



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

402 South 11th Street

January, 21, 2015

Application: New construction - outbuilding

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 08313008000

Applicant: Jared Whitman, owner

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a one and one-half story outbuilding at the rear of the lot. No part of the building is being proposed to be living space.

Recommendation Summary: Staff recommends approval of the proposed outbuilding with a condition that the windows and doors are approved by Staff prior to purchase and installation. With this condition, Staff finds that the outbuilding meets the design guidelines for outbuildings in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

B: Outbuilding
Worksheet

C: Site Plan

D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. New Construction

B. GUIDELINES

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.

i. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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: 402 South 11th Street is a one and one-half story Transitional Victorian house with a cross-gable and hipped roof and gabled dormers on the sides. The interior lot at 402 S. 11th Street is more than ten thousand square feet (10,000 sf) in size.



Analysis and Findings: The applicant proposes to construct a one and one-half story outbuilding at the rear of the lot. No part of the building is being proposed at living space.

New Construction - Outbuildings:

The proposed outbuilding would be one and one-half stories tall with a two-car garage on the ground-level and an unfinished “bonus area” above. The building will not be used as a Detached Accessory Dwelling Unit. It meets all portions of the design guidelines with the exception of the dormers. Please see attachment B for an analysis of the outbuilding, and an analysis of the material and dormers below.

Materials: The outbuilding will be clad with smooth-faced cement-fiber siding with a five inch (5”) reveal, and an asphalt shingle roof matching the color of the roof on the principal building. The material of the windows and doors is not known at this time, and would need to be reviewed by Staff.

Dormers: The dormers on the proposed outbuilding would be seventy-percent (70%) of the width of the roof, which is greater than the fifty-percent (50%) allowed by the design guidelines. However, because the lot is unusually deep and there will be so much space between the proposed outbuilding and the principal building, Staff finds that the visibility of the dormers will be minimal.

Staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval of the proposed outbuilding with a condition that the windows and doors are approved by Staff prior to purchase and installation. With this condition, Staff finds that the outbuilding meets the design guidelines for outbuildings in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



402 S 11th Street, Birds-eye view.



404 S. 11th Street

402 S. 11th Street

400 S. 11th Street

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

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.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		
Are there other accessory buildings on the lot that exceed 200 square feet?		
Is the property zoned single-family?		
Are there already two units on the property?		
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		
Is the planned conditioned living space more than 700 square feet?		

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

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.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	70'
Rear setback	3'	16'
L side setback**	3'	13'
R side setback**	3'	6'
How is the building accessed?	From the alley or existing curb cut	Rear/Alley

**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)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	25'	25'	23'-6"
Eave Height	12'	1 story 10' or 2 story 17'	9'-6"

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

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.	830	750

Or

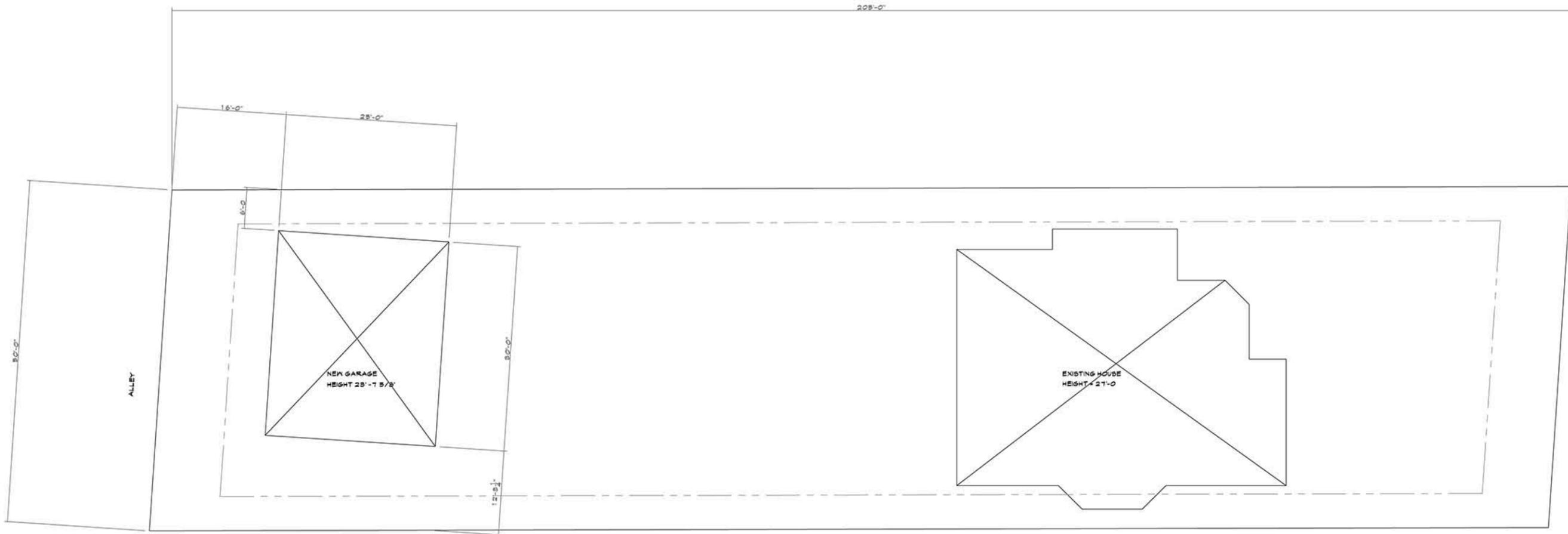
Two-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 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.

- NOTES:**
1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.
 2. MATCH ALL EXTERIOR MATERIALS WHEN POSSIBLE.
 3. VERIFY WITH OWNER FUNDING & DOORS PRIOR TO CONSTRUCTION.
 4. MAKE ALL EFFORTS MATCH EXISTING ROOF SLOPES, PARGIA, & SOPRITS WHEN POSSIBLE.
 5. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THE PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR / OWNER SHALL VERIFY ALL CONDITIONS, RESPONSIBLE FOR THE SAME. THE DESIGNER WILL BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.



SITE PLAN
 402 S 11th STREET
 1/8" = 1'-0"

GARY L. FOLLIS
 7301 Del Thomas Road
 Smyrna, Tennessee, 37167
 615-593-7912



Date	11/18/2014
DrBy	GLF
Rev	
Job #	147-2014

WALKER BLOODWORTH
 25'-0" X 30'-0" DETACHED GARAGE
 MR & MRS JARED WHITMAN
 402 S 11th STREET

Drawing Number

Scale

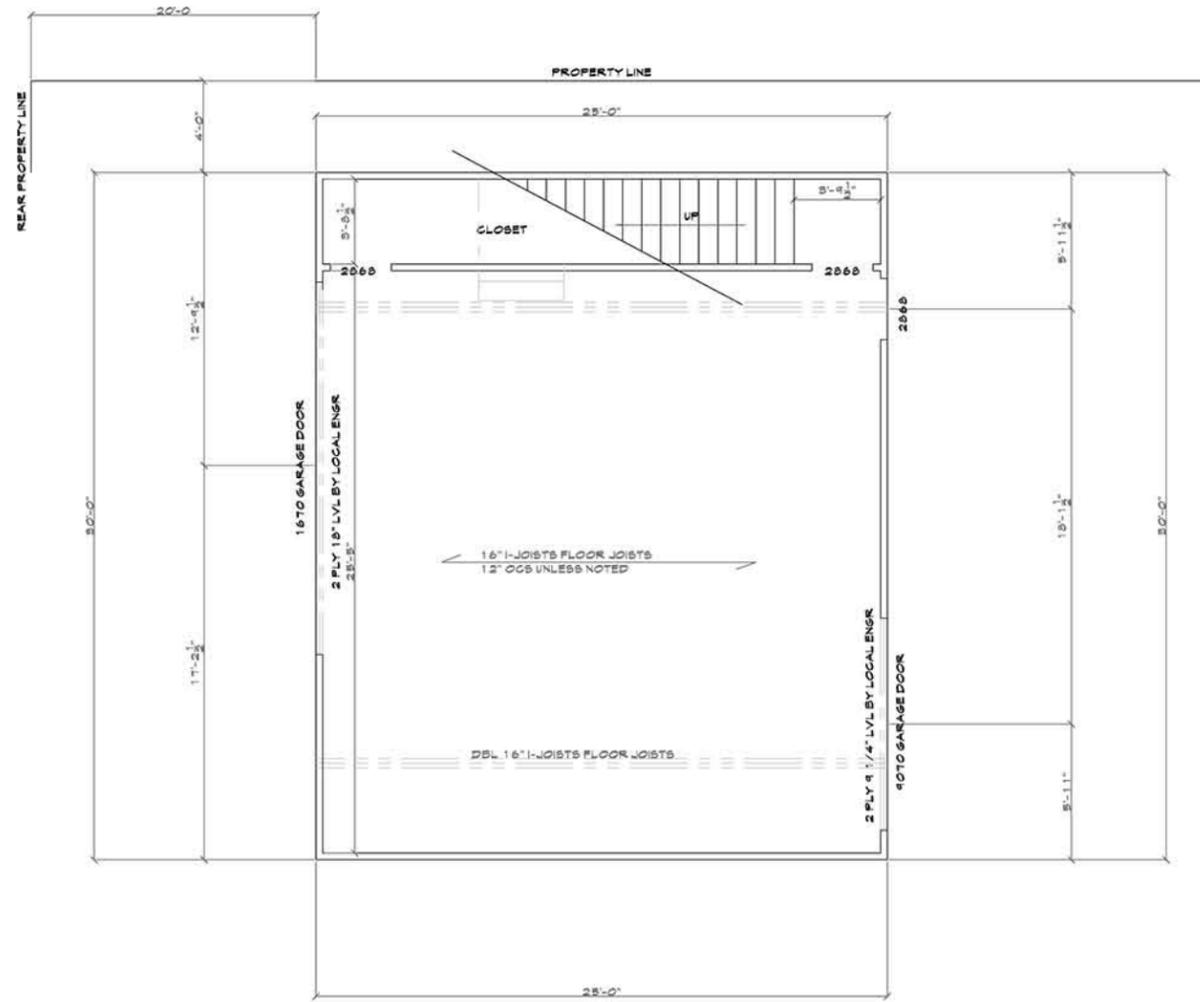
Rev. No.

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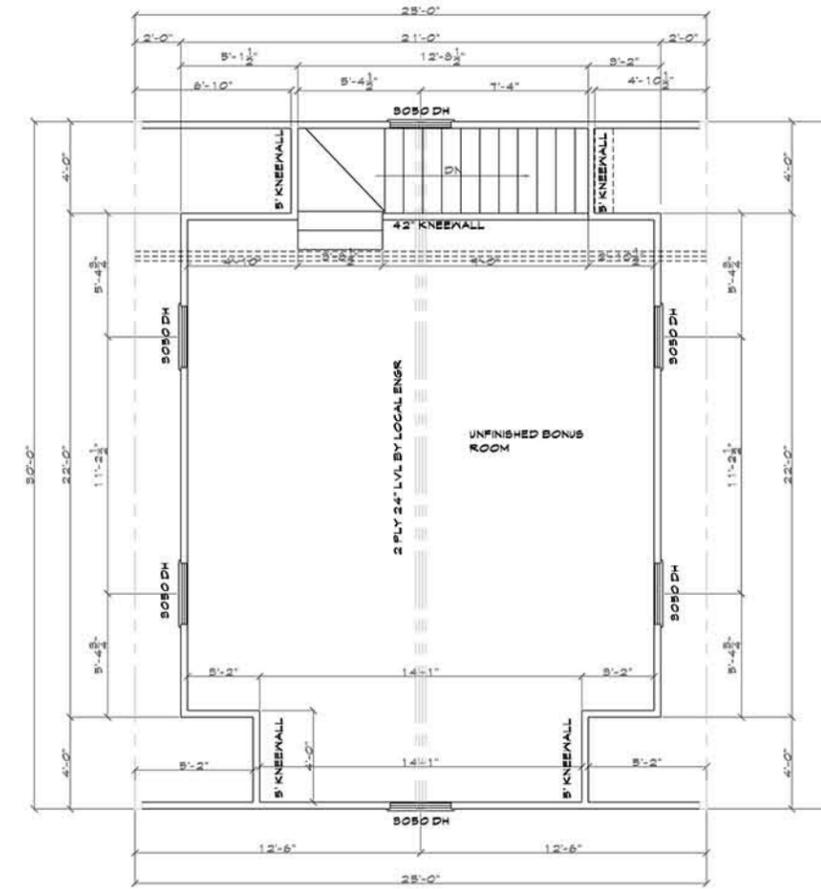
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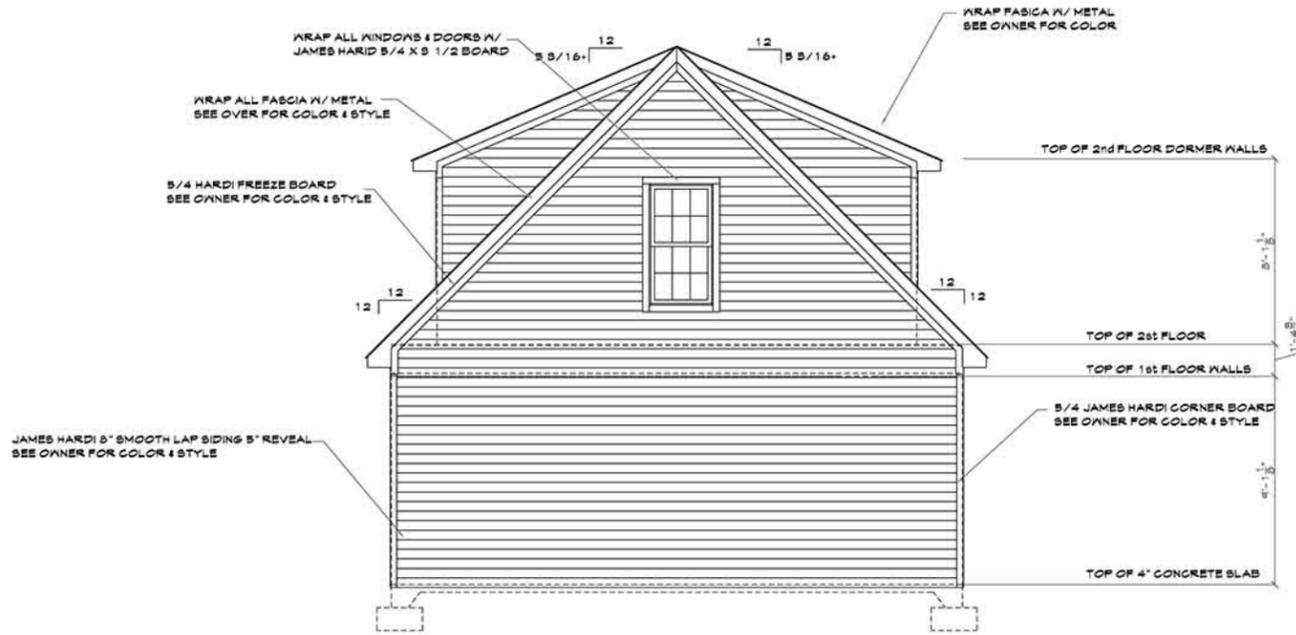
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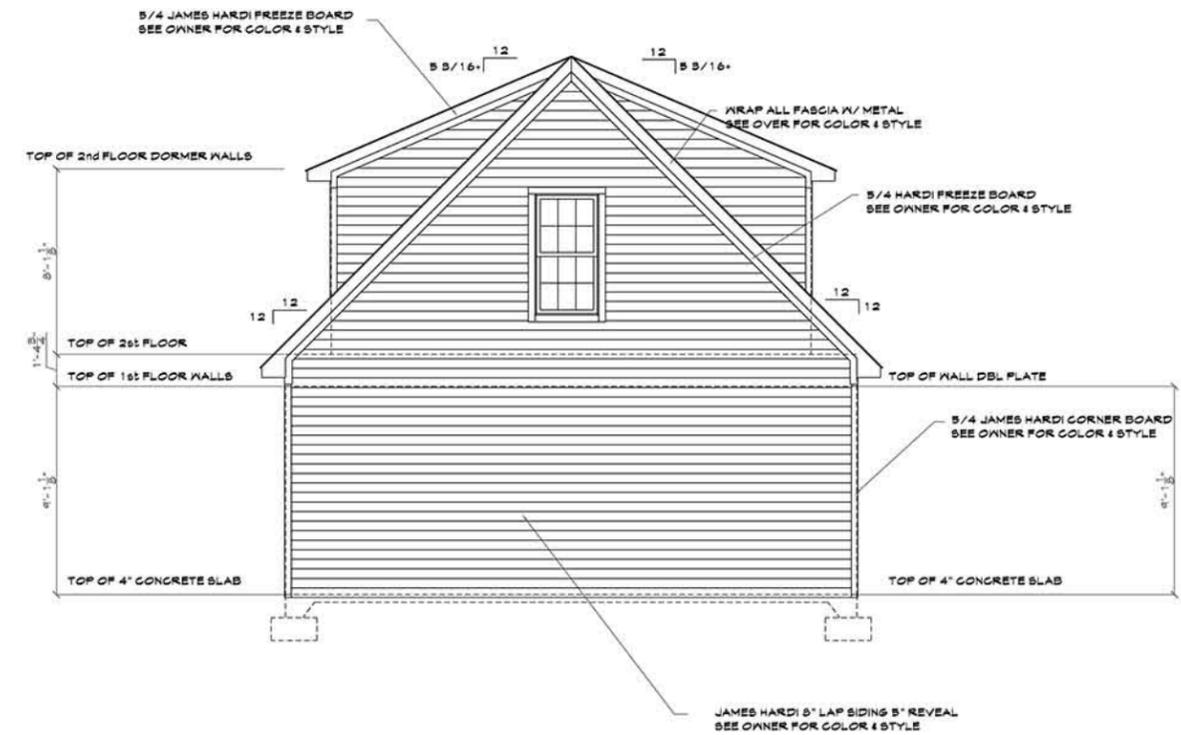
GARAGE FLOOR PLAN



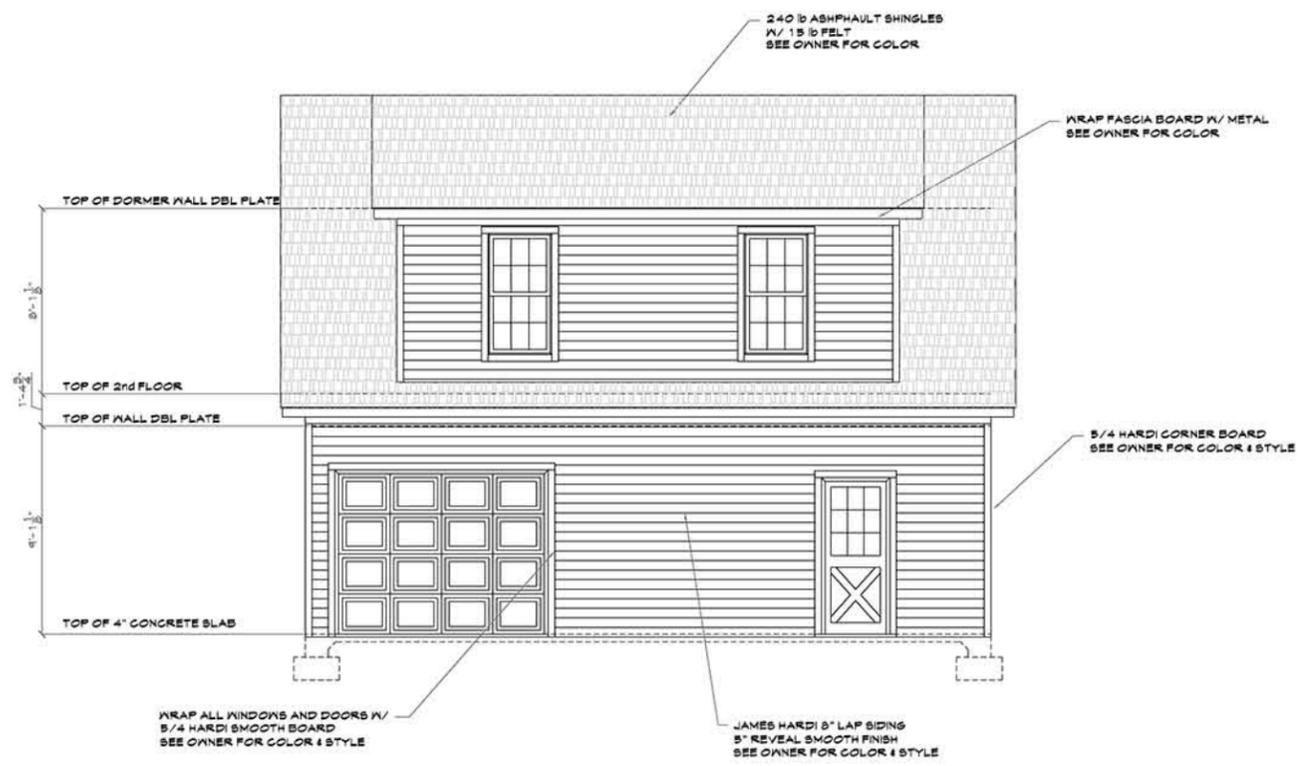
2ND FLOOR PLAN



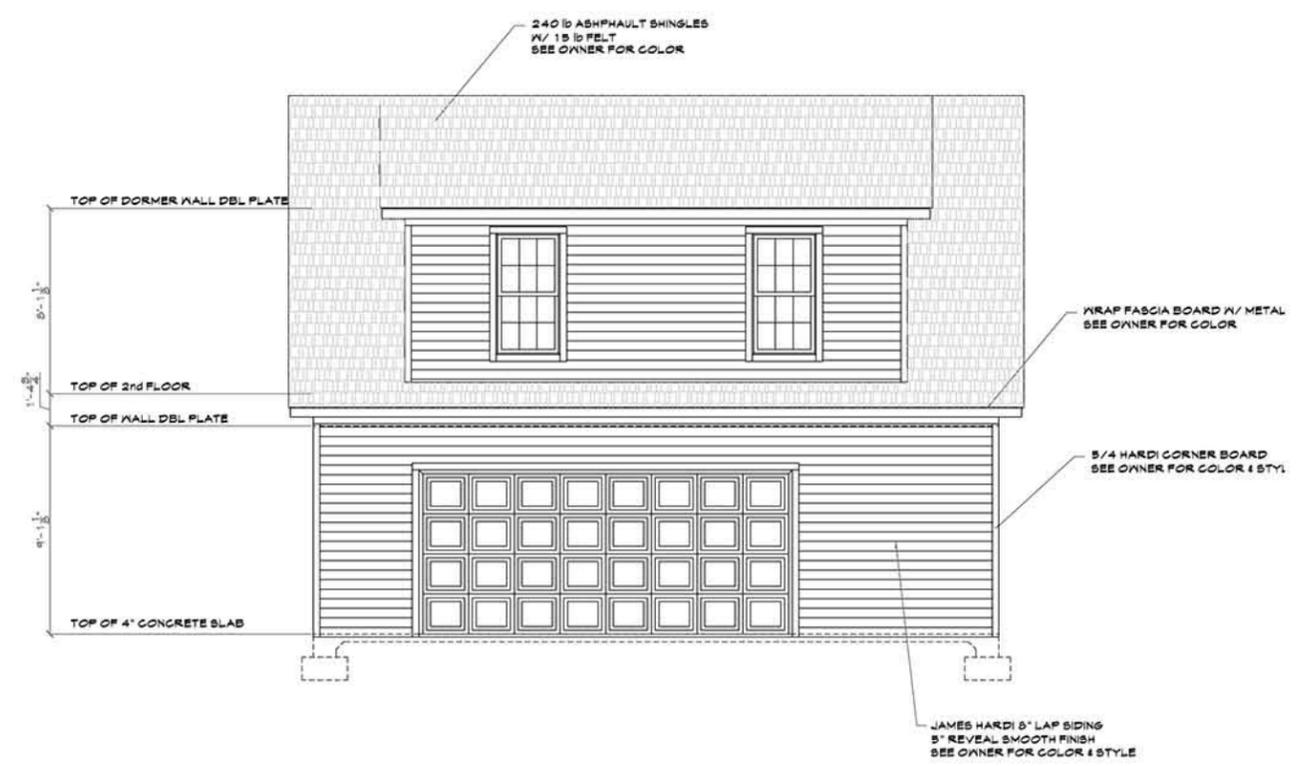
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION
FRONT ELEVATION FACES EXISTING HOUSE



REAR ELEVATION