

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
2810 West Linden Avenue
May 16, 2018

Application: New construction – addition and outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10414009700
Applicant: Ed King
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The application includes a rear screened porch addition and a new outbuilding. The outbuilding will be located ten feet (10') from the rear of the house. The outbuilding is not proposed to be a detached accessory dwelling unit as the property is zoned single-family.

Recommendation Summary: Staff recommends approval with the conditions:

1. The chimney is clad in masonry or stucco;
2. Staff approve the masonry prior to purchase and installation;
3. Staff approve the outbuilding's windows, doors and garage doors; and
4. HVAC and other utilities are located to minimize visibility from the street.

Staff finds that the application meets Section II of the design guidelines for additions and outbuildings in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

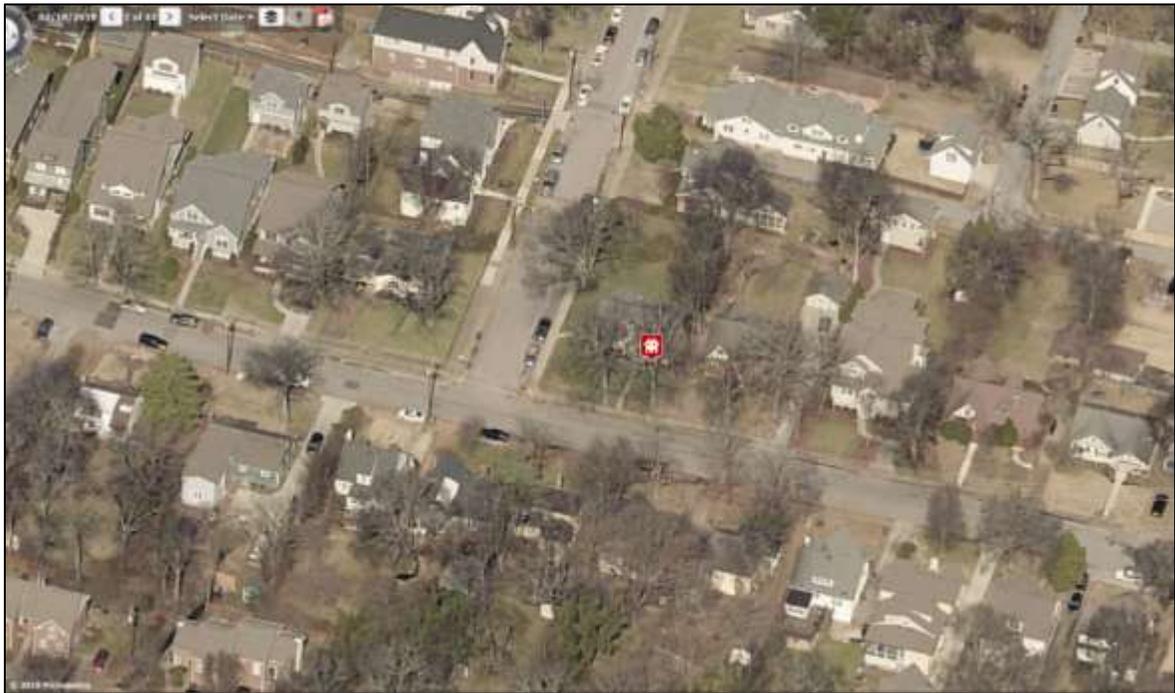
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

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.

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. 17.40.410).

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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.

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.

Porches

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.

Parking areas and Driveways

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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 façade 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, 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) 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.

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 exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the 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 that tie into the existing roof should be at least 6" off the existing ridge.

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

- No matter its use, an addition should 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.*
- Additions should 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.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

- b. *When a lot width 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.*

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

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 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.

Background: 2810 West Linden Avenue was built prior to 1930 and is a contributing building in the Hillsboro-West End overlay.



Figure 1: 2810 West Linden Avenue

Analysis and Findings: The application is for a rear screened porch addition and an outbuilding at the rear of the lot. The proposed distance between the structures is ten feet (10'). The outbuilding is not proposed to be a detached accessory dwelling unit.

Addition:

Height & Scale: The rear screened porch is twenty-two feet (22') deep by fourteen feet (14') wide for an additional footprint of three hundred and thirty-three square feet (333 sq. ft.) For comparison, the historic house has a footprint of one thousand, three hundred and sixty-four square feet (1,364 sq. ft.). The addition's height will be eighteen feet (18'), compared to the twenty-three foot (23') height of the house. The eave height will

be ten feet (10') from grade, matching that of the house. Because the addition does not more than double the existing footprint and is no wider or taller than the historic home, the project meets Sections II.B.1.a.and b. and Section II.B.2.a.

Design, Location & Removability: The addition is located at the rear of the house, meeting the design guidelines for location. It will inset one foot and four inches (1' 4") for a distance of three feet and four inches (3' 4") prior to returning to the same width as the house on its right side. On the left side, the addition is inset twenty-four feet (24') from the corner of the house. The different materials, inset and separate roof form distinguish the addition from the historic house and read as new construction. The scale and design are compatible with the house and are such that if the addition were to be removed in the future, the historic integrity of the house would remain. The project meets section II.B.2.a, e and f.

Setback & Rhythm of Spacing: The addition will be seven feet and seven inches (7' 7") from the right side property line, thirty-five feet (35') from the left side, and thirty-six feet (36') from the rear. The setbacks meet base setback requirements of five feet (5') on the sides and twenty feet (20') from the rear. (See analysis for outbuilding for a description of the space between the two buildings.) The project meets section II.B.1.c.

Materials (Addition):

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Board-and-batten	Smooth face	Yes	
Roofing	Architectural Shingles	Not indicated	Yes	
Trim	Wood/ Fiber-cement board	Smooth faced	Yes	
Stone	Not indicated	n/a	n/a	Yes
Chimney *	Fiber-cement siding	Needs final approval	No	Yes
Driveway	Pavers			

*Clapboard-sided chimneys are generally not appropriate; Staff recommends that the chimney be masonry or stucco. With this condition, and Staff review of masonry, the addition meets section II.B.1.d

Roof form: The addition's roof is a gabled form with 9/12 pitch. The roof height is less than that of the house. The roof is compatible with the existing roof form. The project meets section II.B.1.e.

Appurtenances & Utilities: 2810 West Linden is a corner lot. A paved driveway will be added from the side street to access the new outbuilding, from a previously-existing twelve foot (12') curb cut. Staff recommends that HVAC and other utilities are located to minimize their visibility from the street. With this condition the application meets Section II.b.1.i.

Outbuildings: The proposed outbuilding is one and a half stories. It will be twenty-one feet tall (21') with a footprint of eight hundred eighty-six square feet (886 sq. ft.). The lot exceeds ten thousand square feet (10,000 sq. ft.), so the footprint may be allowed to be up to one thousand square feet (1,000 sq. ft.).

General Requirements for Outbuildings:

	Proposed	YES or N/A	NO
If there are stairs, are they enclosed?		Yes	
If a corner lot, are the design and materials similar to the principle building?		Yes	
If dormers are used, do they cover less than 50% of the roof plane? (Measure from eave to eave on the primary massing. Half of that number is the allowable width of a dormer, as measured from side-wall to side-wall of the dormer.)	Dormer 47%	Yes	
If dormers are used, do they set back from the wall below by at least 2'?		Yes	
Is the roof pitch at least 4/12?	Roof pitch: 9/12	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?		Yes	
Is the building located towards the rear of the lot?		Yes	

Massing Planning:

	Potential maximums (heights to be measured from grade)	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
Ridge Height	25' unless existing building is less	23'	21'
Eave Height	1 story 10'	10'	10'

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side-gable	Yes
Primary roof slope	9/12	Yes

Materials: (Outbuilding)

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Slab	n/a	Yes	
Cladding	5" cement fiberboard lap siding	Smooth	Yes	
Secondary Cladding	Board-and-batten	Smooth face	Yes	
Roofing	Architectural Shingles	Match existing	Yes	
Trim	Fiber cement	Smooth faced	Yes	
Windows	Aluminum-clad	Needs final approval	Yes	Yes
Doors	Wood full-light	Needs final approval	Yes	Yes
Garage doors	Arched carriage style	Needs final approval	Unknown	Yes

Setbacks & Site Requirements:

Outbuilding description:	Proposed Square	Proposed setbacks	Minimum	Minimum Side	Minimum Side	Distance Between
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	footage	Rear/side	Rear/Alley Setback	Setback for interior lot lines	Setback, Side Street for corner lots	Principal Building and Outbuilding
Footprint more than 700 sq. ft., Garage doors face alley	886 sf	Rear: 16' 2" Side: 7' 7"	5'	5'	10'	10'

The outbuilding is proposed at only ten feet (10') from the rear of the house. The Commission has required at least twenty feet (20') of separation between the structures; however, staff finds the location to be appropriate for several reasons. The proposed new outbuilding is in the same location as an historic one (see Figure 2). There was a curb cut at this same location to access the previous outbuilding. In addition, pushing the building further towards the rear property line places the building too close to the principal building at 2218 29th Ave South (see Figure 3). 2810 West Linden was subdivided at some point, adding 2218 29th with a building oriented to the side-street so there is not the buffer of an alley between the two lots as there might be in most situations. As there has been an outbuilding in this same location historically and moving the building would place it in an inappropriate location in terms of a neighboring property, Staff finds the outbuilding's proposed location appropriate in this case.



Figure 2: Sanborn map from 1931 indicates an outbuilding in the same location as proposed. The lot has been subdivided since this time, so the rear property line is approximately marked by the dashed line.



Figure 3: Current conditions.

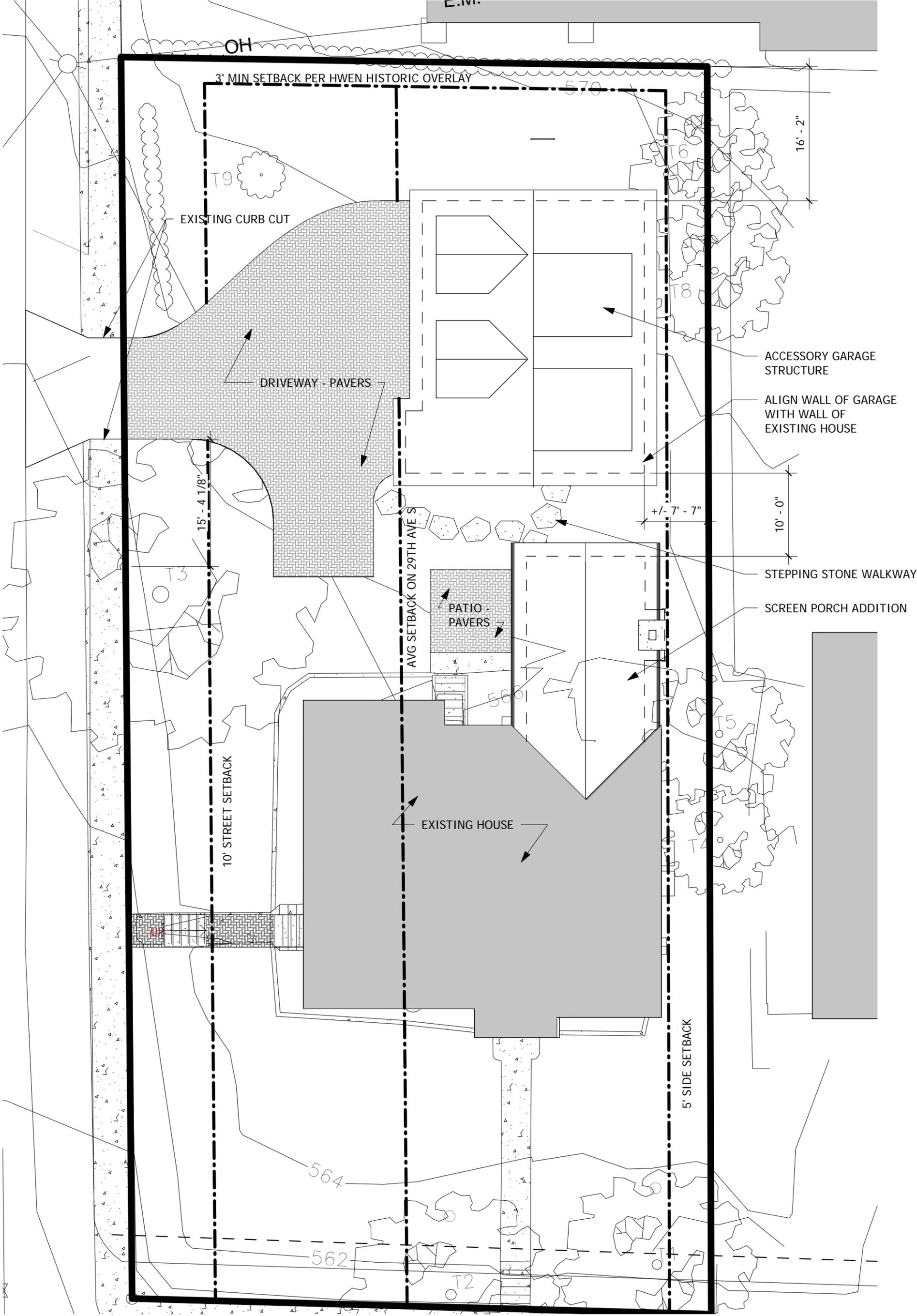
With Staff approval of windows, doors and garage doors, the outbuilding meets section II.B.1.h of the design guidelines for outbuildings.

Recommendation: Staff recommends approval with the conditions:

1. The chimney is clad in masonry or stucco;
2. Staff approve the masonry prior to purchase and installation;
3. Staff approve the outbuilding's windows, doors and garage doors; and
4. HVAC and other utilities are located to minimize visibility from the street.

Staff finds that the application meets Section II of the design guidelines for additions and outbuildings in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



Site Plan
 3/32" = 1'-0"

HI Historic Zoning Commission Submittal
 KING RESIDENCE
 GARAGE / PORCH ADDITION

30 April 2018

STUDIOEIGHTDESIGN
 MATT TAYLOR • ARCHITECT
 615 . 250 . 8150 • NASHVILLE, TENNESSEE • sb-design.com

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FLOOR AREAS

LOT AREA = 10,482.565 SF

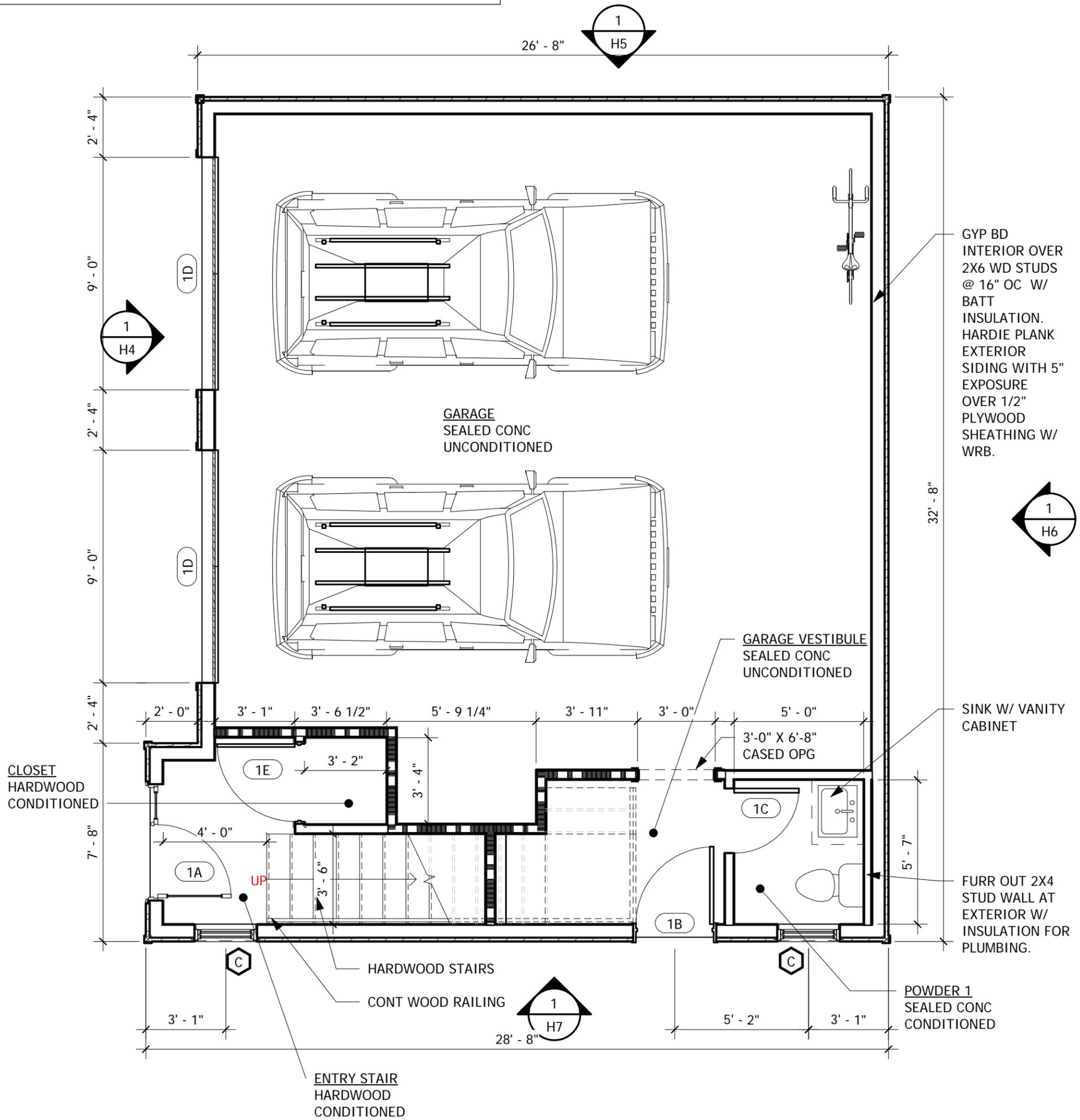
EXISTING STRUCTURE AREA = 1,364 SF
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 NEW CONSTRUCTION SCREEN PORCH AREA (UNCONDITIONED) = 333 SF

TOTAL AREA OF EXISTING FOOTPRINT AS COMPLETED = 1,651 SF

NEW CONSTRUCTION GARAGE - FOOTPRINT: 886 SF
 FIRST FLOOR AREA (CONDITIONED) = 188 SF
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 SECOND FLOOR AREA (CONDITIONED) = 651 SF

TOTAL BUILDING FOOTPRINT AREA ON LOT = 2,537 SF



Garage First Floor Plan

1/4" = 1'-0"



FLOOR AREAS

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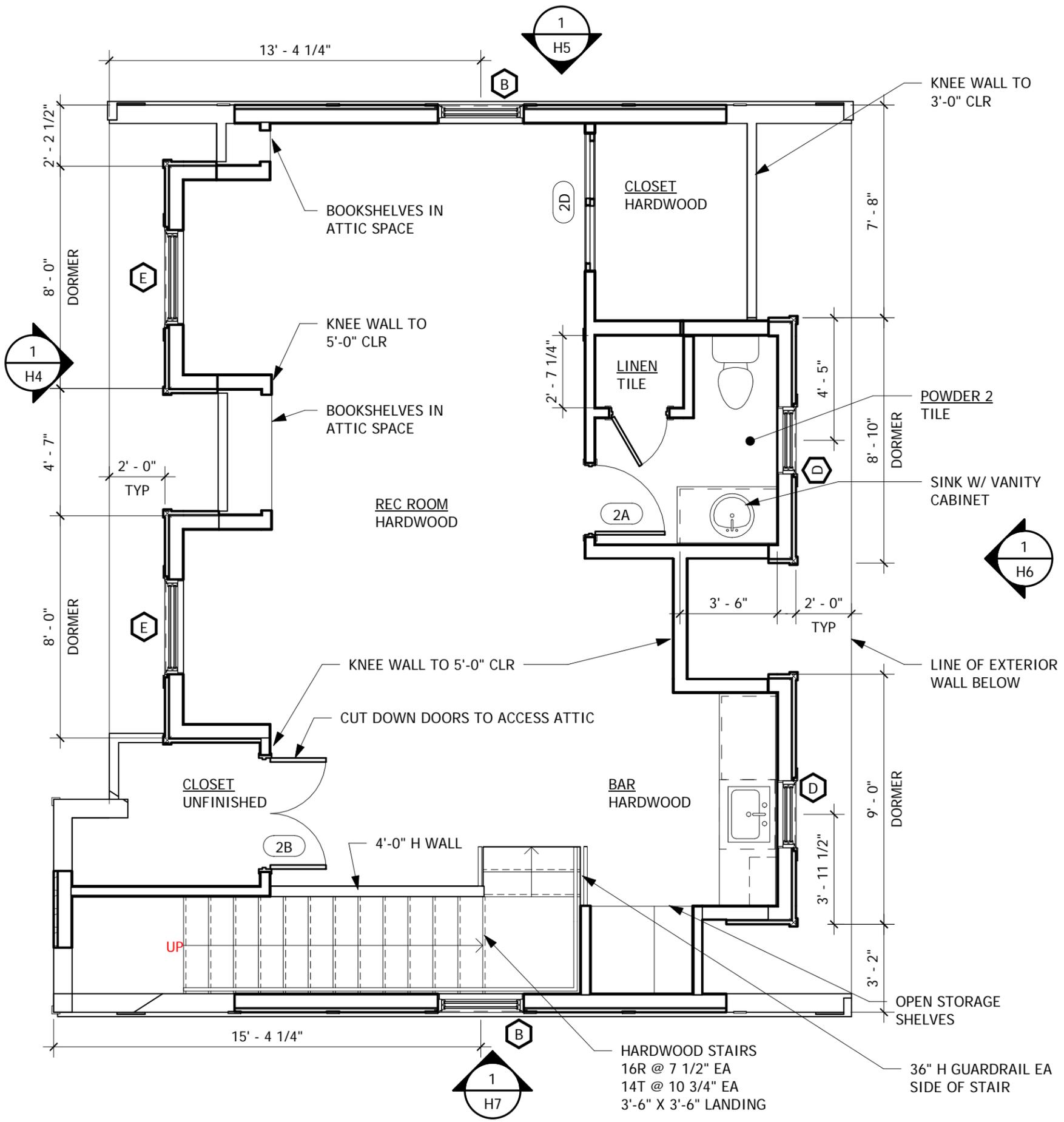
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Garage Second Floor Plan

1/4" = 1'-0"

EXTERIOR NOTES

NEW ROOF MATERIALS TO BE SHINGLES TO MATCH EXISTING.

GARAGE:
PROVIDE CONTINUOUS RIDGE VENT AND VENTED SOFFIT BOARD

SIDING TO BE PAINTED HARDIE BOARD LAP SIDING. FINISH SHOULD BE SMOOTH W/ 5" EXPOSURE.

TRIM BOARDS TO BE HARDIE BOARD. PROVIDE 4" CORNER BOARDS AT ALL CORNERS. CASINGS FOR WINDOWS AND DOORS TO BE 4".

EXTERIOR WALLS TO BE 2X6 WOOD STUD FRAMING AT 16" OC W/ LAP SIDING OVER WRB OVER 1/2" PLYWOOD SHEATHING.

STUCCO AREAS TO BE HARDIE PANEL STUCCO BOARD WITH BATTENS TO COVER JOINTS. PROVIDE SAMPLE FOR OWNER APPROVAL PRIOR TO INSTALLATION.

ALL TRIM, SIDING, AND STUCCO FINISHES TO BE PAINTED

WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS WITH INSULATED GLASS AND SIMULATED DIVIDED LIGHTS. PELLA ARCHITECT SERIES OR EQUAL.

ALL DOORS TO BE PAINTED WOOD WITH INSULATED GLAZING.

PROVIDE CMU FOUNDATION WALL AT AREAS WHERE GARAGE FLOOR IS BELOW GRADE. PROVIDE WATERPROOFING AND DRAINAGE AS REQUIRED. EXTEND HARDIE SIDING AS CLOSE TO GRADE AS POSSIBLE TO AVOID AREAS OF EXPOSED CMU.

GARAGE DOORS TO BE CARRIAGE STYLE DOORS. FRAME OPENING FOR ARCHED HEADER W/ STANDARD DOOR BEHIND.

SCREEN PORCH:
COLUMNS TO BE 4X4 LUMBER POSTS - PAINTED.

PROVIDE PAINTED WOOD BEAMS AND TRIM THROUGHOUT.

STONE AT BASE WALL AND FIREPLACE TO BE NATUARL STONE TO MATCH EXISTING. CAP TO BE SLOPED CONCRETE.

FIREPLACE HEARTH TO BE CONCRETE.



ARCHED CASING TO EXTEND BELOW HEAD OF SQUARE OPENING FOR GARAGE DOOR. 4" HARDIE CASING, TYP

CARRIAGE STYLE GARAGE DOORS W/ ARCHTED WINDOW PATTERN

Garage West Elevation

1/4" = 1'-0"

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Garage North Elevation
1/4" = 1'-0"

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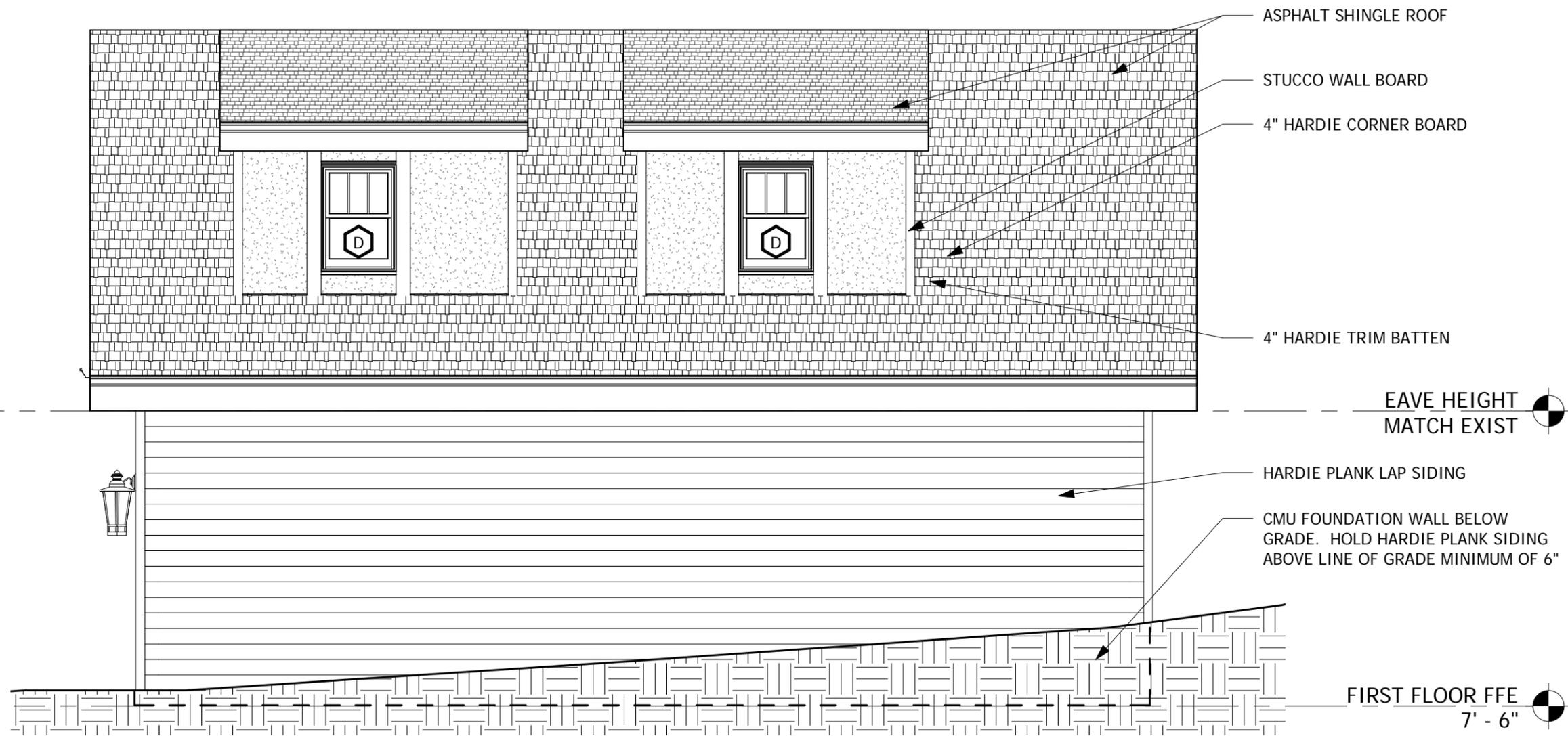
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Garage East Elevation
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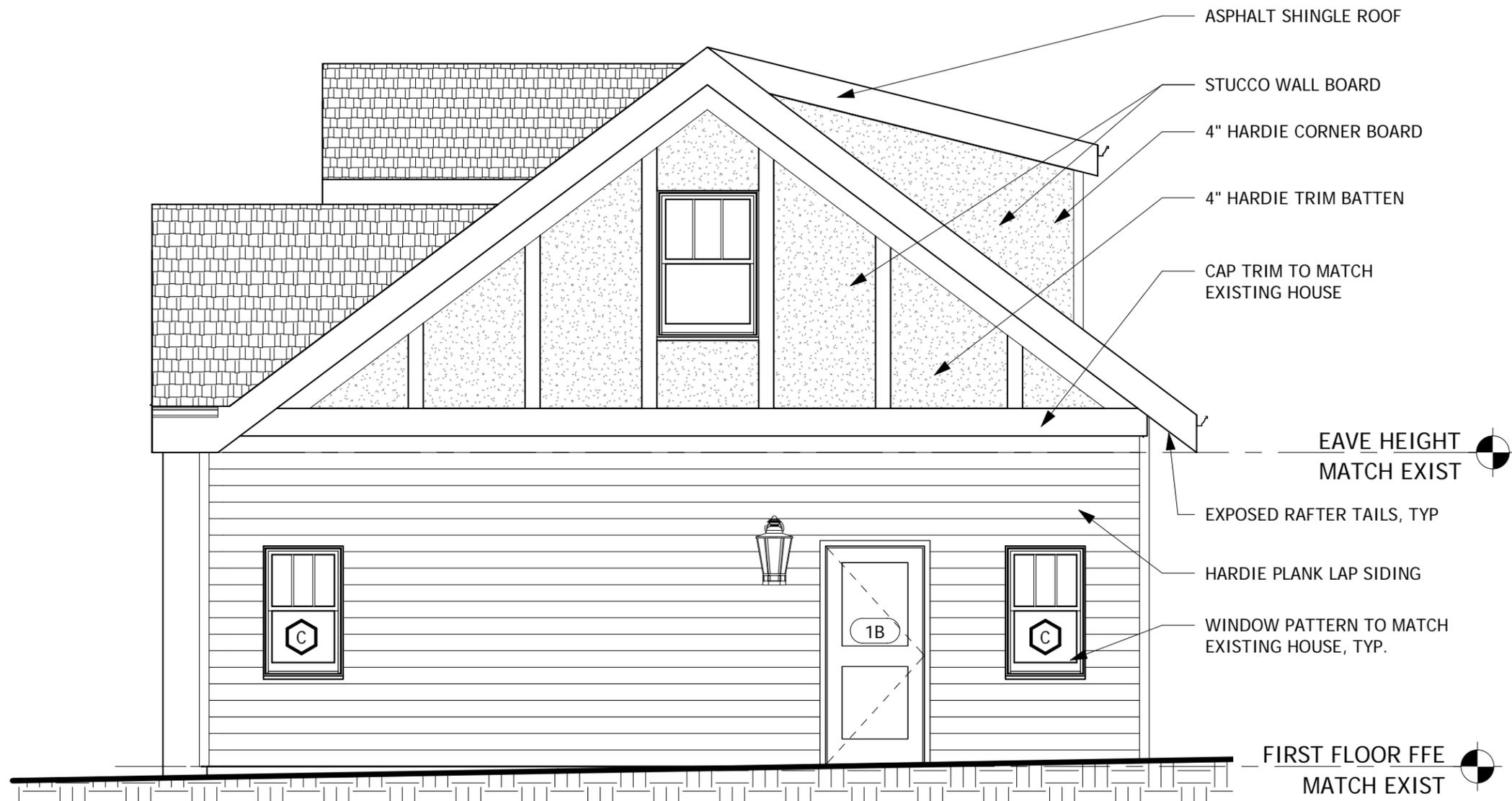
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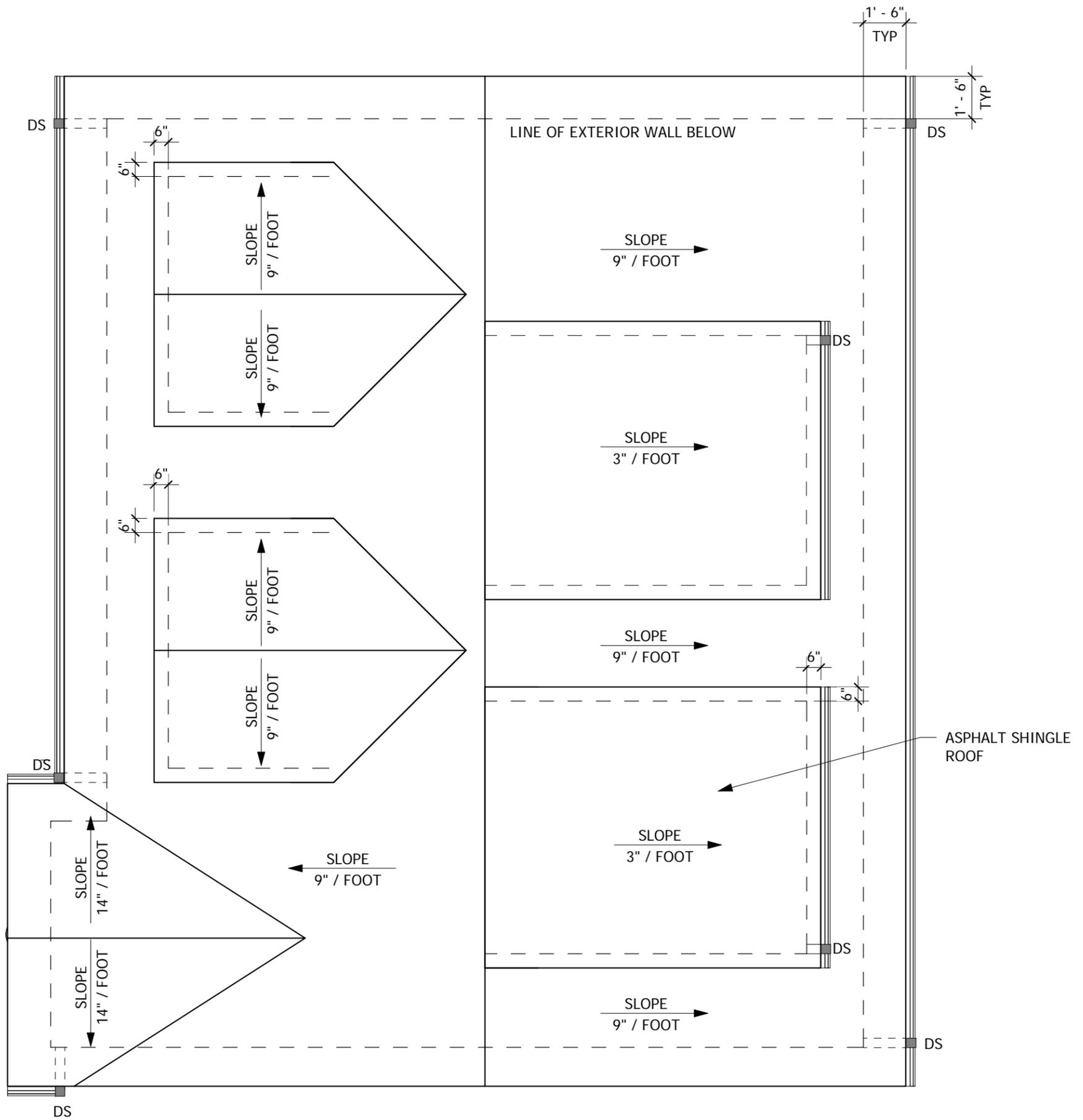
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Garage South Elevation

1/4" = 1'-0"



Garage Roof Plan

1/4" = 1'-0"



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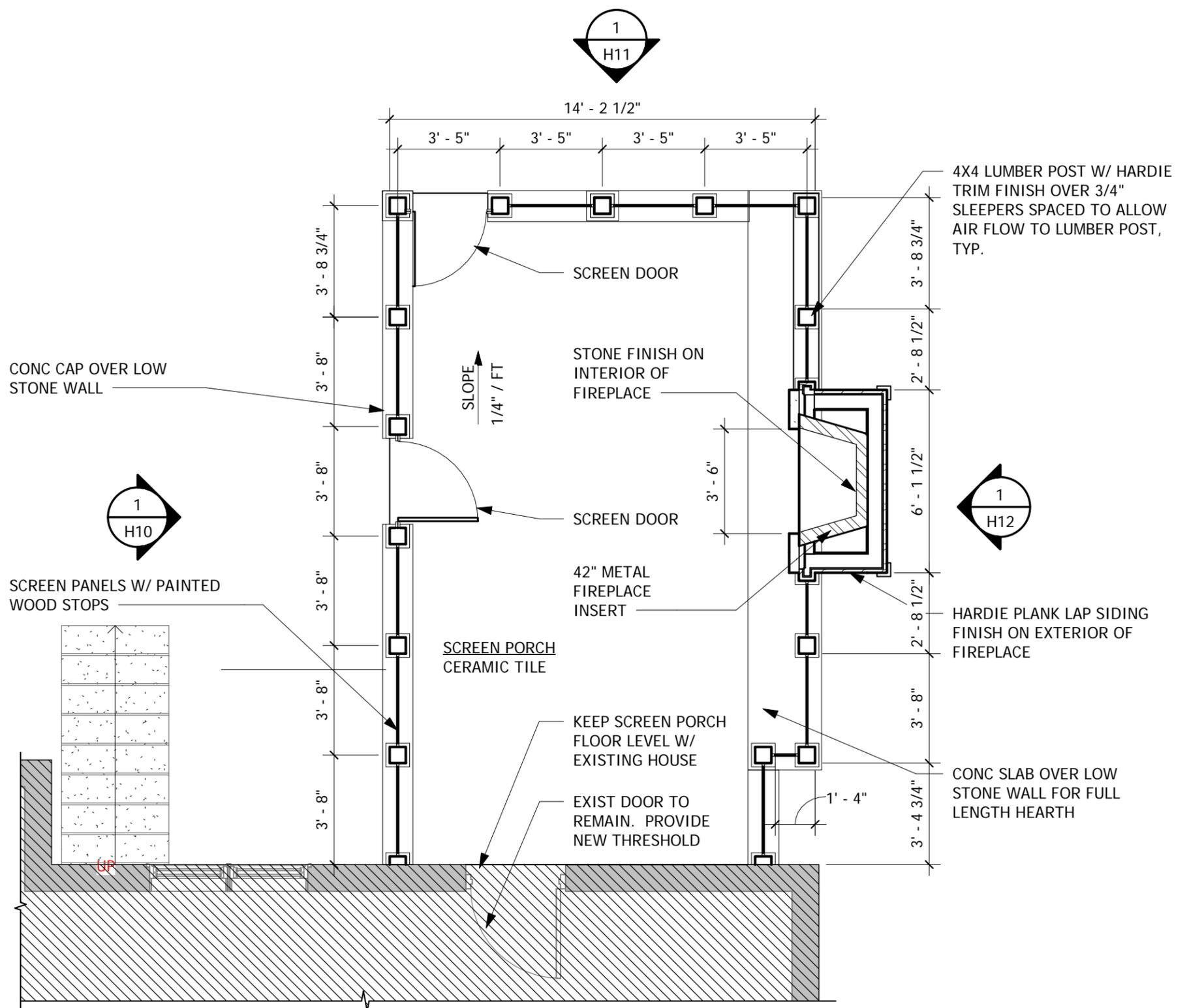
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Screen Porch First Floor Plan

1/4" = 1'-0"



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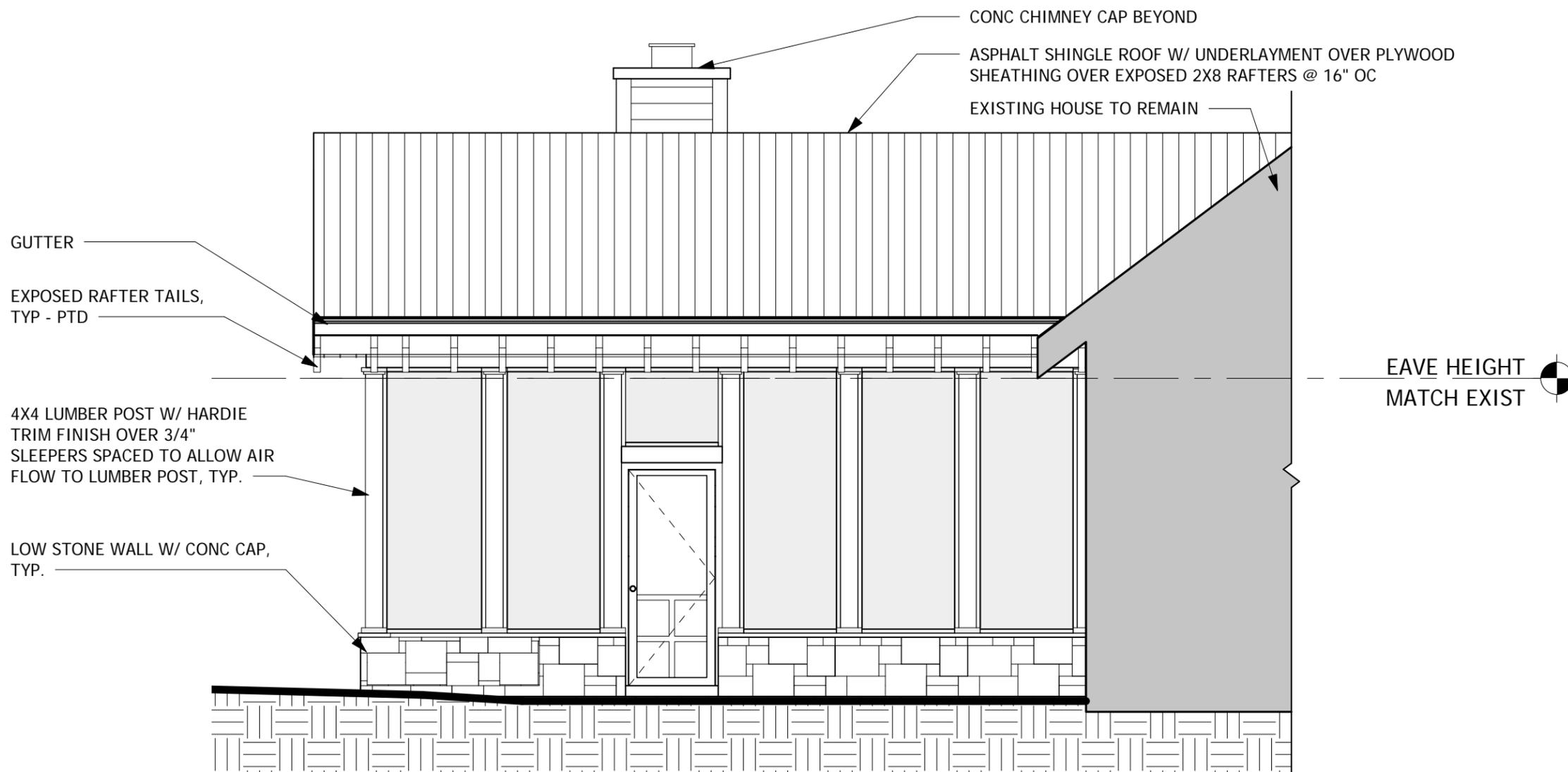
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Porch West Elevation

1/4" = 1'-0"

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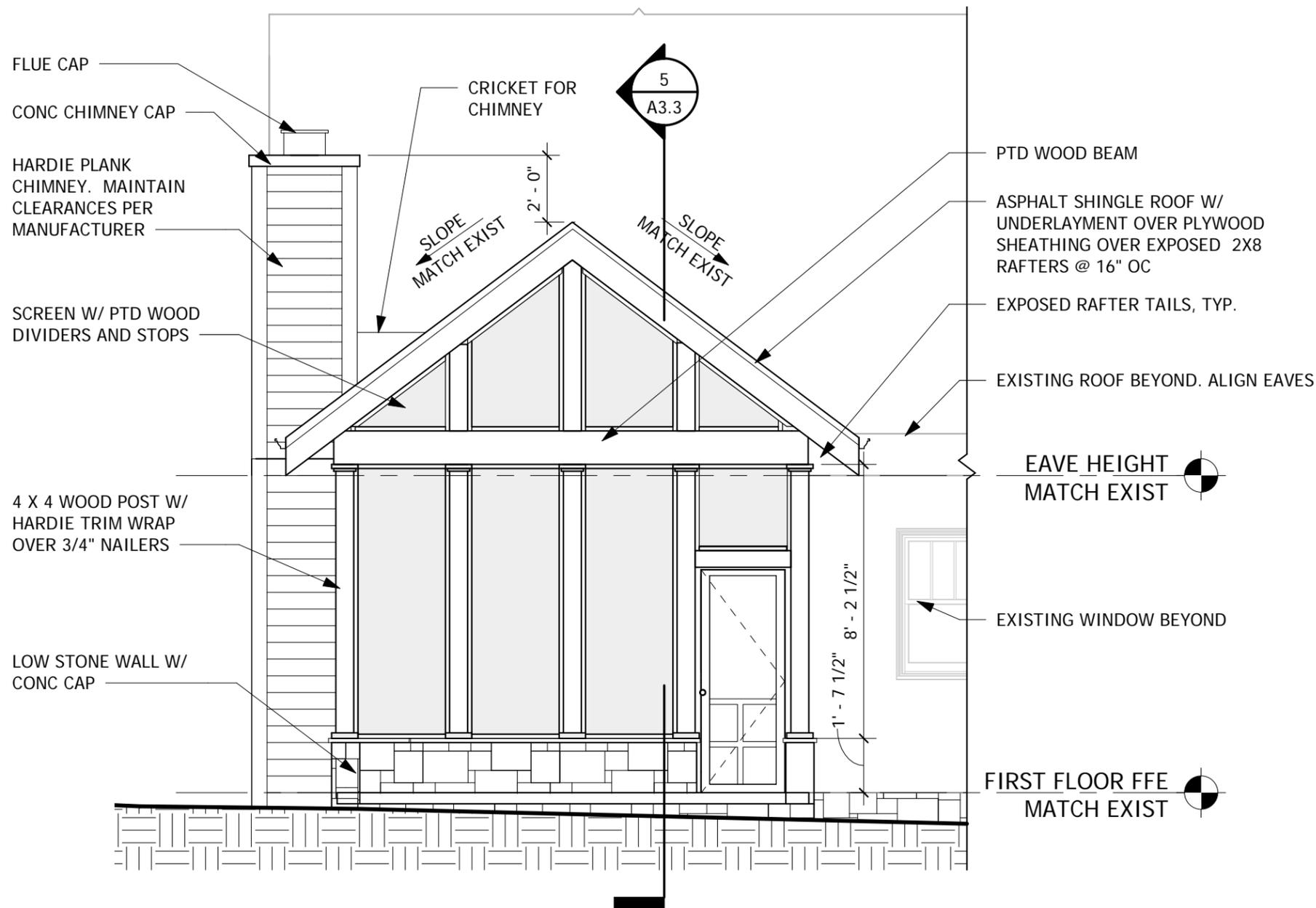
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Porch North Elevation

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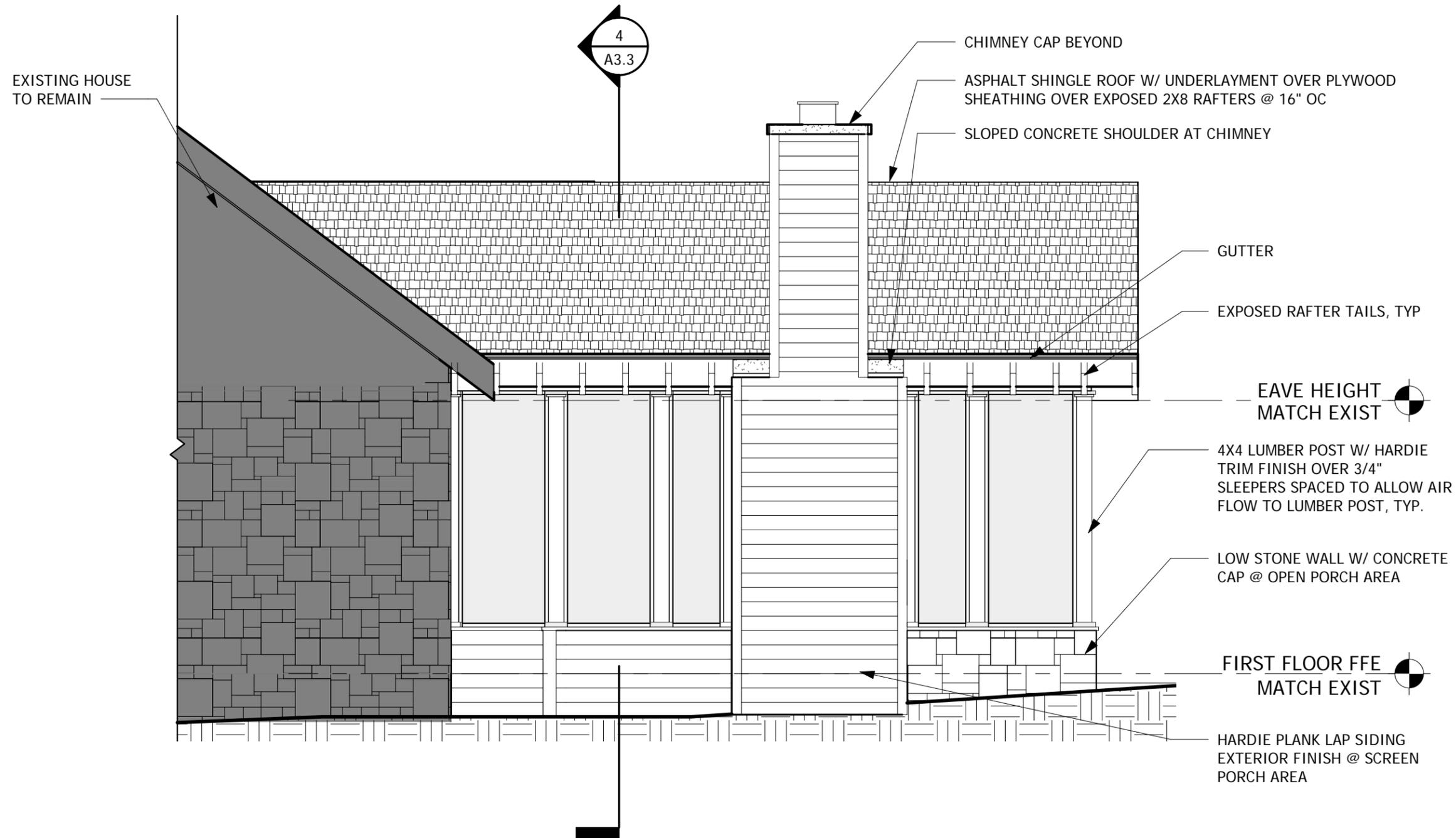
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Porch East Elevation

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H12 Porch East Elevation

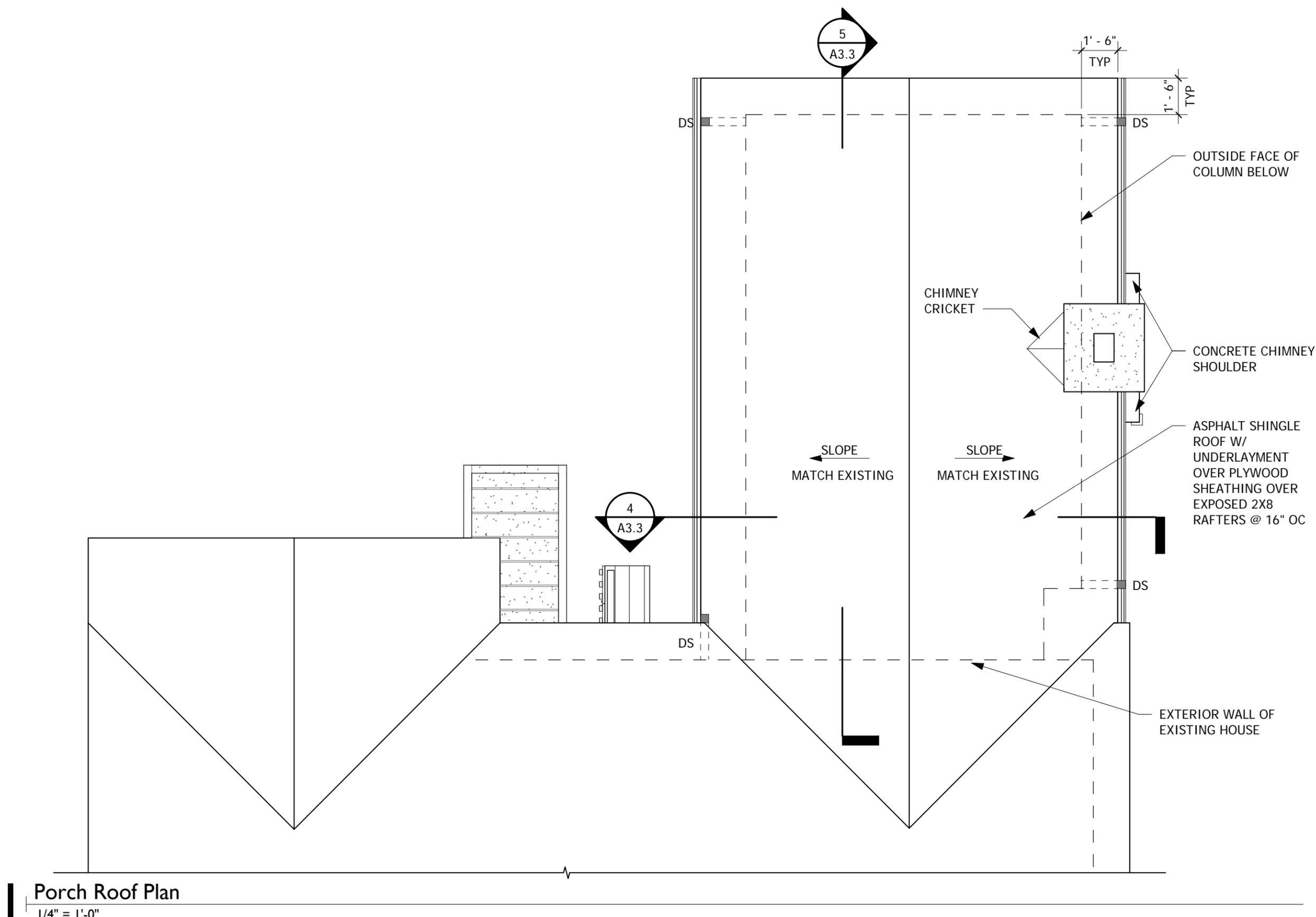
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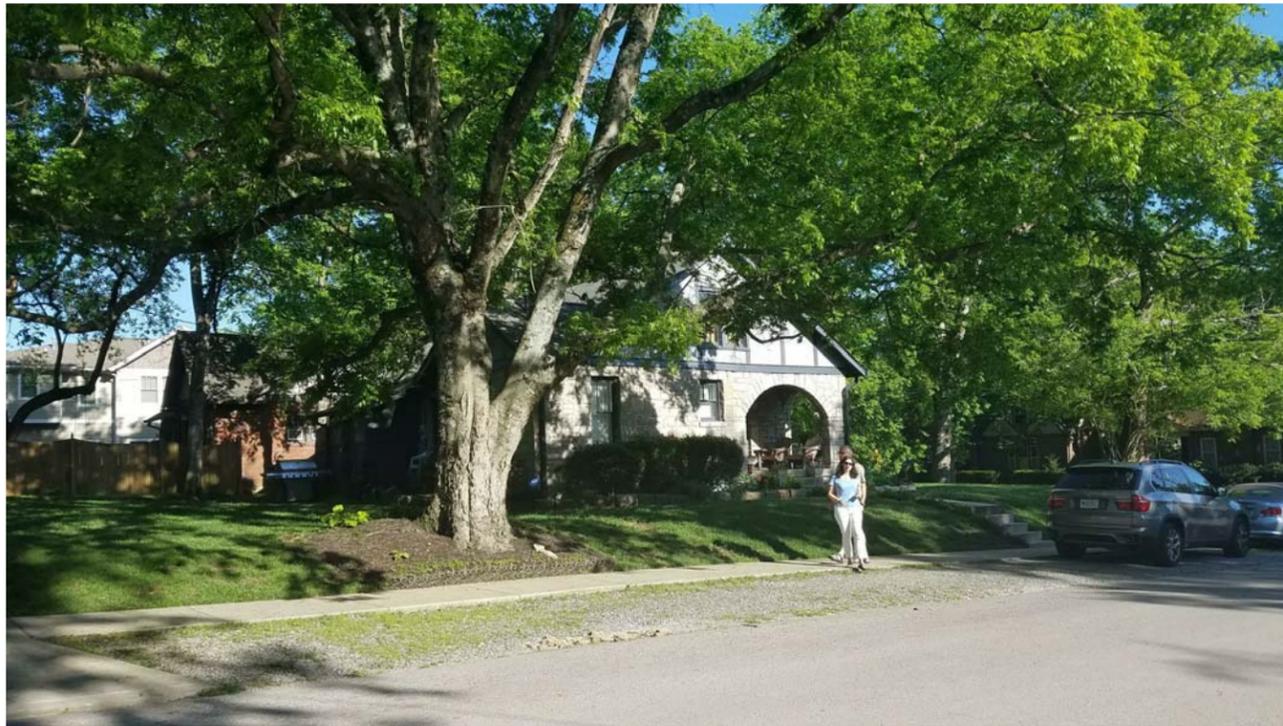
Porch Roof Plan
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View of Existing House from Street Corner



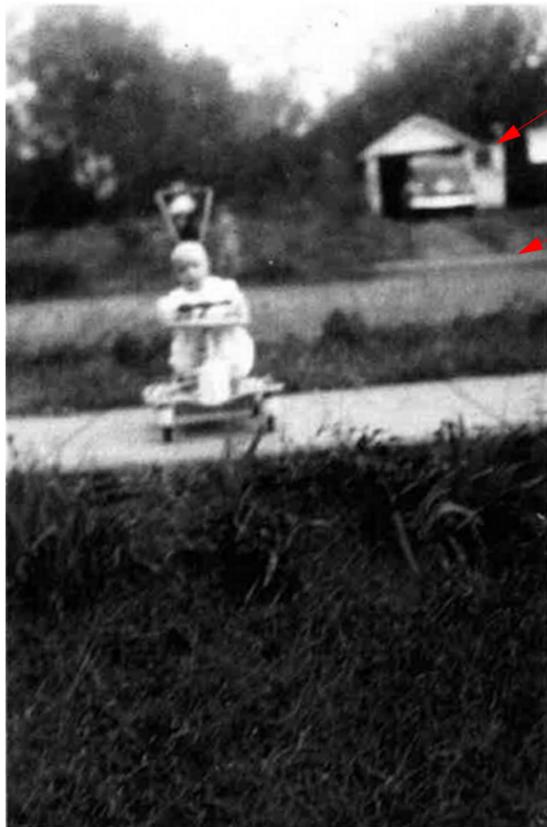
View of Existing House from Back Yard



View of Existing House from Across Street



View of Existing Curb Cut



1961 Garage Location

Existing Curb Cut



Existing House

1961 Garage Location



Existing House

