



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

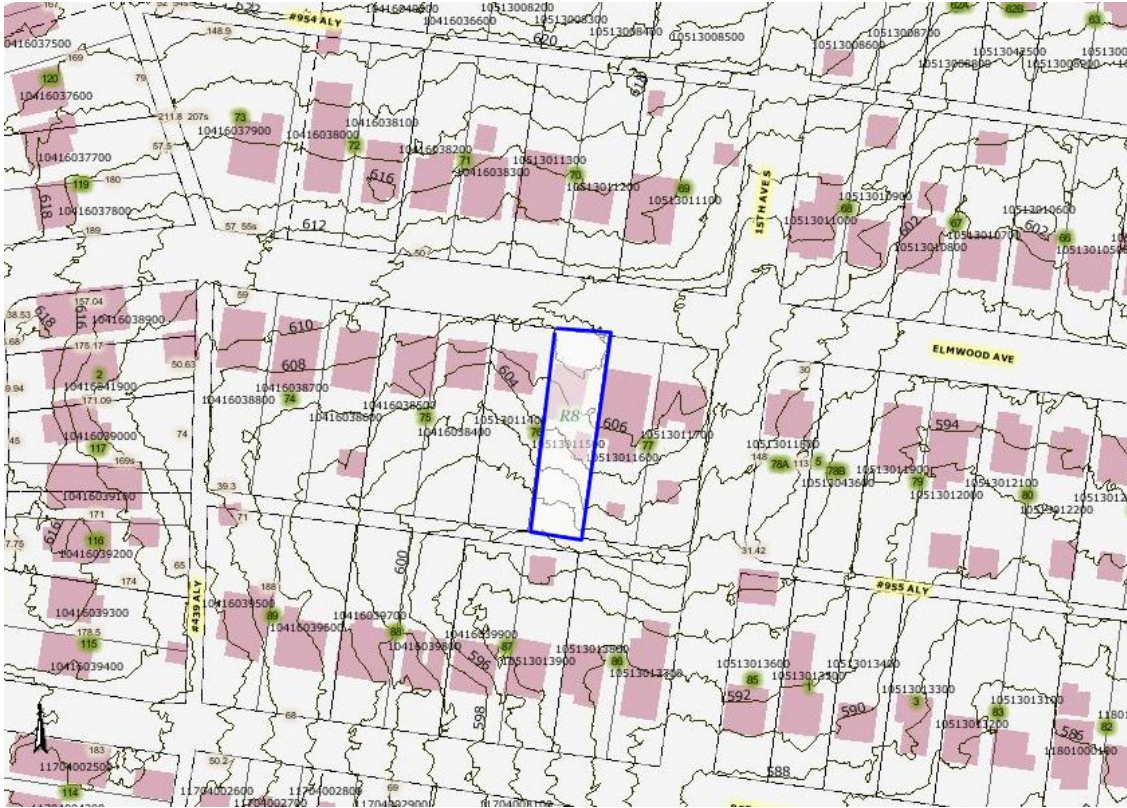
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1505 Elmwood Avenue
August 20, 2014

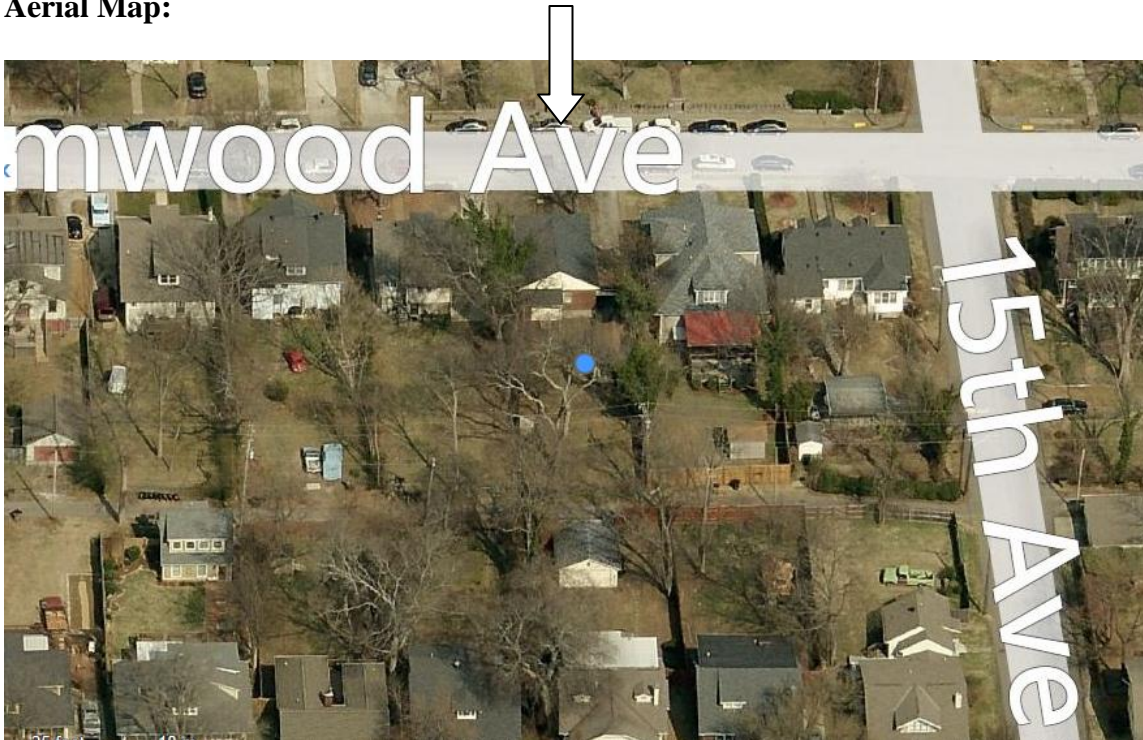
Application: New construction—outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513011500
Applicant: Tyler LeMarinel, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to construct a new outbuilding.</p> <p>Recommendation Summary: Staff recommends approval with the condition that staff review the roof shingle color and all windows and doors prior to purchase and installation of these materials. With this condition, staff finds that the project meets Section II.B.i. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

i. 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.

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.

- 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:

- *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.*

Background: 1505 Elmwood is a brick, one-story, contributing building to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay, constructed c. 1925 in the Tudor Revival style (Figure 1). In June 2013, the Commission approved a side porte cochere addition and a rear addition to the structure that is five feet (5') taller than the existing structure. The addition is wider than the historic house on both sides (Figures 2 & 3).



Figure 1. 1505 Elmwood Avenue.



Figures 2 & 3. The addition to 1505 Elmwood Avenue.

Analysis and Findings:

Location and Setback: The proposed outbuilding will be located at the rear of the site and will meet all base zoning setbacks. It will be at least three feet (3') from the west property line, and will be ten feet (10') from the rear property line/alley. Staff finds that the outbuilding's location and setback meet Section II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The outbuilding will be twenty-two feet by twenty-five feet (22' X 25'), or five hundred and fifty-square feet (550 sq. ft.).

The historic house is one-story and has an eave height of approximately nine feet (9') and a ridge height of approximately seventeen feet (17'). The site has a significant slope to it. There is about an eight foot (8') drop from the front of the lot to the rear of the lot. In the location of the proposed garage, there is a drop of about one foot, six inches (1'6") from the front (house facing- side) of the proposed structure to the rear (alley-side) of the structure.

The proposed outbuilding will be one-and-a-half stories. It has an eave height of approximately ten feet (10') at its lowest point facing the house, and a ridge height of approximately twenty-one feet, six inches (21'6") from the grade. Although both the eave height and the ridge height are taller than the eave and ridge heights of the historic house, staff finds the outbuilding's height to be appropriate for several reasons. The outbuilding has a modest footprint at only five hundred and fifty-square feet (550 sq. ft.), which is about one-half the footprint of the historic house before the 2013 addition. Keeping the outbuilding truly subordinate to the primary house is problematic because of the small size of the original portion of the house. In addition, the outbuilding will be situated over one hundred feet (100') from the front of the house, and will appear to be lower than the house because of the significant slope and the existence of the large addition. From Elmwood Avenue, the outbuilding will appear to be subordinate in height to the historic structure. Staff therefore finds that the outbuilding's height and scale meet Section II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, Details, and Material Color: The primary cladding material will be smooth-face cement fiberboard siding with a maximum reveal of five inches (5"). Board and batten will be used as an accent material in the upper portions of the gable fields. The roof will be asphalt shingles, and staff asks to approve the shingle color. The foundation will be split face concrete block. The materials of the windows and doors were not specified, and staff asks to review the final window and door selections prior to purchase and installation. With the staff's final approval of the shingle color and the windows and doors, staff finds that the outbuilding's materials meet Section II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

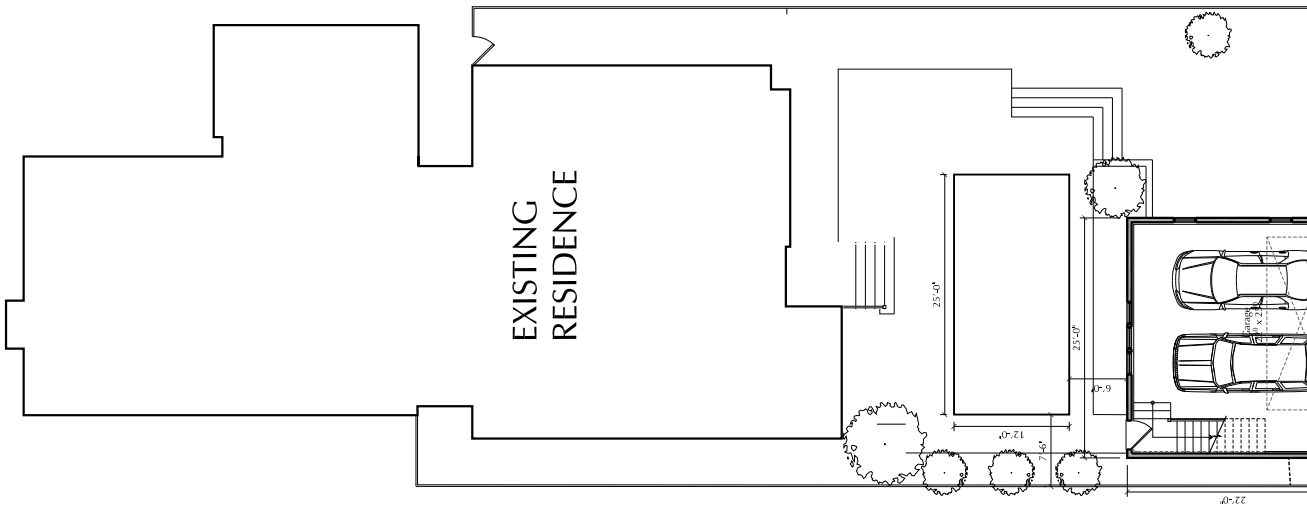
Roof Shape: The historic house has a cross-gable roof form with a slope of approximately 10/12. The proposed outbuilding will have a side-gabled roof form with a similar slope. The north (house-facing) elevation of the outbuilding will have a wall dormer with a shed roof, which is appropriate for an outbuilding. Staff finds that the outbuilding's roof form meets Section II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

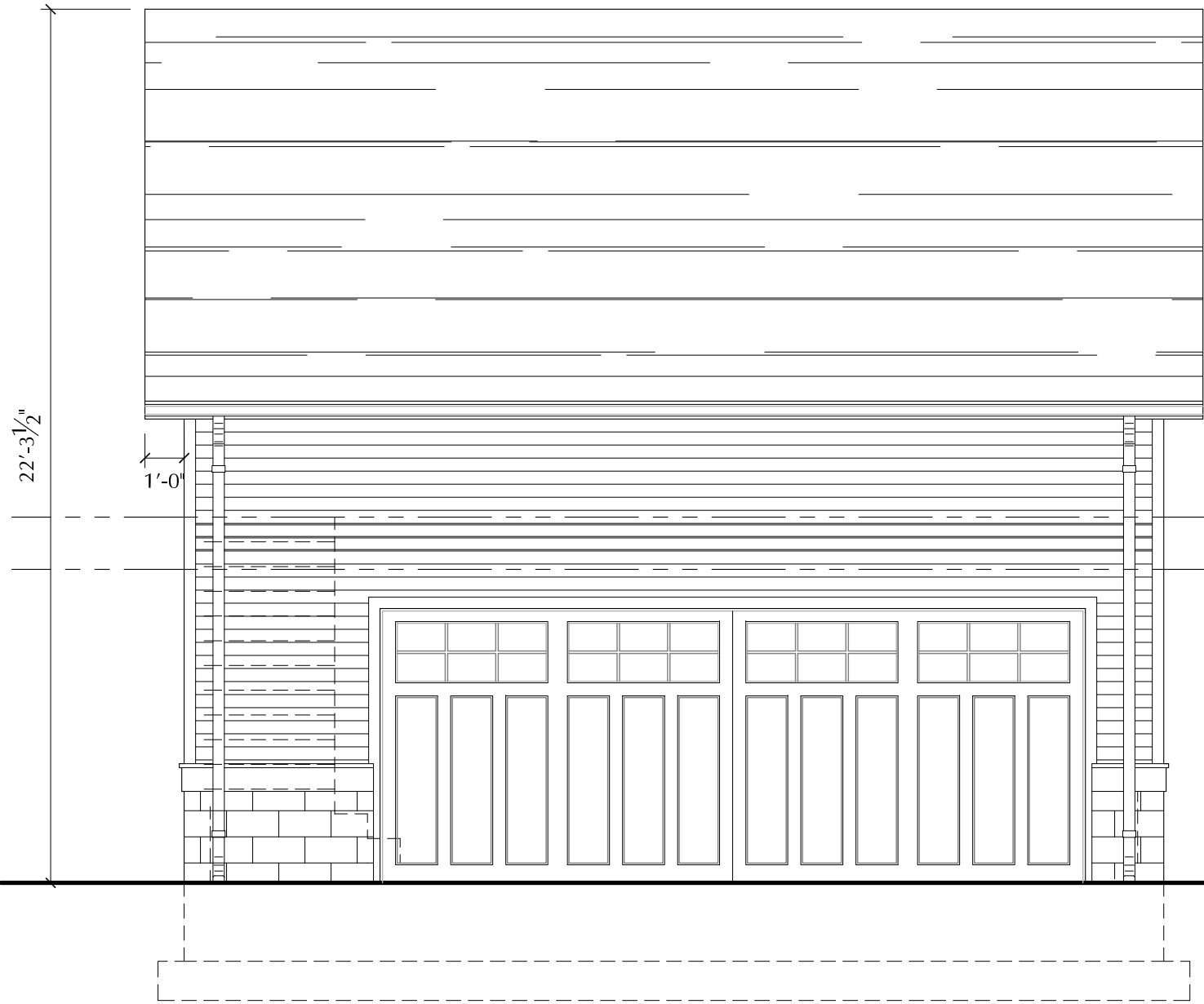
Orientation: Vehicular access will also be from the alley, which is appropriate. Staff

finds that the outbuilding's orientation meets Section II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

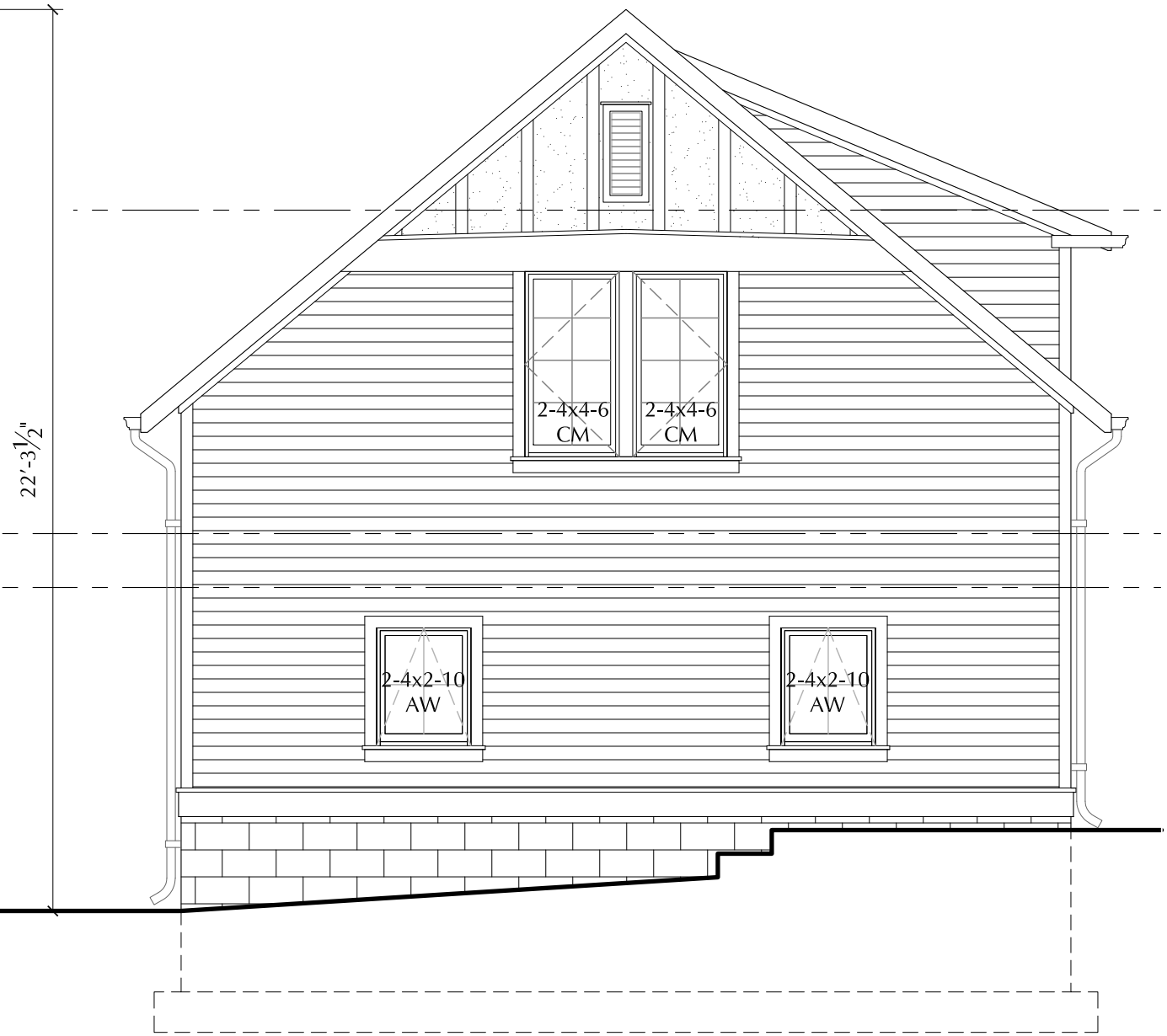
Proportion and Rhythm of Openings: Staff finds that the outbuilding's proposed window and door openings are appropriate for a utilitarian outbuilding and therefore meet Section II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Recommendation Summary: Staff recommends approval with the condition that staff review the roof shingle color and all windows and doors prior to purchase and installation of these materials. With this condition, staff finds that the project meets Section II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

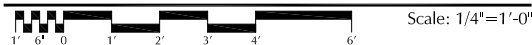




1 South Elevation (Alley)



2 East Elevation



Drawings:
Elevations
Date:
07.24.14

A New Garage for:
1505 Elmwood Ave.

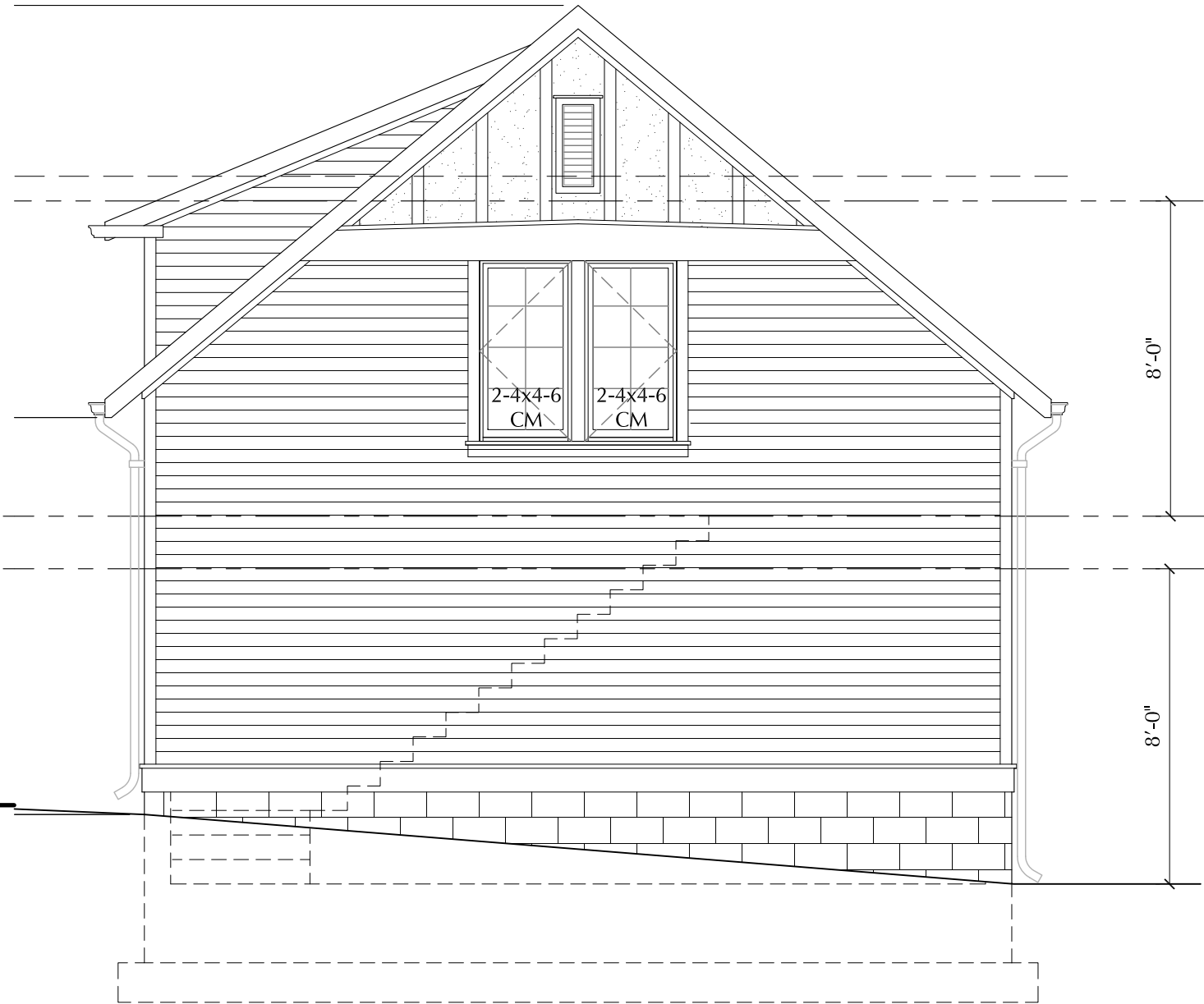
Nashville, Tennessee 37212

A2.1

PRELIMINARY - NOT FOR CONSTRUCTION

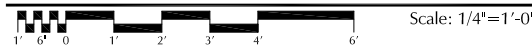


RIDGE HEIGHT OF HISTORIC STRUCTURE



1

North Elevation (House)



2

West Elevation



A New Garage for:

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Nashville, Tennessee 37212

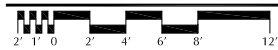


Drawings:	
Elevations	
Date:	07.24.14

A2.2

1

Site Section



Scale: 3/32"=1'-0"



AW
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 Fax: 615.345.1011
 allardward.com

Drawings:
 Site Section
 Date:
 07.24.14

A2.3

A New Garage for:
1505 Elmwood Ave.
 Nashville, Tennessee 37212

PRELIMINARY - NOT FOR CONSTRUCTION