



**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**  
**205 Ensworth Avenue**  
**March 18, 2015**

**Application:** New construction - outbuilding  
**District:** Woodlawn West Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10316001200  
**Applicant:** Nick Dryden, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to construct a new twenty-one foot (21') tall outbuilding at the rear of the lot. The building will be accessed from Woodlawn Drive with a new gravel drive and parking area.

**Recommendation Summary:** Staff recommends approval of the proposed outbuilding at 205 Ensworth Avenue, with the conditions that the colors of the metal surfaces and the final selections of windows and doors are approved by MHZC Staff prior to construction. Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Woodlawn West Neighborhood Conservation Zoning Overlay.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### **h. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 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.

#### *Outbuildings: Height & Scale*

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

#### *Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

#### *Outbuildings: Roof*

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

#### *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. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *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.*

#### *Outbuildings: Siding and Trim*

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *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:*

- 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.*

*Setbacks & Site Requirements.*

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- At least one side setback of DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

*Driveway Access.*

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

*Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

**Background:** The house at 205 Ensworth Avenue is a two and one-half story stone Colonial Revival building with a side-gabled projecting wing, a one-story Doric portico, and a trio of arched dormers on both sides of the primary roof. The house was designed in 1917 by renowned Nashville architect Henry C. Hibbs for local banking executive T.D. Webb and his wife Cora.

The primary house and a one and one-half story carriage house are on a 3.4 acre lot, surrounded by a crenulated block stone wall with large piers at the front gate. The lot fronts to Ensworth Avenue, and is bounded on the left and rear by Woodlawn Drive.

**Analysis and Findings:** The applicant is proposing to construct an outbuilding at the rear of the lot, accessed by a new driveway off of Woodlawn Drive.

Height & Scale: The new building will have two components: a gabled garage with three vehicle bays on two sides, and an arch-roofed component resembling a Quonset hut. The gabled component will have a ridge height of twenty-one feet (21') above grade and an eave height of thirteen feet (13'). The arched component will have a maximum height of fourteen feet (14'). By comparison, the house has a roof height of thirty-five feet (35') and an eave height of twenty-one feet (21'). Staff finds the heights of the proposed building to be subordinate to those of the principal structure.

The footprint of the gabled component will be sixteen hundred, seventy square feet (1,670 sf), and the arched roof component will be a three hundred, seventy square foot (370 sf), for a total footprint of two thousand, forty square feet (2,040 sf). By comparison, the footprint of the principal building is two thousand, eight hundred, eighty square feet (2,880 sf) and the footprint of the historic carriage house is approximately two thousand square feet (2,000 sf).

Although the dimensions of the proposed building are significantly larger than those outlined in the design guidelines, staff found the scale to be appropriate due to the unusually large size of the lot and because the building will not be seen from within the overlay as it "fronts" a non-historic area that is not within the overlay. Staff finds the height and scale of the proposed outbuilding to be subordinate to the principal building and to be appropriate given the unique size and character of the lot. Staff finds the proposal to meet sections II.B.h.1. of the design guidelines.

Setback & Location: The new outbuilding will be located at the rear of the lot, approximately four hundred sixty feet (460') from the front of the lot and separated from the principal building by one hundred, seventy feet (170'). The building will have a setback of forty-eight feet (48') off of Woodlawn Drive to the west, increasing to more than one hundred feet (100') where Woodlawn bends along the southern edge of the property.

The outbuilding will be accessed from Woodlawn Drive by a new gravel drive that branches into oval that opens to the vehicle bays on the sides of the building, with a

“motorcourt” to the north of the building. This drive will be approximately four hundred, sixty feet (460’) from the front of the lot, and will resemble the original oval motorcourt in front of the principal building. Additionally, although the context along Woodlawn Drive is not historic, similar driveways are found on other lots on the street.

Given the unique context and dimensions of the lot, Staff finds the orientation of the building and associated driveway to be compatible with the historic house and to meet section II.B.1.f of the design guidelines.

Given the unique context of the lot, the lack of historic integrity on Woodlawn Drive, and because it would be compatible with the principal building to which it relates, staff finds that the proposed outbuilding meets section II.B.h.2. of the design guidelines.

Materials: The new outbuilding will primarily be clad in wood clapboard with a four inch (4”) exposure, and the trim and fascia will also be wood. The foundation will have a stone veneer to match the principal building, and the gabled roof will be standing-seam metal. The arched component of the building will also be metal. The colors of the metal surfaces are not known, and would need to be approved by staff prior to construction. The windows will be wood and steel, and the doors will be wood and aluminum, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff’s final approval of the metal colors and of the windows and doors, staff finds that the known materials meet section II.B.h.1 of the design guidelines.

Roof form: The gabled roof will have a ridge perpendicular to that of the house, with a pitch of 4:12. This roof form is typical of historic outbuildings. Although the shape of the arched component is not typical of historic buildings in the surrounding area, it is on the façade that faces away from the house along Woodlawn Drive where there is not a strong historic context. Staff finds that the proposed outbuilding meets section II.B.h.1. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.h.1.

**Recommendation:**

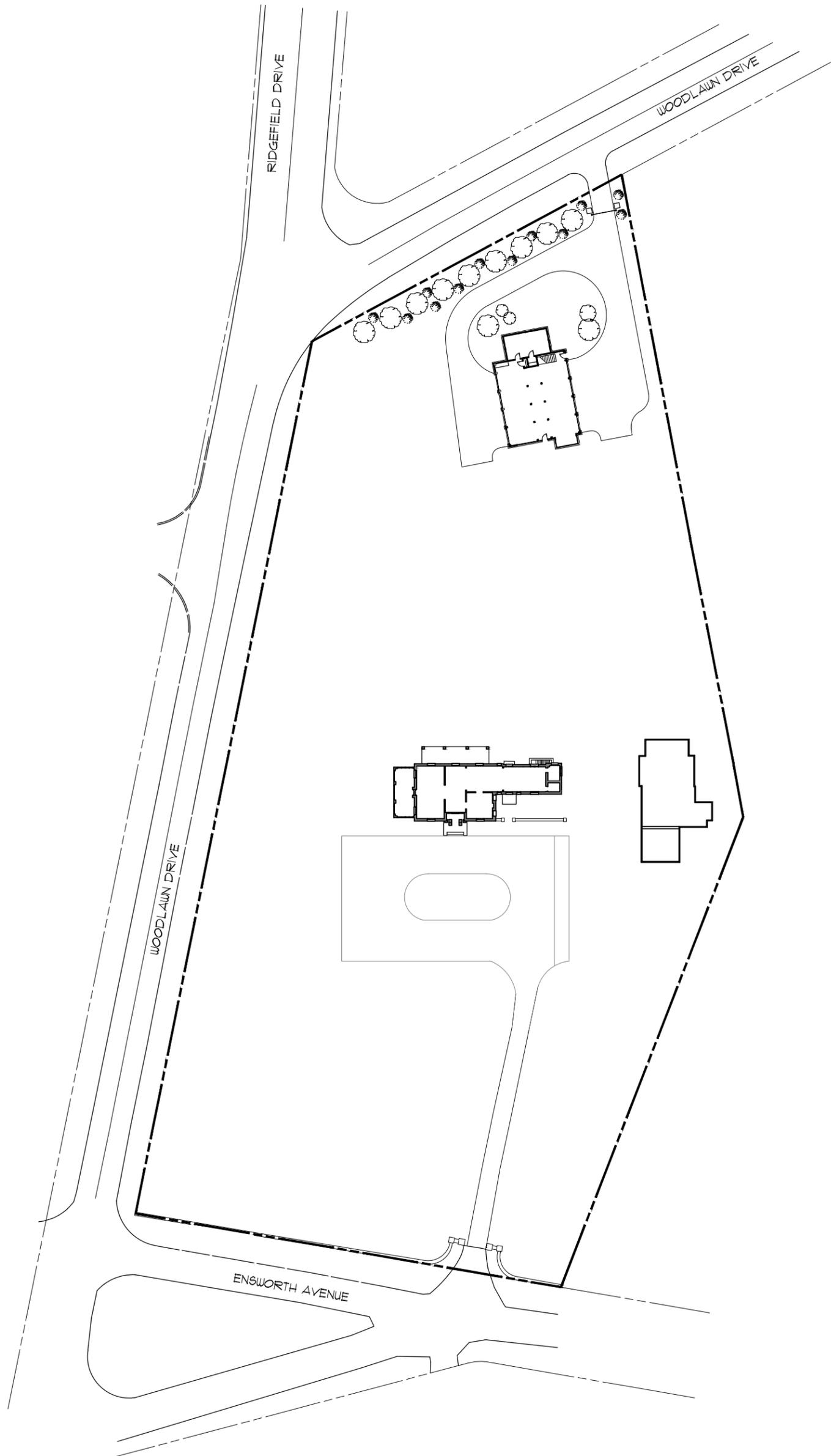
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205 Ensworth Avenue, front.



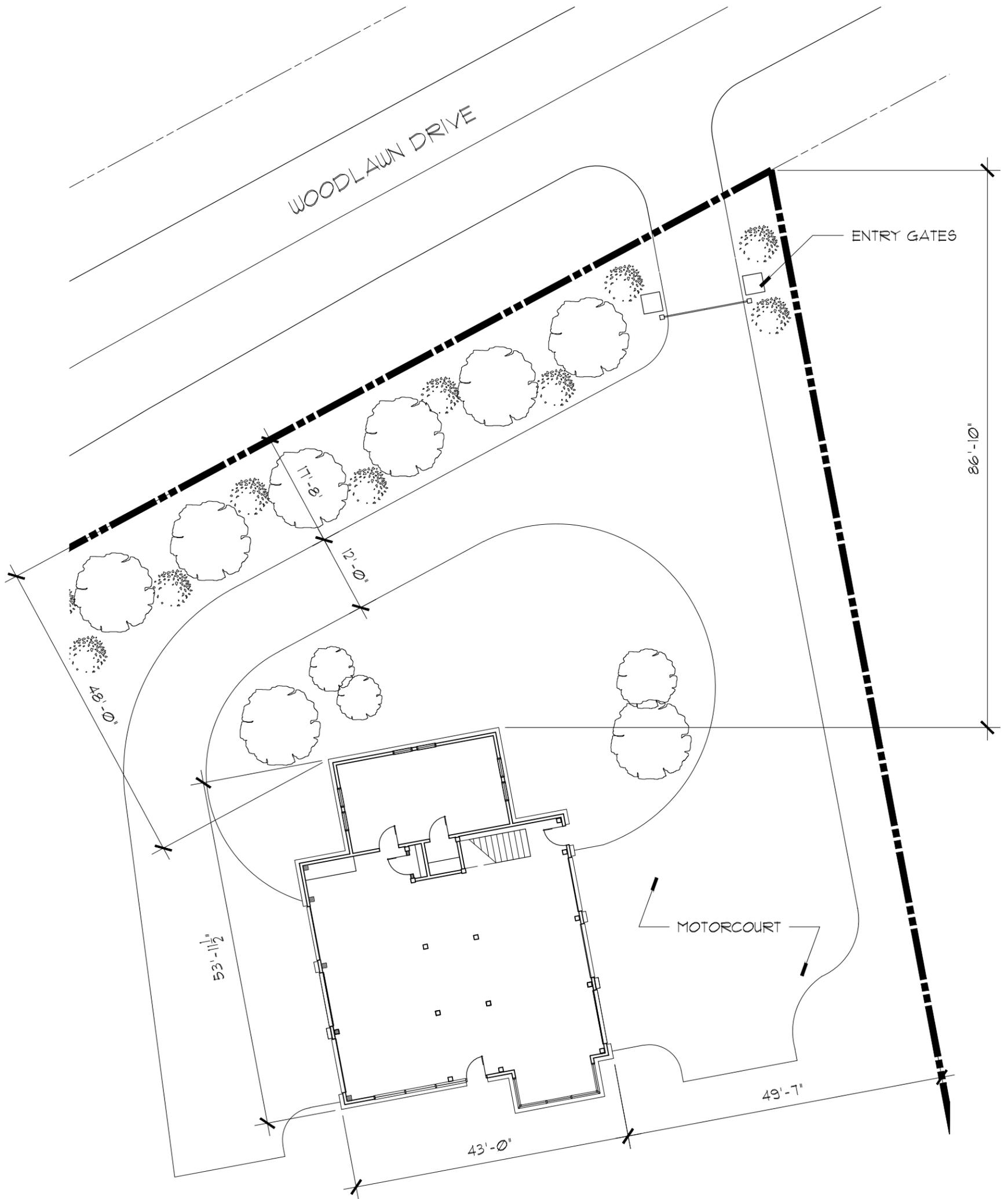
205 Ensworth Avenue, rear facade from Woodlawn Drive.



**SITE PLAN**

Scale: 1/64" = 1'-0"

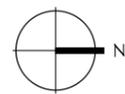


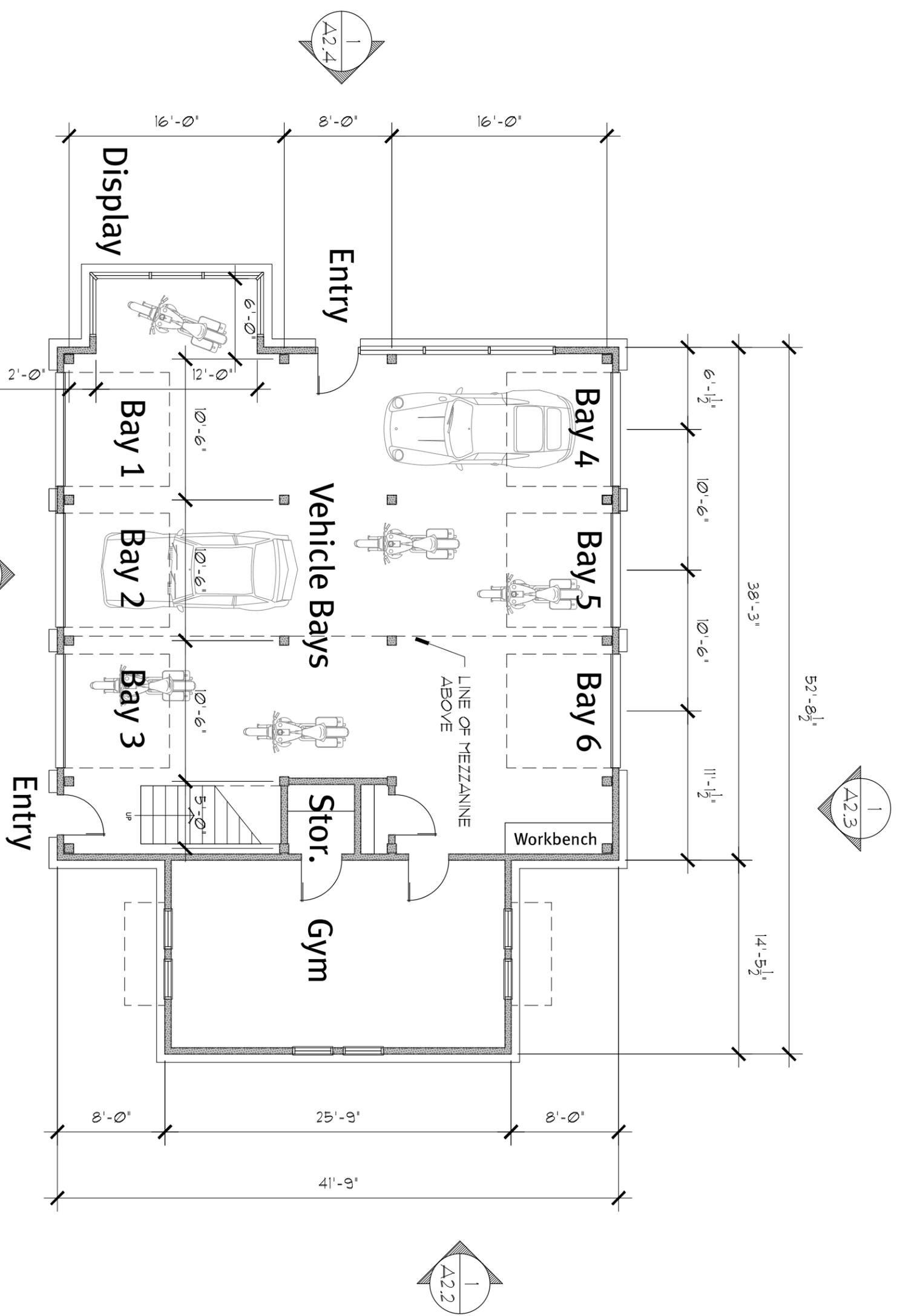


FOOTPRINT OF DETACHED GARAGE: 2,041 GSF

**ENLARGED SITE PLAN - DETACHED GARAGE**

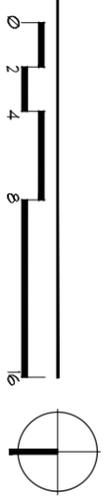
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**MAIN LEVEL FLOOR PLAN**

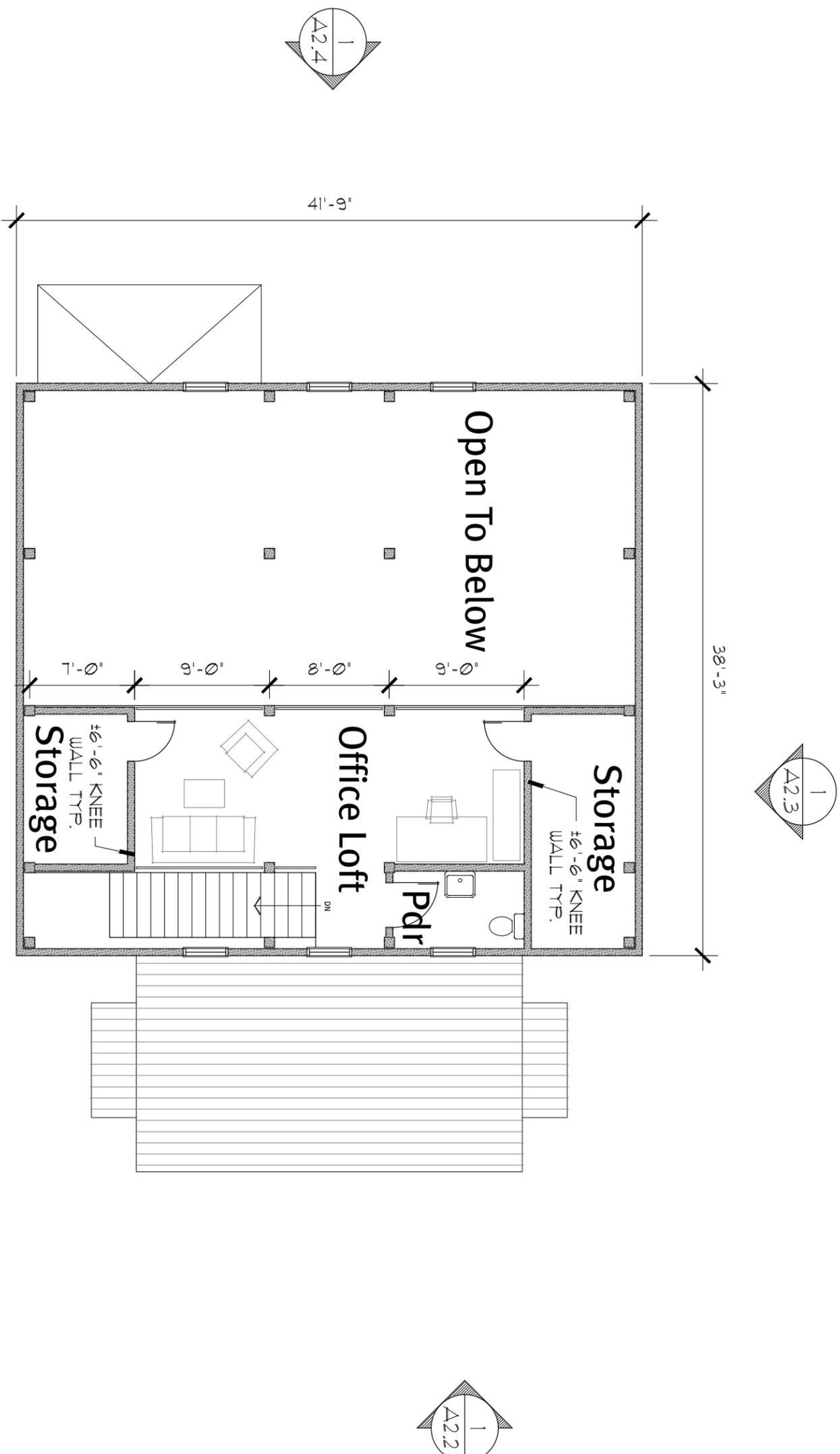
Scale: 1/8" = 1'-0"



205 Ensworth Avenue - Detached Garage  
Nashville, TN

**A1.1**

26 February 2015  
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UPPER LEVEL FLOOR PLAN

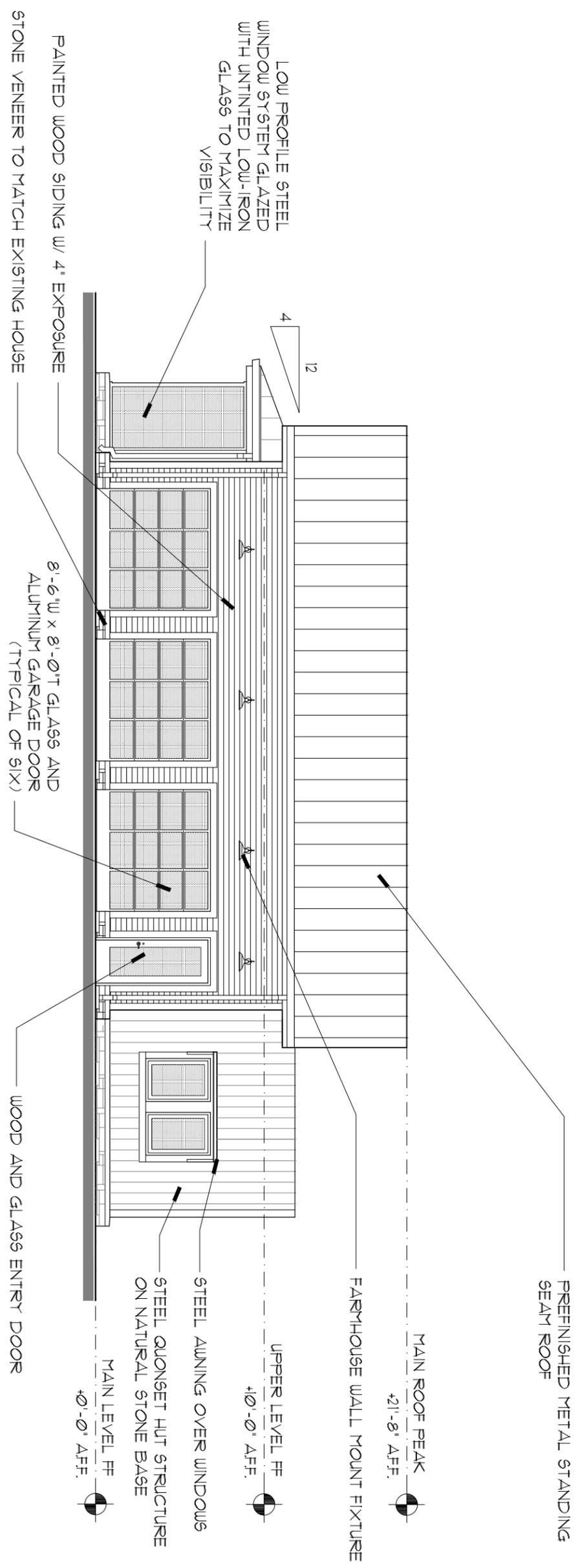
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A1.2

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**NORTH ELEVATION**

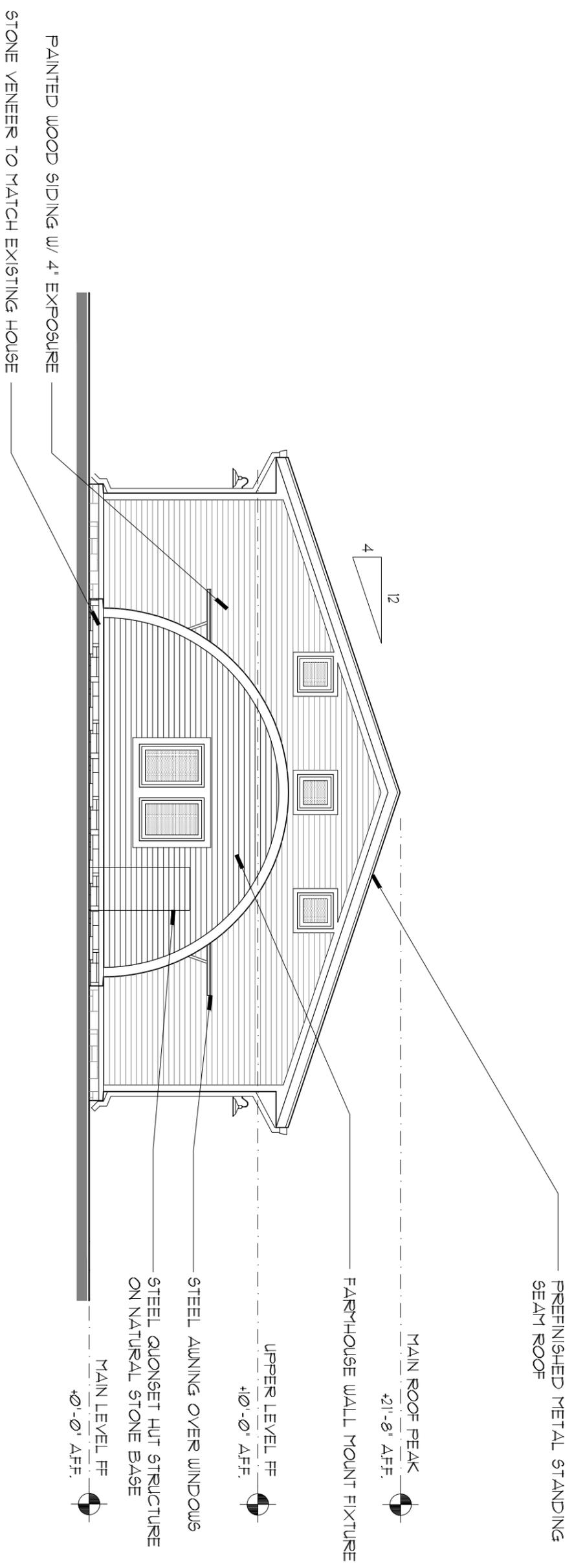
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**A2.1**

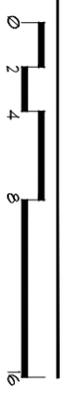
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**WEST ELEVATION**

Scale: 1/8" = 1'-0"

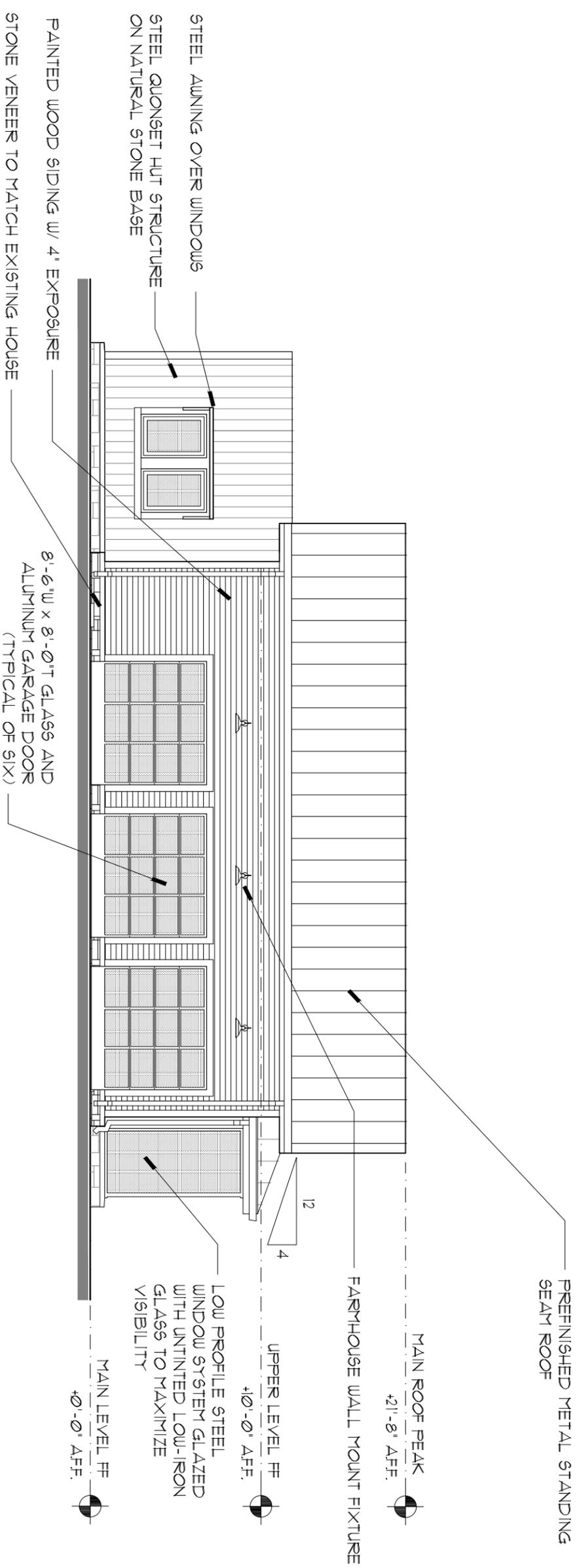


205 Ensworth Avenue - Detached Garage  
Nashville, TN

**A2.2**

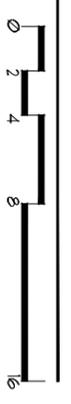
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**SOUTH ELEVATION**

Scale: 1/8" = 1'-0"

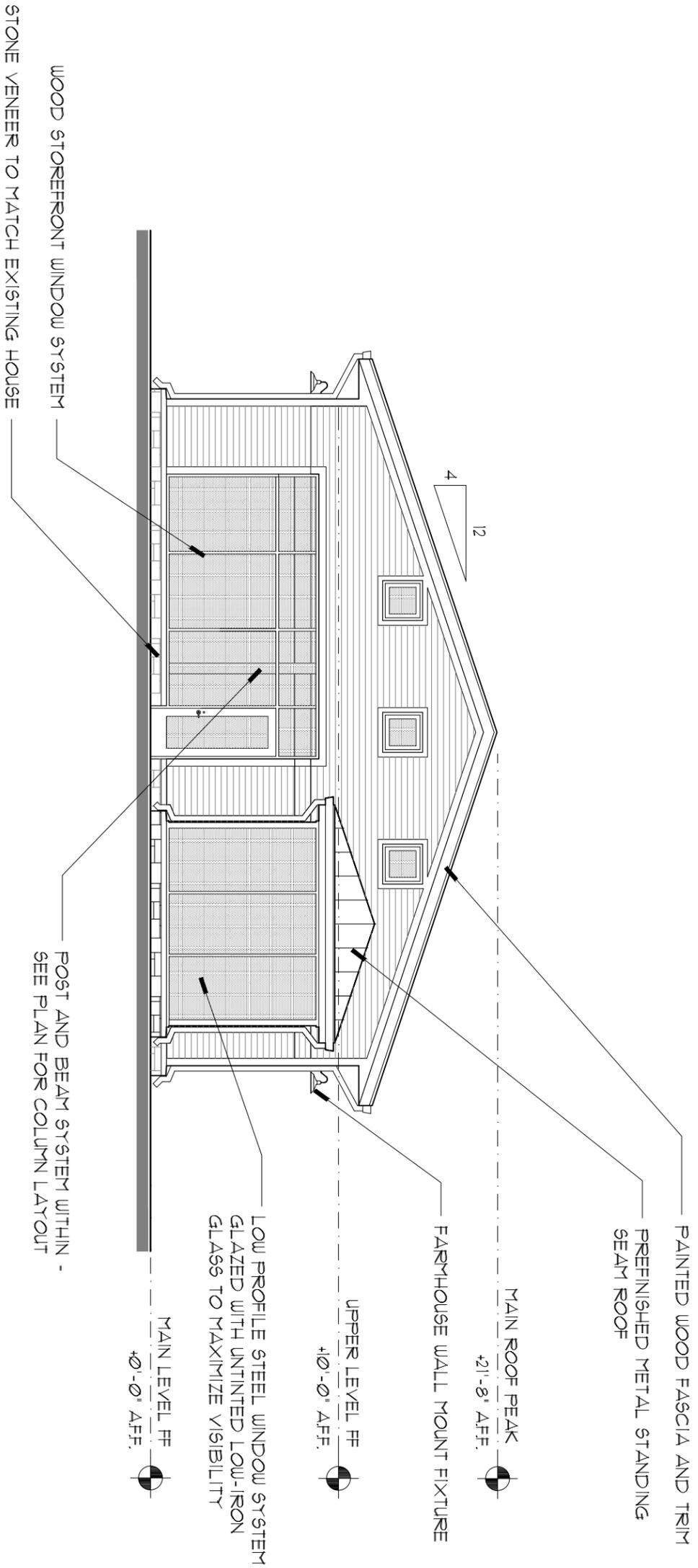


205 Ensworth Avenue - Detached Garage  
Nashville, TN

**A2.3**

26 February 2015

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**EAST ELEVATION**

Scale: 1/8" = 1'-0"

