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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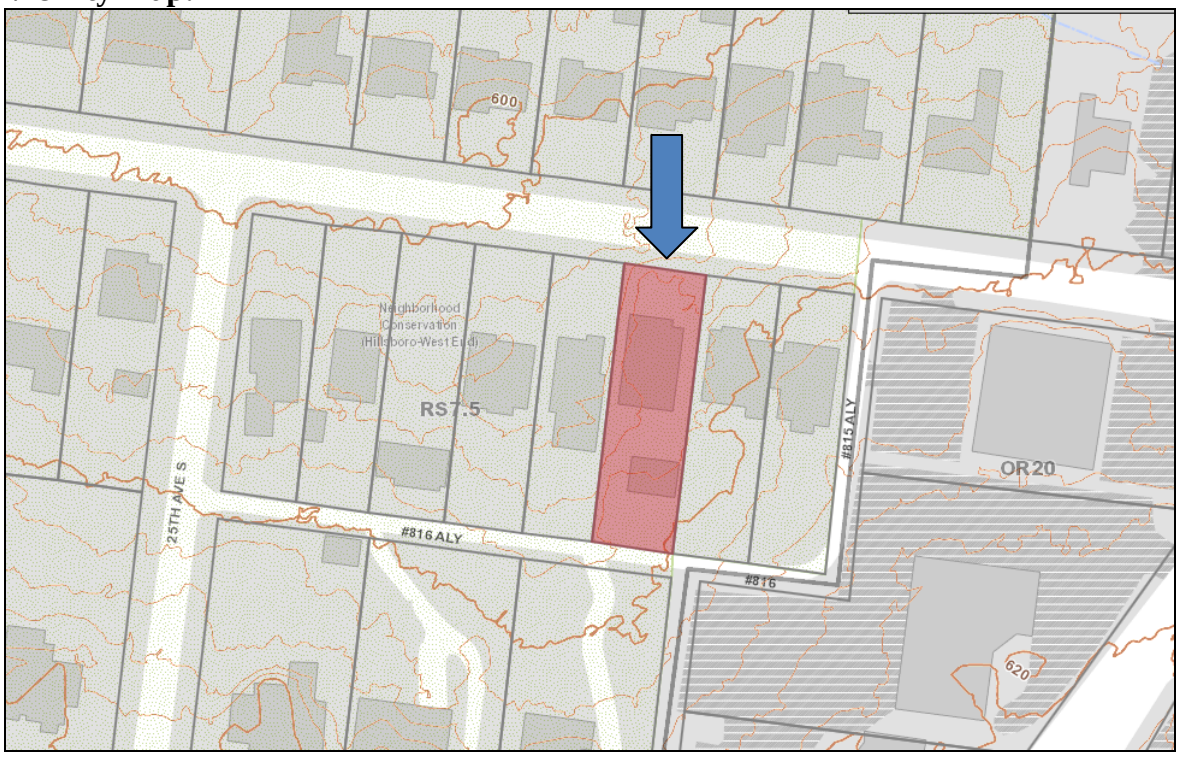
STAFF RECOMMENDATION
2115 Westwood Avenue
December 21, 2016

Application: New construction—outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415040200
Applicant: Pam Stoll
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The request is to construct an addition to an existing carport. **Recommendation Summary:** Staff recommends approval of the outbuilding with the condition that Staff approved the materials for the windows, doors, and roof color prior to purchase and installation. With this condition, staff finds that the outbuilding meets Section II.B.h. of the Hillsboro – West End Neighborhood Conservation zoning overlay design guidelines for this neighborhood. *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:

II.B. 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. T*he 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.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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 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.

Background: The house located at 2115 Westwood Avenue is a c. 1925 Tudor Revival style building that contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay (Figure 1). In August 2016, MHZC staff issued an administrative permit to construct an addition to an existing carport that would increase the total footprint to six hundred and ninety-six square foot (696 sq. ft.). The previously permitted addition was not constructed. The outbuilding is a detached garage and does not include a dwelling unit.

Figure 1: 2115 Westwood Avenue

Analysis and Findings: Application is to enclose an existing carport (Figure 2) and add a half-story. The plan proposes to add approximately eighty square feet (80 sq. ft.) to the footprint on the front of the carport to accommodate the garage doors. The proposed outbuilding does not include a dwelling unit.

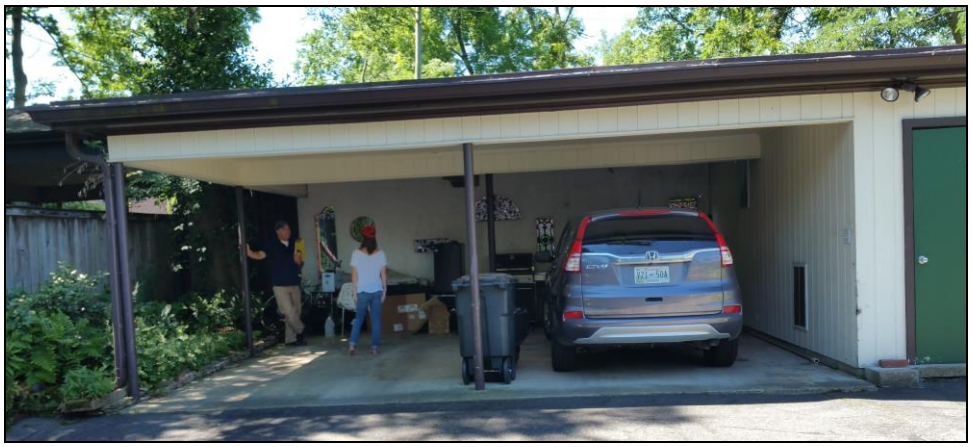


Figure 2: Existing carport

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	12/12	Yes
Dormer form	Shed	Yes
Dormer slope	3/12	Yes

Since the form and slopes are similar to historic outbuildings and do not contrast greatly with historic house, staff finds that the project meets Section II.B.h.1. of the design guidelines.

Design Standards: The addition to the outbuilding results in a simple, utilitarian design that is appropriate for outbuildings. The roof forms, detailing, and overall form do not contrast greatly with the primary structure. The outbuilding is also in a minimally-visible location at rear of the lot.

Staff finds that the design of the carport addition to the outbuilding meets Section II.B.h.1 of the Hillsboro-West End Neighborhood Conservation Zoning Overlay design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural	Yes
Cladding	Stucco and half timber		Yes
Roofing	Asphalt shingle	color to match existing	Yes
Trim	Hardie board	Smooth	Yes
Windows	Not indicated	Needs final approval	TBD
Pedestrian Door	Not indicated	Needs final approval	TBD
Vehicular Doors	Not indicated	Needs final approval	TBD

With the staff's final approval of the windows, doors, and roof color, staff finds that the known materials meet Section II.B.h.1of the design guidelines.

Appurtenances & Utilities: No new appurtenances are noted on the plans.

General requirements for outbuildings and DADUs: The answer to each of these questions must be "yes" for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	n/a	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?		No
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?		No
Is the building located towards the rear of the lot?	Yes	

The proposed outbuilding addition is one and one-half story and does not exceed the maximum ridge height, average eave height, and footprint per the design guidelines. The plan includes dormers on the front and rear of the outbuilding. Both dormers sit back from the wall below by two feet (2') as required by the design guidelines. The front dormer does not exceed more than fifty percent (50%) of the roof plan as required; however, the proposed rear dormer does exceed fifty percent (50%). Since the rear dormer will not be visible from the street and the proposed outbuilding does not include a dwelling unit, staff recommends approval of the proposed rear dormer.

The outbuilding is situated behind the historic house in the same location as the existing carport and will be accessed from the existing driveway on Westwood Avenue. While the vehicular doors will be oriented to the street, the majority of the outbuilding is located behind the historic house and will not likely be visible from the street. As a result, staff finds the proposed single two-bay garage door appropriate in this case and-finds that the project meets Section II.B.h.1 of the design guidelines.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20'	28'
Rear setback	3'	39'
L side setback**	3'	5'
R side setback**	3'	18'
How is the building accessed?	From the alley or	Existing curb cut

	existing curb cut	

The outbuilding meets all setbacks required by zoning and maintains a separation of at least twenty feet (20') between the house and the DADU. The outbuilding will continue to be accessed via the existing curb cut and driveway that serves the carport. Staff finds that the project meets Section II.B.h.2 of the design guidelines.

Massing Planning:

	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 left)**
Ridge Height	25'	25'	23'
Eave Height	10'	10'	9'-1"

The proposed is a one-story building on a lot less than 10,000 square feet.

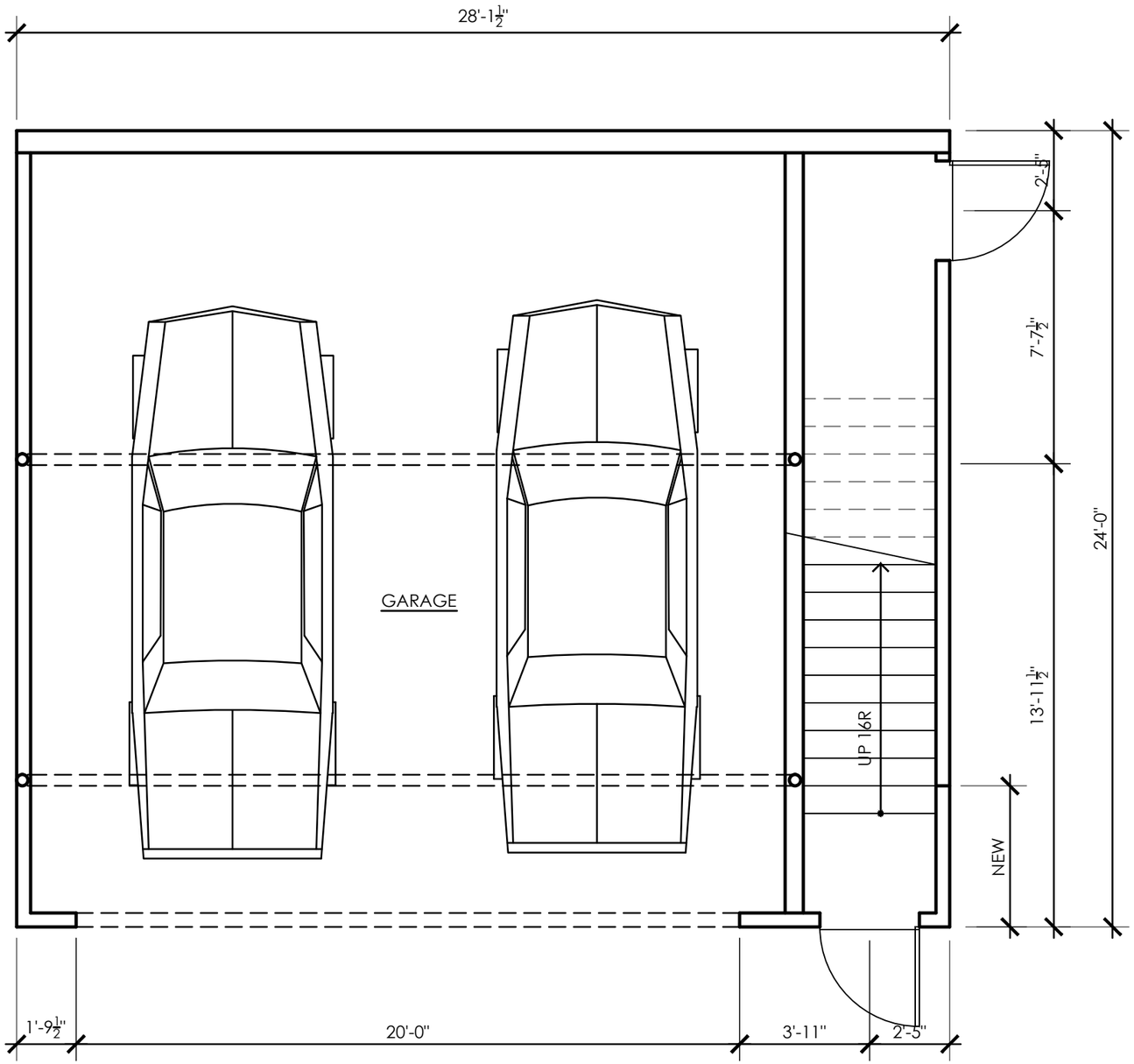
One-story building:

	Lot is less than 10,000 square feet	**50% of first floor area of principle structure**	**Proposed footprint**
Maximum Square Footage	750 sq. ft.	842 sq. ft.	675 sq. ft.

Staff finds that the carport addition to the outbuilding meets Section II.B.h.1 of the Hillsboro-West End Neighborhood Conservation Zoning Overlay design guidelines.

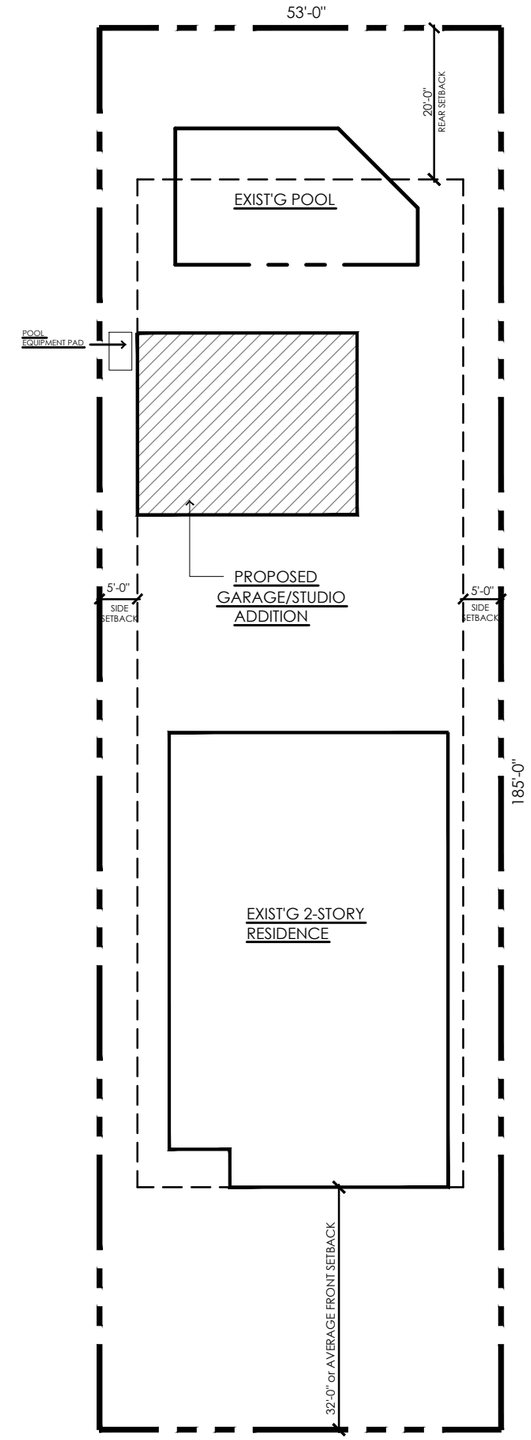
Recommendation Summary: Staff recommends approval of the outbuilding with the condition that Staff approved the materials for the windows, doors, and roof color prior to purchase and installation. With this condition, staff finds that the outbuilding meets Section II.B.h. of the Hillsboro – West End Neighborhood Conservation zoning overlay design guidelines for this neighborhood.

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.



GARAGE FLOOR PLAN

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



SITE PLAN

SCALE: 1"-20'-0"

SITE INFO. BY OTHERS

THIESSON RES.

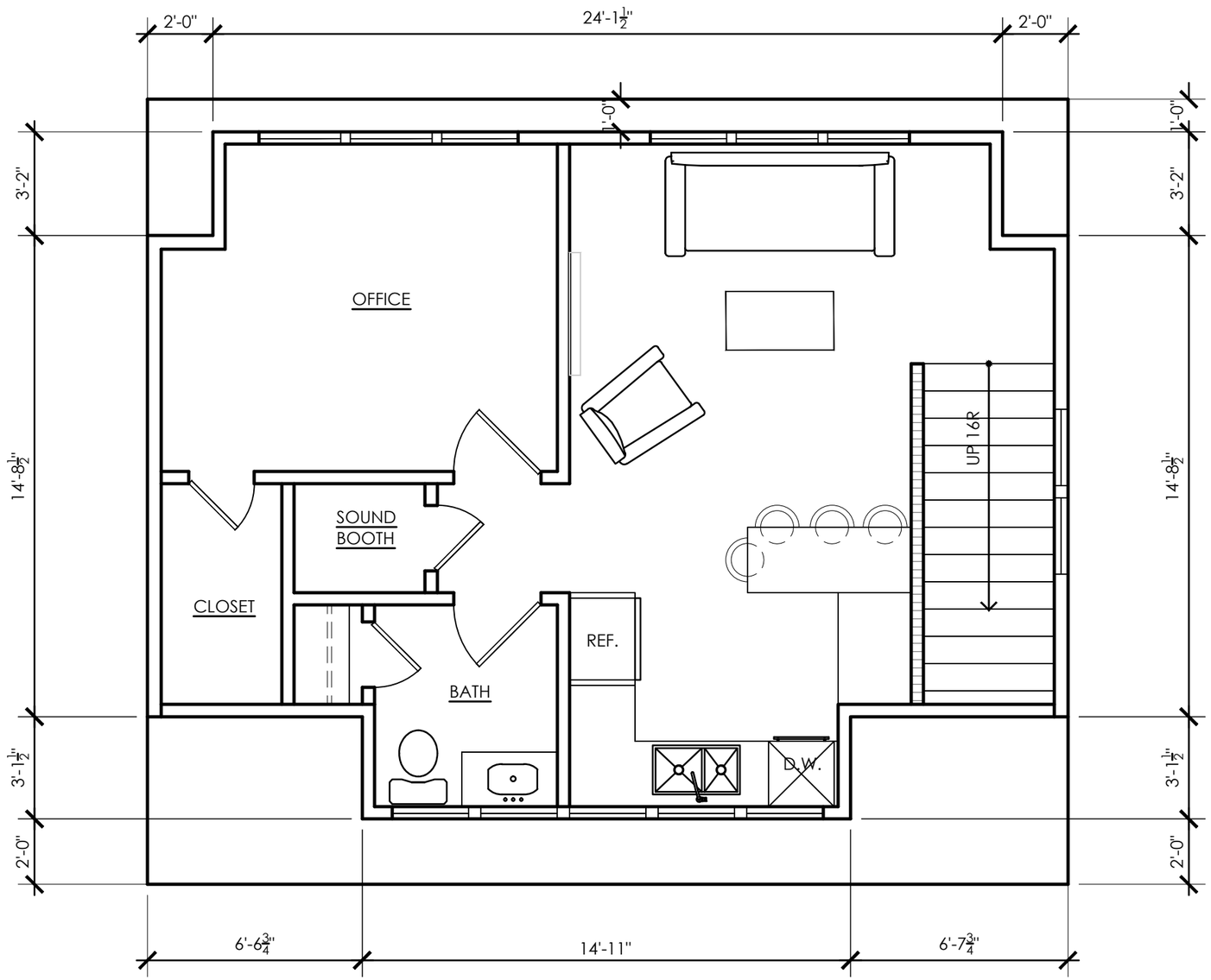
2115 WESTWOOD AVE.
NASHVILLE, TN.
37215

HARTERT-RUSSELL

2221 BRANSFORD AVE. NASHVILLE, TN 3704

NO	REVISIONS	DATE

DATE: 11.17.2016



2ND FLOOR STUDIO

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

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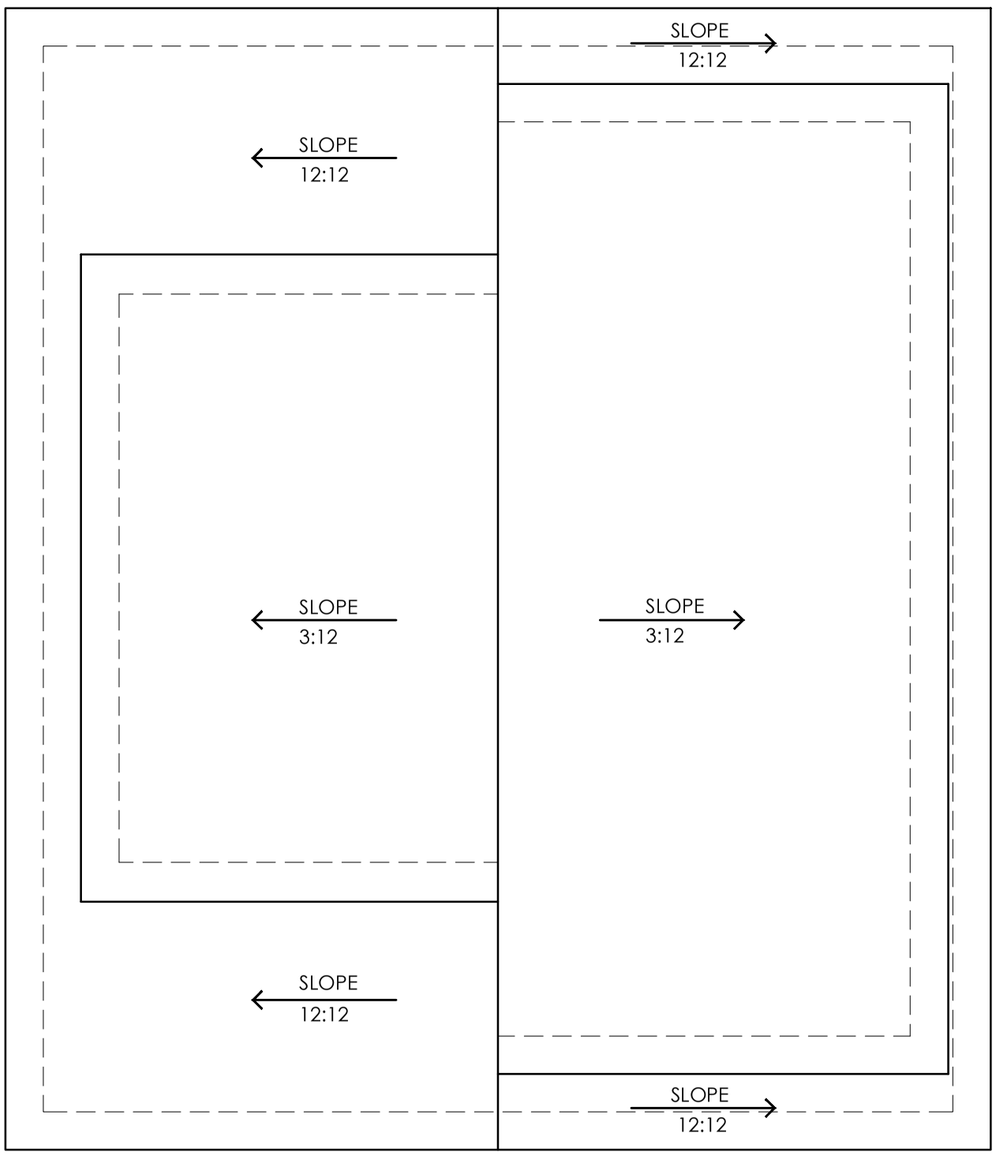

ROOF PLAN

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

DATE: 11.17.2016

NO	REVISIONS	DATE

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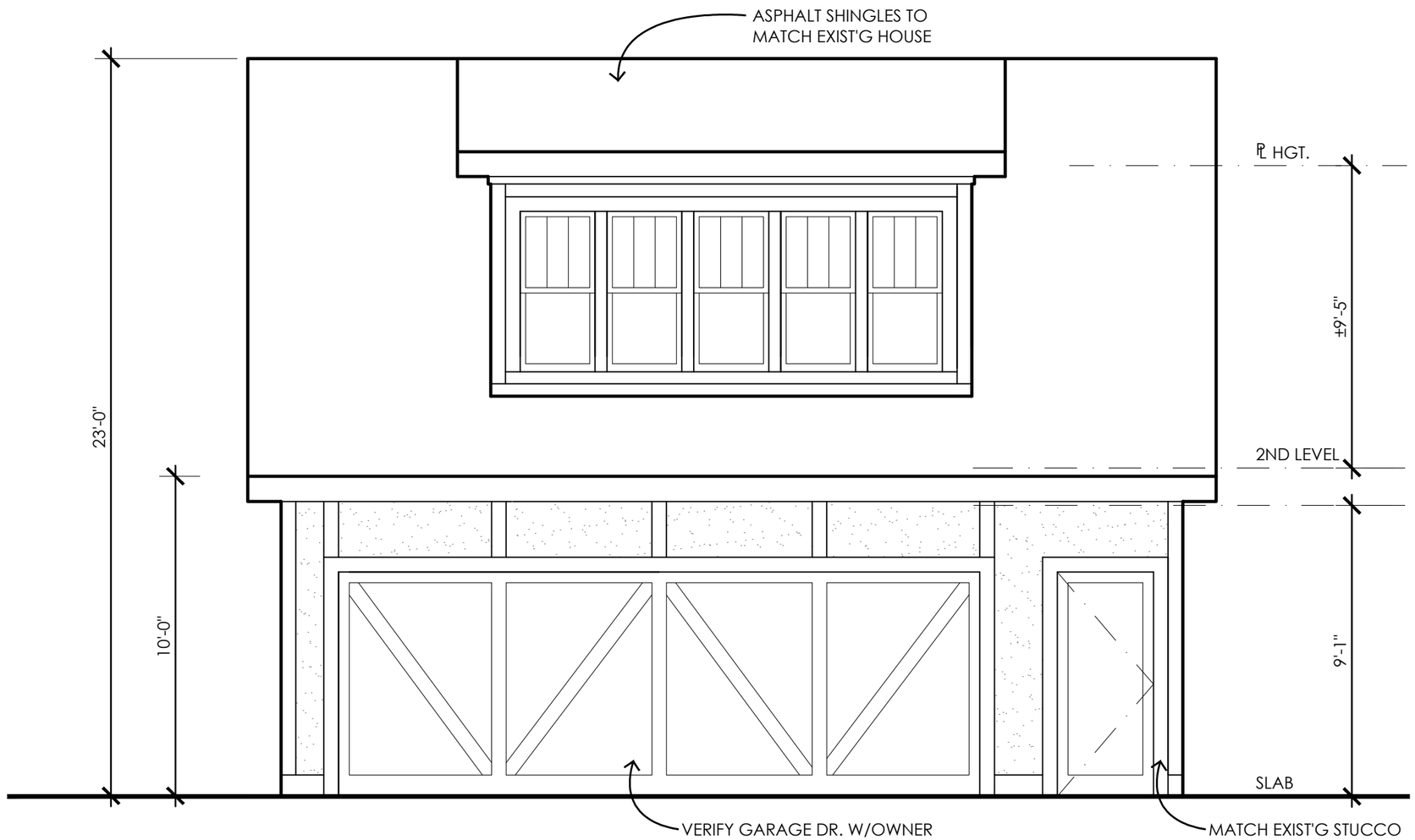

FRONT ELEVATION - NORTH

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

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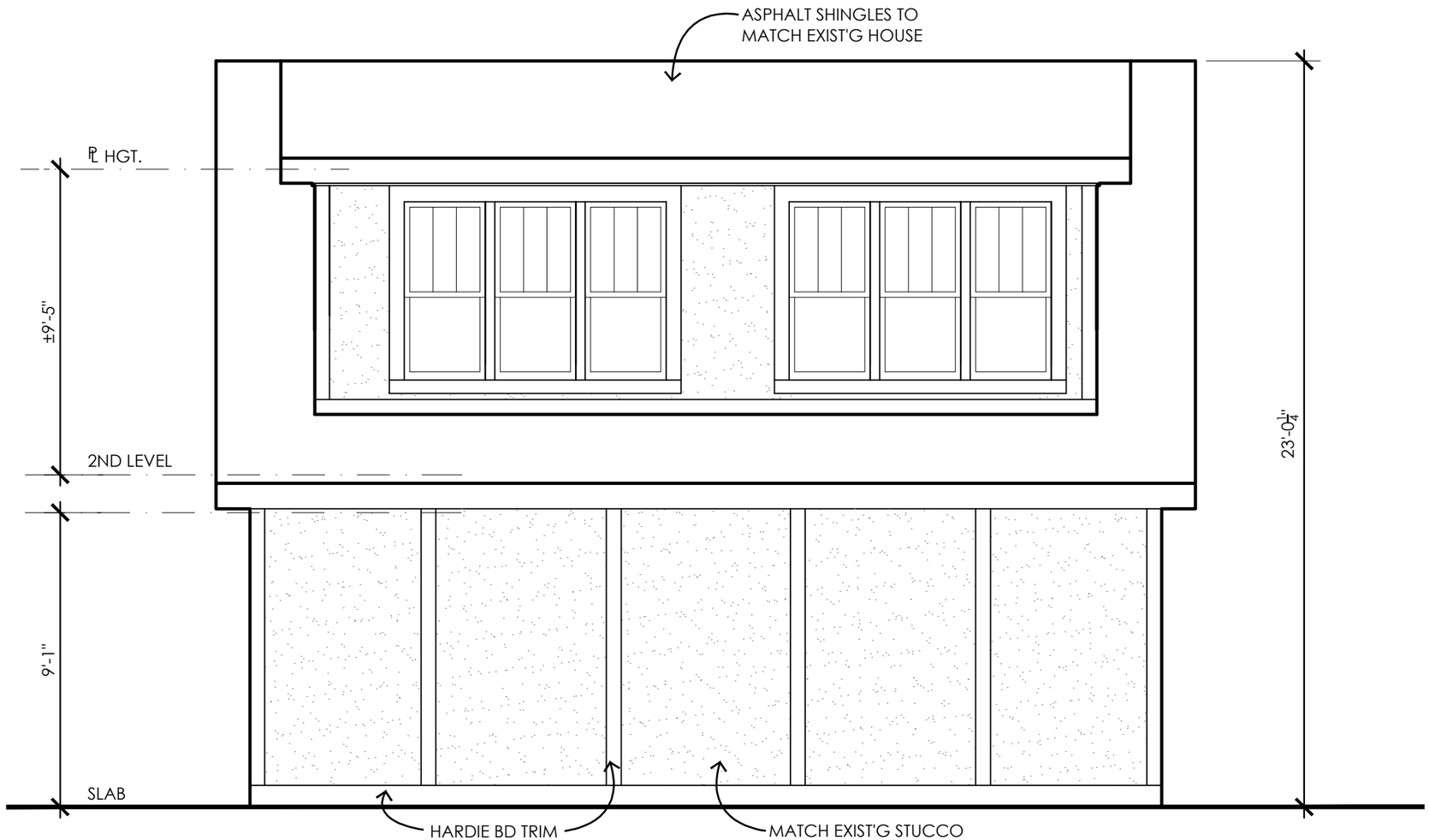

REAR ELEVATION - SOUTH

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

THIESSON RES.

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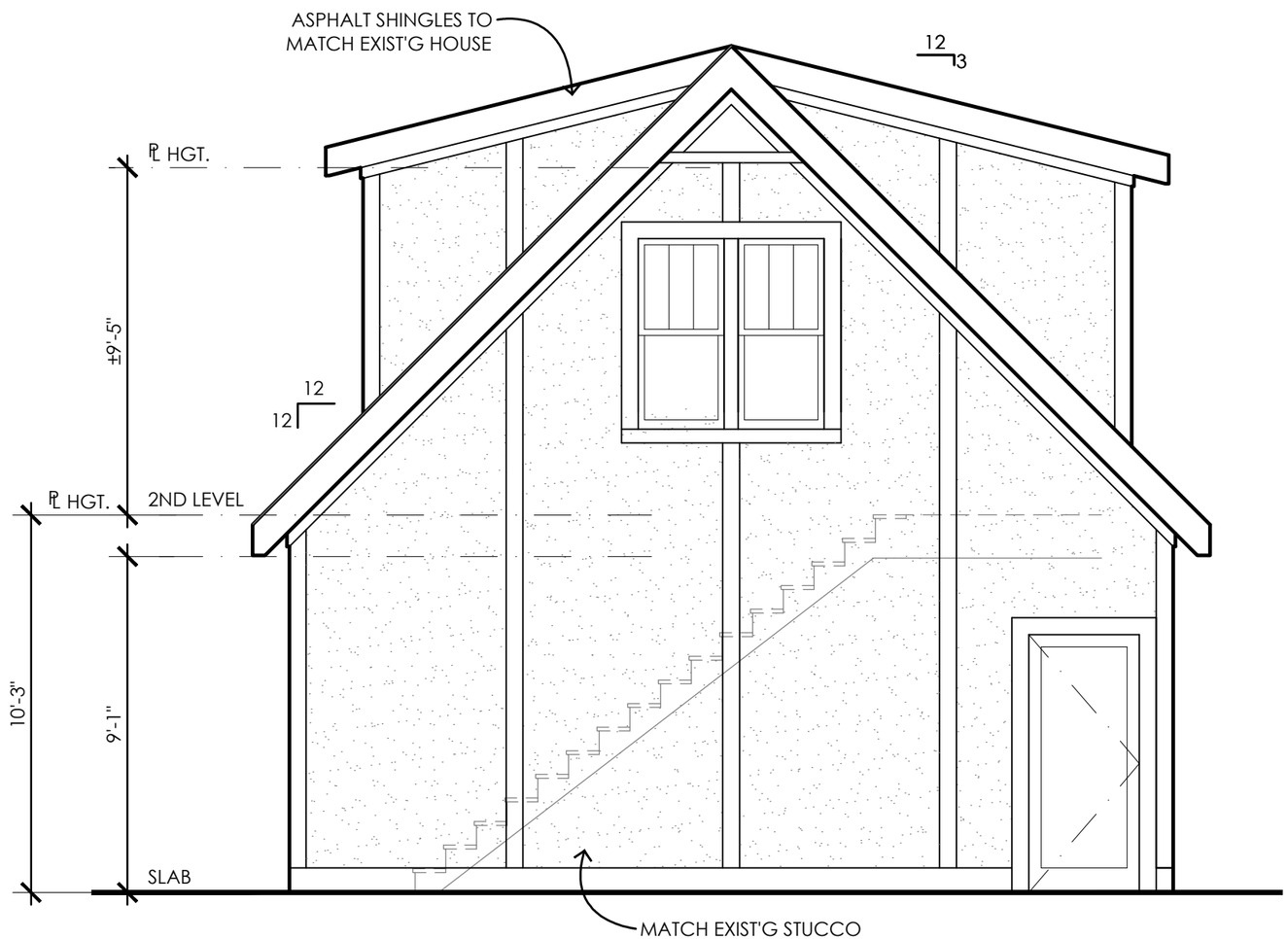

RIGHT ELEVATION

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

THIESSON RES.

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37215

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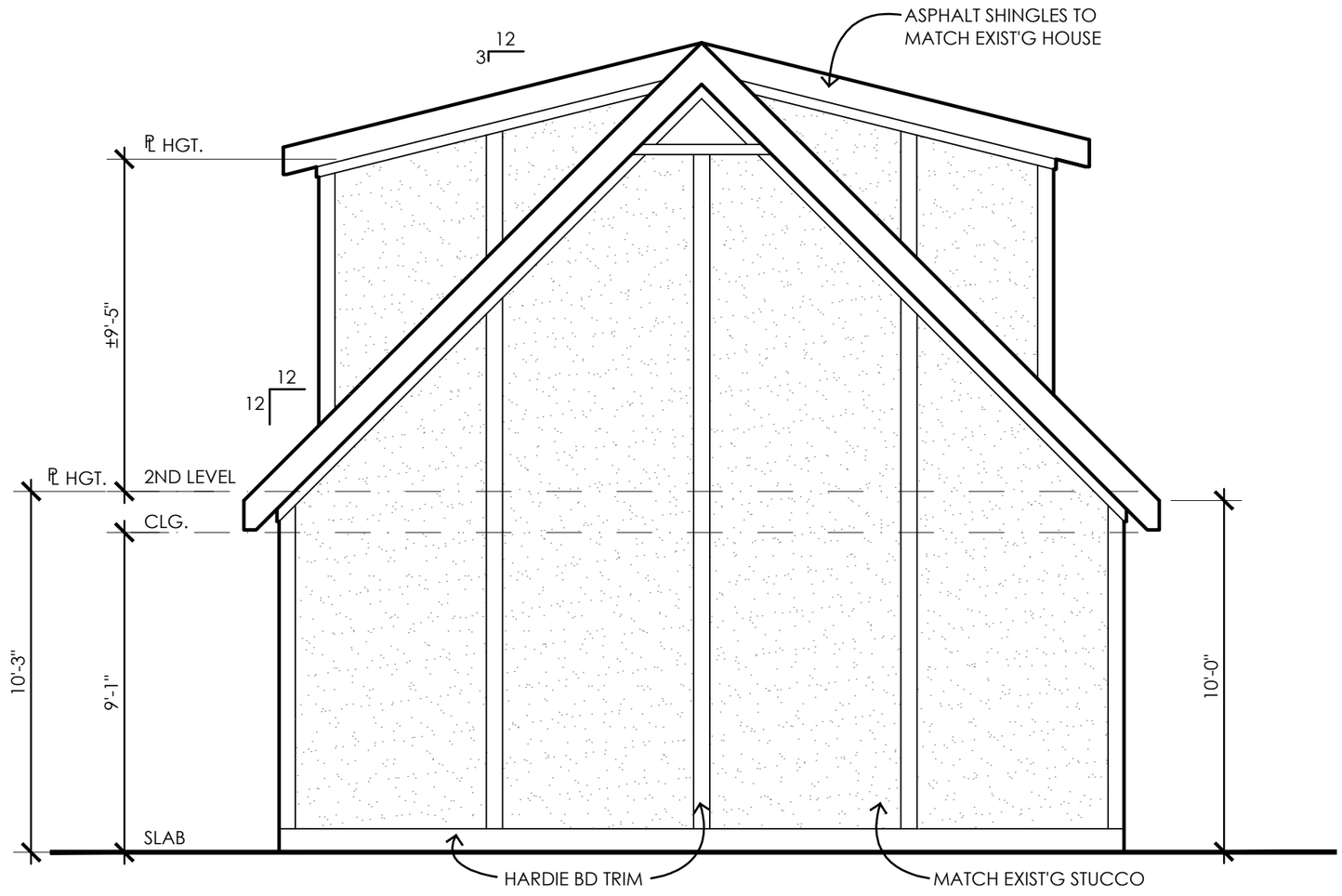

LEFT ELEVATION

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

THIESSON RES.

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