



# 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 1907 Benjamin Street January 21, 2015

**Application:** New construction- outbuilding  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08302036200  
**Applicant:** Van Pond Architect, PLLC  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** The MHZC approved new construction of the residence and outbuilding in November. The applicant proposes changes to the scale and design of the approved outbuilding.

**Recommendation Summary:** Staff recommends approval with the conditions:

1. That the dormers be reduced in size to be 50% or less of the roof plane;
2. That staff approve windows, doors and garage door.

Staff finds that the application meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

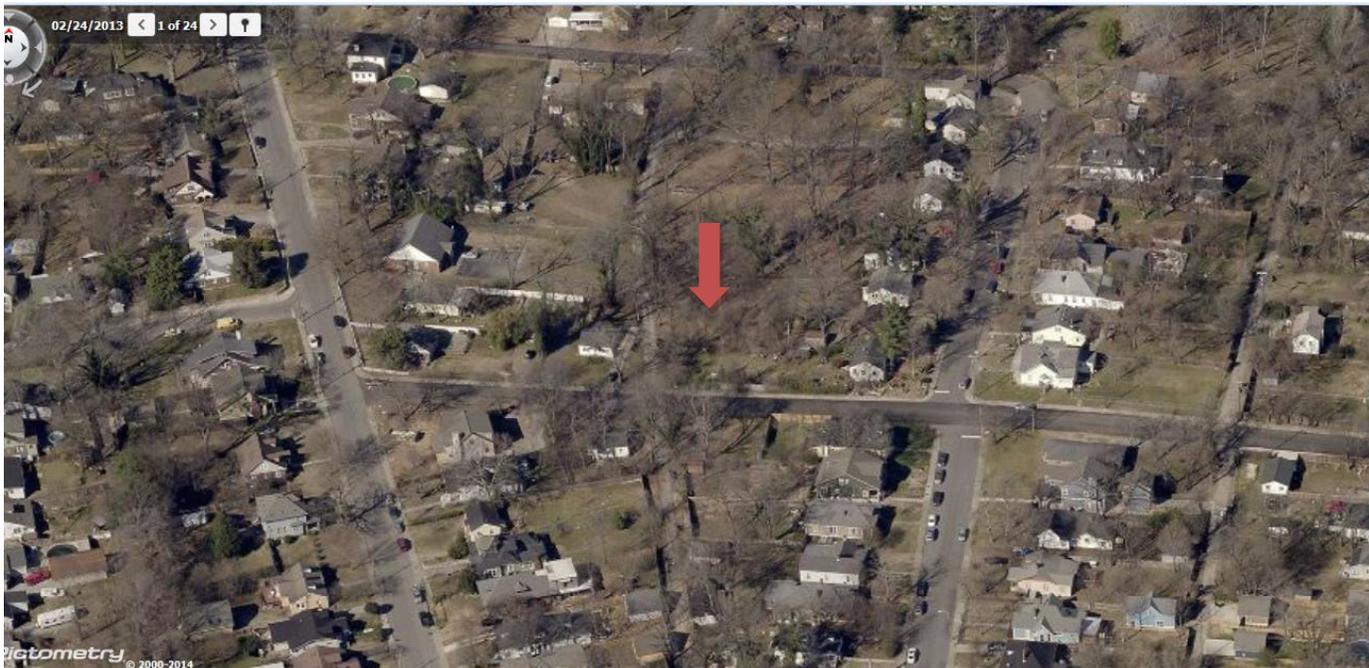
### Attachments

- A: Photographs
- B: Site Plan
- C: Elevations
- D: Outbuilding worksheet

### Vicinity Map:



### Aerial Map:



## Applicable Design Guidelines:

### **h. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 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.

#### *Outbuildings: Height & Scale*

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story DADUs or outbuildings.*
- *The roof ridge height of the DADU or outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.*

#### *Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

#### *Outbuildings: Roof*

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

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

#### *Outbuildings: Siding and Trim*

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *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.*

*Setbacks & Site Requirements.*

- *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.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

*Driveway Access.*

- *On lots with no alley access, 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.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

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

**Background:** The Commission approved new construction for a residence and outbuilding at 1907 Benjamin Street in November 2014. The applicant has since redesigned the outbuilding which is being presented for approval.

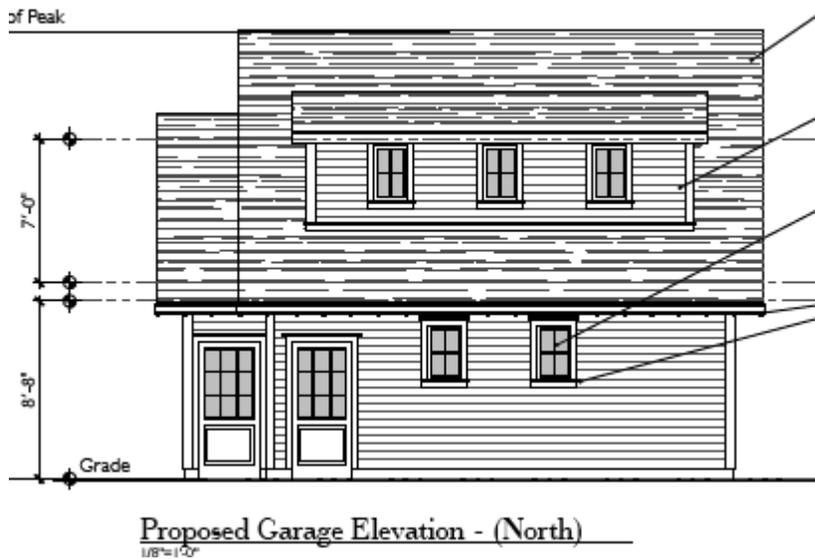


Figure 1. Revised design for the proposed outbuilding

### Analysis and Findings:

**Outbuildings:** The outbuilding will be twenty-three feet, four inches (23'4") by twenty-six feet, eight inches (26'8"), for a footprint of six hundred and twenty-two square feet (622 sq. ft.).

It will have a ridge height of twenty-one feet, ten inches (21'10") and eave height of eight feet, eight inches (8'8"); these dimensions are subordinate to the principal building's fourteen foot (14') eave height and overall height of twenty-six feet, eight inches (26'8") from finished floor.

The application meets the design guidelines for new construction of an outbuilding, with the exception of the following:

**Roof:** The dormers as drawn are wider than fifty percent (50%) of the roof plane; Staff therefore recommends the dormers be reduced to meet this part of the design guidelines.

**Location:** The location of eight feet (8') from the principal building, less than twenty feet (20') stipulated in the design guidelines, was approved by the Commission in November due to the unusual lot size and shape.

See attachment D (Outbuildings Worksheet) for analysis.

**Recommendation:** Staff recommends approval with the conditions:

1. That the dormers be reduced in size to be 50% or less of the roof plane;
2. That staff approve windows, doors and garage door.

Staff finds that the application meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

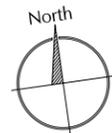
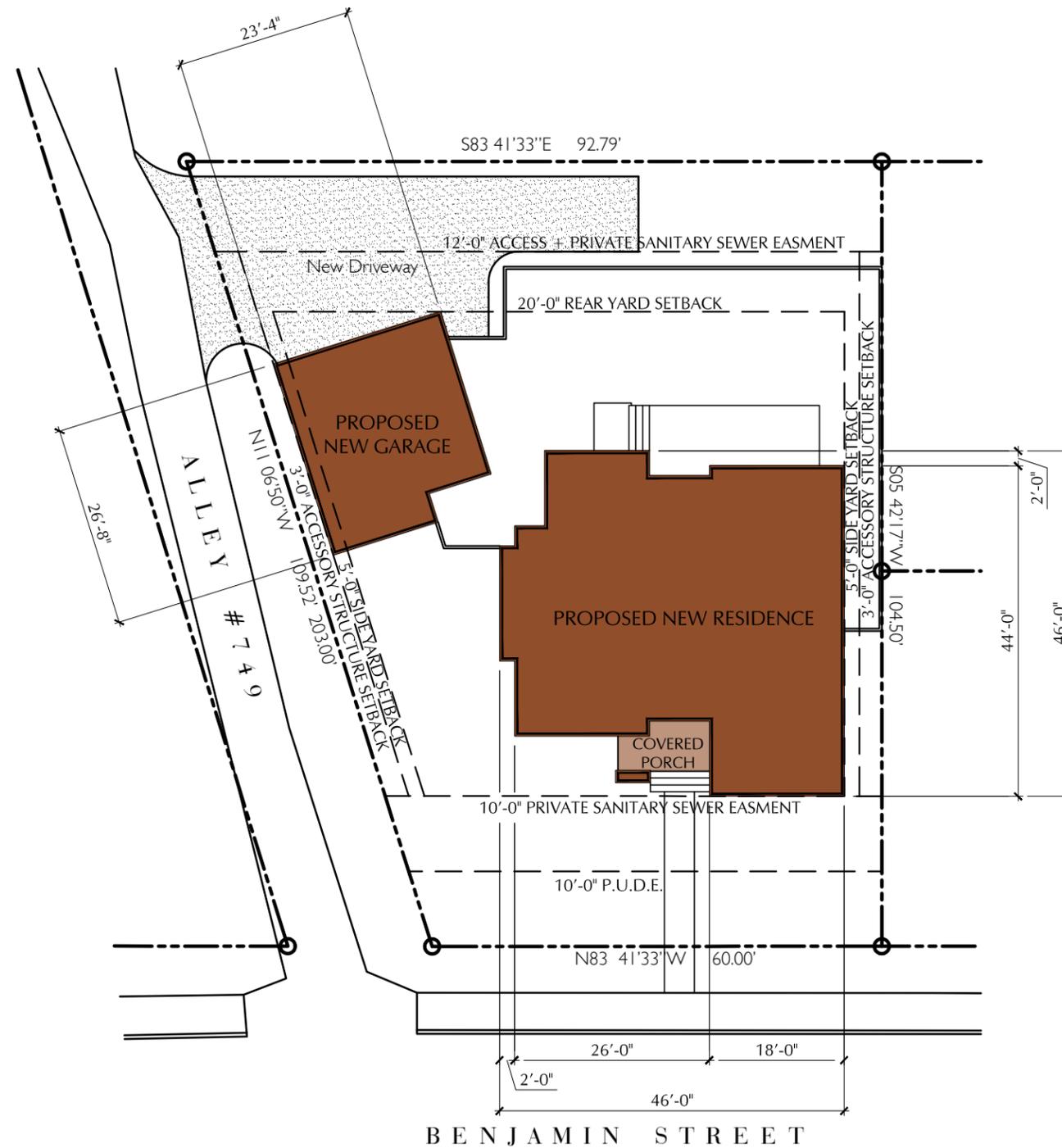
**ATTACHMENT A:**  
**Photographs**



**Figure 2. Vacant lot at 1907 Benjamin Street**



**Figure 3. Looking north on alley #749, the approximate location of the proposed outbuilding**



**Proposed Site Plan**  
1/20" = 1'-0"

### Project Property Information

ADDRESS: 1907 BENJAMIN STREET  
NASHVILLE, TENNESSEE 37206

PARCEL #: 08302036200

LOT AREA: 7,942 S.F. / 0.18 AC +/-

ZONING: R6 - ONE + TWO FAMILY 6,000 SQUARE FOOT LOT  
OV-NHC - NEIGHBORHOOD CONSERVATION OVERLAY  
OV-UZO - URBAN ZONING OVERLAY

### Area Calculations

**BUILDING FOOTPRINT AREAS:**

NEW FOOTPRINT AREA (GSF): PROPOSED RESIDENCE + GARAGE	2,396 S.F.
TOTAL FOOTPRINT AREA (GSF): PROPOSED RESIDENCE + GARAGE	2,396 S.F.

**BUILDING COVERAGE:**

ALLOWABLE BUILDING COVERAGE FOR R-6 ZONING IS 50% (50% OF 7,942 S.F.):	3,971 S.F.
TOTAL PROPOSED BUILDING COVERAGE AREA (GSF):	2,396 S.F.

# A New Single-Family Residence at: 1907 Benjamin Street

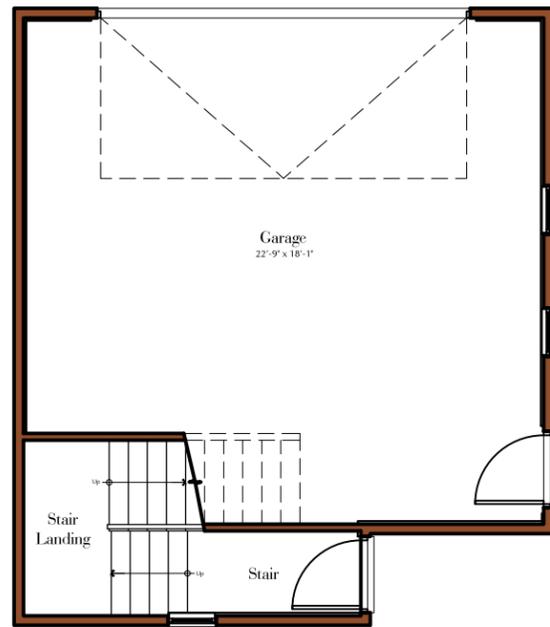
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METROPOLITAN HISTORICAL ZONING COMMISSION SUBMITTAL

05 JANUARY 2015

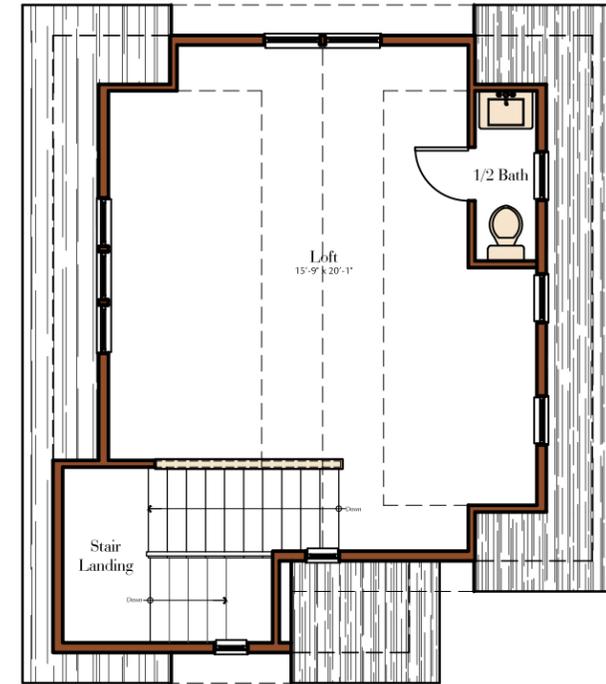


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**Proposed Garage Floor Plan**

1/8"=1'-0"



**Proposed Garage Loft Floor Plan**

1/8"=1'-0"

A New Single-Family Residence at:  
**1907 Benjamin Street**

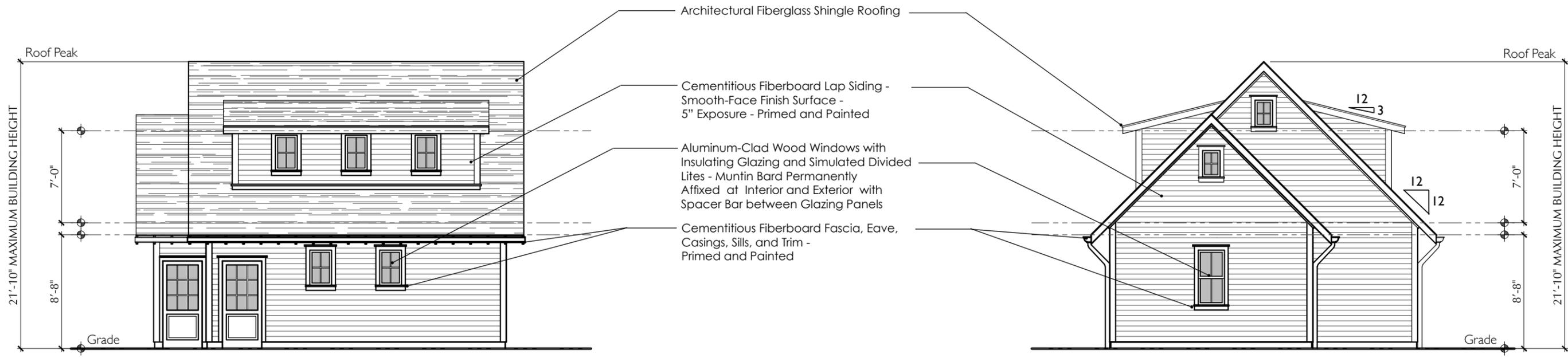
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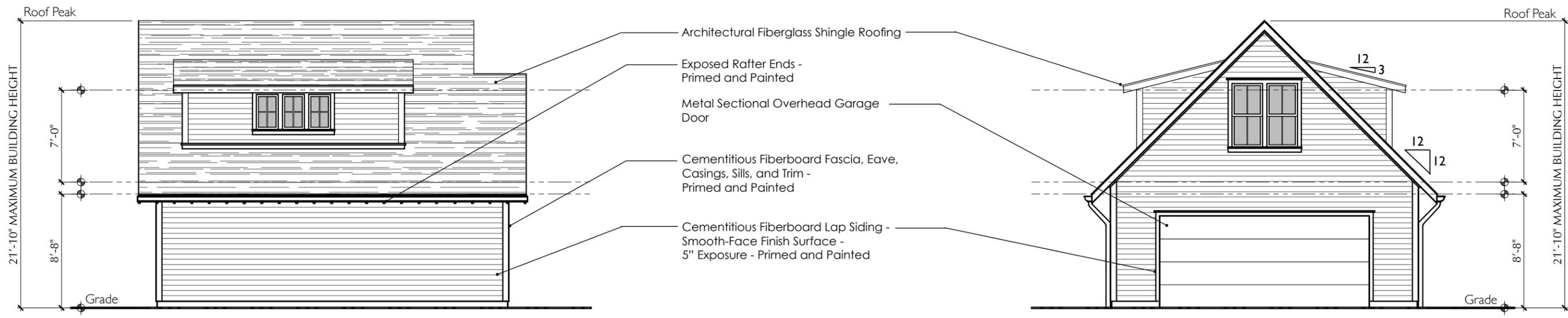
**Van Pond Architect<sub>PC</sub>**  
 1200 Division Street  
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 Nashville, Tennessee  
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 615.499.4387  
 vanpondarchitect.com



**Proposed Garage Elevation - (North)**  
1/8"=1'-0"

**Proposed Garage Elevation - (West)**  
1/8"=1'-0"

- Architectural Fiberglass Shingle Roofing
- Cementitious Fiberboard Lap Siding - Smooth-Face Finish Surface - 5" Exposure - Primed and Painted
- Aluminum-Clad Wood Windows with Insulating Glazing and Simulated Divided Lites - Muntin Bard Permanently Affixed at Interior and Exterior with Spacer Bar between Glazing Panels
- Cementitious Fiberboard Fascia, Eave, Casings, Sills, and Trim - Primed and Painted



**Proposed Garage Elevation - (South)**  
1/8"=1'-0"

**Proposed Garage Elevation - (East)**  
1/8"=1'-0"

- Architectural Fiberglass Shingle Roofing
- Exposed Rafter Ends - Primed and Painted
- Metal Sectional Overhead Garage Door
- Cementitious Fiberboard Fascia, Eave, Casings, Sills, and Trim - Primed and Painted
- Cementitious Fiberboard Lap Siding - Smooth-Face Finish Surface - 5" Exposure - Primed and Painted

A New Single-Family Residence at:  
**1907 Benjamin Street**

Nashville, Tennessee 37206

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# OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

**Section I: General requirements for DADUs and Outbuildings**

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	X	
If a corner lot, are the design and materials similar to the principle building?	X	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?		X
If dormers are used, do they sit back from the wall below by at least 2’?	X	
Is the roof pitch at least 4/12?	X	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	X	
Is the building located towards the rear of the lot?	X	

**Section II: General Requirements for DADU**

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

**THE PROPOSED OUTBUILDING IS NOT A DADU, THEREFORE THIS SECTION IS N/A**

### Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	8’ (See “Analysis and Findings”)	20’
Rear setback	20’	3’
L side setback**	3’	3’
R side setback**	52’	3’
How is the building accessed?	Driveway off the alley	From the alley or existing curb cut

\*\*If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10’.

### Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)
Ridge Height	21’10”	25’
Eave Height	8’8”	1 story 10’ or 2 story 17’
Width of house		

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	956	750 sq. ft.	1,000 sq. ft.

*Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.*

*Please see design guidelines for information about materials and detailing.*