

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION
1004 Lawrence Avenue
June 17, 2020

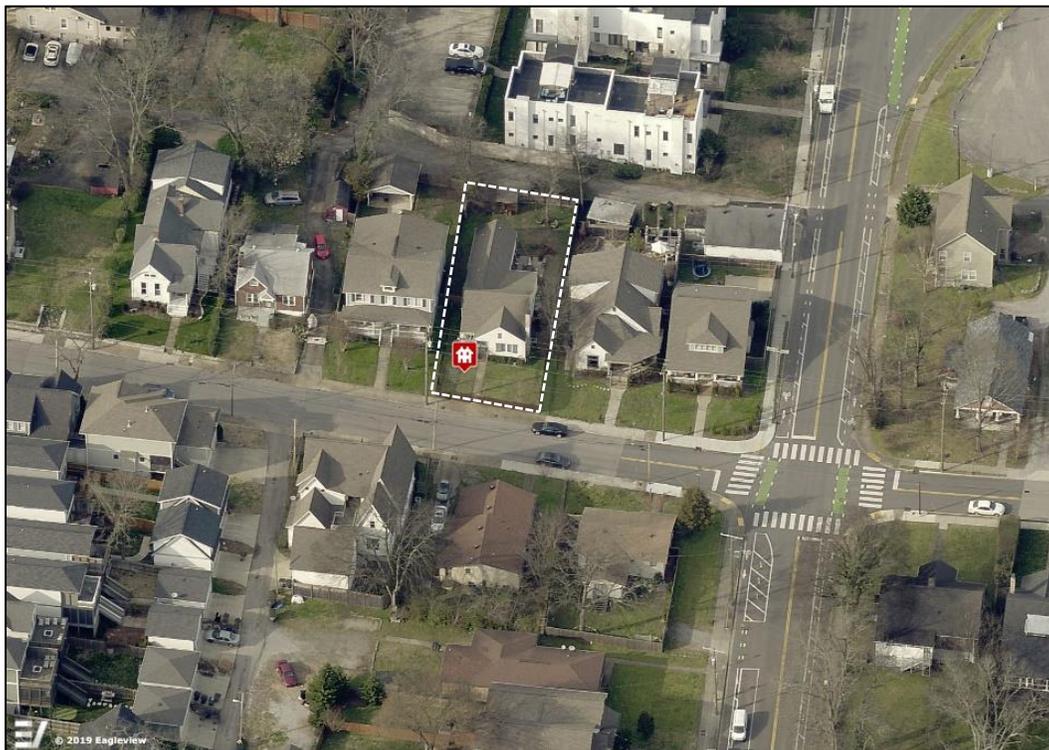
Application: New Construction—Outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Base Zoning: R8
Map and Parcel Number: 10513016300
Applicant: Hunter Conley, Allard Ward Architects
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: An application to construct a one-story outbuilding in the rear yard behind an historic house. The outbuilding will meet the required setbacks but will be separated from the house by less than twenty feet (20').</p> <p>Recommendation Summary: Staff recommends approval of the proposed outbuilding at 1004 Lawrence Avenue with the condition that the window and door selections are approved prior to construction. Meeting that condition, Staff finds that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks 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

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth 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

1. 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.

- a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
 - Lap 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. 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.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

5. 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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
- c. *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.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. 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.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.

- a. 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.
- b. 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.
- c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- d. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- e. *Outbuilding may be as close as 3' to the rear property line if there are no garage doors facing the rear property line or they may be as close as 5' if there are garage doors facing the rear property line. (Appropriate setbacks approved by Commission on 6/21/17 and notes in Rules of Order and Procedure.)*
- f. *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.*

- g. 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.

- h. 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.
- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
- J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

I. Utilities

1. 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.
2. 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 building, 1004 Lawrence Avenue, is a one-story Craftsman bungalow, constructed circa 1935.

The house was enlarged with a rear addition in 2017, prior to the creation of the Neighborhood Conservation Zoning Overlay.

An application to construct a ridge-raise addition to the house, submitted along with the application for the proposed outbuilding, received an administrative permit.



Figure 1: 1004 Lawrence Avenue

Analysis and Findings: The current proposal is to construct a one-story outbuilding at the rear of the lot. The outbuilding will not include a detached accessory dwelling unit.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot smaller than 10,000 sq. ft.	Proposed footprint
Maximum Square Footage	750 sq. ft.	632 sq. ft.

	Potential 1-Story or 1.5-Story Outbuilding	Proposed Outbuilding
Ridge Height	25' (not to exceed principal building height)	16'-7"
Eave Height	10'	9'

The footprint of the new outbuilding will be below maximum permitted by the design guidelines for the size of the lot. The roof and eave heights are compatible with the corresponding heights of the house and are less than the maximums allowed by the design guidelines. Staff finds that the application meets Section III.H.1. of the design guidelines for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Gable	Yes
Primary Roof Slope	8/12	Yes

The proposed roof form has a side-gabled roof, which is compatible with the roof on the historic house. Staff finds that the application meets Section III.H.3 of the design guidelines for roof form.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	
Cladding	Fiber-cement Clapboard	Smooth, 5" Exposure	Yes	
Trim	Wood	Smooth, Painted	Yes	
Roofing	Asphalt Shingles	Match Roof on House	Yes	

Windows	Not indicated	Needs final approval	Unknown	X
Pedestrian Doors	Not indicated	Needs final approval	Unknown	X
Garage Door	Not indicated	Needs final approval	Unknown	X

The known materials for the outbuilding meet section III.H.5. of the design guidelines. Staff recommends that the window and door selections shall be approved by MHZC staff prior to construction.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	10'
Rear setback	3' (5' setback for garage doors)	3' (5' setback for garage doors)
Left side setback	3'	5'
Right side setback	3'	5'
How is the building accessed?	-	From Alley at Rear

The outbuilding will be separated from the house by only ten feet (10') whereas twenty feet (20') is typically required by the design guidelines. The short separation is the result of the depth of the addition that was constructed prior to the creation of the overlay. In this case, because the addition does not extend the full-width of the house, only half of the outbuilding has less of separation than typically required.

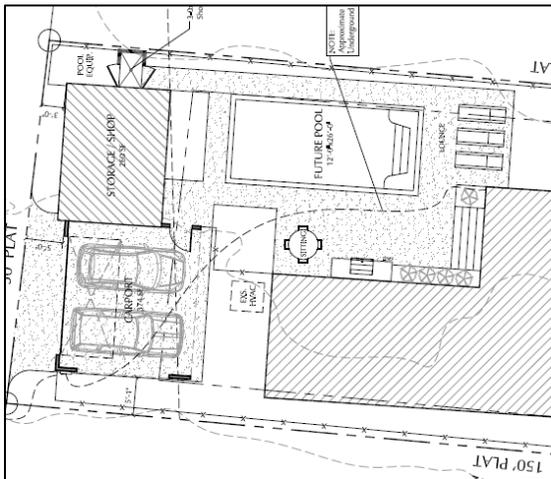


Figure 2: Portion of site planning showing relationship of outbuilding to the existing



Figure 3: Rear of 1004 Lawrence Ave.

In addition, both the addition and the outbuilding are one-story, lessening the visual impact. The administratively issued ridge raise does not impact the wing of the addition that is behind the left half of the building, which will remain one-story.

For this reason, Staff finds that the location and setbacks for the proposed outbuilding are appropriate and meets section III.H.6 of the design guidelines for outbuildings.

Recommendation: Staff recommends approval of the proposed outbuilding at 1004 Lawrence Avenue with the condition that the window and door selections are approved prior to construction. Meeting that condition, Staff finds that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: PHOTOGRAPHS



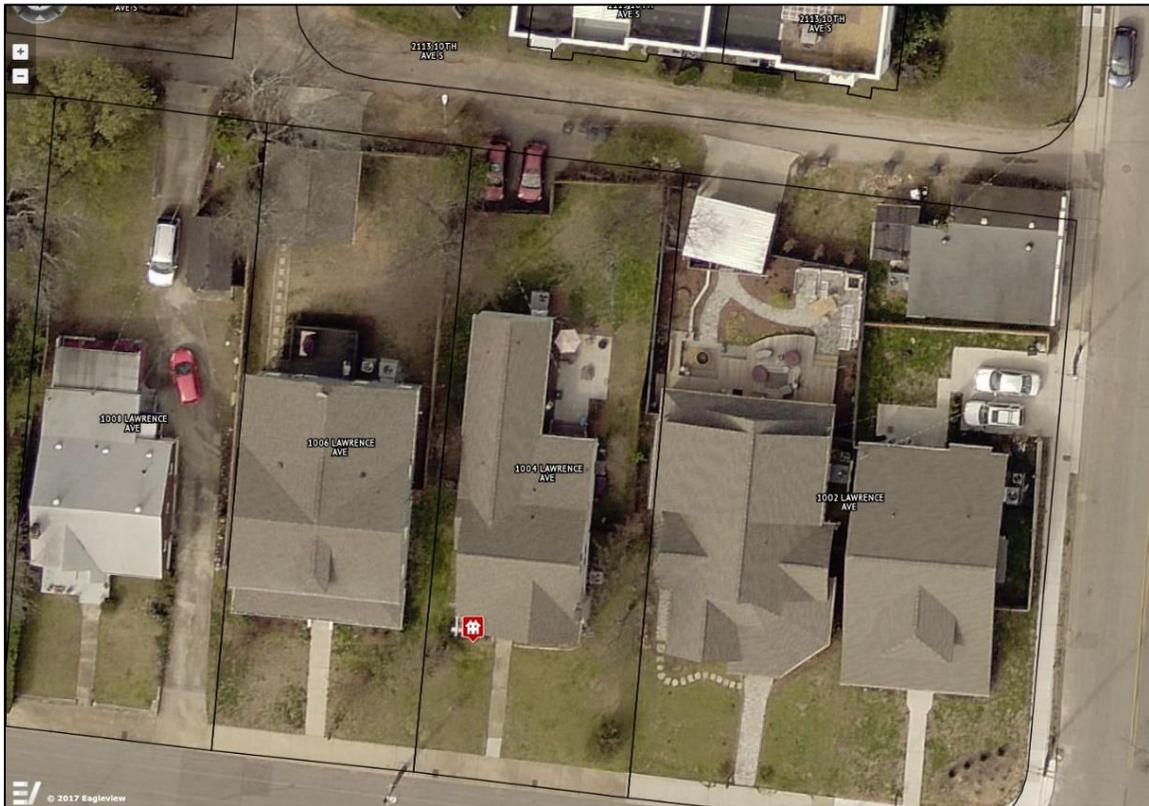
1004 Lawrence Avenue, front.



1004 Lawrence Avenue, right.



1004 Lawrence Avenue, left.



Aerial view.

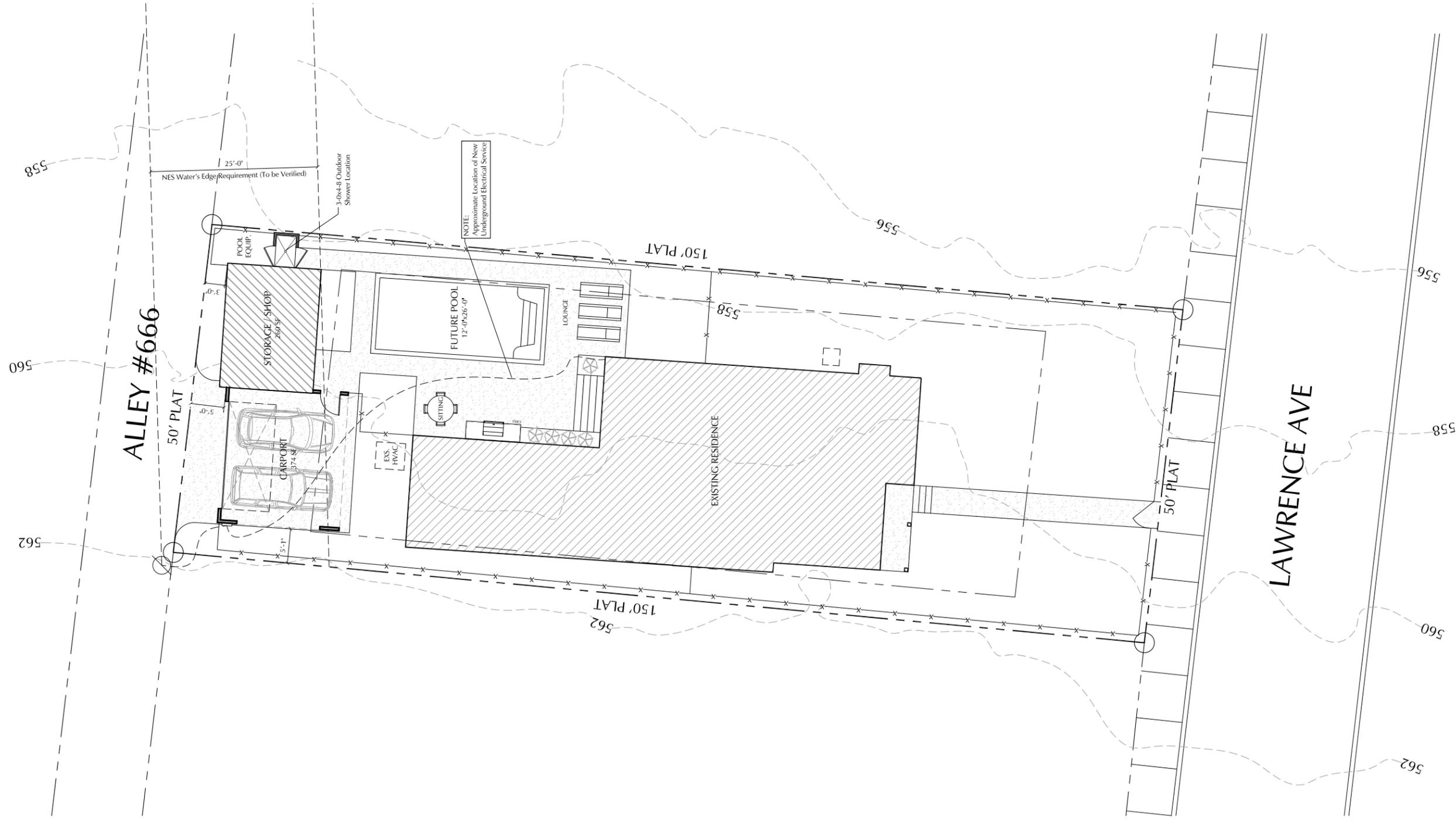


1

Site Layout Plan



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

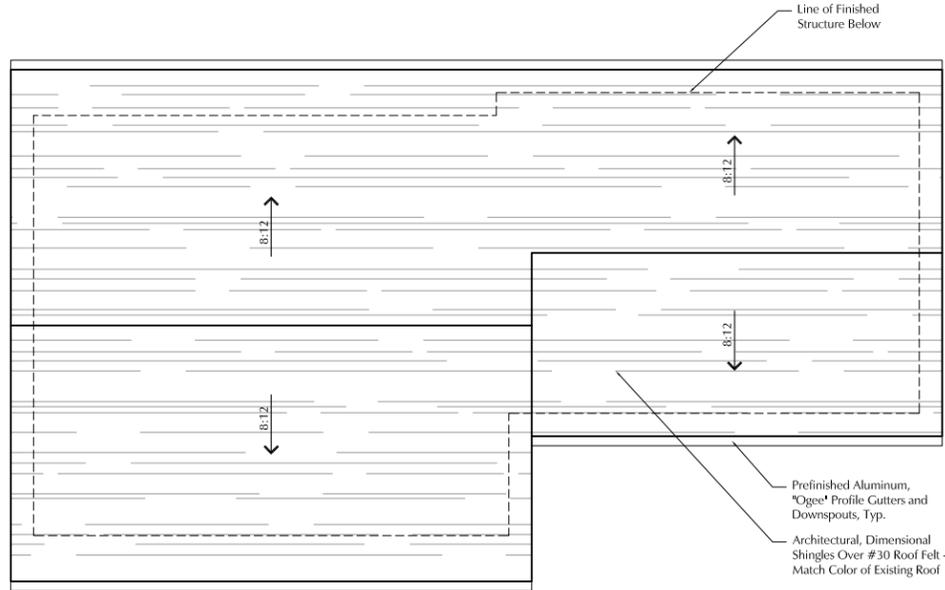


Drawings:
 Site Layout Plan
 Date:
 05.20.20

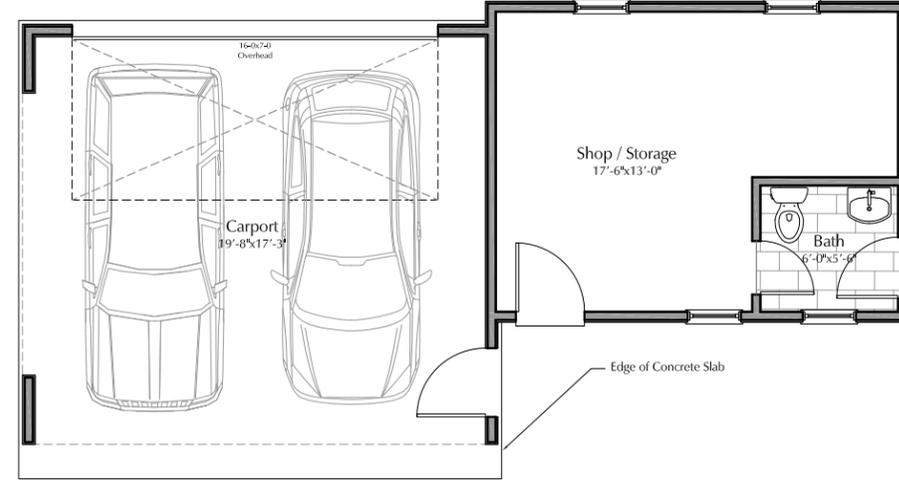
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Addition and Renovations to:
The Bradley-Gaitani Residence
 1004 Lawrence Ave.
 Nashville, Tennessee 37204

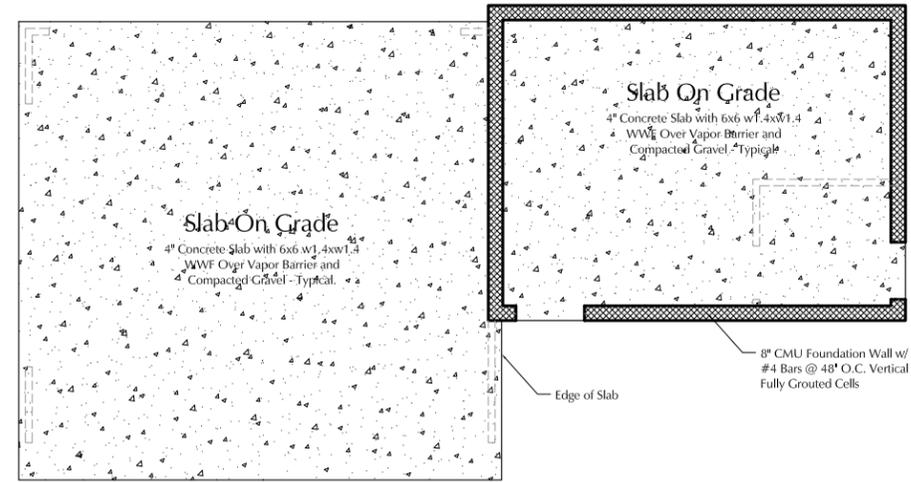
AS1.0



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



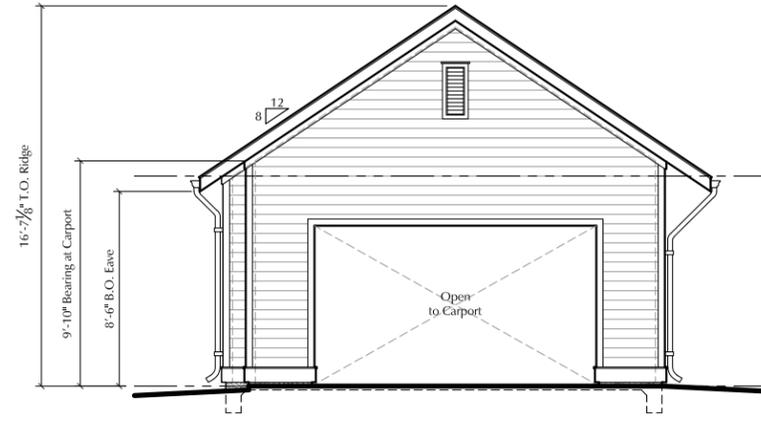
2 First Floor Plan
 Scale: 1/8"=1'-0"



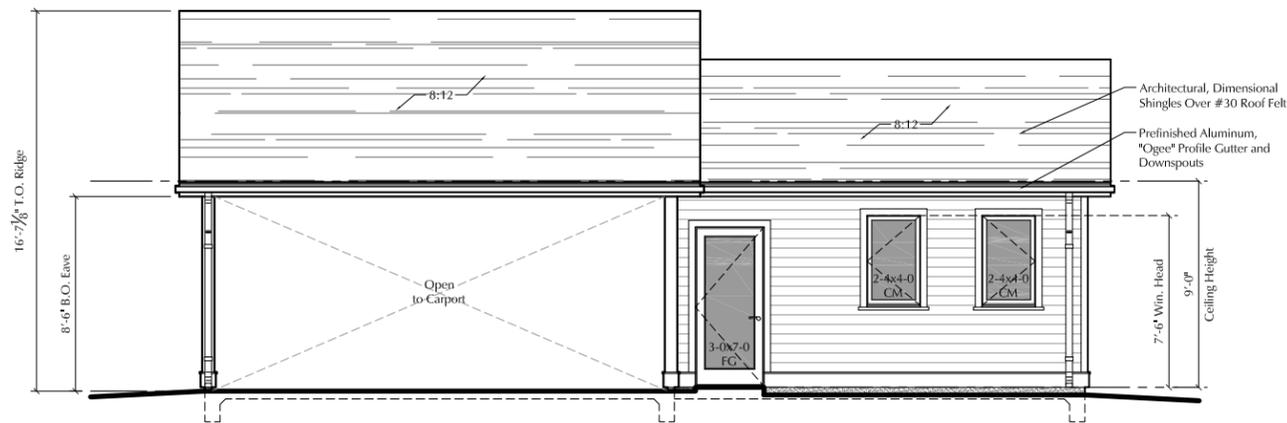
1 Foundation Plan
 Scale: 1/8"=1'-0"



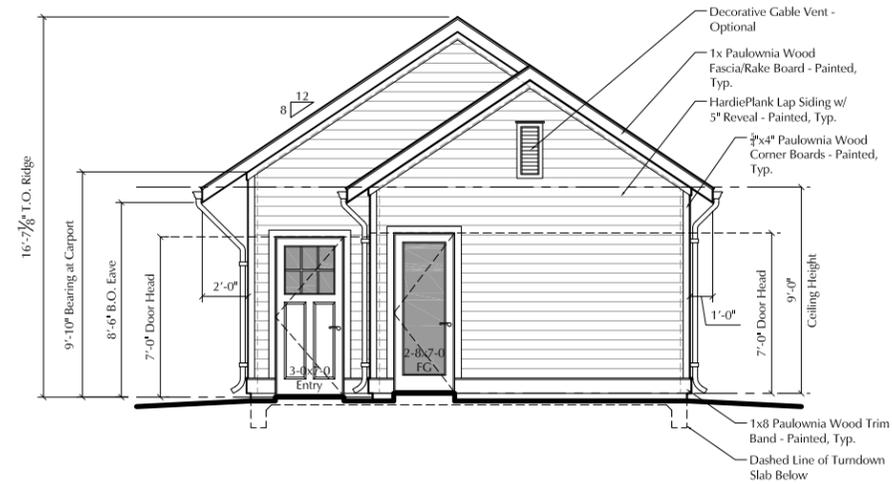
4 North Elevation
 Scale: 1/8"=1'-0"



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



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



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

Addition and Renovations to:
The Bradley-Gaitani Residence

1004 Lawrence Ave.
 Nashville, Tennessee 37204

MHZC PRESERVATION PERMIT APPLICATION



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Drawings:
 Garage Elevations
 Date:
 05.20.20

