



# 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 4302 Elkins Avenue November 14, 2012

**Application:** New construction – accessory building and Setback reduction  
**District:** Park and Elkins Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 09116019400  
**Applicant:** Jan Watson  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant is proposing to construct a new accessory building behind a recently constructed house on Elkins Avenue. The accessory building will be fifteen feet, nine inches (15'-9") tall with a footprint of less than five hundred square feet (500 sq. ft.). The exterior will have cement-fiber siding, composite shingle roof, and a split-faced block foundation, matching the materials of the house. The garage will be located five feet from the rear or the property line with a pair of garage doors facing the alley. This location is compatible with that of historic accessory structures, but requires a reduction of the rear setback.

**Recommendation Summary:** Staff recommends approval of the accessory building with reduced setbacks, finding it to meet the applicable design guidelines for the Park and Elkins Neighborhood Conservation Zoning Overlay.

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

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II. B. NEW CONSTRUCTION AND ADDITIONS

#### I. *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 maximum 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.        **R o o f s**

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.

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

f.        **O r i e n t a t i o n**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings shall incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

*Shared driveways should be a single lane, not just two driveways next to each other.*

*Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Generally, curb cuts should not be added.*

g.        **P r o p o r t i o n   a n d   R h y t h m   o f   O p e n i n g s**

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.

#### 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 midpoint 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.

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

- *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:

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.

j. Appurtenances

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

k. P u b l i c S p a c e s

New construction of buildings, structures or additions, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

**Background:** The house at 4302 Elkins Avenue is a noncontributing building, constructed in 2012. The new house is similar to a Craftsman house in form and style.



**Analysis and Findings:**

The applicant is proposing to construct a new two-car garage at the rear of the property.

Location, Setback

The building will be located three feet (3') from the right property line and five feet (5') from the rear. This location is consistent with the typical location of historic accessory buildings, but would require a reduction of the rear setback, which is currently ten feet (10'). Staff finds the location to be appropriate and to meet guideline II.B.1.2.

Materials

The materials will match those of the house: smooth-faced cement-fiber siding with a five inch (5") exposure, split-faced concrete block foundation, and a fiberglass asphalt shingle roof matching the color of the roof of the house. The pedestrian door facing the interior of the lot will be steel, and the exterior trim will be wood. The garage doors will face the rear alley. The materials and character of the new accessory building meet guideline II.B.1.1.

Height, Scale

The building will be fifteen feet, nine inches (15'-9") tall with an eave height of nine feet (9'), with a twenty-one foot by twenty-three foot six (21' x 23'-6") footprint. The project meets section II.B.1 a and b.

Roof Form

The roof will be a side-oriented gable with a 7:12 pitch. This roof is compatible with that of the house and with surrounding historic structures, and meets guideline II.B.1.e.

Proportion and Rhythm of Openings

The garage will have two overhead or roll-up type garage doors facing the alley, and a standard pedestrian door facing the interior of the lot. There will be no other windows, which is common for accessory structures. The application meets guideline II.B.1.g.

**Recommendation:**

Staff recommends approval of the accessory building with reduced setbacks, finding it to meet the applicable design guidelines for the Park and Elkins Neighborhood Conservation Zoning Overlay.

## INDEX OF DRAWINGS

SHEET	DRAWING TITLE
A1.3	GARAGE PLAN AND ELEVATIONS

## BUILDING DATA

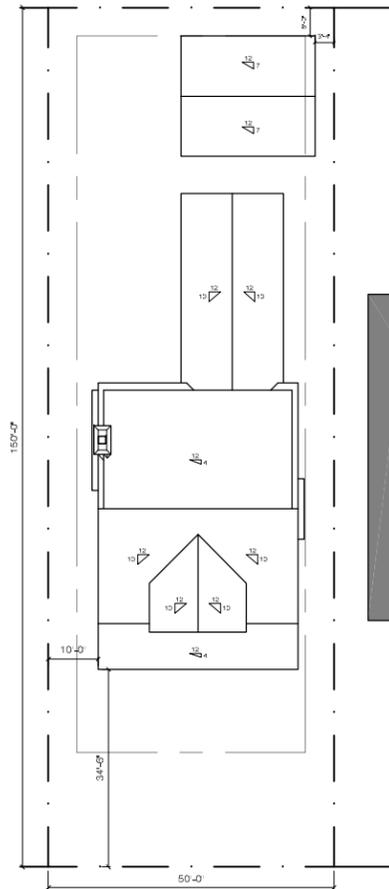
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NASHVILLE, TENNESSEE 37209  
PARCEL ID: 09116019400  
DESCRIPTION: LOT 203 BLK 8 CHARLOTTE PARK CO. 1ST ADDN  
LOT AREA: .18 ACRES  
DIMENSIONS: 50' X 150'

## PROJECT TEAM

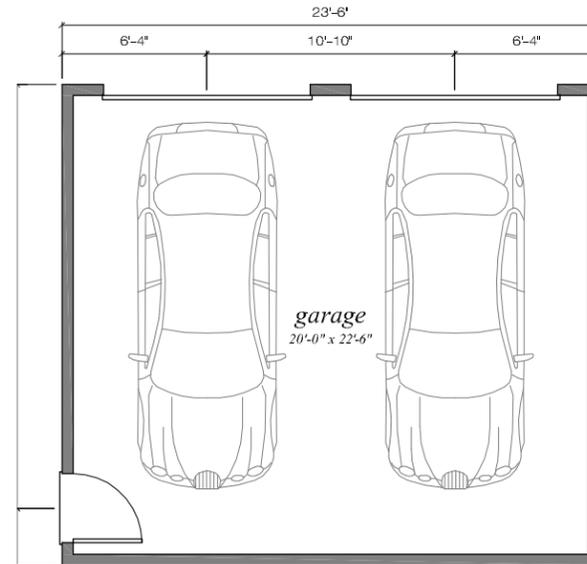
DEVELOPER  
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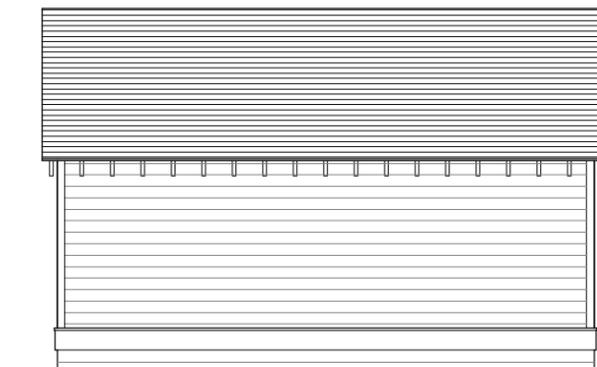
## VICINITY MAP



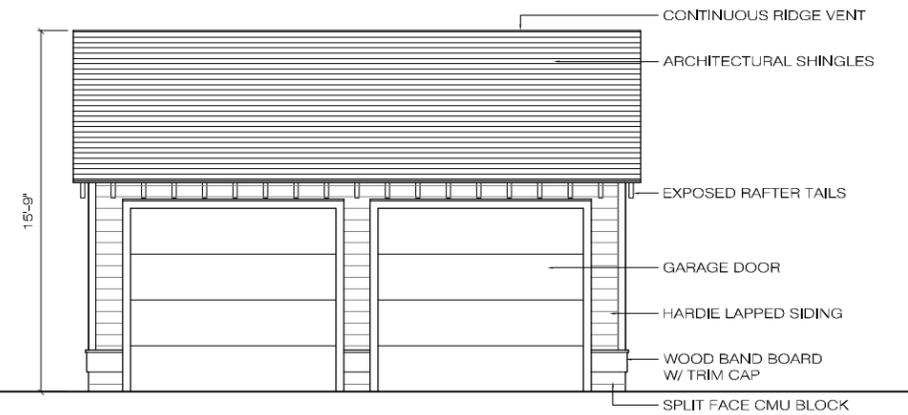
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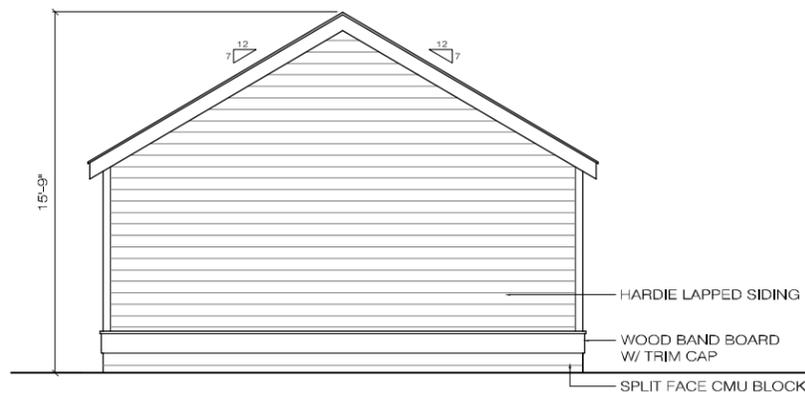
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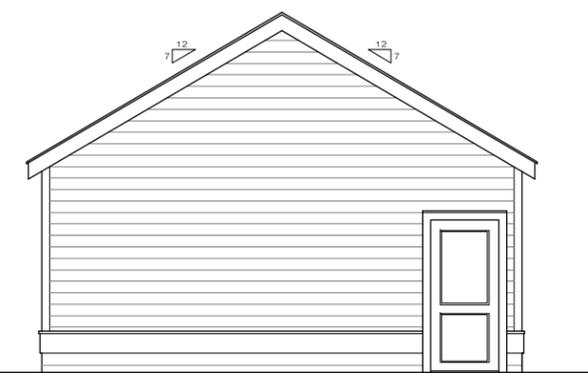
3 ELEVATION  
SCALE 1/8" = 1'-0"



4 ELEVATION  
SCALE 1/8" = 1'-0"



5 ELEVATION  
SCALE 1/8" = 1'-0"



6 ELEVATION  
SCALE 1/8" = 1'-0"

ARCHITECT:  
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31 OCTOBER 2012

A1.3