



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

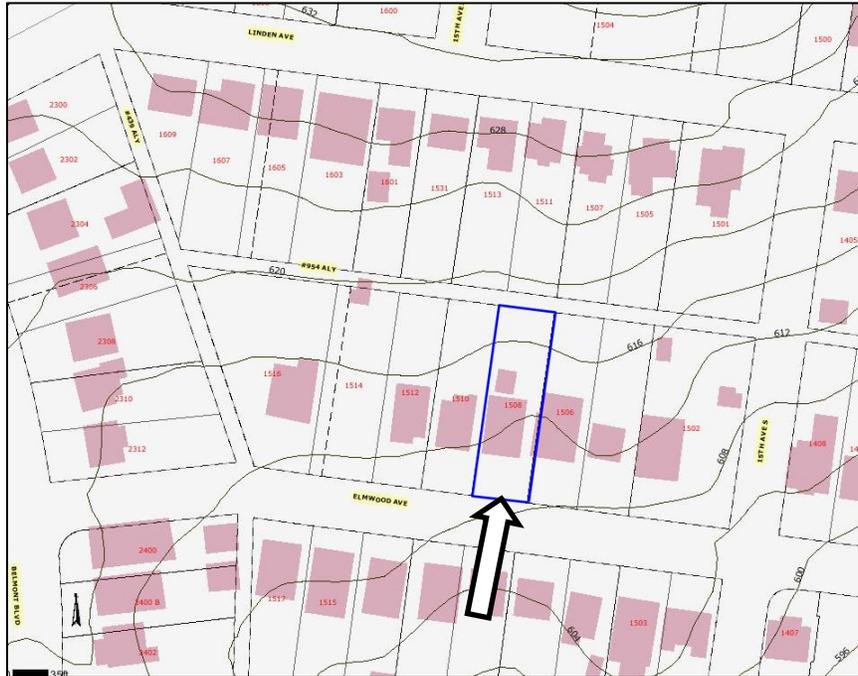
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

## STAFF RECOMMENDATION 1508 Elmwood Avenue June 20, 2012

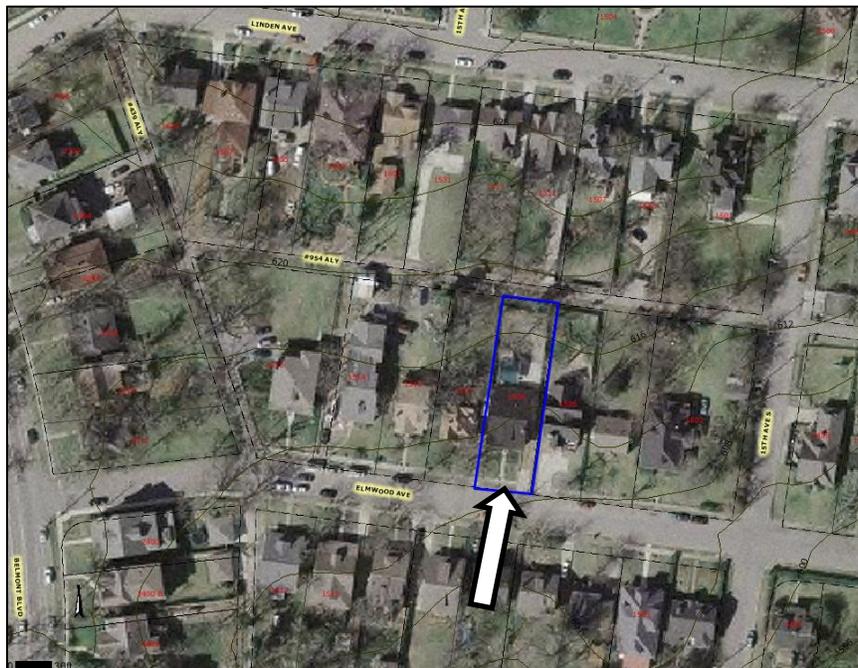
**Application:** Violation – Request to Retain Garage Not Constructed as Approved  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10416038300  
**Applicant:** Frank George, contractor  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> In April 2012, the applicant submitted drawings to construct a new detached accessory building. When Staff visited the property to conduct a framing inspection on May 30, 2012, it was observed that the project had deviated from the approved drawings. Staff determined that, as constructed, the structure was not subordinate to the existing structure and was not compatible with surrounding historic accessory structures. The applicant is requesting approval to keep and finish the structure as it currently stands.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the application to finish construction of the accessory building in deviation from the permit issued by Staff on April 27, 2012.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Permit</p>
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**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.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.*

- 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.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setback reductions will be determined based on:*

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

*Appropriate height limitations will be based on:*

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

- d. Materials, Texture, and Details, and Material Color  
The materials, texture, and 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. MHZC does not review the painting of structures.

*T-1-11- type building panels, "permastone", E.I.F.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a minimum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing. When different materials are used, it is most appropriate to have the change happen at floor lines. Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

e. Roofs

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*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.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*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. 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.*

i. 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.

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.*

#### *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.*

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.*

**Background:** 1508 Elmwood Avenue is a one and one-half story Craftsman bungalow with a side-gabled roof. An application to construct a two-car detached garage at the rear of the property was reviewed and approved by Staff, and a permit was issued on April 27, 2012.

In April 2012, the applicant submitted drawings to construct a new detached accessory building. As specified in the drawings submitted by the applicant, the structure was to be twenty feet (20') tall with eaves at twelve feet (12') above the finished floor level. When Staff visited the property to conduct a framing inspection on May 30, 2012, it was observed that the project had deviated from the approved drawings. Most notably, the structure had been constructed with the eaves at fifteen feet (15') above the finished floor level and the ridge is oriented perpendicular to the street rather than horizontal, which increases the perceived massing of the structure from the public right-of-way. In addition, the dormer does not have the two foot (2') setback required. Staff determined that, as constructed, the structure was not subordinate to the existing structure and was not compatible with surrounding historic accessory structures.

Initially, the applicant asked to come before the Commission; and Staff continued to work with the property owner and builder to find a solution. Staff compromised and allowed the ridge and dormer to remain as-is but required the eave to come down to what was originally proposed. On June 5, 2012, the builder stated that he would lower the ridge. However, recently, the property owner hired a new contractor who now seeks approval of the building as-is and the permission to complete the work.

**Analysis and Findings:** The applicant is requesting approval to keep the existing structure and permission to complete it as started.

#### Height, Scale

The structure was approved to have a six hundred square foot (600 sq. ft.) footprint, and would be twenty feet (20') tall with a twelve foot (12') eave height with a ridge line that was parallel with the alley. As built, the structure has the correct footprint and overall height, but the eaves are fifteen feet (15') above the finished floor level and the ridge is oriented perpendicular to the street rather than parallel, which increases the perceived massing of the structure from the public right-of-way. Due to a rise in grade from the house to the alley, the structure appears to have an additional three feet (3') of height as viewed from the right-of-way.

#### Roof, Orientation

The approved drawings indicated that the structure would have a gable with an 8:12 pitch, with the ridge running parallel to the street. The structure was built with a 5:12 roof pitch and the ridge running perpendicular to the street. What was to be an alley-facing shed dormer was built facing the side, and was not set in as approved but stacked directly on the wall below.

Due to the hilly topography of Nashville, it is not uncommon for the floor level of accessory structures to be higher than their primary structures, but Staff determined that the design and orientation of the submitted drawings would be compatible. However, the combined effect of the higher eave line, rotating the structure, and stacking the dormer gives the structure a significantly taller appearance, to the point that it is not subordinate to the primary building and does not meet the guidelines for new accessory structures in the overlay.

**Recommendation:** Staff recommends disapproval of the application to finish construction of the accessory building in deviation from the permit issued by Staff on April 27, 2012.



Garage at 1508 Elmwood Avenue, under construction.



Garage at 1508 Elmwood Avenue from the street.

# METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park  
3000 Granny White Pike  
Nashville TN 37204  
(615) 862-7970

[histlap1@nashville.gov](mailto:histlap1@nashville.gov)

**HISTORICAL COMMISSION PERMIT - 201200115**

*Entered on: 27-APR-2012*

**IVR PERMIT TRACKING NUMBER: 1871276**

**Site Address**

1508 Elmwood Ave, NASHVILLE, TN 37212

**Parcel:** 10416038300

PT LOT 71 BELMONT LAND CO

**Parcel Owner**

FOSTER, JOHN D.

**Purpose:**

DESCRIPTION

**CLADDING & TRIM**

- All/any trim, railings, vents and associated type elements are to be wood or cement fiberboard. Clad material is not approved. Wood or cement fiberboard shall be a smooth face material void of any simulated wood grain pattern or rough, unfinished appearance. All exposed exterior lumber should be grade number #1 or #2. Lower grade lumber is unsuitable for exterior work.
- Exterior cladding material to be wood or cement fiberboard and may match the exposure of the main structure. If siding material/exposure does not match the main structure, then lap siding to be 6¼-width material with a maximum of 5 inches of exposure. Siding material to be smooth and free of knots, rough, unfinished appearance and other imperfections. Simulated wood stamp is not appropriate.
- 2 x 4 inches wood corner boards are typical on the face of each exposed corner. Lumber to be of an appropriate trim grade (smooth and square). Stud wall lumber is not appropriate.
- 2 x 4 inches wood casing typical at doors and windows. Lumber to be of an appropriate trim grade (smooth and square). Stud wall lumber is not appropriate.

**WINDOWS & DOORS**

- Only factory installed muntins are approved. Self installed snap, clip or glue type muntins on windows are not approved. Interior type muntins on windows are not approved. Windows to be approved by staff prior to installation.
- Windows on clapboard structures shall not have brick-mold.
- Overhead garage door and pedestrian entry doors may be steel with simple panel design. Doors to be approved by staff prior to installation.

**ROOF**

- Roof material may match the main structure. If roof material is not to match main structure, then roofing to be asphalt composite 3-tab shingle. Unusual colors such as blue are not approved. Roofing color to be approved by staff prior to installation.

**FOUNDATION**

- Foundation to be a maximum of six (6\_) inches in height from grade.

**GENERAL SPECIFICATIONS**

- Alterations to be constructed in accordance with attached elevations. Any deviation from the approved plans could result in changes being reversed to reflect the approved drawings. Please note: MHZC staff may have added notes to the submitted drawings.
- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
- Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken.

- The work items listed are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application.

- This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.

- THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

**Contractor:**

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**Applicant:** FOSTER, JOHN D.

**Activities to be Completed – call (615) 862-7970:**

FIELD STAKING:

ROUGH FRAMING INSPECTION:

ROOFING COLOR APPROVAL PRIOR TO INSTALL:

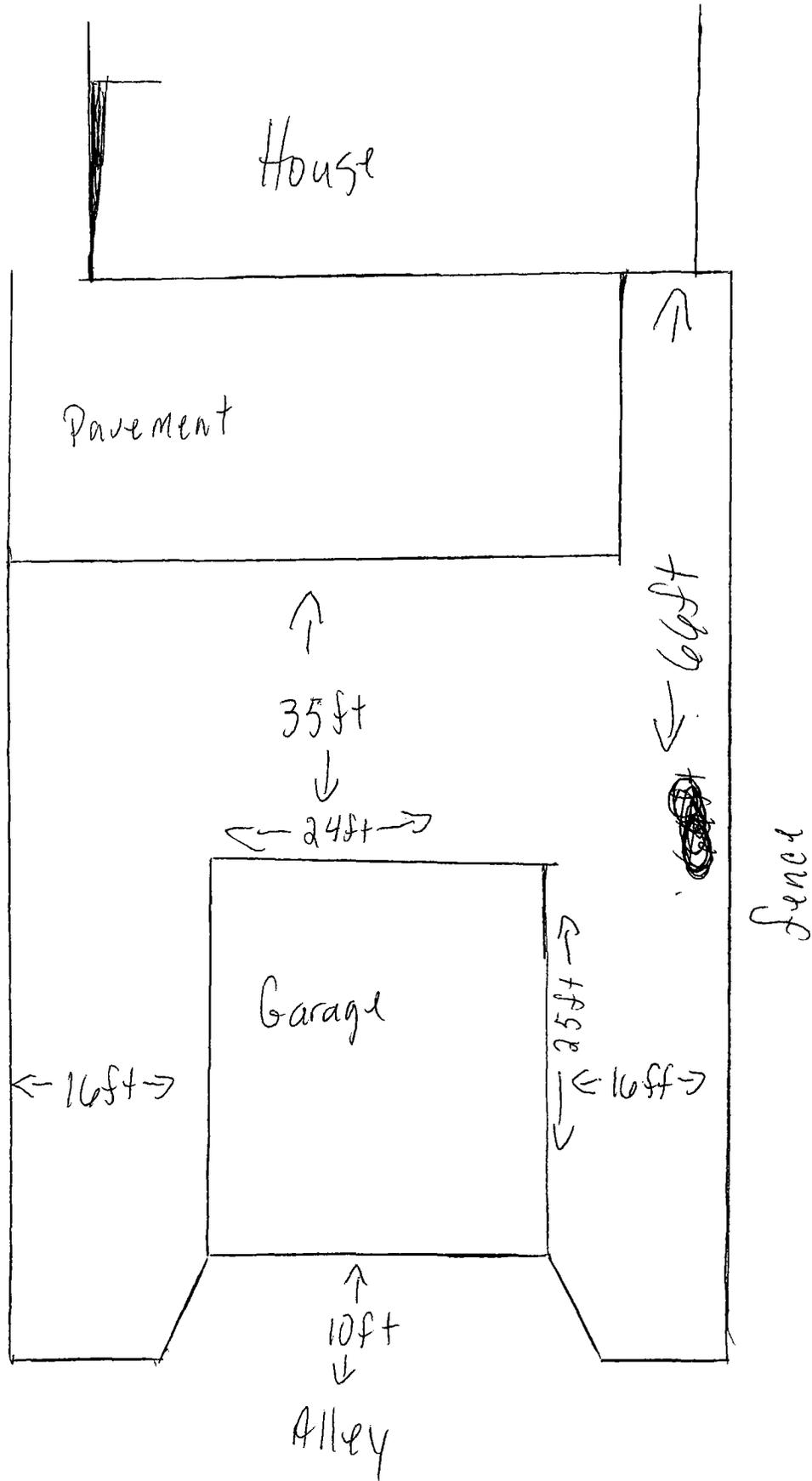
WINDOW APPROVAL PRIOR TO INSTALL:

DOOR APPROVAL PRIOR TO INSTALLATION:

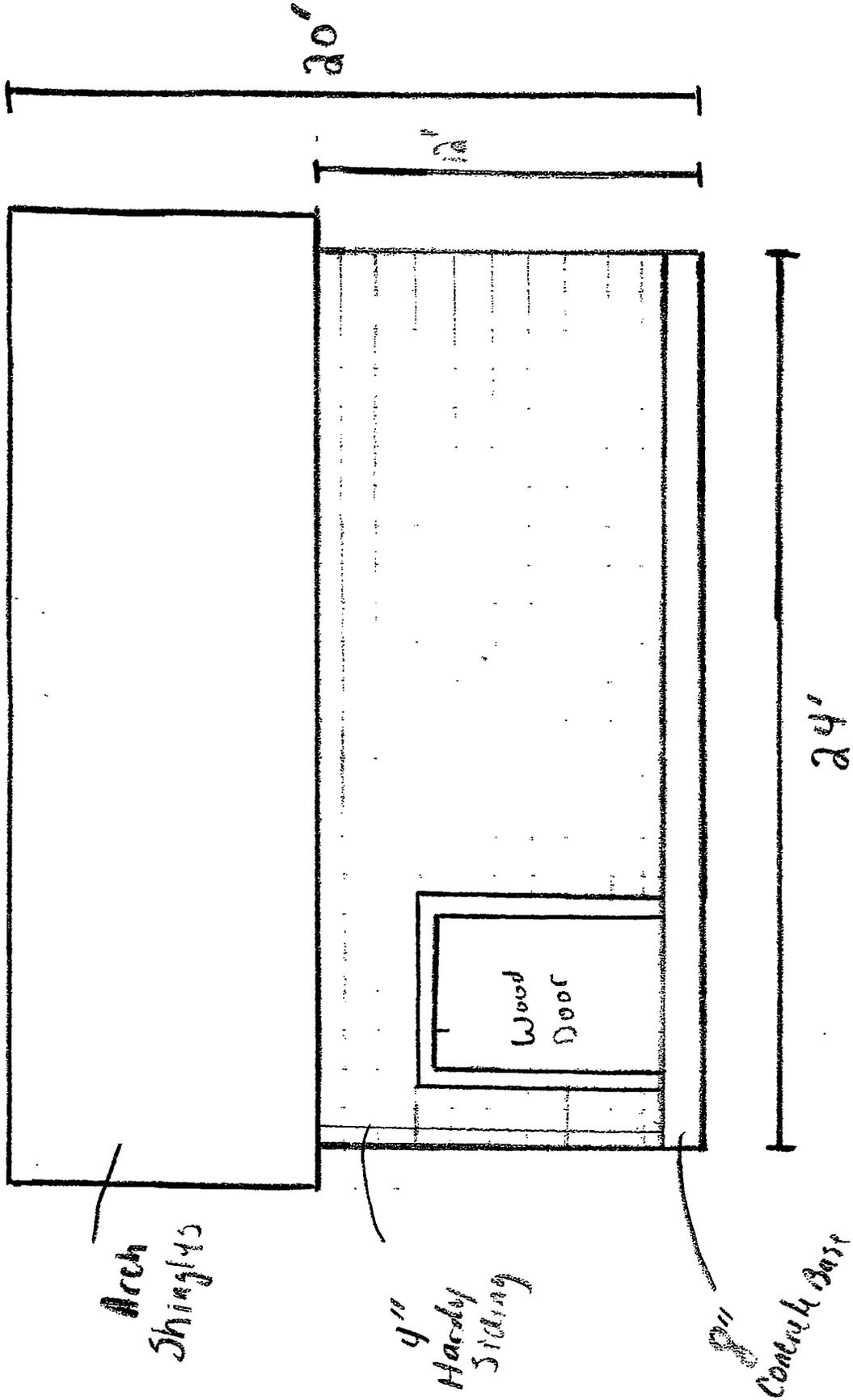
CERTIFICATE OF OCCUPANCY:

Issue Date: April 27, 2012 Issued By: SEAN ALEXANDER

**NOTE TO CONTRACTOR -**  
MHZC Staff must approve construction at the following points:  
Staking \_\_\_\_\_  
Framing \_\_\_\_\_  
Final \_\_\_\_\_  
Call 862-7970 to schedule.



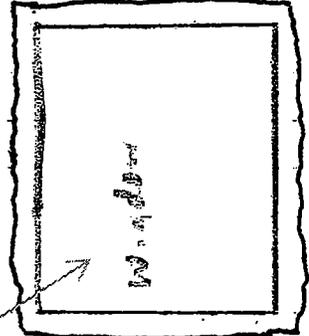
Rear View



Side View

8'

4 Hardy Shingles



Windows and casings to match main house.

Hardy Shingles

8 Concrete Blocks

24'

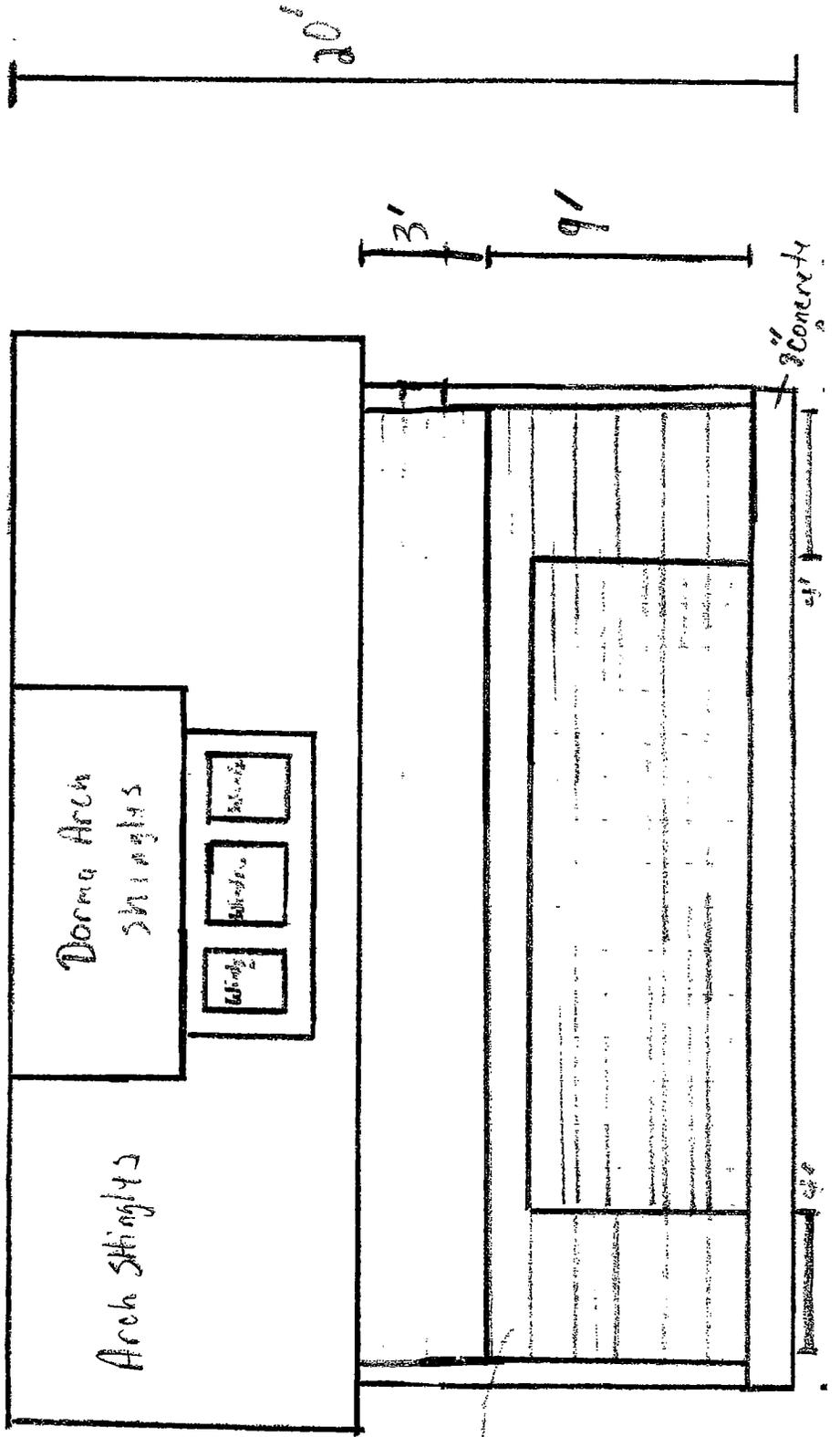
20'

See side elevation for fascia profile.

1508 Elmwood Avenue

Front

14'



Arch Shingles

3" Concrete