



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 2509 Natchez Trace January 21, 2015

Application: New construction-infill and outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 104150048800
Applicant: Randy Robinson
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant proposes new construction of a single-family residence and outbuilding on one of three newly subdivided lots in an area that was originally two lots. The outbuilding does not include living space.

Recommendation Summary: Staff recommends approval with the conditions:

1. The street setback meet that of 2507 Natchez Trace, the contributing home next door;
2. The outbuilding's eave height be lowered to no more than ten feet (10');
3. The outbuilding's dormers be redesigned to sit back from the exterior wall by no less than two feet (2');
4. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
5. Staff approve the final details, dimensions and materials of the siding material, windows, doors and garage doors prior to their purchase and installation;
6. Lap siding have a reveal of five inches (5") maximum; and,
7. Staff approve the color of roofing material.

With these conditions, Staff finds that the project meets the design guidelines for new construction in the Hillsboro-West End district.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

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.

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front facade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

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 buildings.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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) 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.*

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 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 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.

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: The two previous lots at 2509 and 2511 Natchez Trace have been subdivided into three new legal lots. Two buildings were demolished prior to the expansion of the overlay. This application is for construction of a residence and outbuilding on the first of the three lots.



Figure 1. Vacant lot at 2509 Natchez Trace and neighboring home at 2507 Natchez Trace

Analysis and Findings:

Height & Scale: The new building will be one and a half stories with a ridge height of twenty-seven feet (27') from grade. Contributing homes in Hillsboro-West End range from eighteen to twenty-nine feet (18'-29') in height. The neighboring contributing home at 2507 Natchez Trace (see Figure 1) is twenty-seven feet (27') from grade.



Figure 2. Front elevation, proposed new residence at 2509 Natchez Trace

The proposed foundation height will be two feet (2'). The foundations of neighboring houses on Natchez Trace range from one to three feet (3'). The house is proposed to be thirty-seven feet (37') wide. The range of neighboring buildings is from thirty-three to forty feet (33'-40'). The proposed eave height is ten feet (10') from the finished floor height. The massing of the depth of the house is mitigated with a lower ridge line for the

back half and because a portion of the back half will be a one-story open porch. Staff finds the height and scale of the proposed building to be compatible with the context. The project meets section II.B.1.a and b.

Setback & Rhythm of Spacing: The side setbacks are five feet (5') and six feet, six inches (6'6"). The rear setback will be approximately one hundred and five feet (105'). These meet base setback requirements of five feet (5') on the sides and twenty feet (20') at the rear. The site plan shows the front wall approximately one foot (1') forward of the wall of the contributing home next door, to the right. Staff recommends that the infill be situated to meet the street setback of 2507 Natchez Trace. The project meets section II.B.1.c.

Materials: The new building will be composite lap siding with a five inch (5") reveal. Staff requests approval of the material of the siding. The foundation will be split-face concrete block. The roofing will be architectural shingles. The color was not indicated. Trim will be wood or fiber cement. The porch will have a concrete slab. The porch pedestals and the chimney at the rear of the house will be brick. Staff requests final approval of siding material, windows, doors, and roofing color. With the staff's final approval of the windows and doors, staff finds that the project meets section II.B.1.d.

Roof form: The roof form is a side gable with a gabled front dormer and a shed rear dormer. The rear wing of the house is gabled to the rear. The primary roofs have 7/12 pitch. The shed roof and porch roof are 3/12. The roof form and pitches are compatible with surrounding historic buildings. The project meets section II.B.1.e.

Orientation: The orientation of the building is consistent with that of adjacent historic buildings. The front porch is nine feet (9') deep. A walkway will connect the porch to Natchez Trace. Vehicular access will be from the alley at the rear of the property. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Utilities: The location of the HVAC units is to the rear of the midpoint of the house, and meets the design guidelines. The project meets section II.B.1. i.

Outbuildings: The outbuilding meets the design guidelines except for the following sections. See Attachment D, Outbuildings Worksheet, for details on the analysis.

Height & Scale: The eave height of the outbuilding is eleven feet (11'). Staff requests the eave height be lowered to no more than ten feet, in accordance with section II.B.h of the design guidelines for outbuildings.

Character, Details, Roof: The proposed design of the outbuilding is compatible with the house. The roof is a side-gabled form with approximately 8/12 pitch. The dormers as drawn cover exactly 50% of the roof plane, but as they are wall dormers, they do not sit back from the wall. Staff requests the dormers sit back from the exterior wall by no less than two feet (2').

Materials, Siding & Trim: The materials will be the same as for the proposed residence. It will be built on a concrete slab. The siding material was not specified; Staff requests approval of the material. Siding reveal also was not specified, and Staff asks that the reveal be no greater than five inches (5"). Roofing will be architectural shingles in a color to be approved by Staff.

With the conditions listed, Staff finds the project meets section II.B.1.h of the design guidelines.

Recommendation:

Staff recommends approval with the conditions:

1. That the street setback meet that of 2507 Natchez Trace, the contributing home next door;
2. The outbuilding's eave height be lowered to no more than ten feet (10');
3. The outbuilding's dormers be redesigned to be roof dormers, sitting back from the wall beneath by no less than two feet (2');
4. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
5. Staff approve the final details, dimensions and materials of the siding material, windows, doors and garage doors prior to purchase and installation;
6. Lap siding have a maximum five inch (5") reveal; and,
7. Staff approve the color of roofing material for the residence and outbuilding.

Staff finds that the project meets the design guidelines for new construction in the Hillsboro-West End district.

ATTACHMENT A:
PHOTOGRAPHS



Figure 3. Vacant lot at 2509 & 2511 Natchez Trace



Figure 4. Neighboring home downhill at 2513 Natchez Trace



Figure 5. Neighboring home at 2507 Natchez Trace



Figure 6. Contributing homes across the street



Figure 7. Contributing homes across the street

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	X	
If a corner lot, are the design and materials similar to the principle building?	NA	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	X	
If dormers are used, do they sit back from the wall below by at least 2’?		X
Is the roof pitch at least 4/12?	X	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	NA	
Is the building located towards the rear of the lot?	X	

Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

This application is not for a detached accessory dwelling unit (DADU).

Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	52'	20'
Rear setback	18'	3'
L side setback**	5'	3'
R side setback**	18'	3'
How is the building accessed?	From the alley	From the alley or existing curb cut

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10'.

Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)
Ridge Height	20'	25'
Eave Height	11'	1 story 10' or 2 story 17'
Width of house	38'	

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	1,128	750 sq. ft.	1,000 sq. ft.

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.

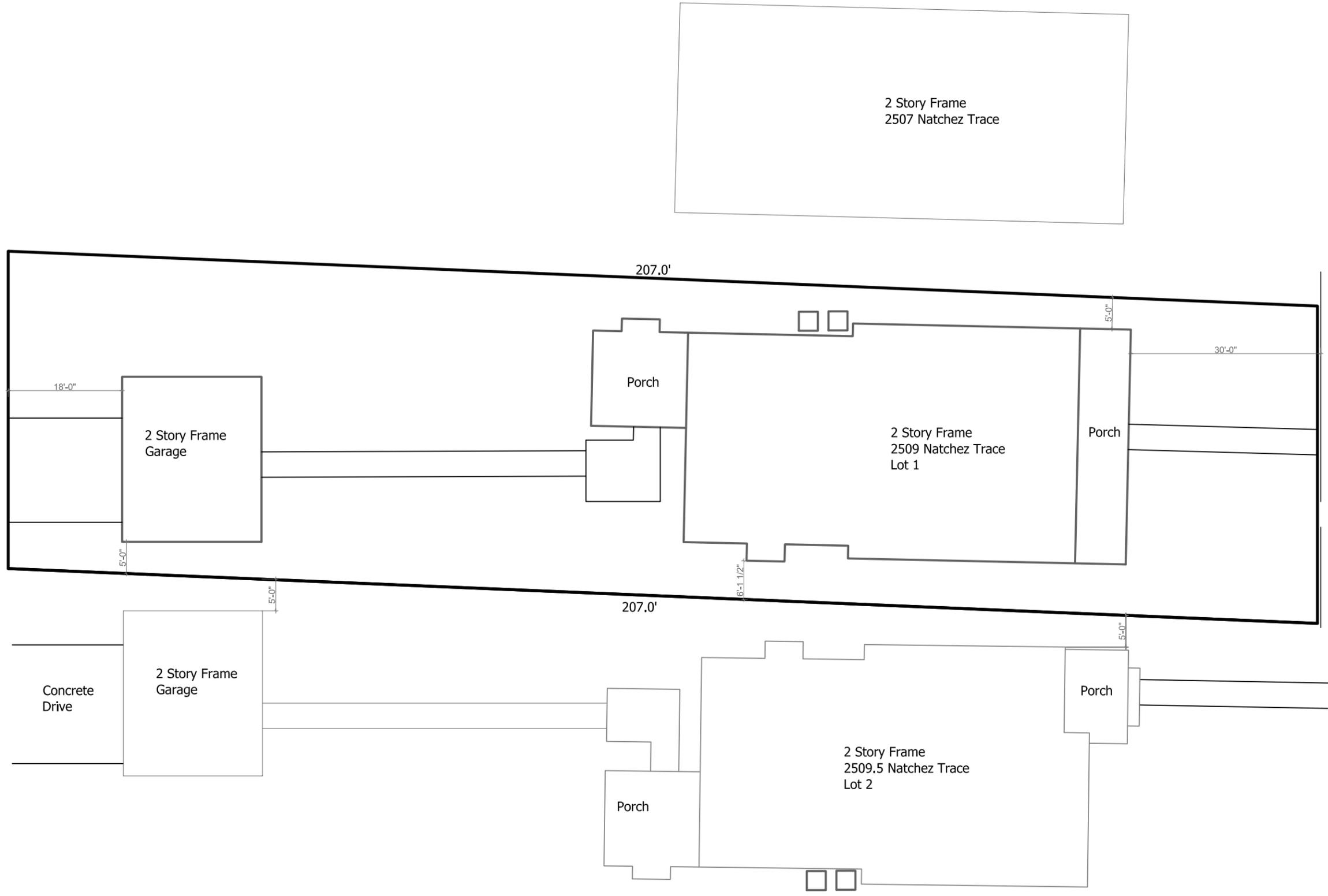
FNAME

REVDATE

USER

ALLEY #798 (15' R.O.W.)

50.0'



NATCHEZ TRACE (50' R.O.W.)

50.0'

ROBINSON CONSTRUCTION
 robinsongroup@comcast . net 615-300-4294

Project: **2509 Natchez Trace**

Date:
12/29/2014

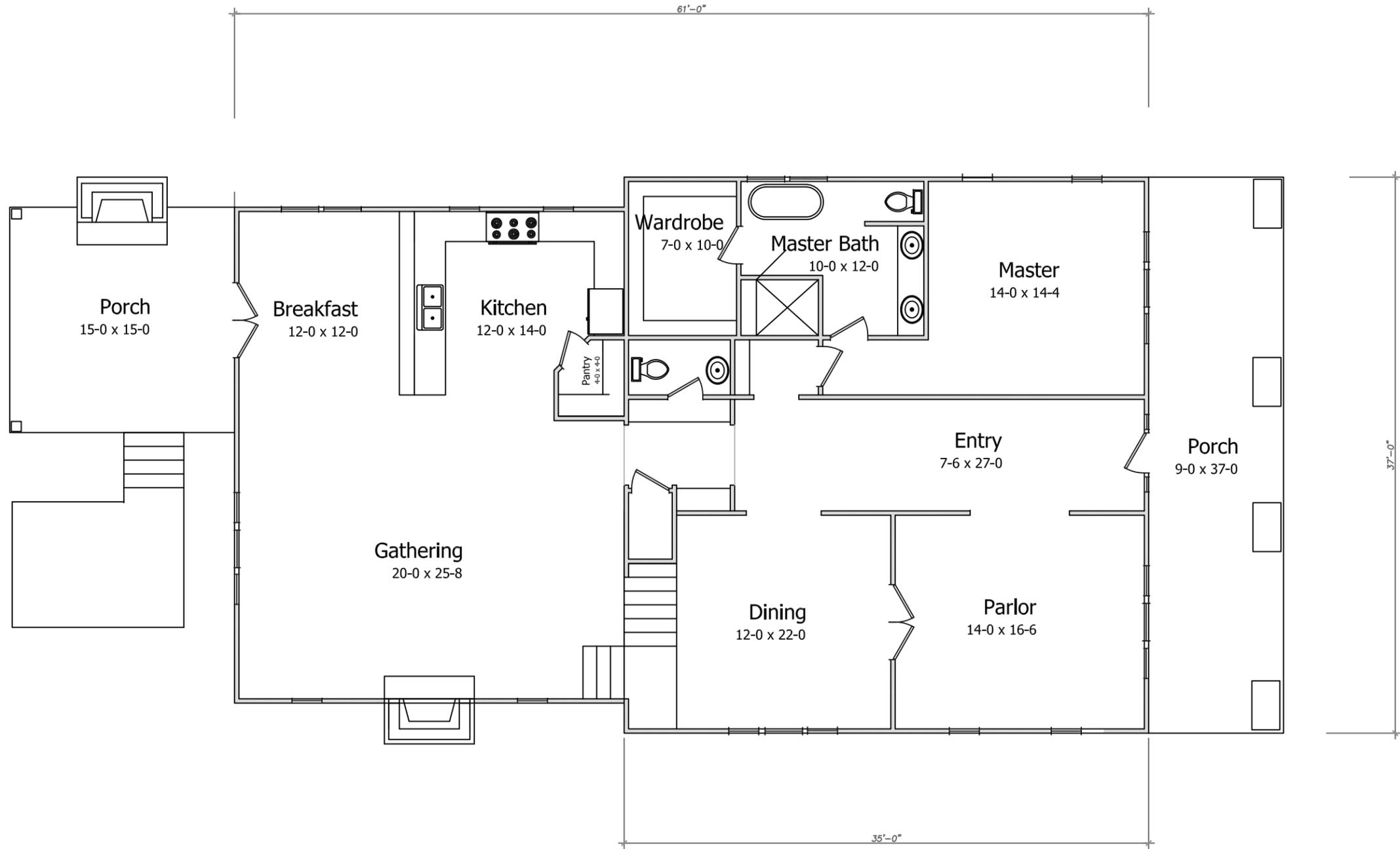
Scale:
1" = 200.0'

Sheet:
S1.01

FNAME

REVDATE

USER



First Floor

ROBINSON CONSTRUCTION
 robinsongroup@comcast . net 615-300-4294

Project: **2509 Natchez Trace**

Date:
12/29/2014

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

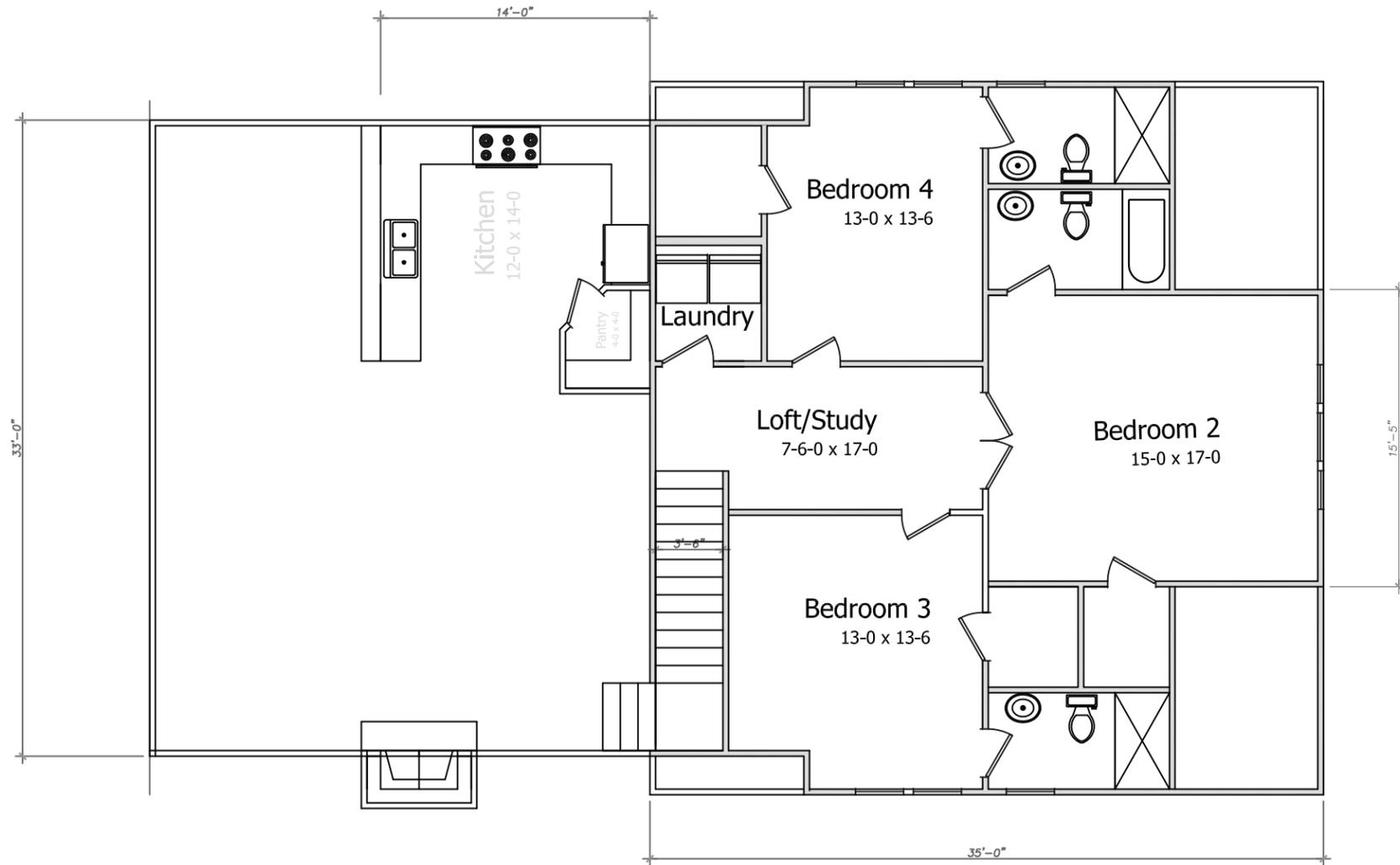
Sheet:
A1.01

MAXX

FNAME

REVDATE

USER



Second Floor

ROBINSON CONSTRUCTION
 robinsongroup@comcast . net 615-300-4294

Project: **2509 Natchez Trace**

Date:
12/29/2014

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

Sheet:
A2.01

FNAME

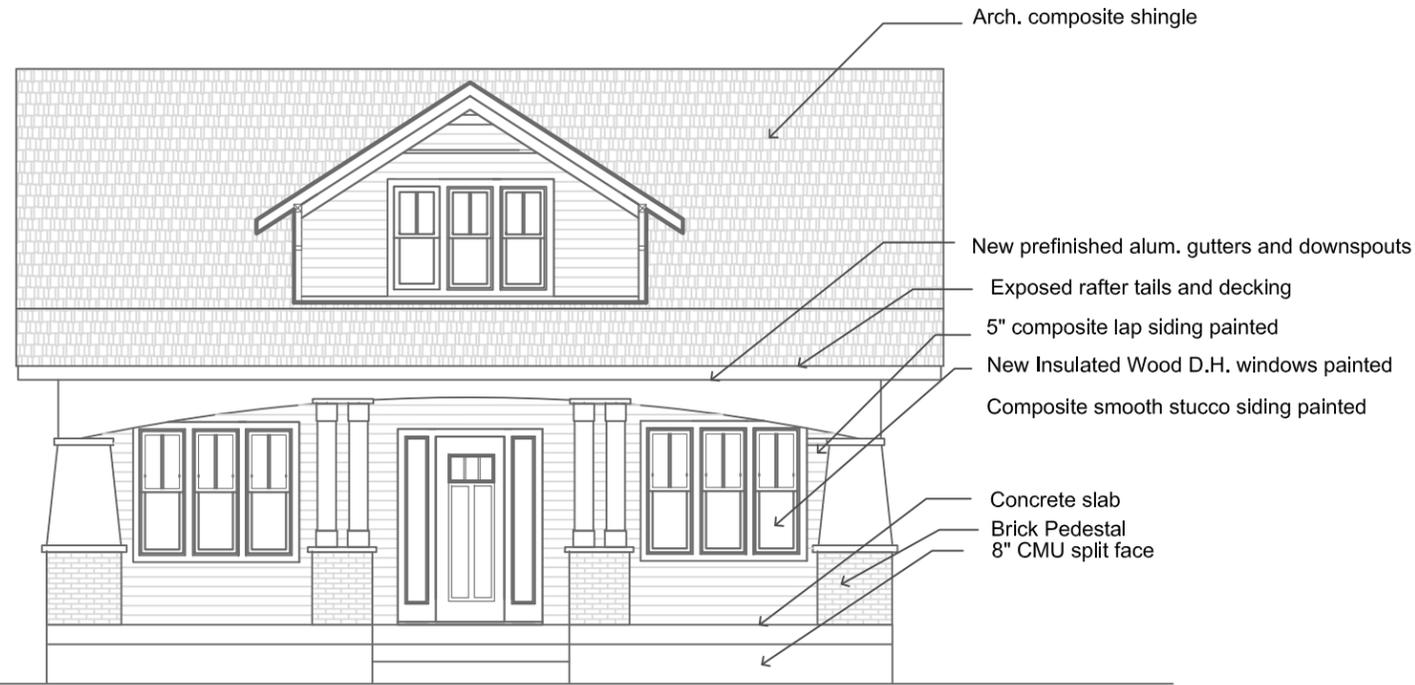
REVDATE

USER

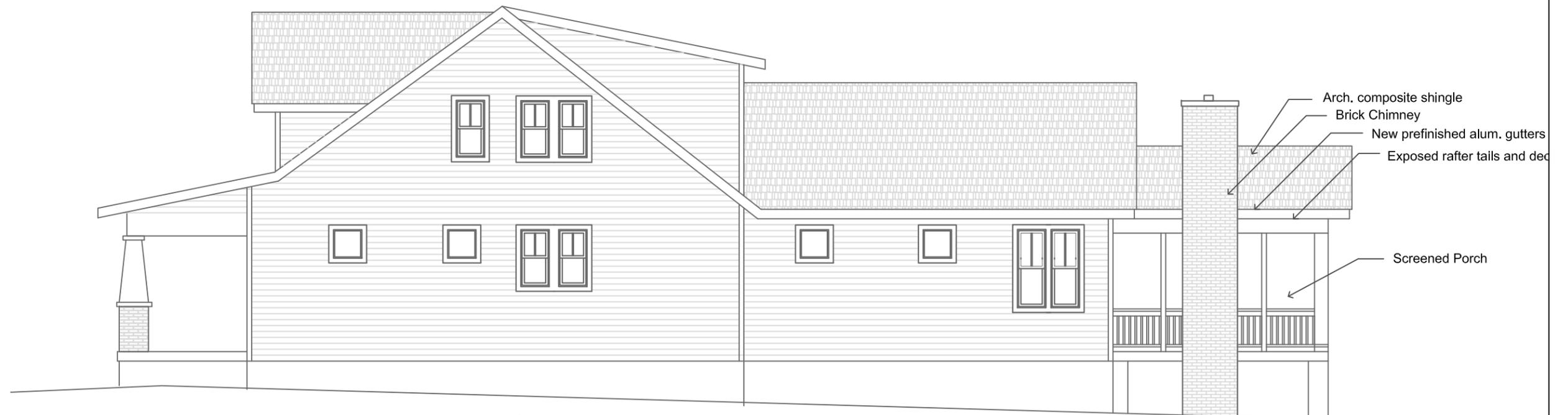
Roof peak 24'-6"

Second Floor 10'-10"

First Floor 0'-0"



Front Elevation



Right Side Elevation

ROBINSON CONSTRUCTION
 robinsongroup@comcast . net 615-300-4294

Project: **2509 Natchez Trace**

Date:
12/29/2014

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

Sheet:
A4.01

MAXX

FNAME

REVDATE

USER



Rear Elevation



Left Side Elevation

ROBINSON CONSTRUCTION
 robinsongroup@comcast . net 615-300-4294

Project: **2509 Natchez Trace**

Date:
12/29/2014

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

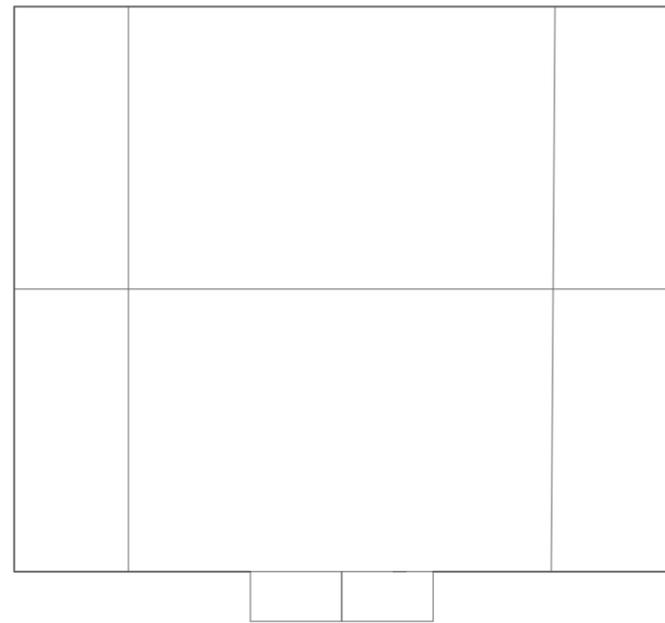
Sheet:
A5.01

MAXX

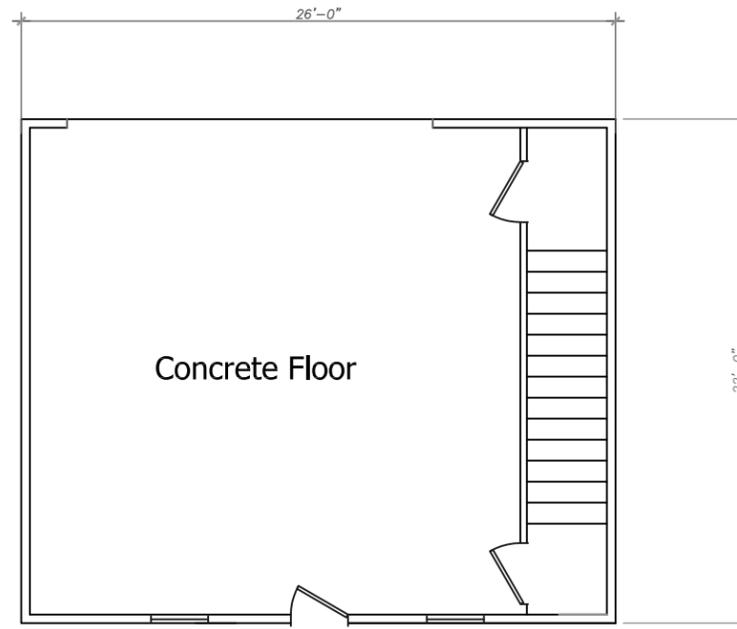
FNAME

REVDATE

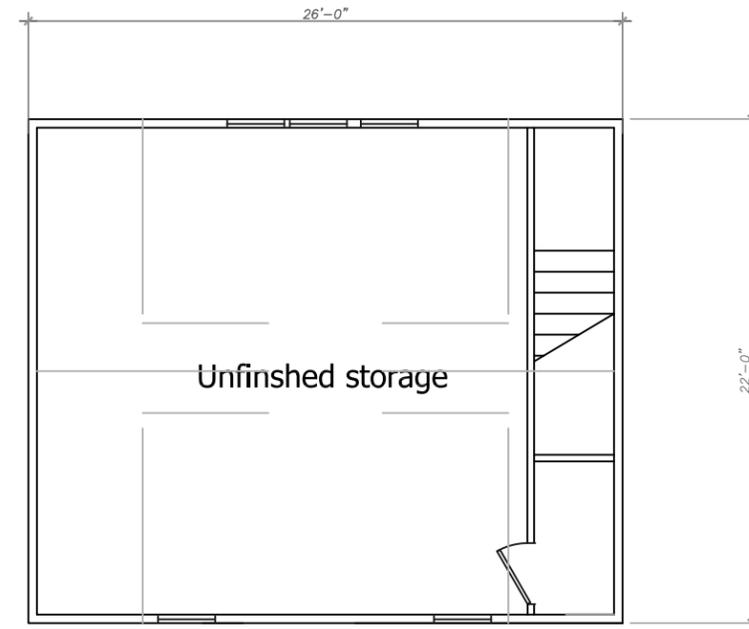
USER



Roof Plan



First Floor Plan



Second Floor Plan

ROBINSON CONSTRUCTION
 robinsongroup@comcast . net 615-300-4294

Project: **2509 Natchez Trace**

Date:
12/29/2014

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

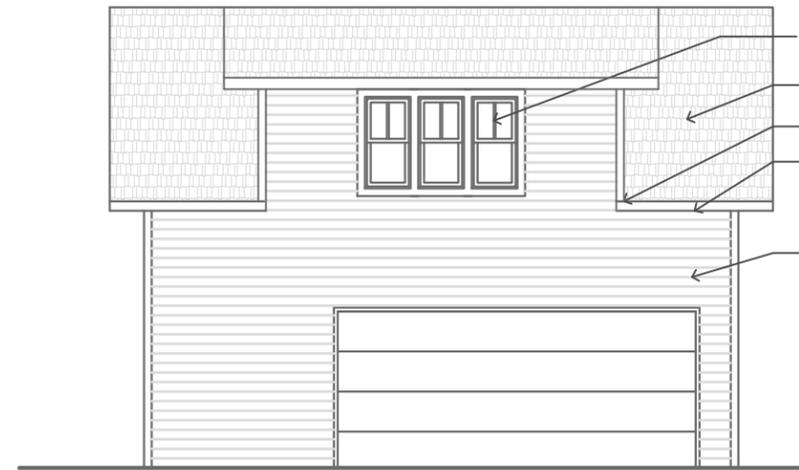
Sheet:
A6.01

MAXX



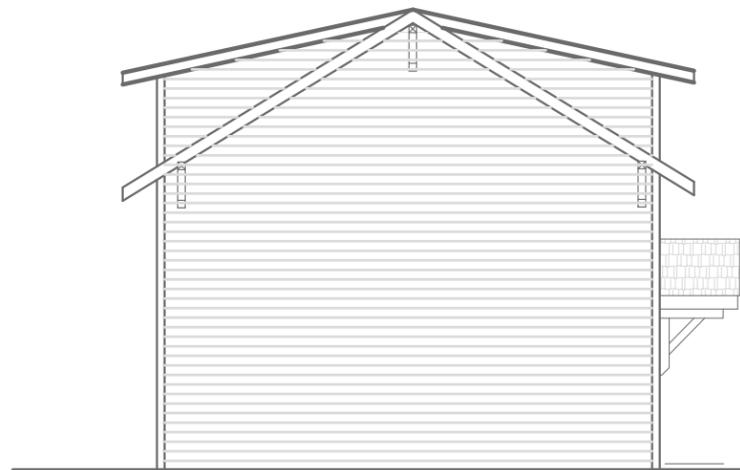
Front Elevation

Roof peak 21'-0"
 Roof Eave 13'-0"
 Second Floor 8'-6"
 Garage Floor 0'-0"



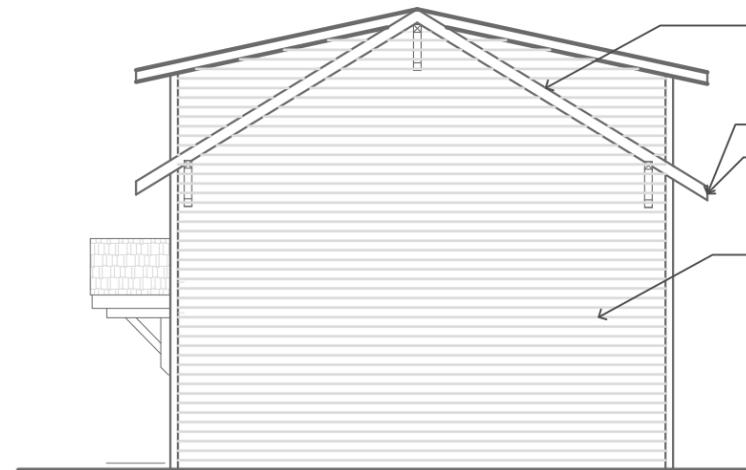
Alley Elevation

New Insulated Wood D.H. windows painted
 Arch. composite shingle
 New prefinished alum. gutters and downspouts
 Exposed rafter tails and decking
 7" composite siding painted



Left Elevation

Roof peak 21'-0"
 Roof Eave 13'-0"
 Second Floor 8'-6"
 Garage Floor 0'-0"



Right Elevation

Arch. composite shingle
 New prefinished alum. gutters and downspouts
 Exposed rafter tails and decking
 7" composite siding painted

ROBINSON CONSTRUCTION
 robinsongroup@comcast . net 615-300-4294

Project: **2509 Natchez Trace**

Date:
12/29/2014

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

Sheet:
A7.01

FNAME

REVDATE

USER