

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

1009 Acklen Avenue

October 19, 2016

Application: New construction – Outbuilding; Setback determination

District: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Council District: 07

Map and Parcel Number: 10509020000

Applicant: Mitch Hodge, Architect

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

Description of Project: An application to construct a new outbuilding at the rear of the lot. The building will include a garage and “bonus” space. It will not be used as a Detached Accessory Dwelling Unit.

Recommendation Summary: Staff recommends approval of the outbuilding with setback determination with the following condition:

1. The window and door selections shall be approved by MHZC Staff prior to purchase and installation.

With that condition met, staff finds that the outbuilding will meet section III.H of the design guidelines for the Waverly-Belmont Neighborhood Conservation zoning overlay.

Attachments

- A:** Site Plan
- B:** Floor Plans
- C:** Elevations

Vicinity Map:



Aerial Map:



Design Guideline, Section III. New Construction

H. Outbuildings

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

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
- c. *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 generally not appropriate for Waverly-Belmont.

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 Waverly-Belmont, 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.
- d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

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.
- 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.

- d. 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.*
- e. 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.*
- f. There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- g. 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.

- h. 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.*
- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

Background: The building at 1009 Acklen Avenue, a Transitional Victorian house, was constructed prior to 1908. Because of its age and architectural character it is considered to be a contributing structure in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.



MHZC Staff recently approved a rear addition to the house.

Analysis and Findings: The applicant is proposing to construct an outbuilding at the rear of the lot. The building will include a two-car garage and “bonus” space. It will not be used as a Detached Accessory Dwelling Unit.

Design Standards: The building will have two components: a one-story hipped-roof component and a gabled wing projecting to the side. The gabled section will be shorter than the hipped section, but because of a substantial drop in grade it will gain a partial basement level. Staff does not consider this to be a two-story building because the additional level is below the primary grade. The roof forms and overall character of the building will complement the principal structure.

Staff finds the proposed outbuilding to meet sections III.H.1 and III.H.2 of the design guidelines.

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

	Existing conditions (measured from finished floor)	Potential maximums (measured from grade)	Proposed heights (should not exceed the lesser of the numbers to the left)
Ridge Height	28'	25'	22'
Eave Height	13'	1 story 10'	9'-8"

One-story building:

	Lot is greater than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint (should not exceed the lesser of the numbers to the left)
Maximum Square Footage	1000 sq. ft.	1050	802

Staff finds the height and scale of the proposed outbuilding to meet section III.H.1 of the design guidelines.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Hip and gable	X
Primary roof slope	10:12	X
Porch form	n/a	X
Porch slope	n/a	X

The roof of the building will have a hipped component with a side projecting gable. The form and pitch of the roof are typical for outbuildings in the surrounding area and are compatible with the principal building, therefore Staff finds the project to meet section III.H.3 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab, Split-faced CMU	Natural color	X
Cladding	Cement-fiber	Color not reviewed, Smooth surface, Match reveal of principal building	X
Roofing	Asphalt shingle	Match color of principal building	X
Trim	Wood	Color not reviewed	X
Driveway	Concrete	Natural color	X
Fencing	Wood	n/a	X
Windows	Not indicated	Needs final approval	
Pedestrian Door	Not indicated	Needs final approval	
Vehicular Door	Not indicated	Needs final approval	

With the staff’s final approval of the windows and doors and any other materials not yet specified, staff finds that the known materials meet sections III.H.1, III.H.4 and III.H.5 of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The project meets section III.I of the design guidelines.

Site Planning & Setbacks: The new outbuilding will be located behind the principal building, with vehicle access coming off of the alley. This location is typical of outbuildings historically, but the proposal will require a rear setback determination.

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	37'
Rear setback	20'	10'
L side setback	5'	23'
R side setback	5'	5'
How is the building accessed?	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 proposal meets the side setback requirements but the applicant requests a rear setback determination for the building to be located ten feet (10') from the rear of the property. 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.

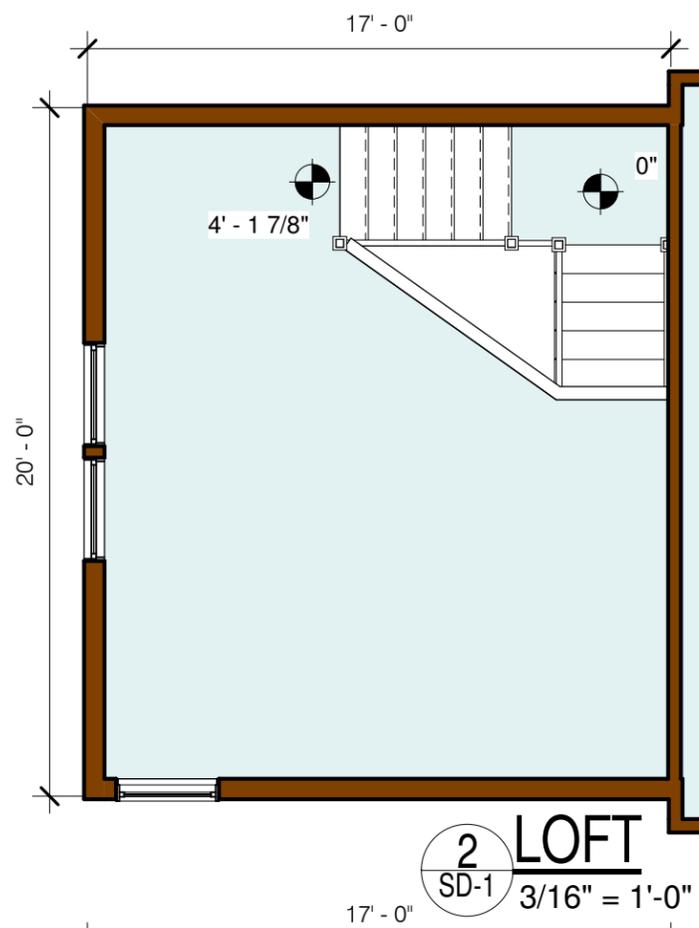
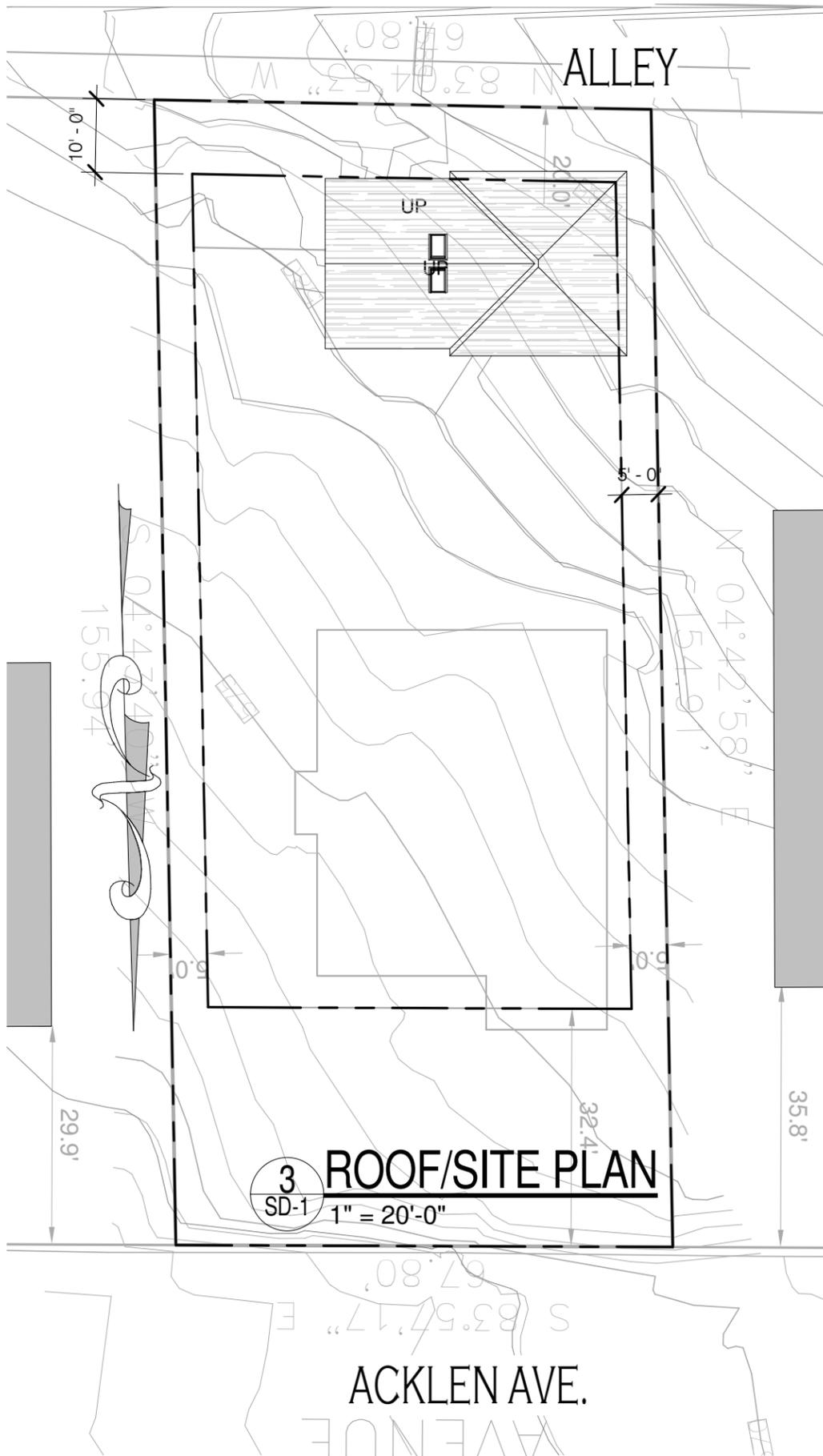
Staff finds the proposed setbacks to be appropriate and that the project meets section III.H.6 of the design guidelines.

Recommendation Summary: Staff recommends approval of the outbuilding with setback determination with the following condition:

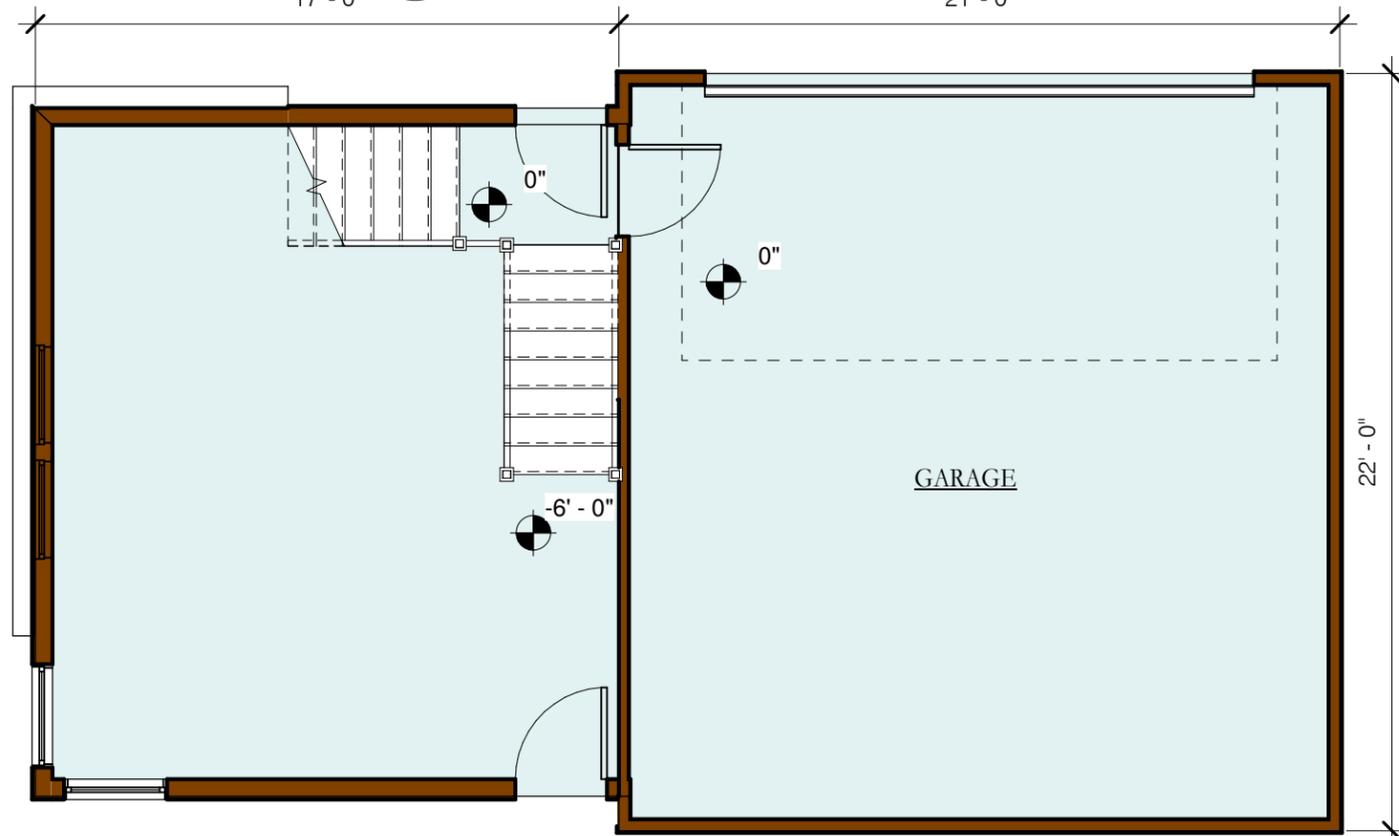
1. The window and door selections shall be approved by MHZC Staff prior to purchase and installation.

With that condition met, staff finds that the outbuilding will meet section III.H of the design guidelines for the Waverly-Belmont Neighborhood Conservation zoning overlay.

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



PROJECT AREAS	
AREA	SQ.FT.
LOWER	343 SF
LOFT	279 SF
	623 SF
GARAGE	462 SF
	462 SF
	1085 SF



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**A DETACHED GARAGE FOR
1009 ACKLEN AVENUE**
Nashville, TN 37203

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FLOOR PLANS
SD-1
PROJECT 1631B
DATE 09.22.16

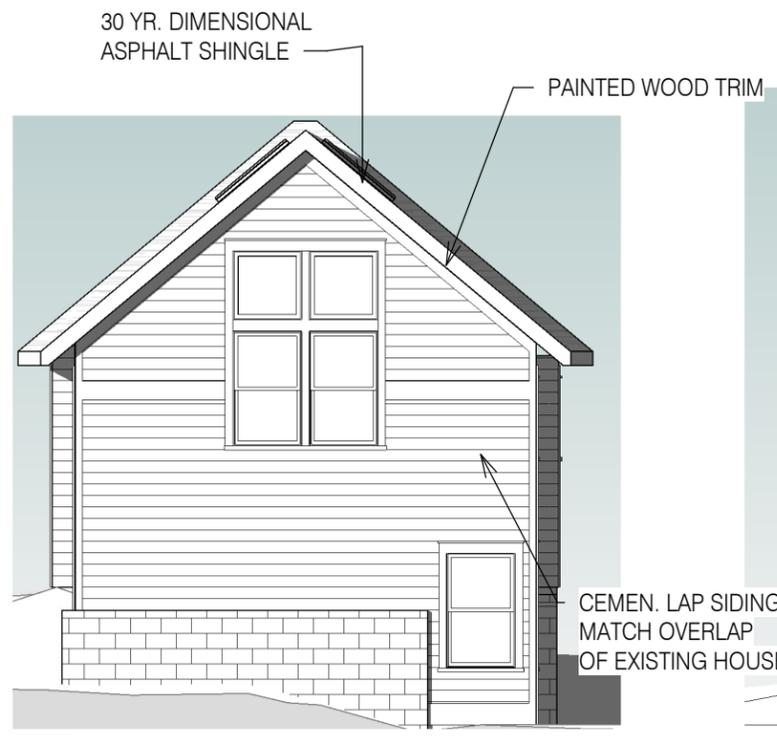
A DETACHED GARAGE FOR
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ELEVATIONS
SD-2
PROJECT 1631B
DATE 09.22.16



3 **NORTHEAST VIEW**
SD-2



2 **2-EAST**
SD-2 1/8" = 1'-0"



1 **1-FRONT**
SD-2 1/8" = 1'-0"



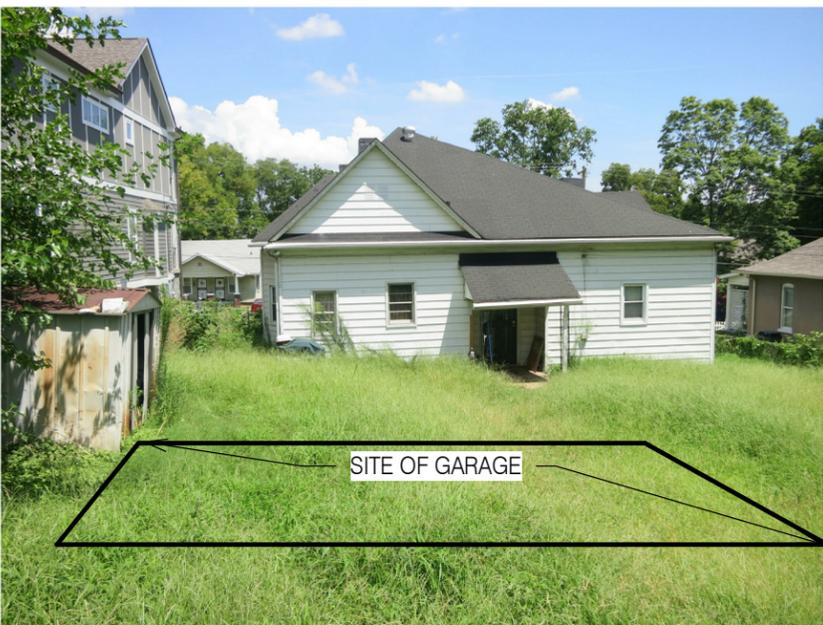
6 **SOUTHWEST**
SD-2



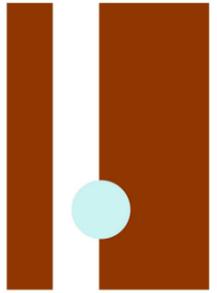
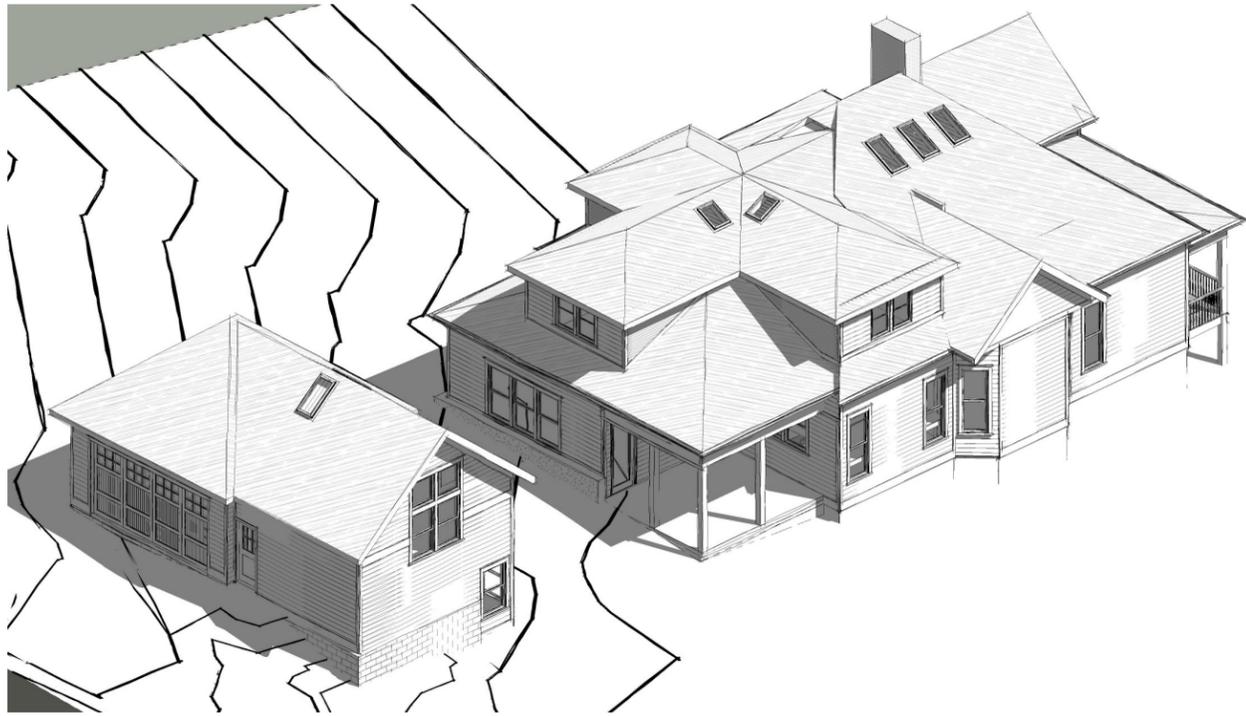
4 **4-WEST**
SD-2 1/8" = 1'-0"



5 **3-SOUTH**
SD-2 1/8" = 1'-0"



SITE OF GARAGE



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HODGE
 ARCHITECTURE

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SITE SECTION, VIEWS

SD-3

PROJECT 1631B

DATE 09.22.16