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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1501 Linden Avenue
June 19, 2013

Application: New construction –Detached Accessory Dwelling Unit.
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513008500
Applicant: Catherine Favreau, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a Detached Accessory Dwelling Unit. The form of the new building will be typical of a detached garage with a gable-on hip roof to reflect the roof of the house with a nearly full-width porch.

Recommendation Summary:
Staff recommends approval of the new outbuilding with the conditions that the drawings be revised to reflect the standards of the ordinance, specifically:

1. The eave height be reduced to ten feet (10') above grade; and
2. The rear of the building to be at least ten feet (10') from the rear property line.

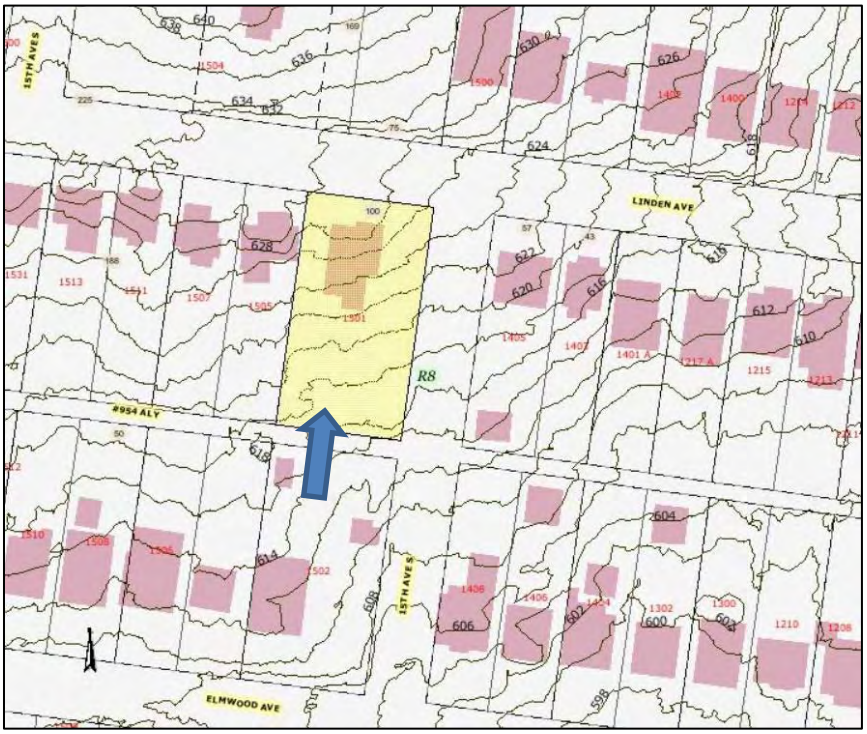
Additionally, staff recommends the conditions that:

3. That width of the porch be reduced to half the width of the building and the depth to six feet (6'); and,
4. The materials of the windows and doors, and the color of the metal roof and the materials of the porch columns, beams, and railing are approved administratively.

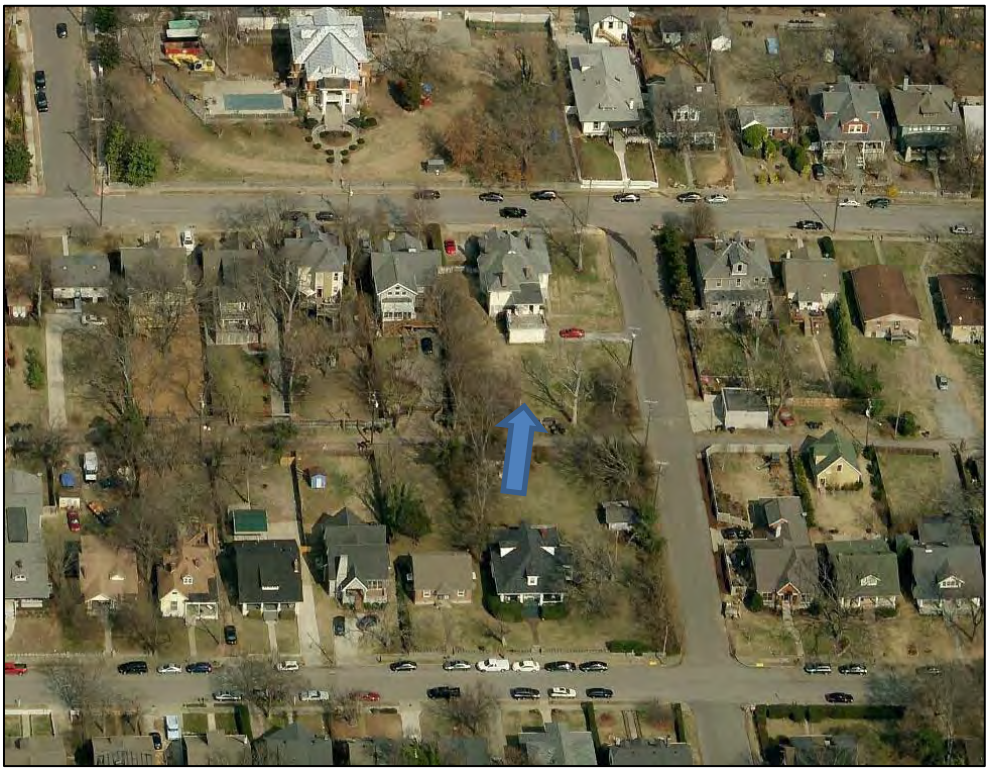
With the revision of the drawings to meet the standards and the recommended conditions, Staff finds that the proposed new outbuilding will meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and the zoning standards for Detached Accessory Dwelling Units.

Attachments
A: Photographs
B: Site Plan
D: 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 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 <u>original</u> 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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Detached Accessory Dwelling Unit (DADU) 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 roof slope 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.

Background: 1501 Linden Avenue is a one-story brick Queen Anne style cottage, constructed circa 1910 or earlier. The house is on a double-lot at the corner of Linden Avenue and 15th Avenue South.

Analysis and Findings: The applicant is proposing to construct a new outbuilding. The building will be equipped as a detached accessory dwelling unit (DADU) as permitted by the R8 base zoning and Metro Ordinance No. BL2011-900.

Height, Scale

The new building will have a ridge height of twenty-four feet (24') from grade, which is subordinate to the approximately thirty foot (30') tall primary building. A drop in grade of approximately fourteen feet (14') from the front of the lot to the rear will further reduce the perceived height of the new building.

The eave height of the new building will be ten feet, eight inches (10'-8"). Although this height is compatible with the eave heights of surrounding historic buildings, the maximum eave height for DADUs, as specified by Metro Ordinance No. BL2011-900 is ten feet (10'). There is no leeway to alter the standards of the ordinance as there is for the design guidelines; therefore staff recommends lowering the eave height to ten feet (10').

The building will be rectangular in plan, with the longer sides facing the front and rear. These facades of the building will be thirty-two feet (32') in width, and the shorter sides will be twenty-one feet, ten feet (21'-10"). The footprint will be less than seven hundred square feet (700 sq. ft.), which is subordinate to the house and would meet the DADU massing and scale standards.

The building will also have a front porch, twenty-seven feet, six inches (27'-6") wide and six feet, three inches (6'-3") deep. The DADU standards allow for "*One partial-width, open porch, that is six feet deep or less*" to not count toward the maximum footprint of seven hundred square feet (700 sq. ft.). The established interpretation of the DADU standards is that a porch half the width of the building overall is an appropriate width.

With the eave height lowered to ten feet (10') from grade, and the front porch reduced to half the width of the building and six feet (6') in depth, Staff finds that the building would meet the DADU Standard 7 and guidelines II.B.1.a. and II.B.1.b.

Location, Setback and Rhythm of Spacing

The new building will be located behind the primary structure at the rear of the lot. The rear of the building would face the alley, and would sit six feet (6') from the rear property line. Because the lot is one hundred feet (100') wide, the side setbacks will be more than thirty feet (30'). This location is compatible with the typical location of historic outbuildings and would meet guidelines II.B.1.c. and II.B.1.i.2, however the DADU standards require a ten foot (10') rear setback because the building will have alley-facing garage doors. Although, the Commission often reduces setback requirements of the

ordinance for outbuildings, the standards of the ordinance state that a DADU ”shall” meet the setbacks outlined in the zoning ordinance.

Materials

The exterior of the building will be clad with smooth-faced cement-fiber siding with cement-fiber trim. The first floor walls will have a siding reveal of eight inches (8”), with a four inch (4”) reveal on the upper half story siding. These proportions are appropriate because they relate to the coursing of the foundation and siding on the primary building. The roof will be composite shingles to match the roof on the house, with a standing seam metal roof on the porch. These materials are appropriate for new construction and meet guideline II.B.1.d. The materials of the windows and doors, as well as color of the metal roof and the materials of the porch column, beams, and railing, are not known.

Roofs

The primary roof will be a gable-on-hip with a 12:12 pitch, matching the primary roof of the house. Front and rear shed-roofed dormers will increase the usable space of the upper half-story. There will also be a low-pitched shed roof over the front porch. The roof forms are compatible with those of the primary building and meet guideline II.B.1.e.

Recommendation:

Staff recommends approval of the new outbuilding with the conditions that the drawings be revised to reflect the standards of the ordinance, specifically:

1. The eave height be reduced to ten feet (10’) above grade; and
2. The rear of the building to be at least ten feet (10’) from the rear property line.

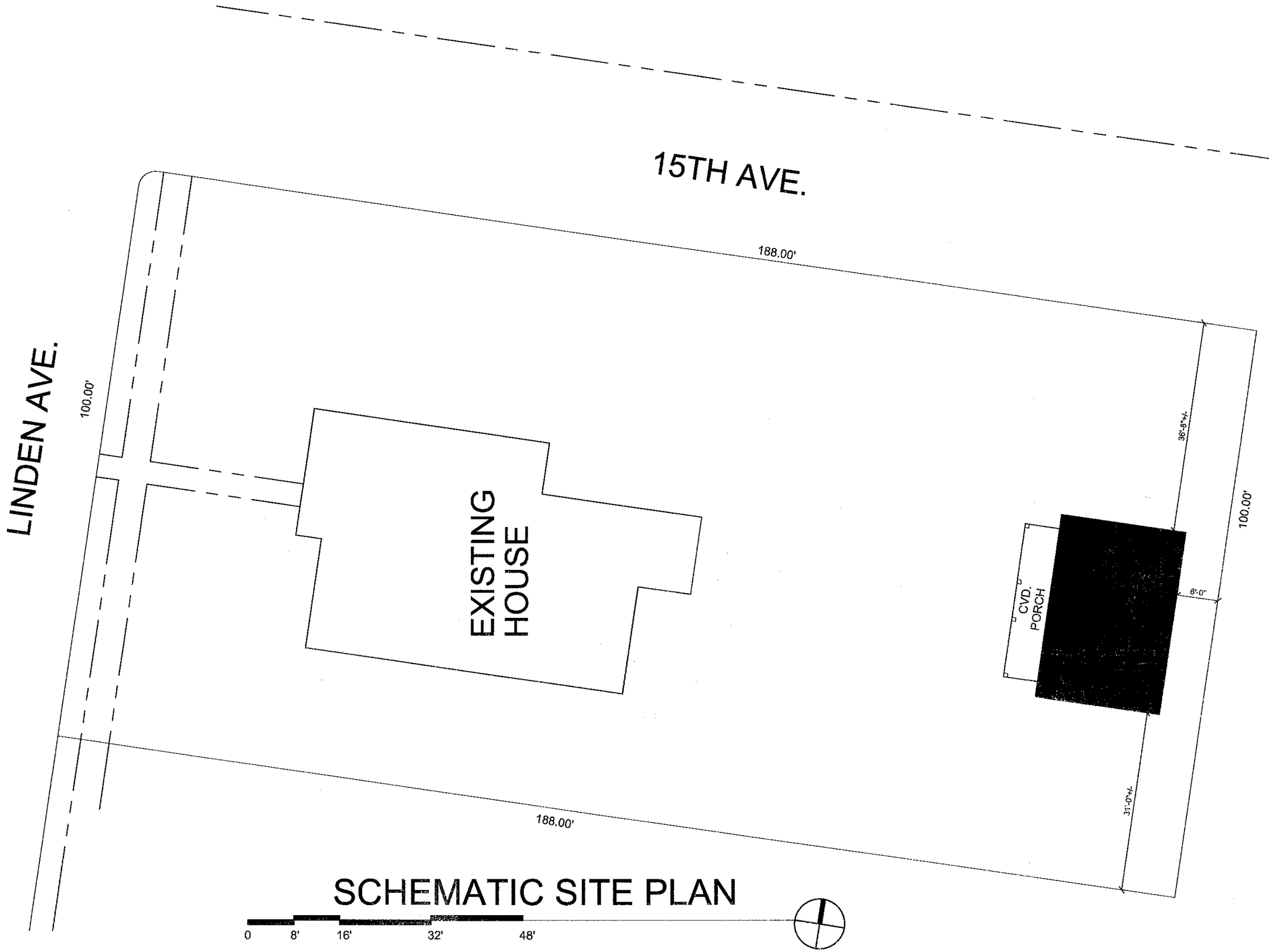
Additionally, staff recommends the conditions that:

3. That width of the porch be reduced to half the width of the building and the depth to six feet (6’); and,
4. The materials of the windows and doors, and the color of the metal roof and the materials of the porch columns, beams, and railing are approved administratively.

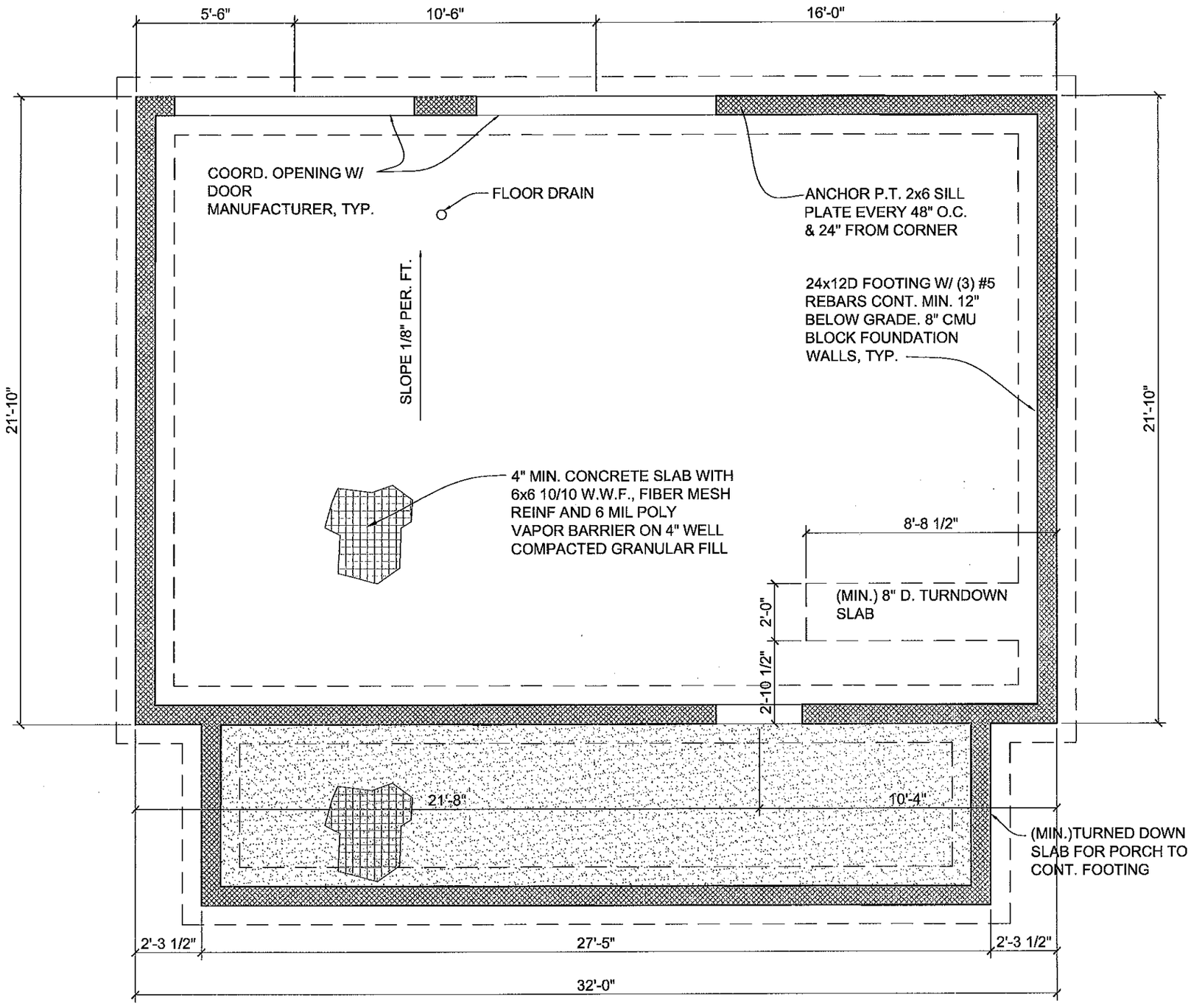
With the revision of the drawings to meet the standards and the recommended conditions, Staff finds that the proposed new outbuilding will meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and the zoning standards for Detached Accessory Dwelling Units.

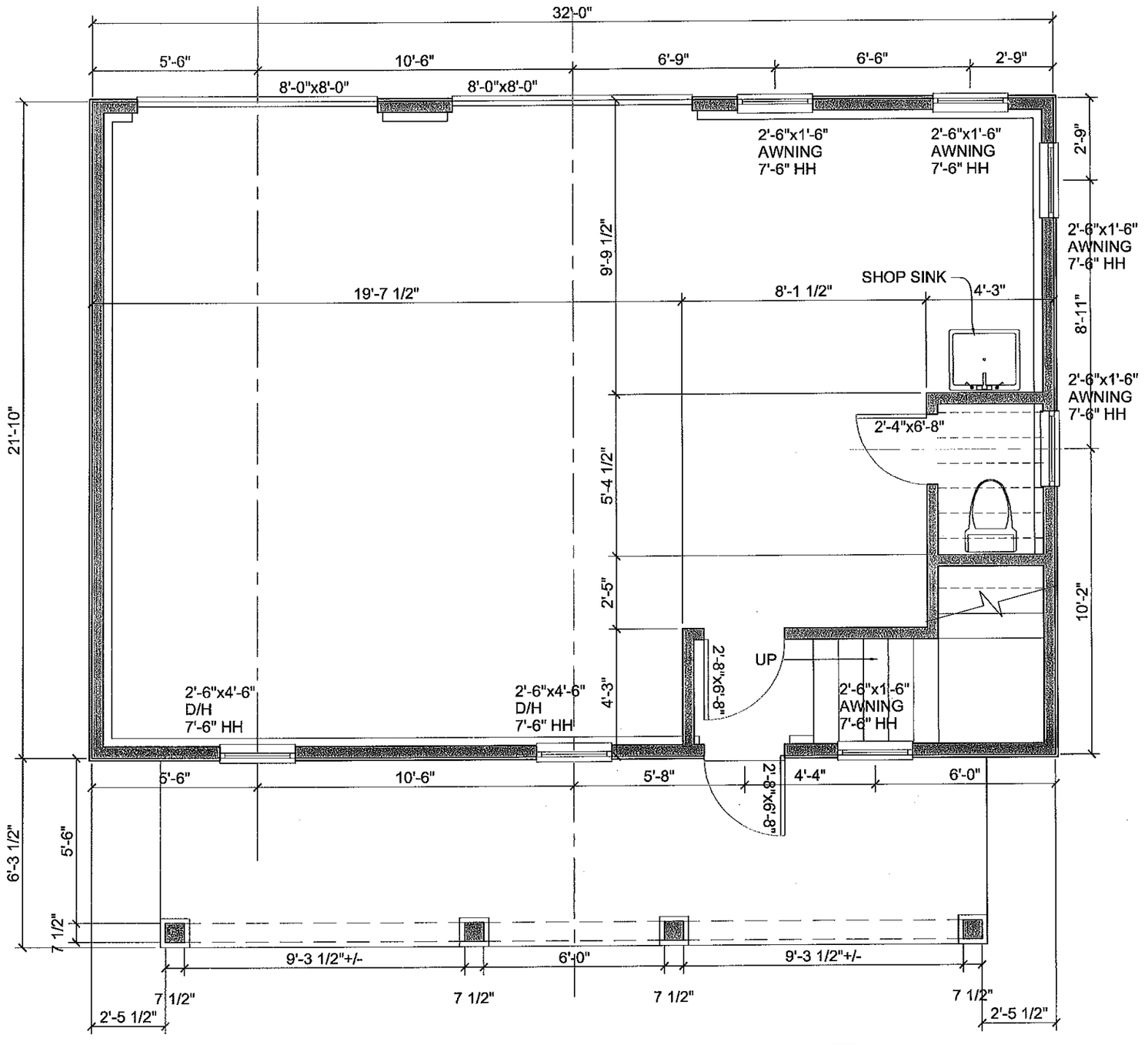
1501 Linden Avenue, front.

1501 Linden Avenue, rear.



SCHEMATIC SITE PLAN

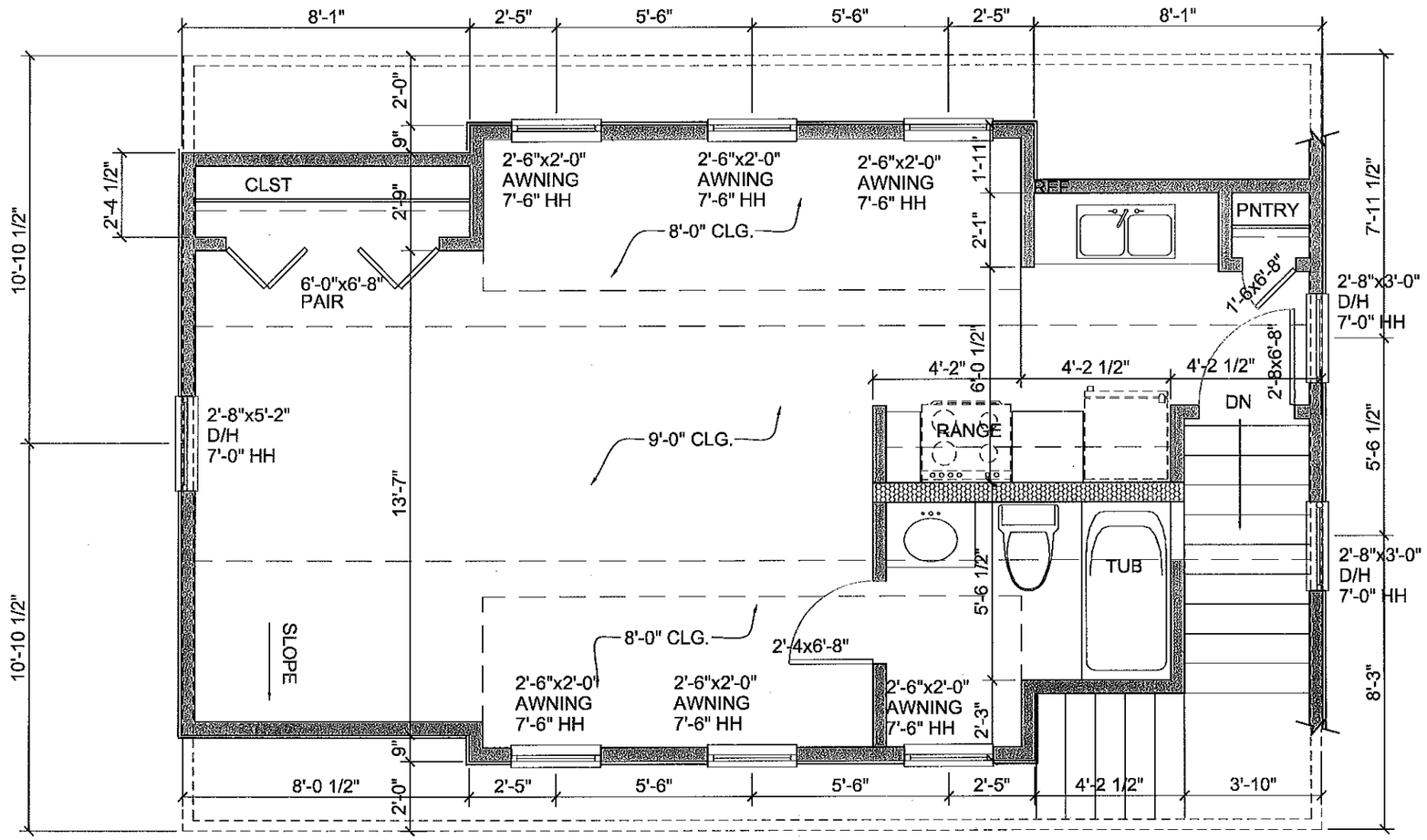

5'-6"
10'-6"
16'-0"
21'-10"
COORD. OPENING W/ DOOR MANUFACTURER, TYP.
FLOOR DRAIN
ANCHOR P.T. 2x6 SILL PLATE EVERY 48" O.C. & 24" FROM CORNER
SLOPE 1/8" PER. FT.
24x12D FOOTING W/ (3) #5 REBARS CONT. MIN. 12" BELOW GRADE. 8" CMU BLOCK FOUNDATION WALLS, TYP.
4" MIN. CONCRETE SLAB WITH 6x6 10/10 W.W.F., FIBER MESH REINF AND 6 MIL POLY VAPOR BARRIER ON 4" WELL COMPACTED GRANULAR FILL
8'-8 1/2"
(MIN.) 8" D. TURNDOWN SLAB
2'-0"
2'-10 1/2"
21'-8"
10'-4"
(MIN.)TURNED DOWN SLAB FOR PORCH TO CONT. FOOTING
2'-3 1/2"
27'-5"
2'-3 1/2"
32'-0"



GARAGE FLOOR PLAN

0 2' 4' 8' 12'

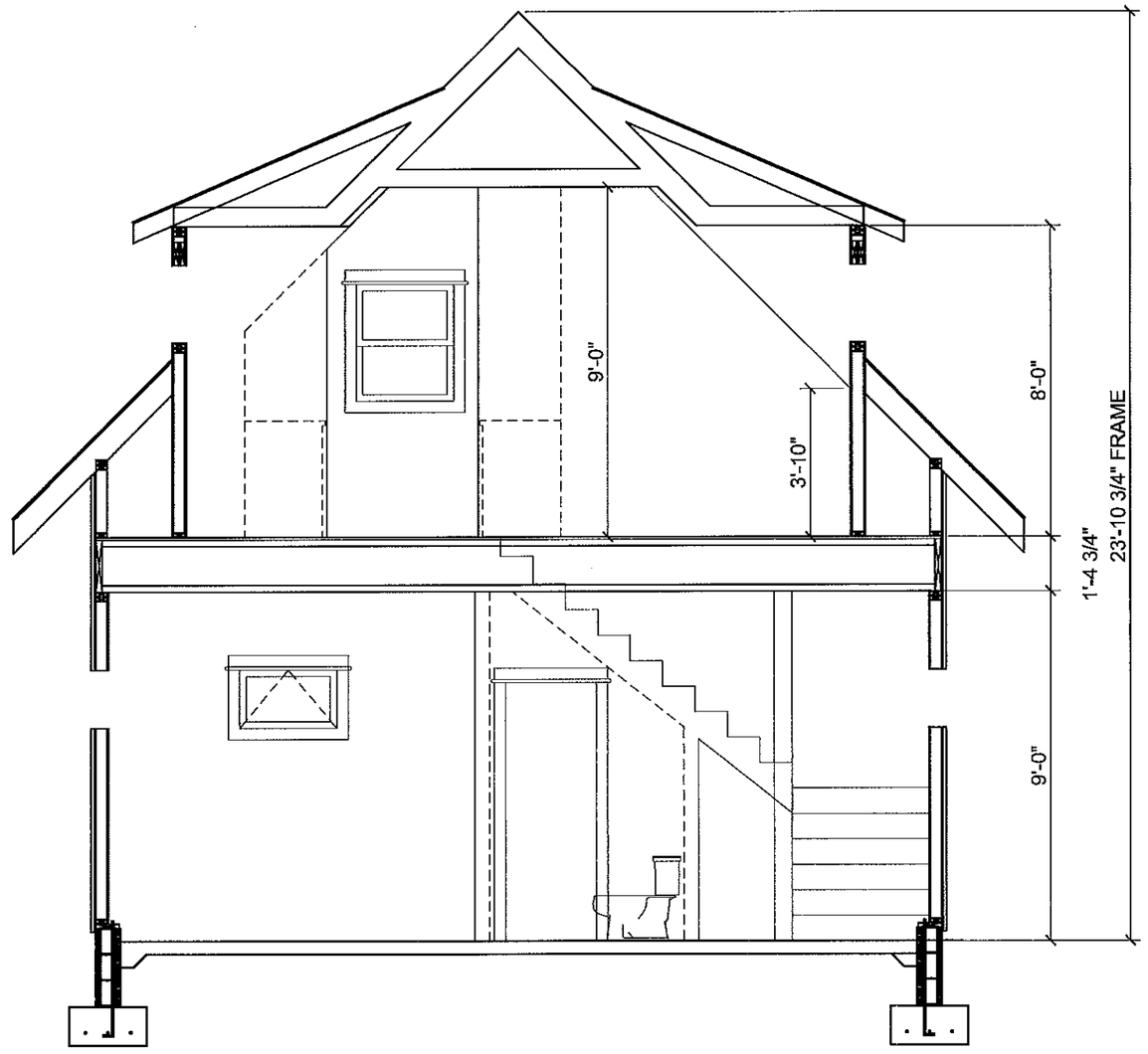
- 2x4 STUD WALL
- 2x6 STUD WALL
- STONE VENEER
- CMU



SECOND FLOOR PLAN

0 2' 4' 8' 12'

- 2x4 STUD WALL
- 2x6 STUD WALL
- STONE VENEER
- CMU

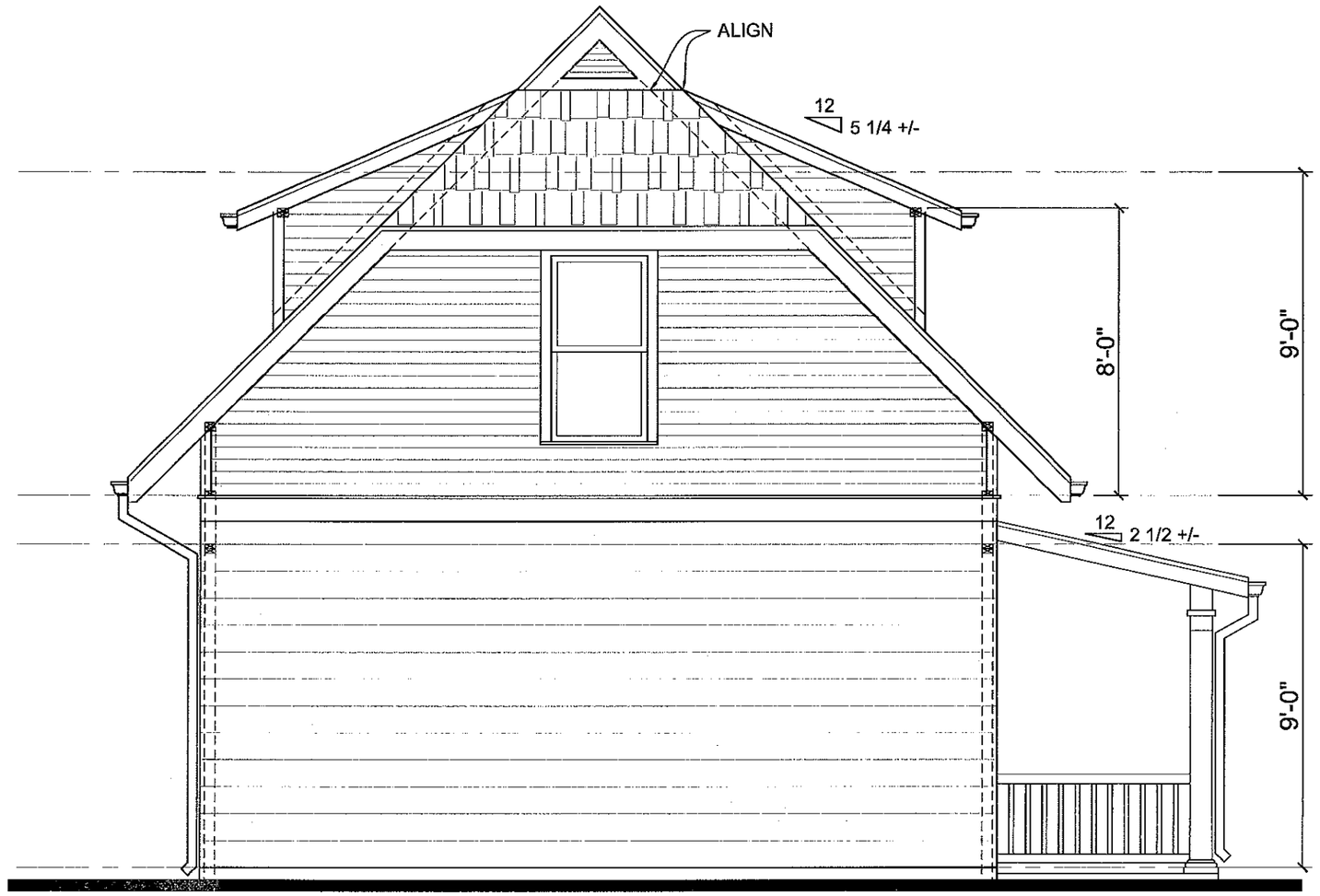


SECTION

0 2' 4' 8' 12'

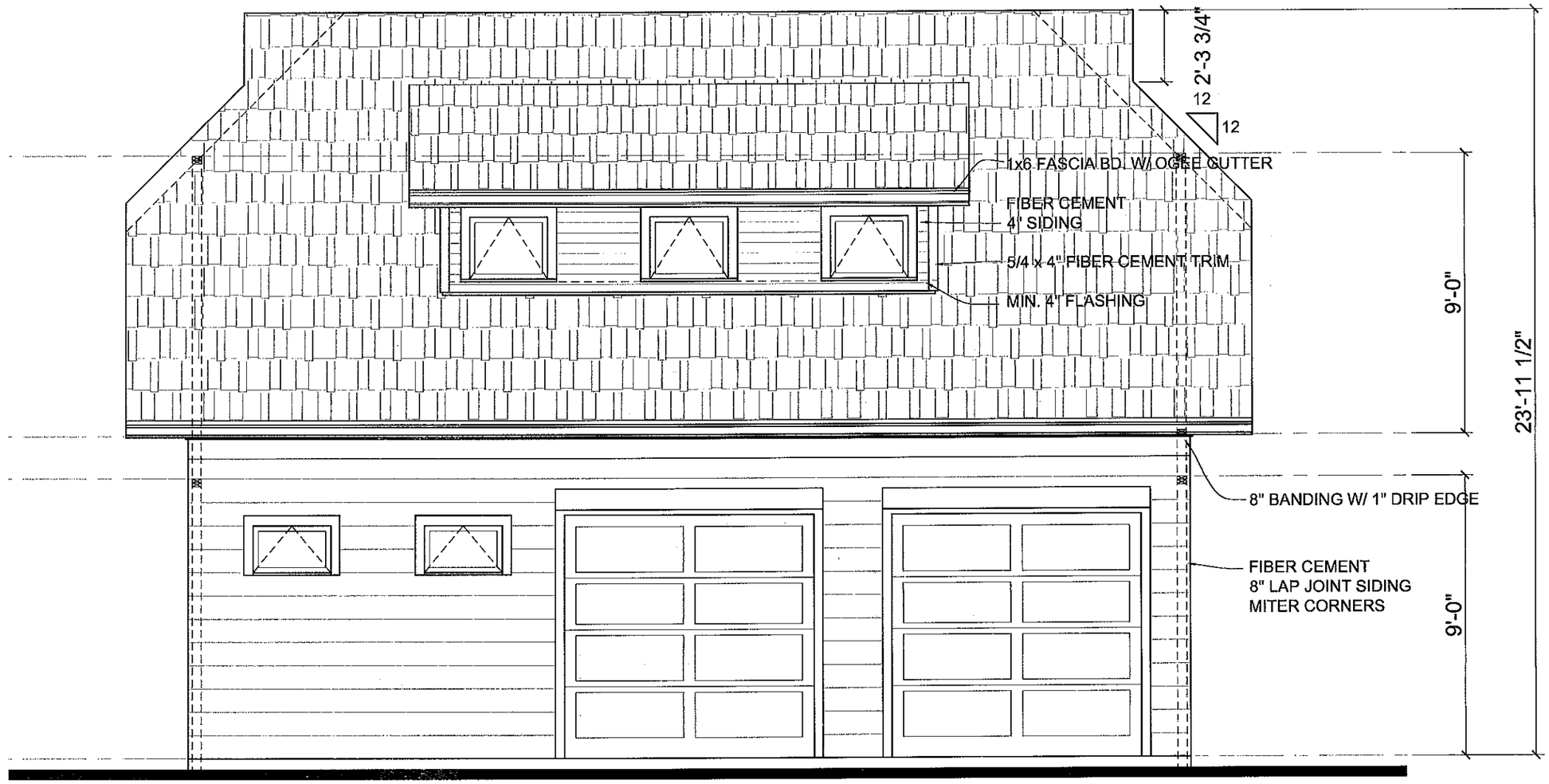
NORTH ELEVATION

0 2' 4' 8' 12'



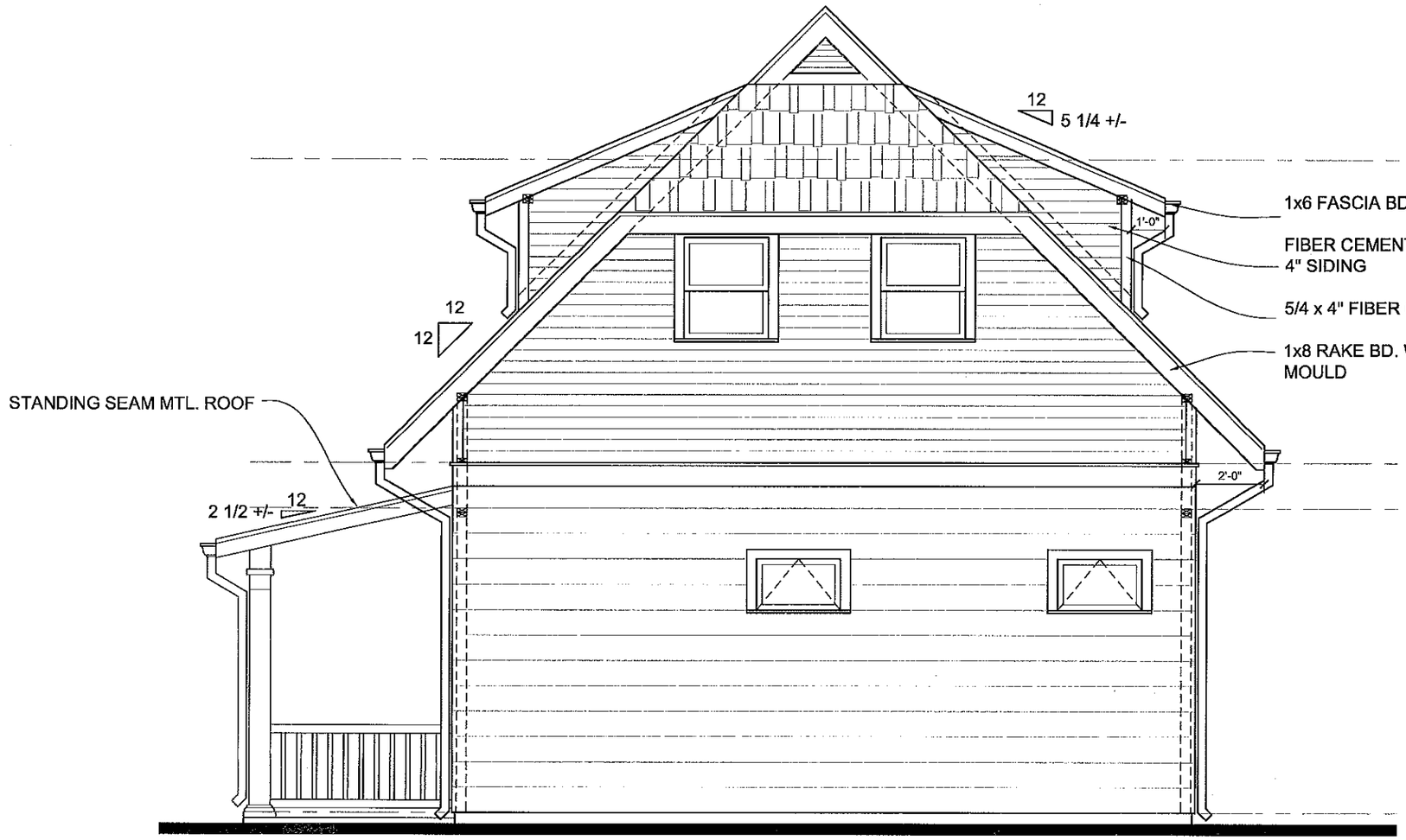
EAST ELEVATION

0 2' 4' 8' 12'



SOUTH ELEVATION

0 2' 4' 8' 12'



WEST ELEVATION

0 2' 4' 8' 12'