



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
1306 Edgewood Place
June 19, 2013

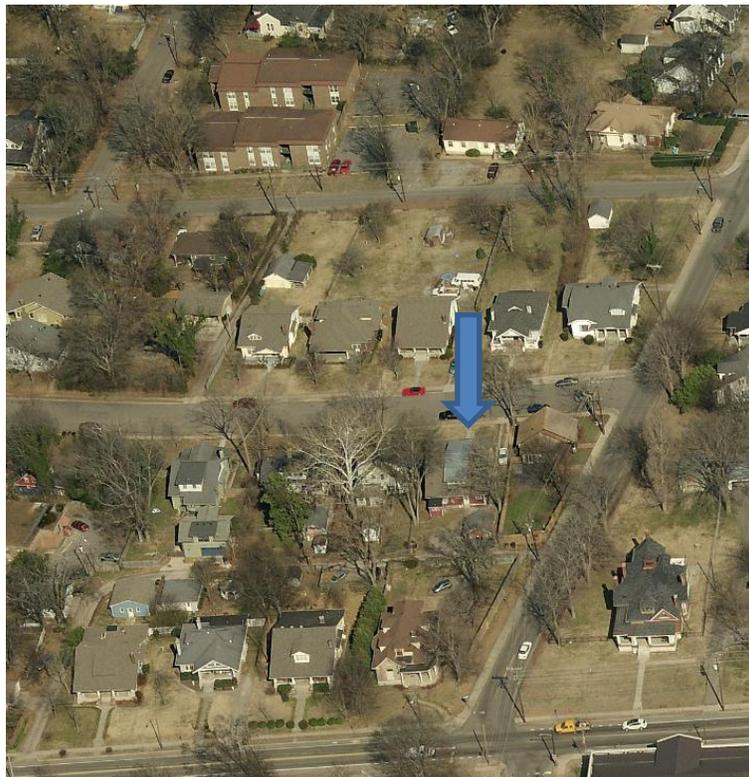
Application: Demolition-outbuilding; New construction-outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08305026200
Applicant: Preston Quirk, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to demolish an existing non-contributing outbuilding and construct a new outbuilding. The new building will have cement-fiber siding, a composite shingle roof, and an eighteen foot (18') wide vehicle door on the front elevation.</p> <p>Recommendation Summary: Staff recommends approval of the proposed new outbuilding with a condition that the double-door on the front of the garage is changed to two doors. Having met that condition staff finds that the application would meet the applicable sections on the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

7. 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.

8. Outbuildings

a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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.

- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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.

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

IV. B. Demolition

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.

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 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1306 Edgewood Place is a one and one-half story frame house, constructed circa 1910. With a mix of Craftsman and Victorian architectural features, and because of the early date of construction, it is considered to be contributing to the historic character of the neighborhood.



Analysis and Findings: The applicant proposes to demolish an existing non-contributing outbuilding and construct a new outbuilding.

Demolition

The existing outbuilding does not contribute to the historic character of the neighborhood. Demolition of the structure meets guideline IV.B.2.b.



Height, Scale, Setbacks

The roof of the outbuilding will be a side-oriented gable with a ridge at twenty-four feet (24') above grade, approximately four feet (4') lower than the roof ridge of the house. The eaves will be eleven feet (11') above grade, roughly equal to the height of the eaves on the house. Staff finds these heights to meet guideline II.B.1.

The width of the primary massing of the building, with one double-vehicle door and a pedestrian door, will be twenty-five feet (25') wide, with a smaller bay set back from the front façade bringing the total width to thirty feet (30'). The building will be twenty-three feet (23') deep, front to back. This scale is subordinate to the historic house, and the articulation of the walls will help to reduce the perceived massing. For these reasons staff finds that the building will meet guideline II.B.1.b.

The garage will be located behind the house, three feet (3') in from the side property line and ten feet (10') from the rear. This will be consistent with the placement of historic accessory buildings and meets the required minimum setbacks. The new structure will meet guideline II.B.3

Materials

The new garage will be clad with smooth cement-fiber siding with a five inch (5") exposure. The roof will be composite shingles matching the color and profile of the roof of the house, and the foundation will be split-faced concrete block or parged concrete. The windows, pedestrian door, and trim will be wood. The vehicle door will be metal. These materials meet guideline II.B.4.

Roof Shape

The primary roof of the accessory building will be a side-oriented gable, similar to the roof of the house. The 11:12 pitch roof of the garage will be steeper than the roof of the house, but this pitch is common to historic accessory buildings. The garage will also have shed-roofed dormers on the front and rear slope, matching similar features on the house. These roof forms are compatible with the house and surrounding buildings and meet guideline II.B.5.

Windows, Doors

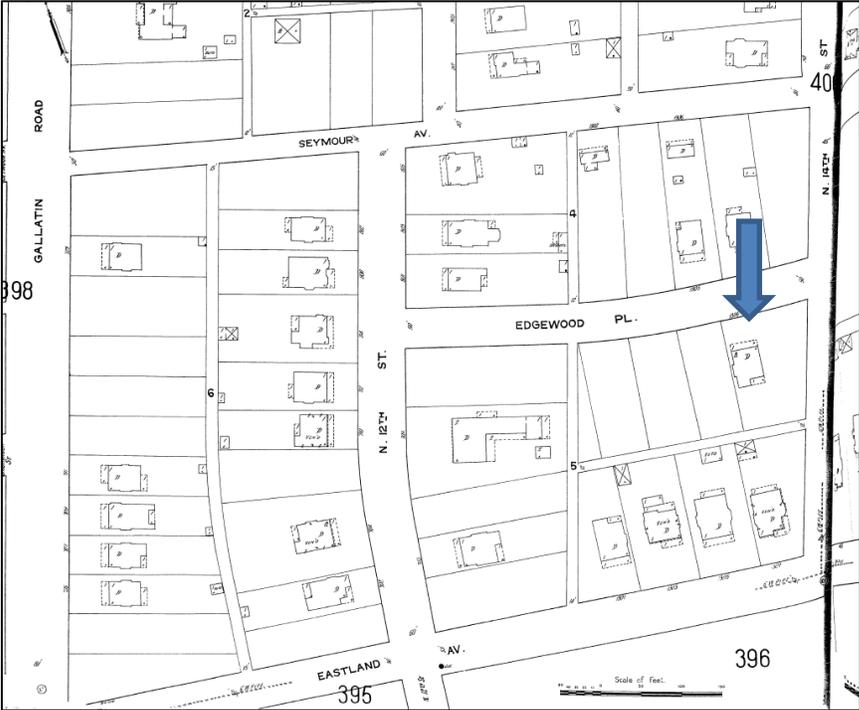
The windows and pedestrian door of the garage will be consistent with those found on historic accessory buildings, but the vehicle door will be an eighteen foot (18') wide double-door. This type of large opening is not compatible with the proportion of opening found on historic accessory buildings. In the past, the Commission has required two separate doors for two-bay garages where the vehicular opening faces the street. With a condition that the double-door is changed to two doors, staff finds that the proportion and rhythm of openings would meet guideline II.B.7.

Recommendation

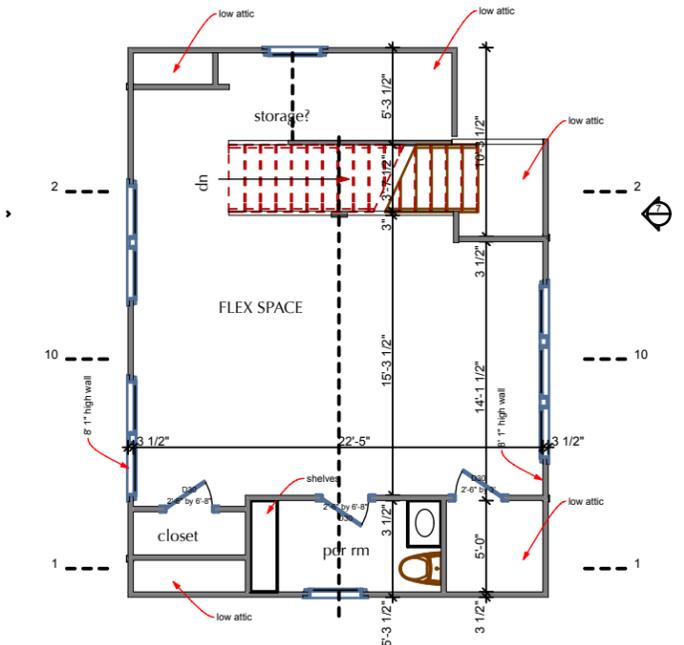
Staff recommends approval of the proposed new outbuilding with a condition that the double-door on the garage is changed to two doors. Having met that condition, staff finds that the application would meet the applicable sections on the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.



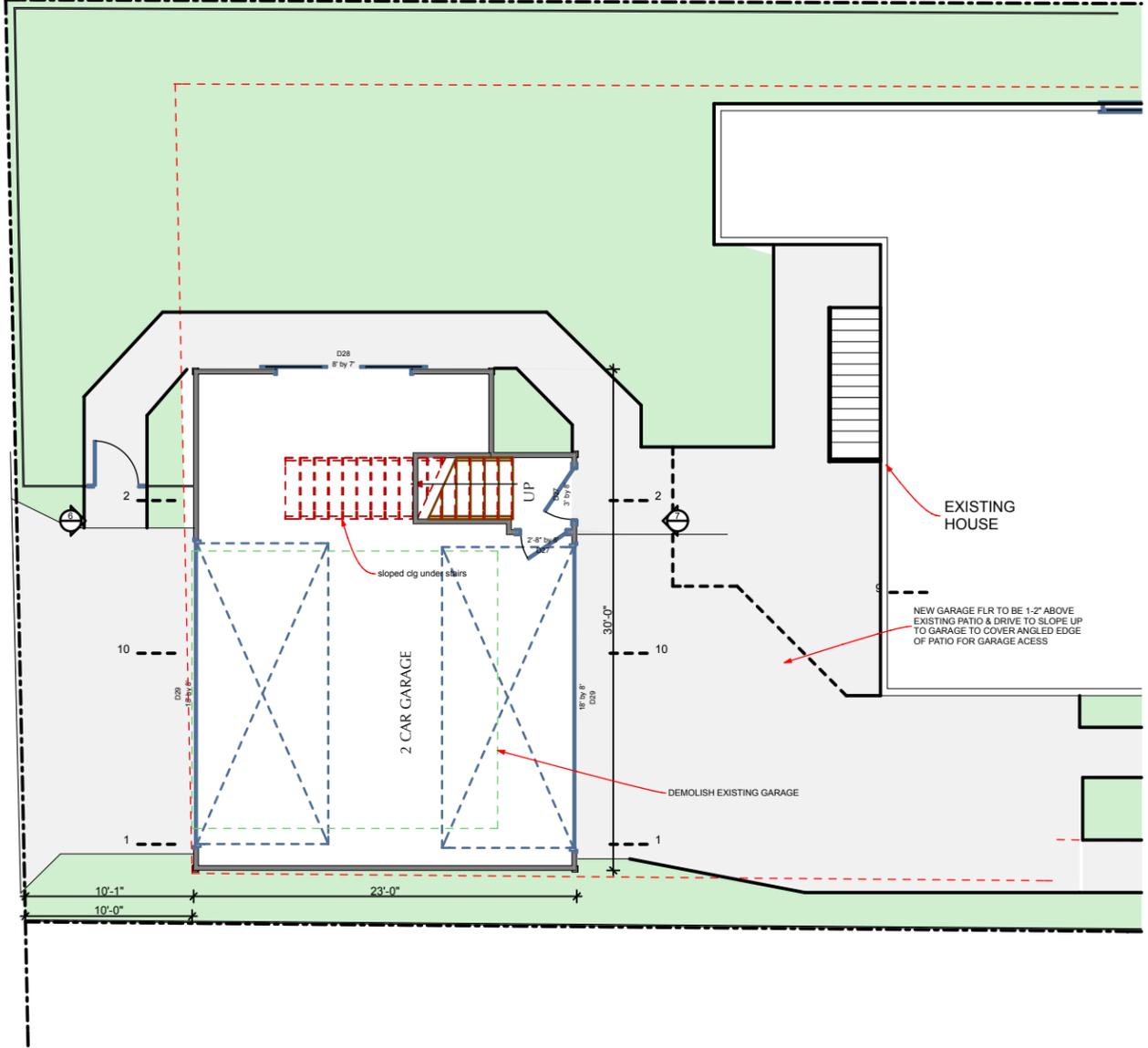
1306 Edgewood Place, rear yard.



1914 Sanborn Map detail.



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

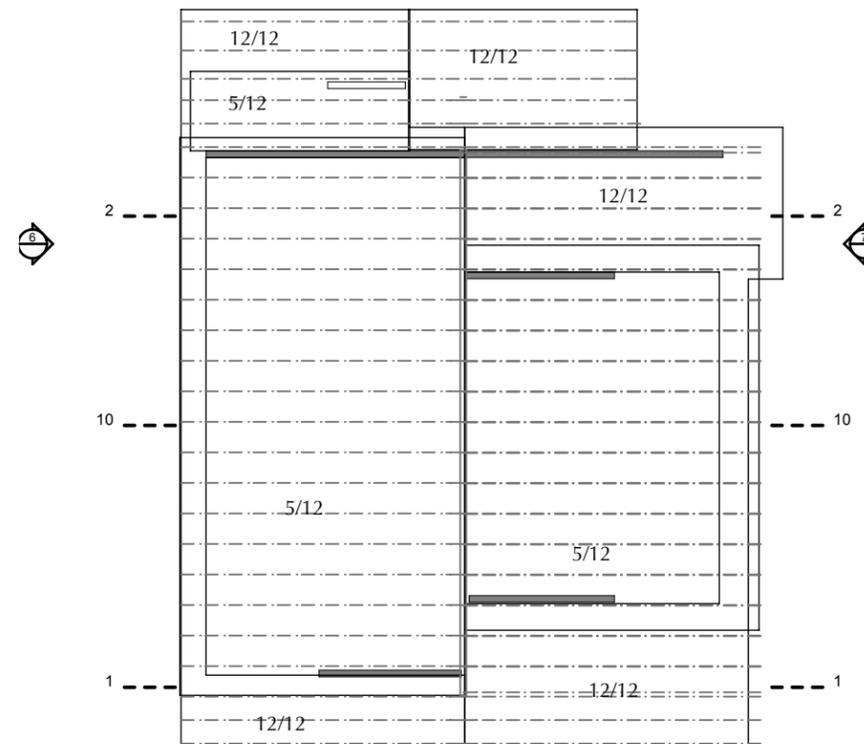


1 1ST FLOOR PLAN - NEW GARAGE
SCALE: 1" = 10'

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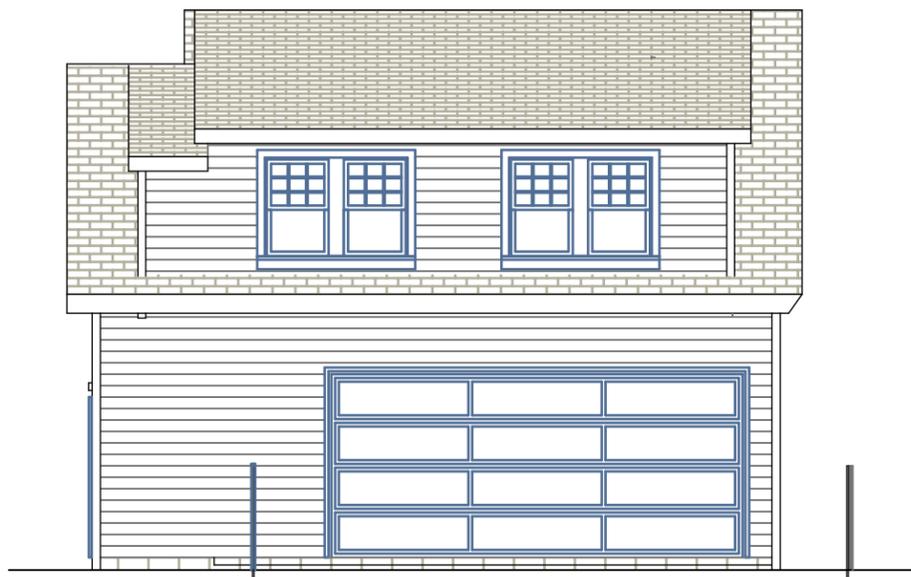
 QUIRK DESIGNS 2931 BERRY HILL DRIVE SUITE 200 NASHVILLE, TN 37204 Phone: (615) 269-9248 Fax: (615) 627-1298 email: quirkdesigns@comcast.net	PHONE: W435-0732 H298-1508	New Garage Barry & Cindy Sneed 1306 Edgewood Place Nashville, TN 37206		DATE: 6/2/13 REVISION	PROJECT NO: 13-040 COPYRIGHT 2007 QUIRK DESIGNS	FLR PLANS	A2 SHEET 12

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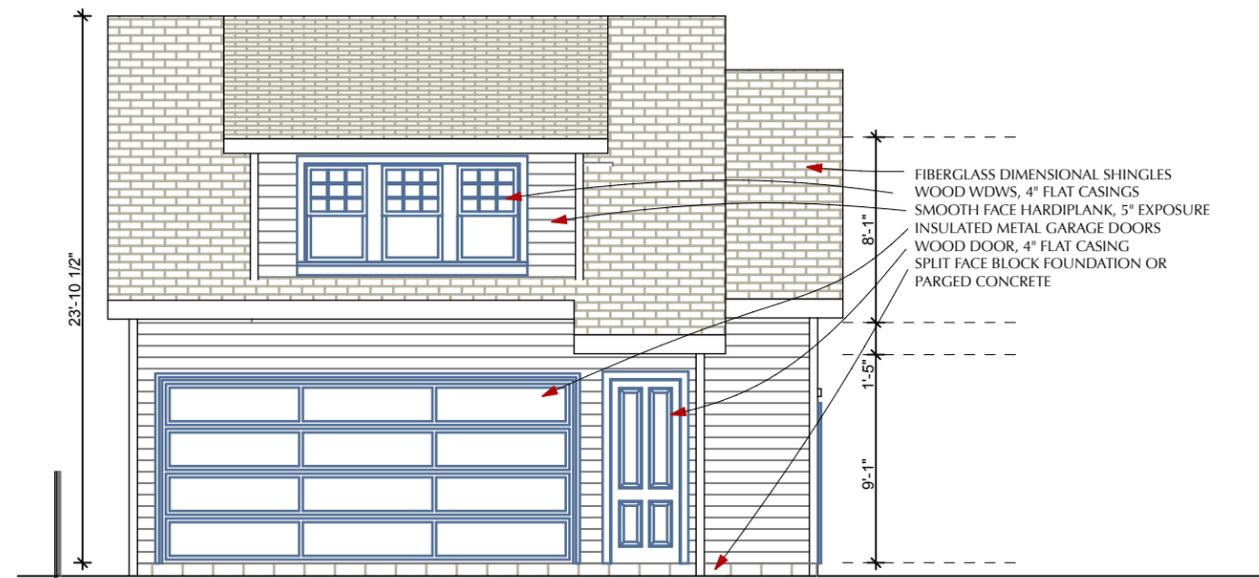


1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

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2 GAR. REAR ELEVATION
SCALE: 1/8" = 1'-0"



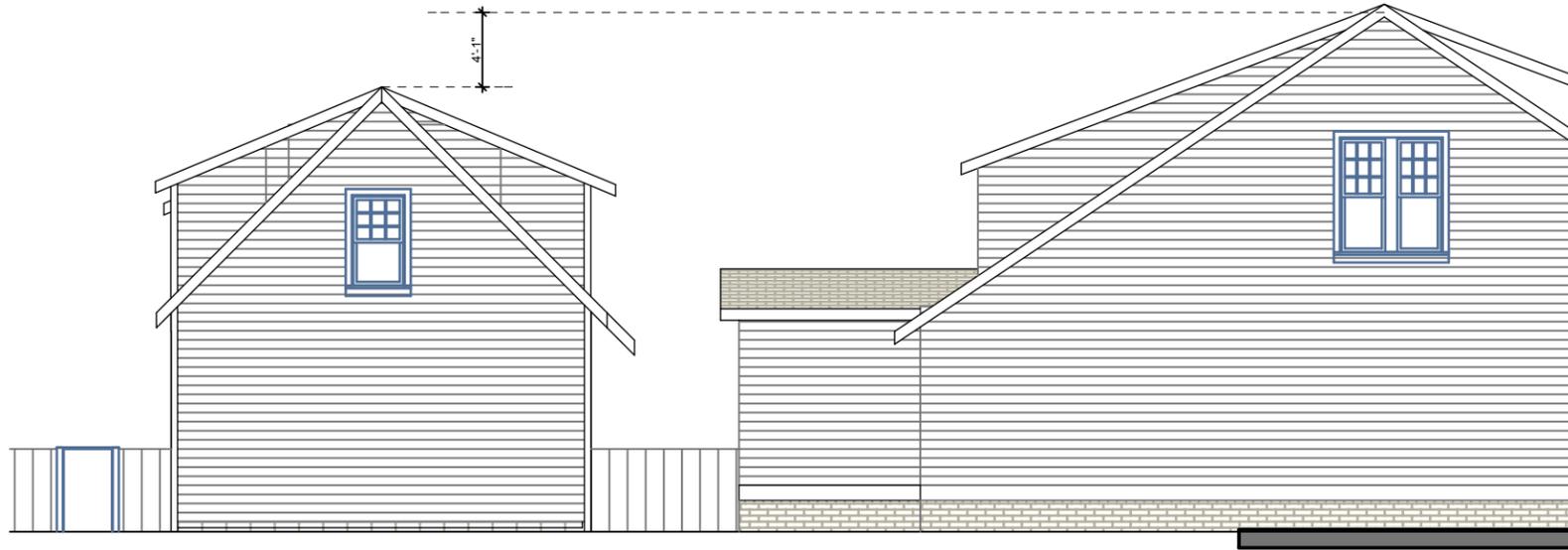
1 GAR FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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1 RIGHT ELEVATION
SCALE: 1" = 10'



2 LEFT ELEVATION
SCALE: 1" = 10'

QUIRK DESIGNS

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ELEV 2

A5
SHEET 15