

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
Fax: (615) 862-7974

STAFF RECOMMENDATION 1904 Sweetbriar Avenue February 15, 2017

Application: New construction—outbuilding; Setback determination
District: Belmont Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416024300
Applicant: William Pressler, owner
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The request is to construct a nine hundred and ninety square foot (990 sq. ft) outbuilding at the rear of the lot. The structure requires a rear setback determination from twenty feet (20') to five feet (5'). The outbuilding does not include a dwelling unit.

Recommendation Summary: Staff recommends approval of the outbuilding with the condition that staff approved the materials for the roof color, trim, windows, and garage and pedestrian doors prior to purchase and installation.

With this condition, staff finds that the outbuilding meets Section II.B.i. of the Belmont-Hillsboro 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: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

i. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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.*

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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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 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: 1904 Sweetbriar Avenue is a c. 1935 minimal traditional house that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1904 Sweetbriar Avenue

The Commission approved a rear addition to the house in 2010.

Analysis and Findings: Application is to construct an outbuilding at the rear of the lot. The structure requires a rear setback determination from twenty feet (20') to five feet (5'). The outbuilding does not include a dwelling unit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Front-gable	Yes
Primary roof slope	9/12	Yes

Since the form and slopes are similar to that of the historic house, the project meets Section II.B.i.1 of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The fenestration includes skylights on the left side elevation and windows of a more modern proportion. While the window proportions are generally atypical of the neighborhood context, staff finds that it is appropriate for the outbuilding as it is located in a minimally-visible location at the rear of the historic house. The design meets Section II.B.i.1. of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural	Yes
Primary Cladding	Hardie siding	Smooth with 5" reveal	Yes
Roofing	Asphalt shingle	Needs final approval	Yes
Trim	Not indicated	Needs final approval	TBD
Driveway	Gravel	Natural	Yes
Windows	Not indicated	Needs final approval	TBD
Pedestrian Door	Not indicated	Needs final approval	TBD
Vehicular	Not indicated	Needs final	TBD

Doors		approval	
Skylights	Flat		Yes

With the staff’s final approval of the roof color, trim, windows, and garage and pedestrian doors, staff finds that the known materials meet Section II.B.i.1 of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances are proposed. This guideline does not apply.

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?	n/a	
If dormers are used, do they sit back from the wall below by at least 2’?	n/a	
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?	n/a	
Is the building located towards the rear of the lot?	Yes	

The proposed outbuilding is not located on a corner lot and does not incorporate dormers. Staff finds that the proposed outbuilding meets Section II.B.i.1. of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	41’
Rear setback	20’	5’
L side setback**	5’	30’
R side setback**	5’	5’
How is the building accessed?	From the alley or existing curb cut	Alley

For outbuildings that have footprints that are larger than seven hundred square feet (700 sq. ft.), the base zoning setbacks are five feet (5') for the side and twenty feet (20') from the rear property line. In this case, the proposed outbuilding of nine hundred and ninety square foot (990 sq. ft) meets the side setbacks required by the base zoning but does not meet the required rear setback. The proposed outbuilding will be five feet (5') from the rear property line, which requires a rear setback determination.

Staff finds that the proposed five foot (5') rear setback to be appropriate because historically, outbuildings were situated close to the rear property lines. A five foot (5') rear setback is more historically appropriate than a twenty foot (20') rear setback. In addition, if the outbuilding were less than seven hundred square feet (700 sq. ft.), the base zoning rear setback would be just three feet (3') since the garage doors do not open directly to the alley. The reduced rear setback allows for more space in between the house and the outbuilding, which is appropriate. For these reasons, staff recommends approval of the rear setback determination.

With approval of the rear setback determination, staff finds that the project meets Section II.B.i.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	24'	25'	24'
Eave Height	11'-10"	10'	11'

	Lot is greater than 10,000 square feet	Proposed footprint
Maximum Square Footage	1000 sq. ft.	990 sq. ft.

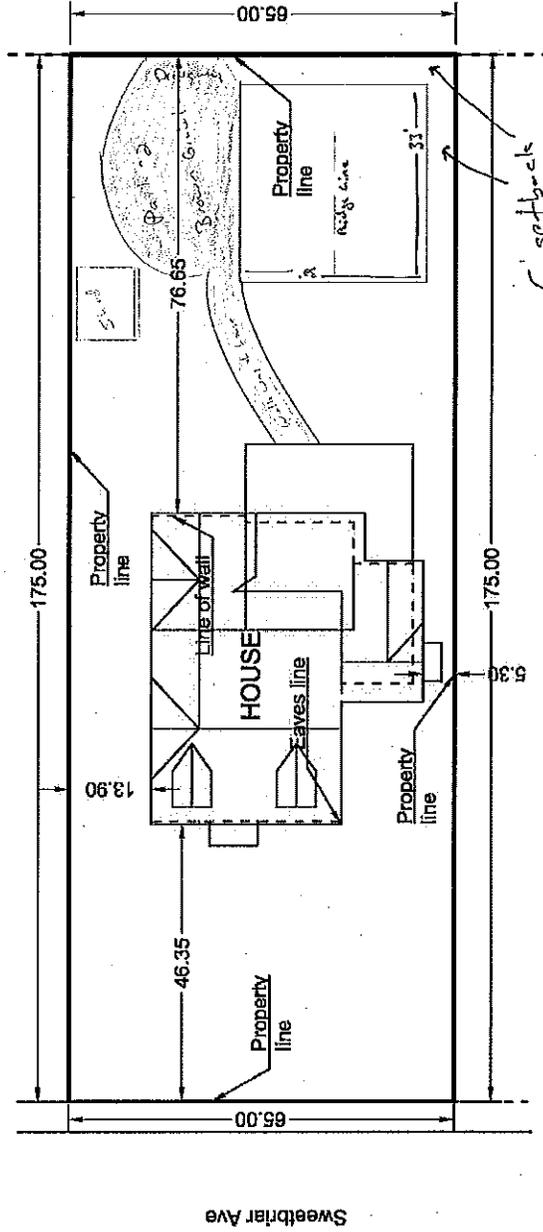
The proposed detached garage is one story and does not exceed the maximum ridge height per the design guidelines. The average eave height for the outbuilding is taller than the maximum single-story eave height but does not exceed the average eave height of the historic house, which includes a two-story rear addition that was approved by the Commission in 2010. Since the average eave height of the outbuilding is close to a foot (1') less than the average eave height of the house and the building is

not required to follow the standards of a detached accessory dwelling unit since it will not be used as such, staff recommends approval of the proposed average eave height and, therefore, finds that the proposed outbuilding meets Section II.B.i.1. of the design guidelines.

Recommendation Summary: Staff recommends approval of the outbuilding with the condition that staff approved the materials for the roof color, trim, windows, and garage and pedestrian doors prior to purchase and installation.

With this condition, staff finds that the outbuilding meets Section II.B.i. of the Belmont-Hillsboro Neighborhood Conservation zoning overlay design guidelines for this neighborhood.

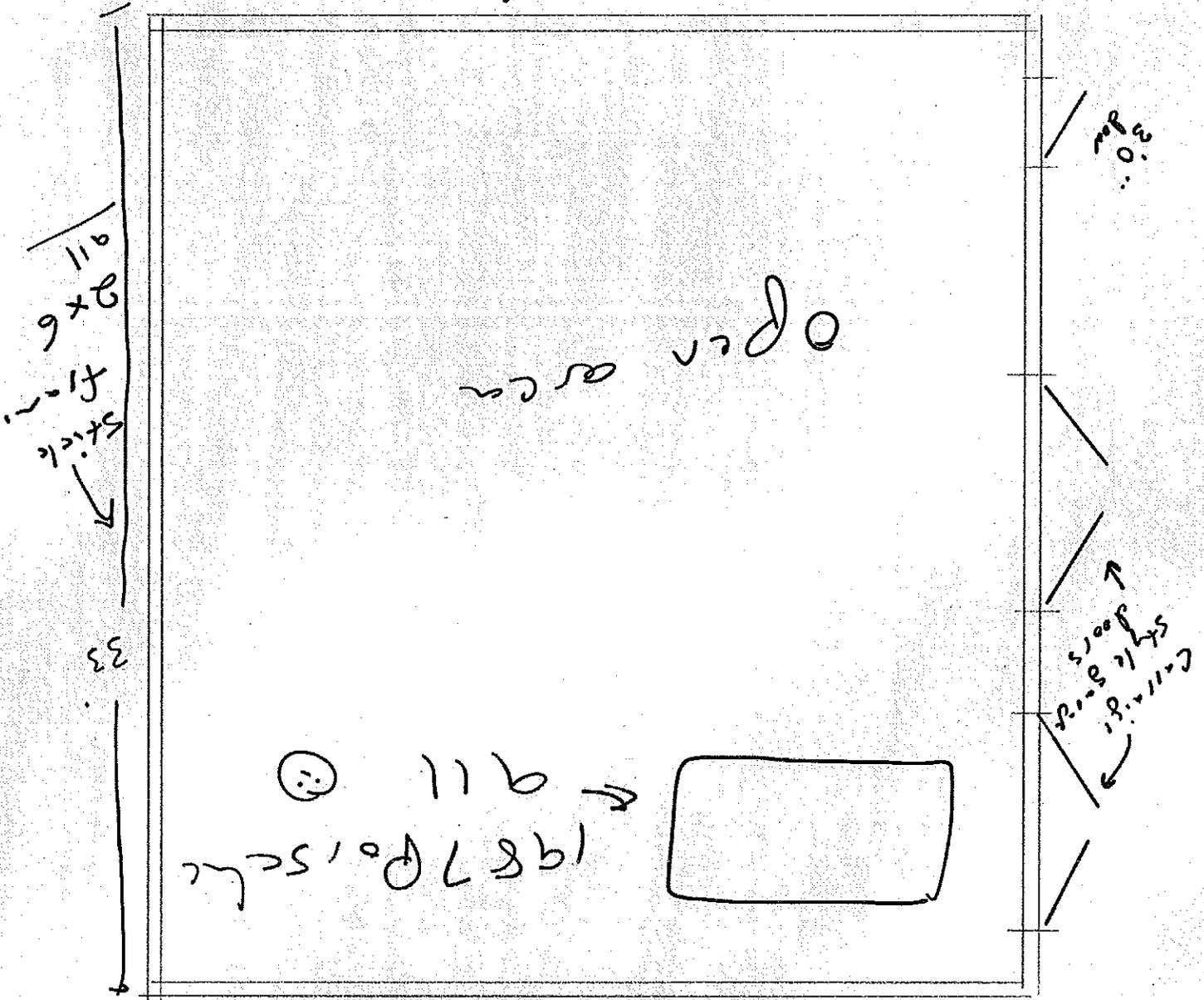
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



Scale 10'x10'

House ↗

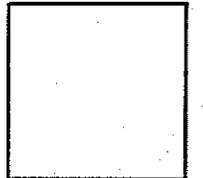
Hardy board around



30 →

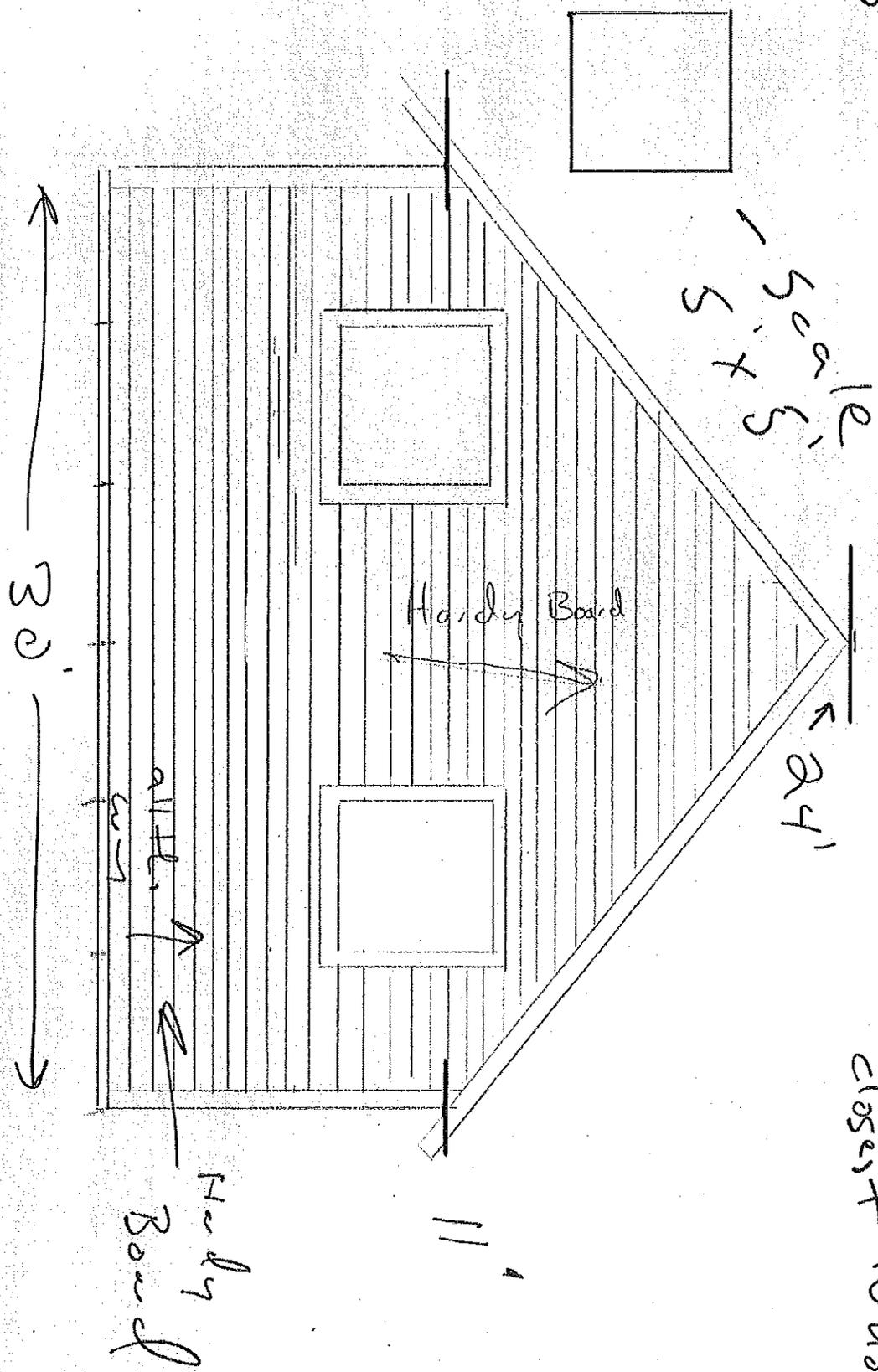
Alley

5x5
Scale



1904 Sweetbriar
Floor Plan
Ave

poor weather
solar heater

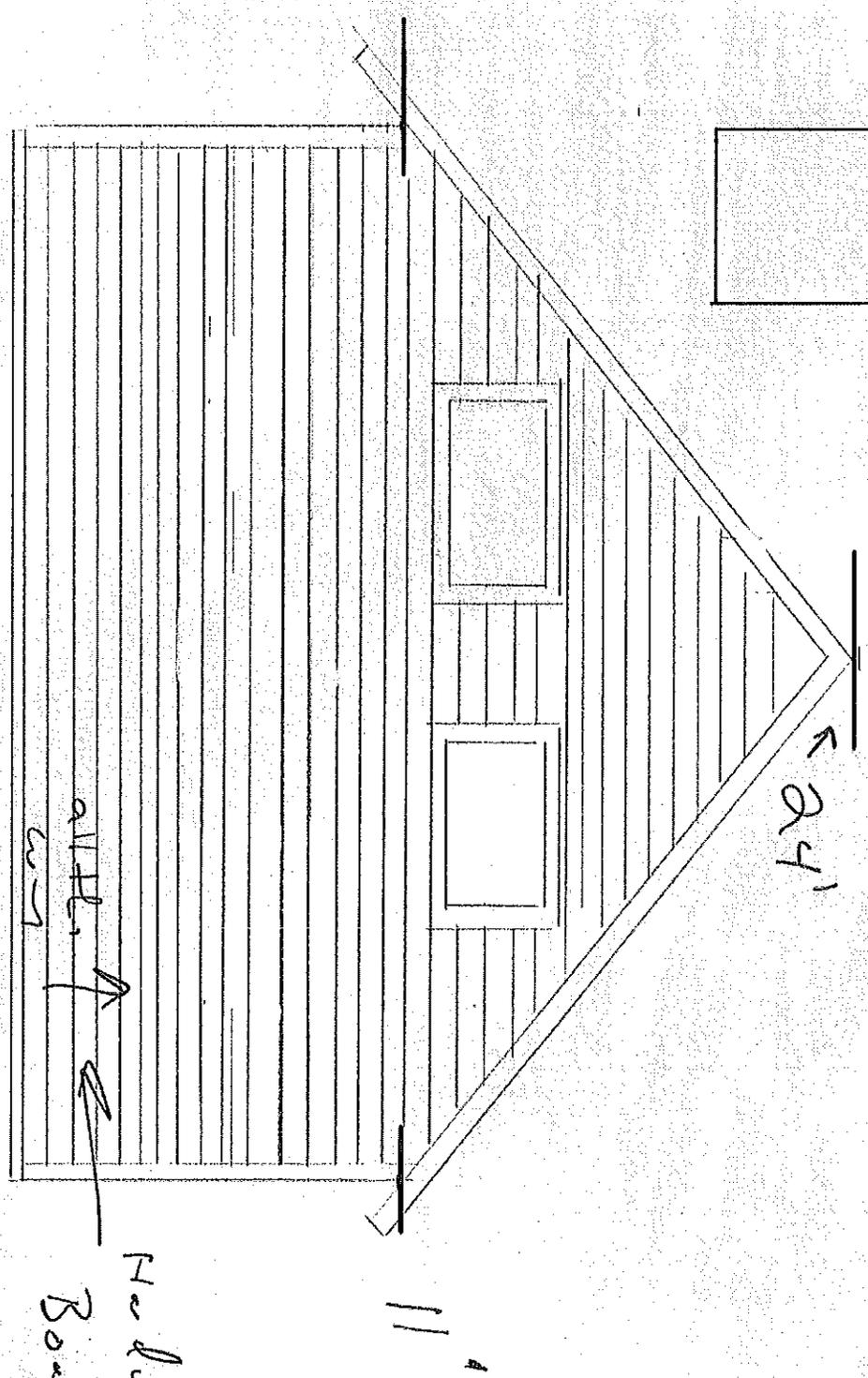
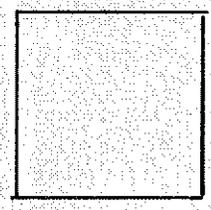


South side of
garage-side
closest to house

100' x 100' Sweathouse

5' x 5' x 5'

Alley Side



24'

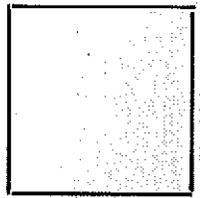
11'

30' Monolithic Slab

all the way

Hardy Board

Architectural
Sketch



Scale
5' x 5'

East Side

Shingled Roof

11' eave
height

Hardy Board



33'

Mastic Glass Panels

2'-1"

West side of Sorod

Six

Scale

1904
Sweetbriar

