



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

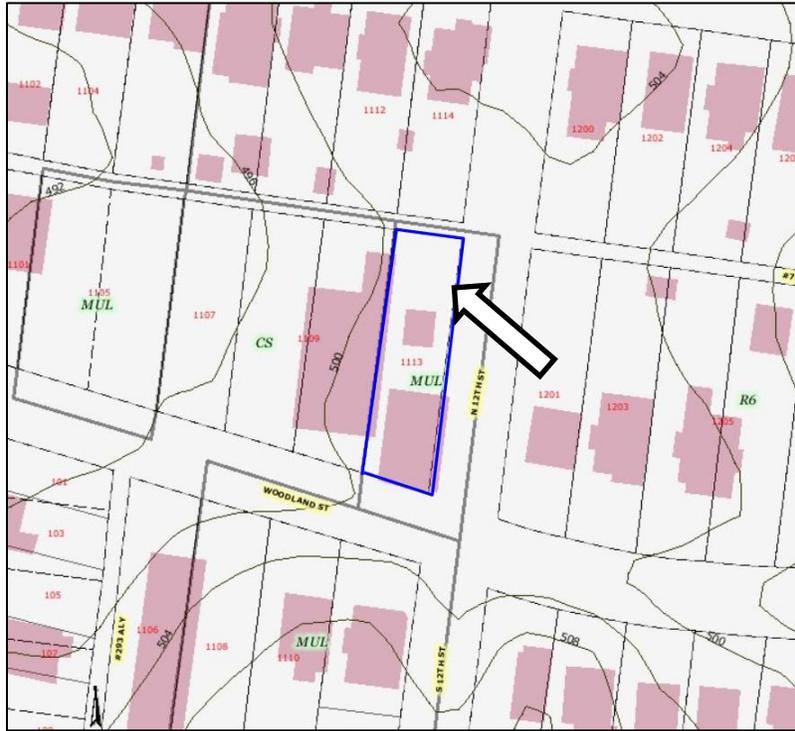
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

## STAFF RECOMMENDATION 1113 Woodland Street August 15, 2012

**Application:** New construction – accessory building and Setback reduction  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309014400  
**Applicant:** Bill Brimm & Andrew Krichels, owners  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicants are proposing to construct a new accessory structure at the rear of the lot. The building will be seventeen feet (17') tall with a shed roof, clad with fiberglass-asphalt shingles and cement-fiber siding, which is compatible with the character of the existing house and with the location, scale, and materials of surrounding historic buildings.</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 approval of the proposed new accessory building with reduced setbacks, finding it to meet the guidelines for accessory buildings in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B. New Construction

#### 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. 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 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.*

- 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:*

- 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.*

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

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

**Background:** At present, there is a two-story mixed use building and a two-story detached accessory building at 1113 Woodland Street, at the corner of Woodland and South 12<sup>th</sup> Streets. Both buildings were constructed in 2000-2001. The two structures were built prior to the enactment of the Conservation Overlay, and are generally compatible in scale with surrounding historic houses with contemporary designs and have cladding combinations of brick, wood, and metal. The parcel is zoned MUL (Mixed-use limited).

**Analysis and Findings:** The applicants are proposing to construct a new accessory structure at the rear of the lot.

The building will be located nineteen feet (19') from the rear of the property and three feet (3') from the left side. This location will be visible from South 12<sup>th</sup> Street, and will require a reduction of the bulk-zoning setbacks. The current setbacks would be twenty feet (20') for the rear and five feet (5') on the side. However, staff finds the proposed building would be in a typical location of historic accessory buildings and meets guideline II.B.8.b. and II.B.8.c.

The roof of the building will be a rear-facing shed with a pitch between 4:12 and 5:12. This is a typical roof form for historic accessory buildings and is compatible with the roof of the primary building. The peak and front eave of the building will be seventeen feet (17") above grade, dropping to eight feet (8') tall at the rear. These heights meet guideline II.B.8.a.

The footprint of the structure will be four hundred, eighty square feet (480 sq. ft.), roughly the same size as the existing accessory building. The total area of the existing and new accessory buildings will be nine-hundred, sixty square feet (960 sq. ft.) Because

the combined area of the structures is compatible with surrounding historic structures, Staff finds the scale to meet guideline II.B.8.a.

The building will be constructed primarily of wood, with smooth cement-fiber siding in the upper walls, matching the exposure of the primary building. The lower half will be open with six inch (6”) square posts. The rear, alley facing wall will be cement-fiber siding with a metal vehicle door, and the roof will be asphalt shingles to match the primary building. These materials meet guideline II.B.8.a.

The structure will be accessed from the rear alley by a new concrete driveway. This location and material is appropriate and meets guideline II.B.9.

**Recommendation:** Staff recommends approval of the proposed new accessory building with reduced setbacks, finding it to meet the guidelines for accessory buildings in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1113 Woodland Street, front.

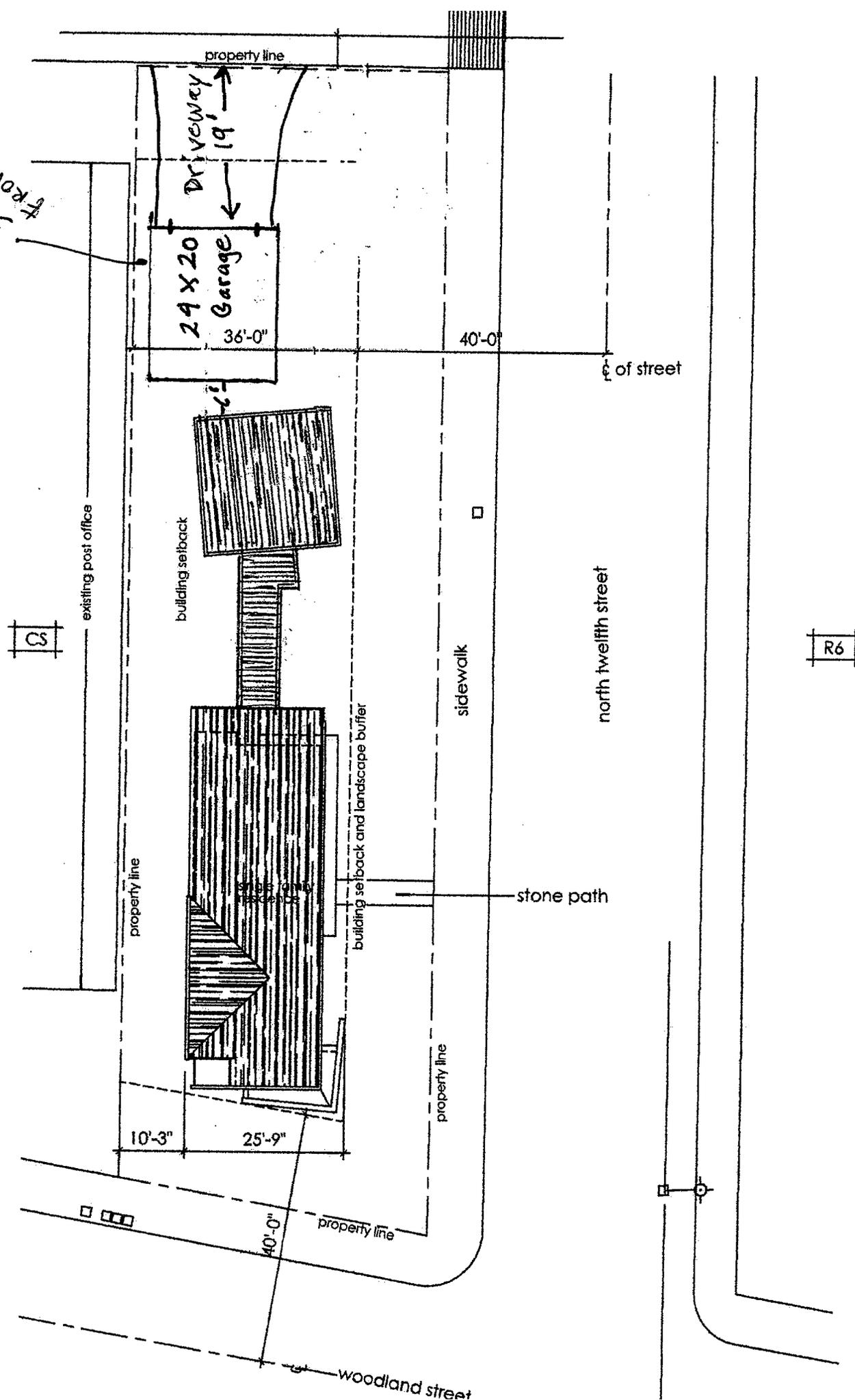


1113 Woodland Street, right side.



1113 Woodland Street, rear of existing accessory building.

3 FT from Property Line

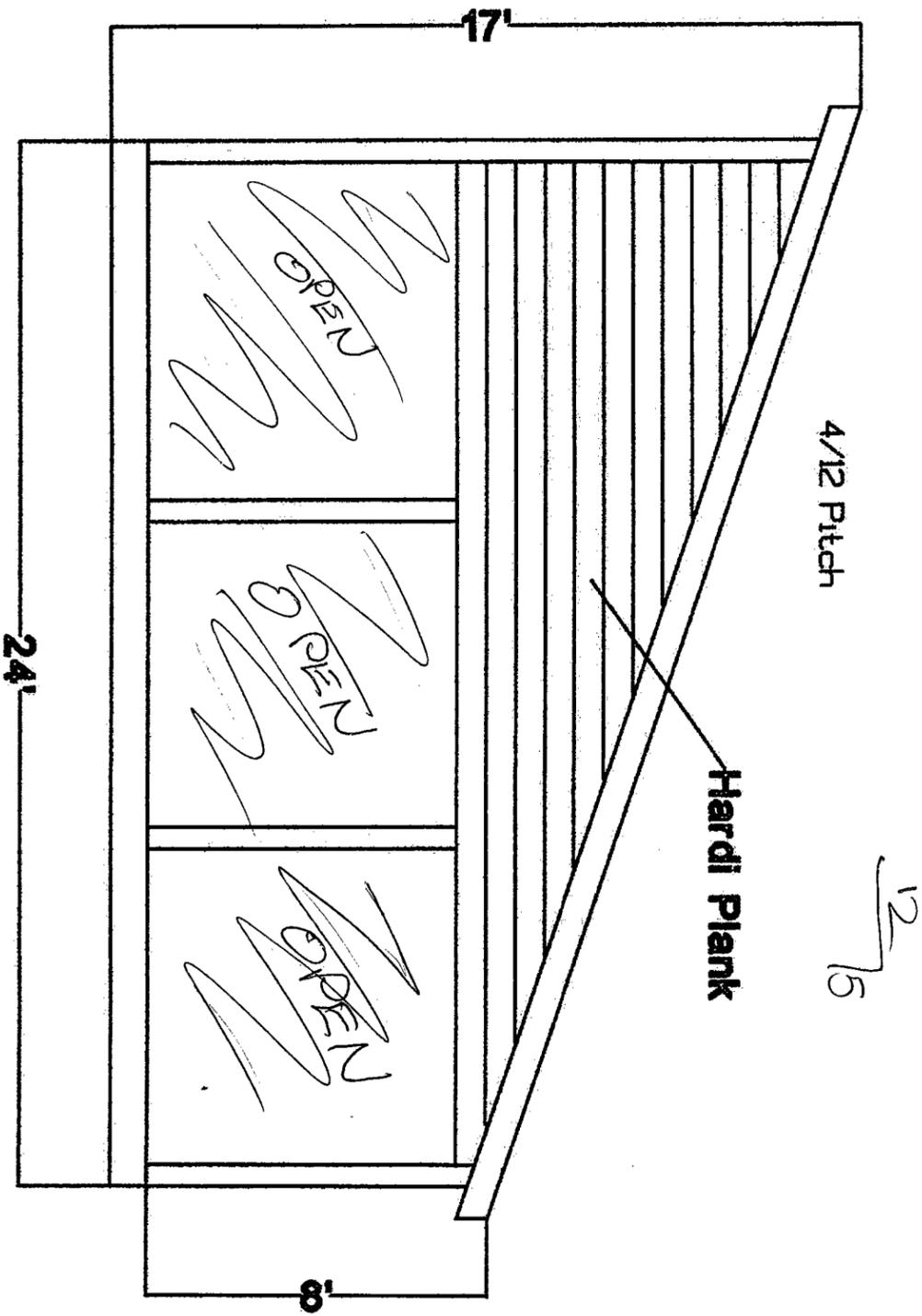


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Bill Brimm & Andrew Krichels  
1113 Woodland St. Nashville, TN 37206

EAST/12th St.



NORTH/alley

