

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 1102 Forrest Avenue December 21, 2016

Application: New construction-outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309012500
Applicant: Jim O'Shea
Project Lead: Robin Zeigler robin.zeigler@nashville.gov

Description of Project: The applicant proposes an addition to an existing out building, zoned CS.

Recommendation Summary: Staff recommends approval with the conditions that:

- Height not exceed sixteen feet (16");
- The footprint not exceed (1500 square feet);
- Staff review materials; and,
- The HVAC is located at the rear on the roof of the building.

With these conditions, staff finds the project to meet section II.B.8 of the design guidelines for outbuildings.

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

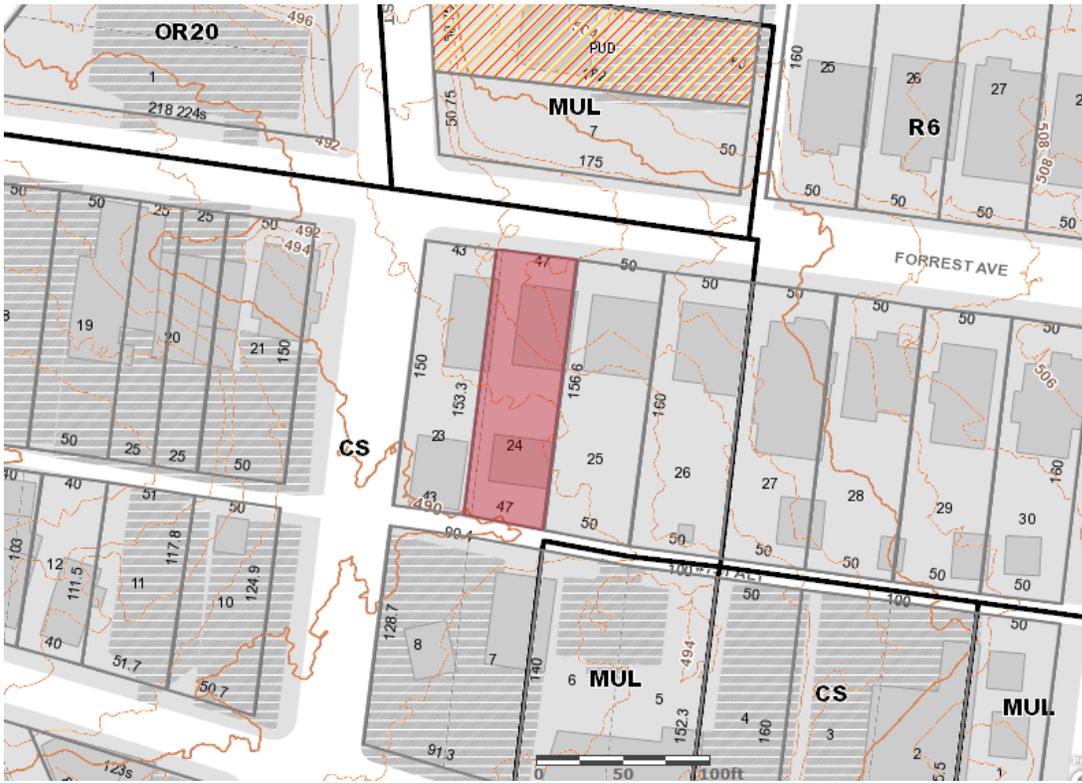
Attachments

A: Photographs

B: Site Plan

C: 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 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.)

- 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.*

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

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.*

Background: 1102 Fatherland is a historic residential form in the Lockeland Springs-East End district that is zoned commercially (CS). One property to the right and three to the left are also historic residential forms that are zoned commercially.



The property includes an existing non-historic outbuilding that the applicant is proposing adding on to, which would increase the footprint and the height of the existing structure.

The addition was constructed without a Preservation Permit or Building Permit therefore the original heights of the existing outbuilding is unknown.

Analysis and Findings:

Height & Scale: The proposed addition to the outbuilding includes a roof deck over the original footprint of 1035 square feet and two levels in the area where the footprint has increase by approximately 512 sq ft. The main massing is shown as sixteen feet and two inches (16' 2 3/8") tall from grade with a partial second level that includes a covered bar and conditioned space that is twenty one feet (21') from grade, at its tallest point. The original building may have been approximately twelve feet (12') tall. Typically outbuildings should not exceed twenty four feet in (24') height with eaves that are less than the existing house and should not exceed the number of stories of the principle building, which is one-story. Because of the large footprint (see next paragraph) of the proposed and because of the flat roof (lack of eaves), staff recommends that the outbuilding not exceed one-level and sixteen feet (16') in height.

The design guidelines allow for six hundred and eight square feet (608) for the footprint of a new outbuilding, which is 50% of the principle building's footprint. The existing outbuilding already exceeds that at one thousand and thirty-six square feet (1036 sq ft.) An additional five hundred and sixteen square foot (516 sq ft) footprint is proposed for a total of one thousand five hundred and fifty two (1552 sq. ft.) square feet. Because the property is zoned CS, Staff recommends capping the total square footage for this outbuilding, and future outbuildings zoned similarly on similarly sized lots, to one thousand five-hundred square feet (1500 sq. ft). Because the allowance of additional square footage for the outbuilding could set a precedent for future projects, Staff recommends a condition that when more square footage is allowed (not to exceed 1550 sq ft) for outbuildings in CS zones, that the amount of additional square footage be removed from any potential addition to the primary structure.

With a maximum square footage of one thousand five hundred square feet (1500) for the outbuilding and because of the CS zoning, staff finds that additional square footage to be appropriate.

The guidelines encourage outbuildings not to be wider than the principle building. In this case the principle building is thirty-three feet (33') wide at its widest point, the existing outbuilding is thirty-five feet wide (35') and the proposed will be forty-five feet (45') wide. Staff finds this to be appropriate because the property is zoned CS where bulk standards allow for zero setbacks. The guidelines also encourage that there be at least twenty feet (20') between the principle building and the outbuilding which the proposed meets.

If approved, the height of sixteen feet (16') and footprint of one thousand and five hundred square feet (1500 sq. ft) will set a precedent for the other CS zoned properties in the district, which has approximately nine properties.

With the condition that the building not exceed sixteen feet (16') in height and that the outbuilding's footprint not exceed a thousand and five hundred square feet (1550 sq ft), staff finds the project meets section II.B.8.a.

Location: Outbuildings are required to be at the rear of the lot, which this one is. The addition will not lessen the rear setback. The project meets II.B.8.b

Design: The design guidelines encourage that stairs be interior to the building. The applicant has agreed to remove the stairs.

Setback: CS zoning allows for 0 side setbacks. The right setback of one foot and four inches (1'4 1/8") is existing and will not change. The left setback will change from approximately ten feet (9' 11/8") to five inches (5"). No setback determination is required. The project meets section II.B.8.b.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated			X
Cladding	fiberboard lap siding	Reveal and texture not indicated	Yes	X
Trim	Not indicated			X
Exterior Stairs	Not indicated			X
Windows	Not indicated			X
Doors	Not indicated			X

With the condition that Staff review all materials, the project meets section II.B.8.a

Roof form: The guidelines recommend a roof pitch of at least 4/12; however, in this case the flat roof form is existing and the building will be minimally visible from a public right-of-way. The project meets section II.B.8.a.

Proportion and Rhythm of Openings: Existing window and door openings are proposed to change, which is appropriate since this is not a historic building. The proposed windows do not meet historic proportions, which is appropriate for an outbuilding, especially one with minimal visibility. The project meets section II.B.8.a.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade or on the rooftop. Zoning may require off-street parking based on the use. Approval of the project is not an approval of parking or the lack of required parking. The project meets section II.B.1. i.

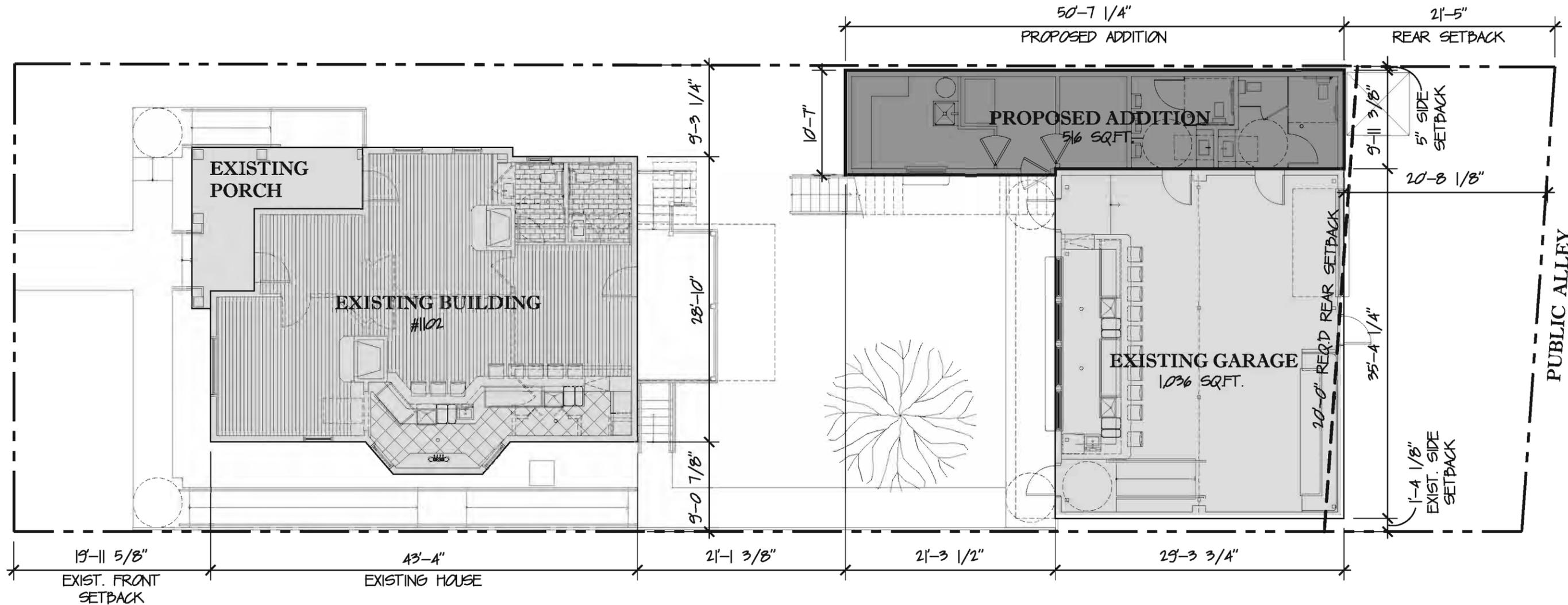
Recommendation: Staff recommends approval with the conditions that:

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- The footprint not exceed (1500 square feet);
- Staff review materials; and,
- The HVAC is located at the rear on the roof of the building.

With these conditions, staff finds the project to meet section II.B.8 of the design guidelines for outbuildings.

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

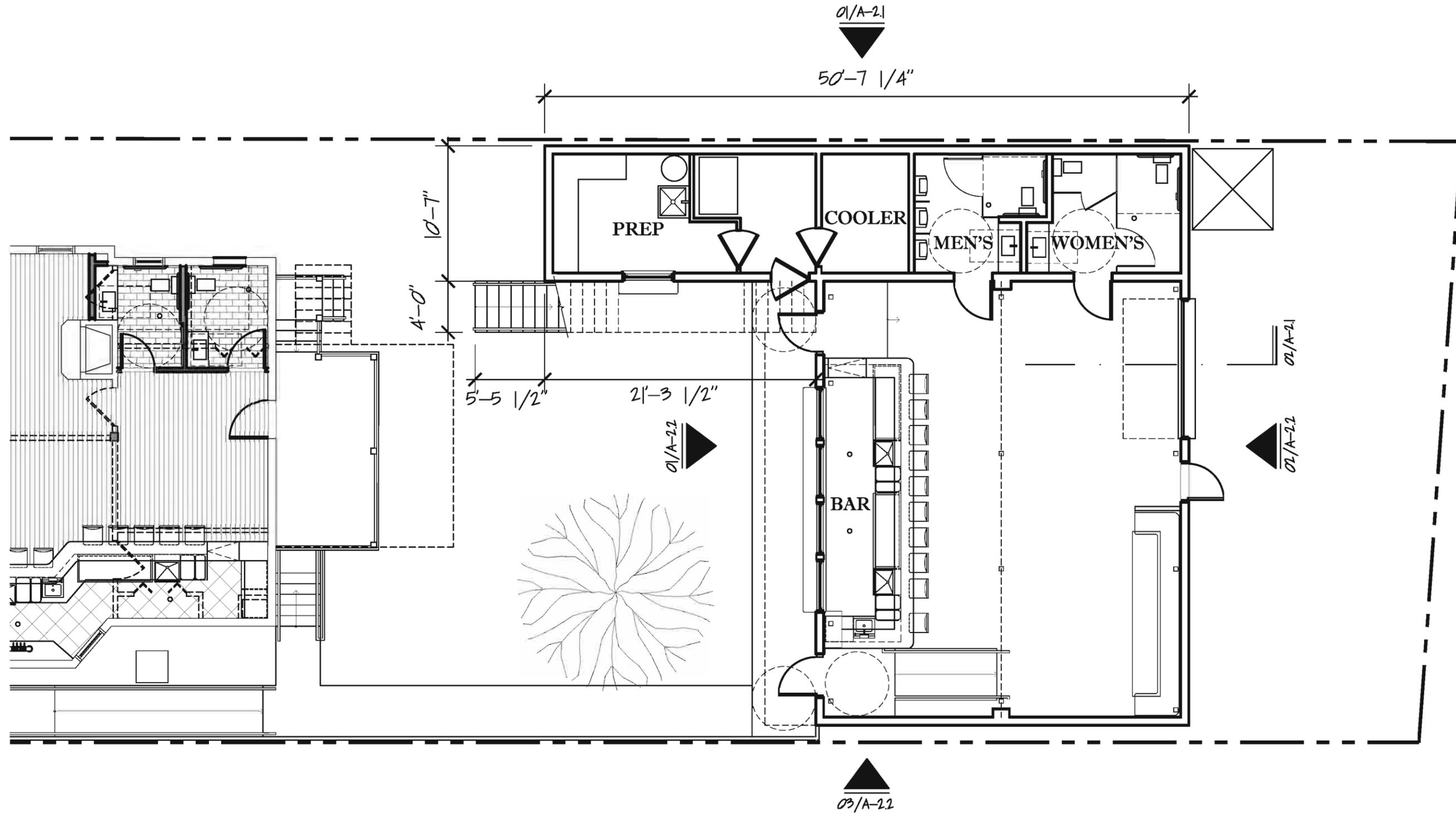
FOREST AVE.



Site Plan

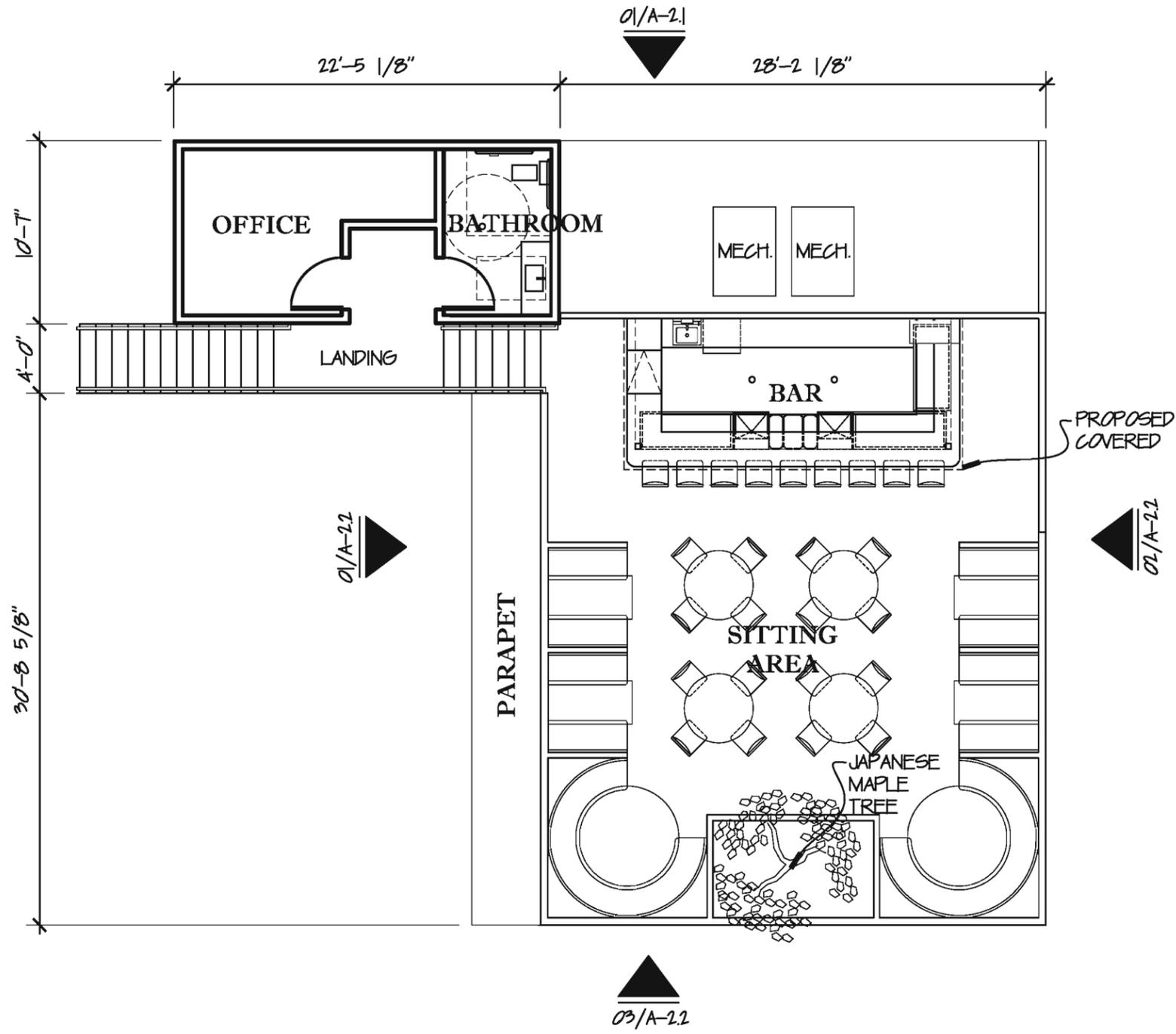
Scale: 3/32" = 1'-0"



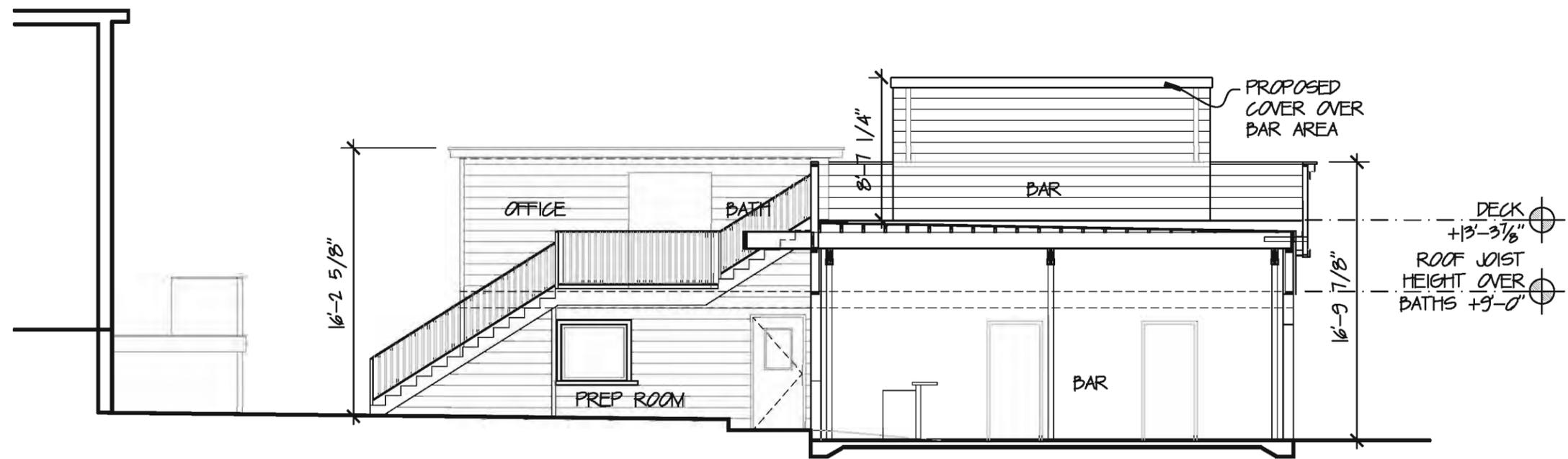


○ Main Level Floor Plan

Scale: 1/8" = 1'-0"

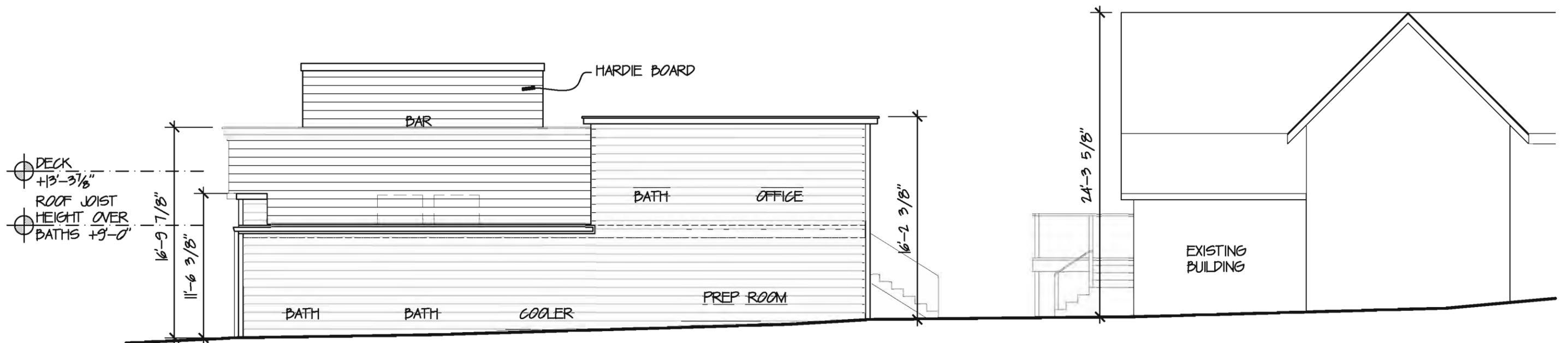


Upper Level Floor Plan Scale: 1/8" = 1'-0"



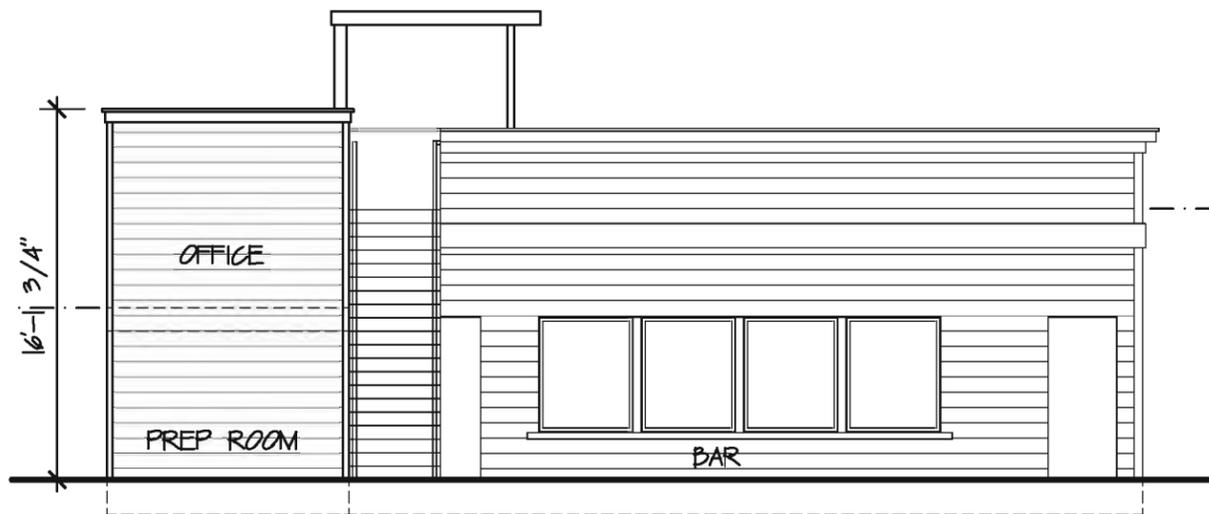
02 Building Section

Scale: 1/8" = 1'-0"



01 East Elevation

Scale: 1/8" = 1'-0"



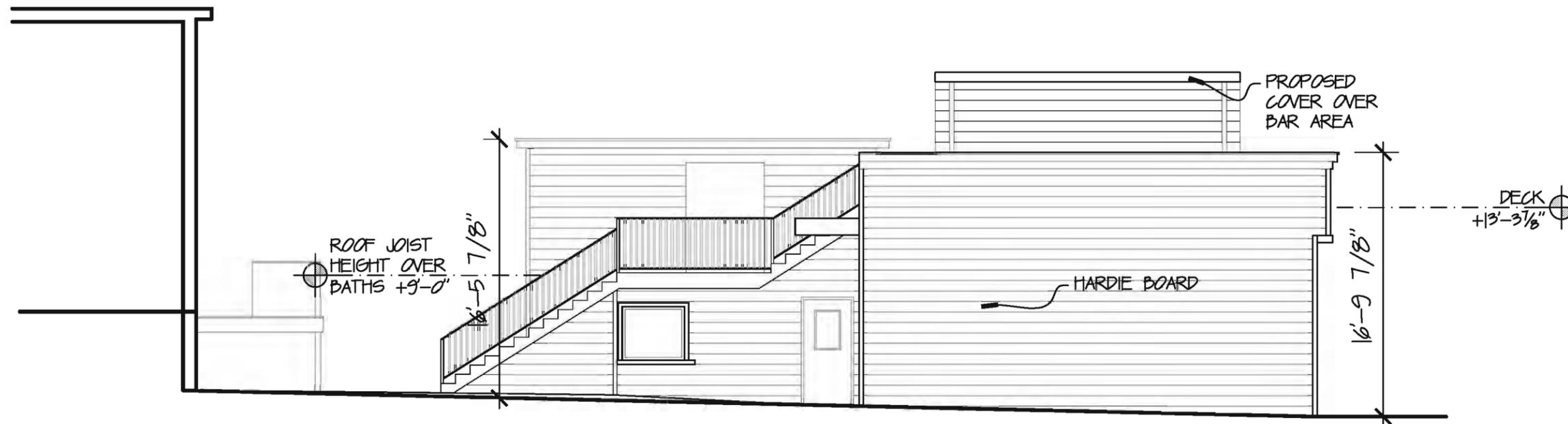
02 North Elevation

Scale: 1/8" = 1'-0"



01 Rear Elevation (South)

Scale: 1/8" = 1'-0"



03 West Elevation

Scale: 1/8" = 1'-0"



Rosemary & Beauty Queen Front Elevation @ 1102 Forrest Avenue



Rosemary & Beauty Queen Contextual Photos