



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

1800 Holly Street
May 21st, 2014

Application: New construction—outbuilding; Conversion—detached accessory dwelling unit

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08314006300

Applicant: Mike Geiger

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant proposes to convert an existing outbuilding into a Detached Accessory Dwelling Unit (DADU) and to construct a carport addition to the existing outbuilding. The carport will cover an existing parking pad.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The owner file a restrictive covenant for the detached accessory dwelling unit prior to issuance of permit; and,
2. Staff approve the window and door specifications, the asphalt shingle color, and a brick sample prior to purchase and installation of these materials.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines* and the standards for a detached accessory dwelling unit.

Attachments

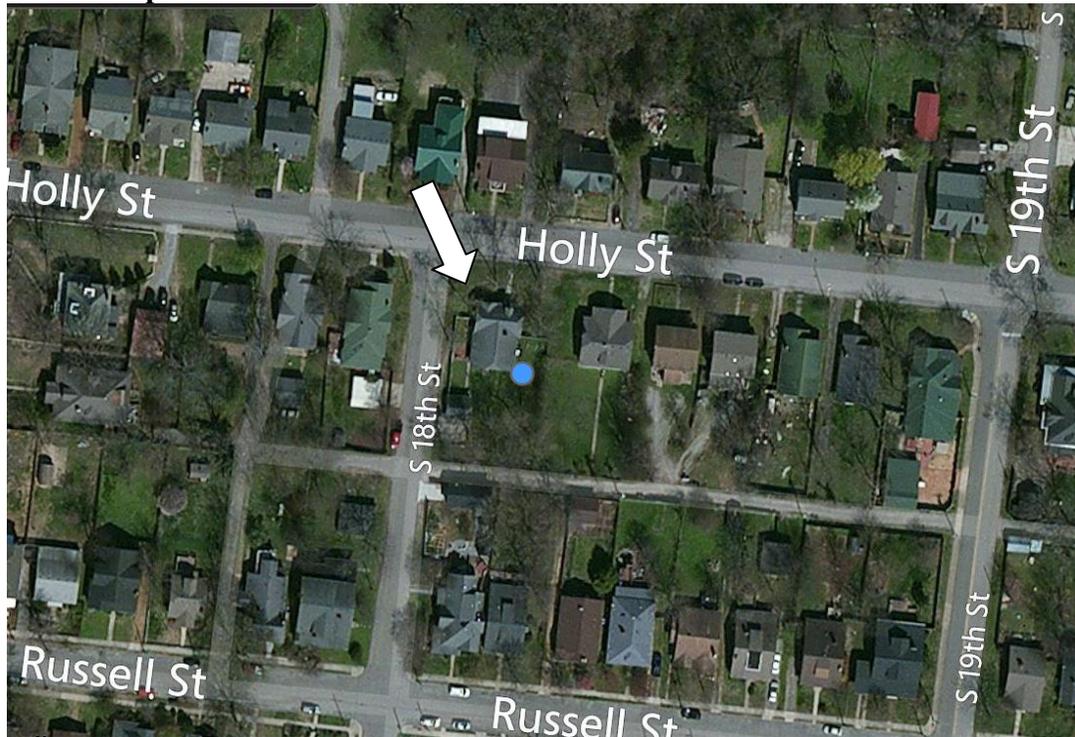
A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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.

- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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.

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

17.16.030. F. Standards for Accessory Dwelling Units:

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: 1800 Holly Street is a c. 1925 bungalow which contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). The site is located at the southeast corner of Holly Street and South 18th Street. In 2013, MHZC staff approved an application for an addition to the side of the historic house. The date of the existing detached accessory structure is unknown.



Figure 1. 1800 Holly Street primary structure.

Analysis and Findings: The applicant proposes to convert an existing outbuilding into a Detached Accessory Dwelling Unit (DADU) and to construct a carport addition to the existing outbuilding. The carport will cover an existing parking pad.



Figure 2. The 18th Street façade of the existing outbuilding



Figures 3 & 4. The house facing (left) and alley facing (right) façades of the existing outbuilding. The photo on the right shows the existing parking pad and curb cut.

Lot Area. 1800 Holly Street is zoned R6 and has a lot that is approximately twelve thousand square feet (12,000 sq. ft.). The footprint of the primary structure is approximately one thousand, six hundred, and ninety-one square feet (1,691 sq. ft.). The existing structure that is to be converted to a DADU has a footprint of approximately three hundred and twenty square feet (320 sq. ft.). The new carport will add approximately three hundred and forty-two square feet (342 sq. ft.) to the structure's footprint. In total, the DADU and carport will have a footprint of six hundred and sixty-two square feet (662 sq. ft.). The total lot coverage is approximately two thousand, three hundred and fifty-three square feet (2,353 sq. ft.), or about twenty percent (20%), which is less than the maximum lot coverage of fifty percent (50%). The lot area therefore meets Standard 1 of the Detached Accessory Dwelling Unit regulations.

Density. The R6 zone allows for two dwelling units. Currently, there is one dwelling unit on the site in the primary structure. Converting the existing outbuilding into a dwelling unit would result in two dwelling units on the site, which meets the zoning. Therefore the density of the site meets Standard 2 of the Detached Accessory Dwelling Unit regulations.

Ownership. Staff has asked the owner of the property to file a restrictive covenant stating that he lives in the principle building or plans to live in the detached accessory dwelling unit and acknowledging that he cannot separate ownership of the primary structure and the detached accessory dwelling unit. To date, staff has not received a copy of the covenant, and staff asks that a condition of approval be that the owner file a restrictive covenant for a detached accessory dwelling unit and forward a copy on to the MHZC staff prior to the issuance of the permit.

Setbacks. The proposed DADU and carport meet all base zoning setbacks. Base zoning requires that the structure be three (3') from the rear and interior side property lines, and ten feet (10') from the 18th Street property line since there are no garage doors facing 18th Street. The proposed DADU and carport will be over thirteen feet (13') from the 18th Street property line and sixteen feet (16') from the rear property line. It will be over fifty feet (50') from the interior side property line. The structure therefore meets Standard 4 of the Detached Accessory Dwelling Unit regulations.

Site Requirements. The detached accessory dwelling unit is located in the rear yard of the primary structure at 1800 Holly Street (Figure 5). There will be approximately twenty-seven feet, four inches (27'4") between the primary residence and the accessory structure. The structure therefore meets Standard 5 of the Detached Accessory Dwelling Unit regulations.



Figure 5. The existing outbuilding is located behind the historic house.

Driveway Access. The new carport will cover an existing parking pad and will be accessed via an existing curb cut off of 18th Street. Although access via the alley is typically preferred, because the parking pad and curb cut are existing, staff finds that the proposed outbuilding meets Standard 6 of the Detached Accessory Dwelling Unit regulations.

Bulk and Massing. The existing outbuilding and the new carport are both one story tall. Their combined footprint is approximately six hundred and forty-two square feet (642 sq. ft), less than the maximum footprint of seven hundred square feet (700 sq. ft.) for one-story structures. The existing structure has an eave height of six feet, three inches (6'3") and a ridge height of twelve feet, nine inches (12'9"). The new carport will have an eave height of seven feet (7') and a ridge height of eleven feet, six inches (11'6"). These eave

and ridge heights are subordinate to the historic house, which has an eave height of ten feet, six inches (10'6") and a ridge height of twenty-three feet (23'), and they are less than the maximums set by the DADU ordinance. The structure meets Standard 7 of the Detached Accessory Dwelling Unit regulations.

Design Standards. The existing outbuilding and new carport design are compatible with the style of the historic structure. Their roofs, detailing, and overall form do not contrast greatly with the primary structure. Because the existing structure is one-story, it does not include a stairway or dormers. The fenestration pattern is appropriate for an outbuilding. The proposed DADU and carport therefore meet Standard 8 of the Detached Accessory Dwelling Unit regulations and II.B.8. of the design guidelines.

Materials: The existing foundation and parking pad is a concrete slab. The siding material on the existing outbuilding will not change. A pressure treated wood arbor and brackets will be added to the 18th Street elevation of the existing structure. New windows and doors will also be added to the existing structure, and staff asks to review the final window and door selections prior to purchase and installation. The roof of the existing structure and the new carport will be architectural shingles, and staff asks to approve the shingle color. The carport will have wood or cement fiberboard trim, wood columns, and brick column bases. Staff asks to approve a brick sample. The gable portion of the carport's rear elevation will be clad in wood or cement fiberboard siding to match that of the existing outbuilding. With the aforementioned staff approvals, staff finds that the materials meet section II.B.8. of the design guidelines.

Roof form: The existing outbuilding has a clipped gable roof with a slope of approximately 7.5/12. The new carport will also have a clipped gable form with a slope to match that of the existing outbuilding. These roof forms match the historic house's roof form. Staff finds that the DADU and the carport's roof forms meet section II.B.8. of the design guidelines.

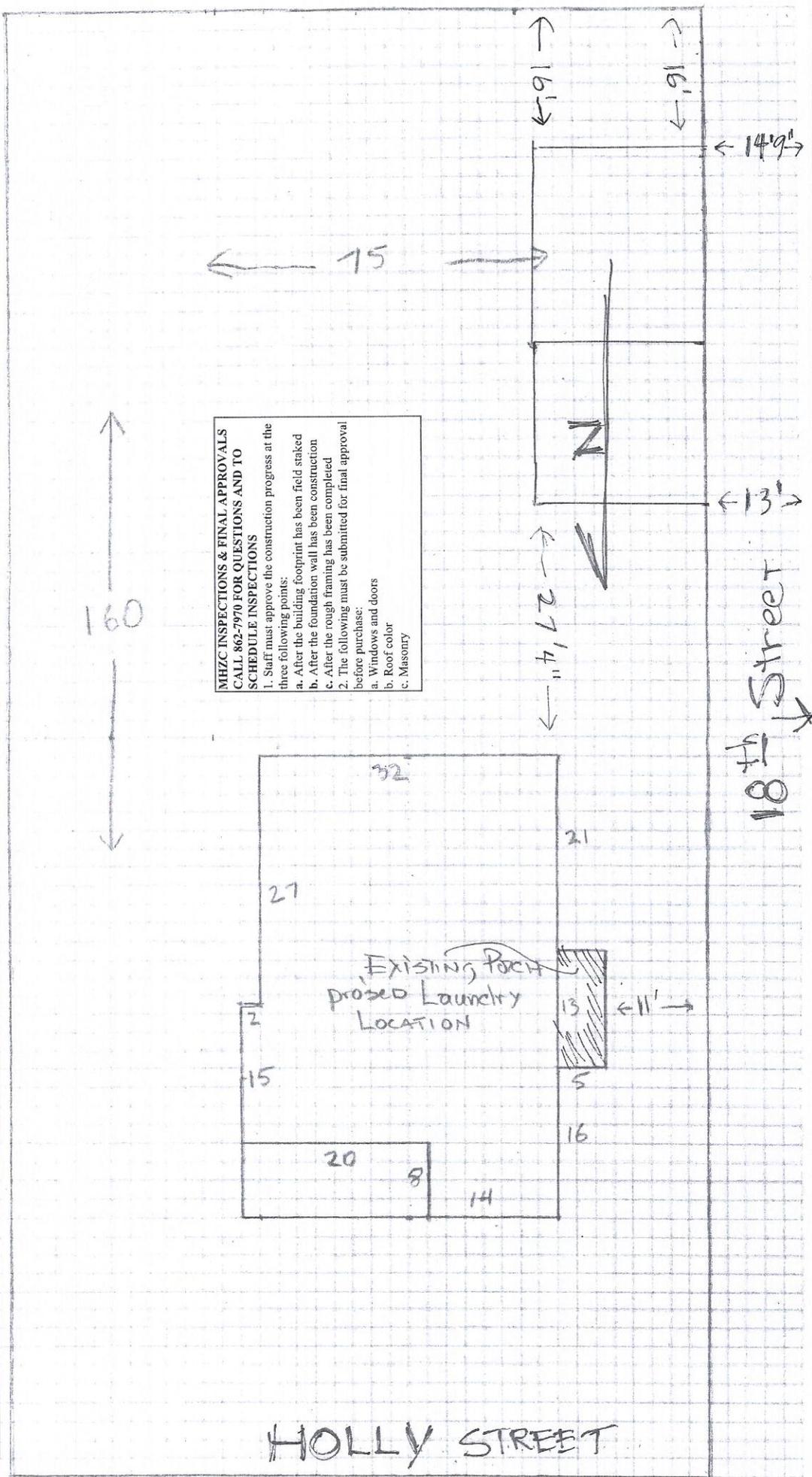
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The owner file a restrictive covenant for the detached accessory dwelling unit prior to issuance of permit; and,
2. Staff approve the window and door specifications, the asphalt shingle color, and a brick sample prior to purchase and installation of these materials.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines* and the standards for a detached accessory dwelling unit.

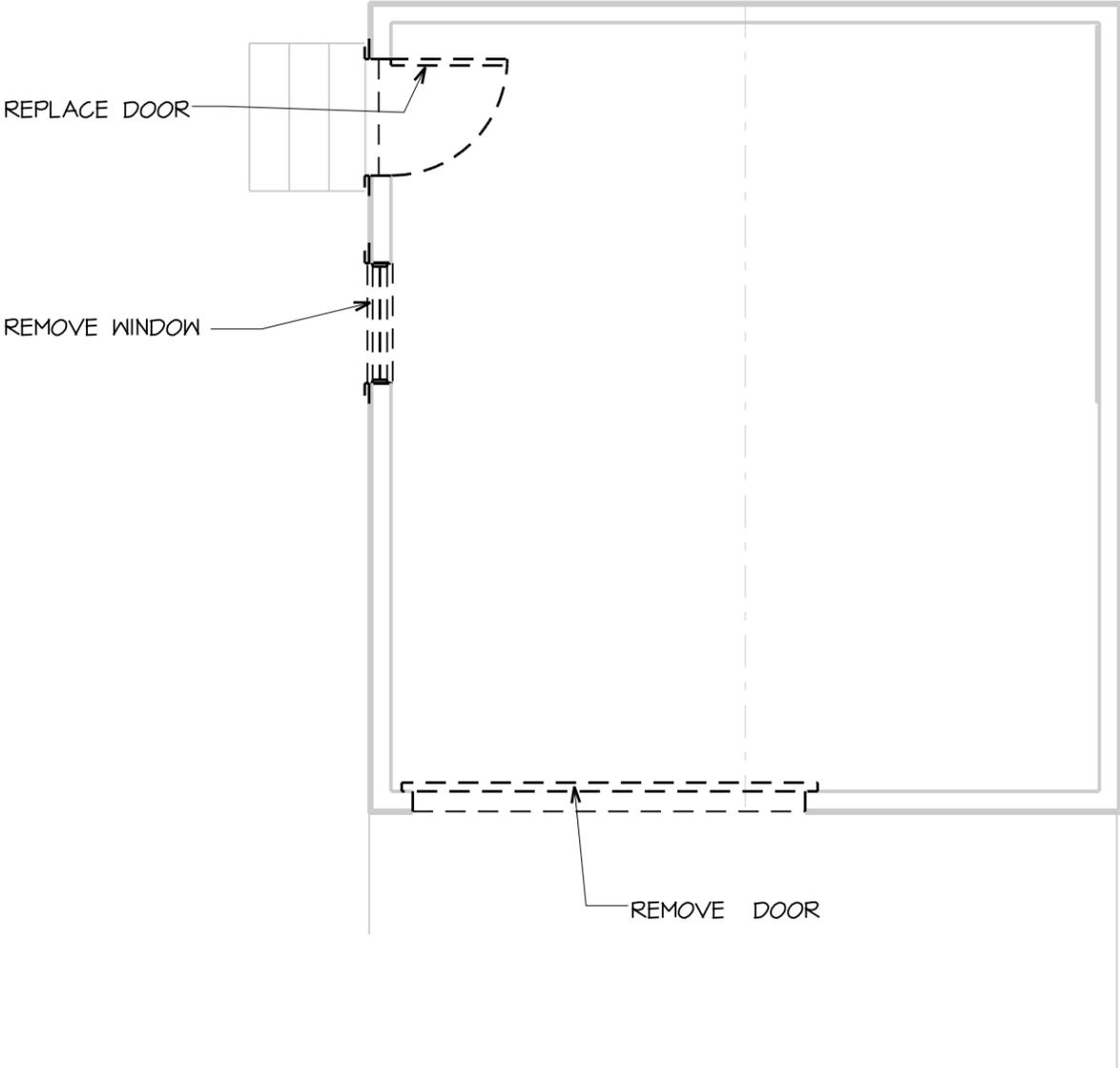
MHZC NOTES; CALL 862-7970 IF QUESTIONS

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. Removal of the cladding, windows, doors and roofing on a contributing house is considered partial demolition and must be reviewed by the MHZC. Removal of one of these items alone, in a neighborhood conservation zoning overlay, is not reviewed.
5. Retention of original casings and replacement of just window sashes is encouraged where window replacement is necessary.
6. Alteration of original windows sizes is considered partial demolition and must be reviewed by the MHZC.



5/5/2014

1800 Holly Street
Nashville, TN 37206

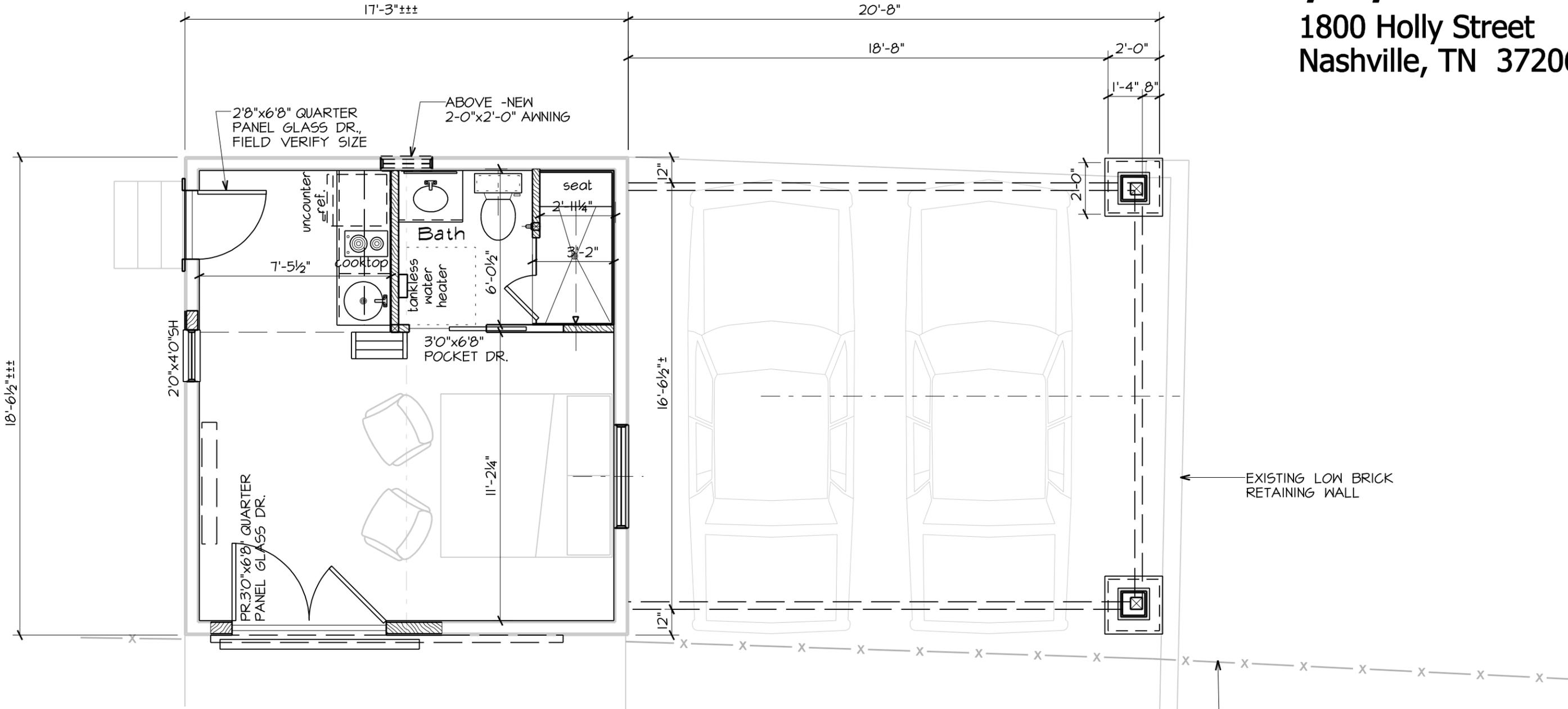


**DEMOLITION
FLOOR PLAN**

SCALE: 1/4" = 1'-0"

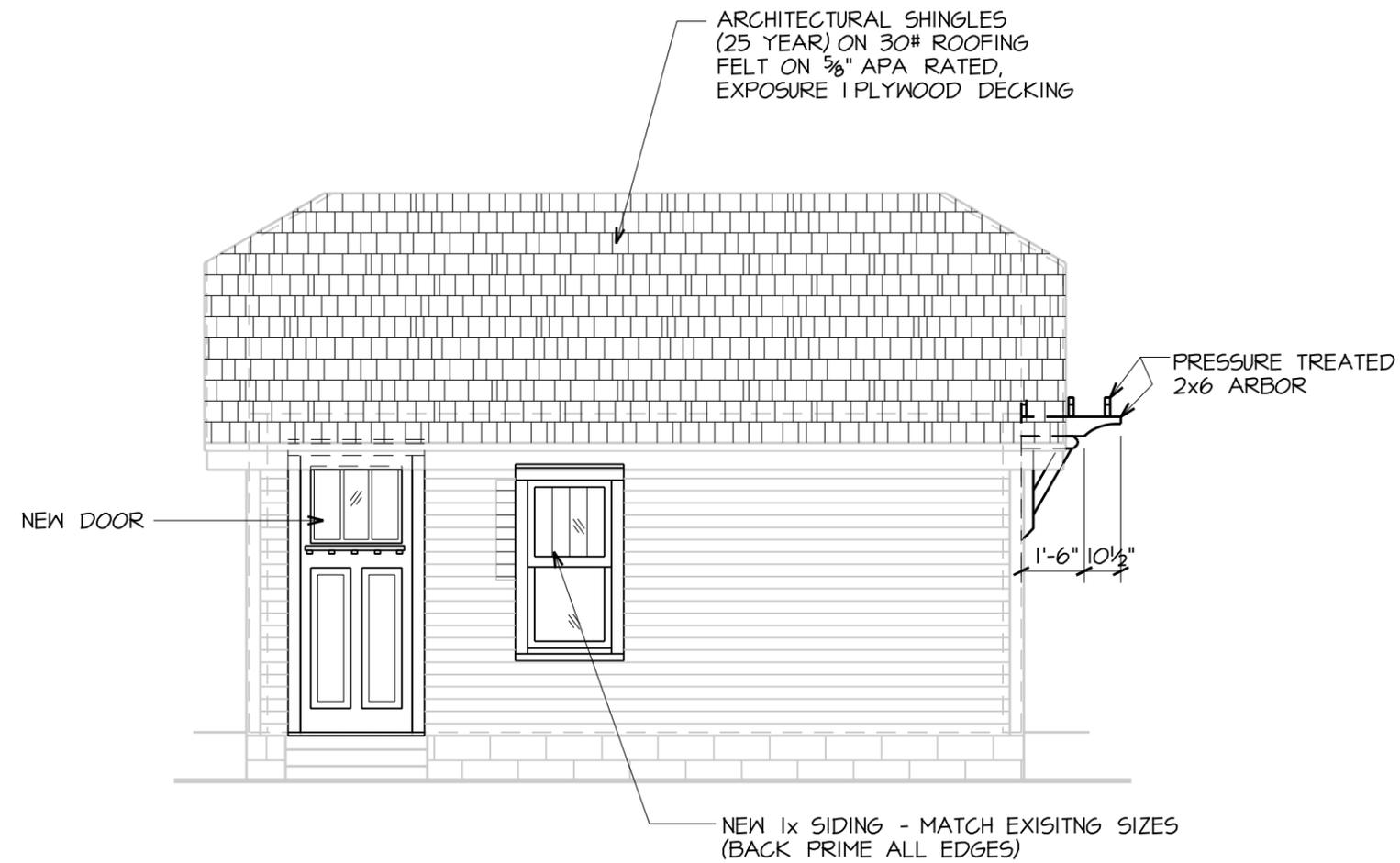
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1800 Holly Street
Nashville, TN 37206



FLOOR PLAN

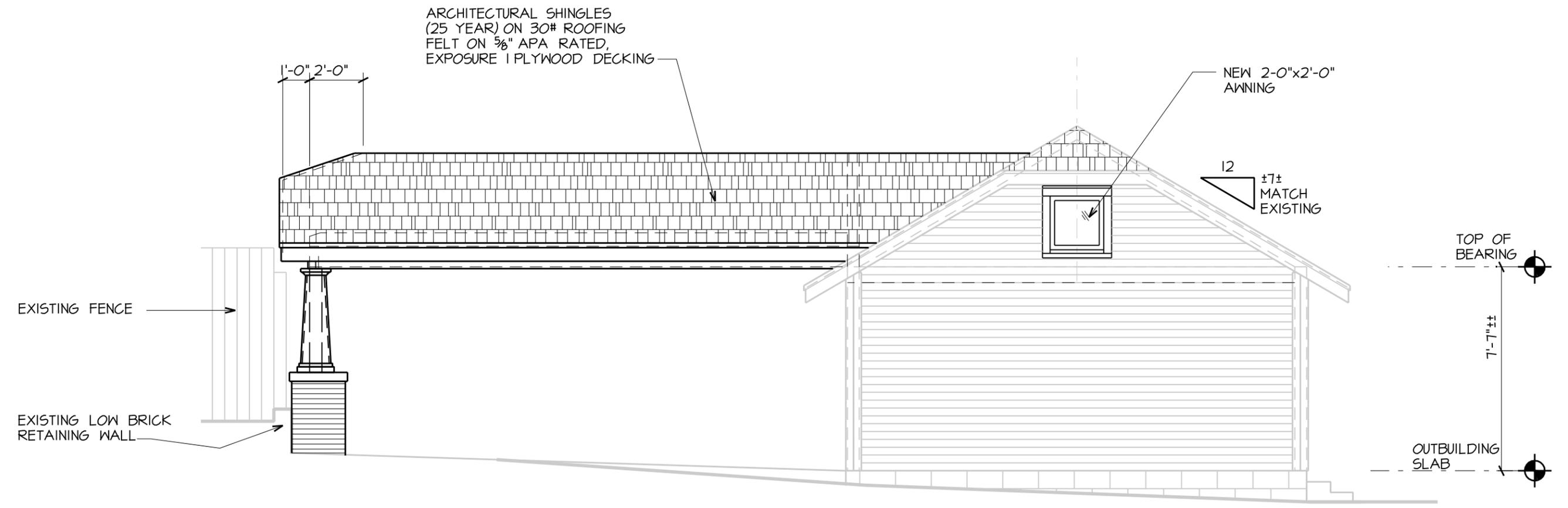
SCALE: 1/4" = 1'-0"



1

FRONT ELEVATION

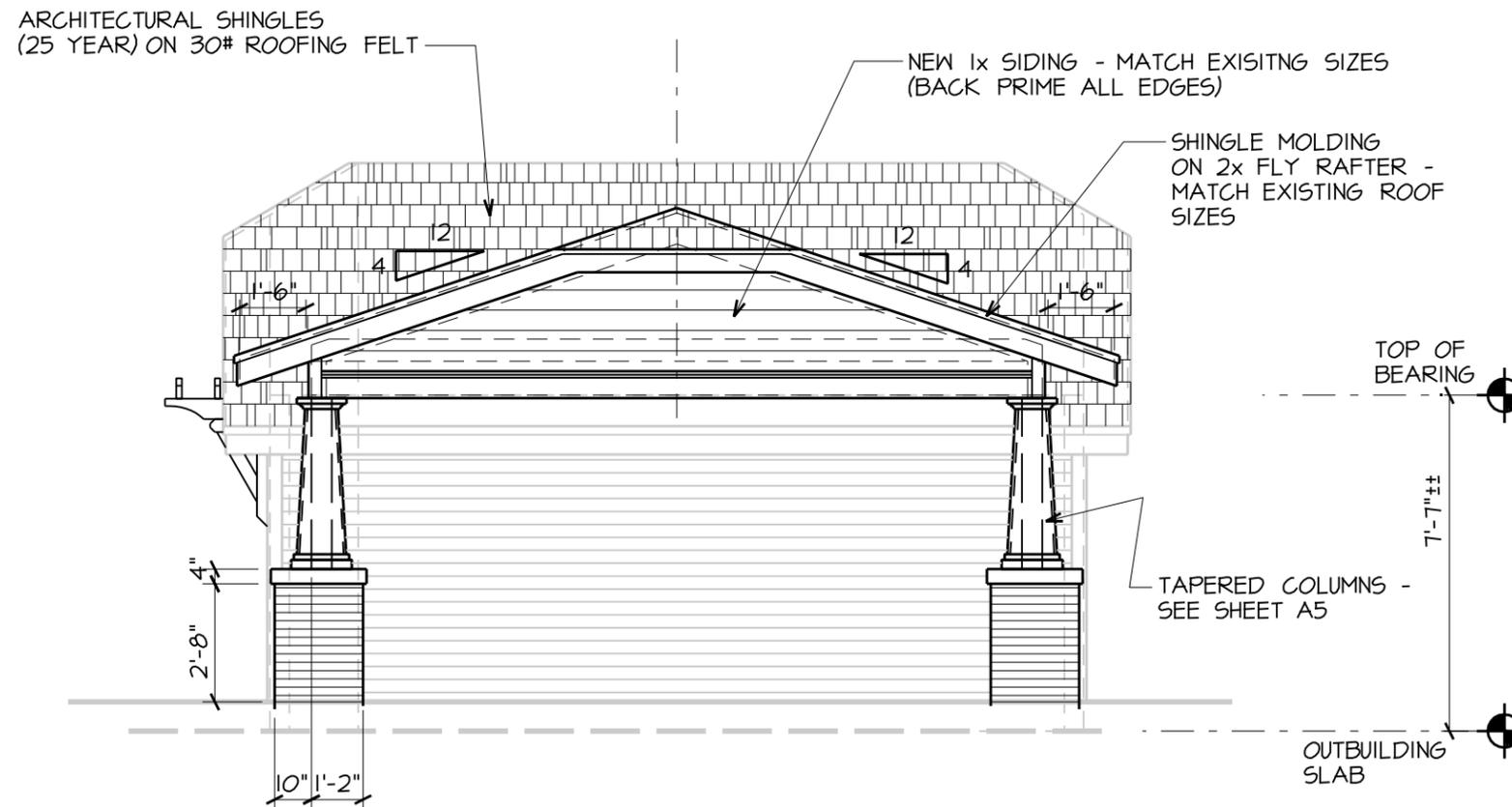
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2

LEFT SIDE ELEVATION

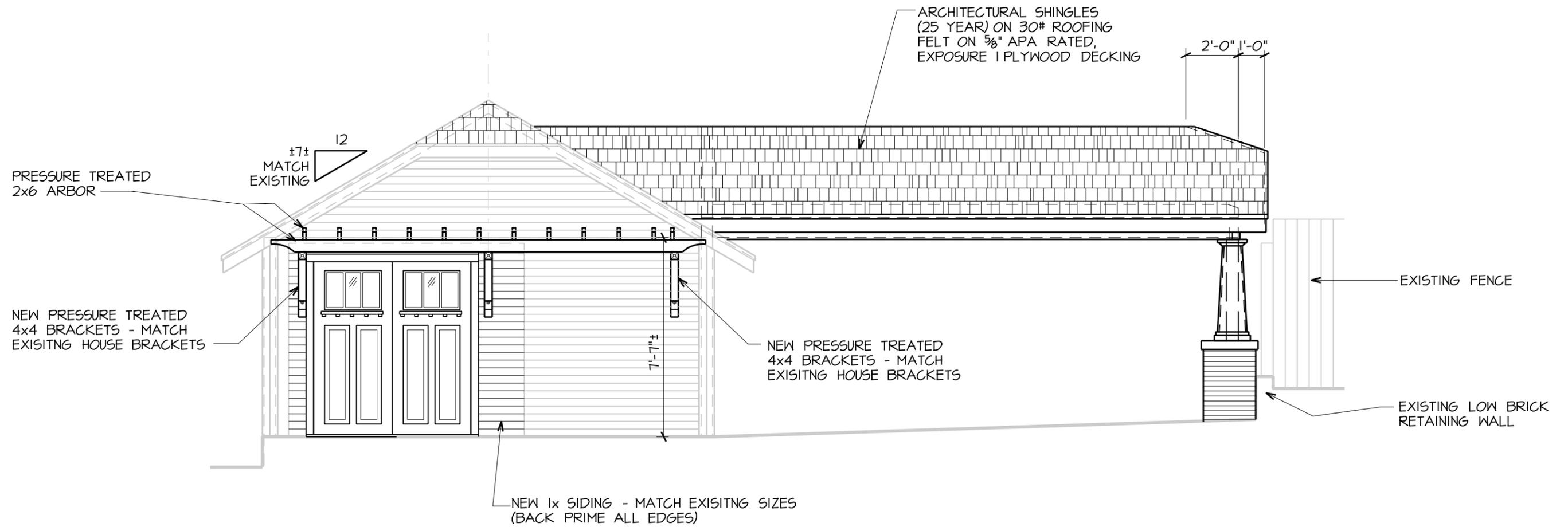
SCALE: 1/4" = 1'-0"



4

REAR ELEVATION

SCALE: 1/4" = 1'-0"



3

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"