



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

**1214 Calvin Avenue
September 16, 2015**

Application: New construction – outbuilding (detached accessory dwelling unit);
Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08305032000

Applicant: Matthew Allen, Owner

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

Description of Project:

The applicant proposes to construct a one and one half-story outbuilding with a two-car garage on the lower level with a five hundred, fifty square foot (550 s.f.) accessory dwelling above. The building will have a side-gabled roof with shed dormers on the front and rear slope. The applicant is requesting a determination on the appropriateness of a proposed ten foot (10') rear setback.

Recommendation Summary:

Staff recommends approval of the detached accessory dwelling unit with a ten foot (10') rear setback, with the following conditions:

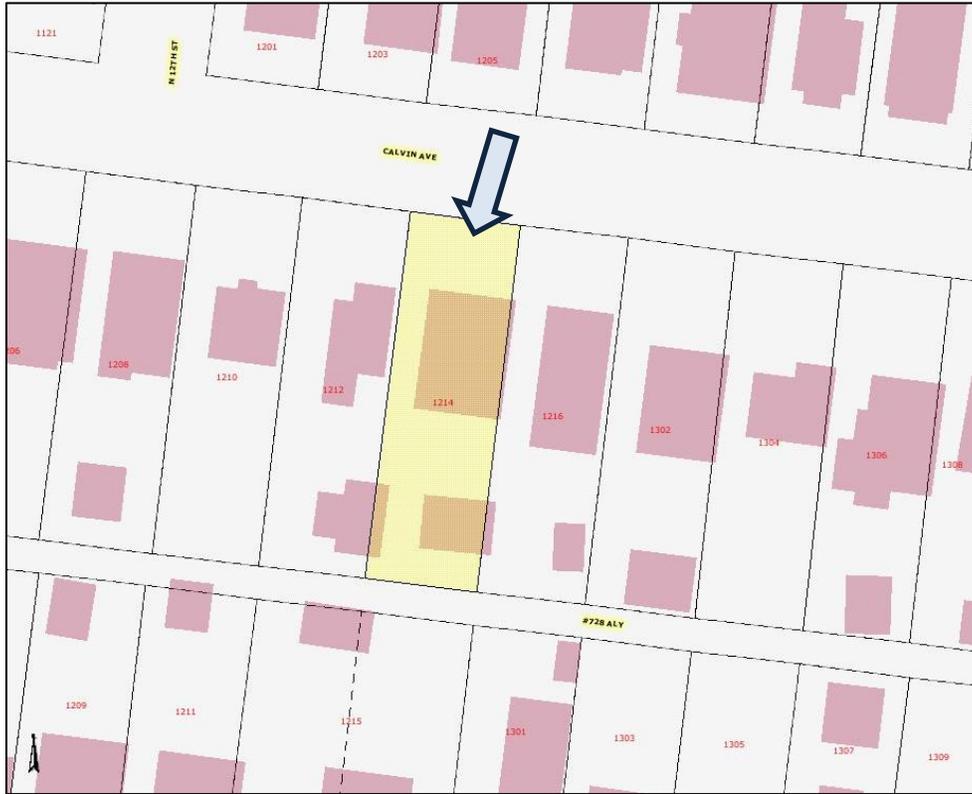
1. The dormers are reduced to twelve feet, nine three (12'-3') wide.
2. Staff approves the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approves the roof shingle color; and
4. Staff receives a copy of the filed restrictive covenant for the detached accessory dwelling unit.

With these conditions, staff finds that the detached accessory dwelling unit meets Ordinance 17.16.030. F. and Sections II.B. and IV.B. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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.)

- 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.

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, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet 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.

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.

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.*

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*

· *The DADU may not exceed the maximums outlined previously for outbuildings.*

· *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

· *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

- *a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
 - *The DADU cannot be divided from the property ownership of the principal dwelling.*
 - *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
 - *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*
- Bulk and Massing.*
- *The living space of a DADU shall not exceed seven hundred square feet.*
- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

IV. B. Demolition

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1214 Calvin Avenue is a one-story front-gabled Craftsman style house, constructed in the 1930s.

Analysis and Findings: The applicant proposes to construct a detached accessory dwelling unit (DADU) at the rear of the lot. The structure would require that the Commission determine the appropriateness of a ten foot (10') rear setback.

Demolition:

An existing outbuilding will be largely demolished to accommodate the proposed new outbuilding. The existing outbuilding is not historic and does not contribute to the character of the neighborhood, therefore its demolition, in part or in whole, would meet section III.B.2 for appropriate demolition.

Detached Accessory Dwelling Unit:

See attached "Outbuilding/DADU Worksheet" for a full analysis on how the proposed DADU meets the standards set forth in Ordinance No. 17.16.030.F. for Detached Accessory Dwelling Units.

The proposed DADU will be one-and-a-half stories and with a footprint of seven hundred and forty-nine square feet (749 sq. ft.), less than half of the footprint of the house and less than the maximum established in the ordinance. It will be approximately twenty-one feet, two inches (21'2") tall with an eave height of nine feet, ten inches (9-10"). These heights are less than the corresponding heights on the principal building and do not exceed the maximums established in the ordinance.

The materials for the DADU have all been approved by the Commission in the past, and include cement fiberboard siding with a five inch (5") reveal, cement fiberboard trim, asphalt shingles, aluminum-clad windows, metal garage and pedestrian door, and a concrete slab for the foundation. Staff asks to approve the roof color and the windows and doors prior to purchase and installation.

The new outbuilding requires a rear setback determination. When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.), base zoning requires that the structure be located twenty feet (20') from the rear property line and five feet (5') from the side property lines. In this instance, the structure is located at least five feet (5') from the side property lines, but it is located ten feet (10') from the rear property line. Staff finds that the proposed rear setback is appropriate because a ten foot (10') setback is the standard rear setback for structures that are seven hundred square feet (700 sq. ft.) or less. Also, historically, outbuildings were located at the rear of the property, close to the rear property line. A ten foot (10') rear setback is more historically appropriate than a twenty foot (20') rear setback. In addition, the ten foot (10') rear setback allows for more space between the primary structure and the DADU. Staff recommends approval of the setback determination.

Dormers:

The proposed outbuilding will have a side-gabled roof with shed dormers on both the front and rear-facing slopes. Metro Ordinance 17.16.030.F.8.b states that “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 fifty percent of the roof.”

The applicant has provided an analysis of the dormers’ roof surface area in relation to the total surface area of the primary roof, based on the length of the rafters by the width measured fascia to fascia. Staff finds this is not a good indicator of whether or not a dormer is subordinate to a primary roof because it compares roofs with different pitches not in the same plane. Additionally, this method is too easily be affected by slight changes to the pitch or the amount of overhang on the eaves. To compare roofs consistently in the past, the Commission has linearly measured a roof from side wall to side wall to determine a baseline for size of roof slope, and allowed the dormers for each slope to comprise up to fifty percent (50%) of that amount.

The width of the building, excluding the eave overhangs, is twenty-four feet, six inches (24’-6”) wide. The dormer facade facing the front will be sixteen feet, six inches (16’-6”) wide, or sixty-seven percent (67%) of the primary roof. The dormer facing the rear will be twenty feet, six inches (20’-6”) wide, or eighty-three percent (83%) of the primary roof.

Staff finds that the scale of the dormers as proposed do not meet Metro Ordinance 17.16.030.F.8.b, and recommends that they both be reduced to no greater than twelve feet, nine three (12’-3’) wide.

Recommendation:

Staff recommends approval of the detached accessory dwelling unit with the following conditions:

1. The dormers are reduced to twelve feet, nine three (12’-3’) wide in width.
2. Staff approves the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approves the roof shingle color; and
4. Staff receives a copy of the filed restrictive covenant for the detached accessory dwelling unit.

With these conditions, staff finds that the detached accessory dwelling unit meets Ordinance 17.16.030. F. and Sections II.B. and IV.B. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



1214 Calvin Avenue, front-left.



1214 Calvin Avenue, front.

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.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

*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'	55'
Rear setback	3'	10'
L side setback**	3'	5'
R side setback**	3'	21'
How is the building accessed?	From the alley or existing curb cut	Rear

**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.

	Potential maximums (heights to be measured from grade)	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	25'	21'-7"	21'-2"
Eave Height	1 story 10' or 2 story 17'	10'	9'-10"

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

One-story building:

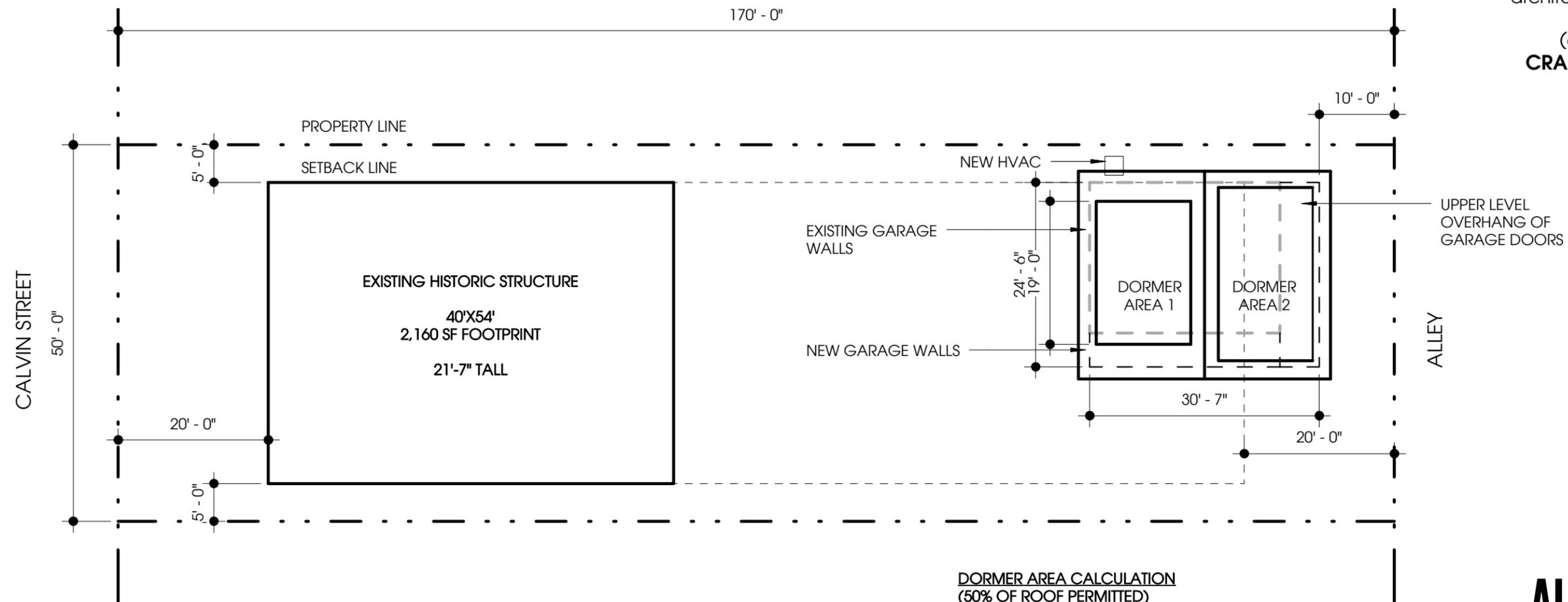
	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.	1080	749

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.		n/a

Please see design guidelines for information about materials and detailing.



1 SITE PLAN



**DORMER AREA CALCULATION
(50% OF ROOF PERMITTED)**

TOTAL ROOF AREA = 1112 SF
 TOTAL PERMITTED DORMER ROOF AREA = 556 SF
 DORMER AREA 1 = 243 SF
 DORMER AREA 2 = 294 SF
 TOTAL DORMER ROOF AREA ACTUAL = 537 SF

ALLEN DADU
 1214 CALVIN STREET
 NASHVILLE, TN, 37206

**PRESERVATION PERMIT
 SUBMITTAL**

PROJECT INFORMATION

ZONING:
 - PARCEL #08305032000
 - R-6
 - NEIGHBORHOOD CONSERVATION OVERLAY
 - URBAN ZONING OVERLAY

PROJECT SUMMARY:
 THE PROJECT SCOPE INCLUDES A REAR GARAGE WITH APARTMENT ABOVE (DADU).

GARAGE:
 FOOTPRINT = 749 SF
 LIVING SPACE = 550 SF

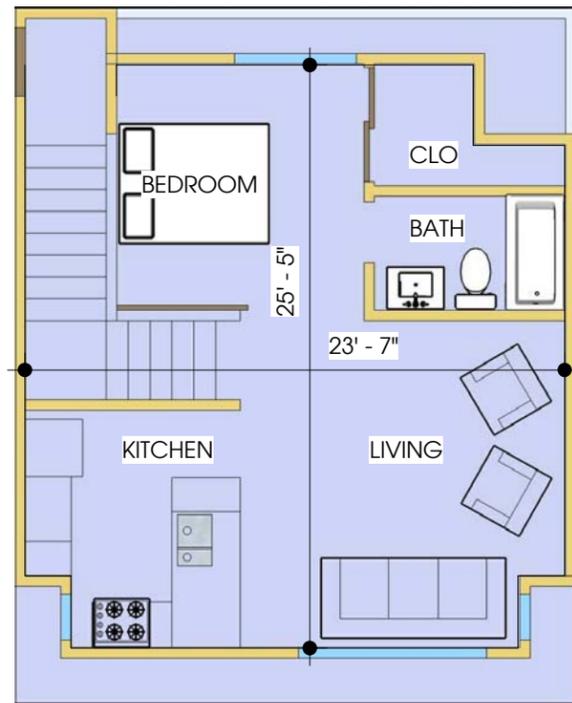
GENERAL NOTES

THIS SET OF DRAWINGS WAS PREPARED BY BOOTSTRAP FOR THE PURPOSE OF OBTAINING HISTORIC PRESERVATION PERMIT APPROVAL

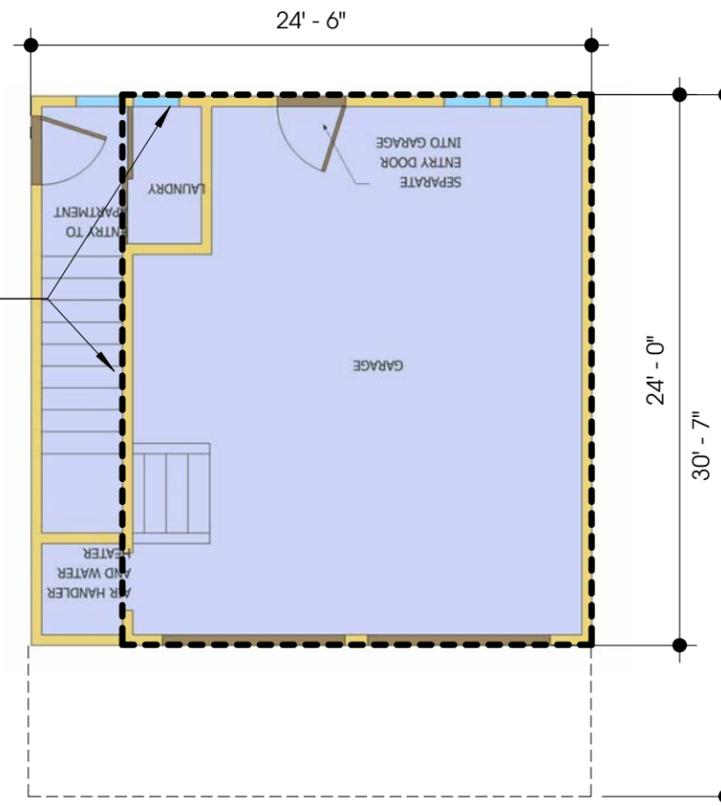
SITE PLAN

H0.1

**2015 SEPTEMBER 4
 PROJECT #15.027**



OUTLINE OF EXISTING GARAGE FOOTPRINT



ALLEN DADU
1214 CALVIN STREET
NASHVILLE, TN . 37206

**PRESERVATION PERMIT
SUBMITTAL**

FLOOR PLAN

H1.1

2015 SEPTEMBER 4
PROJECT #15.027

2 UPPER LVL PLAN
0' 4' 8' 16'



PLAN NORTH

1 GARAGE LVL PLAN
0' 4' 8' 16'



PLAN NORTH

(615) 715-4078
CRAIG KENNEDY, AIA

EXTERIOR MATERIAL NOTES

- ALL SIDING SHALL BE 5" EXPOSURE SMOOTH FACED FIBER CEMENT PLANKS
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT
- NEW WINDOWS AND DOORS SHALL BE PAINT WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING HOUSE

ALLEN DADU
 1214 CALVIN STREET
 NASHVILLE . TN . 37206

**PRESERVATION PERMIT
 SUBMITTAL**

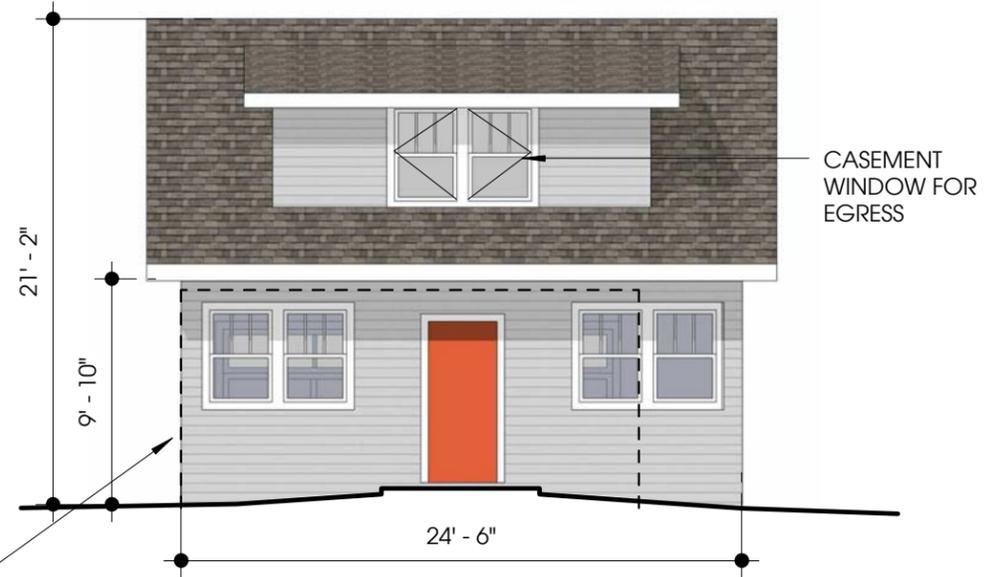
ELEVATIONS

H2.0

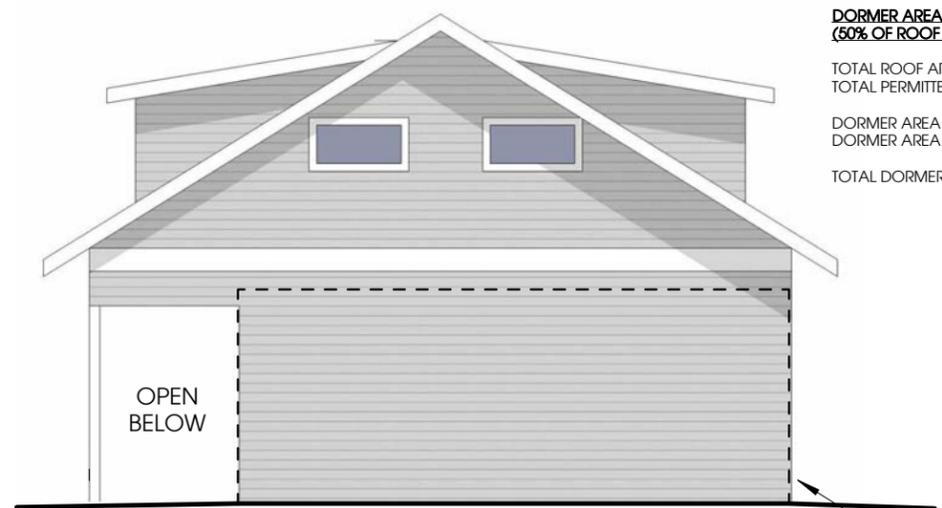
2015 SEPTEMBER 4
 PROJECT #15.027



3 SOUTH ELEV.



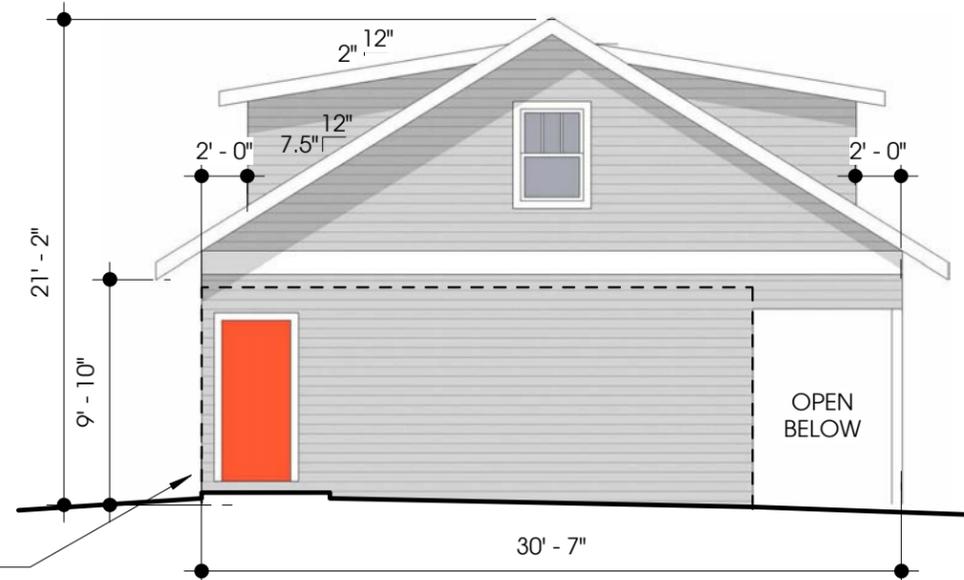
2 NORTH ELEV.



4 EAST ELEV.



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1 WEST ELEV.

