

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 1611 Fatherland Ave May 17, 2017

**Application:** New construction – outbuilding and Setback determination  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 19514000500  
**Applicant:** Anna & Erwin Herceg  
**Project Lead:** Jenny Warren, [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)

**Description of Project:** Construction of a new outbuilding with a side setback determination.

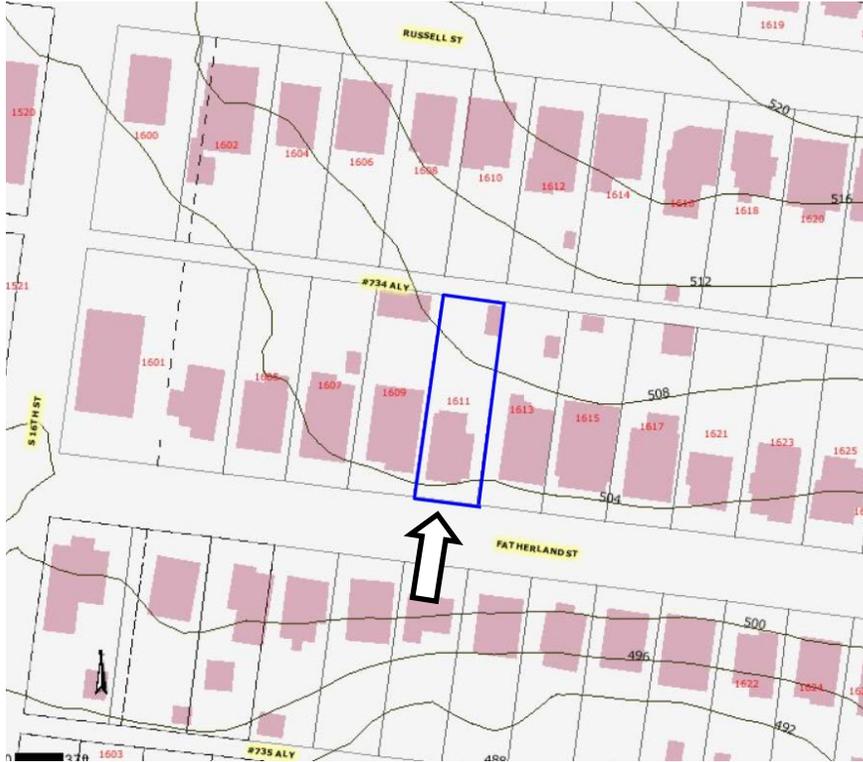
**Recommendation Summary:** Staff recommends approval of the outbuilding and the two foot (2') side setback, with the following conditions:

1. Staff approve the stucco color and texture.

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

#### 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.*

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

**Background:** 1611 Fatherland Street is a contributing resource to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. This two-story frame house was constructed circa 1899 and features a cross-gabled roof and wrap-around porch with rounded full-height columns. A permit was issued in 2012 to demolish the existing two-story rear addition and to construct a new two-story addition.



Figure 1: Front of principal dwelling.



Figure 2: Rear of principal dwelling

**Analysis and Findings:**

The applicant has constructed a two-story outbuilding on the back corner of the property without a Preservation Permit. The building will be used as a shed and requires a side setback determination from three feet (3') to two feet (2').

Height and scale: The eave height of the outbuilding is twelve feet (12') compared to twenty-one feet (21') on the principal structure. The ridge height is eighteen and a half feet (18.5') compared to twenty-eight feet (28') on the principal structure. The maximum allowable eave height is seventeen feet (17') and maximum ridge height is twenty-five feet (25').

On lots less than 10,000 square feet, the footprint shall not exceed seven hundred fifty square feet (750 sq. ft.). With a foot print of one hundred thirty square feet (130 sq. ft.), this outbuilding meets the guidelines. Staff finds that the outbuilding is compatible with the main structure in height and scale and meets Section II.B.8 of the design guidelines.



Figure 3: Southwest view



Figure 4: South side, facing the house

**Roof Shape and Materials:** The existing home has a cross-gable with hipped roof form. The outbuilding has a cross-gabled roof. The standing seam metal roof matches the roof on the main house. The roof shape and materials are compatible with the main house and meet Section II.B.8 of the design guidelines.

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Cladding</b>	stucco	Not indicated	Yes
<b>Roofing</b>	Standing seam metal	Silver	Yes
<b>Trim</b>	4" wood trim		Yes
<b>Windows</b>	Anderson 100 series, Fibrex wood composite		Yes
<b>Door</b>	Reclaimed wood French doors		Yes

With staff's final approval of the stucco finish, staff finds that the known materials meet Section II.B.8 of the design guidelines.

**Design Standards:** The outbuilding has a fairly simple design that is appropriate for outbuildings. Its roof form, detailing and overall form do not contrast greatly with the primary structure. The outbuilding is in a minimally-visible location at the side and rear

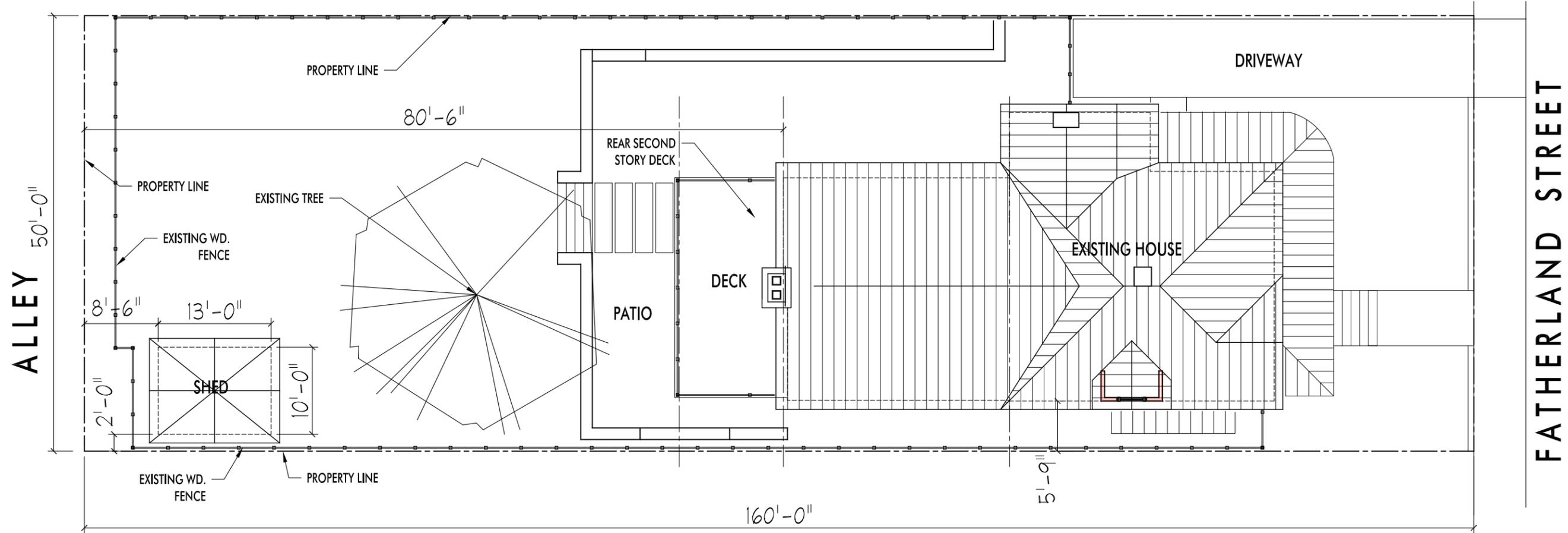
of the primary structure. Though tall, the outbuilding has a small footprint. Staff finds that the design meets section II.B.8 of the design guidelines.

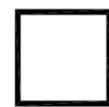
Location & Setbacks: The building is located in the rear yard, which is a typical location for historic outbuildings. The new outbuilding does require a setback determination. When an outbuilding has a footprint of less than seven hundred square feet (700 sq. ft.), base zoning requires that the structure be located three feet (3') from both the side and rear property lines, since the building does not have garage doors facing the alley. In this instance, the outbuilding is sited eight feet six inches (8'6") from the rear property line and does meet the base zoning rear setback. However, it is only located two feet (2') from the side property line, rather than the required three feet (3'). Staff finds the side setback to be appropriate because of the minimal footprint of the building, which is only thirty-square feet (30 sq. ft.) more than an outbuilding that would not require review and because historically, outbuildings were located at the rear of the property, close to the rear and side property lines.

**Recommendation:**

Staff recommends approval of the outbuilding, with the two foot (2') side setback and with the condition that staff approve the texture of stucco prior to installation. With this condition, Staff finds that the outbuilding meets section II.B.8 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

*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.*



 EXISTING SITE PLAN  
1"=20'-0"

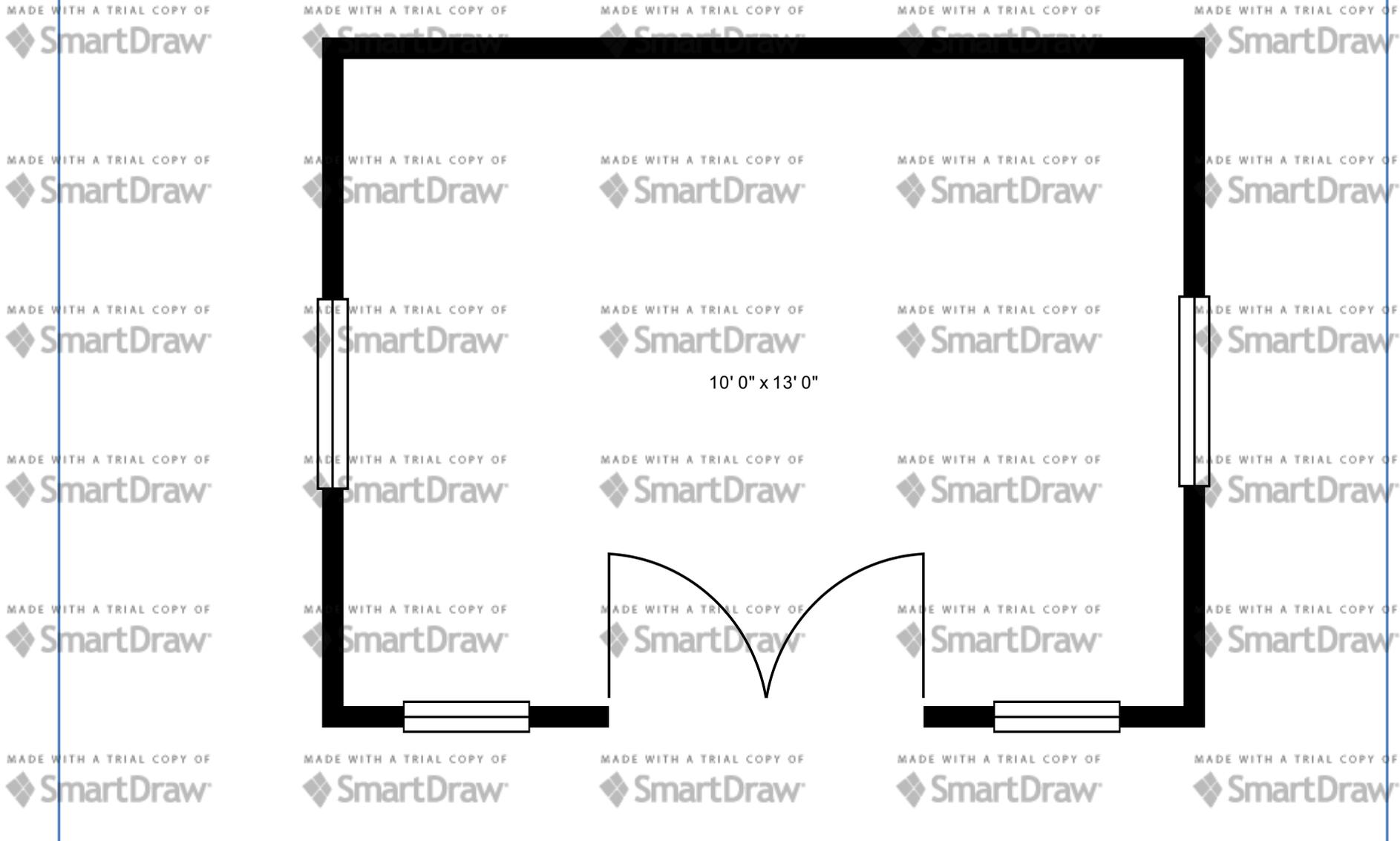
PROPERTY DATA  
 PARCEL: #08314012200  
 ADDRESS: 1611 FATHERLAND STREET, NASHVILLE, TN 37206  
 DESCRIPTION: LOT 67 LINDSLEY SUB. CHADWELL  
 ACRE: .18, LOT AREA (50'x160')  
 ZONING: R6 (ONE AND TWO FAMILY- 6,000 SF LOT)  
 EXISTING HOUSE FOOTPRINT: 2,294 SF

**SITE PLAN**  
**HERCEG RESIDENCE**  
 1611 FATHERLAND STREET  
 NASHVILLE TN 37206

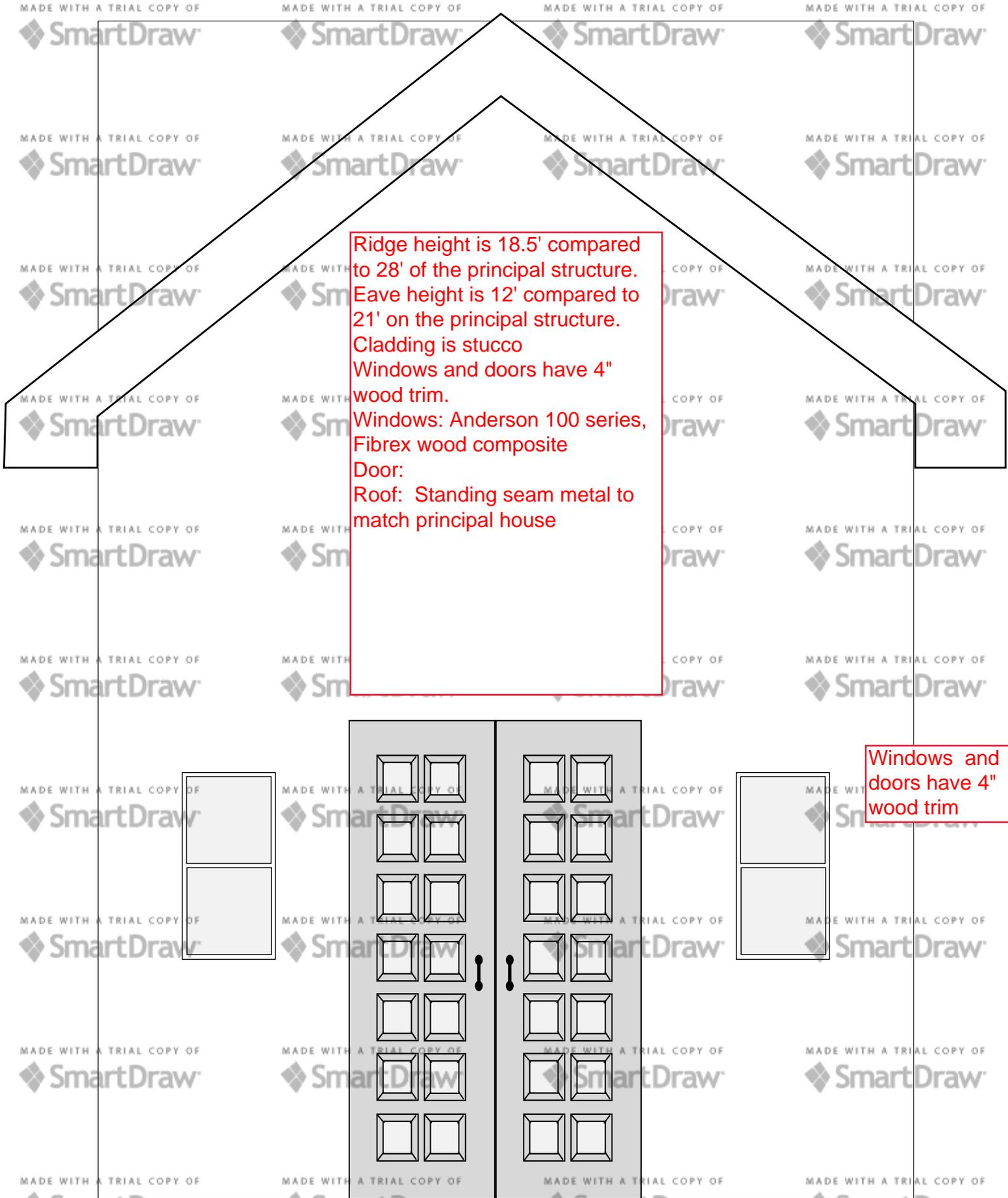
■ SITE PLAN- EXISTING

PROJECT NO.	■ 2011-02
DATE	■ 04.26.17
SCALE	■ 1"=20'-0"

A1.1



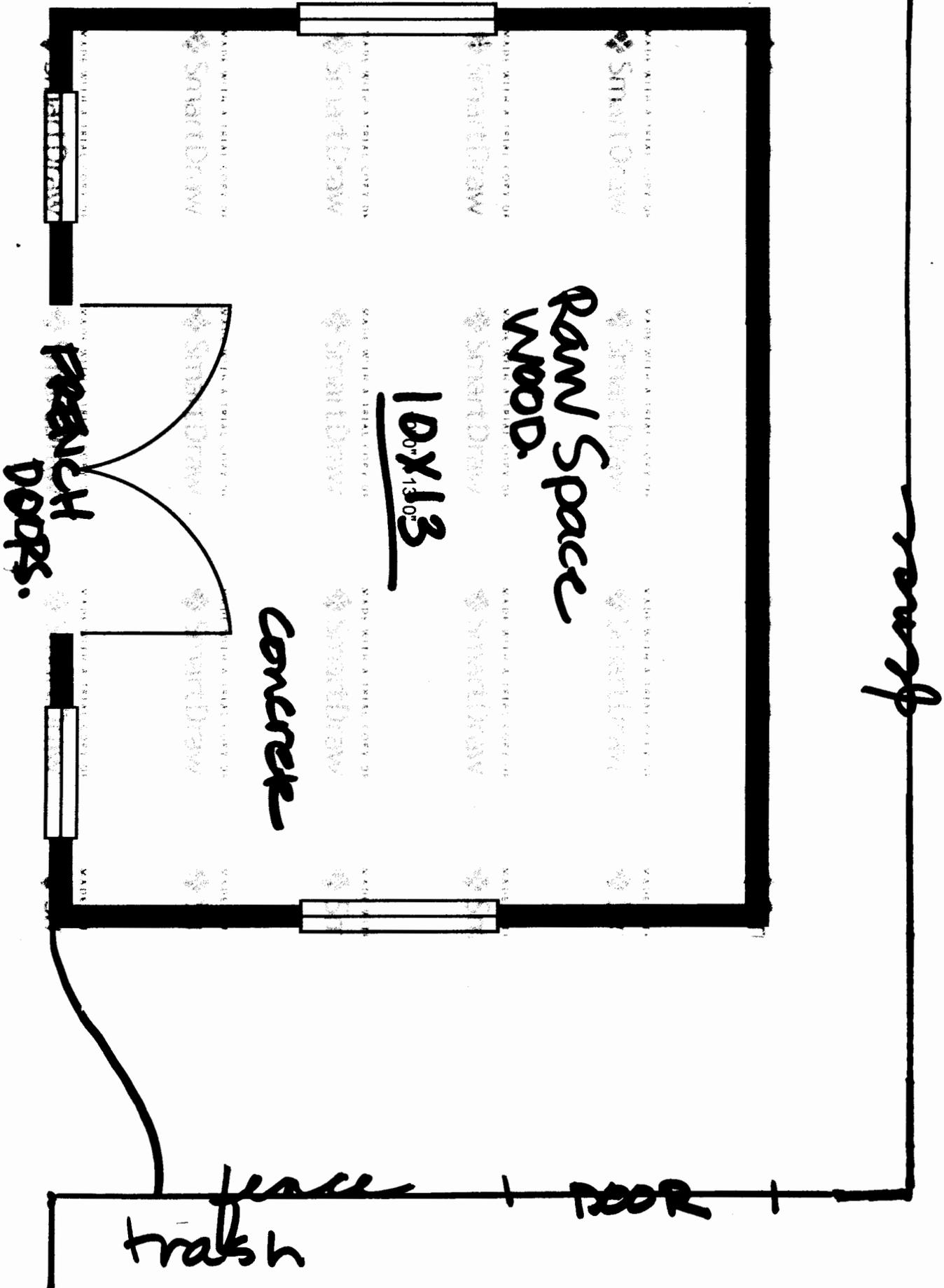
Site: <b>1611 Fatherland St.</b>	Drawing:	Project: <b>shed</b>	Drawn: <b>Anna</b>	Notes:  <b>Anna &amp; Erwin Herceg 1611 Fatherland Street, Nashville, TN 37206 615-428-9763</b>
<b>Backyard shed</b>	Scale: <b>1/2":1'0"</b>	Date: <b>04/13/2017</b>		



Ridge height is 18.5' compared to 28' of the principal structure.  
Eave height is 12' compared to 21' on the principal structure.  
Cladding is stucco  
Windows and doors have 4" wood trim.  
Windows: Anderson 100 series,  
Fibrex wood composite  
Door:  
Roof: Standing seam metal to match principal house

Windows and doors have 4" wood trim

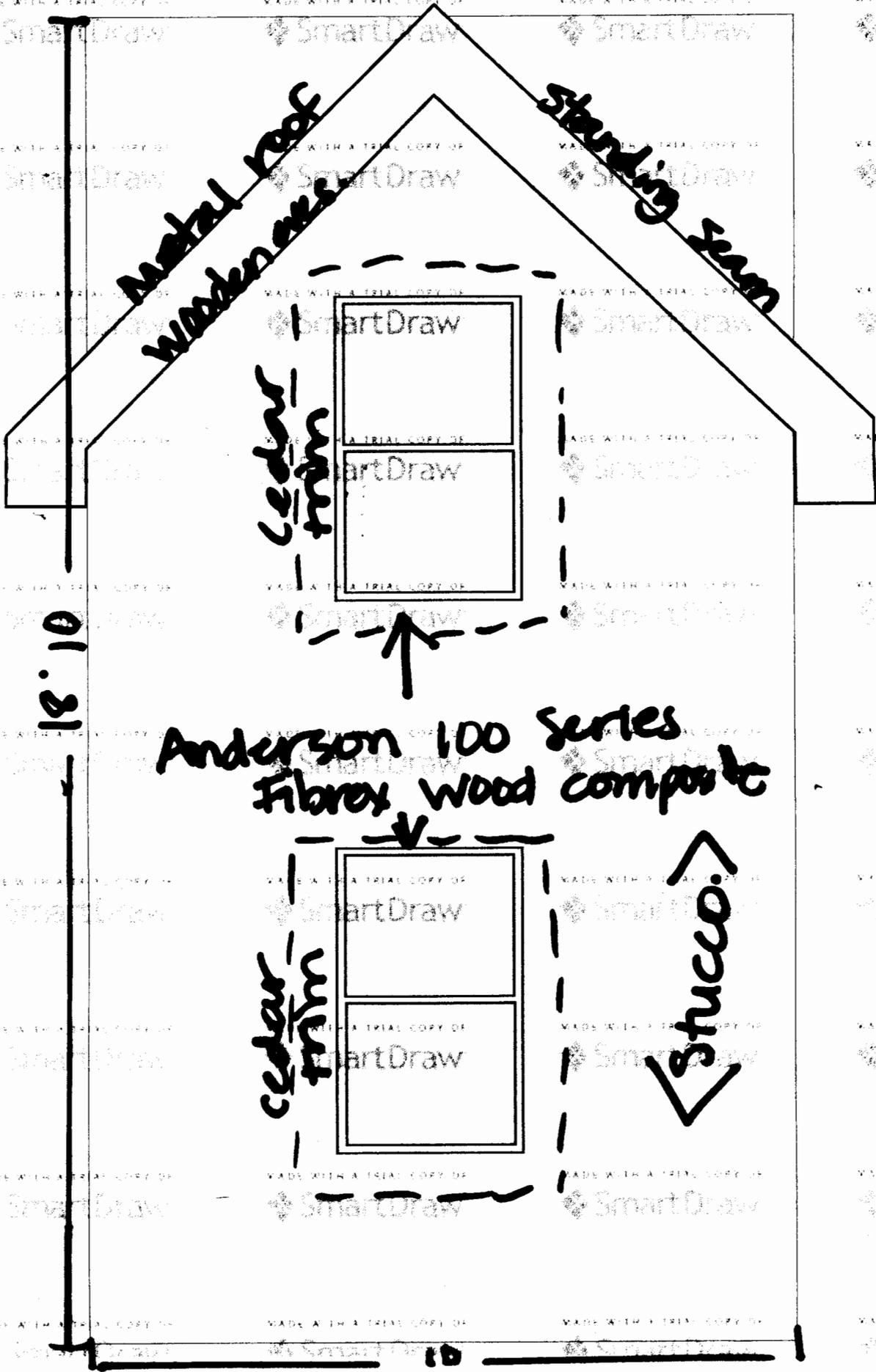
Scale: 1/2" = 1'



ALLEY

1/2 to 1 scale -

view - facing house



1/2 to 1 sale

facing neighbors.

Metal roof.

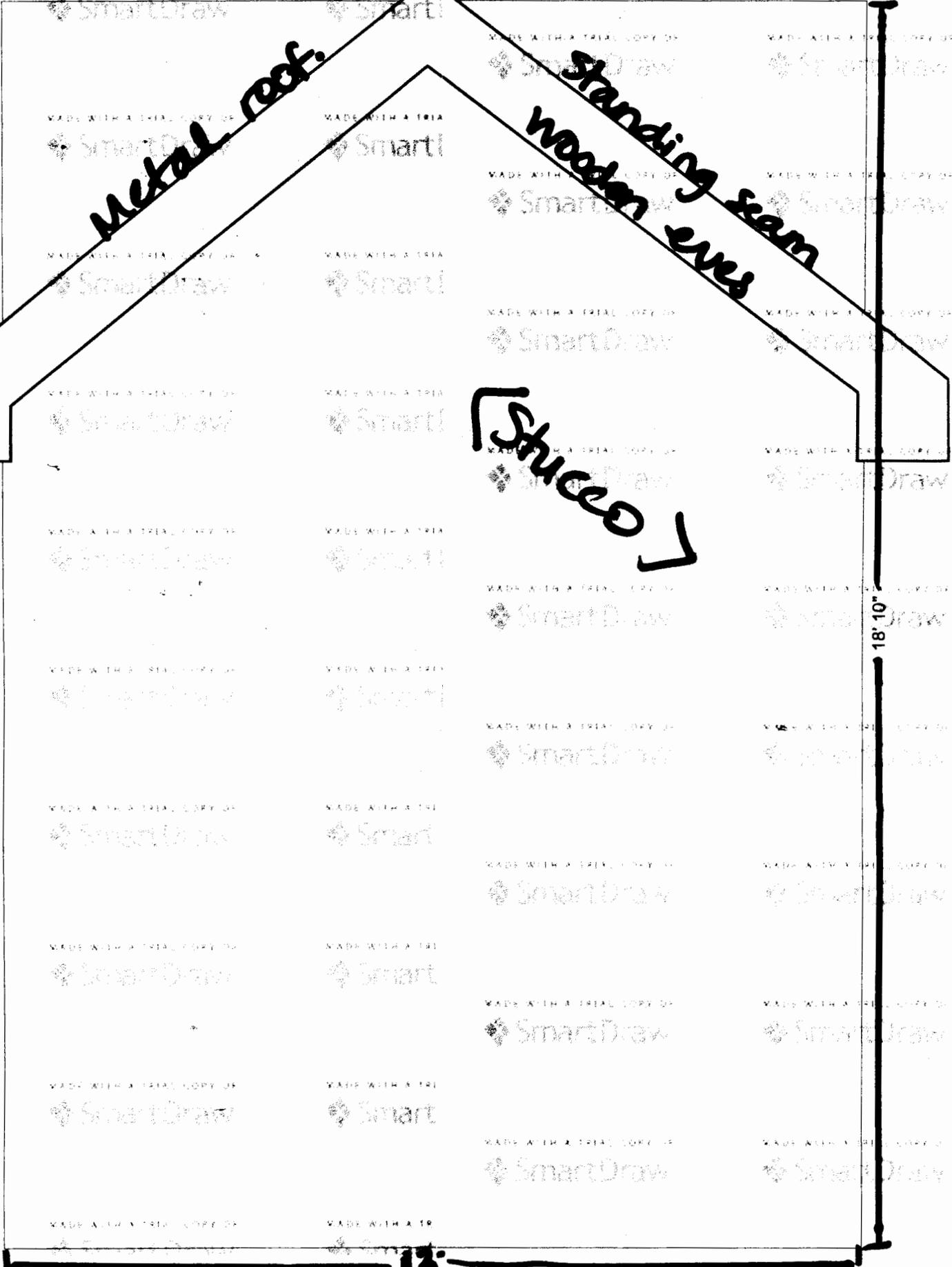
Standing seam  
wooden eaves

Sheds

18' 10"

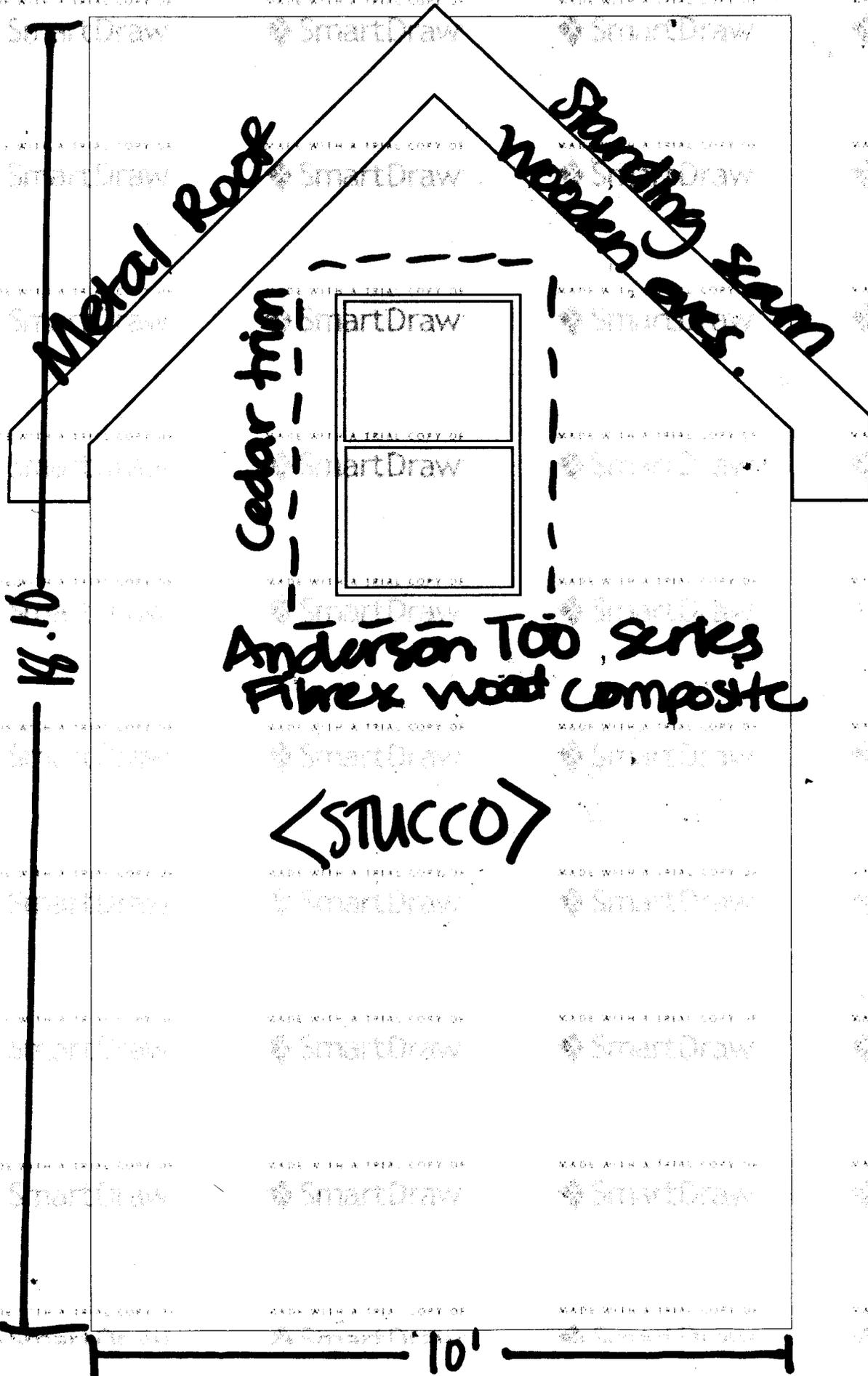
13'

JW



1/2 to 1 Scale

view: facing alley



14.10

Metal Roof

Standing Seam

Cedar trim

Anderson TOO Series  
Fibrex wood composite

<STUCCO>

10'