

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

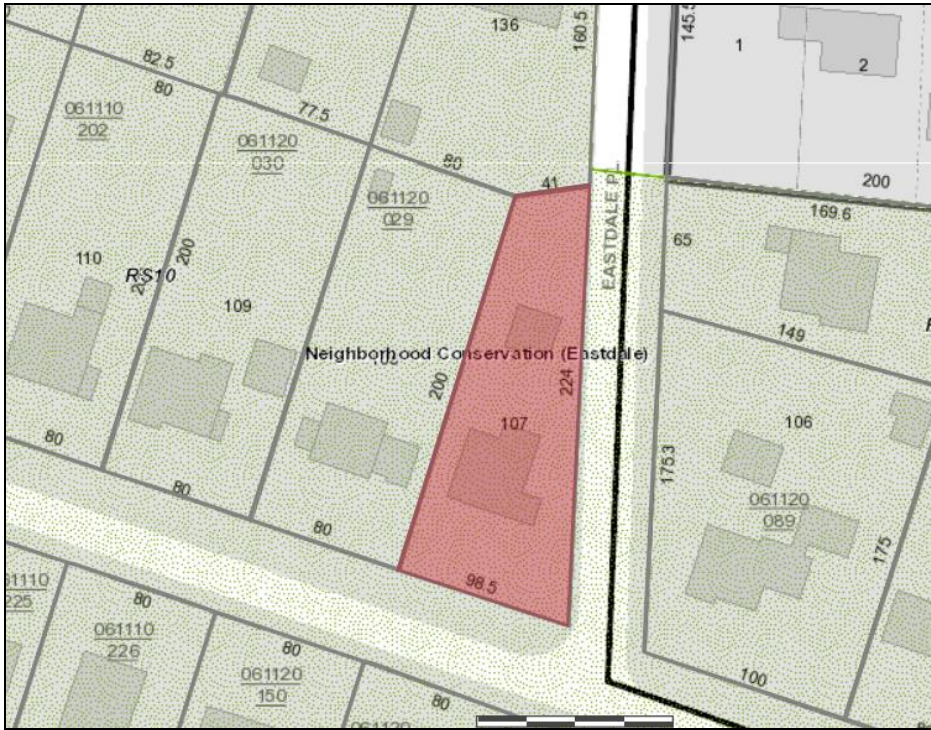
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970

**STAFF RECOMMENDATION**  
**1131 Riverwood Drive**  
**March 17, 2021**

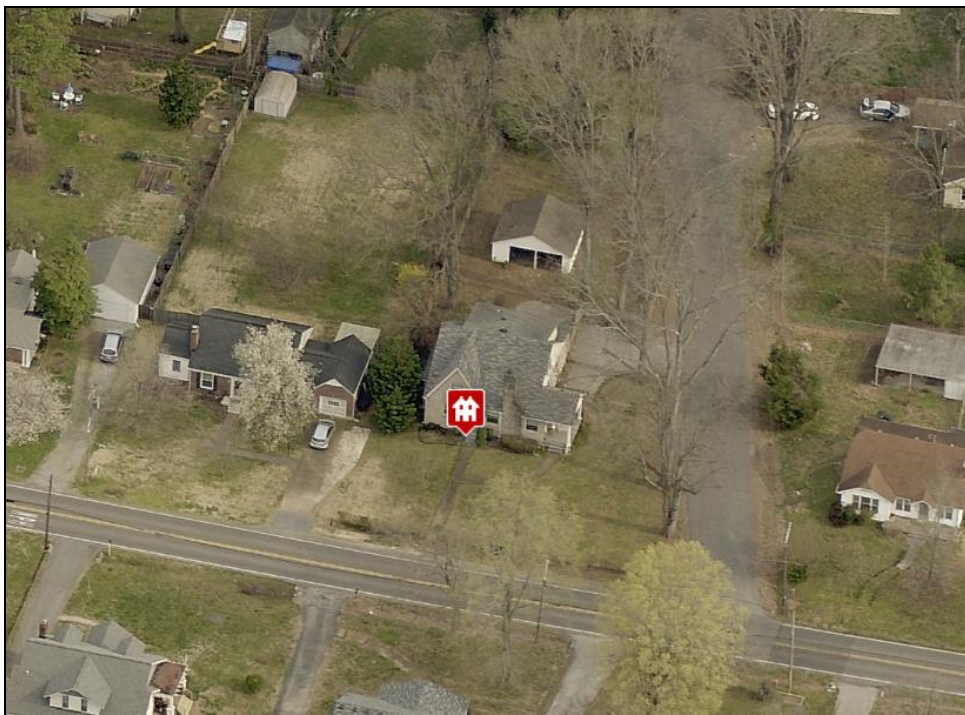
**Application:** New Construction-Outbuilding/ Violation  
**District:** Eastdale Place Neighborhood Conservation Zoning Overlay  
**Council District:** 07  
**Base Zoning:** RS10  
**Map and Parcel Number:** 061120028.00  
**Applicant:** Helen Simpkins  
**Project Lead:** Paul Hoffman; paul.hoffman@nashville.gov

<p><b>Description of Project:</b> A one hundred and twelve square foot (112 sq. ft.) prefabricated outbuilding was installed without a permit.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval, finding the project does not meet section III.B for New Construction or III.H for Outbuildings of the Eastdale Neighborhood Conservation Zoning Overlay. Staff recommends that the building be removed from the site within sixty (60) days.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Owner's letter to MHZC</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. All historic buildings in the neighborhood are one and one-half stories tall.

#### 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*

#### 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.
2. The majority of historic buildings are sided in brick. There is a small number of homes with stone or lap siding. Stucco and lap siding are common secondary materials such as in gable-fields
  - 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 lap siding, smooth-finished fiberglass doors.

- The most appropriate cladding is brick but where lap siding is used, it should be smooth and not stamped or embossed and have a reveal of between 5” and 10”, depending on the immediate historic context.
- Four inch (4”) nominal corner boards are required at the face of each exposed corner unless the lap siding is mitered.
- 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.
- Faux leaded glass is inappropriate.

3. Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate; however, terra cotta ridge tiles are found throughout the district.

#### 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. As of 2017 the district is primarily zoned single-family so DADUs are only possible where the Codes Department has stated that the lot meets the qualifications for two-units.)*

1. General Design.
  - a. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related.
  - b. Additions should follow the guidelines for new construction.
2. Height and Scale.
  - a. The outbuilding should be compatible by not contrasting greatly with surrounding historic outbuildings in scale.
  - b. On lots less than 10,000 square feet, the footprint of an outbuilding should not exceed 750 square feet or fifty percent of the first floor area of the principal structure, whichever is less.
  - c. On lots 10,000 square feet or greater, the footprint of an outbuilding should not exceed 1000 square feet.
  - d. The outbuilding should maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10’ for one-story. The roof ridge height of the outbuilding must be less than the principal building and shall not exceed 25’ in height.
  - e. 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.
3. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Eastdale Place.
4. 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 Eastdale Place, 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.
- c. Publicly visible dormers should sit back at least 2' from the wall of the floor below.
- d. The outbuilding may have dormers that relate to the style and proportion of the outbuilding by covering no more than fifty percent of the roof plane.

#### 5. 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. Generally garage doors on garages attached to the side of the house should be oriented towards the rear of the home. Where the context or historic house form allows for a front-facing garage it should be no more than 1 bay and 1 story.

#### 6. Siding and Trim

- a. Weatherboard is a typical siding material. Brick, stone, stucco, and parge-coated concrete block are also appropriate.
- 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. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

#### 7. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings. Typically vehicular storage should not be attached to the principle dwelling except in these situations:

- a. The new principle dwelling is following a post-1955 form such as a ranch house. In these cases, the front-loading garage shall not exceed 1-bay.
- b. A drop in grade allows the garage to be fully at the basement level with access from a recessed side wall or the rear wall.

#### 8. Setbacks & Site Requirements.

- a. For corner lots, the DADU or outbuilding's street-side setback should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

#### 9. Driveway Access.

- a. 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. Curved front-yard driveways with two curb cuts and front-yard parking pads are not appropriate.
- b. Generally curb cuts should not exceed twelve feet in width.

**Background:** 1131 Riverwood Drive is a contributing home c. 1938 in the Eastdale Place Neighborhood Conservation Zoning Overlay.



Figure 1: 1131 Riverwood Drive

Staff recommends disapproval based on the design guidelines and past interpretations of the design guidelines; however, it may be appropriate to reassess and provide staff with new direction. The Commission does not review outbuildings that do not have a permanent foundation and are less than 100 square feet, which aligns with Code’s requirements. Outbuildings larger than 100 square feet should have continuous foundations and eave heights tall enough to accommodate a door with a header.



**Analysis and Findings:** MHZC staff observed that an outbuilding was demolished without permit, and a new outbuilding installed in September 2020. The garage that was removed was not a contributing structure and was permitted (2020058912) for demolition after the fact. Staff notified the owner via phone and email that MHZC review would be required for the new building. Rather than remove the outbuilding, the owners request to retain the building as-is.

Figure 2: The outbuilding installed, viewed from the interior of the yard.

Location: The shed is located in the rear yard in the general location of the previous outbuilding. It is visible from a public right-of-way since fencing and landscaping are not considered when reviewing “visibility” as they are not permanent features. Since, this is a corner lot, the design guidelines require it be a minimum of ten feet (10’) from the side-street and in this case it is eleven feet, five inches (11’ 5”) from the side street. It is approximately sixty-five feet (65’) from the rear property line, which meets the design guidelines for a historic location and the base zoning. There is no driveway proposed as the building is not for vehicular storage. The location meets design guideline sections H.7 and 8 and for outbuilding location.

Design: The shed is of a simple utilitarian design with a low sloped roof and a rectangular shape. The general design meets section H.3.

Height: & Scale: The outbuilding is one-story with a footprint of one hundred and twelve square feet so it does not come close to going over any maximum measurements for outbuildings. The height from ridge to grade is ten feet (10’) which is below the context of between eight and fourteen feet (8’-14’) in height. The proposal meets section H.4.

Although the design guidelines do not specify minimums, precedent is that a wall height should minimally be tall enough to accommodate a door and header room above to be similar in scale to the context. In this case, the wall height is approximately seven feet (7’) and so only accommodates the door. Staff finds that the building does not meet H.2. because of a low wall height that is not compatible with surrounding historic outbuildings in terms of scale.

Materials: The outbuilding meets section H.6 for trim but the T1-11 siding does not meet section III.D. In the past, this type of material has been corrected by placing wood battens over the scored lines; however, in this case, there are additional issues that warrant full removal of the building.

The foundation is piers, which is not typical of historic foundations. The foundation should be a continuous masonry-type material. If piers are found to be appropriate, staff recommends specifying a cap on an outbuilding’s footprint size, where piers would be appropriate.

The style of the windows and doors meet section H.5 but the window material, vinyl, does not meet section III.D for new construction. Vinyl has not been approved in the districts in the past.

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Foundation</b>	Piers	n/a	No
<b>Cladding</b>	T1-11	Grooved	No
<b>Roofing</b>	Asphalt Shingles	Grey	Yes
<b>Trim</b>	Wood	n/a	Yes
<b>Windows</b>	Vinyl	n/a	No
<b>Door</b>	Wood barn doors	n/a	No

The project does not meet III.D or III.H for materials.

**Recommendation:** Staff recommends disapproval, finding the project does not meet section III.B for New Construction or III.H for Outbuildings of the Eastdale Neighborhood Conservation Zoning Overlay. Staff recommends that the building be removed from the site within sixty (60) days.



**ATTACHMENT A: PHOTOS**

