



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

1508 Ordway Place

September 17, 2014

Application: New construction-outbuilding

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08309031100

Applicant: Lynn Taylor

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant proposes to build a new outbuilding.

Recommendation Summary: Staff recommends approval of the project with the condition that Staff review roofing color, windows and doors prior to purchase and installation.

With this condition, Staff finds the project meets II.B.1 of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.



Figure 1. 1508 Ordway Place

Background: 1508 Ordway Place is a Craftsman-style home built circa 1930. It is a contributing building to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Analysis and Findings:

The applicant proposes construction of a new outbuilding at the rear of the lot.

Height & Scale: The proposed outbuilding measures twenty-four by fourteen feet (24'x14') for a footprint of three hundred and thirty-six square feet (336 sq. ft.). It will be one-and-a-half stories with a ridge height of eighteen feet and four inches (18'4") at the top of the shed roof.

The historic house is a single story with a ridge height of twenty feet (20') from grade. Its eave height is approximately ten feet (10') from grade. There is significant slope to this site, with a drop of four feet (4') from the front of the lot to the rear, so the apparent height of the outbuilding will be diminished. Because of the small footprint and the drop in grade, the outbuilding will be subordinate to the historic building. Staff finds that the height and scale meet section II.B.8 of the design guidelines.

Location & Setback: The outbuilding is proposed to be located at the southeast corner of the lot, three feet and one inch (3'1") from the side property line and approximately four feet (4') from the rear property line. As there are no garage doors on the building, this meets setback requirements of three feet (3') from the property lines, and meets the design guidelines for location and setback.

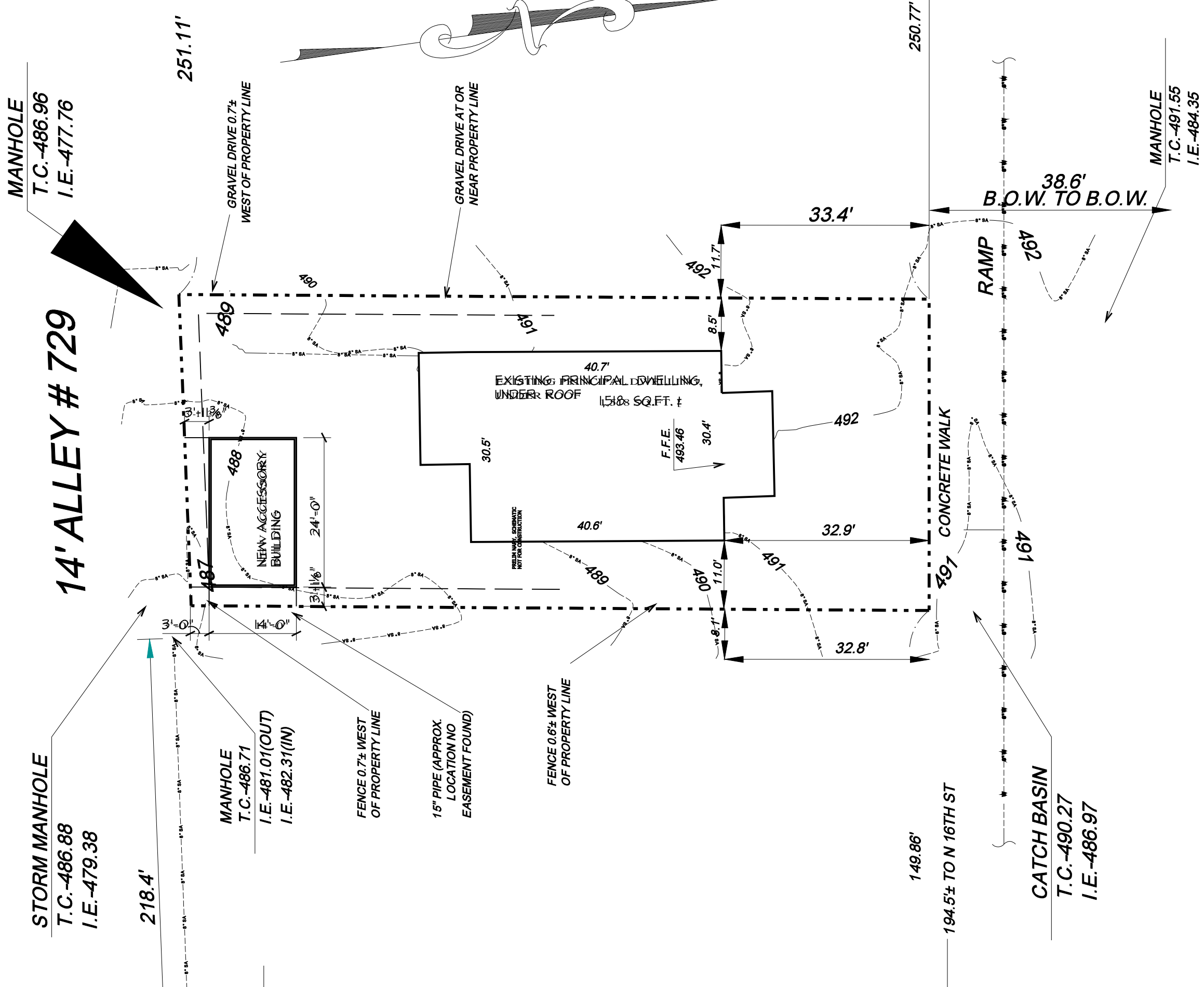
Materials: The outbuilding will be clad in smooth-face cement fiberboard siding with a reveal of five inches (5"). Trim will be wood. It will be built on a concrete slab. The roofing will be architectural shingles. The windows and doors were not specified. Staff requests approval of the color of roofing, and final details, dimensions and material of windows and doors. With this condition, the project meets section II.B.8.

Roof Form: The proposed shed roof is an appropriate roof form for accessory buildings historically. The proposed pitch of 2.5/12 is lower than the norm, but on a utilitarian outbuilding in a minimally-visible location, staff finds that it is appropriate, and the project meets section II.B.8.

Recommendation:

Staff recommends approval of this project with the condition of final approval of roofing color, windows and doors prior to purchase and installation.

Staff finds the application meets II.B.8 of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



14' ALLEY # 729

STORM MANHOLE
T.C.-486.88
I.E.-479.38

MANHOLE
T.C.-486.96
I.E.-477.76

218.4'

MANHOLE
T.C.-486.71
I.E.-481.01(OUT)
I.E.-482.31(IN)

251.11'

FENCE 0.7± WEST
OF PROPERTY LINE

15" PIPE (APPROX.
LOCATION NO
EASEMENT FOUND)

FENCE 0.6± WEST
OF PROPERTY LINE

EXISTING PRINCIPAL DWELLING,
UNDER ROOF
1,518 SQ.FT. ±

NEW ACCESSORY
BUILDING

149.86'

194.5± TO N 16TH ST

CATCH BASIN
T.C.-490.27
I.E.-486.97

CONCRETE WALK

RAMP

CATCH BASIN
T.C.-490.27
I.E.-486.97

38.6'
B.O.W. TO B.O.W.

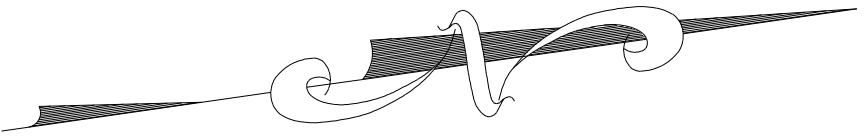
MANHOLE
T.C.-491.55
I.E.-484.35

ORDWAY PLACE

60' R.O.W.

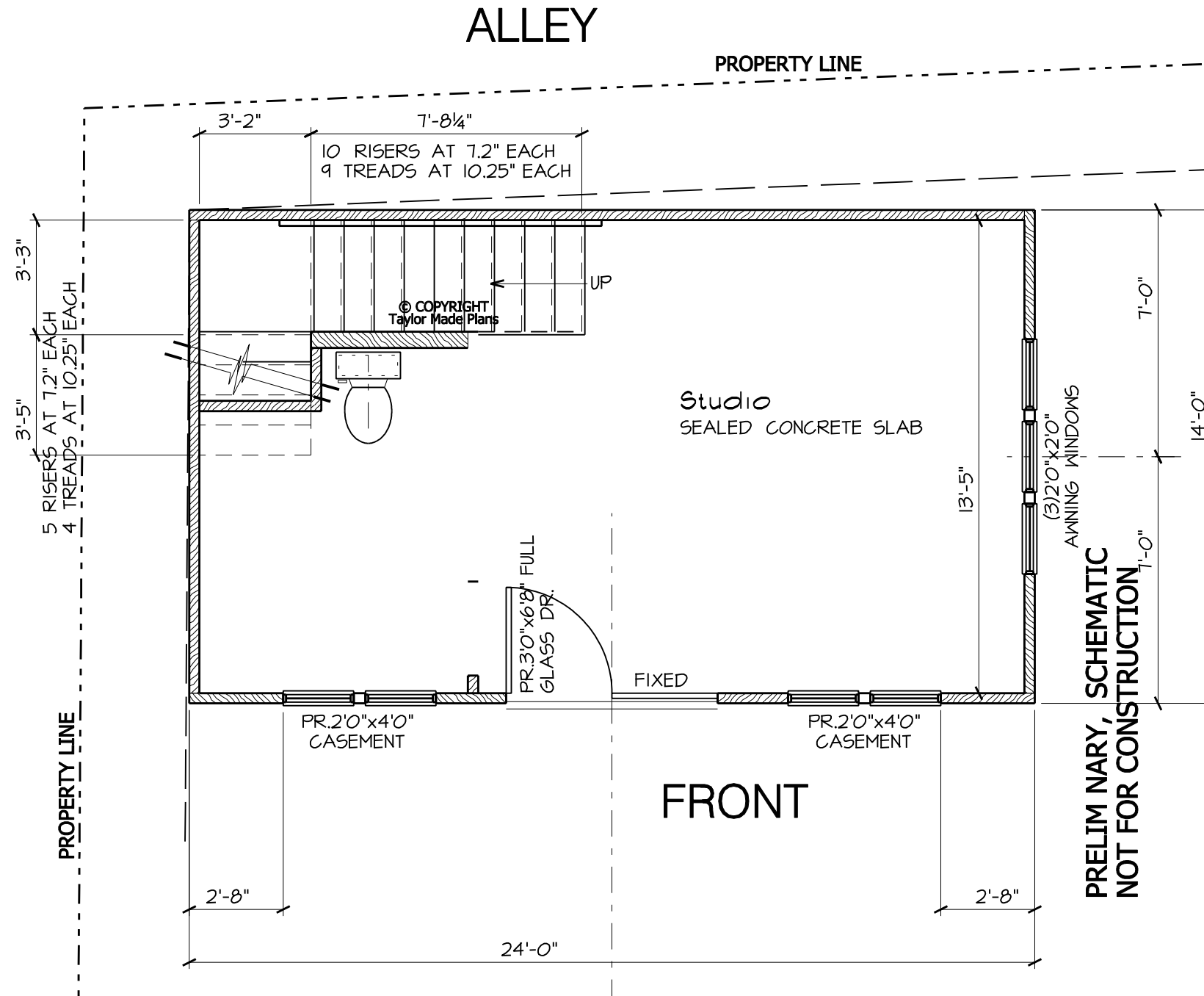
8/29/2014
1508 Ordway Place
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*5,967 SQ.FT. ±
*PER SURVEY



8/29/2014

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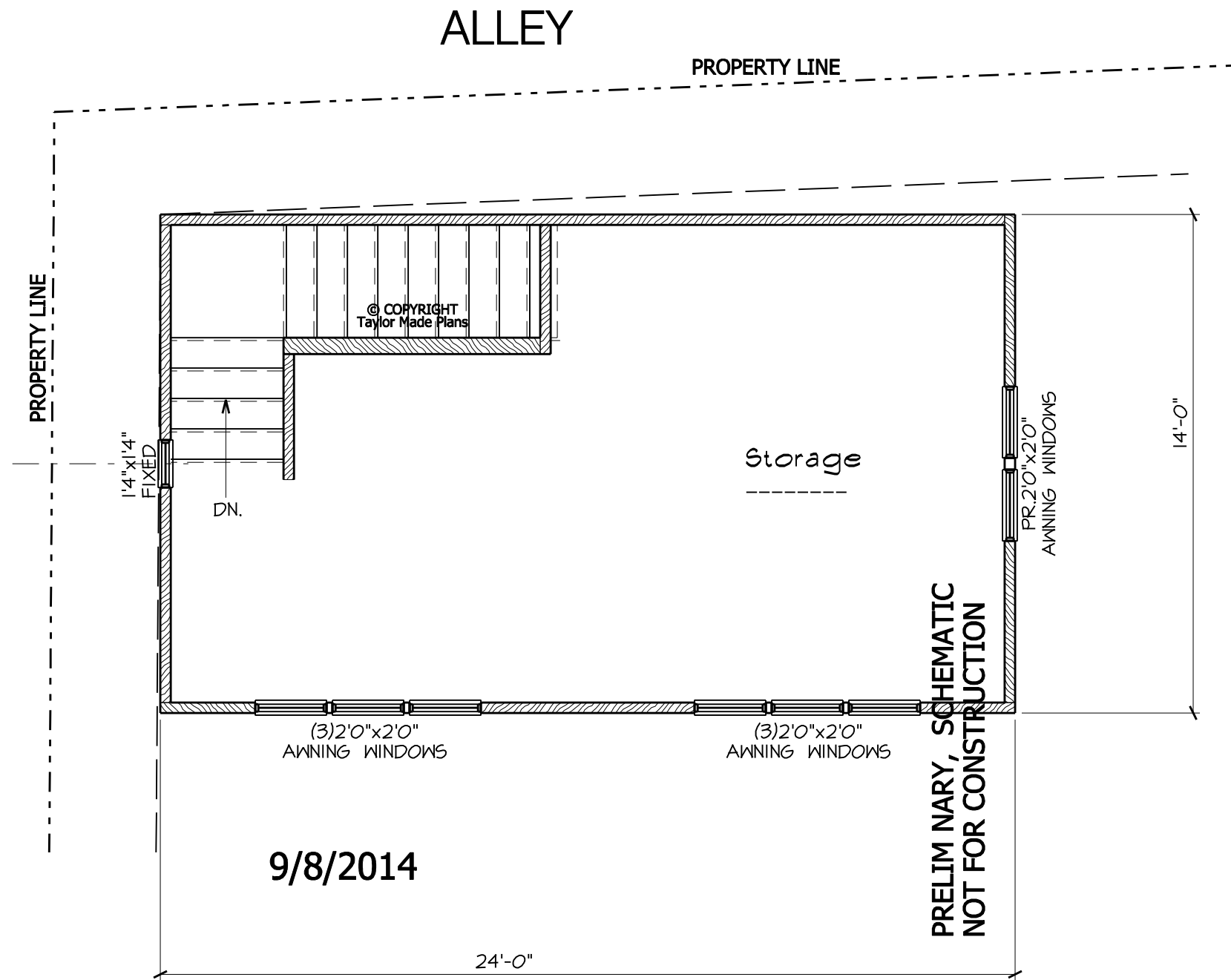
PRELIM NARY, SCHEMATIC
NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

8/29/2014

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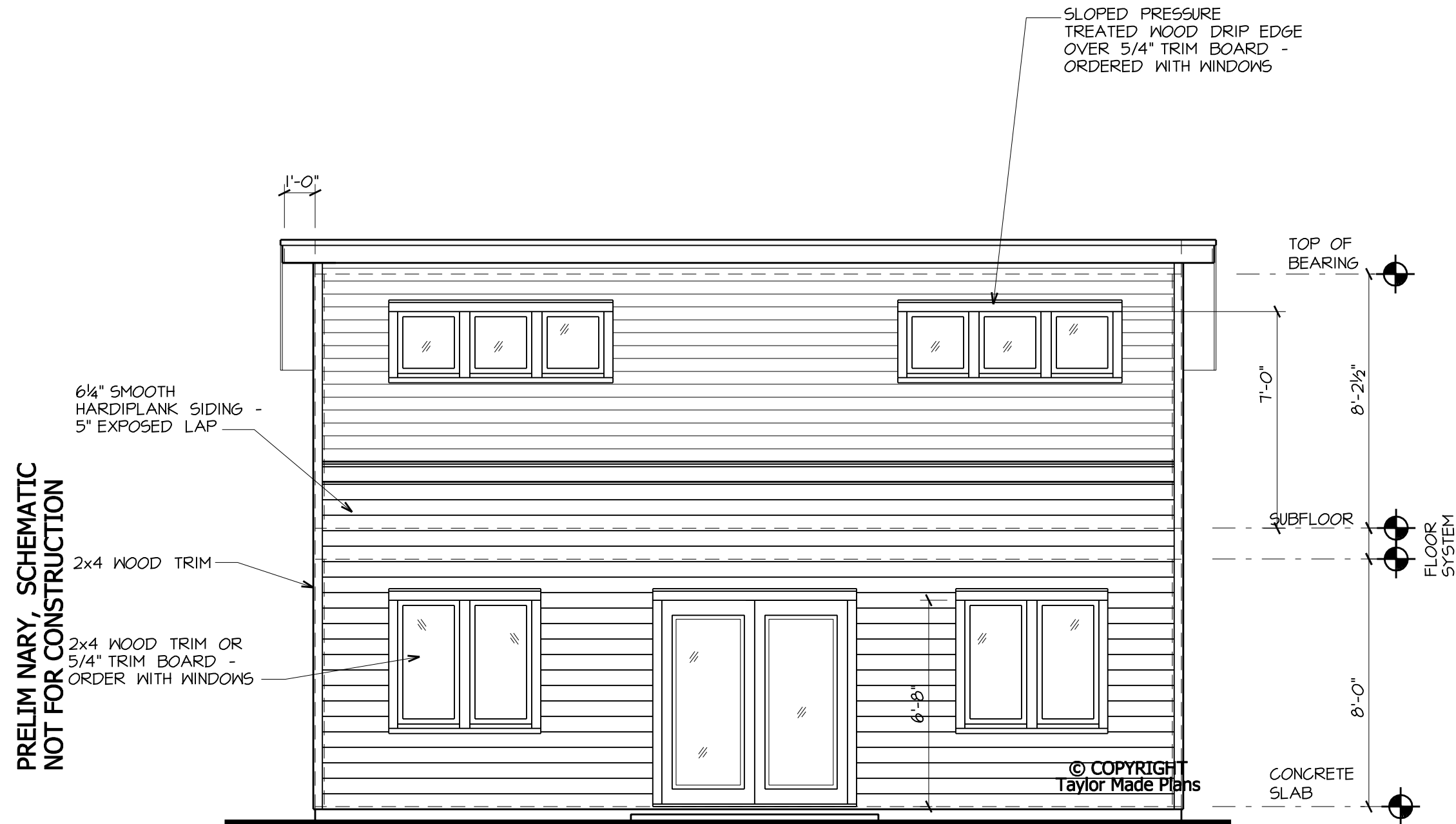


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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PRELIM NARY, SCHEMATIC
NOT FOR CONSTRUCTION

9/8/2014

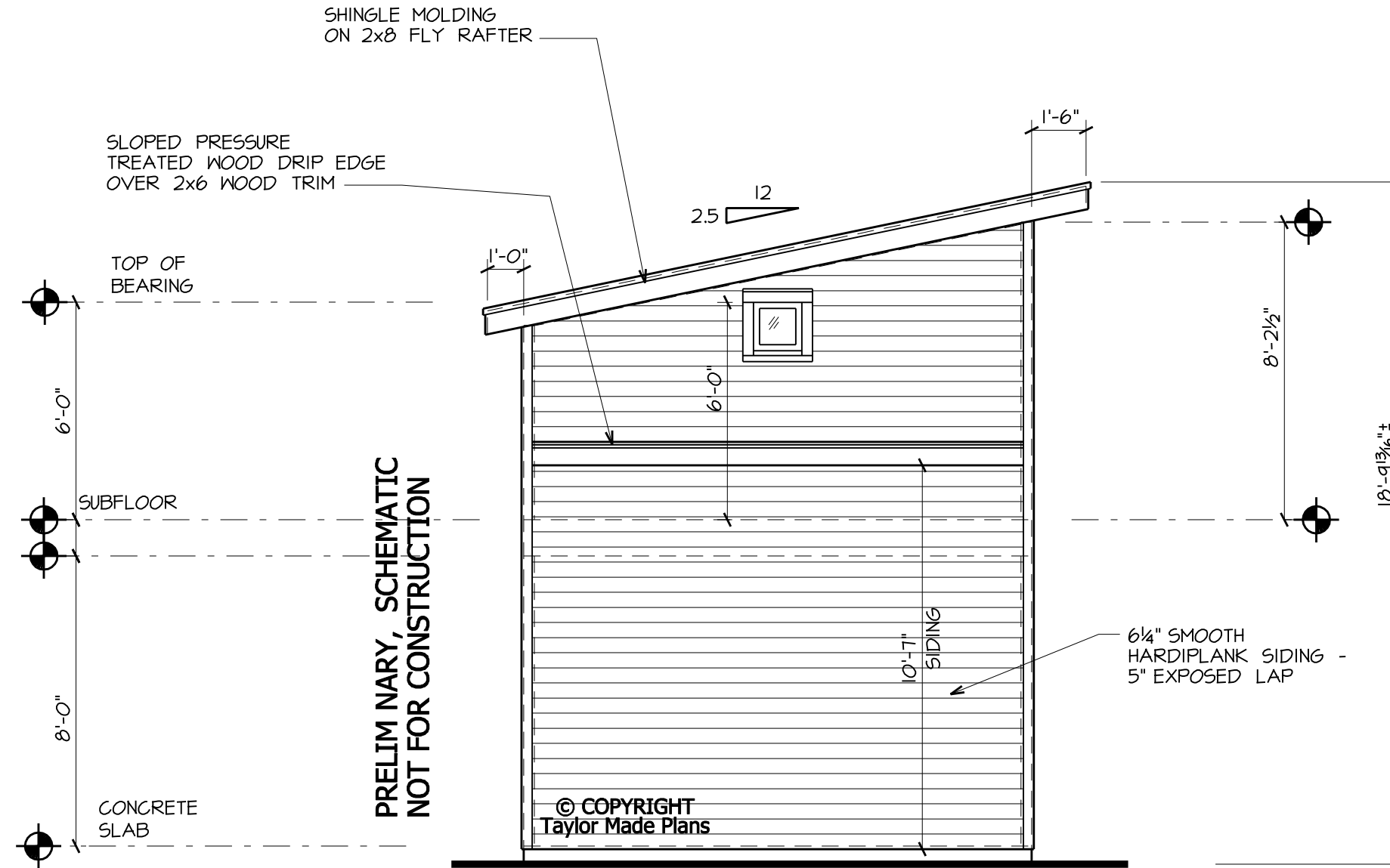
1

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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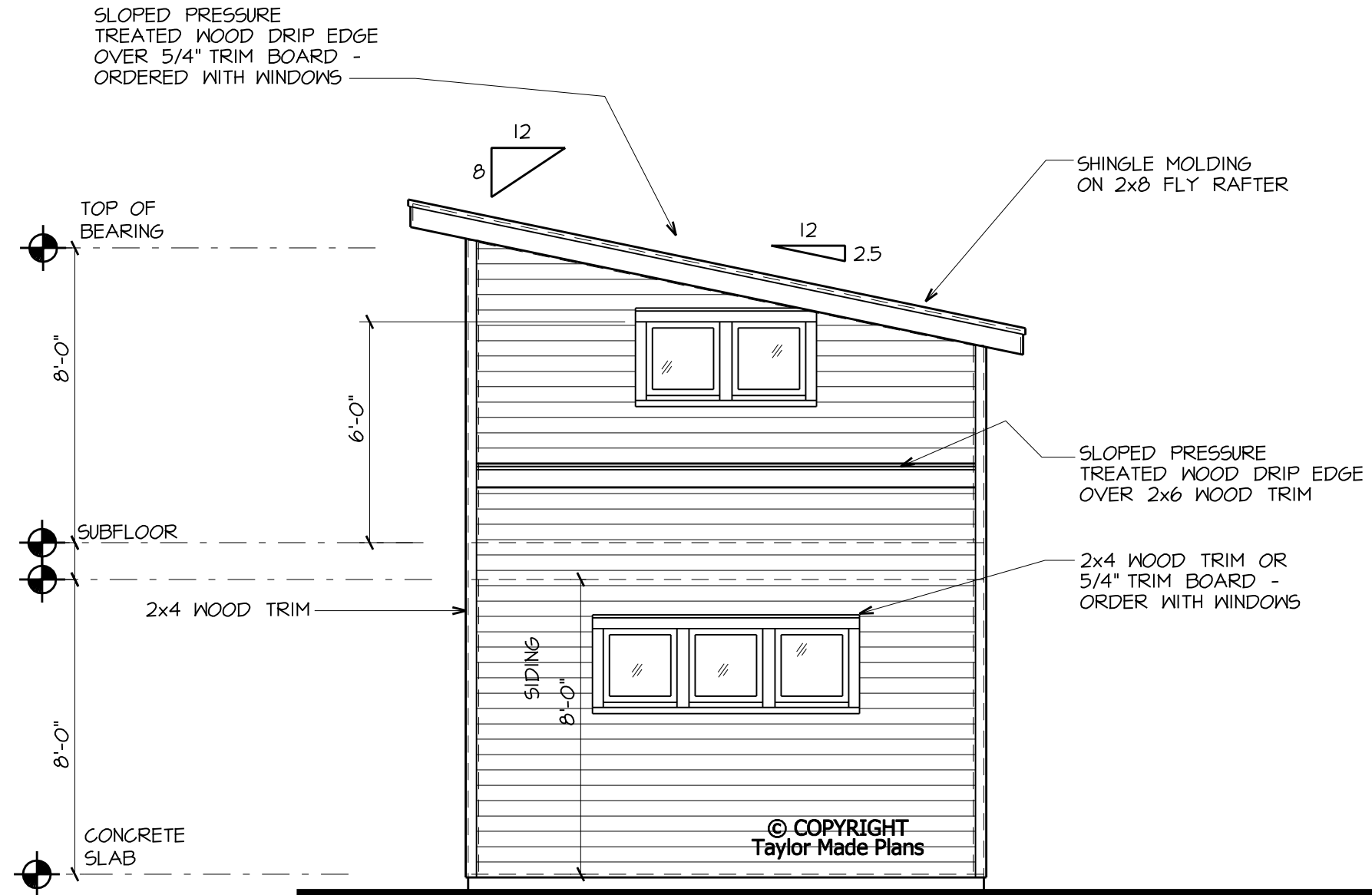
2

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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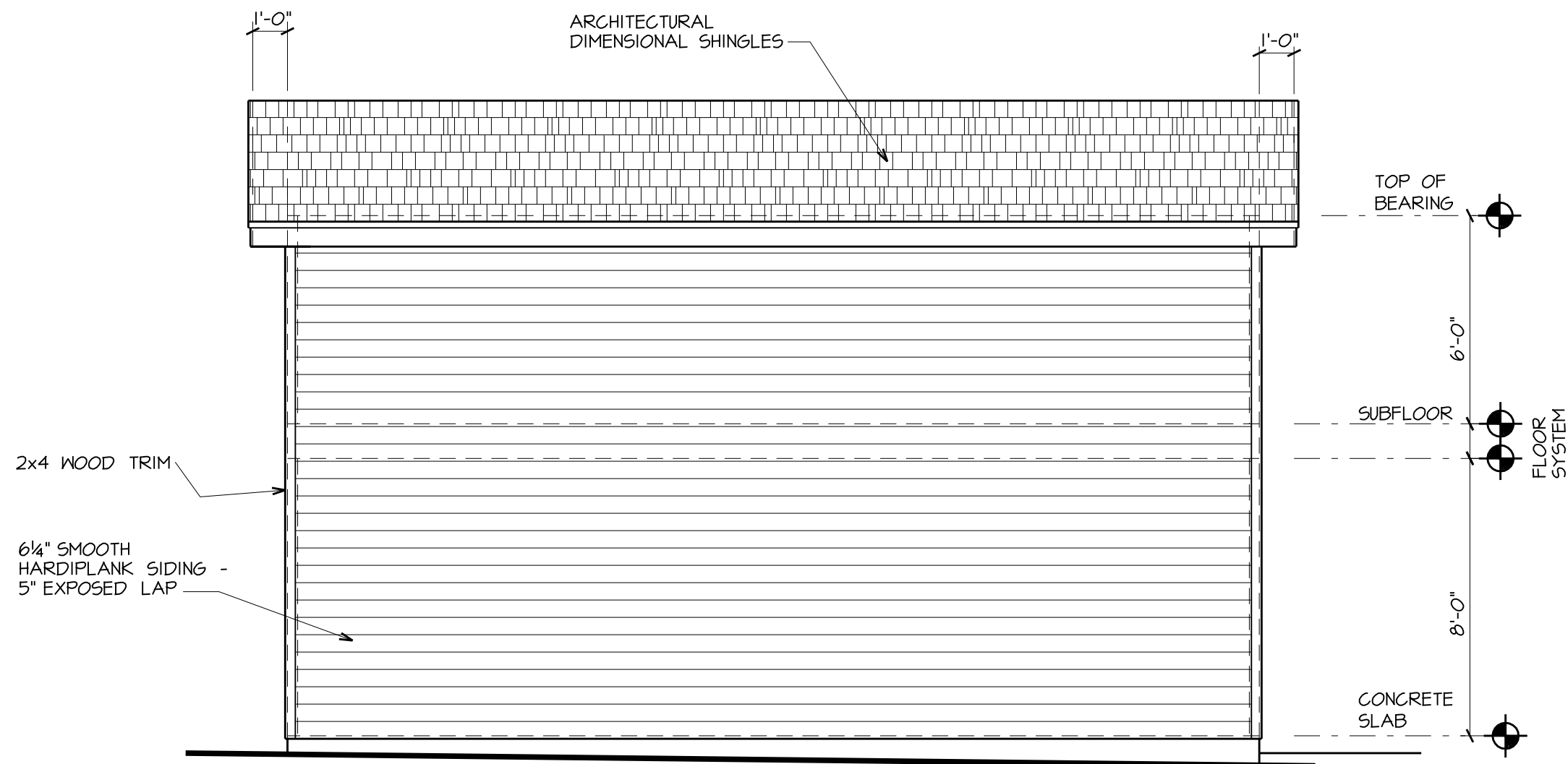
3

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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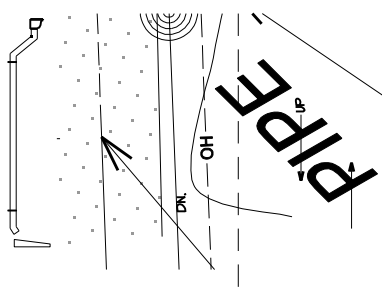
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4

REAR ELEVATION

SCALE: 1/4" = 1'-0"

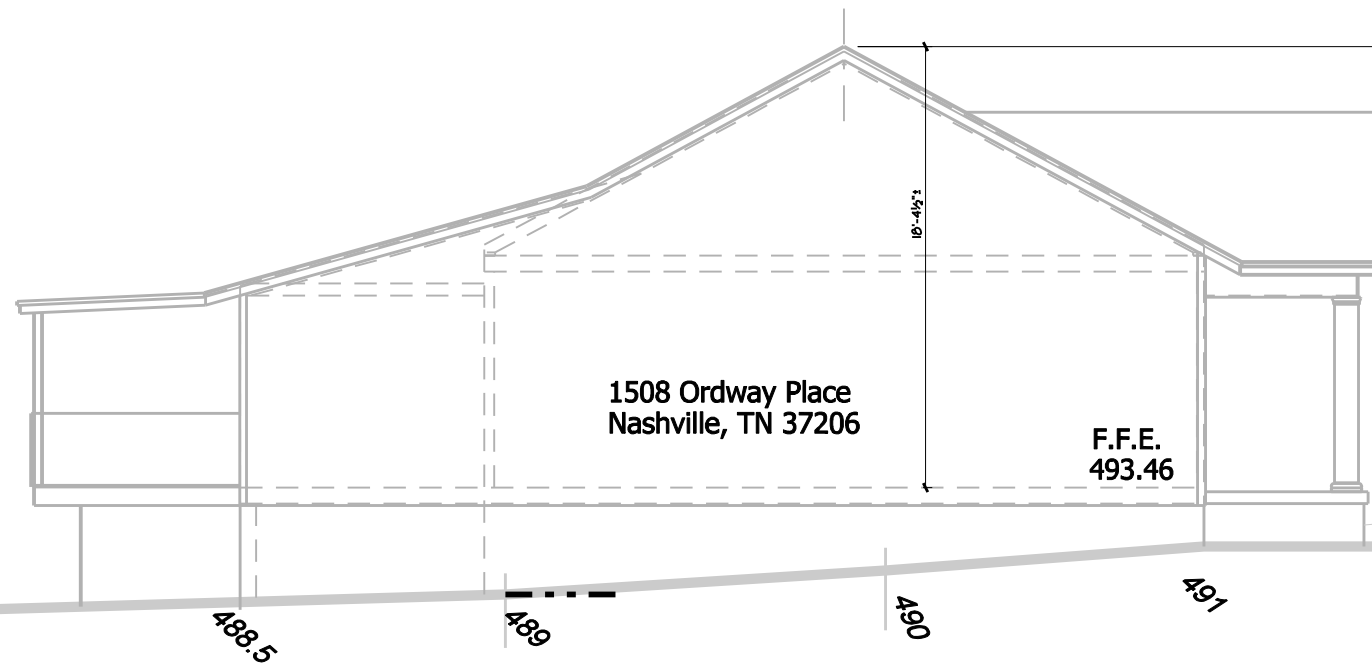
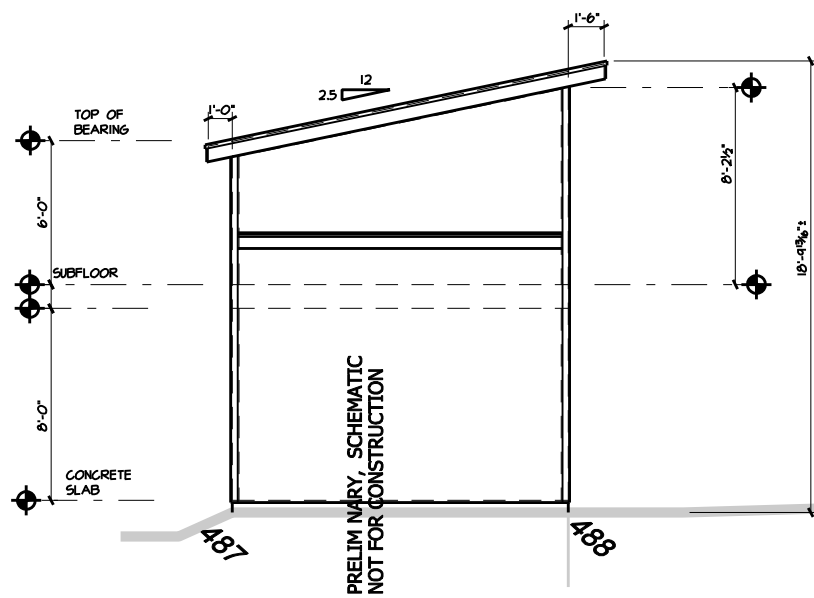


S 08°30'00" W 118.42'

8.1'

32.8'

PIPE



CONCRETE WALK

491' CONCRETE WALK

5

LEFT SIDE ELEVATION with HOUSE and GRADE

SCALE: 1/8" = 1'-0"