



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
198 Manchester Avenue
May 20, 2015

Application: New construction-infill; Setback determination
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306013900
Applicant: Brad Sayers
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant proposes new construction of a single-family residence and detached outbuilding. The outbuilding is not a detached accessory dwelling unit. A setback determination is requested for the left side of the infill, from five feet (5') to three feet, six inches (3'6"), due to a sewer easement.

Recommendation Summary: Staff recommends approval of the primary building with the conditions:

1. Elevations be revised to depict the site's grade and the new building's actual intended foundation height;
2. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
4. Staff approve the roof color and masonry color, dimensions and texture.

Staff recommends disapproval of the outbuilding as submitted, finding it fails to meet the design guidelines. The applicant may submit a revised design for administrative approval.

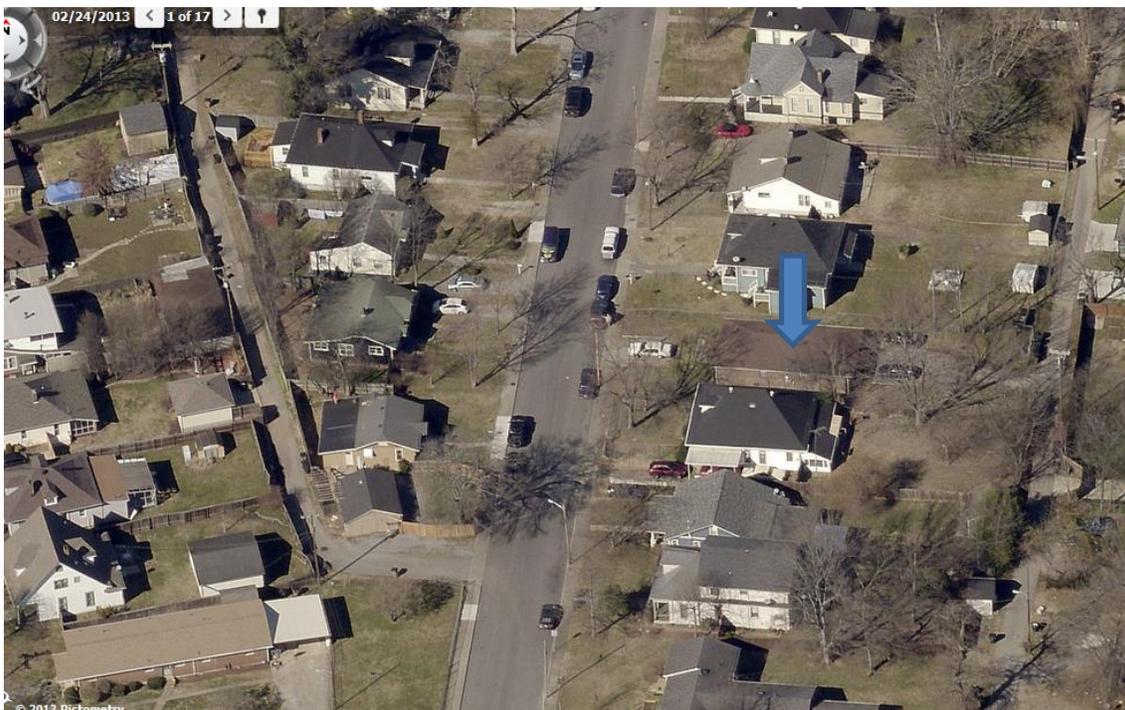
Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations
- D:** Outbuilding worksheet

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples. Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall..

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer

between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

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 buildings.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings 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.

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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The non-contributing building c. 1986 on the site was administratively approved for demolition in March 2015, although it has not yet been demolished.



Figure 1. Existing structure at 198 Manchester Avenue

Analysis and Findings: The applicant proposes new construction of a single-family residence and a detached outbuilding, that will not be a detached accessory dwelling unit.

Height & Scale: The proposed building will be one and one-half stories and approximately twenty-four feet (24') from the finished floor height. The foundation height as drawn is only one block high. As this is an unlikely final foundation height, Staff requests the applicant verify the intended foundation height, as well as the grade of the lot, which appears to drop approximately four feet (4') from the front of the lot to the back. The foundation heights of nearby contributing houses are from one to three feet (1'-3'). Assuming a final foundation height of up to three feet (3'), the building's overall height of twenty-seven feet (27') is compatible with the context, which is between nineteen and twenty-nine feet (19'-29').

The proposed width of thirty-three feet, two inches (33'2") is similar to other homes in the area, which range from twenty-seven feet (27') to thirty-four feet (34') wide.

Staff finds the height and scale will be compatible with surrounding historic buildings. With the condition that the foundation height and the grade of the lot are revised on the elevations, the project meets sections II.B.1.a. and b.

Setback & Rhythm of Spacing: The building's front setback from its porch will be thirty-two feet, nine inches (32'9"), the average of the adjoining historic buildings, and is compatible with other historic houses nearby. The rear setback is approximately sixty feet (60'), meeting the required twenty feet (20'). The side setbacks are fourteen feet, eight inches (14'8") on the right and three feet, six inches (3'6") on the left. The setback on the right meets the required five feet (5') setback of bulk zoning. The setback determination for the left side is based on a sewer easement of twenty feet (20') on the right side. For this reason, Staff recommends the setback determination, and finds that the project meets section II.B.1.c.

Materials: The building will be clad in brick on the first story and board-and-batten siding on the second story. Staff recommends final approval of the masonry for

dimensions, texture and color. The dormers will have wood or fiber-cement siding with five inches (5”) reveal. The trim will be wood or fiber-cement board. The foundation will be concrete block. The roof will be composite shingles; Staff recommends approval of the color of the roofing. The porch will have brick pedestals and wood columns. The windows and doors were not specified; Staff asks to approve the final window and door selections prior to purchase and installation. The driveway and walkway will be concrete. With the staff’s final approval of the masonry, roofing color, windows and doors, the known materials meet section II.B.1.d.

Roof form: The new building has a side-gabled roof form. A gabled dormer is located in the center of the front roof surface, and a shed dormer on the rear roof. The primary roof pitch will be 6/12. The roof form and pitch are compatible with historic houses in the district, and the project meets section II.B.1.e.

Orientation: The new building will be oriented to the street with the front entrance facing Manchester Avenue. A walkway will connect the front porch to the street. Vehicular access will be from the alley to the outbuilding. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The majority of the windows are approximately twice as tall as they are wide. There is one expanse of approximately nineteen feet (19’) on the building’s right side with no window or door openings. In this location, Staff finds the condition acceptable, as the neighboring house on that side will be close, approximately ten feet (10’) away, and visibility will be limited. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The HVAC units are located on the left side toward the rear, meeting the design guidelines for minimal visibility. The project meets section II.B.1. i.

Outbuildings: As submitted, the outbuilding does not meet the design guidelines for height and scale. The proposed footprint of six hundred seventy-two square feet (672 sq. ft.) is too large for a two-story outbuilding. A two-story outbuilding may have a footprint up to five hundred and fifty square feet (550 sq. ft.). The outbuilding also should have an eave height no higher than that of the house, which averages ten feet, six inches (10’6”). Staff recommends disapproval of the outbuilding as submitted. A revised outbuilding that meets the design guidelines may be approved administratively at a later date. See attached outbuildings worksheet for more details on Staff’s review.

Recommendation:

Staff recommends approval of the principal building with the conditions:

1. Elevations be revised to reflect grade and accurate foundation height;
2. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
4. Staff approve the roof color and masonry color, dimensions and texture.

Staff recommends disapproval of the proposed outbuilding, finding that it does not meet the design guidelines. The applicant may submit a revised design that meets the guidelines for administrative approval.

CONTEXT PHOTOS



Figure 2. Non-contributing structure at 198 Manchester Ave



Figure 3. Neighbor to the right



Figure 4. Neighbor to the left



Figure 5. Context across Manchester Avenue



Figure 6. More context across the street

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay's design guidelines for additional design requirements.

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	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?	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 III: Site Planning

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 principle building and DADU/Garage	25'	20'
Rear setback	10'	3'
L side setback**	3'	3'
R side setback**	19'	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

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	23'	25'
Eave Height	10'6"	1 story 10' or 2 story 17'
Width of house	33'2"	

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	842	750 sq. ft.	1,000 sq. ft.

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

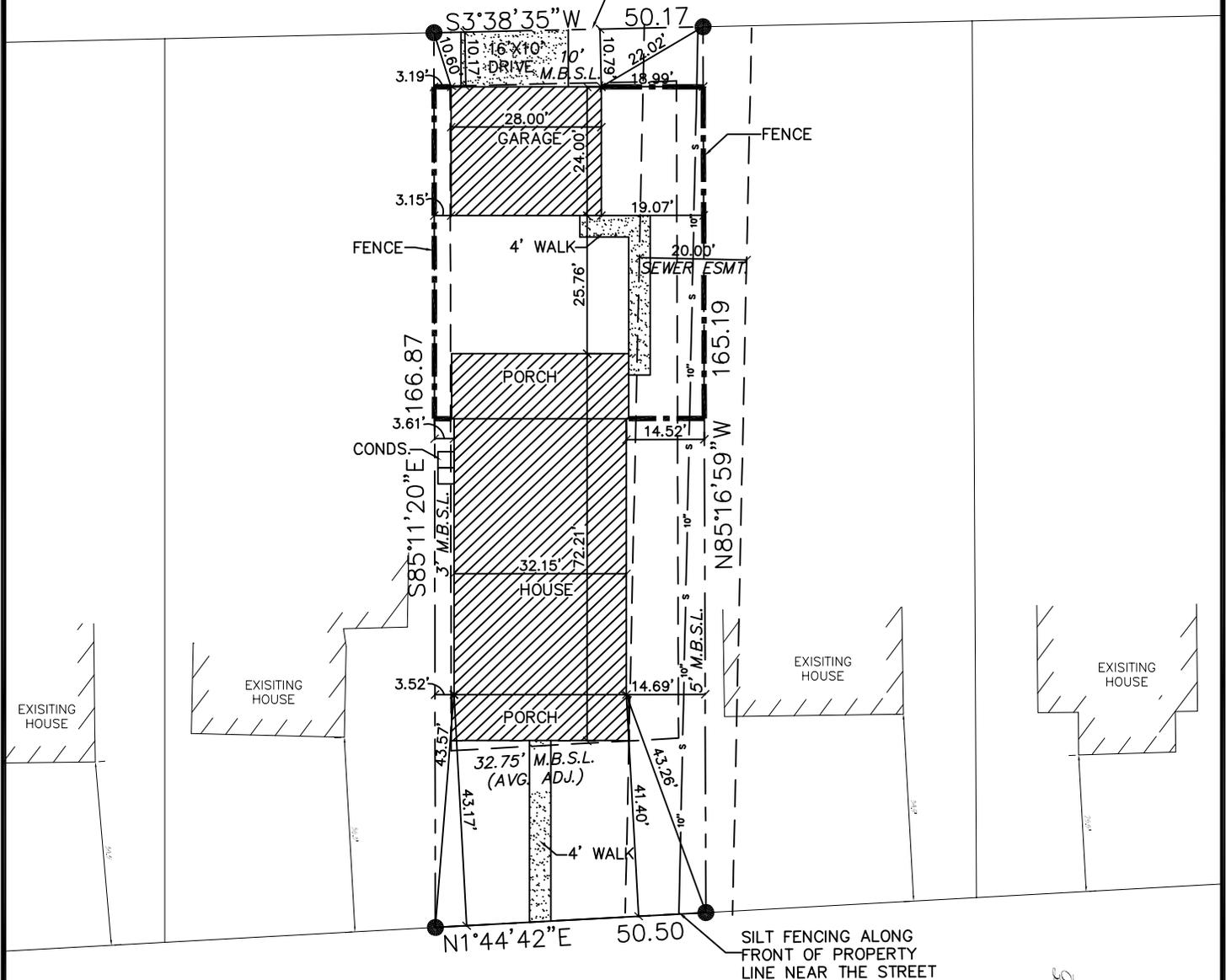
Please see design guidelines for information about materials and detailing.

PLOT PLAN

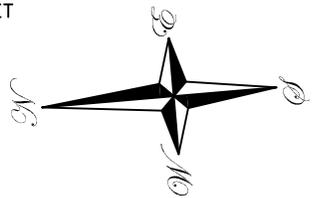
DATE: 5/4/15

**ALLEY #750
(15' ROW)**

SILT FENCING ALONG
PROPERTY LINE NEAR
THE STREET



MANCHESTER AVENUE



SQUARE FOOTAGE SUMMARY
 FIRST LEVEL 1654 SQFT
 SECOND LEVEL 1383 SQFT
 BONUS AT GARAGE 593 SQFT
 FRONT PORCH 267 SQFT
 REAR PORCH 385 SQFT
 2-CAR GARAGE 672 SQFT

LOT COVERAGE RATIO
 8,350 SQFT LOT/2,978 SQFT FOOTPRINT = 36%

MAP REFERENCE
 PARCEL ID FOR SUBJECT PROPERTY IS
 08306013900 ON DAVIDSON COUNTY
 PROPERTY MAP.

PLAT REFERENCE
 Being Lot # 27 on the Plan of
 Beaumont Place, as of record in Book
 332, Page 38, Register's Office for
 Davidson County, Tn.

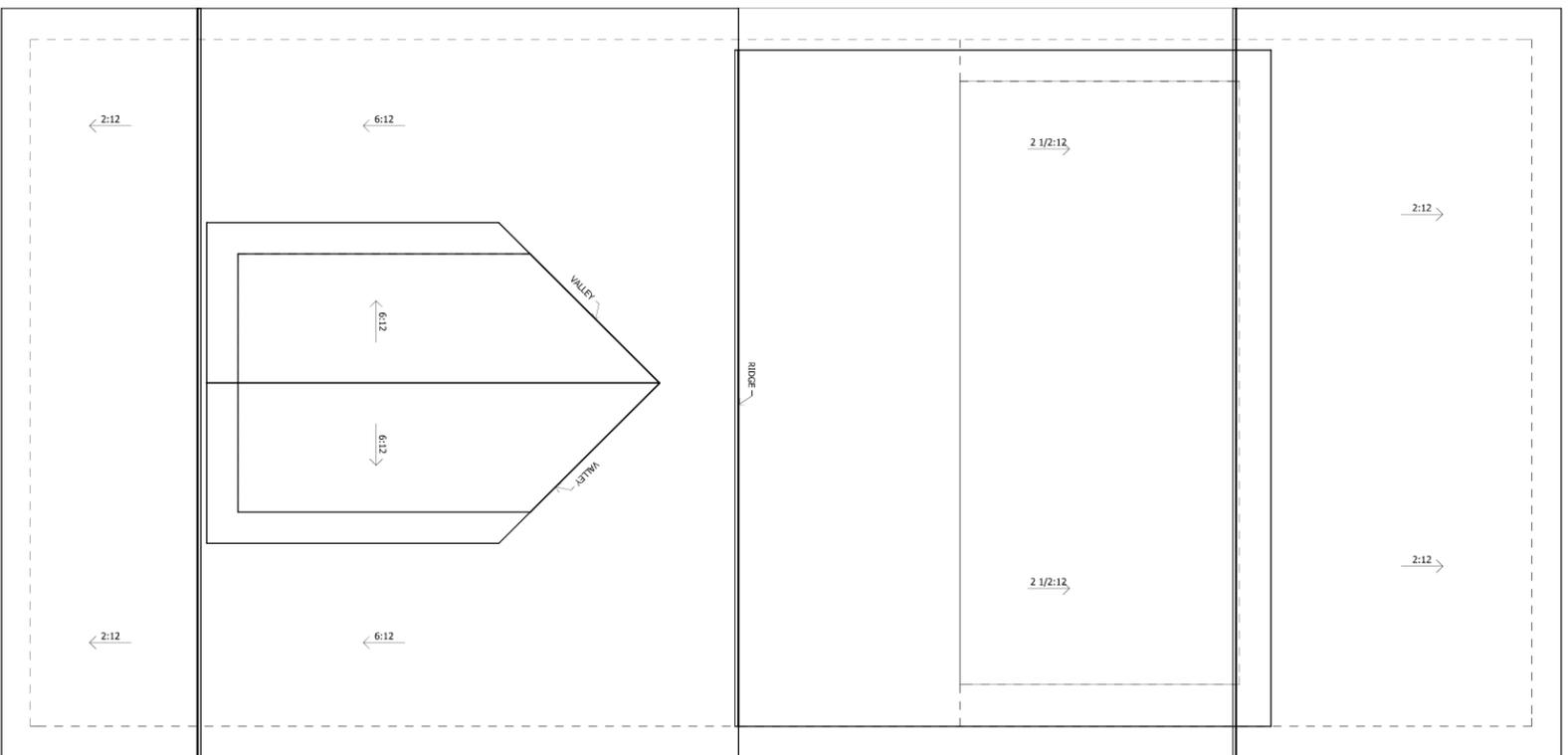
PROPERTY ADDRESS
 198 MANCHESTER AVENUE
 NASHVILLE, DAVIDSON COUNTY
 TENNESSEE, 37206

OWNER INFORMATION
 JENNIFER MORANT
 213 SCOTT AVENUE
 NASHVILLE, DAVIDSON COUNTY
 TENNESSEE, 37206

NOTE!!
 DIMENSIONS FOR FOOTPRINT ARE
 TO OUTSIDE FACE OF BLOCK.

SCALE: 1" = 30'

DRAWN: R.B.S.
 APPROVED: _____



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

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SHEET NO.
A-4

ROOF PLAN

DATE: 2014-49

JOB NO.: 2014-49

DRAWN BY: BB

DATE: 2014-49

DESIGNED EXCLUSIVELY FOR:
Mr. & Mrs. Morant

198 Manchester Avenue, Nashville, TN 37206

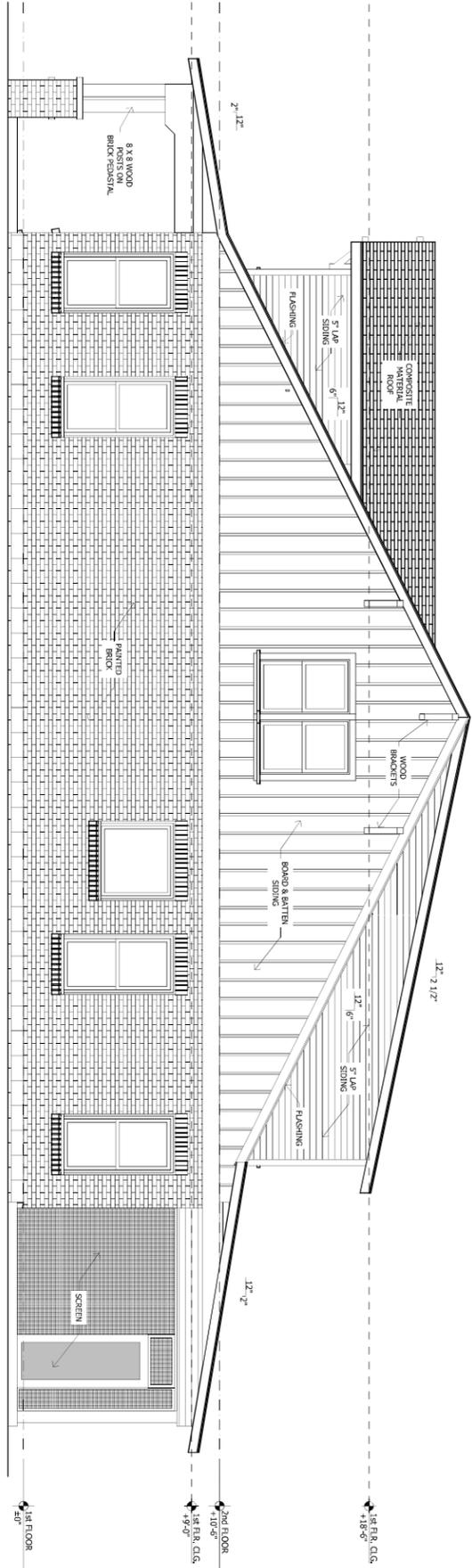


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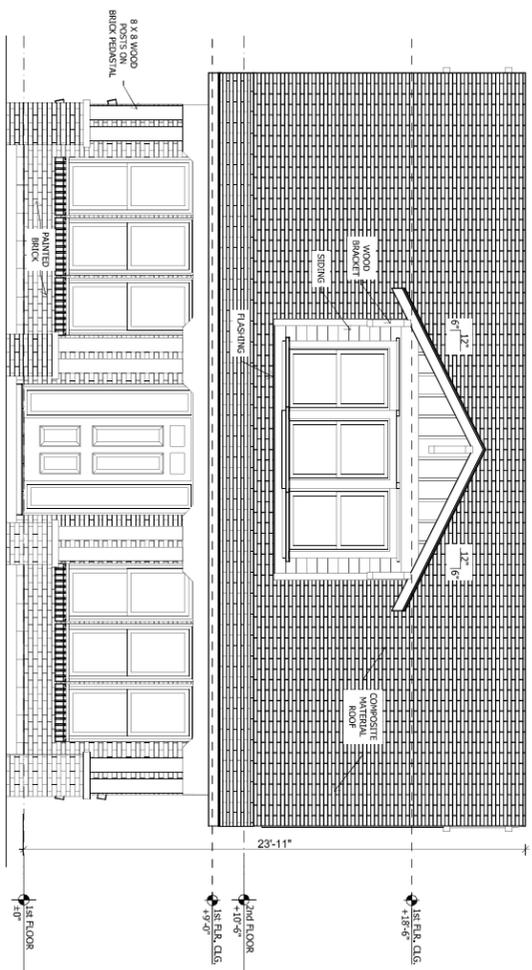
615 MAIN STREET, SUITE B5, NASHVILLE, TN 37206

www.4squaredesignstudio.com

P. 615-431-3664



2 RIGHT ELEVATION
SCALE 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



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DESIGNED EXCLUSIVELY FOR:
Mr. & Mrs. Morant
 198 Manchester Avenue, Nashville, TN 37206

NOTE: THESE DRAWINGS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING INFORMATION: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL OTHER GOVERNING REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER GOVERNING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER GOVERNING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER GOVERNING AGENCIES.

SHEET NO.
A-5

ELEVATIONS

JOB NO.: 2011-49
DATE: 08/11/11
DESIGNER: [Signature]

