



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

**STAFF RECOMMENDATION
138 Blackburn Avenue
October 21, 2020**

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

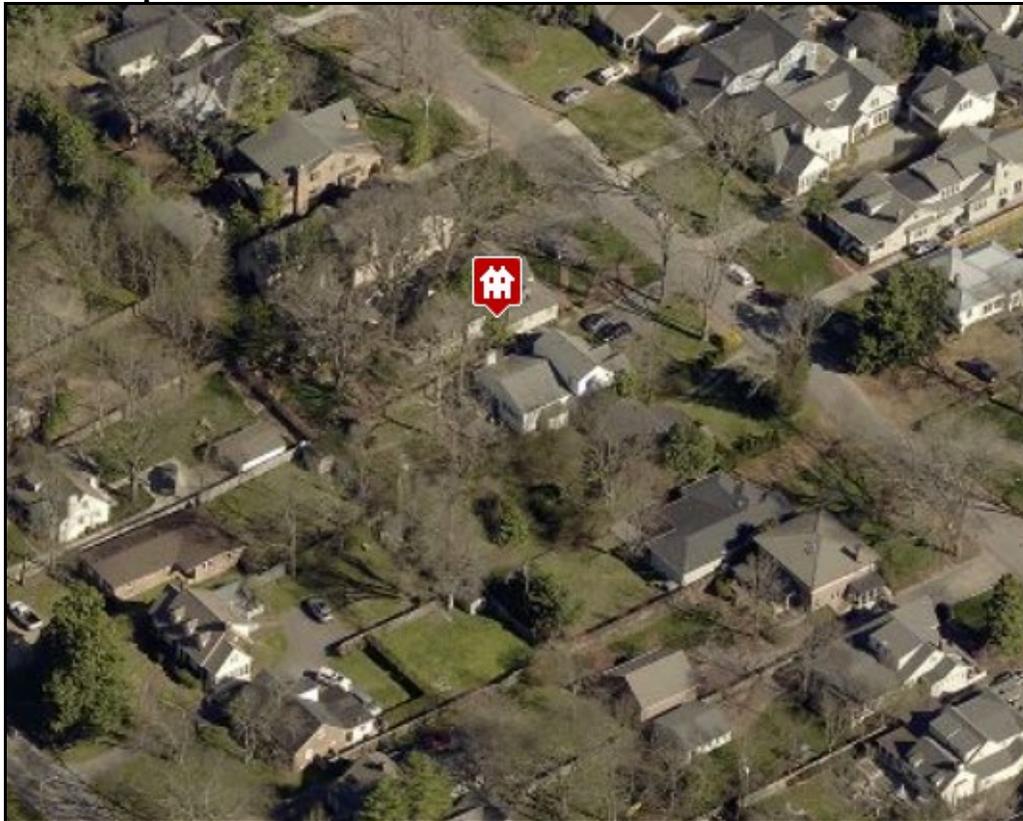
Application: New Construction- Outbuilding
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Base Zoning: RS10
Map and Parcel Number: 130010159
Applicant: Tim Vermeer
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: New Construction of an outbuilding, including a dormer with a one foot (1') inset.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff shall approve the final roof color, masonry, windows, doors and garage doors prior to purchase and installation; 2. The maximum siding exposure shall be five inches (5"); 3. Revised elevations shall be submitted, prior to permitting, indicating a one foot (1') inset for the dormer on both the east and west: and 4. Revised elevations shall be submitted, prior to permitting, indicating a maximum average eave height of ten feet (10') and a maximum ridge height of approximately twenty feet (20'); <p>finding that the project meets II.B of the Belle Meade Links Triangle: Handbook and Design Guidelines.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



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. 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.

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. Outbuildings and Detached Accessory Dwelling Units (DADU)

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*
- *Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

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 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.



Figure 1: 138 Blackburn Avenue

Background: 138 Blackburn Avenue is a circa 1929 house that contributes to the Belle Meade Links Neighborhood Conservation Zoning Overlay. This is an application for the construction of a new outbuilding, including a dormer that is inset one foot (1') rather than the required two feet (2').

Analysis and Findings:



Figure 2: Existing outbuilding to be demolished.

Outbuildings:

Massing Planning:

	Lot is more than 10,000 square feet	Proposed
Maximum Square Footage	1,000 sq.ft. including porches	~465 sq. ft.

The proposed square footage meets the guidelines for a lot of this size, which is about eleven thousand, seven-hundred and twenty square feet (~11,720 sq. ft.)

	Potential maximums under Ordinance	Existing House, as measured from finished floor	Proposed, as measured from grade
Ridge Height	25' unless existing building is less	~20' from finished floor	~20-22'
Eave Height	10' for one story Unless house is less	~10' from finished floor	~10-12'

On the front, east-facing elevation, the ridge and eave heights meet the requirements for height at twenty feet (20') and ten feet (10') from grade, respectively. (Figure 3)

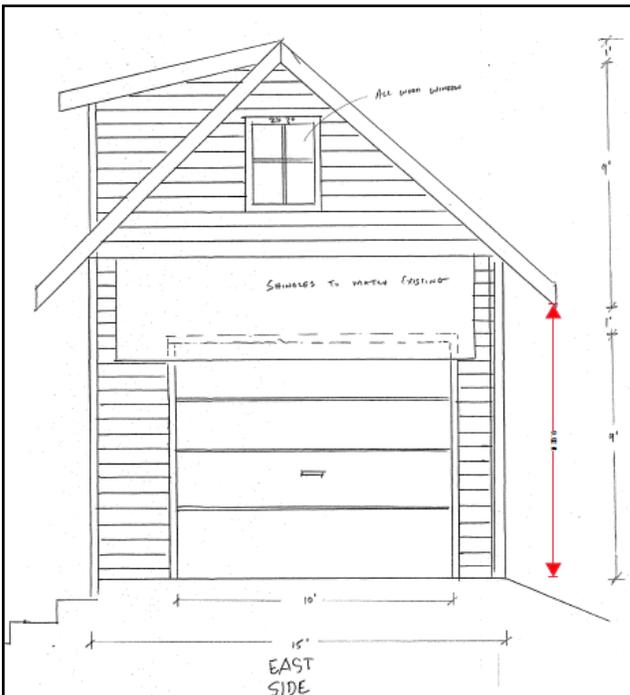


Figure 3: Front-facing/East elevation

The grade is unclear on the remainder of the drawings – it has been cut away in section a bit on the rear/west elevation, resulting in several more rows of block showing than will be visible. (Figure 4)

Staff recommends that revised drawings are submitted, showing accurate post-construction grade. There should be a maximum average eave height of ten feet (10') and a maximum ridge height of approximately twenty feet (20'). With this condition, Staff finds that the proposal meets Section III.B.2.h.1 of the design guidelines.

Roof Form:

The primary roof form is gabled, which is appropriate. A shed dormer on the south side elevation occupies less than fifty percent 50% of the wall plane. (Figure 5) This dormer

is only inset one foot (1') instead of the required two feet (2') from the wall below. (The inset is showing on the west elevation, but not the east. The applicant has stated that they intend to inset the dormer one foot (1').) Staff finds that the smaller inset could be appropriate in this instance. Because the footprint of the outbuilding is so small, requiring a two foot (2') inset would severely limit the available second level square footage and perhaps encourage an increase in the ground level square footage. Also, the dormer faces the interior of the lot and will not be visible from public rights-of-way. Staff recommends that the applicant submit revised drawings for the east and west elevations, clearly indicating the one foot (1') inset for the dormer. With this condition, staff finds that the proposal could meet Section III.B.2.h.1 of the design guidelines for roof shape.

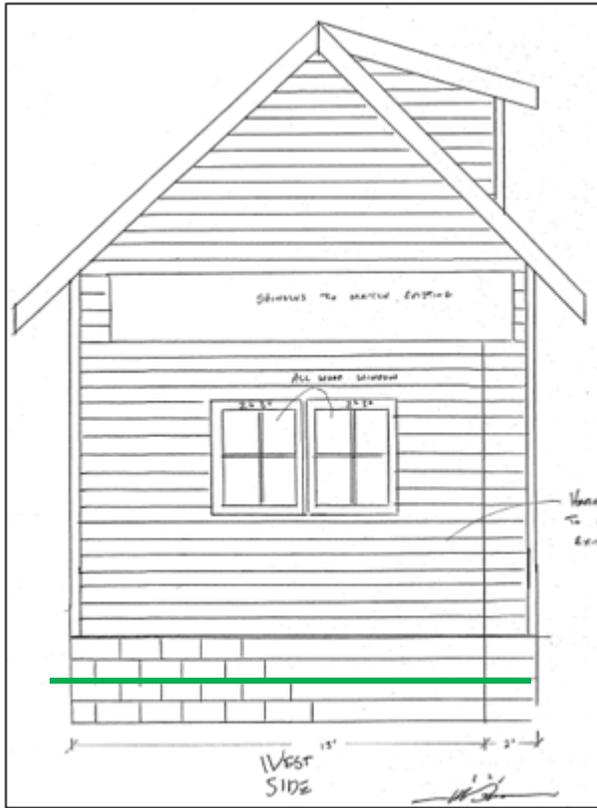


Figure 4: Proposed west elevation. The green line indicates approximate grade.

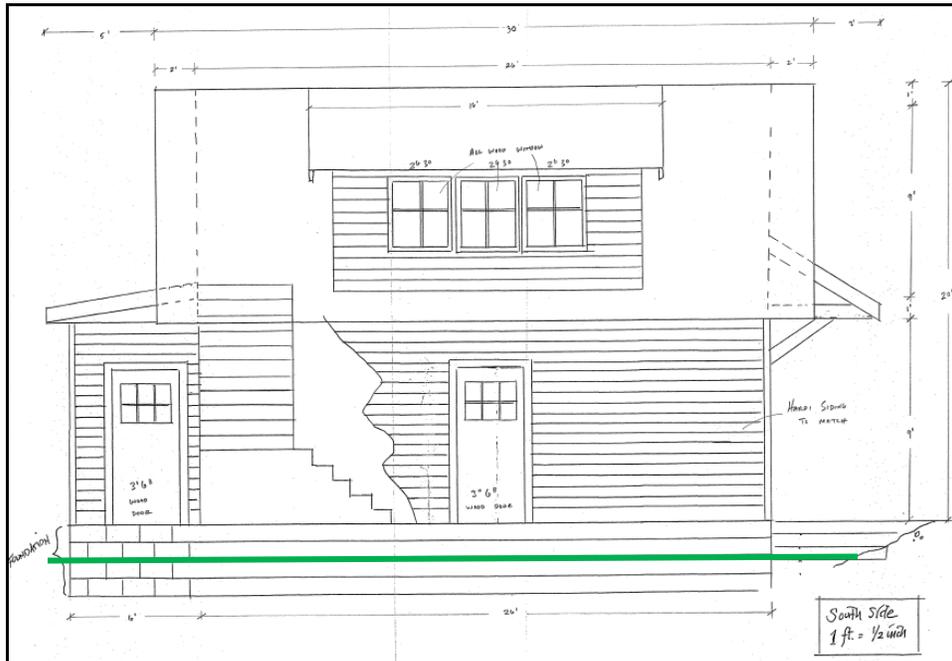


Figure 5: South elevation. Dormer size is appropriate (note that there are not exterior stairs, this drawing is showing a partial section). The green line indicates approximate grade.

Design Standards

The proposed structure has a simple gabled design with a shed dormer. The roof form, materials and overall massing are compatible with the surrounding historic buildings. With the clarification on the grade/height issue, the proposal will meet Section III.B.h.1 of the design guidelines.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Concrete Block	Typical	Yes
Cladding	Fiber cement boards	Not indicated	No
Roofing	Composite shingle	Color unknown	Yes
Trim	Fiber cement boards	Smooth	No
Windows	Wood	Not indicated	Yes
Doors	Wood	Not indicated	Yes
Garage door	Not indicated	Not indicated	Yes

The block foundation should be split-faced, where it will be visible above grade. The siding should have a maximum exposure of five inches (5"). The remainder of the proposed materials have been approved in the past for outbuildings. With staff's final approval of the roof color, masonry, windows, doors and garage doors, staff finds that the materials meet the design guidelines.

General requirements for Outbuildings/DADUs:

	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?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	No	
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	

The dormer is inset only one foot (1'), which staff finds could be appropriate, as described above.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	26'
Rear setback – garage doors do not face alley	3'	16'
Left side setback	3'	44'
Right side setback	3'	3'
How is the building accessed?	-	From street
Two different doors rather than one large door (if street facing)?	-	N/A

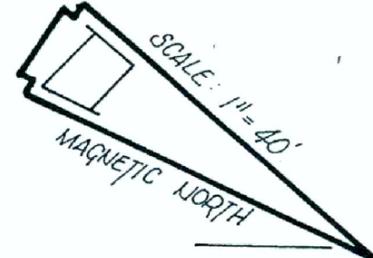
The project meets all base zoning setback requirements.

Recommendation: Staff recommends approval with the following conditions:

1. Staff shall approve the final roof color, masonry, windows, doors and garage doors prior to purchase and installation;
2. The maximum siding exposure shall be five inches (5");
3. Revised elevations shall be submitted, prior to permitting, indicating a one foot (1') inset for the dormer on both the east and west: and,
4. Revised elevations shall be submitted, prior to permitting, indicating a maximum average eave height of ten feet (10') and maximum ridge height of approximately twenty feet (20');

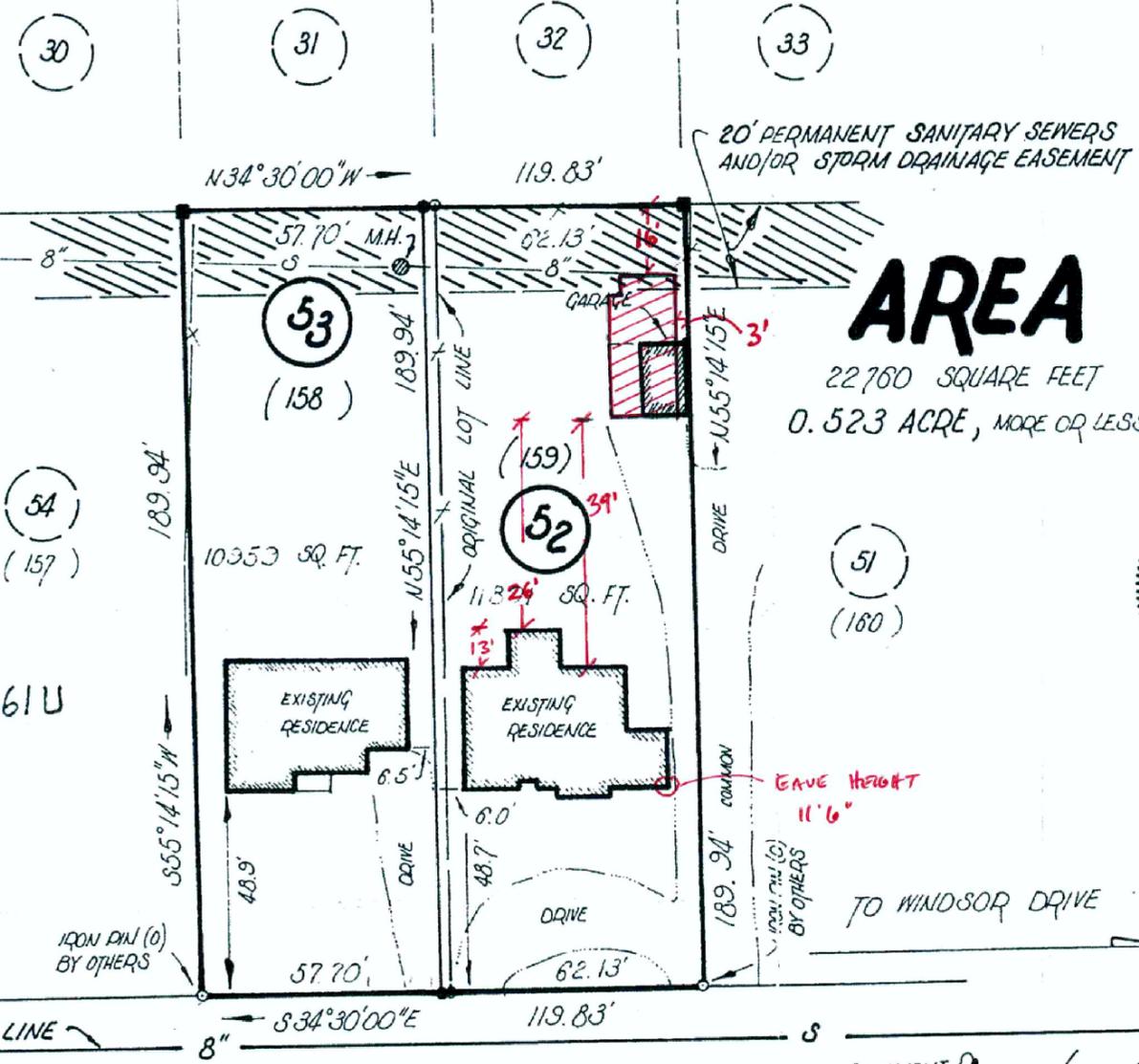
finding that the project meets II.B of the Belle Meade Links Triangle: Handbook and Design Guidelines.

R-10



THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOTS NO. 52 & 53, ON THE MAP OF BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION, AS OF RECORD IN PLAT BOOK 421, PAGES 94 & 95, R.O.D.C., TENNESSEE.

SUBDIVISION NUMBER 88S-261U
Recorded AUGUST 18, 1988, in Book 6050, Page 374, Registrar's Office of Davidson County, Tennessee.



AREA

22,760 SQUARE FEET
0.523 ACRE, MORE OR LESS

OWNER'S CERTIFICATE

I (we) hereby certify that I am the owner of the property shown hereon as evidenced in Book _____, Page _____, R.O.D.C., TENNESSEE and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.D.C., TENNESSEE, running with the title to the property.

* SIGNED: *[Signature]* DATE: 6-30-88
LOT 52 JAMES STEVEN LAUGHBAUM AND JANEEN ROSE ARNOLD LAUGHBAUM DEED BOOK 5450, PAGE 120, R.O.D.C., TENNESSEE.
SIGNED: *[Signature]* DATE: 6-30-88
LOT 53 JAMES STEVEN LAUGHBAUM DEED BOOK 4990, PAGE 812, R.O.D.C., TENNESSEE.



SURVEYOR'S CERTIFICATE

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown thus — have been placed as indicated. All side lot lines are at right angles or radial to a street, unless otherwise noted.
SIGNED: JOHN KOHL AND COMPANY, P.C.

BY: *Patrick S. Coode* DATE: 30 June 1988

COMMISSION'S APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

SIGNED: *[Signature]* DATE: 6/15/88

NOTES:

- 1. THIS IS A CLASS "A" URBAN LAND SURVEY.
- 2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000.
- 3. BEARINGS PERTAIN TO PLAT OF RECORD.
- 4. NUMBERS SHOWN THUS (00) REFER TO METRO. PROPERTY TAX MAP NUMBER 130-1.

BLACKBURN AVENUE

SEWER EASEMENTS, (158) DEED BOOK 5400, PAGE 636, R.O.D.C., TENNESSEE.

(159) DEED BOOK 5400, PAGE 633, R.O.D.C., TENNESSEE.

JOHN KOHL AND COMPANY, P.C.
400 7TH AVENUE SOUTH
NASHVILLE TENNESSEE 37203
815 255 3535

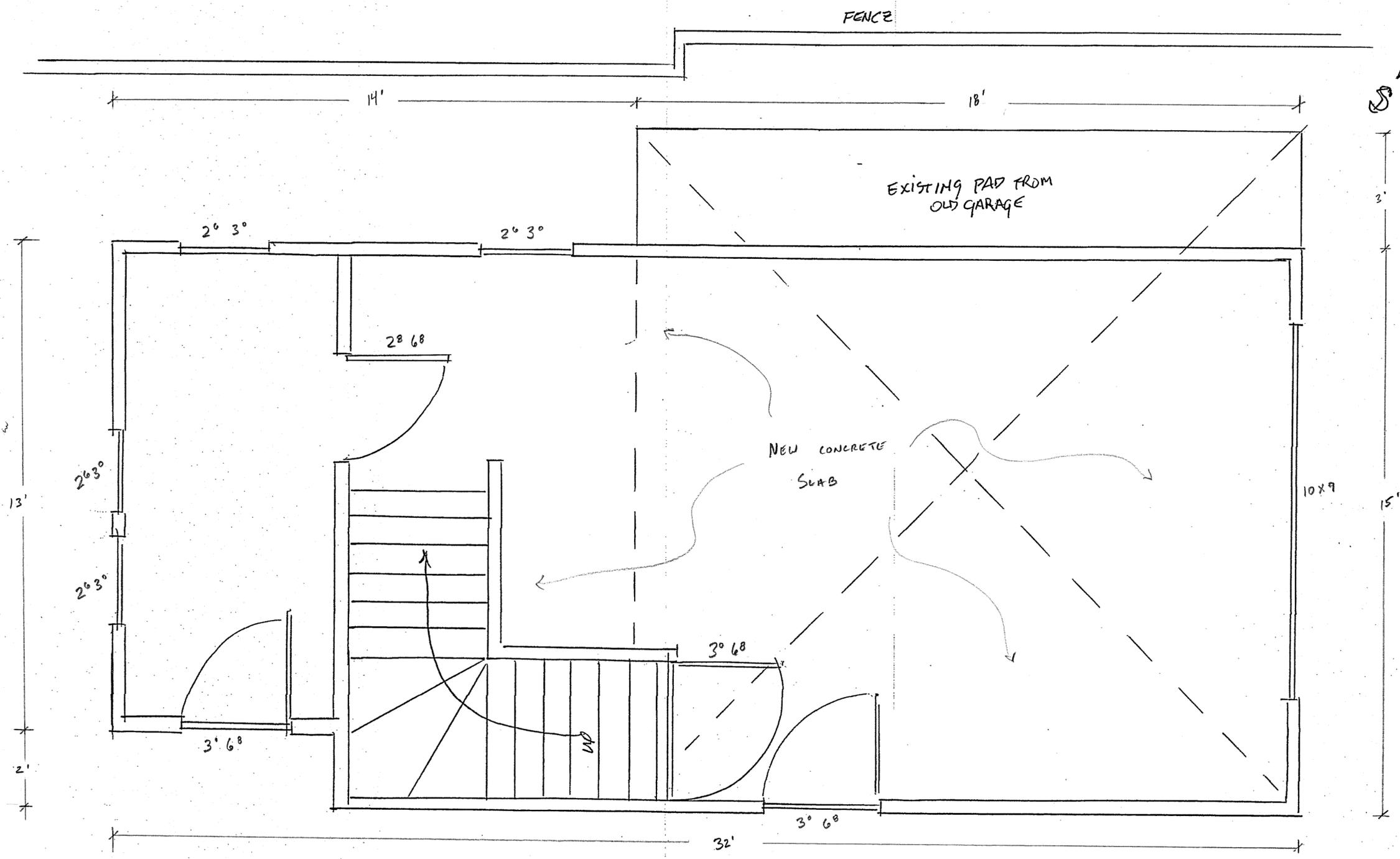
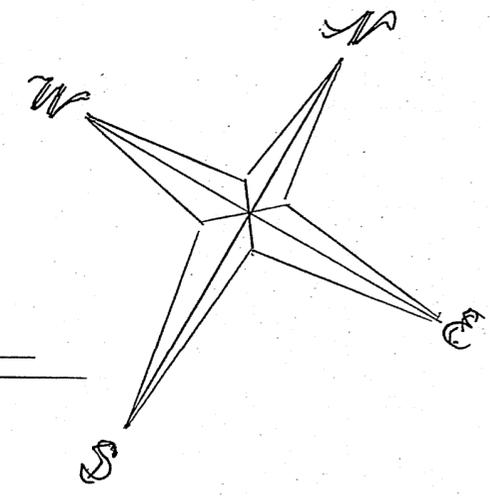
BEING A RESUBDIVISION OF LOTS NO. 52 & 53, ON THE MAP OF, BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS SUBDIVISION, AS OF RECORD IN PLAT BOOK 421, PAGES 94 & 95, R.O.D.C., TENNESSEE.

FIRST CIVIL DISTRICT NASHVILLE DAVIDSON COUNTY TENNESSEE

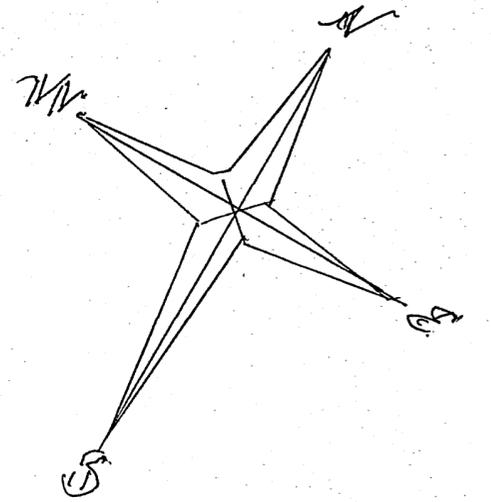
DATE: JUNE 14, 1988
SCALE: 1" = 40' FILE NUMBER: F2 7291 25

PROPERTY ZONED R10 (10000)
34TH COUNCILMANIC DISTRICT

374

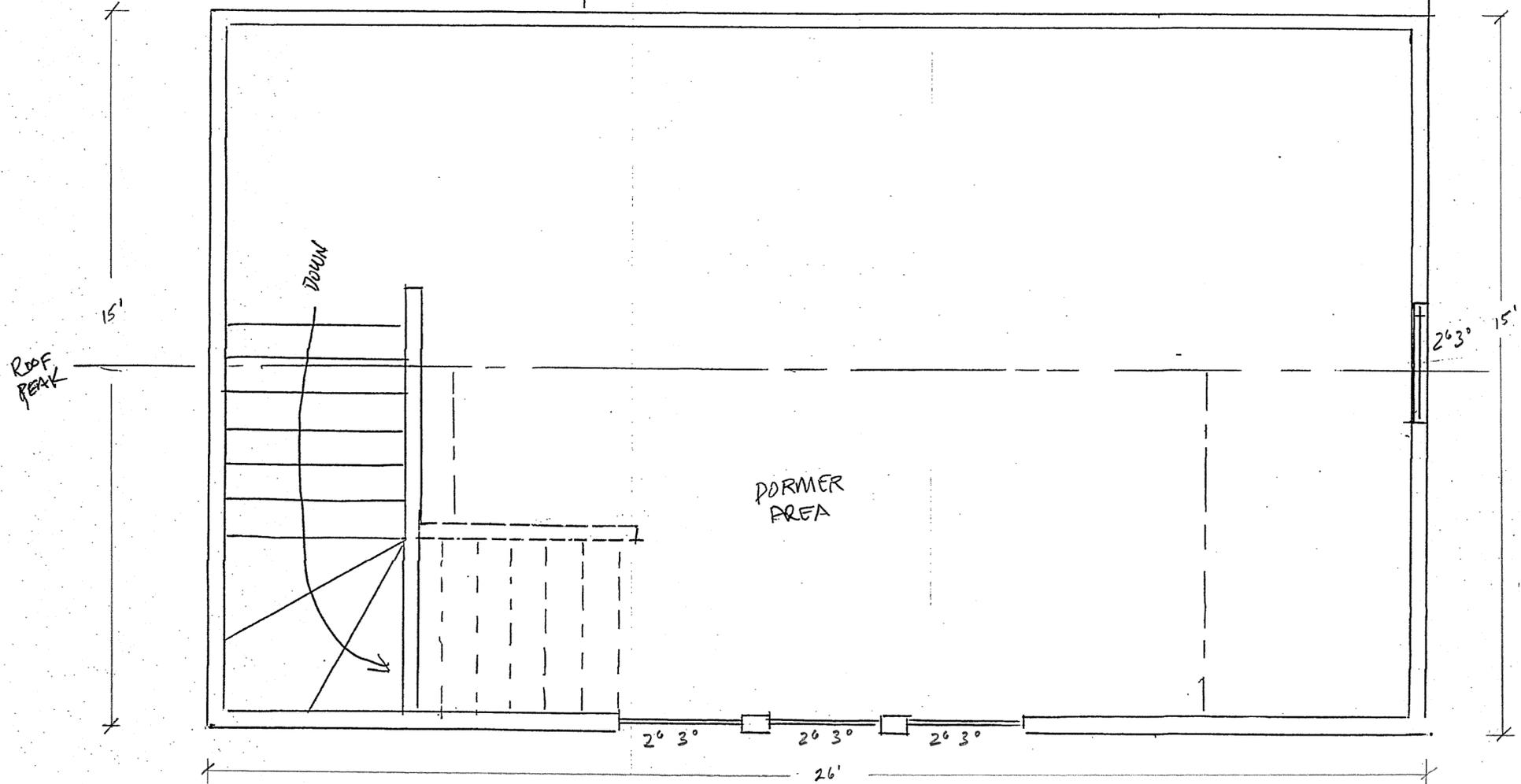


GROUND FLOOR
1 ft = 1/2 inch
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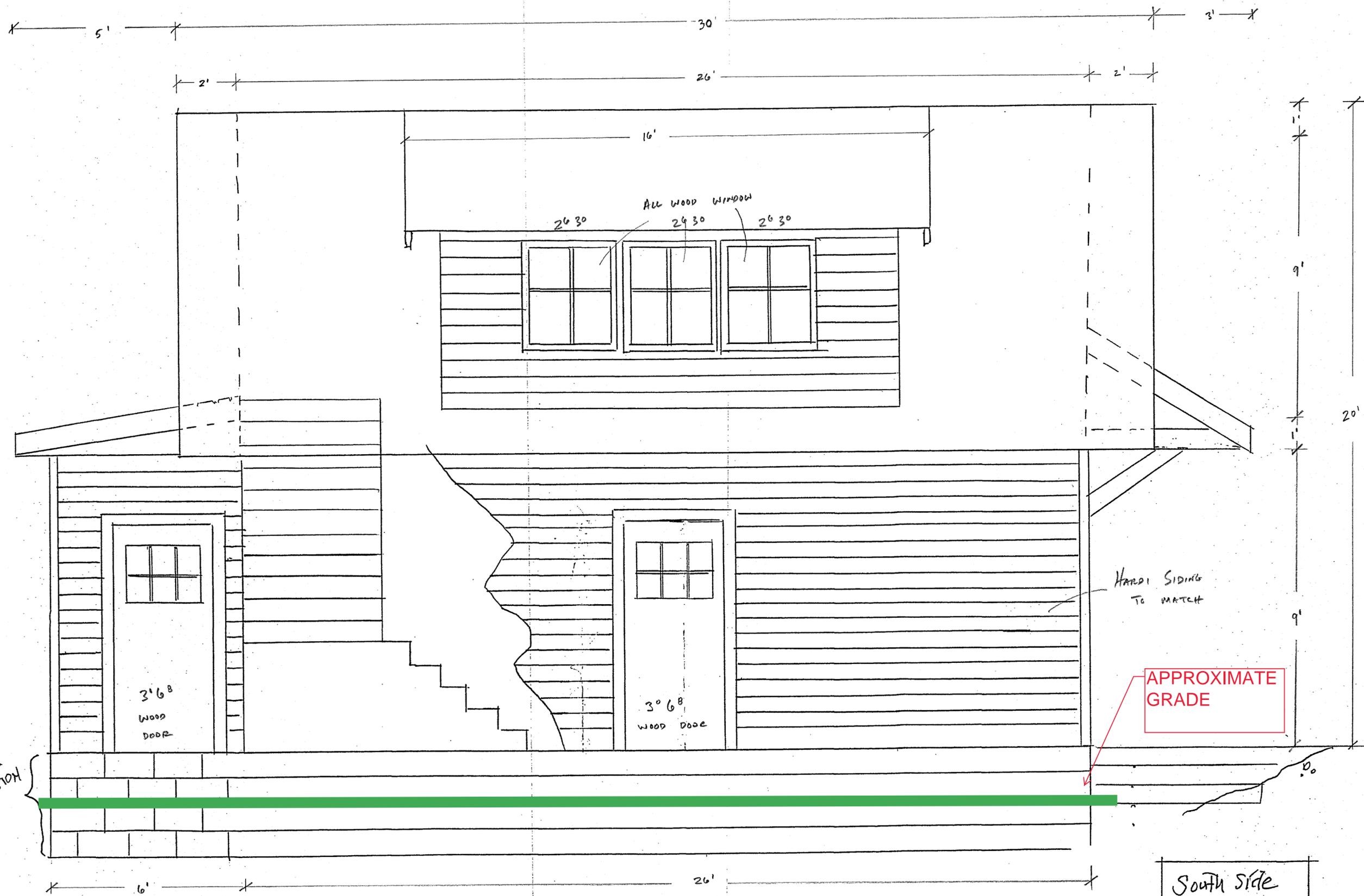
EXISTING FENCE

EXISTING GARAGE PAD



SECOND STORY
FLOOR PLAN
1 ft = 1/2 inch

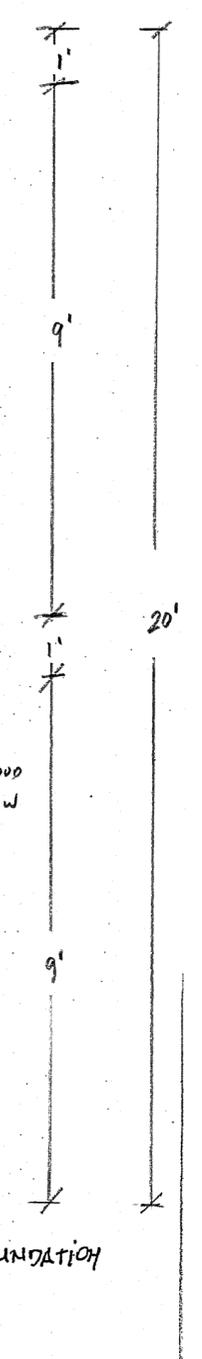
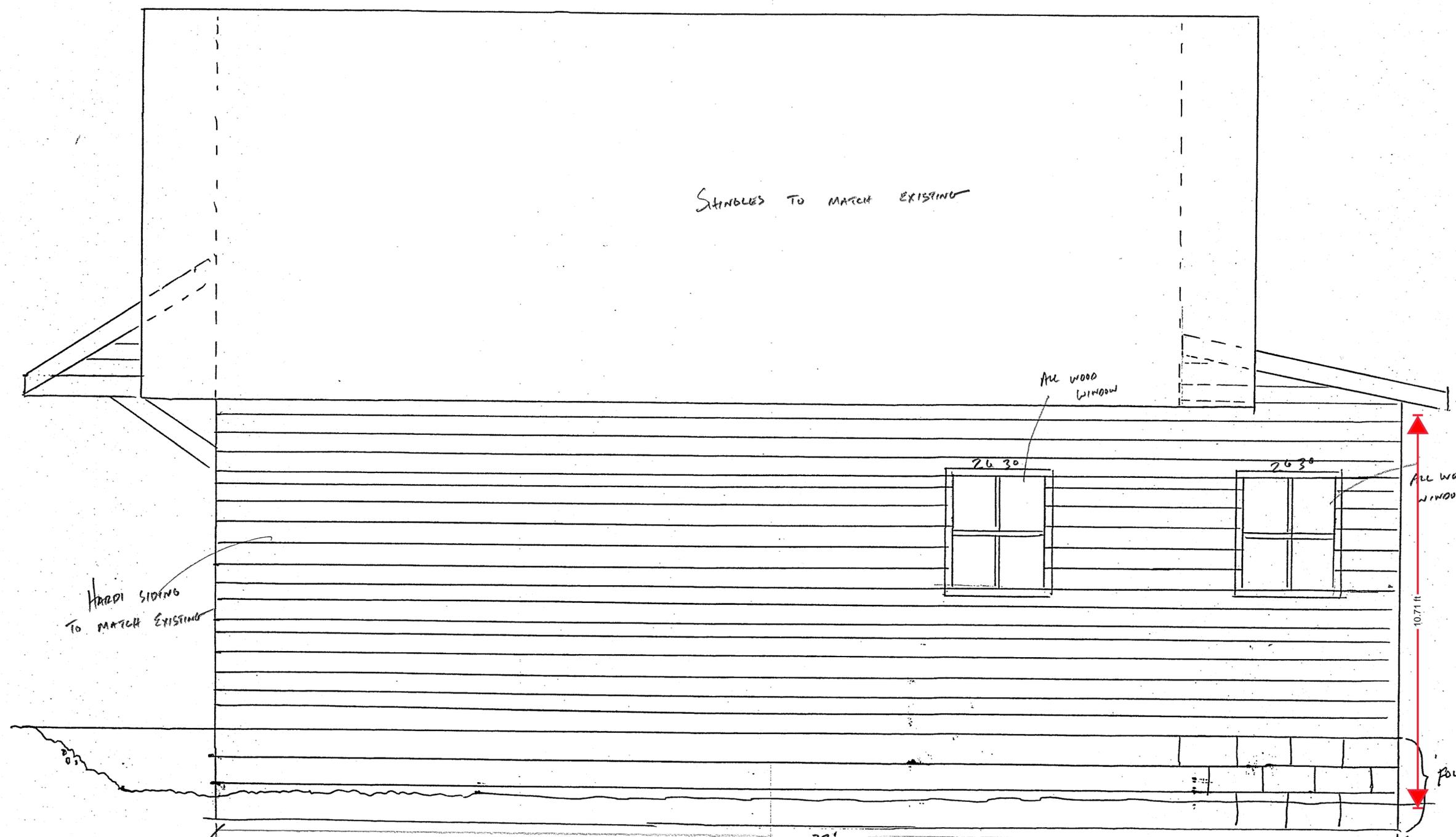
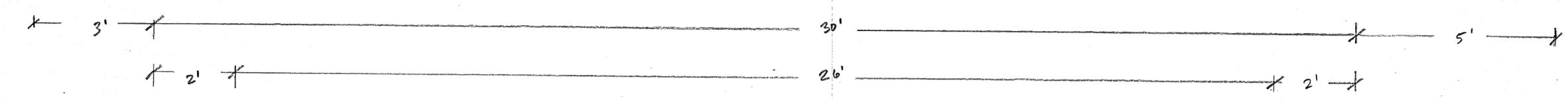
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FOUNDATION

South Side
1 ft. = 1/2 inch

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HARDI SIDING
TO MATCH EXISTING

SHINGLES TO MATCH EXISTING

ALL WOOD
WINDOW

26 30

26 30

ALL WOOD
WINDOW

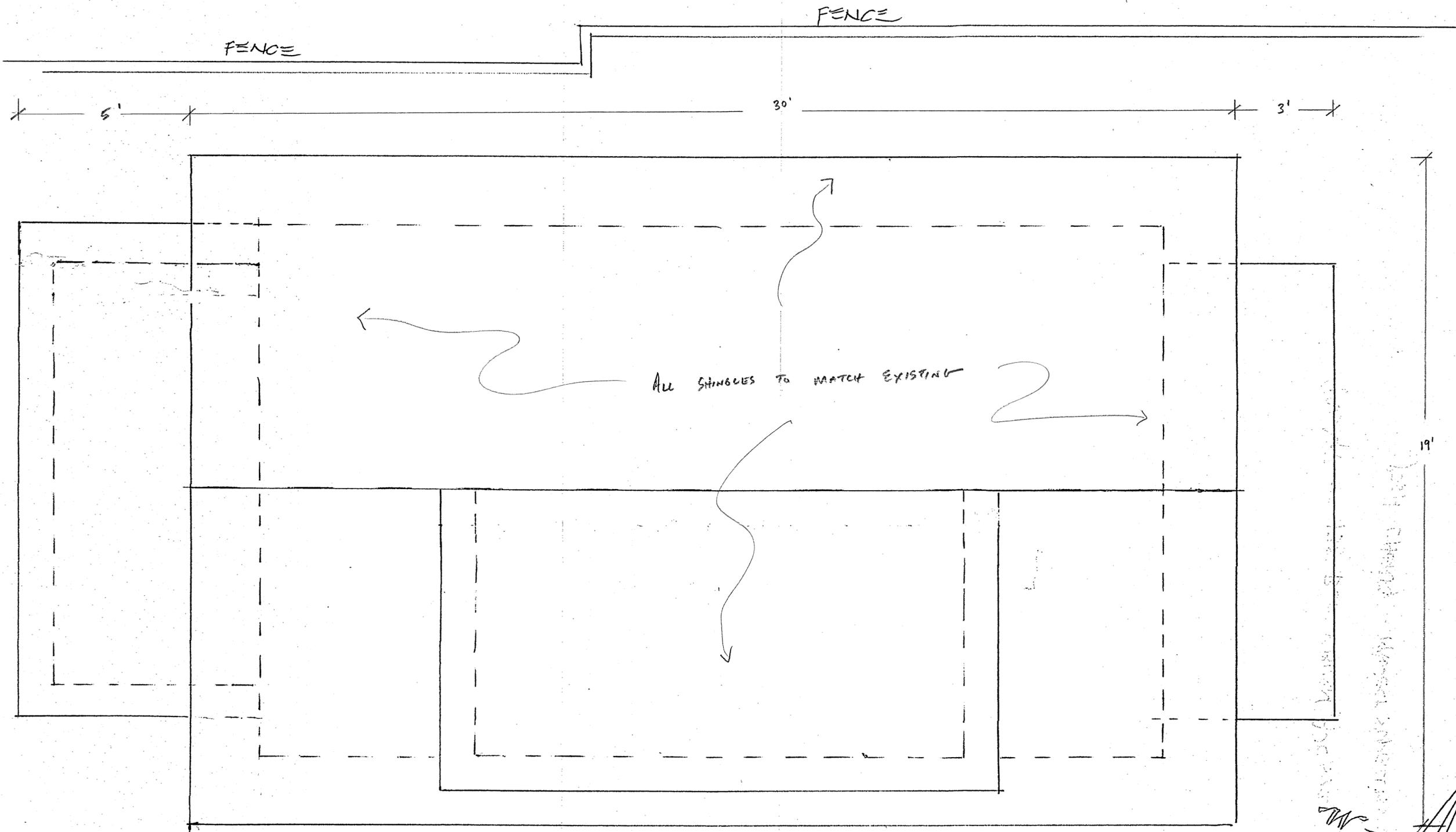
10.71 ft

FOUNDATION

32'

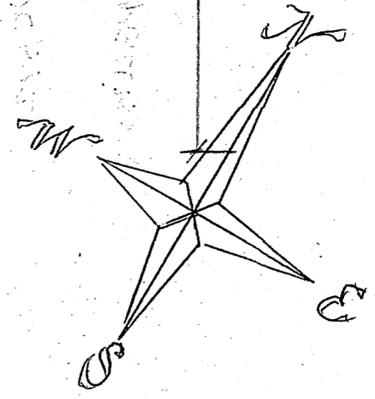
North Side
1 ft = 1/2 inch

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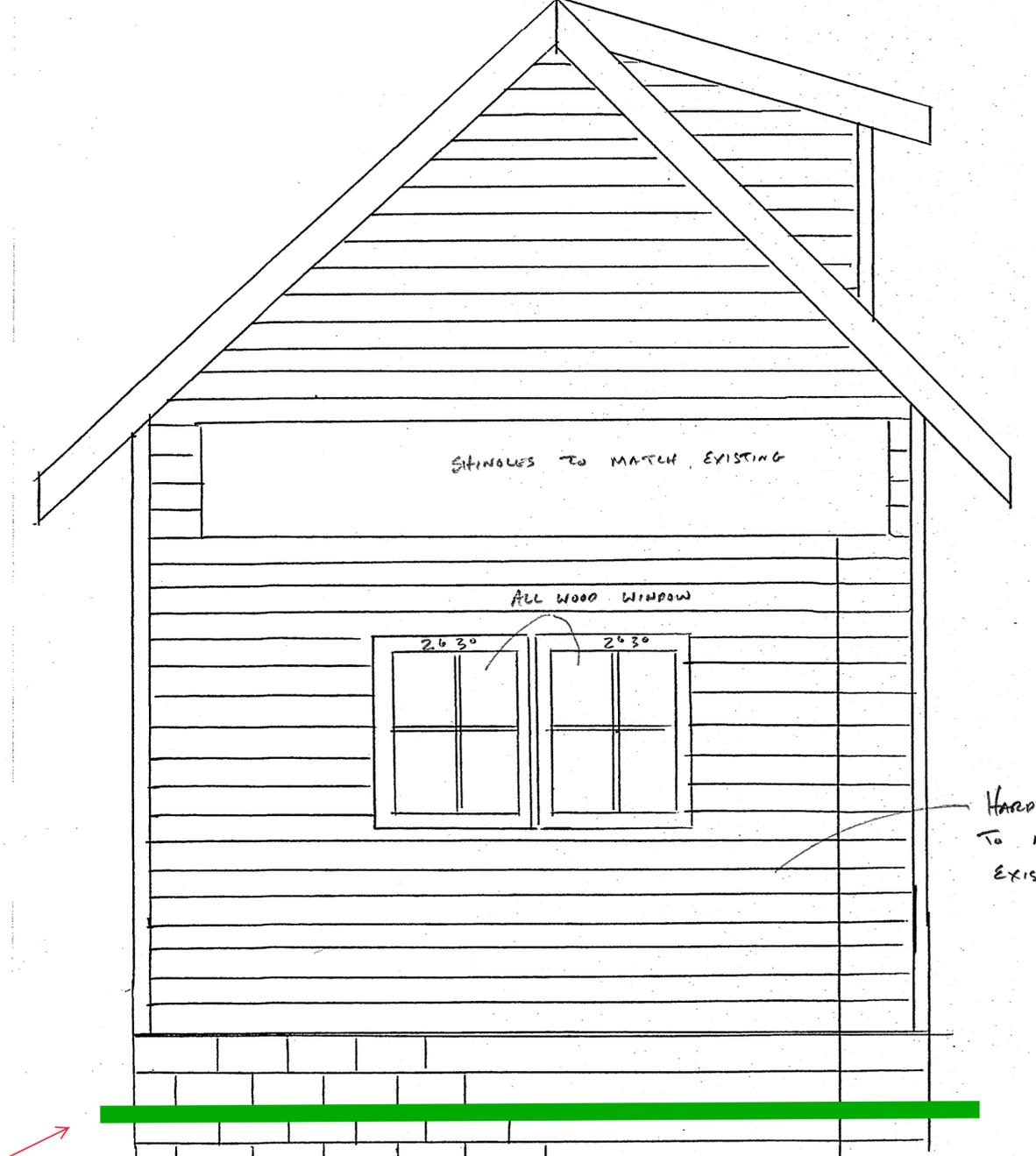
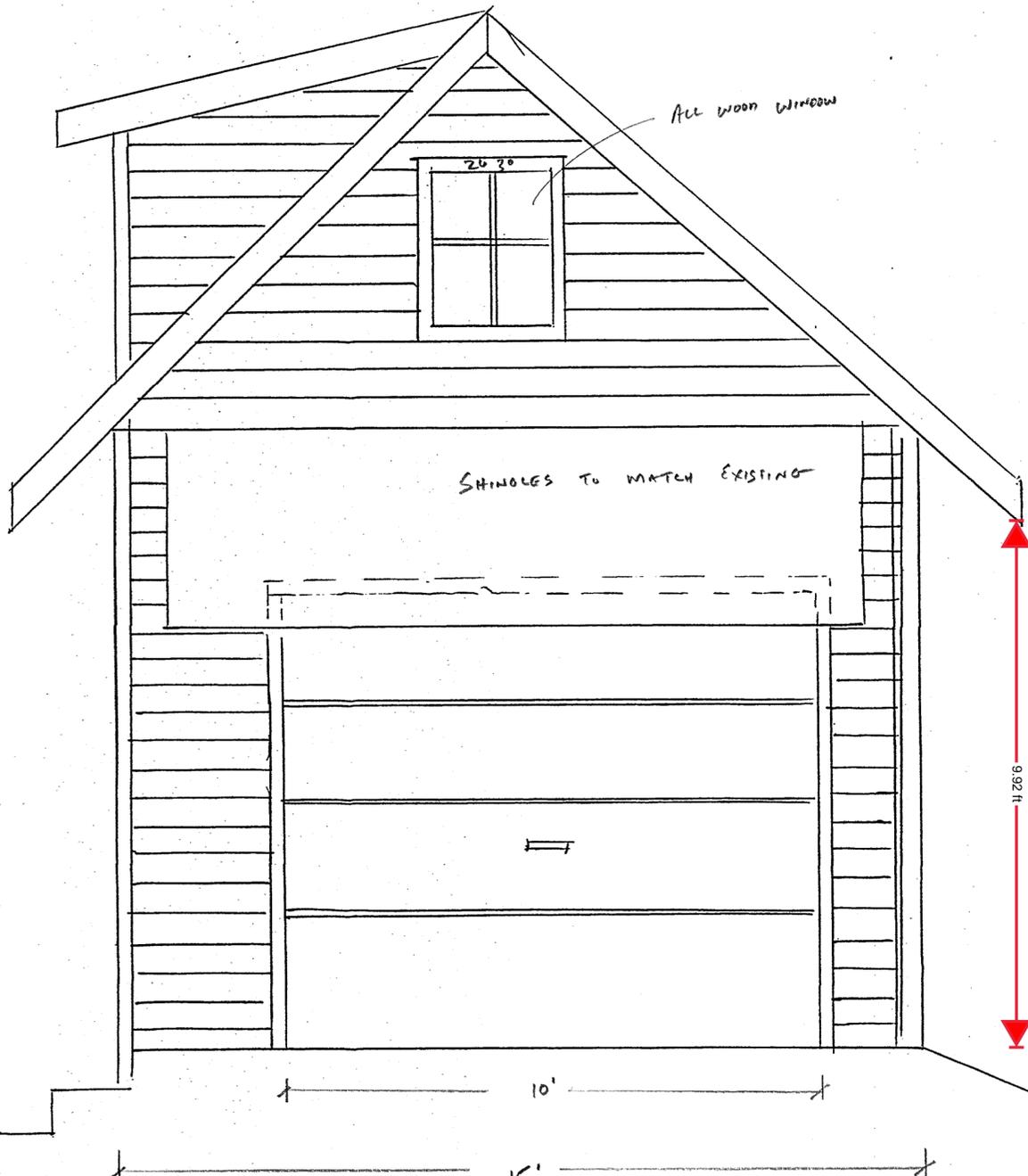
ROOF PLAN
 1 ft = 1/2 inch

W.D.



19'

19'



All wood window

All wood window

SHINGLES TO MATCH EXISTING

SHINGLES TO MATCH EXISTING

EAST SIDE

WEST SIDE

Approximate grade

HARD SIDING TO MATCH EXISTING

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