



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
1409 Sumner Avenue
August 20, 2014

Application: New construction—detached accessory dwelling unit (DADU)
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08305045100
Applicant: Van Pond, Jr.
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: This application is for new construction of a two-story detached accessory dwelling unit (DADU) behind the recently-approved new construction on this vacant lot.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ol style="list-style-type: none"> 1. The owner file a restrictive covenant for the accessory dwelling unit; 2. Staff approve the roofing color, windows and doors prior to purchase and installation; 3. The shed dormer be moved back at least two feet (2') from the exterior wall beneath it; and, 4. HVAC and other utilities shall be located to minimize their visibility from the street. <p>Meeting these conditions, Staff finds that the project meets the standards for detached accessory dwelling units and section II.B.1 of the design guidelines for the Eastwood 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:

II.B.1 New Construction

h . O u t b u i l d i n g s

- 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. Brick, weatherboard, and board - and - batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

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 dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

Siding and 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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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:

1. *where they are a typical feature of the neighborhood*

2. *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.*

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: The Commission approved infill construction of a new single-family residence at 1409 Sumner Avenue in August.

Analysis and Findings: The applicant proposes construction of a detached accessory dwelling unit (DADU) with garage at the corner of alleys #724 and #765.



Figure 1. Vacant lot at 1409 Sumner Avenue

Lot Area: The property is zoned R6 and has approximately six thousand (6,000 sq. ft.). The recently approved construction has a footprint of two thousand and fifty-two square feet (2,052 sq. ft.). The proposed outbuilding has a footprint of five hundred and twenty-seven square feet (527 sq. ft.). The total lot coverage is approximately forty-three percent

(43%) which is under the maximum allowable lot coverage of fifty percent (50%). The lot area meets Standard 1 for Detached Accessory Dwelling Units in Historic Overlays.

Density: R6 zoning allows for two dwelling units. The approved primary building and the proposed DADU makes two dwelling units on the site, which meets zoning. The density of the site meets Standard 2.

Ownership: Staff has requested the owner of the property to file a restrictive covenant stating that they will live in either the principal building or in the accessory dwelling unit and acknowledging that they may not separate ownership. Staff requests a condition of approval be that the owner file this document and forward a copy to MHZC Staff.

Setbacks: The proposed DADU will be three feet (3') from each side property line and approximately twenty-one feet (21') from the rear. This meets base zoning setback requirements of three feet (3') from the side property lines and ten feet (10') from the alley for the side with garage doors. The building meets Standard 4.

Site Requirements: The proposed outbuilding will be located at the rear of the lot, behind the primary building at 1409 Sumner Avenue. There will be ten feet (10') between the house and the accessory building, meeting the requirement for minimum separation. The proposal meets Standard 5 for DADUs.

Driveway Access: The detached accessory dwelling is part of a garage, and is proposed to be alley loaded. No curb cut will be added to the front of the lot. The project meets Standard 6.

Bulk & Massing: The proposed building is twenty-three feet (23') by twenty-three feet, six inches (23'6") for a footprint of five hundred and twenty-seven square feet (527 sq. ft.). This meets the requirement that a two-story accessory dwelling unit have a footprint no greater than five hundred and fifty square feet (550 sq. ft.). The proposed eave height of twelve feet (12') is less than the required seventeen feet (17') specified in the standards. The ridge line is less than twenty-five feet (25') and does not exceed the primary structure. The project meets Standard 7.

Design Standards: This design is compatible with the style of the new primary building. As drawn, the rear-facing dormer sits atop the exterior wall. The DADU Standards state "accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall." Staff therefore recommends that the shed dormer on the east elevation meet this requirement. Meeting this condition, the project will meet Standard 8 of the Standards and II.B.8 of the design guidelines.

Materials: The foundation will be split-face concrete block. The cladding will be smooth-face cement fiberboard with a five inch (5") reveal. Trim will be fiber cement or wood. The roof will be architectural fiberglass shingles. Staff requests approval of the final color of the roofing. Staff also requests final approval of the selection of windows and doors. With these conditions, the materials meet section II.B.8.

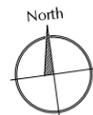
Roof form: The proposed building will have a cross-gabled roof form with 12/12 pitch. This is similar to the roof form of the approved new construction, and is an appropriate form historically. Staff finds the roof meets section II.B.8 of the design guidelines.

Recommendation:

Staff recommends approval with the conditions that:

1. The owner file a restrictive covenant for the detached accessory dwelling unit;
2. Staff approve the windows and doors and roofing color prior to purchase and installation;
3. The shed dormer be moved back at least two feet (2') from the exterior wall beneath; and,
4. The HVAC and other utilities shall be located to minimize their visibility from the street.

Meeting these conditions, Staff finds that the project meets the standards for detached accessory dwelling units and section II.B.1 of the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.



Proposed Site Plan



Project Property Information + Contacts

OWNER:
WOODLAND STREET PARTNERS, LLC
408 TAYLOR STREET
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION:
DAVIDSON COUNTY PARCEL ID: #08305045100
ADDRESS: 1409 SUMNER AVENUE
NASHVILLE, TENNESSEE 37206
LOT AREA: 6,001 S.F. / 0.14 AC +/-
ZONING: R-6 - ONE AND TWO FAMILY, 6,000 S.F. LOT
OV-UZO - URBAN ZONING OVERLAY
OV-NHC - NEIGHBORHOOD CONSERVATION OVERLAY

PROJECT CONTACTS:
ARCHITECT: VAN POND, JR., AIA
VAN POND ARCHITECT, PLLC.
1200 DIVISION STREET
SUITE 101
NASHVILLE, TENNESSEE 37203
PHONE: (615) 499-4387
E-MAIL: VPOND@VANPONDARCHITECT.COM

Area Calculations

BUILDING FOOTPRINT AREAS	
APPROVED RESIDENCE FOOTPRINT AREA (CSF):	1,783 S.F.
NEW GARAGE FOOTPRINT AREA (CSF):	527 S.F.
TOTAL FOOTPRINT AREA (CSF):	2,310 S.F.

HEATED AREAS:	
NEW GARAGE HEATED AREA (CSF):	527 S.F.
TOTAL UNIT HEATED AREA (CSF):	527 S.F.

BUILDING COVERAGE	
ALLOWABLE BUILDING COVERAGE FOR R-6 ZONING IS 50% (50% OF 6,001 S.F.):	3,000 S.F.
TOTAL PROPOSED BUILDING COVERAGE AREA (CSF):	2,310 S.F.

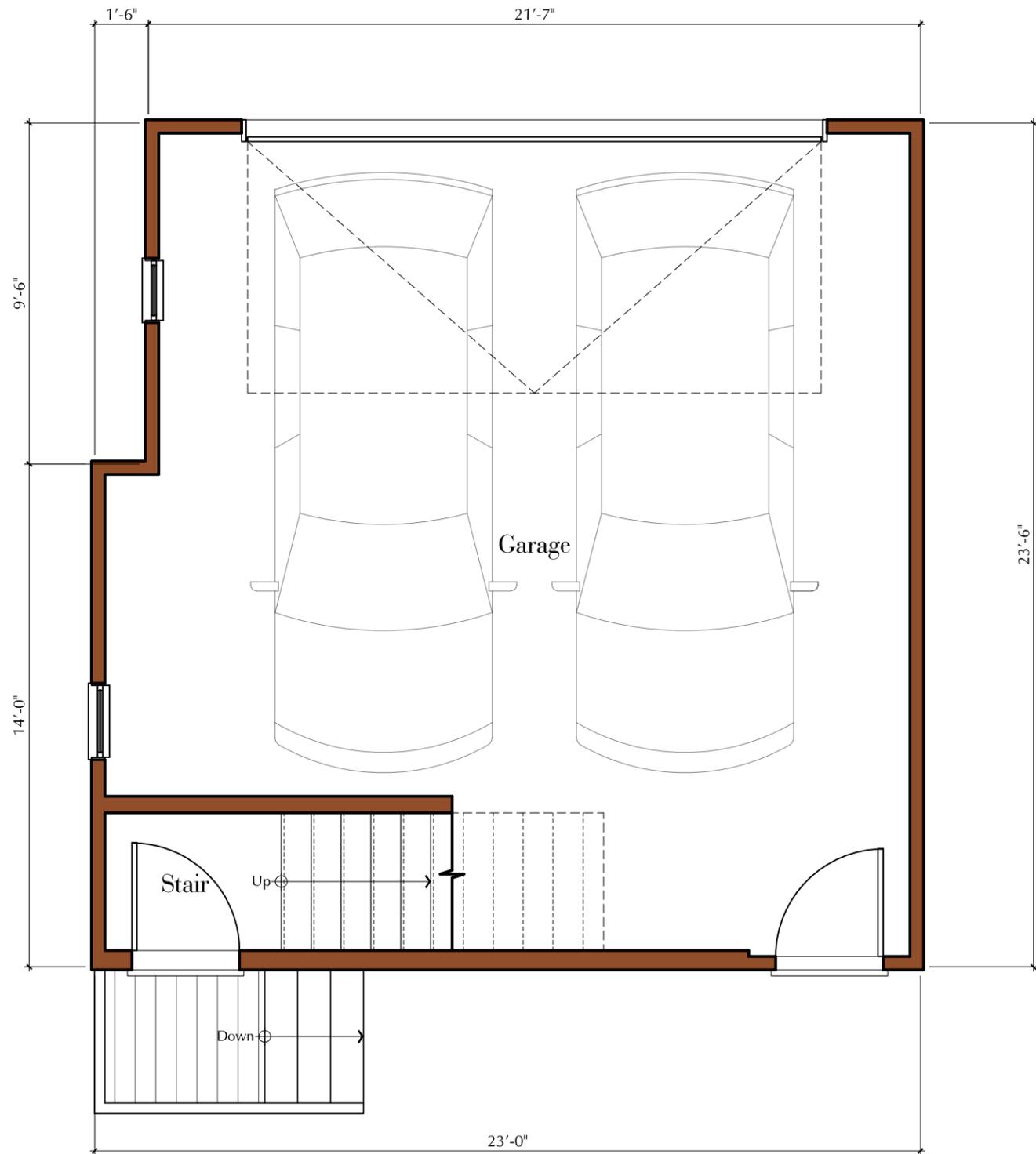
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A New Garage + Detached Accessory Dwelling Unit for:
1409 Summer Avenue
Nashville, Tennessee 37206
FOR WOODLAND STREET PARTNERS, LLC

PROPOSED
SITE PLAN
Issued: 29 AUGUST 2014



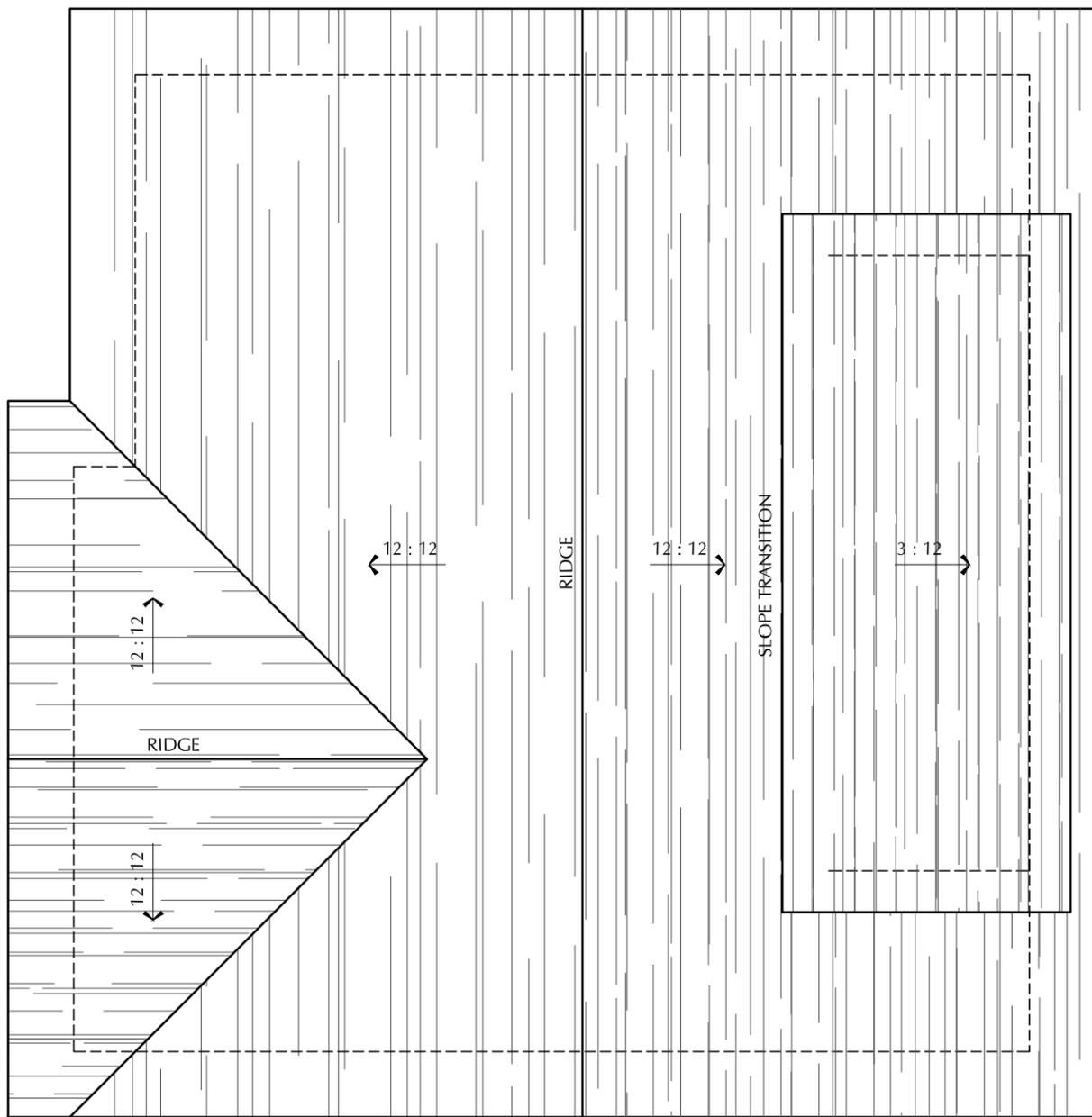


North
Garage Floor Plan
 12' 6" 0' 1' 2' 3' 4' 8'



North
Loft Dwelling Unit Plan
 12' 6" 0' 1' 2' 3' 4' 8'

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Roof Plan



A New Garage + Detached Accessory Dwelling Unit for:
1409 Summer Avenue
 Nashville, Tennessee 37206
FOR WOODLAND STREET PARTNERS, LLC

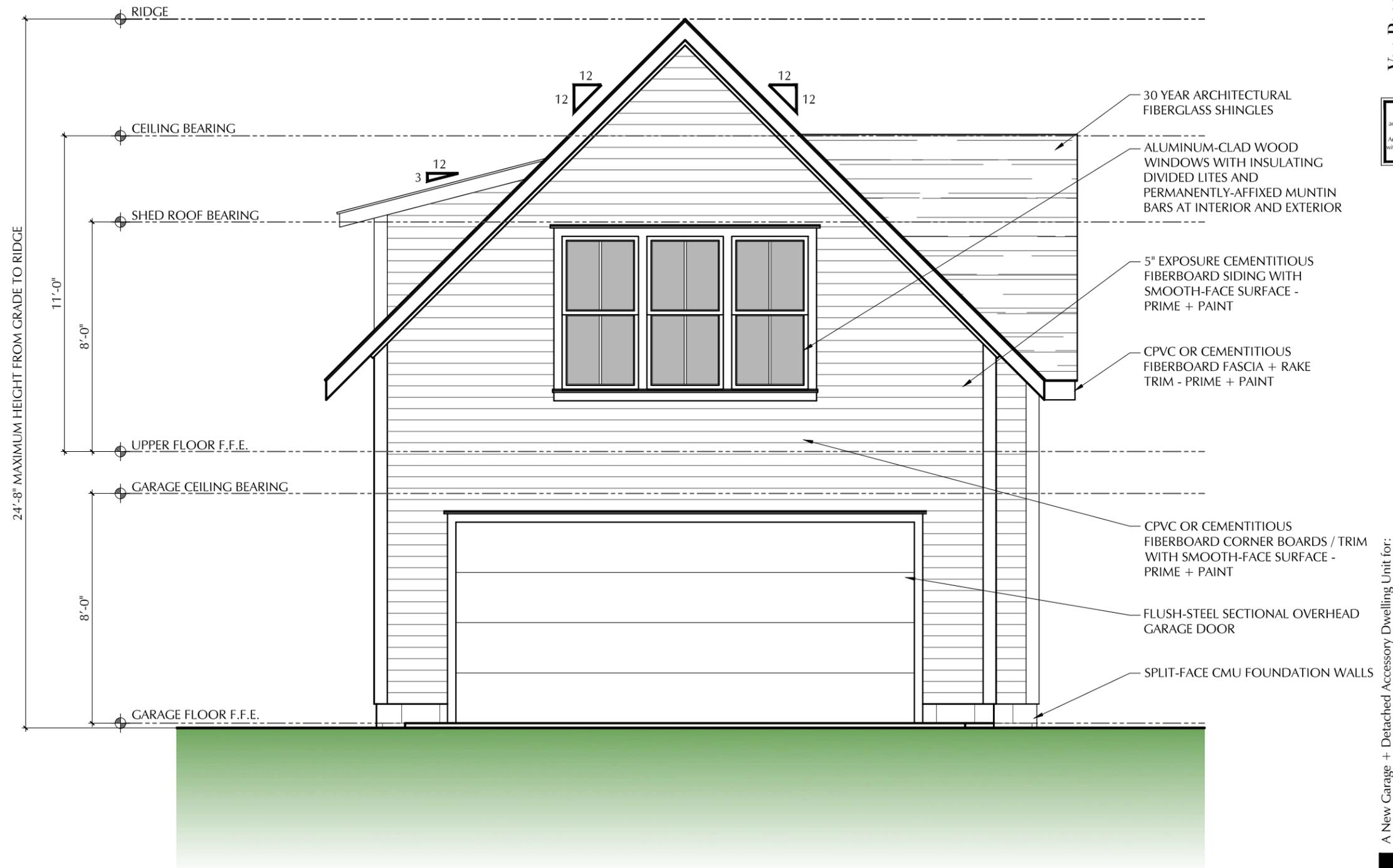
PROPOSED
 PLAN

Issued: 29 AUGUST 2014

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A New Garage + Detached Accessory Dwelling Unit for:
1409 Summer Avenue
 Nashville, Tennessee 37206
FOR WOODLAND STREET PARTNERS, LLC

Garage Elevation (North)



PROPOSED
 ELEVATION

Issued: 29 AUGUST 2014

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A New Garage + Detached Accessory Dwelling Unit for:
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Garage Elevation (East)



PROPOSED ELEVATION

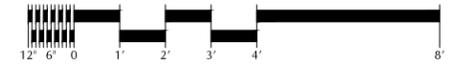
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Garage Elevation Facing House (South)



A New Garage + Detached Accessory Dwelling Unit for:
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FOR WOODLAND STREET PARTNERS, LLC

PROPOSED ELEVATION

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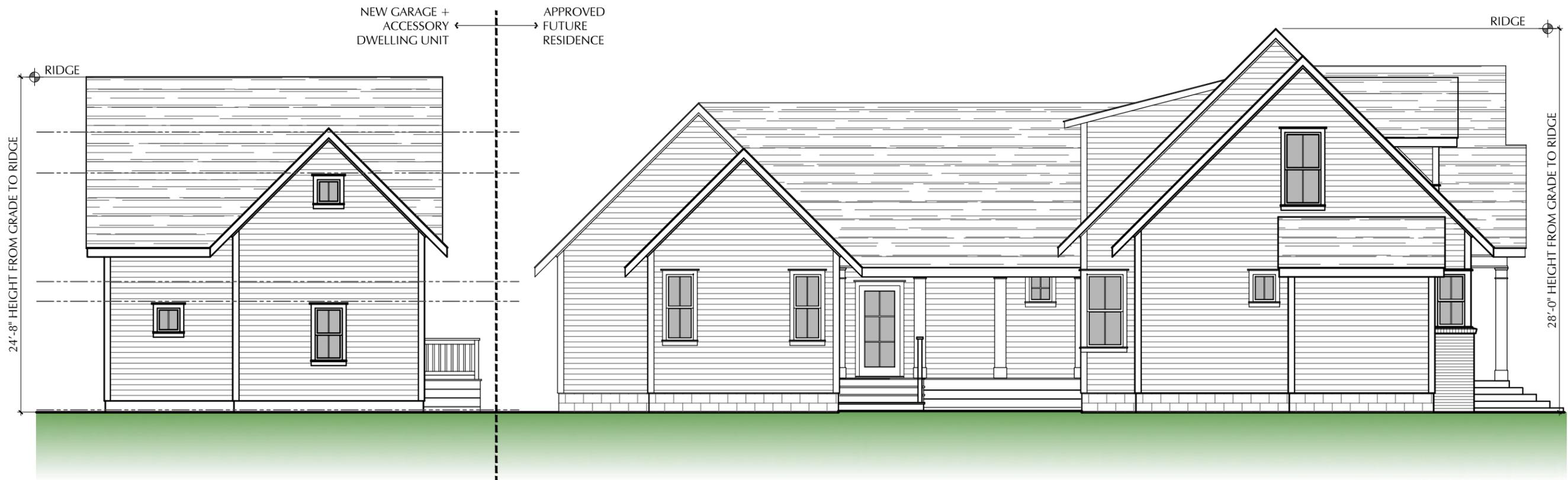
Garage Elevation (West)



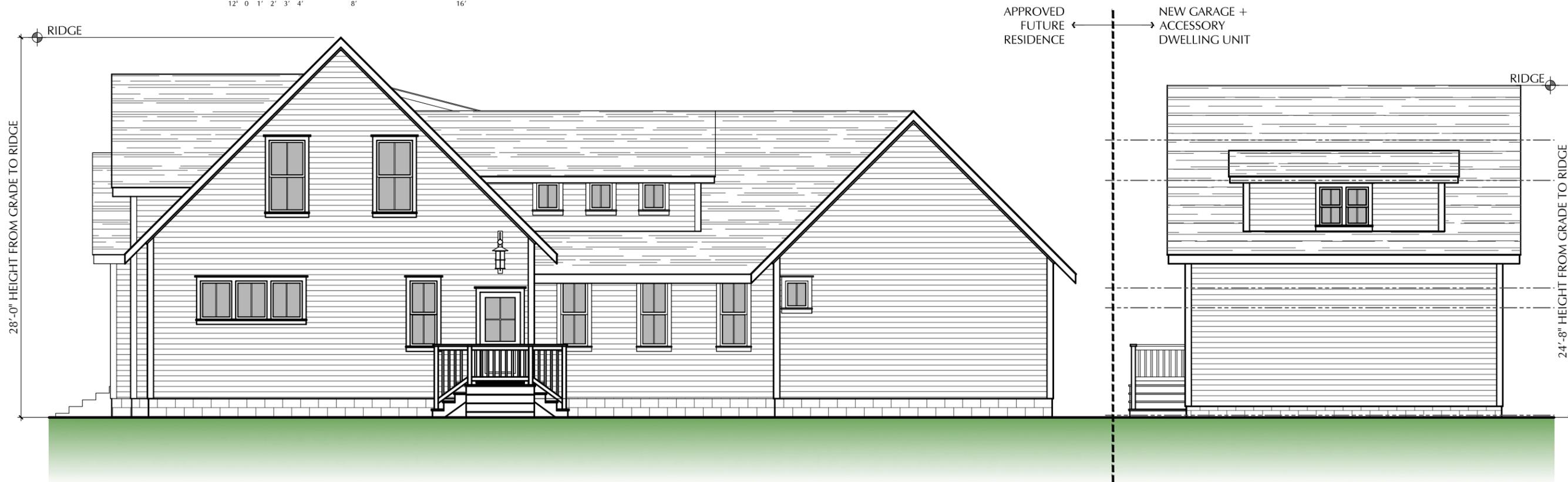
PROPOSED ELEVATION

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Main House & Garage Elevation (West)



Main House & Garage Elevation (East)

