



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
1408 Woodland Street
July 15, 2015

Application: New construction-addition to outbuilding and conversion to detached accessory dwelling unit

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08309042100

Applicant: Lynn Taylor, Taylor Made Plans

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to enlarge an existing outbuilding and to convert the upperstory space for use as a detached accessory dwelling unit.

Recommendation Summary: Staff recommends approval of the proposed addition and detached accessory dwelling use for the existing outbuilding, finding it to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

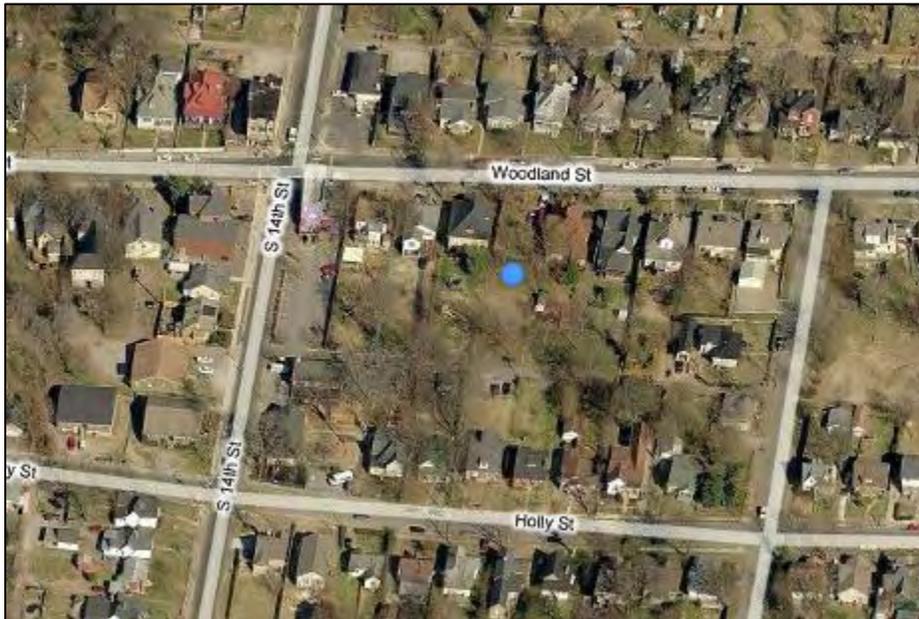
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
C: Elevations
D: DADU and Outbuilding Worksheet

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 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.

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.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
 - The DADU may not exceed the maximums outlined previously for outbuildings.
 - No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
- Density.**
- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
- Ownership.**
- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
 - The DADU cannot be divided from the property ownership of the principal dwelling.
 - The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
 - Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used

under the conditions listed here.

Bulk and Massing.

· The living space of a DADU shall not exceed seven hundred square feet.

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

Background: The house that was originally on this lot was demolished in 1990 due to a fire. The lot remained vacant until the MHZC approved construction of a two-story house and two-story outbuilding in 2012.



Analysis and Findings: The applicant is proposing to enlarge the existing outbuilding and to convert the upperstory space for use as a detached accessory dwelling unit.

The footprint of the outbuilding will be increased by eighty square feet (80 s.f.), placing the total footprint at seven hundred, seventy-six square feet (776 s.f.). Because the lot is more than ten thousand square feet (10,000 s.f.) in area, the design guidelines would allow an outbuilding with a footprint up to one thousand square feet (1,000 s.f.) in area. The upperstory will have six hundred, seventy-five square feet (675 s.f.) of living space. There will not be living space on the first story.

The height of the roof will not change but the eaves will be extended, bringing them down to sixteen feet, eight inches (16'-8") from grade, to meet the requirements of the ordinance. Staff finds the height and scale to meet guideline II.B.8.b and Metro Ordinance 17.16.030, for further analysis please see the attached worksheet.

The setbacks of the addition meet the bulk zoning requirements and the location of the outbuilding is typical of outbuildings historically, meeting guideline II.B.8.b.

The materials of the addition will match the existing building: cement-fiber siding, wood trim, and aluminum-clad windows. These materials are appropriate and meet guideline II.B.8.a.

Staff finds the proposal to meet guideline II.B.8 and Metro Ordinance 17.16.030.

Recommendation: Staff recommends approval of the proposed addition and detached accessory dwelling use for the existing outbuilding, finding it to meet the design guidelines for the Lockeland Springs-East 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.



1408 Woodland Street, constructed in 2012.



Outbuilding at 1408 Woodland Street, constructed in 2012.

Y # 317

S 10°08'24" W 50.00' I.P.F.

MANHOLE

C.-461.41

E.-453.91

100.0

FENCE 1.4' SOUTH OF PROPERTY LINE

6/29/2015
Garage Renovation
1408 Woodland Street
Nashville, TN 37206

SITE PLAN

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

FENCE 1.2' SOUTH OF PROPERTY LINE

FENCE 0.2' SOUTH OF PROPERTY LINE

(421)

TOTAL AREA:
11,808.96 SQ.FT.
OR 0.27 AC.

N 79°43'47" W 235.02'

S 79°45'06" E 237.76'

(422)

VERNON E.
WHITE

D.B. 5301 PG. 332
R.O.D.C., TN

(420)
CRAIG
JANA L. B.
INST. # 200404
R.O.D.C.

THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION, HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL SURVEY FOR ALL OTHER INFORMATION.

FENCE 1.5' NORTH OF PROPERTY LINE

EXISTING RESIDENCE

PORCH

EXISTING RESIDENCE

PORCH

I.P.F.

99.90'

200± S. 14TH ST.

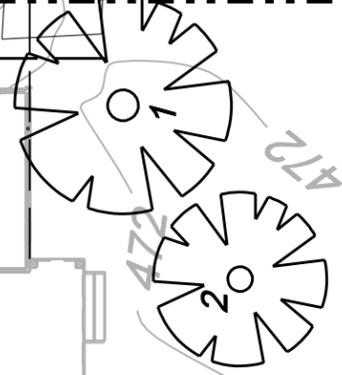
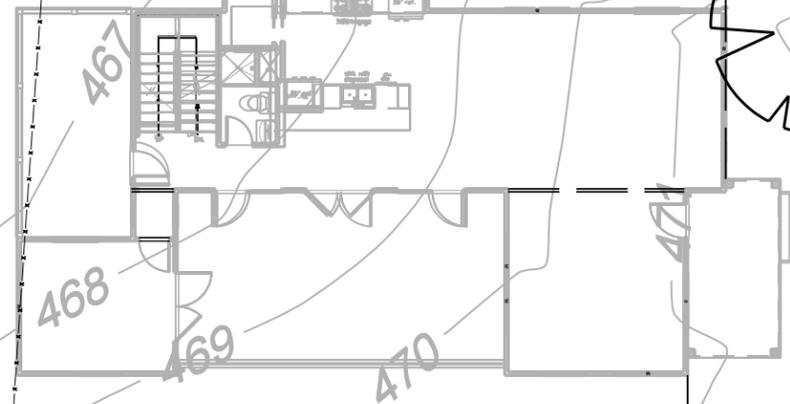
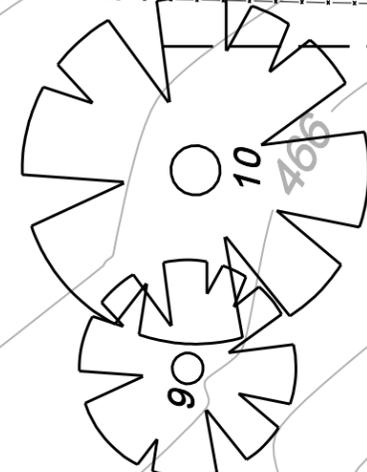
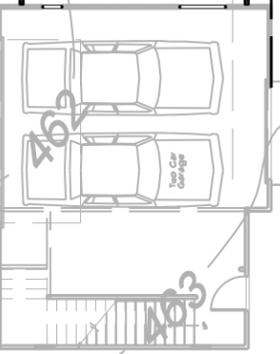
CONCRETE WALK

I.P.F.

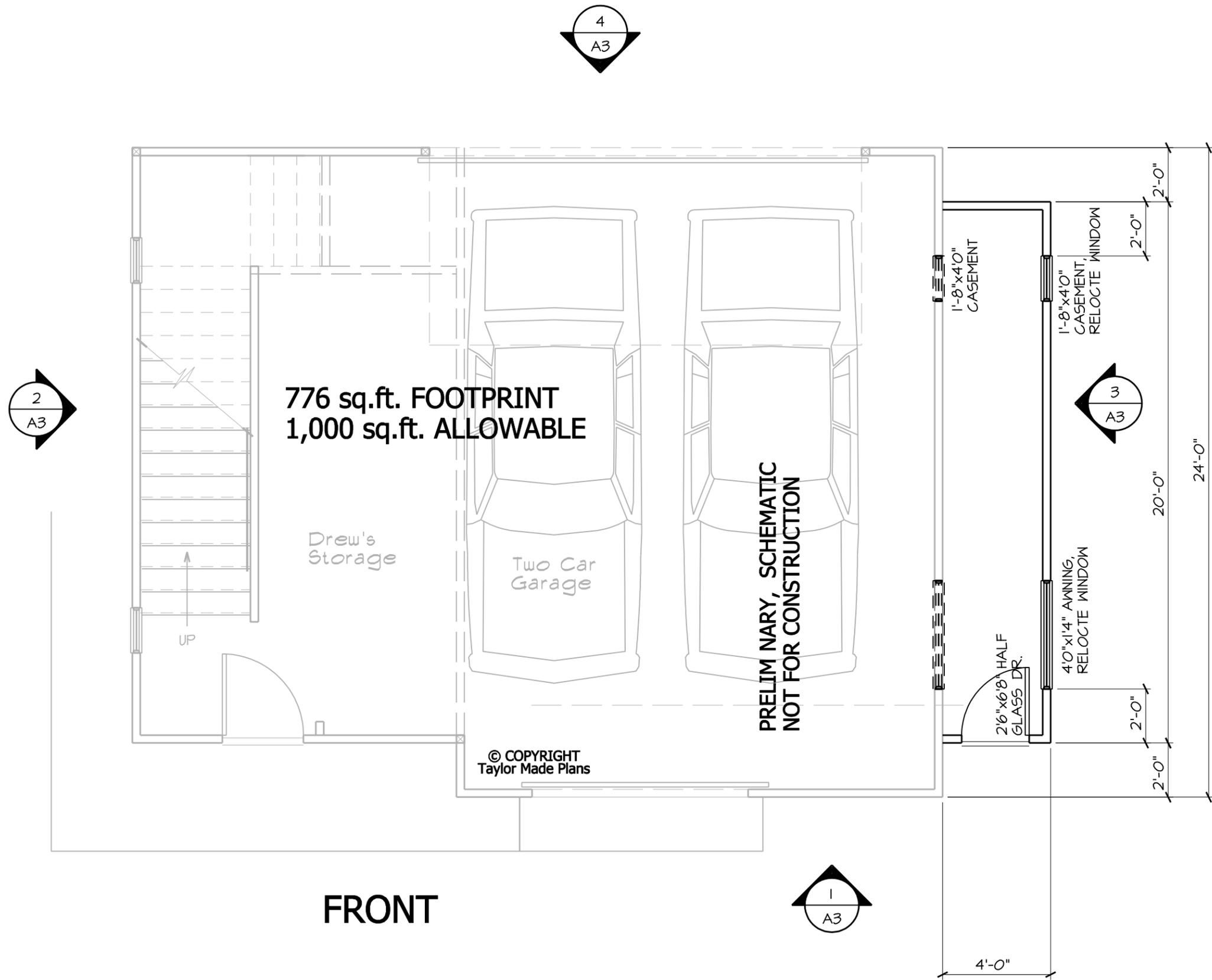
18'-0" 24'-0" 2'-0" 20'-0" 2'-0"

4'-0" 7'-0" 4'-0" 7'-0"

ADDITION



EXISTING GRADE LINES SHOWN



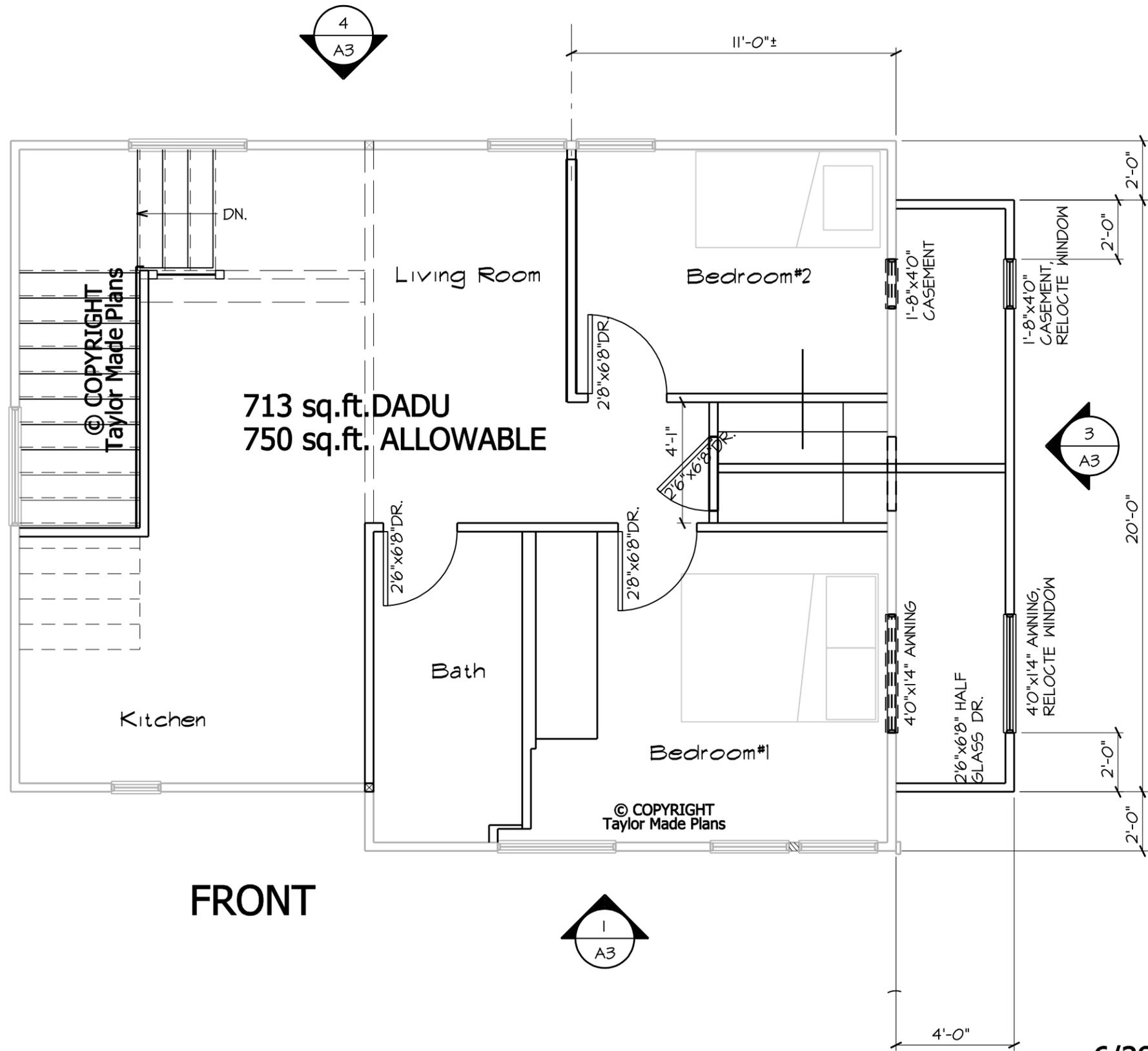
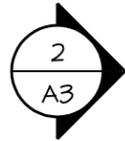
FRONT

FIRST FLOOR PLAN

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

First floor will be garage and storage only - no living space.

6/29/2015
 Garage Renovation
 1408 Woodland Street
 Nashville, TN 37206



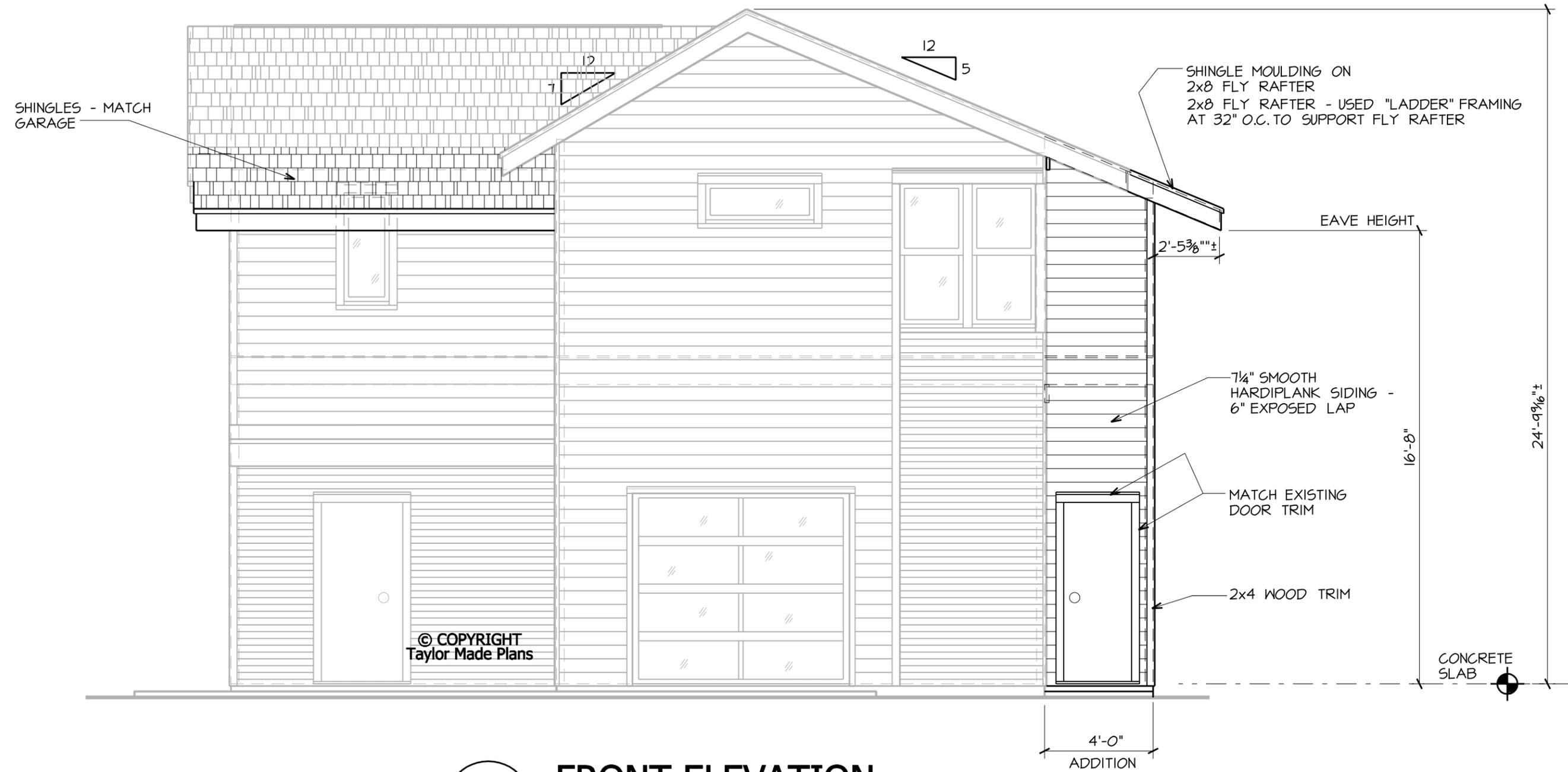
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SECOND FLOOR PLAN

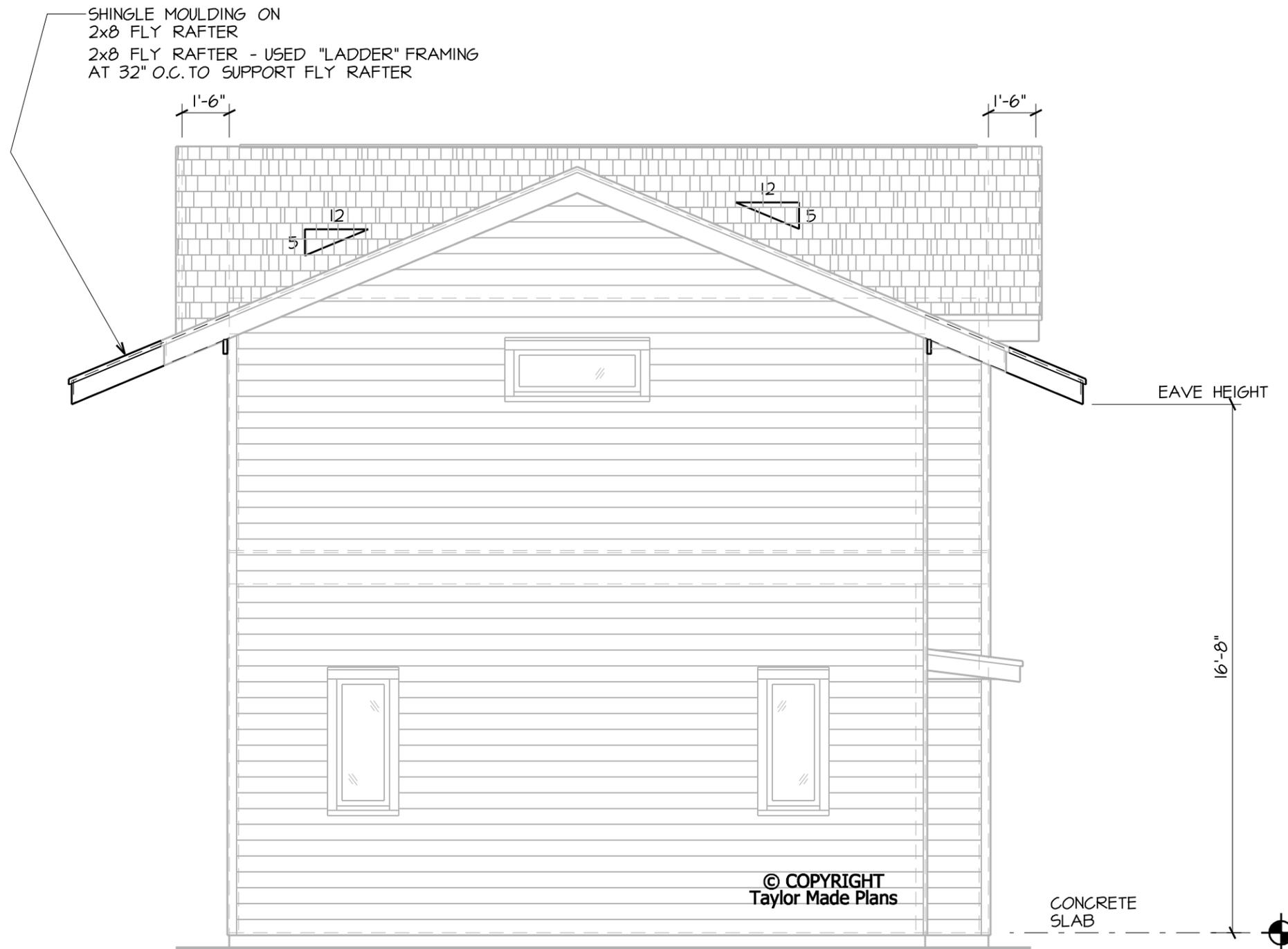
SCALE: 1/4" = 1'-0"

PRELIMINARY, SCHEMATIC
NOT FOR CONSTRUCTION

6/29/2015
Garage Renovation
1408 Woodland Street
Nashville, TN 37206



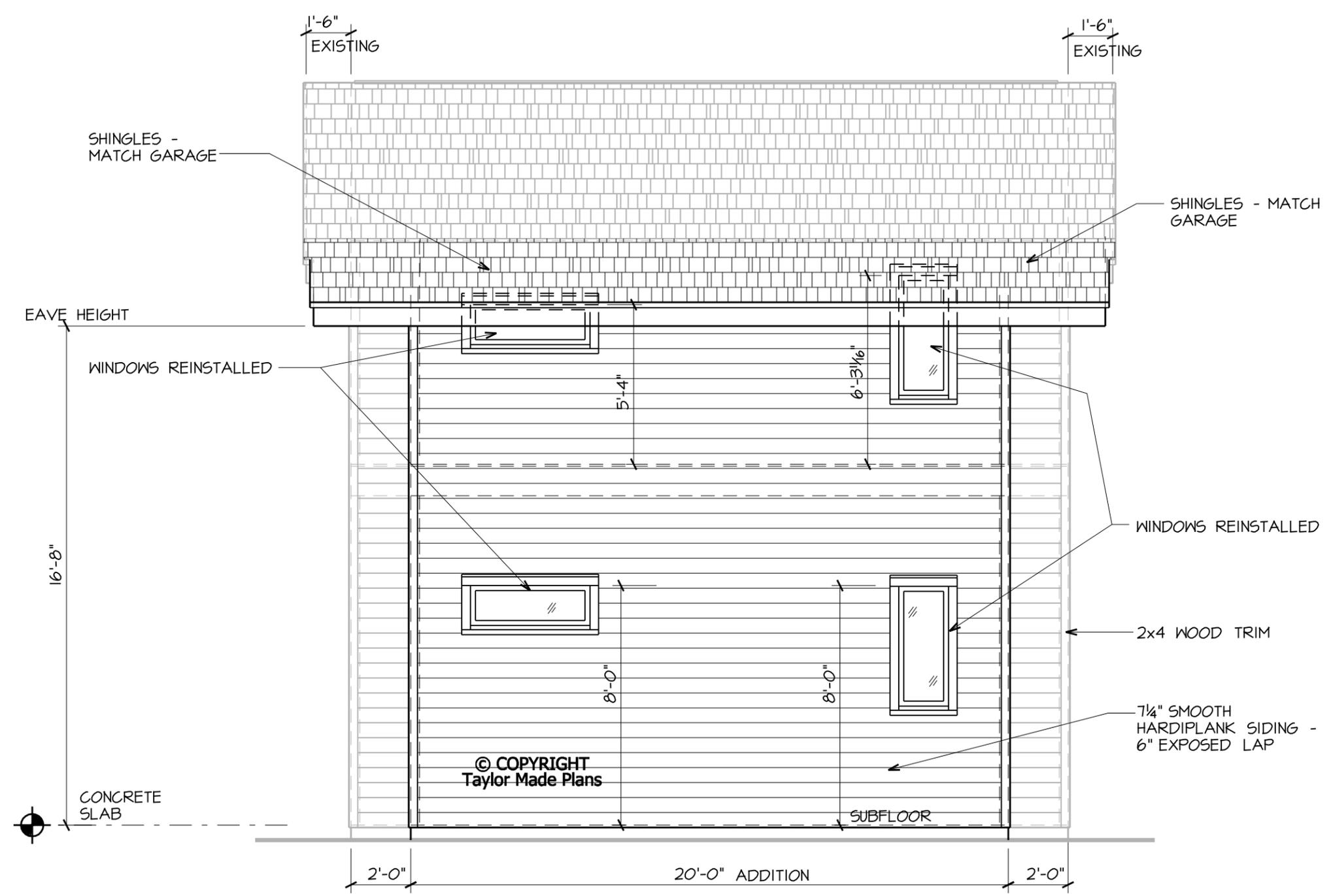
1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2

LEFT SIDE ELEVATION

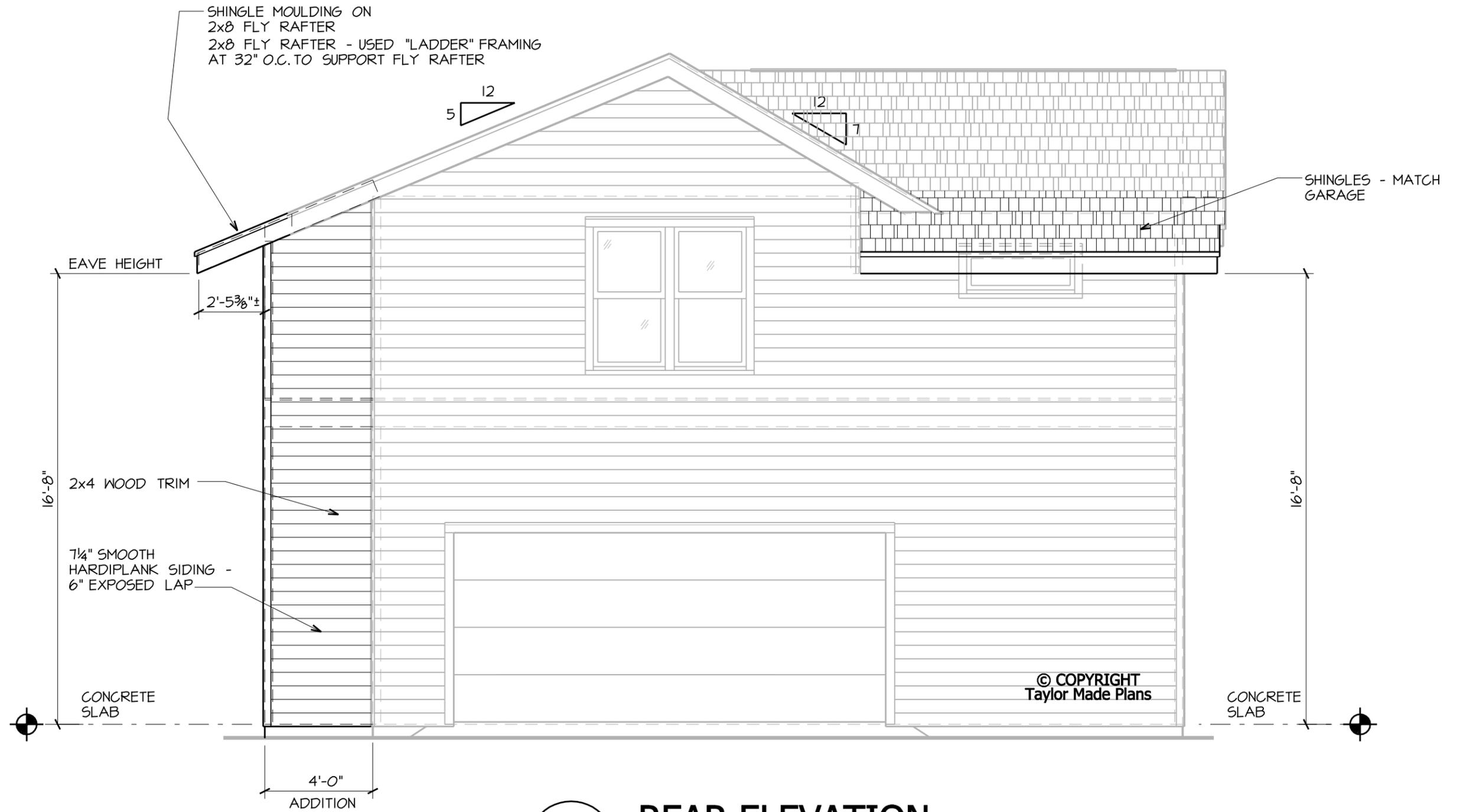
SCALE: 1/4" = 1'-0"



3

RIGHT SIDE ELEVATION

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



4

REAR ELEVATION

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