



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

1200 Forrest Avenue

November 14, 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: 08309011800

Applicant: Outback Builders

Project Lead: Michelle Taylor, michelle.taylor3@nashville.gov

<p>Description of Project: The applicant is proposing to construct a detached garage of less than seven hundred square feet (700sf) at the rear of the property. The garage would be constructed on an existing concrete slab foundation and will require a reduction in both the rear property line setback and the side property line setback.</p>	<p>Attachments</p> <ul style="list-style-type: none">A: PhotographsB: Site PlanC: Elevations
<p>Recommendation Summary: Staff recommends approval of the application for the construction of an outbuilding and the reduction of both the rear and side setbacks with the conditions the design of the garage door, pedestrian door, and windows roof be approved prior to installation. With these conditions finds that the project meets II.B of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>, for the construction of an outbuilding in a neighborhood conservation zoning overlay.</p>	

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

Appropriate setback reductions will be 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.*

II.B. New Construction

1. Height: New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.
The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.
2. 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.
3. Setback and Rhythm of Spacing: The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.
4. Materials, Texture, and Details and Material Color: The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.
Vinyl, aluminum, and T-1-11 siding are not appropriate.
5. Roofs Shape: The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.
The pitch, or slope, of roofs on new buildings should be compatible with those of surrounding historic buildings.
6. Orientation: The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.
7. 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 new buildings shall be visually compatible with the surrounding buildings.
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 when planning new outbuildings. Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with wood siding typically have wide cornerboards and window and door casings (trim). The roof pitch on historic outbuildings vary from 4:12 to 12:12. The pitch on new roofs should be within this range -- 6:12 to 8:12 is often the most appropriate. Raised decorative panels on publicly visible garage doors are not appropriate. Publicly visible pedestrian doors should either be appropriate to the style of the house to which the building relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.*
 - b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.
Historic outbuildings are usually located as near to a rear corner of a parcel as possible.

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

Background: 1200 Forrest Avenue is a one story, ell-cottage on the corner of Forrest Ave. and 12th Street. It is a contributing building to the overlay.



Analysis and Findings:

The applicant is proposing to construct a detached garage of three hundred and sixty square feet (360 sq. ft.) in footprint at the rear of the property. The project will require a reduction in the rear and side setbacks.

Height/Scale: The existing historic house on the property is a one story ell-cottage that is approximately thirty-eight feet (38') wide. The proposed garage is one-story with an eight foot (8') eave height and a ridge height of eighteen feet (18'). The footprint of the accessory structure will be twenty feet (20') by eighteen feet (18'). In terms of height and scale the accessory dwelling is subordinate to the main house and similar in scale to historic accessory buildings.

Location and Setback: The accessory structure will be located on an existing concrete pad foundation, all that remains of a previous accessory structure. The proposed location for the garage meets the required three foot (3') side setback on the left side. However, for structures of this size with street loading, Codes requires a rear setback of three feet (3') and a side setback of twenty feet (20').

As proposed, the accessory structure would be setback two feet (2') on the rear and approximately three (3') on the street loading side. Staff finds the reduction of the rear and side setback appropriate for several reasons. First, the locations of historic outbuildings were of minimal distance from alleys and streets, and second the existing foundation of a former accessory structure will be used. In addition, the accessory

structure will have a fairly small footprint of only twenty feet (20') by eighteen feet (18'). For these reasons, staff finds that the proposed location of the garage is appropriate.

Materials: The garage is proposed to be clad in HardiePlank lap siding with a five inch (5") reveal. Two inch by four inch (2" x 4") wood trim will be incorporated around the doors, windows, and corners.

Asphalt shingle roof with a red blend color similar to the existing house is proposed for the roof. The pedestrian door will be steel with a nine-light window configuration. The vehicle door material is unknown. The foundation will be the existing concrete slab foundation. Staff recommends approval with the condition the design of the garage door, pedestrian door, and windows be approved prior to installation.

Roof Shape: The ten-twelve (10/12) pitch of the side-gabled roof is typical for the neighborhood and is compatible to that of the existing house.

Proportion and Rhythm of Openings: The rhythm of openings matches the surrounding context and is typical of historic accessory structures.

Staff recommends approval of the application for the construction of an outbuilding and the reduction of both the rear and side setbacks with the conditions the design of the garage door, pedestrian door, and windows roof be approved prior to installation. With these conditions finds that the project meets II.B of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*, for the construction of an outbuilding in a neighborhood conservation zoning overlay.

Photographs of Site Conditions:



Existing foundation and location of planned accessory structure



Existing foundation and location of planned accessory structure

1200

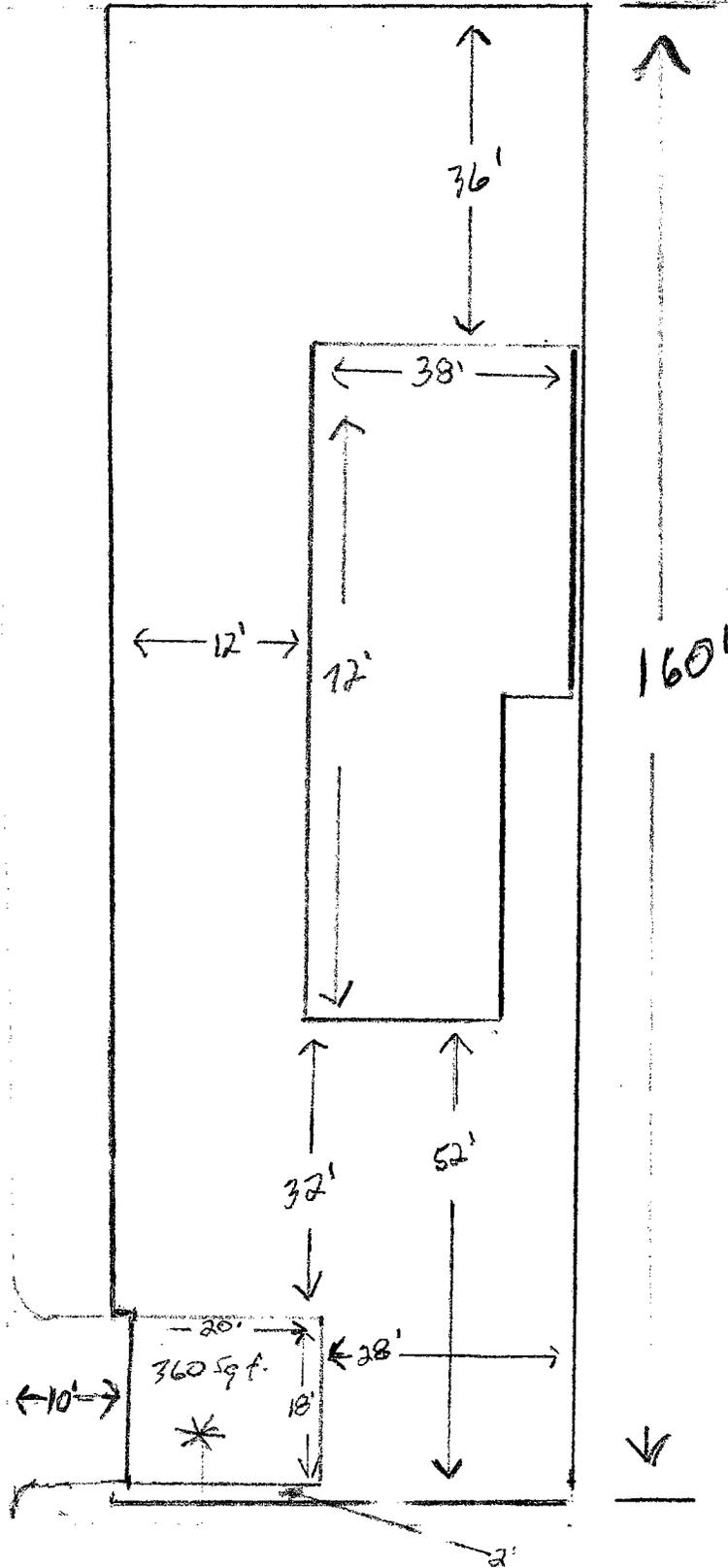


FORREST

SCALE: 20-1

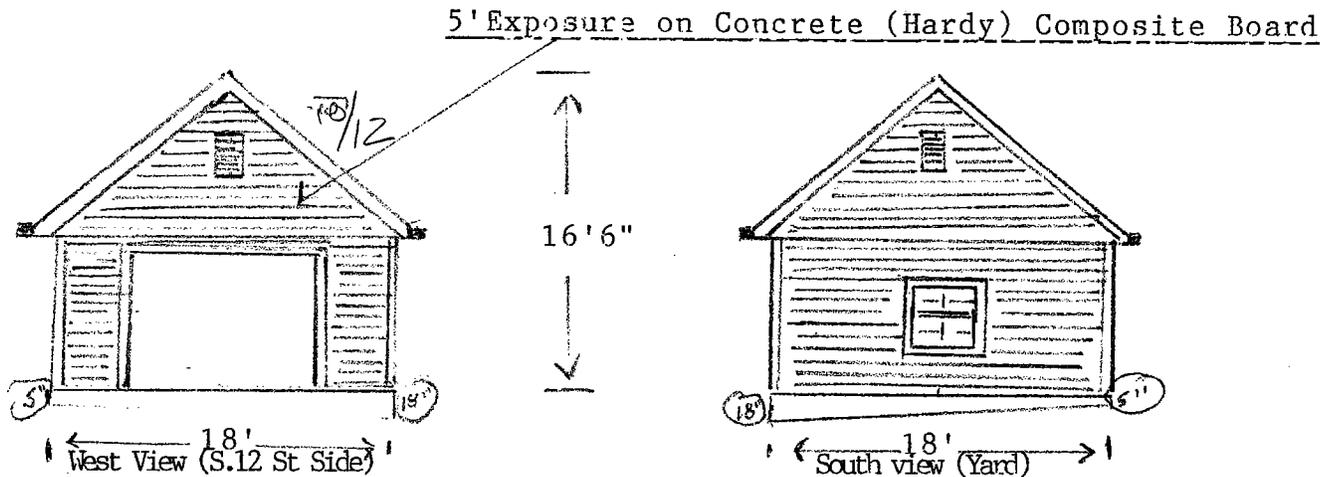
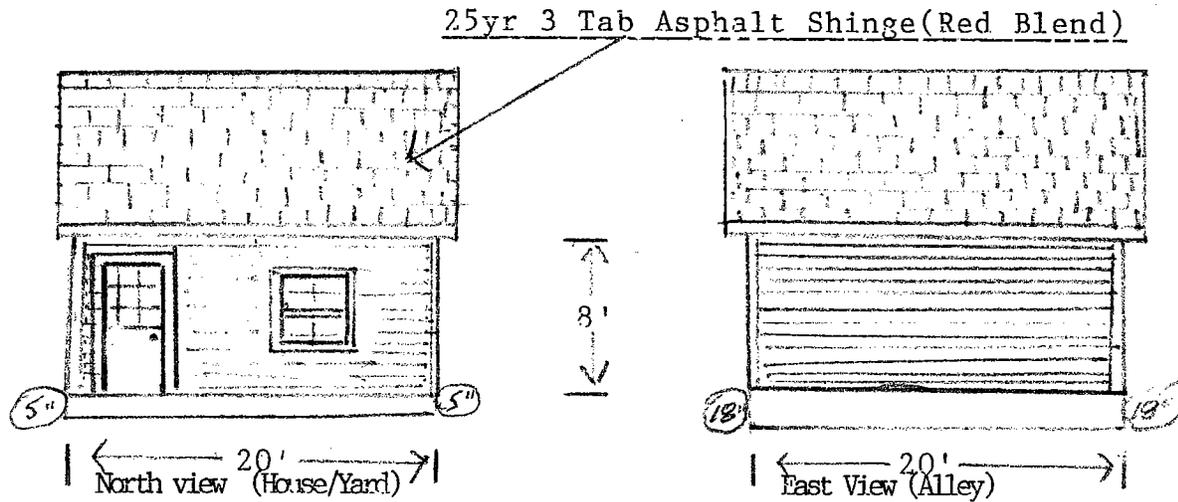
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12 TH



*NOTE- THIS A EXISTING SLAB/FOUNDATION FROM ORIGINAL GARAGE.

DETACHED 18'x20 GARAGE
FOR
1200 FORREST AVE, NASHVILLE, TN 37206



1. 4" trim on all corners, around windows and door.
2. Garage door to be smooth surface.
3. Windows are wood and approx 28"x30"
4. 36" Pedestrian door is steel with 9 lite configuration.
5. 6" Facsia board on gable & sides of 10/12 pitch truss.
- 6: 10½" Overhang on front & sides. Vented.
7. 5" Seamless gutters & downspouts 2 sides.
8. CIRCLED #'s are grade on existing foundation & slab.

Scale: 1" = 10'

Prepared By: Outback Builders
Art Perdue
(615) 218-4334