

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION
1900 Beechwood Avenue
January 20, 2021

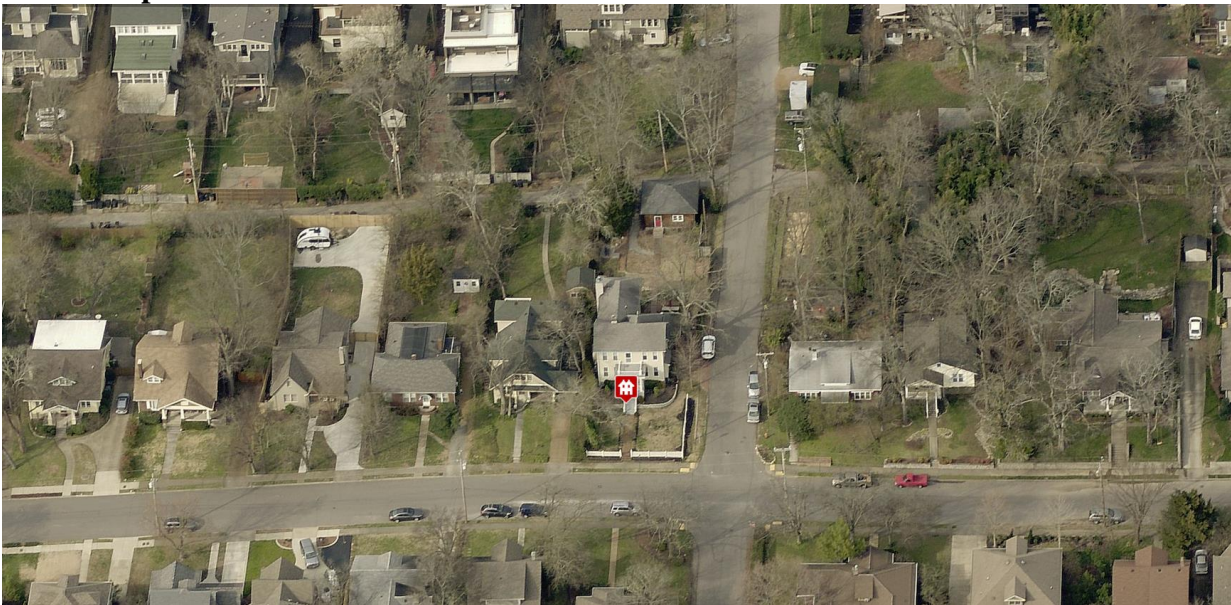
Application: New Construction—Addition and Outbuilding; Setback Determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: RS 7.5
Map and Parcel Number: 10416017500
Applicant: Shannon Stark
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Applicant proposes to construct a rear addition and to add onto an existing outbuilding. The outbuilding’s footprint will not change, but a second story will be added. The outbuilding requires both a rear and a side setback determination. Base zoning requires a ten foot (10’) side setback from Altura Place, but the applicant proposes a side street setback of just three feet, eleven inches (3’11”). MHZC’s design guidelines require a five foot (5’) rear setback, and the applicant proposes a two foot, ten inch (2’10”) rear property line.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The foundation block be split face; and 2. Staff approve all windows and doors, the roof shingle color, the metal roof selection, and the location of the HVAC and utilities prior to purchase and installation. <p>With these conditions, staff finds that the project meets Sections II.B.1. and II.B.2. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design 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. 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 DADUs 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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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.

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).

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.

Background: 1900 Beechwood Avenue is a c. 1900, two-story, Colonial Revival house that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). In 2008, MHZC approved a rear addition to the house. That same year, it also approved the existing one-story garage, which sits two feet, ten inch (2'10") from the rear property line and three feet, eleven inches (3'11") from the Altura Place side property line (Figure 2). In 2020, MHZC approved a different design with a setback determination for a garage on this site.



Figure 1. 1900 Beechwood Avenue



Figure 2. The existing garage, approved by MHZC in 2008.



Figure 3. Rear addition approved in 2008.

Analysis and Findings: Applicant proposes to construct a rear addition and to add onto an existing outbuilding. The outbuilding's footprint will not change, but a second story will be added. The outbuilding requires both a rear and a side setback determination. Base zoning requires a ten foot (10') side setback from Altura Place, but the applicant proposes a side street setback of just three feet, eleven inches (3'11"). MHZC's design guidelines require a five foot (5') rear setback, and the applicant proposes a two foot, ten inch (2'10") rear property line.

Height & Scale: The addition is one story in height and will attach to an existing addition. The addition is not inset but is set approximately one foot wider than the existing addition. Staff finds this to be appropriate because it is attaching to an existing addition that is inset and the addition will be no wider than the historic house's side walls. The addition's eave and ridge heights will be significantly lower than those of the historic house since the historic house is two stories and the addition is just one story. The addition has a footprint of approximately four hundred and eighty square feet (480 sq. ft.). Overall, staff finds that the addition's height and scale to be modest and to meet the design guidelines.

Staff finds that the proposed addition's height and scale to meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house and it attaches to an existing rear addition. Therefore, if it is removed in the future, it will not affect the historic integrity of the historic part of the house.

Staff finds that the addition’s location and removability to meet Section II.B.2.a. and II.B.2.e. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition’s change in materials, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the addition’s design meets Section II.B.2.a. and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks and will not affect the rhythm of spacing of houses along the street. The addition will be five feet (5’) from the left property line, approximately twenty-six feet (26’) from the Altura Place property line, and over fifty feet (50’) from the rear property line.

Staff finds that the addition’s setback and rhythm of spacing to meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Not indicated	Yes	Yes*
Cladding	cement fiberboard lap siding, 5” reveal or less	Smooth	Yes	No
Primary Roofing	Architectural Shingles	Unknown	Yes	Yes
Roofing	Metal	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Roof	Metal	Unknown	Yes	Yes

Windows	Aluminum Clad	Pella Lifestyle	Yes	Yes
Side/rear doors	Aluminum Clad	Pella	Yes	Yes

With the condition that the concrete block be split face, and with staff’s approval all windows, doors, the roof shingle color, and the metal roof selection, staff finds that the proposed addition meets Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The addition will have gable forms with a slope of 8/12 and 6/12. Since the historic house has a two-story gable form, these one-story forms are appropriate to the historic house and meet the design guidelines.

Staff finds that the proposed roof form meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. 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 Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5’ of the front corner or on the rear or rear-side within 5’ of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

Outbuildings: The applicant intends to add a second story onto the existing outbuilding. The footprint will not change. The proposed outbuilding is not a Detached Accessory Dwelling Unit (DADU).

Massing Planning: The lot is larger than 10,000 square feet, at about ten thousand, five hundred, and forty square feet (10,540 sq. ft.).

	50% of first floor area of primary structure	Lot is larger than 10,000 square feet	Proposed Outbuilding
Maximum Square Footage	900 sq. ft.	1,000 sq. ft. max	528 sq. ft.

	Potential maximums under Ordinance	Existing House	Proposed Outbuilding
Ridge Height	25' unless existing building is less	28'	25'
Eave Height	17'	17'6"	16'4"

Staff finds that the height and scale of the proposed outbuilding to meet the design guidelines.

Roof Form:

Proposed Element	Proposed Outbuilding	Typical of district?
Primary form	Gable	Yes
Primary roof slope	8/12	Yes

Staff finds that the proposed roof form meets Section II.B.1.i of the design guidelines for roof shape.

Materials:

	Proposed Outbuilding	Color/Texture	Needs final approval?
Foundation	Concrete Block	Unknown	Yes
Primary cladding	Hardie plank vertical siding, 5" reveal	Smooth	No
Trim	Paulownia	Smooth	No
Primary Roofing	Architectural Shingles	Unknown	Yes
Windows	Aluminum Clad	Pella Lifestyle	Yes
Doors	Not indicated	Unknown	Yes
Garage door	Existing – not changing	Existing	No

With the condition that the concrete block be split faced and with staff's final approval of all materials, including the roof material, windows, and door, staff finds that the materials meet the design guidelines.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	Yes	
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	

Site Planning & Setbacks:

	MINIMUM	PROPOSED OUTBUILDING
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	54'
Rear setback – garage doors face alley	5'	2'10''*
Altura Side Property Line	10'	3'11''*
Interior left-side setback	5'	5'
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

*There is an existing one-story outbuilding on the lot that does not meet the side-street and rear setback requirements. The project will add a second story onto the existing outbuilding and will not change the outbuilding's footprint. Therefore, the setbacks will

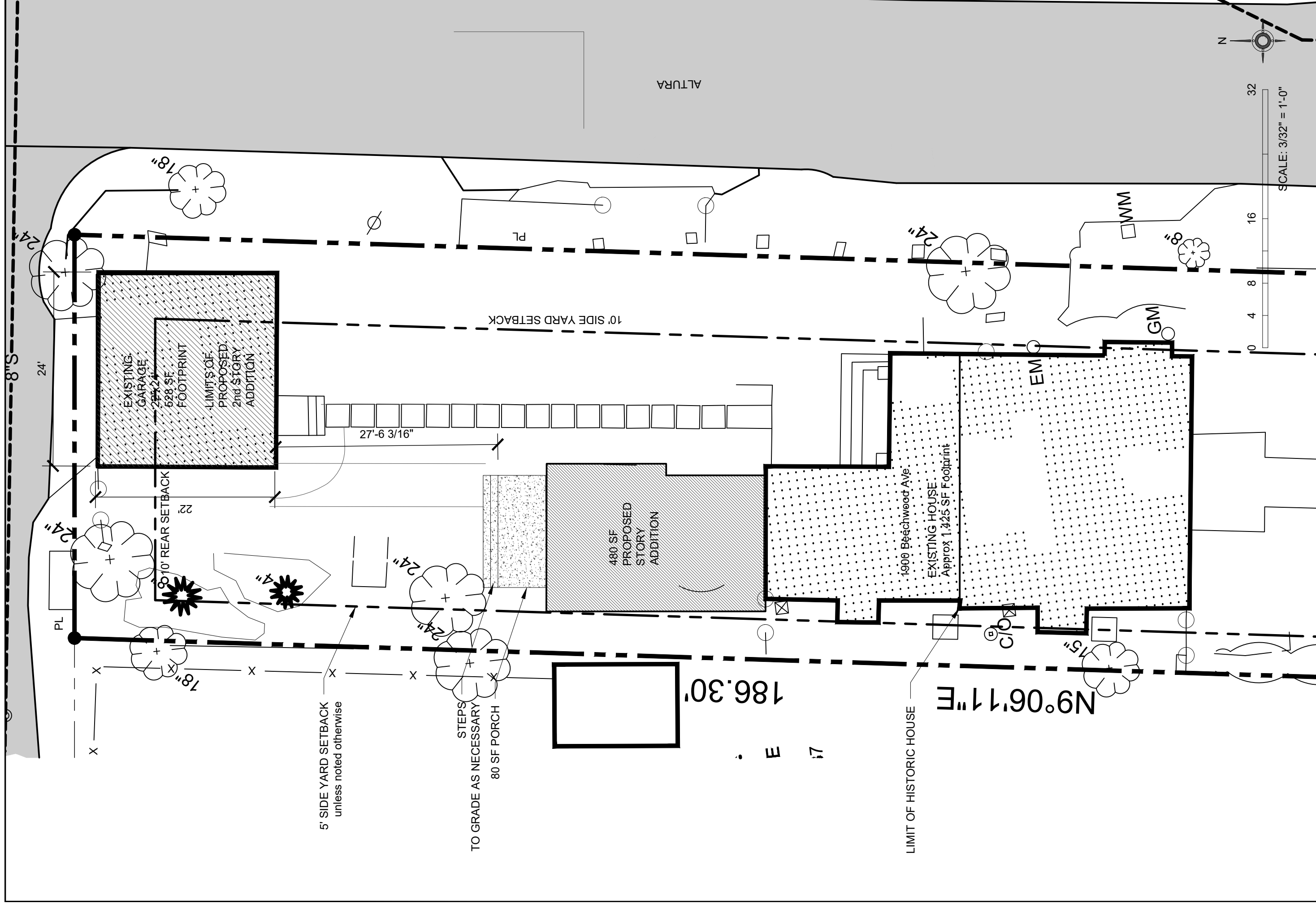
not change from what they are now. Staff therefore finds that the proposed setbacks meet the design guidelines.

With staff's approval of all materials, staff finds that the outbuilding's height, scale, roof form, dormers, materials, location, and setbacks to meet Section II.B.1.i. of the design guidelines.

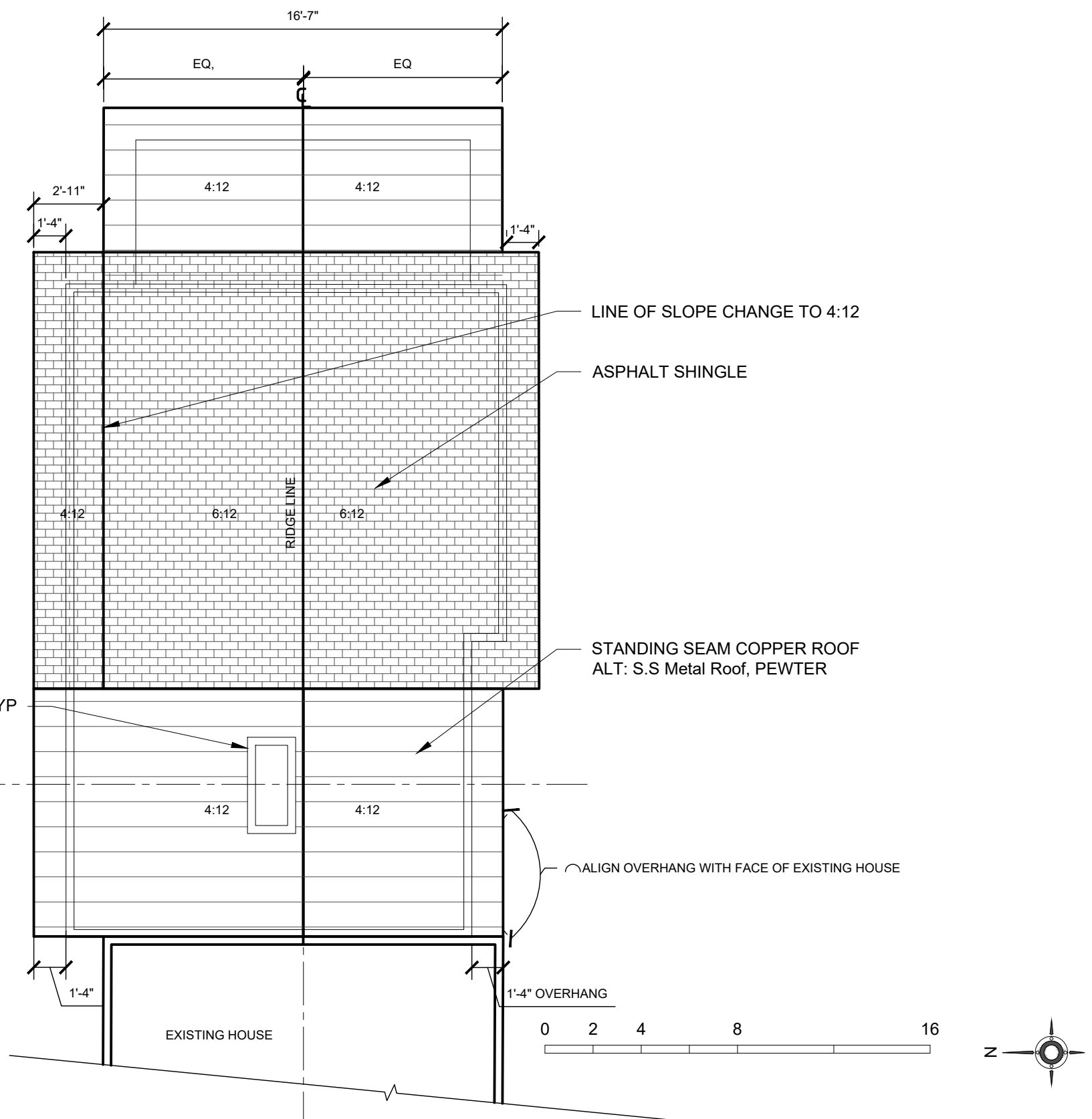
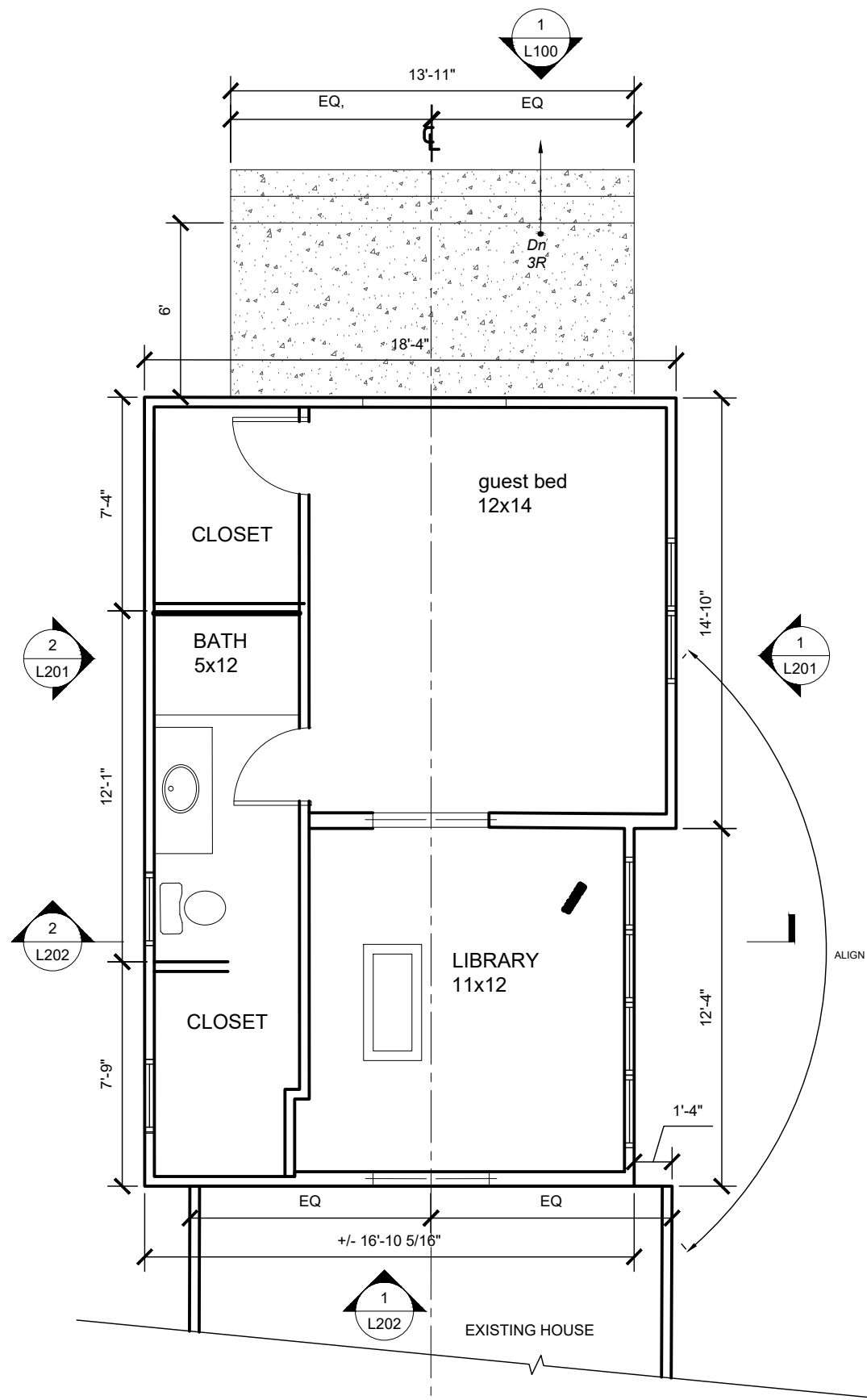
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The foundation block be split face; and
2. Staff approve all windows and doors, the roof shingle color, the metal roof selection, and the location of the HVAC and utilities prior to purchase and installation.

With these conditions, staff finds that the project meets Sections II.B.1. and II.B.2. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay



Sheet #	L002	SITE PLAN	Date	12/12/2020	Scale	3/32"=1'-0"
	LANG Residence 1900 Beechwood Ave Nashville TN 37212					



Lang Residence

1900 Beechwood Ave
Nashville TN 37212

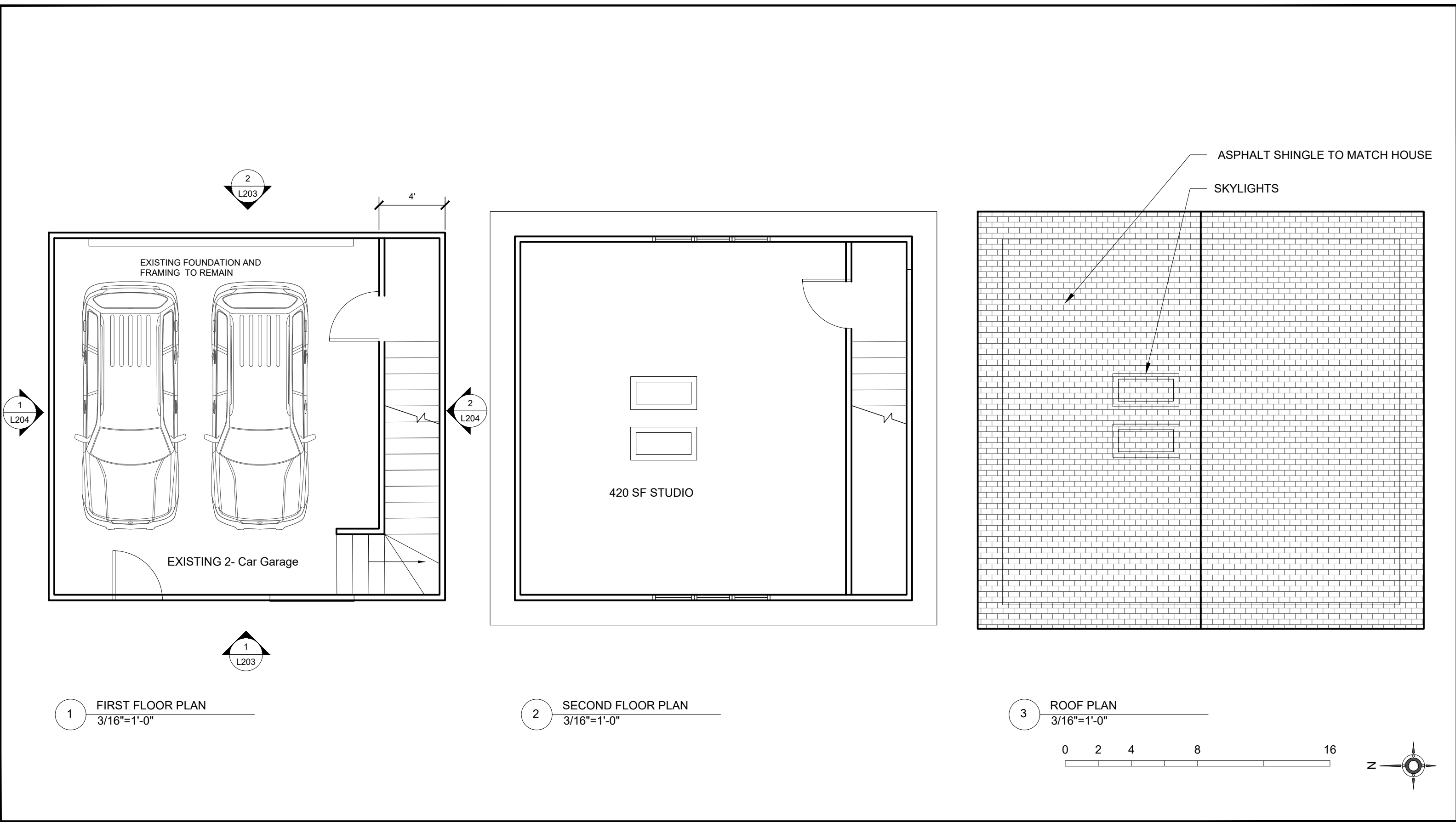
Drawing Release Record No. Date

Permitting

LAYOUT PLAN

Project Number: ---
Drawn By: SS
Drawing Scale: 3/16"=1'-0"

Sheet #
L102



1 FIRST FLOOR PLAN
3/16"=1'-0"

2 SECOND FLOOR PLAN
3/16"=1'-0"

3 ROOF PLAN
3/16"=1'-0"



Lang Residence
1900 Beechwood Ave
Nashville TN 37212

Drawing Release Record	No.	Date

Permitting

GARAGE LAYOUT PLANS

Project Number: ---
Drawn By: SS
Drawing Scale: 3/16"=1'-0"

Sheet #
L103



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



2 WEST ELEVATION
1/8"=1'-0"



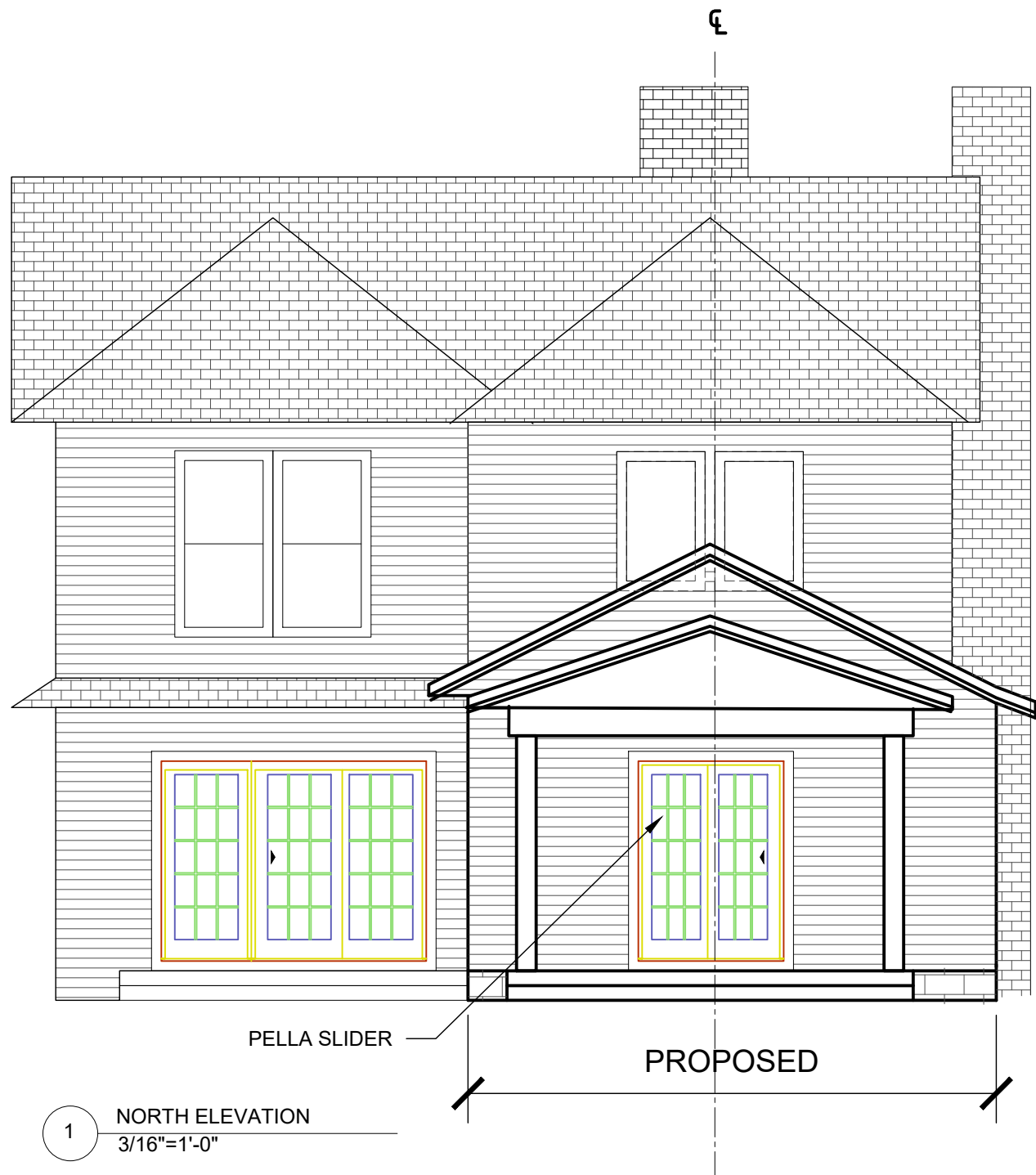
Lang Residence
1900 Beechwood Ave
Nashville TN 37212

Drawing Release Record	No.	Date
Permitting		

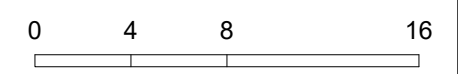
EAST ELEVATIONS

Project Number: ---
 Drawn By: SS
 Drawing Scale: 1/8"=1'-0"

Sheet #
L201



1 NORTH ELEVATION
3/16"=1'-0"

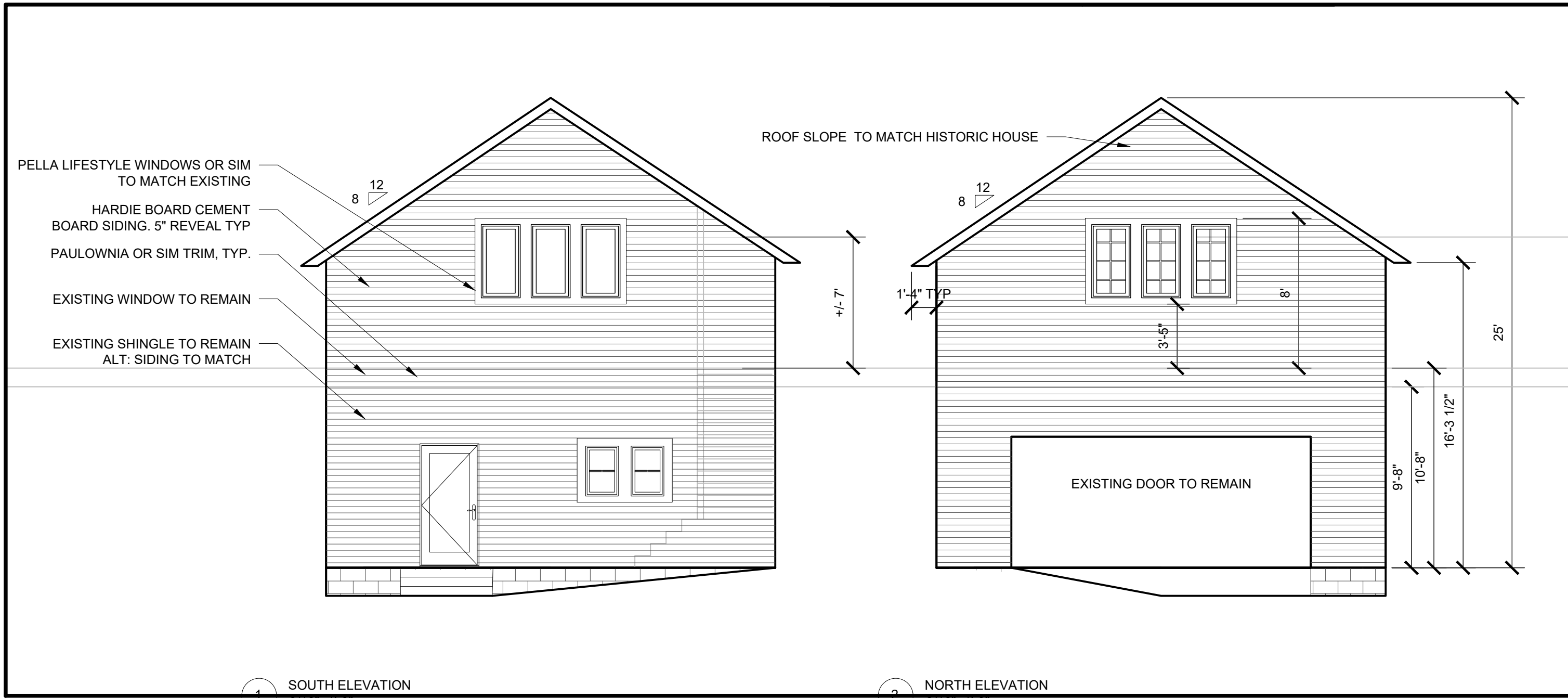


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Permitting		

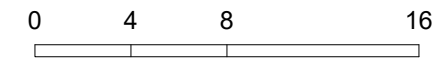
NORTH ELEVATION		
Project Number: ----	Drawn By: SS	Drawing Scale: 3/16"=1'-0"

Sheet #
L202



1 SOUTH ELEVATION
3/16"=1'-0"

2 NORTH ELEVATION
3/16"=1'-0"



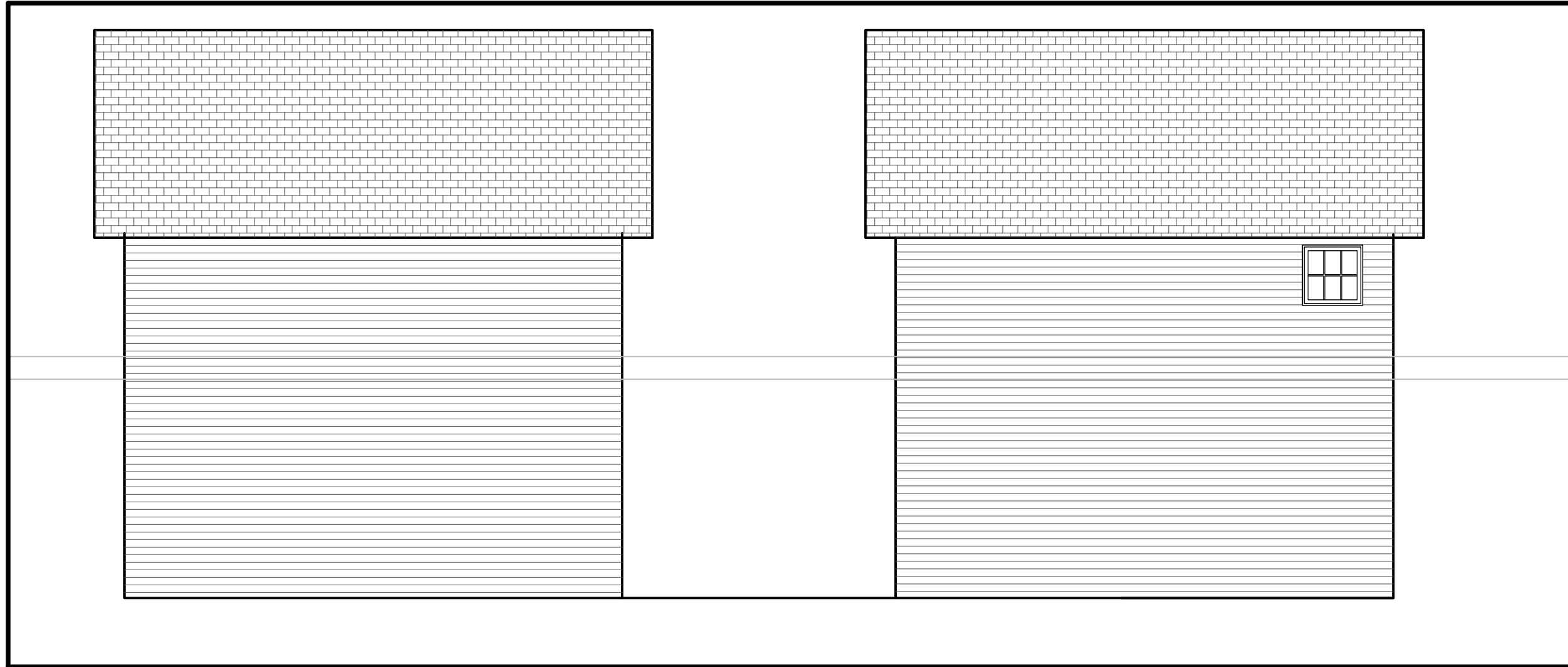
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1900 Beechwood Ave
Nashville TN 37212

Drawing Release Record	No.	Date
Permitting		

GARAGE ELEVATIONS

Project Number: ---
 Drawn By: SS
 Drawing Scale: 3/16"=1'-0"

Sheet #
L203



1 WEST ELEVATION
3/16"=1'-0"

2 EAST ELEVATION
3/16"=1'-0"



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Drawing Release Record	No.	Date
Permitting		

GARAGE ELEVATIONS

Project Number: ---
 Drawn By: SS
 Drawing Scale: 3/16"=1'-0"

Sheet #
L204