

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
608 Russell Street
July 20, 2016

Application: New construction—outbuilding; Setback determination
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216012400
Applicant: Lynn Taylor
Project Lead: Melissa.sajid@nashville.gov

Description of Project: Application is to construct an outbuilding at the rear of the lot. (It is not proposed to include a detached accessory dwelling unit.) The structure requires a rear setback determination from twenty feet (20') to ten feet (10') and a right side setback determination from five feet (5') to three feet (3').

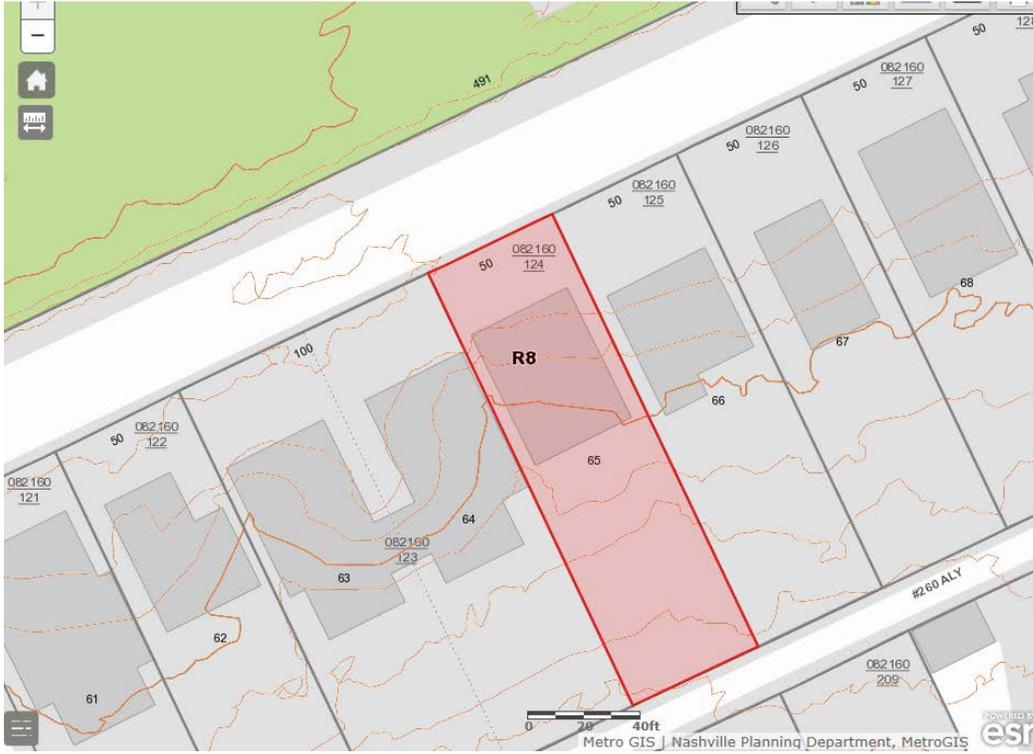
Recommendation Summary: Staff recommends approval of the proposed outbuilding with the condition that Staff approve the final details, dimensions and materials of windows, door, garage doors, roof color, and driveway material prior to purchase and installation.

With this condition, staff finds that the outbuilding meets Section III.B. of the *Edgefield Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

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: Site Plan
B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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'.

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.

i. Appurtenances Related to New Construction

For information on fences, paving, walls, et cetera, see the Appurtenances section.

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The house located at 608 Russell Street is a c. 1910 brick bungalow that contributes to the historic character of the Edgefield Historic Preservation Zoning Overlay (Figure 1).



Analysis and Findings: Application is to construct an outbuilding at the rear of the lot. The structure requires a rear setback determination from twenty feet (20') to ten feet (10') and a right side setback determination from five feet (5') to three feet (3').

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Front-gable	X
Primary roof slope	10/12	X
Porch form	n/a	n/a
Porch slope	n/a	n/a

Since the form and slopes are similar to historic outbuildings, the project meets Section III.B.h.1 of the design guidelines.

Design Standards:

The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The fenestration is minimal and utilitarian, which is also appropriate for outbuildings. It is also in a minimally-visible location at the side and rear of the building.

The design meets section III.B.h.1 of the design guidelines.

Material:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Split face CMU	n/a	X
Cladding	Hardie plank	Smooth with 5” reveal	X
Secondary Cladding	Hardie shingles	Cedar shake appearance	X
Roofing	Architectural shingles	Needs final approval	X
Trim	Wood	smooth	X
Chimney	n/a	n/a	n/a
Porch floor	Concrete slab	natural	X
Porch Posts	n/a	n/a	n/a
Porch Railing	n/a	n/a	n/a
Porch Roof	n/a	n/a	n/a
Driveway	Unknown	Needs final review	
Fencing	n/a	n/a	n/a
Windows	Not indicated	Needs final approval	
Pedestrian Door	Not indicated	Needs final approval	
Vehicular Door	Not indicated	Needs final approval	

With staff’s final approval of the windows, door, garage doors, driveway, and roof color, material information that has not yet been provided, staff finds that the known materials meet Section III.B.h.1.

Setbacks: The new outbuilding does require rear and right side setback determinations. Since the footprint of the outbuilding exceeds seven hundred square feet (700 sq. ft.), the base zoning requires that the structure meet the full rear and side setbacks, which are twenty feet (20’) for the rear and five feet (5’) for the sides. The applicant proposes to locate the outbuilding just ten feet (10’) from the rear property line and three feet (3’) from the right side property line. Staff finds that the proposed rear and right side setbacks are appropriate since outbuildings were located historically at the rear of the property, close to or even on the rear and side property lines. In addition, an analysis of existing outbuildings in the immediate vicinity shows that there are several outbuildings that are located just a few feet or even on the rear and side property lines. Staff recommends approval of the rear and side setback determinations.

With approval of the rear and right side setback determinations, staff finds that the project meets Section III.B.h.2 of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. Given that the outbuilding is located more than fifty feet (50’) from the rear wall of the house, it is unlikely that any utilities, if added, would be visible from Russell Street.

The project meets Section III.B.h.2 of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	53’
Rear setback	20’	10’
L side setback	5’	23’
R side setback	5’	3’
How is the building accessed?	From the alley or existing curb cut	Alley

The project meets section III.B.h.2 of the design guidelines.

Massing Planning:

To determine the maximum height of the outbuilding, 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	30’	25’	22’-8 ½”
Eave Height	Not provided	1 story 10’	8’- 8 ½”

One-story building:

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square	750 sq. ft.	969 sq. ft.	744 sq. ft.

Footage			
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The project meets section III.B.h.1 of the design guidelines.

Recommendation Summary: Staff recommends approval of the proposed outbuilding with the condition that Staff approve the final details, dimensions and materials of windows, door, garage doors, roof color, and driveway material prior to purchase and installation.

With this condition, staff finds that the outbuilding meets Section III.B. of the *Edgefield Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

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.

7/1/2016
608 Russell Street
Nashville, TN 37206

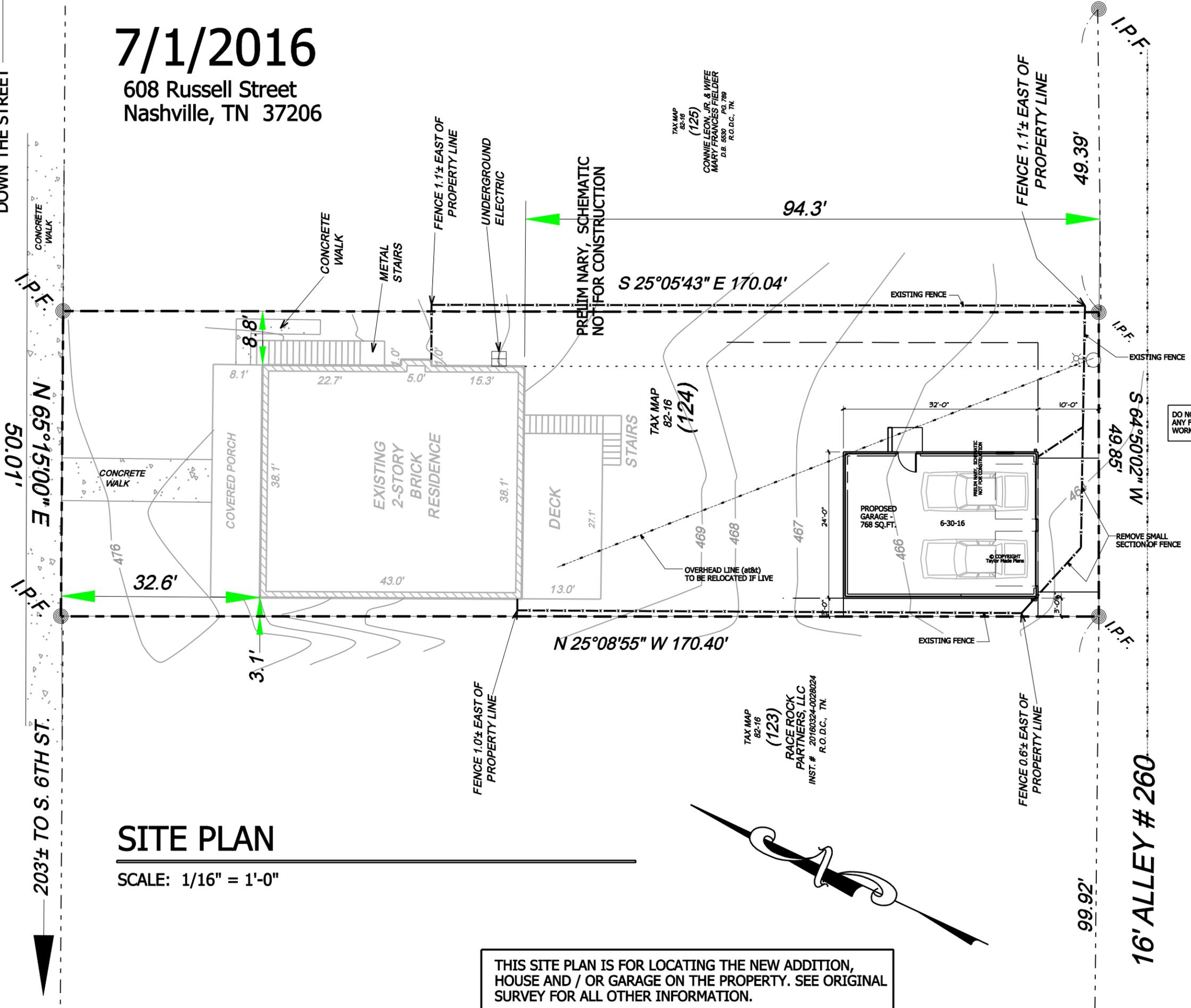
50' R.O.W.
RUSSELL STREET
476

FIRE HYDRANT
DOWN THE STREET

203± TO S. 6TH ST.
I.P.F.
10.01'
N 65°15'00" E 110.99'
E 110.99'
I.P.F.

SITE PLAN

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



TAX MAP 82-16 (125)
CONNIE LEON, JR. & WIFE
MARY FRANCES FIELDER
D.B. 6530 PG. 789
R.O.D.C., TN.

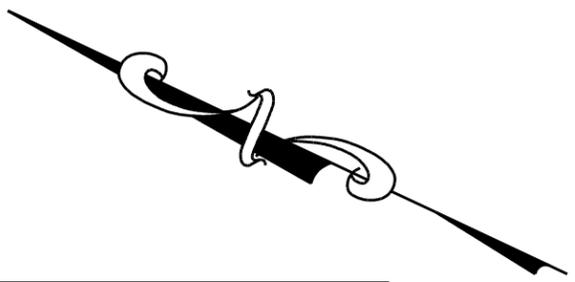
TAX MAP 82-16 (124)

TAX MAP 82-16 (123)
RACE ROCK PARTNERS, LLC
INST. # 20160324-0028024
R.O.D.C., TN.

DO NOT INCLUDE ANY FENCE WORK IN YOUR BID

16' ALLEY # 260

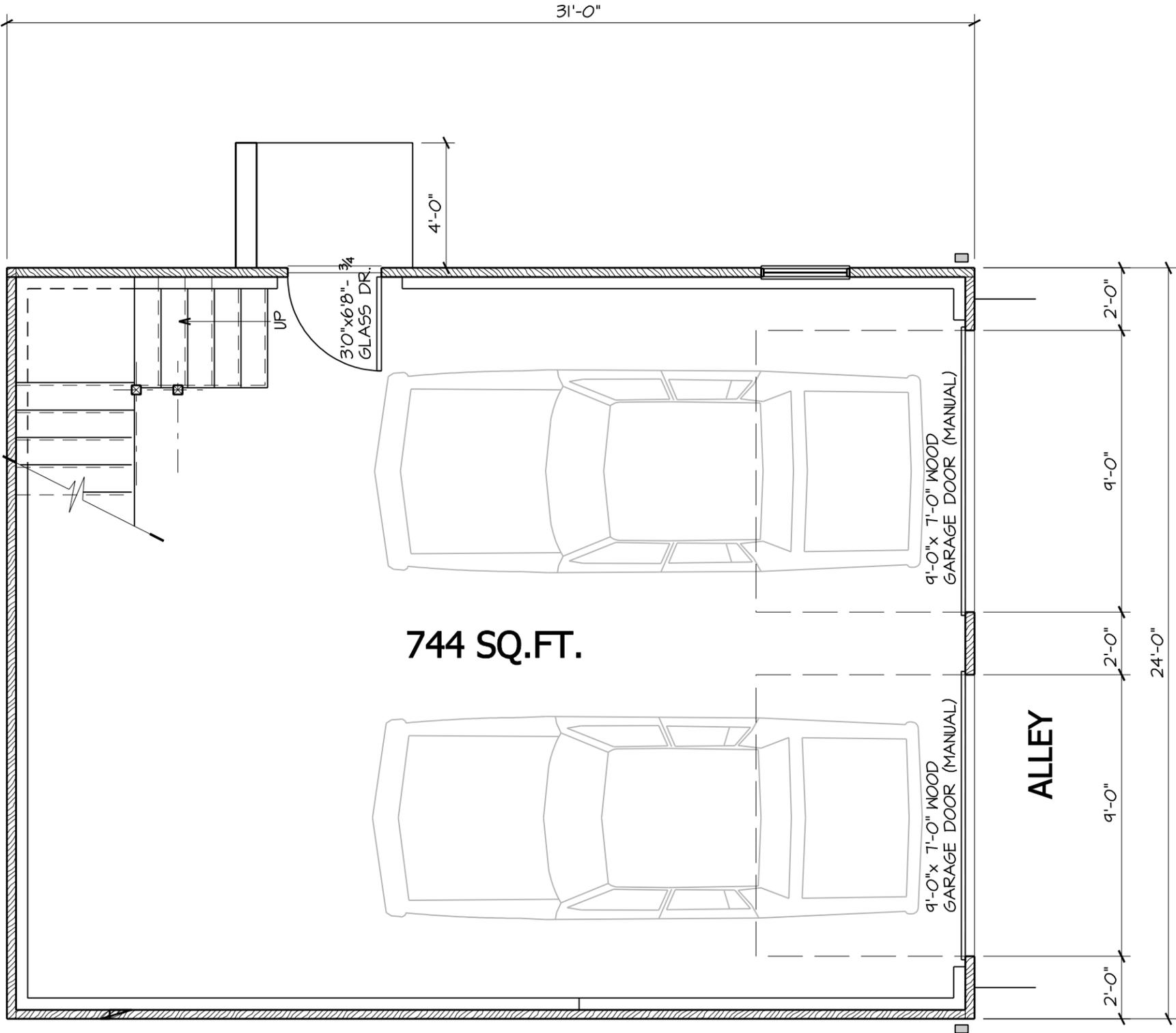
THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION, HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL SURVEY FOR ALL OTHER INFORMATION.



7/1/2016

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FRONT



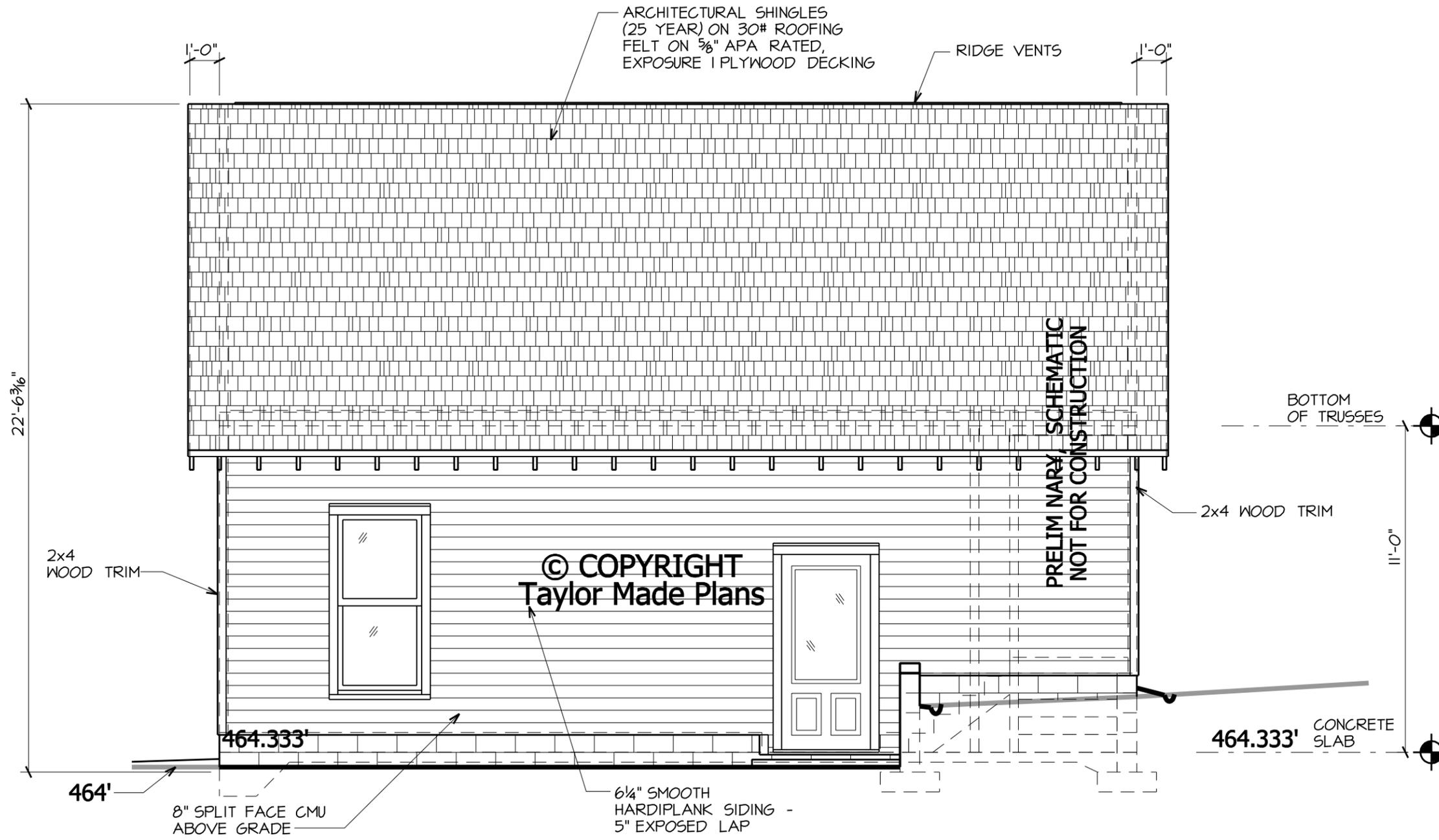
FIRST FLOOR PLAN

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

7/1/2016

608 Russell Street
Nashville, TN 37206

TOP TRIM OF DOORS AND WINDOWS: SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM	SIDE TRIM OF DOORS AND WINDOWS: 2x4 WOOD TRIM OR 5/4" TRIM BOARD
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2

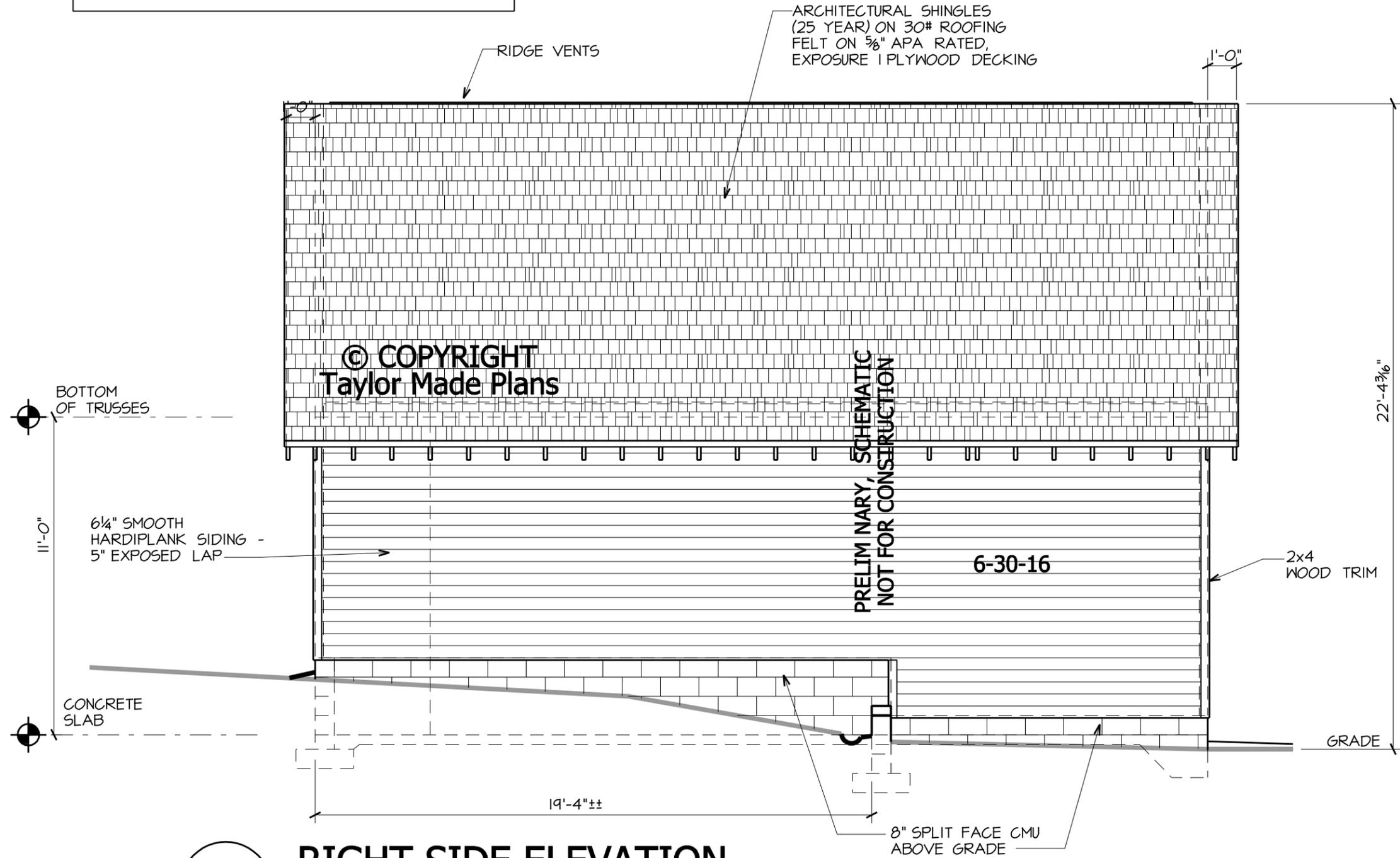
LEFT SIDE ELEVATION

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

7/1/2016

608 Russell Street
Nashville, TN 37206

TOP TRIM OF DOORS AND WINDOWS:	SIDE TRIM OF DOORS AND WINDOWS:
SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM	2x4 WOOD TRIM OR 5/4" TRIM BOARD



3

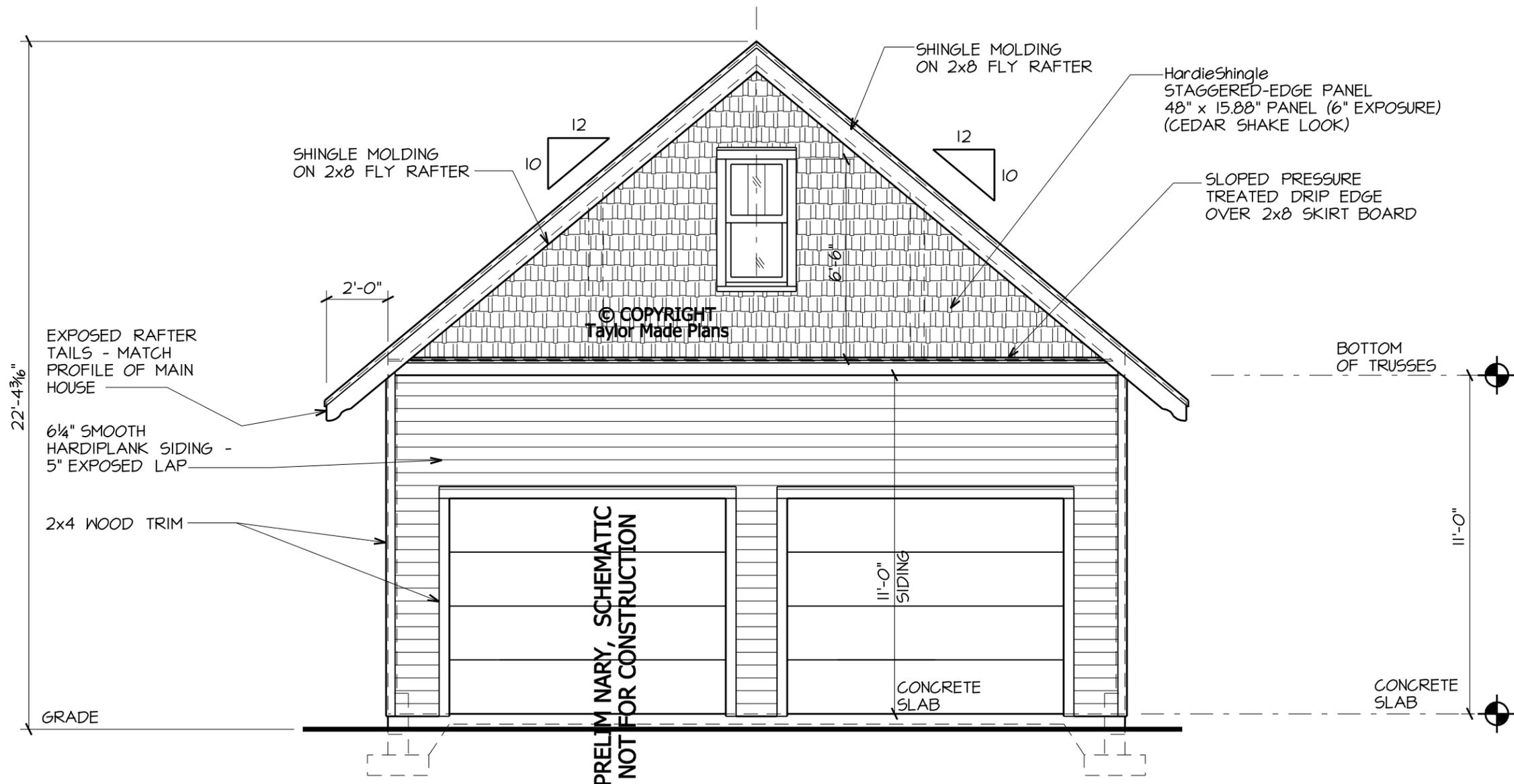
RIGHT SIDE ELEVATION

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

7/1/2016

608 Russell Street
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TOP TRIM OF DOORS AND WINDOWS:	SIDE TRIM OF DOORS AND WINDOWS:
SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM	2x4 WOOD TRIM OR 5/4" TRIM BOARD



4

REAR ELEVATION

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