

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

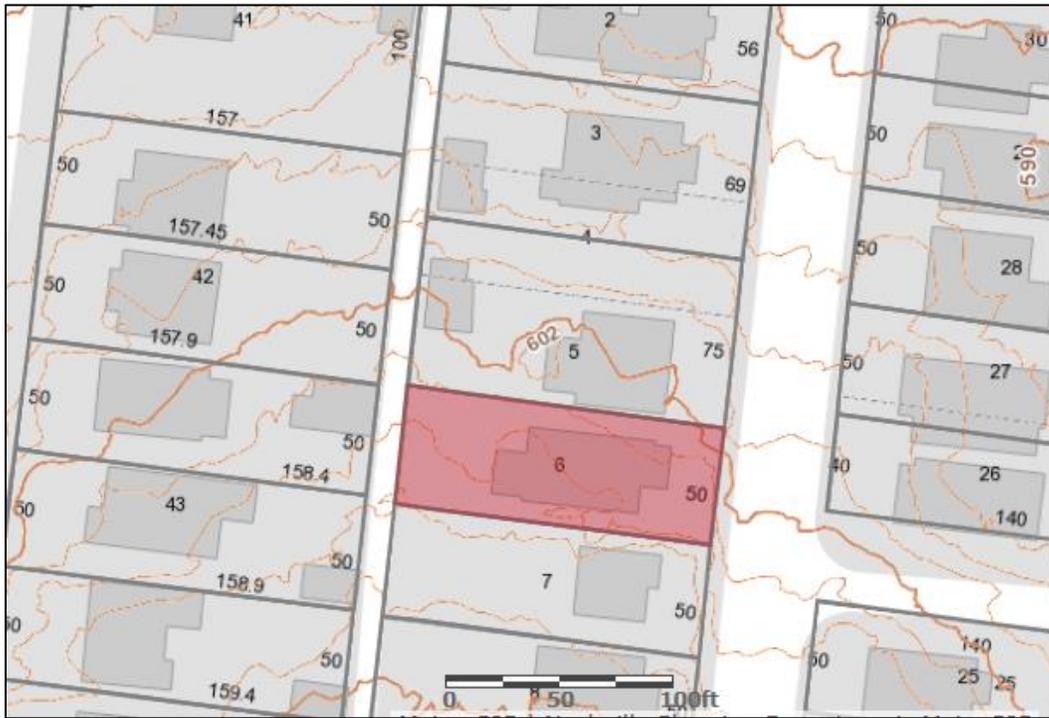
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**2011 18<sup>th</sup> Avenue South**  
**February 15, 2017**

**Application:** New construction—outbuilding; Setback determination  
**District:** Belmont Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10412021600  
**Applicant:** Zach Provonchee, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> Application is to construct an outbuilding at the rear of the lot. The structure requires a rear setback determination from ten feet (10') to six feet, six inches (6'-6"). The building will not be used as a dwelling unit.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the outbuilding with the condition that the metal roof color and the window and door selections shall be approved by MHZC prior to purchase. With that condition, staff finds that the outbuilding meets section II.B.1.i of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p> <p>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.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Floorplans <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1 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:** The house at 2011 18<sup>th</sup> Avenue South is a one and one-half story Craftsman style bungalow, constructed circa 1925. The house contributes to the historic character of the district by its age and architecture.



**Analysis and Findings:** The applicant proposes to construct a one and one-half story outbuilding at the rear of the lot. The outbuilding will not be used as a dwelling.

Site Planning & Setbacks:

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Building located towards rear of lot</b>	-	Yes
<b>Space between principal building and Garage</b>	20'	16' to porch (c. 2013) 28' to house
<b>Rear setback</b>	10'	6'-6"
<b>L side setback</b>	3'	3'
<b>R side setback</b>	3'	21'
<b>How is the building accessed?</b>	-	From the alley or existing curb cut
<b>Two different doors rather than one large door (if street facing)?</b>	-	N/A

The applicant proposes to locate the building at the rear of the lot, with a rear setback of six feet, six inches (6'-6"). This location is typical of outbuildings historically, but is shorter than the standard setback requirement of ten feet (10'). The shorter setback also allows for more space between the outbuilding and the principal building, which is already constrained on a lot that is shallower than most of the lots nearby. Staff finds that the project meets sections II.B.1.c and II.B.1.h of the design guidelines with the rear setback proposed.

Massing Planning: The following charts refer to the scale of the proposed outbuilding.

	<b>Existing conditions (height of historic portion of the home)</b>	<b>Potential maximums (heights to be measured from grade)</b>	<b>Proposed (should be the same or less than the lesser number to the left)</b>
<b>Ridge Height</b>	29'	25'	22'
<b>Eave Height</b>	12'	1 story 10'	10'

For a one-story building on a lot less than 10,000 square feet:

	<b>Lot is less than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint (maximum cannot exceed lesser number to left)</b>
<b>Maximum Square Footage</b>	750 sq. ft.	780	572

Staff finds the height and scale of the proposed outbuilding to meet section II.B.1.i 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 window proportions and locations are compatible with those of outbuildings historically. It is also in a minimally-visible location at the rear of the building. The design meets section II.B.1.i of the design guidelines.

Roof Shape & Elements:

Shape

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Cross-gable	X
Primary roof slope	12/12	X
Porch form	None	X
Porch slope	N/A	X

Elements

	<b>YES</b>	<b>NO</b>
<b>If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?</b>	N/A	
<b>If dormers are used, do they sit back from the wall below by at least 2'?</b>	N/A	
<b>Is the roof pitch at least 4/12?</b>	Yes	

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

Appurtenances & Utilities: For vehicular access to the building, a concrete apron and driveway will be constructed at the rear of the lot. No other changes to the site's appurtenances were indicated on the drawings. The project meets section II.B.1.i of the design guidelines.

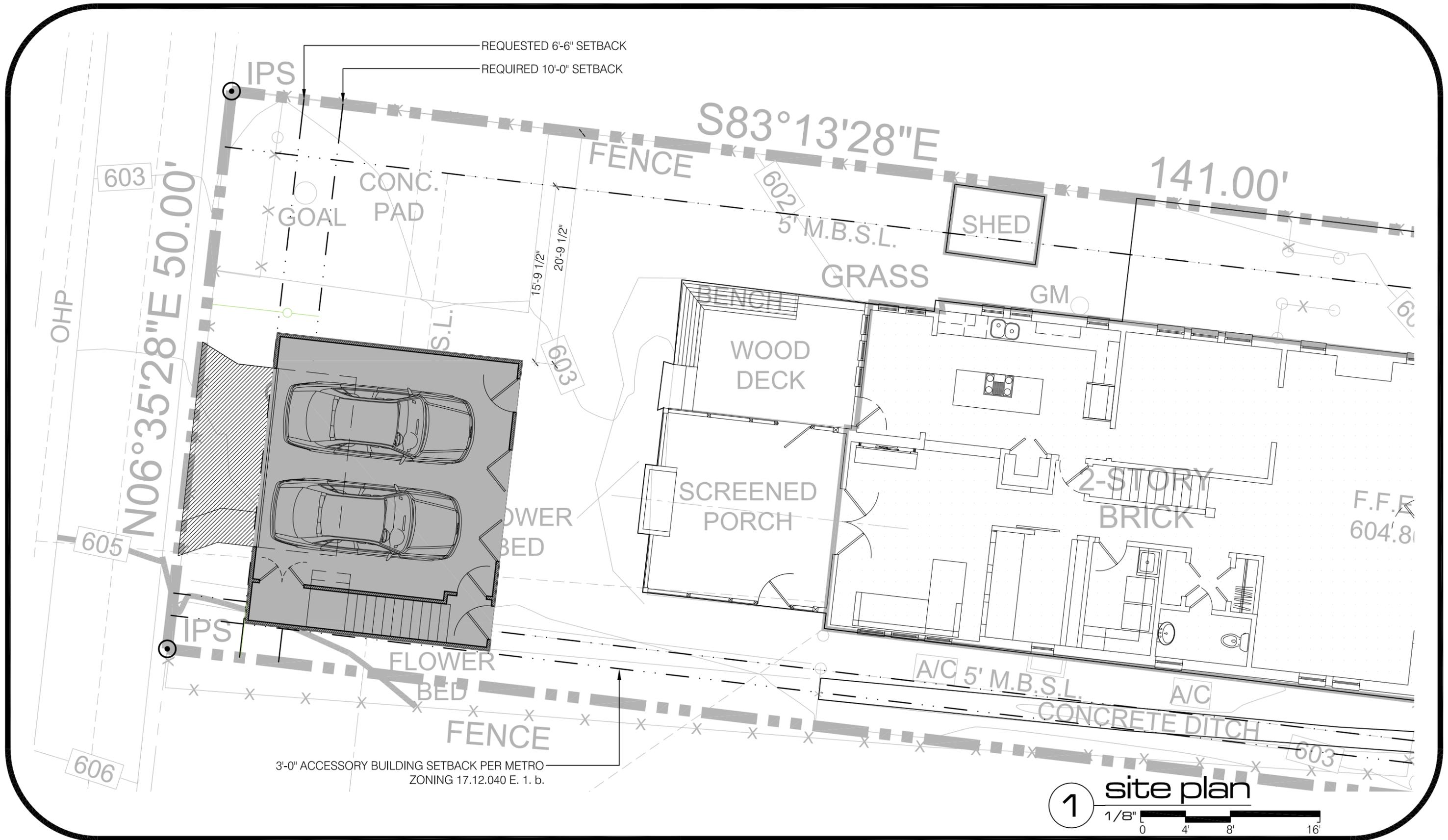
Material:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires final Review</b>
<b>Foundation</b>	Concrete slab	Natural color	X	
<b>Cladding</b>	Cement-fiber	Smooth with 5” reveal	X	
<b>Primary roofing</b>	Asphalt shingle	Match house	X	
<b>Porch roofing</b>	Metal awning	Standing seam, color unknown.	X	X
<b>Trim</b>	Cement fiber	smooth	X	
<b>Driveway</b>	Concrete	n/a	X	
<b>Windows</b>	Aluminum-clad		X	X
<b>Pedestrian Door</b>	Not indicated			X
<b>Vehicular Door</b>	Not indicated			X

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

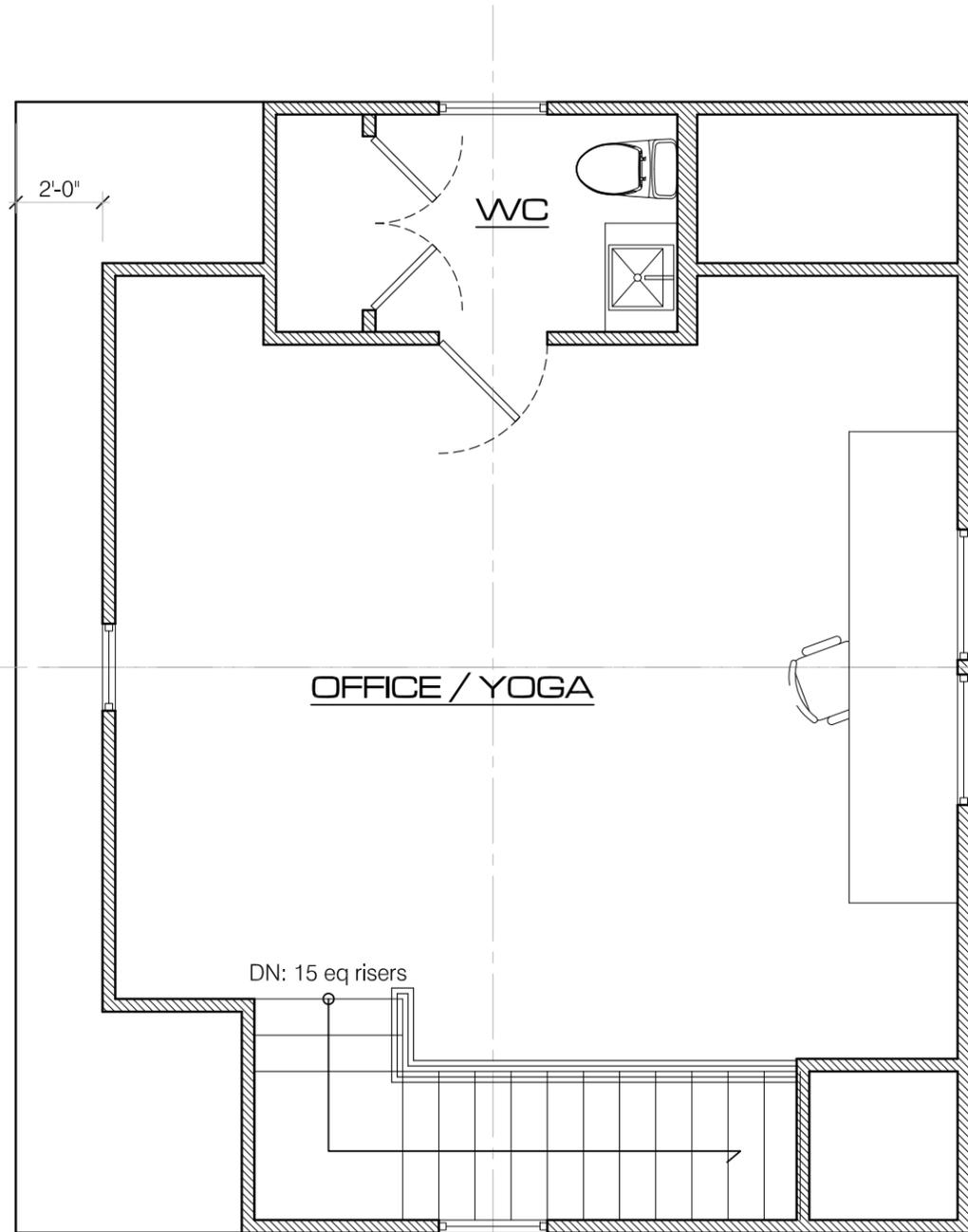
**Recommendation:** Staff recommends approval of the outbuilding with the condition that the metal roof color and the window and door selections shall be approved by MHZC prior to purchase. With that condition, staff finds that the outbuilding meets section II.B.1.i of the design guidelines for the Belmont-Hillsboro 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.



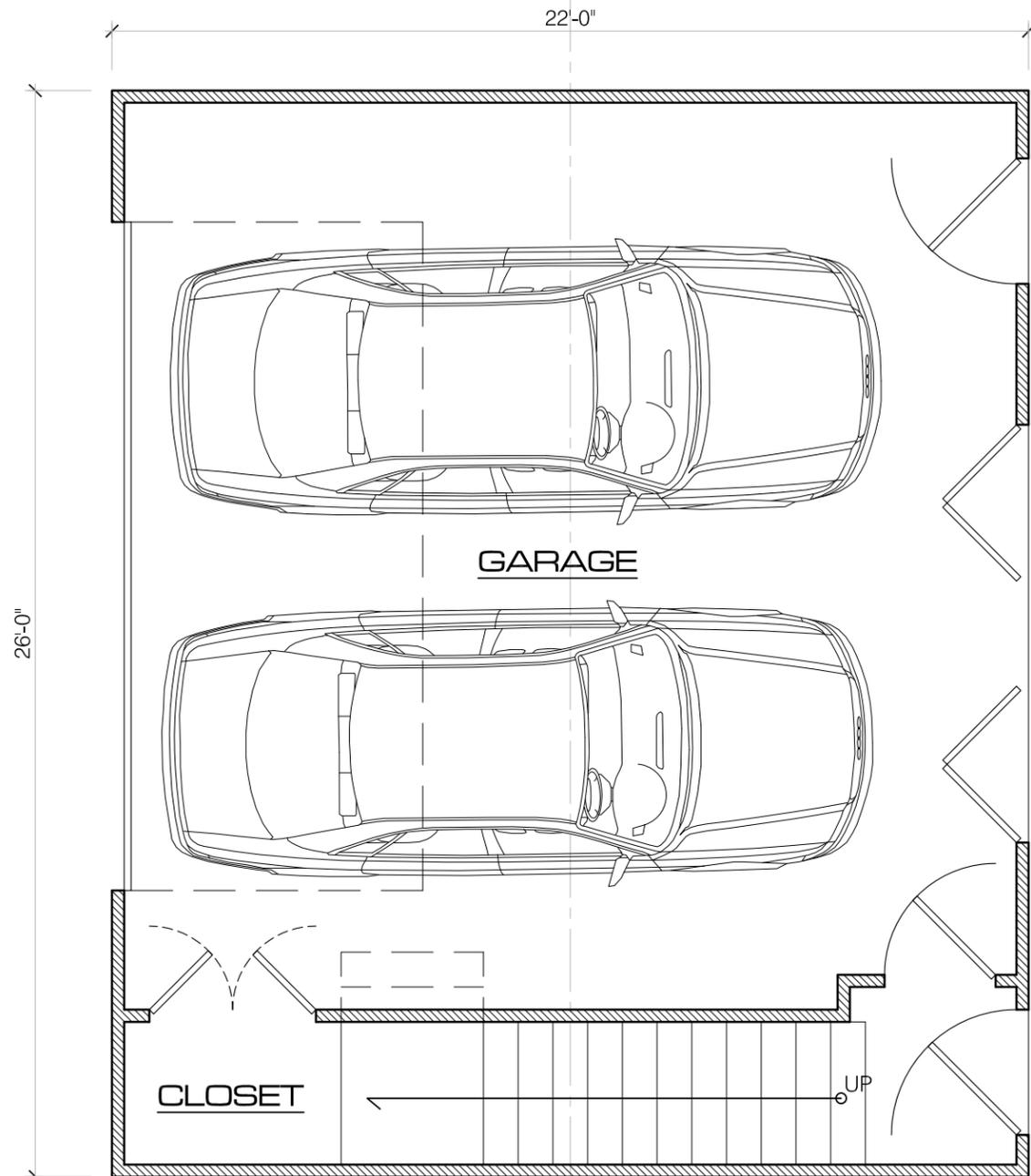
3'-0" ACCESSORY BUILDING SETBACK PER METRO ZONING 17.12.040 E. 1. b.

1 site plan  
 1/8" 0 4 8 16'



2 second floor plan

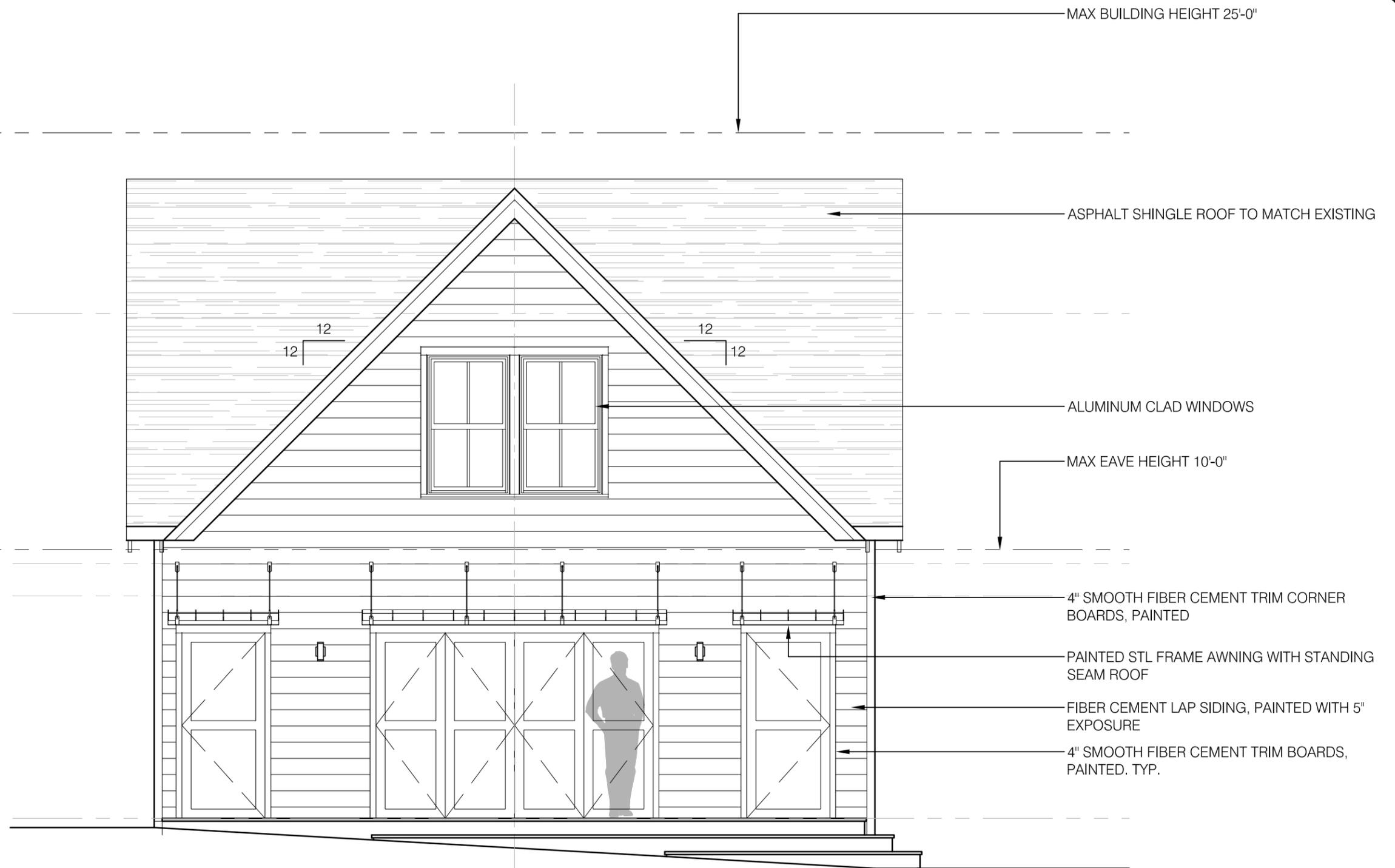
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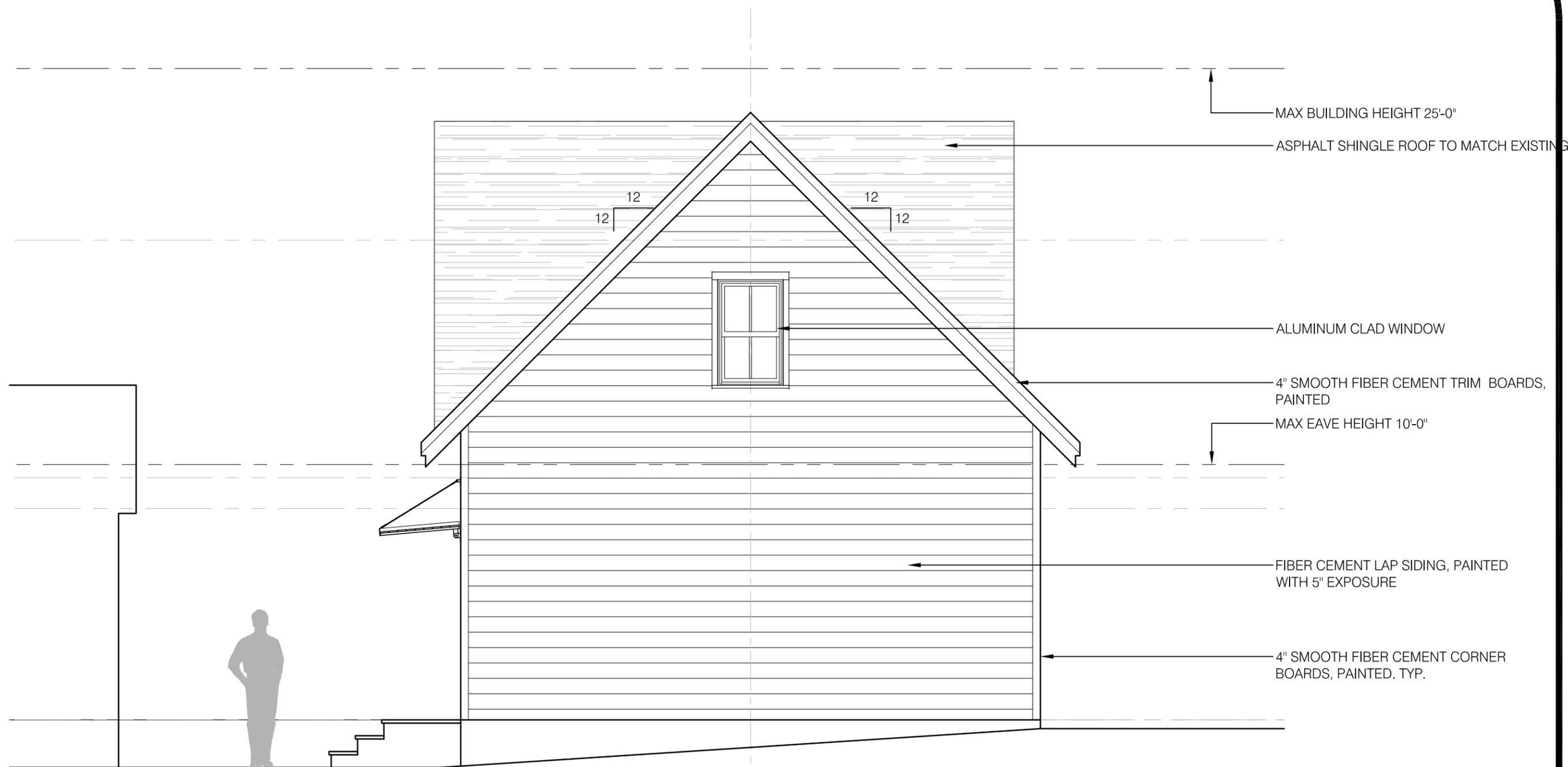
FOOTPRINT: 572 SQ.FT.  
 TOTAL CONDITIONED SPACE: 467 SQ.FT.

1 first floor plan

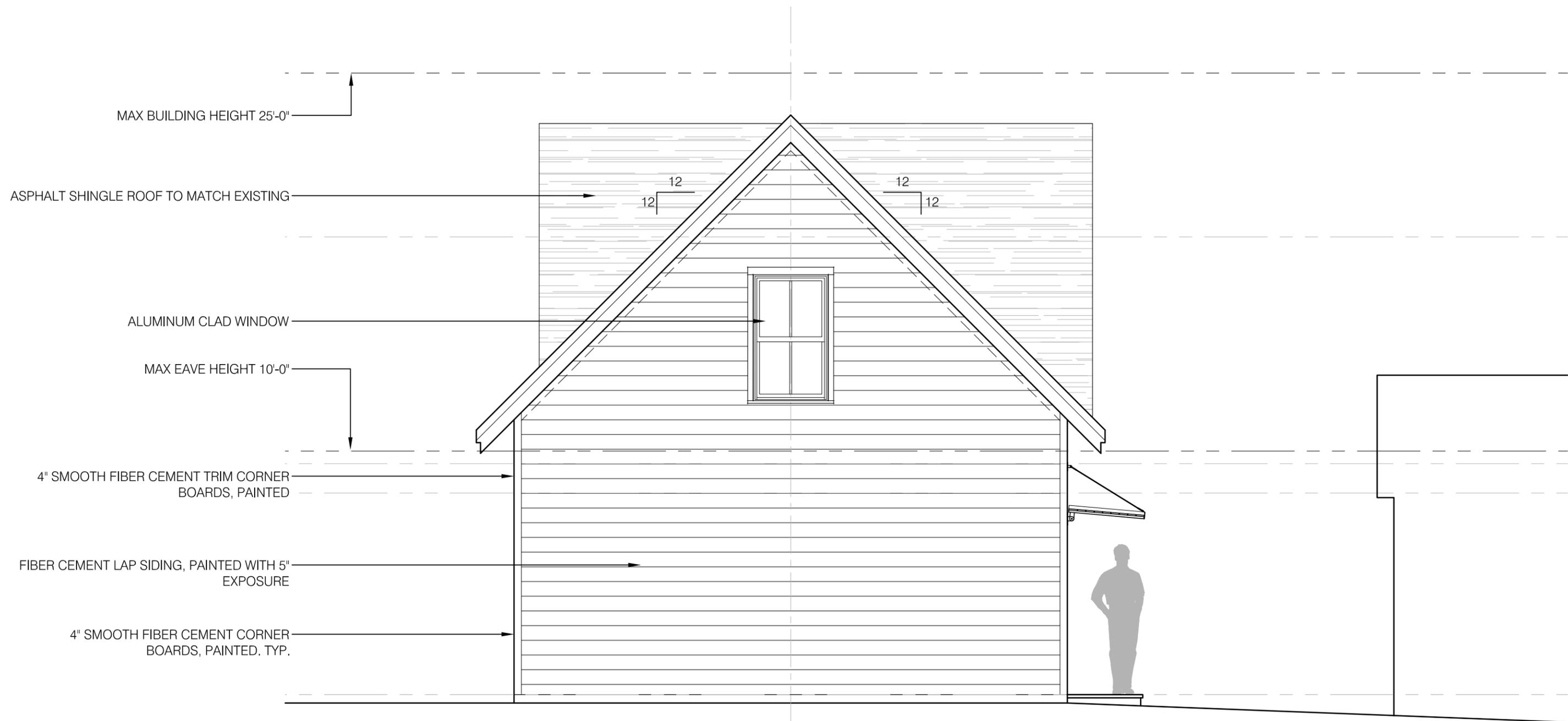
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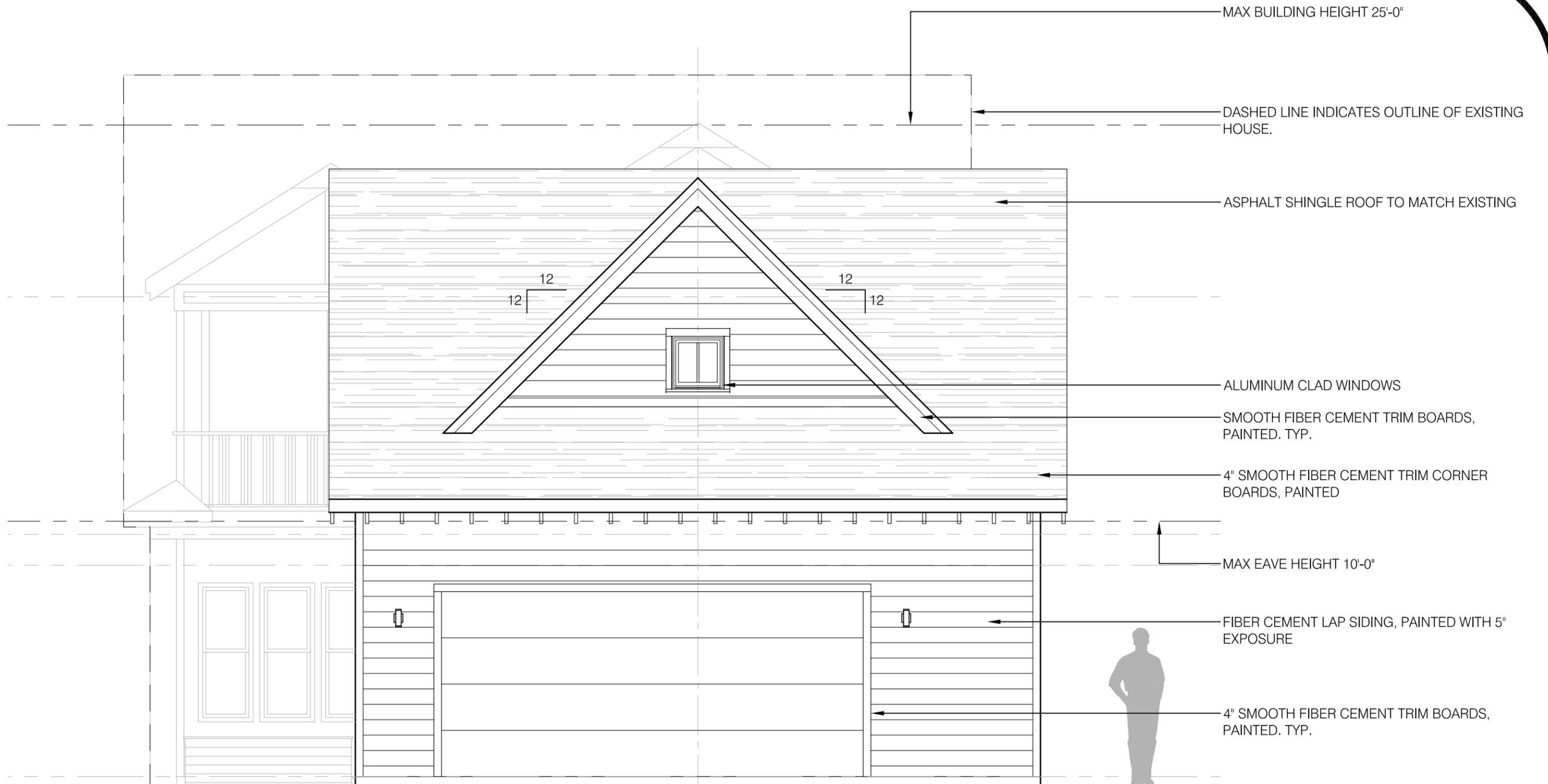
1 east elevation  
 1/4" 0 2' 4' 8'



1 north elevation  
 1/4" 0 2' 4' 8'



1 south elevation  
 1/4" 0 2' 4' 8'



1 west elevation (alley)

1/4" 0 2' 4' 8'