



**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**

**1112 Forrest Avenue**

**September 18, 2013**

**Application:** New construction – outbuilding; Setback Reduction

**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08309012000

**Applicant:** David Baird, Architect

**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** The applicant proposes to construct a new one-and-a-half story outbuilding. The new structure requires a reduction to the rear setback.

**Recommendation Summary:** Staff recommends approval of the outbuilding and setback reduction with the conditions that staff approve the final window and door selections and the asphalt shingle color. With this condition, staff finds that the outbuilding meets Section of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Attachments**

**A:** Photograph

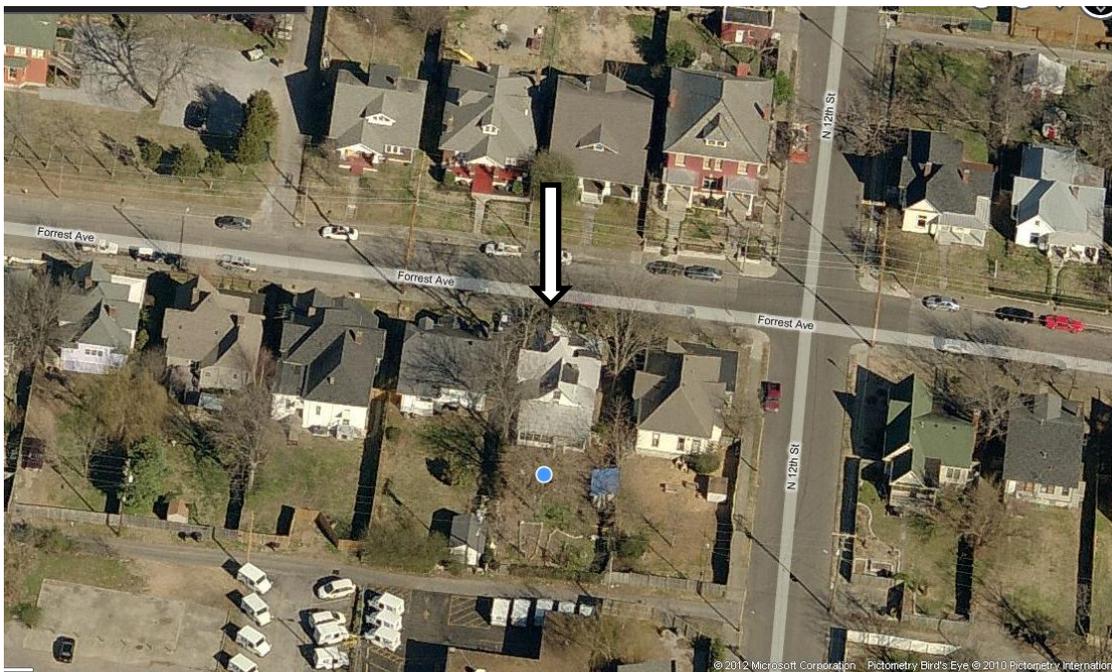
**B:** Site Plan

**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B. New Construction

#### 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 for new outbuildings.*

##### *Outbuildings: 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 street-facing dormer should sit back at least 2' from the wall of the floor below.*

##### *Outbuildings: 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.*

##### *Outbuildings: 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.*

- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

*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:*

*· Where they are a typical feature of the neighborhood; or*

*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.*

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

**Background:** The Commission approved new infill construction for this site in 2012, and the new house is almost complete (Figure 1). The Commission also approved the construction of a new one-story accessory structure for the site in 2012, but that accessory structure was never built. This application represents a new design and application for an accessory structure on the site.



Figure 1. New infill at 1112 Forrest Avenue.

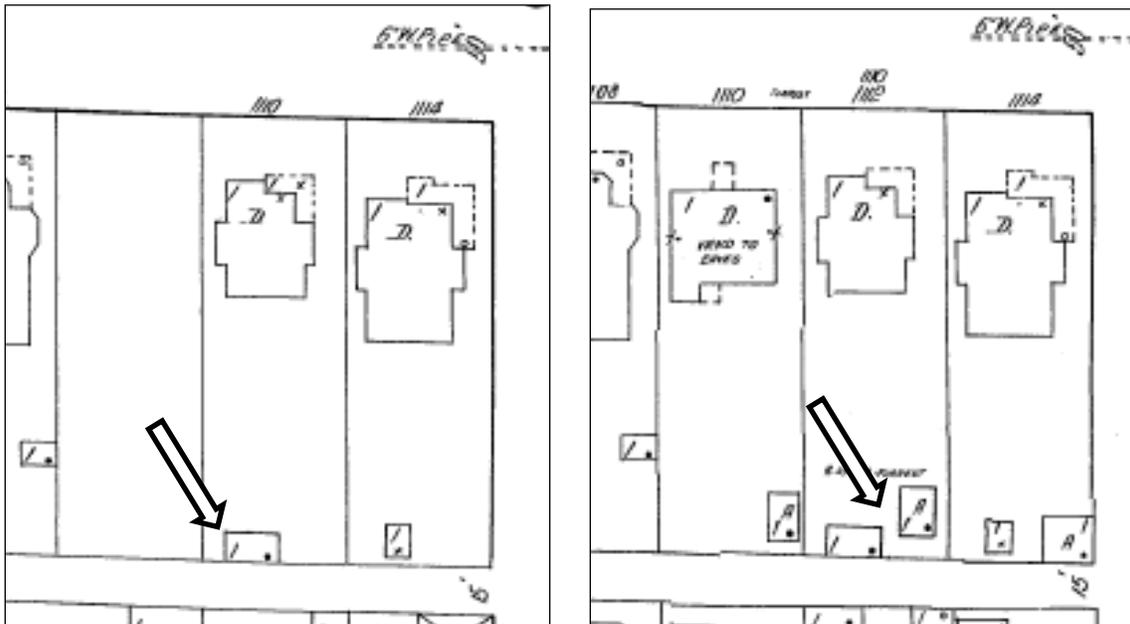
**Analysis and Findings:** The applicant proposes to construct a new one-and-a-half story outbuilding. The new structure requires a reduction to the rear setback.

Location & Setbacks. The applicant is proposing to construct an outbuilding at the rear of the property, in the southeast corner of the site, which is a typical location for outbuildings (Figure 2). The structure will be three feet (3') from the east side property line and approximately twenty-five feet (25') from the west side property line, both of which meet the base zoning setbacks. The outbuilding will have garage doors which face the alley. Base zoning requires that the structure be ten feet (10') from the rear property line, but the applicant is proposing to locate the structure just five feet (5') from the rear property line. Staff finds the proposed setback reduction to be appropriate in this instance because an analysis of the current conditions of the area shows that there are several outbuildings in the immediate vicinity that sit five feet (5') or less from the rear property line. In addition, the Sanborn maps from 1914 and 1951 show that this site formerly had an outbuilding that sat on the rear property line (Figures 3 & 4). Staff finds

the setbacks, location, and orientation to meet Sections II.B.3, II.B.6., and II.B.8 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figure 2. Rear property line of 1112 Forrest Avenue.



Figures 3 & 4. 1914 (left) and 1951 (right) Sanborn Maps show historic outbuildings close to the rear property line.

**Height Scale.** The proposed accessory structure will be twenty-two feet wide by twenty-six feet, seven inches deep (22' X 26'7"). It will have a total footprint of five hundred and eighty-seven square feet (587 sq. ft.), which is about one-fourth (1/4) the footprint of the primary structure. The garage will be one-and-a-half stories in height, with an eave height of approximately thirteen feet (13') from grade and a ridge height of

approximately twenty-five feet, one inch (25'1") from grade. By comparison, the primary structure is also one-and-a-half stories in height with an eave height of twelve feet (12') and a ridge height of twenty-five feet, seven inches (25'7"). The site slopes several feet from the front of the property to the rear of the property so that although the outbuilding is only six inches (6") shorter than the primary structure, it will be four feet, six inches (4'6") shorter than the house when the slope is taken into consideration. Typically, staff asks for a larger difference between the height of the primary structure and that of the outbuilding. However, in this case, the footprint of the structure is so modest that the outbuilding will be sufficiently subordinate to the house even though it is of a comparable height. Staff therefore finds that the height and scale of the outbuilding meets Sections II.B.1, II.B.2., and II.B.8 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

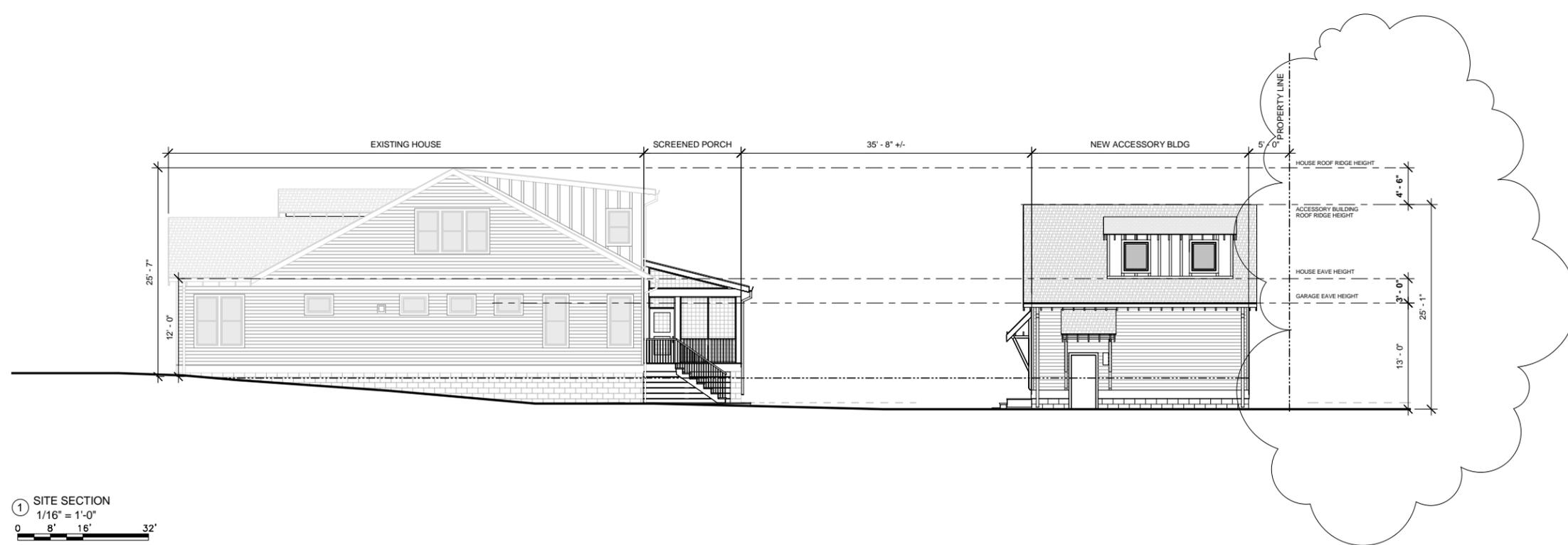
Materials. The exterior materials will include smooth-faced cement-fiber siding with a five inch (5") exposure, cement-fiber board-and-batten in the gable fields and dormers, and cement fiber trim. The brackets will be wood. The windows will be wood, and the garage door will be metal. The roof will be asphalt shingle. Staff asks to approve the final window and door selections, and the shingle color. The foundation will be split face concrete block. Staff finds these materials to be compatible with those of the primary structure and with the surrounding historic structures. Staff finds that the materials meet Sections II.B.4. and II.B.8 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roofs. The outbuilding's roof will be a side gable with a 12/12 pitch. This is a steeper pitch than the primary structure's primary roof form, which also a side gable, but with a slope of approximately 6.5/12. However, the 12/12 pitch on the outbuilding will match the pitch of the projecting front bay and the front dormers on the primary structure, thereby making the steeper pitch appropriate. The outbuilding's roof includes shed dormers with a slope of 3/12 on each gable slopes. Staff finds that the outbuilding's roof form is compatible with that of the primary structure and other outbuildings in the area, and meets Sections II.B.5. and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings. The proposed proportion and rhythm of openings are appropriate for an outbuilding, and staff finds that the openings meet Sections II.B.7. and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Recommendation Summary:** Staff recommends approval of the outbuilding and setback reduction with the conditions that staff approve the final window and door selections and the asphalt shingle color. With this condition, staff finds that the outbuilding meets Section of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.





① SITE SECTION  
 1/16" = 1'-0"  
 0 8' 16' 32'

**1112 FORREST AVE  
 ACCESSORY  
 BUILDING**

1112 FORREST AVE  
 NASHVILLE, TN 37206



**BUILDING IDEAS, LLC**  
 Architecture Design Planning

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REVISIONS		
NUM.	DESCRIPTION	DATE
1	Revision 1	Date 1

Project Number: 1112

Project Phase:  
 MHZC SUBMITTAL

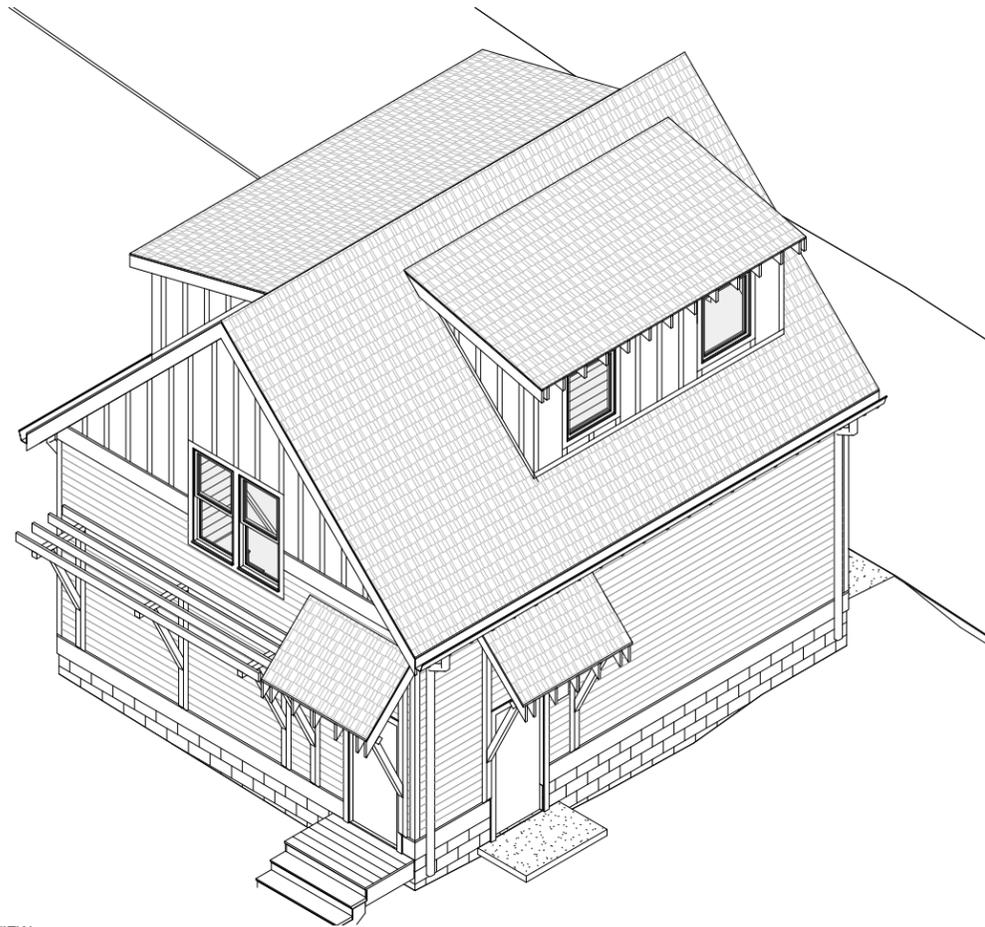
Date: 8/26/2013

SITE SECTION

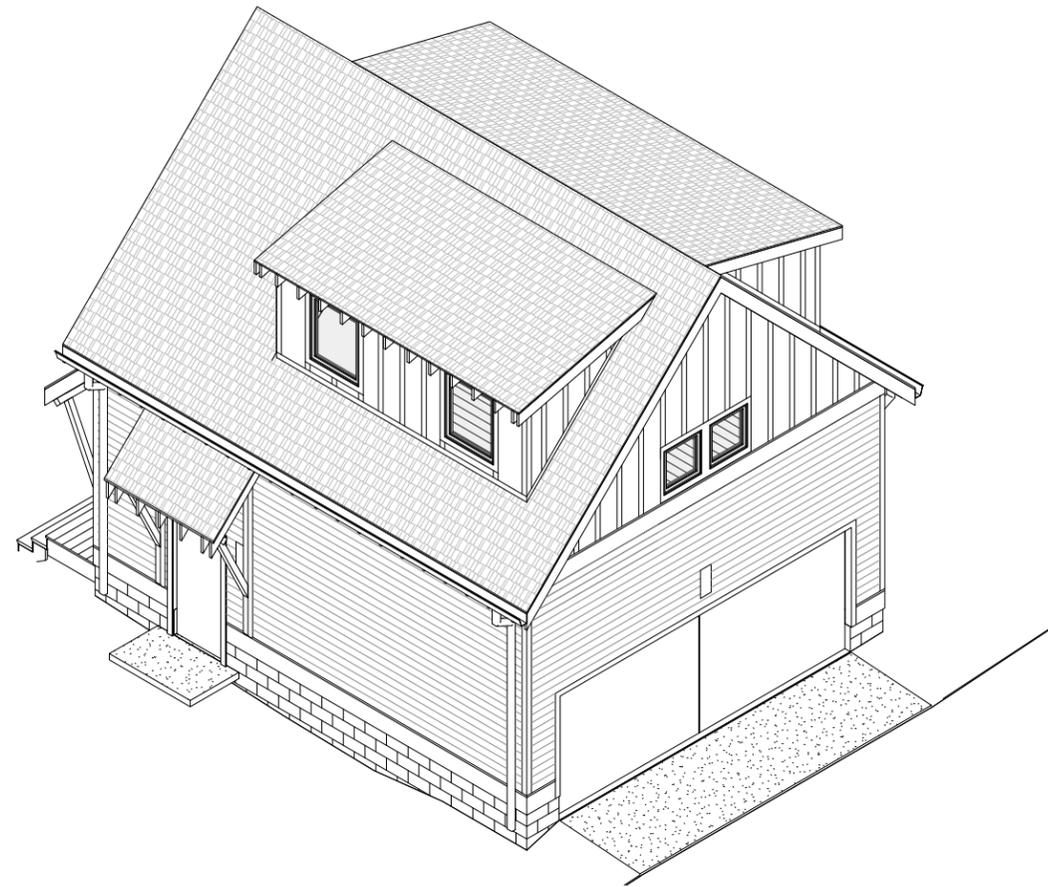
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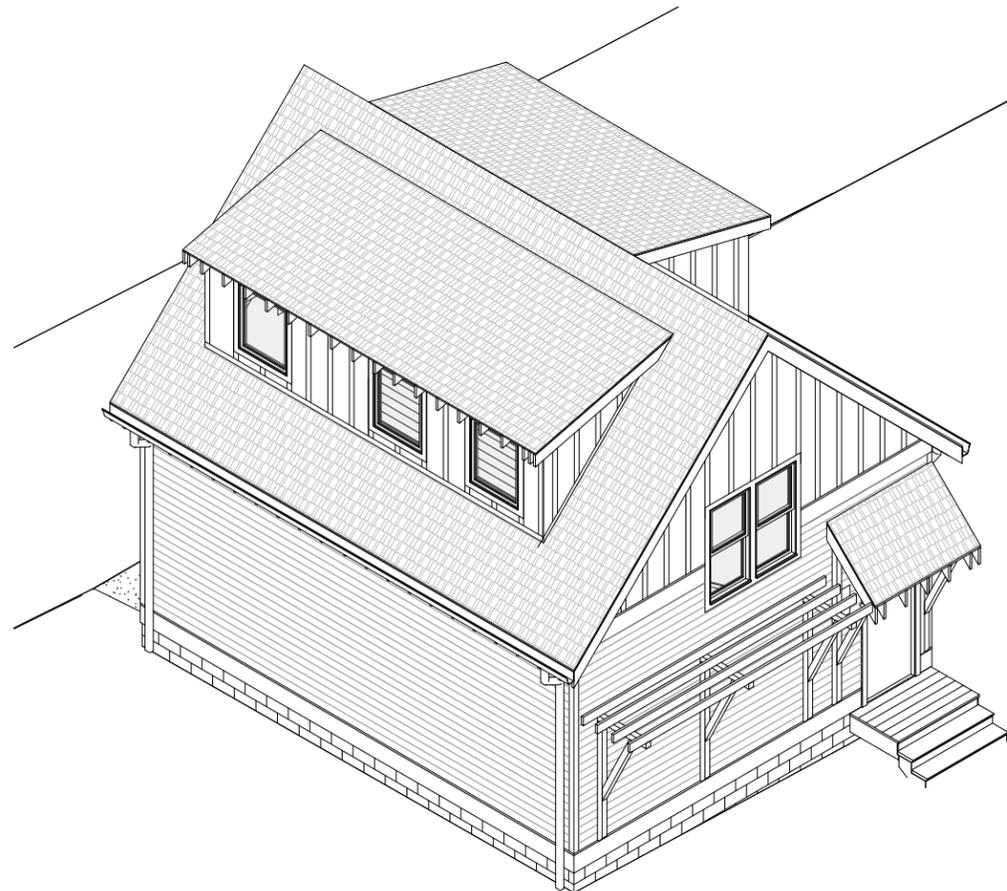




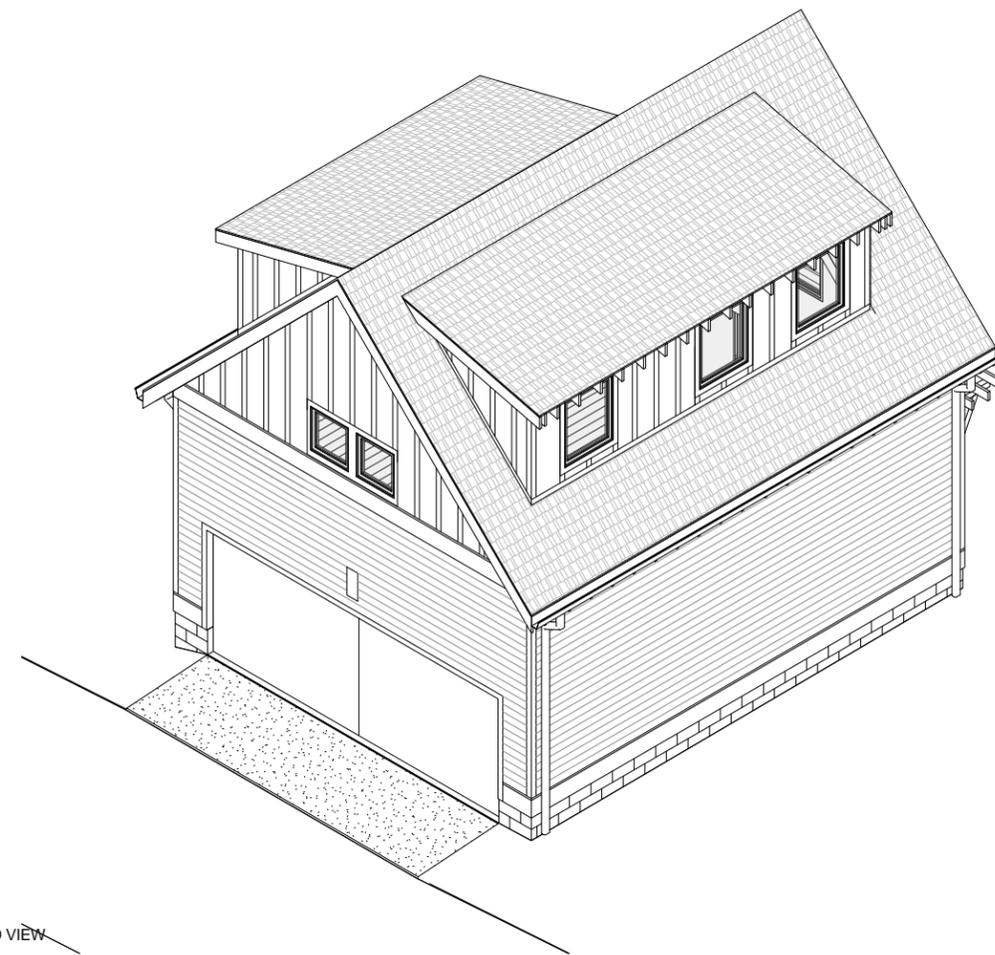
② 3D VIEW



① 3D VIEW



④ 3D VIEW



③ 3D VIEW

**1112 FORREST AVE  
ACCESSORY  
BUILDING**

1112 FORREST AVE  
NASHVILLE, TN 37206



**BUILDING IDEAS, LLC**  
Architecture Design Planning

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REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 1112

Project Phase:  
MHZC SUBMITTAL

Date: 8/26/2013  
GARAGE 3D VIEWS

**G4.01H**

