

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  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**945 Mansfield Avenue**  
**February 17, 2016**

**Application:** New construction – outbuilding; Detached Accessory Dwelling Unit

**District:** Maxwell Heights Neighborhood Conservation Zoning Overlay

**Council District:** 05

**Map and Parcel Number:** 08208035200

**Applicant:** Marcus Trimble

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

**Description of Project:** The applicant is proposing to construct a new outbuilding containing a garage and a detached accessory dwelling at the rear of the lot. The principal building will be converted back to a single family dwelling.

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

- The applicant shall file a restrictive covenant for a Detached Accessory Dwelling Unit prior to issuance of a permit;
- Paired windows in clapboard walls shall have mullions between them; and,
- Staff shall approve final material choices, including windows, doors and roof color.

With these conditions, staff finds that the project meets the applicable sections of the design guidelines for outbuildings in the Maxwell Heights Neighborhood Conservation Zoning Overlay and the ordinance for DADUs (17.16.030)

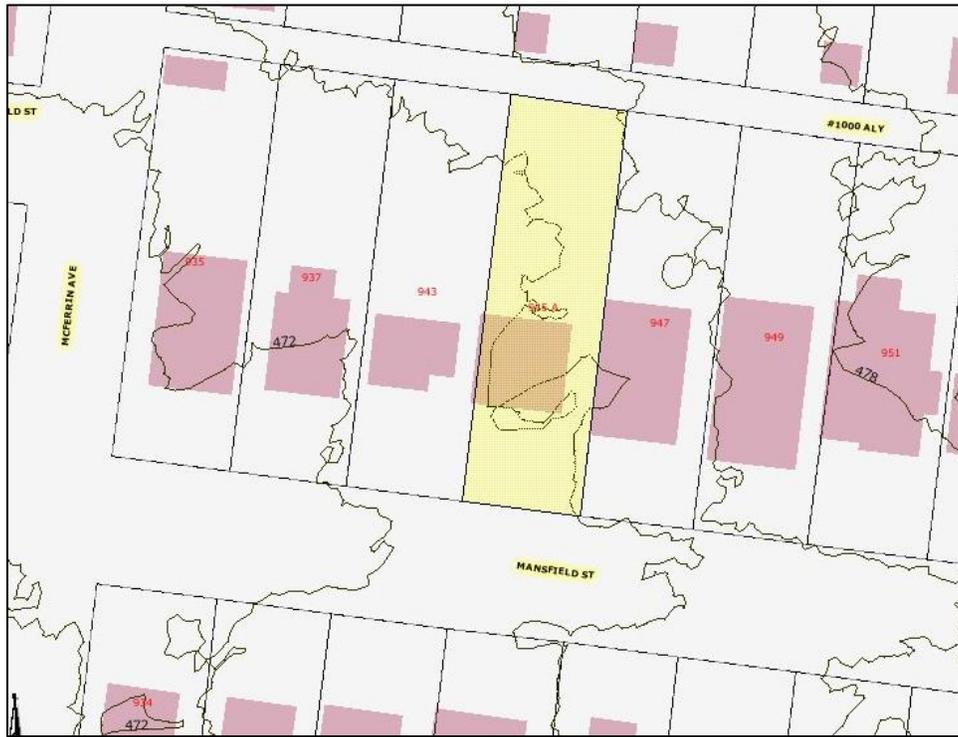
**Attachments**

**A:** Photographs

**B:** Site Plan

**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B. New Construction

#### i. 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.)*

- 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 of 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.*

*· 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.*

**Background:** The building at 945 Mansfield Avenue is a one and one-half story Craftsman Style house, constructed circa 1930. The house is considered to contribute to the historic character of the Maxwell Heights Neighborhood Conservation Zoning Overlay because of its age and architectural composition.



Although it was constructed as a single family dwelling, the house is currently being used as a duplex. In conjunction with that work, a rear addition to the building was recently approved by MHZC Staff.

**Analysis and Findings:** The applicant is proposing to construct a new outbuilding containing a garage and a detached accessory dwelling at the rear of the lot. The principal building will be converted back to a single family dwelling.

Outbuilding: See attached “Outbuilding Worksheet” for a full analysis of the proposed Detached Accessory Dwelling Unit (DADU).

Height & Scale: The proposed DADU will be one-and-a-half stories tall with a footprint of seven hundred and fifty square feet (750 sq. ft.). The total living space in the outbuilding will be approximately five hundred, fifty square feet (550 sf). The eave and ridge heights will match those of the historic house.

Materials, Texture, and Details and Material Color: The materials for the outbuilding have all been approved by the Commission in the past. The cladding material for the new building will have cement-fiberboard clapboard siding on the first story with a reveal matching the siding on the house, with stucco on the upperstory walls. The roof will be asphalt shingles, matching the roof on the historic house. The materials of the windows and doors are not indicated, so Staff asks to approve the final selections for the windows and doors prior to purchase and installation. Staff also recommends that windows in the clapboard walls have four inch (4”) flat casings and that there are four inch to six inch (4”-6”) mullions between abutted windows.

With the conditions that the windows and doors are approved by Staff and that openings in clapboard walls have four inch (4”) mullions and trim, Staff finds that the outbuilding would meet section II.B.1.d of the design guidelines.

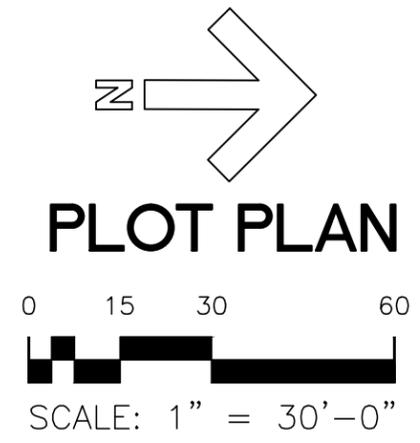
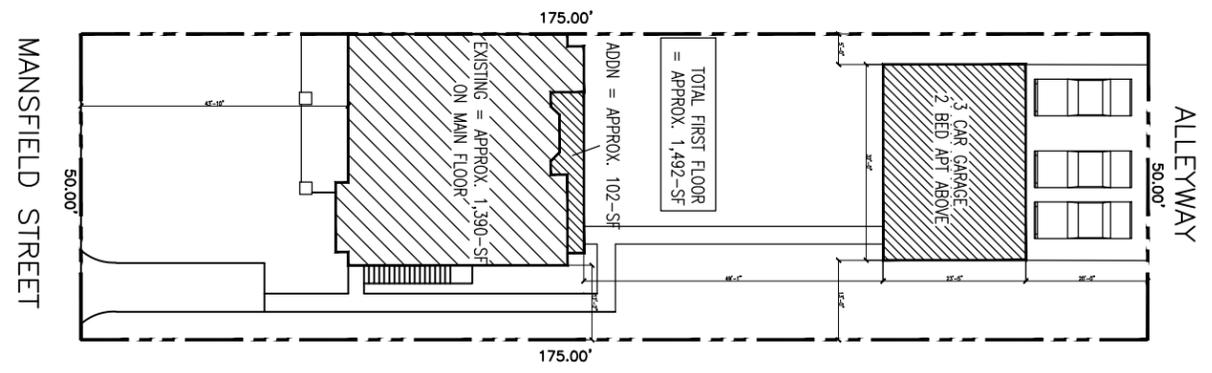
Roof: The roof on the outbuilding will be a gable with an 8:12 pitch, and the color will match the roof on the existing house.

Miscellaneous: Staff recommends that the restrictive covenant for the DADU be filed prior to the issuance of the preservation permit.

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

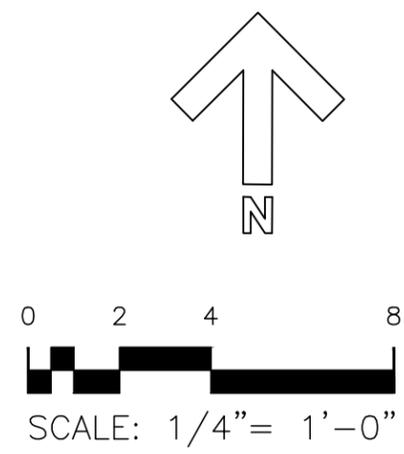
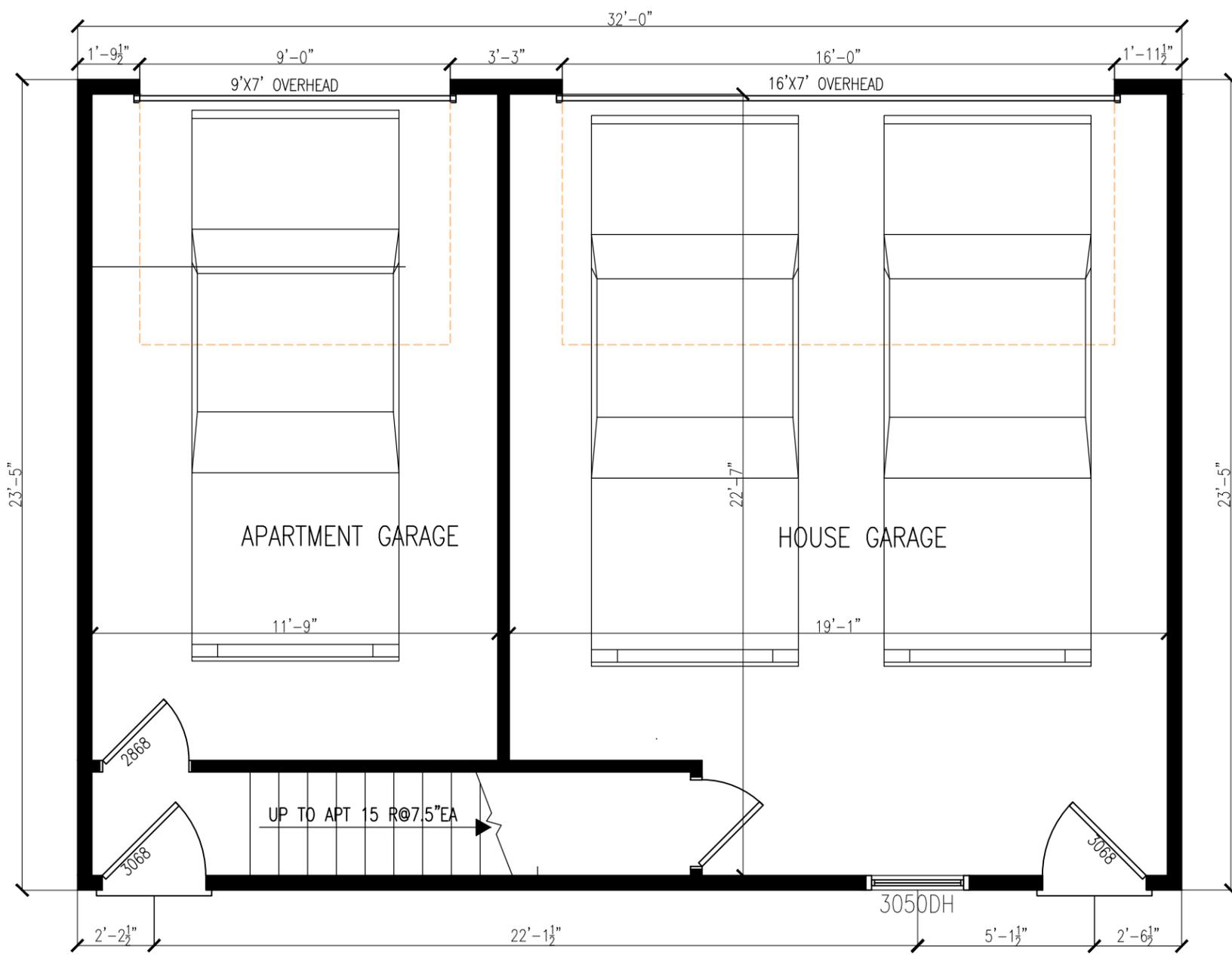
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PROPOSED

945 MANSFIELD STREET  
NASHVILLE, TENNESSEE 37209



REVISIONS	
DATE	DESCRIPTION

PROJECT NO.  
DRAWING DATE 02/09/2016  
DRAWN BY J. MYATT RA  
CHECKED BY

Area Schedule	
Level	Gross Area
First Floor Garage	750 GSF
Second Floor Apt	622 GSF

# FIRST FLOOR GARAGE PLAN



