



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
302 Manchester Street
May 21st, 2014

Application: New construction—detached accessory dwelling unit
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302031400
Applicant: Grayson Adler, owner
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to construct a Detached Accessory Dwelling Unit (DADU) behind a historic house.</p> <p>Recommendation Summary: Staff recommends approval of the project with the condition that staff approve the window and door specifications and the roof color prior to purchase and installation. With this condition, staff finds that the project meets Section II.B.1. of the <i>Eastwood Neighborhood Conservation District: Handbook and Design Guidelines</i> and the standards for a detached accessory dwelling unit.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Applicable Design Guidelines:

II.B.1. New Construction

h. 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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

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 dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

Siding and 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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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:

1. *where they are a typical feature of the neighborhood*

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:

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

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

5. 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.

6. 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.

7. 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.

8. 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: 302 Manchester is a c. 1940 bungalow which contributes to the historic character of the Eastland Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1800 Holly Street primary structure.

Analysis and Findings: The applicant proposes to construct a Detached Accessory Dwelling Unit (DADU) behind a historic house.

Lot Area. 302 Manchester Avenue is zoned R6 and has a lot that is approximately ten thousand square feet (10,000 sq. ft.). The foot print of the primary structure is approximately one thousand, five hundred and sixty-five (1,565 sq. ft.), and the proposed DADU will be have a footprint of five hundred and twenty-eight square feet (528 sq. ft.). Also on the site is a shed without a permanent foundation that has a footprint of eighty square feet (80 sq. ft.). The total lot coverage is approximately two thousand, one hundred and seventy-three square feet (2,173 sq. ft.), or about twenty-two percent (22%)

lot coverage, which is less than the maximum lot coverage of fifty percent (50%). The lot area therefore meets Standard 1 of the Detached Accessory Dwelling Unit regulations.

Density. The R6 zone allows for two dwelling units. Currently, there is one dwelling unit on the site in the primary structure. Converting the existing outbuilding into a dwelling unit would result in two dwelling units on the site, which meets the zoning. Therefore the density of the site meets Standard 2 of the Detached Accessory Dwelling Unit regulations.

Ownership. There is just one detached accessory dwelling planned for this lot. The owner has filed a restrictive covenant stating that he lives in the principle building or plans to live in the detached accessory dwelling unit and acknowledging that he cannot separate ownership of the primary structure and the detached accessory dwelling unit. Therefore the proposed structure meets Standard 3

Setbacks. The proposed outbuilding meets all base zoning setbacks. It is four feet (4') from the rear property line, four feet (4') from south property line, and more than twenty feet (20') from the north property line. 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 302 Manchester Avenue (Figure 2). There will be more than seventy-five feet (75') between the primary residence and the accessory structure. The structure therefore meets Standard 5 of the Detached Accessory Dwelling Unit regulations.



Figure 2. The rear yard of 302 Manchester.

Driveway Access. The proposed accessory structure does not have a garage component, and therefore vehicular access to the structure is not an issue. Standard 6 of the Detached Accessory Dwelling Unit regulations does not apply to this application.

Bulk and Massing. The proposed new accessory structure is one story tall. Its footprint is five hundred and twenty-eight square feet (528 sq. ft.), including a six-foot (6') deep full length front porch. The existing shed on the site is approximately eighty square feet (80 sq. ft.), less than the maximum of two hundred square feet (200 sq. ft.) allowed for

additional structures (Figure 3). In total, the two accessory structures will be six hundred and eight square feet (608 sq. ft.), less than the maximum footprint of seven hundred square feet (700 sq. ft.).



Figure 3. The existing shed.

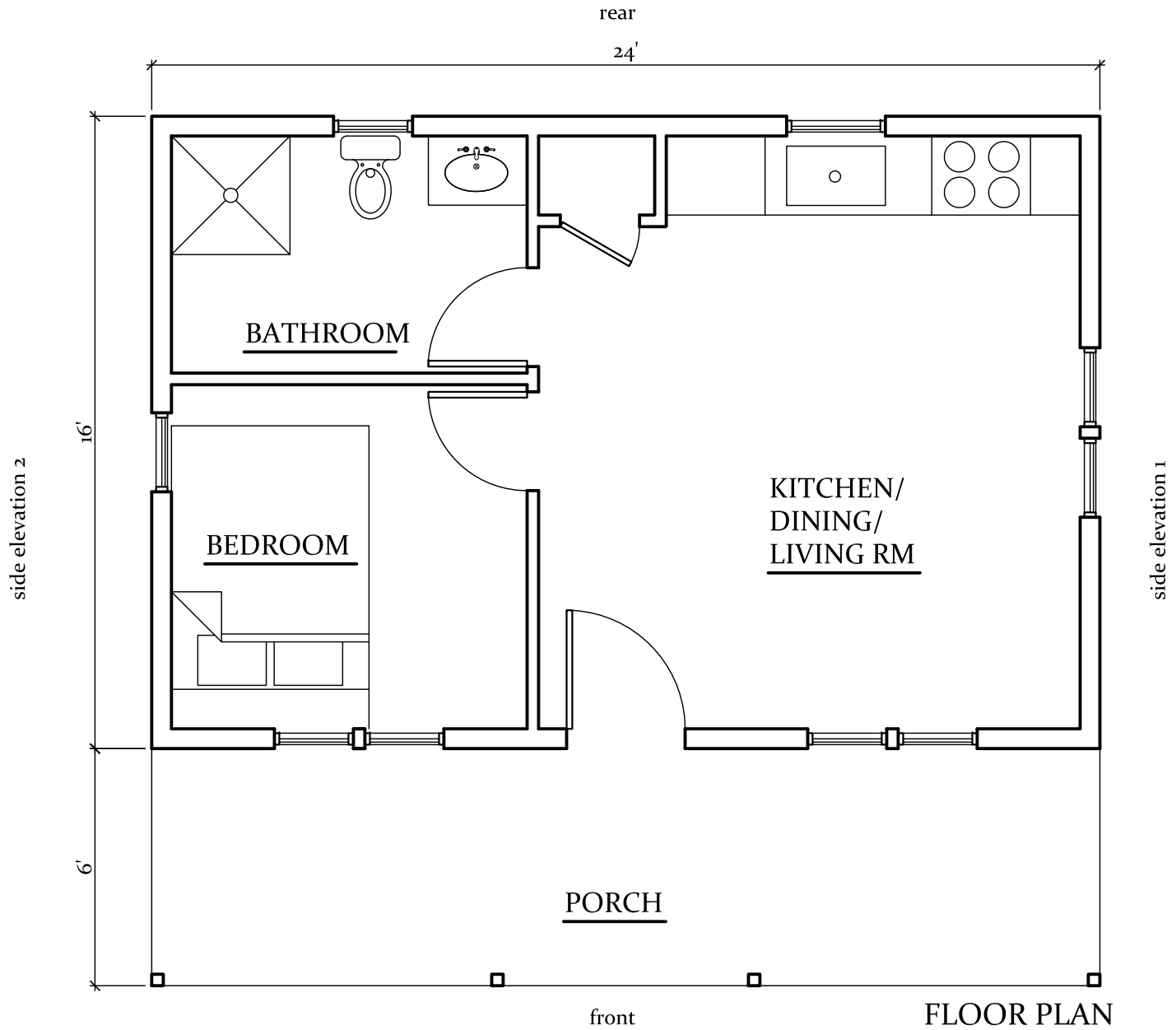
The ridge height is approximately twelve feet, four inches (12 $\frac{1}{4}$ ") tall from grade and the eave height is six feet, eight inches (6'8") from grade. These are both subordinate to the historic house, which has an approximate eave height of thirteen feet (13') and an approximate ridge height of twenty-two feet (22'), both of which do not exceed the maximum allowed by the ordinance. The structure meets Standard 7 of the Detached Accessory Dwelling Unit regulations.

Design Standards. The outbuilding's design is compatible with the style of the historic structure. Its roof, detailing, and overall form do not contrast greatly with the primary structure. The structure's stairs are located on the interior. Its roof form does not include dormers. The fenestration pattern is appropriate for an outbuilding, and the structure is in a minimally-visible location at the rear of the historic structure. The proposed outbuilding therefore meets Standard 8 of the Detached Accessory Dwelling Unit regulations and II.B.1. of the design guidelines.

Materials: The foundation will either be a concrete slab or split face concrete block. Both meet the design guidelines. Primary cladding material will be fiber cement siding with a three and one-half inch (3.5") reveal. The porch posts will be four inch square (4" X 4") pressure treated wood. The materials for the windows and door were not specified, and staff asks to approve all window and door specifications prior to purchase and installation. The roof will be either asphalt shingle or standing seam metal, both of which meet the design guidelines. Staff asks to approve the shingle or the metal roof color. With the aforementioned staff approvals, staff finds that the materials meet section II.B.1. of the design guidelines.

Roof form: The outbuilding will have a side-gabled roof with a pitch of 4/12. Staff finds that the outbuilding's roof form meets section II.B.1. of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the condition that staff approve the window and door specifications and the roof color prior to purchase and installation. With this condition, staff finds that the project meets Section II.B.1. of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines* and the standards for a detached accessory dwelling unit.



FLOOR PLAN

PROJECT

ADLER GUEST HOUSE

SCALE

1/4" = 1'-0"

DATE

APRIL 21, 2014



FRONT ELEVATION

PROJECT

ADLER GUEST HOUSE

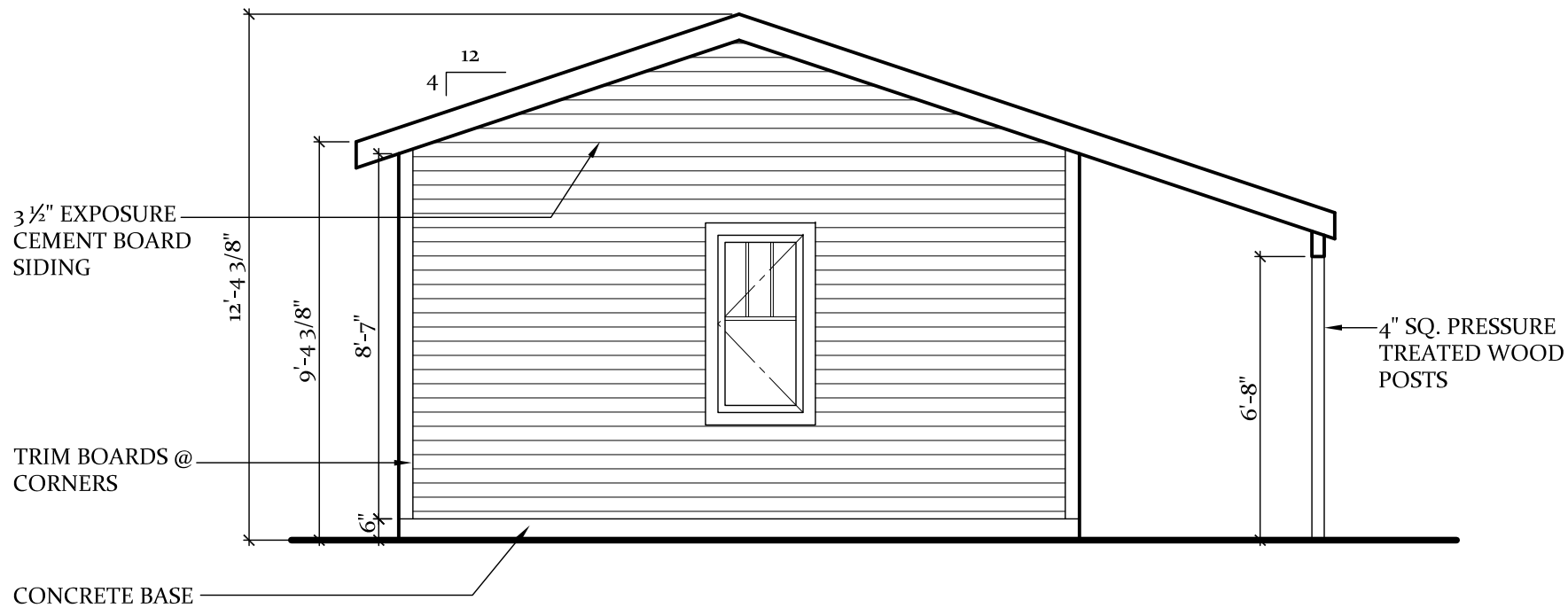
SCALE

1/4" = 1'-0"

DATE

APRIL 21, 2014

A. LANE ARCHITECTURE, PLLC
 106 S. MAIN STREET ANN ARBOR, MI 48104
 TELEPHONE 734.998.0098



SIDE ELEVATION 2

PROJECT

ADLER GUEST HOUSE

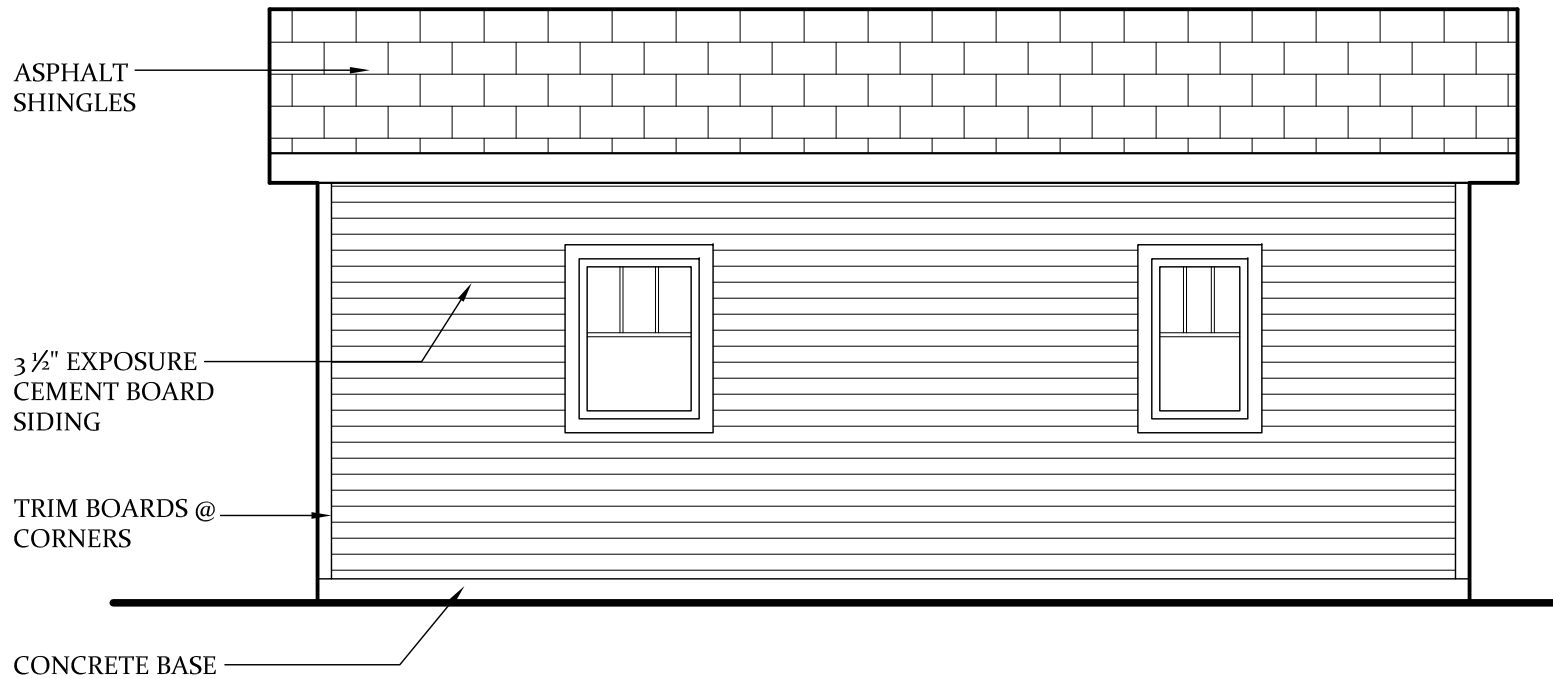
SCALE

1/4" = 1'-0"

DATE

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REAR ELEVATION

PROJECT

ADLER GUEST HOUSE

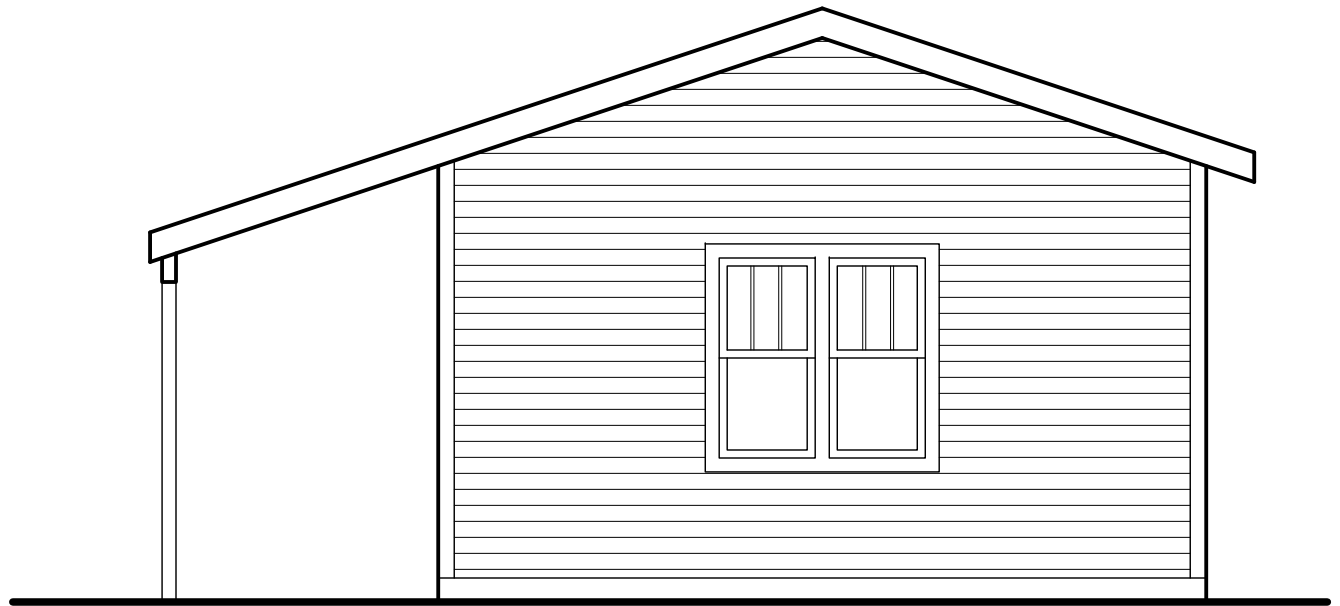
SCALE

1/4" = 1'-0"

DATE

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SIDE ELEVATION 1

PROJECT

ADLER GUEST HOUSE

SCALE

$1/4" = 1'-0"$

DATE

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