



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
3828 Whitland Avenue
May 15, 2013

Application: Demolition - Outbuilding; New Construction – Outbuilding; Reduce Setbacks

District: Whitland Avenue Neighborhood Conservation Zoning Overlay

Council District: 24

Map and Parcel Number: 10316009600

Applicant: Adam Gleaves, Cole Investments

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

<p>Description of Project: The applicant is proposing to demolish an existing accessory building and replace it with a new one. The new building will be subordinate to the primary building, with materials compatible with those of the house. The property does not have an alley at the rear, and the applicant is requesting a rear setback reduction from twenty feet (20') to locate the building twelve feet (12') from the rear property line.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
<p>Recommendation Summary: Staff recommends approval of the proposed new outbuilding with reduced setbacks, with a condition that the unknown materials are approved administratively, finding that the structure will meet the applicable design guidelines for the Whitland Avenue Neighborhood Conservation Zoning Overlay.</p>	

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.

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, 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.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. **R o o f s**

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. **O r i e n t a t i o n**

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. **P r o p o r t i o n a n d R h y t h m o f O p e n i n g s**

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.

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.

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:

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.*

j. P u b l i c S p a c e s

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.

III.B.1 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.

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
Generally, non-historic (non-contributing) structures may be demolished for new construction that will have a more historically appropriate effect on the district.
- 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: 3828 Whitland Avenue is a one-story brick house with a complex roof with multiple hips, gables, and dormers. Constructed circa 1920, the house has elements of the Craftsman and Tudor Revival styles, and because of its age and architectural features it does contribute to the historic character of the district.



Analysis and Findings: The applicant is proposing to demolish an existing detached garage at the rear of the property and construct a new one in the same approximate location.

Demolition

The existing accessory building does not contribute to the character of the district, and its demolition meets guideline III.B.2.

Outbuildings, Setbacks

The new accessory building will be constructed behind the house in approximately the same location as the existing accessory building, twelve feet (12') from the rear and right side property lines. This location is consistent with the location of historic accessory buildings, but would require a reduction of the twenty foot (20') rear setback required by bulk zoning. Staff finds the location to be appropriate and the meet guidelines II.B.1.c. and II.B.1.h.

Height, Scale

The new accessory building will have a side-gabled roof with a ridge height of twenty-four feet (24') tall at the peak, with an eave height of twelve feet (12'). The building will have two courses of foundation exposed above grade and a pent-roof on the front with an eave at eight feet (8') above grade. These features, combined, will help to reduce the perceived height of the building as viewed from the right of way.

The footprint of the building will be roughly seven hundred, twenty-five square feet (725'), which is subordinate to the primary building and consistent with the size of historic accessory buildings. Staff finds the proposed accessory building will meet guidelines II.B.1.a and II.B.1.b.

Materials

The exterior materials of the new accessory building will include a split-faced block foundation, cement-fiber clapboard siding, and a composite shingle roof. More information is needed about the materials of the windows and doors, the shake siding in the gable fields, and the color of the roof. With the unknown materials to be approved administratively, staff finds that the other materials are compatible with those of the house and surrounding buildings, and meet guideline II.B.1.d.

Roof

The primary roof of the new building will be a side-oriented gable with a 10:12 pitch, matching the pitch of the roof of the house. Three gabled dormers on the front slope will have the same pitch, and a rear shed dormer will have a 3:12 pitch. These roofs are compatible with those of the house and will meet guideline II.B.1.e.

Orientation, Windows and Doors

The garage will have a pair of front-facing vehicle doors, a front-facing pedestrian door. Because the property does not have an alley at the rear, this orientation and the placement of the doors is appropriate. The location and proportion of windows is also appropriate for outbuildings. Staff finds the new building will meet guidelines II.B.1.f. and II.B.1.g.

Recommendation: Staff recommends approval of the proposed new outbuilding with reduced setbacks, with a condition that the unknown materials are approved administratively, finding that the structure will meet the applicable design guidelines for the Whitland Avenue Neighborhood Conservation Zoning Overlay.

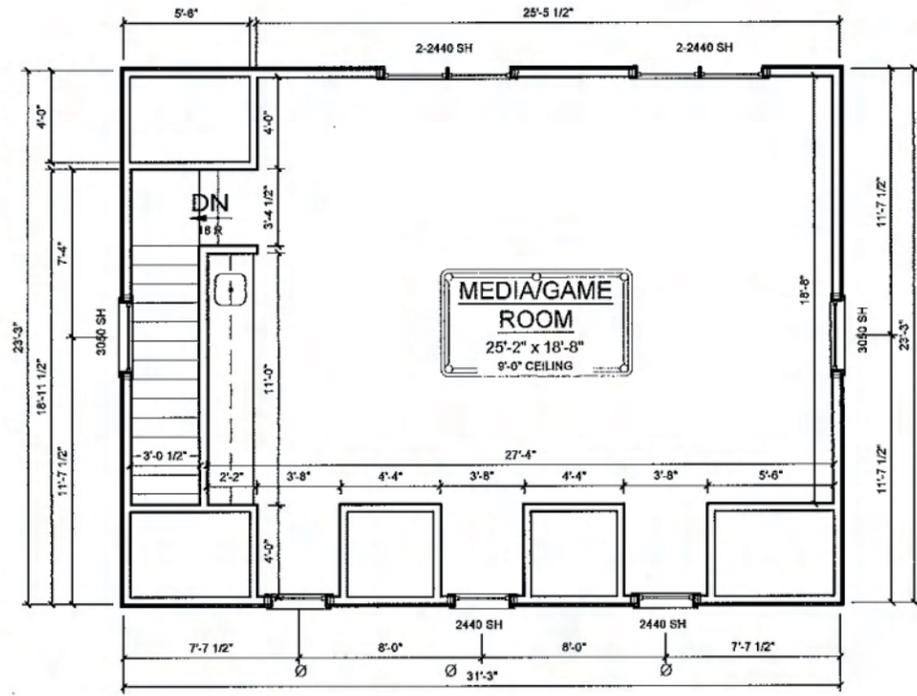


3828 Whitland Avenue, front.



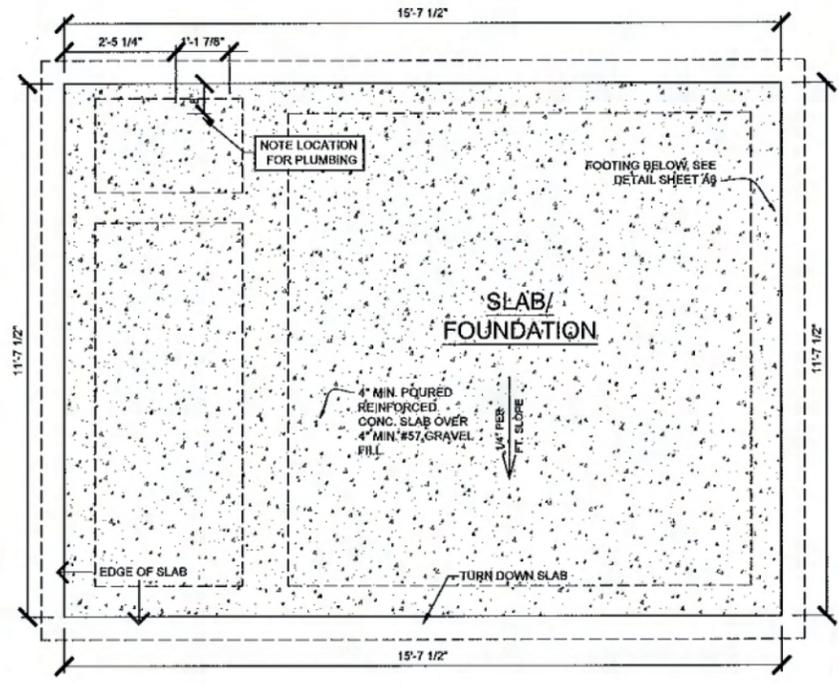
3828 Whitland Avenue, rear showing existing garage.

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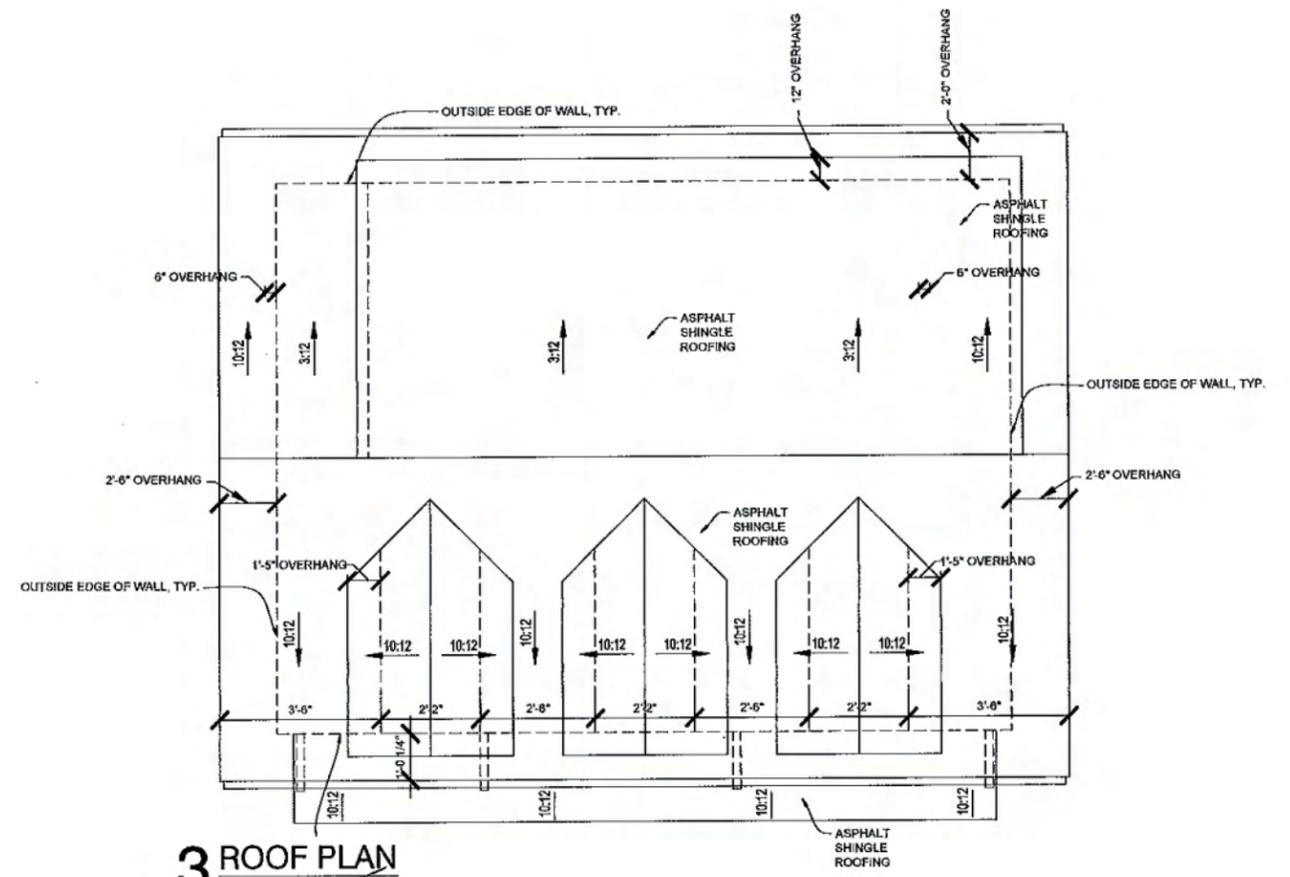


1 SECOND FLOOR PLAN
SCALE @ 1/4" = 1'-0"

1/8" = 1'



2 SLAB PLAN
SCALE @ 1/4" = 1'-0"



3 ROOF PLAN
SCALE @ 1/4" = 1'-0"

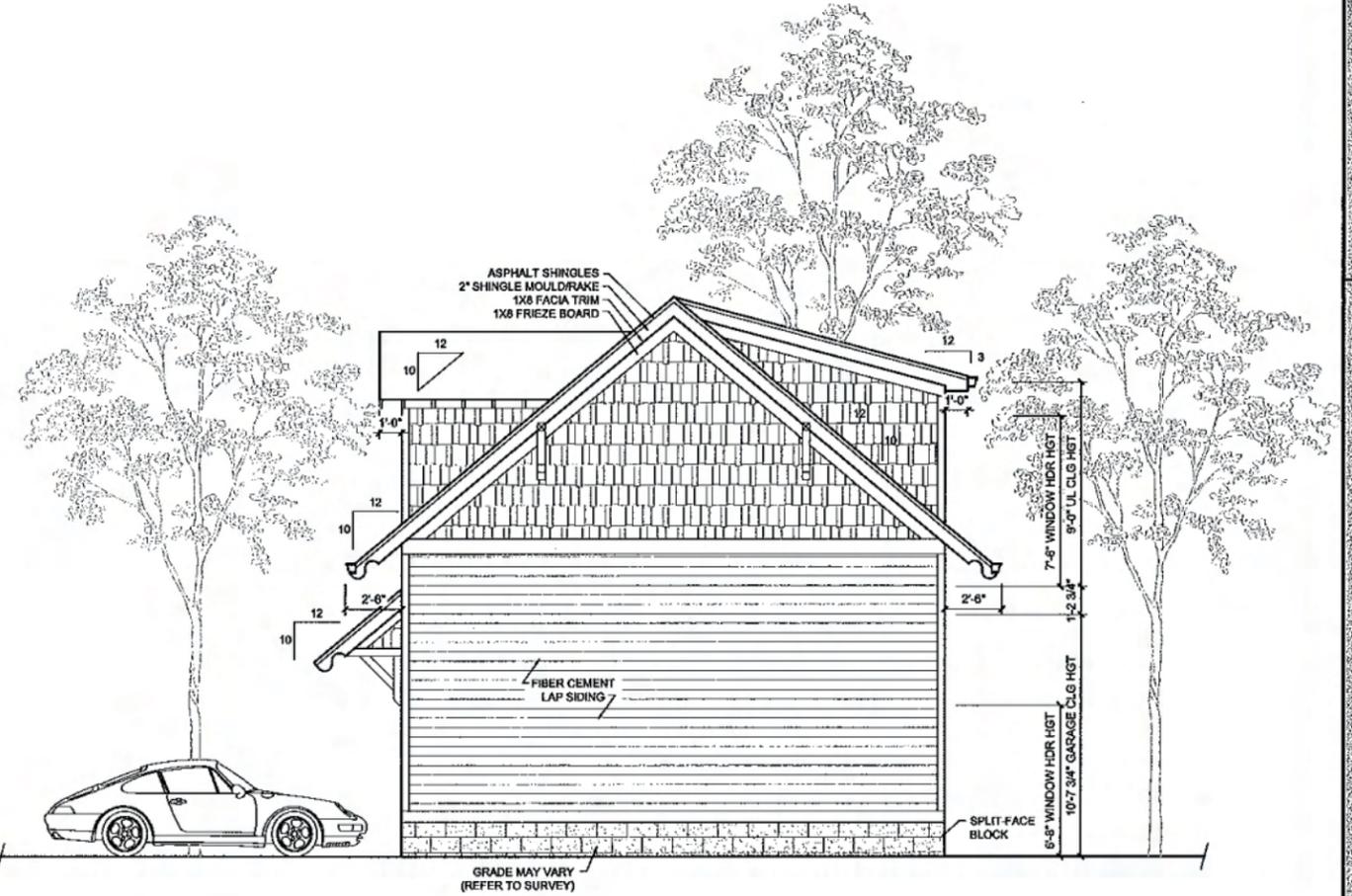
- GENERAL NOTES:**
- 1) REFER TO FRAMING PACKAGE FOR JOISTS LAYOUT AND SPACING, INCLUDING BEAM CALCS PROVIDED BY LUMBER SUPPLIER AND STRUCTURAL ENGINEER.
 - 2) ALL DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE OF OPENINGS, UNLESS OTHERWISE NOTED.
 - 3) ALLOW 4" FROM FACE OF EXTERIOR SHEATHING FOR BRICK VENEER, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
 - 4) FIRST FLOOR CEILING HEIGHT SHOULD BE 10'-0" AND SECOND LEVEL CEILING HEIGHT SHOULD BE 9'-0" UNLESS OTHERWISE NOTED.
 - 5) CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER BEFORE CONSTRUCTION. STRUCTURAL INFORMATION AND DESIGNATION IS FOR DESIGN CONSIDERATION ONLY, AND NOT INTENDED FOR CONSTRUCTION.
 - 6) CONTRACTOR TO COMPLY WITH ALL APPLICABLE BUILDING PRACTICES AND REQUIRED LOCAL AND STATE BUILDING CODES.
 - 7) ALL WALLS ARE 2X4 STUD WALLS UNLESS OTHERWISE NOTED. ALL WALLS IN BASEMENT TO HAVE 2X6 STUD WALLS.
 - 8) HVAC AND PLUMBING LAYOUTS ARE NOT INCLUDED. THE LAYOUTS SHOULD BE OBTAINED FROM A LOCAL MECHANICAL ENGINEER TO ENSURE COMPLIANCE WITH LOCAL AND STATE CODES.
 - 8) SEE DETAIL SHEET FOR ROOF BEARING HEIGHTS

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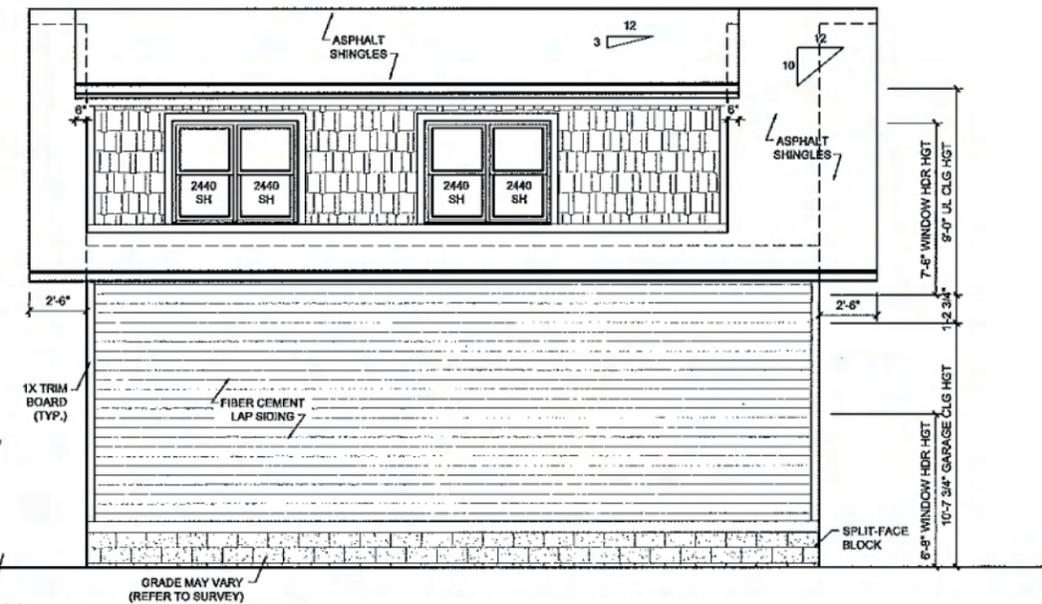


1 FRONT ELEVATION
SCALE @ 1/4" = 1'-0"

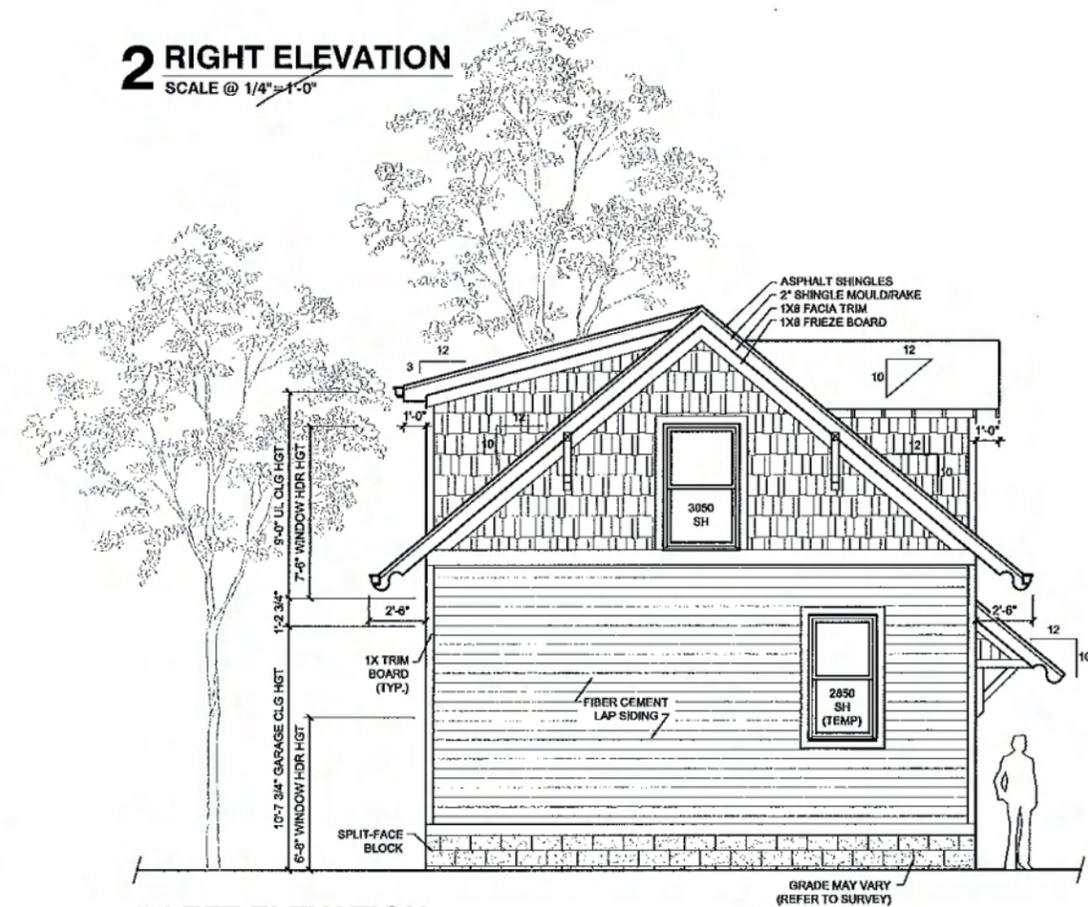
1/8" = 1'



2 RIGHT ELEVATION
SCALE @ 1/4" = 1'-0"



3 REAR ELEVATION
SCALE @ 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE @ 1/4" = 1'-0"



GREER RESIDENCE

TOWNHOME CONCEPTS



DATE: APR 2013
DRAWN BY: [Signature]