



**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**

**1410 Gale Lane**

**April 17, 2013**

**Application:** New construction—outbuilding; Setback Reduction

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Map and Parcel Number:** 11708019900

**Applicant:** Benjamin Sohr

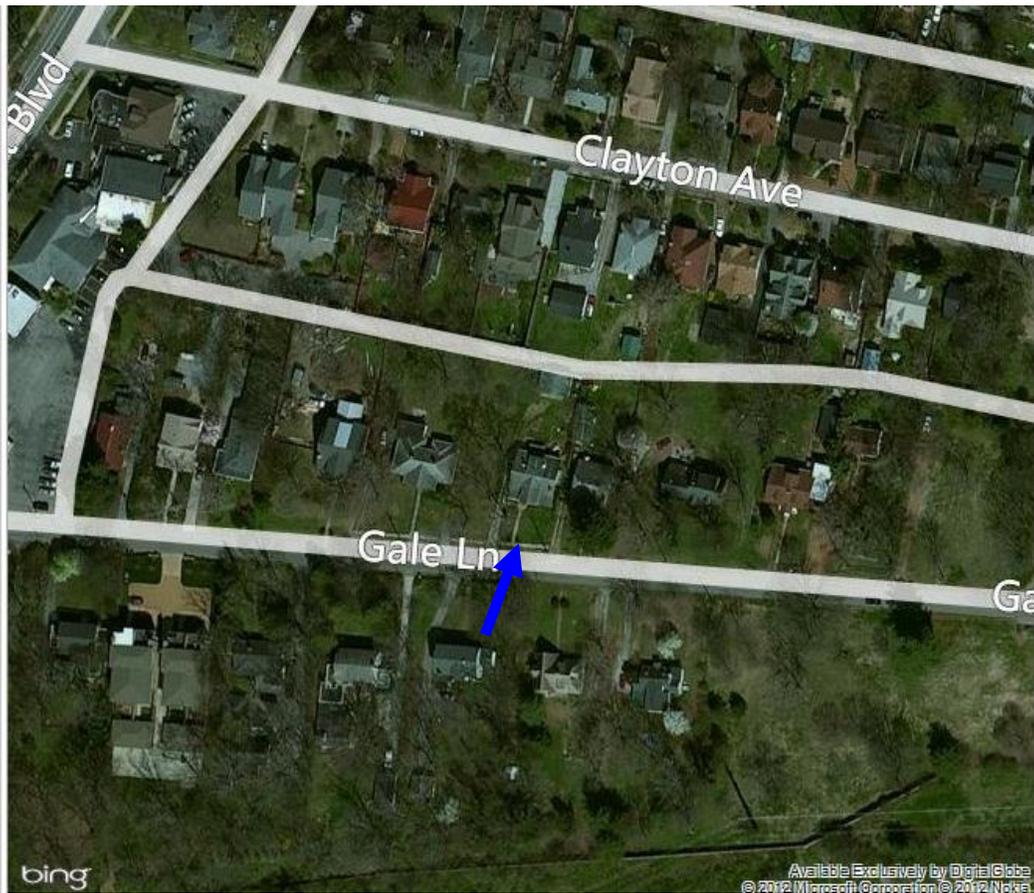
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to construct a new accessory structure that requires a setback reduction.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
<p><b>Recommendation Summary:</b> Staff recommends approval of the project with the condition that staff approve the shake material, window and door specifications, and the asphalt shingle color. With this condition staff finds that the application meets Section II.B.1. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	

**Vicinity Map:**



**Aerial Map:**



## 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, and Details, and Material Color

The materials, texture, and 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. MHZC does not review the painting of structures.

*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. Roofs

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.*

#### 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. 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.

*Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

i. 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.

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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.*

**Background:** 1410 Gale is a c.1940, one-and-a-half-story side gabled bungalow with clipped gable ends (see Figure 1). The house is part of the recently-expanded portion of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay, and is contributing to the district.

In December, the Commission approved a plan for an addition to the house, the demolition of two existing outbuildings, and the construction of two new outbuildings, one of which required a setback reduction. The applicant has since altered the project and is now proposing to build just one accessory structure with a setback reduction.



Figure 1. 1410 Gale Lane.

### **Analysis and Findings:**

Application is to construct a new accessory structure that requires a setback reduction.

Location and Setback: The proposed accessory structure will be located at the rear of the property, as is typical of historic accessory structures (see Figure 2). Base zoning requires that accessory structures that are more than seven hundred square feet (700 sq. ft.), like this structure is, be least five feet (5') from the side property lines and twenty feet (20') from the rear property line. The proposed accessory structure will be more than five feet (5') from the side property lines. The structure does require a setback reduction for the rear. In this case, the back property line angles significantly, but the accessory structure will not be angled. The rear setback will therefore vary between approximately seven feet (7') and twelve feet (12'). Staff finds that the proposed setback reduction is appropriate in this instance because it was common for accessory structures to be located near the rear property line and there will still be at least seven feet (7') between the structure and the property line. Staff therefore finds that the location and setbacks of the proposed accessory structure meet Section II.B.1.c. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figure 2. Current conditions of the rear yard.

**Height & Scale:** The proposed accessory structure will have a ridge height of approximately twenty-one feet, six inches (21'6") and an eave height of twelve feet, three inches (12'3"). By comparison, the existing house is approximately twenty four feet (24') tall from grade, with an eave height of approximately eleven feet (11'). The new addition to the house will be two feet (2') taller than historic house and will have an eave height of approximately sixteen feet (16'). The accessory structure will be approximately thirty feet (30') wide and twenty-five feet (25') deep. It will be approximately seven hundred and seventy-five square feet (775 sq. ft.). By comparison, the historic house, not including the addition under construction, is thirty-five feet (35') wide, and thirty-nine feet (39') deep.

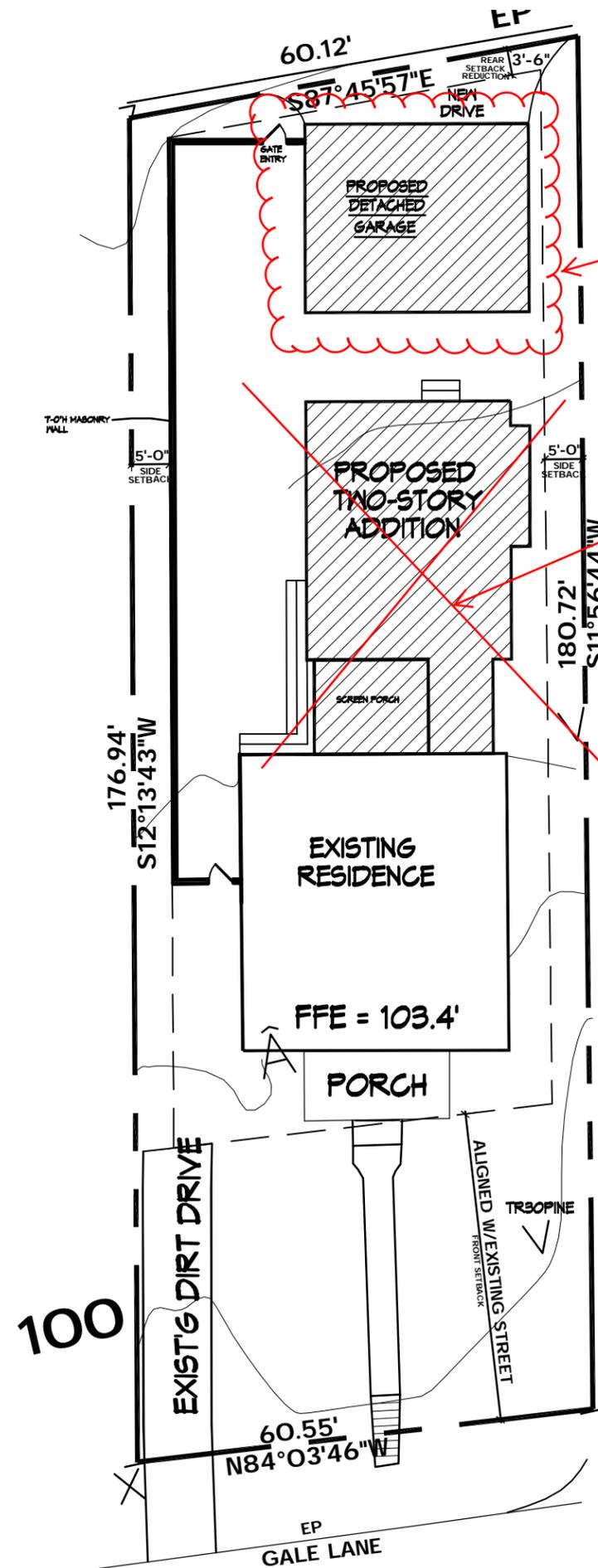
Staff finds that the proposed height and scale of the accessory structure are subordinate to the primary structure and meet Sections II.B.1.a., II.B.1.b. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Roof:** The 7/12 roof slope of accessory structure will be similar to that of the existing house and what is typical for the district. Wall dormers with a 3.5/12 shed roof are proposed on the house and alley-facing elevations. Because wall dormers are so rare within the district, the Commission typically does not allow them; however, in this case they are an on accessory structure and will be at most minimally visible from the street. Staff finds the accessory structure's roof pitches and forms to meet Section II.B.1.e. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Proportion and Rhythm of Openings:** The proportion and rhythm of openings for the structure are appropriate for an accessory structure, and therefore staff finds that they meet Section II.B.1.g. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The accessory structure will be primarily clad in cement fiberboard with a five inch (5") reveal. A shake material is proposed in the gable fields and in the dormers, and staff asks to review that material prior to purchase and installation. The roof will be three dimensional asphalt shingles in a dark gray color. Staff asks to approve the final color prior to purchase and installation. The materials for the windows and doors were not specified, and staff asks to review and approve all window and door specifications. With the staff's final approval of the shake, windows, doors, and asphalt shingle color, staff finds the materials for the proposed accessory structure to meet Section II.B.1.d. and II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

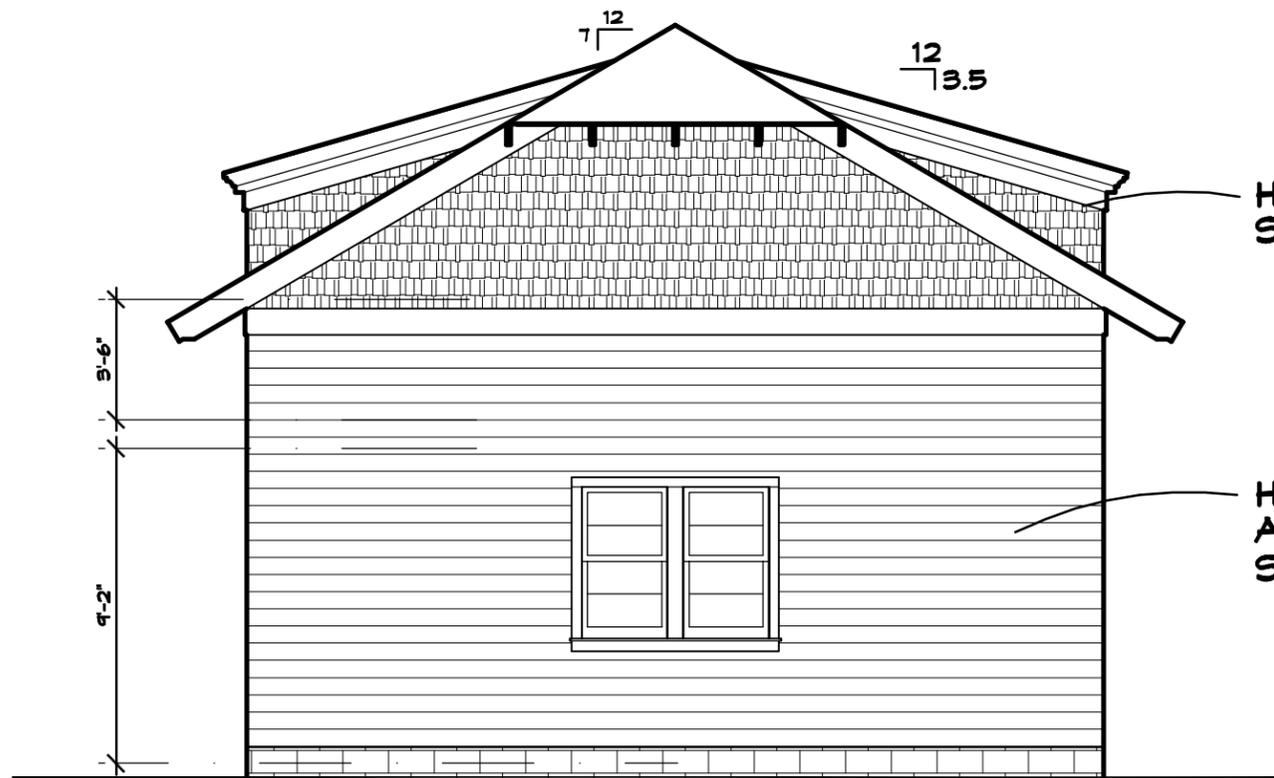
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MHZC Note:  
Application is for  
garage only.

MHZC Note:  
Addition approved  
by MHZC in  
December and is  
not part of this  
application.

**SCHEMATIC SITE PLAN**  
SCALE: 1" = 20'-0"

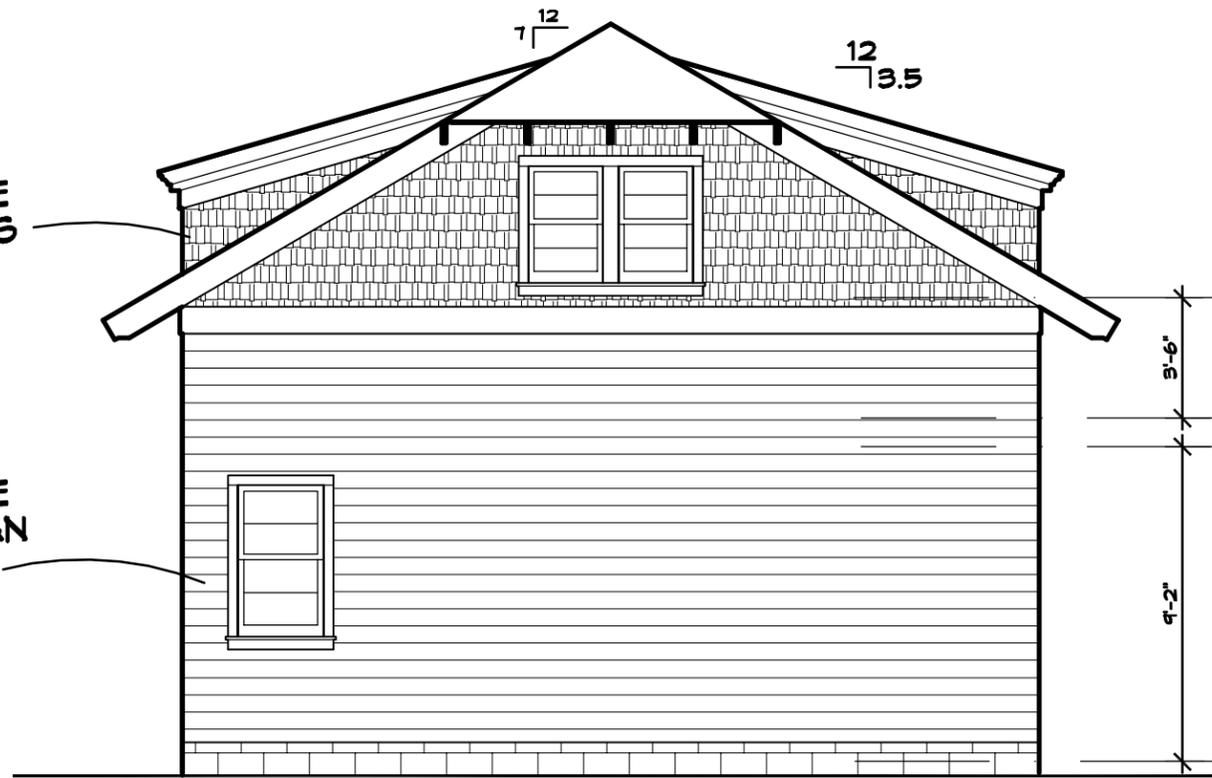


**LEFT GARAGE ELEVATION**

SCALE: 3/16" = 1'-0"

HARDIE SHAKES

HARDIE ARTISAN SIDING



**RIGHT GARAGE ELEVATION**

SCALE: 3/16" = 1'-0"



**REAR GARAGE ELEVATION**

SCALE: 3/16" = 1'-0"

3-DIMENSIONAL ASPHALT ROOFING SHINGLES (COLOR TO BE DR. GRAY)