



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 1513 Paris Avenue November 20, 2013

Application: New construction-detached accessory dwelling unit
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704027100
Applicant: David Drennon, owner, daviddrennon@gmail.com
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes to build a Detached Accessory Dwelling Unit at the rear of the lot. The location, design and materials meet design guidelines. Staff finds the proposed structure compatible with the context.</p> <p>Recommendation Summary: Staff recommends approval of the application. Staff finds that the project meets II.3.B of the Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Applicable Design Guidelines:

II. B. GUIDELINES

I. 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.

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.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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.

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.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

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.*

17.16.030. F. Standards for Accessory Dwelling Units:

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

2. **Lot Area.** The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.
3. **Density.** A detached accessory dwelling is not allowed if the maximum number of dwelling units permitted for the lot has been met.

4. **Ownership.**

No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.

The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.

The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

5. **Setbacks.** The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for Accessory buildings.

6. **Site Requirements.**

A detached accessory dwelling may only be located in the established rear yard. The detached accessory dwelling is to be subordinate to the principal structure and therefore shall be placed to the rear of the lot.

There shall be a minimum separation of ten (10) feet between the principal structure and the detached accessory dwelling.

7. **Driveway Access.**

On lots with no alley access, the lot shall have no more than one curb-cut from a public street for driveway access to the principal structure as well as the detached accessory dwelling.

Parking accessed from a public street shall be limited to one driveway for the lot with a maximum width of 12 feet.

If the detached accessory dwelling is part of a garage and an alley exists to the rear of the lot, the garage shall be alley loaded and no curb-cut provided from the front of the lot.

8. **Bulk and Massing.**

No accessory structure shall exceed 200 square feet when there is a detached accessory dwelling on the lot.

The living space of a detached accessory dwelling shall not exceed 700 square feet.

The footprint single-story detached accessory dwelling shall not exceed 700 square feet or 50% of the first floor area of the principal structure, whichever is less.

The footprint of a two-story detached accessory dwelling shall not exceed 550 square feet or 40% of the first floor area of the principal structure, whichever is less.

One partial-width, open porch, that is six feet deep or less, is not included in the footprint calculation.

The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of 10 feet for single-story and 17 feet for two-story detached accessory dwellings.

The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed 25 feet in height.

9. Design Standards.

Detached accessory dwellings with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rated per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.

The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roof slope by covering no more than 50% of the roof.

Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

Background: 1513 Paris Avenue is a contributing home to the Belmont-Hillsboro Neighborhood Conservation Overlay. It is a brick bungalow built circa 1928 with a full-width porch and a gabled dormer centered on the front roof pitch. The rear porch was enclosed earlier in 2013 and a shed-roofed dormer built there.



Analysis and Findings: The applicant proposes to build a Detached Accessory Dwelling Unit (DADU) at the rear of the property on the site of an existing non-historic accessory building.

Lot Area. 1513 Paris Avenue is zoned R8 and has a lot that is approximately six thousand, nine-hundred and sixty-nine square feet (6,969 sq. ft.). The primary structure on the lot has a footprint of approximately one thousand, two hundred, and twenty-one square feet (1221 sq. ft.), and the proposed accessory structure will be approximately six hundred and fifty square feet (650 sq. ft.). The total lot coverage is approximately one thousand, nine hundred and ninety two (1992 sq. ft.) or about 28%. The lot area therefore meets Standard 1 of the Detached Accessory Dwelling Unit regulations.

Density. The R8 zone allows for two dwelling units. Currently, there is one dwelling unit on the site in the primary structure. Adding the proposed accessory structure would result in two dwelling units, which meets the zoning. Therefore the density of the site meets Standard 2 of the Detached Accessory Dwelling Unit regulations.

Ownership. The owner of the property filed a restrictive covenant stating that he lives in the primary structure and acknowledging that he cannot separate ownership of the primary structure and the detached accessory dwelling unit. The project therefore meets Standard 3 of the Detached Accessory Dwelling Unit regulations.

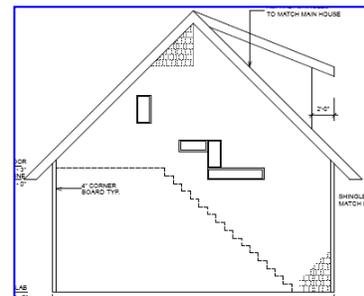
Setbacks. The existing garage meets all base zoning setbacks. It is five feet (5') from the rear property line, five feet (5') from the interior-side property line, and more than twenty feet (20') from the side alley. The structure therefore meets Standard 4 of the Detached Accessory Dwelling Unit regulations.

Site Requirements. The detached accessory dwelling unit is located in the rear yard of the primary structure at 1513 Paris Avenue. There will be approximately forty-five feet (45') between the primary residence and the accessory structure. The structure therefore meets Standard 5 of the Detached Accessory Dwelling Unit regulations.

Driveway Access. The existing garage structure is accessed via the side alley, thereby meeting Standard 6 of the Detached Accessory Dwelling Unit regulations.

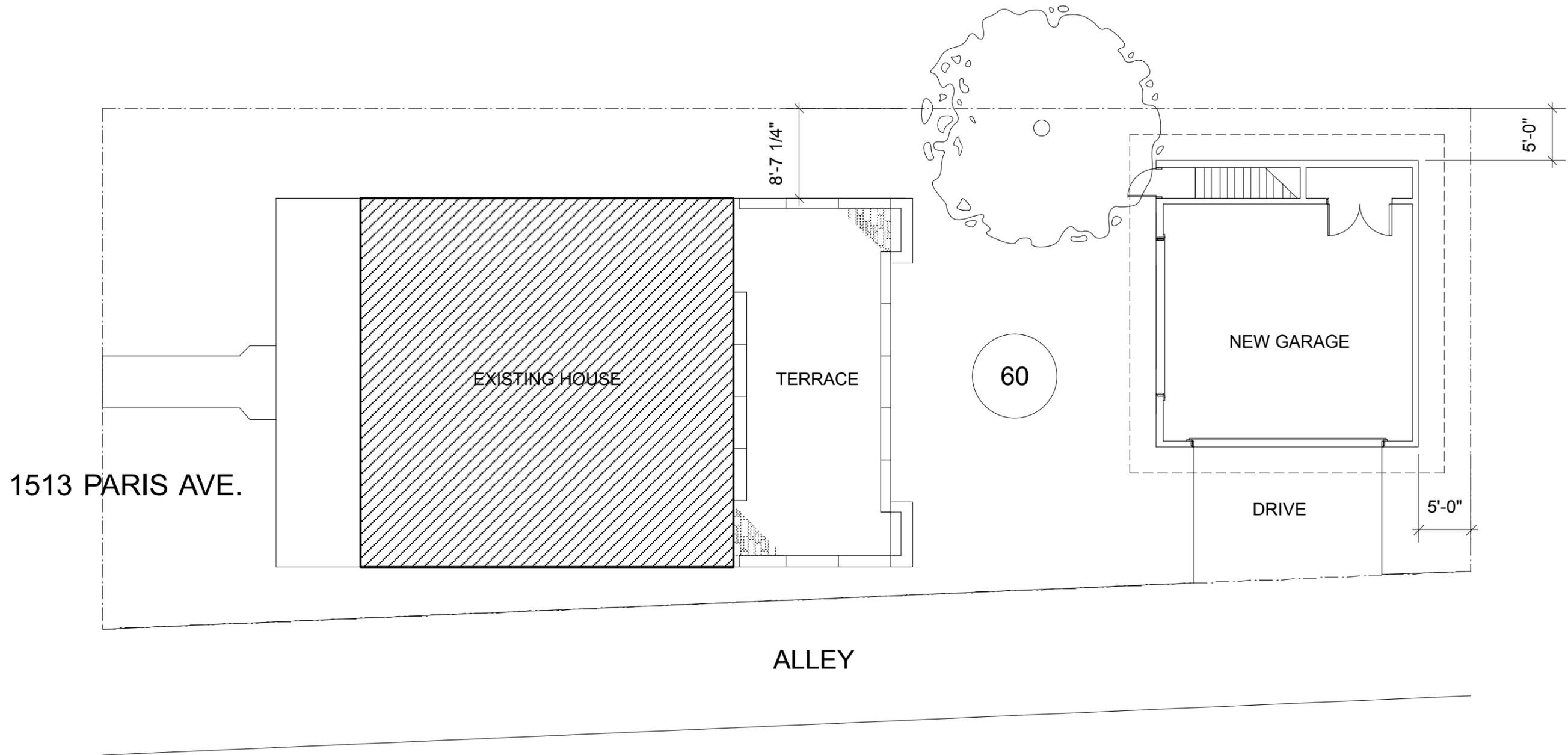
Bulk and Massing. The accessory structure is one-and-a-half stories tall. Its footprint is approximately six hundred and fifty square feet (650 sq. ft.), less than the maximum footprint of seven hundred square feet (700 sq. ft.) for one-story structures. The ridge height is approximately twenty feet five (25') from grade and the eave height is ten feet (10'). These are both subordinate to the historic house. The structure meets Standard 7 of the Detached Accessory Dwelling Unit regulations.

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 structure's stairs are located on the interior. Its roof form includes one shed dormer. The dormer sits back two feet (2') from the wall below them, and it occupies less than fifty percent (50%) of the roof. The fenestration is of a more modern layout and is atypical of the neighborhood context, but fits the characteristics of the recent rear addition to the house. It is also in a minimally-visible location at the side and rear of the building. The structure therefore meets Standard 8 of the Detached Accessory Dwelling Unit regulations and Section II.B.1.g of the design guidelines



Materials: The foundation is a concrete slab. Materials for siding, trim, windows and doors will match those of the recent 2013 addition. Asphalt shingles for the roof will match the house as well. Staff finds that the known materials meet section II.B.1.d.

Recommendation Summary: Staff recommends approval of the project, finding that the existing accessory structure meets the regulations set forth in Ordinance No. 17.16.030.F. for Detached Accessory Dwelling Units and the applicable design guidelines for outbuildings.



SCALE: 1" = 20' - 0"

Project Title:

Drennon Residence
Nashville, TN

Price Harrison Architect
3707 Brighton Road
Nashville, TN 37205

Phone: 615-969-4495

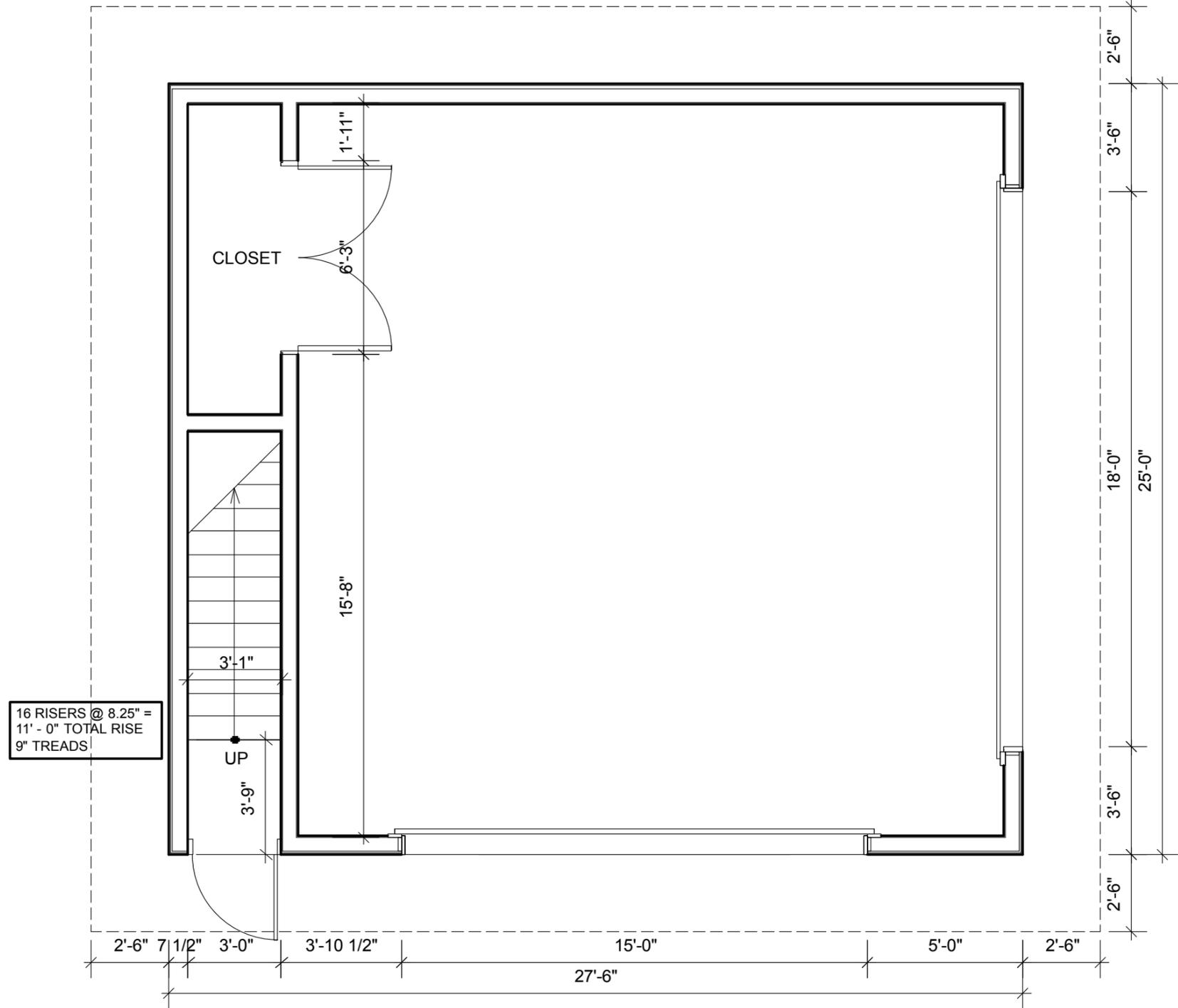
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Date: 10-28-13

Scale: As Shown

Drawing Title
Site Plan

Drawing No.
MHZC 1



1

GARAGE FLOOR PLAN

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

Project Title:
Drennon Residence
Nashville, TN

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3707 Brighton Road
Nashville, TN 37205

Phone: 615-969-4495

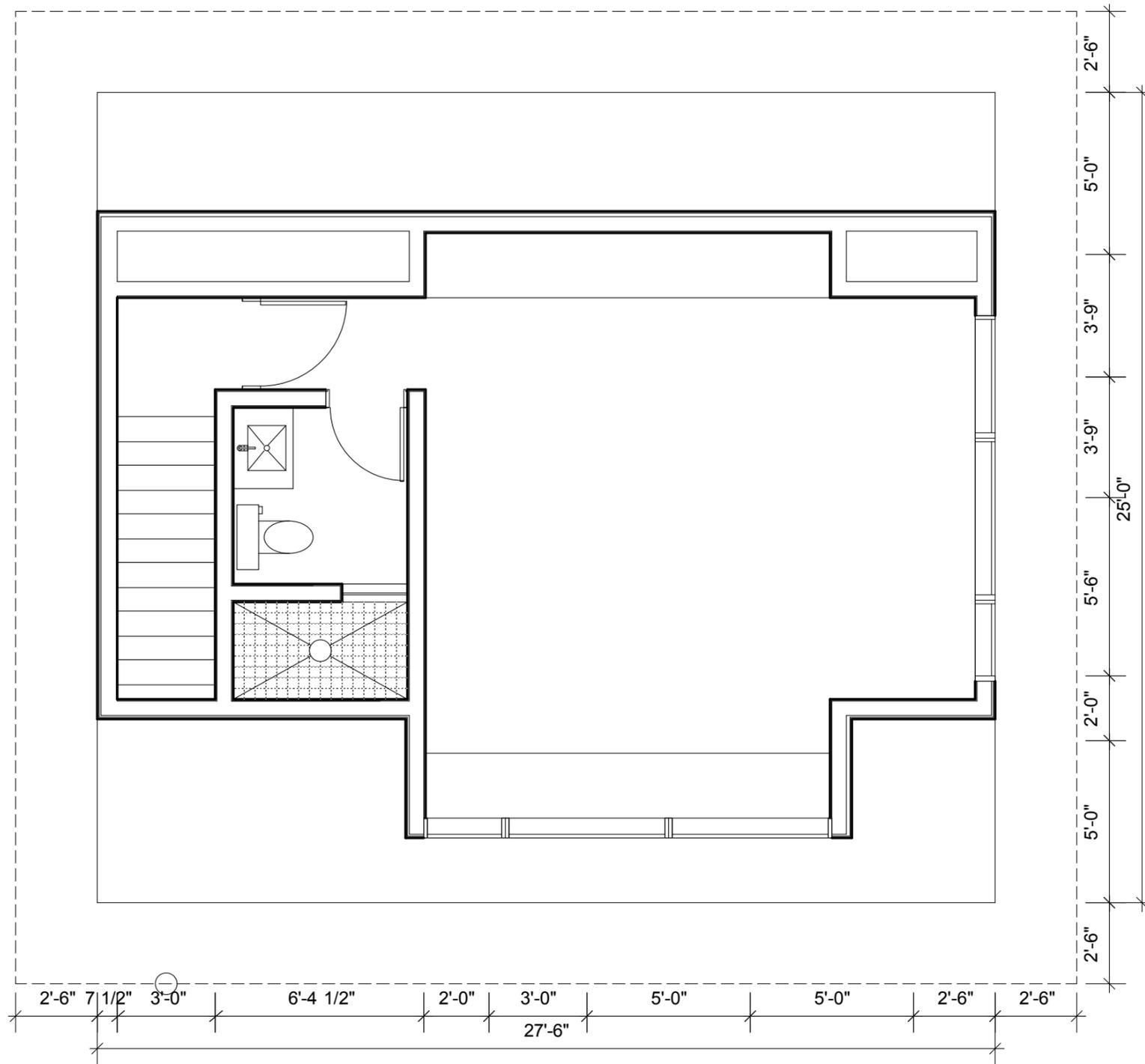
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Scale: As Shown

Drawing Title
Garage Plan

Drawing No.
MH2C 2



1

SECOND FLOOR PLAN

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

Project Title:

Drennon Residence
Nashville, TN

Price Harrison Architect
3707 Brighton Road
Nashville, TN 37205

Phone: 615-969-4495

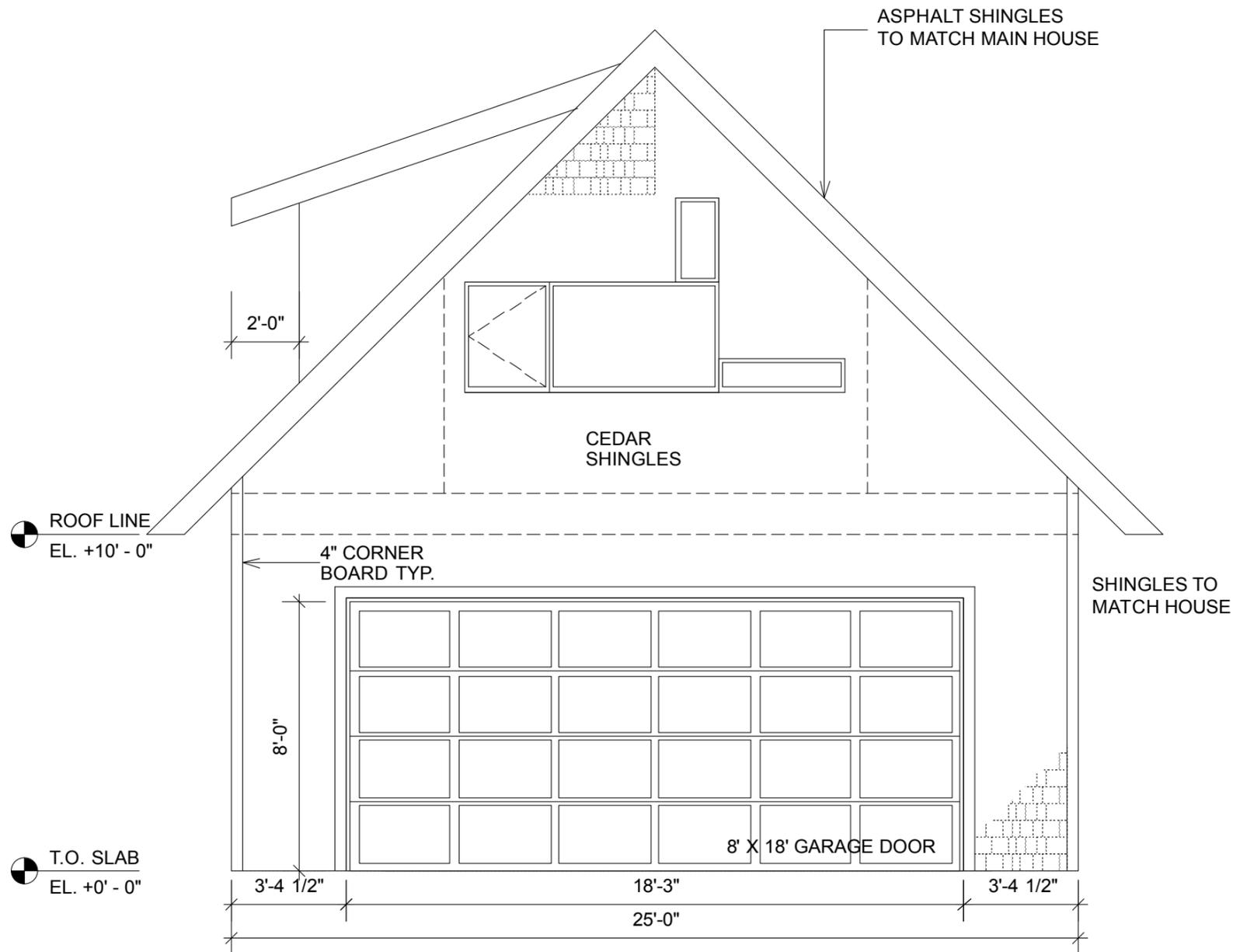
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Scale: As Shown

Drawing Title
Apartment Plan

Drawing No.
MH2C 3



1

WEST ELEVATION

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

Project Title:

Drennon Residence
Nashville, TN

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3707 Brighton Road
Nashville, TN 37205

Phone: 615-969-4495

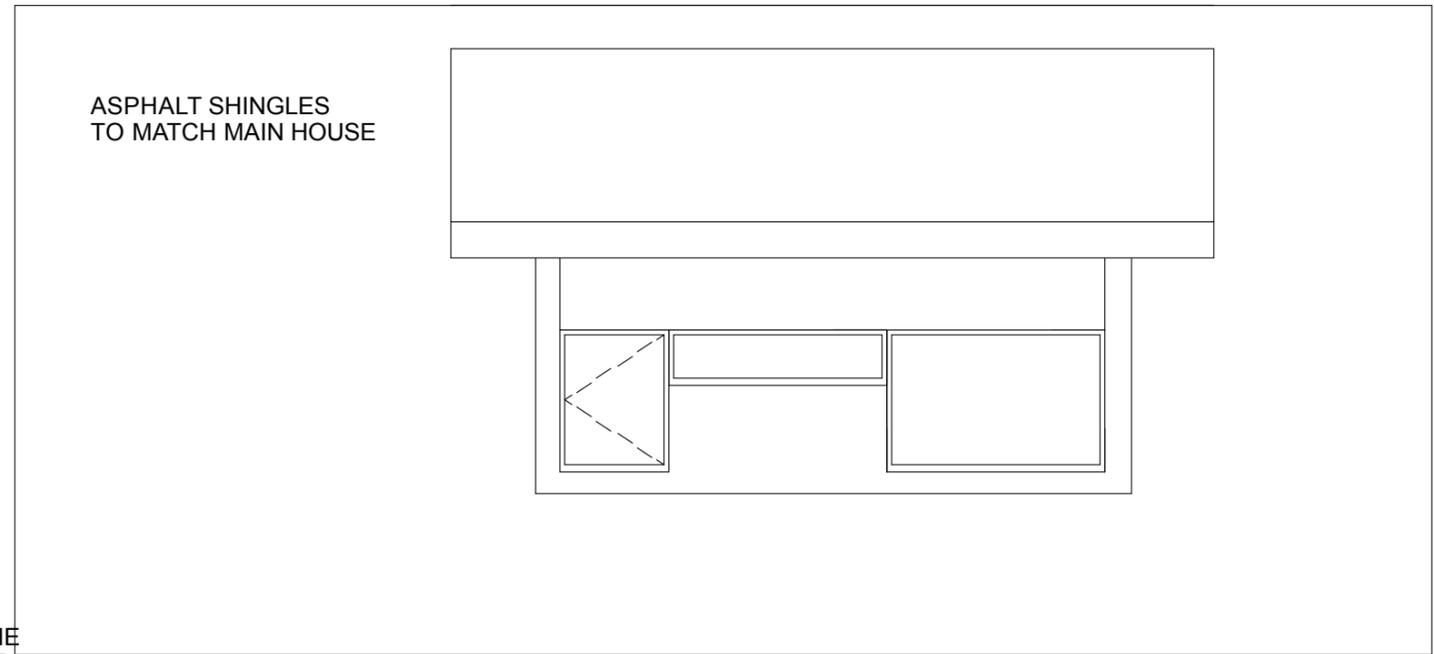
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Scale: As Shown

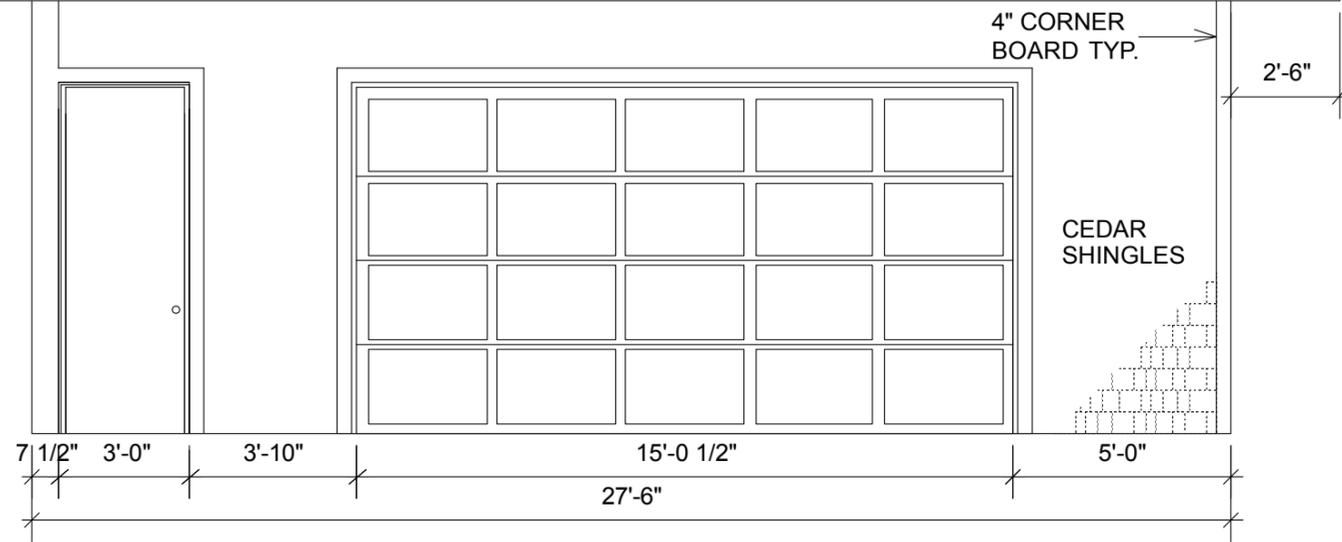
Drawing Title
Garage Elevations

Drawing No.
MHZC 4



ROOF LINE
EL. +10' - 0"

T.O. SLAB
EL. +0' - 0"



1

NORTH ELEVATION

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

Project Title:
Drennon Residence
Nashville, TN

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3707 Brighton Road
Nashville, TN 37205
Phone: 615-969-4495

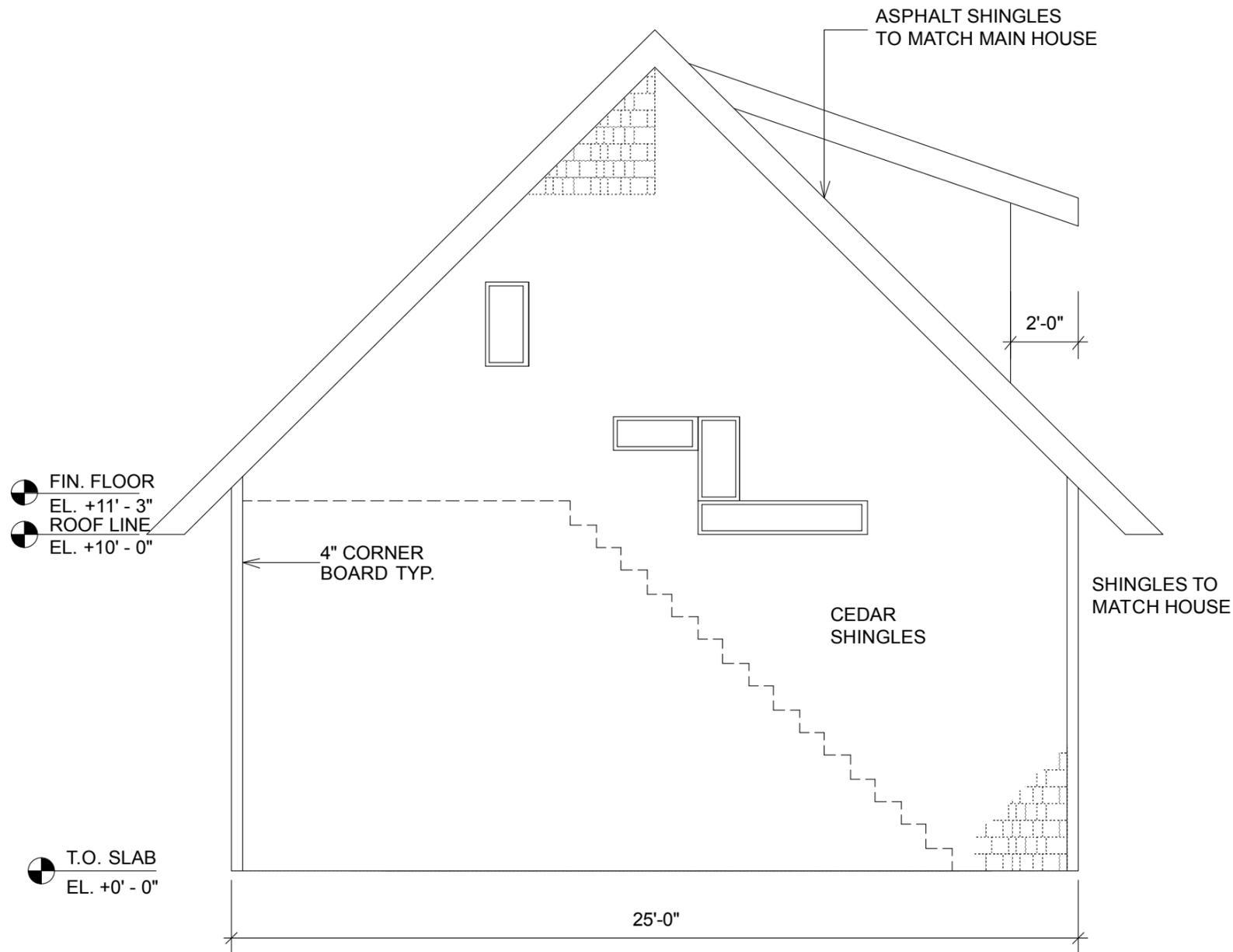
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Scale: As Shown

Drawing Title
Garage Elevations

Drawing No.
MHZC 5



1

EAST ELEVATION

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

Project Title:

Drennon Residence
Nashville, TN

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3707 Brighton Road
Nashville, TN 37205

Phone: 615-969-4495

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Scale: As Shown

Drawing Title
Garage Elevations

Drawing No.
MHZC 6

ASPHALT SHINGLES
TO MATCH MAIN HOUSE

ROOF LINE
EL. +10' - 0"

4" CORNER
BOARD TYP. →

T.O. SLAB
EL. +0' - 0"

27'-6"

1

SOUTH ELEVATION

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

Project Title:

Drennon Residence
Nashville, TN

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Phone: 615-969-4495

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Date: 10-28-13

Scale: As Shown

Drawing Title
Garage Elevations

Drawing No.
MH2C 7