

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 121 Blackburn Avenue March 15, 2017

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: New construction – addition with setback determination
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Map and Parcel Number: 13001018000
Applicant: Van Pond, Jr., Architect
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: Application is for construction of a rear addition to the home with a left side setback determination of three feet, nine inches (3'-9"). The request is to revise the addition and setback determination approved by the Commission in November 2015.

Recommendation Summary: Staff recommends approval with the conditions:

1. Staff approve the final details, dimensions and materials of windows, doors, roof color prior to purchase and installation;
2. Staff approve the masonry color, dimensions and texture; and
3. All trim shall be smooth faced.

With this condition, staff finds that the application meets the design guidelines for the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Applicable Design Guidelines:

II. B. GUIDELINES

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. 17.40.410).

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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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.

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.

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.

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.

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.

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.

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.

Additions should tie-in at least 6" below the existing ridge.

In order to assure that an addition has achieved proper scale, the addition should:

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and*

medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions 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 or extend wider than the existing building; however, generally the addition should not be higher and 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.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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.*

Side Additions

When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

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.

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

Background: The Tudor Revival house located at 121 Blackburn Avenue was built c. 1930 and is a contributing building in the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay. (Figure 1)



Figure 1: 121 Blackburn Avenue

Analysis and Findings: The application is for a rear addition to the house and includes a side setback determination. MHZC approved a rear addition to the house that included a left side setback determination of three feet (3') in November 2015 but was not constructed. This application increases the size of the addition and reduces the extent of the left side setback determination from three feet (3') to three feet, nine inches (3'-9") while extending the length of the addition that is closer to the left property line by seven feet, three inches (7'-3"). MHZC also approved the demolition of the existing outbuilding and construction of a new outbuilding in October 2016.

Height & Scale: The addition has a maximum ridge height that is about three feet (3') lower than the ridge of the historic house, and the eave height on the addition is similar to that on the existing house.

The proposed additional footprint is approximately nine hundred and ninety-two square feet (992 sq. ft.), compared to the existing footprint which is approximately one thousand, five hundred and twenty-five square feet (1525 sq. ft.). The addition is approximately two hundred and fifty square feet (250 sq. ft.) larger than the addition approved by the Commission in November 2015. The proposed addition adds forty-one feet, three inches (41' 3") to the depth of the house, which more than doubles the depth of the house, and is approximately seven feet, three inches (7'-3") deeper than the addition previously approved by the Commission. The plan also includes a covered terrace on the rear that does not include a support structure that goes to the ground; however, the Commission does not need to review this since the property is located in a neighborhood conservation overlay.

As the addition is neither taller nor wider than the historic house and does not more than double the existing footprint, staff finds that project is appropriate with regard to height and scale and meets section II.B.1.a. and b. of the guidelines.

Design, Location & Removability: The addition does not more than double the footprint of the existing house, and the new construction is at the rear of the historic house, in accordance with design guidelines. The new construction is inset approximately three feet, six inches (3'-6") from the left corner of the existing house and twenty feet (20') from the right corner, which is more than the recommended inset of two feet (2'). As proposed, the addition ties into the historic house via a sixteen feet (16') wide connector

and is designed so that if it were to be removed in the future, the historic character of the house would still be intact. The project is consistent with section II.B.2.a and d. of the guidelines.

Setback: The setbacks will be three feet, nine inches (3'-9") on the left side and includes a chimney encroachment with a setback of three feet (3'), which is permitted by the Zoning Code. The right side setback will be approximately twenty-seven feet (27'), and the rear wall of the addition will be thirty-seven feet (37') from the rear property line.

The minimum side setback per the Zoning Code is five feet (5'), and the applicant has requested a setback determination of three feet, nine inches (3'-9") for the left side setback. In November 2015, the Commission approved a left side setback determination to reduce the setback from five feet (5') to three feet (3'). However, the depth of the addition has since increased from thirty-four feet (34') to forty-one feet, three inches (41'-3"), and staff found that it was necessary to refer the case back to the Commission since the footprint and depth of the addition have increased the extent of the left side setback encroachment for an additional seven feet, three inches (7'-3"). Staff finds that the requested three feet, nine inches (3'-9") setback is appropriate given the location of the historic house, which is situated approximately one foot (1') from the left side property line, and recommends approval of the requested setback determination with the additional depth. With approval of the requested setback determination, staff finds that the project meets section II.B.i.c for setbacks.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick		Yes	X
Cladding	Brick		Yes	X
Secondary Cladding	Cementitious lap siding; Board-and- batten	Smooth face with 5" reveal; smooth cementitious fiberboard panel with wood trim	Yes	
Roofing	Architectural fiberglass shingles	Color known	Yes	X
Trim	Wood	Unknown	Yes	X
Rear Porch floor/steps	Not indicated	Needs final approval	Unknown	
Windows	Not indicated	Needs final approval	Unknown	X
Chimney	Brick		Yes	X
Side/rear	Not indicated	Needs final		X

doors		approval		
Fence	Wood		Yes	

The addition will be clad in brick and board-and-batten with a brick foundation. Trim will be wood. The roof will be architectural fiberglass shingles in a color to match the existing roof. The new doors on the rear and side elevations will be wood with simulated divided lites, and the windows will have wood casings, also with simulated divided lites. (The plan also proposes to remove an existing fence on the left side of the house and to replace it with a new wood fence. The Commission does not need to review this alteration since the property is located in a neighborhood conservation zoning overlay.) The new chimney that is incorporated will be clad with brick. Staff recommends including a condition that staff approve the windows, doors, roof color as well as the masonry color, dimensions, and texture prior to purchase and installation and that all trim be smooth faced. With this condition, staff finds that the project meets section II.B.1.d.

Roof form: The roof form of the addition is cross-gabled, with a roof pitch of 12:12 that complements the existing historic house. The plan includes a rear shed dormer with a pitch of 4:12 that sits approximately four feet (4') in from the rear wall of the addition. The roof form and pitches do not contrast with those of neighboring historic buildings and are compatible with those of the house. The project meets section II.B.1.e.

Orientation: The addition will not change the historic orientation of the house. This design guideline does not apply.

Proportion and Rhythm of Openings: The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings is consistent with Section II.B.1.g.

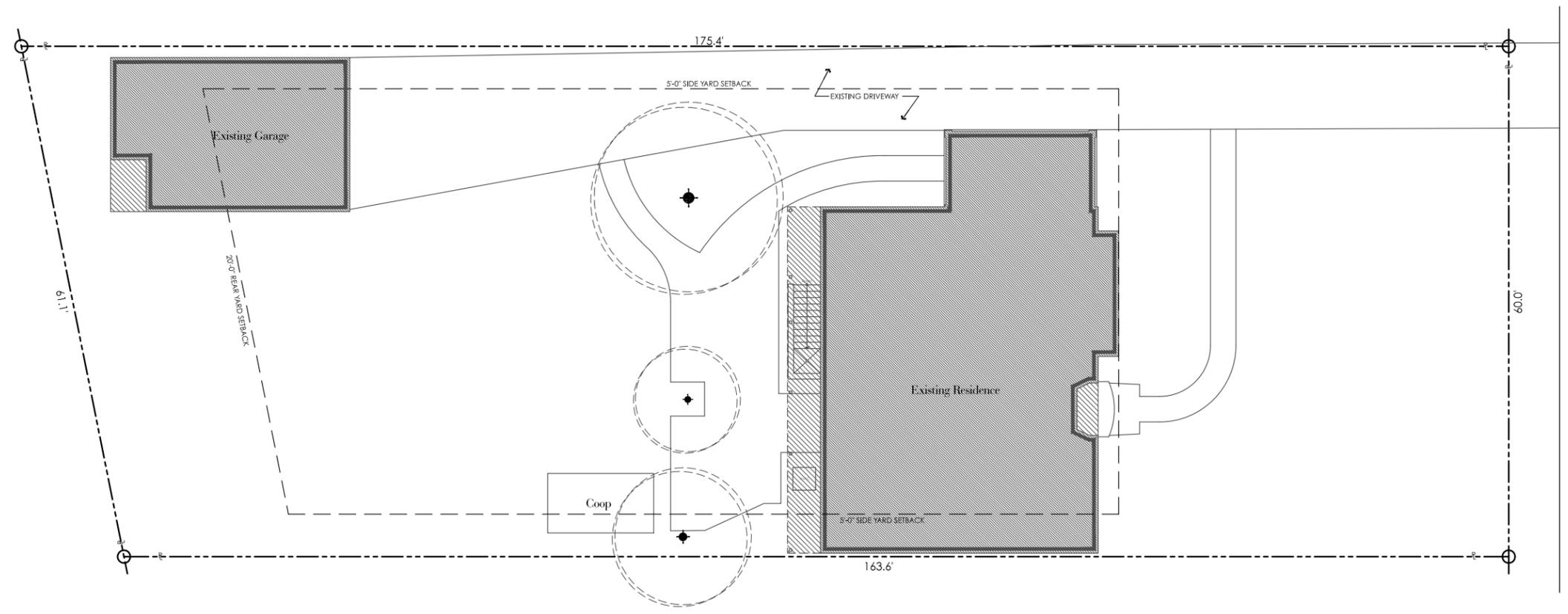
Utilities: The drawings show that the HVAC will be relocated behind the left rear wall of the existing house. As the unit will not be visible from the street, staff finds that the project meets section II.B.1.h.

Recommendation: Staff recommends approval with the conditions:

1. Staff approve the final details, dimensions and materials of windows, doors, roof color prior to purchase and installation;
2. Staff approve the masonry color, dimensions and texture; and
3. All trim shall be smooth faced.

With this condition, staff finds that the application meets the design guidelines for the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



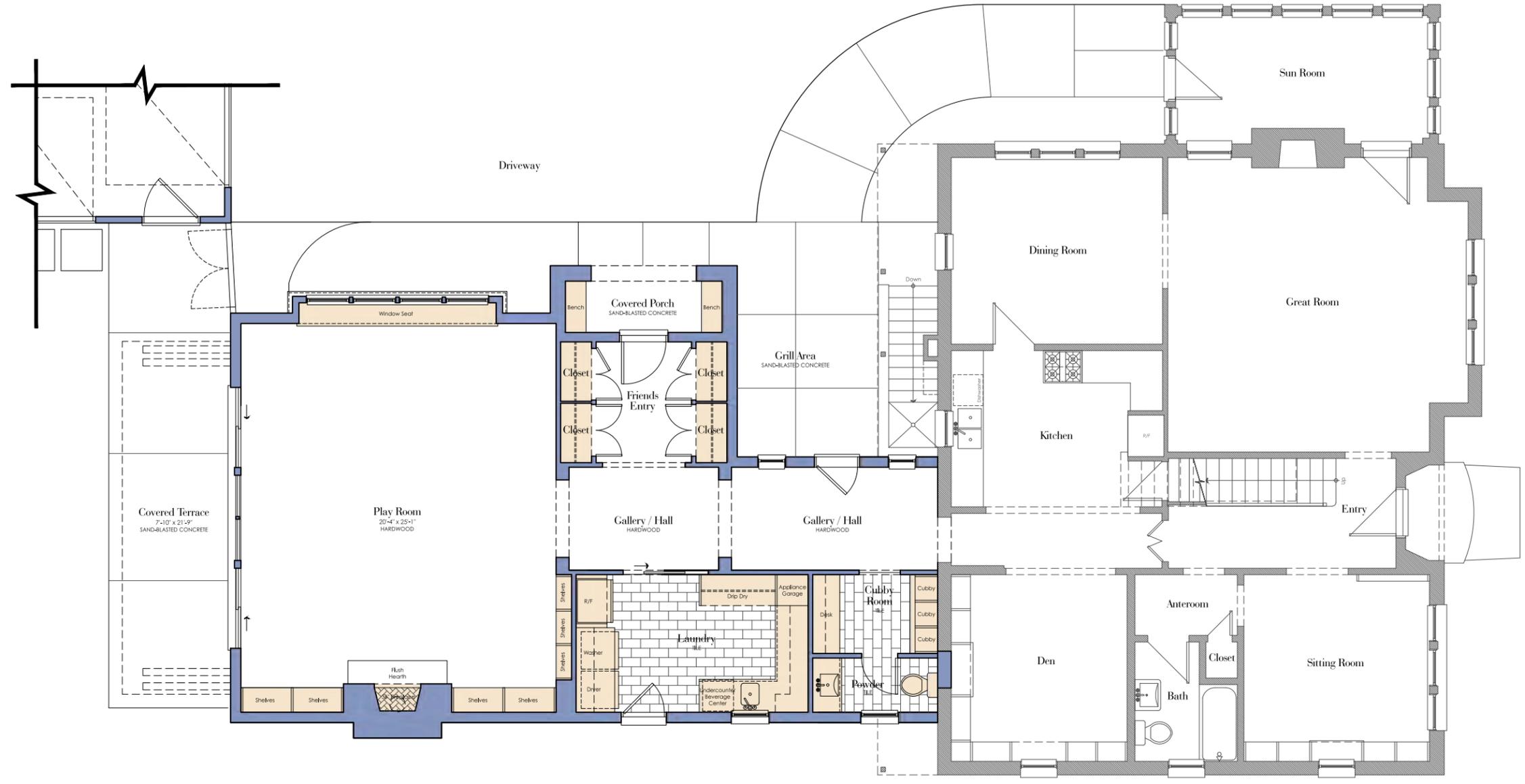
1 Existing Site Plan

B L A C K B U R N A V E N U E

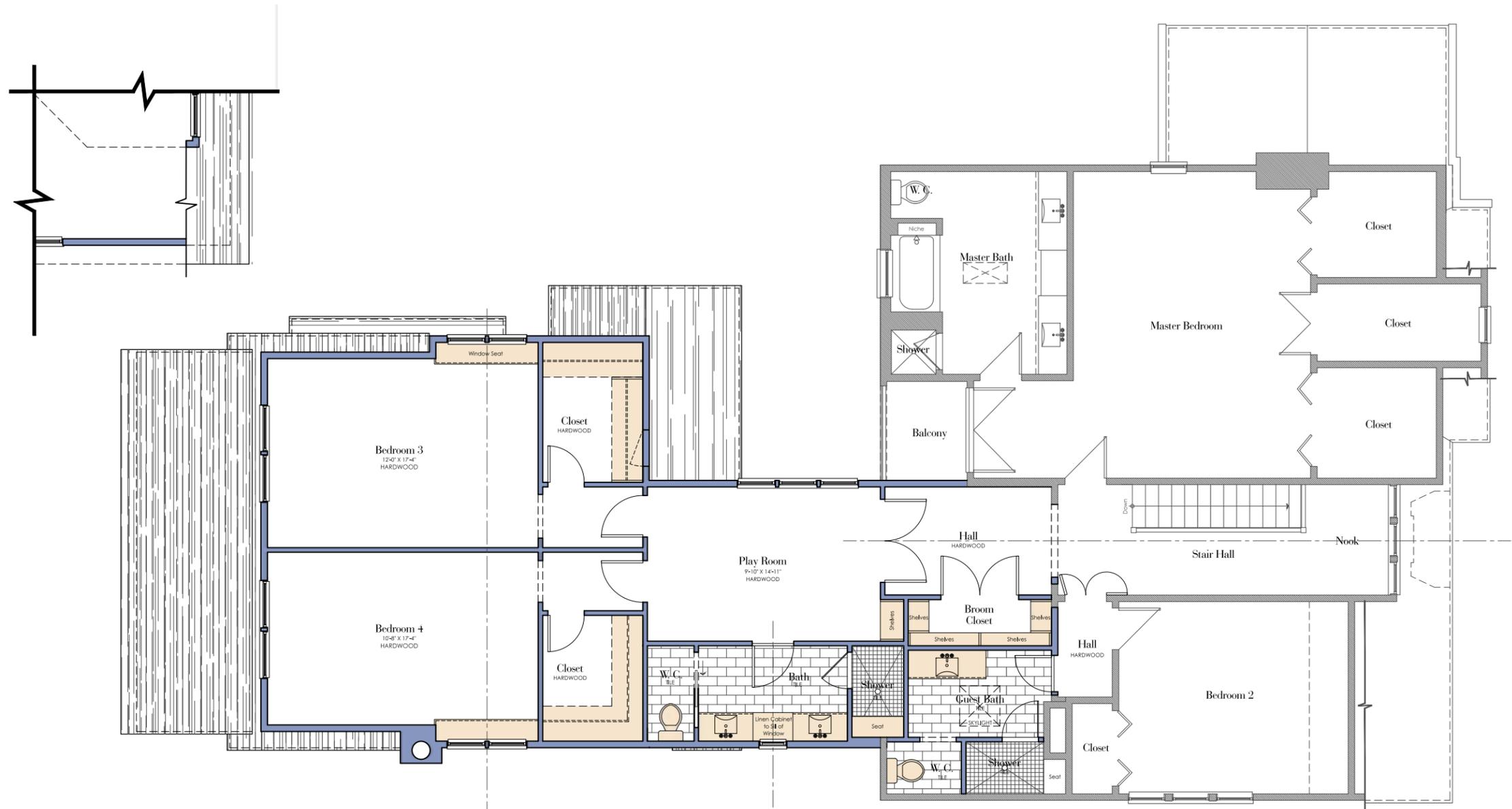
Extensions + Renovations to:
The Graham Residence
 121 Blackburn Avenue
 Nashville, Tennessee 37205
MH/C REVISIONS SUBMITAL

DATE OF ISSUANCE:
 14 February 2017
 EXISTING SITE PLAN

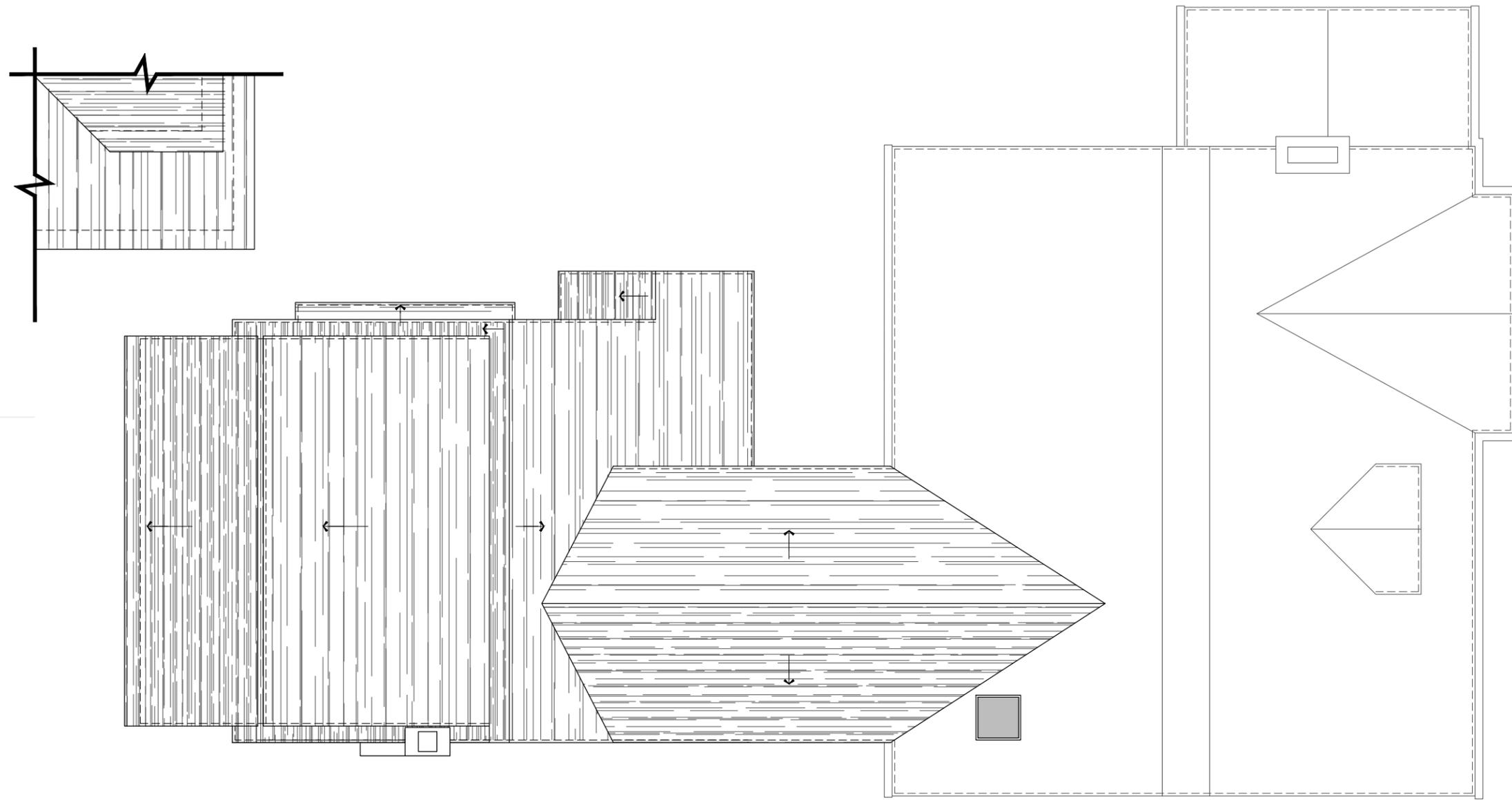
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① Proposed Main Floor Plan



① Proposed Upper Floor Plan



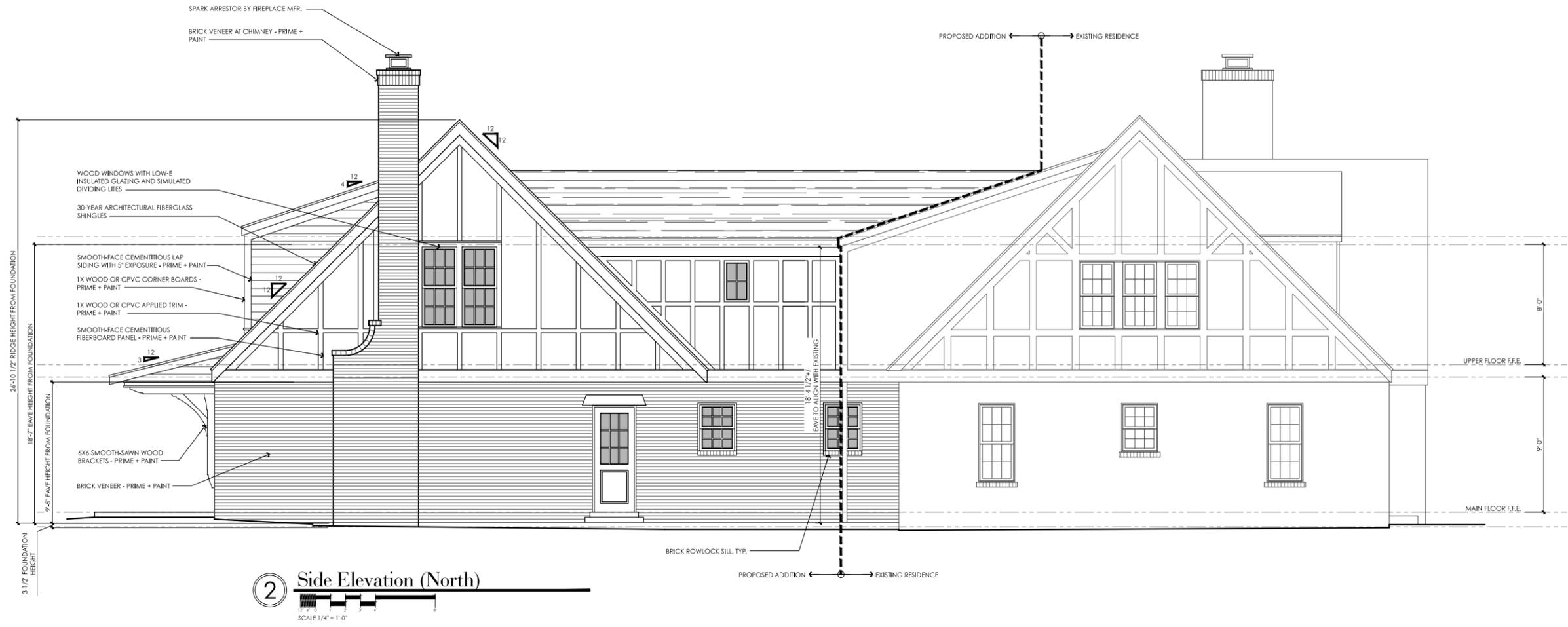
① Proposed Roof Plan

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① **Front Elevation (West)**
 SCALE 1/4" = 1'-0"



② **Side Elevation (North)**
 SCALE 1/4" = 1'-0"

Extensions + Renovations to:
The Graham Residence
 121 Blackburn Avenue
 Nashville, Tennessee 37205
MH2C REVISIONS SUBMITTAL

DATE OF ISSUANCE:
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 PROPOSED ELEVATIONS

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1 Rear Elevation (East)
 SCALE 1/4" = 1'-0"

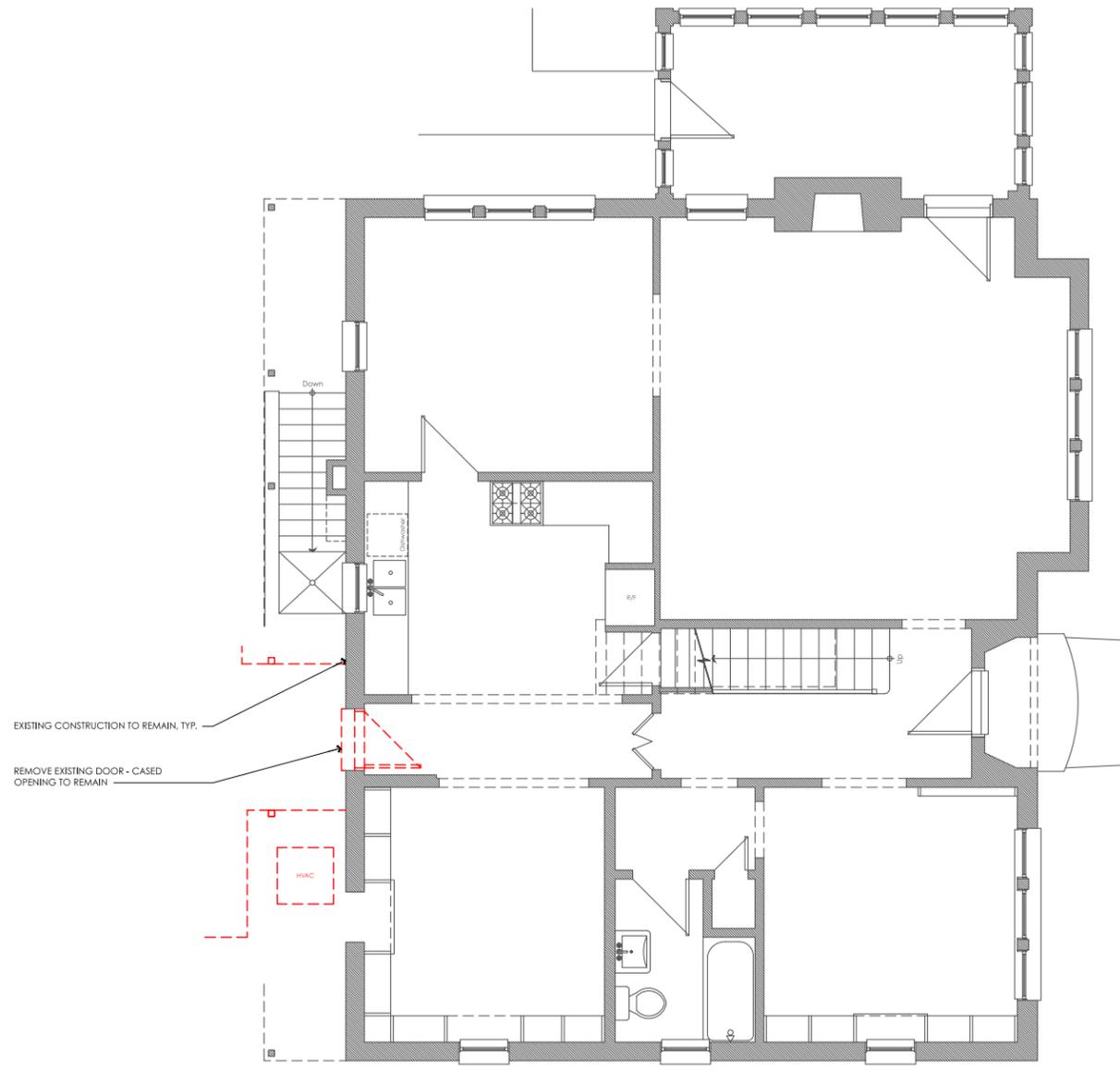


2 Side Elevation (South)
 SCALE 1/4" = 1'-0"

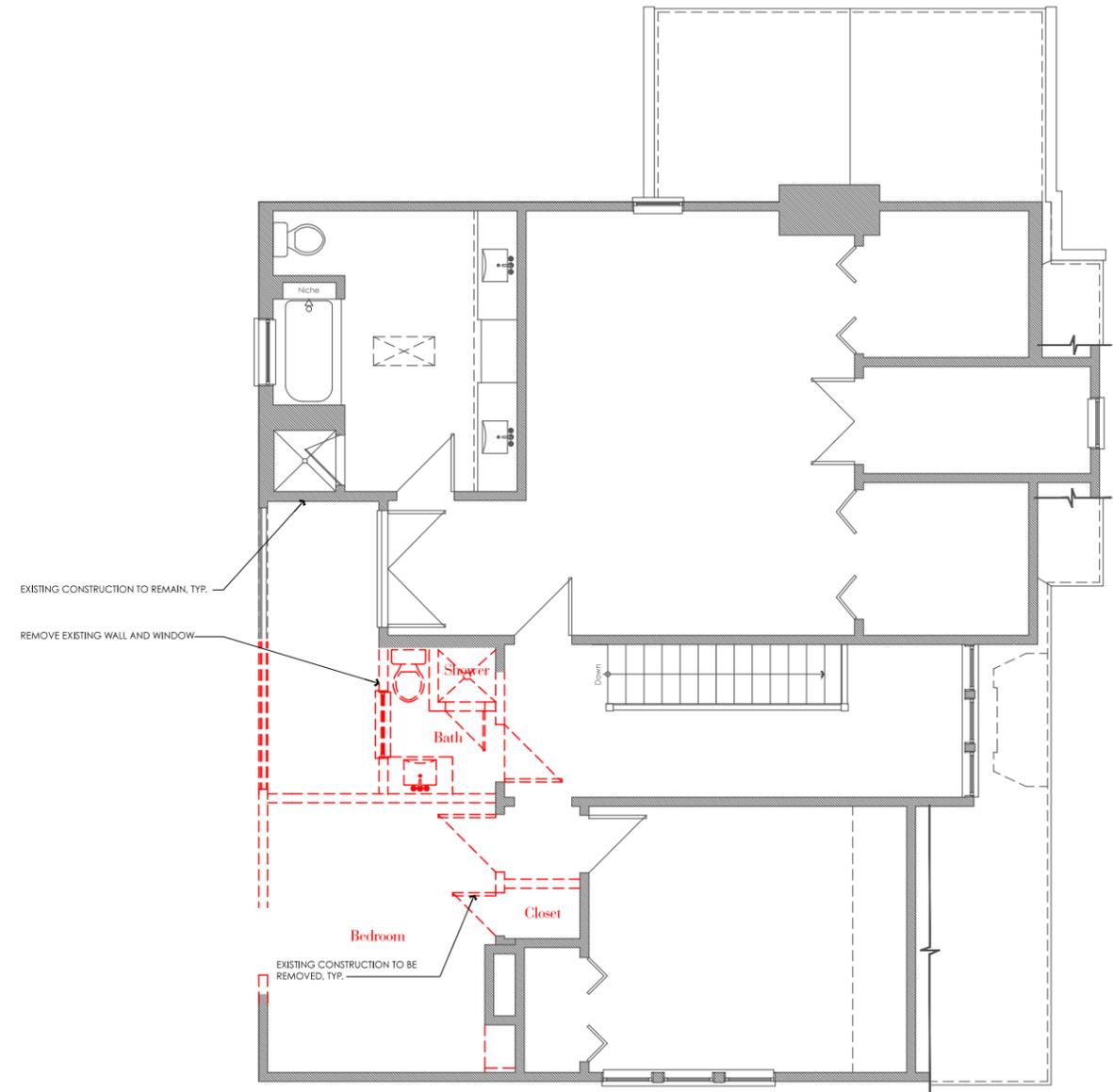
Extensions + Renovations to:
The Graham Residence
 121 Blackburn Avenue
 Nashville, Tennessee 37205
MH2C REVISIONS SUBMITAL

DATE OF ISSUANCE:
 14 February 2017
 PROPOSED ELEVATIONS

A6

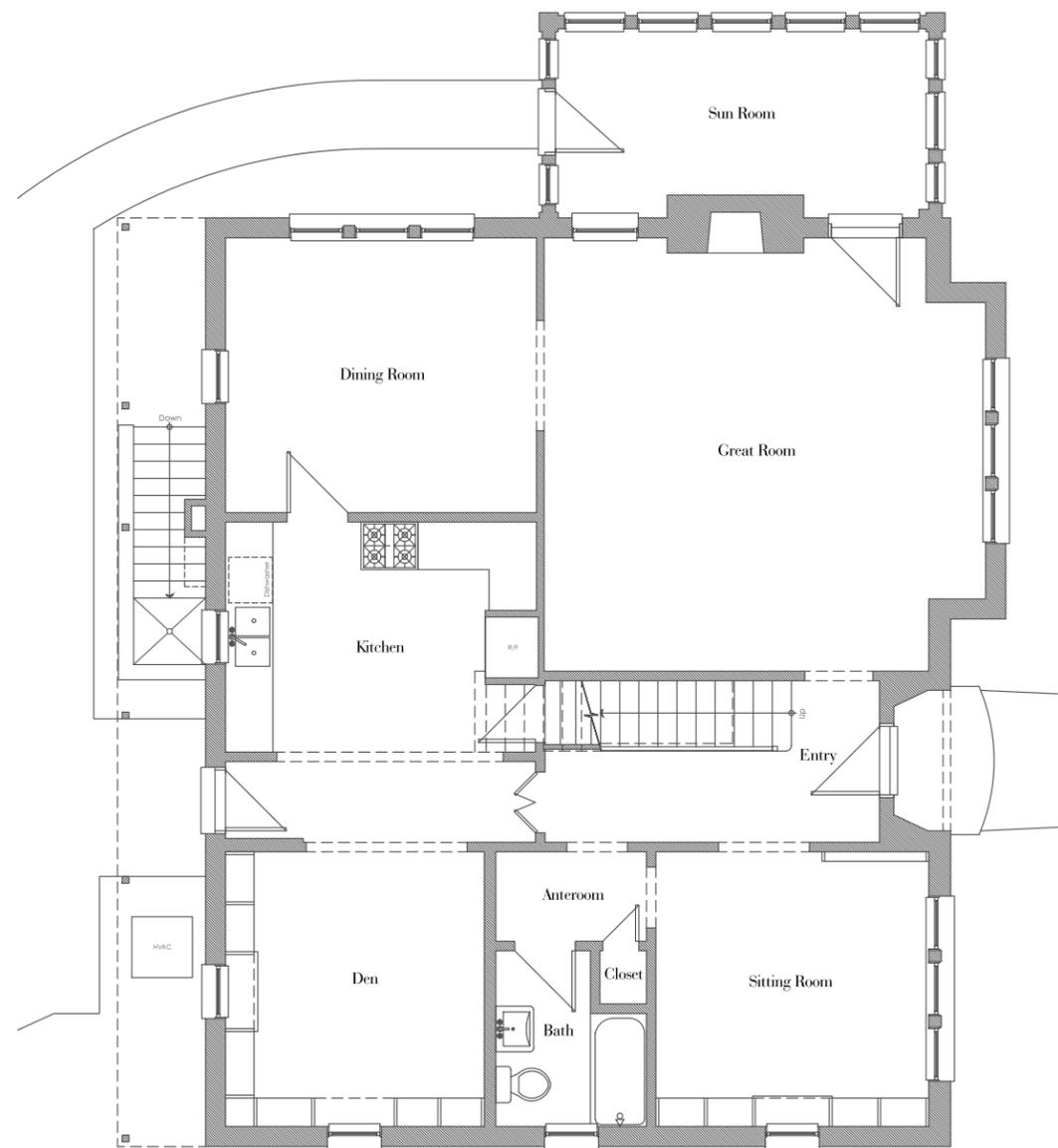


① Proposed Main Floor Demolition Plan



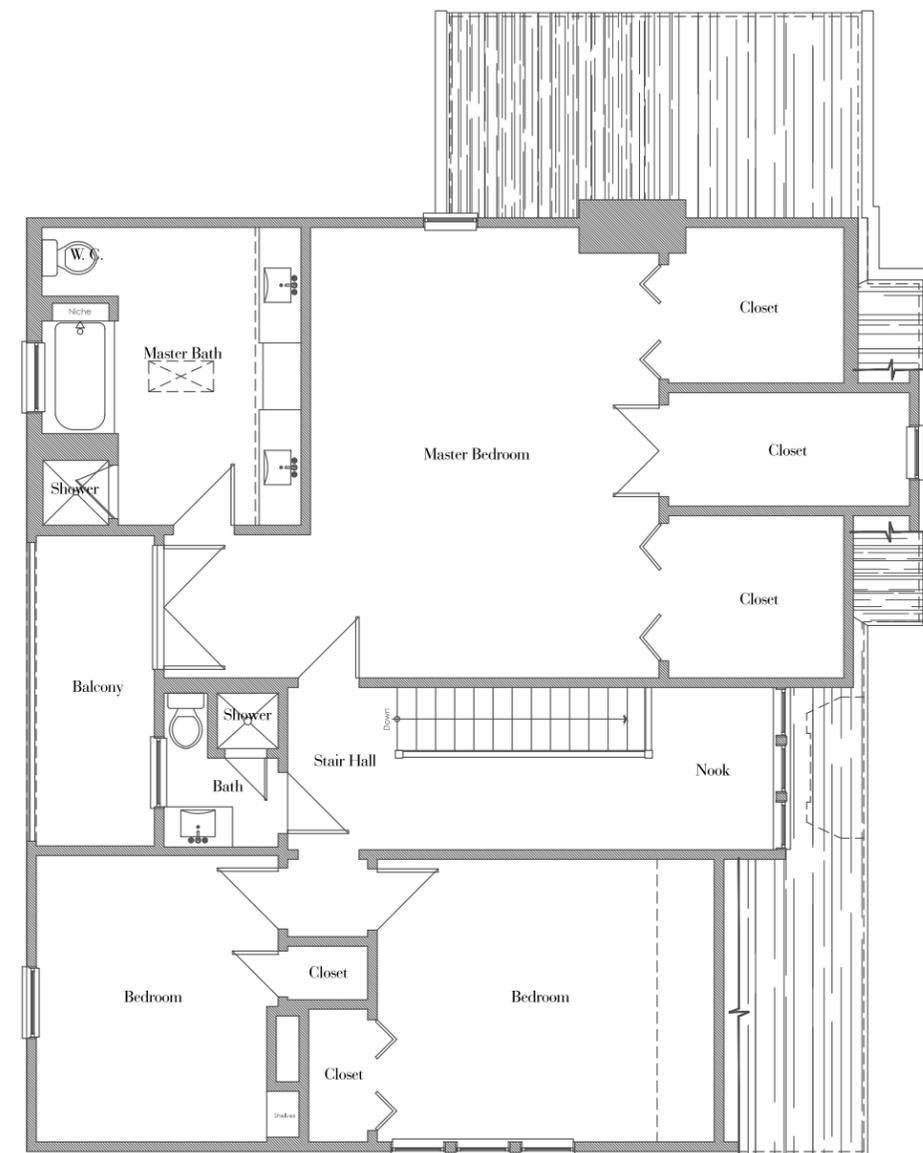
② Proposed Upper Floor Demolition Plan

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1

Existing Main Floor Plan

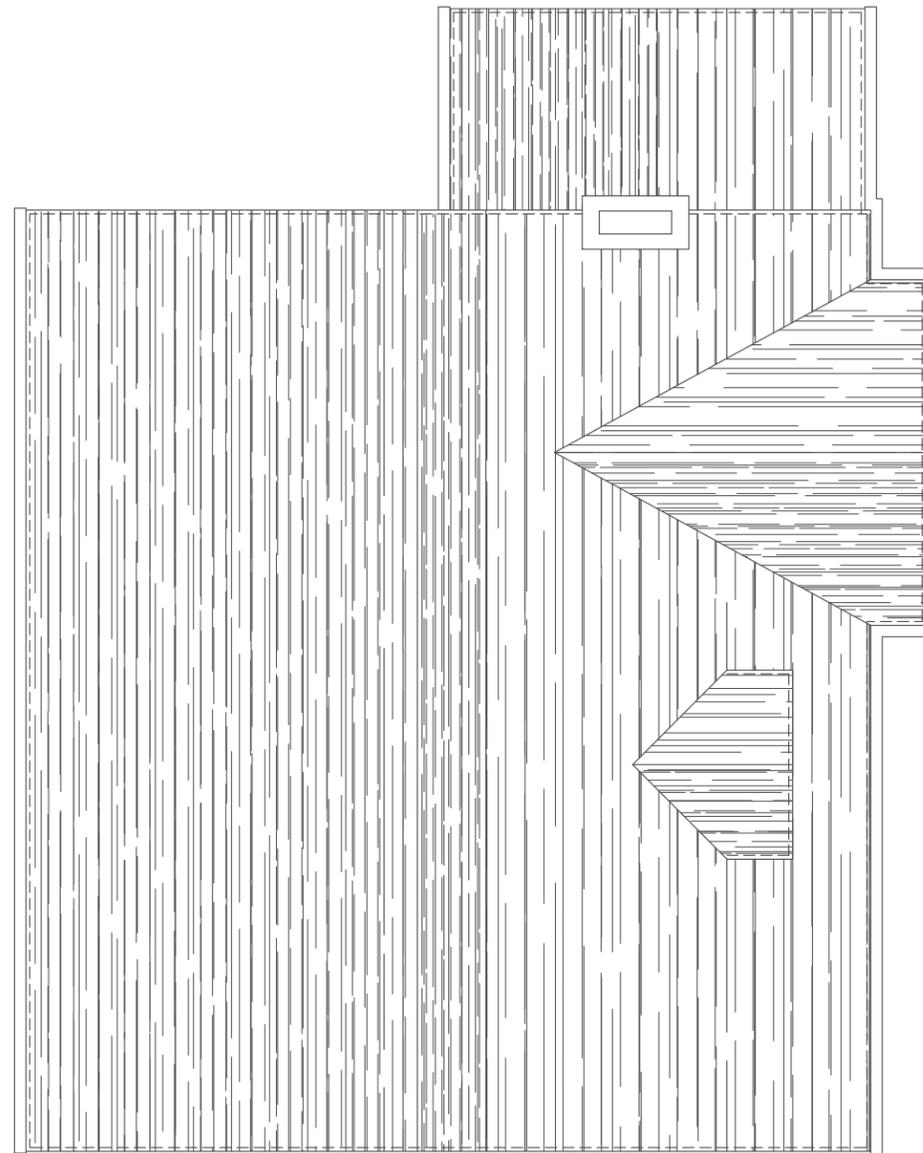


2

Existing Upper Floor Plan



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①

Existing Roof Plan



Extensions + Renovations to:

The Graham Residence

121 Blackburn Avenue
Nashville, Tennessee 37205

MHZC REVISIONS SUBMITTAL

DATE OF ISSUANCE:
14 February 2017

EXISTING ROOF PLAN

X2

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① Existing Front Elevation (West)



② Existing Side Elevation (North)



③ Existing Side Elevation (South)



④ Existing Rear Elevation (South)