KARL F. DEAN
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
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STAFF RECOMMENDATION
307 West End Place
February 15, 2012

Application: New Construction – Accessory Structure
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405035900
Applicant: Natasha Moore, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new three-car garage at the rear of the lot. The structure will be twenty-two feet (22') tall from peak to grade, with the grade at the rear as much as twelve feet (12') lower than at the street. The structure will be clad with cement-fiber siding with an asphalt shingle roof, with wood trim and windows.

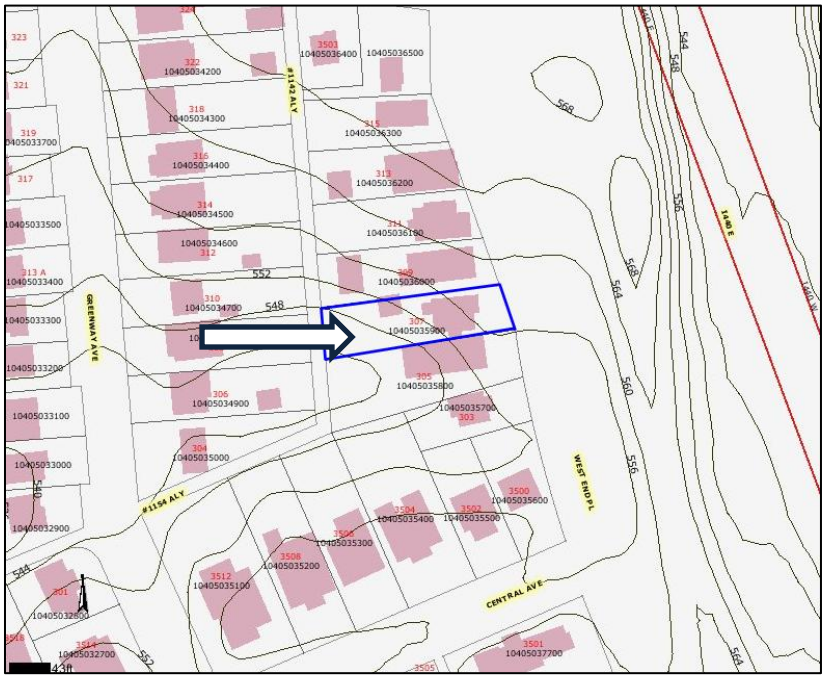
Recommendation Summary: Staff recommends approval of the new accessory structure with the conditions that:

1. Additional information about the door material and roof color be provided and approved by staff,
2. The driveway shall extend to the midpoint of the structure if not removed entirely;

With those conditions met, staff finds the proposal to otherwise meet the guidelines for new construction in the Richland-West End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:

Background: 307 West End Place is a contributing structure in the overlay. The house is a one and one-half story Craftsman, constructed circa 1925. There is currently a non-contributing accessory structure behind the house.

Applicable Design Guidelines:

II.B.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.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.
Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

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.

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.I.F.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 minimum 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.

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.

f. Orientation
The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings shall 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.

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 those that front 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. (Brick molding is only appropriate on masonry buildings.)
Brick molding is required around doors, windows and vents within masonry walls.

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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

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 dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

Siding and Trim

- *Exterior siding may match the existing contributing building's <u>original</u> 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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

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:

1. *where they are a typical feature of the neighborhood*
2. *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.*

III.B.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 91.65 of the historic zoning ordinance.

Analysis and Findings:

The applicant is proposing to demolish an existing accessory building and build a new garage at the rear of the lot.

Demolition
The existing garage does not contribute to the historic character of the district. Staff finds its demolition to meet guideline III.B.2.b.

Height, Scale

The new garage will be twenty-two feet (22') tall at the front, measured from grade to the peak of the roof, with an eave line eleven feet (11') above grade. This will be three feet (3') shorter than the height of the house, not accounting for a significantly lower grade at for the garage because the lot drops approximately twelve feet (12') toward the rear. The structure will be thirty-two feet (32') wide across the front by twenty-four feet (24'). This width matches the width of the house. The area of the structure, seven hundred, sixty-eight square feet (768 sq. ft.), is approximately forty-nine percent (49%) of the footprint of the primary structure. Staff finds the proportions of the structure to be compatible and to meet guidelines II.B.1.a and II.B.1.b. (Height, Scale).

Location, Setbacks

The structure will be located at the rear of the lot, fifteen feet (15') forward of the rear property line, and seven and fourteen feet (7', 14') from the right and left property lines, respectively. This is compatible with the locations of historic accessory structures and meets guidelines II.B.1.c, II.B.1.f and II.B.1.h.2 (Setback and Rhythm of Spacing, Orientation, Outbuildings), and the existing setback requirements.

The submitted site plans show the existing driveway being removed from along the side of the house, leaving a paved parking area from the street to the front of the house. Typically throughout the historic district, driveways either run all the way back to an accessory structure, or are not present at all. Staff would recommend that the driveway either be removed entirely, or that it be left intact roughly thirty feet (30') longer, so that it reaches the mid-point of the house.

Materials

The primary cladding material on the garage will be smooth-faced cement-fiber siding, with an exposure matching the siding on the house. The foundation will be poured concrete slab and the roof will be asphalt shingles. The windows, doors, and trim will be wood. These materials are compatible with surrounding historic accessory structures and meet guideline II.B.1.d and II.B.1.h.1 (Materials, Outbuildings). Additional information on the material of the doors and roof color will need to be provided and approved by staff before a permit is issued.

Roof Shape

The roof will be a side-oriented gable with a 10:12 pitch, a pitch not uncommon in the overlay. The front slope of the roof will have a shed-roofed dormer set two feet (2') back from the front wall, meeting the primary roof at the ridge. Although dormers on primary structures are typically set below a roof ridge, staff finds the location to be appropriate on an accessory structure at the rear of a lot, and the roofs to meet guideline II.B.1.e (Roof Shape). There will also be a shed-roofed dormer on the rear, but it will not be visible from the right-of-way.

Proportion and Rhythm of Openings

Staff finds the relationship of walls and windows to be compatible with historic accessory structures and to meet guideline II.B.1.g

Recommendation:

Staff recommends approval of the new accessory structure with the conditions that:

1. Additional information about the door material and roof color be provided and approved by staff,
2. The driveway shall extend to the midpoint of the structure if not removed entirely;

With those conditions met, staff finds the proposal to otherwise meet the guidelines for new construction in the Richland-West End Neighborhood Conservation Zoning Overlay.

307 West End Place, front.

307 West End Place, rear.

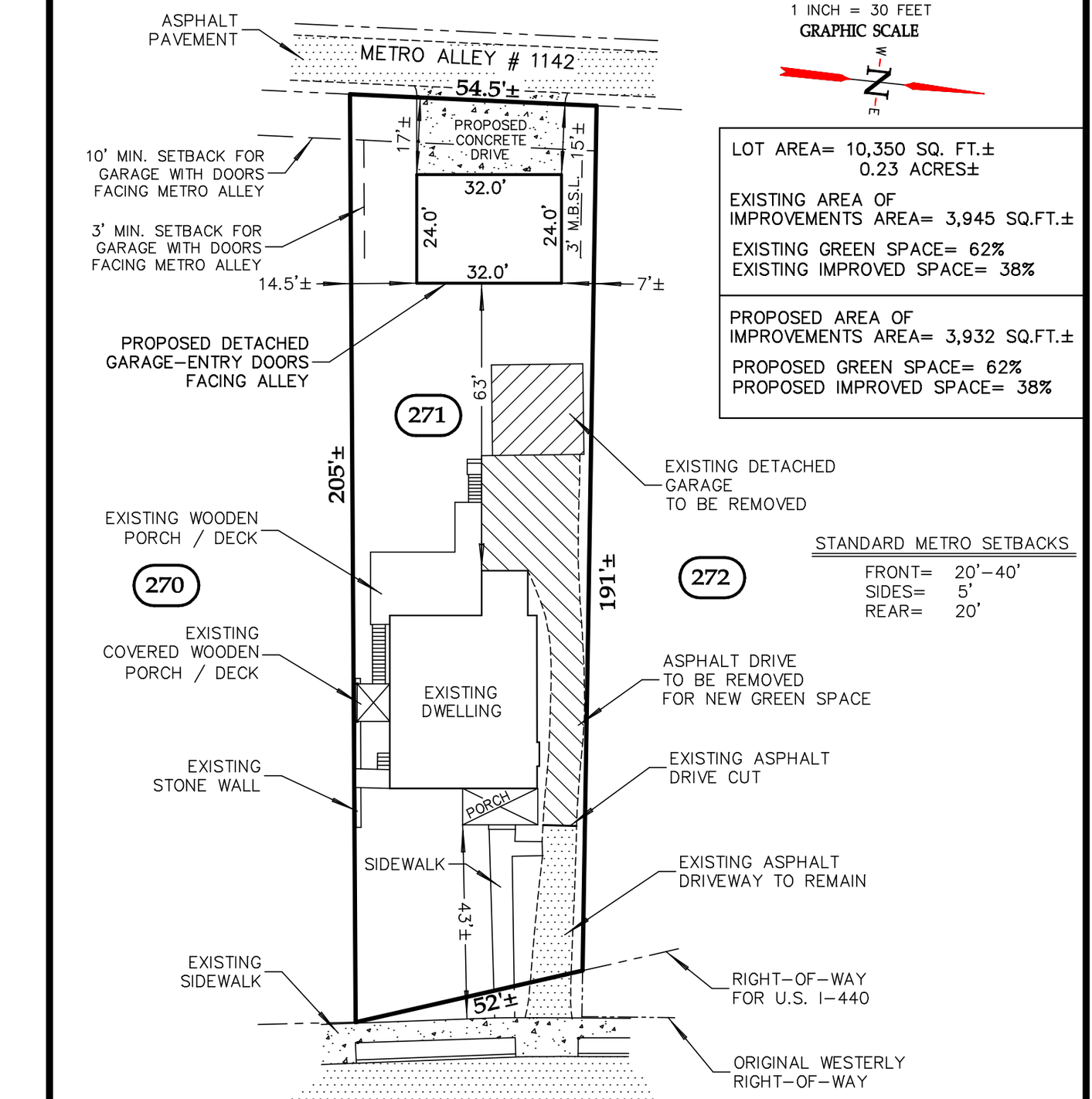
Existing garage, from interior of lot.

NOTE: THE BUILDER IS SOLEY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS AND OTHER BUILDING, IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS AS SET FORTH OR NOTED ON THE SUBDIVISION PLAT AND OTHER LOCAL, STATE OR FEDERAL POLICIES, REGULATIONS AND ORDINANCES THAT MAY APPLY TO THE SUBJECT PROPERTY. THIS PLOT PLAN GENERATED FROM THE FOUNDATION PLAN AS PROVIDED BY OTHERS. ALL BUILDING DETAILS SUCH AS EVES, SOFFITS, CANTILEVERED SPACES AND ANY OTHER FEATURES NOT INDICATED ON THE FOUNDATION PLAN ARE ALSO THE SOLE RESPONSIBILITY OF THE BUILDER. THE SHAPE, SIZE AND PLACEMENT OF THE PROPOSED STRUCTURE AND IMPROVEMENTS MAY CHANGE DUE TO LOT CONDITIONS OF OTHER MATTER THAT MAY AFFECT THE SUBJECT PROPERTY. ALL LOT AND UTILITY INFORMATION SHOWN PER PLAT. THE LOCATION OF THE HOUSE AND IMPROVEMENTS SHOWN HEREON AS SPECIFIED AND DIRECTED BY THE BUILDER/CONTRACTOR. THE SUBJECT PROPERTY AND IMPROVEMENTS SHOWN HEREON ARE SUBJECT TO SUCH STATE OF FACT AS AN ACCURATE TITLE SEARCH, FLOOD STUDY, COMPREHENSIVE SURVEY, GEOLOGIC AND SOILS STUDY MAY REVEAL. THIS DOCUMENT IS NOT AUTHORIZED FOR USE IN DETERMINING ANY MATTERS RELATED TO ANY FLOOD ASSESSMENT OF THE SUBJECT PROPERTY AND IMPROVEMENTS. PROPERTY LINE INFORMATION SHOWN PER PLAT AND METRO GIS INFORMATION.

0 15 30 60 90

1 INCH = 30 FEET

GRAPHIC SCALE



LOT AREA= 10,350 SQ. FT.±
0.23 ACRES±

EXISTING AREA OF IMPROVEMENTS AREA= 3,945 SQ.FT.±

EXISTING GREEN SPACE= 62%
EXISTING IMPROVED SPACE= 38%

PROPOSED AREA OF IMPROVEMENTS AREA= 3,932 SQ.FT.±

PROPOSED GREEN SPACE= 62%
PROPOSED IMPROVED SPACE= 38%

STANDARD METRO SETBACKS

FRONT=	20'–40'
SIDES=	5'
REAR=	20'

WEST END PLACE

PLOT PLAN
PROPOSED DETACHED GARAGE

DATE: 1–24–12

PROPERTY ADDRESS: 307 WEST END PLACE, NASHVILLE, TENNESSEE

FILE NUMBER: 3605

PROPERTY DESCRIPTION: BEING PART OF LOT 271, RICHLAND REALTY COMPANY'S SECOND SUBDIVISION, DIVISION "B"

COUNTY: DAVIDSON

TAX MAP: 104–5 **PARCEL:** 359

RECORDED: PLAT BOOK 332, PAGE 92, R.O.D.C., TENNESSEE

THE EDGE group™

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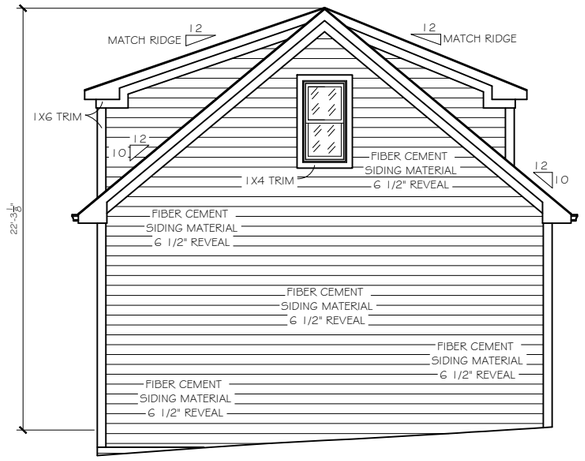
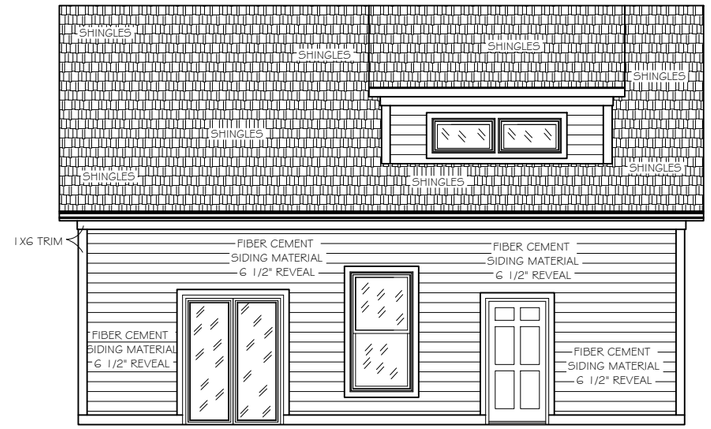


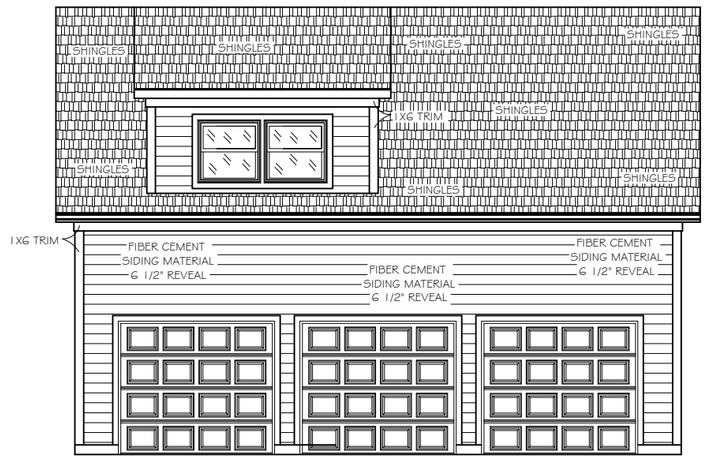
LEFT ELEVATION

1/8" = 1'-0"



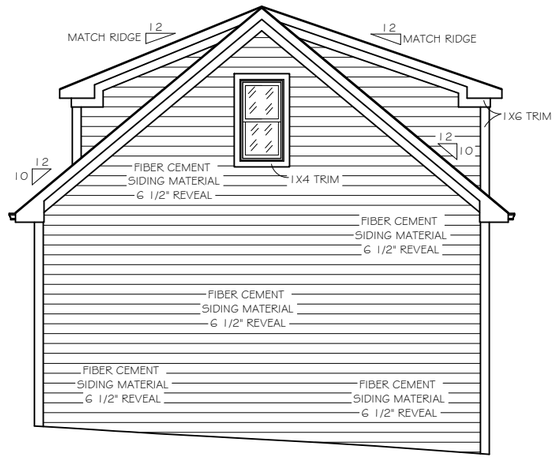
REAR ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

Brown & Kennedy, LLC.
General Contractors

ProMark Home Designs L.L.C.
P.O. Box 159144 Nashville, TN 37215
Proudly working with:

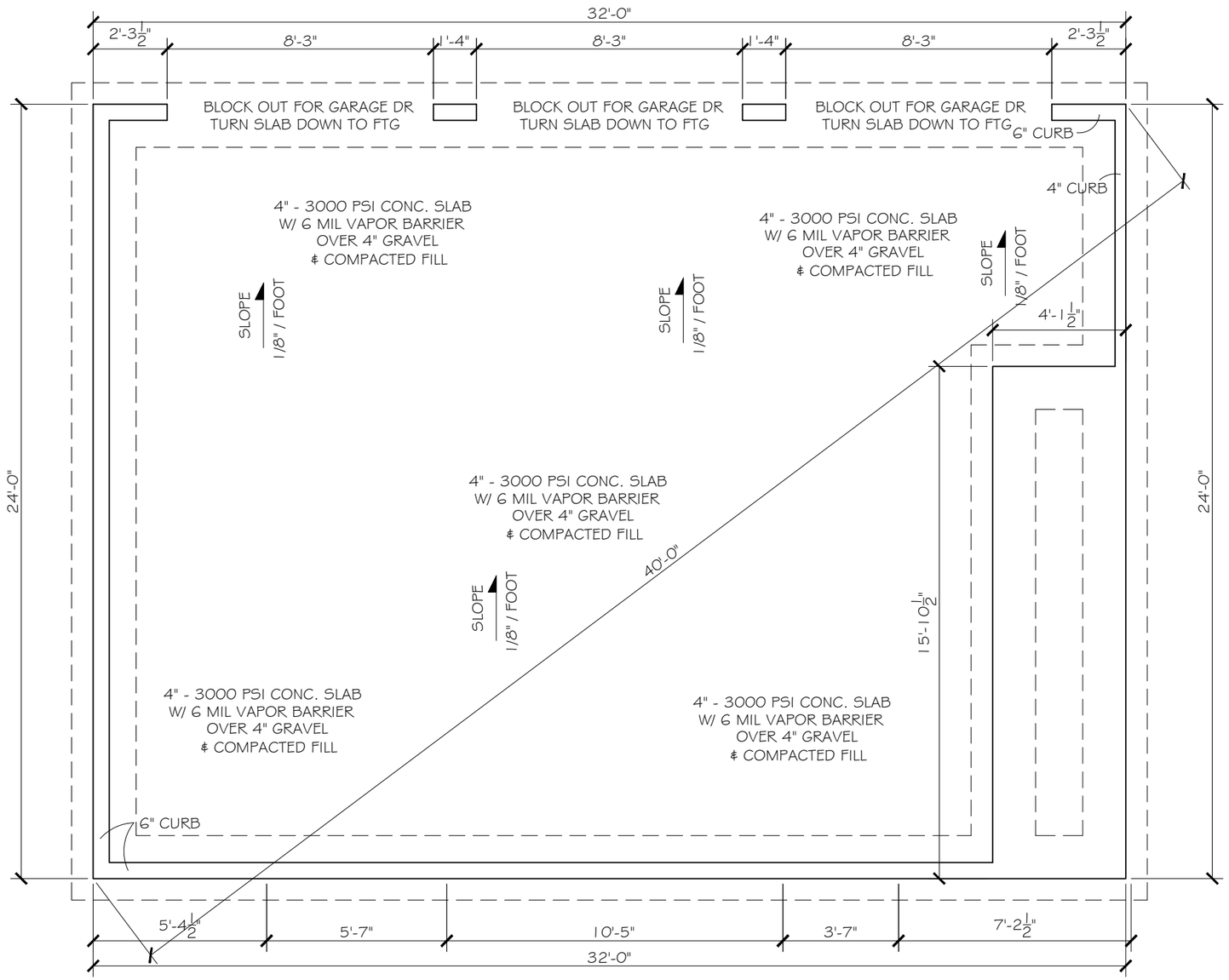
Moore Residence
307 West End

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:
J.W.

PLAN NUMBER:
307 West End

DATE: 2/06/12



FOUNDATION PLAN

1/4" = 1'-0"

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA REQUIREMENTS.
2. ALL DIMENSIONS SHOULD BE READ OR CALCULATED: DO NOT SCALE
3. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND. MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE LOADS.
4. EXT. DIMENSIONS ARE NOTED TO OUTSIDE OF BRICK LEDGE.

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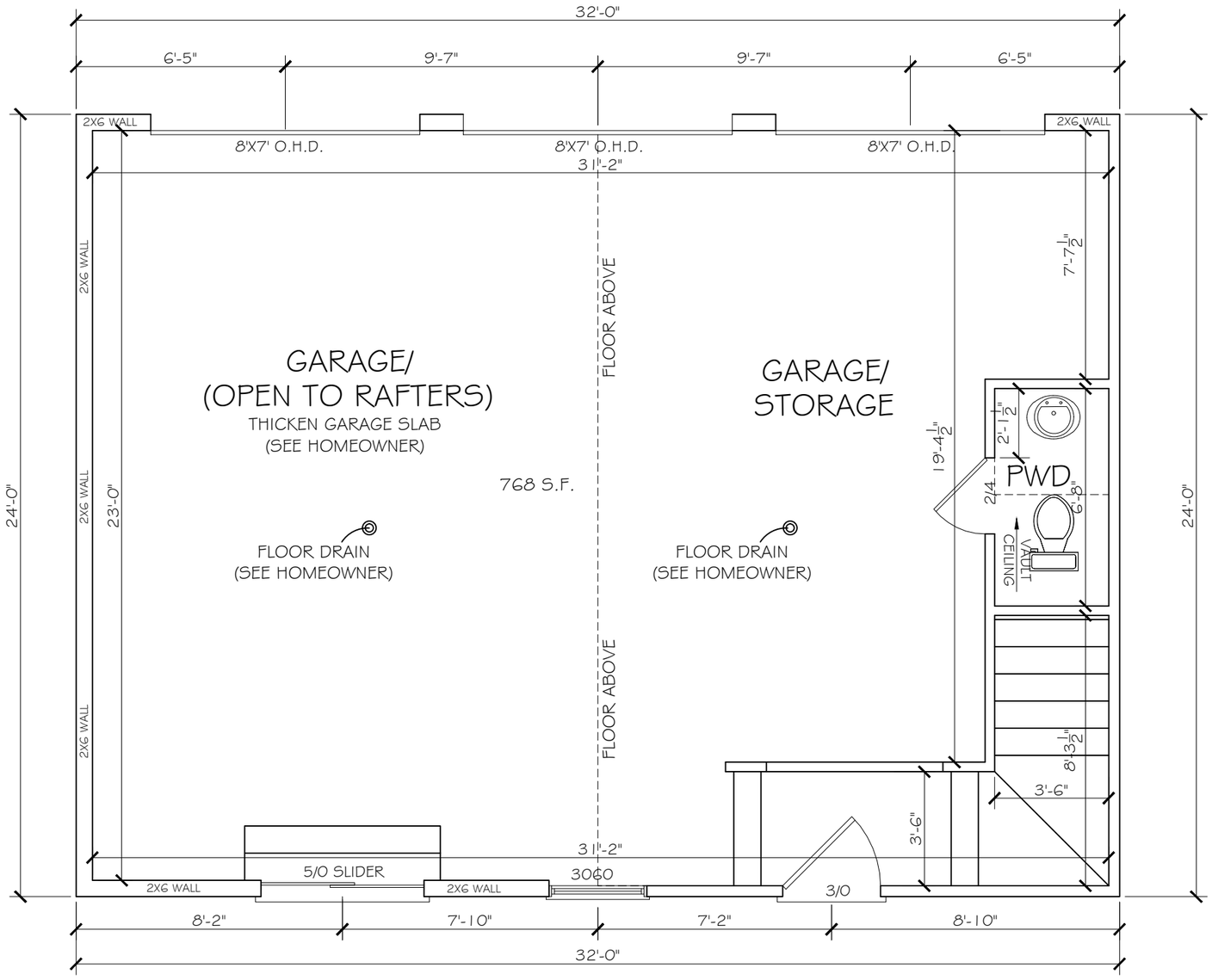

MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL U.N.O. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
3. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
4. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
5. ALL ANGLES ARE 45° U.N.O.

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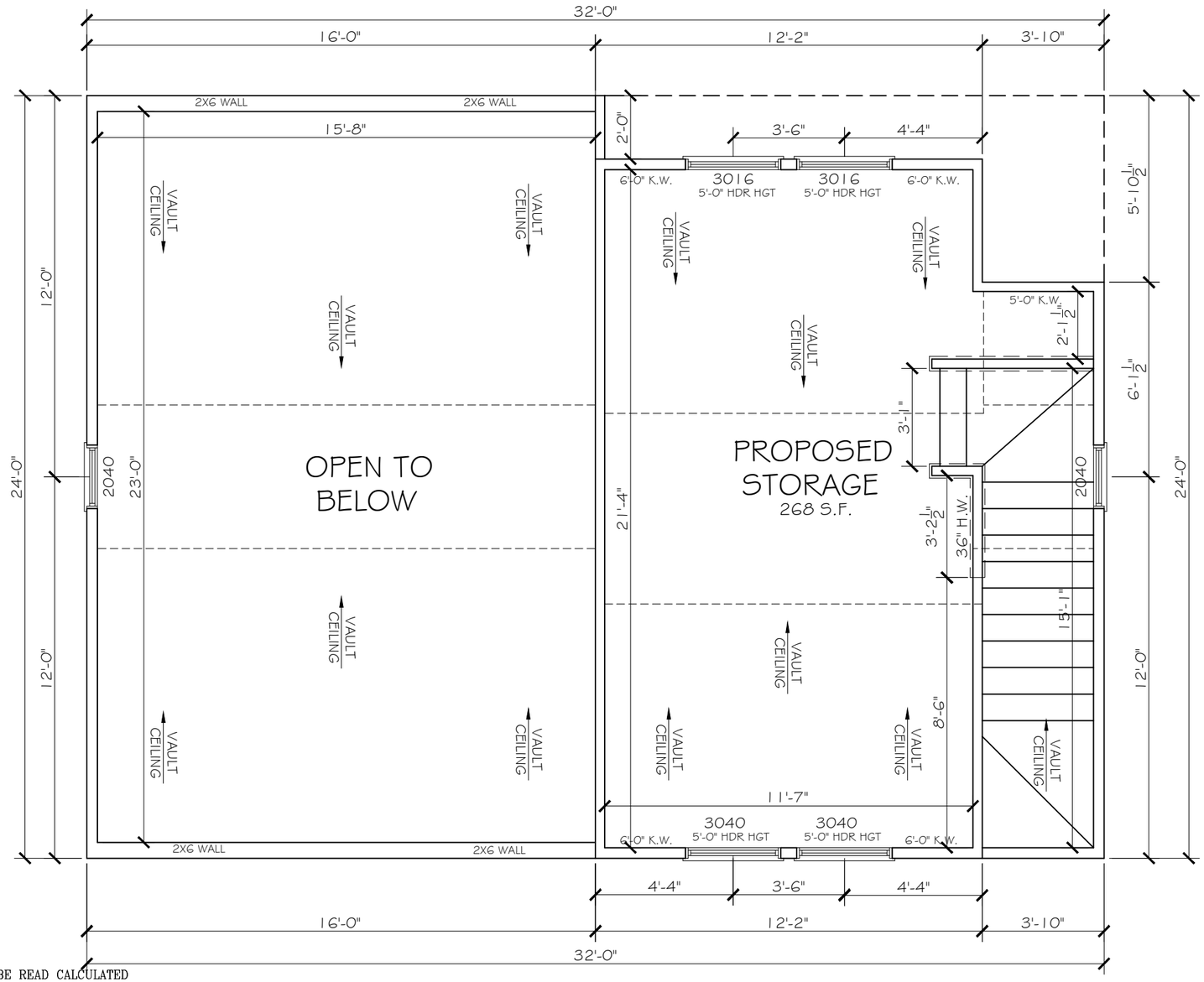

SECOND FLOOR PLAN

1/4" = 1'-0"

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