

MEGAN BARRY
MAYOR



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

2405 Oakland Avenue

February 17, 2016

Application: New construction – Outbuilding; Setback Determination

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10416020200

Applicant: Tyler LeMarinel, Allard Ward Architects

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: Construction of a new outbuilding at the rear of the property. The request is for an outbuilding alone and does not include a detached accessory dwelling unit.

Recommendation Summary: Staff recommends approval of this application, with the condition that MHZC Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation.

Staff finds the project meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

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.

Attachments

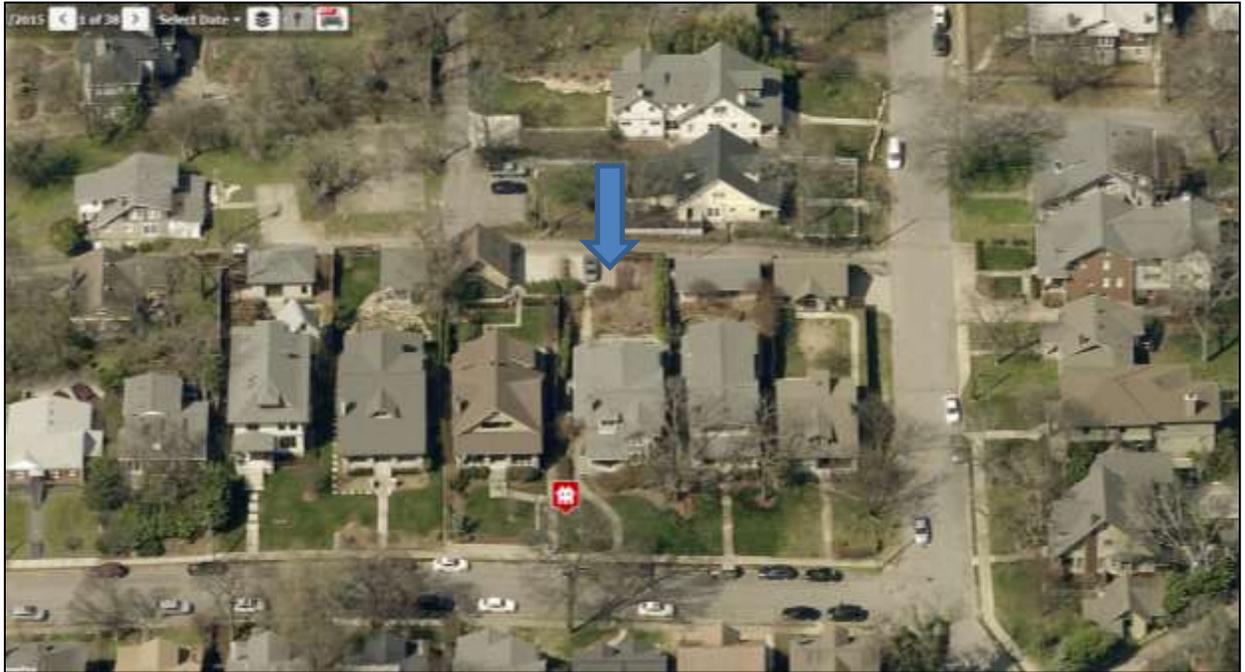
A: Outbuilding worksheet

B: Photographs

C: Site Plan

D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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, with a maximum eave height of 10' for one-story DADU's 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) 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: 2405 Oakland Avenue was built circa 1915. A one-and-a-half story outbuilding was approved for construction in 2010. This application is an outbuilding with a revised design.



Figure 1. 2405 Oakland Avenue

Analysis and Findings:

Outbuildings: The proposed outbuilding is a one-story structure and has a footprint of approximately seven hundred square feet (700 sq. ft.). The materials have been approved on previous new construction projects and include fiber cement siding, board-and-batten, panels and trim.

Setbacks: Metro Code (Section 17.12.040 “Other Setbacks”) requires an accessory building of seven hundred square feet (700 sq. ft.) or less, with garage doors opening onto an alley, to be ten feet (10’) from the rear property line. Outbuildings closer to the alley are common in this district and on this block. Therefore Staff finds the rear setback of five feet (5’) appropriate and recommends its approval.

The proposed outbuilding meets section II.B.1 of the design guidelines. See Outbuildings Worksheet (Attachment A) for full review of how the outbuilding meets the design guidelines.

Recommendation: Staff recommends approval of the proposed outbuilding with the condition that MHZC Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation. The application meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

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.

**ATTACHMENT A:
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 or N/A	NO
If there are stairs, are they enclosed?	NA	
If a corner lot, are the design and materials similar to the principle building?	NA	
If dormers are used, do they cover less than 50% of the roof plane? (Dormer width is measured from side wall to side wall and roof plane is measured from edge to edge.)	NA	
If dormers are used, do they sit back from the wall below by at least 2’?	NA	
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?	NA	
Is the building located towards the rear of the lot?	YES	

Section III: Site Planning for Outbuildings or DADUs

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	29’	20’
Rear setback	5’	3’
L side setback**	3’	3’
R side setback**	18’	3’
How is the building accessed?	Alley	From the alley or existing curb cut

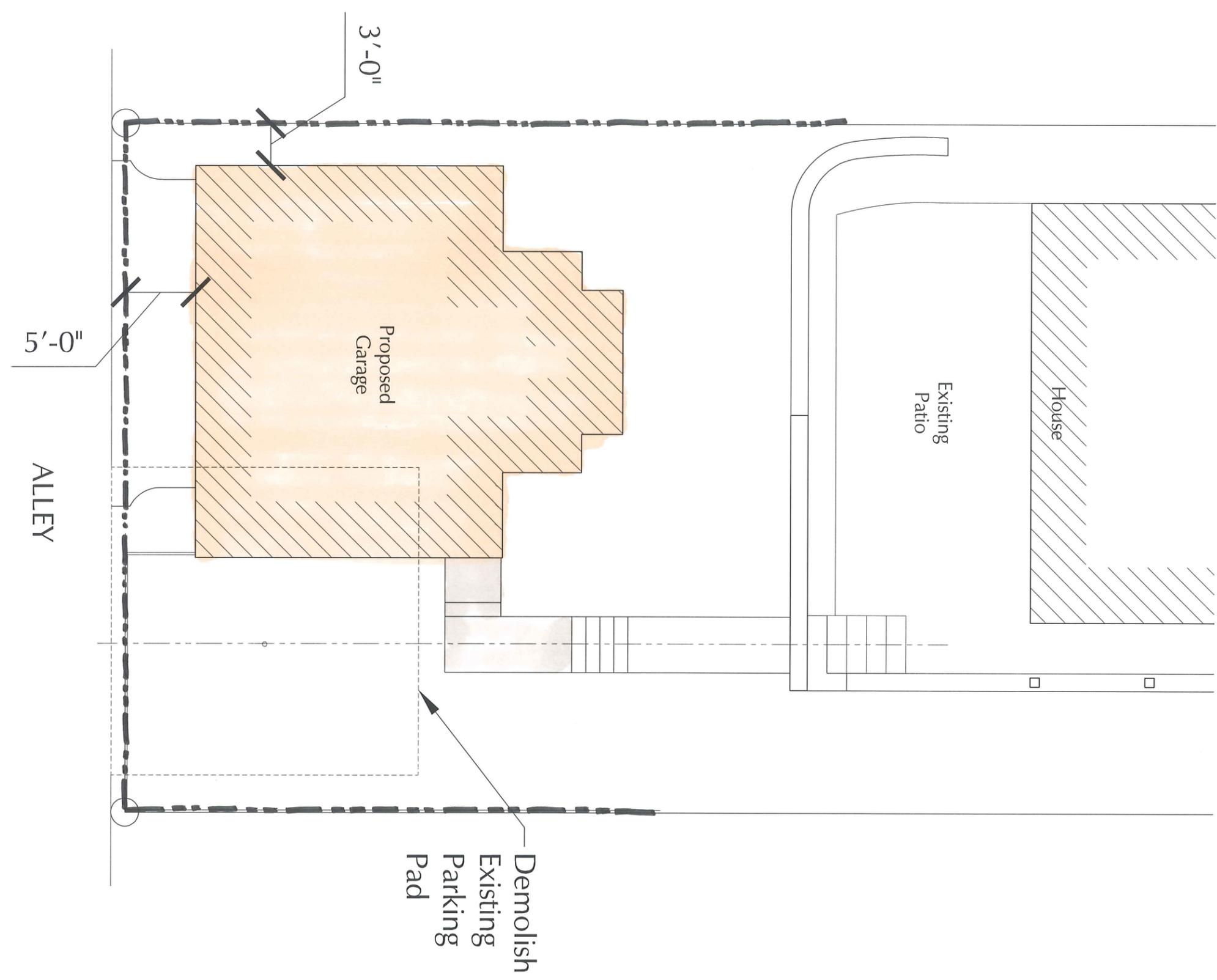
Section IV: Massing Planning for Outbuildings or DADUs

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	18'2"	25'
Eave Height	8'	1 story 10' or 2 story 17'
Width of house	28'	34'

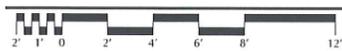
To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number in the blue boxes.

Proposed	Proposed	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	700 sq. ft.	1,156 sq. ft.	750 sq. ft. (including porches)	1,000 sq. ft. (including porches)

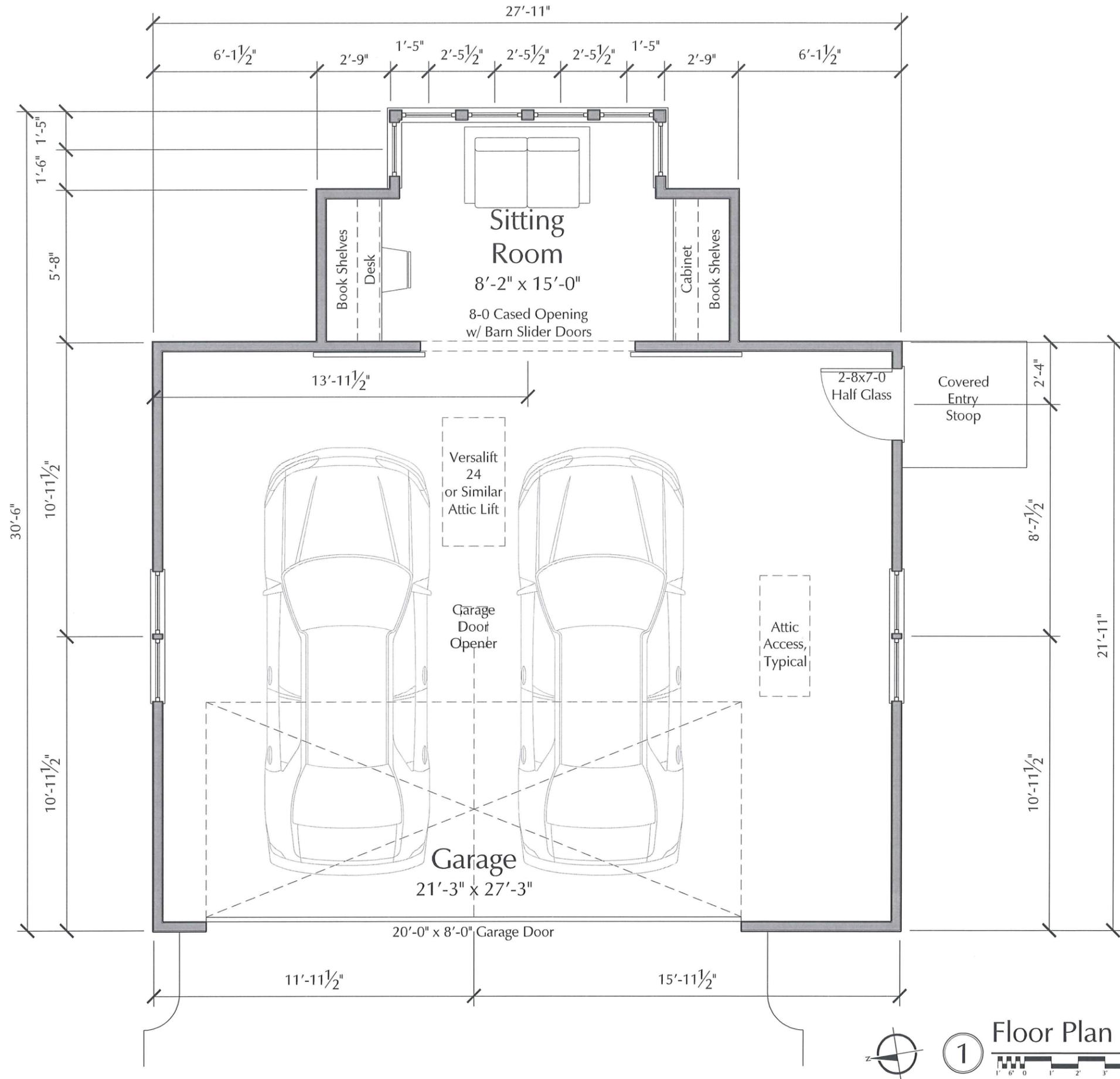


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Site Plan



Scale: 1/8"=1'-0"



1

Floor Plan



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

ALLARD WARD ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011
 allardward.com

Drawings:
 Floor Plan
 Date:
 02.01.16

New Garage for:
The Kroeger Residence
 2405 Oakland Avenue
 Nashville TN 37212

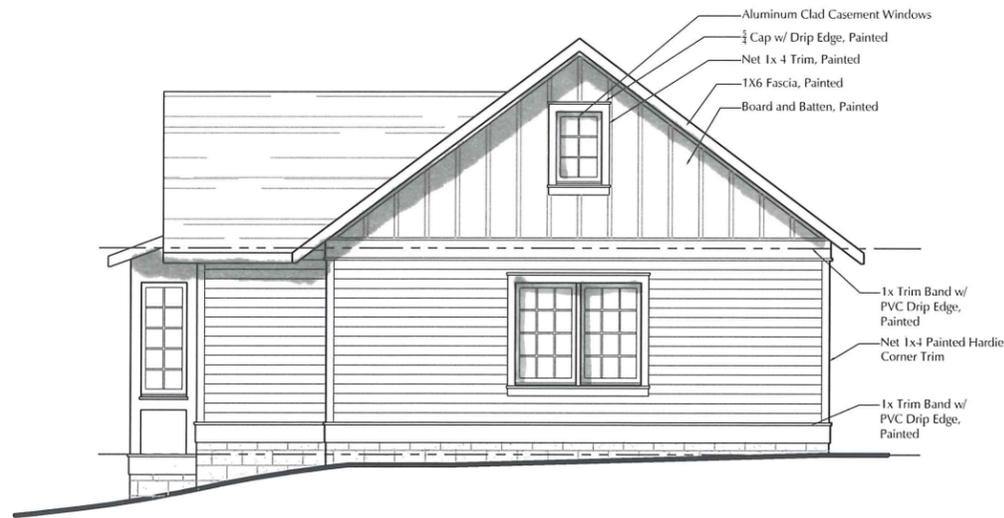
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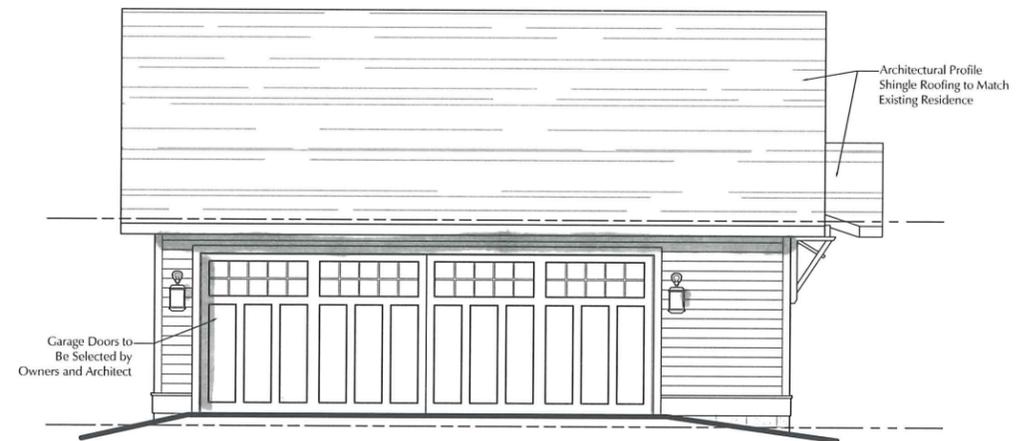
4 South Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0" 2' 4' 6' 8' 12'



3 East Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0" 2' 4' 6' 8' 12'



2 North Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0" 2' 4' 6' 8' 12'



1 West Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0" 2' 4' 6' 8' 12'

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