

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

1420 Calvin Avenue

August 17, 2016

Application: New construction—outbuilding; Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08309027400

Applicant: Daniel Harris, Eldin's Home Repair

Project Lead: melissa.sajid@nashville.gov

Description of Project: The applicant proposes a carport. The carport was constructed without obtaining permits and requires a rear setback determination from twenty feet (20') to six inches (6") and a right side setback determination of two feet (2').

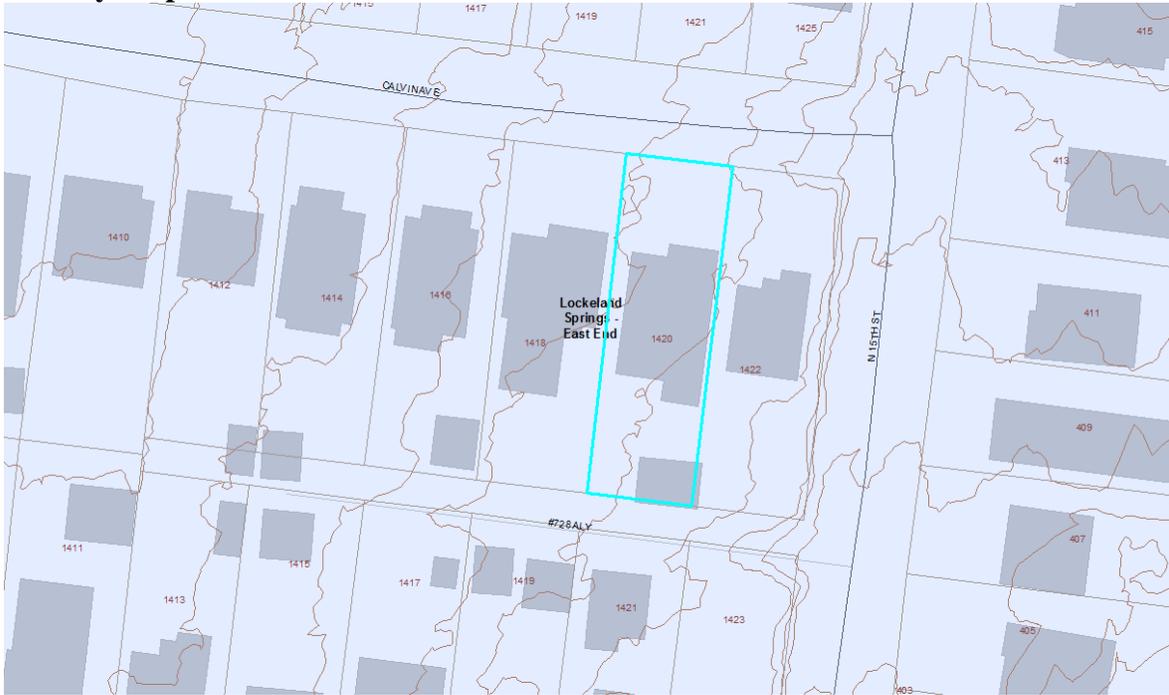
Recommendation Summary: Staff recommends disapproval of the carport and the setback determinations as the project does not meet Section II.B.8 for outbuildings of the *Lockeland Springs – East End Neighborhood Conservation Zoning Overlay Design Guidelines*.

Attachments

A: Site Plan

B: Elevations

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 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.

Background: 1420 Calvin is a Craftsman-style house built c. 1925 (see Figure 1). It is considered to be contributing to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. An addition to the historic house and a detached garage were approved by the Metro Historic Zoning



Figure 1: 1420 Calvin Avenue

Commission in 2013.

Analysis and Findings:

The application is for a carport located in the rear yard that has already been constructed and was not permitted by Codes or by MHZC. The carport is accessed from the alley and is situated very close to the rear and right side property lines. This request requires setback determinations to reduce the right side setback from five feet (5') to two feet (2') and the rear setback from twenty feet (20') to six inches (6").

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side-gable	X
Primary roof slope	5/12	X

While the roof form and slopes are similar to historic outbuildings and are consistent with the detached garage that was approved in 2013, the carport does not meet the design guidelines for setbacks and materials. Therefore, the project does not meet Section II.B.8 of the design guidelines for outbuildings.

Design Standards:

The carport has a simple, utilitarian design that could be appropriate for a carport. Its roof form, detailing, and form do not contrast greatly with the primary structure, and it is also in a minimally-visible location at the rear of the building. However, the carport is located much closer to the alley and the right side property line than has been approved for an outbuilding and, as such, creates safety concerns for egress along the alley. In addition, the siding used on the carport is embossed rather than smooth-faced, which does not meet the design guidelines.

Since the carport is located inappropriately close to the rear alley and to the right side property line and the finish of the siding material does not meet the design guidelines, staff finds that the project does not meet Section II.B.8 of the design guidelines.

Material:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	n/a	n/a	n/a
Cladding	Hardie board	Embossed with 5" reveal	No
Secondary Cladding	Pressure treated wood	natural	X
Roofing	Asphalt shingle	Needs final review	X
Trim	n/a	n/a	n/a
Driveway	Concrete	n/a	X

The Hardie board siding used in the gable fields on the sides of the carport is embossed rather than smooth as required. Therefore, the materials do not meet Section II.B.8 of the design guidelines for materials.

Appurtenances & Utilities: The carport will not change the historic orientation of the house. This design guideline is not applicable.

Site Planning, Setbacks:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	38'
Rear setback	20'	6"
L side setback	5'	30'-6"
R side setback	5'	2'
How is the building accessed?	From the alley or existing curb cut	From the alley

The existing carport is located two feet (2') from the right side property line and only six inches (6") from the rear property line. Since the total area of outbuildings is greater than seven hundred square feet (700 sq. ft.), the carport must meet the full setbacks of twenty feet (20') for the rear and five (5') feet for the side. Setback determinations take into account historic conditions and while outbuildings were frequently located closer to the side and rear property lines, the setbacks proposed in this case are much closer to the property lines than have been typically approved by the Commission. In addition, the proximity of the carport to the alley may present safety concerns for personal vehicles as well as those used for trash pick-up. Therefore, staff recommends disapproval of the setback determinations, finding that the project does not meet Section II.B.8. of the design guidelines for setbacks.

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	16'-3"	16' 3"	10'
Eave Height	14'	1 story 10'	7'

One-story building:

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Area of existing outbuildings	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,016 sq. ft.	520 sq. ft.	210 sq. ft.

While the project does not exceed the maximum ridge height, eave height, and area, the carport does not meet the design guidelines for setbacks and materials. Therefore, the project does not meet Section II.B.8 of the design guidelines for outbuildings.

Recommendation Summary: Staff recommends disapproval of the carport and the setback determinations as the project does not meet Section II.B.8 for outbuildings of the *Lockeland Springs – East End Neighborhood Conservation Zoning Overlay Design Guidelines*.

Site photos:





CALVIN AVE

85'

150'

EXISTING HOUSE

EXISTING GARAGE

NEW CAR PORT

ALLEY

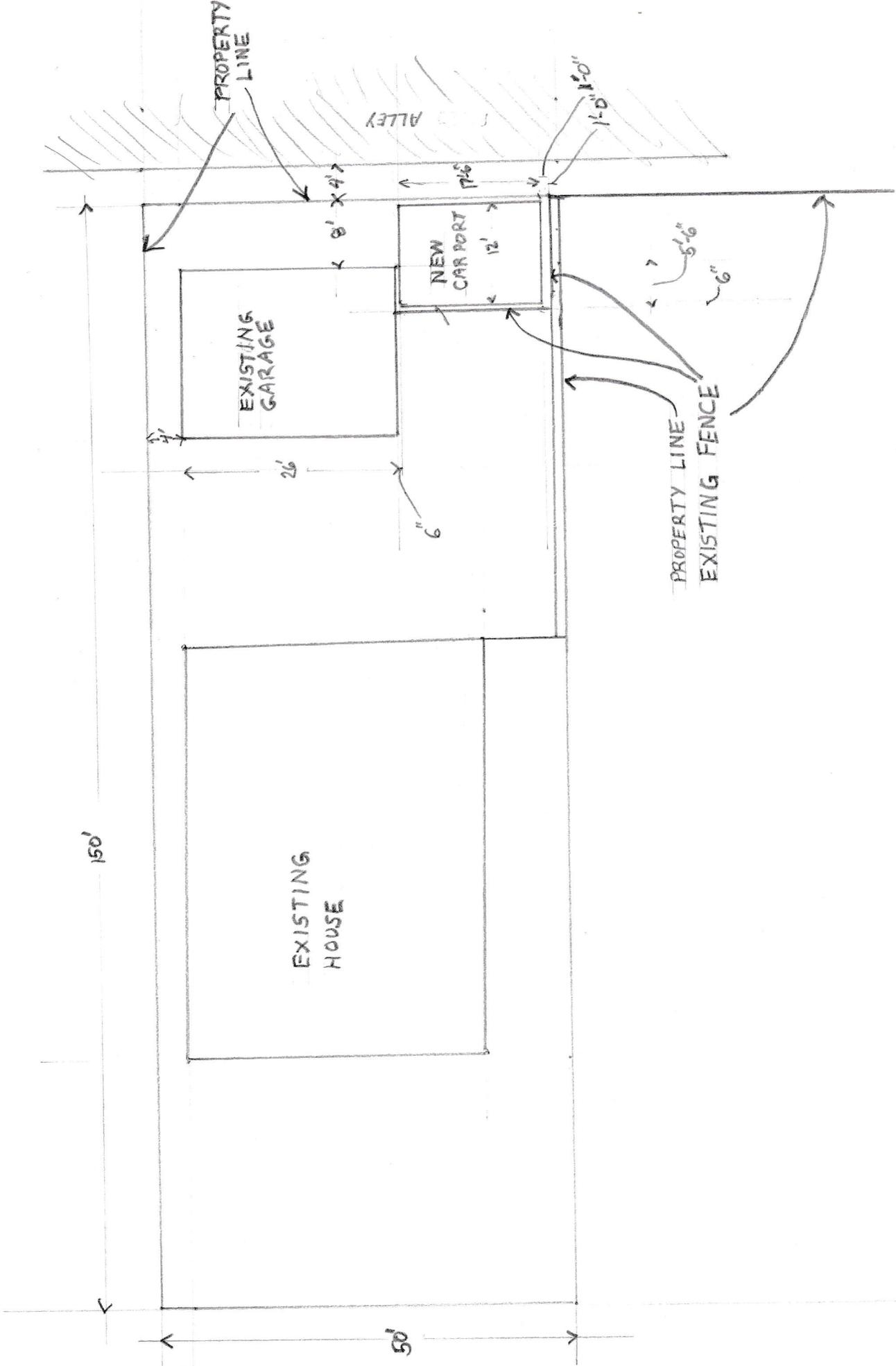
PROPERTY LINE

1'-0" 1'-0"

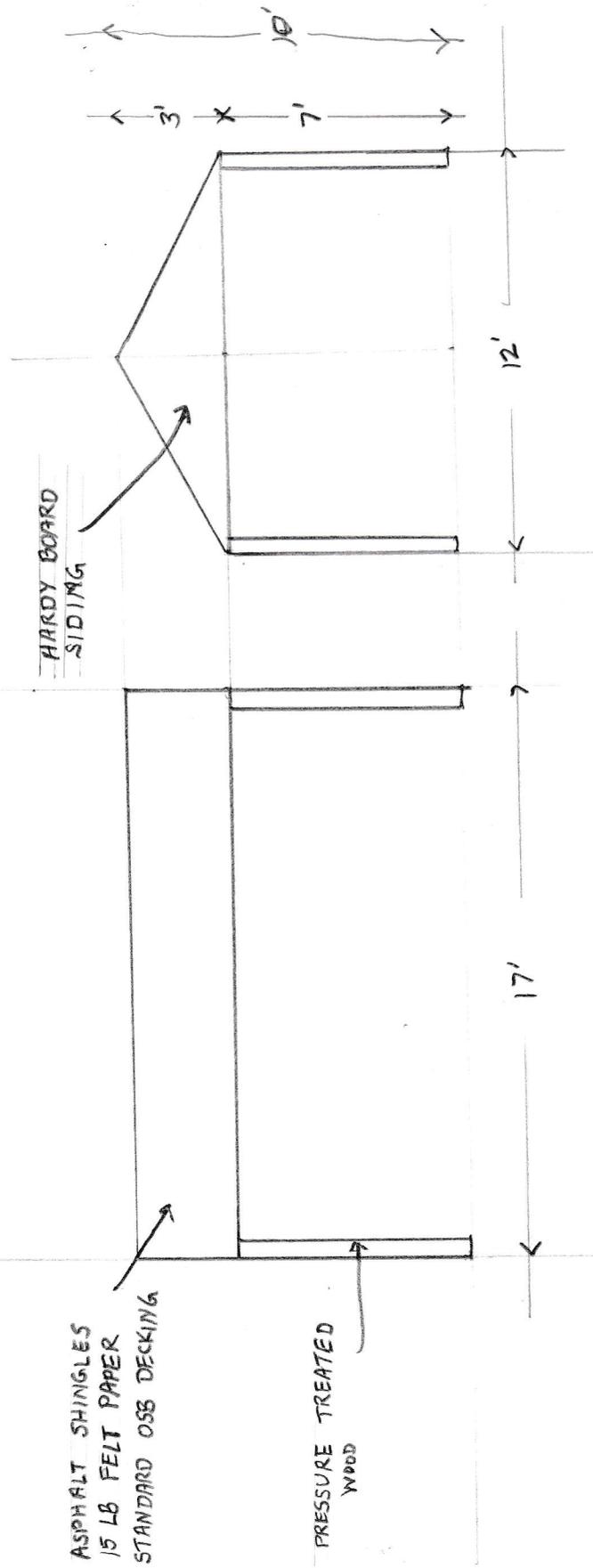
PROPERTY LINE
EXISTING FENCE

SCALE 1/16" = 1'-0"

1420 CALVIN AVE
NASHVILLE, TN



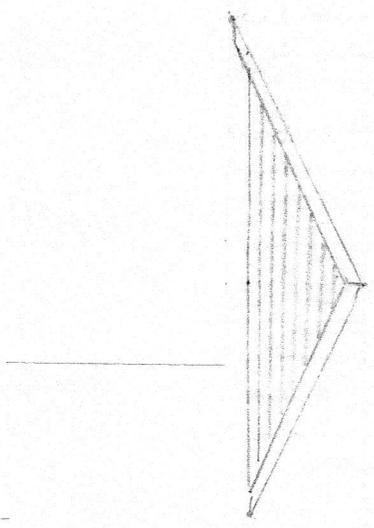
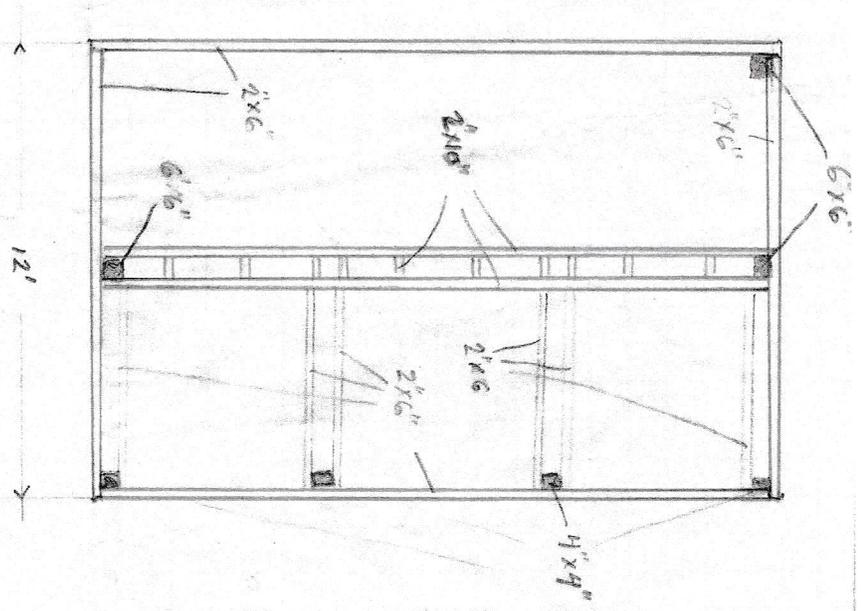
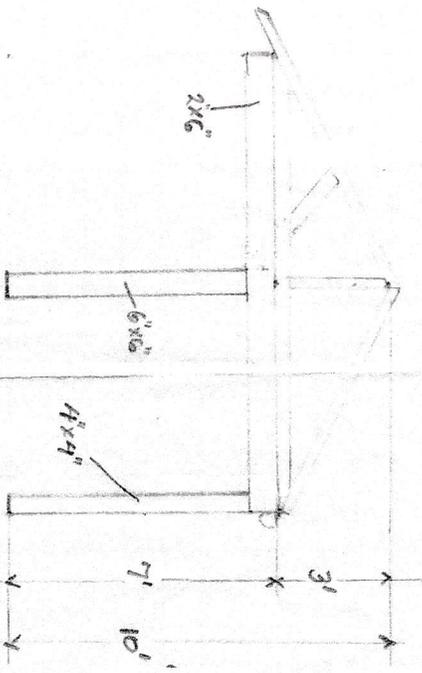
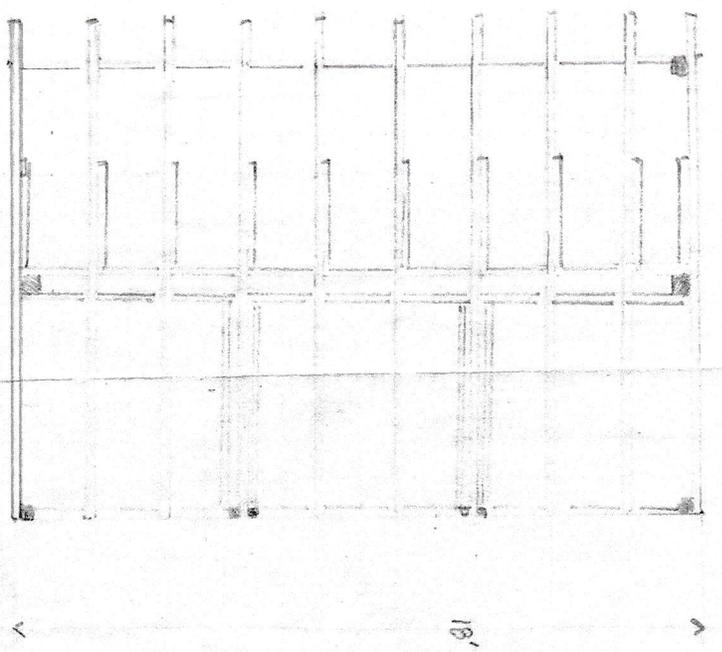
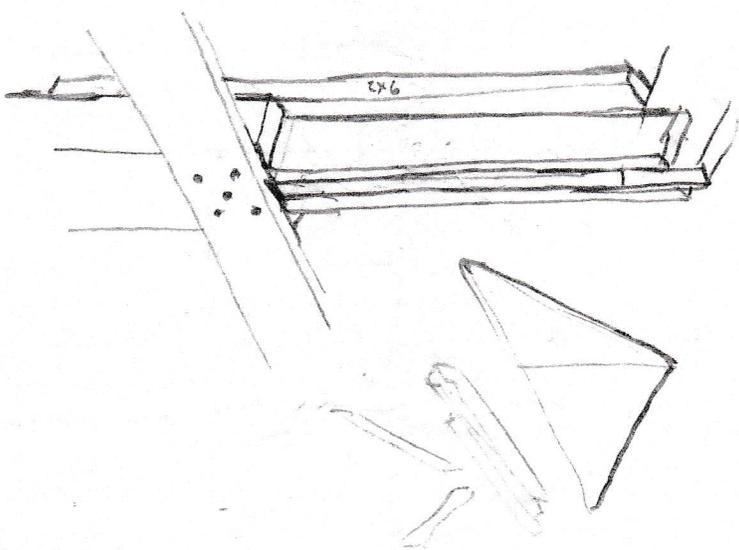
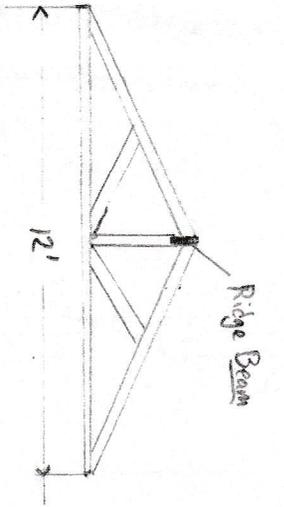
1420 CALVIN AVENUE, 37206



HARDY BOARD
SIDING

ASPHALT SHINGLES
15 LB FELT PAPER
STANDARD OSB DECKING

PRESSURE TREATED
WOOD



AMPAD

