



**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  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1701 A and C Blair Boulevard and 2117 and 2121 Belmont Boulevard**  
**September 16, 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:** Melissa Baldock, melissa.baldock@yahoo.com

<p><b>Description of Project:</b> The project is for a multi-family development on what are currently four lots at the corner of Blair and Belmont Boulevards. In March, the Commission approved the massing of the street-facing structures, and this application is for the approval of the massing of the rear structure and the project's design details.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none"> <li>• Staff approve brick and tile samples;</li> <li>• Staff approve the materials and design of the windows and doors, balcony railings, roof material, and rear balcony privacy walls prior to purchase and installation; and,</li> <li>• Staff approve the location and design of all appurtenances and utilities, including, but not limited to, the HVAC units and dumpsters, prior to their installation.</li> </ul> <p>With these conditions, staff finds the project to meet the design guidelines for new construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Ordinance BL2015-1166  <b>B:</b> Site Plan  <b>C:</b> Elevation</p>
---	---

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II. B. GUIDELINES

#### 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.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### 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.

**Background:** The project is for a multi-family (15 units) development on what are currently four lots at the corner of Blair and Belmont Boulevards. All existing structures are non-contributing, and MHZC staff approved their demolition administratively. In March 2015, the Metro Historic Zoning Commission approved the overall massing of front units and the site plan, and in July 2015, City Council rezoned the property to an SP that allows up to 15 attached residential units.

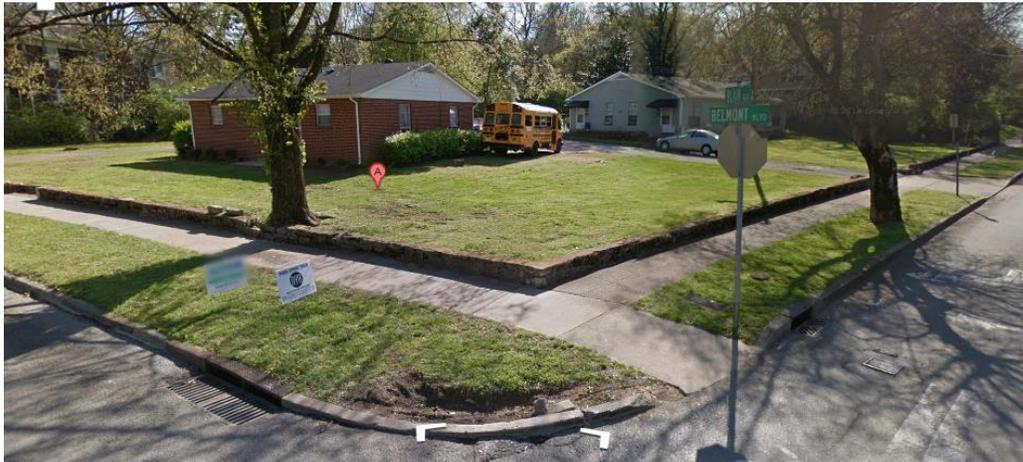


Figure 1: Corner of Belmont and Blair Boulevard

**Analysis and Findings:** The project is for a multi-family development on what are currently four lots at the corner of Blair and Belmont Boulevards. In March, the Commission determined that the massing, height, scale, setback, rhythm of spacing, roof form, orientation, and parking plan of the front units and the site plan met the design guidelines.

**Rear Units Massing:** The five units at the rear of the lot will not have any street frontage, but will be connected to Blair Boulevard via a walkway. The units will be approximately twenty-five feet (25') from the alley, and ten feet (10') from the side property line. The rear units will be two stories and will have an average height of approximately thirty feet (30') from grade. These units will be subordinate to the front-facing units by being one story and approximately six feet (6') shorter. Staff finds this to be appropriate. Like the front units, the structure's primary roof form is flat, although the units will incorporate 12/12 gable forms. The parking for the units will be uncovered surface parking, at the rear, just off the alley, which is appropriate. Staff finds that the massing, height, scale, setback, rhythm of spacing, roof form, orientation, and parking plan to meet Section II.B. of the design guidelines.

**Materials:** The primary cladding material will be brick, and staff recommends approval of a brick sample prior to purchase and installation. There will be no separate foundation material; it will also be brick. Staff finds the lack of change in material from the foundation to the wall above to be appropriate for a multi-family residential structure like what is proposed. The façade will be accented with brick detailing. The materials of the

windows and doors were not specified, and staff recommends approval of all windows and doors prior to purchase and installation. Tile inlays will be incorporated as an accent material, and staff recommends approval of a tile sample prior to purchase and installation. The roof bulkheads and the rear upper level bays will be clad in cement fiberboard with a five inch (5") reveal. Some window lintels will be steel channel, which is appropriate. Staff recommends approval of the final design of the aluminum balcony railings. Staff also recommends approval of the material for the rear balcony privacy walls. The roof material was not specified. Most of the roof will be flat and behind a parapet wall, and therefor invisible. However, there are portions of the structure with gabled roof forms where the material will be visible, and staff asks to approve the roof material and color for these portions. The stairs will be concrete.

With the aforementioned staff approvals, staff finds that the proposed materials meet Section II.B.d. of the design guidelines.

Proportion and Rhythm of Openings: The project's proposed fenestration pattern is appropriate for a multi-family residential structure. The proposed windows are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. There are no large expanses of wall space without a window or door opening on the primary street elevations. The structures' side facades, which are only minimally visible, do have areas of blank wall space, but that is typical of multi-family residential structures.

Staff finds the project's proportion and rhythm of openings to meet Sections II.B.g. of the design guidelines.

Appurtenances & Utilities: The location of the major utilities and appurtenances was not specified on the site plan. Staff recommends approval of the location of the HVAC units, dumpsters, fencing, and other appurtenances prior to their installation.

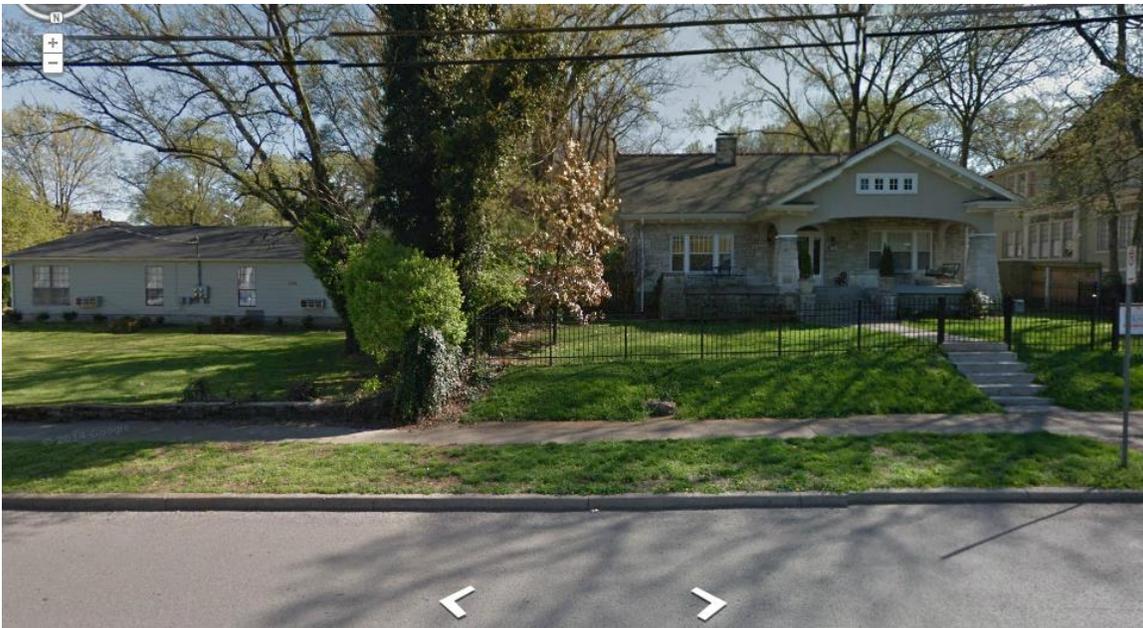
**Recommendation Summary:** Staff recommends approval with the conditions that:

- Staff approve brick and tile samples;
- Staff approve the materials and design of the windows and doors, balcony railings, roof material, and rear balcony privacy walls prior to purchase and installation; and,
- Staff approve the location and design of all appurtenances and utilities, including, but not limited to, the HVAC units and dumpsters, prior to their installation.

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



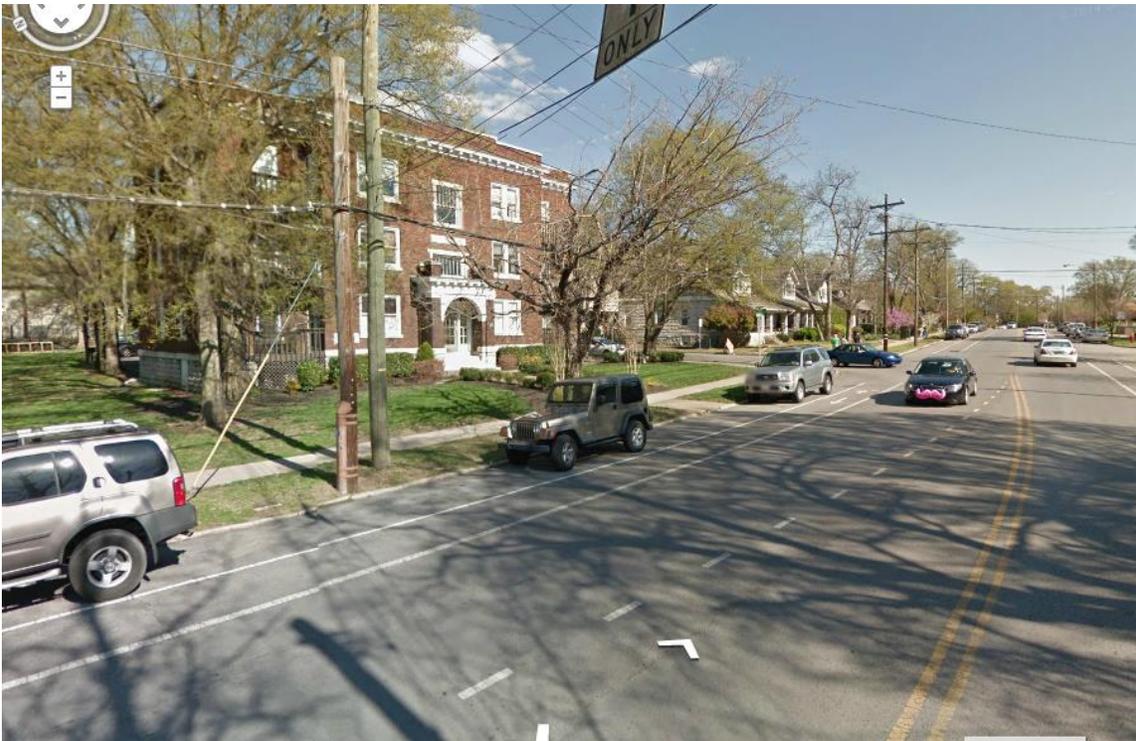
This historic home (left) on Belmont Boulevard will be immediately to the left of the proposed development.



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.



©2015 Google. Image Date: April 2014. Report a problem  
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.

**ORDINANCE NO. BL2015-1166**

**An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R8 to SP zoning for property located at 2117 and 2121 Belmont Boulevard and 1701 A and 1701 C Blair Boulevard, approximately 100 feet north of Ashwood Avenue, (0.9 acres), within the Belmont-Hillsboro Neighborhood Conservation overlay, to permit up to 15 attached residential units, all of which is described herein (Proposal No. 2015SP-052-001).**

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R8 to SP zoning for property located at 2117 and 2121 Belmont Boulevard and 1701 A and 1701 C Blair Boulevard, approximately 100 feet north of Ashwood Avenue, (0.9 acres), within the Belmont-Hillsboro Neighborhood Conservation overlay, to permit up to 15 attached residential units, being Property Parcel Nos. 403 - 406 as designated on Map 104-16 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 104 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to up to 15 residential dwelling units.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. The final site plan shall meet the Major and Collector Street Plan requirements for sidewalks and planting strips.
2. The maximum height of Units 11 and 12 shall be no greater than 2 stories in 28 feet in height.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Burkley Allen

[View Sketch](#)

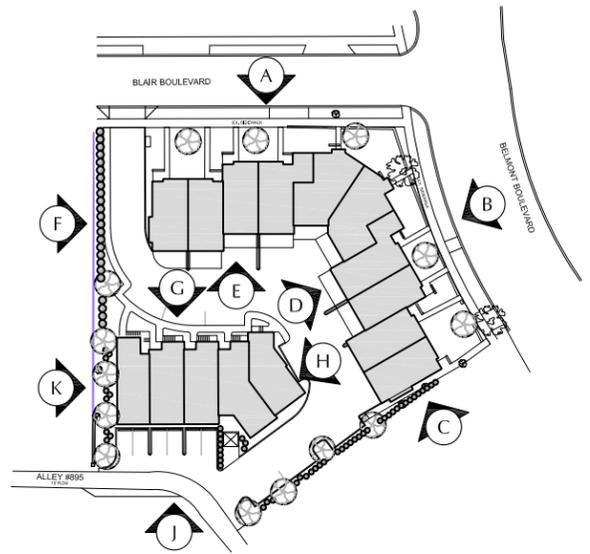
[View Site Plan](#)

<b>LEGISLATIVE HISTORY</b>	
Introduced:	June 2, 2015
Passed First Reading:	June 2, 2015
Referred to:	Planning Commission - Approved with conditions and disapproved without all conditions. (5-1) Planning & Zoning Committee
Passed Second Reading:	July 7, 2015
Passed Third Reading:	July 21, 2015
Approved:	July 22, 2015
By:	
Effective:	July 24, 2015

Requests for ADA accommodation should be directed to the Metropolitan Clerk at 615/862-6770.  
**Last Modified 07/22/2015 14:24:16**



1 Site Layout Plan  
Scale: 1" = 30'-0"



# A0.1

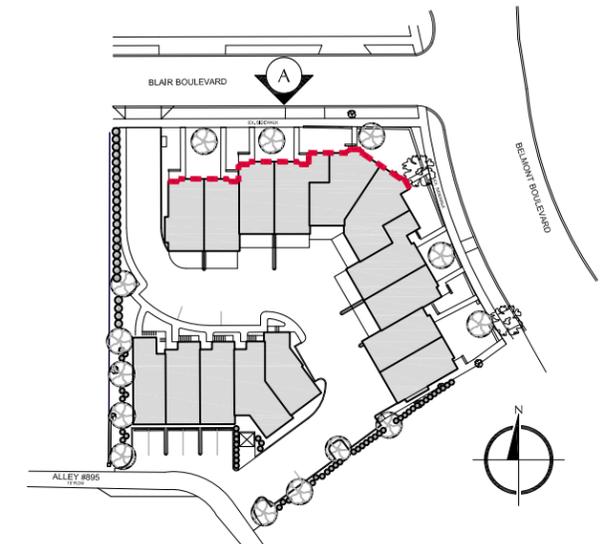
Drawings:  
Site Layout Plan  
Date:  
08.31.2015

**ALLARD WARD**  
ARCHITECTS  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
Tel: 615.345.1010  
allardward.com  
Fax: 615.345.1011

A New Development for:  
**Belmont at Blair**  
2121 Belmont Boulevard (and others)  
Nashville, Tennessee 37212



**A** Elevation A  
 Scale: 3/32"=1'-0"



A New Development for:  
**Belmont at Blair**  
 2121 Belmont Boulevard (and others)  
 Nashville, Tennessee 37212

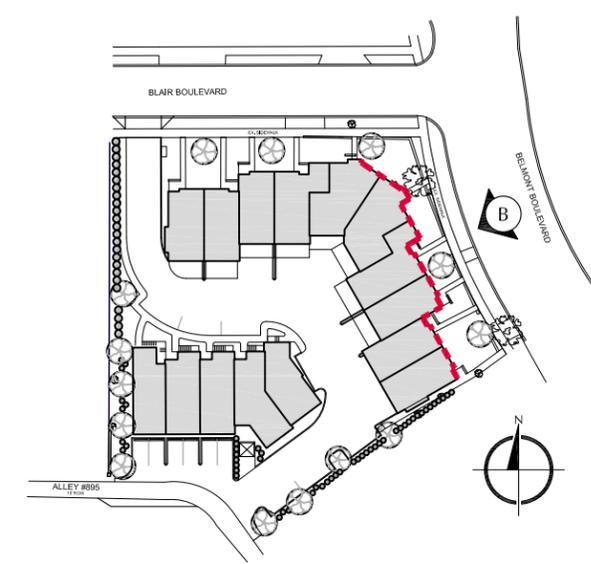
**ALLARD WARD ARCHITECTS**  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011  
 allardward.com

Drawings:  
 Elevations  
 Date:  
 08.31.2015

**A2.1**



**B** Elevation B  
 Scale: 3/32"=1'-0"



A New Development for:  
**Belmont at Blair**  
 2121 Belmont Boulevard (and others)  
 Nashville, Tennessee 37212

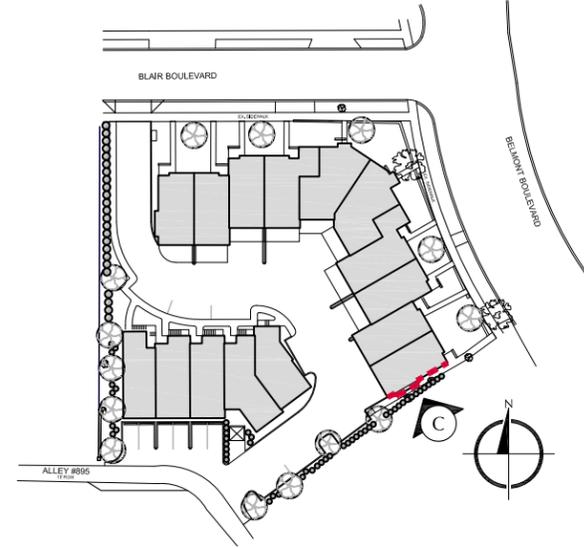
**ALLARD WARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011  
 allardward.com

Drawings:  
 Elevations  
 Date:  
 08.31.2015

**A2.2**



Ⓒ Elevation C  
 Scale: 3/32"=1'-0"



**A2.3**

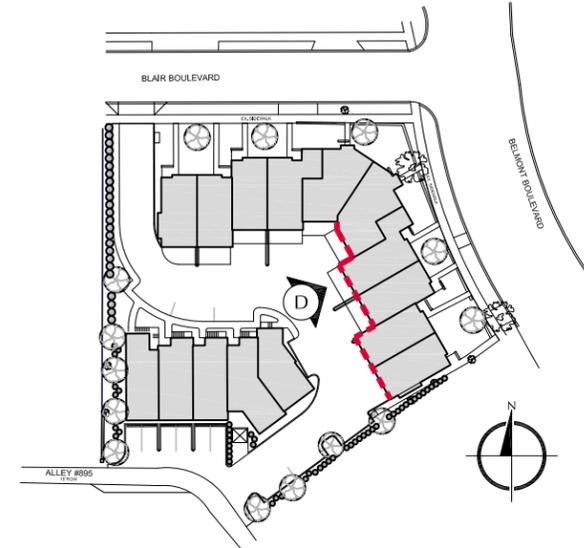
Drawings:  
 Elevations  
 Date:  
 08.31.2015

**ALLARD WARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011  
 allardward.com

A New Development for:  
**Belmont at Blair**  
 2121 Belmont Boulevard (and others)  
 Nashville, Tennessee 37212



**D** Elevation D  
 Scale: 3/32"=1'-0"



Drawings:  
 Elevations  
 Date:  
 08.31.2015

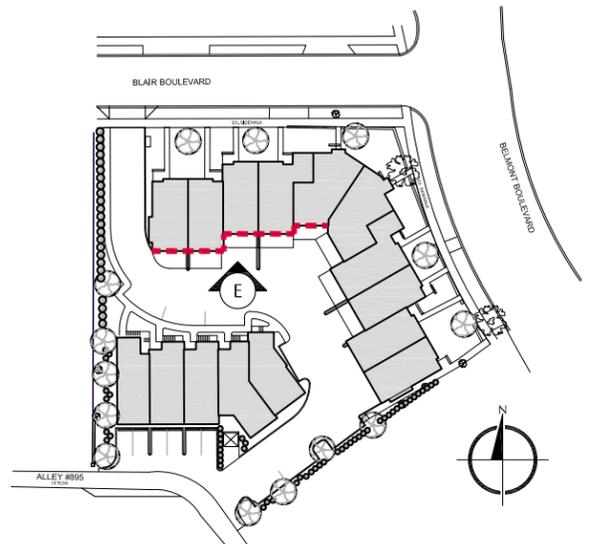
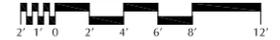
**A2.4**

A New Development for:  
**Belmont at Blair**  
 2121 Belmont Boulevard (and others)  
 Nashville, Tennessee 37212

**ALLARD WARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 allardward.com  
 Tel: 615.345.1010  
 Fax: 615.345.1011



**E** Elevation E  
 Scale: 3/32"=1'-0"



**A2.5**

Drawings:  
 Elevations  
 Date:  
 08.31.2015

**ALLARD WARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011  
 allardward.com

A New Development for:  
**Belmont at Blair**  
 2121 Belmont Boulevard (and others)  
 Nashville, Tennessee 37212

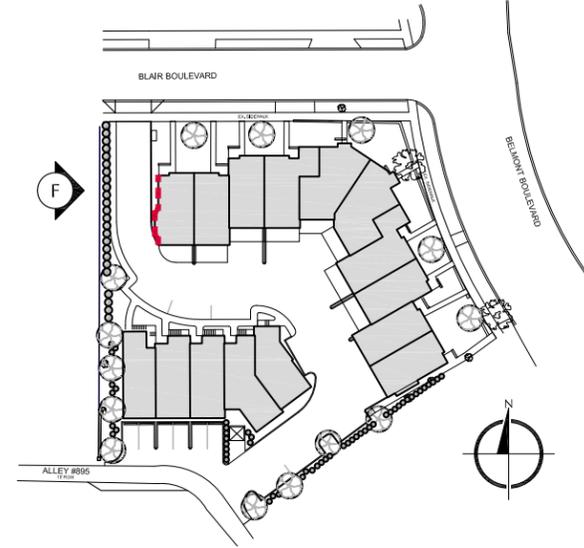


F

Elevation F



Scale: 3/32"=1'-0"



Drawings:  
Elevations  
Date:  
08.31.2015

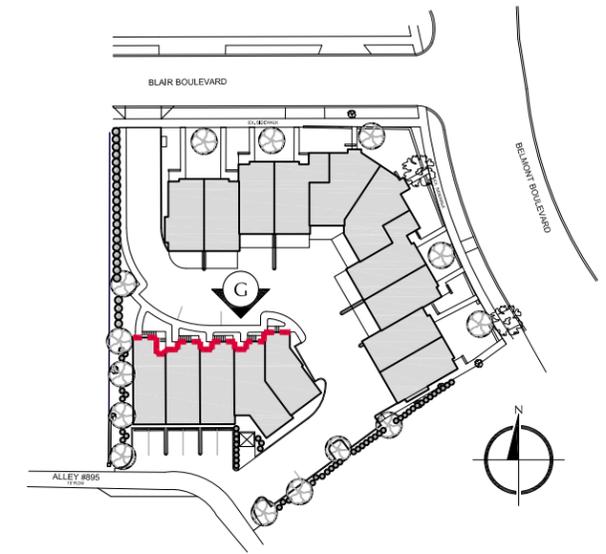
**ALLARD WARD**  
ARCHITECTS  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
allardward.com  
Tel: 615.345.1010  
Fax: 615.345.1011

**A2.6**

A New Development for:  
**Belmont at Blair**  
2121 Belmont Boulevard (and others)  
Nashville, Tennessee 37212



**G** Elevation G  
 Scale: 3/32"=1'-0"  
 2' 1' 0' 2' 4' 6' 8' 12'

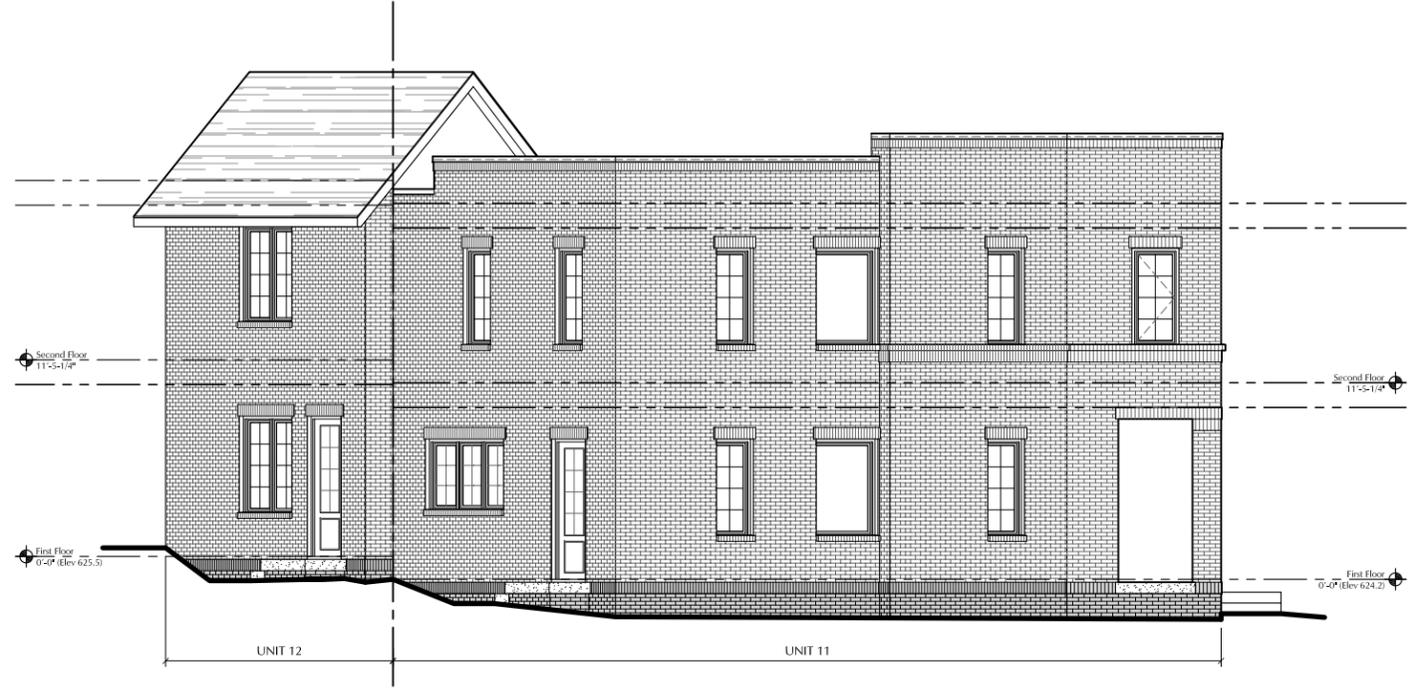


A New Development for:  
**Belmont at Blair**  
 2121 Belmont Boulevard (and others)  
 Nashville, Tennessee 37212

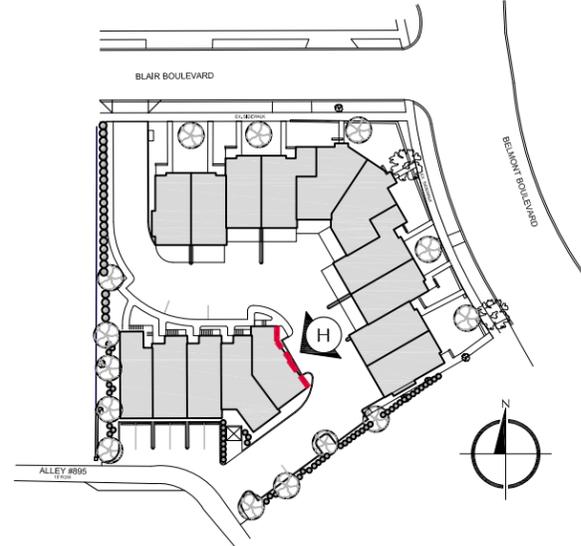
**ALLARD WARD ARCHITECTS**  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 allardward.com  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Drawings:  
 Elevations  
 Date:  
 08.31.2015

**A2.7**



**H** Elevation H  
 Scale: 3/32"=1'-0"



Drawings:  
 Elevations  
 Date:  
 08.31.2015

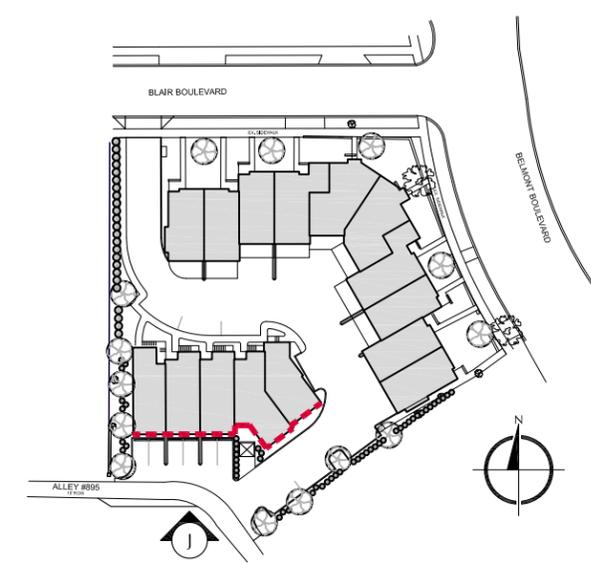
**ALLARD WARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 allardward.com  
 Tel: 615.345.1010  
 Fax: 615.345.1011

**A2.8**

A New Development for:  
**Belmont at Blair**  
 2121 Belmont Boulevard (and others)  
 Nashville, Tennessee 37212



**J** Elevation J  
 Scale: 3/32"=1'-0"



**A2.9**

Drawings:  
 Elevations  
 Date:  
 08.31.2015

**ALLARD WARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 allardward.com  
 Tel: 615.345.1010  
 Fax: 615.345.1011

A New Development for:  
**Belmont at Blair**  
 2121 Belmont Boulevard (and others)  
 Nashville, Tennessee 37212

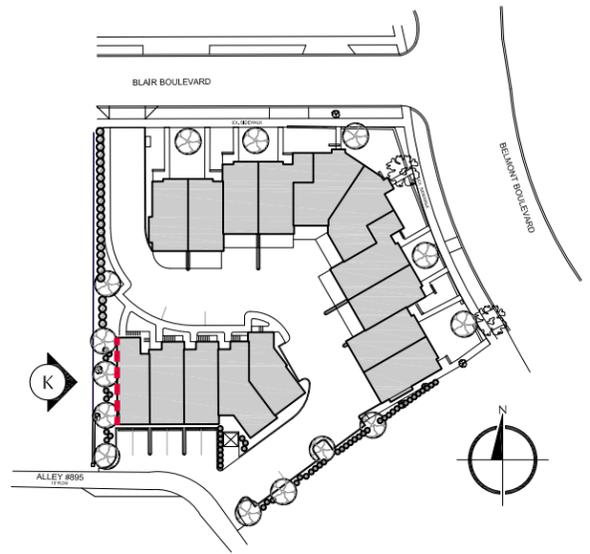


K

Elevation K



Scale: 3/32"=1'-0"



**A2.10**

Drawings:  
Elevations  
Date:  
08.31.2015

**ALLARD WARD**  
ARCHITECTS  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
allardward.com  
Tel: 615.345.1010  
Fax: 615.345.1011

A New Development for:  
**Belmont at Blair**  
2121 Belmont Boulevard (and others)  
Nashville, Tennessee 37212