



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 1701 A and C Blair Boulevard and 2117 and 2121 Belmont Boulevard March 18, 2015

Application: New construction-infill
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416040600, 10416040500, 10416040400, 10416040300
Applicant: Allard Ward Architects
Project Lead: robin.zeigler@nashville.gov

<p>Description of Project: The project is for a multi-family development on what is currently four lots at the corner of Blair and Belmont Boulevards. All existing structures are non-contributing. The project requires a rezoning to a Special Purpose (SP) zoning, so this proposal is for approval of the overall massing only.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none"> • A walkway be added to connect the rear units to the street; • The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and, • If the SP is approved by the Planning Commission, the applicant will return to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; balconies and awnings; appurtenances and utility locations; and the overall detailing of the proposal. <p>With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevation</p>
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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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

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.

Porches

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.

Parking areas and Driveways

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.

Multi-unit Developments

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.

Background: The project is for a multi-family (15 units) development on what is currently four lots at the corner of Blair and Belmont Boulevards. All existing structures are non-contributing. The project requires a rezoning to an SP, so this proposal is for approval of the overall massing only. If the SP is approved by the Planning Commission, the project will return to the Commission for approval of final details. Any details shown in this application is for illustration purposes only and should not be included in the decision about the appropriateness of the massing.

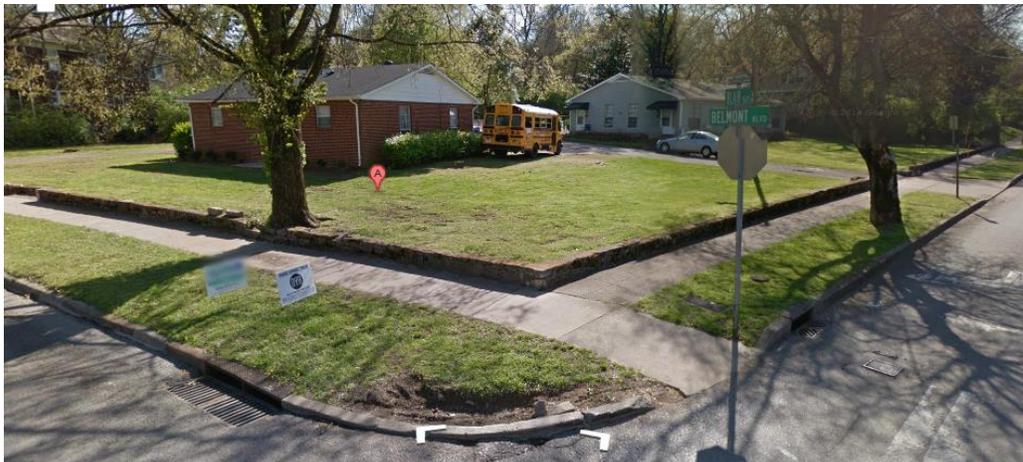


Figure 1: Corner of Belmont and Blair Boulevard

Because the existing buildings are non-contributing they were approved for demolition administratively. 1701 A and C Blair Boulevard and 2121 Belmont Boulevard were approved in August of 2014 and 2117 Belmont Boulevard was approved in December of 2014.

Analysis and Findings:

Height & Scale: The building will be three-stories and will be thirty-six feet (36') at its tallest point. The historic homes to the left on Belmont and to the right (across Blair Boulevard) on Belmont Boulevard are approximately thirty-six feet tall.



Figure 2: Massing study

Across Belmont Boulevard the context is even taller, between forty feet and sixty feet (40'-60') tall. The project meets section II.B.1.a. and b.

Setback & Rhythm of Spacing: The front setback varies with the shortest setback being at the corner with fifteen (15'). Shorter setbacks at corners is not unusual in the district. The building steps back on each side to meet the historic setbacks on Belmont and Blair



Boulevards. The left-side setback is five feet (5''), which is in keeping with bulk zoning for a single-family home. The right side setback on Blair Boulevard is approximately thirty feet (30') because of the twenty-four foot (24') driveway and the rear units on the right side come within five (5') of the property line. The rear setback is twenty-feet (20'), which is in keeping with the bulk zoning. Staff finds the setbacks to be appropriate for a multi-family development and to meet bulk standards. The project meets section II.B.1.c.

Figure 3: Site plan

Materials: Materials are not reviewed for a massing approval. If the SP is approved by the Planning Commission, the applicant will return to the MHZC for approval of materials.

Roof form: The roof form is a parapet roof which is common on historic apartment blocks and commercial buildings in the district. The project meets section II.B.1.e.

Orientation: The building is oriented to Belmont and Blair Boulevards with doors facing the street and walkways leading to the street. The doors are recessed and not as prominent as entrances on single-family homes or as you might see on historic townhomes which are not found in this district, to be more in keeping with the historic apartment blocks which are found in the district and typically had one primary entrance.



Figure 4: Rendering

The vehicular accesses are from the rear alley and from Blair Boulevard. There is an existing curb cut already on Blair Boulevard. The curb cut on Belmont Boulevard will be removed. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: Proportion and rhythm of openings are not reviewed for a massing approval. If the SP is approved by the Planning Commission, the applicant will return to the MHZC for approval.

Appurtenances & Utilities: Appurtenances and utilities are not reviewed for a massing approval. If the SP is approved by the Planning Commission, the applicant will return to the MHZC for approval.

Outbuildings: The parking areas will all be within the center of the complex and some will be within and behind the buildings so that they are minimally visible from the street. The project meets section II.B.1.i of the design guidelines.

Recommendation:

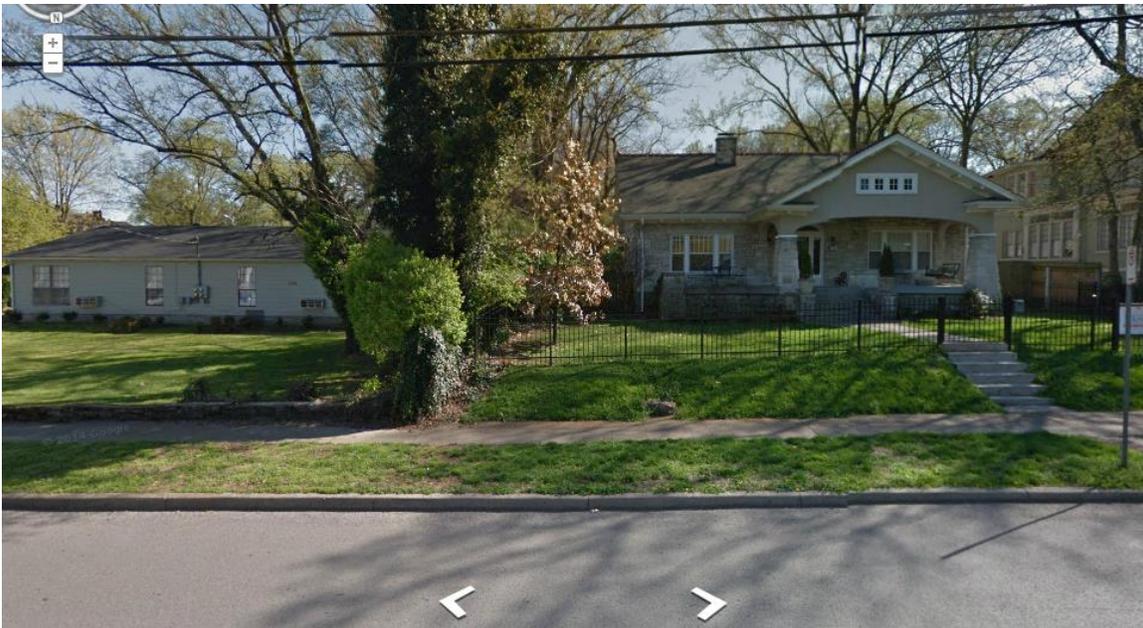
Staff recommends approval with the conditions that:

- A walkway be added to connect the rear units to the street;
- The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and,
- If the SP is approved by the Planning Commission, the applicant will return to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; balconies and awnings; appurtenances and utility locations; and the overall detailing of the proposal.

With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



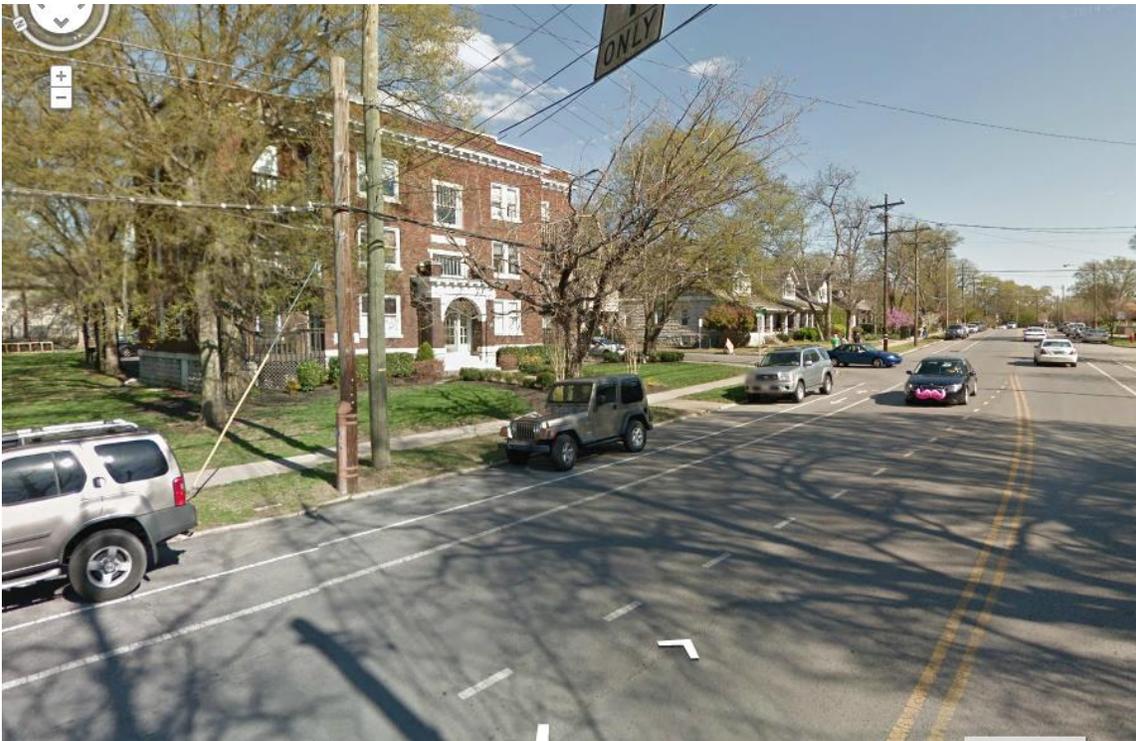
This historic home (left) on Belmont Boulevard will be immediately to the left of the proposed development.



This historic home (right) on Blair Boulevard will be immediately to the right of the proposed development.



Across Belmont Boulevard from the proposed development.



Across the street from the proposed development. Note the three-story historic apartment building.



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Across Blair Boulevard is another corner property with development potential that includes a 2.5 story historic building.



The Sterling Apartments are a 3-story historic apartment building on Belmont Boulevard, just a few doors down from the proposed development.



BEN JOHNSON

A Proposed SP Development by:
evergreen
REAL ESTATE

BLAIR BOULEVARD & BELMONT BOULEVARD

MHZC Preservation Permit Application

M
ALLARD WARD
ARCHITECTS



View from Bill D. Bandy Wellness Center (Belmont University)

A Proposed SP Development by:
evergreen
REAL ESTATE

BLAIR BOULEVARD & BELMONT BOULEVARD

MHZC Preservation Permit Application

M
ALLARD WARD
ARCHITECTS



View from Opposite Corner of Blair Boulevard at Belmont Boulevard

A Proposed SP Development by:
evergreen
REAL ESTATE

BLAIR BOULEVARD & BELMONT BOULEVARD

MHZC Preservation Permit Application

M
ALLARD WARD
ARCHITECTS



View from East Side Belmont Boulevard

A Proposed SP Development by:
evergreen
REAL ESTATE

BLAIR BOULEVARD & BELMONT BOULEVARD

MHZC Preservation Permit Application

