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
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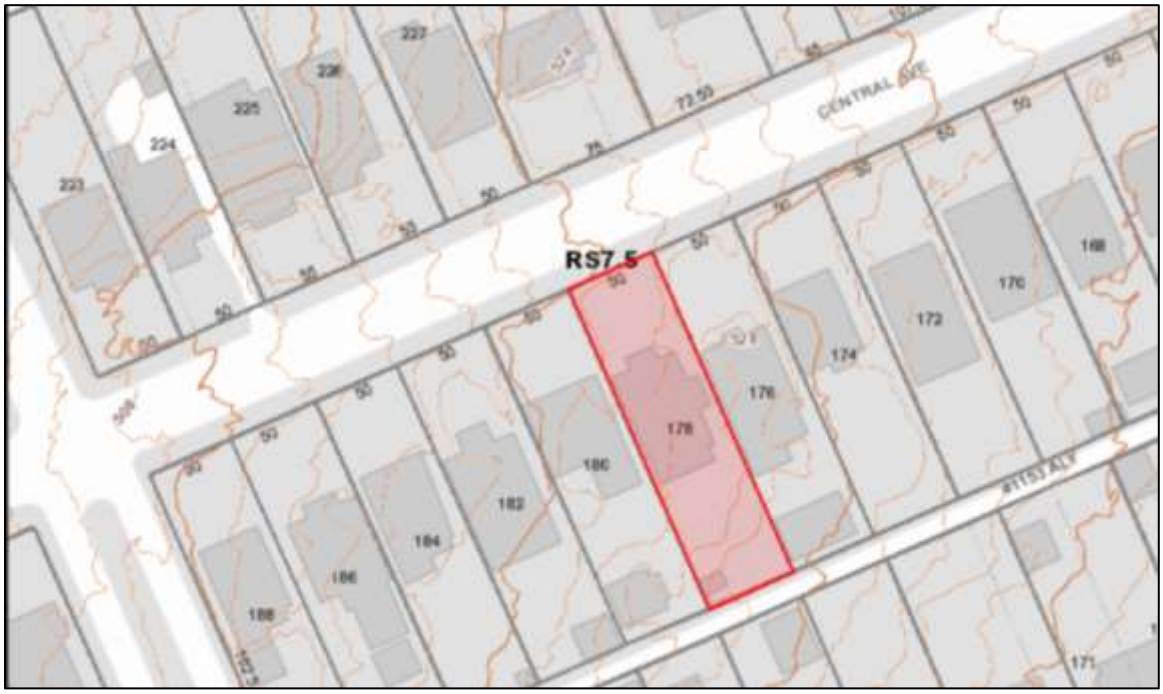
STAFF RECOMMENDATION
3725 Central Avenue
October 19, 2016

Application: New construction-outbuilding; Setback determination
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409004800
Applicant: Tucker Tingle, Allard Ward Architects
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: Construction of a new outbuilding at the rear of a lot zoned RS7.5. Due to base zoning, the outbuilding may not be permitted to be a detached accessory dwelling unit. A setback determination is requested for the rear setback at ten feet (10') instead of twenty feet (20'). **Recommendation Summary:** Staff recommends approval with the condition that Staff approve windows, doors, garage door and roof color. 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:

II.B.1 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.)

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) 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.

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.

if the maximum number of dwelling units permitted for the lot has been met.

i. Utilities

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.
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: 3725 Central Avenue is a bungalow built circa 1912 and is a contributing building in the Richland-West End district.

Analysis and Findings: The application is for a detached outbuilding at the rear of the lot, with a setback determination for the rear setback from twenty feet (20') to ten feet (10'). Base zoning is RS7.5, so the outbuilding may **not** be permitted for a detached accessory dwelling unit (DADU).

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	12/12	Yes
Porch form	n/a	
Porch slope	n/a	

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.1.h.1 of the design guidelines.

Design Standards:

The accessory structure has a simple design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The design meets section II.B.1.h.1 of the design guidelines.

Material:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	X
Cladding	Cement-fiber	Smooth with 5" reveal	X
Roofing	Asphalt shingle	Needs final review	X
Trim	Wood	smooth	X
Porch floor	Concrete	natural	X
Driveway	Concrete	n/a	X

Windows	Aluminum-clad	Needs final approval	X
Pedestrian Door	¾ light, material not indicated	Needs final approval	
Vehicular Door	Not indicated	Needs final approval	

With the staff's final approval of the windows and doors and other material information that has not yet been provided, the known materials meet Section II.B.1.h.1 of the design guidelines.

Appurtenances & Utilities: A driveway is drawn connecting the new outbuilding to the alley. The project meets section II.B.1.h.1 of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	19'
Rear setback	20'	10'
L side setback	5'	8'
R side setback	5'	5'
How is the building accessed?	From the alley or existing curb cut	Alley access

The outbuilding is one foot less from the principle building than the Commission typically approves; however, since the difference is so minimal, Staff finds nineteen feet between the outbuilding and rear of the home to be appropriate.

The applicant requests a setback determination for the rear setback. The outbuilding's footprint is seven hundred and fifty square feet (750 sq. ft.) 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 outbuilding. Staff recommends approval of the setback determination.

The project includes a patio that. because it has no cover, was not included in the calculations. The project meets Section II.B.1.h.2 of the design guidelines.

Massing Planning:
To determine the maximum height of the outbuilding, 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)**	**Proposed (should be the same or less than the lesser number to the left)**
Ridge Height	25’	25’	25’
Eave Height	10’	1 story 10’ ~~or 2 story 17’~~	10’

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.~~	1,000	750

The project meets section II.B.1.h.1 of the design guidelines.

General requirements:

	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?	Yes	
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	

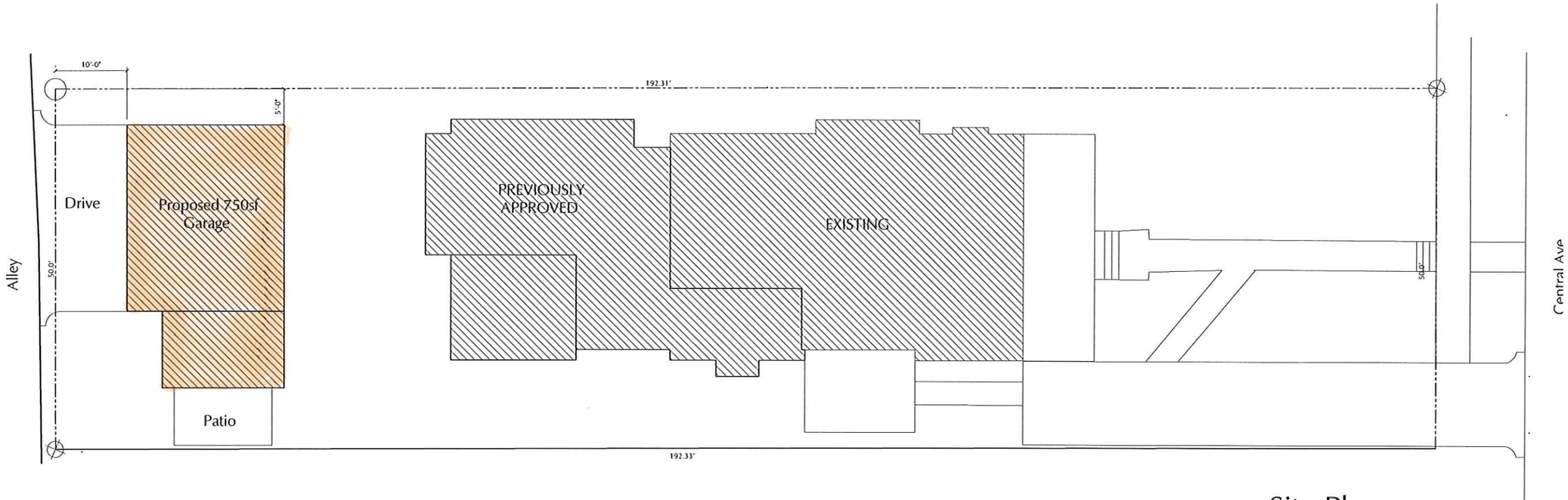
Is the building located towards the rear of the lot?	Yes	

The project meets section II.B.h.1 of the design guidelines.

Recommendation Summary: Staff recommends approval of the outbuilding with the condition that Staff review and approve the windows, doors, garage door and roof color prior to construction.

With this condition, staff finds that the proposed outbuilding meets Section II.B.1.h of the Neighborhood Conservation zoning overlay design guidelines for the Richland-West End 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.

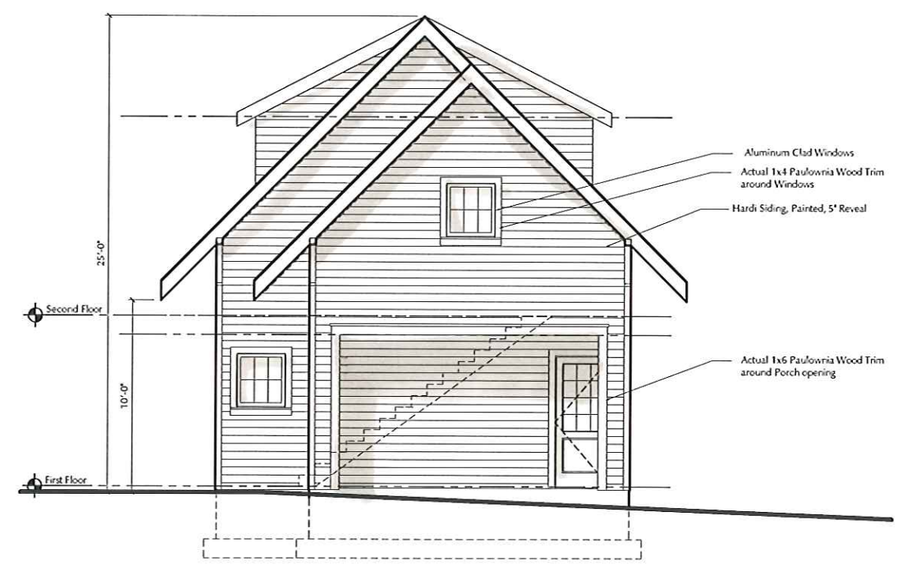


1 Site Plan

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

3 South Elevation

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



2 East Elevation

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

MHZC PERMIT -Not for Construct

A New Garage for:

The Wilkinson Residence

3725 Central Ave
Nashville, Tennessee 37205

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

Drawings:

Date: 10.06.16 (revised per MHZC)

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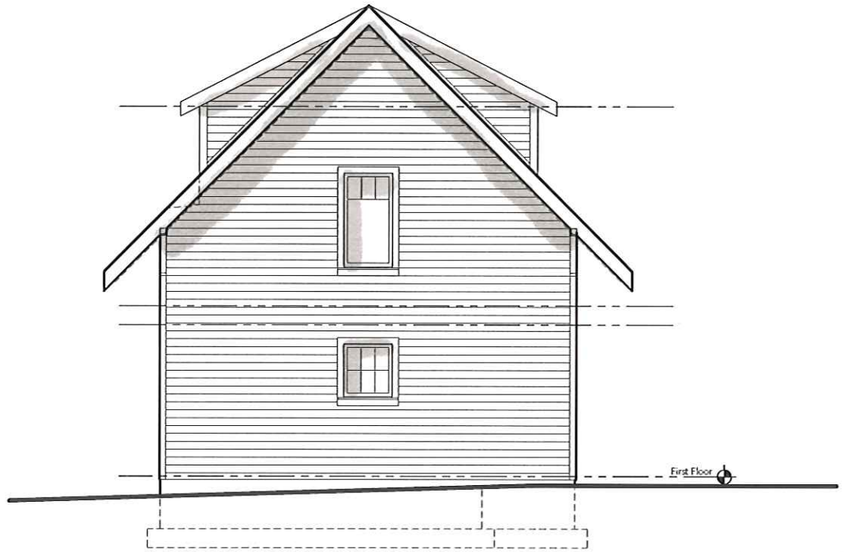
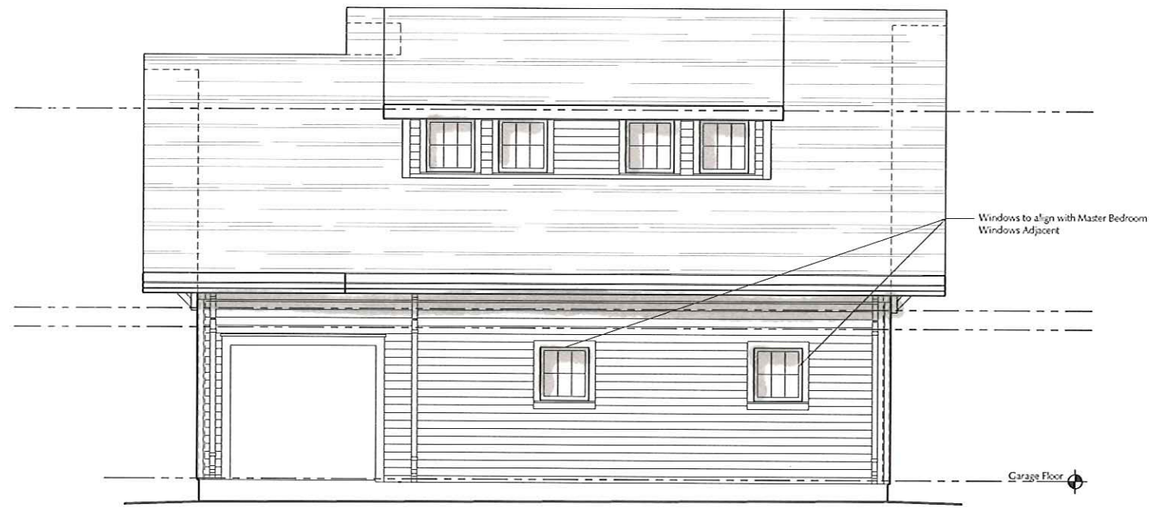


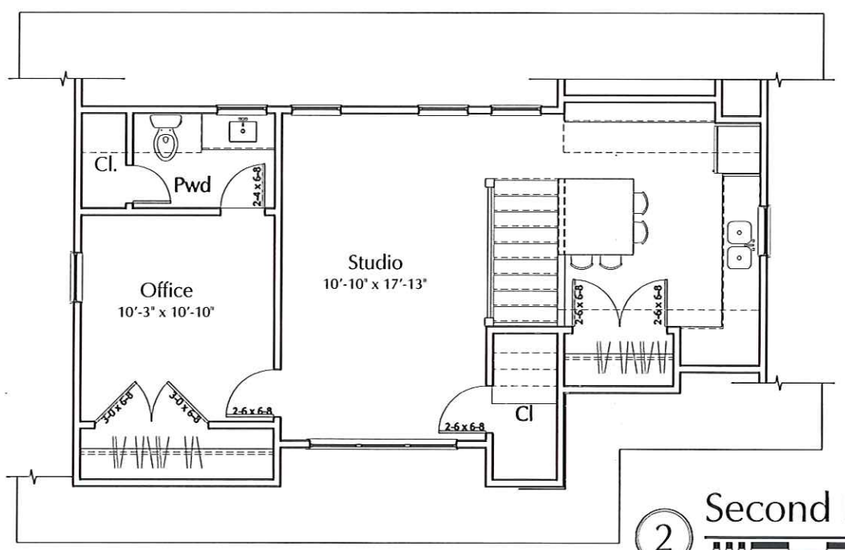
4 West Elevation

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



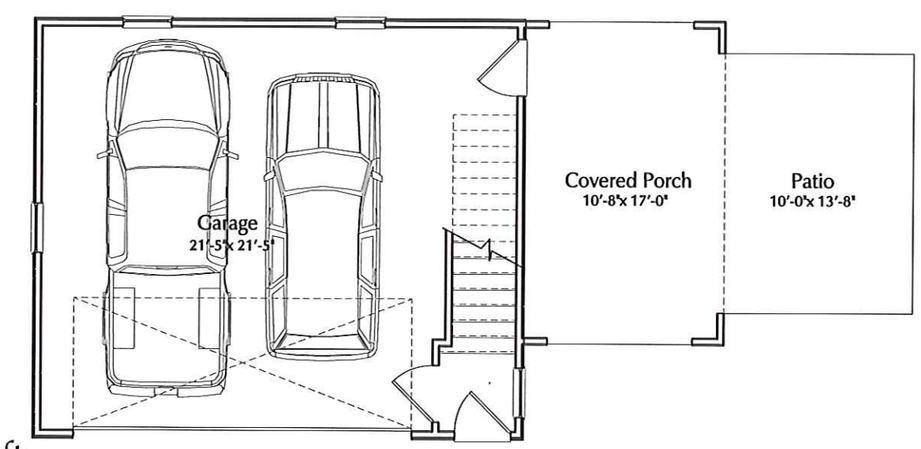
3 North Elevation

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



2 Second Floor Plan- 660sqft

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



1 First Floor Plan-750sqft

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

MHZC PERMIT -Not for Construct

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The Wilkinson Residence

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Nashville, Tennessee 37205

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