

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION
1010 Lawrence Avenue
August 16, 2017

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: New construction – outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 11801019600
Applicant: Holly W. Coleman, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

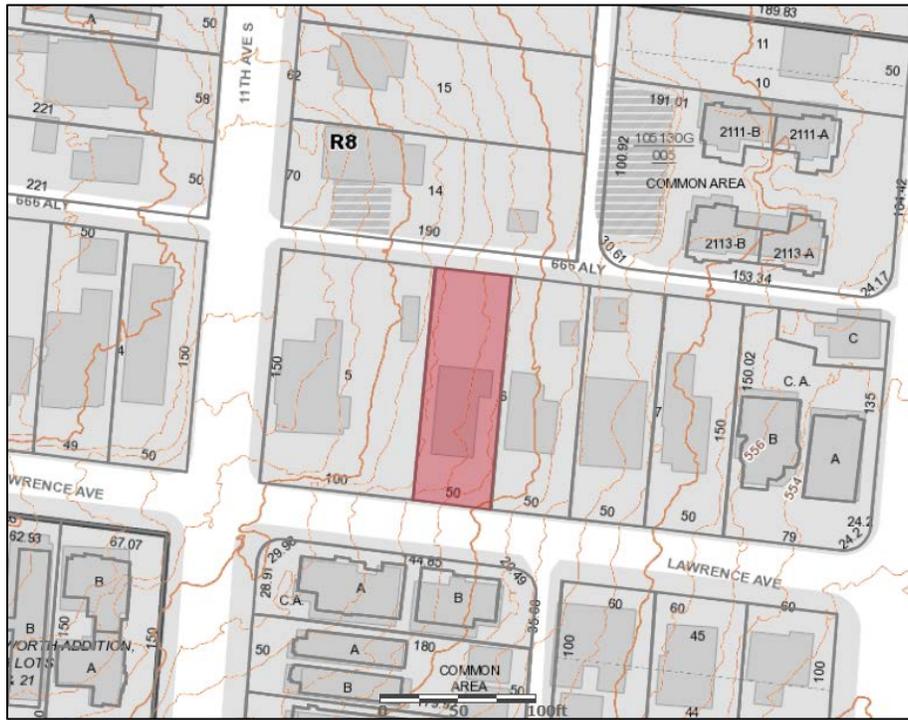
Description of Project: The applicant proposes a revision to a proposal to construct an outbuilding that was approved by the MHZC in June 2017. The outbuilding will be located eleven feet (11') from the back of the house. The design of the building is otherwise identical to what was approved.

Recommendation Summary: Staff recommends approval of the project with the condition that Staff shall approve the window and door selections prior to purchase and installation. With that condition, staff finds that the project meets the applicable sections of the *Waverly Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

This recommendation is for the design of the building based on the proposed use, which does not include a Detached Accessory Dwelling Unit.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. 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

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
- c. *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.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.

- e. 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.
6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
- a. 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.
 - b. 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.
 - c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- d. *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.*
- e. *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.*
- f. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- g. *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.

- h. *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.*
- i. *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. *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 1010 Lawrence Avenue is a one-story Folk Victorian house with a front gabled roof with side-gabled projections on the left and right. The house appears on the 1914 Sanborn map, and is considered to be contributing to the historic neighborhood because of its age and architectural character. An original side porch on the house has been enclosed, but the form is otherwise intact.



A rear addition and outbuilding were approved by the MHZC in June 2017. The outbuilding was to be located eighteen feet (18') behind the house, but a recently completed survey shows the lot to be seven feet (7') shallower than previously believed.

Analysis and Findings: The applicant proposes to construct a new outbuilding located eleven feet (11') from the rear of the house. The proposed outbuilding will be open on three sides, with a garage door on the alley facing elevation.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	11'
Rear setback	10'	5'
L side setback	3'	5'
R side setback	3'	20'
How is the building accessed?	From the alley or existing curb cut	From the alley at the rear

The standard minimum setback for the façade of an outbuilding with a garage door facing an alley is ten feet (10'), however the proposed outbuilding would be located only five feet (5') from the rear of the property. The outbuilding will be only eleven feet (11') from the rear of the principal building, shorter than the twenty foot (20') requirement in the design guidelines. Staff finds the location to be appropriate because the building will be in the location of outbuildings historically. Additionally, the historic house is relatively narrow and deep and the recently approved addition is narrower than the historic house, whereas the conditions of the lot may have warranted an addition to be wider. Together this results in leaving a shallow back yard for an outbuilding on the one hundred, fifty foot (150') deep lot. Staff finds the proposed outbuilding location is in keeping with the typical location of buildings historically and the separation is appropriate because the historic house is so deep, and therefore the project meets sections III.H.6 and III.H.7 of the design guidelines. The building will not be used as a Detached Accessory Dwelling Unit.

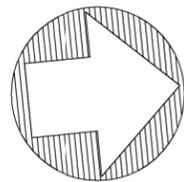
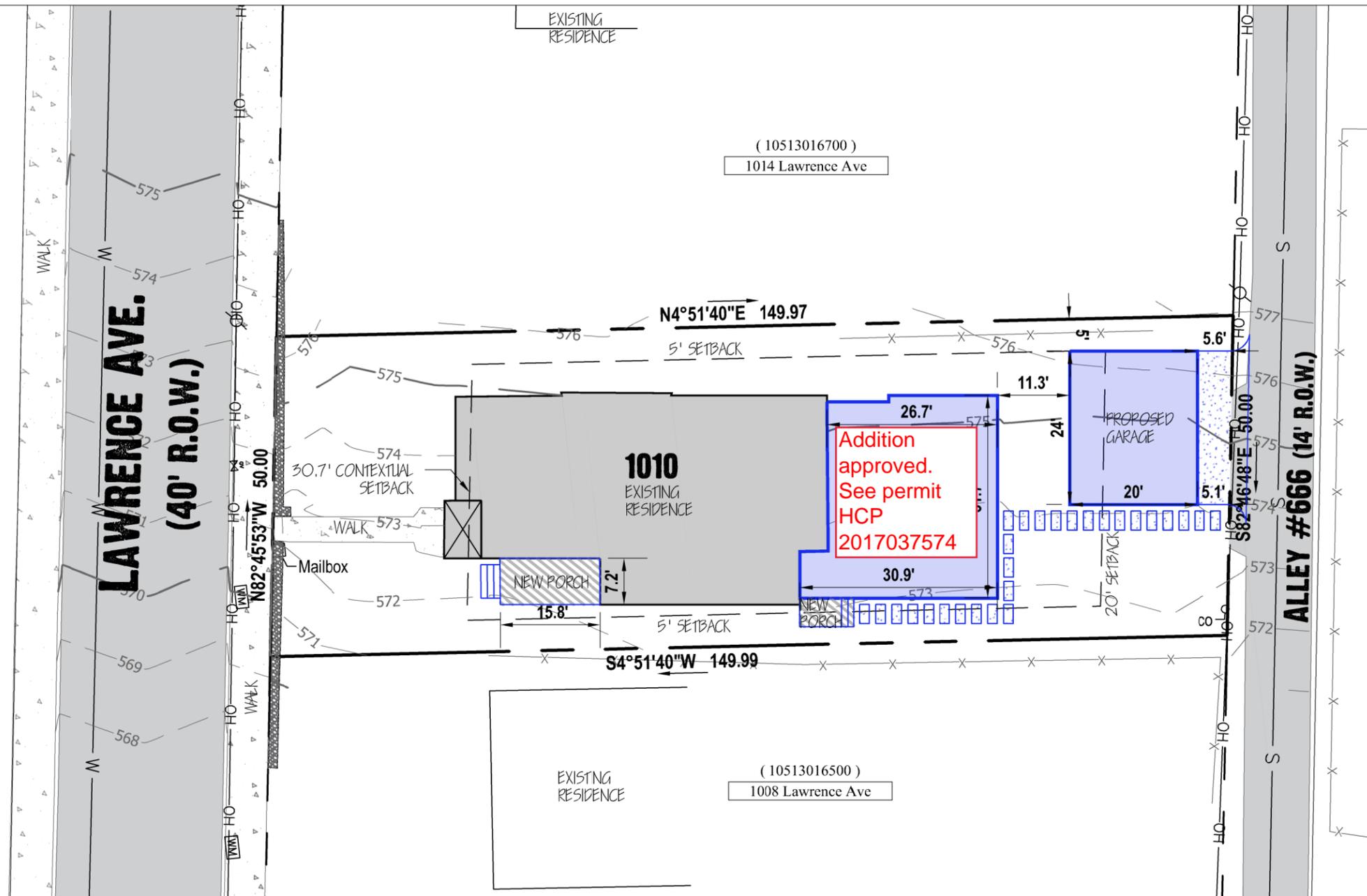
Apart from the distance between the house and the outbuilding, the design of the proposal will otherwise be identical to the outbuilding that was approved in June 2017. The building was found to meet the design guidelines for scale, roof, and materials with the condition that the windows and door selections are administratively approved.

Recommendation: Staff recommends approval of the project with the condition that Staff shall approve the window and door selections prior to purchase and installation. With that condition, staff finds that the project meets the applicable sections of the *Waverly Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

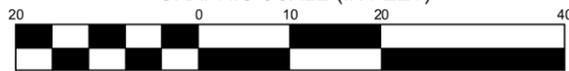
This recommendation is for the design of the building based on the proposed use, which does not include a Detached Accessory Dwelling Unit.



1010 Lawrence Avenue, rear viewed from the alley. The proposed outbuilding will be accessed from the alley via the existing driveway shown.



GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.



1711 Hayes Street
Nashville, TN 37203
clintelliotsurvey.com
(615) 490-3236



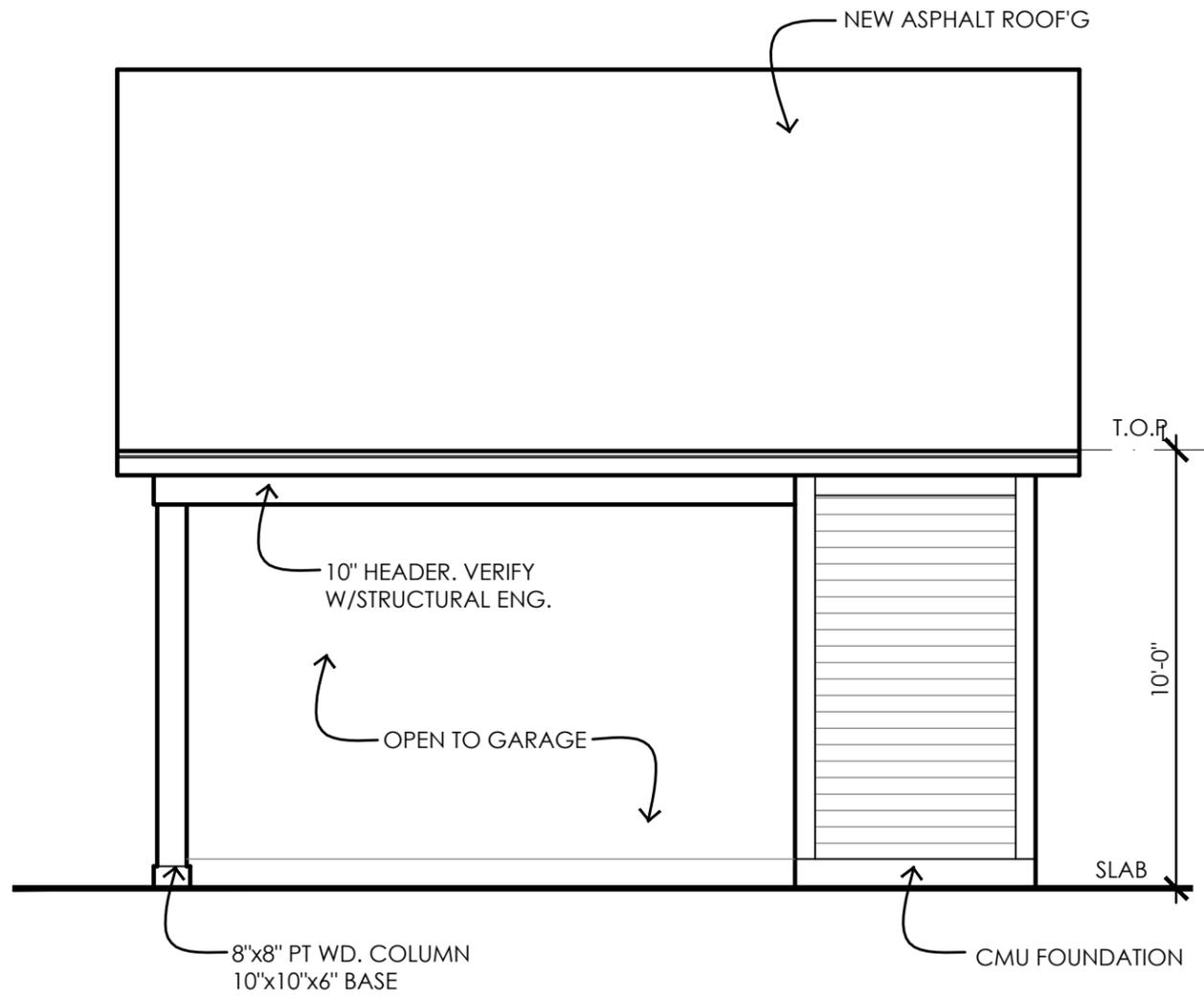
Site Plan

1010 Lawrence Avenue

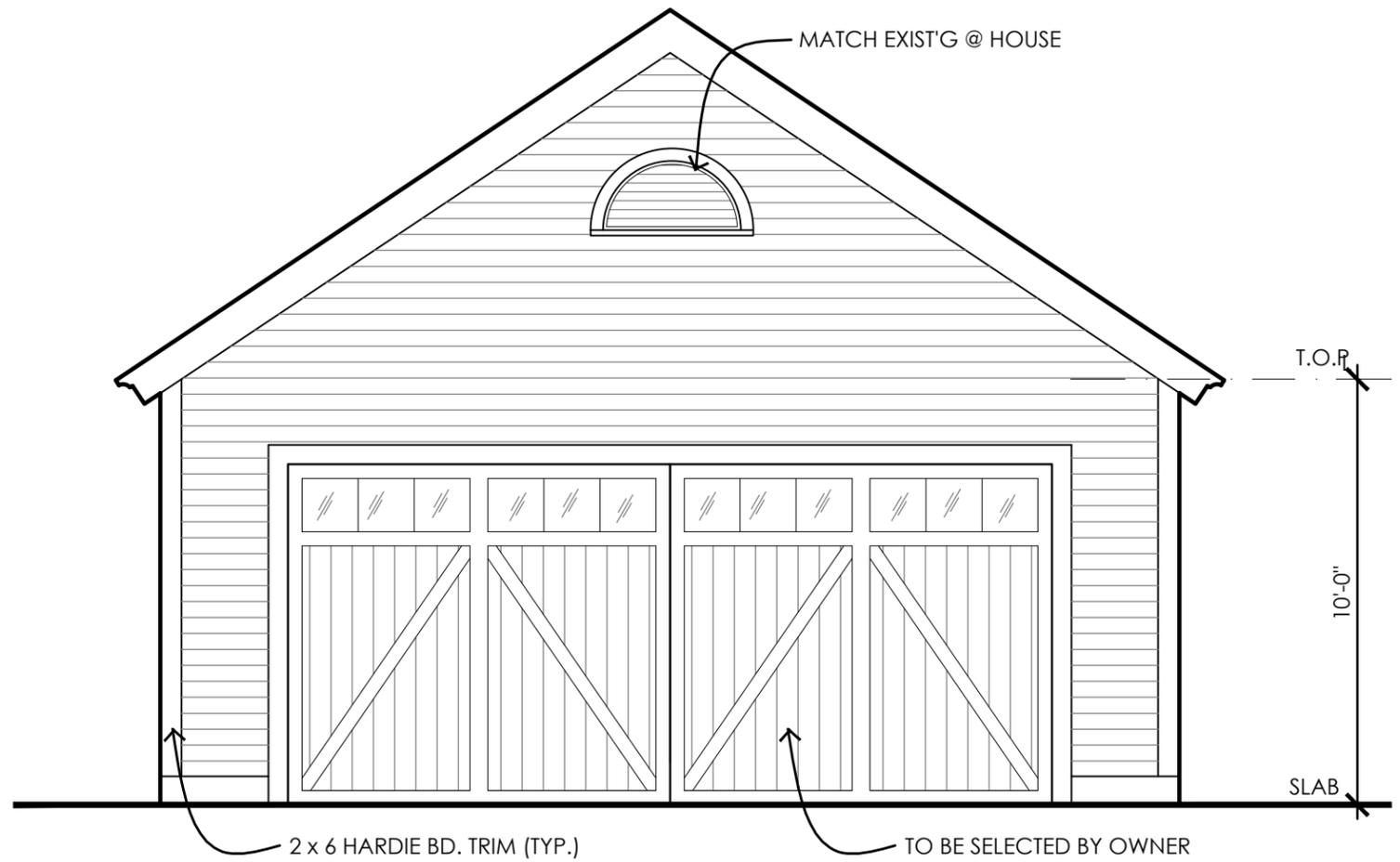
Nashville, Davidson County, Tennessee

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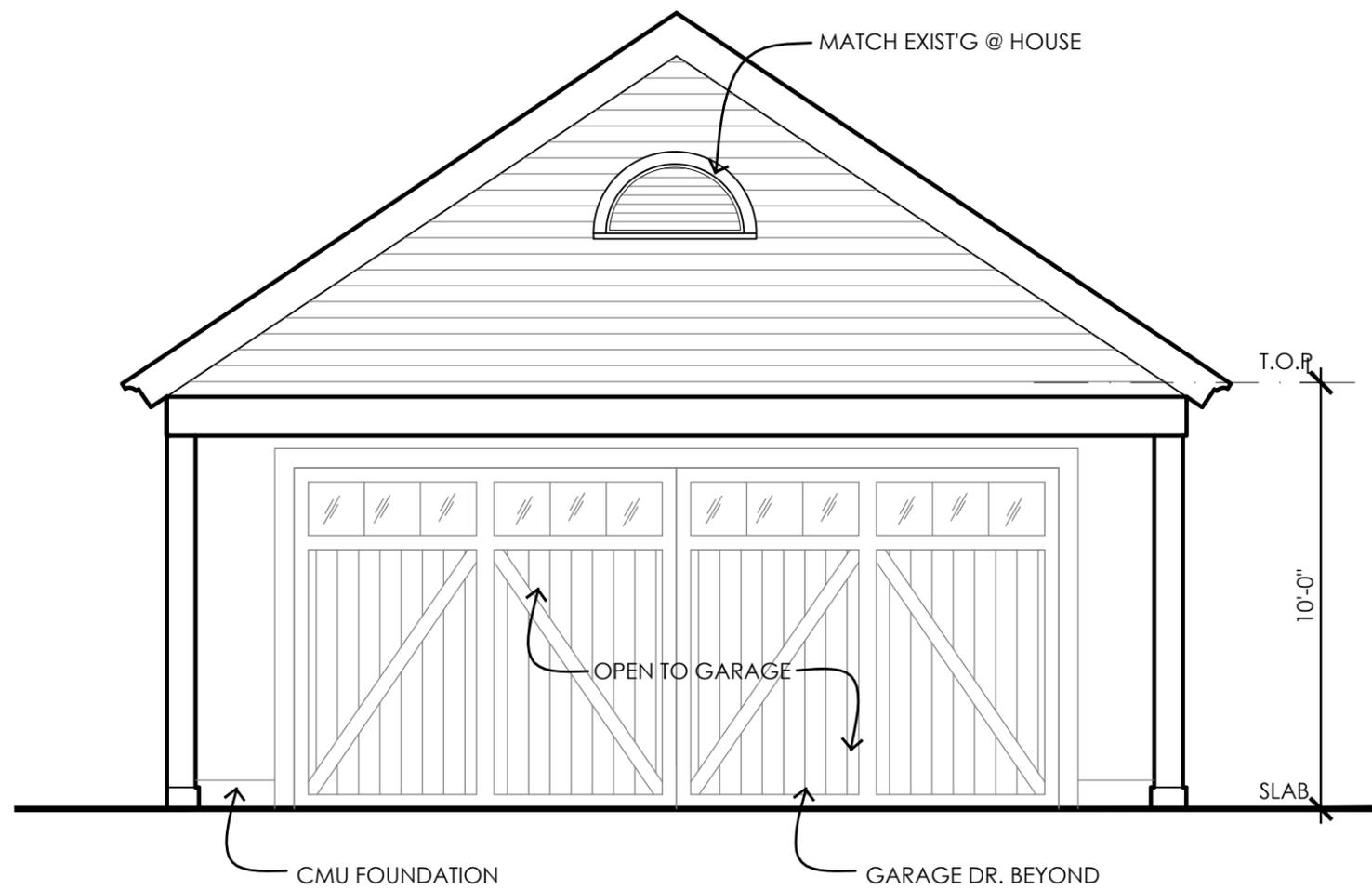
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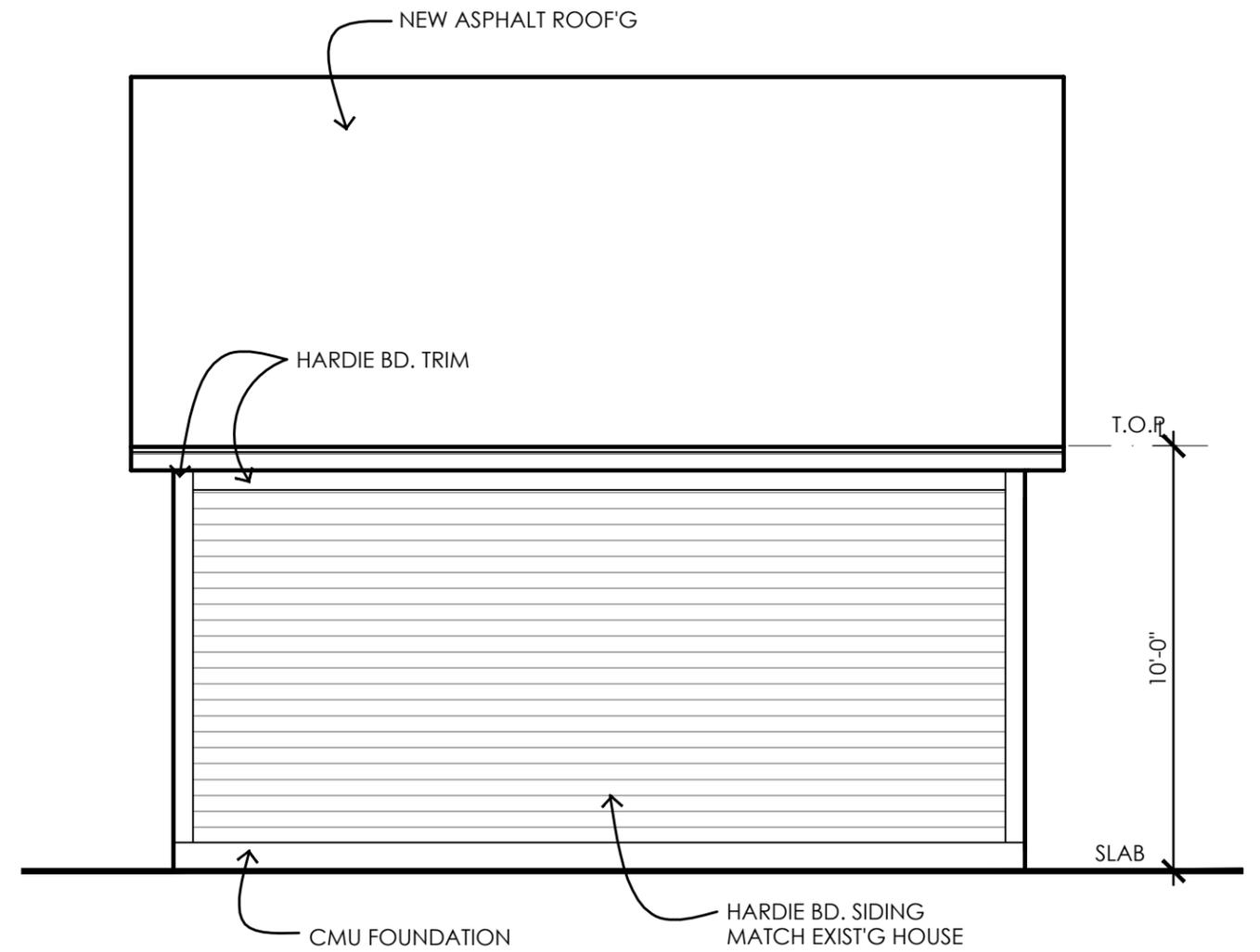
B LEFT ELEVATION AT GARAGE
 SCALE: 1/4" = 1'-0"



A FRONT ELEVATION AT GARAGE
 SCALE: 1/4" = 1'-0"



D LEFT ELEVATION AT GARAGE
 SCALE: 1/4" = 1'-0"



C FRONT ELEVATION AT GARAGE
 SCALE: 1/4" = 1'-0"

