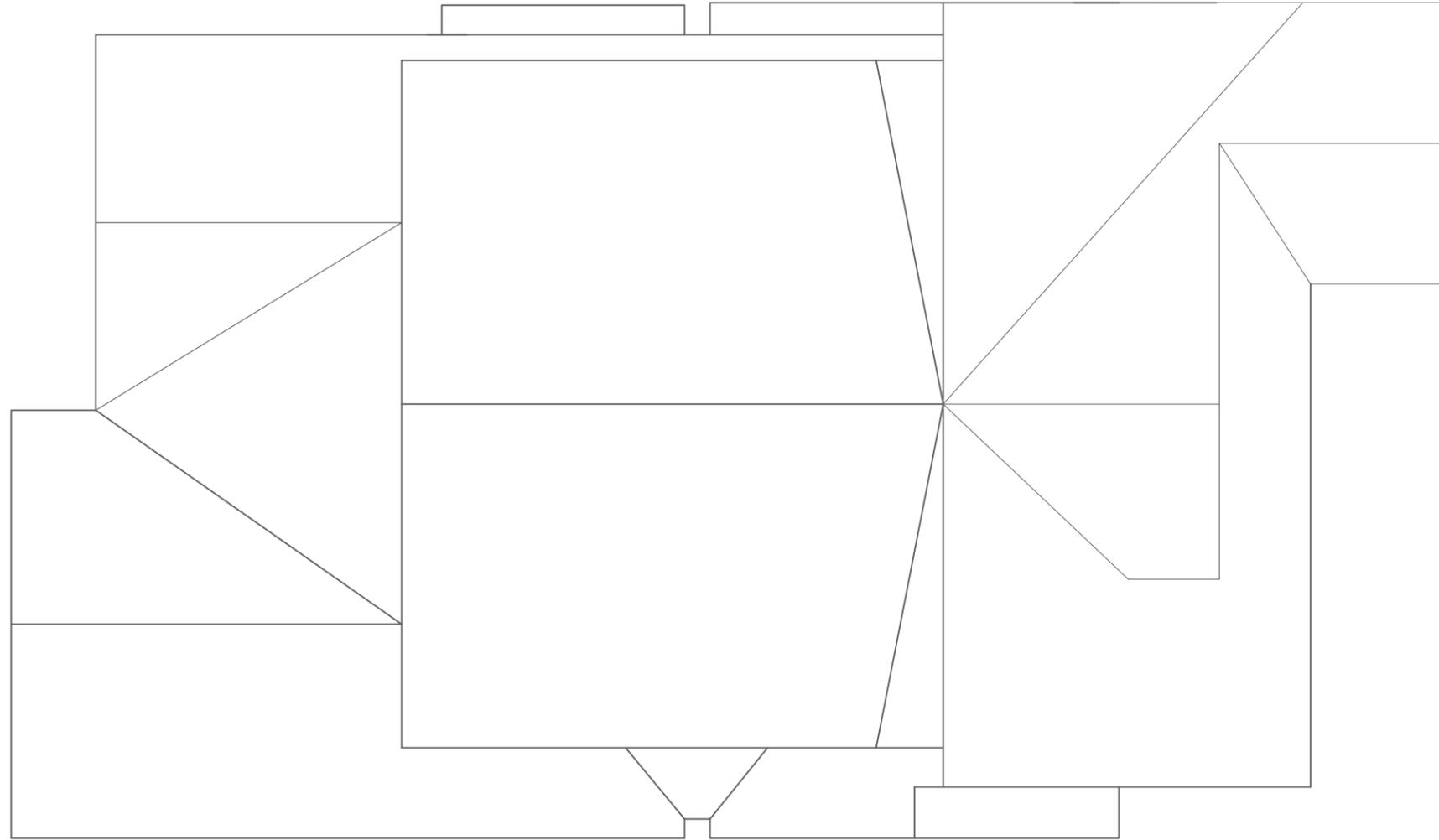
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FNAME

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Roof Plan

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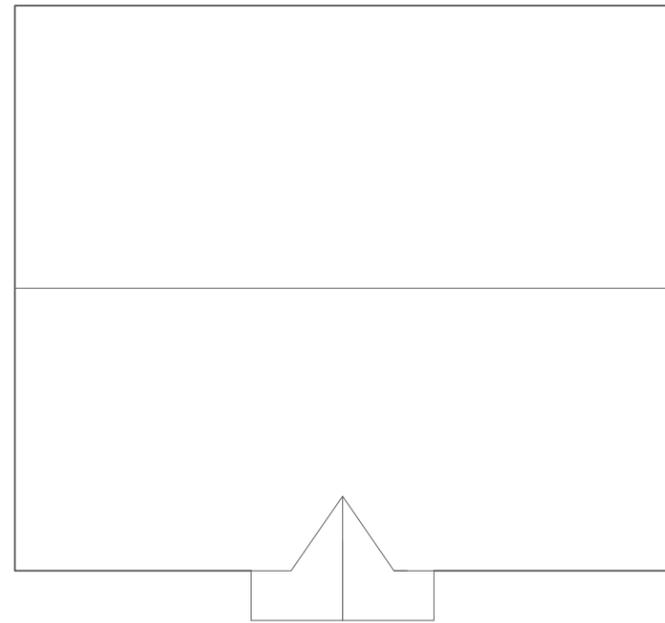
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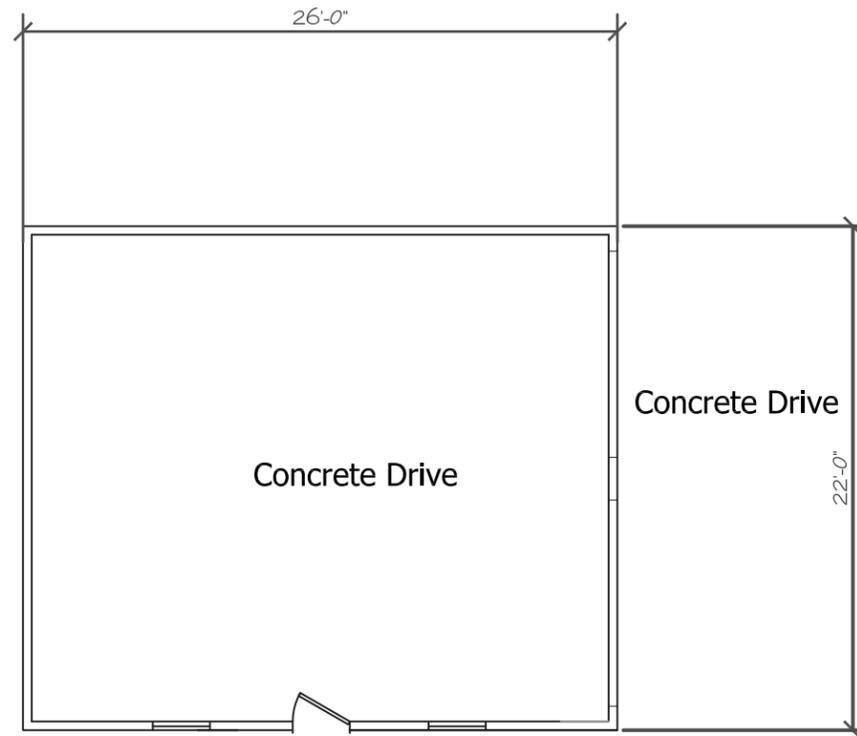
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Garage Roof Plan



Garage Floor Plan

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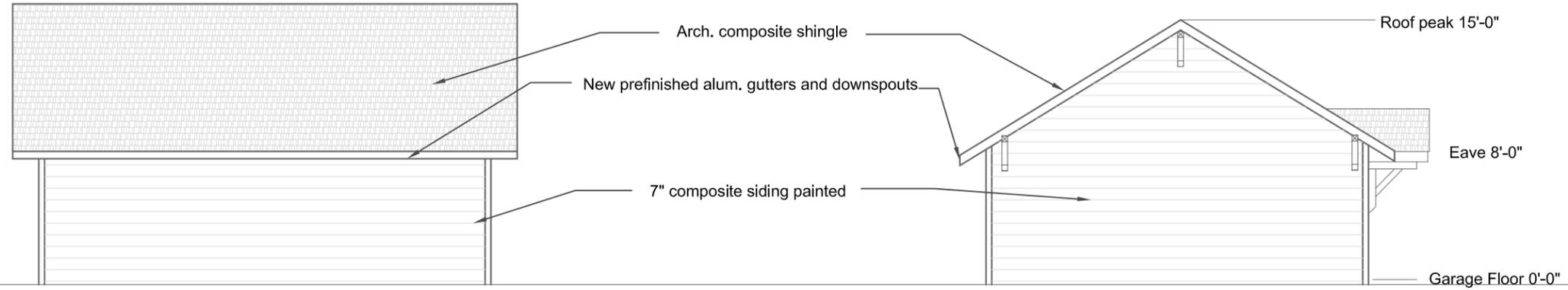
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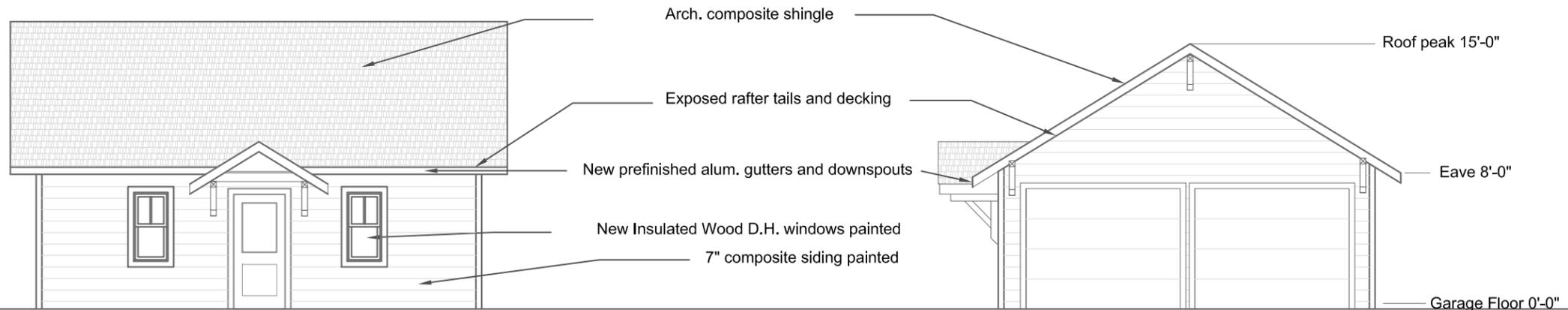
REVDATE

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Rear Elevation

Left Side Elevation



Front Elevation

Right Side Elevation

Note: New windows to be Monark Insulated Wood D.H. windows with fully simulated divided lights all windows to be painted

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Project: **2805 BLAKEMORE**

Date: **9/22/13**

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