

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
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STAFF RECOMMENDATION 1417 Roberts Avenue May 18, 2016

Application: New construction – outbuilding/detached accessory dwelling unit

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08302008100

Applicant: Manuel Zeitlin, Architect

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

Description of Project: The applicant is proposing to construct a new outbuilding. The outbuilding will have a full bathroom, qualifying it as a Detached Accessory Dwelling Unit (DADU) at the rear of the lot. The outbuilding will not include a garage.

Recommendation Summary: Staff recommends approval of the proposed outbuilding with conditions that

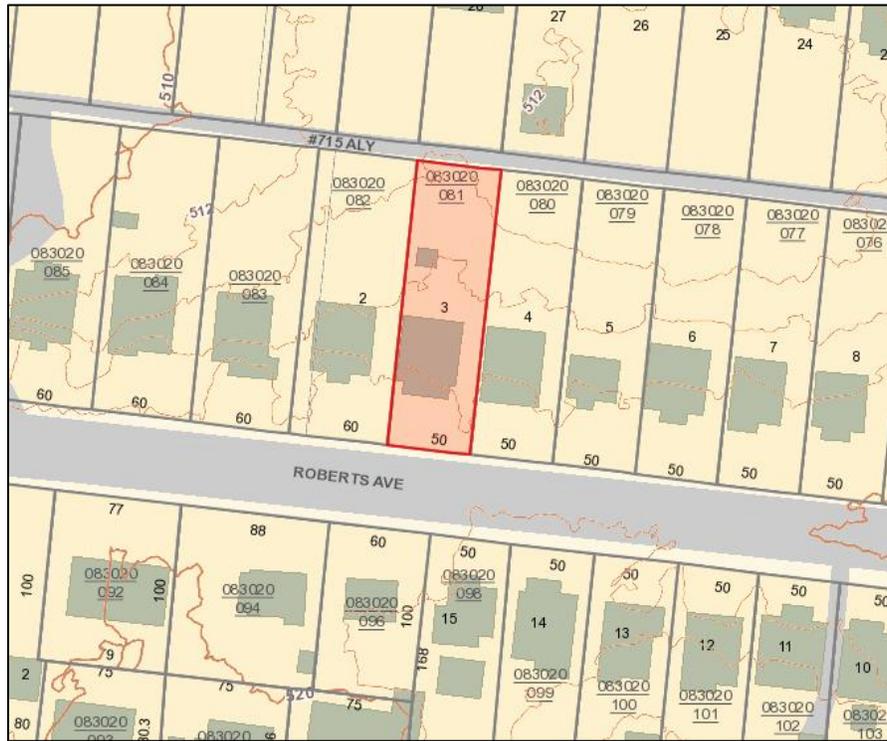
- The roof color and the window and door selections are approved by Staff prior to purchase and installation, and
- A restrictive covenant shall be filed prior to issuance of a permit.

Meeting those conditions, Staff finds that the proposal would meet section II.B.h of the design guidelines for outbuildings in the Eastwood Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photograph
- B:** Site Plan
- C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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'.*

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 house at 1417 Roberts Avenue is a one and one-half story Craftsman, constructed circa 1930.

Analysis and Findings: The applicant is proposing to construct a new outbuilding. The outbuilding will have a full bathroom, qualifying it as a Detached Accessory Dwelling Unit (DADU) at the rear of the lot; therefore, the standards of Ordinance No. 17.16.030.F. for Detached Accessory Dwelling Units must also be met. The Commission does not review use. If the design of the outbuilding is approved, the use will be reviewed by the Codes Administration. The outbuilding will not include a garage.



An existing shed less than one hundred square feet (100 sf) in area will remain.

Scale: The proposed DADU will be a single story and have a footprint of six hundred and ninety-nine square feet (699 sq. ft.), which is subordinate to the historic structure. The ridge height will be twenty-five feet (21') above grade and the eave height will be ten feet (10'). These heights are subordinate to the corresponding heights of the house which are twenty-three feet (23') and twelve feet (12') respectively. The building will be located five feet (5') from the left property boundary and five feet (5') from the rear. The location of the building is appropriate and meets the applicable zoning requirements.

See Attachment B - "Outbuilding/DADU Worksheet" for a further analysis on how the proposed DADU meets Ordinance No. 17.16.030.F. for Detached Accessory Dwelling Units.

Roof form: The roof of the outbuilding will be a pair of asymmetrical gables, sometimes called a "saw-tooth" roof. The roofs will have slopes with pitches between 6:12 and 18:12. Because the ridges are oriented to the sides, from the street the building will appear to have a typical side-gabled roof. The rear-facing slopes of the roof will have skylights. These skylights will not be visible from the right of way.

Materials: The materials for the DADU have all been approved by the Commission in the past, and include cement fiber panel siding with aluminum H-channel reveals, wood windows and doors, and a concrete slab for the foundation. The roof will be asphalt shingle or standing seam metal, and Staff asks to approve the roof color and the window and door selections prior to purchase and installation. The skylight windows on the rear-facing roof slopes will be aluminum-clad.

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

Recommendation: Staff recommends approval of the proposed outbuilding with conditions that

- The roof color and the window and door selections are approved by Staff prior to purchase and installation, and
- A restrictive covenant shall be filed prior to issuance of a permit.

Meeting those conditions, Staff finds that the proposal would meet section II.B.h of the design guidelines for outbuildings in the Eastwood 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.



1417 Roberts Avenue

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?	N/A	
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 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.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

*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’	54’
Rear setback	3’	5’
L side setback**	3’	5’
R side setback**	3’	23’
How is the building accessed?	From the alley or existing curb cut	No Garage

**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		25’	21’-6”
Eave Height		1 story 10’ or 2 story 17’	10’

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

One-story building:

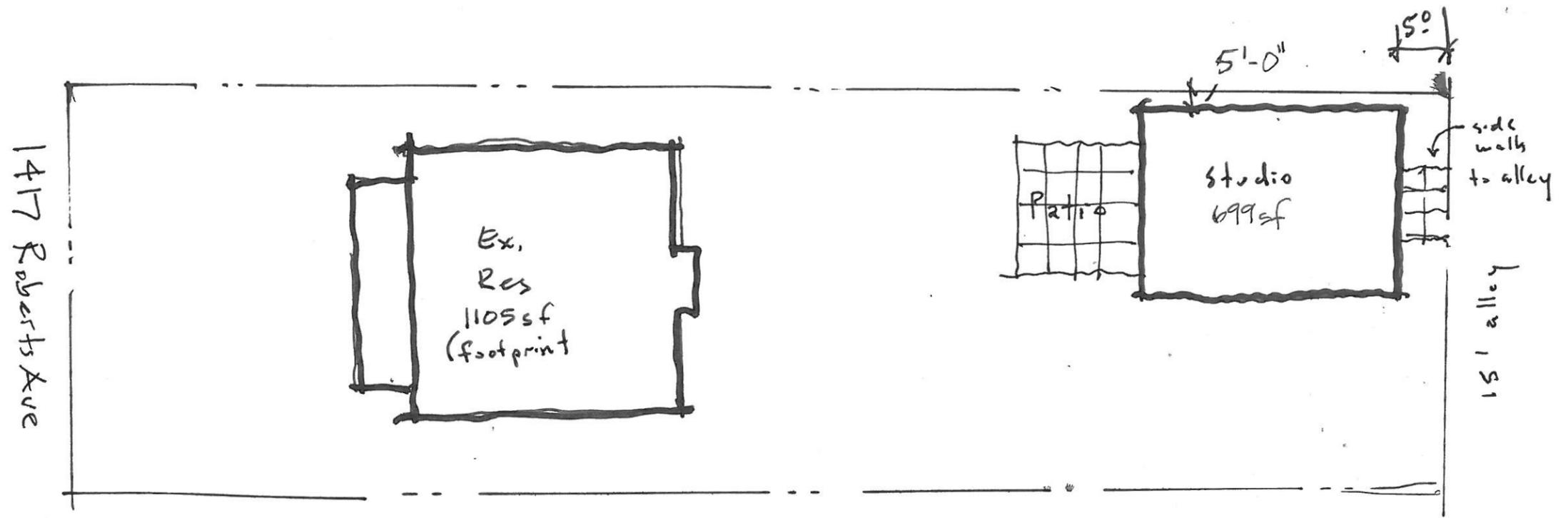
	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.		699 sf

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.		

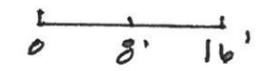
Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.

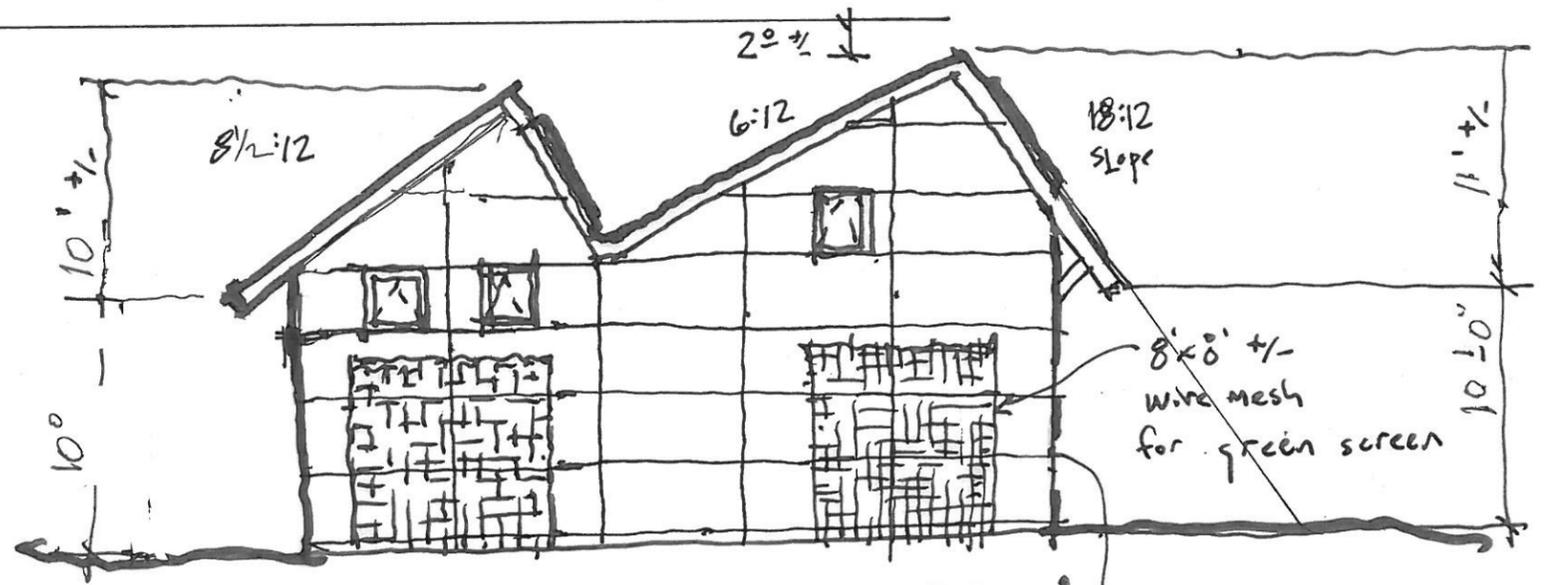
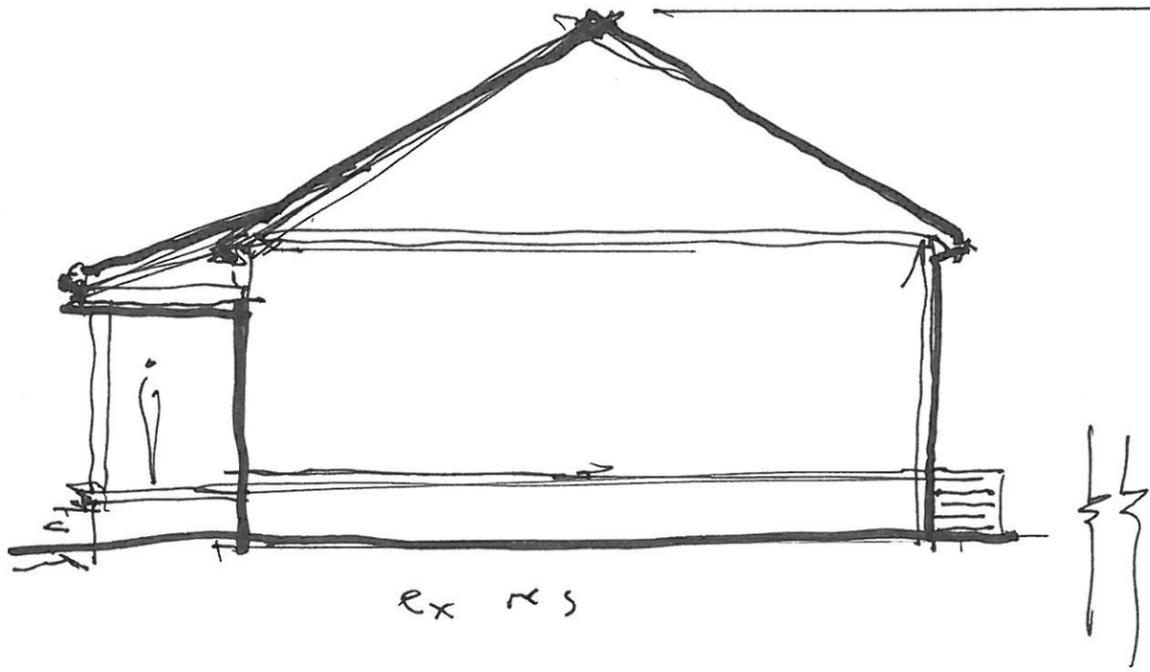


Jimmy's Studio

5/2/16 rev. 5.3.14



1417 Roberts Ave.

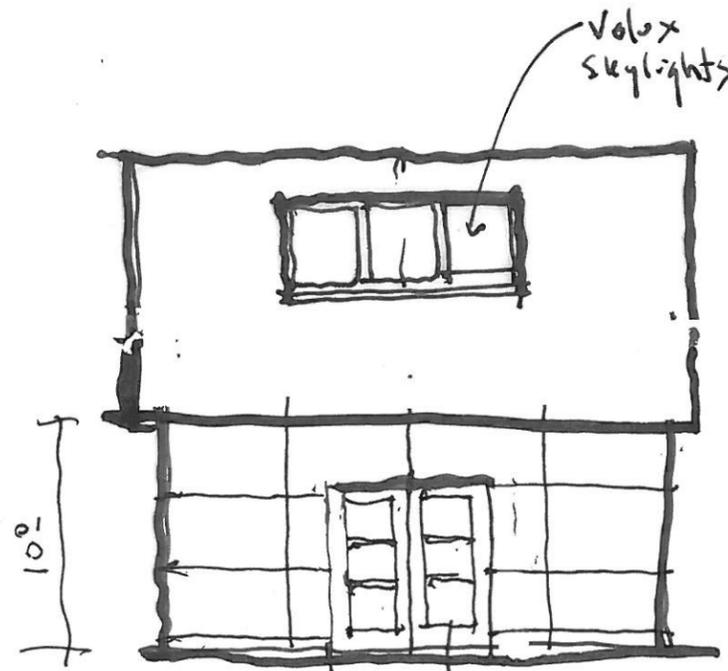


EAST ELEVATION

West Side Mirrors
(without green screen)

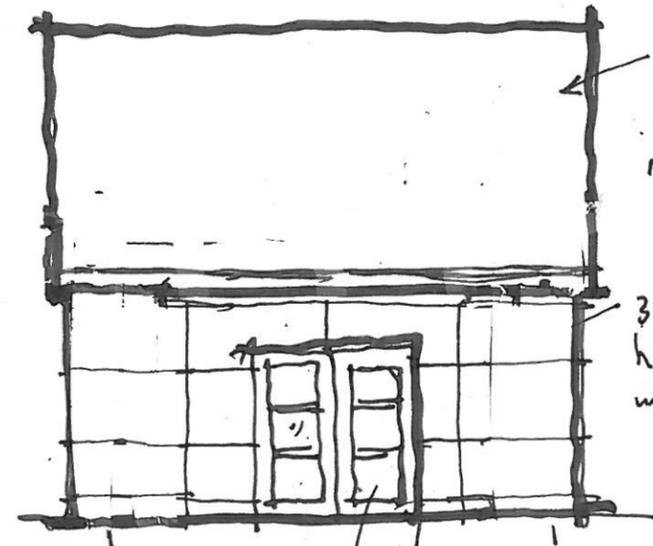
3" x 6" +/-
hardi-panel w/ easy-trim
reveals - 2' x 6' horiz. grid

Jimmy's Studio
4.19.16 1/8" = 1'-0"
Manuel Zeitlin architects
rev
5.3.16
1417 Roberts Ave



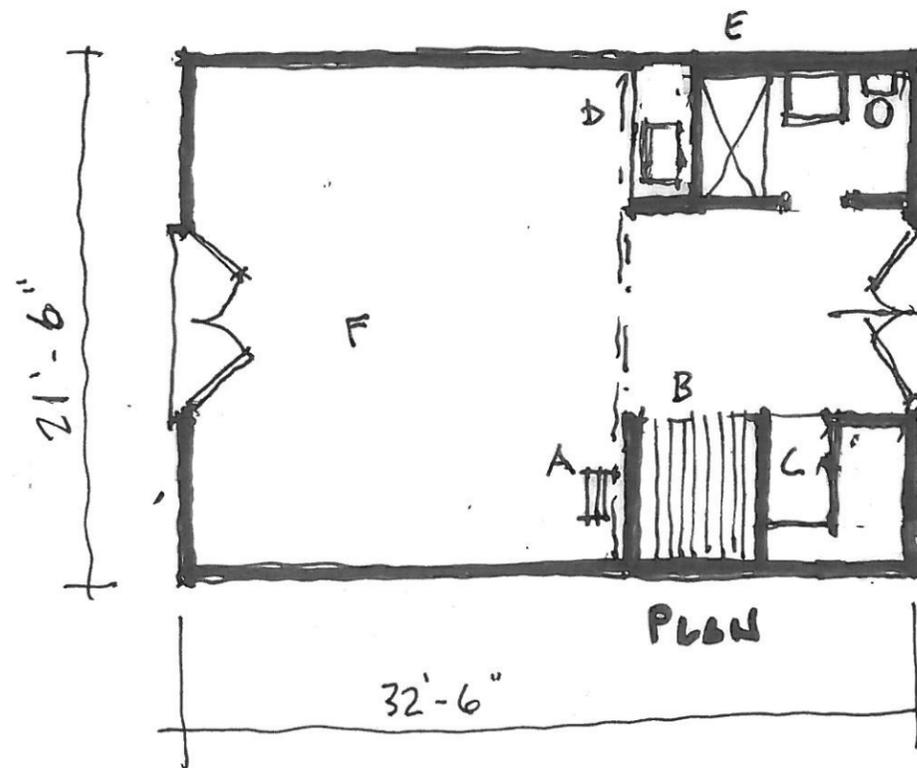
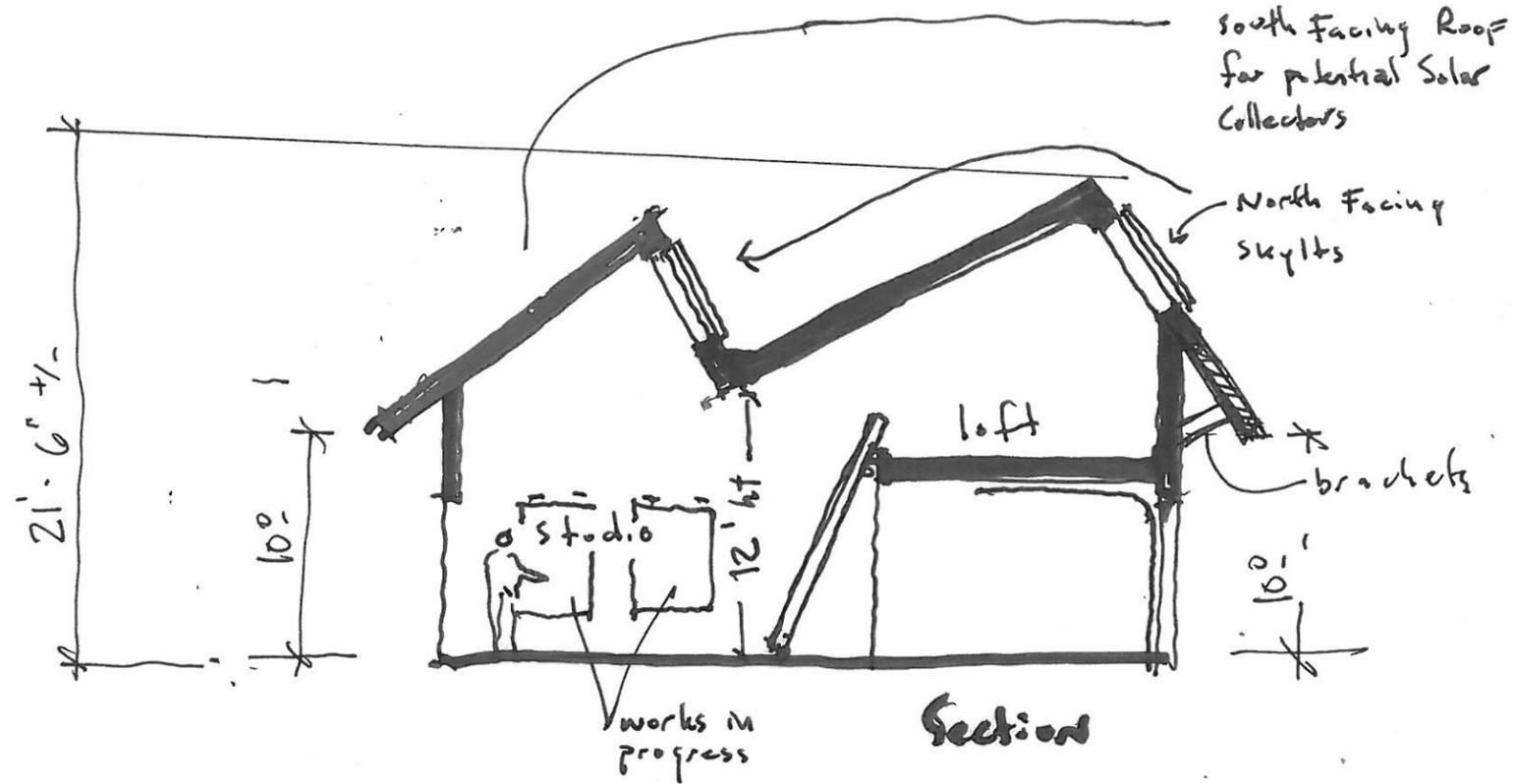
Alley Elevation

french doors



South Elevation

glass & wood (or steel)
doors



- A Rolling Ladder to Loft
- B Painting Storage
- C Closet
- D Work sink w/ shelves above
- E Restroom w/ Shower
- F Studio Space 19x20'

Jimmy's Studio

4.15.16 1/8" = 1'-0"
 Manuel zeitlin architects

0 4' 8' Rev 5.3.16

1417 Roberts Ave

699sf.