



**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**  
**3723 Central Avenue**  
**April 17, 2013**

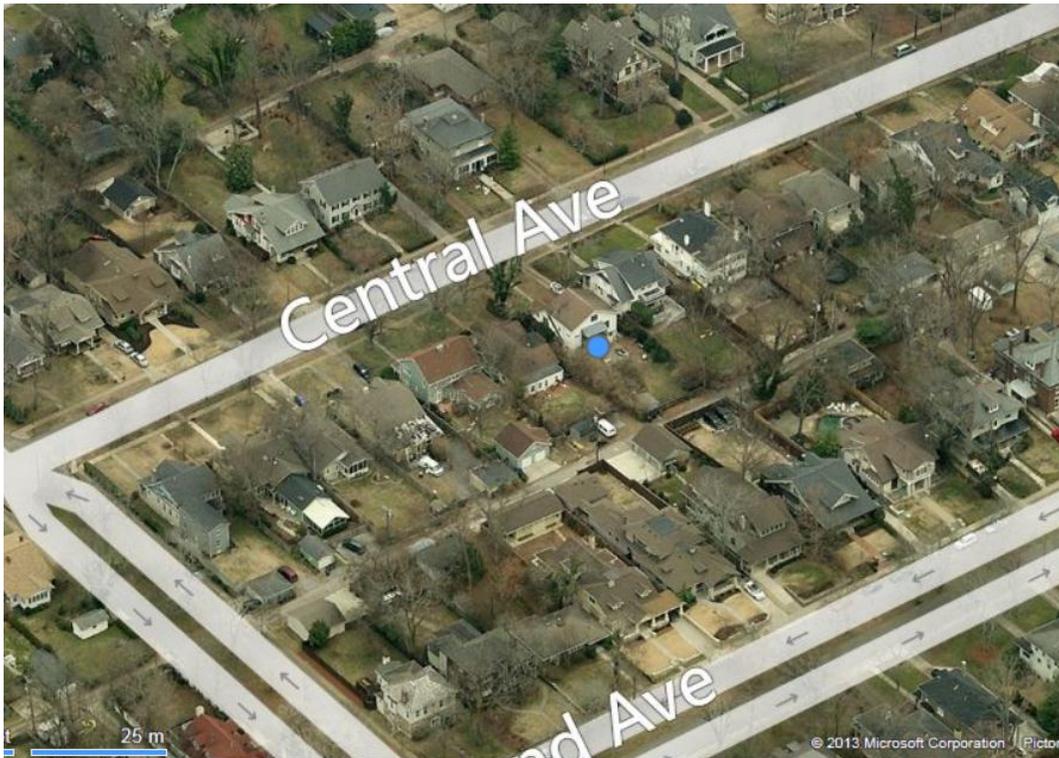
**Application:** New construction – accessory building  
**District:** Richland-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10409004900  
**Applicant:** Lynne P. Wilkinson, Owner  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to construct a new accessory building. The building will be a garage with a “bonus area” but it will not be used as a dwelling. The garage will be one story tall, and will be clad with materials matching those of the house and a recently approved addition. The applicant is requesting a reduction of the rear setback from twenty feet (20’) to ten feet (10’). The proposed location is compatible with the location of historic accessory buildings, which typically was at the very rear of a property when there is alley access.</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 detached accessory building at 3723 Central Avenue, finding the proposal to meet the design guidelines for new construction in the Richland West-End Neighborhood Conservation Zoning Overlay.</p>	

**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.

*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, Details, and Material Color

The materials, texture, 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.

*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. Texture and tooling of mortar on new construction should be similar to historic examples. Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

e. **R o o f S h a p e**

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.

*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.

*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.*

*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. 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. **O u t b u i l d i n g s**

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*

- *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.*
- *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. (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.*

### **III.B.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

#### **Background:**

3723 Central Avenue was built circa 1920 as a one story, brick house with a blend of Craftsman and Tudor Revival architectural features. An upperstory addition was constructed prior to the adoption of the Neighborhood Conservation Zoning Overlay, but the original form of the house is still apparent. A rear addition was approved by the MHZC in 2011.



#### **Analysis and Findings:**

The applicant is proposing to demolish an existing accessory building and construct a new detached outbuilding. The building will be a garage with a “bonus area” but it will not be used as a dwelling.

#### Demolition

The existing accessory building does not contribute to the historic character of the overlay, and the proposal meets the guidelines for an appropriate demolition.

This meets guideline III.B.2.



#### Height, Scale

The new accessory building will be one-story tall with a roof height of seventeen feet (17’) above grade and an eave height of nine feet (9’). The total footprint of the building will cover nine hundred, ninety square feet (990 sq. ft.), including a one hundred, fifty square foot (150 sq. ft.) covered porch. The width of the building roughly matches the width of the primary building, but it will be ten feet (10’) shorter than the original roof.

Staff finds the height and scale of the building to meet guidelines II.B.1.a and II.B.1.b.

### Location & Setbacks

The building will be located behind the primary building and will be accessed from the rear alley. A reduction of the bulk zoning rear setback from twenty feet (20') to ten feet (10') is requested. The building will meet the current setback of five feet (5') on the right side. Staff finds the proposed location to be appropriate and to meet guideline II.B.1.c.

### Materials

The exterior materials of the new accessory building will match those of the addition approved in 2011: smooth-faced cement fiber siding with stucco in the gable fields, composite shingle roof, and wood trim. The windows will be aluminum-clad to match those on the existing house. Staff finds these materials to meet guideline II.B.1.d.

### Roof Shape

The roof of the new building will be a side-facing gable, with a front-facing gabled porch. The pitches of the roofs will be 7:12. Staff finds that the roof will be compatible with that of the house and surrounding historic accessory buildings, and that it meets guideline II.B.1.e.

### Outbuildings

Overall, staff finds the new garage will reflect the character of the period of the house, and will be compatible in terms of scale, material, and details. Additionally, the proposed location of the garage is compatible with the location of historic accessory buildings. Staff finds that the proposed new accessory building will meet guideline II.B.1.h.

### **Recommendation**

Staff recommends approval of the proposed detached accessory building at 3723 Central Avenue, finding the proposal to meet the design guidelines for new construction in the Richland West-End Neighborhood Conservation Zoning Overlay.



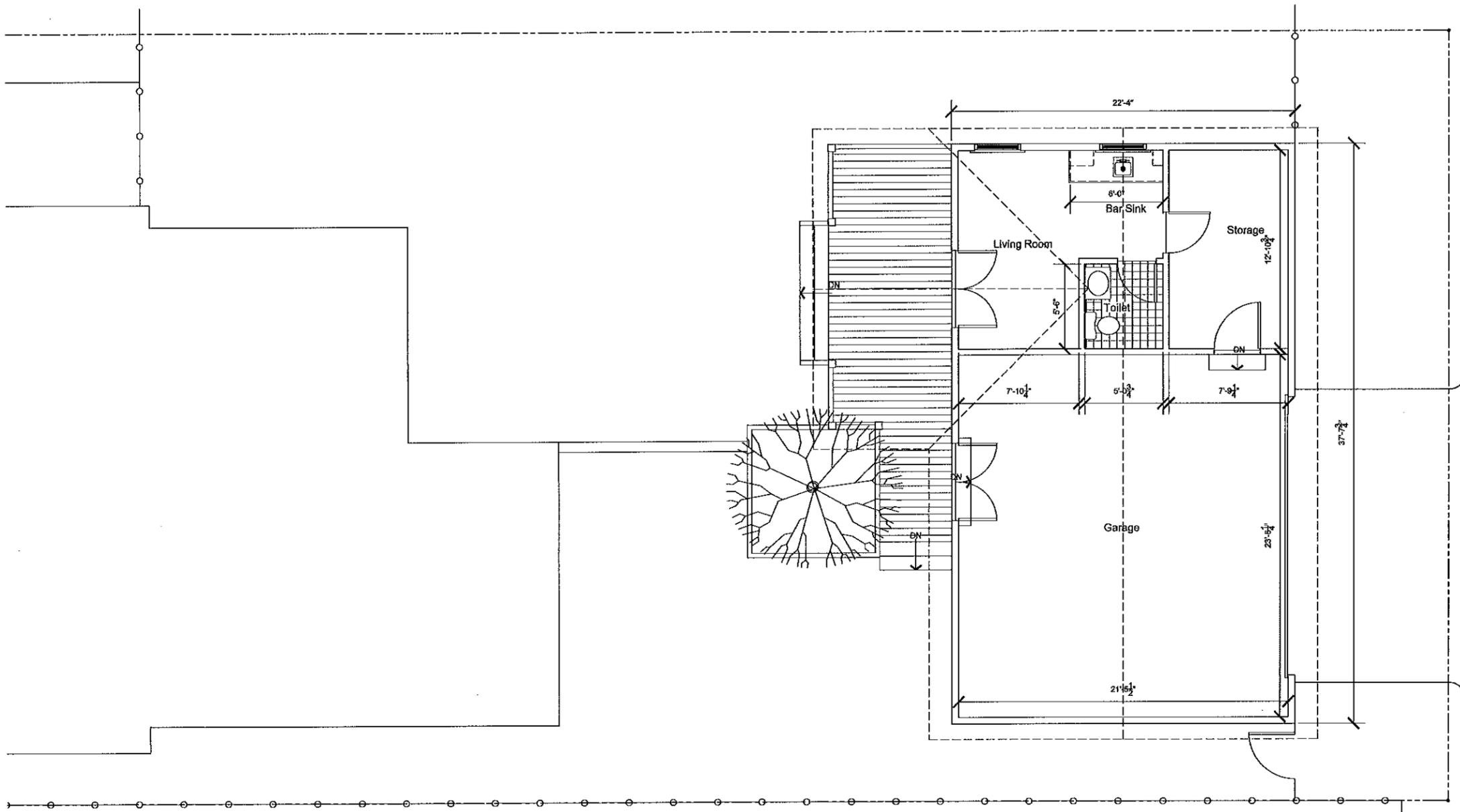
3723 Central Avenue, front.



3723 Central Avenue, rear.







Alley



Floor Plan

SCALE: 1/4" = 1'-0"



Proposed Building 840 SQ.FT



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**Wilkinson Residence**  
 3723 Central Avenue  
 Nashville, Tennessee 37205

NO.	DATE	REVISION

SCALE: 1/4" = 1'-0"  
 DATE: 03/19/2013  
 DESIGNED BY: Yvette Prindler  
 CHECKED BY: Leo Sapena  
 JOB NUMBER: 2013-006

Floor Plan  
**A**  
**1.01**



**ORGANICUS, LLC**

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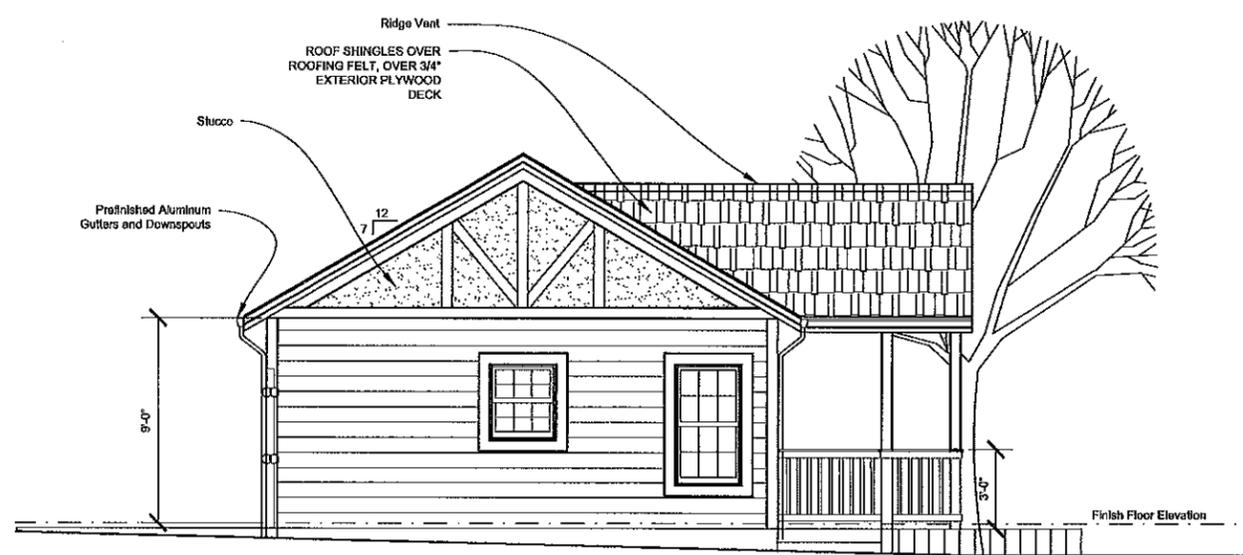
SCALE: 03/19/2013  
 DESIGNED BY: Yvette Phildor  
 CHECKED BY: Leo Sapene  
 JOB NUMBER: 2013-006

Exterior Elevations

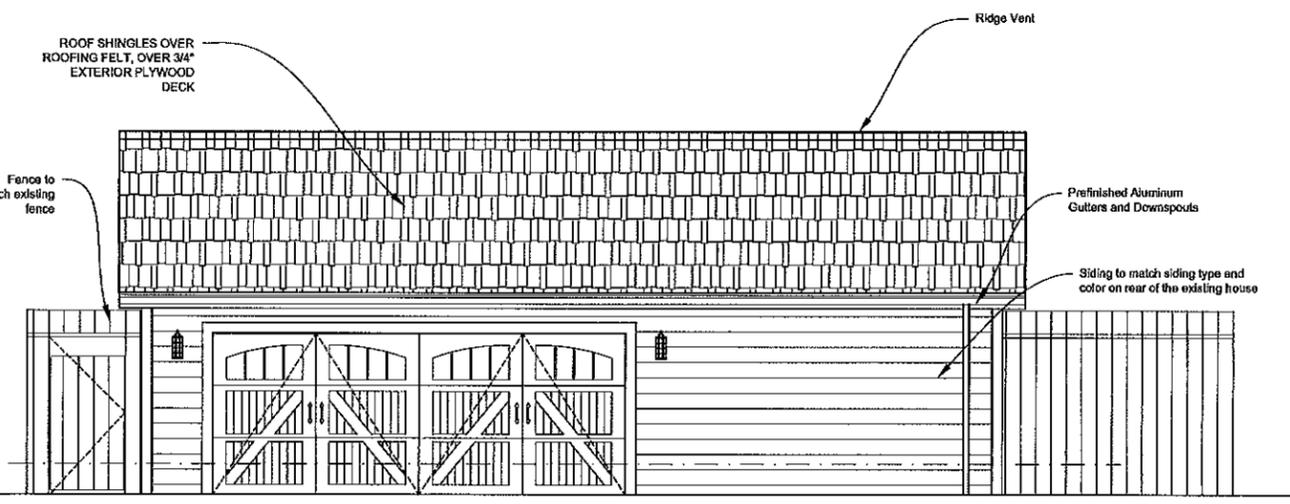
**A**  
**2.01**



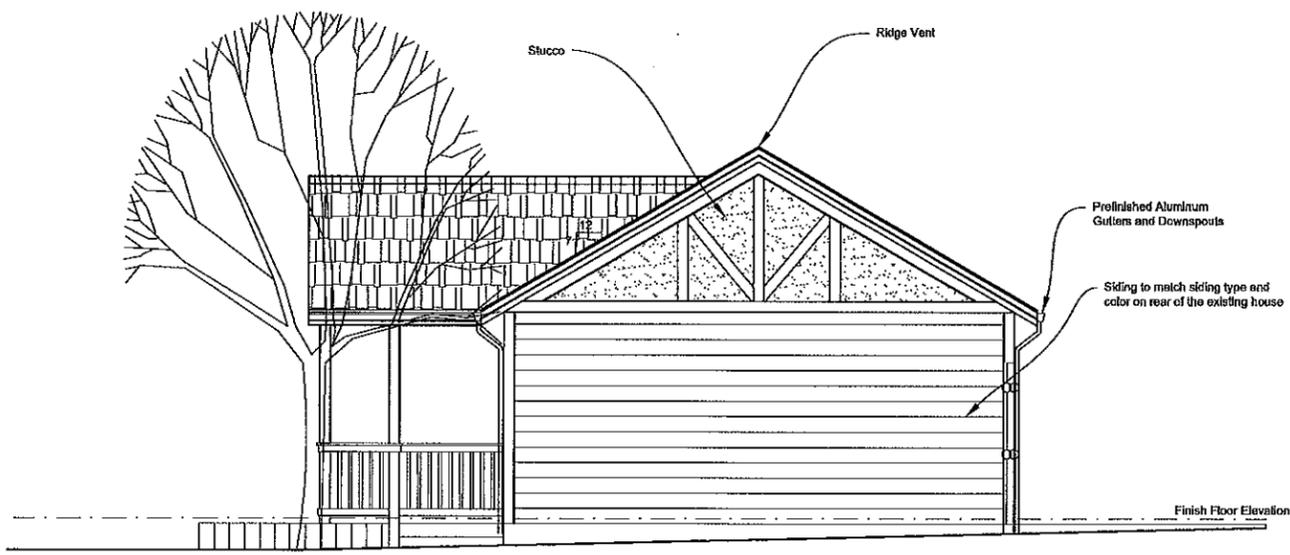
① North Elevation  
SCALE: 1/4" = 1'-0"



② East Elevation  
SCALE: 1/4" = 1'-0"



③ South Elevation  
SCALE: 1/4" = 1'-0"



④ West Elevation  
SCALE: 1/4" = 1'-0"