

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

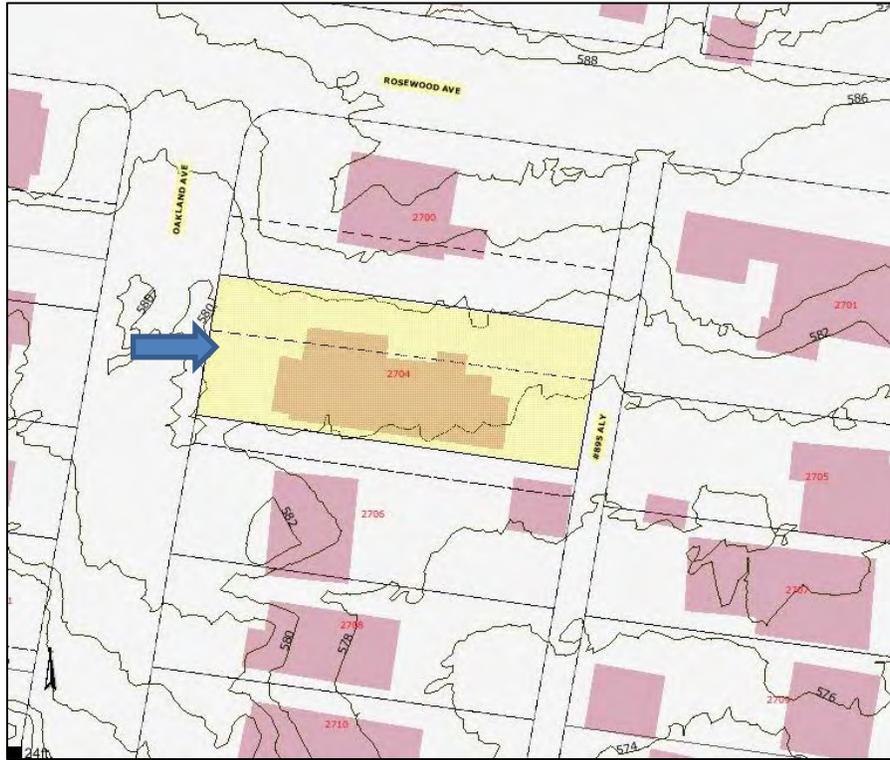
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**2704 Oakland Avenue**  
**February 17, 2016**

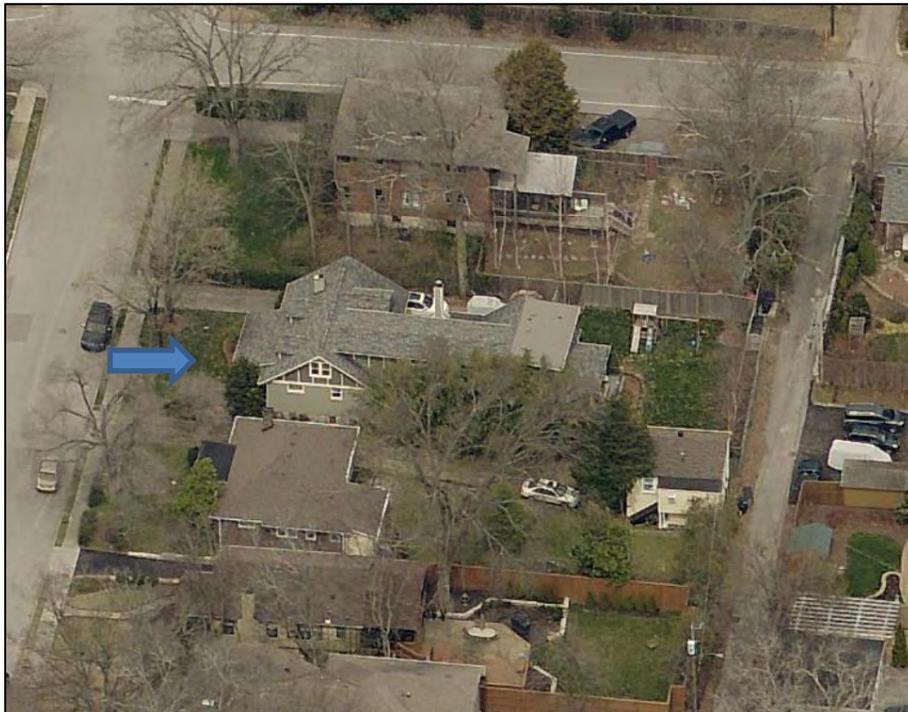
**Application:** New construction – outbuilding; Setback determination  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704016800  
**Applicant:** Van Pond, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to construct a detached outbuilding at the rear of the lot. The outbuilding does not propose to use the building as a detached accessory dwelling at this time.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed outbuilding with the conditions that:</p> <ul style="list-style-type: none"><li>• The eave heights shall be reduced to ten feet (10’);</li><li>• The garage door facing the street shall be one bay wide or shall be two single bays; and</li><li>• The window and door selections are approved by MHZC Staff prior to purchase and installation.</li></ul> <p>With these conditions, Staff finds that the proposed outbuilding would meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p> <p>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, an outbuilding that is not being used as a detached accessory dwelling unit.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II. B. NEW CONSTRUCTION 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:** The house at 2704 Oakland Avenue is a one and one-half story Craftsman bungalow, with a brick-veneered first story and a half-timber and stucco in the gable fields and dormers. The house was constructed circa 1930 and it was enlarged in 2007 with a rear addition that was approved by the MHZC.



A dormer addition to the 2007 addition was recently approved by MHZC Staff.

**Analysis and Findings:** The applicant is proposing to construct a detached outbuilding at the rear of the lot. The outbuilding does not propose to use the building as a detached accessory dwelling at this time.

**Outbuilding:** See attached “Outbuilding Worksheet” for a full analysis of the proposed outbuilding.

**Height & Scale:** The roof height of the proposed outbuilding, averaged from the grade at its corners, would be twenty-three feet (23’) and the eave height would be thirteen feet (13’). The ridge height for the historic house, averaged from the grade at its corners, is twenty-three feet (23’) with an eave height of twelve feet (12’). Because the grade is approximately one foot (1’) lower at the rear of the lot where the outbuilding is to be located, in elevation the eaves of the outbuilding would be aligned with those of the house. However, the design guidelines consider outbuilding heights in proportion to the principal building irrespective of grade; just as outbuildings located on higher ground would not be required to be proportionally shorter, outbuildings on lower ground may not be taller. Furthermore, the guidelines state that the ridge and eave heights of outbuildings should not exceed the corresponding heights of an historic house, up to a maximum of ten feet (10’) for eaves and twenty-five feet (25’) for ridge height. Staff finds the height of the eaves on the proposed outbuilding to be inappropriate and to not meet the design guidelines.



The outbuilding will be thirty feet (30') wide and twenty-five feet (25') deep, giving it a seven hundred, fifty square foot (750 sf) footprint. This footprint will be less than half the area of the footprint of the historic house, which is appropriate and meets the design guidelines for outbuildings.

Staff recommends that the eave height of the building be reduced to ten feet (10') to meet sections II.B.1.a, II.B.1.b, and II.B.1.i of the design guidelines.

Note: Although the outbuilding is not proposed as a detached accessory dwelling unit, the floorplans depict a future bathroom and kitchen which may be added later. With eaves greater than ten feet (10') in height, the outbuilding would not meet the standards for a DADU under Section 17.16.030 of the Metro Code.

Setbacks: The outbuilding will be located behind the principal building at the rear of the lot, with a rear setback of ten feet (10'), a left side setback of three feet (3'), and a right side setback of twenty-nine feet (29'). The footprint of the building will be located ten feet (10') from the rear of the existing house. The required side setbacks for an outbuilding with a footprint greater than seven hundred square feet (700 sf) is twenty feet (20') for the rear and five feet (5') for the sides, and the design guidelines require outbuildings to be separated from a principal building by twenty feet (20'). However, Staff finds the proposed outbuilding location to be appropriate because it would be in keeping with the typical location of historic outbuildings. The ten foot (10') separation is appropriate because there is not another location for the building and pushing it closer to the rear property line would likely create turn-radius issues. Staff finds the setbacks of the proposed outbuilding to meet section II.B.1.c of the design guidelines.

Materials, Texture, and Details and Material Color: The primary cladding material will be cement-fiberboard siding with cement-fiber panels and battens in the gable fields and dormers. Staff asks that the siding be smooth and that the reveal be no greater than five inches (5"). These materials have been approved by the Commission for use on outbuildings previously. The windows and pedestrian doors will be wood, with a pair of nine foot (9') wide garage doors on the elevation facing the alley to the rear and a sixteen foot (16') wide aluminum and glass overhead door on both the front and right facades. The door on the right façade is obscured by the house and will not be visible, but because the front door faces the street Staff asks that it either be a single-bay wide or that there be two separate doors. Staff asks to approve the final selections for the windows and doors prior to purchase and installation. Staff finds these materials to be appropriate for an outbuilding, and that the project will meet section II.B.1.d of the design guidelines.

Roof form: The primary roof of the outbuilding will be a side-oriented gable with a pitch of 8:12, matching the roof of the house. There will be a gabled dormer on the front slope of the roof with an 8:12 pitch, with a 4:12 pitched shed roofed dormer on the rear slope. Both dormers will sit back two feet (2') from the first story walls of the building. Staff finds the roofs of the proposed outbuilding to be compatible with those of the principal building and to meet section II.B.1.e of the design guidelines.

Note: The gabled dormer will be ten feet wide or approximately one-third (1/3) of the width of the roof, and the shed dormer will be twenty-two feet (22') wide or approximately two-thirds (2/3) the width of the roof. Although the outbuilding is not proposed to be a detached accessory dwelling unit, with the rear dormer greater than one-half (1/2) the width of the roof the outbuilding would not meet the standards for a DADU under Section 17.16.030 of the Metro Code.

**Recommendation Summary:** Staff recommends approval of the proposed outbuilding with the conditions that:

- The eave heights shall be reduced to ten feet (10');
- The garage door facing the street shall be one bay wide or shall be two single bays; and
- The window and door selections are approved by MHZC Staff prior to purchase and installation.

With these conditions, Staff finds that the proposed outbuilding would meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

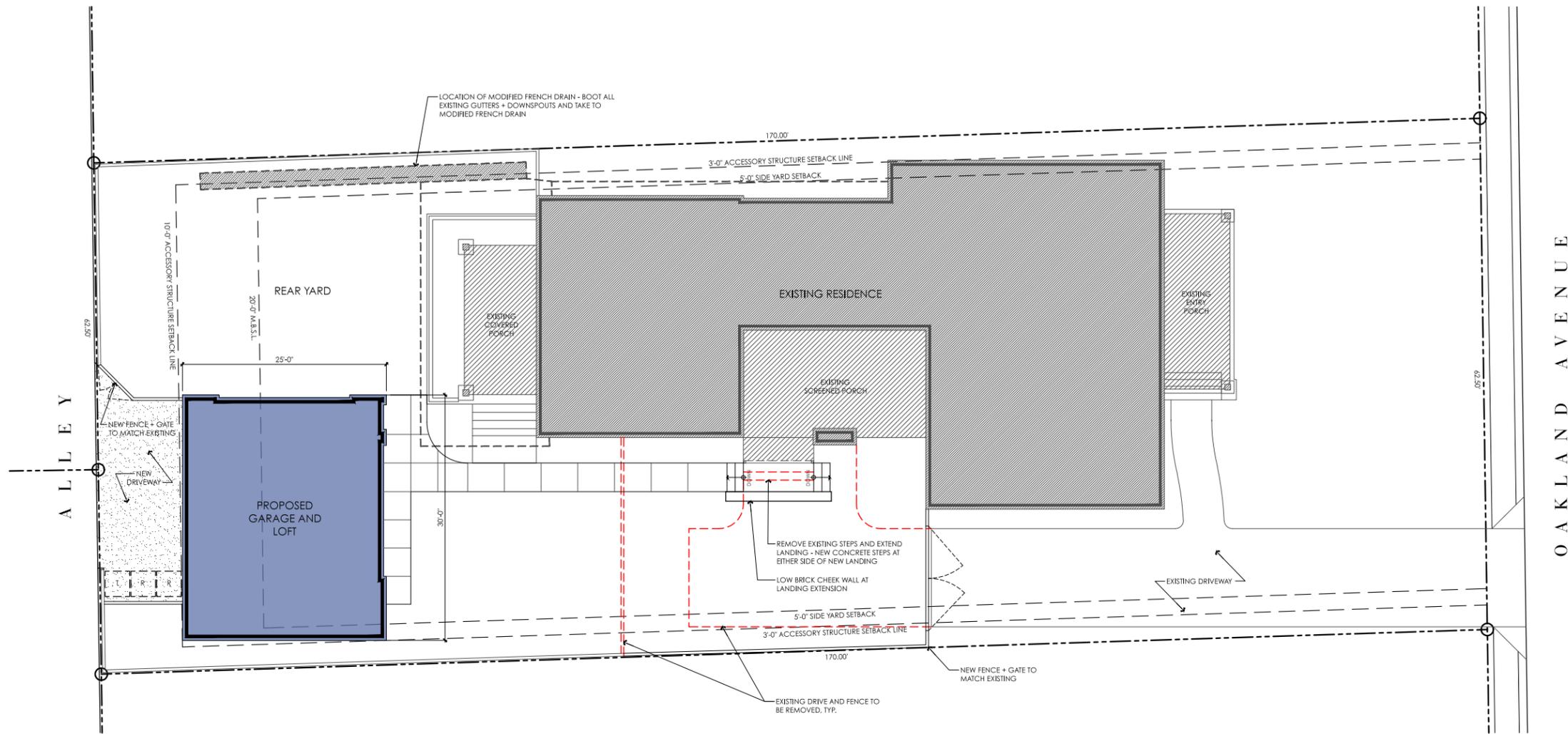
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use, an outbuilding that is not being used as a detached accessory dwelling unit.



2704 Oakland Avenue



Aerial photo of 2704 Oakland Avenue



North

1 Proposed Site Plan

**Project Property Information + Contacts**

**OWNER:**  
 JOHN P. WARD  
 2704 OAKLAND AVENUE  
 NASHVILLE, TENNESSEE 37212

**PROPERTY INFORMATION:**  
 PARCEL #: 11704016800  
 ADDRESS: 2704 OAKLAND AVENUE  
 NASHVILLE, TENNESSEE 37212  
 LOT AREA: 10,627 S.F. / 0.23 AC +/-  
 LOT DESCRIPTION: P1 LOTS 40 & 41 BELMONT TERRACE  
 ZONING: R8 - ONE AND TWO FAMILY 8,000 SQUARE FOOT LOT  
 OV-UZO - URBAN ZONING OVERLAY  
 OV-NHC - NEIGHBORHOOD CONSERVATION OVERLAY  
 OV-IMP - I-440 IMPACT OVERLAY

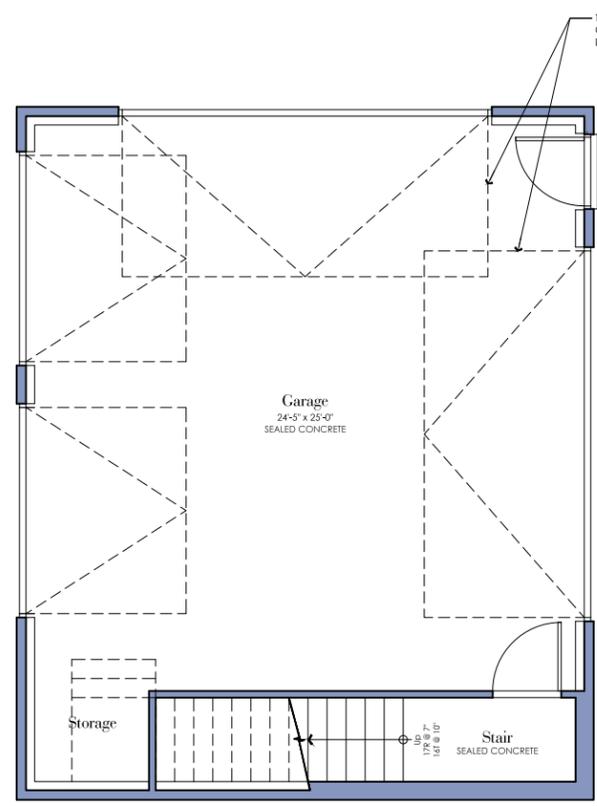
**PROJECT CONTACTS:**  
 PROJECT ARCHITECT: VAN G. POND, JR., AIA  
 VAN POND ARCHITECT, P.L.L.C.  
 2929 SIDCO DRIVE  
 SUITE 105  
 NASHVILLE, TENNESSEE 37204  
 PHONE: (615) 499-4387  
 E-MAIL: VPOND@VANPONDARCHITECT.COM

**Area Calculations**

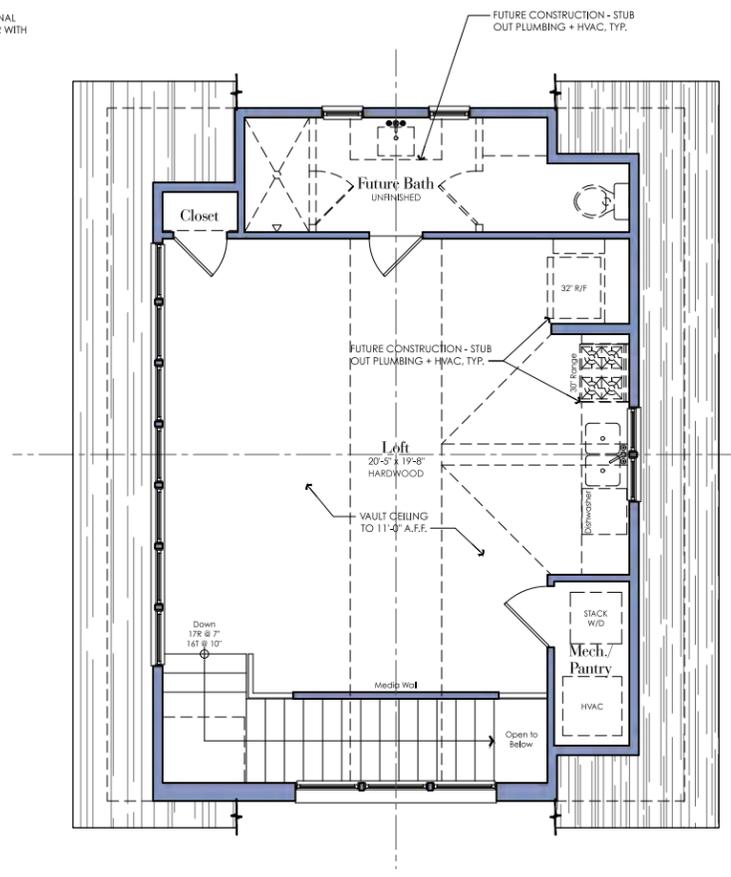
<b>BUILDING FOOTPRINT AREAS:</b>	
EXISTING FOOTPRINT AREA (GSF):	3,185 S.F.
NEW GARAGE FOOTPRINT AREA (GSF):	750 S.F.
TOTAL BUILDING COVERAGE AREA (GSF):	3,935 S.F.
<b>HEATED AREAS:</b>	
EXISTING MAIN FLOOR HEATED AREA (GSF):	2,275 S.F.
NEW MAIN FLOOR HEATED AREA (GSF):	0 S.F.
EXISTING UPPER FLOOR HEATED AREA (GSF):	1,724 S.F.
NEW UPPER FLOOR HEATED AREA (GSF):	107 S.F.
TOTAL RESIDENCE HEATED AREA (GSF):	4,106 S.F.
<b>UNHEATED AREAS:</b>	
NEW GARAGE UNHEATED AREA (GSF):	750 S.F.
TOTAL UNHEATED AREA (GSF):	750 S.F.
<b>COVERED PORCH AREAS:</b>	
EXISTING COVERED ENTRY PORCH AREA (GSF):	173 S.F.
EXISTING SCREENED PORCH AREA (GSF):	287 S.F.
EXISTING REAR COVERED PORCH AREA (GSF):	164 S.F.
TOTAL COVERED PORCH AREA (GSF):	624 S.F.
<b>BUILDING COVERAGE:</b>	
ALLOWABLE BUILDING COVERAGE FOR RS-8 ZONING IS 45% (45% OF 10,627 S.F.):	5,314 S.F.
TOTAL BUILDING COVERAGE AREA (GSF):	3,935 S.F.

**Impervious Surface Area Calculations**

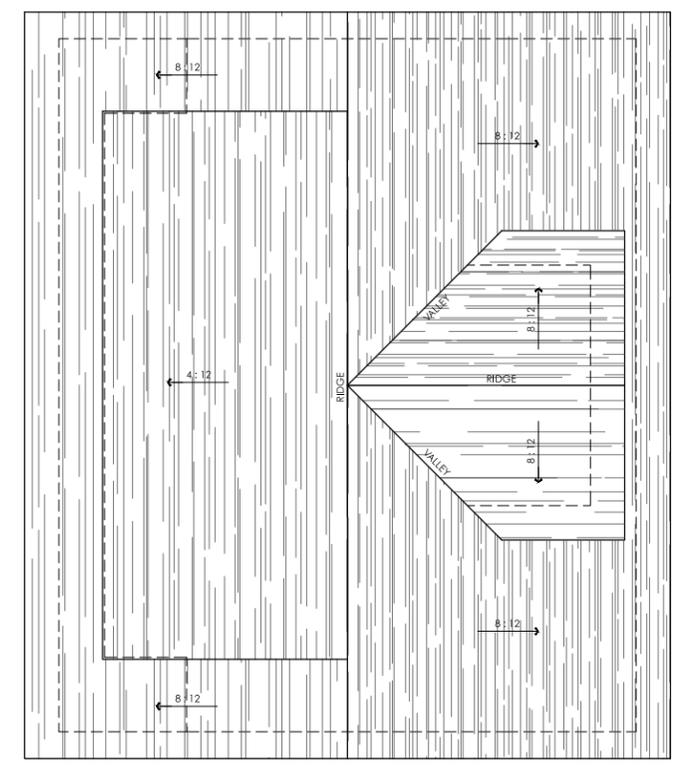
<b>EXISTING IMPERVIOUS SURFACE AREA:</b>	
EXISTING BUILDING FOOTPRINT IMPERVIOUS AREA (GSF):	3,185 S.F.
EXISTING DRIVEWAY IMPERVIOUS AREA (GSF):	1,287 S.F.
EXISTING BUILDING OVERHANGS (GSF):	420 S.F.
EXISTING DECK / WALK IMPERVIOUS AREA (GSF):	328 S.F.
TOTAL EXISTING IMPERVIOUS AREA (GSF):	5,220 S.F.
<b>IMPERVIOUS SURFACE AREA MODIFICATIONS:</b>	
ADDITIONAL BUILDING FOOTPRINT IMPERVIOUS AREA (GSF):	0 S.F.
ADDITIONAL GARAGE FOOTPRINT IMPERVIOUS AREA (GSF):	750 S.F.
ADDITIONAL BUILDING OVERHANGS (GSF):	177 S.F.
MODIFIED DRIVEWAY IMPERVIOUS AREA (GSF):	-209 S.F.
MODIFIED WALKWAY IMPERVIOUS AREA (GSF):	210 S.F.
TOTAL ADDITIONAL IMPERVIOUS AREA (GSF):	928 S.F.
TOTAL ROOFTOP AREA (GSF):	4,532 S.F.
TOTAL NON-ROOFTOP IMPERVIOUS AREA (GSF):	1,616 S.F.
TOTAL IMPERVIOUS AREA (GSF):	6,148 S.F.
TOTAL LOT AREA:	10,627 S.F.
PROPOSED CONSTRUCTION LOT COVERAGE PERCENTAGE:	57.9%



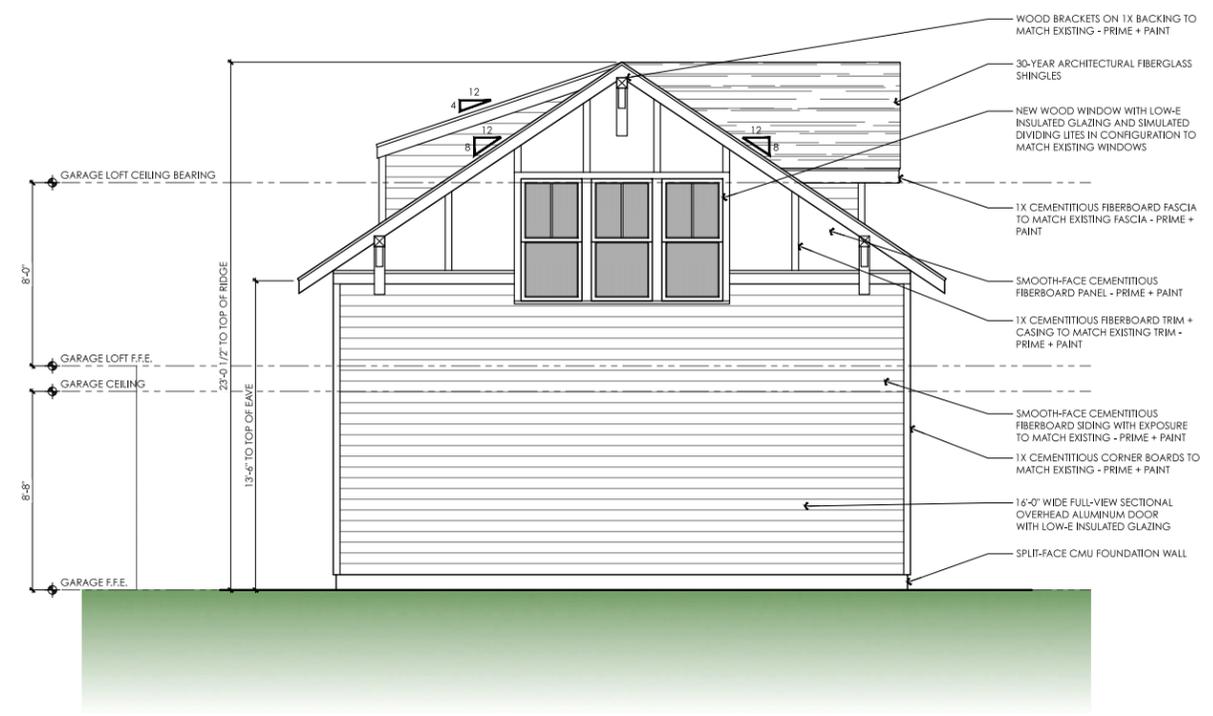
① Proposed Garage Floor Plan



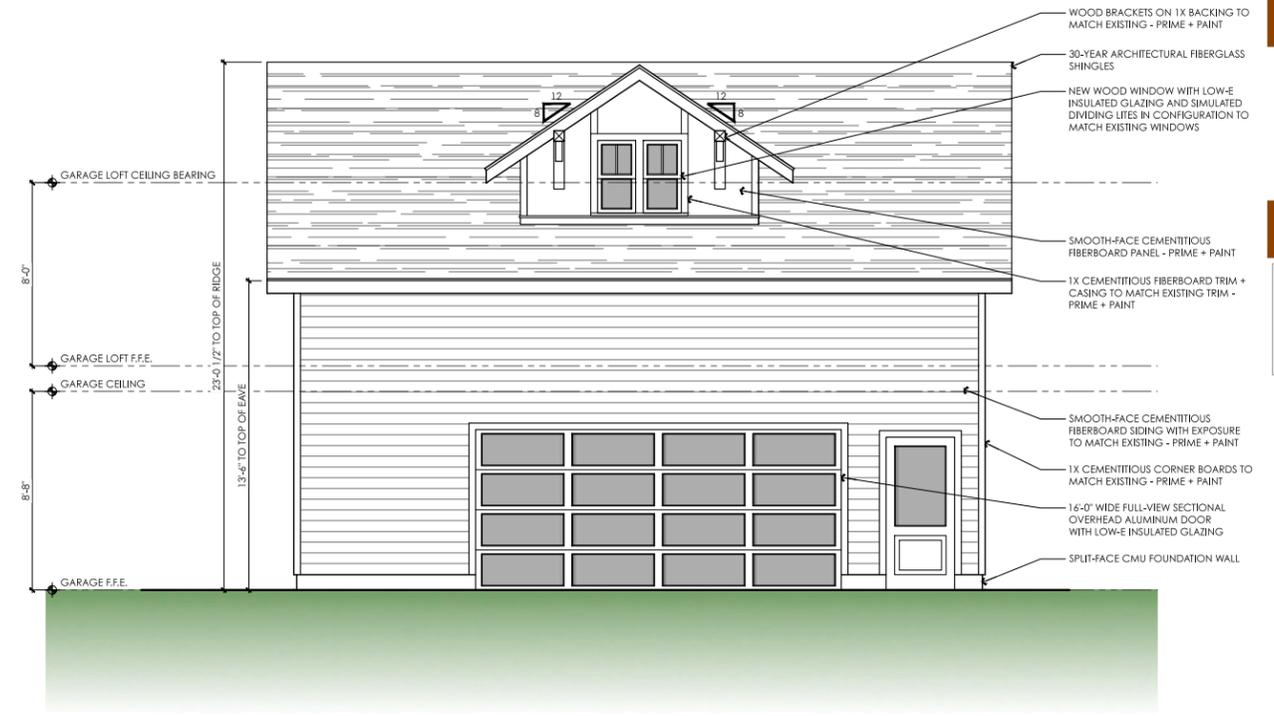
② Proposed Garage Loft Floor Plan



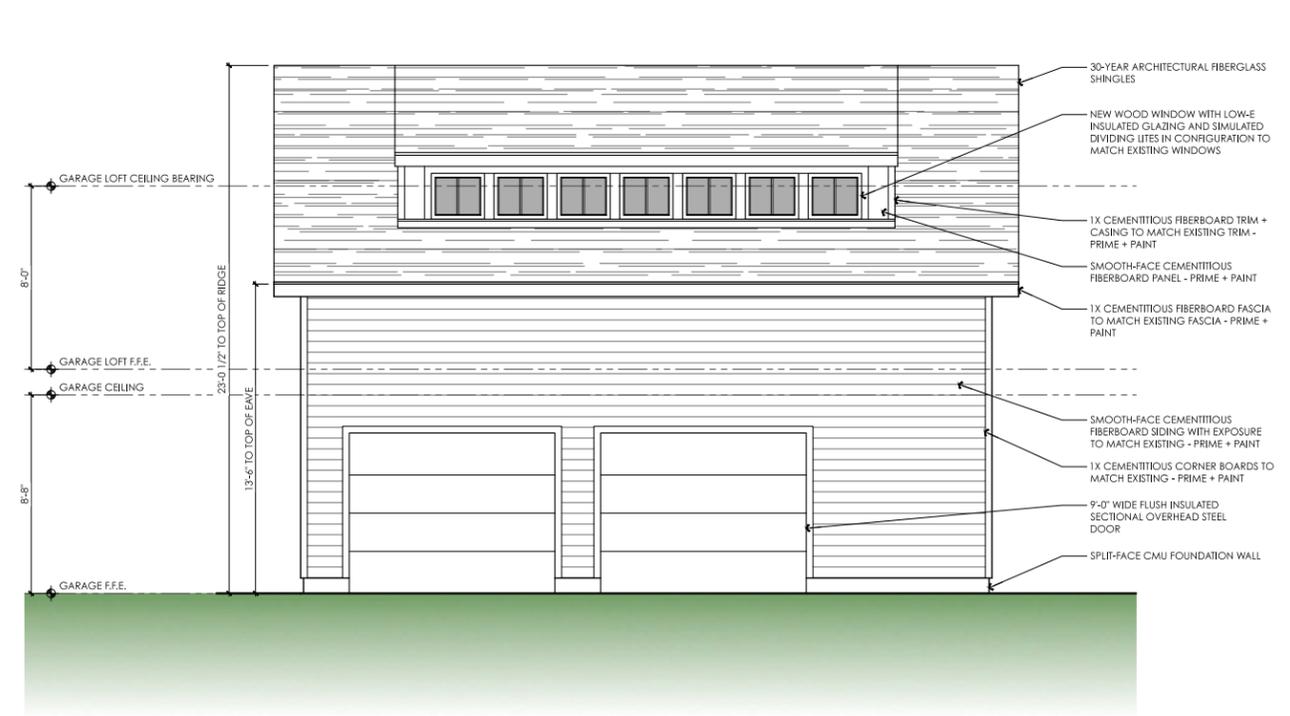
③ Proposed Garage Roof Plan



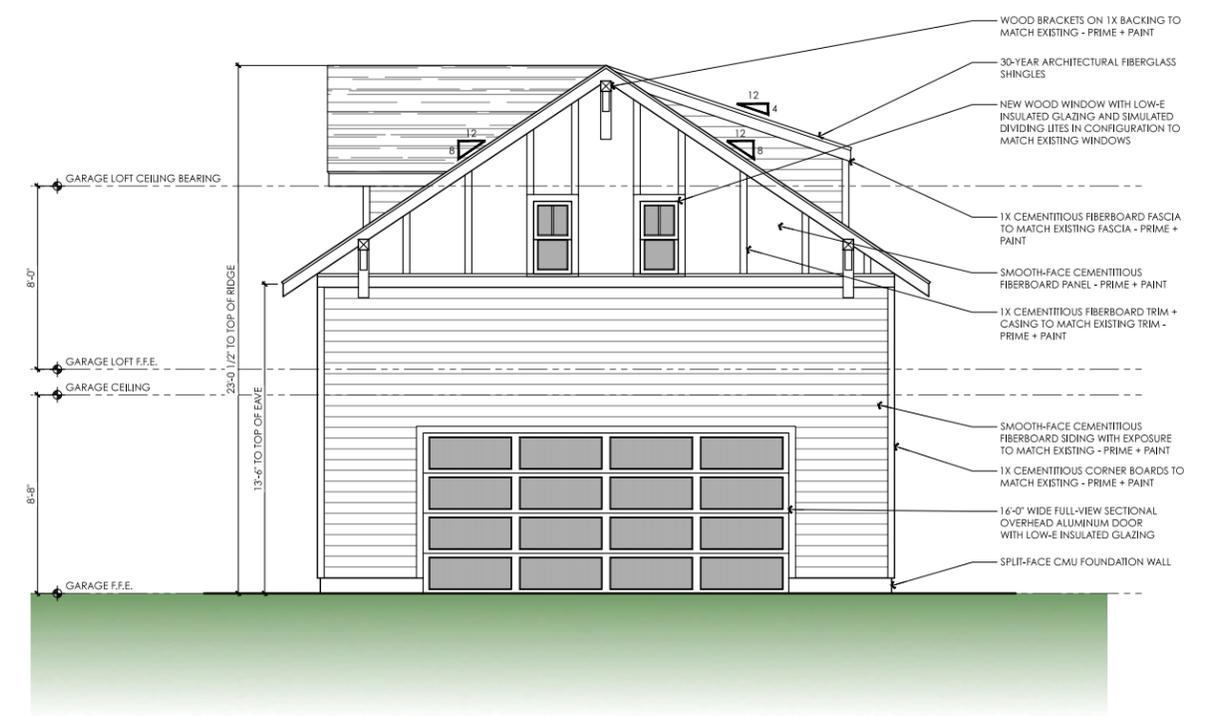
① Proposed Garage Side Elevation



② Proposed Garage Elevation Facing House



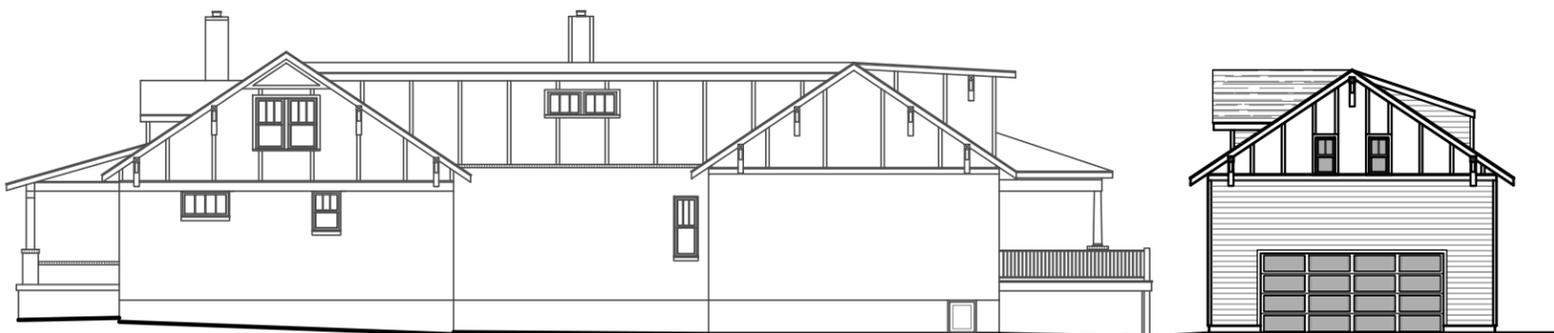
③ Proposed Garage Rear Elevation Facing Alley



④ Proposed Garage Side Elevation



① Proposed Site Side Elevation (South)



② Proposed Site Side Elevation (North)