

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION

626 Shelby Avenue

February 17, 2016

Application: Demolition—outbuilding; New construction—Detached accessory dwelling unit; Setback determination

District: Edgefield Historic Preservation Zoning Overlay

Council District: 06

Map and Parcel Number: 09304004100

Applicant: Cheyenne Smith

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish an existing outbuilding and construct a detached accessory dwelling unit (DADU). The structure requires a setback determination.

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

1. The applicant file a restrictive covenant for a Detached Accessory Dwelling Unit; and
2. Staff approve all final material choices, including windows, doors, and roof color.

With these conditions, staff finds that the project meets Sections III.B.2. and V. of the *Edgefield Historic Zoning District Handbook and Design Guidelines* and the ordinance for DADUs (17.16.030)

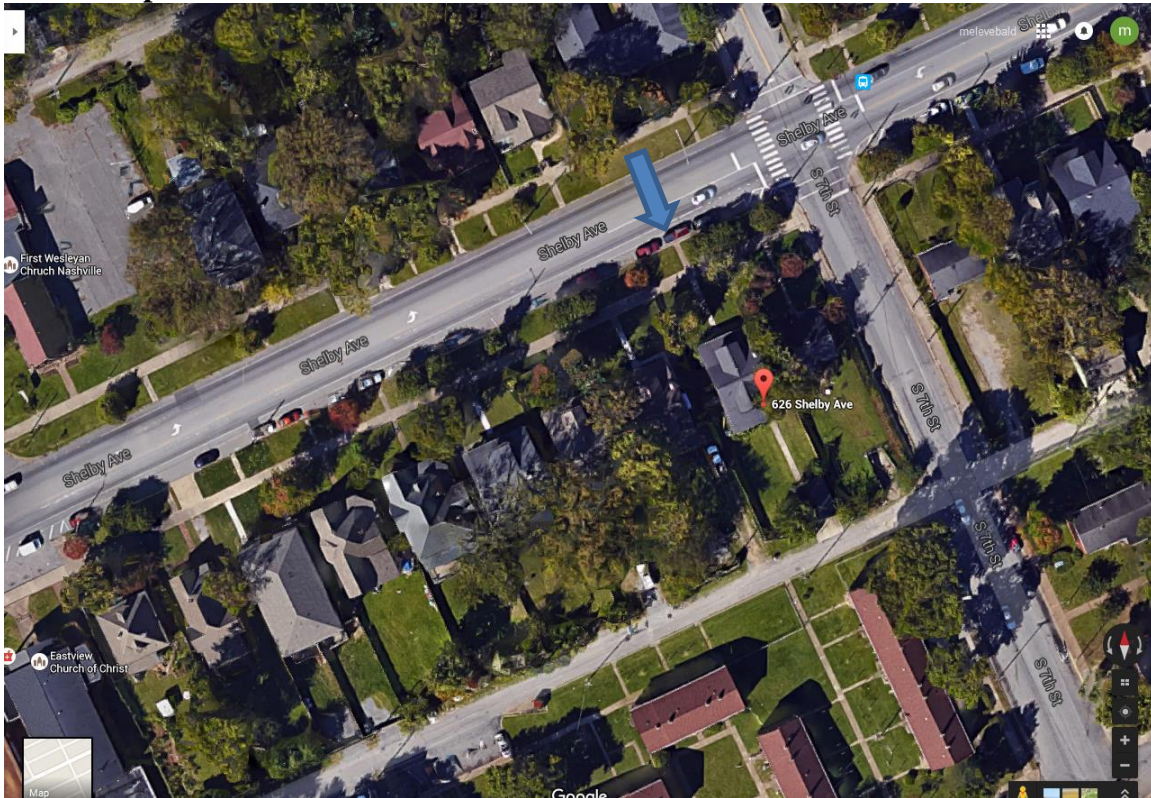
Attachments

- A: Outbuilding Worksheet
- B: Site Plan
- C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.2 NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS.

a. 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 reinforce that rhythm.

The Commission has the ability to reduce 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 setback reductions 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*

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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 outbuilding building should reflect the character of outbuildings with the associated house. The outbuilding should be compatible, by not contrasting greatly with the 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: 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. 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 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 configuration 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 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 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'.

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.

· b. The DADU cannot be divided from the property ownership of the principal dwelling.

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

o 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.

V . DEMOLITION GUIDELINES

1 . Demolition is not appropriate

a. if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district.

2 . Demolition is appropriate

a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or

b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420, as amended, of the historic zoning ordinance.

Background: 626 Shelby Avenue is a c. 1920 brick bungalow that contributes to the historic character of the Edgefield Historic Preservation Zoning Overlay (Figure 1).



Figure 1. 626 Shelby Avenue

Analysis and Findings:

Application is to demolish an existing outbuilding and construct a detached accessory dwelling unit (DADU). The structure requires a setback determination.

Demolition. The applicant is proposing to demolish an existing carport (Figure 2). The carport was constructed in 2005, after receiving a permit from the Historic Zoning Commission staff. Its date of construction, materials, lack of architectural details, and design do not contribute to the historic character of the house or the Edgefield neighborhood. As such, staff finds that its demolition meets Section V.2. for appropriate demolition and does not meet Section V.1. for inappropriate demolition .



Figure 2 is the carport that is to be demolished.

Outbuilding, Setback and Rhythm of Spacing. See attached “Outbuilding Worksheet” for a full analysis of the proposed Detached Accessory Dwelling Unit (DADU). The proposed DADU will be one-and-a-half stories tall with a footprint of approximately seven hundred and forty-nine square feet (749 sq. ft.). Its eave and ridge heights will be lower than those of the historic house.

The materials for the outbuilding have all been approved by the Commission in the past. The primary cladding material will be cement fiberboard lap siding with a five inch (5”) reveal. Other materials include wood or cement fiberboard trim, asphalt shingles in a color to match those on the house, and a concrete slab foundation. Staff asks to approve the final shingle selection and the selections for the windows and doors prior to purchase and installation. The outbuilding’s roof will be a side gable with a 9/12 pitch. The side elevations include shed dormers that are setback two feet (2’) from the wall below and are less than fifty percent (50%) of the roof.

The new outbuilding does require a rear setback determination. When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.), base zoning requires that the structure be located twenty feet (20’) from the rear property line and five feet (5’) from the side property lines. In this instance, the structure is located at least five feet (5’) from the side property lines, but it is located ten feet (10’) from the rear property line. Staff finds that the proposed rear setback is appropriate because a ten foot (10’) setback is the standard rear setback for structures that are seven hundred square feet (700 sq. ft.) or less. Also, historically, outbuildings were located at the rear of the property, close to the rear property line. A ten foot (10’) rear setback is more historically appropriate than a twenty foot (20’) rear setback. In addition, the ten foot (10’) rear setback allows for more space between the primary structure and the outbuilding. Staff recommends approval of the setback determination.

Staff recommends receipt of the restrictive covenant for the DADU prior to the issuance of the preservation permit.

With the staff’s final approval of materials and the receipt of the restrictive covenant, staff finds that the proposed DADU and the setback determination meet the design guidelines and the ordinance for DADUs (17.16.030).

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

1. The applicant file a restrictive covenant for a Detached Accessory Dwelling Unit; and,
2. Staff approve all final material choices, including windows, doors, and roof color.

With these conditions, staff finds that the project meets Sections III.B.2. and V. of the *Edgefield Historic Zoning District: Handbook and Design Guidelines* and the ordinance for DADUs (17.16.030)