



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
1309 Woodland Street
June 17, 2015

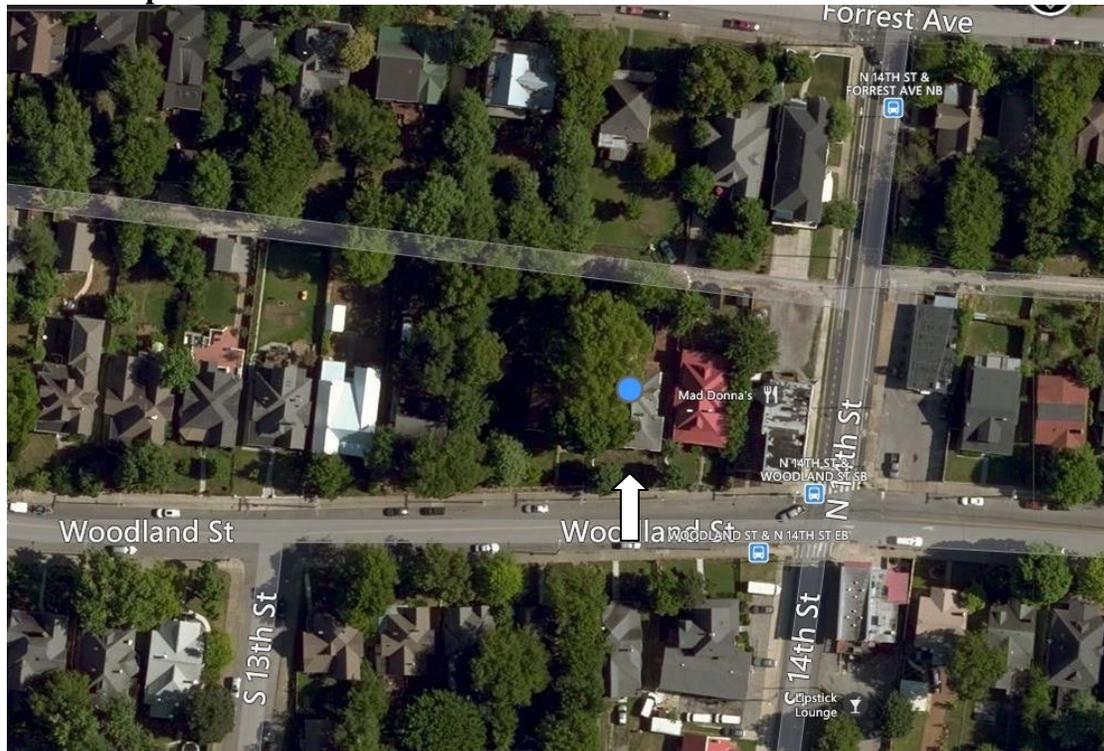
Application: New construction—outbuilding; Setback determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309015600
Applicant: David Baird, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct an outbuilding (not a detached accessory dwelling unit). The outbuilding requires a reduction to the rear setback.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and, 2. Staff approve the roof color, dimensions and texture. <p>With these conditions, staff finds that the project meets Section II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments</p> <p>A: Photographs B: DADU and Outbuilding Worksheet C: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

8. 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.)

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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 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.*

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.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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.*

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

Background: 1309 Woodland Street is a c. 1900 contributing house (Figure 1). In June, 2014, MHZC staff issued two permits for the property: one to demolish an existing outbuilding and another to modify a side dormer and modify the roof of an existing addition (Figure 2).



Figures 1 & 2 show the front and rear facades of 1309 Woodland Street.

Analysis and Findings: Application is to construct an outbuilding (not a detached accessory dwelling unit). The outbuilding requires a reduction to the rear setback.

Outbuilding. See attached “Outbuilding and DADU Worksheet” for complete analysis of how the proposed outbuilding meets the design guidelines.

The proposed outbuilding requires a reduction to the rear setback. Base zoning requires that the outbuilding be ten feet (10’) from the rear property line. The applicant is proposing to situate the building five feet (5’) from the property line. Historically, outbuildings were located close to, or on the rear property line. An analysis of the immediate area shows that there are several outbuildings that sit closer than five feet (5’) from the rear property line. Staff therefore finds that the setback determination meets the design guidelines.

The outbuilding will be accessed via the alley and will have a footprint of six hundred and sixteen square feet (616 sq. ft.). Its eave height will vary between eleven feet, six inches (11’6”) and thirteen feet (13’). Staff finds the eave height to be appropriate since the eaves will be no taller than the historic house’s eaves, and the structure will not be used as a detached accessory dwelling unit. The ridge height will be twenty-three feet, eight inches (23’8”), several feet lower than the ridge of the historic house.

The proposed outbuilding has dormers that are set off the ridge and are set back two feet (2’) from the wall below. The dormers are eighteen feet (18’) in width, which is approximately sixty-four percent (64%) of the roofscape. Since the outbuilding is not a detached accessory dwelling unit, staff finds the size of the dormers to be appropriate.

The proposed materials are five inch (5”) fiber cement lap siding, fiber cement board and batten, fiber cement trim, wood windows, wood stairs, wood pedestrian doors, insulated steel vehicular doors, wood brackets, and asphalt shingle roof. The foundation will be a concrete slab. Staff asks to approve all windows and doors and the shingle color prior to purchase and installation of these materials.

Staff finds that the proposed outbuilding and setback determination meet Section II.B.8. of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
2. Staff approve the roof color, dimensions and texture.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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?		No – 64%
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	

Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		N/A
Are there other accessory buildings on the lot that exceed 200 square feet?		N/A
Is the property zoned single-family?		N/A
Are there already two units on the property?		N/A
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		N/A
Is the planned conditioned living space more than 700 square feet?		N/A

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

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.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	22'
Rear setback	3'	5'
L side setback**	3'	3'
R side setback**	3'	19'
How is the building accessed?	From the alley or existing curb cut	Rear/Alley

**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)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	28'	25'	23'8"
Eave Height	13'	1 story 10' or 2 story 17'	11'6" - 13'

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

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.	1067 sq. ft.	616 sq. ft.

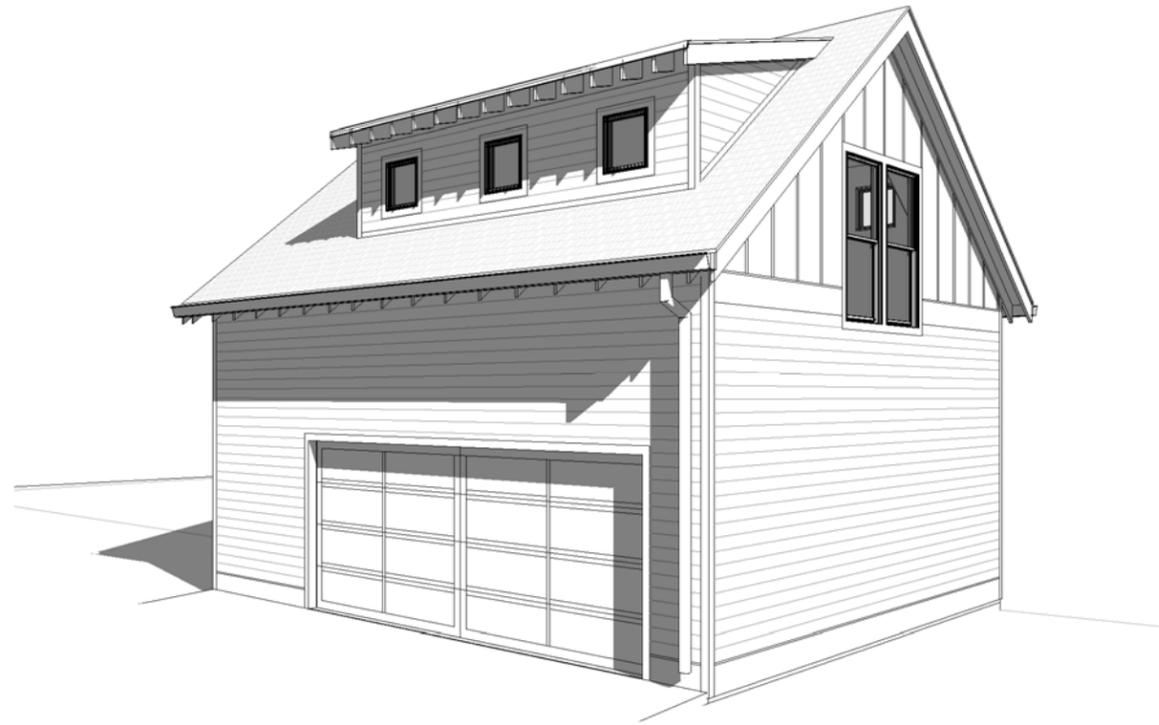
Or

Two-story building:

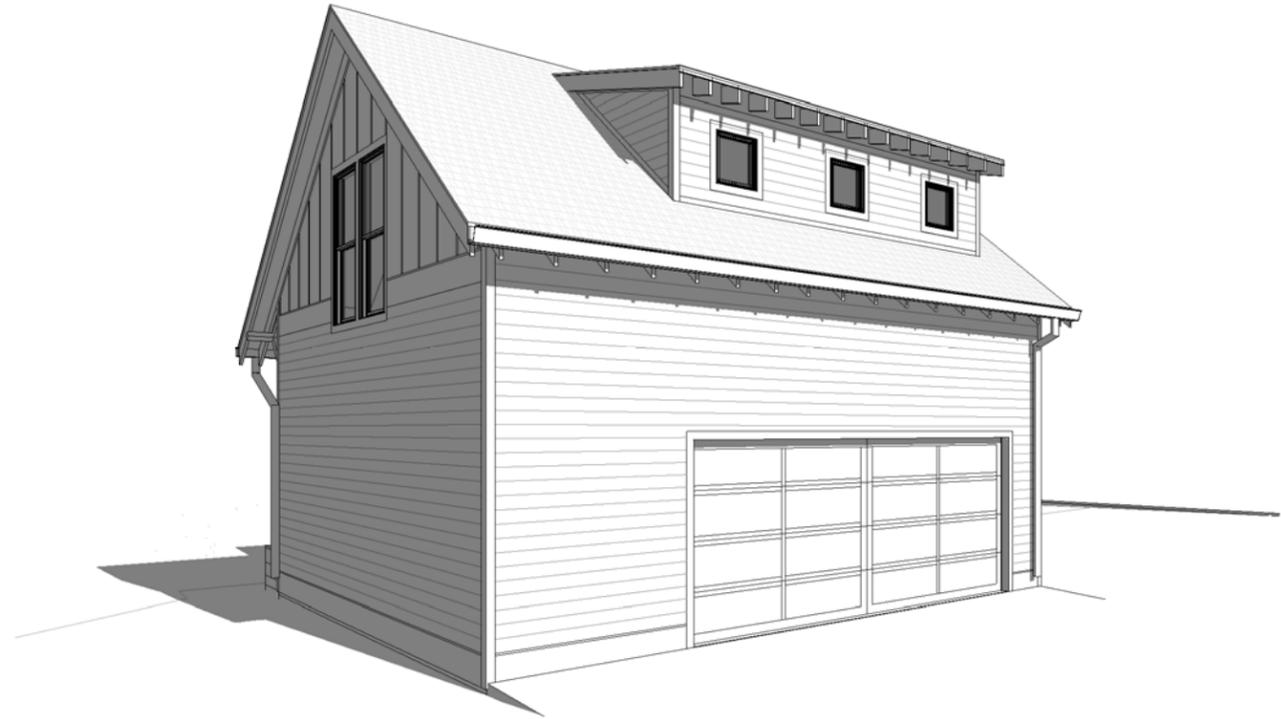
	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 sq. ft.	1,000 sq. ft.	N/A	N/A

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

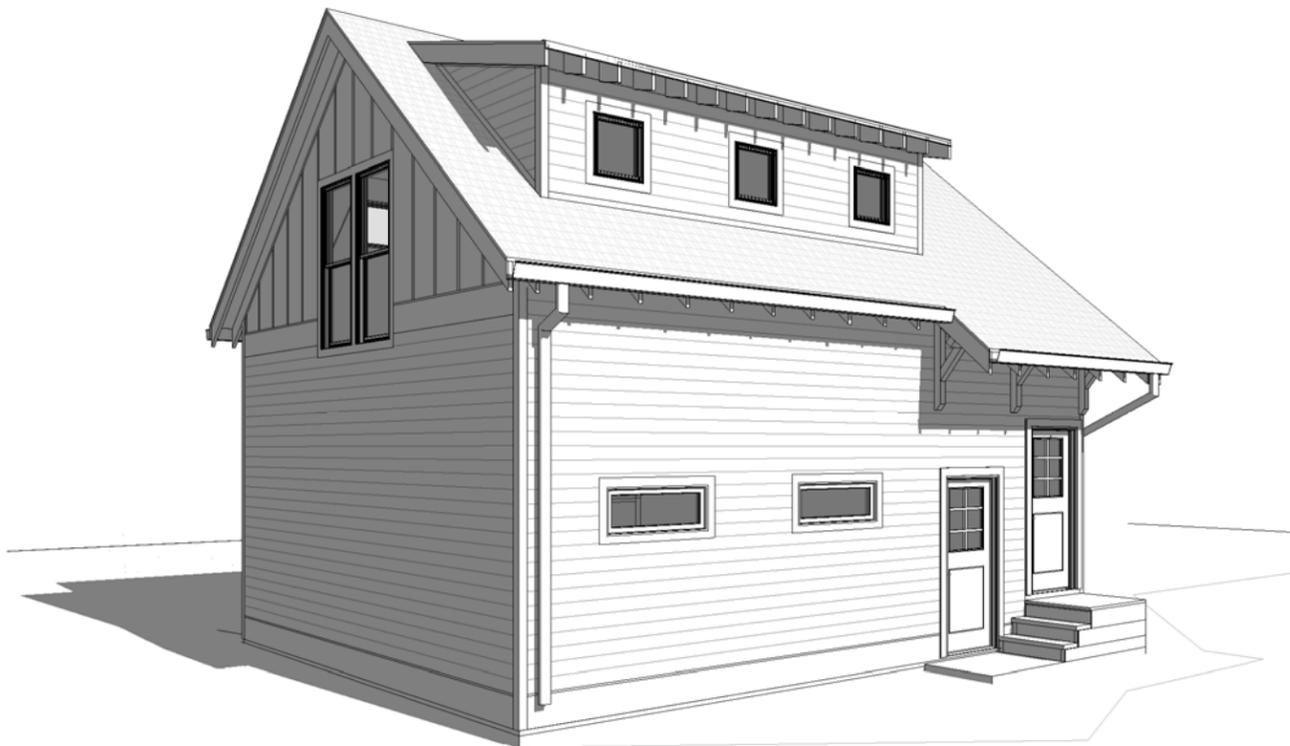
Please see design guidelines for information about materials and detailing.



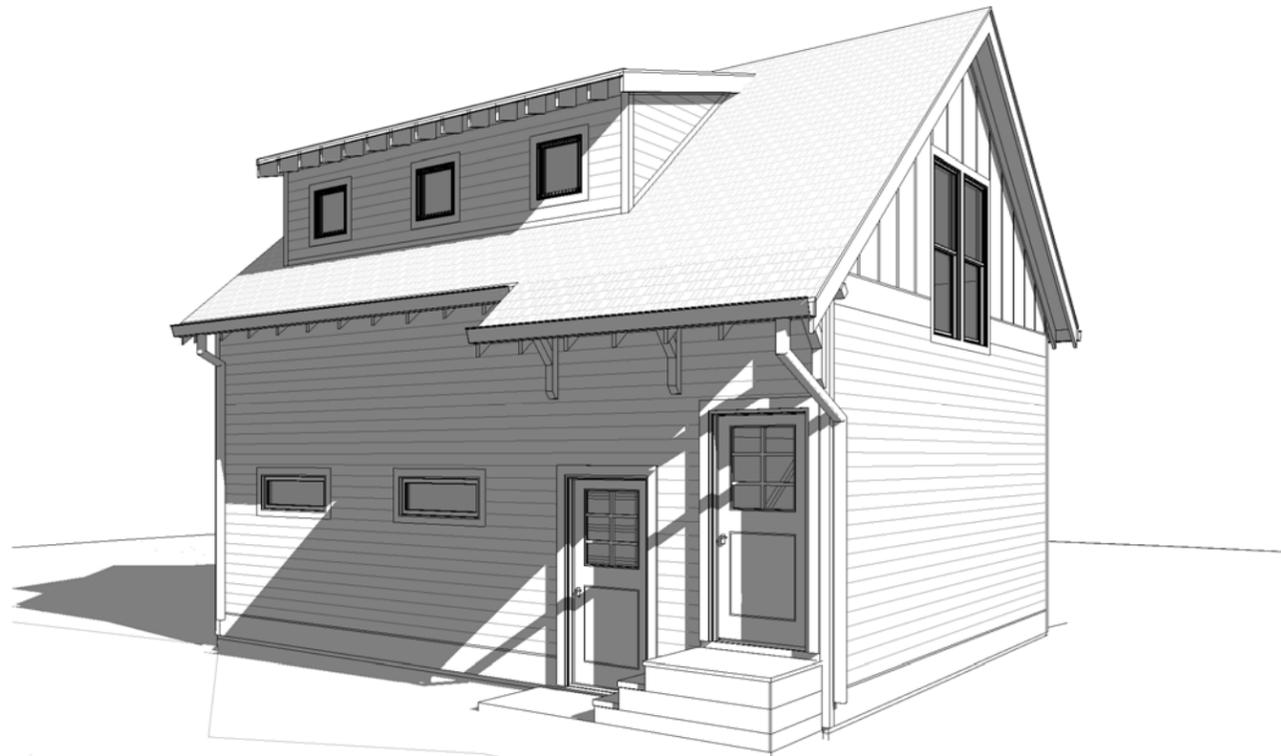
① NORTHWEST VIEW



④ NORTHEAST VIEW



② SOUTHWEST VIEW



③ SOUTHEAST VIEW

1309
WOODLAND ST.
ACCESSORY
BUILDING

ADDRESS:
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Architecture Design Planning

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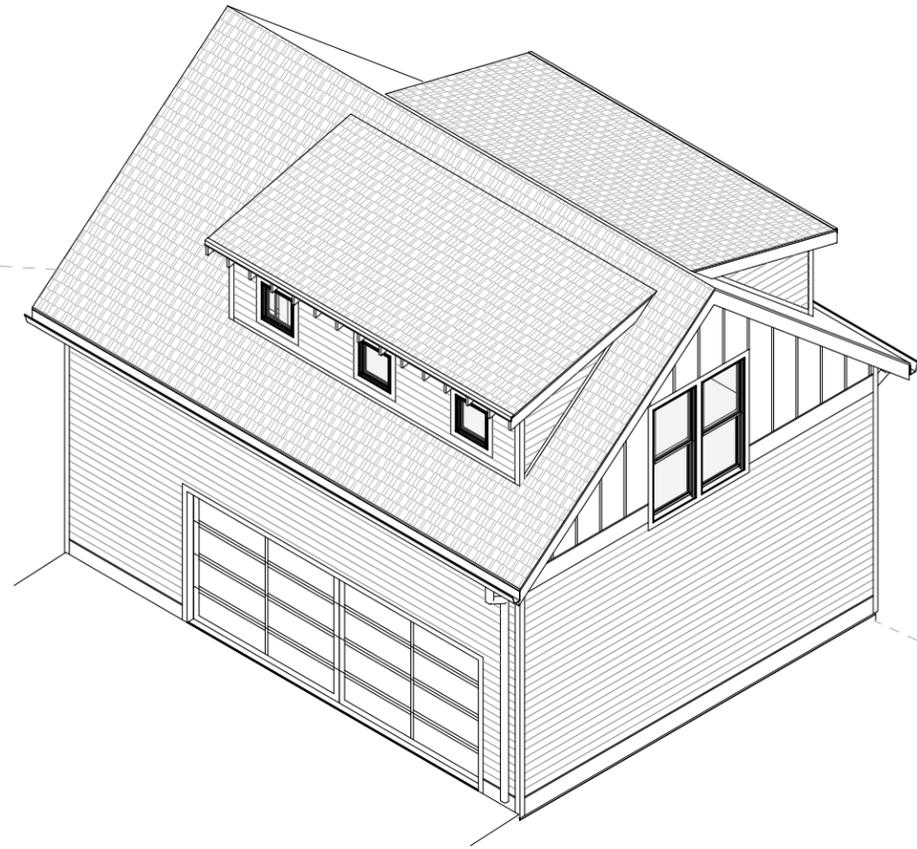
REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 1309.1

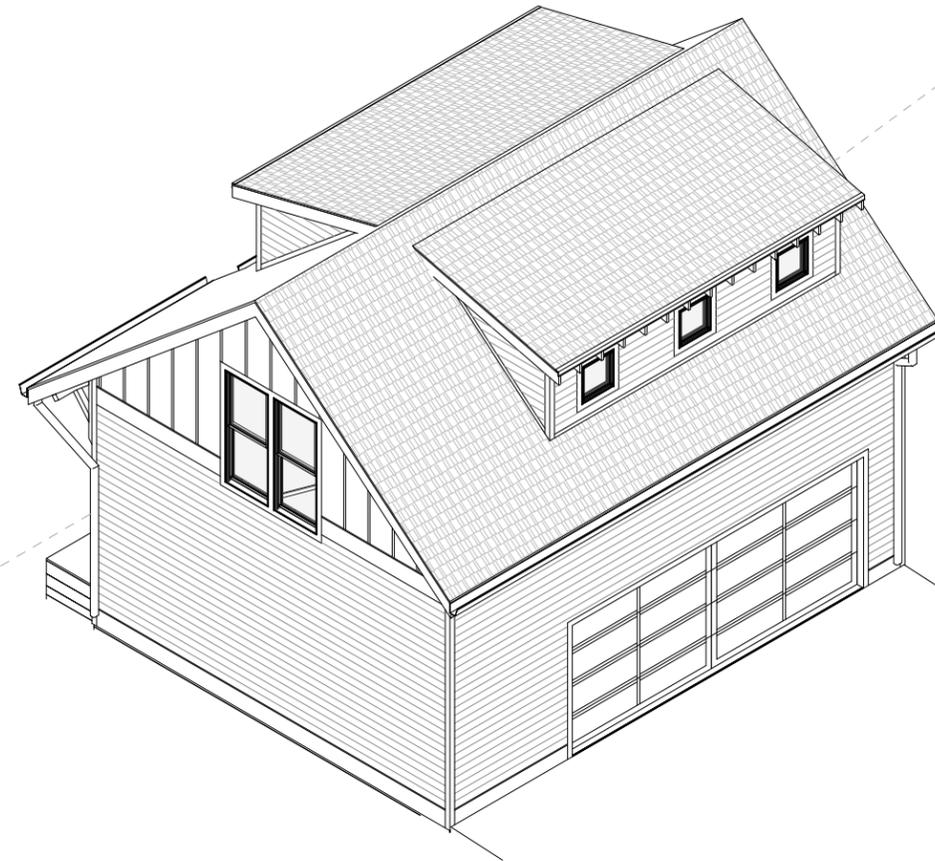
Project Phase:
MHZC SUBMITTAL

Date: 5.29.2015
3D PERSPECTIVE VIEWS

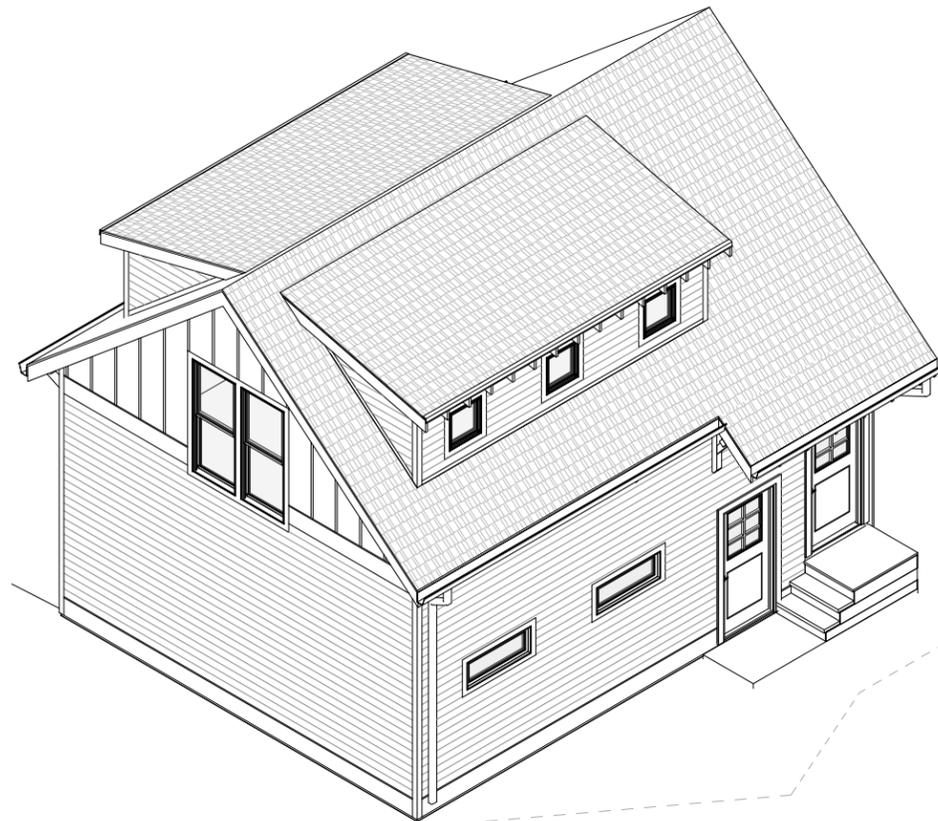
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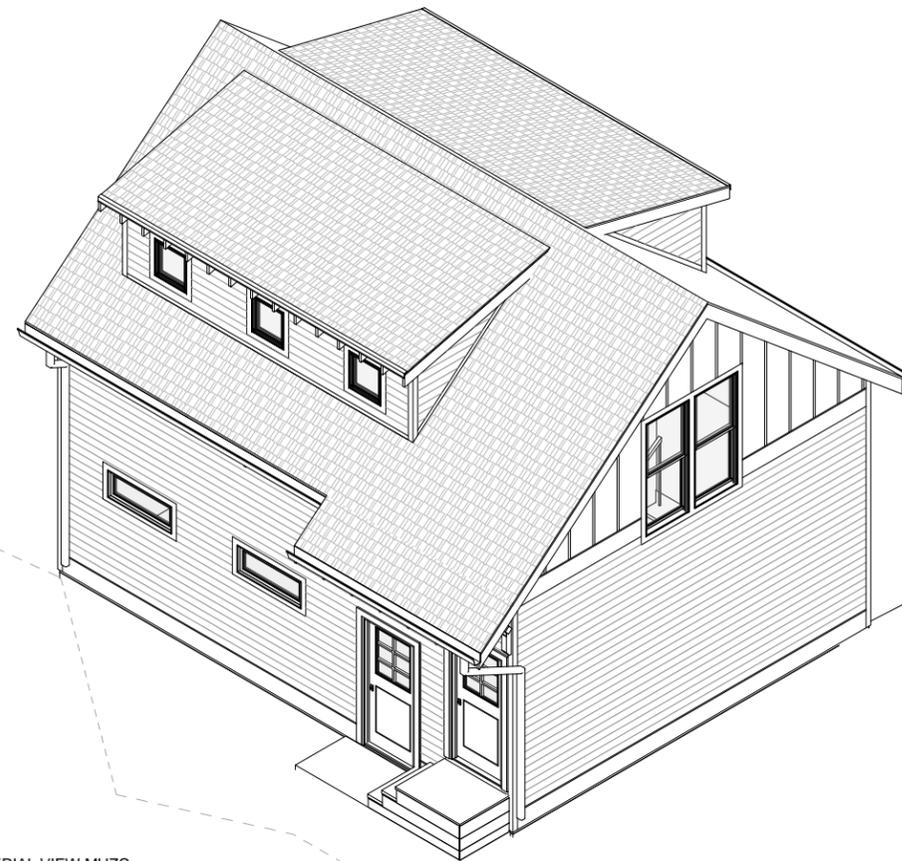
① NORTHWEST AERIAL VIEW MHZC



④ NORTHEAST AERIAL VIEW MHZC



② SOUTHWEST AERIAL VIEW MHZC



③ SOUTHEAST AERIAL VIEW MHZC

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REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 1309.1

Project Phase:
MHZC SUBMITTAL

Date: 5.29.2015
3D VIEWS

A4.02H