



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
314 Greenway Avenue
June 19, 2013

Application: New construction-outbuilding
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405034500
Applicant: Van Pond, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to construct a new outbuilding, a two-car garage with finished space in an upper half-story. The building will not be used as a dwelling. The garage will have cement-fiber siding, a composite shingle roof, and wood windows and trim. The vehicle doors will face the alley to the rear.</p> <p>Recommendation Summary: Staff recommends approval of the proposed outbuilding, finding it to meet the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
--	--

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.

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. Roof Shape

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.

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.

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.

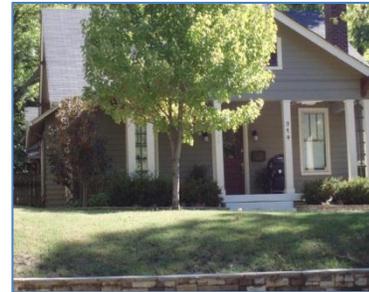
2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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.*

Background: 314 Greenway Avenue is a one-story Craftsman style house, constructed circa 1925. Because of the age and architecture of the building, it contributes to the historic character of the neighborhood.



Analysis and Findings: The applicant is proposing to construct an outbuilding behind the house. The building will be a two-car garage with a studio space above. Because the property base zoning is RS7.5, a detached accessory building cannot be used as a dwelling.

Height, Scale, Setbacks

The garage will be twenty-eight feet (28') wide at the front and twenty-three feet (23') deep. The roof will be a side-oriented gable with a ridge height of twenty-two feet (22') and an eave height of fourteen feet (14'). The height of the outbuilding will be subordinate to the house, which is twenty-four feet (24') tall. The scale of the building is subordinate to the primary building, and will meet guideline II.B.1.a and II.B.1.b.

The building will be located behind the house, three feet (3') from the side property line and ten feet (10') from the rear. This will be consistent with the placement of historic accessory buildings and meets the required minimum setbacks, and will meet guideline II.B.1.c.

Roof Shape

The roof of the garage will be a side-oriented gable with a 7:12 pitch, with 3.5:12 pitched shed dormers on the front and rear. These roofs are compatible with those of historic accessory buildings and meet guideline II.B.1.e

Materials

The new garage will be clad with smooth cement-fiber siding with a five inch (5") exposure. The roof will be composite shingles matching the color and profile of the roof of the house, and the foundation will be poured concrete. The windows and doors, brackets, and trim will be wood. These materials meet guideline II.B.1.d.

Windows, Doors

The windows and pedestrian door of the garage will be consistent with those found on historic accessory buildings, and meet guideline II.B.1.g. The vehicle doorway will be on the elevation facing the alley to the rear.

Outbuildings

Overall, staff finds that the location, scale, and character of the proposed outbuilding to meet the design guidelines for new construction and outbuildings in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Staff finds the application to meet guideline II.B.1.h.

Recommendation:

Staff recommends approval of the proposed outbuilding, finding it to meet the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.

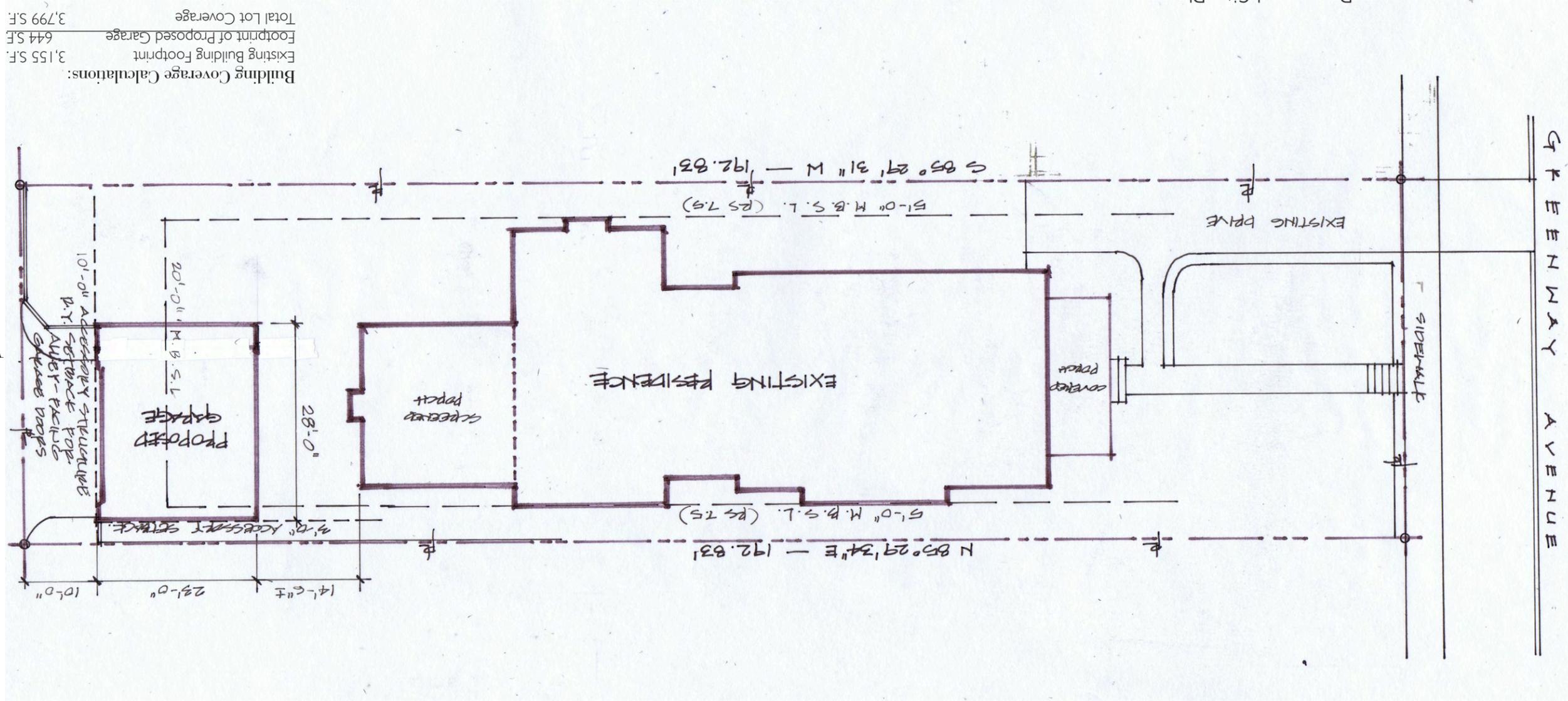


View along left side of 314 Greenway Avenue.

314 Greenway Avenue

Proposed Detached Garage/Studio for:

Proposed Site Plan
 1/16"=1'-0"

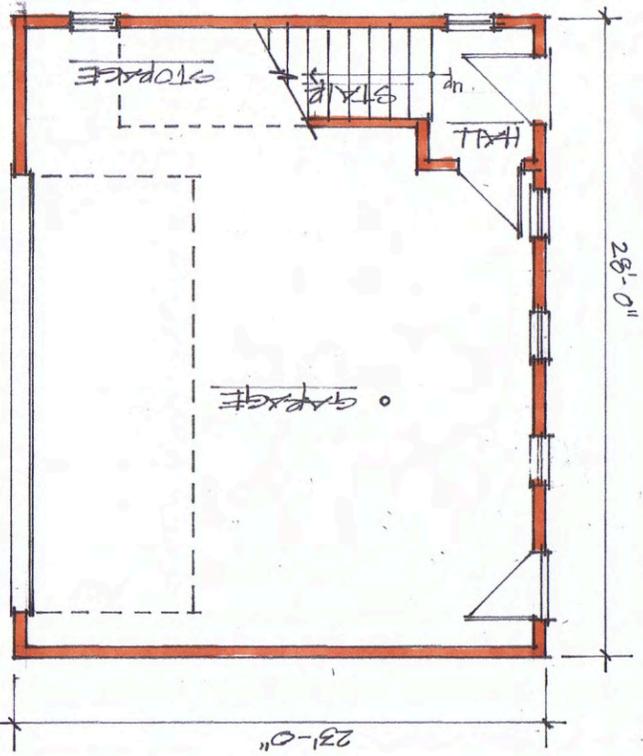


Building Coverage Calculations:
 Existing Building Footprint 3,155 S.F.
 Footprint of Proposed Garage 644 S.F.
 Total Lot Coverage 3,799 S.F.
 Lot Area 9,640.56 S.F.
 Allowable Lot Coverage 45% = 4,338 S.F.

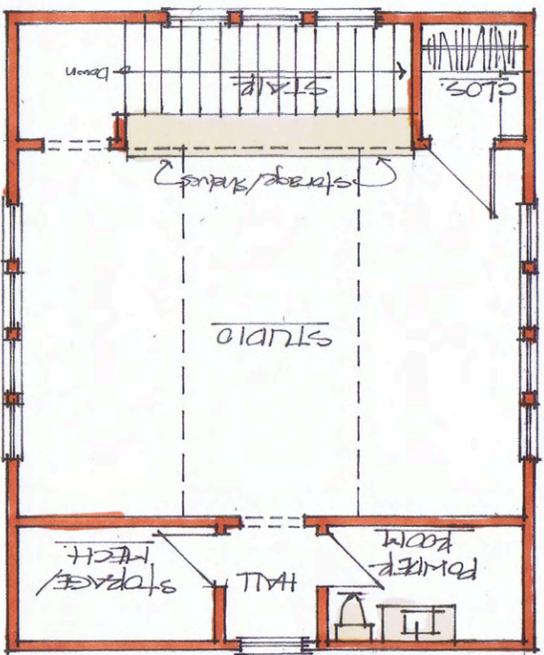
314 Greenway Avenue

Proposed Detached Garage/Studio for:

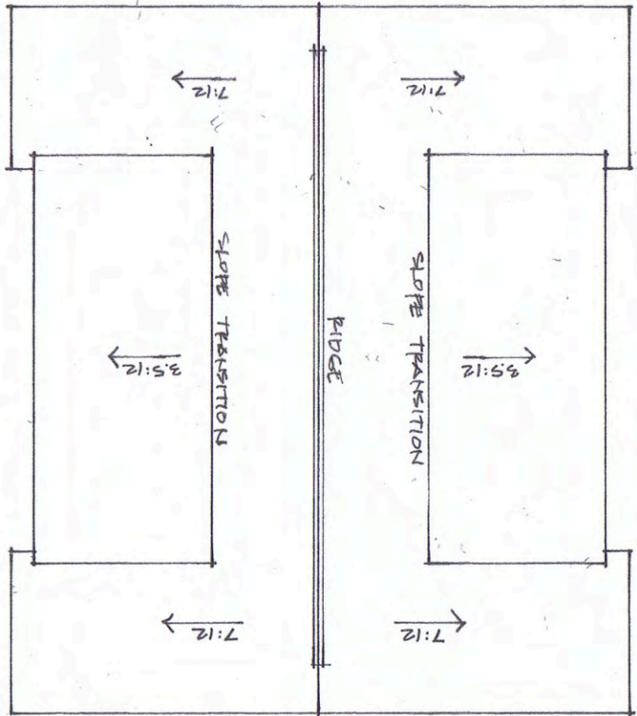
Proposed Garage Plan $1/8"=1'-0"$



Proposed Studio / Loft Plan $1/8"=1'-0"$



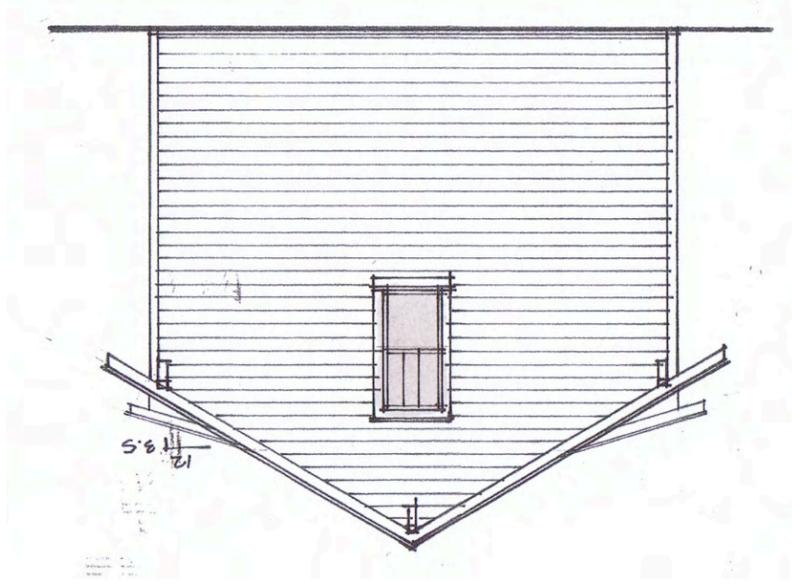
Proposed Roof Plan $1/8"=1'-0"$



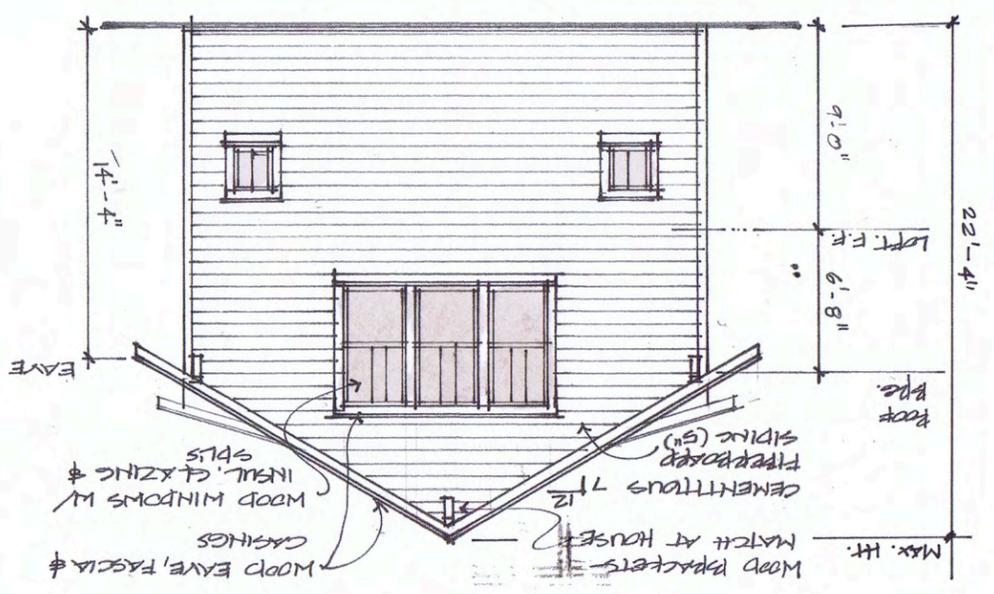
314 Greenway Avenue

Proposed Detached Garage/Studio for:

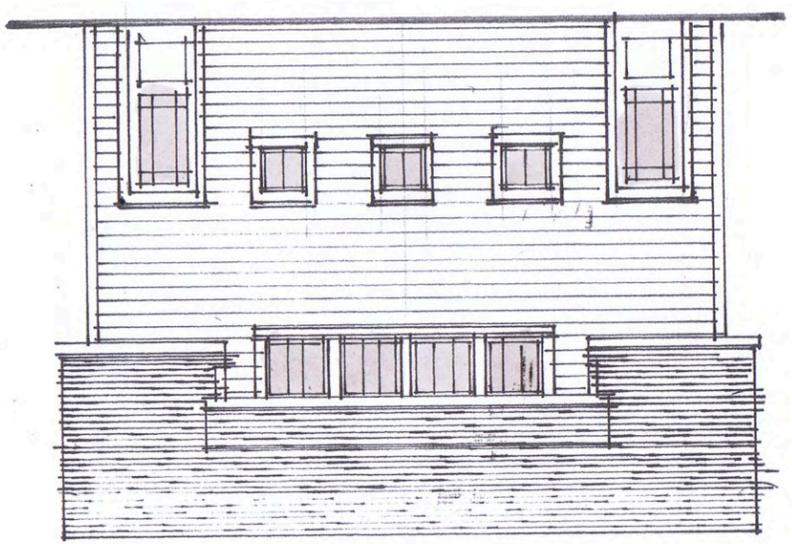
Proposed North Elevation
 1/8"=1'-0"



Proposed South Elevation
 1/8"=1'-0"



Proposed West Elevation
 1/8"=1'-0"



Proposed East Elevation
 1/8"=1'-0"

