

DAVID BRILEY
MAYOR



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

4122 Aberdeen Road

June 20, 2018

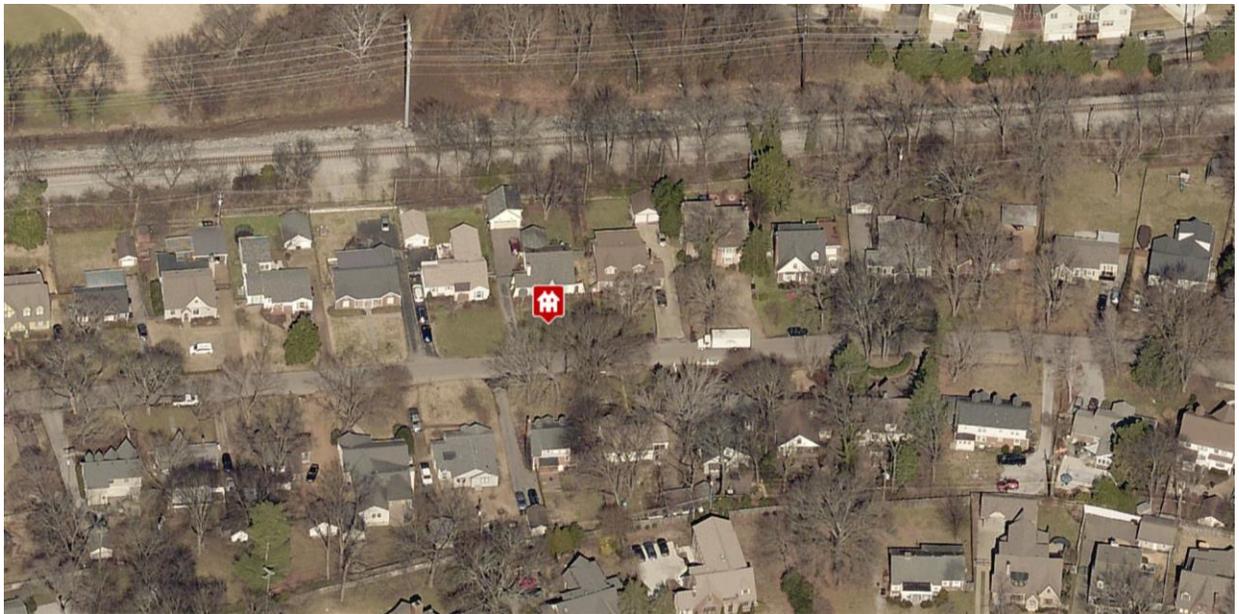
Application: New construction-outbuilding/ Violation
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10308020100
Applicant: Louis Roberts
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant constructed an outbuilding in violation of the preservation permit. A dormer that does not meet the design guidelines in size and scale was constructed in without a revision to a permit to construct the outbuilding.</p> <p>Recommendation Summary: Staff recommends that the dormer be reduced in size so that it is inset two feet (2') from the wall below and has a maximum width of twelve feet (12'). The dormer's size and scale should be reduced so that it meets Section II.B.1.h. of the Cherokee Park Neighborhood Conservation Zoning Overlay Design Guidelines.</p>	<p>Attachments A: Photographs B: Preservation Permit #2016-00149</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

h. Outbuildings

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

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: 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 DADU's 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. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*
- Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
- Stud wall lumber and embossed wood grain are prohibited.*
- Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Attached garages may be appropriate when:

- The garage doors face the rear of the lot; or*
- The garage doors face the side of the lot and are setback a minimum of 10' from the existing sidewall of the building; and*
- The garage does not result in an inappropriately massed addition.*

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 configuration 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.*

Background: 4122 Aberdeen Road is a c. 1940 brick Tudor Revival style home that contributes to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. Primary structure at 4122 Aberdeen Road.

In March 2016, MHZC staff issued an administrative preservation permit for the construction of a twenty foot by twenty-two foot (20' X 22') one-story outbuilding that would not be used as a DADU. The applicant subsequently constructed a dormer on the outbuilding which was not part of the approved plans and which does not meet the design guidelines in size and scale (Figure 2).

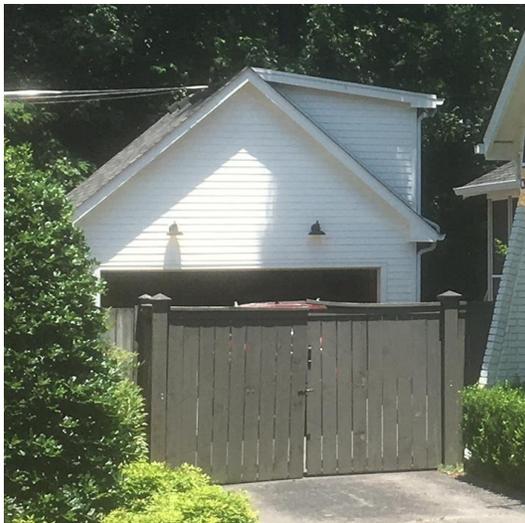


Figure 2. The dormer constructed on top of the garage.

Analysis and Findings: The applicant constructed an outbuilding in violation of the preservation permit. The dormer does not meet the design guidelines in size and scale.

The drawings attached to the preservation permit from 2016 show a twenty foot by twenty-two foot (20' X 22') garage that has an eave height of approximately eight feet (8') and a ridge height of sixteen feet (16') (Figures 3 & 4). No dormers were shown on the plans and no second story floor plan was provided.

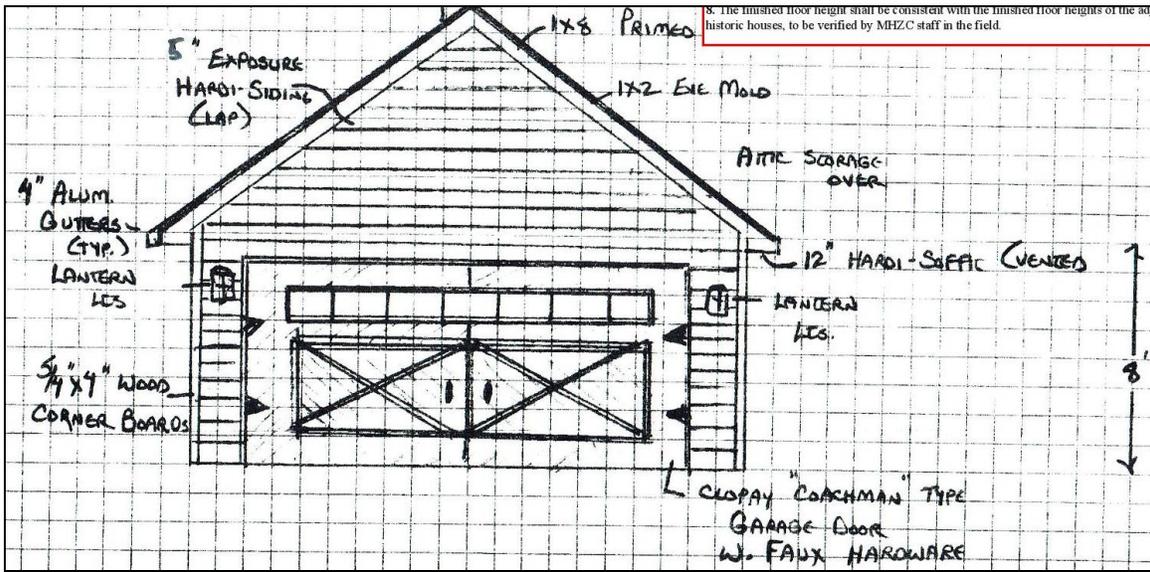


Figure 3. Front elevation approved as part of the preservation permit.

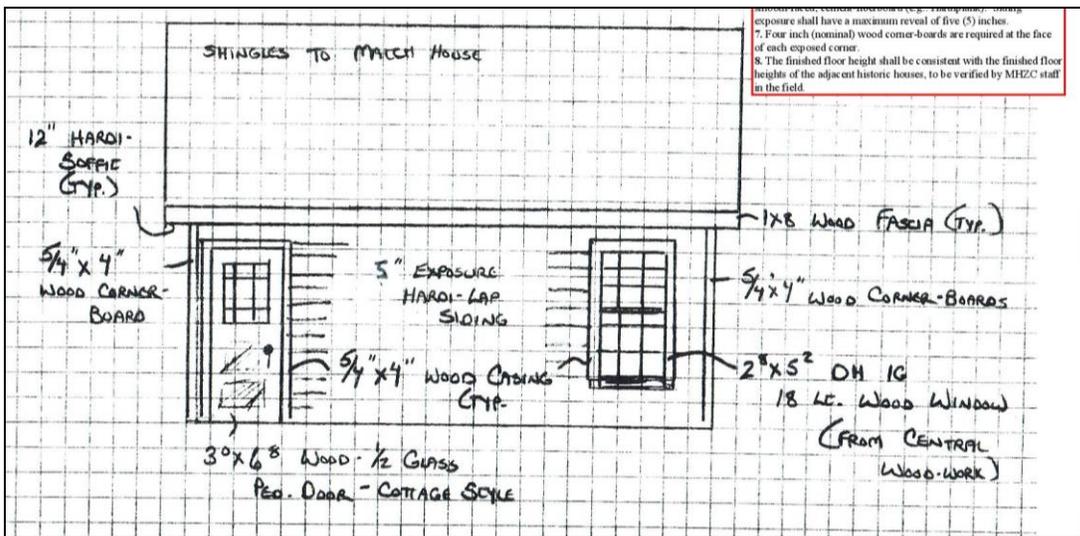


Figure 4. Side elevation approved as part of the preservation permit.

The design guidelines state that outbuildings “*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’.*”

In this case, the dormer stacks on the wall below, rather than being inset two feet (2'). Also, the dormer's width is approximately twenty-one feet (21') wide, and the roof is twenty-four feet (24') wide. The dormer's width therefore approximately eighty-eight percent (88%) of the roof's width. In the past, the Commission has found that dormers stacked on the wall below increase the perception of height and massing, which does not meet the design guidelines. Staff finds that the dormer's lack of two foot (2') inset and its width do not meet the design guidelines. Staff therefore recommends that the dormer be altered so that it is inset two feet (2') from the wall below and is no wider than twelve feet (12'), which is one-half the width of the roof.

With these conditions, staff finds that the revised dormer meets Section II.B.1.h. of the design guidelines.

Recommendation Summary: Staff recommends that the dormer be reduced in size so that it is inset two feet (2') from the wall below and has a maximum width of twelve feet (12'). The dormer's size and scale should be reduced so that it meets Section II.B.1.h. of the Cherokee Park Neighborhood Conservation Zoning Overlay Design Guidelines.

Photos:



Front of house from street



Garage and dormer as seen from street



Garage and dormer as seen from street



Dormer, photo taken from the yard.



Aerial view of the outbuilding and dormer.



METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park
3000 Granny White Pike
Nashville TN 37204
(615) 862-7970

histlap1@nashville.gov

HISTORICAL COMMISSION PERMIT - 201600149

Entered on: 30-MAR-2016

IVR PERMIT TRACKING NUMBER: 2111671

Site Address

4122 Aberdeen Rd, NASHVILLE, TN 37205

Parcel: 10308020100

LOT 9 BLK K CHEROKEE PARK

Parcel Owner

GILLAM, MARK & BROOKE

Purpose:

DESCRIPTION

- Construct Accessory Structure; Not a DADU

CLADDING & TRIM

- All/any trim, railings, vents and associated type elements are to be wood or cement fiberboard. Clad material is not approved. Wood or cement fiberboard shall be a smooth face material void of any simulated wood grain pattern or rough, unfinished appearance. All exposed exterior lumber should be grade number #1 or #2. Lower grade lumber is unsuitable for exterior work.

- 2 x 4 inches wood corner boards are typical on the face of each exposed corner, except for masonry buildings. Lumber to be of an appropriate trim grade (smooth and square). Stud wall lumber is not appropriate.

- 2 x 4 inches wood casing typical at doors and windows, except for masonry buildings. Double and triple windows should have a 4" to 6" mullion between. Lumber to be of an appropriate trim grade (smooth and square). Stud wall lumber is not appropriate.

WINDOWS & DOORS

- If there are muntins, only factory installed muntins are approved. Self installed snap, clip or glue type muntins on windows are not approved. Interior type muntins on windows are not approved. Windows to be approved by staff prior to installation.

- Windows on clapboard structures shall not have brick-mold.

- Overhead garage door and pedestrian entry doors may be steel with simple panel design. Doors to be approved by staff prior to installation.

ROOF

- Roof material may match the main structure. If roof material is not to match main structure, then color to be approved by staff prior to installation.

GENERAL SPECIFICATIONS

- Alterations to be constructed in accordance with attached elevations. Any deviation from the approved plans could result in changes being reversed to reflect the approved drawings. Please note: MHZC staff may have added notes to the submitted drawings.

- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.

- Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate. - Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken.

- The work items listed are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application.

- This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.

of design should not be considered approval of a particular use. - THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

Contractor:

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Applicant: MARK GILLIAM

Activities to be Completed – call (615) 862-7970:

FIELD STAKING:

FOUNDATION CHECK:

ROUGH FRAMING INSPECTION:

ROOFING COLOR APPROVAL PRIOR TO INSTALL:

WINDOW APPROVAL PRIOR TO INSTALL:

DOOR APPROVAL PRIOR TO INSTALLATION:

Issue Date: March 30, 2016 Issued By: MELISSA BALDOCK

4122 ABERDEEN - GARAGE
 SCALE 1/4" = 1'

PAINT COLOR - TO MATCH HOUSE

FRONT ELEVATION

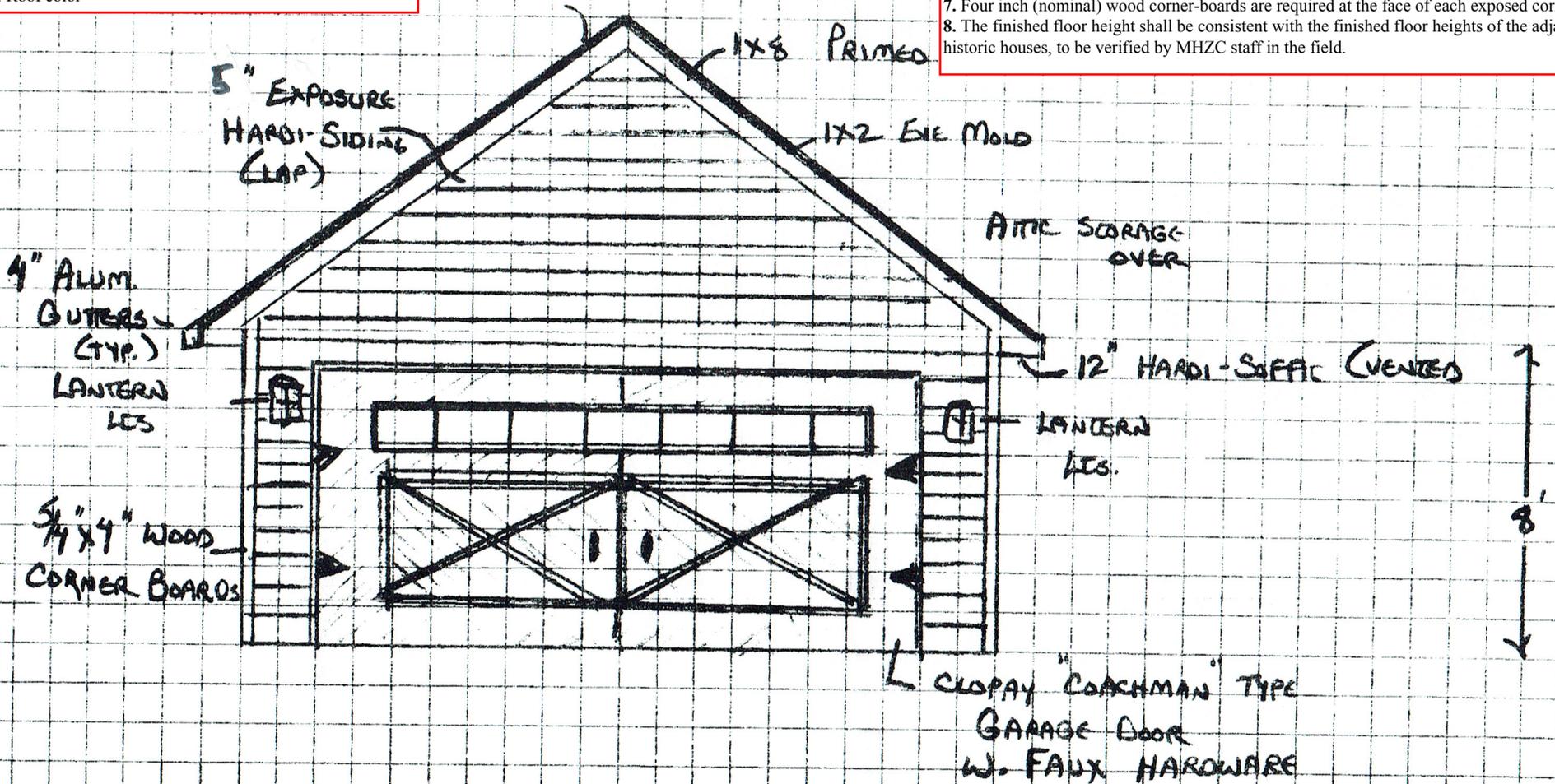
MHZC INSPECTIONS & FINAL APPROVALS
 CALL 862-7970 FOR QUESTIONS AND TO
 SCHEDULE INSPECTIONS

1. Staff must approve the construction progress at the following points:
 - a. After the building footprint has been field staked
 - b. After the foundation wall has been constructed
 - c. After the rough framing has been completed
2. The following must be submitted for final approval before purchase:
 - a. Windows and doors
 - b. Roof color

SHINGLES
 TO MATCH HOUSE

MHZC NOTES; CALL 862-7970 IF QUESTIONS

1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
3. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
4. Windows shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. Double and triple windows shall have 4" to 6" mullions between.
5. Four (4) inch (nominal) wood casings are required around doors, windows and vents within clapboard walls. Windows on clapboard structures shall not have brick-mold.
6. For non-masonry buildings, siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). Siding exposure shall have a maximum reveal of five (5) inches.
7. Four inch (nominal) wood corner-boards are required at the face of each exposed corner.
8. 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.



4122 ABERDEEN

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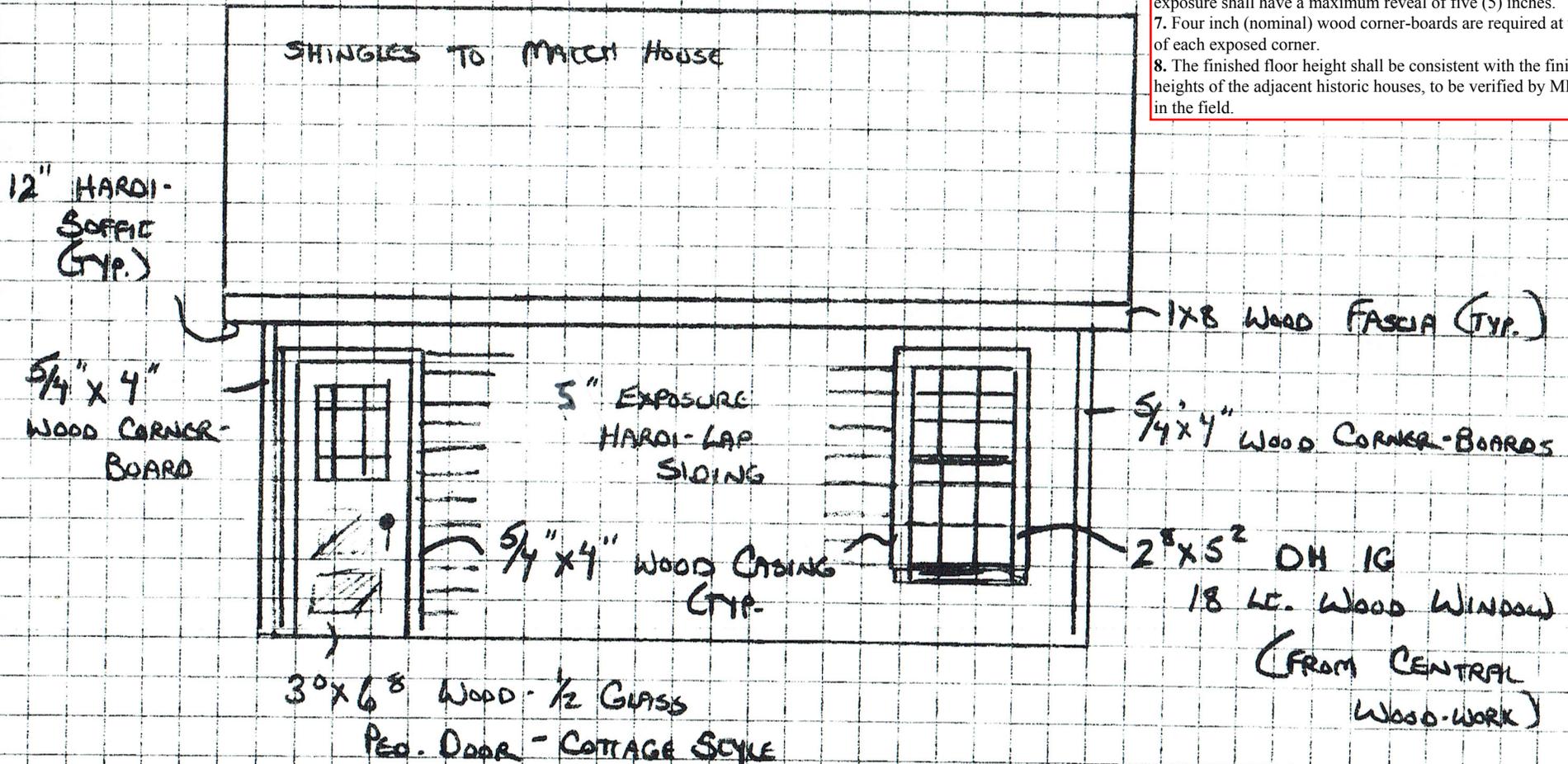
SIDE ELEVATION

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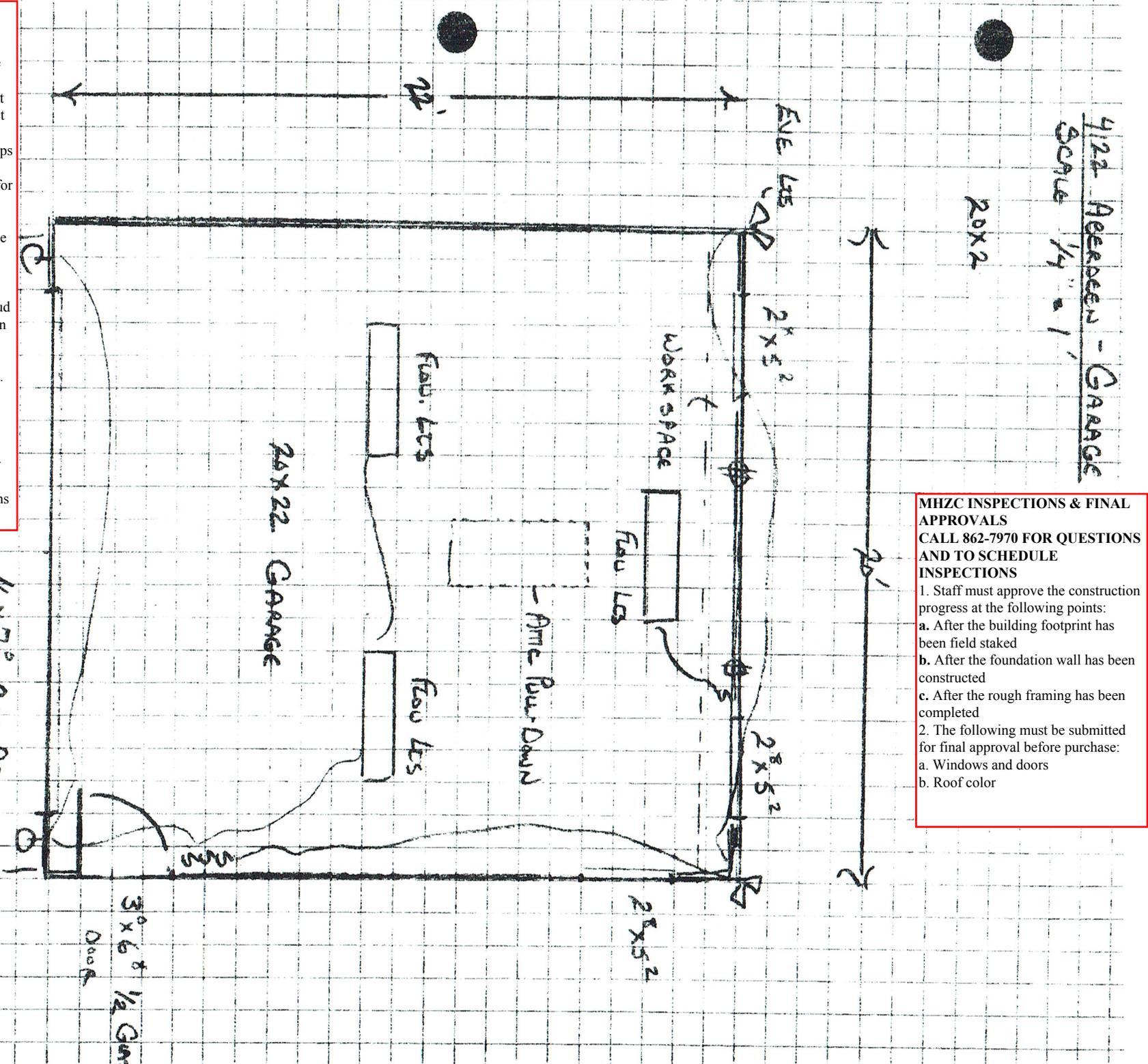
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4122 Aberdeen - Garage
Scale 1/4" = 1'

20x2

20'

20'

EVE LGS

2x5²

2x5²

2x5²

FLOOR LGS

FLOOR LGS

FLOOR LGS

- ATTIC RAIL DOWN

25x22 GARAGE

16x7 GAR. DR.
WOOD CASING

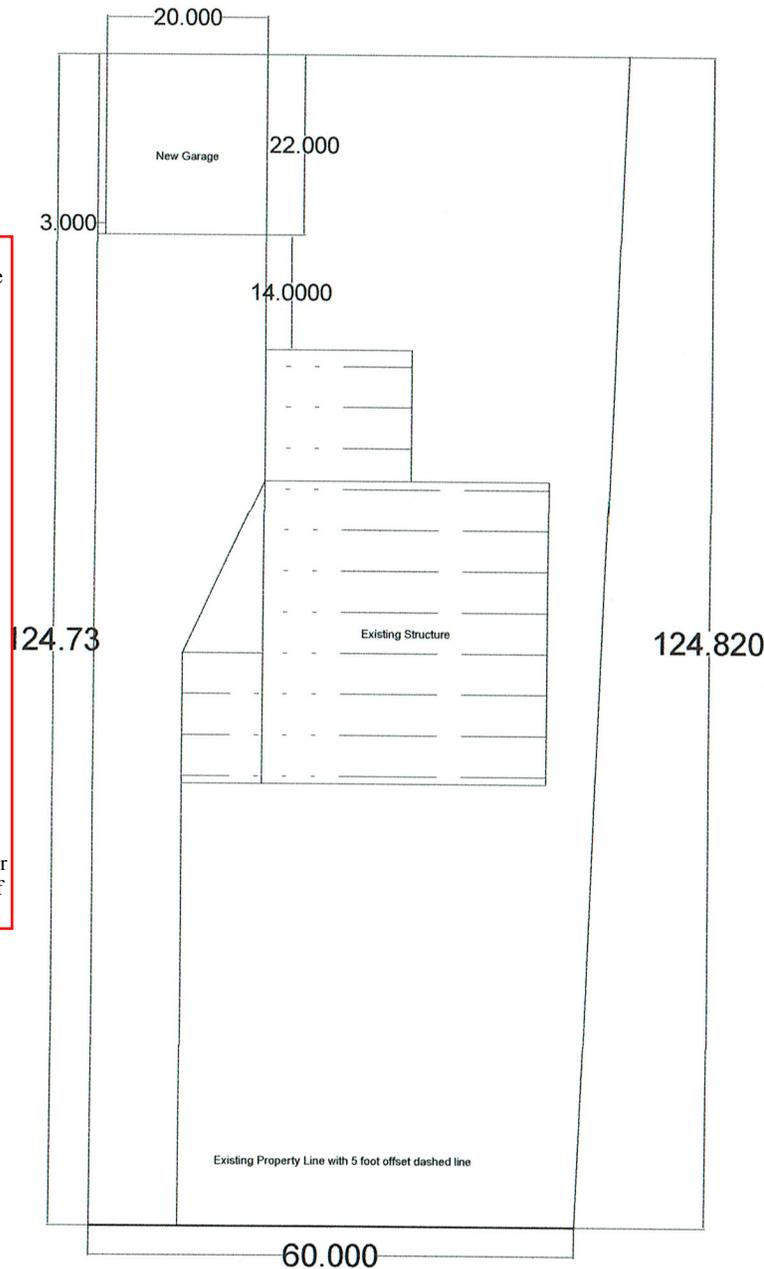
30x6 1/2 GAR. DOOR

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General Notes

Site Plan

Project Proposed:

Add two car garage to backside of property

No.	Revision/Issue	Date

Plot Name and Address

Project Name and Address
Mark Gilliam
 4122 Aberdeen Rd
 Nashville, TN 37205

Project Name and Address	Sheet
Mark Gilliam Garage Addition	1
Date	3/2/2016
Scale	As Noted