



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

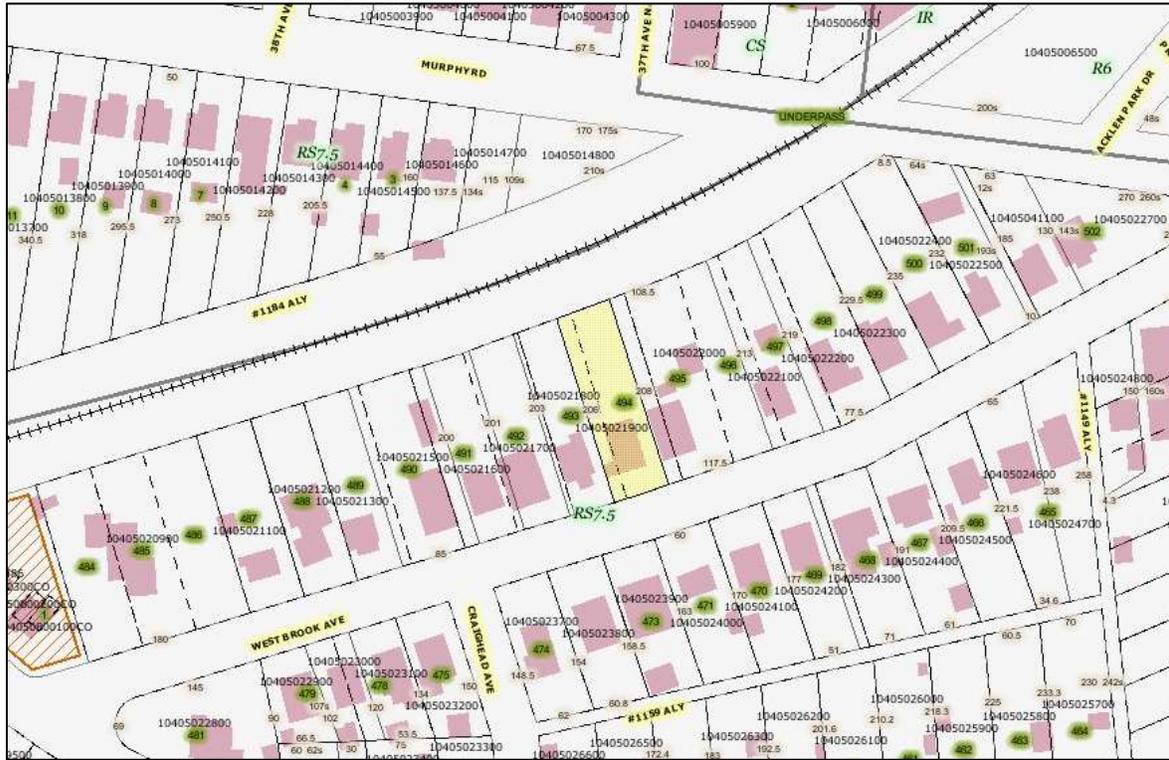
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
3618 Westbrook Avenue
June 18, 2014

Application: New construction-outbuilding and Setback determination
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405021900
Applicant: Mitch Hodge, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: Applicant proposes to construct a one and one-half story garage. In May, the Commission reviewed a proposal to construct a twenty-four foot, seven inch (24'-7") tall outbuilding with a twelve-hundred and forty eight square foot (1248 sq. ft.) footprint. The application was approved with a condition that the scale of the building be reduced to nine-hundred, fifty square feet (950 sq. ft.) or less. The applicant has reduced the scale of the building to be twenty-two feet, five inches (22'-5") tall, with a one thousand, one hundred and thirty-six square foot (1136 sq. ft.) footprint.</p> <p>Recommendation Summary: Staff recommends approval with the condition that staff review all materials, massing be reduced to be consistent with a range of 850-950 square foot footprint and the roof form be similar to the principle dwelling or other historic outbuildings in the vicinity.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

Secretary of Interior Standards

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

II.B.1 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.

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.*

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid-point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Background: 3618 Westbrook Avenue is a c. 1915 frame bungalow that is a contributing building to the Richland-West End National Register Historic District.



In 2013, the Commission approved an addition for the home that has approximately a thousand square foot (~1000 sq. ft.) footprint. The addition is three-stories on a one and one-half story historic home. The house retained its porte cochere and the addition included a two-bay, basement level garage.

In May 2014, the Commission reviewed a proposal to construct a twenty-four foot, seven inch (24'-7") tall outbuilding with a twelve-hundred and forty eight square foot (1248 sq. ft.) footprint. The application was approved with a condition that the scale of the building be reduced to nine-hundred, fifty square feet (950 sq. ft.) or less.

Analysis and Findings: The applicant has reduced the scale of the building to be twenty-two feet, five inches (22'-5") tall, with a one thousand, one hundred and thirty-six square foot (1136 sq. ft.) footprint.

Height & Scale: The proposed building is twenty-two feet and five inches (22'-5") tall from finished floor at its tallest point compared to the original height of the house which is approximately twenty-one feet (21') tall from finished grade, as measured from the front of the house. The grade drops from the front of the lot to the rear, which will allow the garage to appear shorter.

The footprint of the proposed garage is eleven hundred thirty-six square feet (1136 sq. ft.) compared to the original square footage of the footprint of the house which was eleven hundred sixty square feet (1160 sq. ft.), not including the front porch and porte cochere. The garage will also have roughly five-hundred, twenty square feet (520 sq. ft.) on the second level. Although reduced from the May submittal, the massing of the proposal is still not subordinate to the original house.

The proposed garage is also significantly larger than outbuildings in the vicinity. Average footprints for outbuildings on this block of Westbrook are approximately seven hundred thirty-seven square feet (737 sq. ft.) compared to the eleven hundred thirty-six square feet (1136 sq. ft.) requested. The largest outbuilding on the block is approximately nine-hundred and twenty square feet (920 sq. ft.).

Combined, the large size of the garage and the recently approved addition would overwhelm the original historic home; and therefore does not meet the Secretary of Interior's Standard #9 which requires that new construction should be compatible in massing and scale with the historic building in order to "protect the historic integrity of the property and its environment."

Guideline II.B.1.b requires new construction to be "compatible, by not contrasting greatly, with surrounding historic buildings."

Because it is not subordinate to the historic portion of the house as historic garages typically were; because the garage is significantly larger than outbuildings in the immediate context; and because the amount of new construction on the lot has a negative effect on the historic character of the overlay, staff finds the garage does not meet guideline II.B.1.b which requires new construction to be "compatible, by not contrasting greatly, with surrounding historic buildings" as well as standard #9 of the Secretary of Interior's Standards. (State legislation mandates that the Commission follow the Secretary of Interior's Standards.).

Location & Setbacks: The garage is located towards the rear of the lot, where outbuildings typically were located. The setbacks from property lines will be ten feet (10') from the rear, five feet (5') on the right, and approximately forty feet (40') on the left. These setbacks are appropriate, and were approved along with the May submittal.

Design: The outbuilding should mimic the design of the historic home or be utilitarian in design. In this case, the garage is fairly utilitarian but its salt box roof form contrasts greatly with the form of the house. Because the historic house is one and one-half story, an appropriate form for the outbuilding would be one story, or one story with dormers.

Materials: The foundation will be a concrete slab, the siding stucco with wood battens and fiber cement lap siding and the roof asphalt shingle. If the roof color is different from the home's roof color, staff requests that the color be reviewed administratively. Lap siding should have a maximum of a five inch (5") reveal and have a smooth face. The materials for windows, vehicular and pedestrian doors, and trim were not indicated. Staff recommends administrative review for all materials.

Roof form: The roof form is a salt-box form compared to the side-gable form of the original house. There are no dormers, skylights, solar panels or chimney indicated. Staff recommends a roof form more in keeping with historic outbuildings or the principle building.

Recommendation: Staff recommends approval with the condition that staff review all materials, massing be reduced to be consistent with a range of 850-950 square foot footprint and the roof form be similar to the principle dwelling or other historic outbuildings in the vicinity.



3618 Westbrook Avenue.



3618 Westbrook Avenue, from side yard on right.



3618 Westbrook Avenue, viewed from rear.

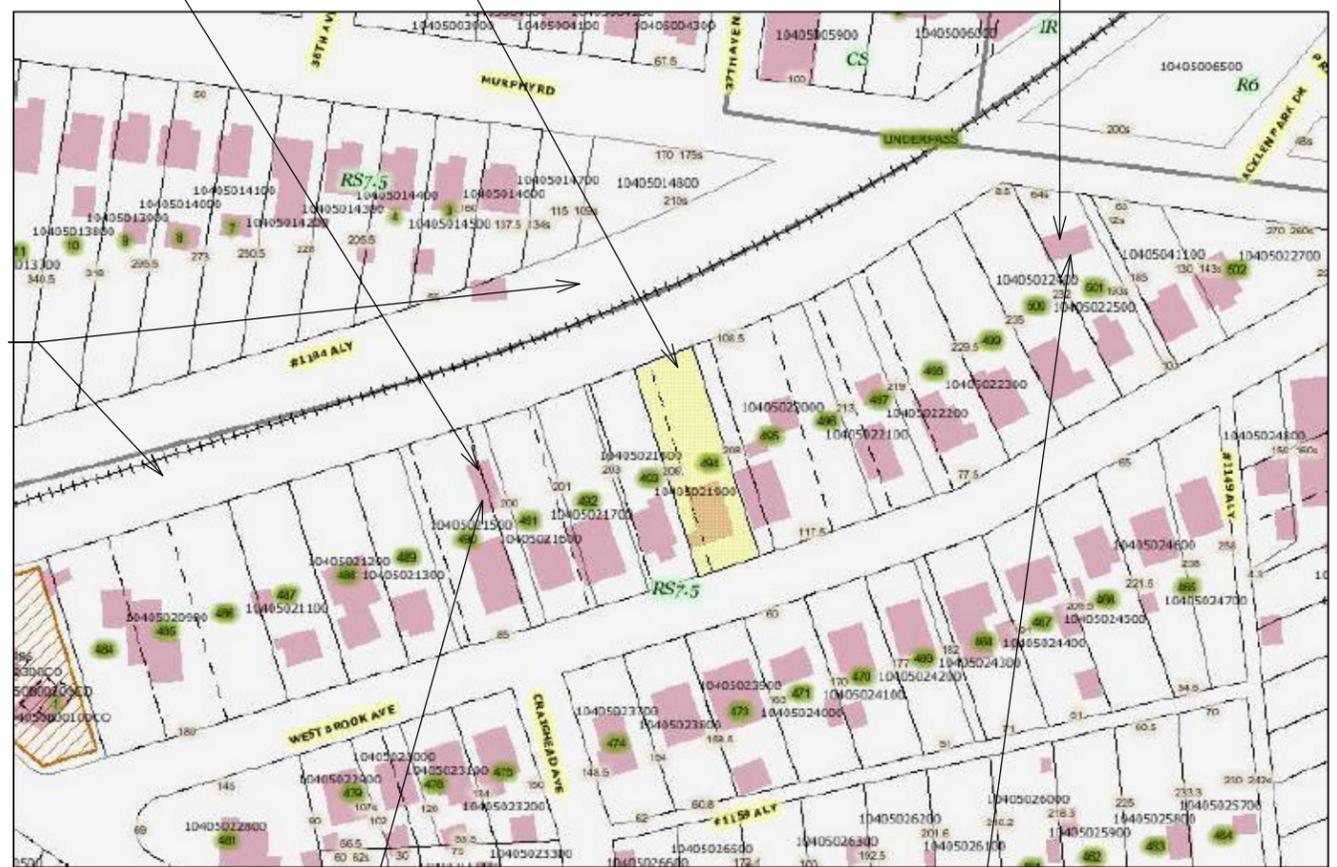


3618 Westbrook Avenue, viewed from alley.

NON-CONTRIBUTING
CONCRETE BLOCK
BUILDING.
APPROX. 900 SQ. FT.

OWNER'S CURRENT OUTBUILDING,
APPROX. 1,150 SQ. FT. PLUS
2 CAR CARPORT, TOTAL APPROX.
1,700 OF COVERED ROOF AREA.

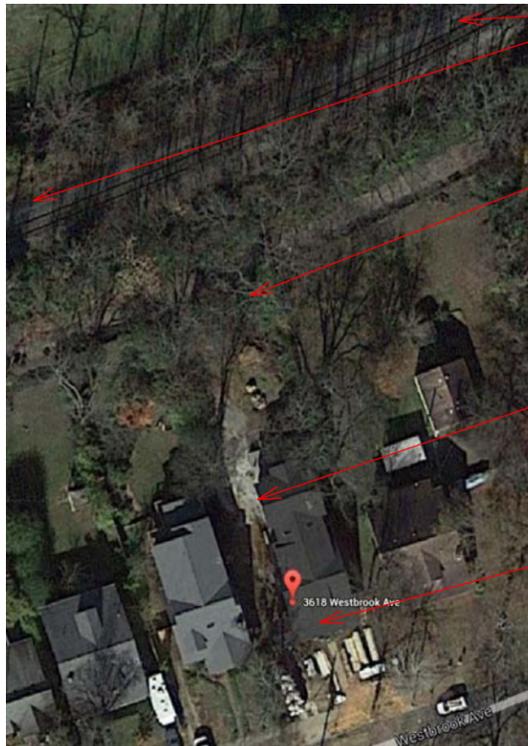
SUBJECT
PROPERTY



RAILROAD R.O.W..
100 FEET WIDE

NOTE: THESE ARE THE ONLY
TWO REAR LOCATED
BUILDINGS ON THIS SIDE
STREET.

2 VICINITY MAP
1 1" = 20'-0"



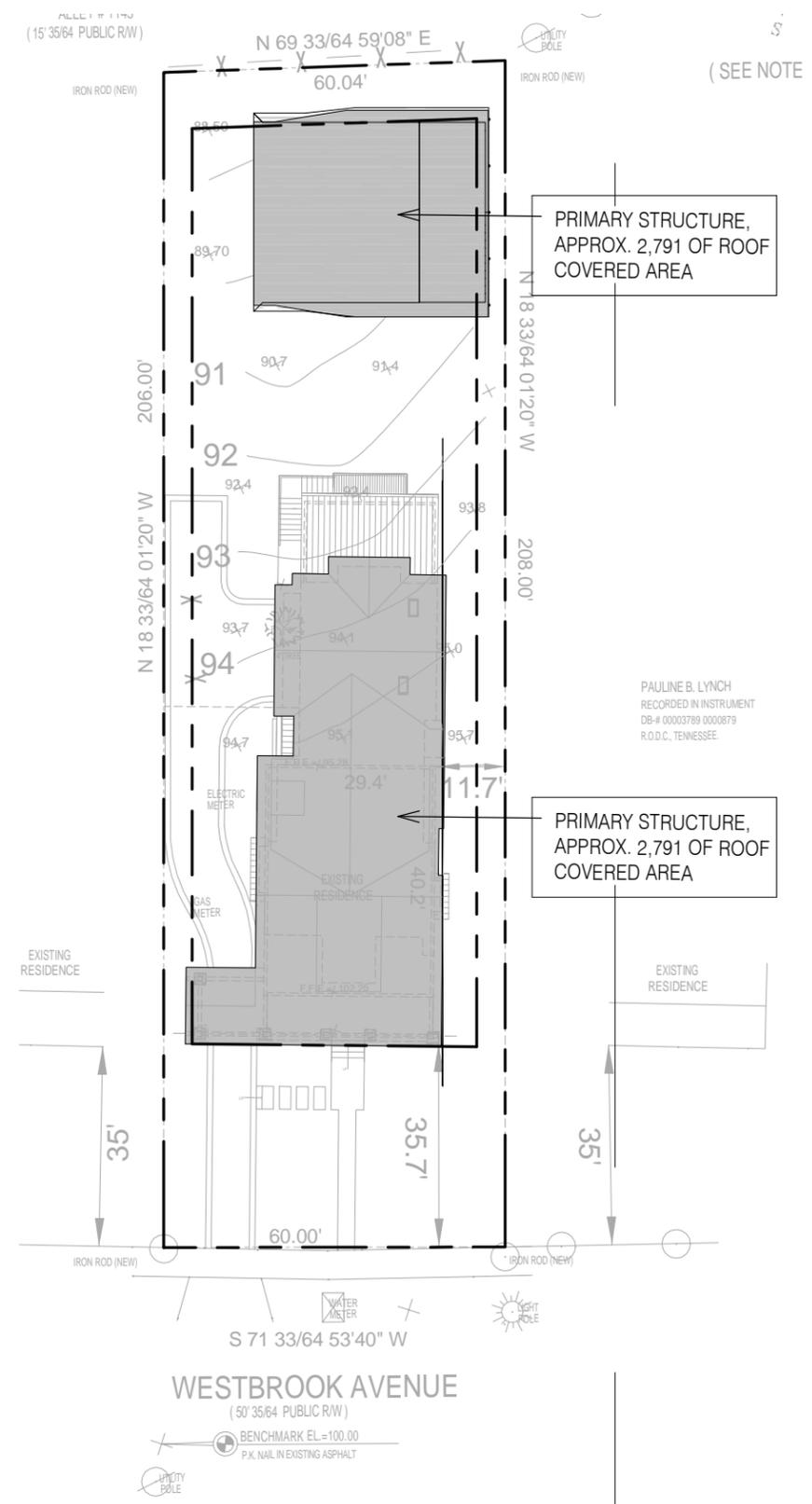
RAILROAD
TRACKS

PROPOSED
OUTBUILDING

ADDITION (2013)

ORIGINAL HOUSE

3 NEIGHBORHOOD
1 1/4" = 1'-0"



PRIMARY STRUCTURE,
APPROX. 2,791 OF ROOF
COVERED AREA

PRIMARY STRUCTURE,
APPROX. 2,791 OF ROOF
COVERED AREA

1 SITE PLAN - PROPOSED
1 1" = 30'-0"

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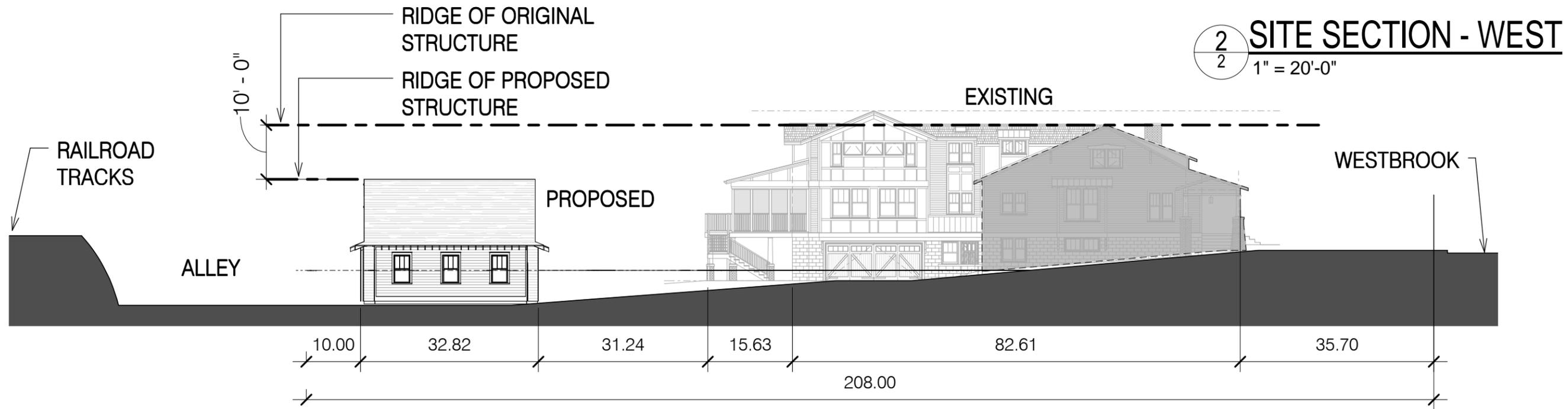
AN ACCESSORY BUILDING AT
3618 WESTBROOK DRIVE
NASHVILLE, TENNESSEE, 37205

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SITE PLAN, VICINITY
MAP

1

PROJECT: 1426
DATE: 06.03.14

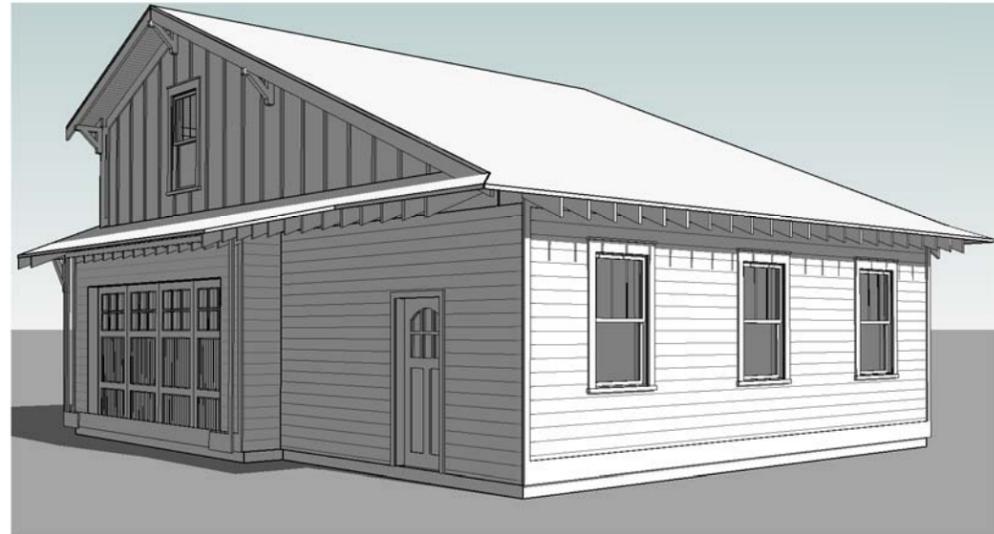


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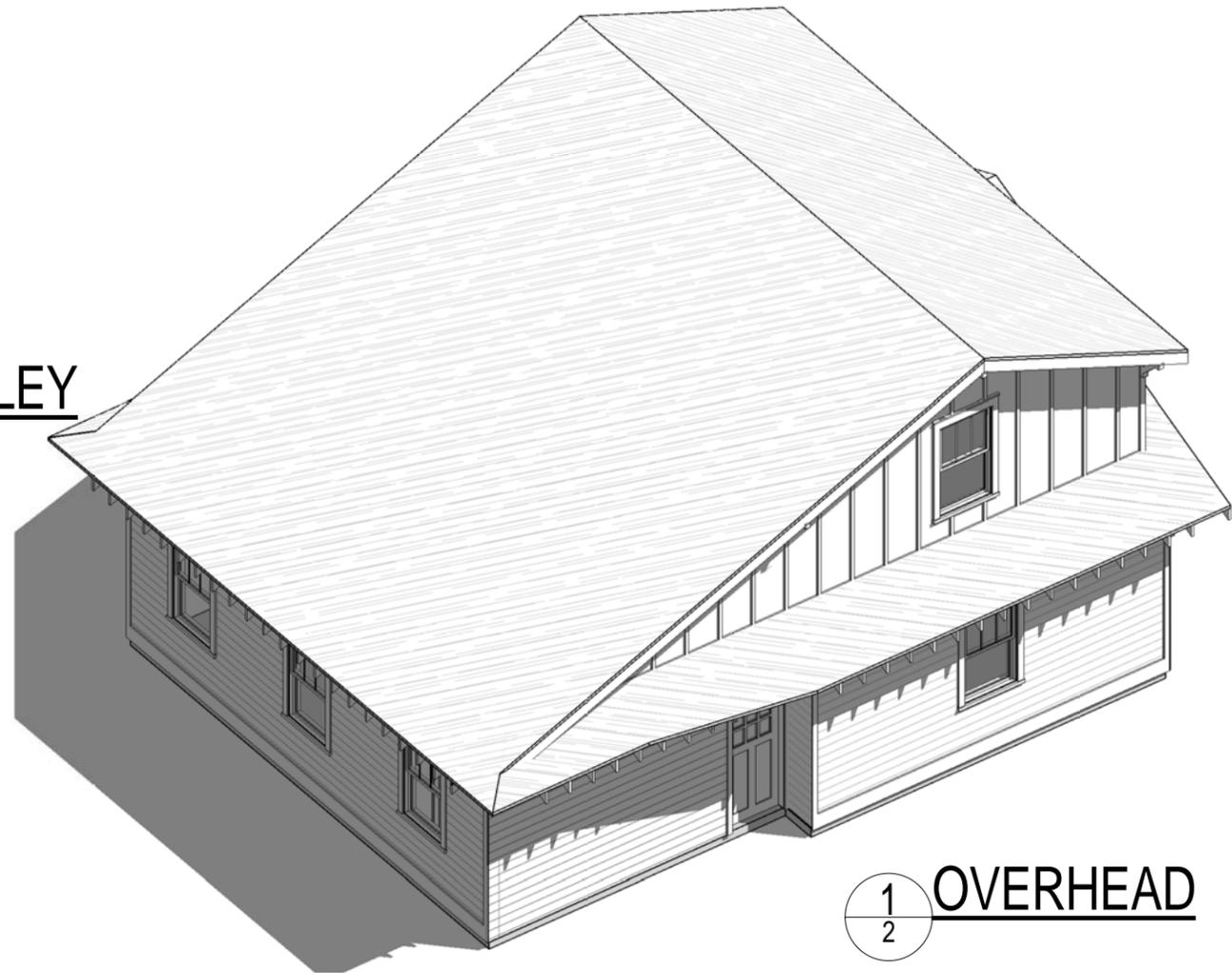
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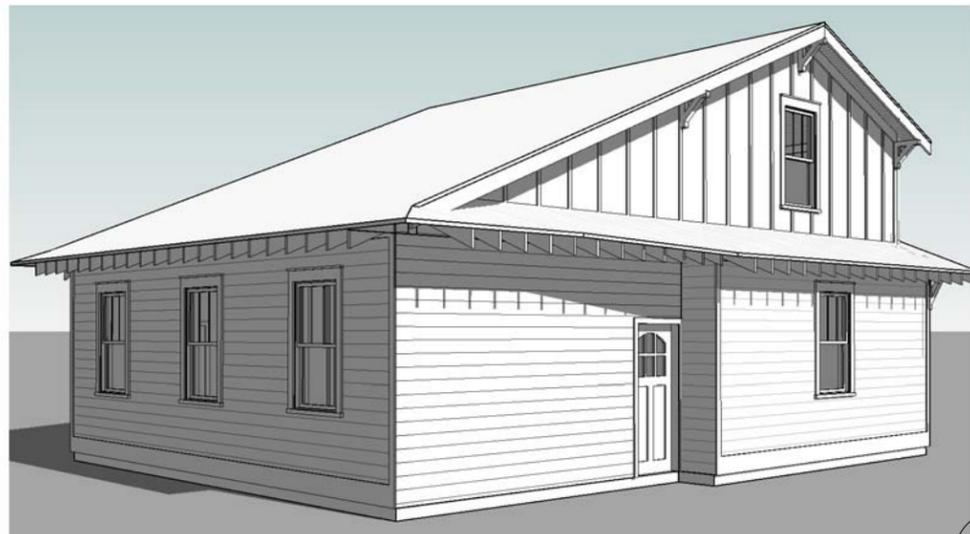
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4 FACING ALLEY

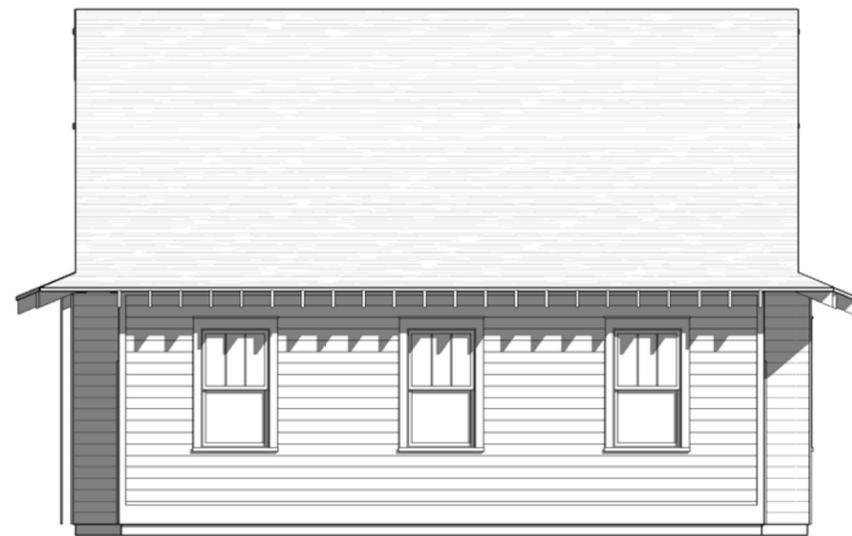


1 OVERHEAD

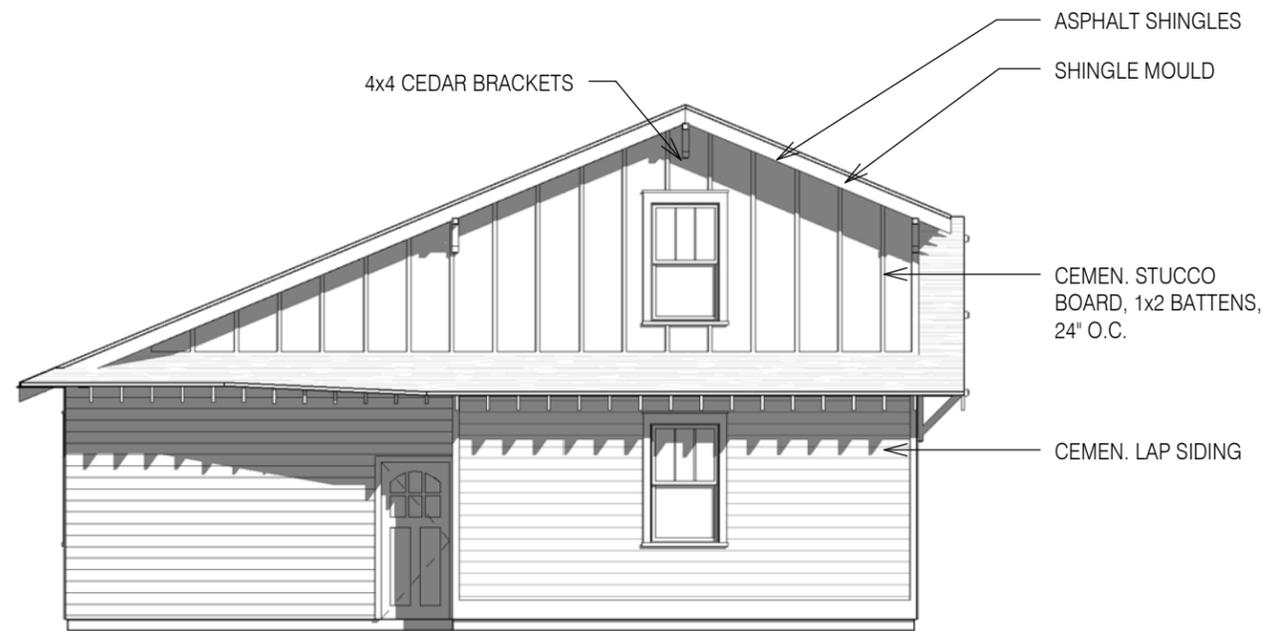


3 FACING HOUSE

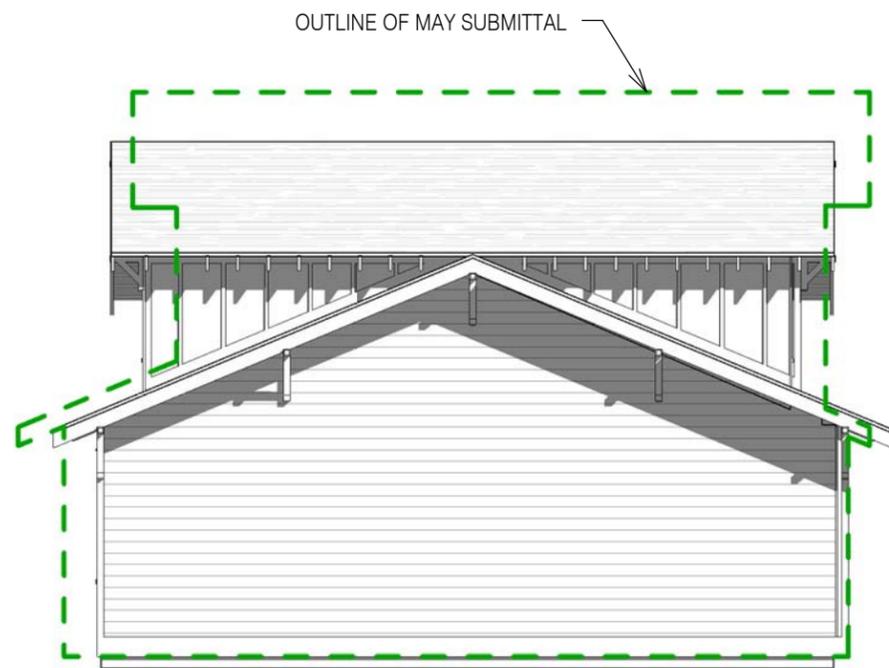
<p>1 2</p> <p>2</p> <p>PROJECT : 1426 DATE: 06.03.14</p>



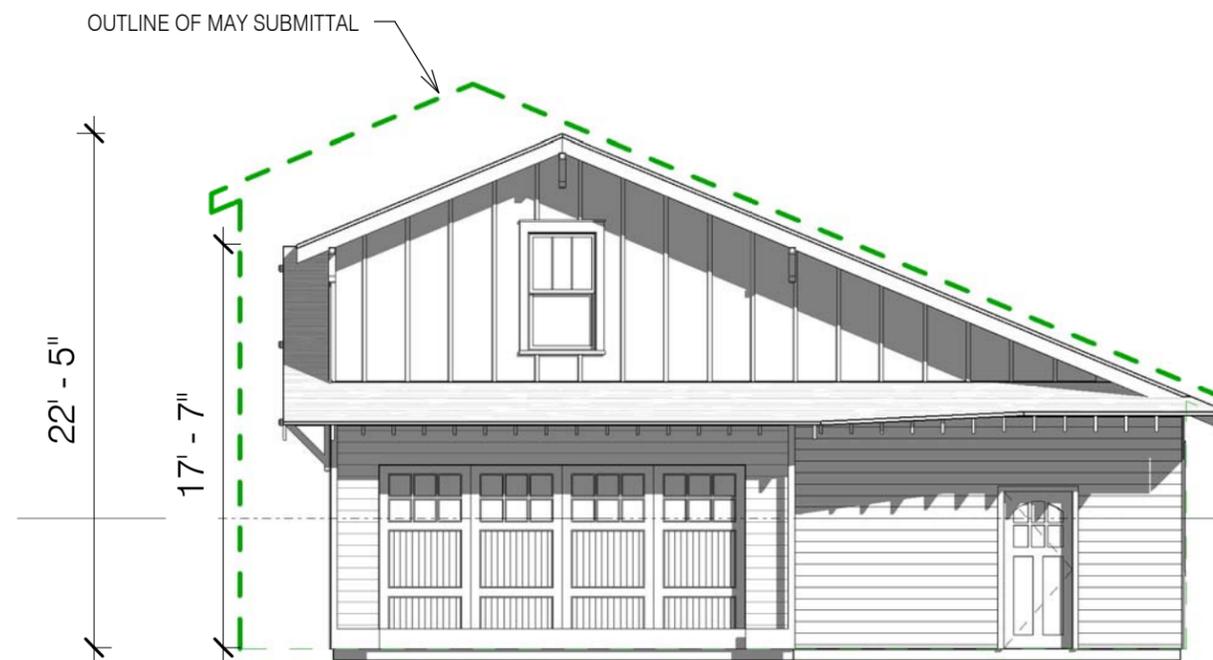
4 WEST SIDE
 3 1/8" = 1'-0"



2 SOUTH, facing house
 3 1/8" = 1'-0"



3 EAST SIDE
 3 1/8" = 1'-0"



1 NORTH, facing alley
 3 1/8" = 1'-0"

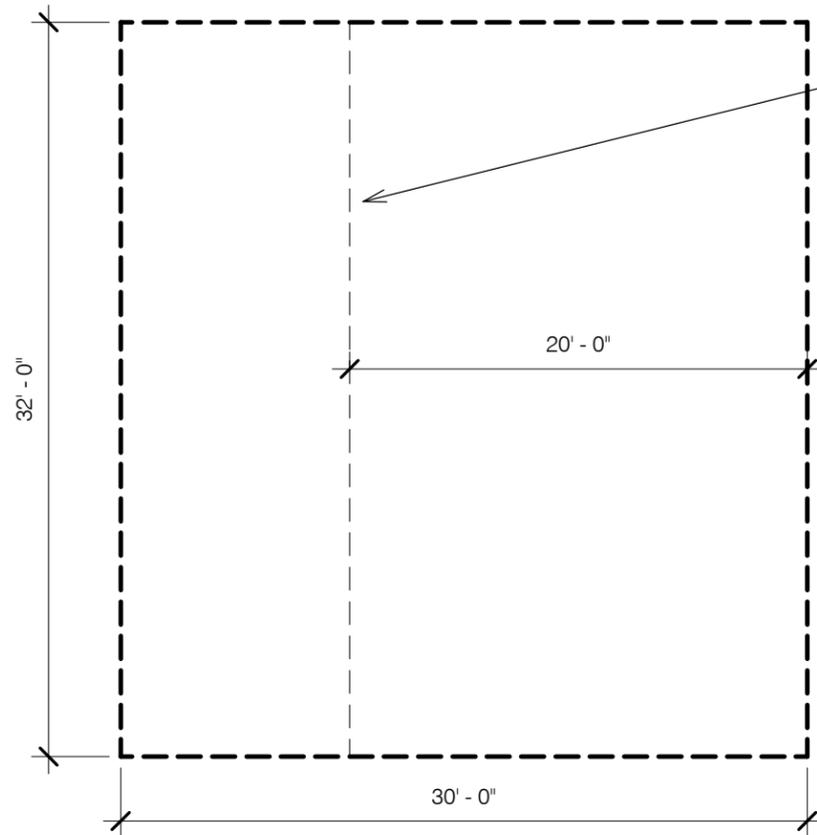
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ELEVATIONS	
3	
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DATE:	06.03.14

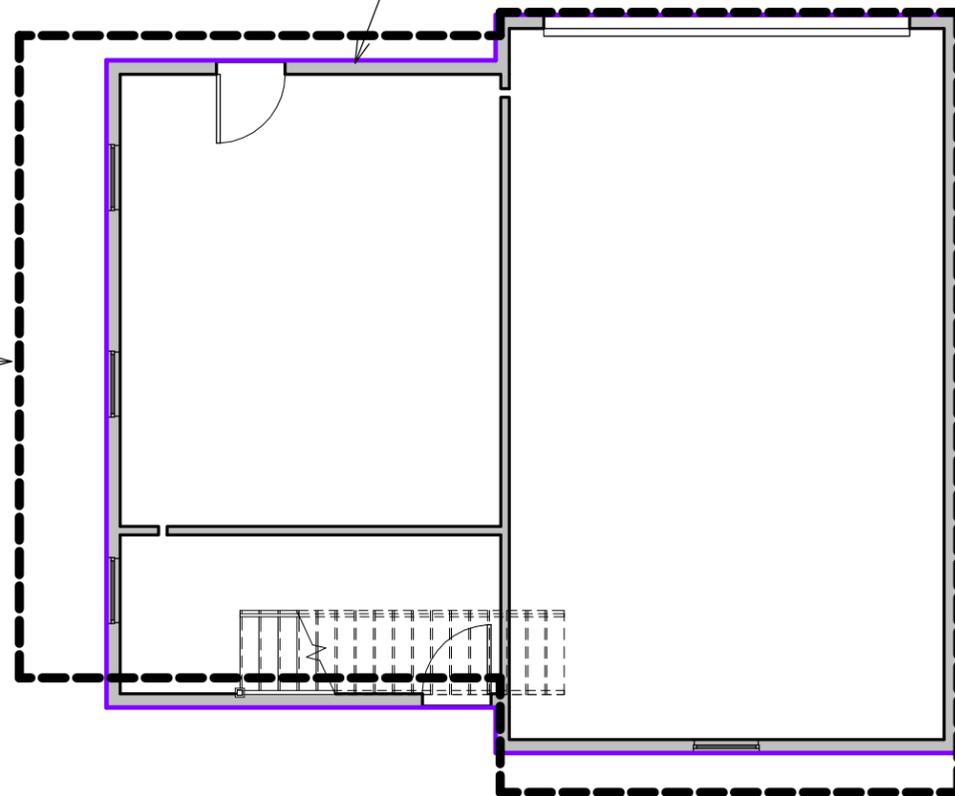


LINE OF UPPER FLOOR.

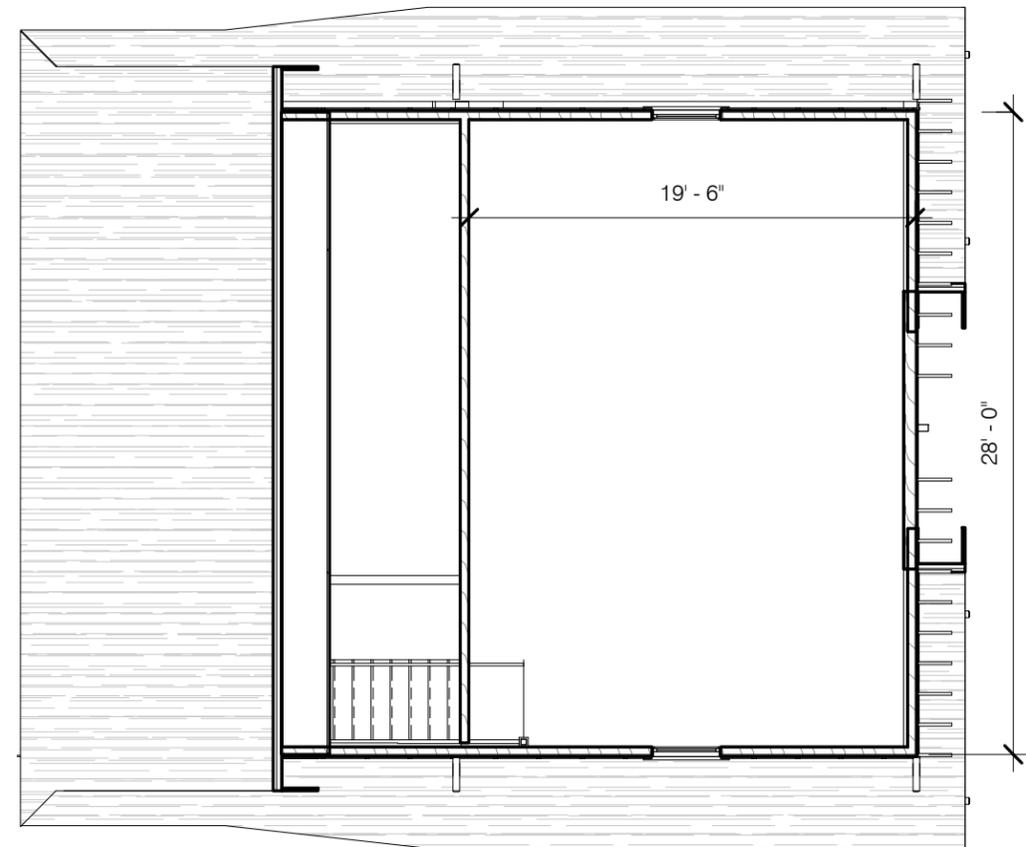
FIRST FLOOR REDUCTION
WOULD RESULT IN A
STRUCTURE CLOSER TO
A TWO STORY

FOOTPRINT IS REDUCED,
ALONG WITH VOLUME
AND ROOF STRUCTURE IN
A MANNER THAT IS MORE
COMPATIBLE TO THE
ORIGINAL HISTORIC
STRUCTURE

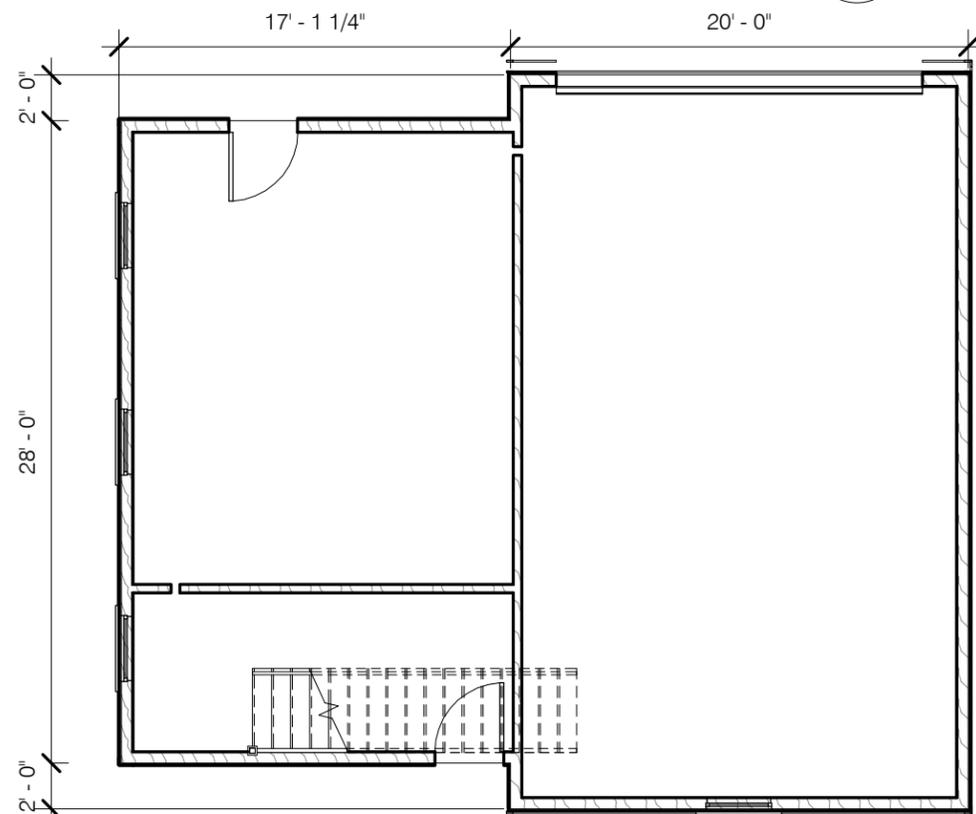
FOOTPRINT
SUBMITTED IN
MAY MEETING



4 COMPARISON
1/8" = 1'-0"



2 UPPER
1/8" = 1'-0"



1 MAIN
1/8" = 1'-0"

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FLOOR PLANS

4

PROJECT : 1426
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