

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
1324 Stratford Avenue
July 20, 2016

Application: New construction – outbuilding; Setback determination
District: Inglewood Place Neighborhood Conservation Zoning Overlay
Council District: 7
Map and Parcel Number: 07203008400
Applicant: Jason Feller, Designer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The proposal is to construct a one-story outbuilding at the rear of the lot. A rear setback of thirteen feet (13') rather than twenty feet (20'), as recommend by bulk zoning, is being requested. A side setback of three feet (3') rather than five feet (5') is also being requested. The outbuilding will not be used as a detached accessory dwelling unit.

Recommendation Summary: Staff recommends approval of the outbuilding with reduced setbacks with the following condition:

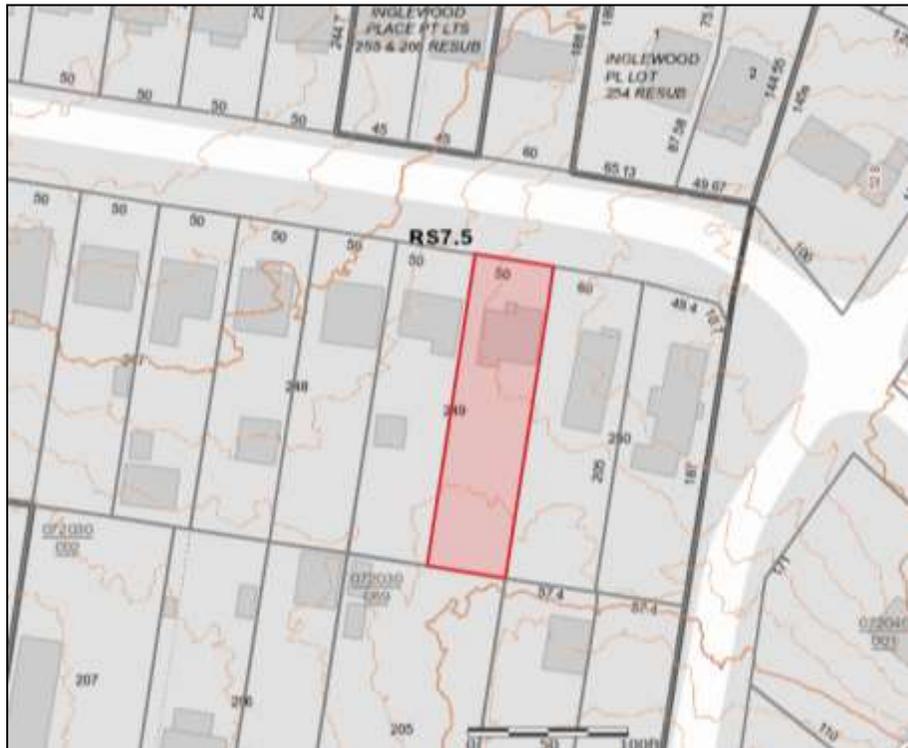
1. Staff shall approve the window and door selections and the roof color.

With this condition, staff finds that the proposed outbuilding meets Section III.H of the Inglewood Place Neighborhood Conservation Zoning Overlay 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.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

H. 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. The word "shall" refers to detached accessory dwelling units. There is more leniency with outbuildings.)

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

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
- c. *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.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Inglewood Place.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Inglewood Place, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. Generally garage doors on garages attached to the side of the house should be oriented towards the rear of the home. Where the context or historic house form allows for a front-facing garage it should be no more than 1 bay and 1 story.

5. Siding and Trim

- a. Weatherboard is a typical siding materials. Brick, stone, and parge-coated concrete block are also appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. 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. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings. Typically vehicular storage should not be attached to the principle dwelling except in these situations:

- a. The new principle dwelling is following a post-1955 form such as a ranch house.
- b. A drop in grade allows the garage to be fully at the basement level with access from a recessed side wall or the rear wall.

Setbacks & Site Requirements.

- d. 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.*
- e. For corner lots, the DADU or outbuilding's street-side setback 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.

- h. 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.*
- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- j. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

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

I. Utilities

- 1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
- 2. Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Background: The house at 1324 Stratford Avenue is a one story Tudor Revival style house with brick first story walls and half-timbering in the gable fields. A one-story half-timbered rear addition and a screened porch were recently approved administratively.



Analysis and Findings: The applicant proposes to construct a new outbuilding at the rear of the lot. The structure is not intended to be used as a dwelling.

Massing Planning:

The tables below show the maximum outbuilding size permitted under the design guidelines:
Heights:

| | 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 left) |
|-------------------------|--|---|---|
| Ridge Height | 22'-6" | 25' | 20' |
| Eave Height | 11' | 1 story: 10' | 7'-6" |

Footprint:

| | Lot is more than 10,000 square feet | 50% of first floor area of principle structure | Proposed footprint |
|---------------------------------------|--|---|-------------------------------|
| Maximum Square Footage | 1,000 sq. ft. | 875 | 820 |

The project meets section III.H.1.b of the design guidelines.

Design Standards:

The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The fenestration is minimal, but not uncharacteristic for an outbuilding. It is also in a minimally-visible location at the rear of a two hundred, five foot (205') deep lot. The design meets section III.H.2 of the design guidelines.

Roof Shape:

| Proposed Element | Proposed Form | Typical of district? |
|-------------------------|----------------------|-----------------------------|
| Primary form | Gable-wing | Yes |
| Primary roof slope | 12:12 | Yes |
| Porch form | Gable | Yes |
| Porch slope | 12:12 | Yes |

Finding that the roof form and pitches are similar to historic outbuildings, Staff finds that the project meets Section III.H.3 of the design guidelines.

Materials:

| | Proposed | Color/Texture | Approved Previously or Typical of Neighborhood |
|-----------------------|-----------------|-----------------------------------|---|
| Foundation | Concrete slab | Natural color | X |
| Cladding | Cement-fiber | Smooth, Panels with half-timbered | X |
| Trim | Cement fiber | Smooth | X |
| Roofing | Asphalt shingle | Color needs final review | X |
| Porch floor | Concrete slab | Natural | X |
| Porch Posts | Wood | Square, Painted | X |
| Porch Roof | Asphalt shingle | Color needs final review | X |
| Driveway | Concrete | Natural | X |
| Windows | Wood | Needs final review | X |
| Door | Wood | Needs final review | X |
| Vehicular Door | n/a | n/a | n/a |

With the staff's final approval of the windows and door selections and the roof color, staff finds that the known materials meet Sections III.H.1 and III.H.5.

Site Planning:

| | MINIMUM | PROPOSED |
|---|-------------------------------------|-------------------|
| Space between principal building and DADU/Garage | 20' | 62' |
| Rear setback | 20' | 13' |
| L side setback | 5' | 23' |
| R side setback | 5' | 3' |
| How is the building accessed? | From the alley or existing curb cut | No vehicle access |

The project meets section III.H.6 of the design guidelines.

Setbacks: The new outbuilding does require a rear setback determination. Bulk zoning would require a twenty foot (20') rear setback and five foot (5') side setbacks. Staff finds that the proposed setbacks are more typical of outbuildings historically and the project meets Section III.H.6 of the design guidelines.

Appurtenances & Utilities: An existing driveway along the right side of the house will be extended to the rear. No other changes to the site's appurtenances were indicated on the drawings. The project meets section III.I of the design guidelines.

Recommendation Summary: Staff recommends approval of the outbuilding with reduced setbacks with the following condition:

1. Staff shall approve the window and door selections and the roof color.

With this condition, staff finds that the proposed outbuilding meets Section III.H of the Inglewood Place Neighborhood Conservation Zoning Overlay design guidelines.

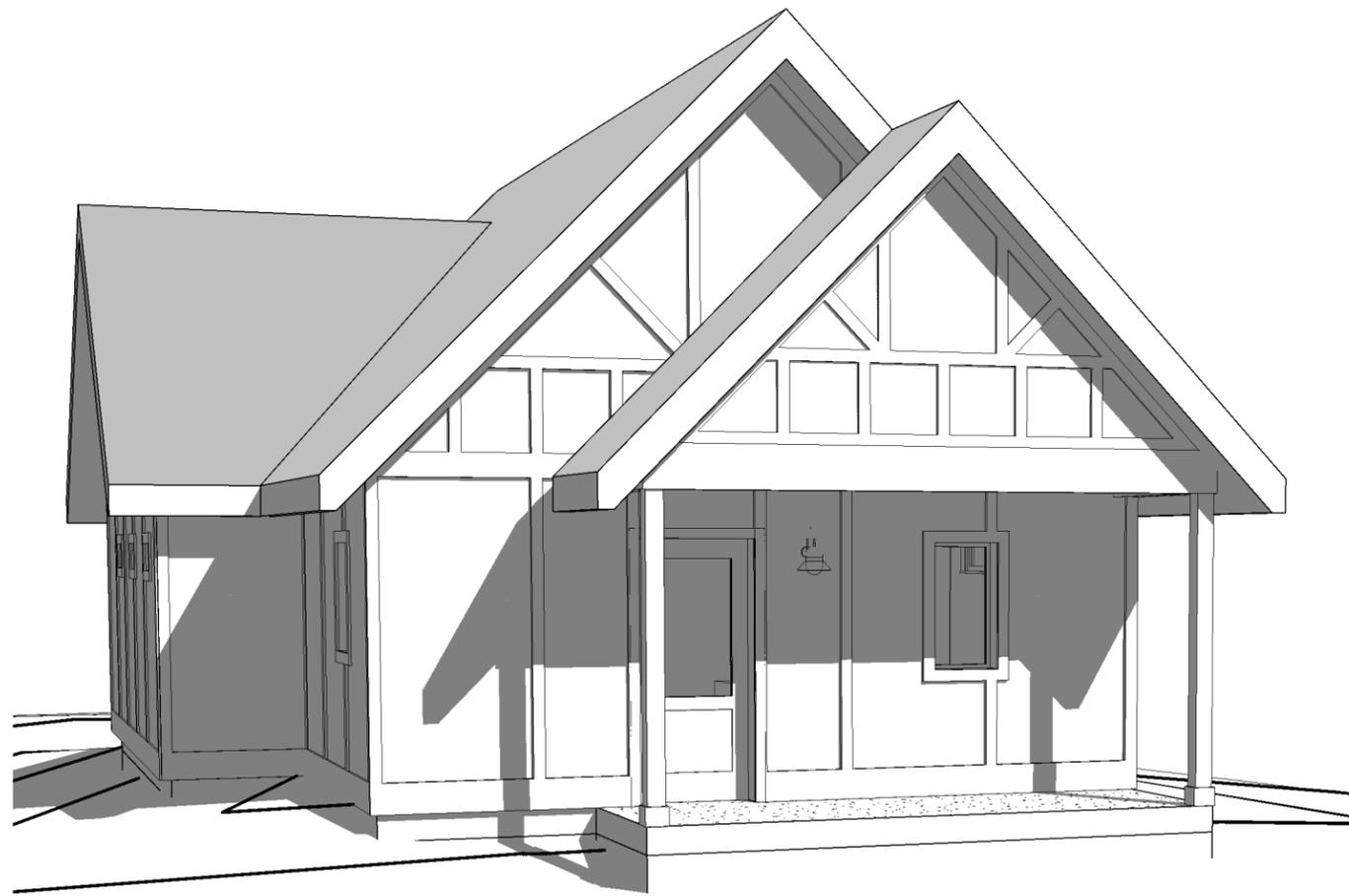
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



1324 Stratford Avenue, front circa 2012.



1324 Stratford Avenue, front showing existing driveway, circa 2014.



1 3D View 4



2 Copy of 3D View 3

PROJECT INFORMATION

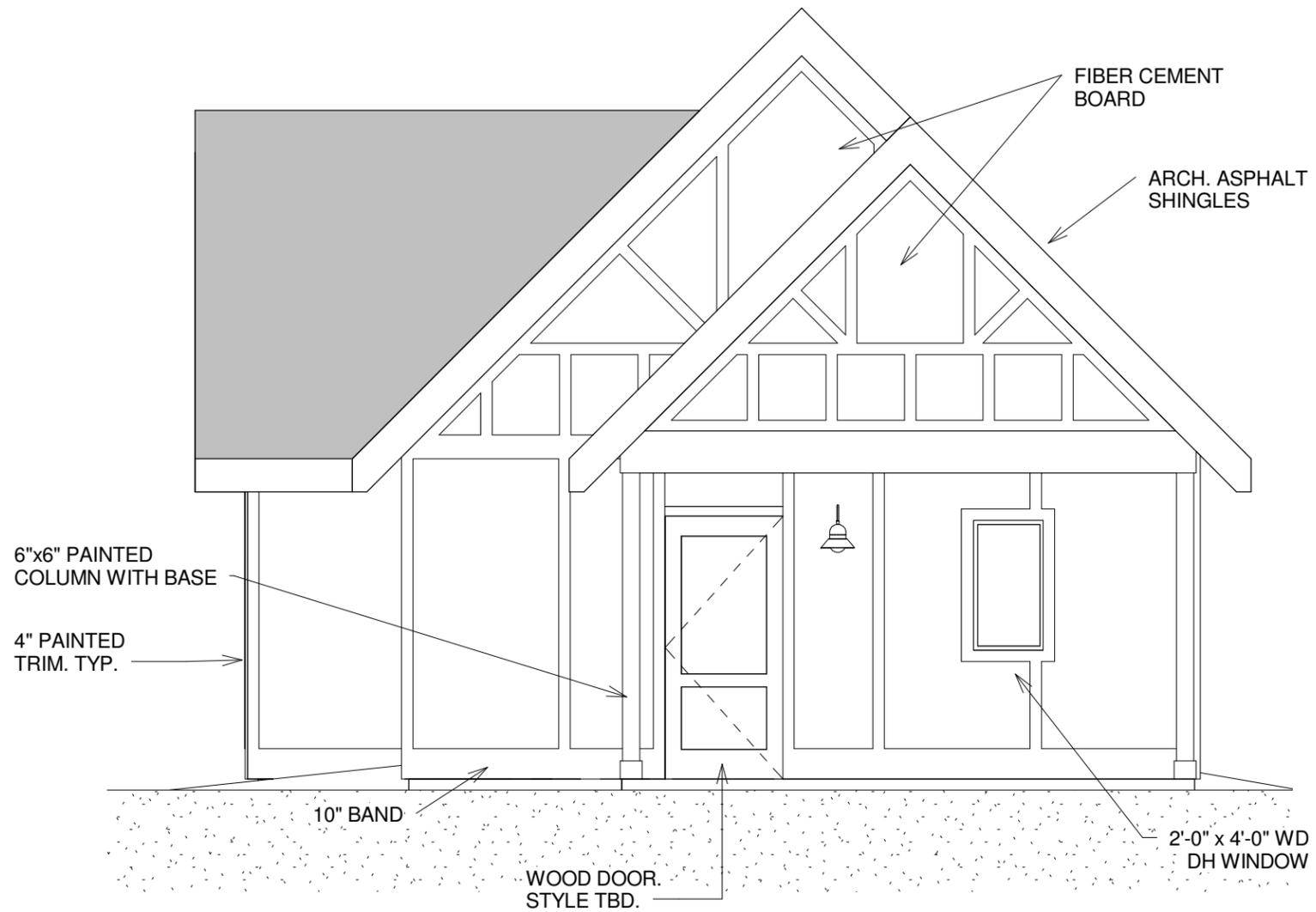
| STYLE | LIVING | FOOTAGE | | DETAILS | |
|----------------------|--------------|-----------------------|-----------|-------------------------------|-----------------------------|
| HOUSE STYLE: --- | BEDROOMS: 0 | Heated & Cooled | Gross | OVERALL WIDTH: 20' | |
| | BATH: 0 | | | FIRST FLOOR: 0 SQ FT | 0 SQ FT |
| STORIES: 1 | HALF BATH: 1 | SECOND FLOOR: 0 SQ FT | 745 SQ FT | OVERALL HEIGHT: 20' | |
| MASTER LOCATION: --- | FEATURES: | THIRD FLOOR: | | CEILING HEIGHT (FIRST): 9'-0" | |
| | | TOTAL (STORIES): | 0 SQ FT | 745 SQ FT | CEILING HEIGHT (SECOND): 0" |
| GARAGE: --- | | ADDITIONAL FOOTAGES: | | | CEILING HEIGHT (THIRD): |
| | | GARAGE: | 0 SQ FT | DOOR HEIGHT (FIRST): 6'-8" | |
| | | ROOF DECK: | | DOOR HEIGHT (SECOND): 0" | |
| | | | | DOOR HEIGHT (THIRD): | |

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DESIGN || DRAFT || AS-BUILT

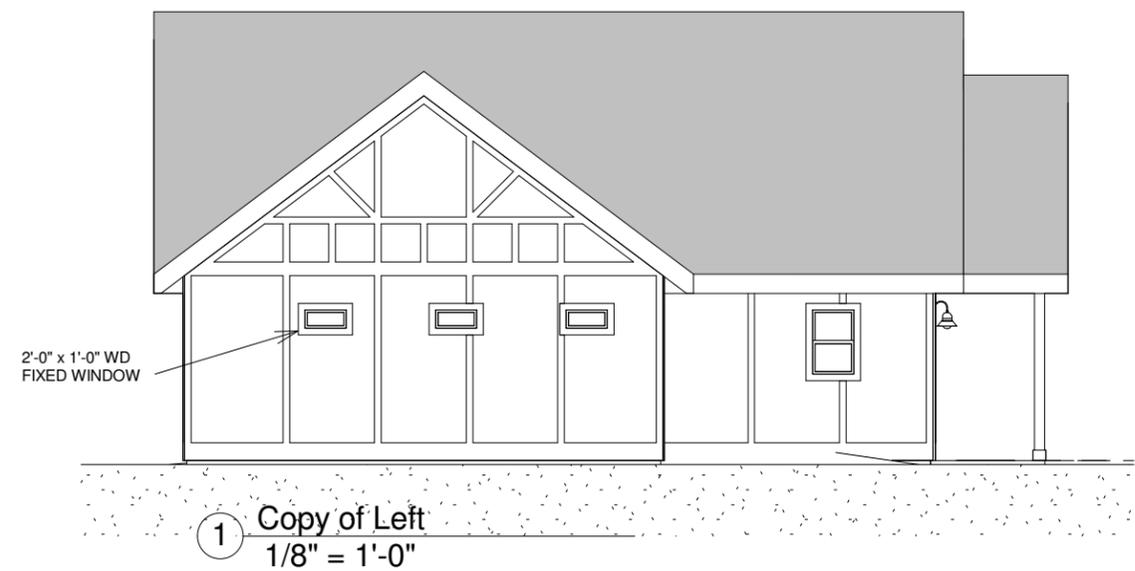
Proposal 1

THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY. PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.

1324 Stratford Studio
NASHVILLE, TN



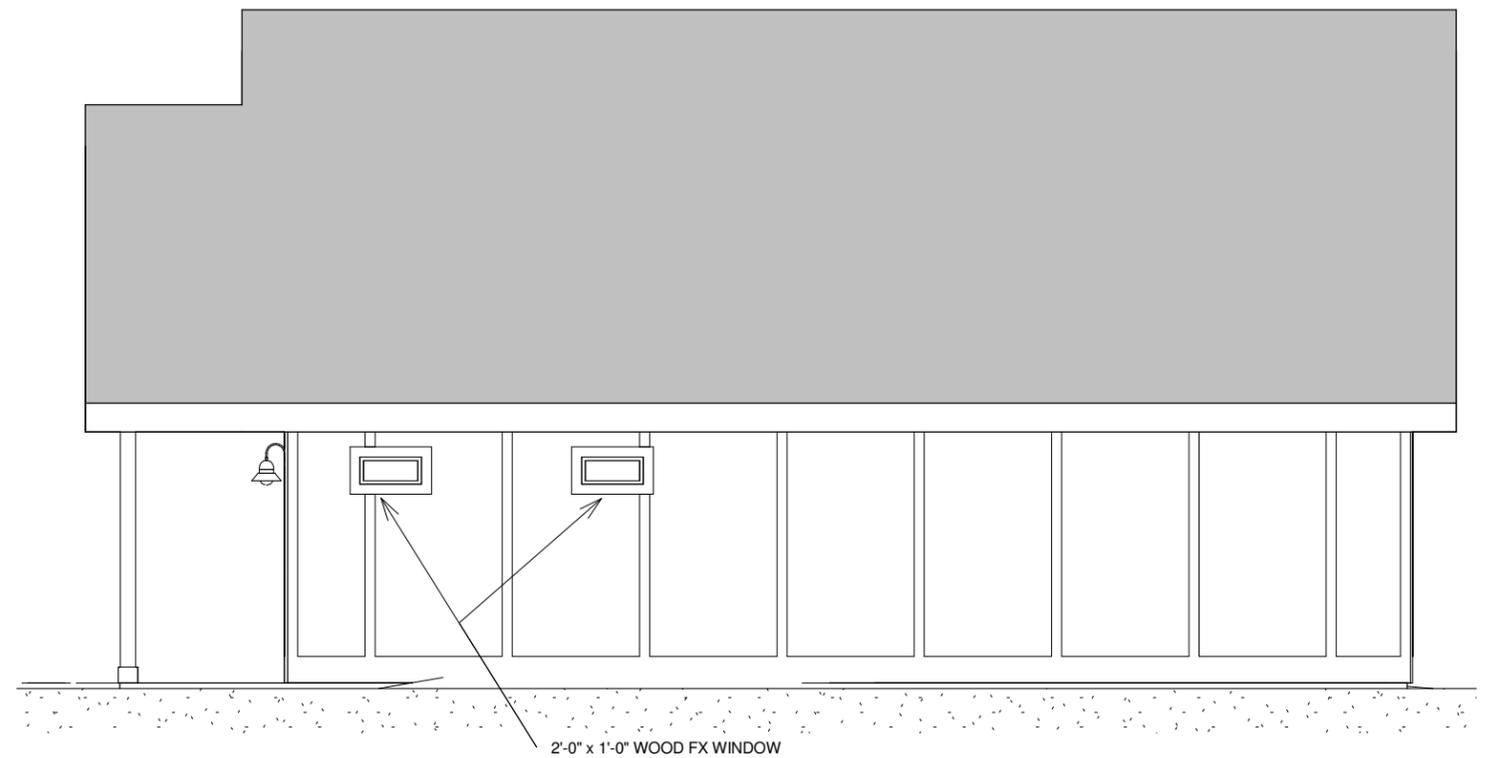
3 Sales - Front
1/4" = 1'-0"



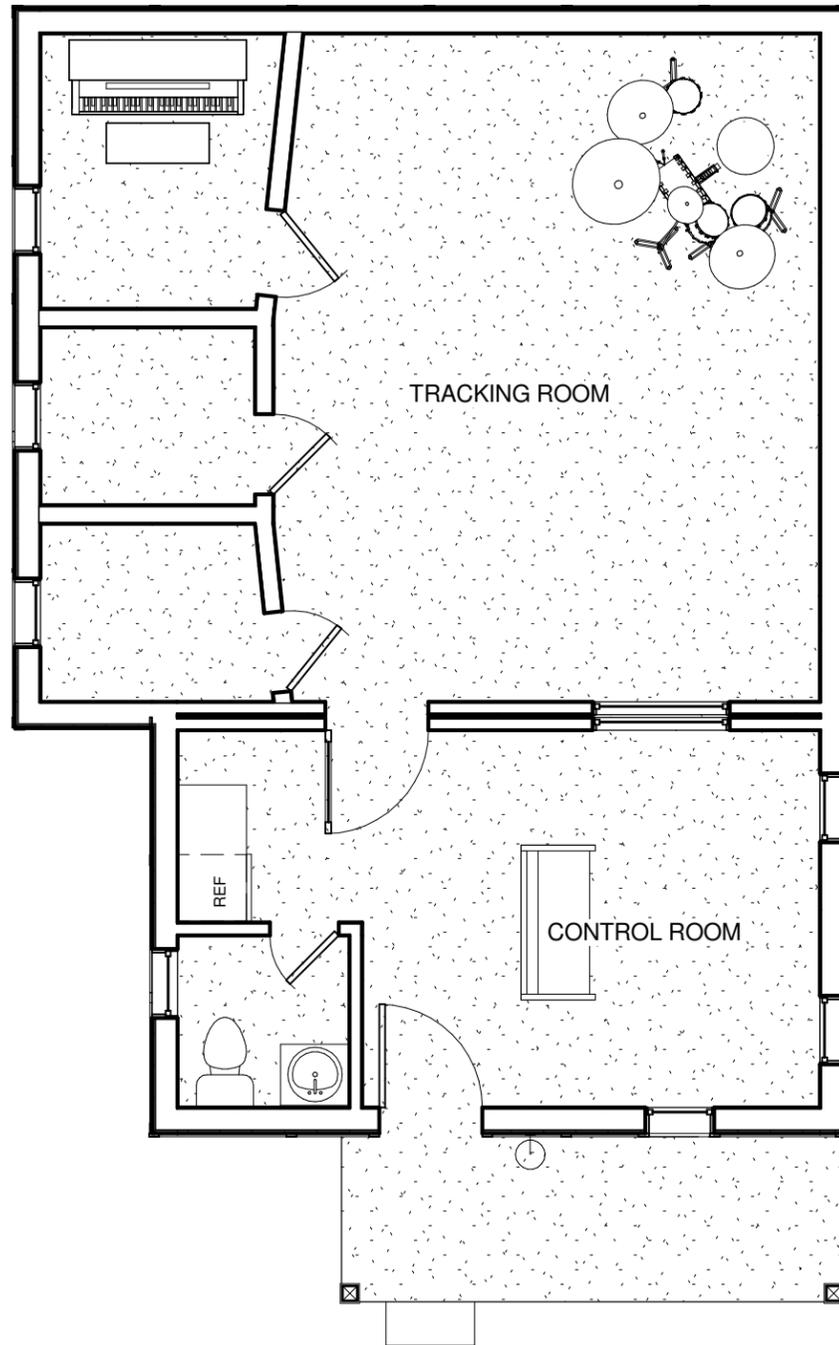
1 Copy of Left
1/8" = 1'-0"



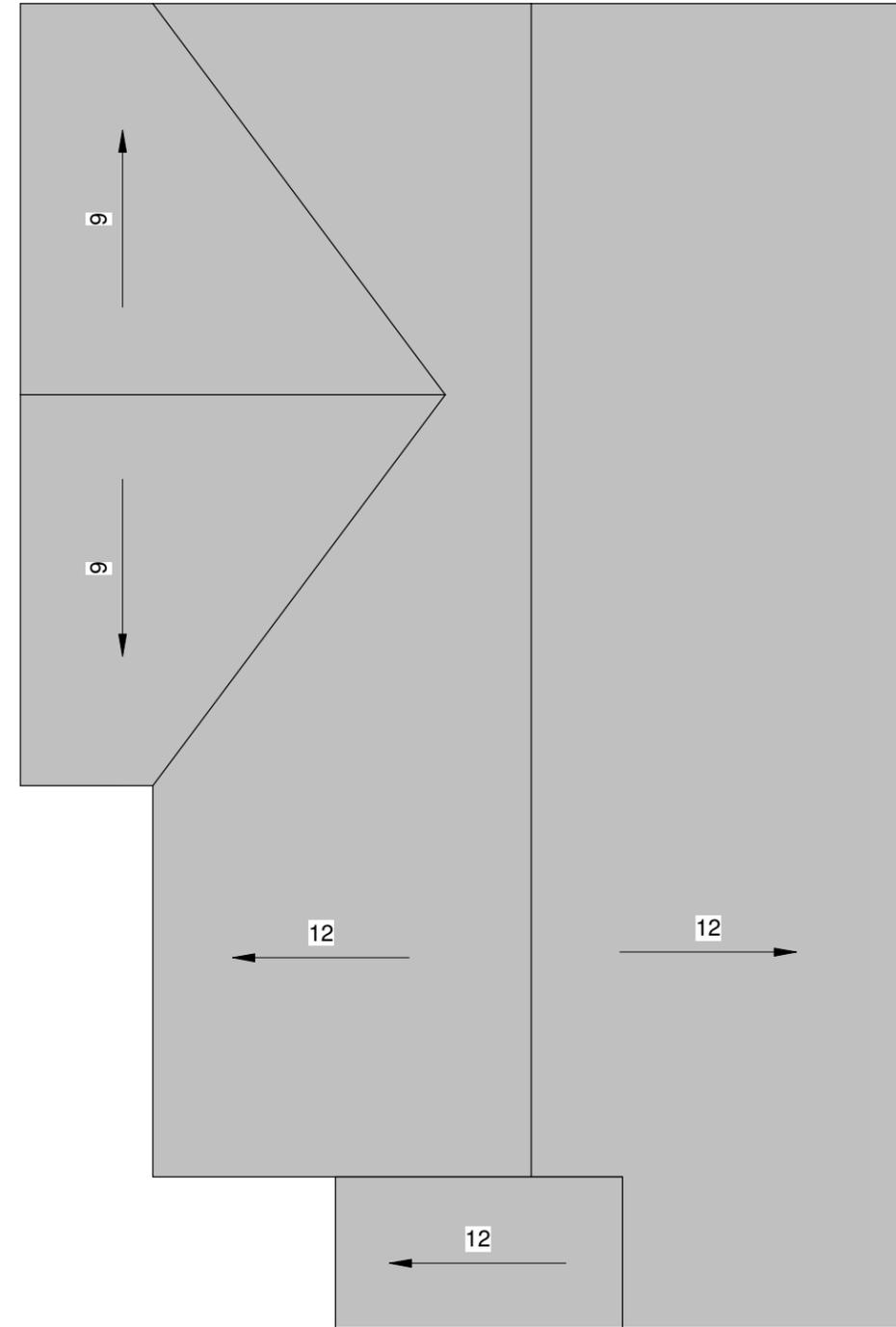
① Copy of Rear
1/4" = 1'-0"



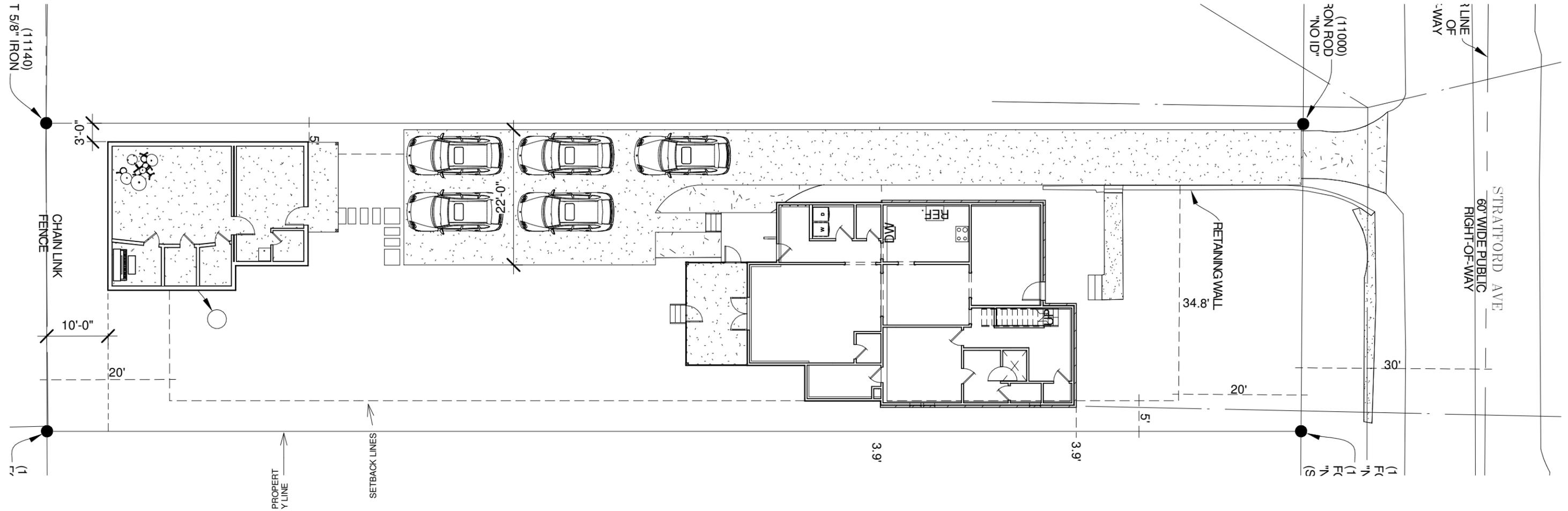
② H - Right
3/16" = 1'-0"



① Copy (3) of Proposal - First Floor
3/16" = 1'-0"



② Copy of Roof Plan
3/16" = 1'-0"



| | |
|---|-----------|
| FOOTPRINT OF PRINCIPAL STRUCTURE (INCLUDING COVERED CONCRETE PORCH WITH FOUNDATION AND ADDITION): | 1884 SQFT |
| MAX ALLOWABLE OUTBUILDING FOOTPRINT (LESSOR OF 50% OF PRINCIPAL STRUCTURE OR 750 SQFT): | 750 SQFT |
| DADU FOOTPRINT: | 745 SQFT |

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1324 Stratford Studio

NASHVILLE, TN

| | | |
|------------------------|-----------|---------------------|
| Site - Proposed | | H5 |
| Date | 6/28/16 | |
| Drawn by | J. Feller | Scale 1/16" = 1'-0" |