



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
1517 Elmwood Avenue
November 19, 2014

Application: New construction - outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416038800
Applicant: Preston Quirk, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to build a new outbuilding. The building would have two enclosed garage bays and one open carport bay.

Recommendation Summary: Staff recommends approval of the proposed outbuilding, with a condition that the windows and doors are approved by Staff. With that condition met, Staff finds the project would meet the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

i. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

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. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *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.*

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
 - 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Background: 1517 Elmwood Avenue is a contributing house, constructed circa 1925. The lot is wedge-shaped, and is bounded by alleys on the right side and the rear.



Analysis and Findings:

The applicant is proposing to construct a new outbuilding with two enclosed garage bays and one open carport bay.

Height & Scale: Under the design guidelines for outbuildings, when a lot has less than ten thousand square feet (10,000 sf) in area, an outbuilding up to seven hundred, fifty square feet (750 sf) is permitted. The lot 1517 Elmwood Avenue is nine thousand, one hundred, eighty-one square feet (9,181) in area. The proposed outbuilding would have a footprint area of seven hundred, fifteen square feet (715 sf). The area of the proposed outbuilding is permitted.

The design guidelines require that outbuildings be no wider than the principal structure. The new outbuilding will be thirty-two feet, six inches (32'-6") wide, matching the width of the house. The width of the proposed outbuilding meets this guideline.

The design guidelines require that outbuildings be no taller than a principal building as measured from the finished floor level, up to as tall as twenty-five feet (25') measured from grade. The principal building at 1517 Elmwood Avenue is approximately twenty-four feet (22') tall from the finished floor grade, with a two-foot (2') tall foundation. The proposed outbuilding will be nineteen feet, eight inches (19'-8") tall, with the finished floor level at grade. The overall height of the proposed outbuilding meets this guideline.

The design guidelines require that the eave heights of outbuildings not exceed the eave height of the principal structure as measured from the finished floor, up to ten feet (10') for a single story building or seventeen feet (17') for a two-story building. The principal building has an eave height of ten feet (10') from the finished floor level. The proposed outbuilding would have an eave height of nine feet (9') from grade. Again, the finished floor level will be at grade. The proposed outbuilding meets this guideline.

Staff finds that the height and scale of the proposed outbuilding meets section II.B.1.i of the design guidelines.

Character, Materials and Details: The design of the outbuilding will be simple and utilitarian, and will complement the character of the principal building. The building will have an enclosed staircase. The roof will be gabled, a form compatible with that of the house, and the exterior materials will be cement-fiber siding and trim, and the roof will match the roof of the house. With a condition that staff approves the specific window and door selections, Staff finds that the proposed building would meet guideline II.B.i.1.

Roof: The roof of the building will be a side-oriented gable with a pitch of 10:12. There will be a pair of 3:12 pitched shed dormers on the front (street-facing) slope of the roof. These roofs are compatible with those of historic outbuildings, and meet guideline II.B.i.1.

Windows and Doors: The windows on the outbuilding will be appropriate to the style of the house. The garage will have a single vehicle door on two bays on a faced that will not be visible from the street. Staff finds the window and door locations and proportions to be appropriate and to meet guideline II.B.i.1.

Siding and Trim: The building will be clad-with smooth-faced cement fiber siding with a five inch (5") reveal, an asphalt shingle roof matching the roof of the house, and a concrete slab foundation. The windows and associated trim will be wood. Staff asks to approve the final selection of windows and doors prior to purchase. The exterior materials are compatible with those of the house, and meet guideline II.B.i.1.

Location, Driveway Access:

The design guidelines require that outbuildings be located in the established rear yard behind the principal building, and be at least twenty feet (20') from the principal building. The proposed outbuilding would be eighty feet (80') behind the house and would meet this guideline. The outbuilding will be accessed by a driveway off of the alley at the rear of the property. This is an appropriate location for a driveway and would meet guideline II.B.i.2.

Recommendation:

Staff recommends approval of the proposed outbuilding, with a condition that the windows and doors are approved by Staff. With that condition met, Staff finds the project would meet the applicable design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

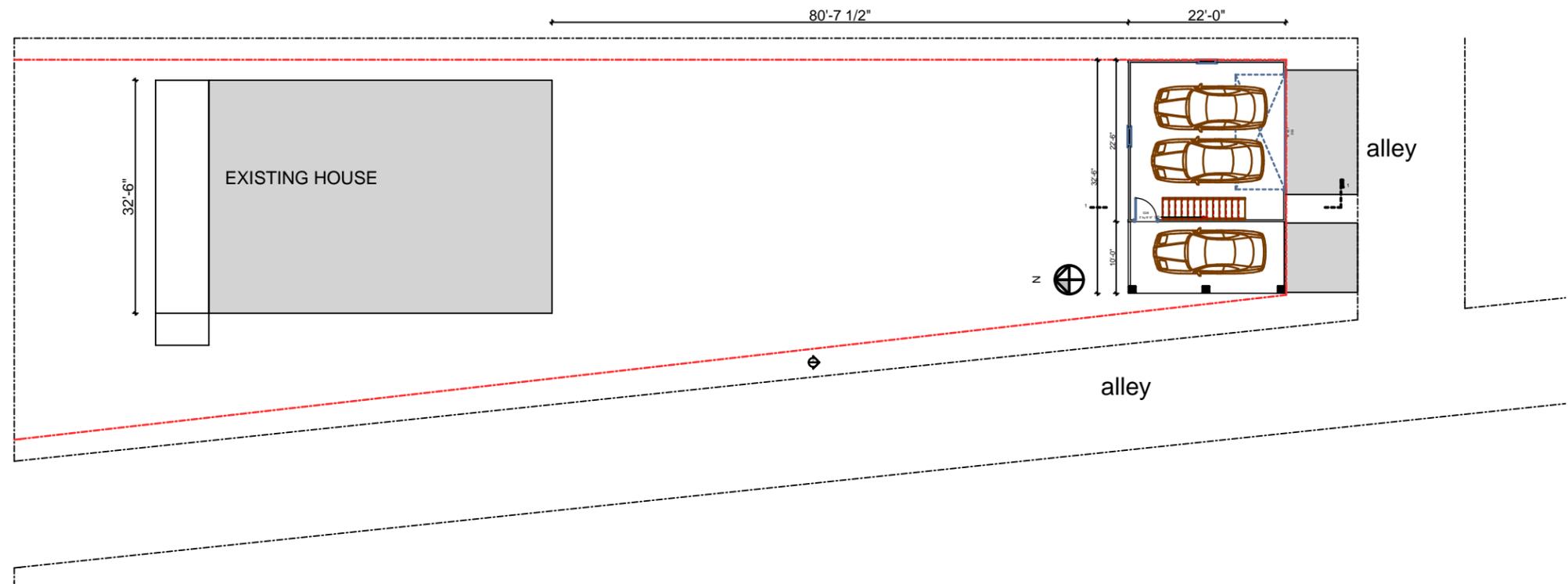


1517 Elmwood Avenue, front.



1517 Elmwood Avenue, front-right.

ELMWOOD AVE



1 **SITE PLAN**
SCALE: 1" = 20'

CADD FILES\WORK\2014\BASKIN GARAGE 14-0GR 1.dwg

2818 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net



PHONE:
W335-0732
H298-1508

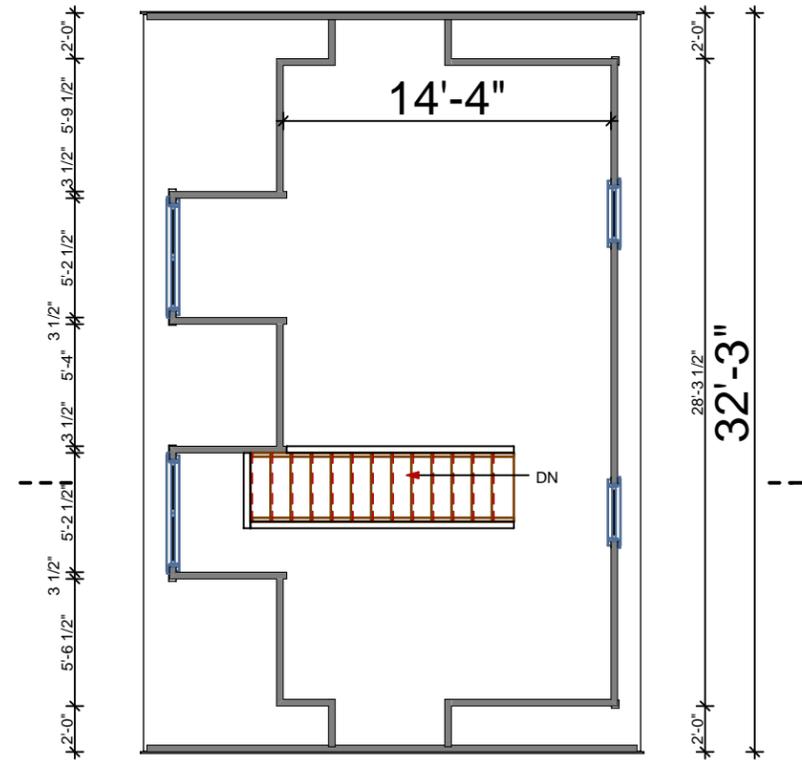
New Garage
Roger Baskin
1517 Elmwood Ave.
Nashville, TN 37212

DATE: 10/29/14
REVISION

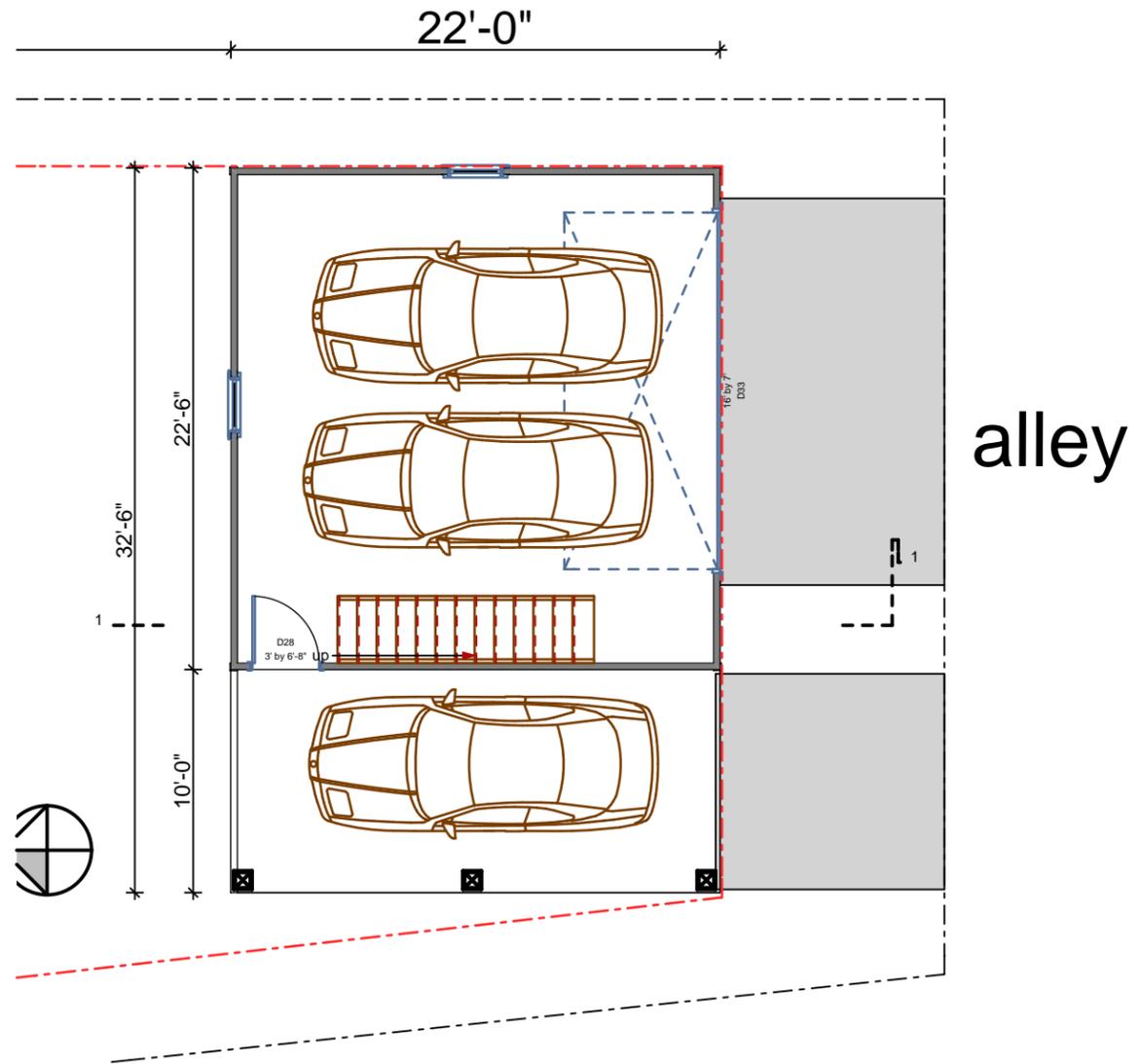
PROJECT NO: 14-0
COPYRIGHT 2007
QUIRK DESIGNS

SITE PLAN

C1
SHEET 1



2 2ND FLR PLAN
SCALE: 1/8" = 1'-0"



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

201 E BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net



PHONE:
W335-0732
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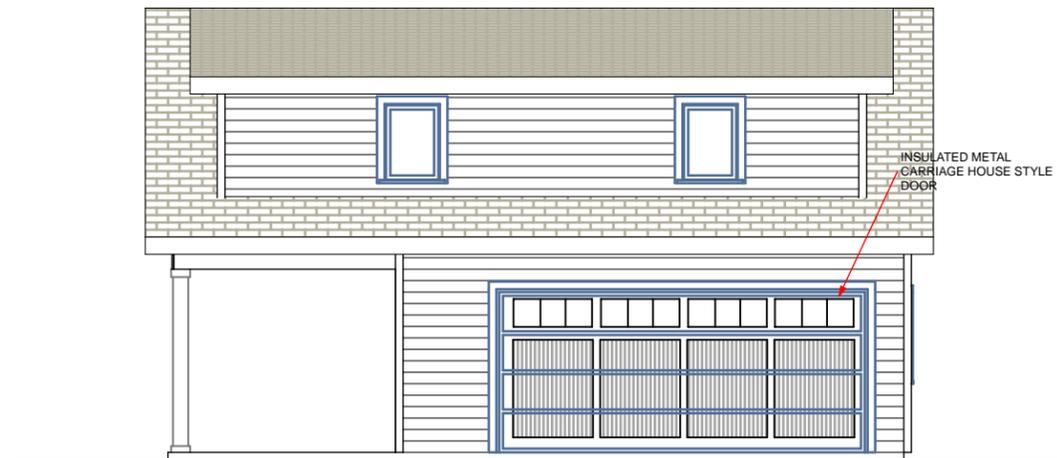
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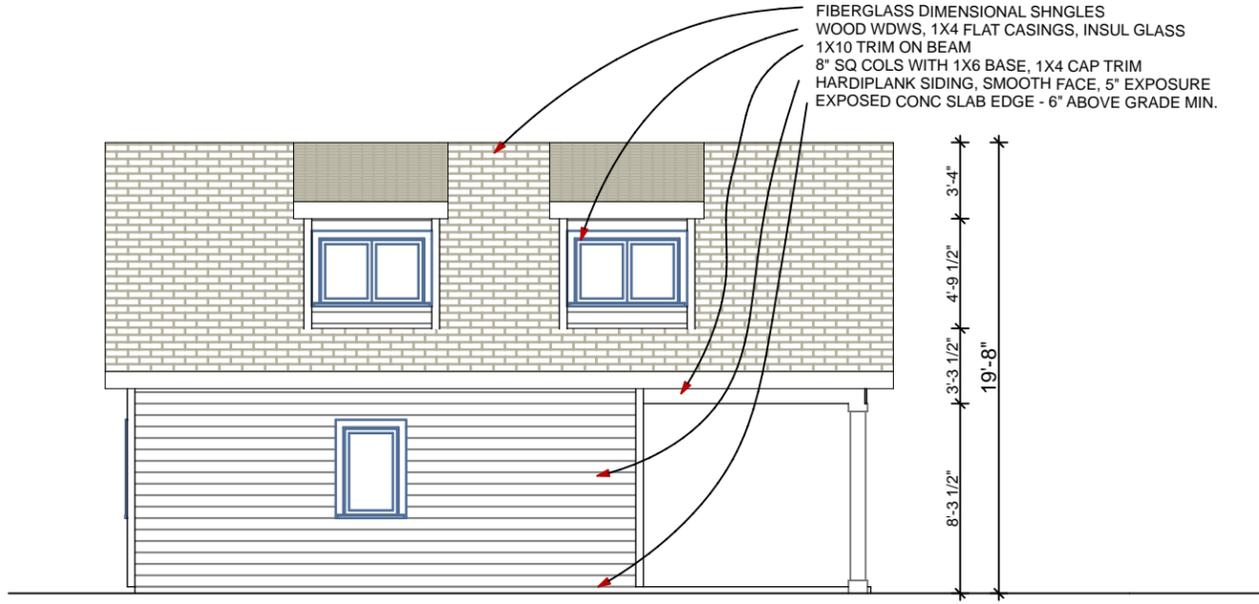
FLOOR PLANS

A1

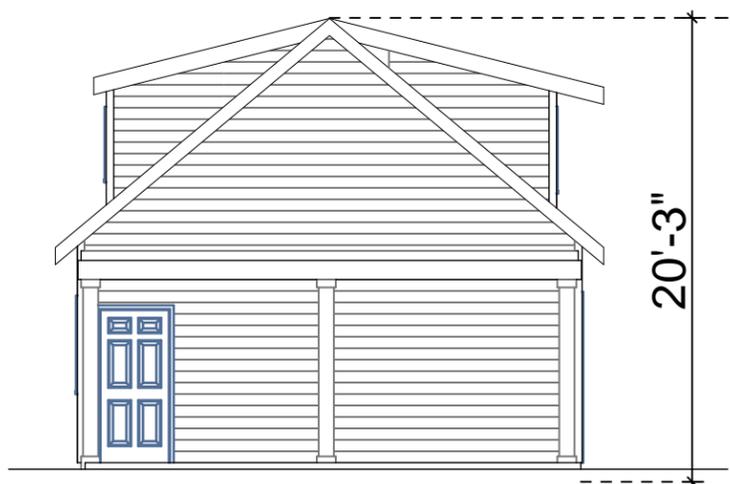
SHEET 2



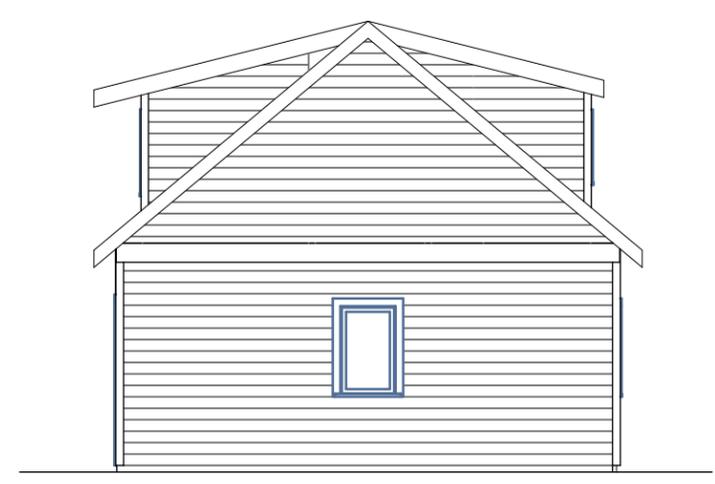
4 ALLEY ELEVATION
SCALE: 1/8" = 1'-0"



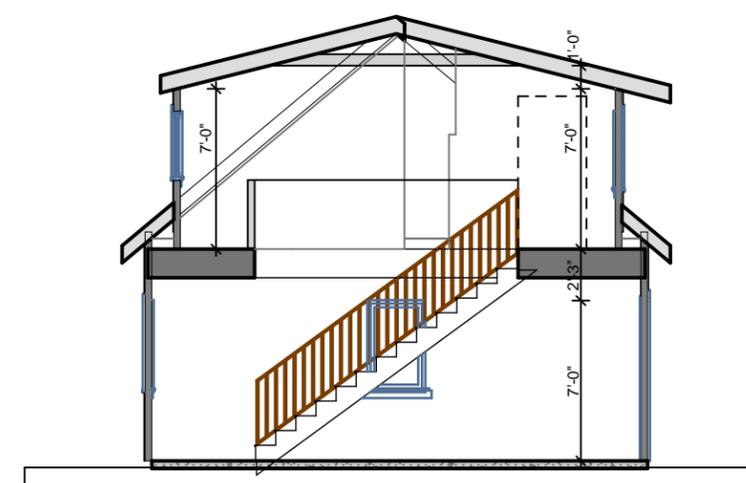
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 GARAGE SECTION
SCALE: 1/8" = 1'-0"

CADD FILES/WORK/2014/BASKIN GARAGE 14-GAR 1.dwg

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ELEVATIONS

A2
SHEET 3