

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**

**1403 Elmwood Avenue**

**April 20, 2016**

**Application:** New construction-outbuilding; Setback determination

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Map and Parcel Number:** 10513011900

**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 lot. A setback determination is requested from twenty feet (20') to ten feet (10'). The outbuilding is not a detached accessory dwelling unit (DADU).

**Recommendation Summary:** Staff recommends approval of the outbuilding and the setback determination with the conditions:

1. The ridge height is reduced to be no taller than twenty-five feet (25');
2. Staff approve the final details, dimensions and materials of windows, doors and garage doors prior to purchase and installation; and,
3. Staff approve the roof color.

Meeting these conditions, staff finds that 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.

**Attachments**

**A:** Outbuilding/DADU 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 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) 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:** 1403 Elmwood Avenue is a noncontributing structure built in 2004 on the same footprint as the previous historic home.



**Analysis and Findings:** The applicant proposes an outbuilding with a garage on the first floor, and studio space in the second story. The outbuilding is not a detached accessory dwelling unit (DADU).

Outbuilding: The proposed outbuilding has a footprint of seven hundred and fifty square feet (750 sq. ft.). The materials include fiber-cement siding, wood trim, cedar shakes on the second story, and roofing shingles to match the house. It has a hipped roof with 8/12 pitch.

Height & Scale: The outbuilding is drawn with a ridge height of twenty-seven feet (27'). The Belmont-Hillsboro design guidelines limit the height to twenty-five feet (25'). In 2014 the Commission hosted a series of charrettes to gain input from the neighborhoods about additions, infill and outbuildings. Participants agreed that they wanted the requirements for detached accessory dwelling units (DADUs) and garages to be the same. DADUs are not allowed to exceed twenty-five feet (25') in height, according to the ordinance. (Staff has also researched DADUs in other cities and have not found any that exceed twenty-one feet (21') in height. In fact, many are significantly shorter.) In order to clarify design guideline II.B.i.1. for outbuildings, which states that outbuilding should be compatible by not contrasting greatly with surrounding historic outbuildings in terms of height, italicized information was added to explain that outbuildings should not exceed twenty-five feet (25') in height.

Staff therefore recommends that the ridge height be reduced to twenty-five feet (25').

Setback & Rhythm of Spacing: The applicant requests a rear setback of ten feet (10'). An outbuilding with a footprint over seven hundred square feet (700 sq. ft.) is required by Code to be twenty feet (20') from the rear property line. Historically, outbuildings were located on or close to the rear property line. There are numerous outbuildings nearby that sit nearer to the alley than ten feet (10'). Staff finds that the setback determination meets the design guidelines.

See attachment A, Outbuilding and DADU Worksheet for complete review.

**Recommendation:**

Staff recommends approval of the outbuilding and the setback determination with the conditions:

1. The ridge height is reduced to be no taller than twenty-five feet (25');
2. Staff approve the final details, dimensions and materials of windows, doors and garage doors prior to purchase and installation; and,
3. Staff approve the roof color.

Meeting these conditions, staff finds that 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.

## OUTBUILDING/DADU WORK SHEET

### 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?	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? (Dormer width is measured from side wall to side wall and roof plane is measured from edge to edge.)	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
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 only

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.)		
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		
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 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 principal building and DADU/Garage	38’	20’
Rear setback	10’	20’
L side setback**	14’	3’
R side setback**	3’	3’
How is the building accessed?	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 for Outbuildings or DADUs**

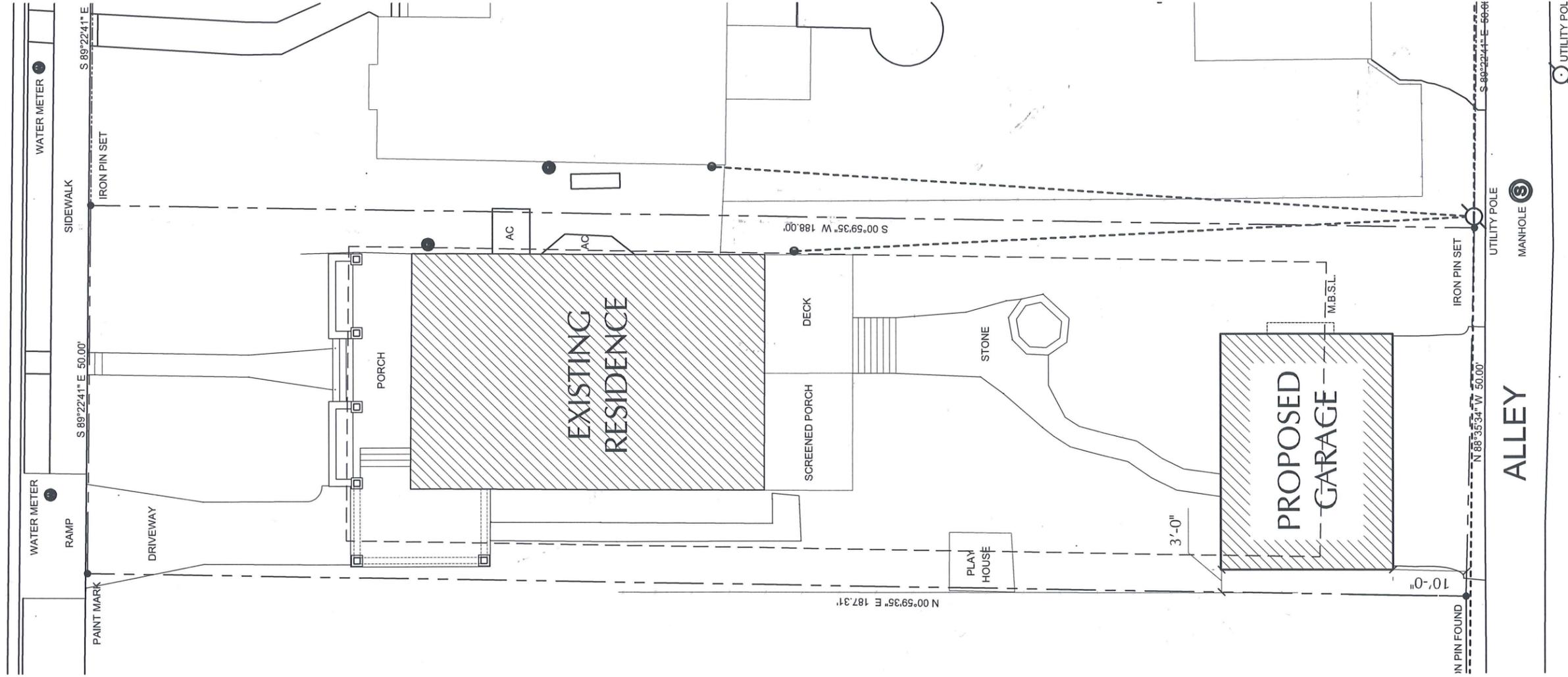
To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	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	32’2”	25’
Eave Height	20’	1 story 10’ or 2 story 17’
Width of house	32’	32’

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 principal structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	750 sq. ft.	992 sq. ft.	750 sq. ft. (including porches)	1,000 sq. ft. (including porches)

# ELMWOOD AVENUE



1

## Site Plan



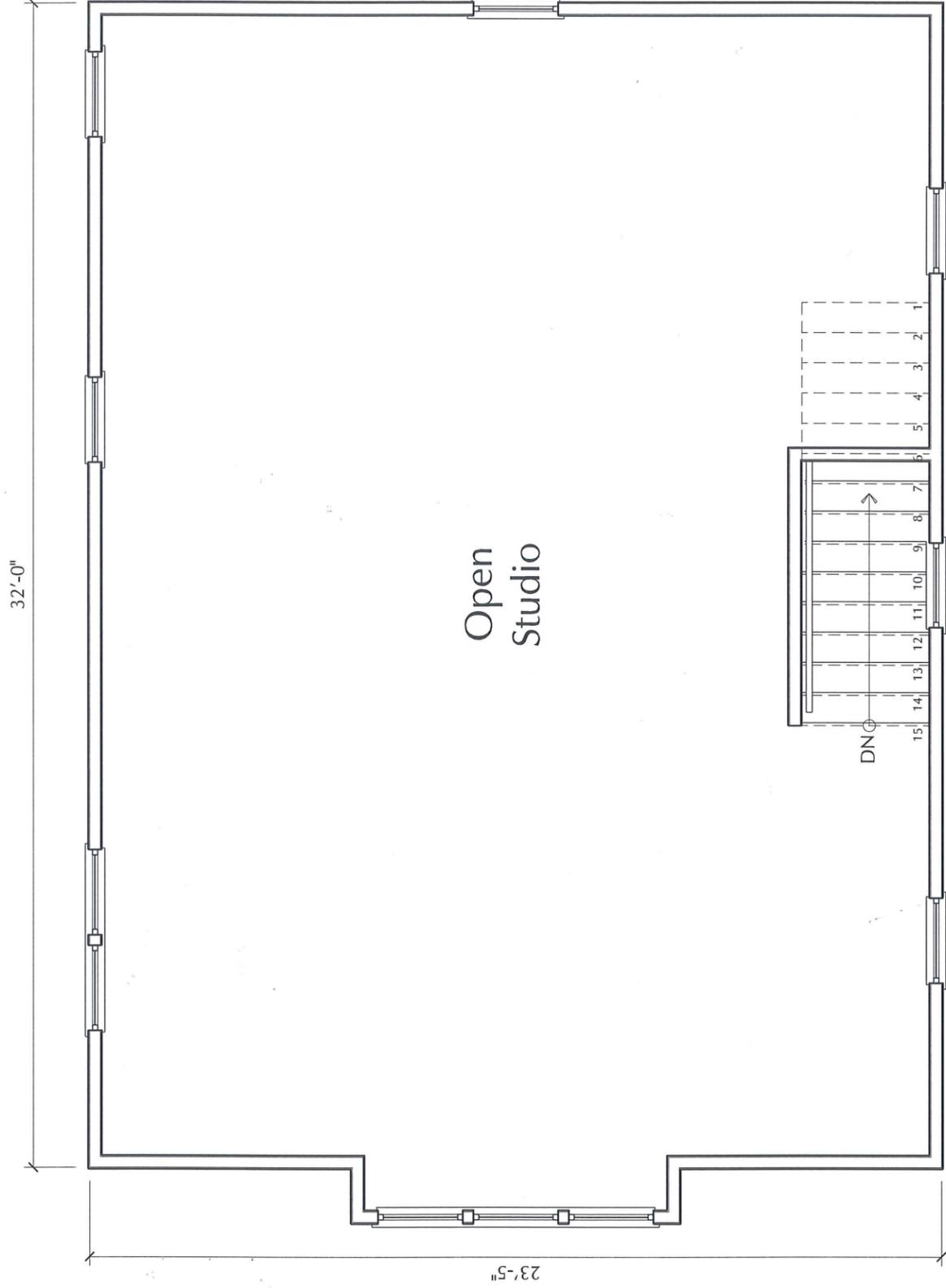
Scale: 1/16"=1'-0"

Drawings:  
Site Plan  
Date:  
04.04.2016

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

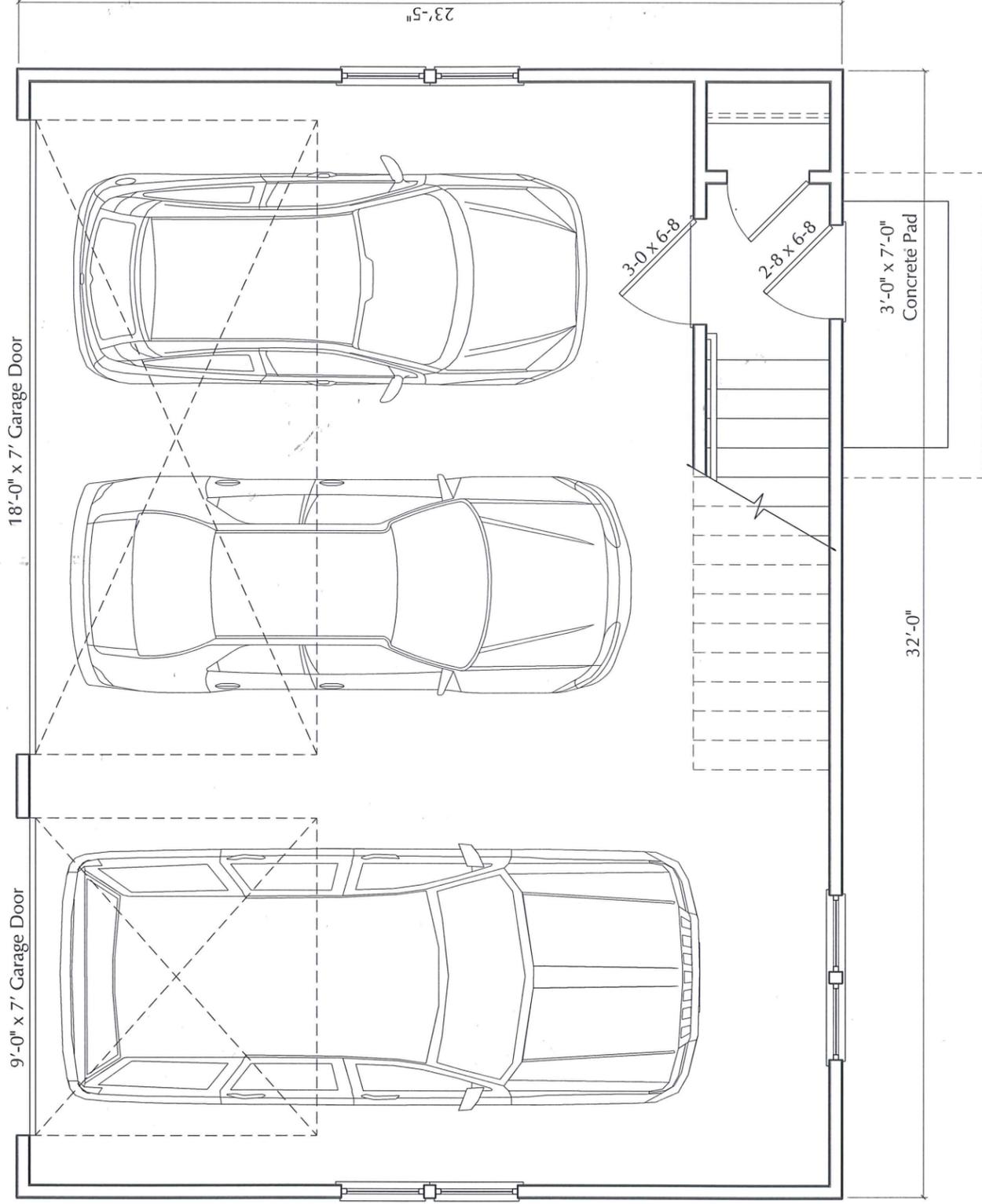
Garage Addition for:  
**Dream Inc.**  
1403 Elmwood Avenue  
Nashville, Tennessee 37212

# A0.1



2 Second Floor Plan

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



1 First Floor Plan

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



Garage Addition for:

**Dream Inc.**

1403 Elmwood Avenue  
Nashville, Tennessee 37212



Drawings:

First Floor Plan  
Second Floor Plan

Date:

04-04-2016

**A1.0**



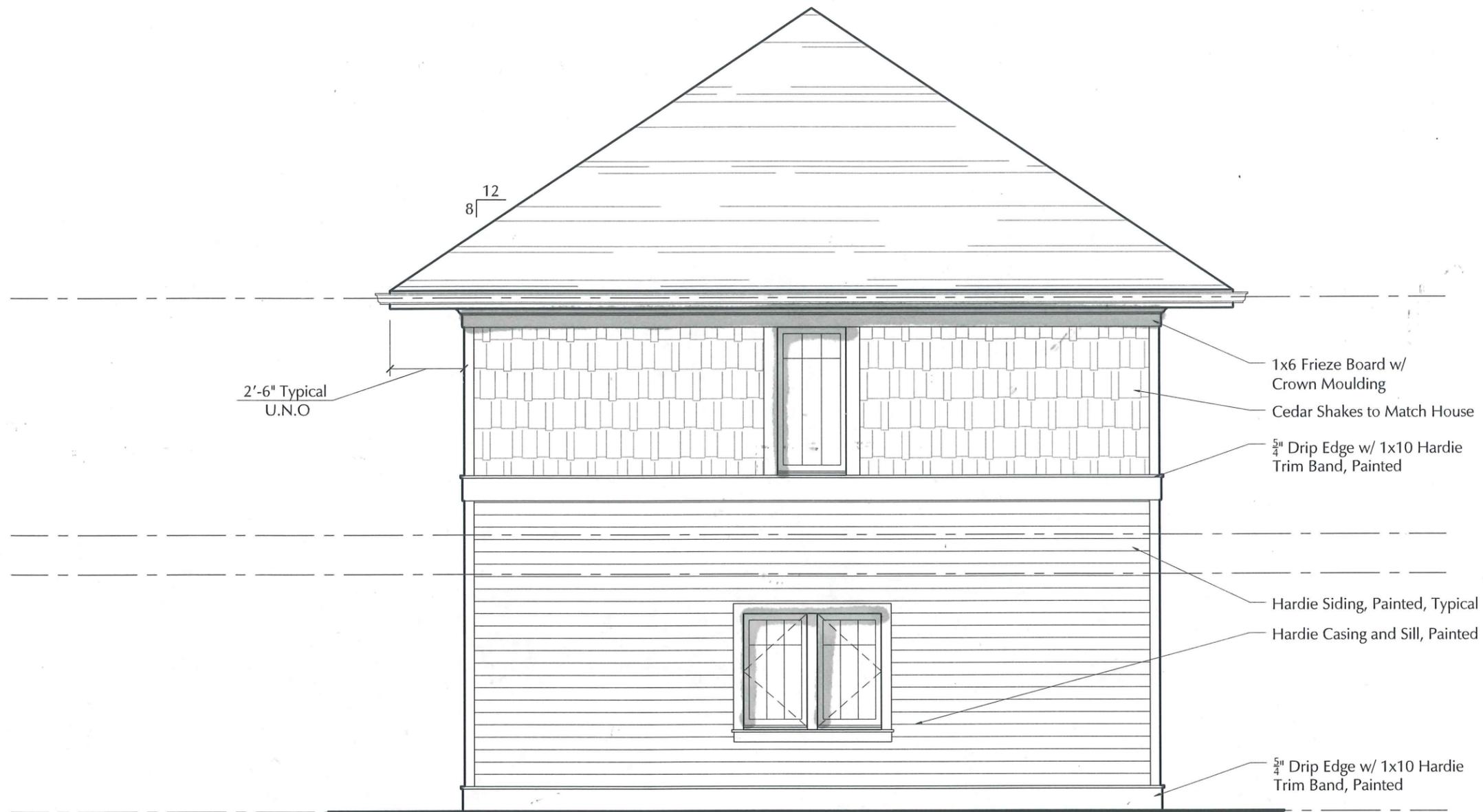
Garage Addition for:  
**Dream Inc.**  
 1403 Elmwood Avenue  
 Nashville, Tennessee 37212

**A.A.**  
 ALLARD WARD  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1000  
 Fax: 615.345.1011

Drawings:  
 South Elevation  
 Date:  
 04.04.2016

**A2.4**

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



Garage Addition for:  
**Dream Inc.**  
 1403 Elmwood Avenue  
 Nashville, Tennessee 37212

**ALLARD WARD ARCHITECTS**  
 1618 Stateleith Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Drawings:  
 West Elevation  
 Date:  
 04-04-2016

**A2.3**

**1** West Elevation  
 Scale: 1/4"=1'-0"



- Roofing to Match House
- Prefinished Aluminum Gutters and Downspouts
- 1x6 Frieze Board w/ Crown Moulding
- Cedar Shakes to Match House
- 5/4" Drip Edge w/ 1x10 Hardie Trim Band, Painted
- Hardie Siding, Painted, Typical
- Hardie Casing and Sill, Painted
- Paulownia Corner Boards, Painted
- 5/4" Drip Edge w/ 1x10 Hardie Trim Band, Painted
- Window Casing to Match House
- Painted Garage Doors

Garage Addition for:  
**Dream Inc.**  
 1403 Elmwood Avenue  
 Nashville, Tennessee 37212

**ALLIARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Drawings:  
 North Elevation  
 Date:  
 04.04.2016

**A2.2**

**1** North Elevation  
 Scale: 1/4"=1'-0"



Roofing to Match House  
 Prefinished Aluminum Gutters and Downspouts

1x6 Frieze Board w/  
 Crown Moulding

1x6 Frieze Board w/  
 Crown Moulding  
 Cedar Shakes to Match House  
 $\frac{5}{8}$ " Drip Edge w/ 1x10 Hardie  
 Trim Band, Painted

Hardie Siding, Painted, Typical  
 Hardie Casing and Sill, Painted  
 Paulownia Corner Boards, Painted  
 Brackets, Wood,  
 Painted or Stained

$\frac{5}{8}$ " Drip Edge w/ 1x10 Hardie  
 Trim Band, Painted

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

Garage Addition for:  
**Dream Inc.**  
 1403 Elmwood Avenue  
 Nashville, Tennessee 37212

**AW**  
 ALLARD WARD ARCHITECTURE  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Drawings:  
 East Elevation  
 Date:  
 04.04.2016

**A2.1**