



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION

**520 Fairfax Avenue
December 19, 2012**

Application: New construction – accessory building, Demolition-accessory building and Setback reduction

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10411006000

Applicant: Preston Quirk, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes a three-bay, one and one-half story garage located towards the rear of the lot and at the end of an existing driveway. On November 13, 2012 Staff issued a permit for a rear addition to this historic one and one-half story home. The garage was not approved at that time as a setback reduction was required and setback reductions may only be approved by the Commission and because the garage is larger than what may be administratively approved.

Recommendation Summary: Staff recommends approval with the conditions that the building have a minimal side setback of five feet, staff provide final review of windows, doors and roof color prior to purchase and installation and that the street facing dormer sit back from the wall at least 24”.

Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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.

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.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Outbuildings

- 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.

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.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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.

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.

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

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

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.*

II.B. 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.

II. B. 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 applicant proposes a three-bay, one and one-half story garage located towards the rear of the lot and at the end of an existing driveway. On November 13, 2012 Staff issued a permit for a rear addition to this historic one and one-half story home. The garage was not approved at that time as a setback reduction was required and setback reductions may only be approved by the Commission and because the garage is larger than what may be administratively approved.

Analysis and Findings:

Demolition:

An existing carport that is not historic will be removed. Demolition meets design guideline II.B for “demolition is appropriate.”

Location and Setbacks:

The proposed garage is located towards the rear of the property, at the end of an existing driveway, as seen historically in this neighborhood. The side setback is approximately three and one-half feet (3.5’) at its closest point and the rear setback is five feet (5’). The rear setback meets bulk zoning because the garage doors face the house rather than a rear alley as there is no alley at this location. Because of the size of the structure, a five foot (5’) side setback is required by bulk zoning, rather than the typical three feet (3’). Due to the size of the structure and existing conditions, staff did not find that the project met the

requirements for a recommendation of a side setback reduction. The applicant has agreed to move the building over so that the minimum setback of five feet (5') is met. With this condition, the project meets section II.B.1.c and h.

Height & Scale:

The massing of the outbuilding is subordinate to the historic home. The garage is approximately twenty-three feet (23') tall from grade compared to the existing house which is approximately twenty-seven feet (27') tall from grade. The footprint of the outbuilding is approximately seven hundred and sixty square feet (760 sq ft) compared to the existing house which had a footprint under two-thousand square feet (2000 sq ft), before the recent addition.

The open space will be approximately 68% including the existing house with addition and the garage. Historic lots in the general area have approximate open space ratios of between sixty percent and ninety percent (60%-90%). The project meets sections II.B.1. a, b and h of the design guidelines.

Materials, Texture, Details, and Material Color:

The foundation is split face block, the siding cement fiber siding with a five inch (5") reveal and the roof is dimensional shingles, color unknown. The windows, pedestrian doors and trim are wood. The material for the garage doors is unknown. The windows are multi-light to match the existing house. The detailing of the garage mimics that of the historic house. With the condition that staff review final details of windows, doors and roof color, the project meets section II.B.1.d and h.

Roof Shape:

The primary roof pitch is 12/12 compared to the 9/12 pitch of the main house. The proposed pitch is typical of historic buildings in the neighborhood. The design guidelines require dormers on street-facing sides of garages sit back from the front wall a minimum of two feet (2'). The applicant has agreed to this condition and so the project meets section II.B.1.e and h.

Orientation:

The orientation of the existing building will not be altered. The garage will be at the end of an existing driveway with garage doors facing the street. There is no rear alley. The project meets section II.B.1.f.

Proportion and Rhythm of Openings:

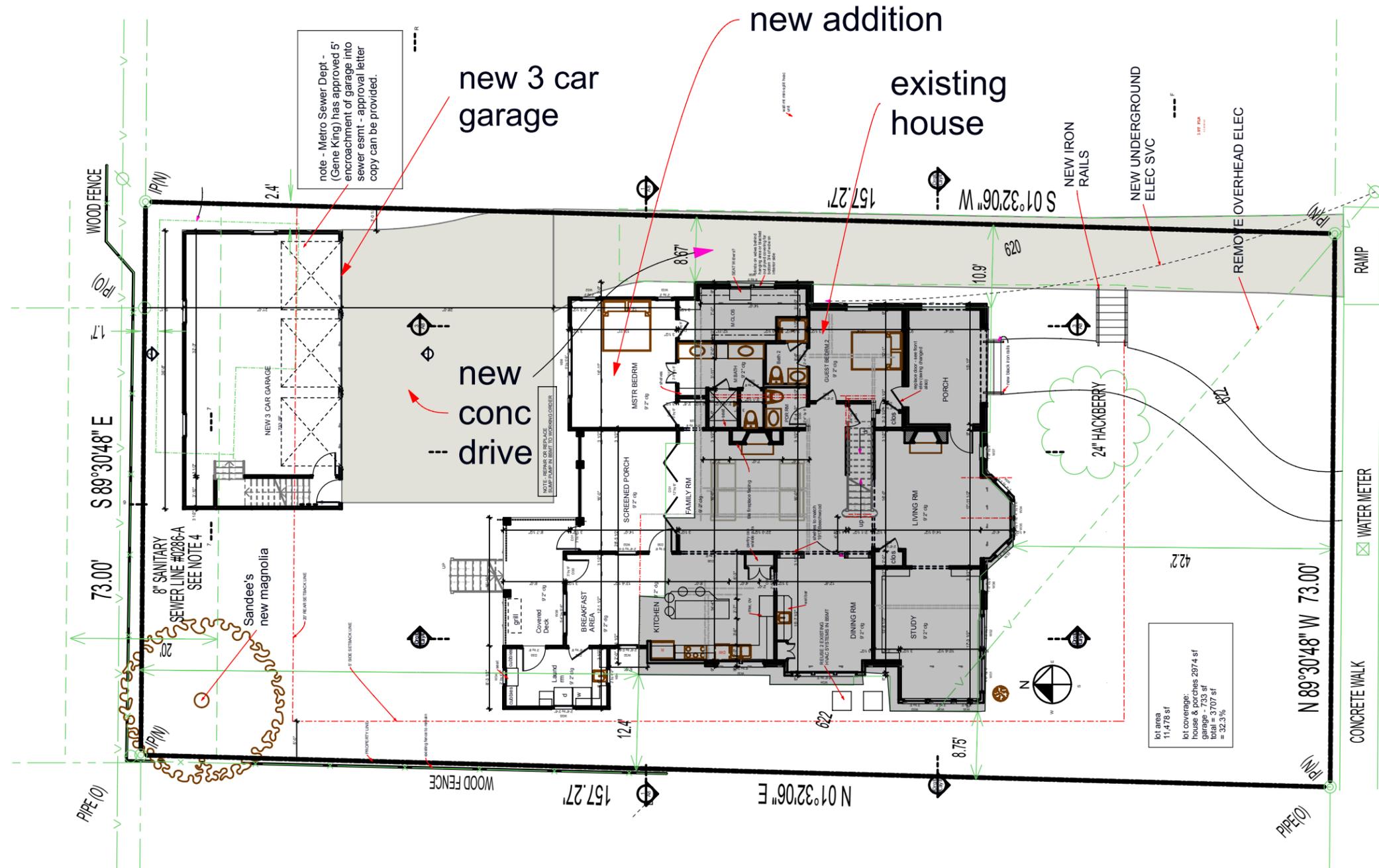
The windows are smaller than the windows on the existing house but of a similar proportion and design. Garages are not typically required to meet the same pattern of openings as the primary house. The project meets section II.B.1.g and h.

Staff recommends approval with the conditions that the building have a minimal side setback of five feet (5'), staff provide final review of windows, doors and roof color prior to purchase and installation and that the street facing dormer sit back from the wall at least 24".









Addition previously approved. These plans are for garage only.

note - Metro Sewer Dept - (Gene King) has approved 5' encroachment of garage into sewer esmt - approval letter copy can be provided.

new 3 car garage

new conc drive

new addition

existing house

lot area 11,476 sf
 lot coverage: house & porches 2374 sf
 garage - 733 sf
 total = 3107 sf
 = 27.1%

1 SITE PLAN

SCALE: 1/16" = 1'-0"

Addition to Residence
 John & Sandee Tishler
 520 Fairfax
 Nashville, TN 37212

DATE: 11/29/12
 REVISIONS

PROJECT NO:
 COPYRIGHT 11/29/12
 QUIRK DESIGNS

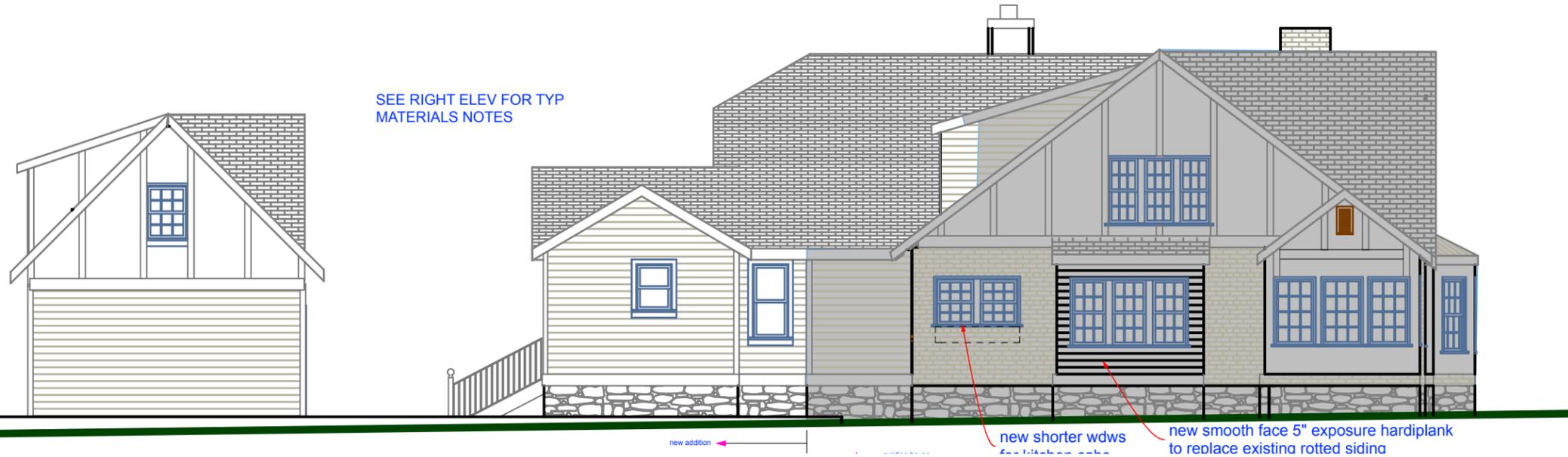
SITE PLAN

A1
 SHEET 10



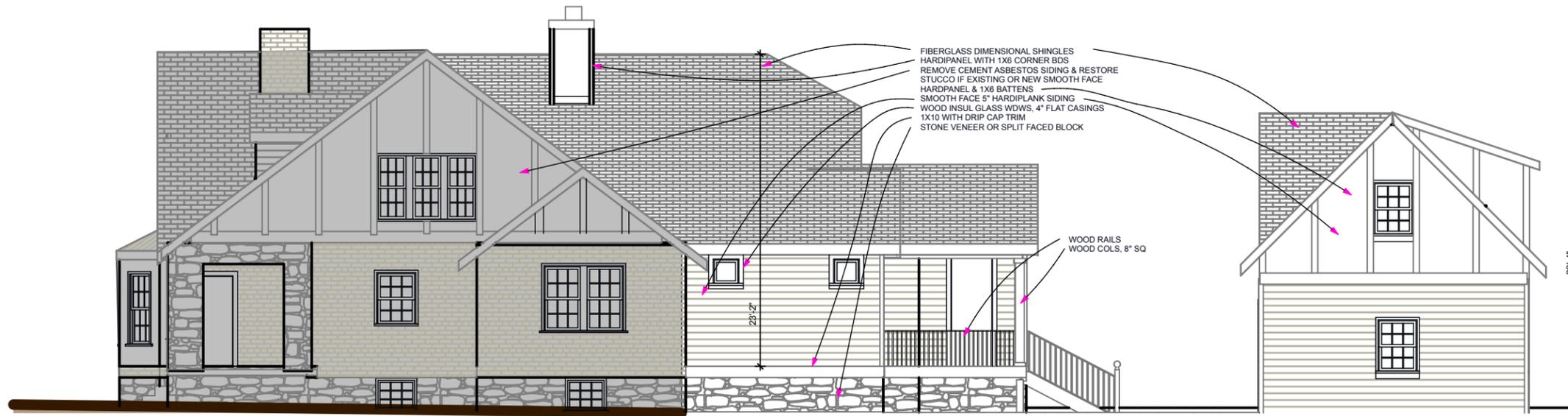
2931 BERRY HILL DRIVE
 SUITE 201E, TN 37204
 Phone: (615) 269-9248 Fax: (615) 627-1298
 email: quirksdesigns@comcast.net

#Custom 1



Addition previously approved. These plans are for garage only.

2 LEFT ELEV
SCALE: 1" = 10'



1 RIGHT ELEV
SCALE: 1" = 10'

2831 BERRY HILL DRIVE
SUITE 205, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirksdesigns@comcast.net

QUIRK DESIGNS

#Custom 1

Addition to Residence
John & Sandee Tishler
520 Fairfax
Nashville, TN 37212

DATE: 11/7/12
REVISIONS

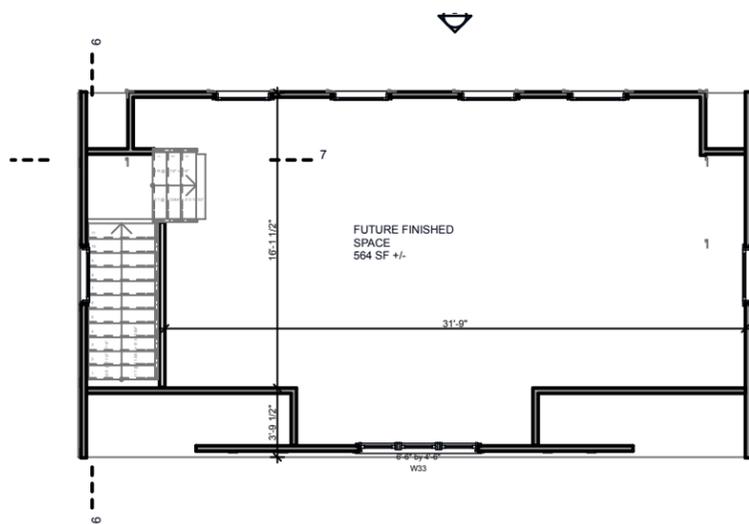
PROJECT NO:
COPYRIGHT 11/7/12
QUIRK DESIGNS

SIDE ELEVATIONS

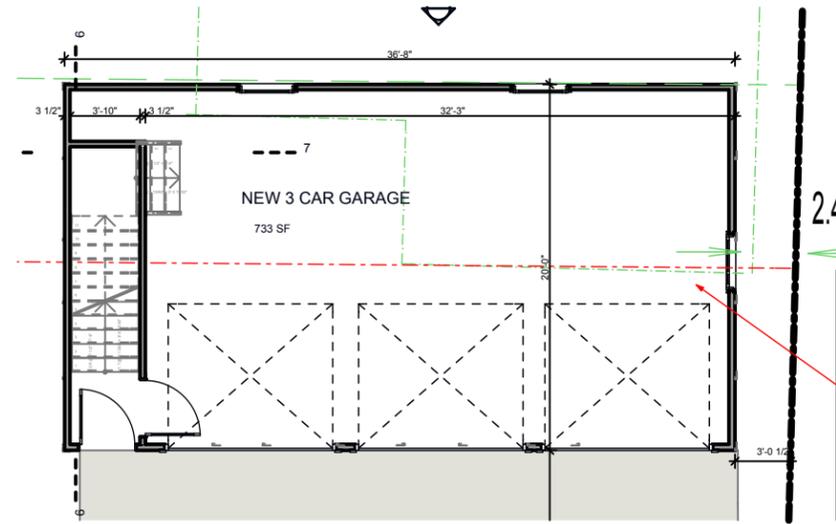
A3
SHEET 12



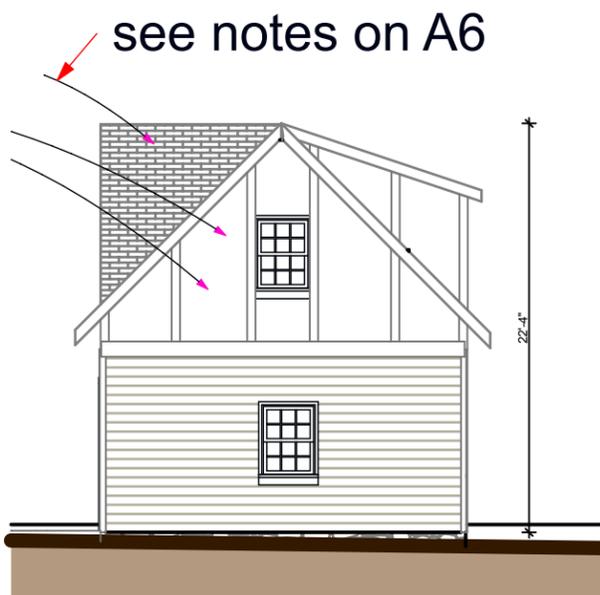
4 LEFT ELEV
SCALE: 1" = 10'



2 2ND FLR PLAN
SCALE: 1" = 10'



1 1ST FLR PLAN
SCALE: 1" = 10'



6 RIGHT ELEV
SCALE: 1" = 10'



5 GARAGE REAR
SCALE: 1" = 10'



3 GARAGE FRONT
SCALE: 1" = 10'

2831 BERRY HILL DRIVE
SUITE 205, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

QUIRK DESIGNS

#Custom 1

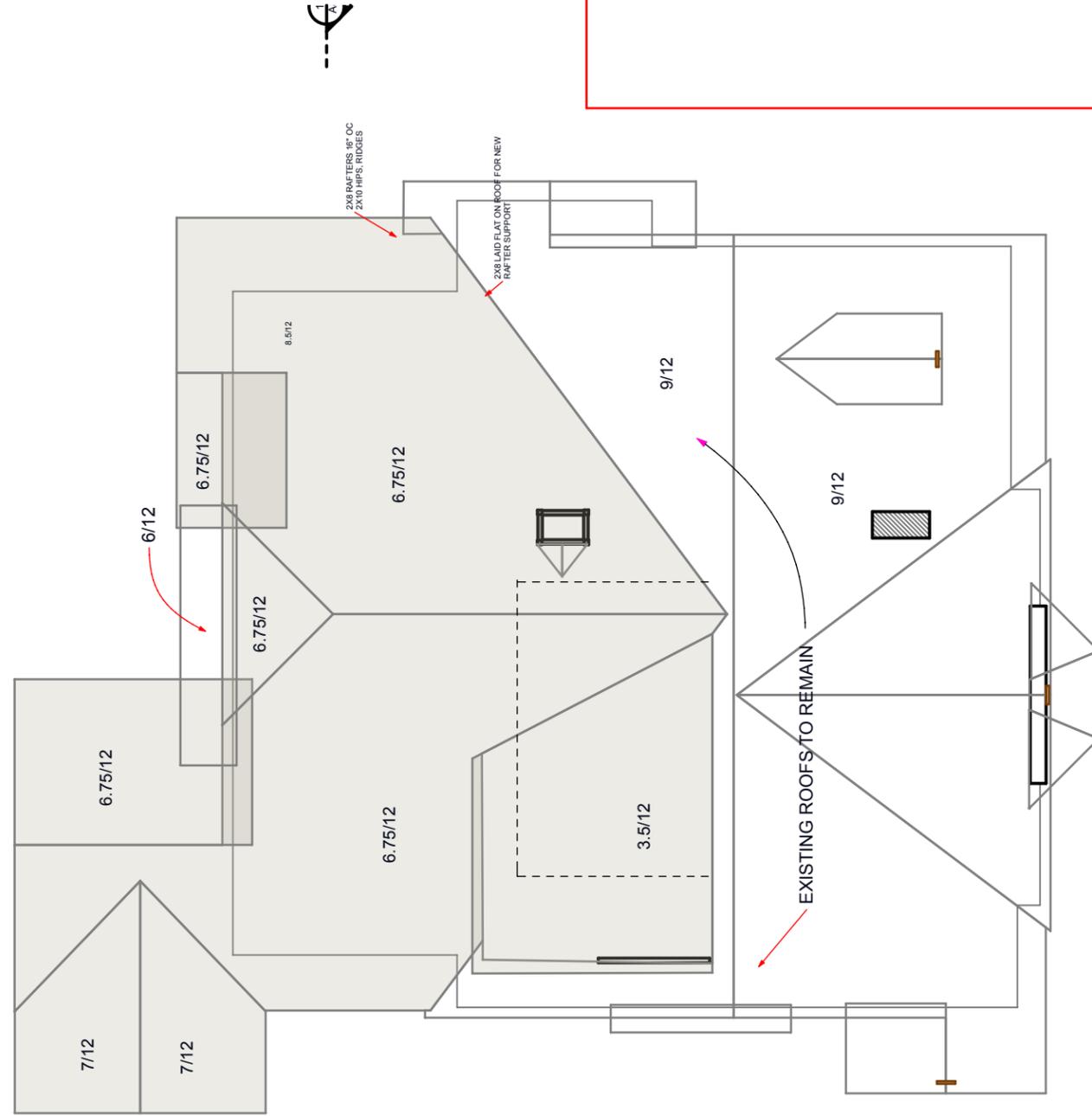
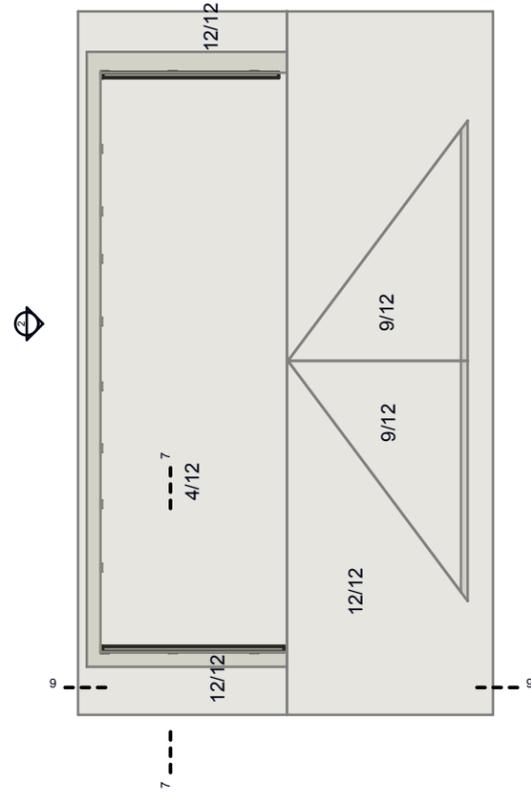
Addition to Residence
John & Sandee Tishler
520 Fairfax
Nashville, TN 37212

DATE: 11/7/12
REVISIONS

PROJECT NO:
COPYRIGHT 11/7/12
QUIRK DESIGNS

GARAGE

A4
SHEET 13



Addition previously approved. These plans are for garage only.

1 ROOF PLAN

SCALE: 1" = 10'

DATE: 11/7/12
REVISIONS

PROJECT NO:
COPYRIGHT 11/7/12
QUIRK DESIGNS

ROOF PLAN

A8
SHEET 17

#Custom 1

Addition to Residence
John & Sandee Tishler
520 Fairfax
Nashville, TN 37212



2831 BERRY HILL DRIVE
SUITE 205, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net