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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1114 Chapel Avenue
July 17, 2013

Application: New construction – addition to outbuilding
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 083020A00100CO
Applicant: Kim Kennedy, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to enlarge an existing detached garage with a higher roof and dormers, giving it an upper half-story, and with an enclosed staircase to access the upper level. The height will be increased from seventeen feet (17') to twenty-four feet (24'), and the footprint will be increased from four hundred, forty square feet (440 sq. ft.) to five hundred, thirty square feet (530 sq. ft.). The siding and roof will match the existing building, but the materials of the windows and doors are not known.

Recommendation Summary: Staff recommends approval of the addition to the existing outbuilding with the condition that the materials of the windows and doors are approved administratively. With that condition met, staff finds that the building will meet the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.

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.

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.

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.

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.*

j. Public Spaces

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.

II.B. 2. Additions

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

b. The creation of an addition through enclosure of a front porch is not appropriate.

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

e. Additions should follow the guidelines for new construction.

Background: 1114 Chapel Avenue is the southern unit of a duplex building in the Eastwood Neighborhood. It was constructed in 2007, before the enactment of the Eastwood Neighborhood Conservation Zoning Overlay. There is a non-historic detached accessory garage behind the primary building accessed from an alley at the rear.

Analysis and Findings: The applicant is proposing to enlarge the existing garage by increasing the footprint and by constructing an upper half-story with dormers. The structure will not be used as a dwelling, which base zoning does not allow on a lot where the primary structure is a duplex.

Height, Scale of Outbuildings

The gabled roof and trusses of the existing garage will be removed in order to construct a second floor, knee-walls, and a new roof with dormers. The height of the building will be increased from seventeen feet (17') to twenty-four feet (24') when completed. The height of the eaves will be raised from nine feet (9') above grade to eleven feet (11').

An enclosed staircase will be constructed in order to access the new upperstory, increasing the footprint of the building from four hundred, forty square feet (440 sq. ft.) to five hundred, thirty square feet (530 sq. ft.).

With these dimensions, the enlarged building will still be subordinate to the twenty-eight foot (28') tall primary building and will meet guidelines II.B.1.a., II.B.1.b., and II.B.h.1. A drop in grade of approximately eight feet (8') from the front of the lot to the rear will further reduce the perceived height of the new building.

Setback and Rhythm of Spacing

By increasing the width of the outbuilding, the left side setback will be reduced from twelve feet (12') to eight feet (8'), which is still compatible with the rhythm of spacing between historic buildings and meets the setback requirements. The rear setback will not be significantly affected. The building will meet guideline II.B.1.c. and II.B.1.h.2.

Materials
The exterior of the building is currently clad with cement-fiber siding with a seven inch (7") exposure, which matches the siding on the house. The new sections of the outbuilding will be clad with the same material. The roof will be composite shingles matching the roof on the house. The materials of the windows and doors are not known.

With the unknown materials to be approved administratively, staff finds that the building will meet guideline II.B.1.d.

Roof
The roof of the enlarged building will be a front-oriented gable with a pitch of 10:12. This is slightly steeper than the existing 8:12 pitch, but is not incompatible with the roof of the primary building. There will be shed-roofed dormers on each side of the building with a 4:12 pitch. These roof forms are appropriate for an accessory building and meet guideline II.B.1.e.

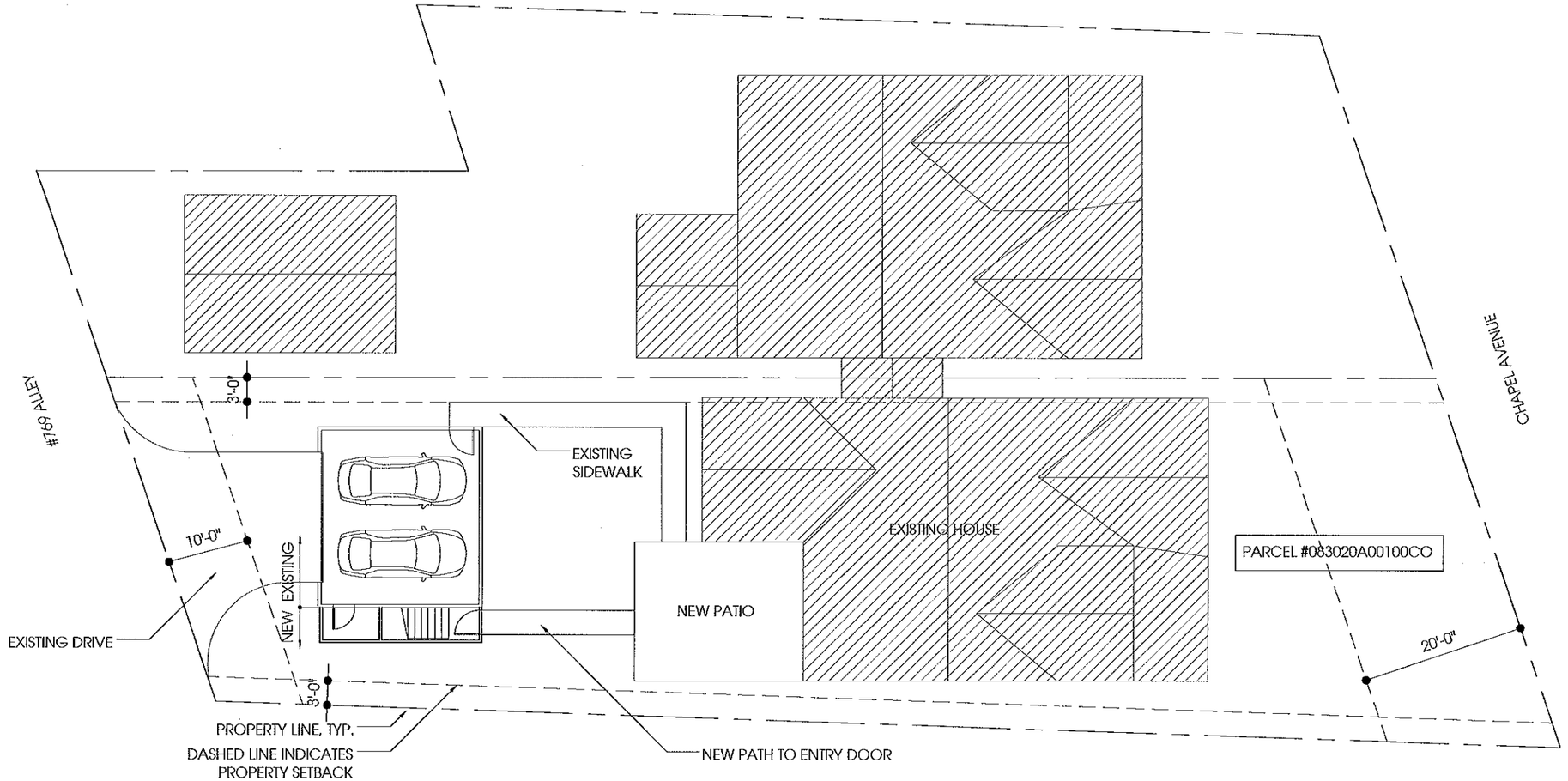
Windows and Doors
The proportion and rhythm of openings of the enlarged building will be typical of historic accessory buildings and will meet guideline II.B.1.g. The materials of the windows and doors are not known.

Recommendation
Staff recommends approval of the addition to the existing outbuilding with the condition that the materials of the windows and doors are approved administratively. With that condition met, staff finds that the building will meet the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

1114 and 1116 Chapel, a two-family structure with minimal connection.

One-story garage behind 1114 Chapel Avenue. A carport behind 1116 Chapel is also shown.

Existing garage at 1114 Chapel Avenue.



1 **SITE PLAN**
0 2' 4' 8' 16'

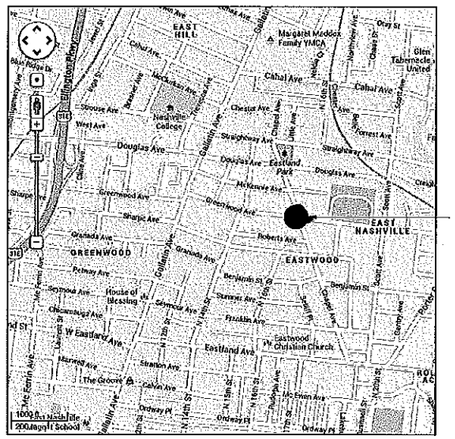
SQUARE FOOTAGE CALCULATIONS

FIRST LEVEL ADDITION	85	S.F.
SECOND LEVEL ADDITION	450	S.F.
TOTAL ADDITION SQUARE FOOTAGE	535	S.F.
EXISTING GARAGE	450	S.F.

GENERAL DESCRIPTION

PROJECT NAME:	ARBELAEZ GARAGE
PROJECT LOCATION:	1114 CHAPEL AVENUE NASHVILLE, TN 37206 PARCEL ID# 083020A00100CO
PROJECT SUMMARY:	THE DEMOLITION OF THE ROOF ON A ONE-LEVEL EXISTING DETACHED GARAGE AND THE ADDITION OF AN ENCLOSED STAIR AND SECOND LEVEL FLEX SPACE ABOVE THE EXISTING GARAGE IS PROPOSED FOR THE ARBELAEZ RESIDENCE. THE MATERIALS WILL REMAIN FIBERCEMENT SIDING, 7" EXPOSURE, ASPHALT SHINGLE ROOFING.
ZONING:	R-6 PROPERTY IS IN NEIGHBORHOOD CONSERVATION OVERLAY PROPERTY IS IN URBAN ZONING OVERLAY
APPLICABLE CODES:	2006 INTERNATIONAL RESIDENTIAL CODE

VICINITY MAP



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ARBELAEZ GARAGE

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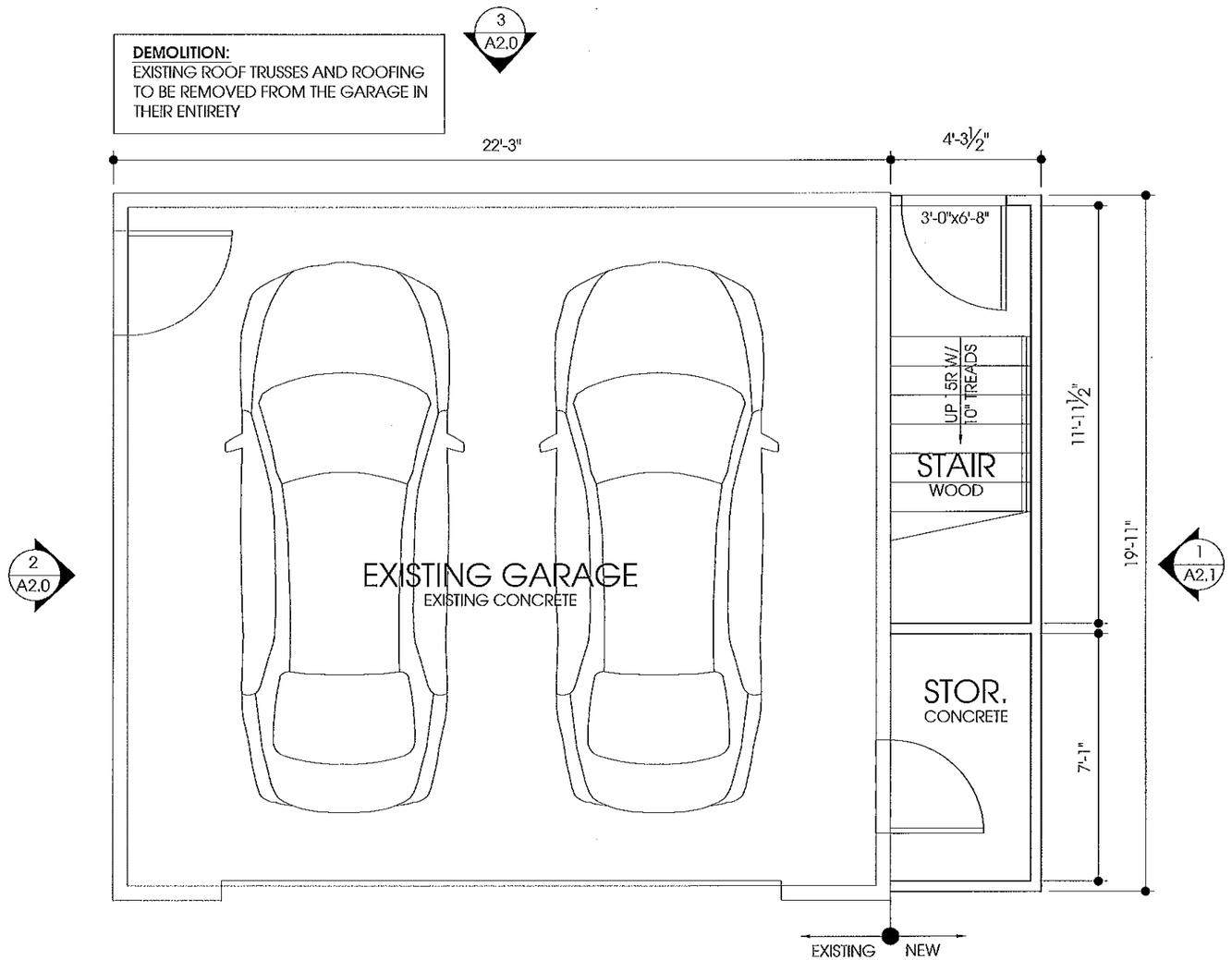
DEMOLITION:
EXISTING ROOF TRUSSES AND ROOFING TO BE REMOVED FROM THE GARAGE IN THEIR ENTIRETY



1 GARAGE LEVEL PLAN

0 6" 1' 2' 4'

WALL LEGEND

EXISTING CONSTRUCTION

NEW CONSTRUCTION

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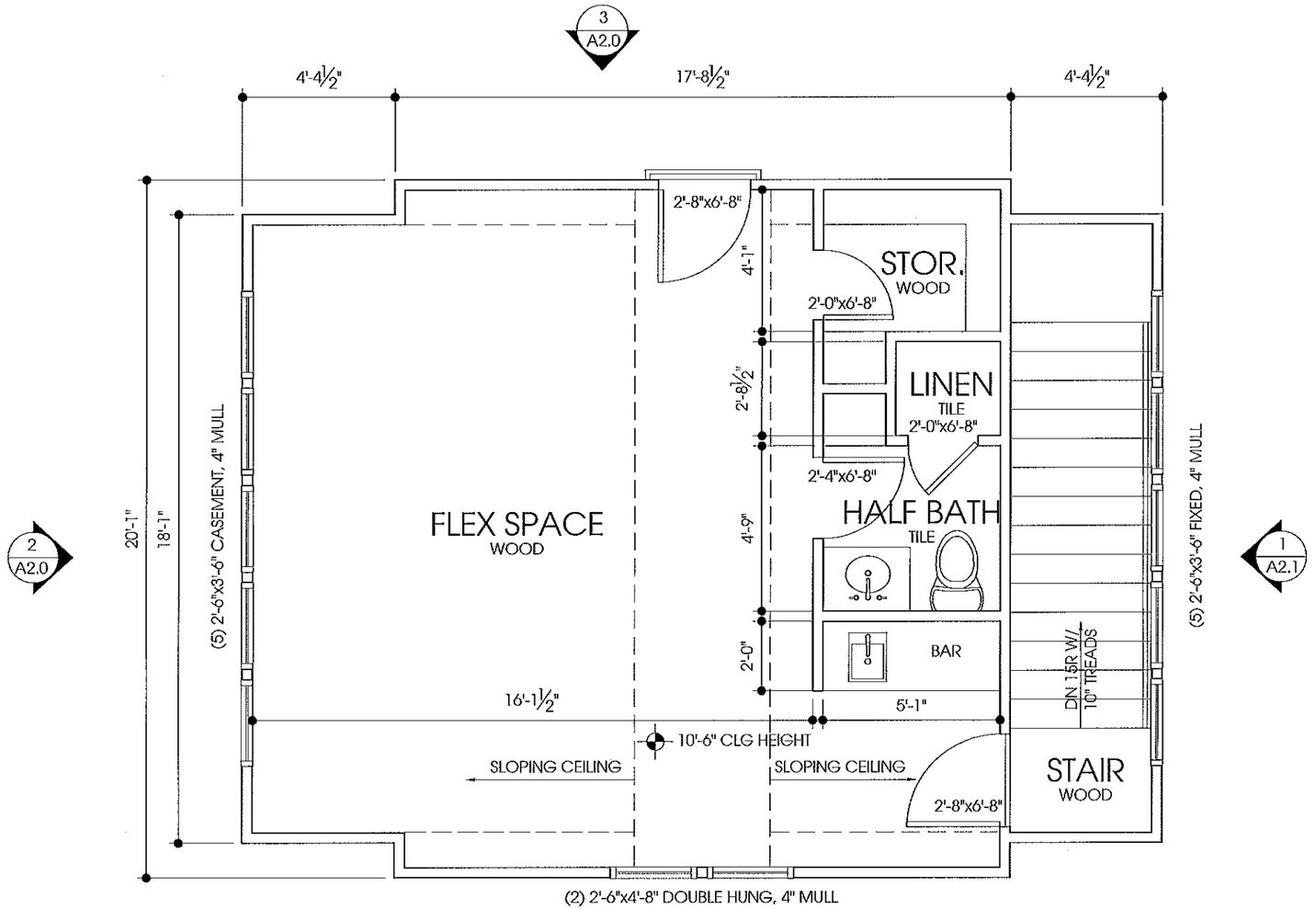

1 SECOND LEVEL PLAN

0 6" 1' 2' 4'

WALL LEGEND

EXISTING CONSTRUCTION

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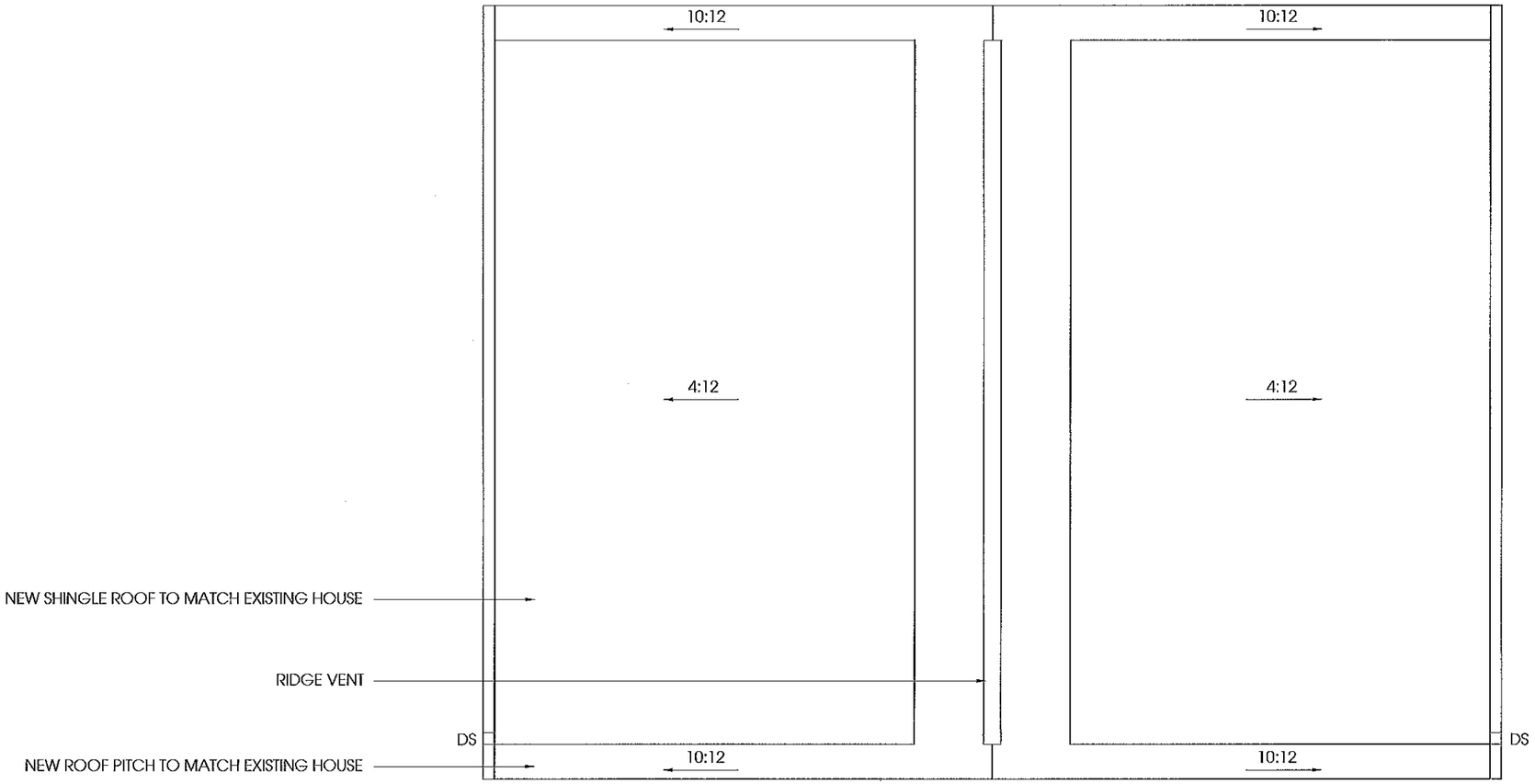

1 ROOF PLAN

0 6" 1' 2' 4'

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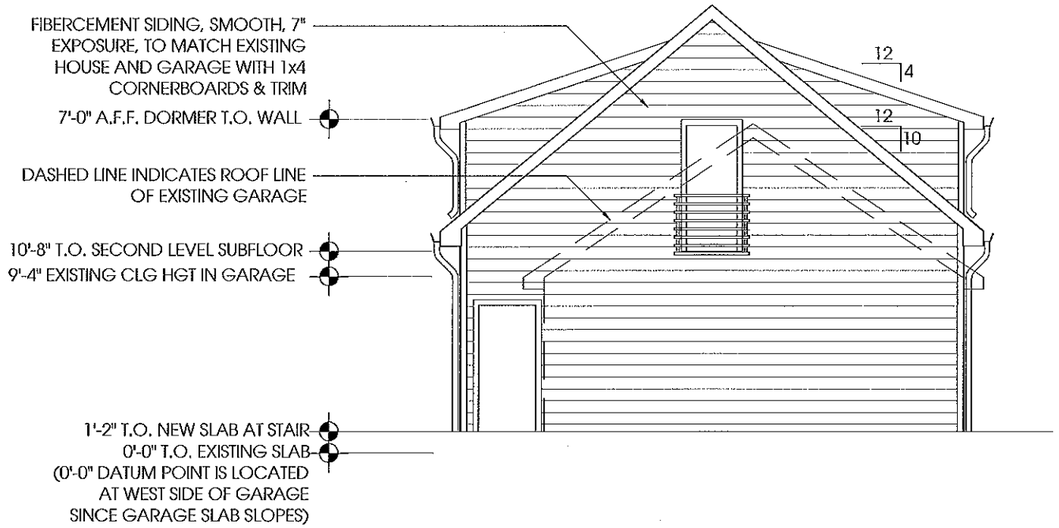
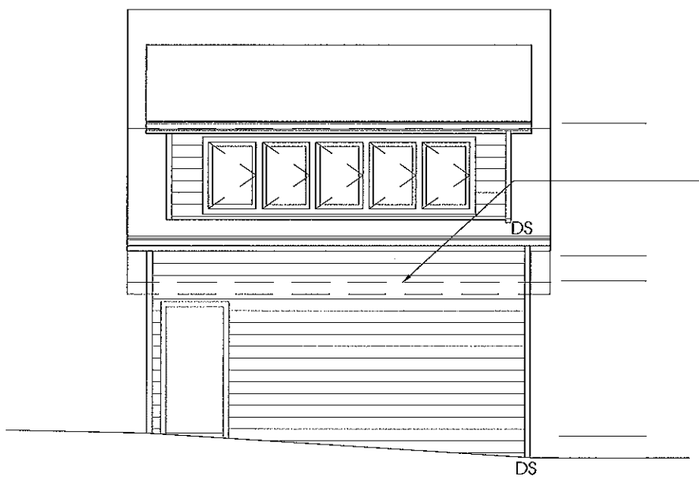


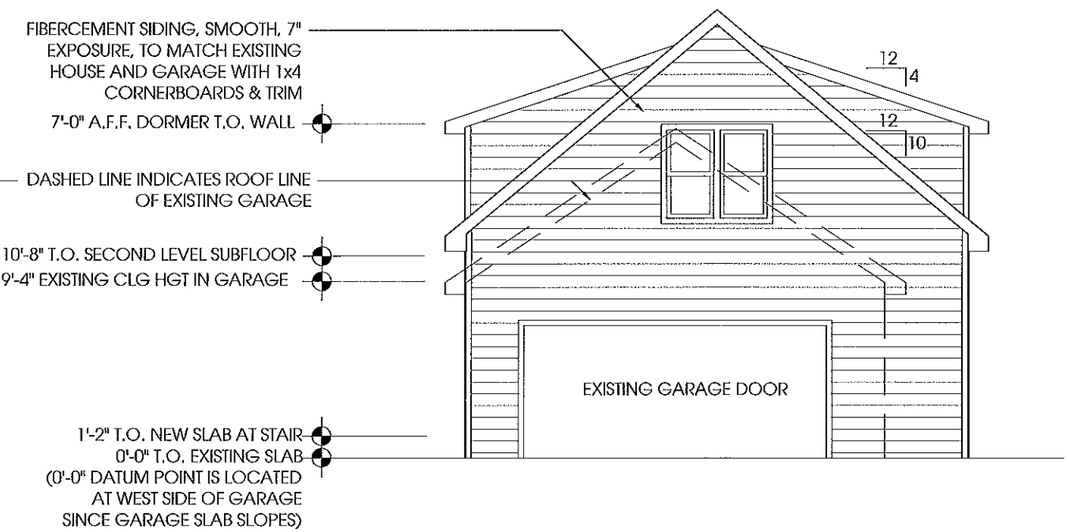
3 **REAR (EAST) ELEVATION**

0 1' 2' 4' 8'



2 **SIDE (NORTH) ELEVATION**

0 1' 2' 4' 8'



1 **ALLEY (WEST) ELEVATION**

0 1' 2' 4' 8'

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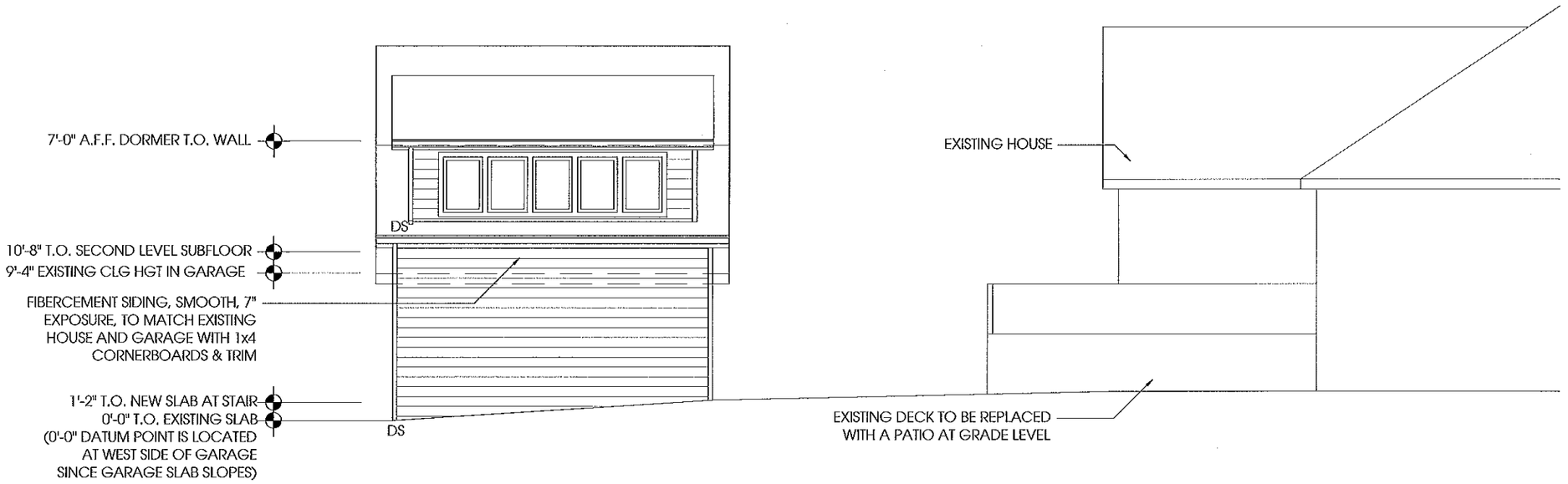

1 **SIDE (SOUTH) ELEVATION**

0 1' 2' 4' 8'

PRESERVATION PERMIT

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