



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

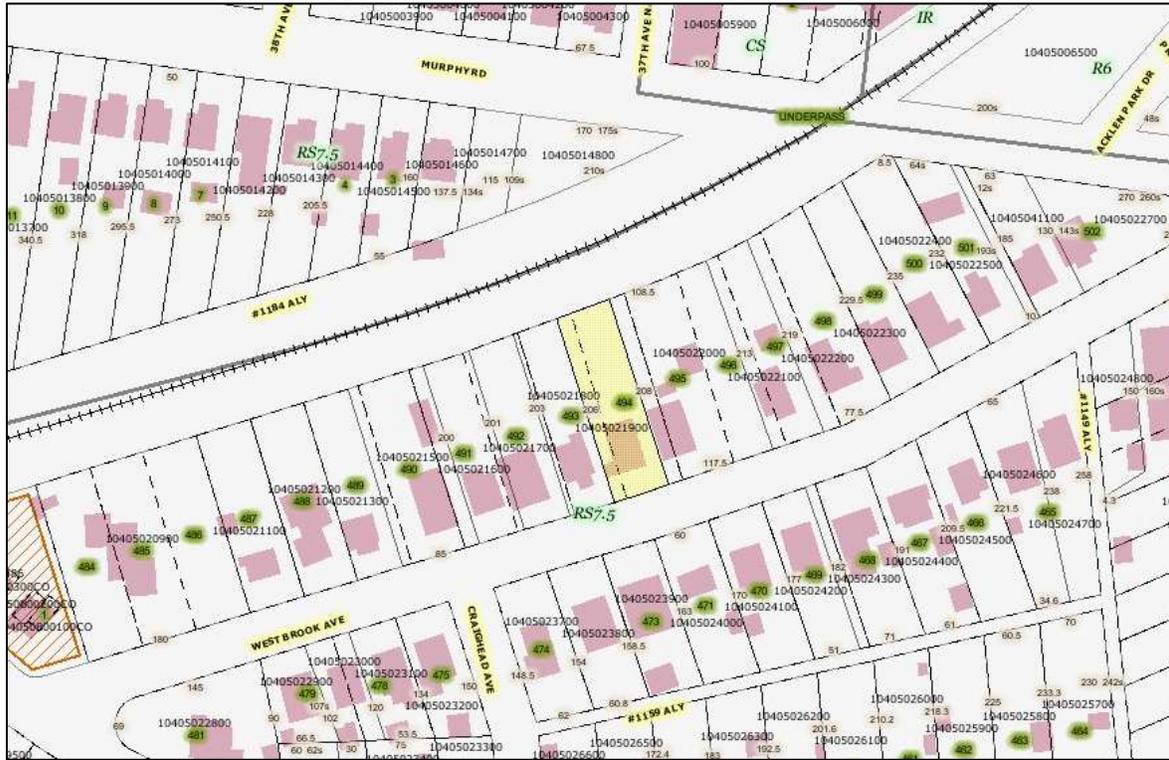
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**3618 Westbrook Avenue**  
**May 21, 2014**

**Application:** New construction-outbuilding and Setback determination  
**District:** Richland-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10405021900  
**Applicant:** Mitch Hodge, architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> Applicant proposes to construct a one and one-half story garage with a footprint of twelve-hundred and forty eight square feet (1248 sq. ft.). The request includes a ten foot (10') rear setback determination instead of the twenty-foot (20') setback required by Codes due to the size of the garage.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
<p><b>Recommendation Summary:</b> Staff recommends disapproval finding that the height and scale of the building does not meet section II.B.1h.</p>	
<p>If approved, staff recommends consideration of the following conditions:</p> <ul style="list-style-type: none"><li>• Reduce massing of outbuilding to be subordinate to the original massing of the house.</li><li>• Approve the requested rear setback determination of ten feet (10') or require a twenty-foot (20') rear setback.</li><li>• Redesign the roof form to be more compatible with historic outbuildings and/or the historic home.</li><li>• Require administrative review of all materials</li></ul>	

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### Secretary of Interior Standards

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

### II.B.1 New Construction

#### 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.*
- *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.*

#### 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. (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.*

#### *i. 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.*

**Background:** 3618 Westbrook Avenue is a c. 1915 frame bungalow that is a contributing building to the Richland-West End National Register Historic District.



In 2013, the Commission approved an addition for the home that has approximately a thousand square foot (~1000 sq.ft) footprint. The addition is three-stories on a one and one-half story historic home. The house retained its porte cochere and the addition included a two-bay, basement level garage.

#### **Analysis and Findings:**

**Height & Scale:** The proposed building is twenty-four feet and seven inches (24' 7") tall from finished floor at its tallest point compared to the original height of the house which is approximately twenty-one feet (21') tall from finished grade, as measured front the front of the house. The grade drops from the front of the lot to the rear, which will allow the garage to appear shorter.

The footprint of the garage is twelve-hundred and forty eight square feet (1248 sq. ft.) compared to the original square footage of the footprint of the house which was eleven hundred and sixty square feet (1160 sq. ft.), not including the front porch and porte cochere. The garage has an additional five-hundred and sixty square feet (560 sq. ft.) on the second level. Proportionally, the garage is larger in massing than the original house.

The proposed garage is also significantly larger than outbuildings in the vicinity. Average footprints for outbuildings on this block of Westbrook are approximately seven hundred and thirty-seven square feet (737 sq. ft.) compared to the twelve-hundred and forty eight square feet (1248 sq. ft.) requested. The largest outbuilding on the block is approximately nine-hundred and twenty square feet (920 sq. ft.).

Combined, the large size of the garage and the recently approved addition engulf the original historic home; and therefore does not meet the Secretary of Interior's Standard #9 which requires that new construction should be compatible in massing and scale with the historic building in order to "protect the historic integrity of the property and its environment."

Because it is only subordinate to the home due to a large addition recently approved; because the garage is significantly larger than outbuildings in the immediate context; and because the amount of new construction on the lot has a negative effect on the historic home, staff finds the garage does not meet section II.B.1.h and standard #9 of the Secretary of Interior's Standards. (State legislation mandates that the Commission follow the Secretary of Interior's Standards.)

Location & Setbacks: The garage is located towards the rear of the lot, where outbuildings typically were located. Because the proposed building is greater than seven-hundred square feet (700 sq. ft.) and has garage doors facing the alley, the building needs to be twenty-feet (20') from the rear property line to meet bulk zoning requirements. Ten feet (10') is proposed. The building meets the side setback requirements with five feet (5') on the right and approximately forty feet (40') on the left.

Design: The outbuilding should mimic the design of the historic home or be utilitarian in design. In this case, the garage is fairly utilitarian but its salt box roof form contrasts greatly with the form of the house.

Materials: The foundation will be a concrete slab, the siding stucco with wood battens and fiber cement lap siding and the roof asphalt shingle. If the roof color is different from the home's roof color, staff requests that the color be reviewed administratively. Lap siding should have a maximum of a five inch (5") reveal and have a smooth face. The materials for windows, vehicular and pedestrian doors, and trim were not indicated. Staff recommends administrative review for all materials.

Roof form: the roof form is a salt-box form compared to the front-gable form of the original house. There are no dormers, skylights, solar panels or chimney indicated. Staff

recommends a roof form more in keeping with historic outbuildings or the principle building.

**Recommendation:** Staff recommends disapproval finding that the height and scale of the building does not meet section II.B.1h.

If approved, staff recommends consideration of the following conditions:

- Reduce massing of outbuilding to be subordinate to the original massing of the house.
- Approve the requested rear setback determination of ten feet (10') or require a twenty-foot (20') rear setback.
- Redesign the roof form to be more compatible with historic outbuildings and/or the historic home.
- Require administrative review of all materials.



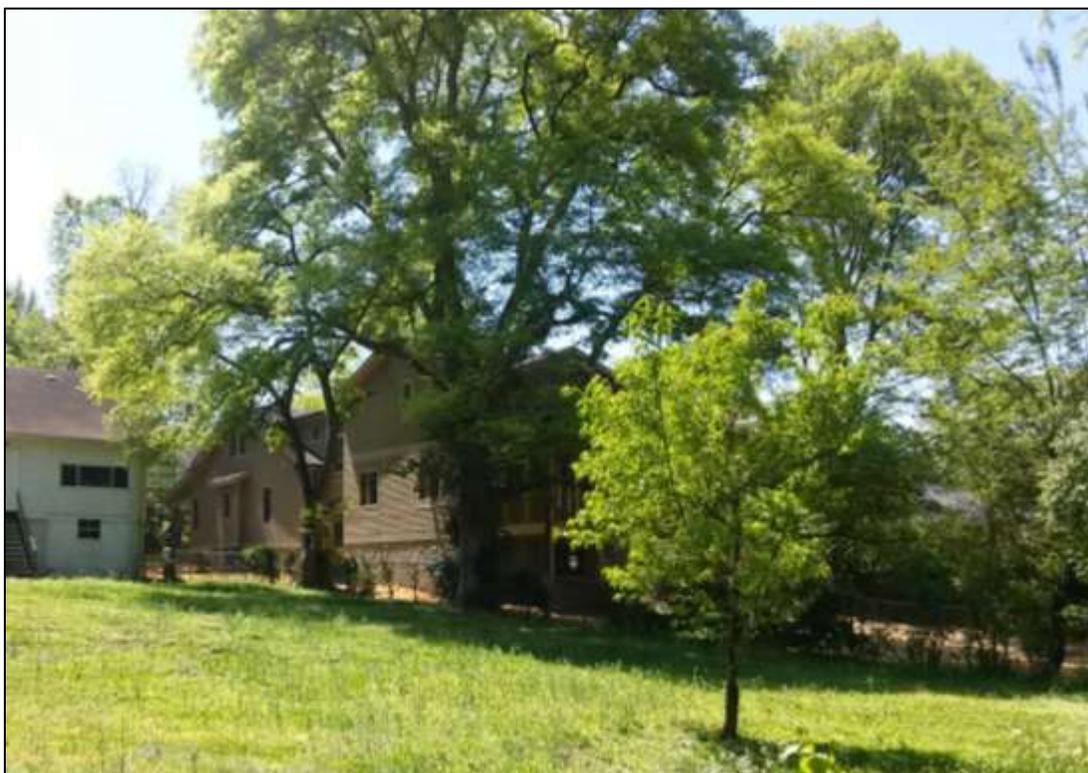
3618 Westbrook Avenue.



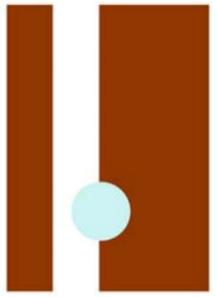
3618 Westbrook Avenue, from side yard on right.



3618 Westbrook Avenue, viewed from rear.



3618 Westbrook Avenue, viewed from alley.



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AN ACCESSORY BUILDING AT  
3618 WESTBROOK DRIVE  
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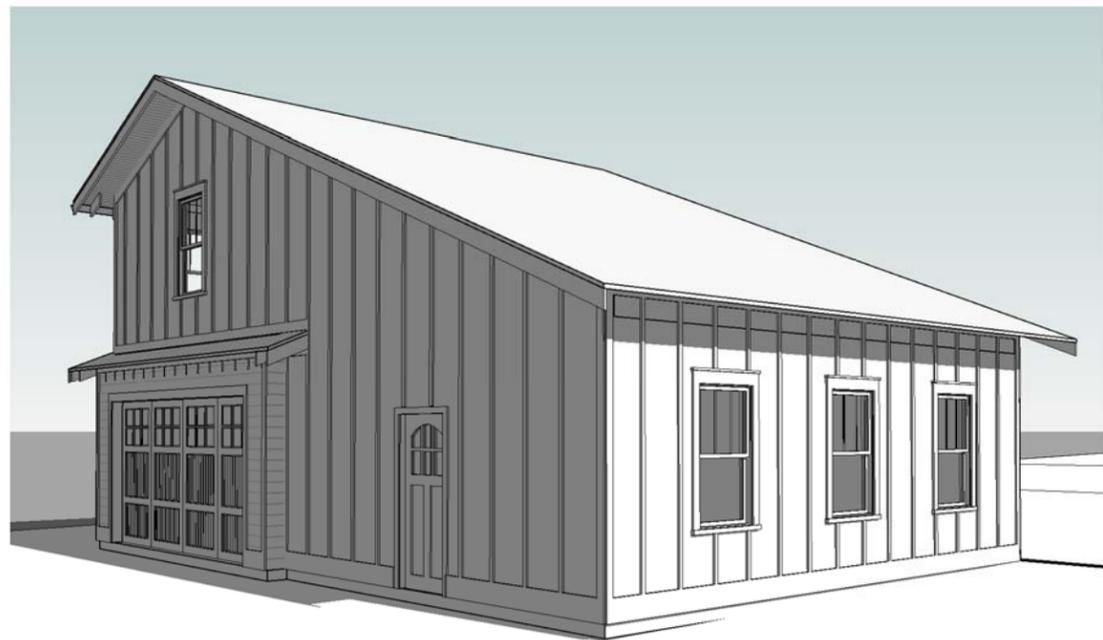
IEWS

**A-1**

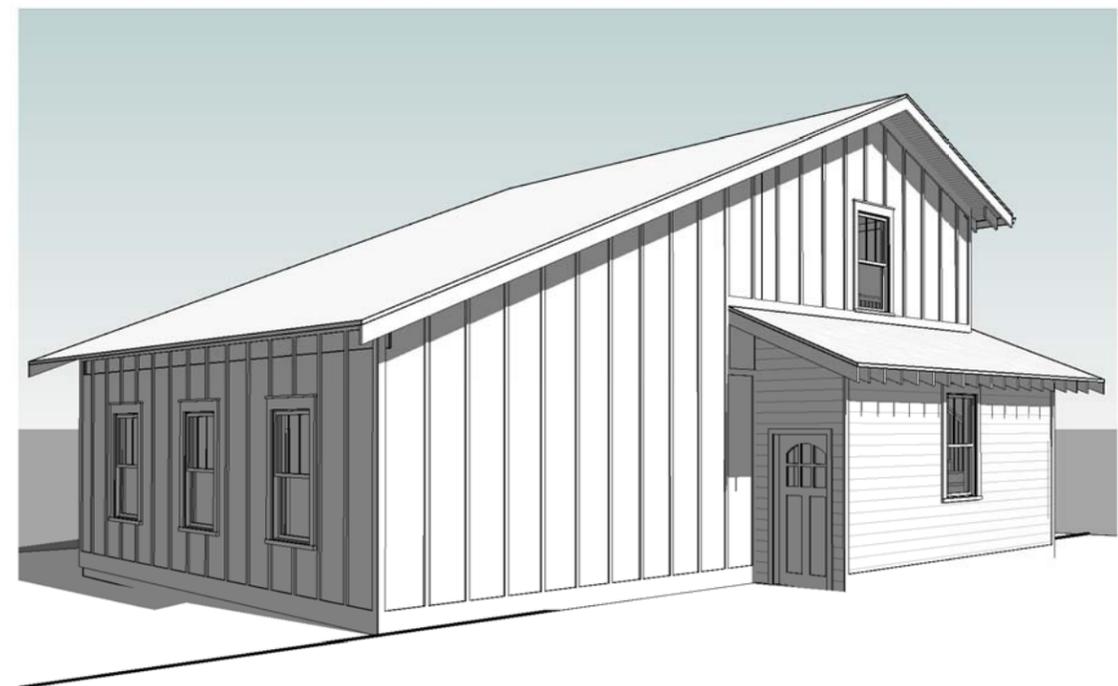
PROJECT : 1426  
DATE: 05.05.14



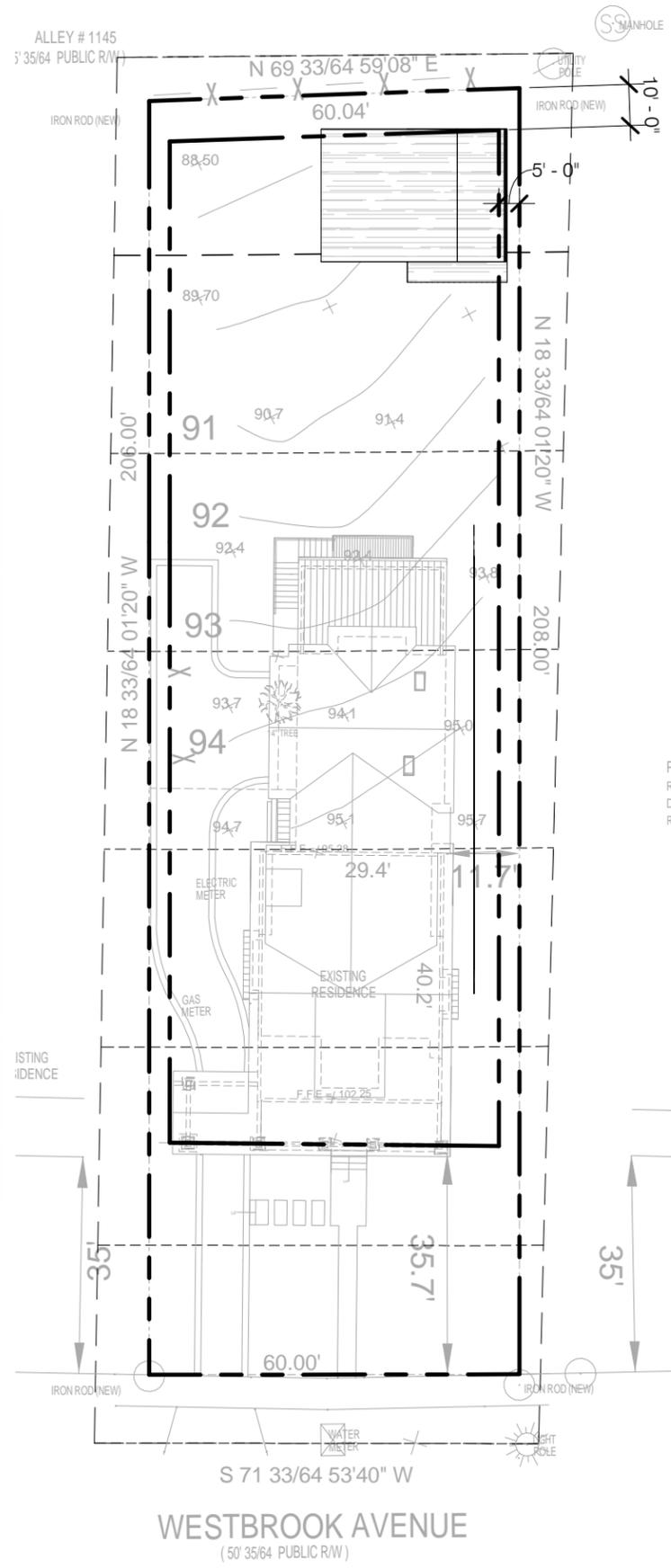
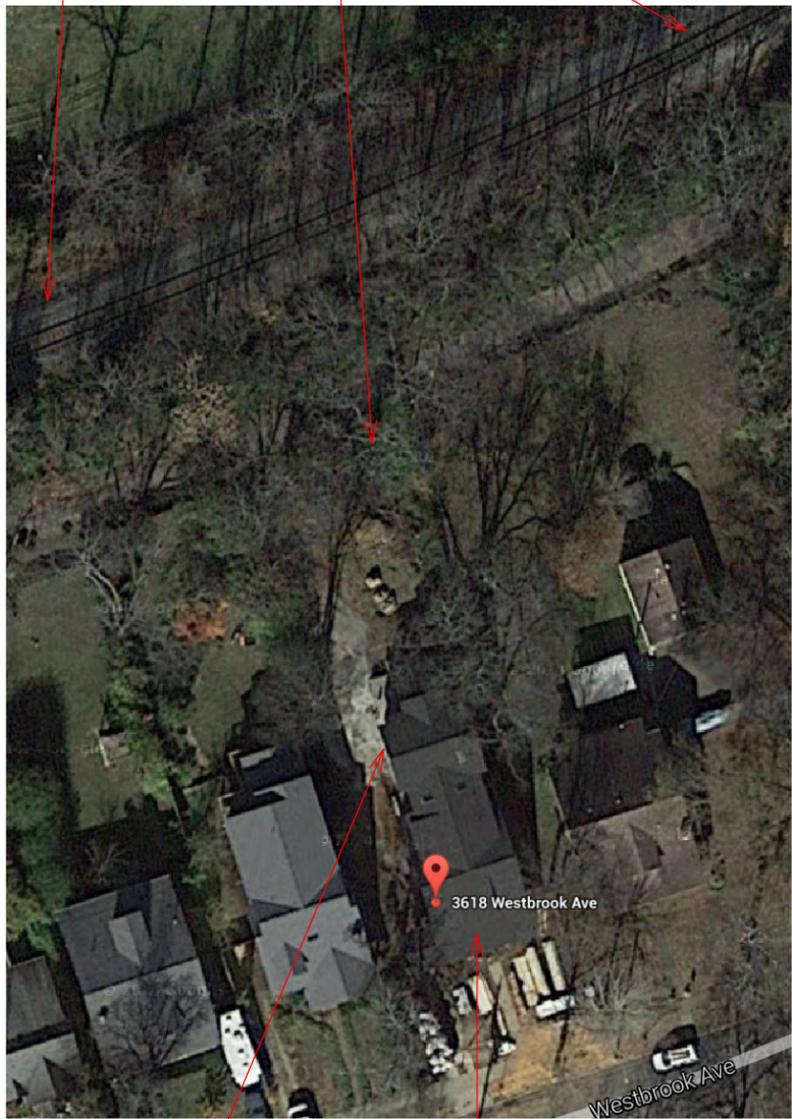
**3** **SITE SECTION - WEST**  
A-1 1" = 20'-0"



**2** **FACING ALLEY**  
A-1

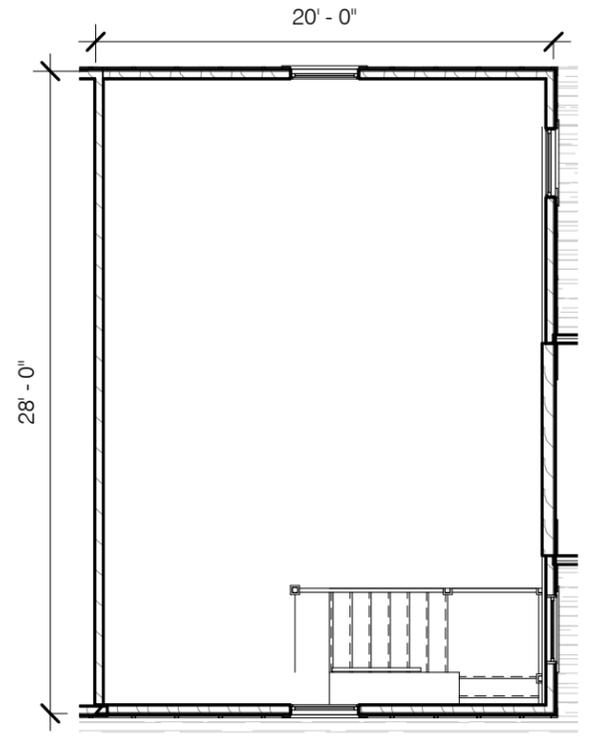


**1** **FACING HOUSE**  
A-1

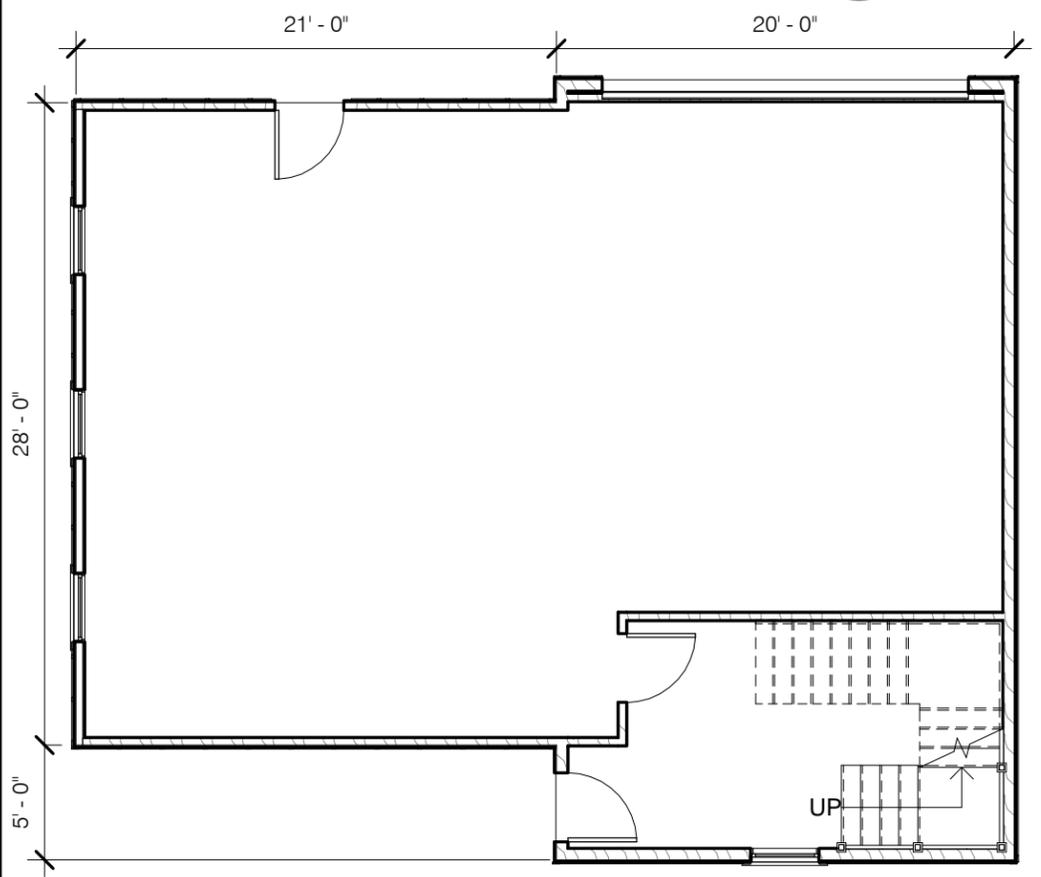


**3 SITE PLAN 3618 WESTBROOK**  
 A-2 1" = 40'-0"

**4 NEIGHBORHOOD**  
 A-2 3/8" = 1'-0"



**2 UPPER**  
 A-2 1/8" = 1'-0"



**1 MAIN**  
 A-2 1/8" = 1'-0"

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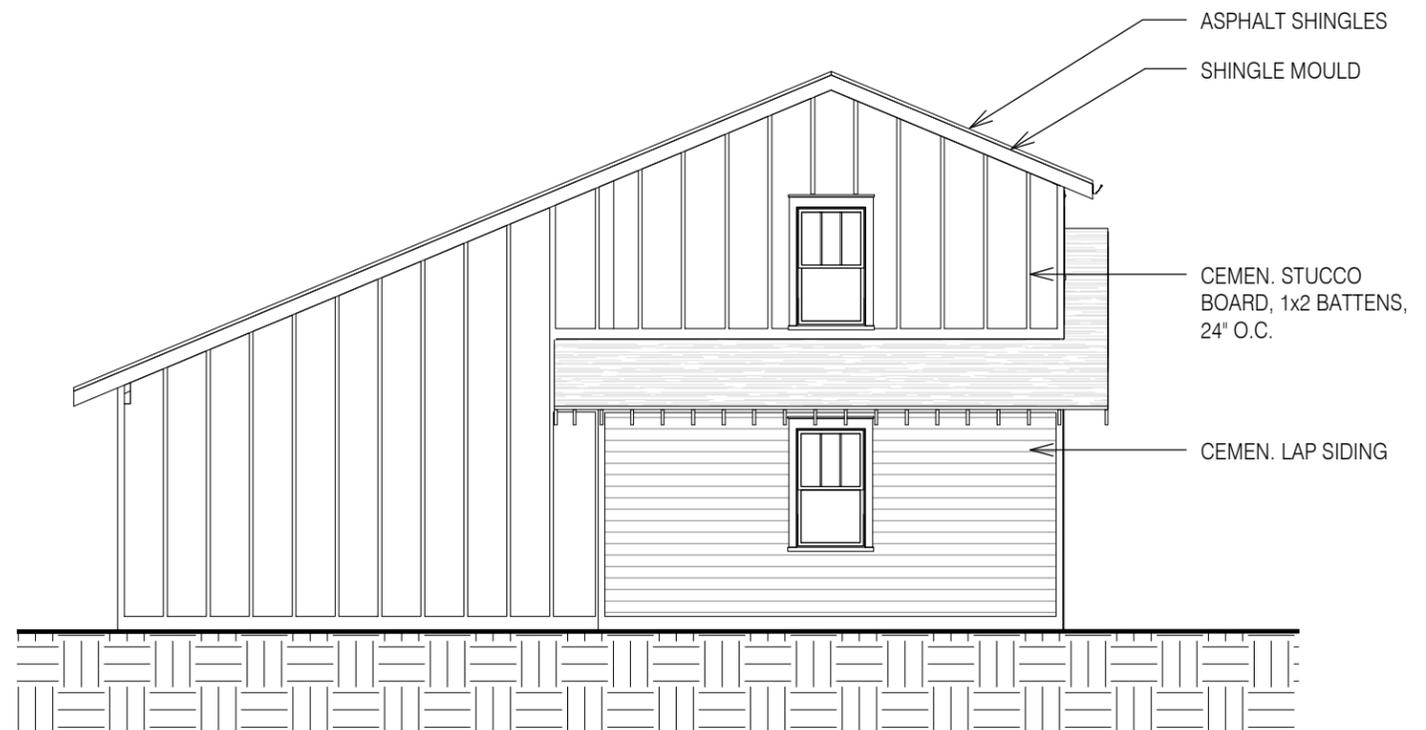
**AN ACCESSORY BUILDING AT  
 3618 WESTBROOK DRIVE  
 NASHVILLE, TENNESSEE, 37205**

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PLANS  
**A-2**  
 PROJECT: 1426  
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4 WEST SIDE  
A-3 1/8" = 1'-0"



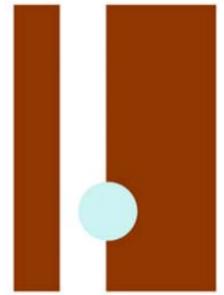
2 SOUTH, facing house  
A-3 1/8" = 1'-0"



3 EAST SIDE  
A-3 1/8" = 1'-0"



1 NORTH, facing alley  
A-3 1/8" = 1'-0"



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ELEVATIONS

**A-3**

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