KARL F. DEAN
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
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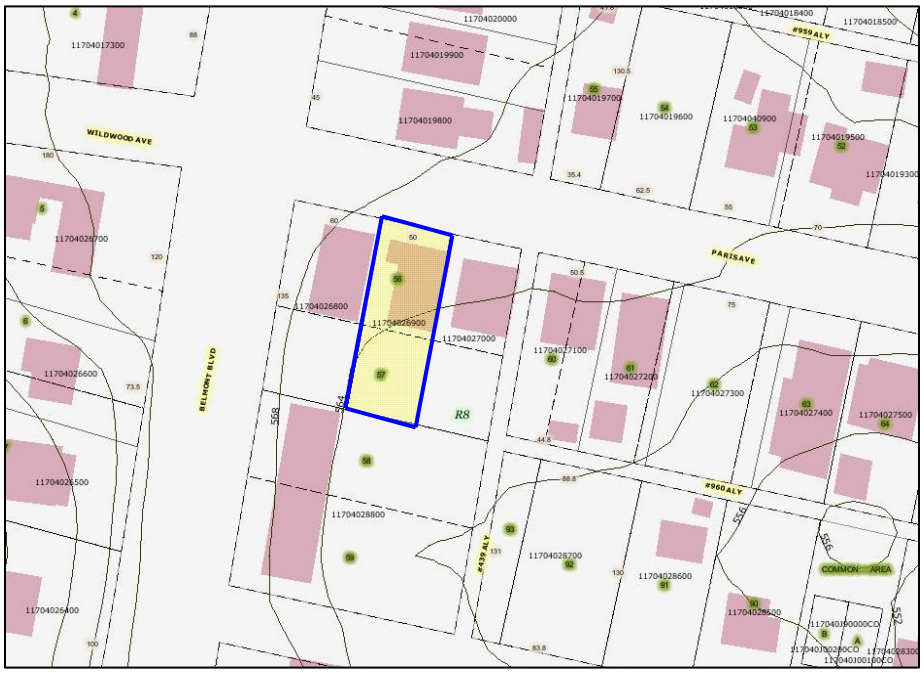
STAFF RECOMMENDATION
1517 Paris Avenue
March 20, 2013

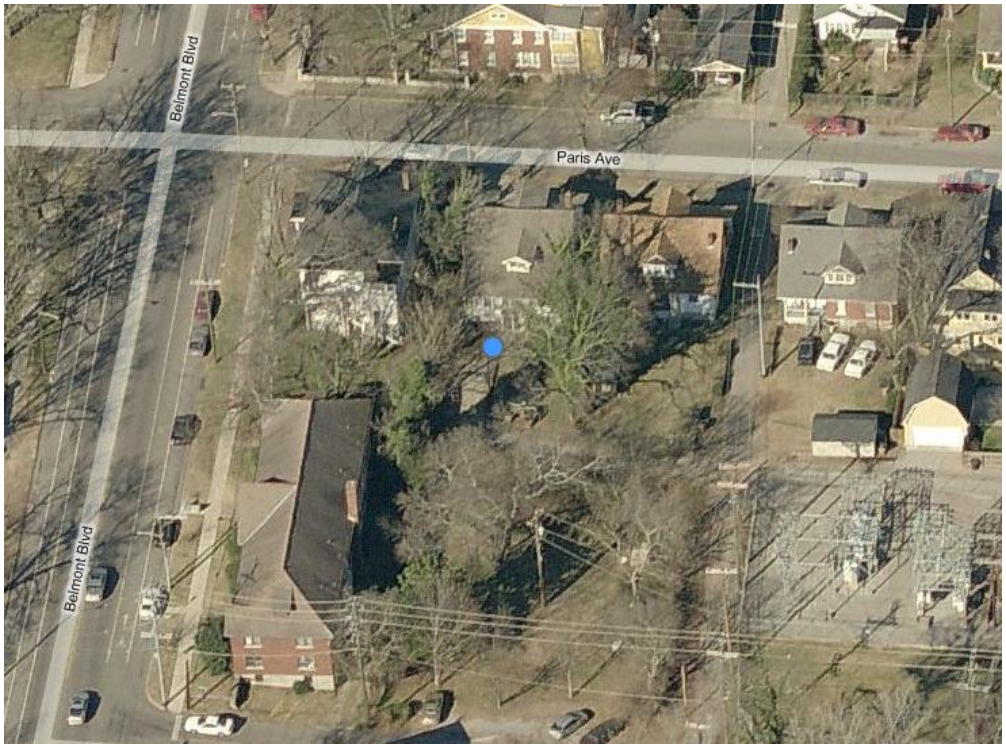
Application: New construction – detached accessory dwelling unit
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704026900
Applicant: Van Pond, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new Detached Accessory Dwelling Unit at the rear of the property. Although the location, proportions, and materials of the building would meet the design guidelines for outbuildings, the proportion of open space on the lot was greatly reduced by the construction of a large addition to the house in 2012. Staff finds that the lot has effectively been built to the maximum amount that would be compatible with the opening space of surrounding historic houses. **Recommendation Summary:** Staff recommends disapproval of the application to construct a Detached Accessory Dwelling Unit at 1517 Paris Avenue, finding the proposed new construction exceeds the open space requirement of design guideline II.B.b. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

STANDARDS FOR ACCESSORY DWELLING UNITS IN HISTORIC OVERLAYS

Detached Accessory Dwelling Units are allowed in certain zones within some historic zoning overlays. For more details please review Ordinance No. BL2011-900.

Restrictive Covenant. Before Preservation or Building Permits may be issued, the applicant shall record with the register's office a covenant that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions required in the ordinance. The Covenant Instrument Number should be included on the Preservation Permit Application to prevent delays in permit issuance. For information about recording a Restrictive Covenant visit www.nashville.gov/rod/index.asp

Definitions

"Accessory apartment" means a secondary dwelling unit, attached to a single-family residence, the principal dwelling unit on a lot. The accessory apartment dwelling shall be subordinate in size, height, and purpose to the principal dwelling.

"Accessory dwelling, detached", also referred to as Detached Accessory Dwelling, means a detached dwelling unit separate from the principal structure on a lot located within a Historic Overlay District. The dwelling shall be clearly subordinate in size, height, and purpose to the principal structure, it shall be located on the same lot as the principal structure, but may be served by separate utility meter(s) and is detached from the principal structure. A detached accessory dwelling can be an independent structure or it can be a dwelling unit above a garage, or it can be attached to a workshop or other accessory structure on the same lot as the principal structure.

Applicability

Properties that are zoned R80-R6, RM2-RM20-A, RM40-RM100A, OR20-OR40A and ORI and ORI-A AND in an historic overlay are eligible. To find out how your property is zoned, enter your address here: www.nashville.gov/mpc/maps/property.asp

Standards

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

1. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.

2. Density. A detached accessory dwelling is not allowed if the maximum number of dwelling units permitted for the lot has been met.

3. Ownership.

No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.

The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.

The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for Accessory buildings.

5. Site Requirements.

A detached accessory dwelling may only be located in the established rear yard. The detached accessory dwelling is to be subordinate to the principal structure and therefore shall be placed to the rear of the lot.

There shall be a minimum separation of ten (10) feet between the principal structure and the detached accessory dwelling.

6. Driveway Access.

On lots with no alley access, the lot shall have no more than one curb-cut from a public street for driveway access to the principal structure as well as the detached accessory dwelling.

Parking accessed from a public street shall be limited to one driveway for the lot with a maximum width of 12 feet.

If the detached accessory dwelling is part of a garage and an alley exists to the rear of the lot, the garage shall be alley loaded and no curb-cut provided from the front of the lot.

7. Bulk and Massing.

No accessory structure shall exceed 200 square feet when there is a detached accessory dwelling on the lot.

The living space of a detached accessory dwelling shall not exceed 700 square feet.

The footprint single-story detached accessory dwelling shall not exceed 700 square feet or 50% of the first floor area of the principal structure, whichever is less.

The footprint of a two-story detached accessory dwelling shall not exceed 550 square feet or 40% of the first floor area of the principal structure, whichever is less.

One partial-width, open porch, that is six feet deep or less, is not included in the footprint calculation.

The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of 10 feet for single-story and 17 feet for two-story detached accessory dwellings.

The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed 25 feet in height.

8. Design Standards.

Detached accessory dwellings with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rated per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.

The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roofslope by covering no more than 50% of the roof.

Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

These Standards are provided for informational purposes and do not take the place of the requirements of Ordinance No. BL2011-900.

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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

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.
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.

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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.

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.

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.

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.

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. 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.

I. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

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: Roof
Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.
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.
The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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.
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.
Decorative raised panels on publicly visible garage doors are generally not appropriate.

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.
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.*

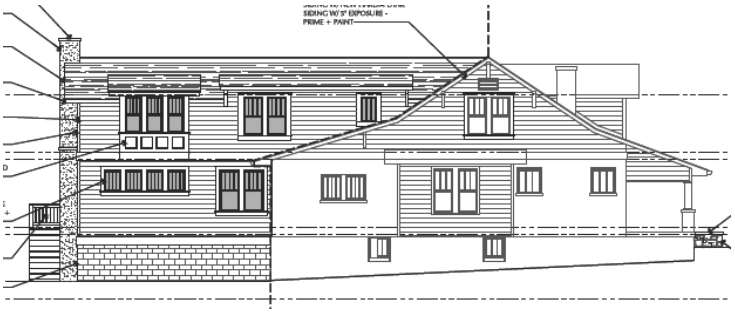
Background: 1517 Paris Avenue is a contributing building in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The historic house has the typical form of a one and one-half story side-gabled a Craftsman style bungalow, built circa 1925. The house was enlarged in 2012 with a two-story addition encompassing roughly one thousand, five hundred square feet (1,500 sq. ft.).

Analysis and Findings: The applicant proposes to construct a Detached Accessory Dwelling Unit (DADU) at the rear of the property.

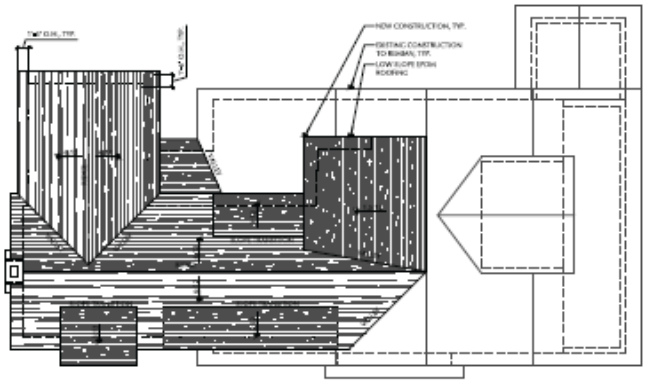
<u>Height, Scale</u>
The proposed DADU would be one story tall, with a ridge height of thirteen feet (13') and an eave height of eight feet (8'). These measurements are well under the required maximum eave height of ten feet (10') eaves and the eave height of the house, which varies from ten feet (10') to fourteen feet (14') with grade.

The floor plan of the building will be U-shaped, with a footprint size of six hundred, eighteen square feet (618 sq. ft.), which is less than the required maximum of seven hundred square feet (700 sq. ft.).

With the recently constructed two-story addition, the footprint of the primary building has a footprint size of two thousand, three hundred, ninety-seven square feet (2397 sq. ft.) leaving sixty-four percent (64%) of the lot remaining as open space. The DADU would bring the proportion of open space down to only fifty-five percent (55%).



Left Elevation of Recent Addition



Roof Plan of Recent Addition

By comparison, on nearby lots with historic houses and accessory buildings, the typical amount of open space is around seventy-two percent (72%). The lot at 1511 Paris Avenue has a lower amount of open space at sixty-one percent (61%), but it has a larger than average house and a smaller than average lot. A non-historic house at 1507 B Paris Avenue, constructed before the Neighborhood Conservation Zoning Overlay went in place, has the lowest amount of open space nearby with sixty percent (60%). The percentage of open space is easiest to calculate based on lot coverage alone but the massing of the structures on the lot should also be considered as "open" space is not just about green space. Although the proposed building is minimal, the rear addition recently added has two-stories and a partially above-ground basement. The additional height was allowable due to the drop in grade which kept the bulk of the addition hidden behind the primary building. The massing of the addition and the lot coverage of the full project, existing and proposed, all together significantly decrease the open space well below that found historically.

Because the lot already has little open space remaining compared to the historic properties nearby, and because the construction of the proposed DADU would leave the lot with the lowest proportion of open space among all nearby properties, both contributing and non-contributing, staff finds that the proposed DADU does not meet guideline II.B.1.b.

Location & Setbacks
The building is located at the rear of the lot as required by the design guidelines and the DADU standards. There is no vehicular access or associated parking. The building is setback more than the minimum of ten (10') from the primary house as required by the standards.

Roof Form
The roof of the new building would be U-shaped with two gables facing the house, and a lower "saddle" connecting them. The roofs will all have a 6:12 pitch. The roof forms are similar to that of the house, which has an 8:12 pitch primary gable and 6:12 front gabled dormer. Staff finds that the DADU roof would meet guideline II.B.1.e.

Materials & Design
The foundation is a concrete slab with, a wood "reverse board-and batten siding," and a fiberglass shingle roof that will match the color of the primary building's roof. The windows and doors will be wood with a Craftsman style upper sash.

The Standards require that DADUs be of similar style, design and material color as used for the principal structure and that they shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure. Staff finds the character and design of the proposed DADU would meet guideline II.B.1.d and DADU standard 8.

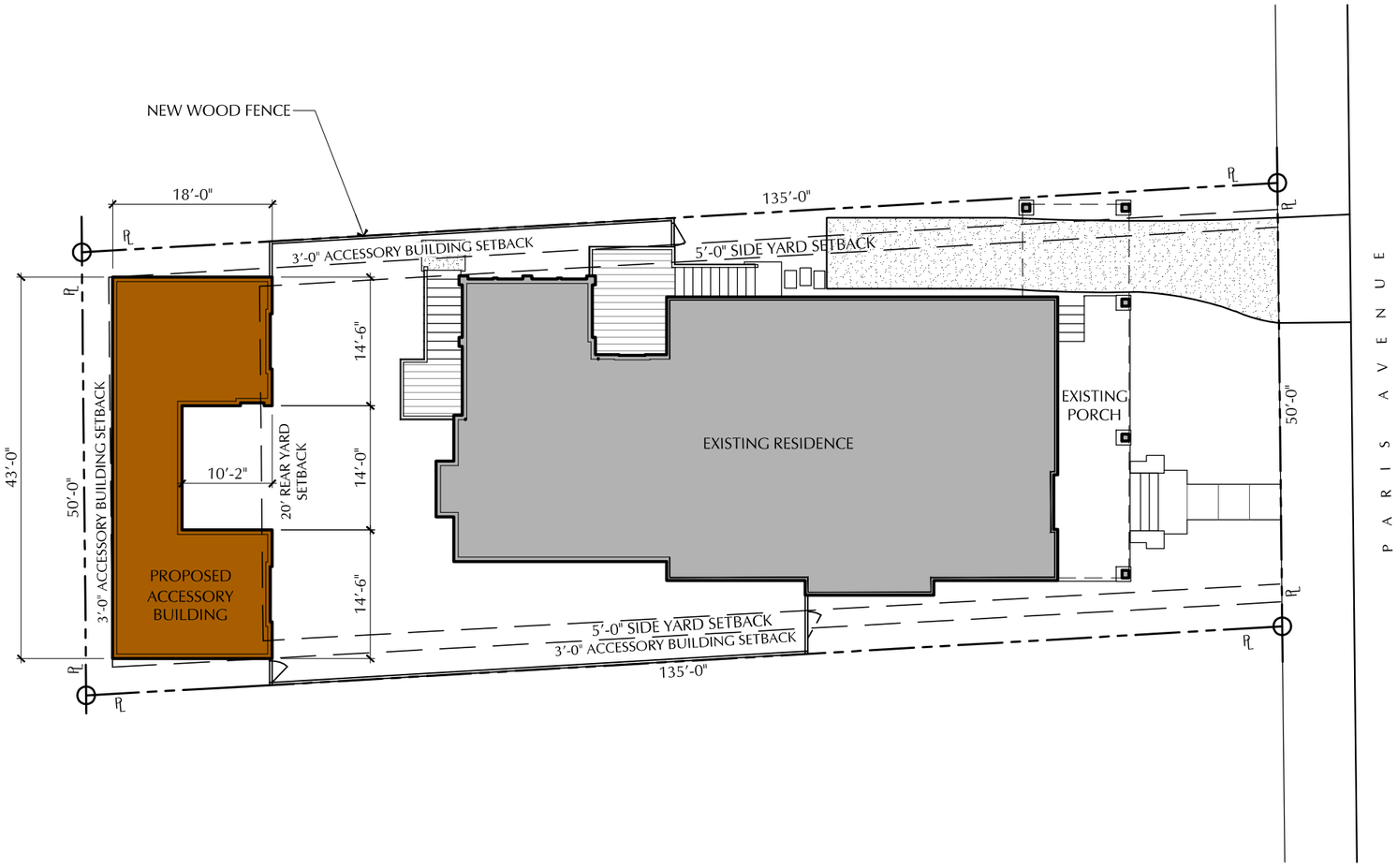
Orientation
The orientation of the new building will reflect that of the primary building.

Proportion and Rhythm of Openings
The proportion of the majority of the windows and their placement is similar to what is found on the house with the exception of the rear elevation facing the alley. Typically, the commission has been more lenient about window requirements on outbuildings when they are located at the rear of the lot.

Recommendation:
Staff recommends disapproval of the application to construct a Detached Accessory Dwelling Unit at 1517 Paris Avenue, finding the proposed new construction exceeds the open space requirement of design guideline II.B.1.b of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and Standard 8 of the Detached Accessory Dwelling Unit ordinance.

Rear Addition at 1517 Paris Avenue. Dumpster on left is in approximate location of proposed DADU.

1517 Paris Avenue, front.



Proposed Site Plan

Project Property Information

OWNER:

SALLY GILLES HIGGS
264 STANLEY PARK LN
FRANKLIN, TENNESSEE 37069

PROPERTY INFORMATION:

DAVIDSON COUNTY PARCEL I.D. # 11704026900

ADDRESS: 1517 PARIS AVENUE
NASHVILLE, TENNESSEE 37212

DESCRIPTION: PT LOTS 56 & 57 VICTORIA PLACE

LOT AREA: 6,750 S.F / 0.14 AC +/-

ZONING: OV-UZO - URBAN ZONING OVERLAY
OV-NHC - NEIGHBORHOOD CONSERVATION OVERLAY
R8 - ONE & TWO FAMILY 8,000 S.F. LOT
OV-IMP - I-440 IMPACT OVERLAY

BUILDING COVERAGE CALCULATIONS:

TOTAL EXISTING BUILDING COVERAGE (G.S.F.)	2,397 S.F.
TOTAL PROPOSED STUDIO COVERAGE (G.S.F.)	618 S.F.
TOTAL PROPOSED BUILDING COVERAGE (G.S.F.)	3,015 S.F.
ALLOWABLE BUILDING COVERAGE FOR R-8 DISTRICTS IN DAVIDSON COUNTY: 45% (6,750 S.F. X 0.45)	3,038 S.F.

New Accessory Building for:

1517 Paris Avenue

Nashville, Tennessee 37212

4 February 2013

Van Pond Architect PLLC

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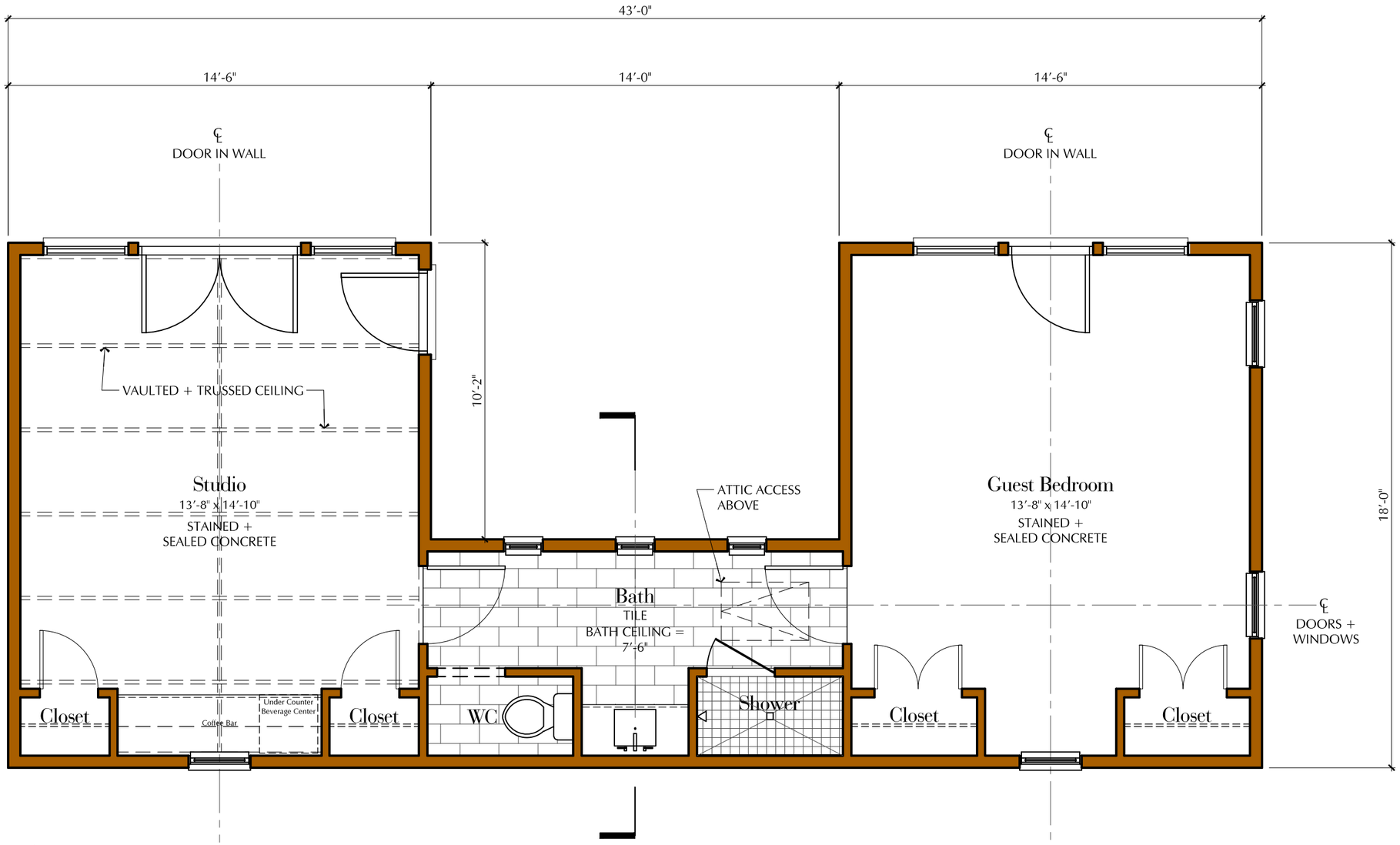

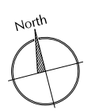

Studio Plan

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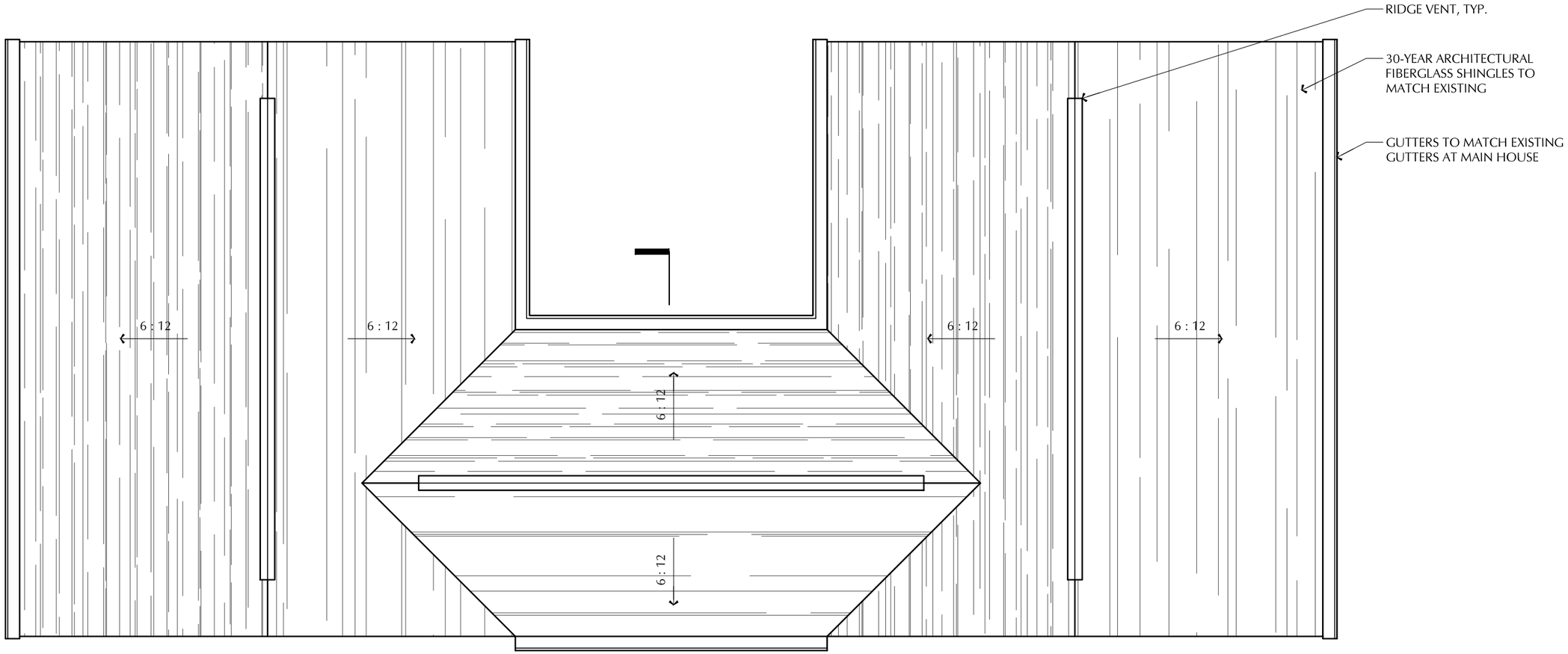

Roof Plan

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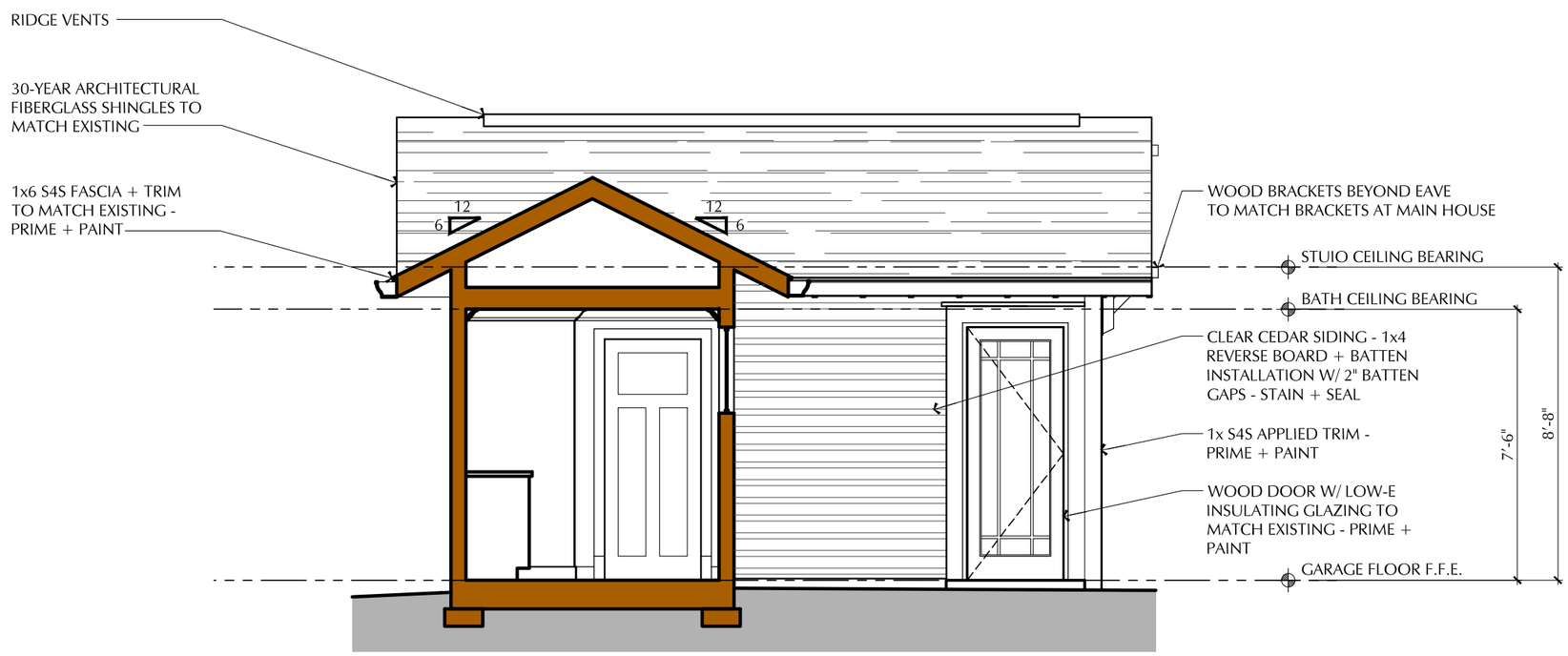

Section Through Bath

12" 6" 0 1' 2' 3' 4' 8'

SCALE 1/4" = 1'-0"

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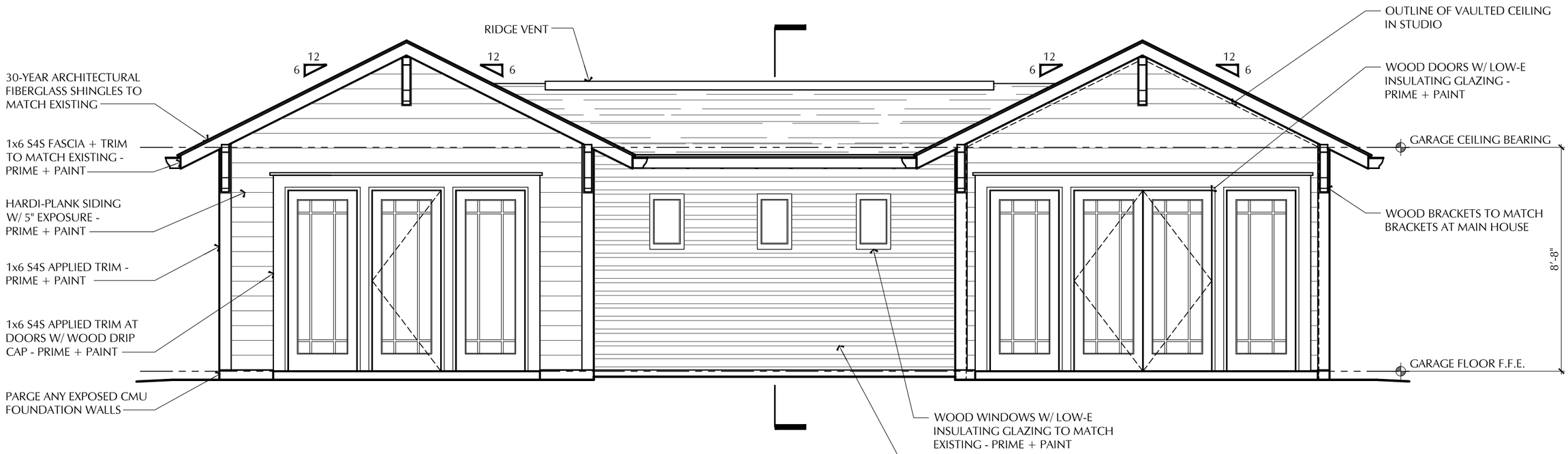

Front Elevation (North)

12' 6' 0 1' 2' 3' 4' 8'

SCALE 1/4" = 1'-0"

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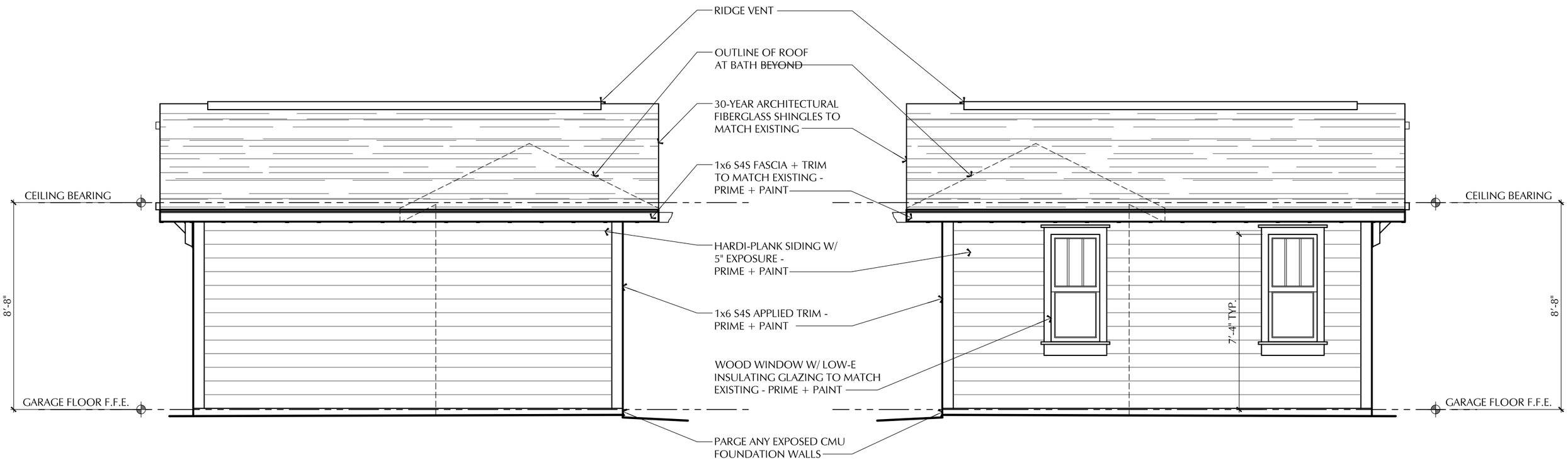

Side Elevation (West)

12' 6' 0 1' 2' 3' 4' 8'

SCALE 1/4" = 1'-0"

Side Elevation (East)

12' 6' 0 1' 2' 3' 4' 8'

SCALE 1/4" = 1'-0"

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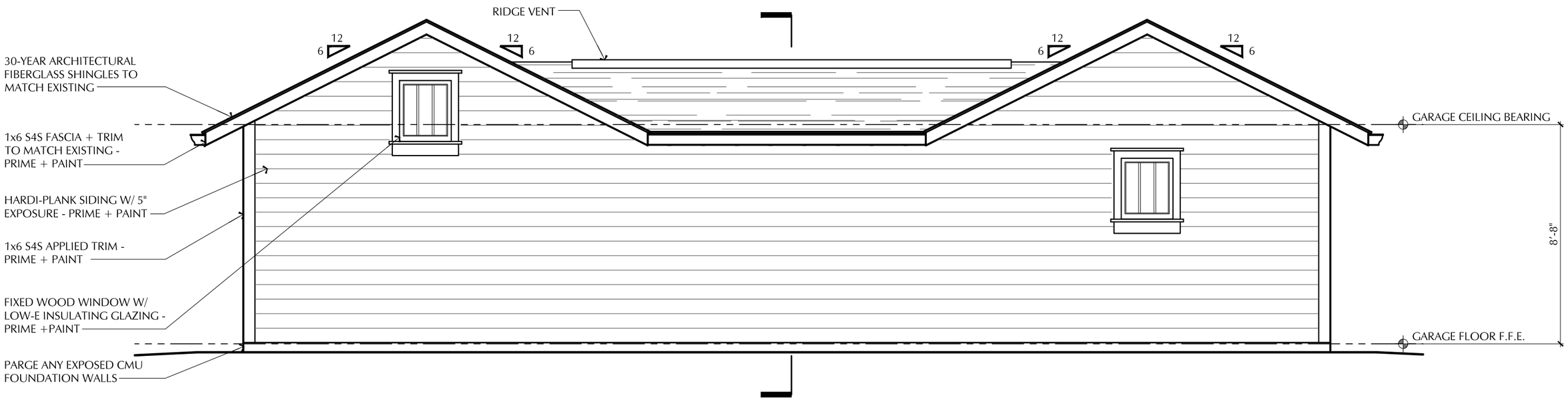

Rear Elevation (South)

12" 6" 0 1' 2' 3' 4' 8'

SCALE 1/4" = 1'-0"

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