

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**  
**1820 Fourth Avenue North**  
**September 21, 2016**

**Application:** New construction—outbuilding; Setback determination  
**District:** Salemtown Neighborhood Conservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 08108030300  
**Applicant:** Ernest McClain, Owner  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** Application is to construct an outbuilding at the rear of the lot. The building will be a single story carport, open on three sides with a pair of garage doors facing the alley. The structure requires a rear setback determination from twenty feet (20') to ten feet (10').

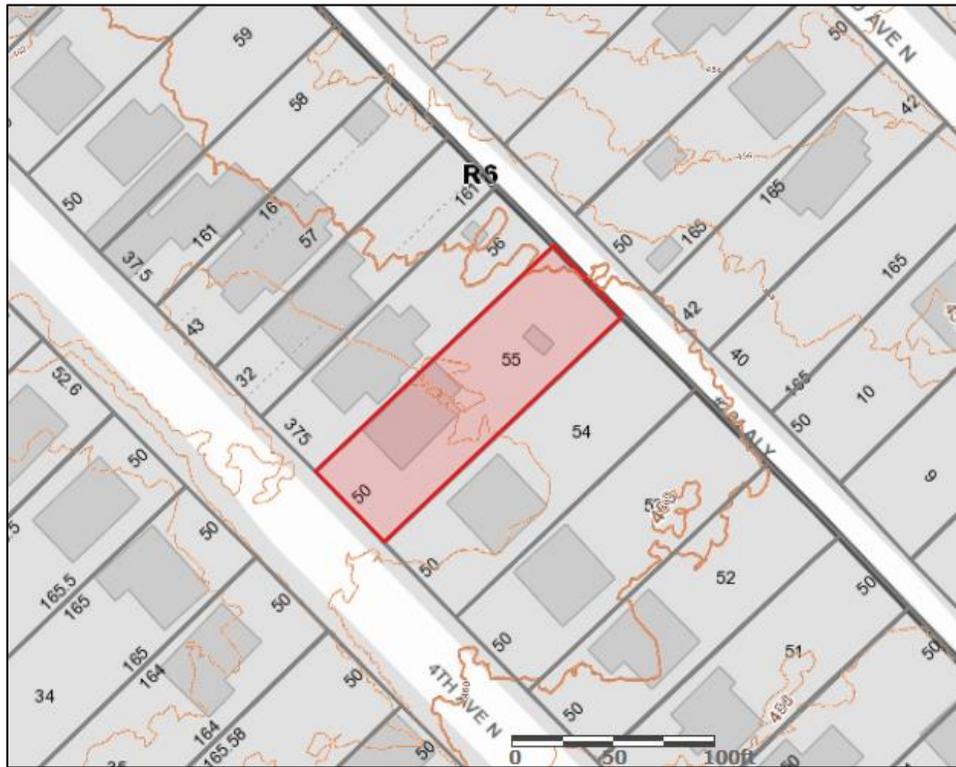
**Recommendation Summary:** Staff recommends approval of the outbuilding and setback determination with the condition that the garage doors are approved by MHZC Staff prior to purchase and installation.

With that condition met, staff finds that the outbuilding meets the design guidelines for outbuildings in the Salemtown 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.

**Attachments**  
**A:** Site Plan  
**B:** Elevations  
**C:** DADU and Outbuilding Worksheet

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### III. New Construction

#### H. 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.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salemtown.
3. Roof
  - a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
  - b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
  - c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

##### *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'.*

#### 4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.

- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

#### 5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. 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.

#### 6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.

- a. 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.
- b. 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.
- c. Generally, attached garages are not appropriate.

#### *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:** The MHZC recently approved a new duplex infill at 1820 Fourth Avenue North. Construction has not yet started.

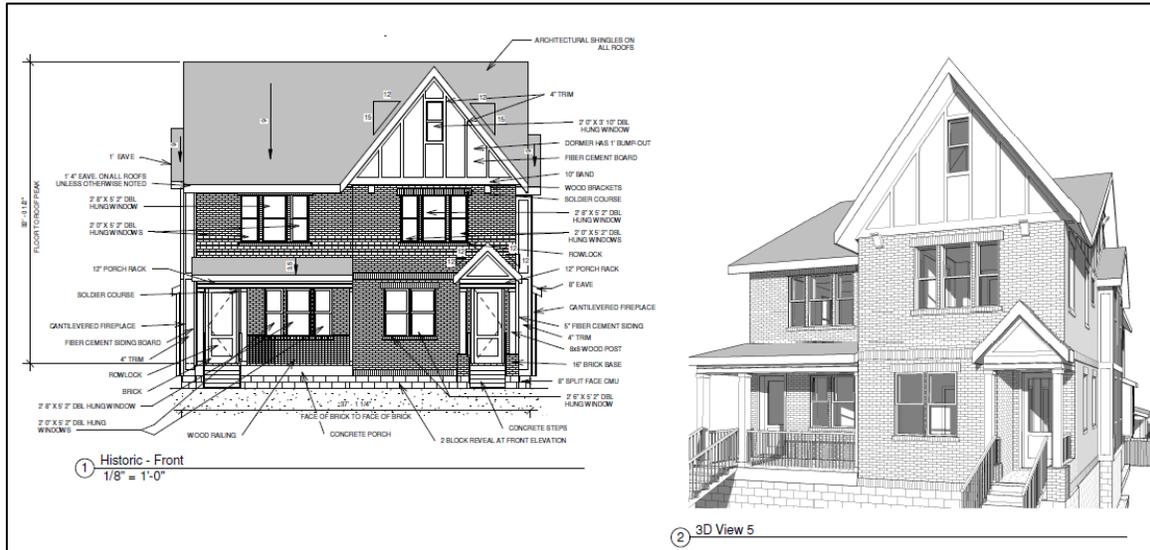


Figure 1: Front elevation and rendering of recently approved infill at 1820 Fourth Avenue North.

**Analysis and Findings:** The applicant is proposing to construct an outbuilding at the rear of the lot to provide covered parking for the duplex.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	X
Primary roof slope	3.5:12	X

Staff finds the form and slope to be similar to historic outbuildings, and that the project meets Section II.H.1 and 3 of the design guidelines.

Design Standards:

The accessory structure will be open on three sides with a pair of garage door facing the alley to the rear. It will have a simple, utilitarian design that is appropriate for outbuildings and the roof form and detailing will complement the primary structure. Additionally, it will be located behind the building and therefore obscured from view from the front.

The project meets section II.H.2 of the design guidelines and section 17.16.030.G.8 of the design guidelines.

Material:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Additional Review Required</b>
<b>Foundation</b>	Concrete slab	Natural color	X	
<b>Cladding</b>	Cement-fiber panels and battens	Smooth with 5” reveal	X	
<b>Trim</b>	Cement fiber	smooth	X	
<b>Roofing</b>	Asphalt shingle	Match primary building	X	
<b>Driveway</b>	Concrete apron	Natural color	X	
<b>Vehicle Doors</b>	Not indicated	Needs final approval		X

With the staff’s final approval of the garage doors, staff finds that the known materials meet Section II.H.4 and 5 of the design guidelines.

Appurtenances & Utilities: No appurtenances were indicated on the drawings.

Site Planning:

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Space between principal building and DADU/Garage</b>	20’	22’
<b>Rear setback</b>	20’	10’
<b>L side setback**</b>	5’	5’
<b>R side setback**</b>	5’	5’
<b>How is the building accessed?</b>	From the alley or existing curb cut	From alley at rear

The base zoning would require the proposed outbuilding to have a twenty foot (20’) rear setback and five foot (5’) side setbacks. The proposed outbuilding will meet the side setbacks but the applicant is requesting that the building has a ten foot (10’) rear setback. The Commission can approve shorter setbacks if doing so would be more appropriate with the historic context. Rear setback determinations have been approved on several occasions, and Staff finds that the shorter setback would be appropriate in this location.

The project meets section II.H of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

The tables below show the maximum outbuilding size permitted under the design guidelines:

	<b>Existing conditions (measured from finished floor)</b>	<b>Potential maximums (measured from grade)</b>	<b>Proposed (should be the same or less than the lesser number to the left)</b>
<b>Ridge Height</b>	32'	25'	16'-9"
<b>Eave Height</b>	21'	1 story 10' or	9'-8"

One-story building:

	<b>Lot is less than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint</b>
<b>Maximum Square Footage</b>	750 sq. ft.	1050	750

The project meets section II.H.6 and 17.16.30.G. 7 of the ordinance.

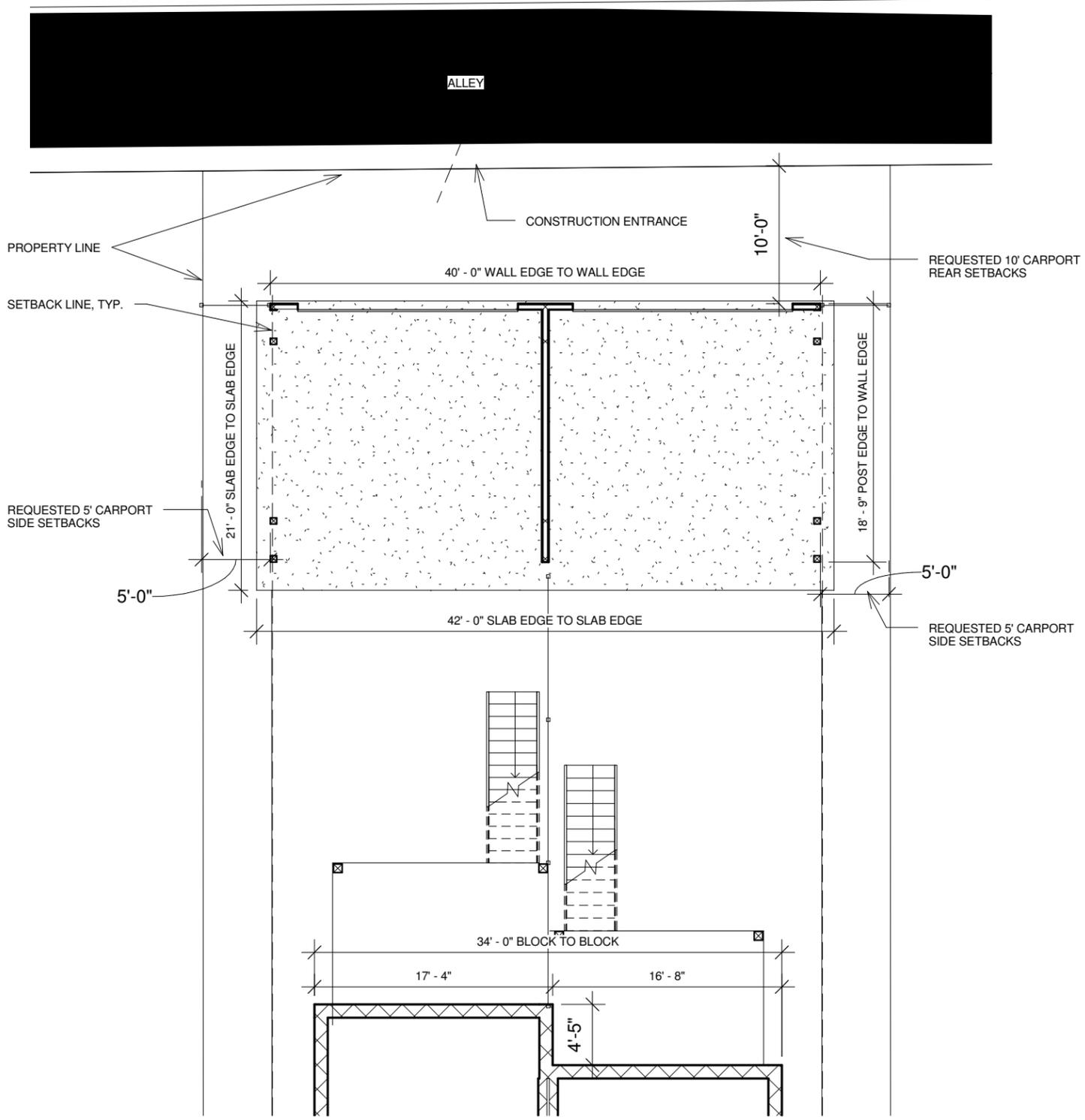
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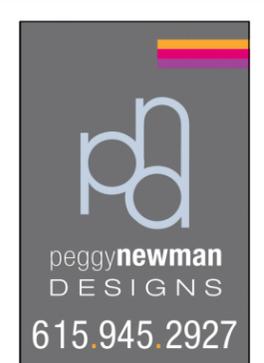
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



Current view of 1824, 1822, and 1820 4<sup>th</sup> Avenue North. Existing non-contributing building will be demolished and replaced with a two-story duplex.



1 Site Plan - Carport  
1" = 10'-0"

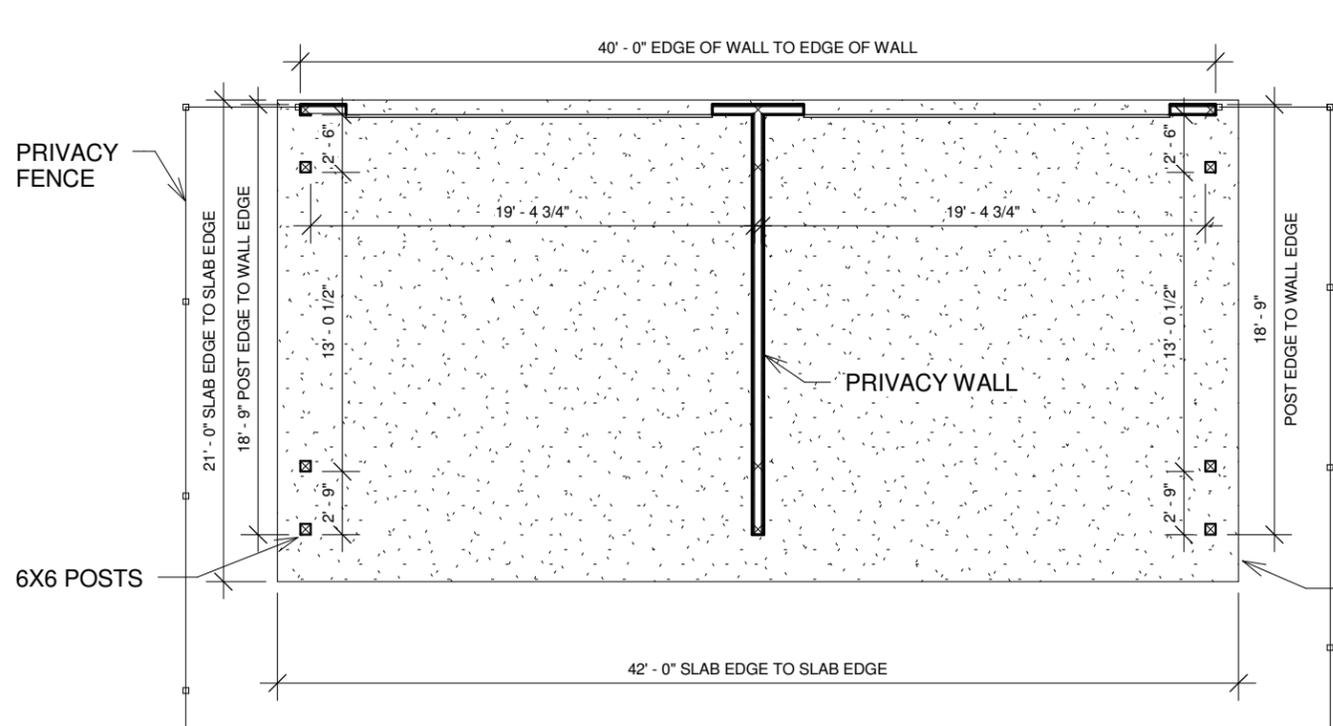


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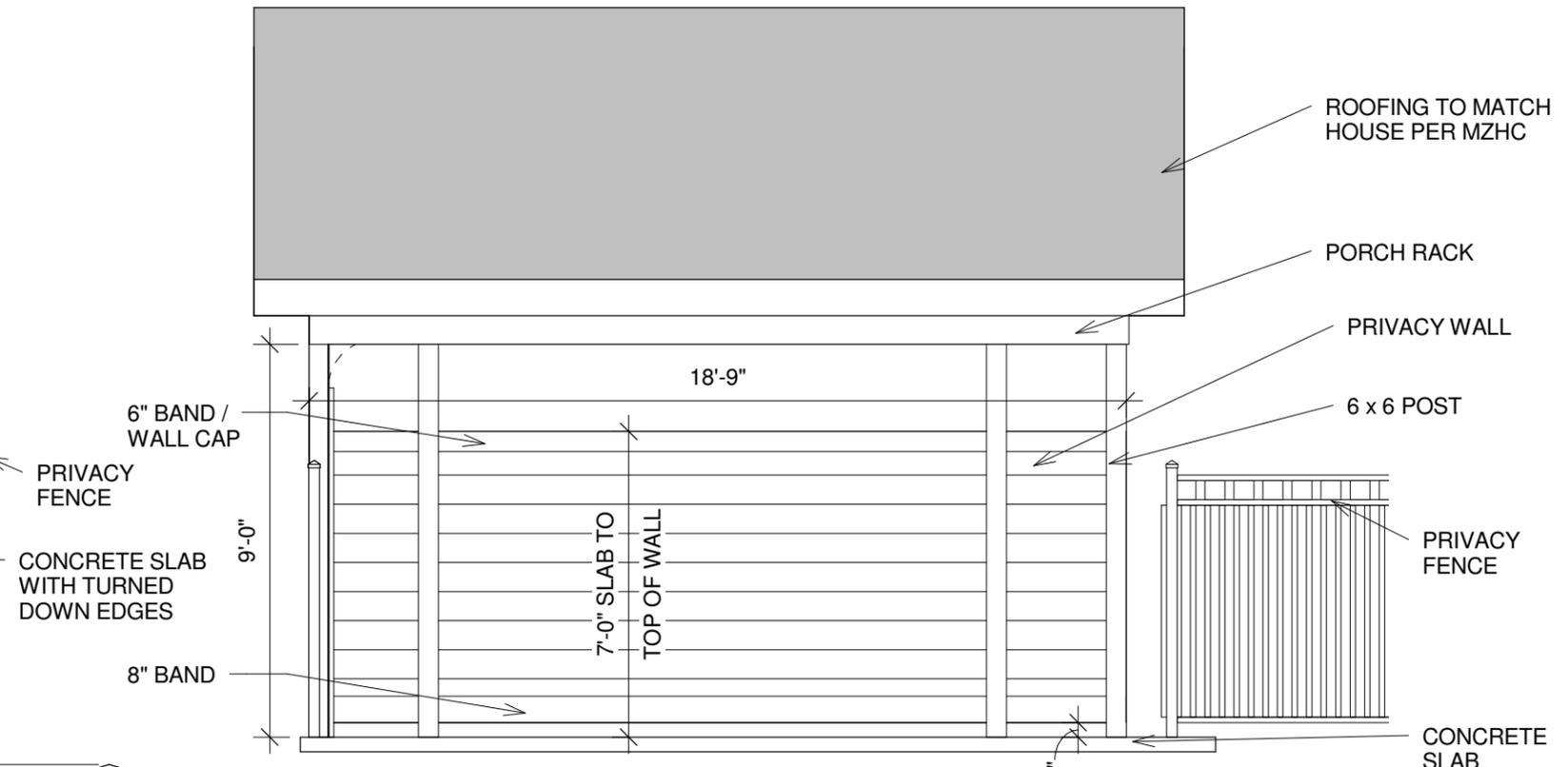
1820 A&B 4th Ave. N.  
NASHVILLE, TN 37208

No.	Description	Date

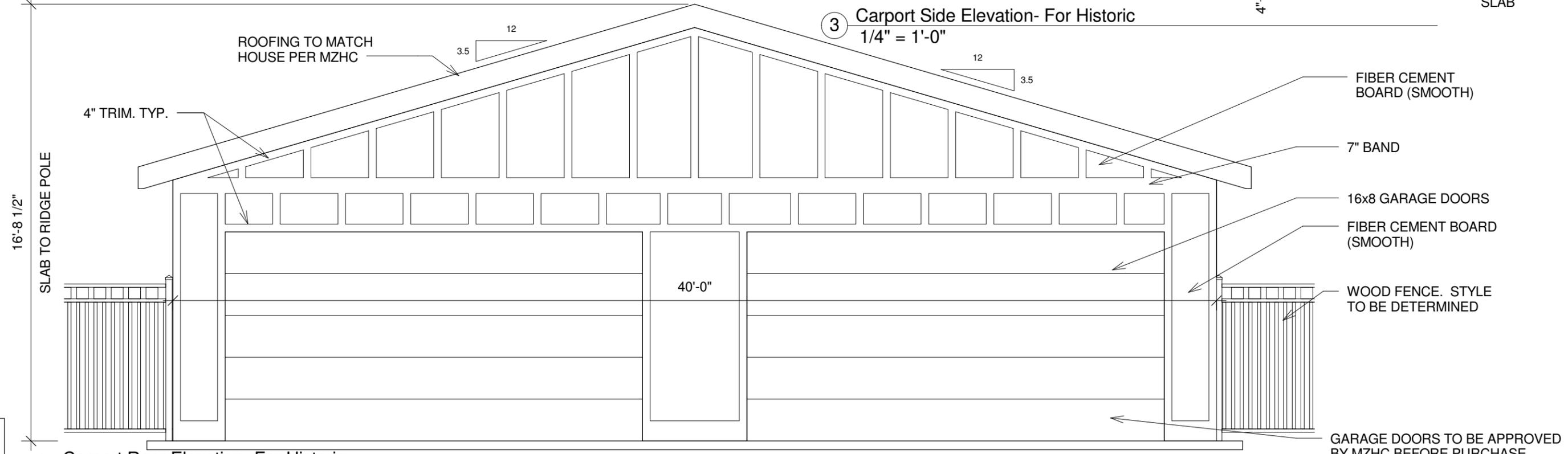
SITE PLAN - CARPORT		
Project number	Project Number	<b>H7</b> Scale 1" = 10'-0"
Date	9/12/16	
Drawn by	Yohana A.	
Checked by	Checker	



1 Carport Plan - For Historic  
1/8" = 1'-0"



3 Carport Side Elevation- For Historic  
1/4" = 1'-0"



2 Carport Rear Elevation- For Historic  
1/4" = 1'-0"

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1820 A&B 4th Ave. N.  
NASHVILLE, TN 37208

No.	Description	Date

CARPORT PLAN & ELEVATION		
Project number	Project Number	<b>H7.1</b>
Date	9/12/16	
Drawn by	Yohana A.	
Checked by	Checker	
		Scale As indicated

