



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
2104 Grantland Avenue
May 21, 2014

Application: Demolition—outbuilding; New construction—outbuilding; Setback Determination

District: Woodland in Waverly Historic Preservation Zoning Overlay

Council District: 17

Map and Parcel Number: 10510032400

Applicant: John Root, RootARCH

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

Description of Project: Application is to demolish an existing outbuilding and to construct a one-and-a-half story outbuilding. The outbuilding requires a setback determination. Base zoning requires that the outbuilding be located ten feet (10') from the rear property line, but the applicant is proposing to construct the outbuilding just five feet (5') from the rear property line.

Recommendation Summary: Staff recommends approval of the outbuilding and setback determination with the following conditions:

1. Staff review and approve all window and door specifications and the metal roof color prior to purchase and installation of these materials.
2. Staff review any changes to the fence or other permanent landscape features.

With these conditions, staff finds that the project meets Sections III.B.2. and V.B.2. of the *Woodland-in-Waverly Historic Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Site Plan
B: Elevations

Applicable Design Guidelines:

III.B.2 New Construction

h. 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.

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

Historic garages are usually located as near to a rear corner of a parcel as possible.

i. Appurtenances: Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

IV.B.1 Permanent Landscape Features

a. For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrast greatly with such features on surrounding historic buildings.

b. Existing retaining walls in front and side yards should be retained.

c. Satellite dishes are not appropriate.

d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

V.B.1 Demolition is Not Appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

V.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 17.40.420 of the historic zoning ordinance.

Background: 2104 Grantland is c. 1909 Queen Anne cottage that is a contributing structure to the Woodland-in-Waverly National Register Historic District (Figure 1).



Figure 1. 2104 Grantland Avenue primary structure.

Analysis and Findings: Application is to demolish an existing outbuilding and to construct a one-and-a-half story outbuilding. The outbuilding requires a setback determination. Base zoning requires that the outbuilding be located ten feet (10') from the rear property line, but the applicant is proposing to construct the outbuilding just five feet (5') from the rear property line.

Demolition. The applicant is proposing to demolish a dilapidated shed at the rear of the property (Figures 2 & 3). The date of construction of the existing outbuilding is unknown, but it does not appear on a 1957 Sanborn Map (Figure 4). Staff finds that the structure does not contribute to this historic character of the site or to the Woodland in Waverly Historic Preservation Zoning Overlay. Staff therefore finds that the demolition of the existing outbuilding meets Section V.B.2. of the design guidelines for appropriate demolition and does not Section V.B.1. for inappropriate demolition.



Figures 2, 3. The existing outbuilding is not easily visible and is not historically/architecturally significant.

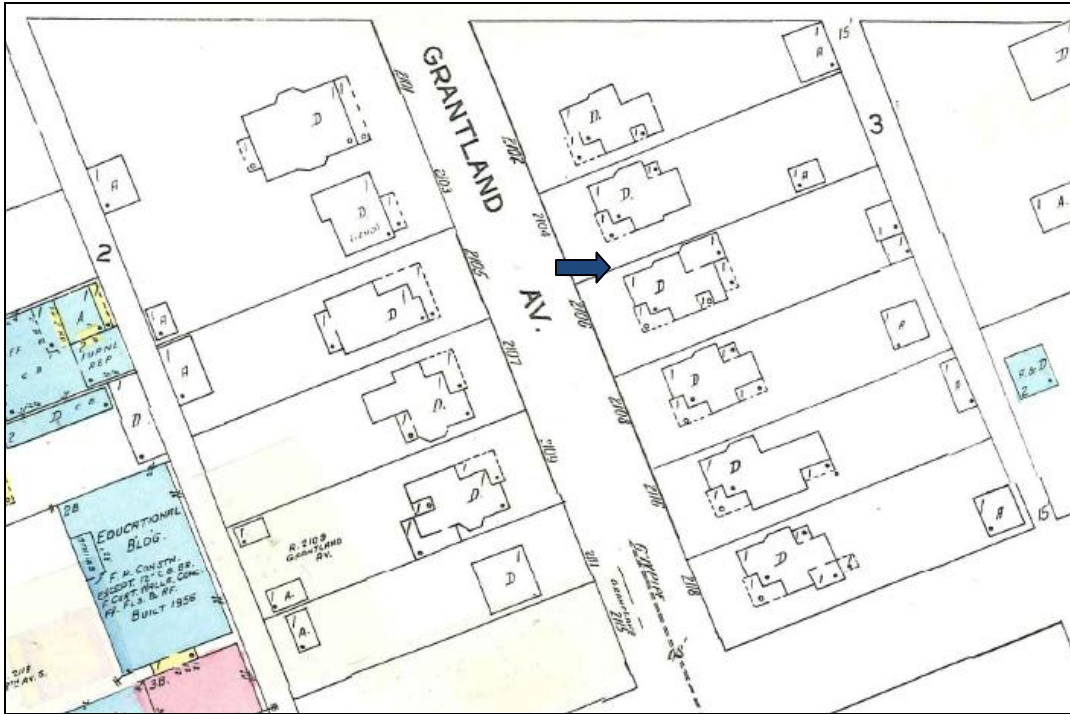


Figure 4. The 1957 Sanborn Map does not show the existing outbuilding, but it does show that many other outbuildings in the area were located near or on the rear property line.

Location, Setback and Rhythm of Spacing.

The proposed new outbuilding will be located at the rear of the property, and will be accessed via the alley, which is appropriate (Figure 5). The outbuilding does require a setback determination. Base zoning requires that the structure be three feet (3') from the side property lines and ten feet (10') from the rear property line. The outbuilding will meet the side setbacks, but will be located just five feet (5') from the rear property line.



Figure 5. The rear yard of 2104 Grantland Avenue

Staff finds that the proposed rear setback is appropriate because current Metro Map shows there are several existing outbuilding that are closer than ten feet (10') to the alley, and the 1957 Sanborn map shows that historically, many outbuildings were located near or on the rear property line (Figure 4). For these reasons, the Commission has approved many other requests for a five-foot (5') rear setback for buildings less than seven-hundred square feet (700 sq. ft.). Staff finds that the proposed location and the setback determination for the new outbuilding meet Section III.B.2.c. and III.B.2.h. of the design guidelines.

Height & Scale. The proposed accessory structure will be twenty-four feet (24') wide and twenty feet (20') deep, or four hundred and eighty square feet (480 sq. ft.). The outbuilding will have an eave height of approximately twelve feet (12') and a ridge height of approximately twenty-two feet (22'). By comparison, the primary structure has an eave height of approximately twelve feet (12') and a ridge height of approximately

twenty-four feet (24'), and it has a footprint of approximately one thousand, six hundred and eighty square feet (1,680 sq. ft.). Staff finds that the outbuilding's footprint and height are subordinate to the historic primary structure. Staff finds that the outbuilding's height and scale meet Sections III.B.2.a., III.B.2.b, and III.B.2.h. of the design guidelines.

Materials, Texture, and Details and Material Color: The primary cladding material will be five inch (5") cement fiberboard lap siding. The foundation will be split face concrete block, and the roof will be architectural asphalt shingles in a graphite color. The structure's trim will be wood or cement fiberboard. The materials for the windows and doors were not specified, and staff asks to approve all window and door specifications prior to purchase and installation. The awning on the alley elevation will have a metal roof, and staff asks to approve the metal color. With the aforementioned staff approvals, staff finds that the proposed materials for the outbuilding meet Section III.B.2.d. and III.B.2.h. of the design guidelines.

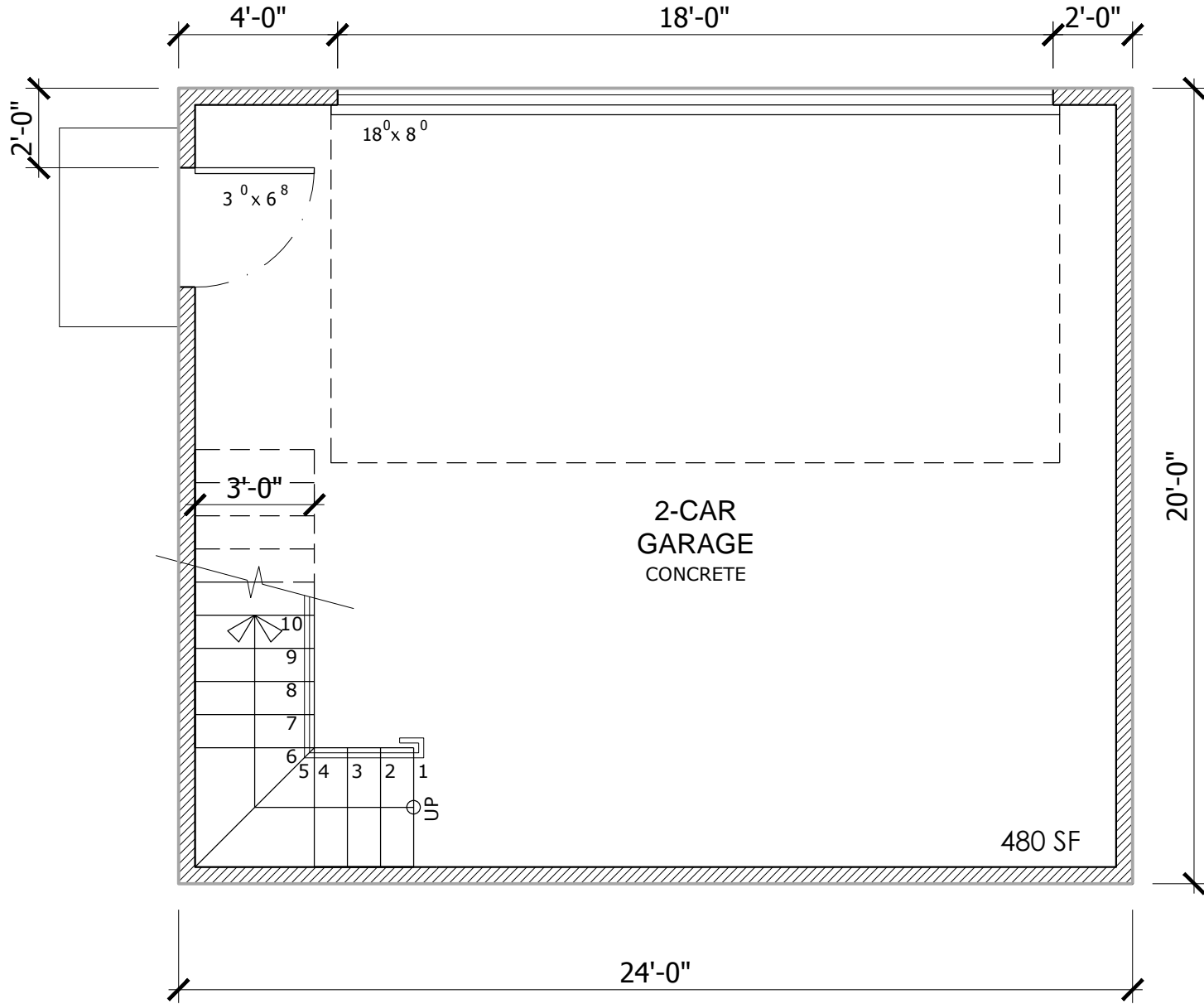
Roof Shape: The outbuilding will have a clipped gable roof form with a slope of 10/12. The west and the alley elevations will have dormers with shed roofs with a slope of 4/12. Staff finds that the outbuilding's proposed roof shape meets Section III.B.2.e. and III.B.2.h. of the design guidelines.

Permanent Landscape Features: No changes to the site's permanent landscape features were indicated on the drawings, and staff asks to review and approve any changes to the fence or other permanent landscape features.

Recommendation Summary: Staff recommends approval of the outbuilding and setback determination with the following conditions:

1. Staff review and approve all window and door specifications and the metal roof color prior to purchase and installation of these materials.
2. Staff review any changes to the fence or other permanent landscape features.

With these conditions, staff finds that the project meets Sections III.B.2. and V.B.2. of the *Woodland-in-Waverly Historic Zoning Overlay: Handbook and Design Guidelines*.



A1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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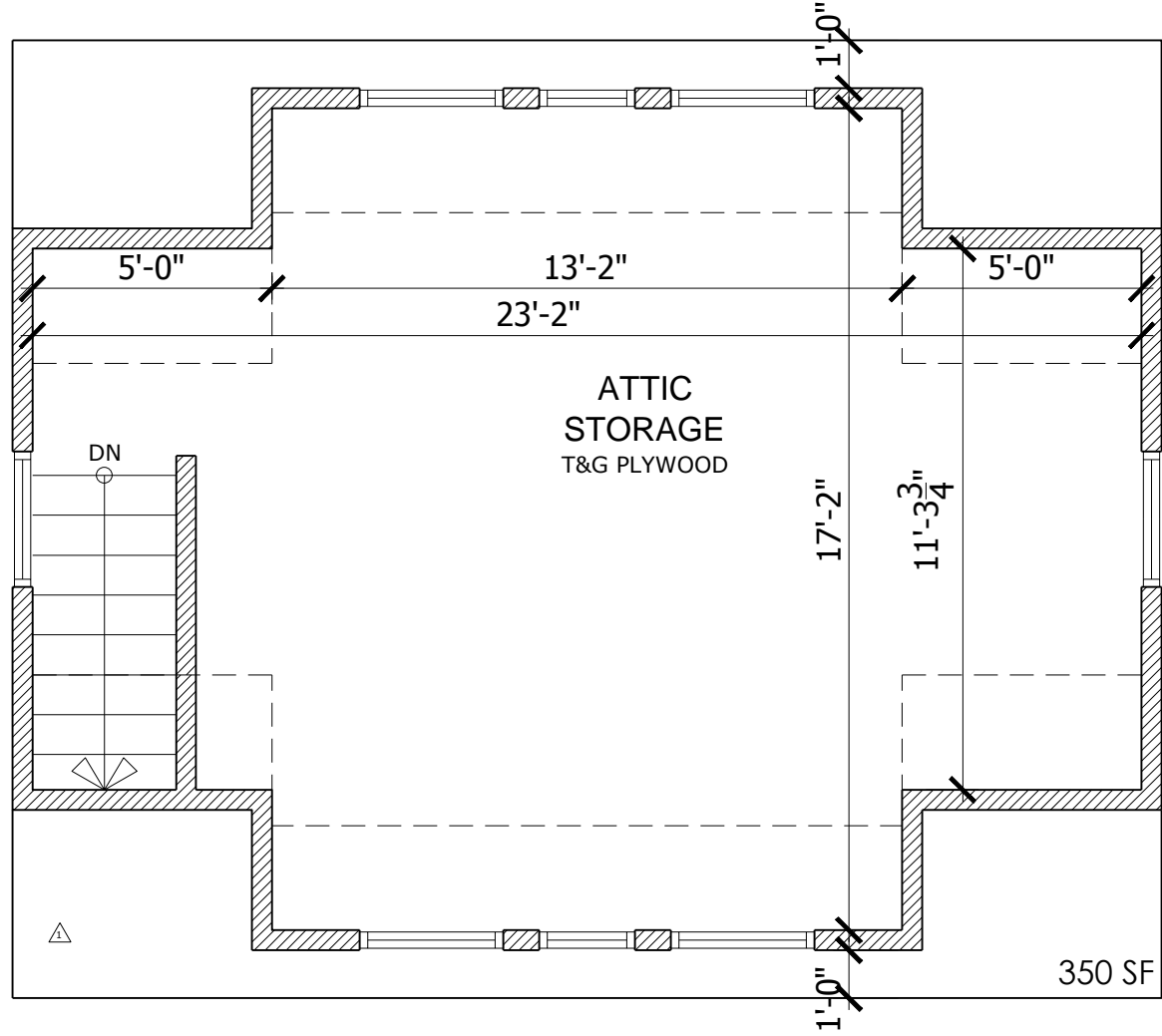
REV:	DATE:	DESC:
0	04.21.14	MHCZ APPROVAL

EXTERIOR ELEVATIONS

#14171
ACCESSORY BUILDING:
2104 Grantland Avenue
NASHVILLE, TN 37204

A2.1

A1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



EXTERIOR ELEVATIONS

#14171

ACCESSORY BUILDING:
2104 Grantland Avenue
NASHVILLE, TN 37204

A2.2

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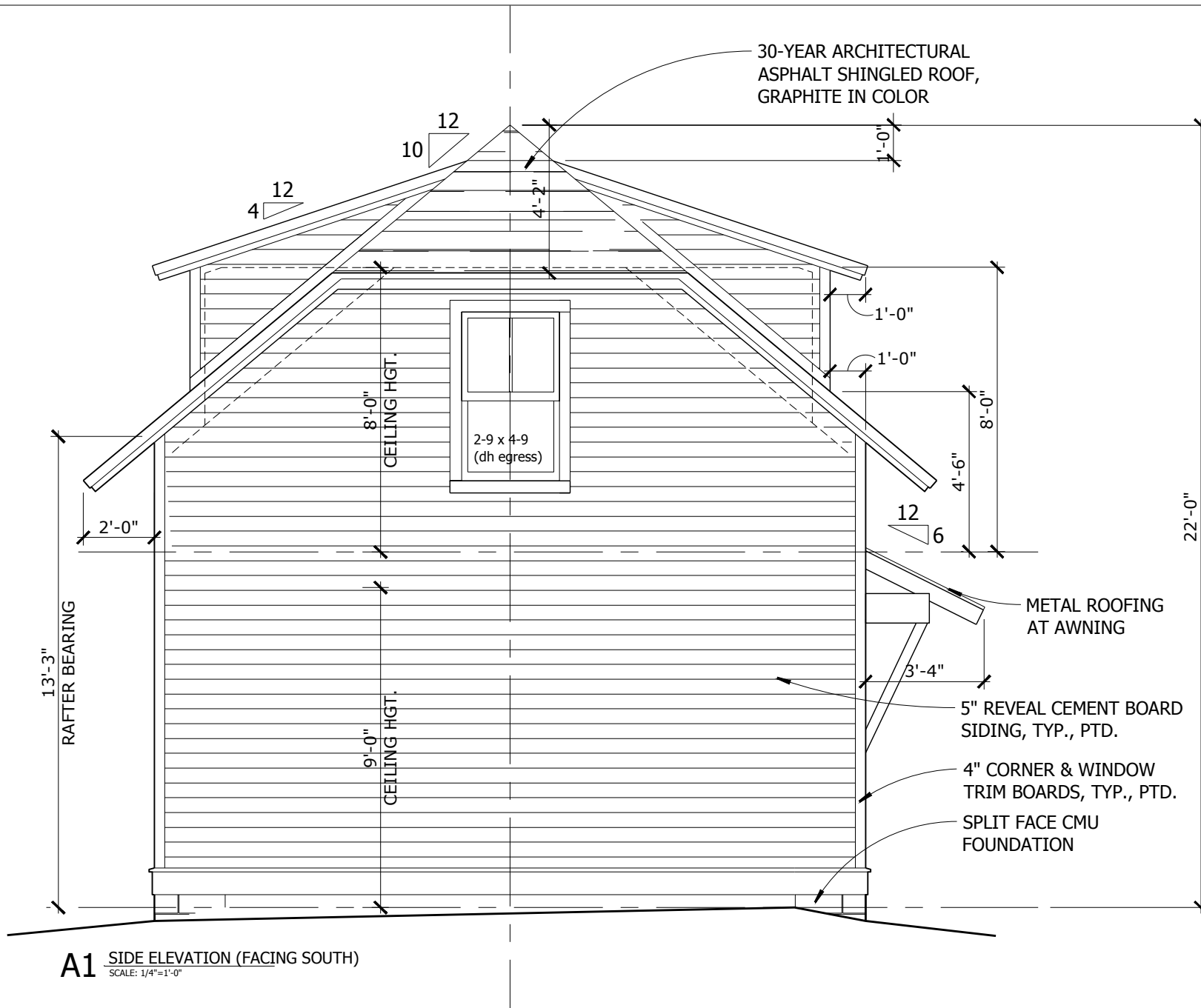
REV: DATE: DESC:

REV	DATE	DESC
0	04.01.14	MHC APPROVAL
1	05.01.14	MHC REVISION

root ARCH

ARCHITECTURE | INTERIORS

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A1 SIDE ELEVATION (FACING SOUTH)
SCALE: 1/4"=1'-0"

30-YEAR ARCHITECTURAL ASPHALT SHINGLED ROOF, GRAPHITE IN COLOR

8'-0" CEILING HGT.

9'-0" CEILING HGT.

13'-3" RAFTER BEARING

22'-0"

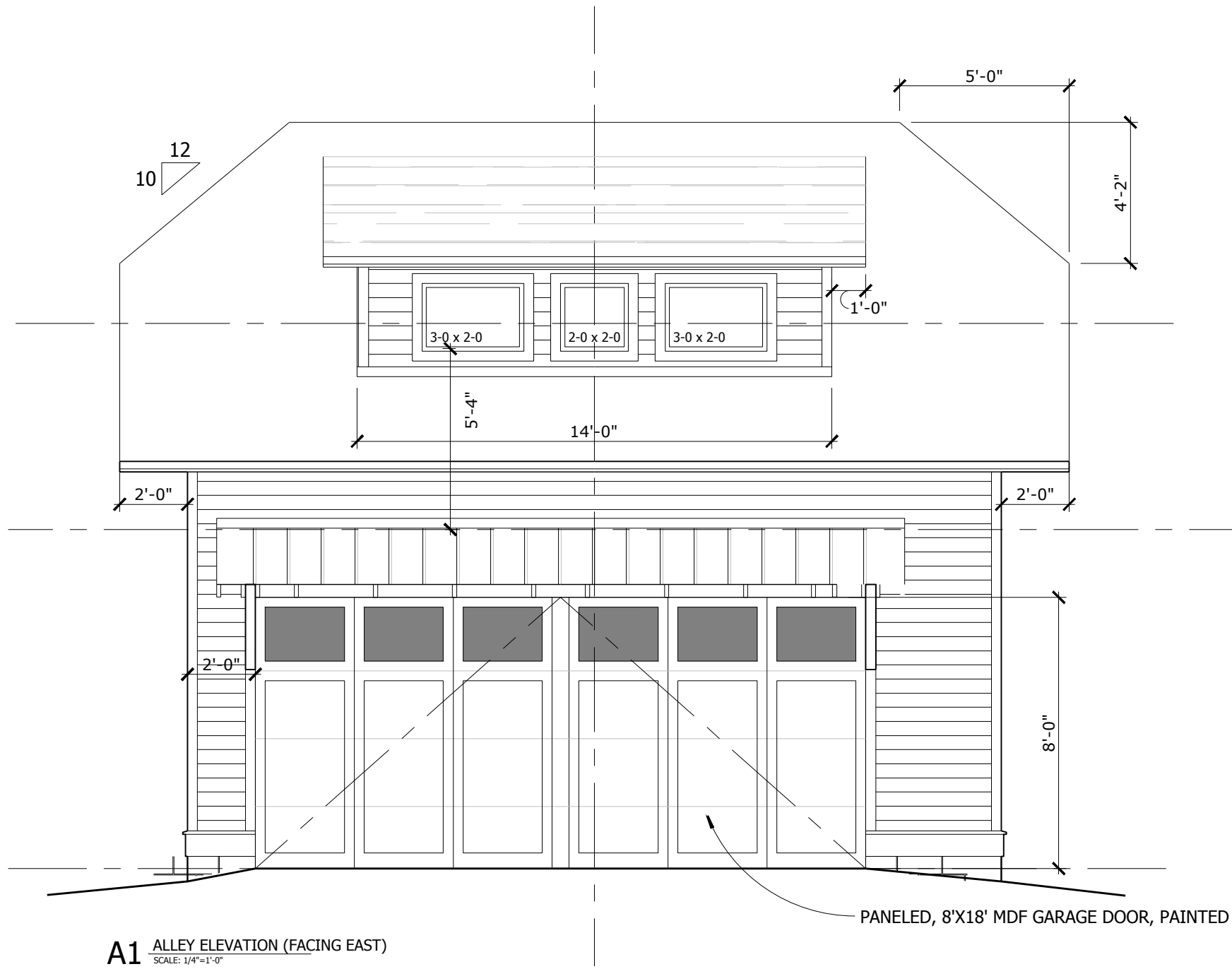
METAL ROOFING AT AWNING

5" REVEAL CEMENT BOARD SIDING, TYP., PTD.

4" CORNER & WINDOW TRIM BOARDS, TYP., PTD.

SPLIT FACE CMU FOUNDATION

REV.	DATE	DESC.
0	04.01.14	MHC APPROVAL
1	05.01.14	MHC REVISIONS

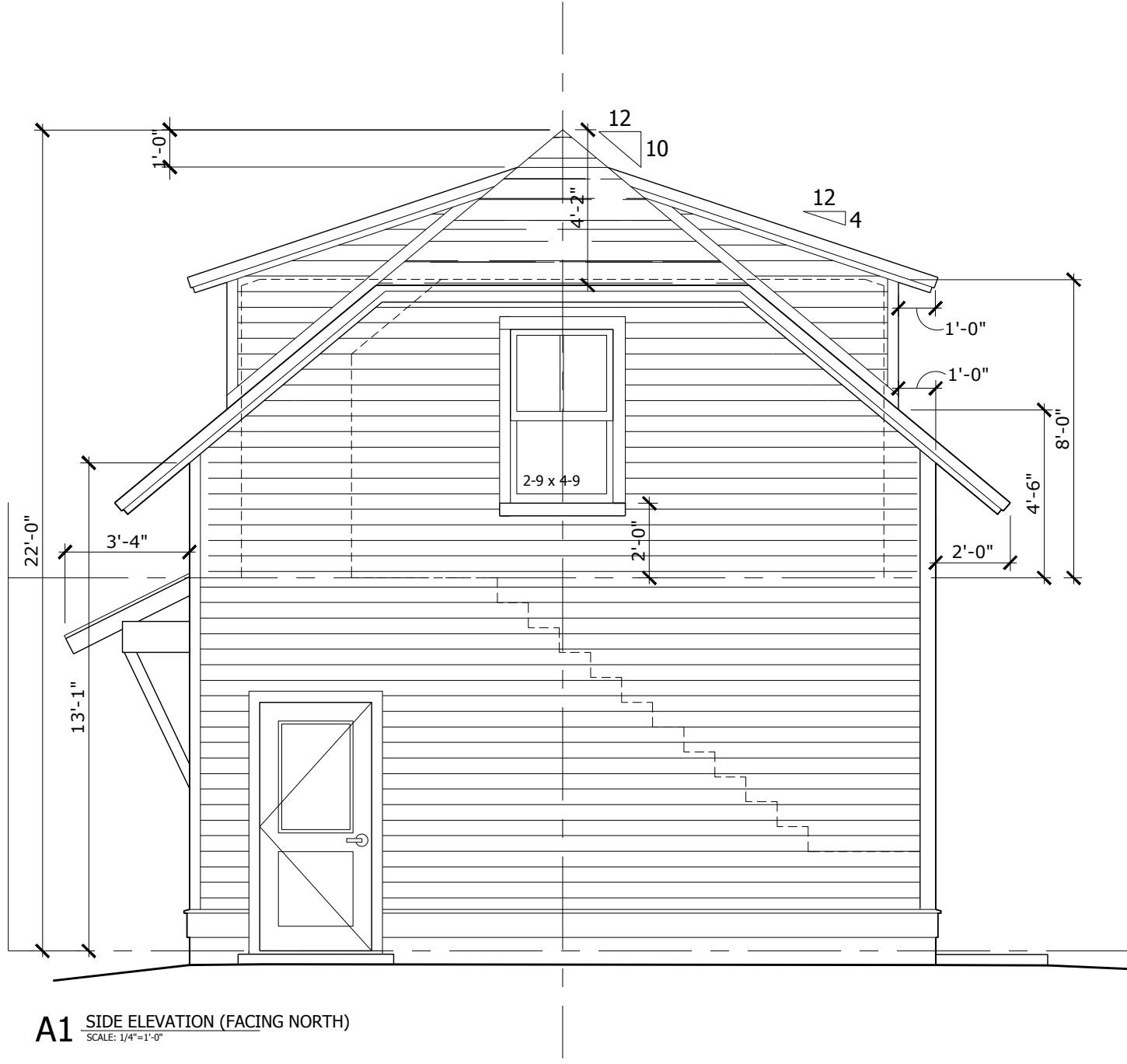


A1 ALLEY ELEVATION (FACING EAST)
SCALE: 1/4"=1'-0"

PANELED, 8'X18' MDF GARAGE DOOR, PAINTED

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0	04.01.14	MHCZ APPROVAL
1	05.01.14	MHCZ REVISIONS



A1 SIDE ELEVATION (FACING NORTH)
SCALE: 1/4"=1'-0"

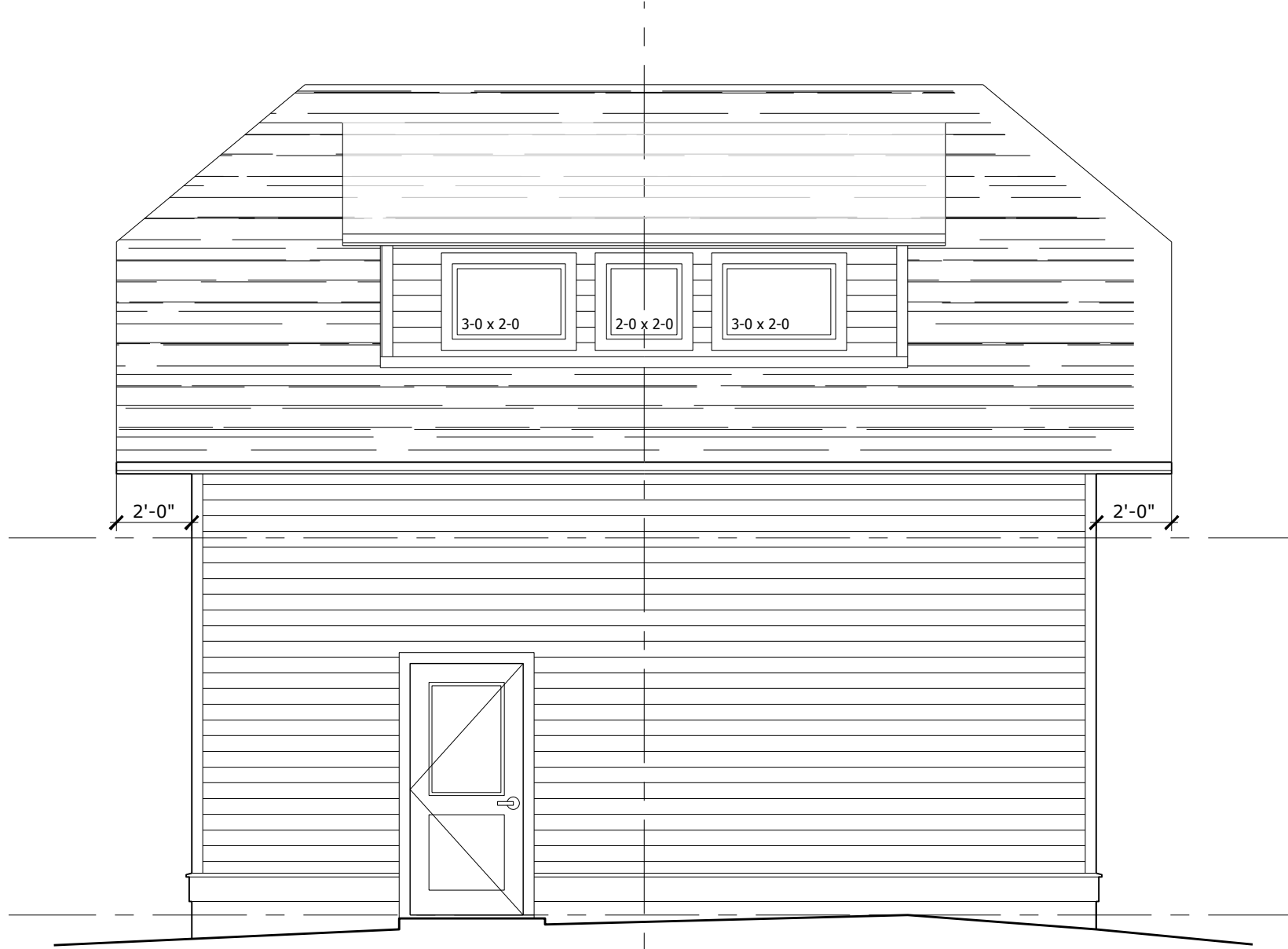
EXTERIOR ELEVATIONS
#14171

ACCESSORY BUILDING:
2104 Grantland Avenue
NASHVILLE, TN 37204

A4.3

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REV:	DATE:	DESC:
0	04.0.1.14	MHCZ APPROVAL
1	05.0.1.14	MHCZ REVISIONS



A1 WEST ELEVATION (FACING RESIDENCE)
SCALE: 1/4"=1'-0"

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REV.	DATE:	DESC:
0	04.0.1.14	MHCZ APPROVAL
1	05.0.1.14	MHCZ REVISION

EXTERIOR ELEVATIONS
#14171

ACCESSORY BUILDING:
2104 Grantland Avenue
NASHVILLE, TN 37204