



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

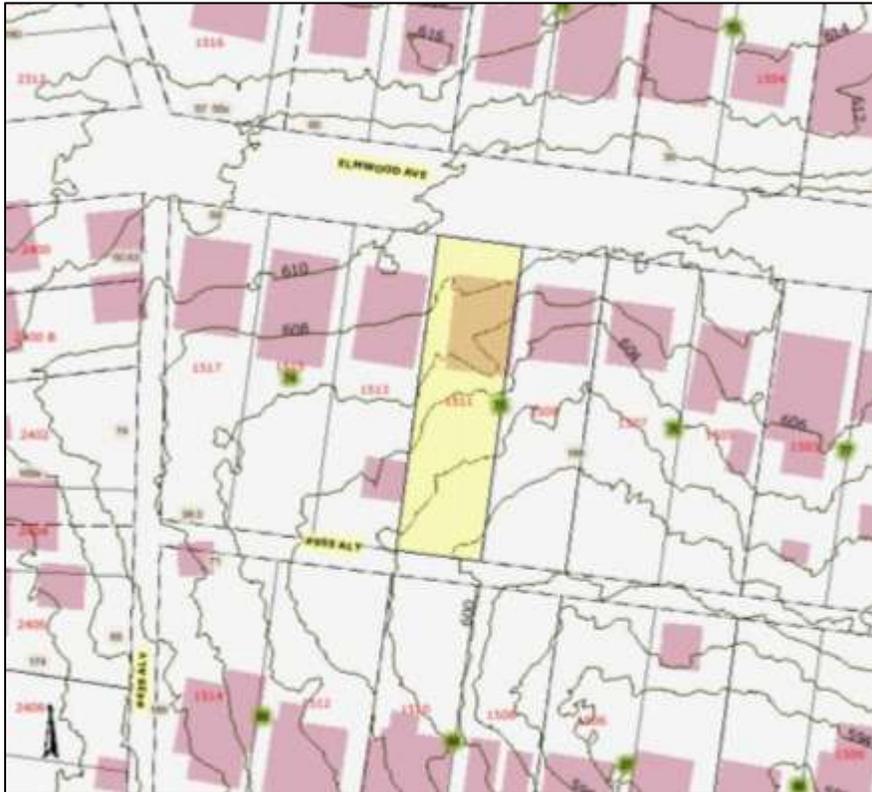
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1511 Elmwood Avenue**  
**October 15, 2014**

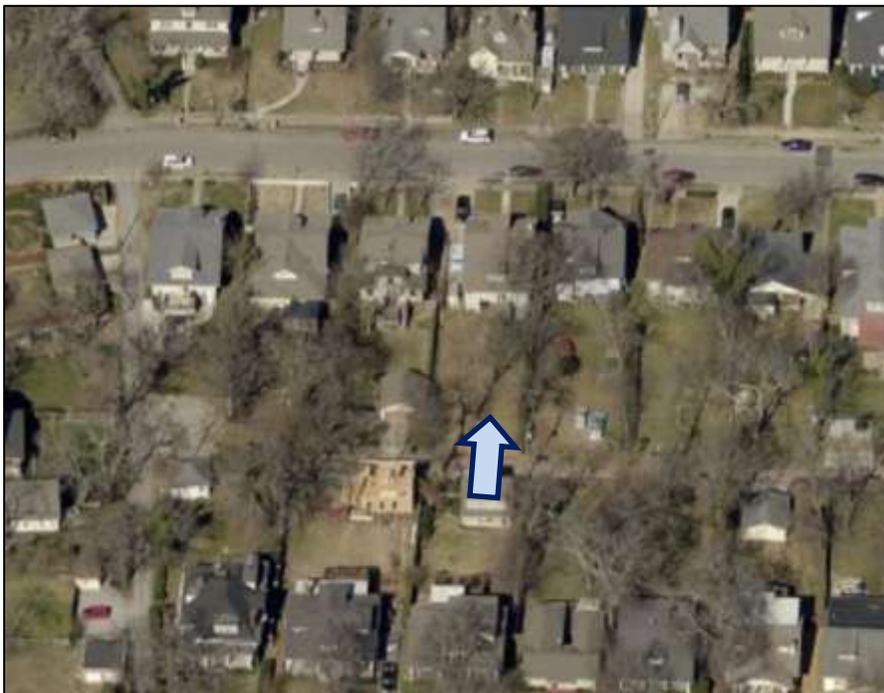
**Application:** New construction – Outbuilding; Setback determination  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10416038500  
**Applicant:** Michael Ward and Kaitlyn Smous, Architects  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to construct a new outbuilding behind the house. The building will be one-story tall with an enclosed footprint area of seven hundred, thirty square feet (730 s.f.) and a two hundred, sixty-five square foot (265 s.f.) open porch.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed outbuilding with a condition that staff approves the brick, windows, and doors, finding the proposal to meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **c. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

*The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setbacks will be determined based on:*

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

#### **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:** 1511 Elmwood Avenue is a one and one-half story Craftsman style bungalow, constructed circa 1930.



**Analysis and Findings:** The applicant is proposing to construct a new outbuilding behind the house.

**Height & Scale, Outbuildings:**

The new outbuilding will be a single-story and will be nineteen feet, three inches (19'-3") tall from the floor level to the peak of the roof. The eave height will be eight feet, six inches (8'-6") above floor level. For comparison, the house has an eave height of eight feet, eight inches (8'-8") and a total height of twenty-two feet, nine inches (22'-9").

The outbuilding will have an enclosed area of seven hundred, thirty square feet (730 s.f.) and a two hundred, sixty-five square foot (265 s.f.) open porch. The porch will covered underneath the primary roof of the building. The total footprint area of the outbuilding will be nine hundred, ninety-five square feet (995 s.f.), compared to one thousand, six hundred, five square feet (1605 s.f.) for the house.

Because such a large amount of the outbuilding is an open porch and the outbuilding is only one story, Staff finds the height and scale of the proposed outbuilding to be

subordinate to the historic house, and concludes that the project meets sections II.B.I.1 of the design guidelines.

Setback & Location:

The outbuilding would be located behind the house, five feet (5') from the rear of the property and three feet (3') from the left property line. For an outbuilding of this size, the bulk zoning regulations would require setbacks of twenty feet (20') from the rear and five feet (5') from the sides. However, staff finds that the proposed setbacks are more in keeping with the locations of outbuildings historically, and that the project meets section II.B.1.c and II.B.I.2 of the design guidelines.



Materials:

The outbuilding will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5"). The trim will be wood. The foundation will be a concrete slab, and the roof will be architectural fiberglass shingles in a color to match the house's roof. There will be a brick chimney. The windows and doors will be Marvin Integrity brand, which is a fiberglass-clad wood. Staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the brick, windows, and doors, staff finds that the known materials meet section II.B.I.1.

Roof form:

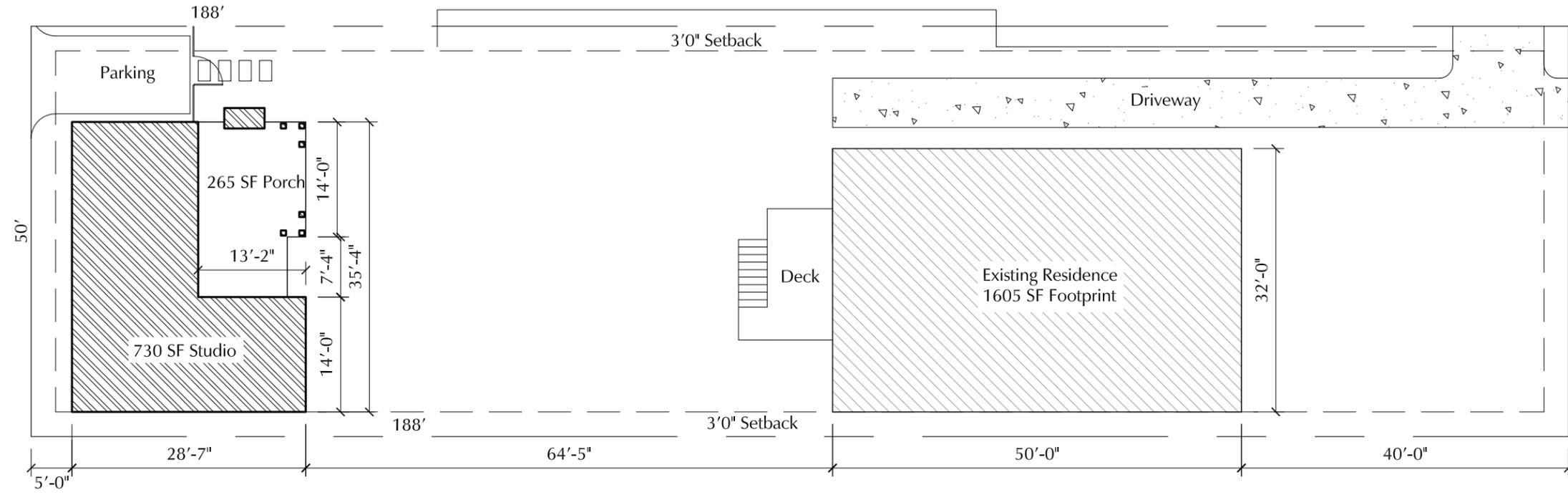
The roof of the outbuilding will be side-gabled with two front-facing projecting gables, all with a pitch of 8:12. A small shed-roofed dormer will have a pitch of 2:12. These roofs are compatible with the roof of the historic house, and meet section II.B.I.1

Appurtenances & Utilities:

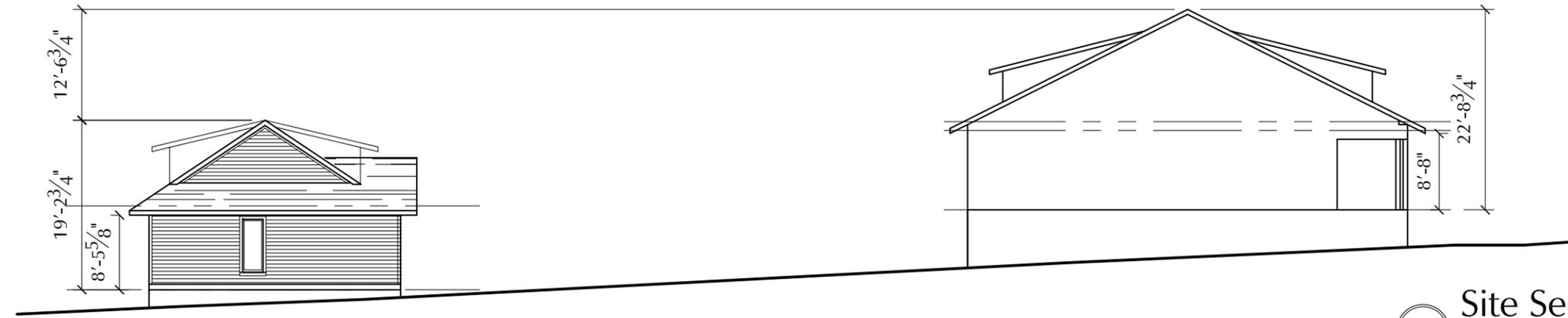
A paved parking area will be located to the right of the building accessed from the alley. No changes to the existing driveway or other site appurtenances were indicated on the drawings. Staff finds that the project meets section II.B.1.h of the design guidelines.

**Recommendation:**

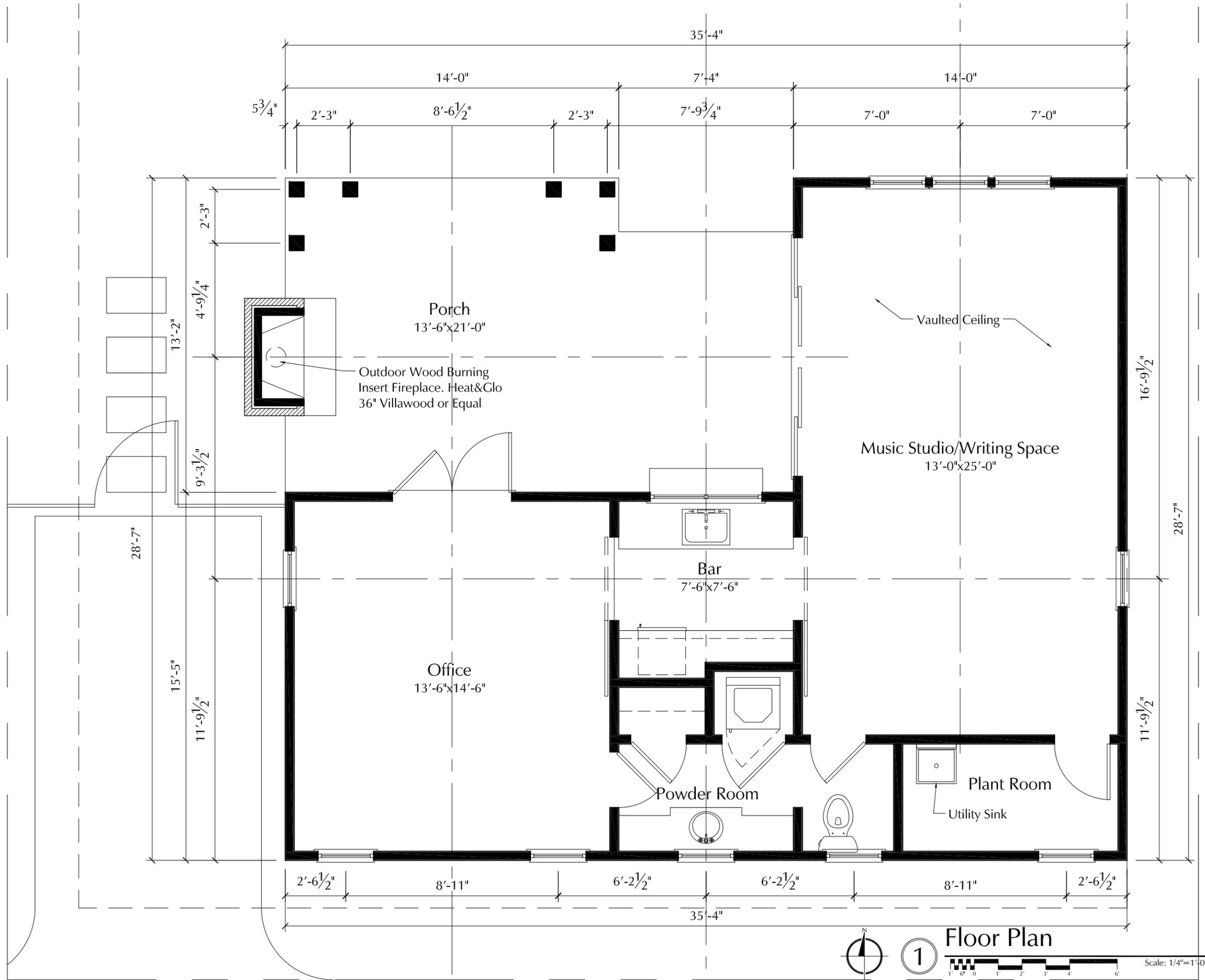
Staff Recommends approval of the proposed outbuilding with a condition that staff approves the brick, windows, and doors, finding the proposal to meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1 Site Plan  
 Scale: 1/16"=1'-0"



2 Site Section  
 Scale: 1/16"=1'-0"



A Studio for:

# The Wertz Residence

1511 Elmwood Ave  
Nashville, Tennessee 37212

**ALLARD WARD ARCHITECTS**  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
Tel: 615.345.1010  
allardward.com  
Fax: 615.345.1011

Drawings:  
Floor Plan  
Date:  
09.30.14

# A1.1

MHZC PRESERVATION PERMIT APPLICATION



19'-2 3/4"

Ceiling/Roof Bearing

9'-6"

8'-5 5/8"

Top of Slab

2'-0"

12

8

Architectural Fiberglass Shingles. Color to be Confirmed

Brick Chimney

Paulownia Wood Trim, Typ.

Cedar Posts, Brackets

Hardi Siding, Paint

Marvin Integrity Windows and Doors Throughout

Slab on Grade

1

North Elevation (House Side)



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

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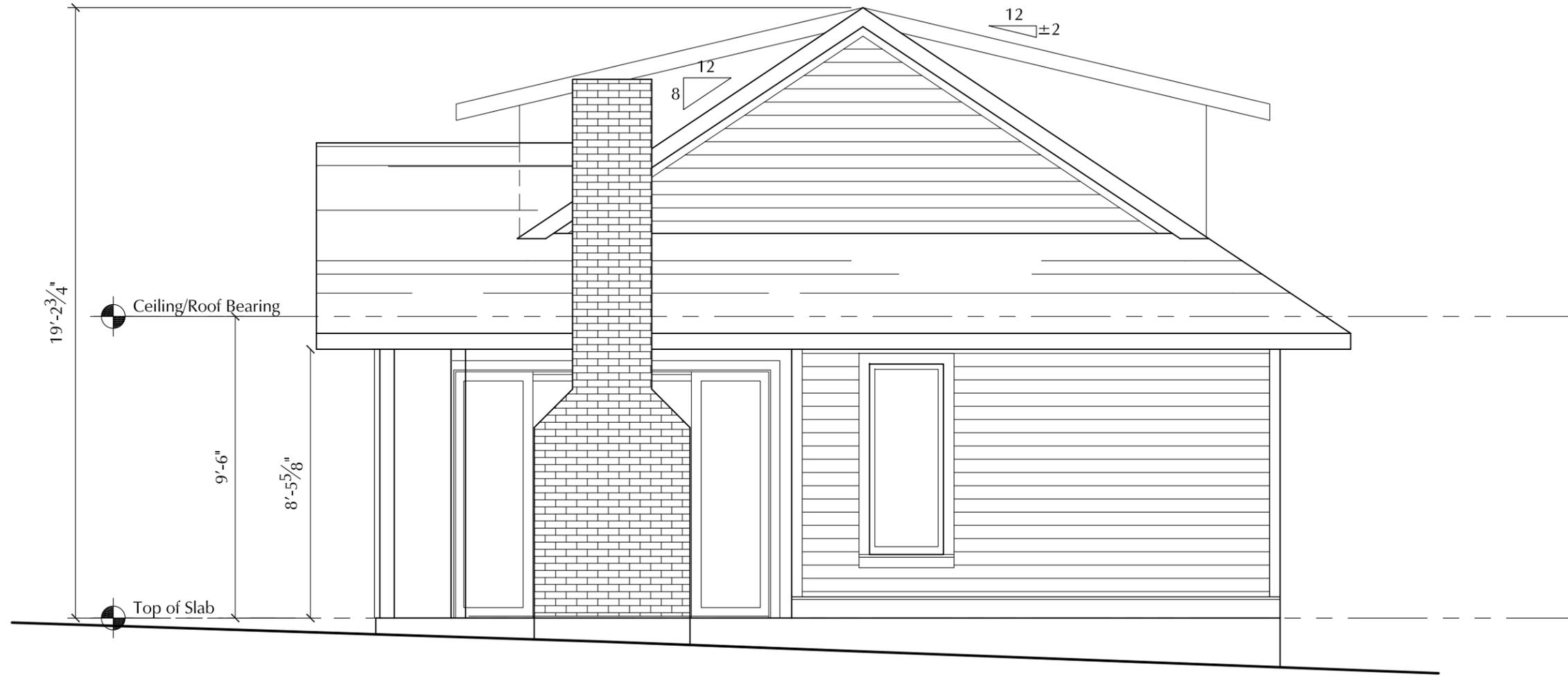
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Drawings:  
North Elevation  
Date:  
09.30.14

A2.0

MHZC PRESERVATION PERMIT APPLICATION



1

West Elevation



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

Drawings:  
West Elevation  
Date:  
09.30.14

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**A2.1**



1

South Elevation (Alley Side)



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

Drawings:  
South Elevation  
Date:  
09.30.14

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allardward.com  
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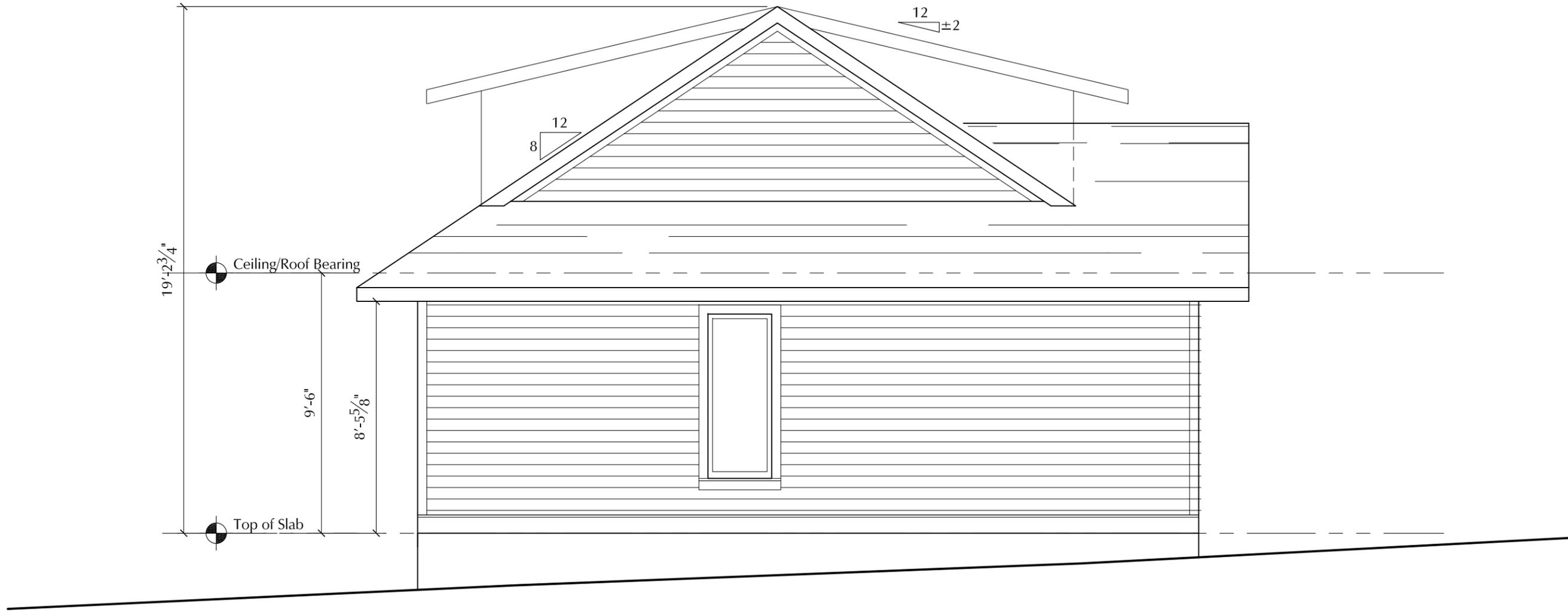
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Nashville, Tennessee 37212

MHZC PRESERVATION PERMIT APPLICATION

**A2.2**



1

East Elevation



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

Drawings:  
East Elevation  
Date:  
09.30.14

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Fax: 615.345.1011

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**A2.3**