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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION 4210 Elkins Avenue August 19, 2015

Application: New construction – addition and outbuilding; Setback determination

District: Park and Elkins Neighborhood Conservation Zoning Overlay

Council District: 24

Map and Parcel Number: 09116019600

Applicant: Jennifer Bagwell, Architect

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

Description of Project: The applicant proposes to construct a one-story screened porch addition at the rear of the house and to construct a one-story garage behind the house with vehicular access from the alley with a five foot (5') rear setback.

Recommendation Summary: Staff recommends approval of the new screened porch addition and outbuilding with a five foot (5') rear setback, finding that the proposal meets the applicable design guidelines for new construction in the Park and Elkins Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. NEW CONSTRUCTION AND ADDITIONS

i. 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.

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). 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 street-facing dormer should sit back at least 2' from the wall of the floor below.

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.

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:

- 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 for a 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.

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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

- Additions should be located at the rear of an existing structure.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should:

- *No matter their use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *When an addition ties into an existing roof it should be a minimum of 6" off the existing ridge.*
- *Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- *An extreme grade change*

- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

d. 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.

e. 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.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. Additions should follow the guidelines for new construction.

Background: The building at 4210 Elkins Avenue is an early 20th century Transitional Victorian house, with a hipped pyramidal roof and a wrap-around front porch. The house was enlarged in 2006 with a large two-story rear addition.



Analysis and Findings: The applicant proposes to construct a one-story screened porch at the rear of the house; and to construct a one-story garage behind the house with vehicular access from the alley with a five foot (5') rear setback. The building will not be used as a detached accessory dwelling unit.

Location & Removability:

The new screened porch will be located at the rear of the house, flush with the left side wall and extending sixteen feet (16') to the rear. This will only impact the earlier addition and not the original form of the building, and therefore meets sections II.B.2.a and II.B.2.e of the design guidelines.

Design:

The screened porch addition will be open in nature and will not contrast with the historic character of the house. Staff finds that the project meets guidelines II.B.2.a and II.B.2.f.

Height & Scale: The porch will be one-story tall with an eave height of nine feet (9') and a roof height of fourteen feet (14'). Staff finds that the addition would be subordinate to the existing two-story house and meet sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing:

The screened porch will align with the left wall of the house, flush with the side of the historic house and the recent addition. The addition meets the bulk zoning requirements and is compatible with the setbacks of nearby historic houses; therefore Staff finds that it meets section II.B.1.c of the design guidelines.

Materials:

No changes to the historic house's materials were indicated on the drawings.

The porch will have wooden columns with screen walls, an asphalt-shingle roof, and a stone-clad chimney at the rear. Staff finds these materials to be appropriate and to meet section II.B.1.d of the design guidelines.

Roof form: The roof of the porch will be a rear-facing gable with a pitch of 6:12. This matches the roof form of the original structure; therefore Staff finds that the project meets section II.B.1.e of the design guidelines.

Outbuildings:

The new outbuilding will be at the rear of the lot with vehicular access from the alley. The applicant asks the Commission to determine the appropriateness of a proposed five foot (5') rear setback, which staff finds to be compatible with the location of outbuildings historically.

The building will be one-story tall with an eave height of eight feet, five inches (8'-5") and a peak roof height of fifteen feet, six inches (15'-6"). The roof will have a 6:12 gable matching the existing building with a small shed dormer on the west slope. The dormer will sit back two feet (2') from the first story wall as is typical of historic dormers. The exterior materials of the outbuilding include a minimal concrete block foundation, cement-fiberboard siding, and an asphalt shingle roof. These materials are compatible with the historic building.

Typically outbuildings should not be attached and should have a separation of at least ten feet (10') between it and the principle dwelling. Adding both the screened porch and the garage creates a situation where the house and the garage are closer than ten feet (10'); however, this area is minimal and the majority of the garage is more than seventeen feet (17') from the principle dwelling. The Commission has approved simple one-story, covered, open-sided walkways as an attachment in the past, and that is what is proposed here.

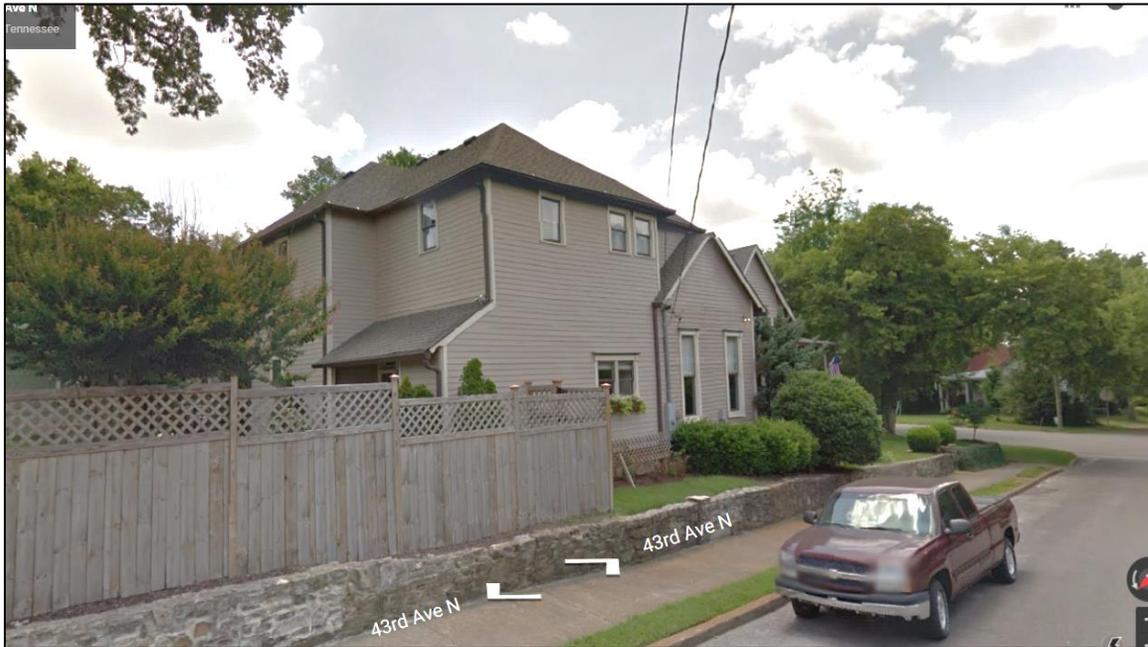
Staff finds the proposed outbuilding with a five foot (5') rear setback to meet section II.B.1.h of the design guidelines.

Recommendation:

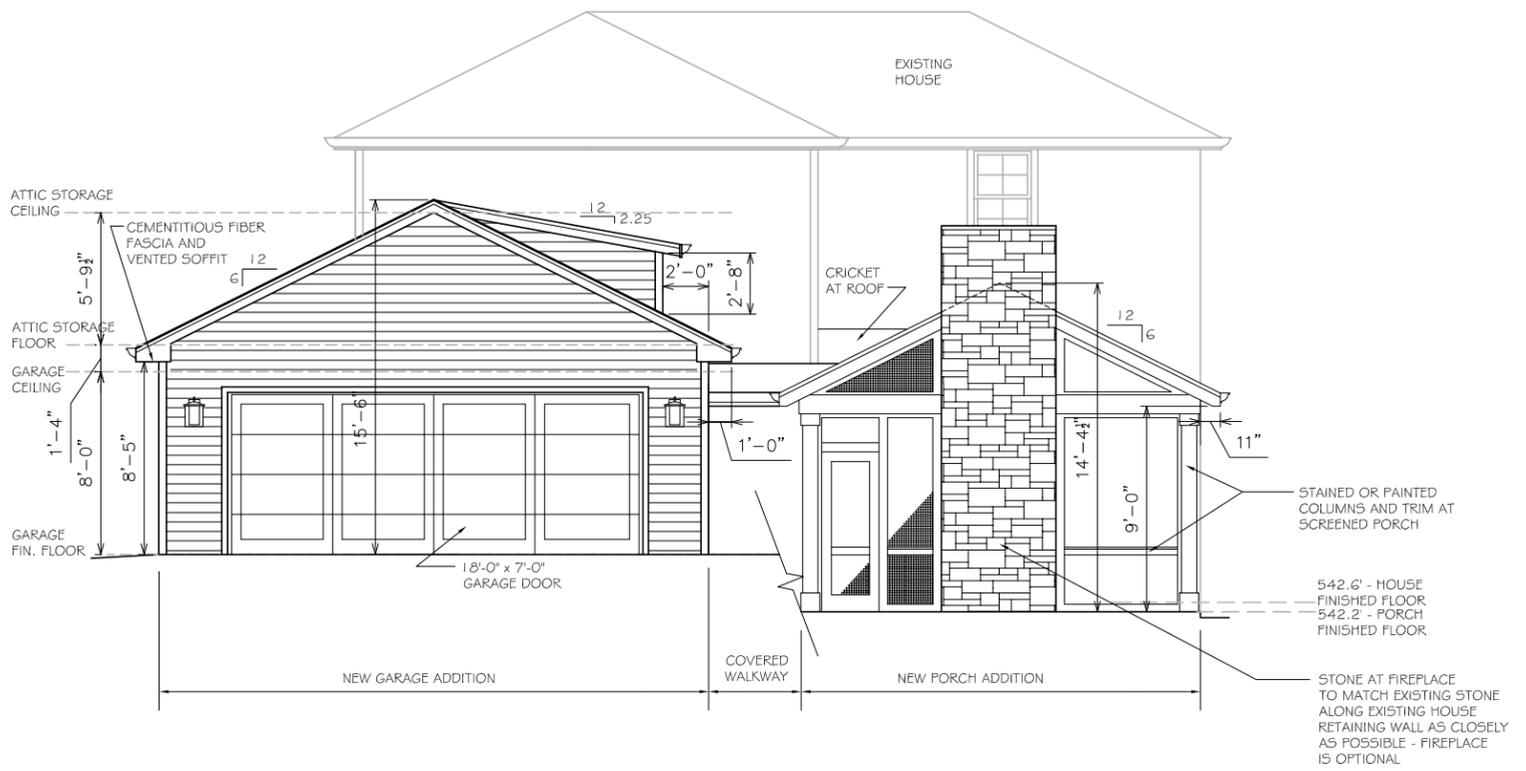
Staff recommends approval of the new screened porch addition and outbuilding with a five foot (5') rear setback, finding that the proposal meets the applicable design guidelines for new construction in the Park and Elkins Neighborhood Conservation Zoning Overlay.



Street view of left side of house, looking northeast from Elkins Avenue.



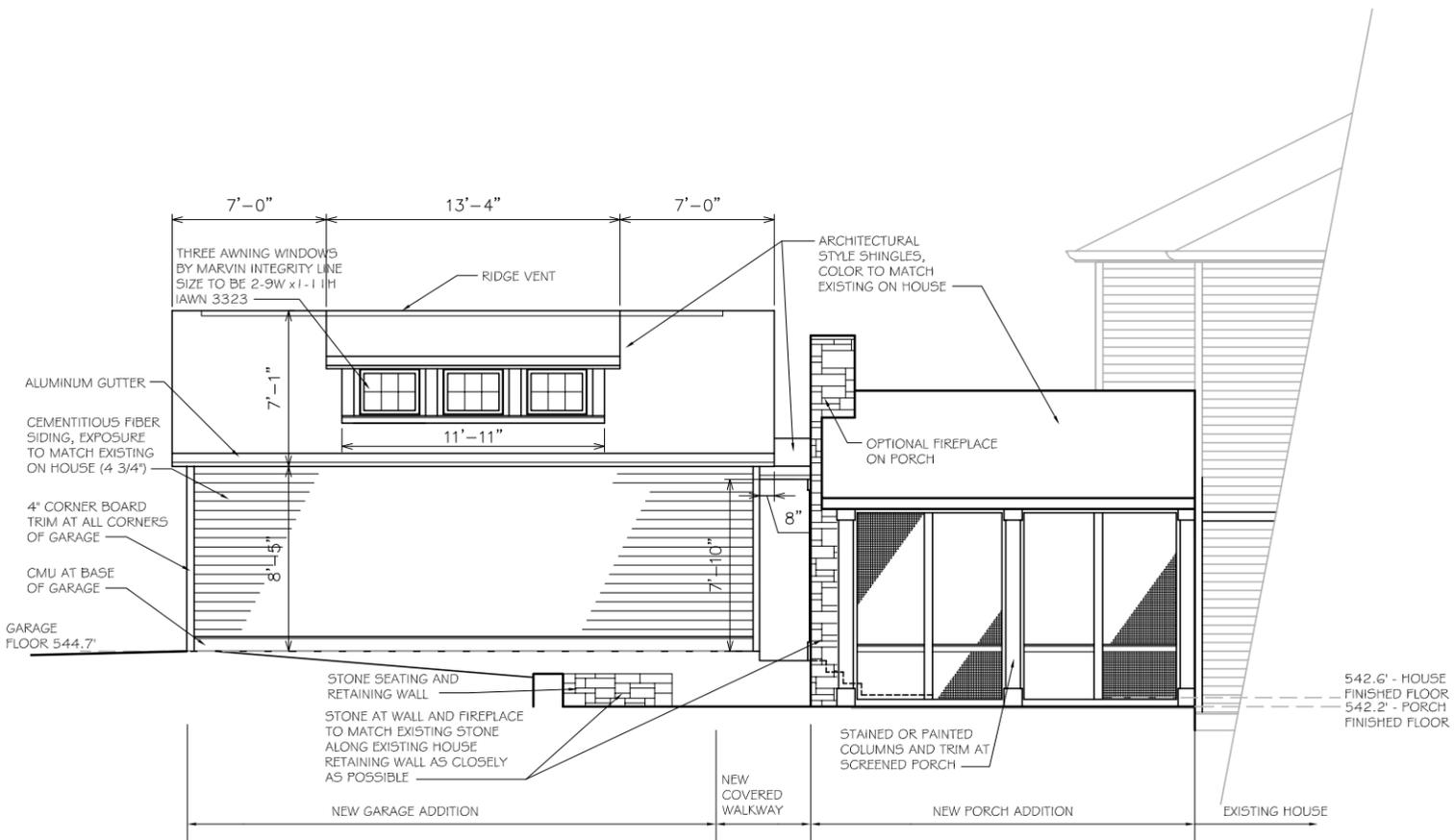
Street view of left side of house, looking southeast toward Elkins Avenue.



NEW NORTH ELEVATION



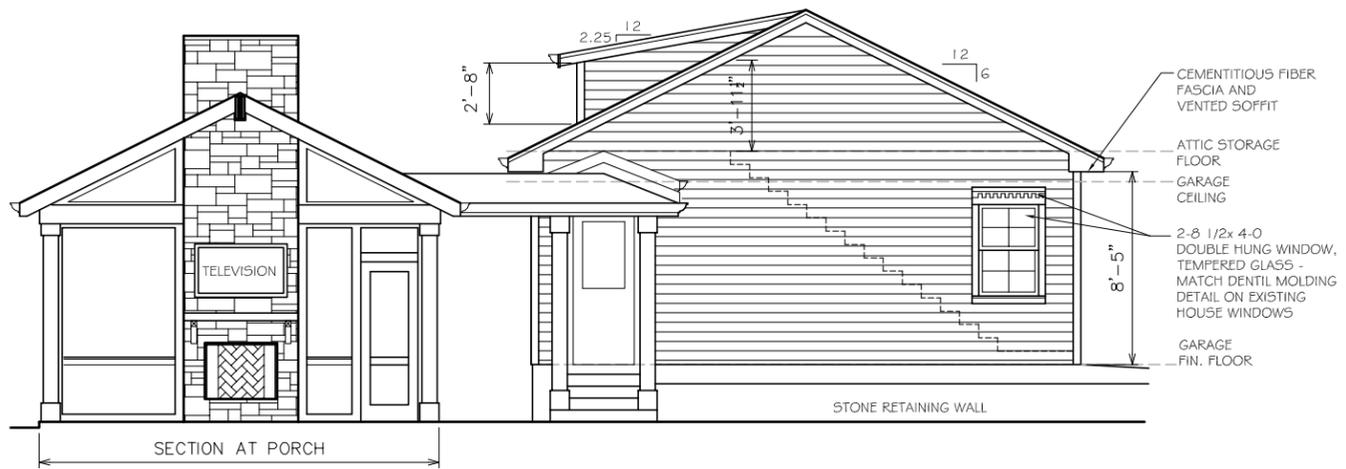
- NEW CONSTRUCTION
- EXISTING TO REMAIN



NEW WEST ELEVATION



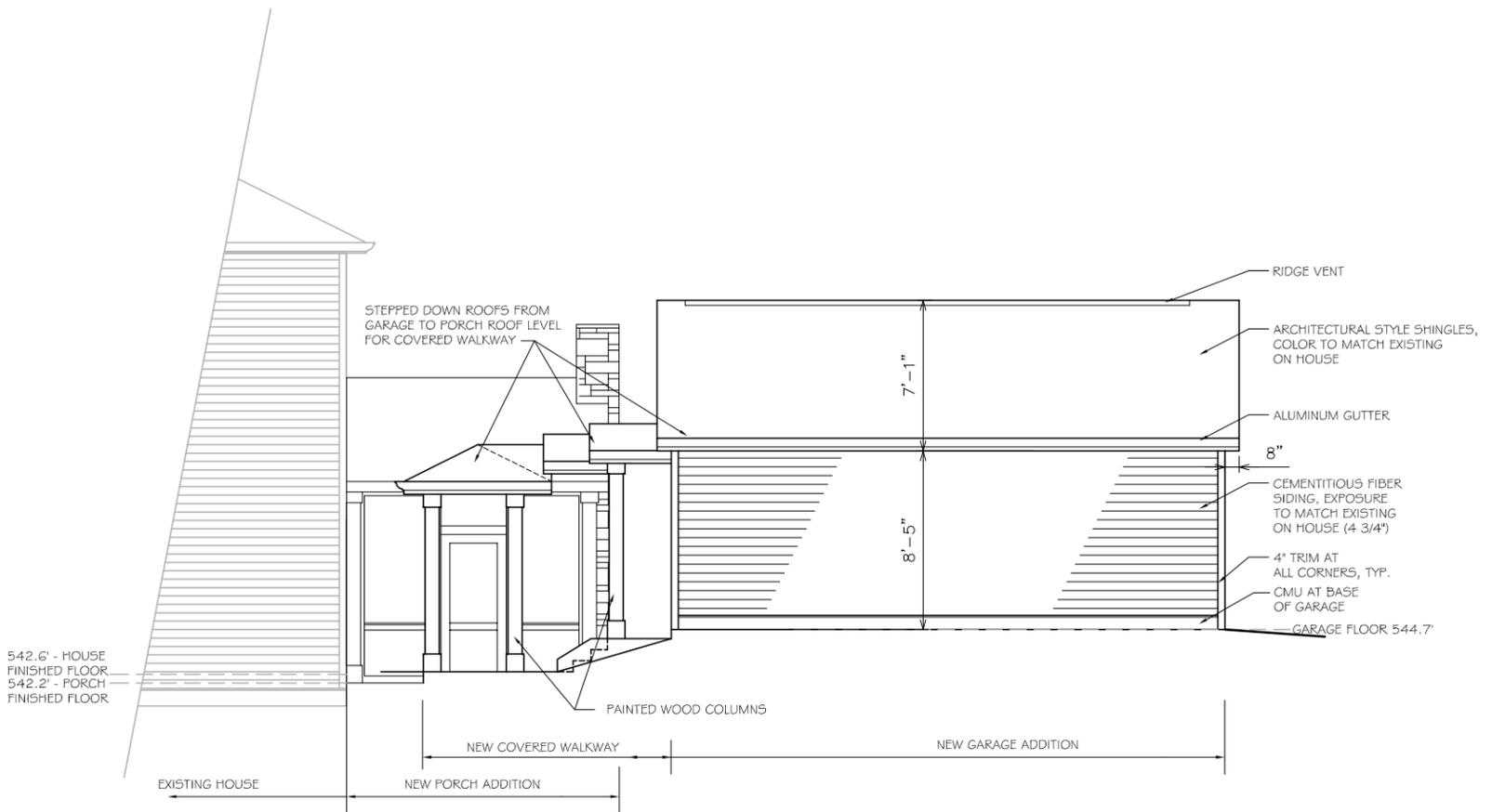
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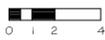
NEW SOUTH ELEVATION



NEW CONSTRUCTION
 EXISTING TO REMAIN



NEW EAST ELEVATION



NEW CONSTRUCTION
 EXISTING TO REMAIN