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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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STAFF RECOMMENDATION
2302 Belmont Boulevard
August 15, 2018

Application: New Construction—Addition and Outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416037300
Applicant: Manuel Zeitlin Architects
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The proposal is to enlarge the house with a two story rear addition and to construct an outbuilding behind the house. The addition will be shorter and narrower than the existing building. The outbuilding may be used as a Detached Accessory Dwelling Unit.

Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding with the following conditions:

1. The window and door selections shall be administratively approved prior to purchase and installation; and
2. The driveway and parking pad material shall be approved prior to construction; and
3. The HVAC and utility connections shall be on the rear on behind the midpoint of a non-street facing elevation.
4. A restrictive covenant for the DADU shall be recorded.

Meeting these conditions, Staff finds that the application meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Floorplans
- D:** Elevations

Applicable Design Guidelines:

II. B. GUIDELINES

1. NEW CONSTRUCTION

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*

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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. 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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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.

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

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings

that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

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. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *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.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.

· The DADU may not exceed the maximums outlined previously for outbuildings.

· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

Density.
· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

Ownership.

a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.

b. The DADU cannot be divided from the property ownership of the principal dwelling.

· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

· Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be

used under the conditions listed here.

Bulk and Massing.

· The living space of a DADU shall not exceed seven hundred square feet.

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.

Additions should be a minimum of 6" below the existing ridge.

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

No matter its use, 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.

· 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 higher and extend wider.

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

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 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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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.

V. DEMOLITION

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The house at 2302 Belmont Boulevard is a two and one-half story American Foursquare style house, constructed circa 1920. The house is primarily brick, with a stone foundation and rusticated stone front porch columns.



Figure 1: 2302 Belmont Boulevard, current photo.

Analysis and Findings: The proposal is to enlarge the house with a two story rear addition and to construct an outbuilding behind the house. The outbuilding will be used as a Detached Accessory Dwelling Unit.

Demolition: An existing non-historic addition on the rear of the house will be demolished to accommodate the new addition. (See figure 2.) The section to be removed is not original, and does not contribute to the historic character of the house.



Figure 2: Rear addition to be removed.

The plans show that a window on the left side would be replaced with a shorter one and a door on the left side of the building being replaced with a window. (See figure 3.) Changing the dimensions and/or location of openings is partial-demolition and is generally not appropriate. However, in this case while the opening dimensions will change the locations will remain, and these openings are near the rear of the building and are not greatly visible.

Staff finds that the partial demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Location & Removability: The new addition will be on the rear of the historic house, and will be two stories tall with two components: one with a hipped roof and the other with a flat roof.



Figure 3: The door and window proposed to be altered.

The hipped roof section of the addition will be on the right half of the rear of the building, tying in to the back-right corner of the house. The addition will be clad with a different exterior material than the existing house, with the right side wall stepping in the width of the brick veneer, approximately four inches (4"). Typically two story additions would be required to step in two feet (2') in order to differentiate it from the historic building and to preserve the original building's form. Here, the original form has already

been compromised by the earlier addition that is being removed and the foundation will be reused therefore, the new addition will be in the same location. For these reasons and because of the material change, staff finds the location to be appropriate.

The flat-roofed section will be toward the left side of the building, and will be stepped in two feet (2') from the left side of the historic house. This location is appropriate. Staff finds that the location of the addition at the rear of the building, with no impact to the front or sides of the historic house, is appropriate and could be reversible without further affecting the historic integrity of the building. Staff finds that the project meets sections II.B.2.a and II.B.2.e of the design guidelines.

Design: The character of the hipped-roof section of the addition will be in keeping with that of the existing house, with a similar roof form, and compatible exterior materials. The flat-roofed section of the addition will be contemporary in nature, but because it is set in two feet (2') from the side of the house and is entirely behind the building it will have minimal impact on the house's historic integrity. Additionally, the flat roof section will be largely open in nature, which helps to minimize the impact of its massing.

Staff finds that the design of the addition will not have a detrimental impact on the character or form of the historic house and that the project therefore meets section II.B.2.a and II.B.2.f of the design guidelines. Additionally, Staff finds that the contemporary design of the proposal meets section II.B.2.d of the design guidelines

Height & Scale: The hipped roof component of the addition will tie into the rear slope of the existing roof, matching its pitch and form but with a shallower eave overhang that allows it to sit off of the original roof form and keep it intact. The peak of the hipped roof will be four feet (4') shorter than the historic house's roof, with the eaves matching the height of the existing eaves. This section of the addition will extend eleven feet (11') toward the rear.

The flat roof component will tie into the rear wall of the house approximately one foot (1') below the existing eaves, ten feet (10') lower than the peak of the primary roof, and will extend twenty-eight feet (28') further than the hipped roof section of the addition for a total depth of thirty-nine feet (39'). The historic house, including its original nine foot (9') deep front porch, is forty-three feet (43') deep. This component of the addition will be a roof only, with no side walls.

Staff finds that the height and scale of the addition, shorter, narrower, and not doubling the depth of the historic house, meets sections II.B.1.a and IIB.1.b of the design guidelines.

Setback & Rhythm of Spacing: The addition will be narrower than the existing building and will not encroach on any of the standard setback buffers. The addition will not impact the perceived pattern of spacing between buildings. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	
Cladding	Wood, Tongue & Groove	Smooth	Yes	
Trim	Wood	Smooth	Yes	
Hipped Roof	Architectural Shingles	Match Existing	Yes	
Flat Roofing	Membrane	Typical	Yes	
Rear Porch floor/steps	Not indicated	Needs final approval	Unknown	
Windows	Steel, Industrial Type	Painted or Weathered	No	Yes
Doors	Steel, Industrial Type	Painted or Weathered	No	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes
Retaining Wall	Concrete		N/A	
Fence	Wood		N/A	
Walkways/ steps	Concrete		N/A	

With the condition that the window and door selections are administratively approved, Staff finds that the project meets section II.B.1.d of the design guidelines.

The proposal includes retaining walls, fences, and landscape paving. These elements are not reviewed in a Neighborhood Conservation Zoning Overlay.

Roof form: The addition's hipped roof will have a pitch of 6:12 to match that of the existing house. The flat roof section is not at all like that of the existing building and is not typical of historic houses in the area, but it will not be greatly visible because it is located behind the primary mass of the building and stepped in from the left side. Staff finds that the project meets section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: No changes to the existing window and doors were indicated, other than those mentioned in demolition. The windows on the hipped roof section of the addition will take up the majority of the right and rear walls, giving it an appearance similar to that of a rear porch or sunroom. The flat roofed section of the addition will not have walls or windows. There are no large expanses of wall space

without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The project includes an outbuilding, described below, with a parking area and a driveway at the rear of the lot which is an appropriate location. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With that condition, Staff finds that the project meets section II.B.1.h of the design guidelines.

An in-ground pool, retaining wall, fence, and landscape paving is also indicated. These elements are not reviewed in a Neighborhood Conservation Zoning Overlay.

Outbuildings:

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary Form	Hip	Yes
Primary Roof Pitch	4:12	Yes

These roof the forms and pitches are similar to historic outbuildings, therefore Staff finds that the project meets section II.B.1.i.1 of the design guidelines.

Design Standards: The outbuilding has a simple, utilitarian design that is appropriate for outbuildings. The outbuilding’s roof form, detailing, and form do not contrast greatly with the primary structure and the building will be appropriately located at the rear of the lot. Staff finds that the outbuilding meets section II.B.1.i.2 of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	
Cladding	Wood, Tongue & Groove	Smooth, 4” Exposure	Yes	
Trim	Wood, Cement Fiberboard	Smooth Faced	Yes	
Roofing	Asphalt Shingle	Match Existing	Yes	
Windows	Steel, Industrial Type	Painted or Weathered	No	Yes
Pedestrian Doors	Steel, Industrial Type	Painted or Weathered	No	Yes
Vehicle Doors	Steel, Industrial Type	Painted or Weathered	No	No (Facing Alley)
Covered walkway	Steel Column, Flat Roof		Yes	

With the staff’s final approval of the window and door selections, staff finds that the known materials meet section II.B.1.i.1 of the design guidelines.

The proposal includes a covered walkway between the addition and the outbuilding. The Commission has permitted covered walkways previously if they are not wider than six feet (6’) and the sides are open, which is the case in the current proposal.

General requirements for Outbuildings:

Bulk and Massing:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

To meet the design guidelines, the answer to each of these questions should be “yes”, when applicable. Staff finds that the design of the outbuilding meets section II.B.1.i.1 of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	20’
Rear setback	5’	10’, 7’ from balcony
L side setback**	5’	13
R side setback**	5’	7’
How is the building accessed?	From the alley or existing curb cut	Alley

In June of 2017 the MHZC adopted a policy that would permit uncovered balconies on outbuildings and DADUs without counting toward the footprint and living space, provided that they do not exceed thirty square feet (30 sq. ft.) and are on the front or rear only. The proposal includes a balcony on the rear. The floor of the balcony extends to

the left side of the building to create a canopy over the left side door but the railing is on the rear only. Staff finds that the balcony meets the June 2017 policy.

Staff finds that the proposed outbuilding is compatible with the location of outbuildings historically and that it meets the setback and site planning requirements of section II.B.1.i.1 and II.B.1.i.2 of the design guidelines.

Massing Planning:

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	850 sq. ft.	750 sq. ft.

	Height of historic portion of the home to be measured from finished floor	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	27'	25'	22'
Eave Height	18'	17'	17'

Staff finds that the proposed outbuilding is compatible with the location of outbuildings historically and that it meets the massing requirements of sections II.B.1.i.1 and II.B.1.i.2 of the design guidelines.

The proposed outbuilding will include a residential use so in addition to meeting the design guidelines for outbuildings it must also meet the standards of ordinance 17.16.030 for a Detached Accessory Dwelling Unit. The restrictive covenant has not been received and Staff recommends that a covenant shall be recorded as a condition of approval. The project meets section II.B.1.i of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

Recommendation: Staff recommends approval of the proposed addition and outbuilding with the following conditions:

1. The window and door selections shall be administratively approved prior to purchase and installation;
2. The driveway and parking pad material shall be approved prior to construction;
3. The HVAC and utility connections shall be on the rear on behind the midpoint of a non-street facing elevation; and,
4. A restrictive covenant for the DADU shall be recorded.

Meeting these conditions, Staff finds that the application meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

PHOTOGRAPHS



2302 Belmont Boulevard, front.

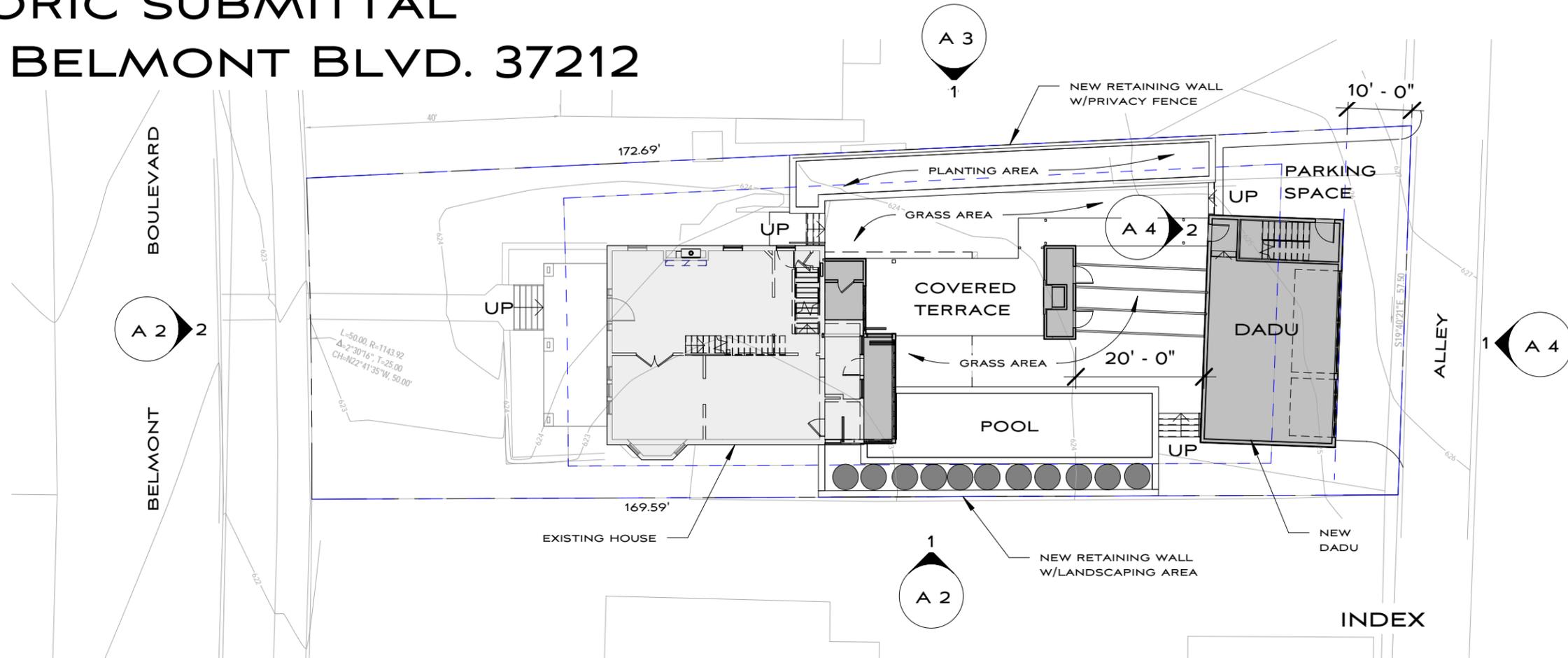


Left façade.

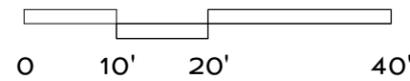


Right façade.

HISTORIC SUBMITTAL 2302 BELMONT BLVD. 37212

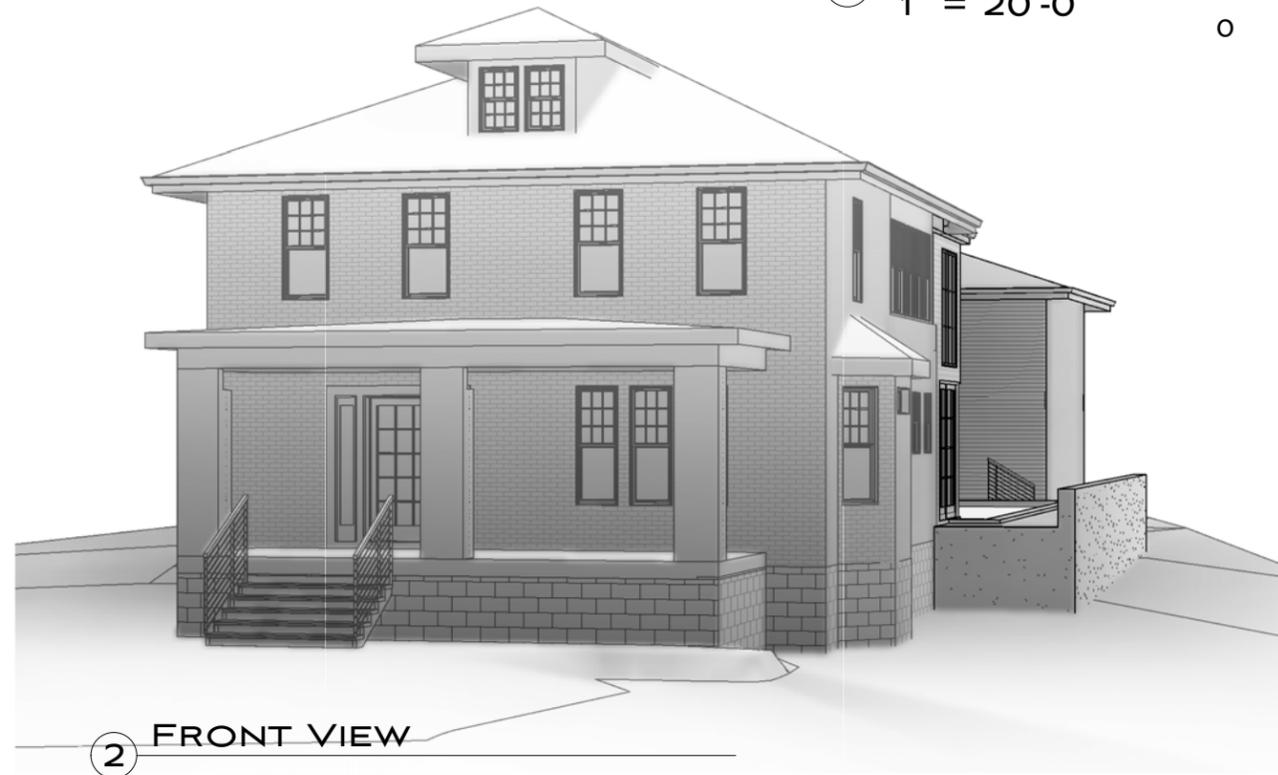


1 SITE PLAN
1" = 20'-0"



INDEX

- A1 COVER/SITE PLAN
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 ELEVATIONS
- A5 FLOOR PLAN - MAIN LEVEL
- A6 FLOOR PLAN - UPPER LEVEL
- A7 VIEWS



2 FRONT VIEW

2302 BELMONT

EXISTING HOUSE	
FOOTPRINT	1190 SF
2ND FLOOR	480 SF
NEW ADDITION	147 SF
NEW POOL HOUSE	75 SF
DADU FOOTPRINT	750 SF
2ND FL LIVING AREA	590 SF



8-07-18 REVISE DADU BALCONY RAILING
8-03-18 REVISE DADU EAVE HEIGHT

2302 BELMONT BLVD

SITE PLAN- COVER

A 1

7-30--18

1785

MANUEL ZEITLIN ARCHITECTS



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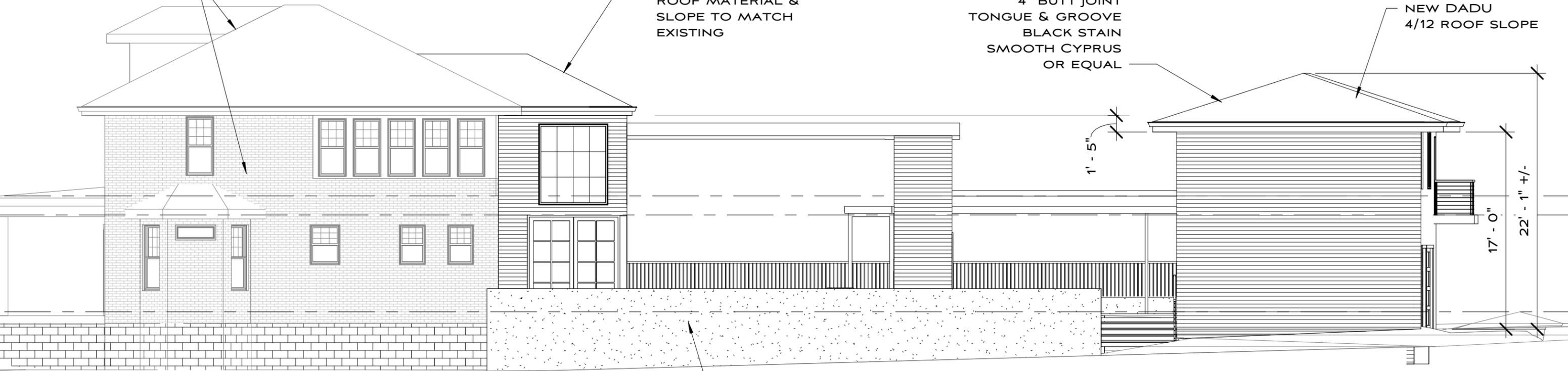
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EXISTING HOUSE

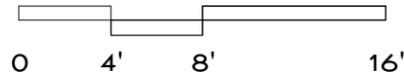
NEW ADDITION
ROOF MATERIAL &
SLOPE TO MATCH
EXISTING

NEW GARAGE
4" BUTT JOINT
TONGUE & GROOVE
BLACK STAIN
SMOOTH CYPRUS
OR EQUAL

NEW DADU
4/12 ROOF SLOPE



① SOUTH ELEV
1/8" = 1'-0"



NEW RETAINING WALL
& LANDSCAPING

NEW GARAGE
(BEYOND)

EXISTING HOUSE

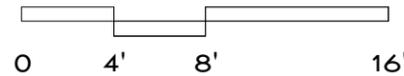
NEW
LANDSCAPING

LEVEL 2 - FRONT
638' - 0"

LEVEL 1 - FRONT
628' - 0"



② FRONT ELEVATION
1/8" = 1'-0"



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8-03-18 REVISE DADU EAVE HEIGHT

2302 BELMONT BLVD

ELEVATIONS

A 2

7-30--18

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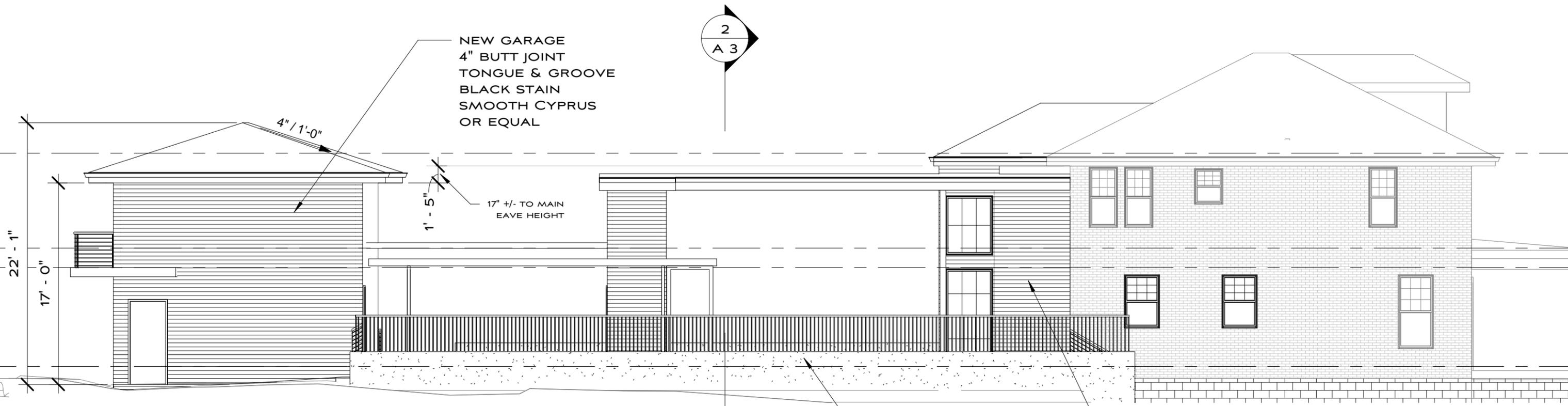


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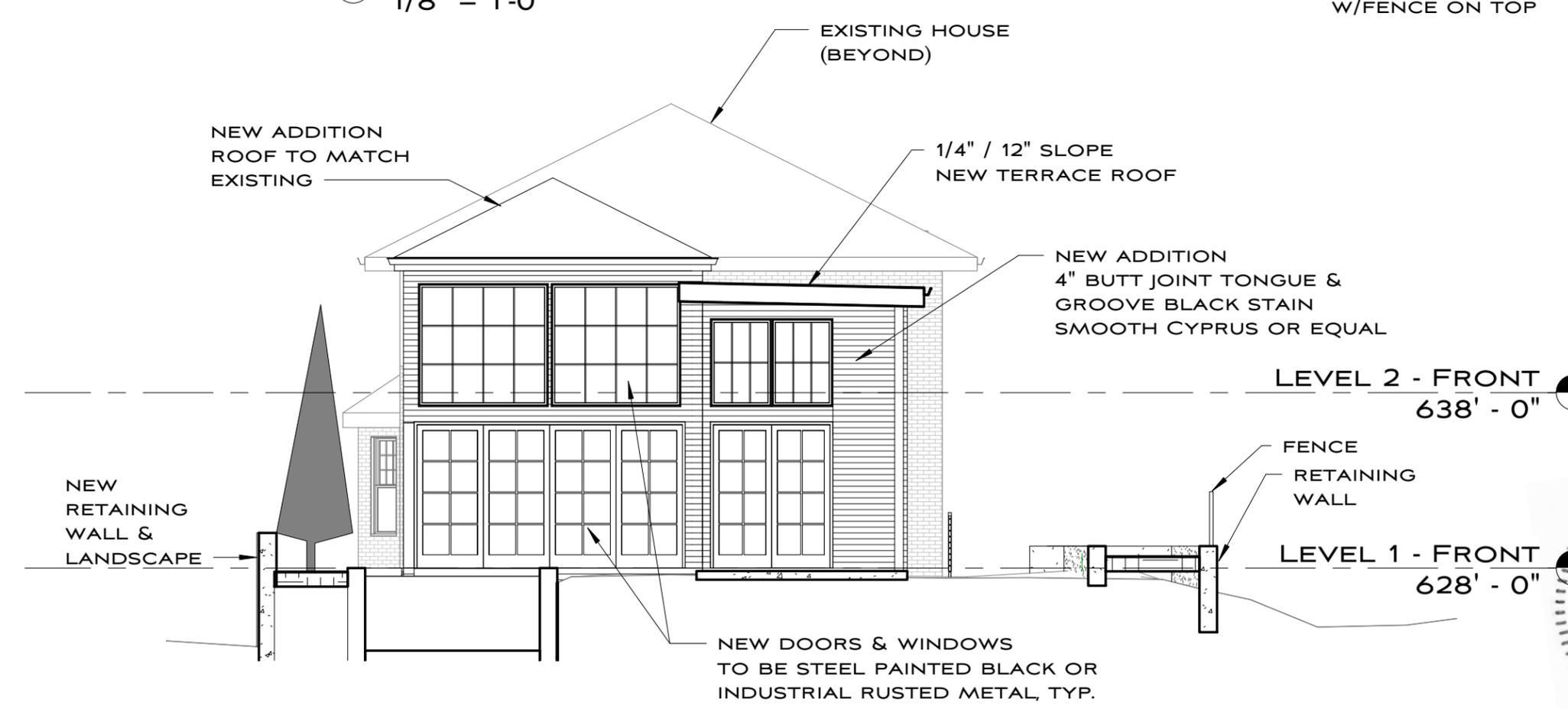
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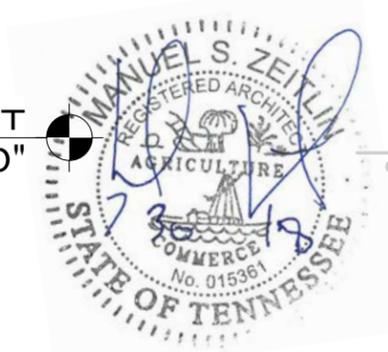
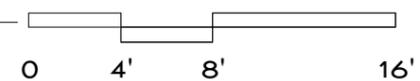
2
A 3



1 NORTH ELEVATION
1/8" = 1'-0"



2 SECTION - REAR HOUSE
1/8" = 1'-0"



8-07-18 REVISE DADU BALCONY RAILING
8-03-18 REVISE DADU EAVE HEIGHT

2302 BELMONT BLVD
ELEVATIONS
7-30--18 1785

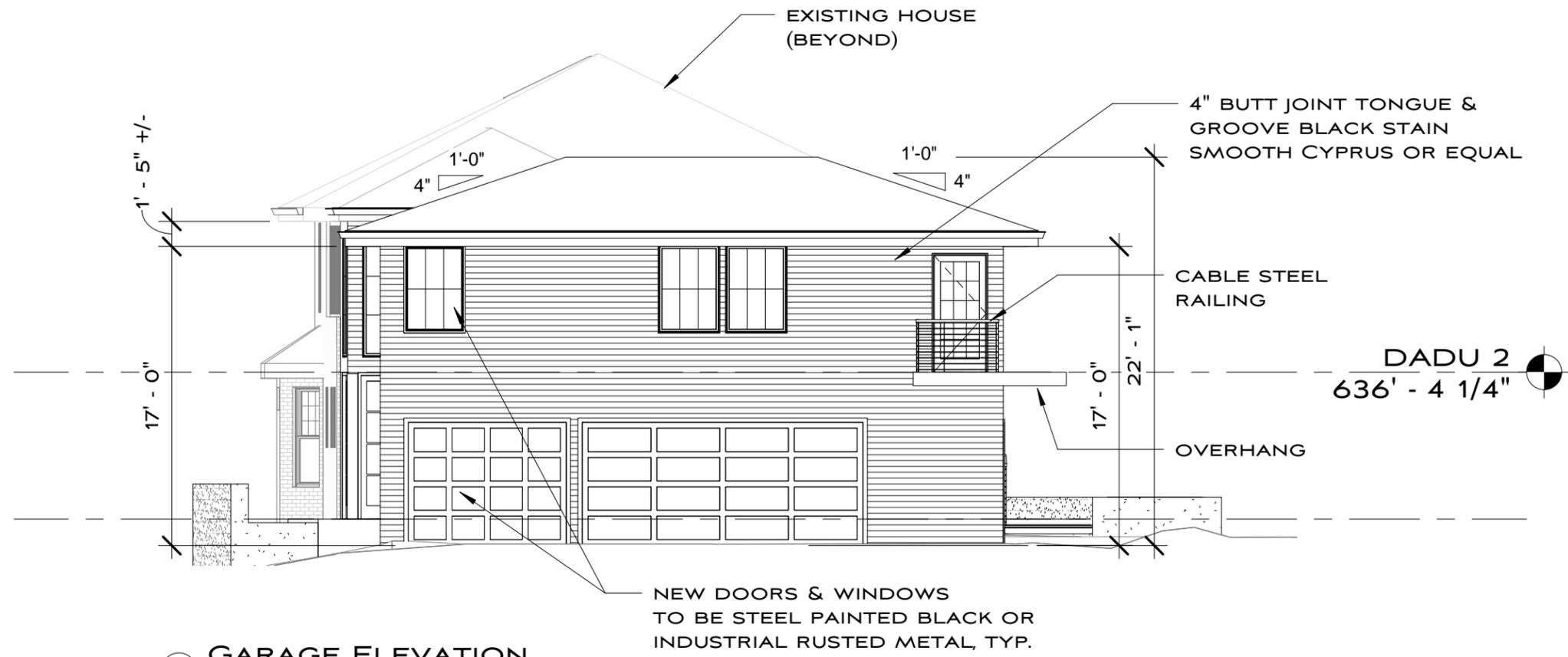
A 3

MANUEL ZEITLIN ARCHITECTS

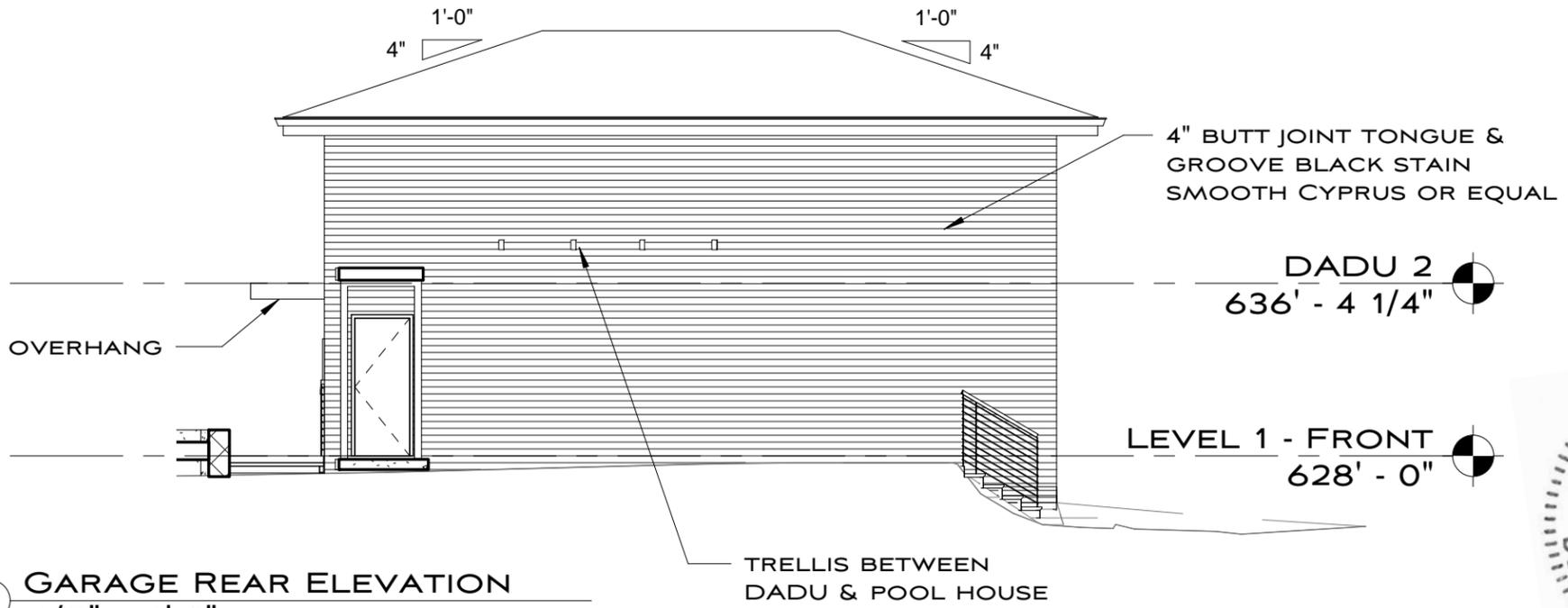
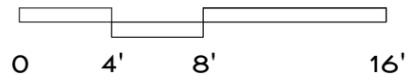


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① GARAGE ELEVATION
1/8" = 1'-0"



② GARAGE REAR ELEVATION
1/8" = 1'-0"



8-07-18 REVISE DADU BALCONY RAILING
8-03-18 REVISE DADU EAVE HEIGHT

2302 BELMONT BLVD

ELEVATIONS

A 4

7-30--18

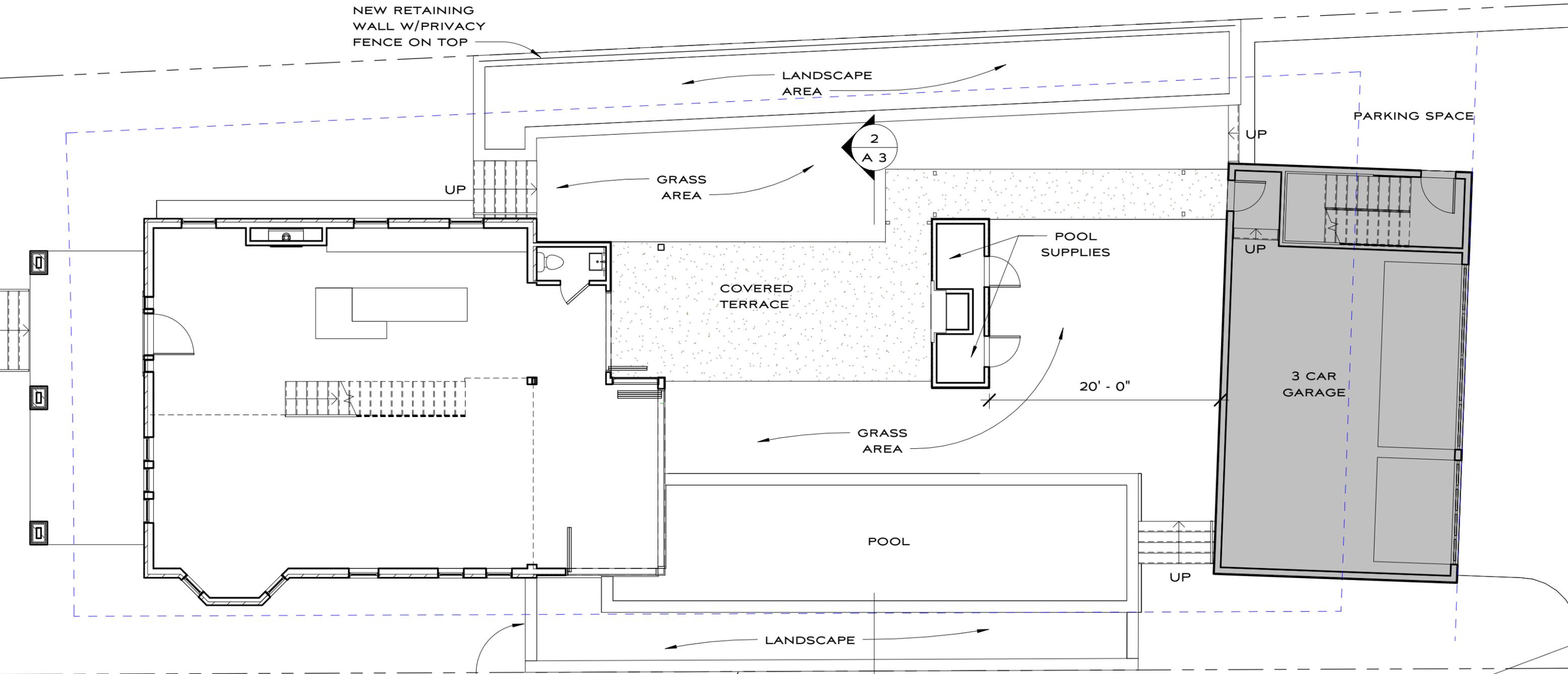
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MANUEL ZEITLIN ARCHITECTS

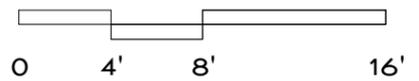


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① LEVEL 1 - PROPOSED
1/8" = 1'-0"



NEW RETAINING WALL

NEW LANDSCAPING



2302 BELMONT BLVD

PROPOSED LEVEL 1

A 5

7-30--18

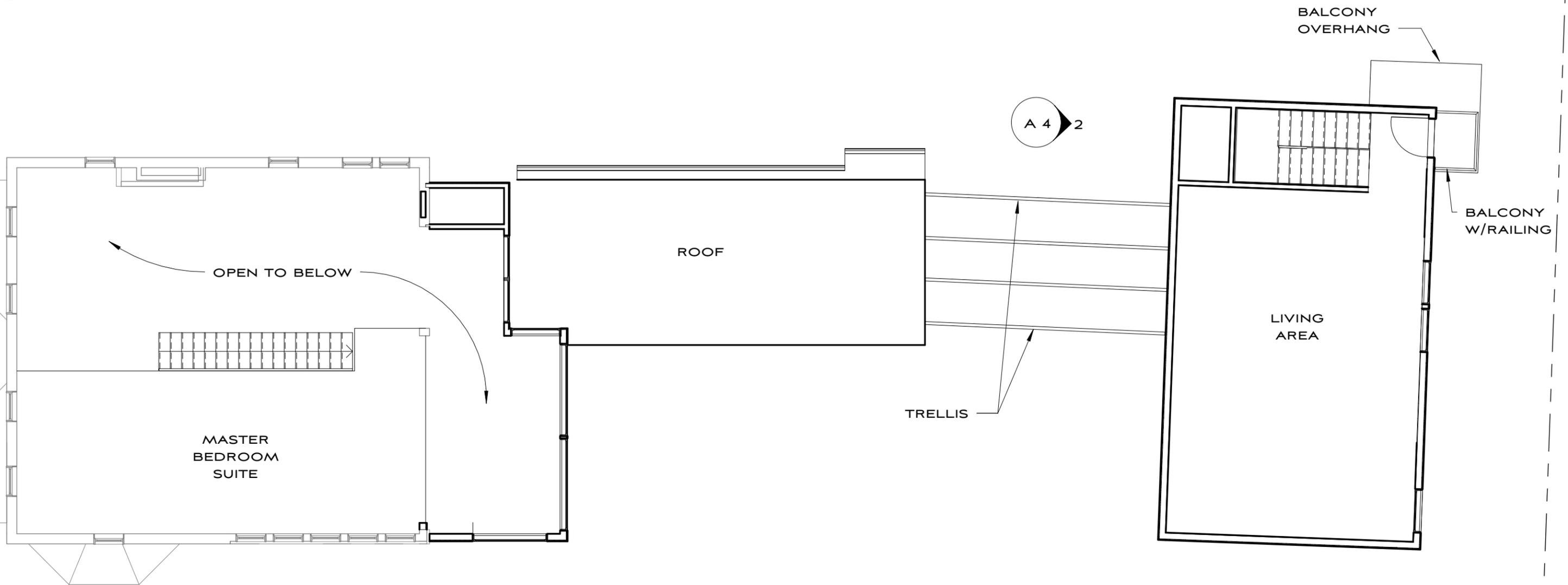
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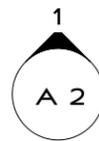
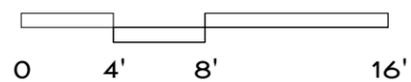


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① LEVEL 2 - PROPOSED
1/8" = 1'-0"



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8-03-18 REVISE DADU EAVE HEIGHT

2302 BELMONT BLVD

PROPOSED LEVEL 2

A 6

7-30--18

1785

MANUEL ZEITLIN ARCHITECTS



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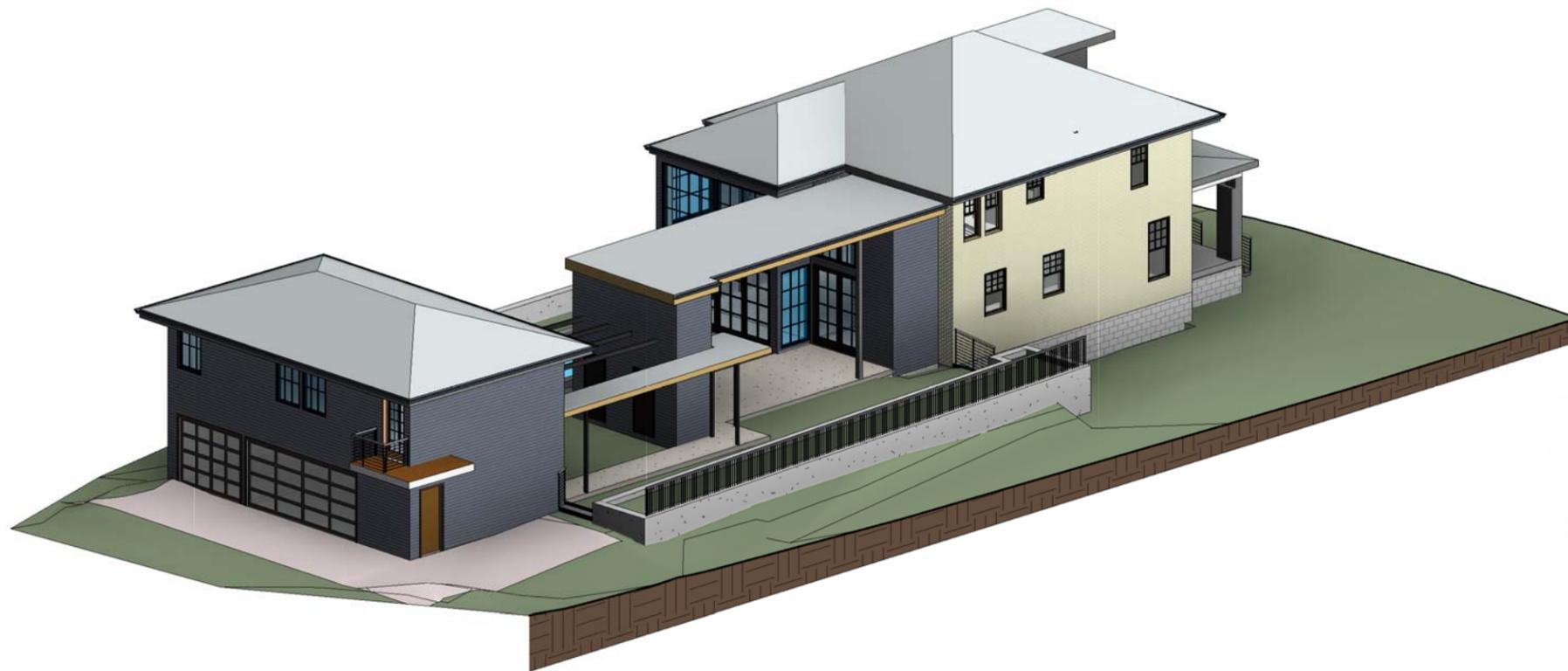




① BELMONT VIEW



② VIEW FROM ALLEY



③ 2302 NORTH VIEW



8-07-18 REVISE DADU BALCONY RAILING
 8-03-18 REVISE DADU EAVE HEIGHT

2302 BELMONT BLVD

VIEWS

A 7

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