



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
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STAFF RECOMMENDATION
1515 Elmwood Avenue
April 15, 2015

Application: New construction – addition; outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416038700
Applicant: Michael Ward, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to enlarge an historic house with a rear addition and to construct an outbuilding that will not be used as an accessory dwelling unit.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding, finding the proposal to meet the applicable sections of design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Outbuilding Analysis C: Site Plan D: 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.

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, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet 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.

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
Additions should be a minimum of 6" below the existing ridge.*

In order to assure that an addition has achieved proper scale, the addition should:

No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*
- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Side Additions

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. Additions should follow the guidelines for new construction.

V. DEMOLITION

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1515 Elmwood Avenue is a one and one-half story Craftsman style house, constructed circa 1925. Because of its age and architectural character it is considered to be a contributing structure to the district.

Analysis and Findings: The applicant proposes to demolish an existing rear dormer and rear screened porch, and to enlarge the house with a rear addition and to construct a new outbuilding.

Partial Demolition: The proposal includes the removal of an existing rear gabled dormer and a rear screened-in porch. Although the existing dormer is likely original or an early addition, because it is small and on the rear it is not visible from the front and does not contribute significantly to the historic character of the house. The rear porch is not original. As these portions of the building do not contribute to the historic character of the house, Staff finds that their demolition meets design guideline V.2.a.

Location & Removability: The new addition will be distinguished from the historic house by sitting in from the side walls of the existing building. On the right side, the addition will sit in one foot (1') and extend back three feet, six inches (3'-6") before stepping out flush with the side of the house. On the left side the addition will sit fourteen feet (14') in from the side wall of the house and will not step back out. Staff finds that the connection of this addition to the historic house is minimal, that it would not have a negative impact on the original form of the house; therefore the project meets sections II.B.2.a and II.B.2.e of the design guidelines.

Design: The addition will tie into the ridge of the existing house with a pair of gables that face the rear. As these gables extend back they step up to be taller than the existing roof, the left gable by one foot (1') and the right gable by two feet (2'). Where the new gables step up above the original roofline is thirty-eight feet (38') back from the front of the house, and is obscured by the existing side-gabled roof so it will not be greatly visible. The roofs of the addition will match the form and pitch of the existing roof, and the windows pattern of the addition will also be compatible with the existing rhythm and proportion of windows.

Staff finds the character and details of the proposed addition to be compatible with the historic house and the project meets section II.B.2.a and f.

Materials: No changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth-faced cement fiberboard with a reveal to match that of the historic house. The windows will be wood to match those on the existing house. The trim will be wood and the roof will be architectural fiberglass shingles in a color to match the existing roof. The new rear porch columns, stairs, and ramp will be wood. Staff finds that these materials meet section II.B.1.g of the design guidelines.

Outbuildings: Staff finds the height and scale of the proposed outbuilding to meet the applicable outbuilding standards and design guidelines (Please see attachment B for a detailed analysis). The materials of the outbuilding will match those of the principal building: cement-fiberboard siding, asphalt shingle roof, and fiberglass-clad windows. Staff finds the proposed outbuilding to meet section II.B.1.i of the design guidelines.

Recommendation: Staff recommends approval of the proposed addition and outbuilding, finding the proposal to meet the applicable sections of design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

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?	n/a	
If a corner lot, are the design and materials similar to the principle building?	n/a	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	n/a	
If dormers are used, do they sit back from the wall below by at least 2’?	n/a	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	n/a	
Is the building located towards the rear of the lot?	Yes	

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.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		n/a
Are there other accessory buildings on the lot that exceed 200 square feet?		n/a
Is the property zoned single-family?		n/a
Are there already two units on the property?		n/a
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		n/a
Is the planned conditioned living space more than 700 square feet?		n/a

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

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.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	37'
Rear setback	3'	10
L side setback**	3'	22
R side setback**	3'	3
How is the building accessed?	From the alley or existing curb cut	Alley/rear

**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)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height		25'	18'
Eave Height		1 story 10' or 2 story 17'	1-Story, 9'

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

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.	1033 sq. ft.	750 sq. ft.

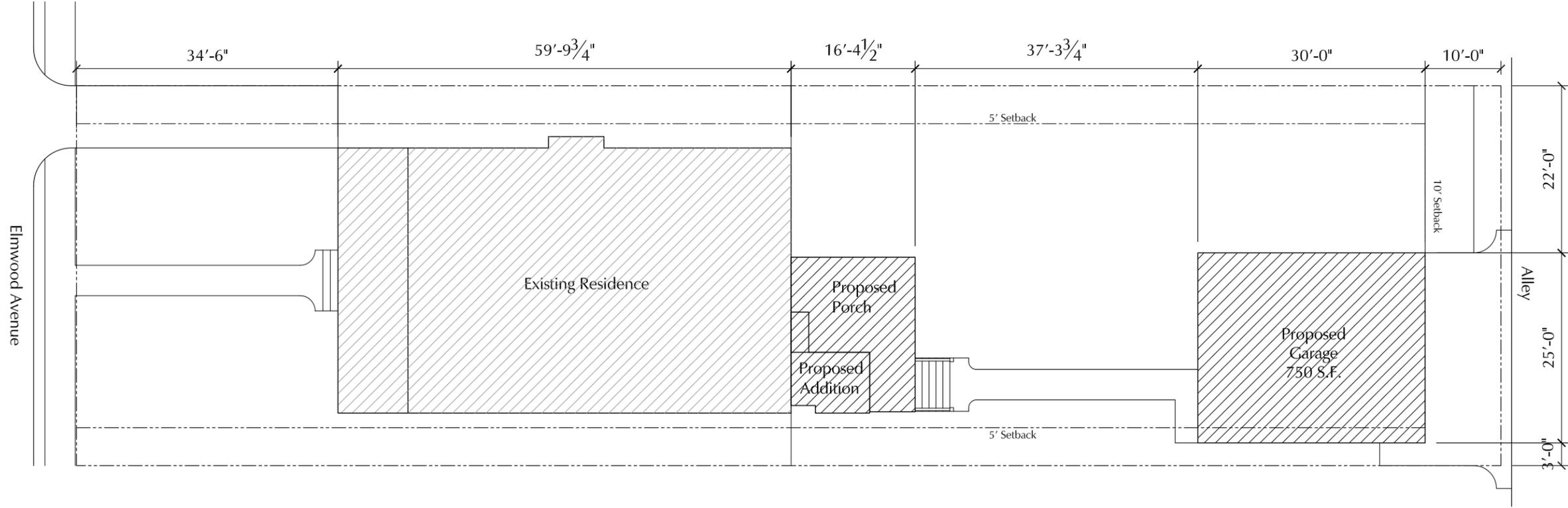
Or

Two-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 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.



1

Site Plan



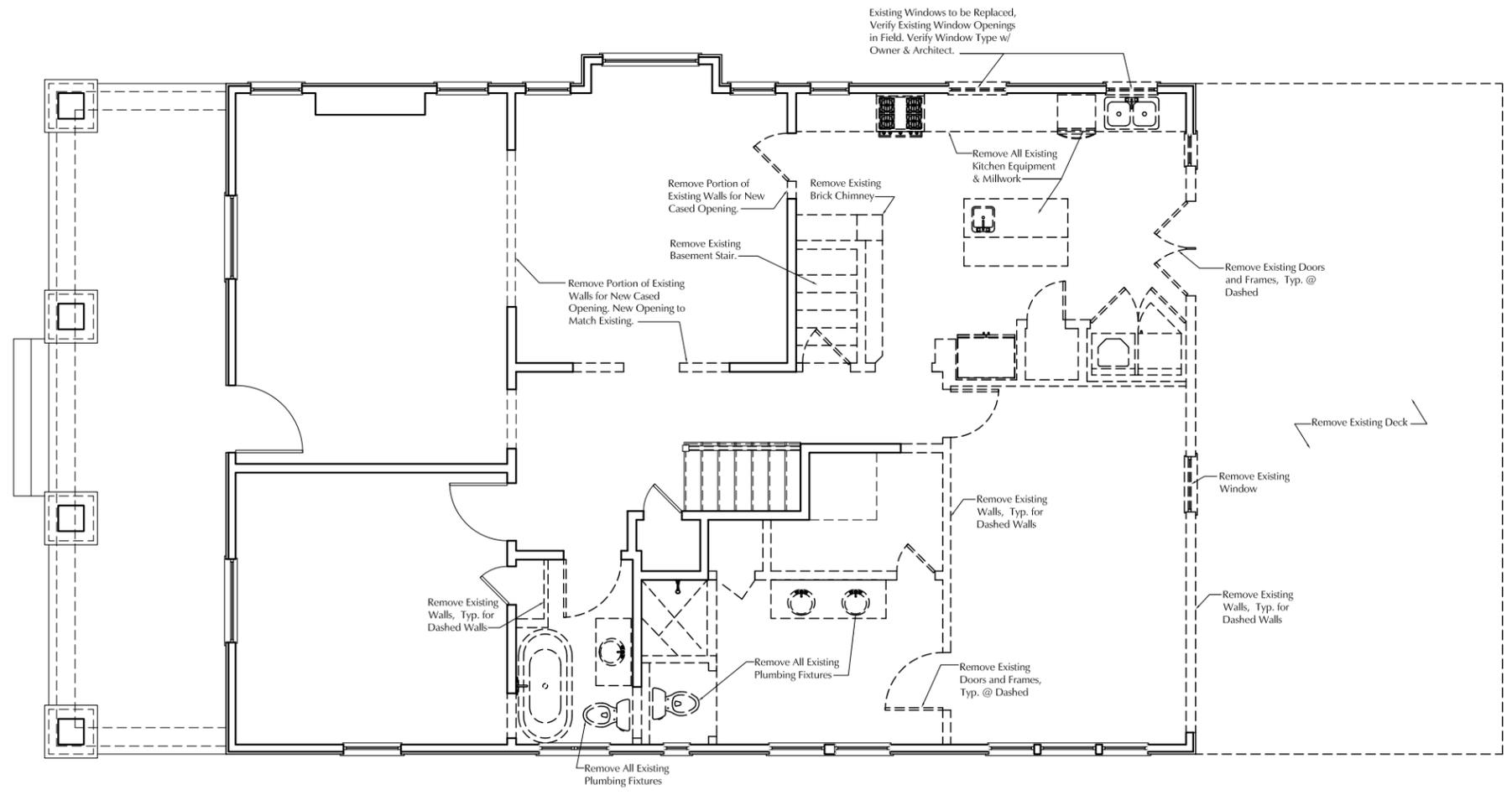
Scale: 1/16"=1'-0"

AS1.0

Drawings:
Site Plan
Date:
03.27.15

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Renovation and Addition for:
The Berry-Rose Residence
1515 Elmwood Avenue
Nashville, Tennessee 37212



First Floor Demolition Plan

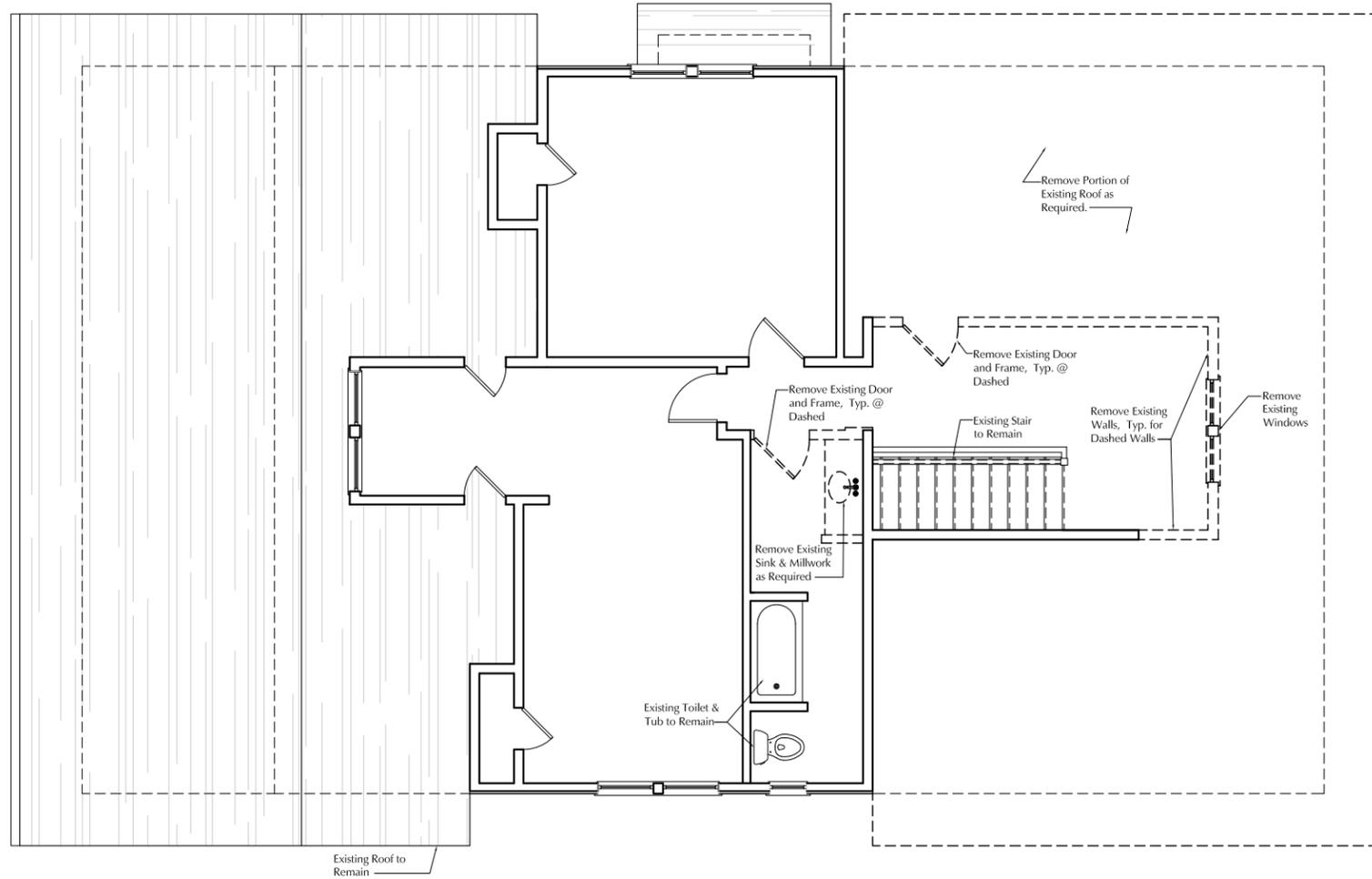
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Renovation and Addition for: The Berry-Rose Residence 1515 Elmwood Avenue Nashville, Tennessee 37212

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Drawings:
First Floor Demolition Plan
Date:
03.27.15





Second Floor Demolition Plan



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

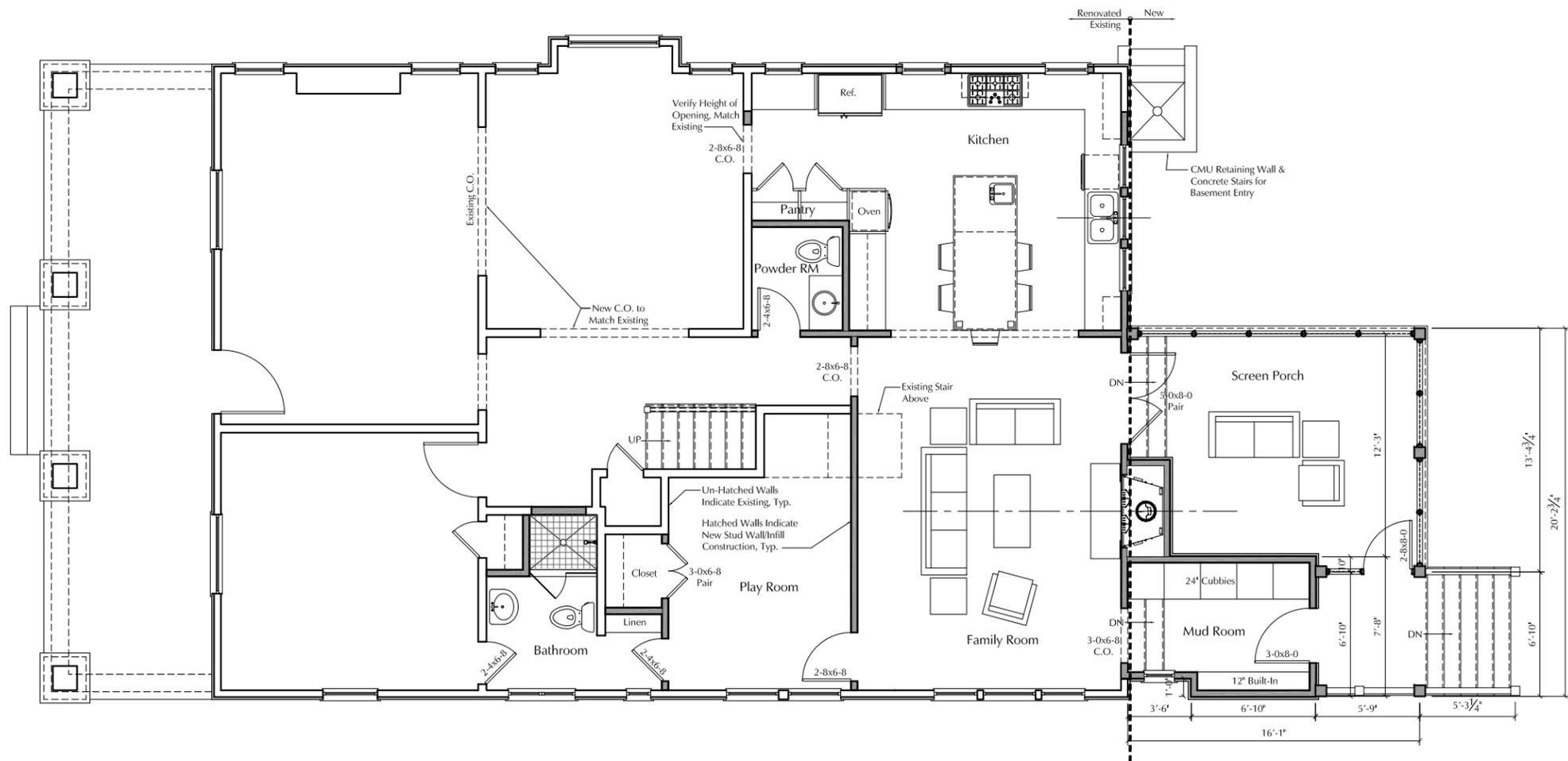
Drawings:
Second Floor
Demolition Plan
Date:
03.27.15

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The Berry-Rose Residence
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MHZC PRESERVATION PERMIT SET



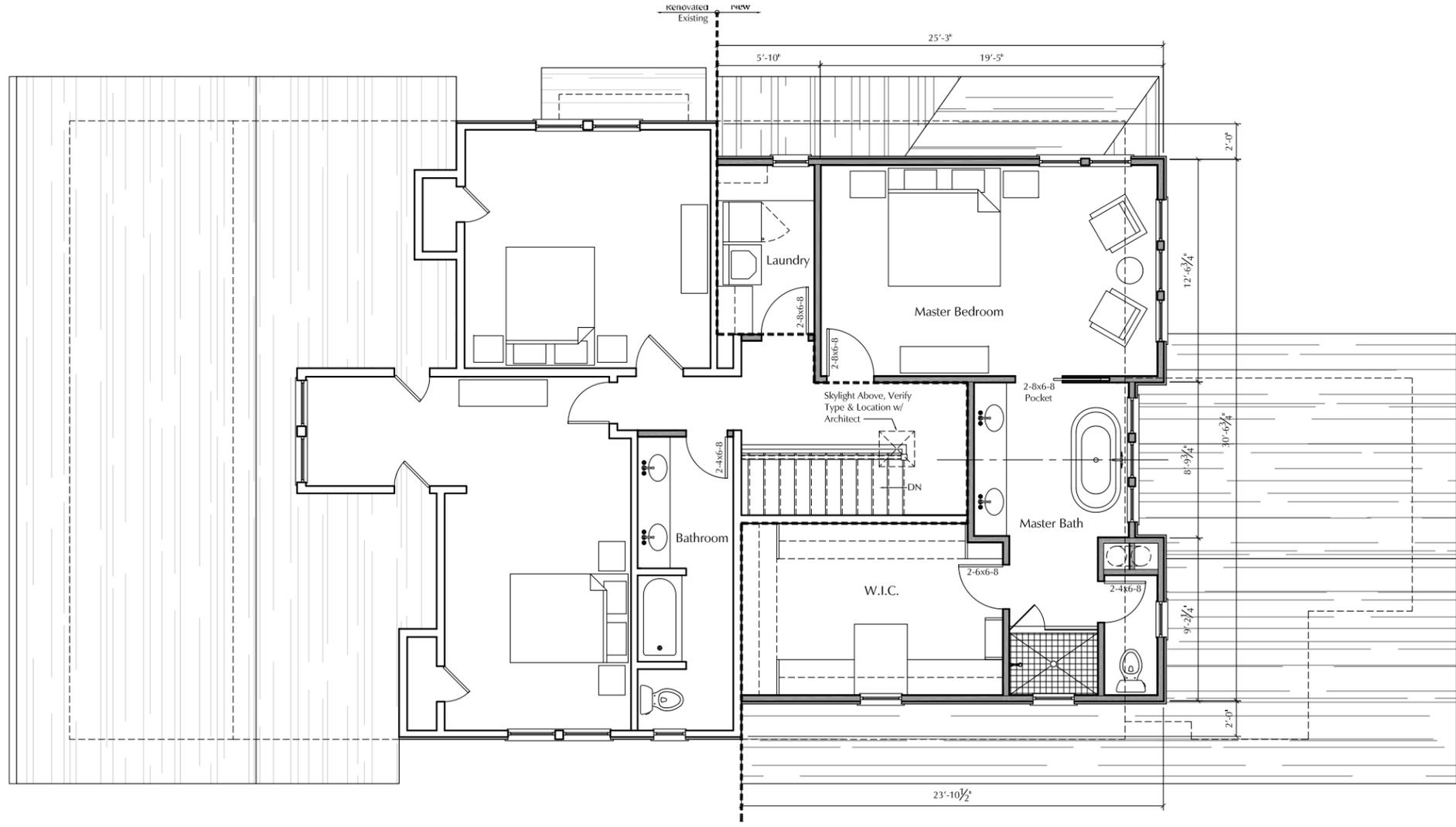

1
First Floor Plan
 Scale: 1/8" = 1'-0"


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Drawings:
 First Floor Plan
Date:
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A1.0

Renovation and Addition for:
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Second Floor Plan

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

Drawings:
Second Floor Plan
Date:
03.27.15

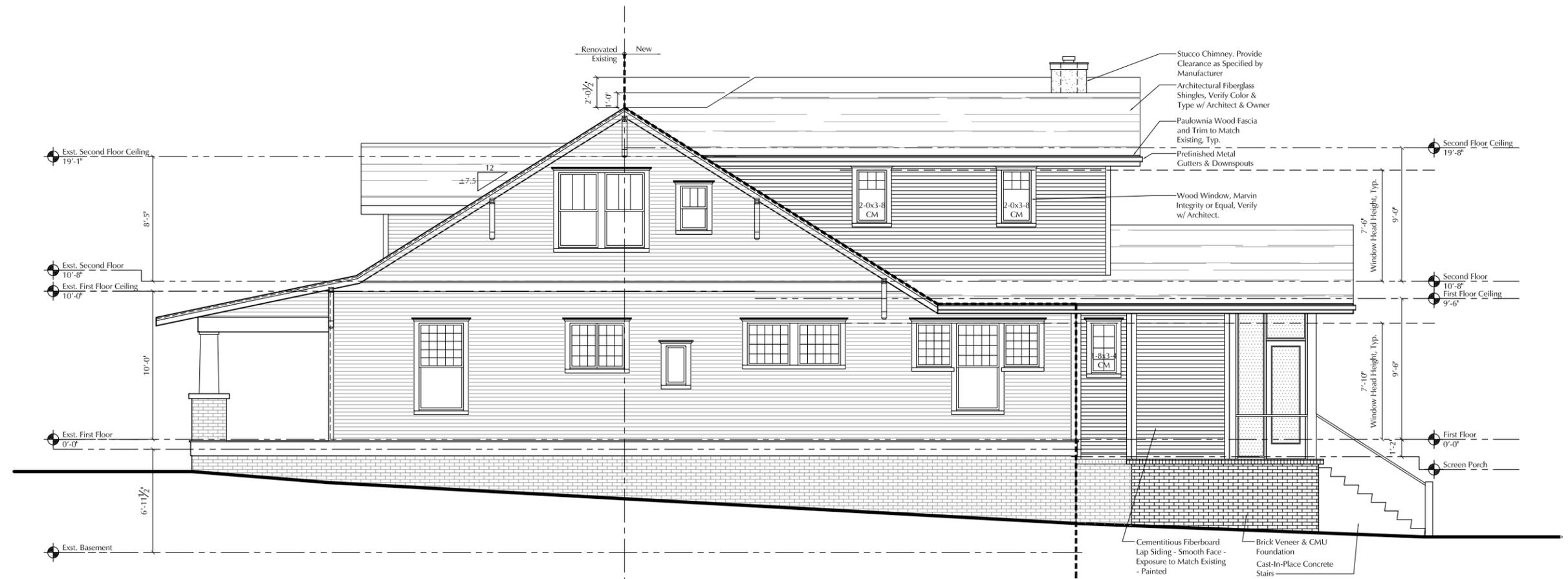
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1 North Elevation

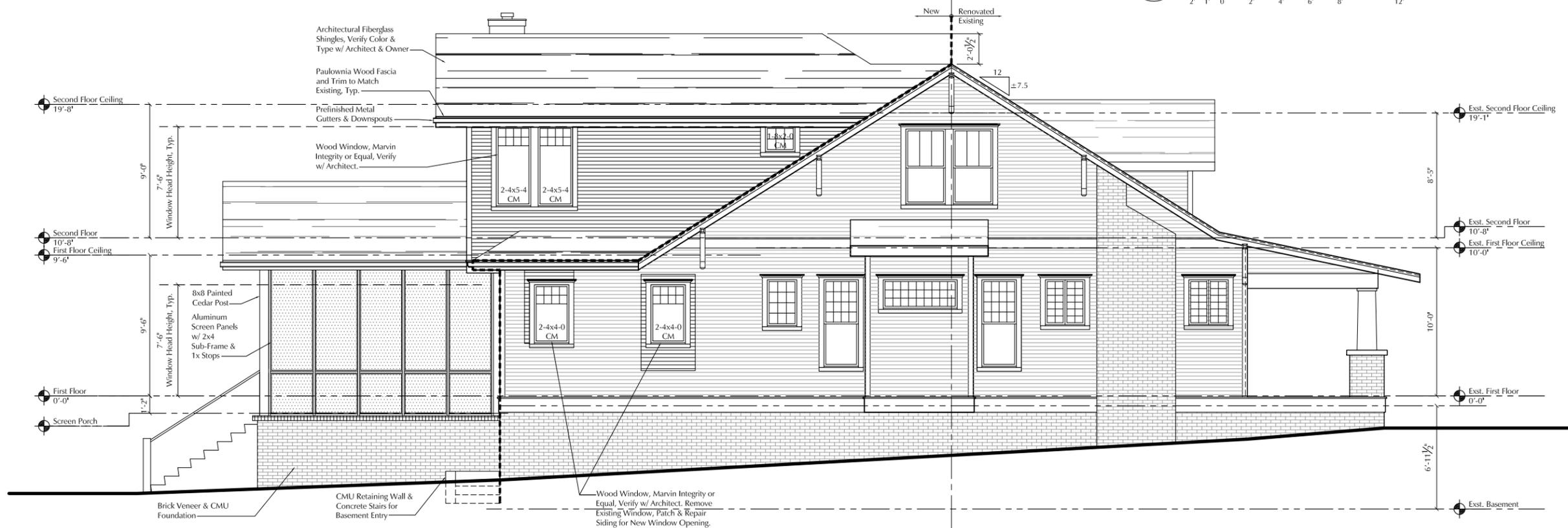


2 West Elevation

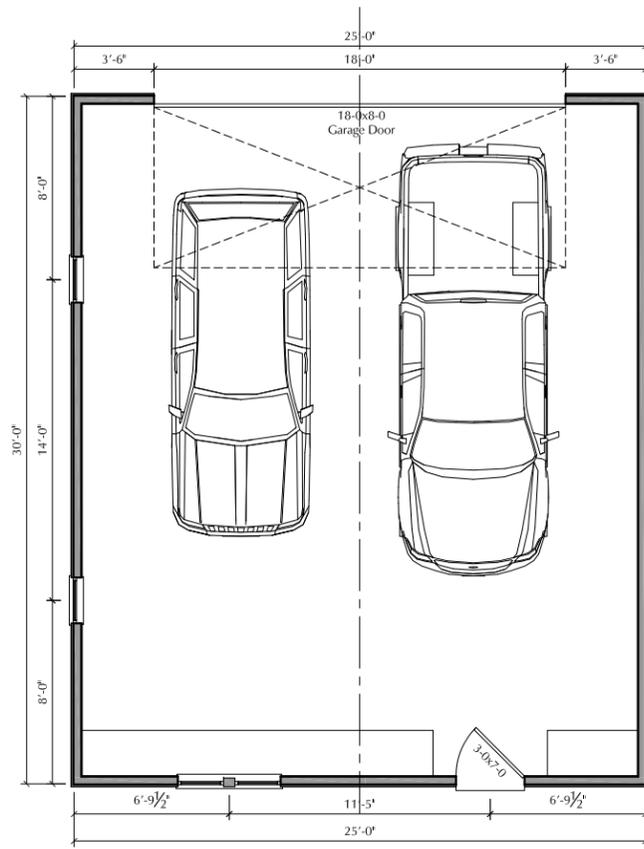




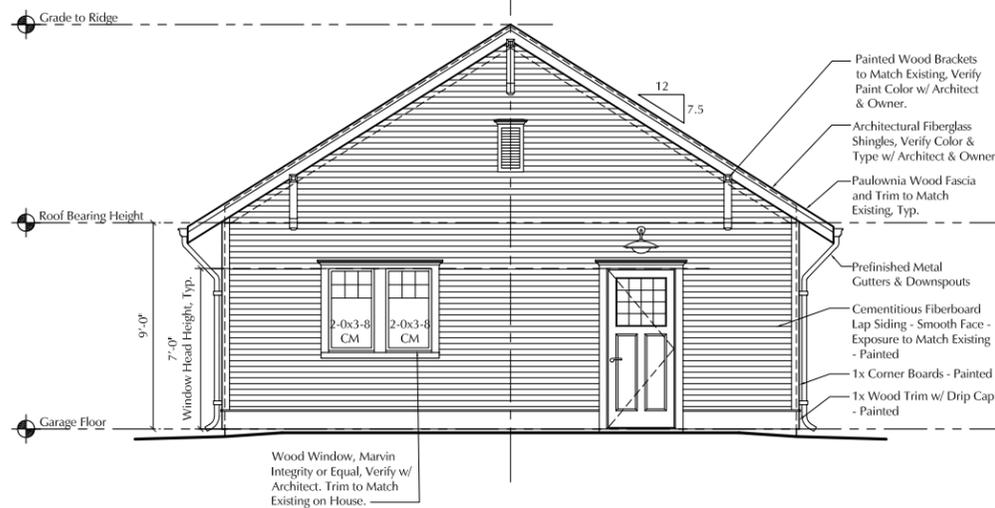
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2 East Elevation
 Scale: 1/8"=1'-0"



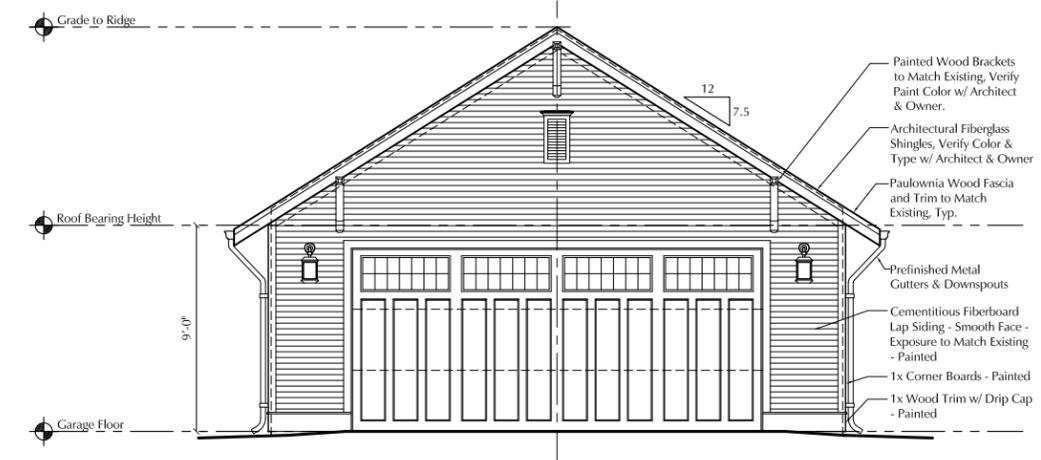
1 Floor Plan
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2 North Elevation
Scale: 1/8"=1'-0"



3 West Elevation
Scale: 1/8"=1'-0"



4 South Elevation
Scale: 1/8"=1'-0"



5 East Elevation
Scale: 1/8"=1'-0"