



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
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STAFF RECOMMENDATION

1904 Shelby Avenue

October 17, 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: 09402015000

Applicant: Nicholas Kroes, owner

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 project will require a reduction in the rear property line setback.</p> <p>Recommendation Summary: Staff recommends approval of the application for the construction of an outbuilding and the requested rear setback reduction as submitted with the following conditions:</p> <ol style="list-style-type: none">1. The siding reveal be a maximum of five inches (5”).2. The design of the garage door, pedestrian door, and the color of the asphalt roof be approved prior to installation. <p>The project meets the standard for a reduced rear setback because the proposed location is similar to other historic accessory structures in the district.</p> <p>Staff 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 conservation zoning overlay.</p>	<p>Attachments</p> <p>A: Sanborn Maps B: Photographs C: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Background: 1904 Shelby Avenue, is a one-and-a-half story, side gabled frame house built in 2011.



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.
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.
10. Additions to Existing Buildings
 - a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.
 - b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

- c. Additions must not imitate earlier styles or periods of architecture.
- d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should following all New Construction guidelines.

Analysis and Findings:

The applicant is proposing to construct a detached garage with a five hundred and seventy-five square feet (575 sq ft) footprint at the rear of the property. The project will require a reduction in the rear setback.

Height/Scale: The existing house has a ridge height of twenty-five feet, four inches (25'4") and is thirty-four feet, ten inches (34'10") wide. The proposed garage has a ten foot (10') eave height and a ridge height of seventeen feet (17'). The footprint of the accessory structure will be twenty-three feet, four inches (23'4") by twenty-five feet, four inches (25'4"). In terms of height and scale, both are subordinate to the main house.

Location and Setback: The proposed location for the garage meets the required three foot (3') side setback on both sides. It is set back three feet (3') from the west property line and approximately twenty feet (20') from east property line. For garage doors facing the alley, Codes requires a rear setback of ten feet (10'), but only five feet (5') is proposed for this new garage. Staff finds the reduction of the rear setback appropriate because the locations of historic outbuildings were of minimal distance from a rear alley, and second the property directly across the alley and others along the same block have accessory structures located a minimal distance from the rear of the alley. 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. The drawings indicate that the applicant is proposing a seven inch (7") reveal. Staff recommends that a condition of approval be that the siding have a maximum reveal of five inches (5"). One inch by four inch (1" X 4") HardieTrim will be incorporated around the doors and at the corner. Staff asks that a condition for approval be that staff review and approve the cladding material at this location.

Asphalt roof shingle is proposed for the roof, the color of which has yet to be determined. The vehicle door will be a steel door with a simple design. The pedestrian door on the rear elevation will be a steel pedestrian door with a simple design. The foundation will be a split faced concrete foundation. Staff asks that a condition of approval be that staff review and approve the specifics of the vehicle door and the pedestrian door prior to installation as well as the shingle color if different than the existing house.

Roof Shape: The six-twelve (6/12) pitch of the front gabled roof is typical for the neighborhood and results in a structure of reduced height that is fully subordinate to the main house.

Staff recommends approval of the application for the construction of an outbuilding and the reduction of the rear setback with the conditions that the siding reveal be a maximum of five inches (5”); and the design of the garage door and pedestrian door and the color of the asphalt roof be approved prior to installation.

The project meets the standard for a reduced rear setback in terms of its location which is similar to other historic accessory structures in the district.

Staff additionally 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 conservation zoning overlay.

Photographs of Site Conditions:



Front façade of existing house



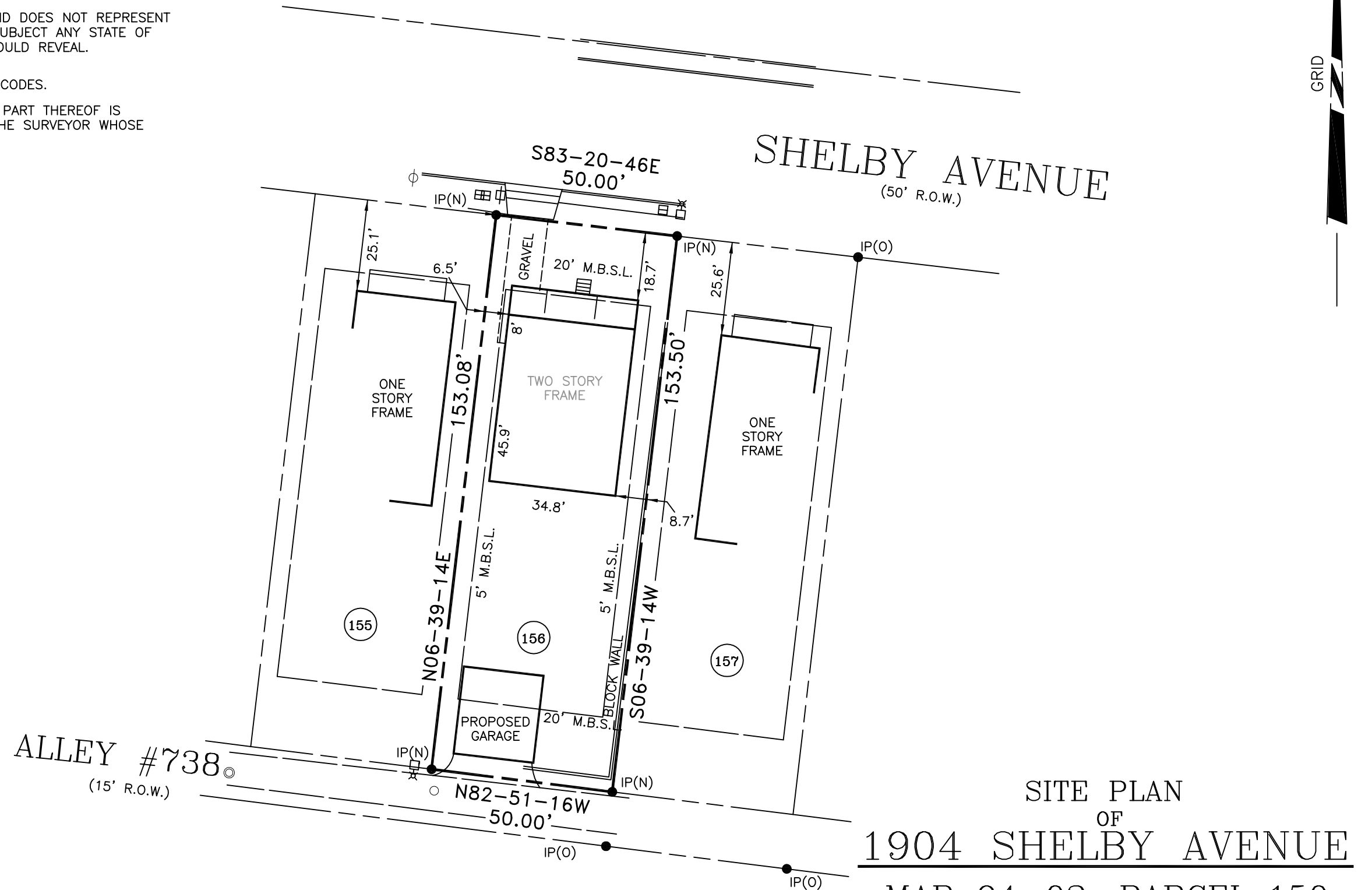
Backyard and location of accessory structure



Context along the alley behind 1904 Shelby

NOTES:

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) LOT NUMBERS SHOWN THUS (156) REFER TO THE MAP OF EDGEFIELD LAND COS. FIRST SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 130, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 3) THIS SURVEY PREPARED FROM PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
- 4) THIS PROPERTY IS CURRENTLY ZONED "R6". BUILDING SETBACKS TO BE DETERMINED BY METRO CODES.
- 5) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2011.



TOTAL AREA: 7664 SQ. FT. OR (0.176± ACRES)

**SITE PLAN
OF
1904 SHELBY AVENUE**

MAP 94-02, PARCEL 150

Instr. No. 20110718-0054759
6th COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
SCALE: 1"=30' DATE: 07-31-11

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