

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
1426 Roberts Avenue
August 16, 2017

Application: New construction – outbuilding; Setback determination
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 083 02 0 101.00
Applicant: Merrilyn Gatlin
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant is proposing to construct a new outbuilding at the rear of the lot, requesting a setback determination for the rear setback, from ten feet (10') to eight feet (8').

Recommendation Summary: Staff recommends approval of the proposed outbuilding and rear setback with the conditions:

1. The overall height from grade is reduced to be twenty-five feet (25') from grade;
2. The large garage door is separated into two smaller garage doors;
3. Window sets have a four to six inch (4"-6") mullion between them;
4. Windows are installed with a nominal four inch (4") casing instead of brick mold;
5. Staff approve windows, doors, garage doors, and roofing color.

Meeting these conditions, Staff finds that the proposal meets section II.B.h of the design guidelines for outbuildings in the Eastwood 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.

Attachments
A: Photograph
B: Site Plan
C: Elevations

Applicable Design Guidelines:

II.B. GUIDELINES

h. Outbuildings

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

Background: 1426 Roberts Avenue is a one-and-a half story bungalow, constructed circa 1930. It is a contributing building in the Eastwood district.



Figure 1. 1426 Roberts Avenue

Analysis and Findings: The applicant is proposing to construct a new outbuilding with a garage in the first story and studio space upstairs; it is not proposed to be a detached accessory dwelling unit (DADU).

Site Planning & Setbacks: The outbuilding will be at the rear of the lot, with a rear setback of eight feet (8') and side setbacks of three feet (3') and nineteen feet (19') from the left and right sides, respectively. It will be separated from the house by approximately fifty-four feet (54'). The outbuilding will have a footprint of seven hundred square feet (700 sq. ft.), therefore Code requires a rear setback of ten feet (10').

	Minimum	Proposed
Rear Setback	10'	8'
Right Side Setback	3'	19'
Left Side Setback	3'	3'
Distance between principal building & outbuilding	20'	54'

Historically, outbuildings have been located close to the rear property line. Additionally there are existing outbuildings near the rear property line of this block. Staff recommends approval of the reduced rear setback, finding that the proposed location meets Section II.B.h.2.

Scale: The proposed outbuilding will be one and a half stories and have a footprint of seven hundred square feet (700 sq. ft.), which is subordinate to the historic structure. The ridge height is drawn at greater than twenty-five feet (25') from grade, which is taller than permitted. Staff therefore recommends that the ridge height be reduced to remain no taller than twenty-five feet (25') above grade.

The eave height will be nine feet, eight inches (9' 8"). These heights are subordinate to the corresponding heights of the house which are twenty-three feet (23') and twelve feet (12') respectively and below the maximum allowance of ten feet (10').

Massing Planning:

	Potential maximums (heights to be measured from grade)	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
Ridge Height	25'	26'	25'
Eave Height	10'	12'	9'8"

With the condition that the overall height is revised to be twenty-five feet (25') from grade, Staff finds that the proposed new outbuilding will meet Section II.B.h.1 for height and scale.

Roof Shape & Elements:

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

The outbuilding has a dormer on each roof plane. The dormers are approximately half the width of the roof surface, and they are set back two feet (2') from the wall below them. Staff finds that the proposed outbuilding meets Section II.b.h.1 for the roof shape and elements.

Materials: The materials have all been approved by the Commission in the past, and include fiber-cement panel siding with a five-inch (5") reveal. It will be built on a concrete slab. The roof will be asphalt shingles. Windows and doors were not specified, and Staff recommends having approval of those materials. The garage door is one large door. As this is on a façade facing the rear street, Staff finds that it would be more compatible with the design guidelines for the building to have two smaller garage doors instead. The windows are drawn with brick mold instead of traditional casings; as this is not appropriate on a lap-sided structure, Staff recommends that the windows be installed with a nominal four inch (4") trim instead of brick mold. Additionally, the window sets are drawn with siding or butt-joined; therefore Staff recommends that the windows have a four-to-six inch (4"-6") mullion between them.

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
Foundation	Concrete slab	Natural color	Yes	No
Cladding	Cement-fiber	Smooth with 5" reveal	Yes	No
Roofing	Architectural Asphalt shingle	Unknown	Yes	Yes
Trim	Wood	Smooth	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Pedestrian Door	Not indicated	Unknown	Unknown	Yes
Garage Door	Not indicated	Unknown	Unknown	Yes

With the conditions that the windows are revised with four inch (4") casings, that the window sets have a four to six inch (4"-6") mullion between them, that the garage door is

revised to be two separate doors, and that Staff have approval of windows, doors and garage doors, Staff finds that the materials will meet Section II.B.h.1.

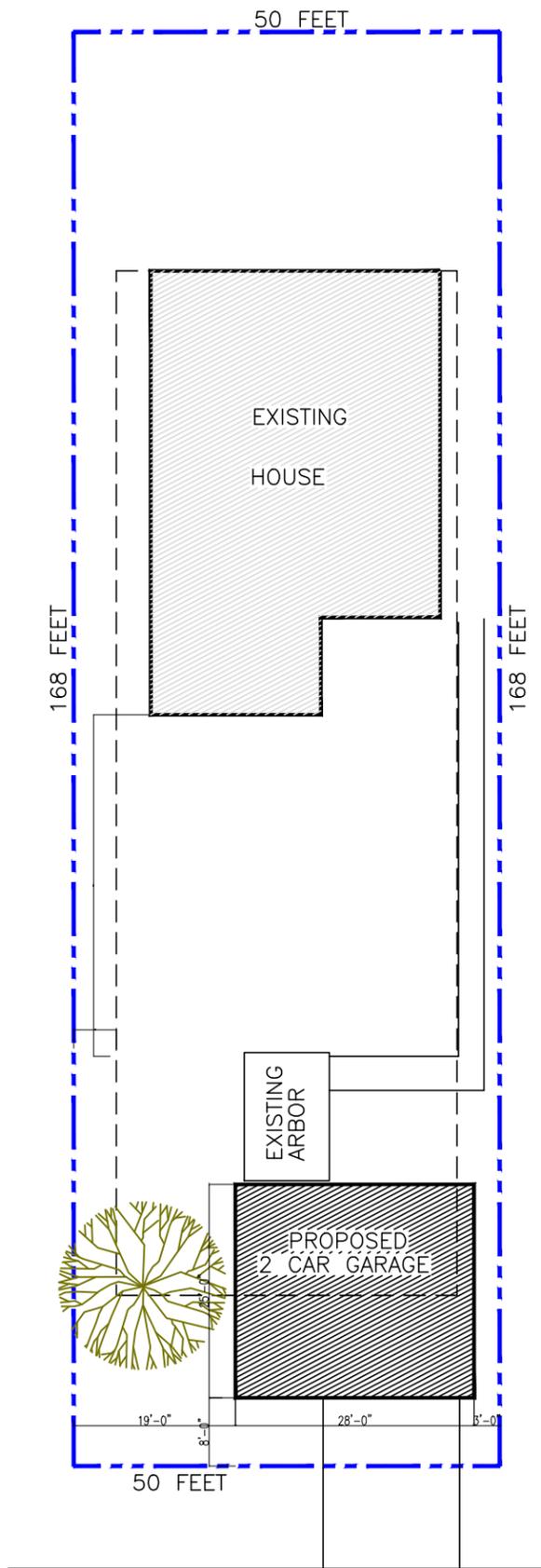
Recommendation: Staff recommends approval of the proposed outbuilding with the conditions:

1. The overall height is reduced to be twenty-five feet (25') from grade;
2. The large garage door is separated into two smaller garage doors;
3. Window sets have a four to six inch (4"-6") mullion between them;
4. Windows are installed with a nominal four inch (4") casing instead of brick mold;
5. Staff approve windows, doors, garage doors, and roofing color.

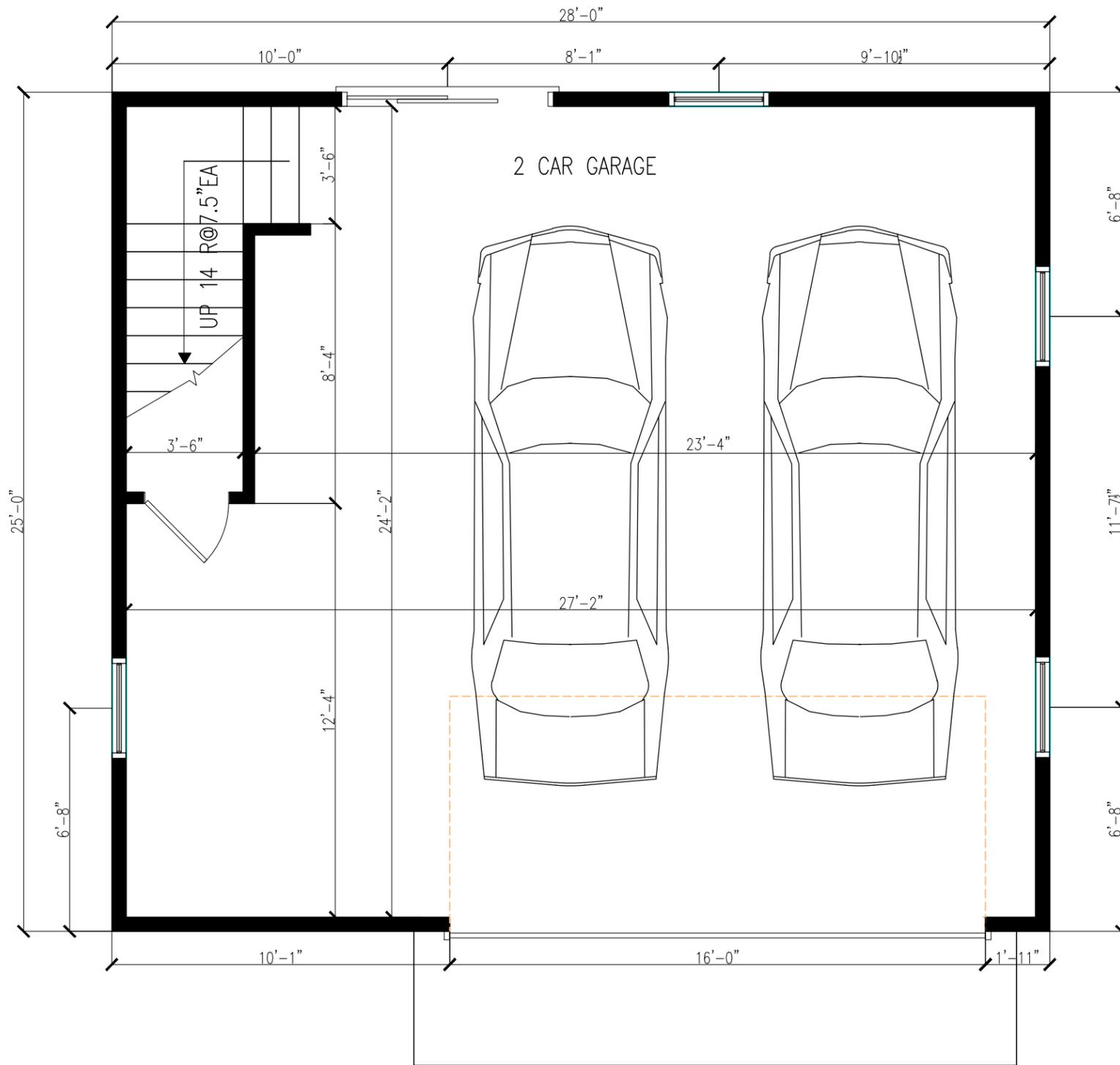
Meeting these conditions, Staff finds that the proposal meets section II.B.h of the design guidelines for outbuildings in the Eastwood Neighborhood Conservation Zoning Overlay.

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.

ROBERTS AVENUE



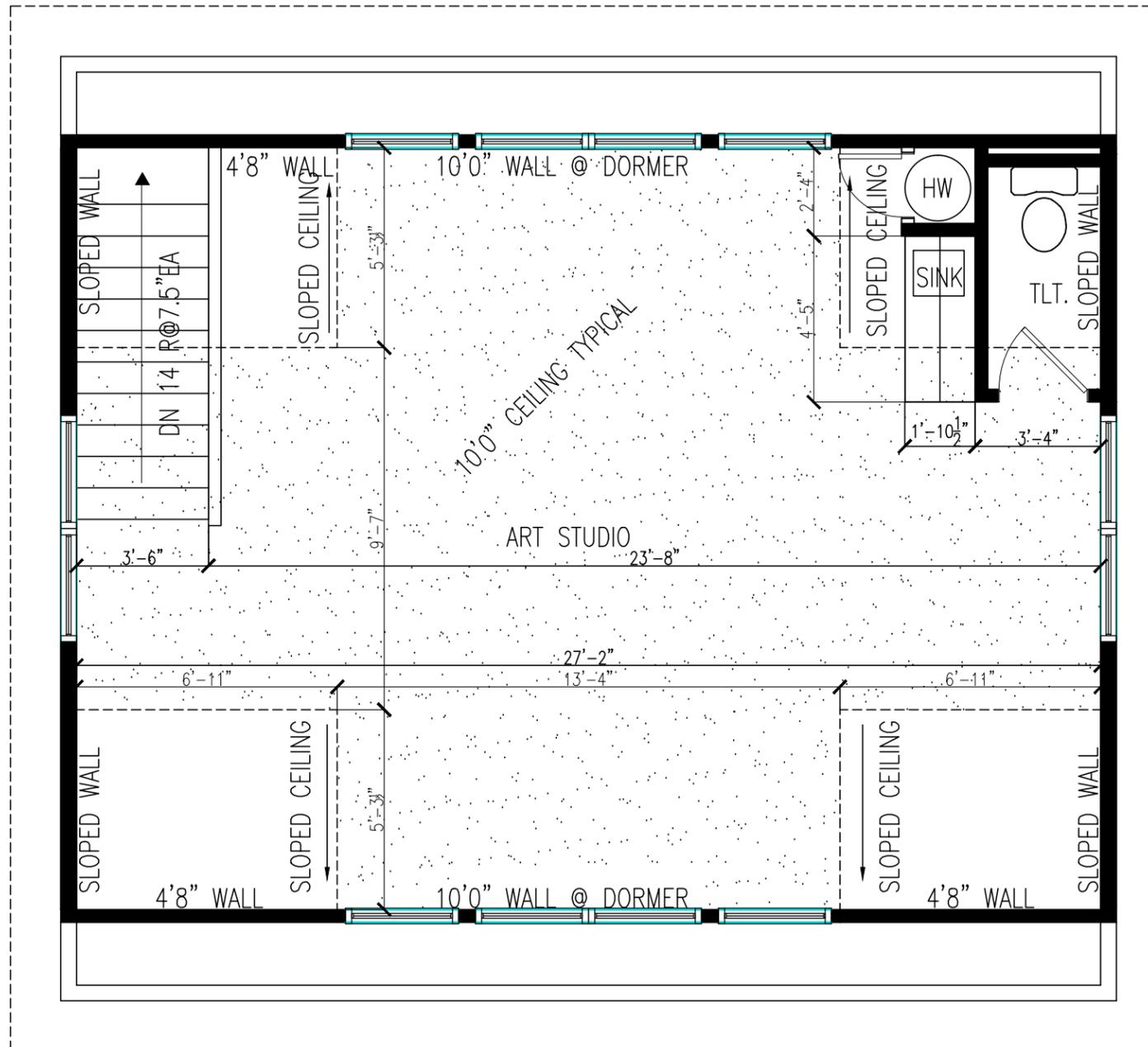
SHARPE AVENUE
PLOT PLAN 1" = 20'-0"



GARAGE FLOOR PLAN 1/4" = 1'-0"

MERRILYN GATLIN RESIDENCE
1426 ROBERTS AVENUE
Nashville, TN 37206

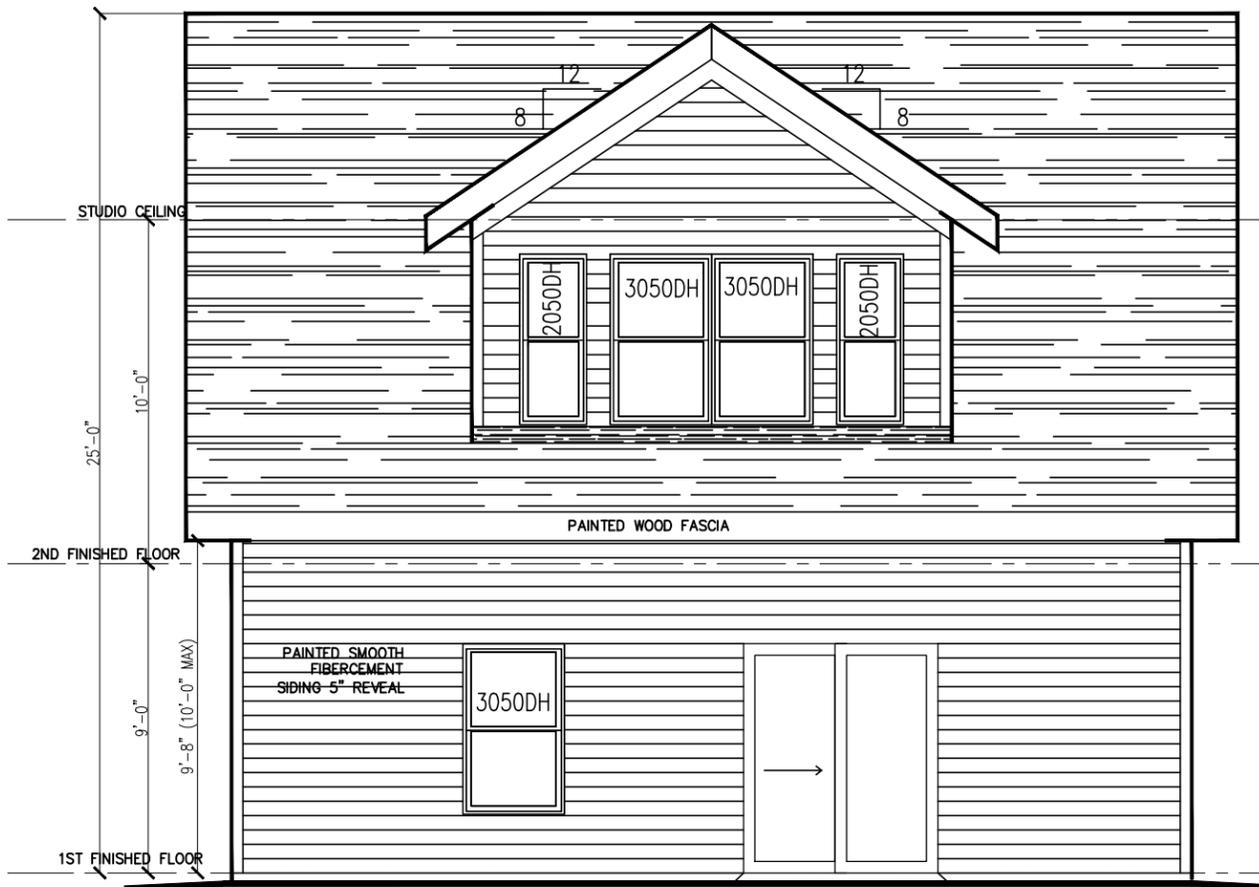
Area Schedule	
Level	Gross Area
Garage Floor	700 GSF
Studio Floor	543 GSF
Grand total	1,243 GSF



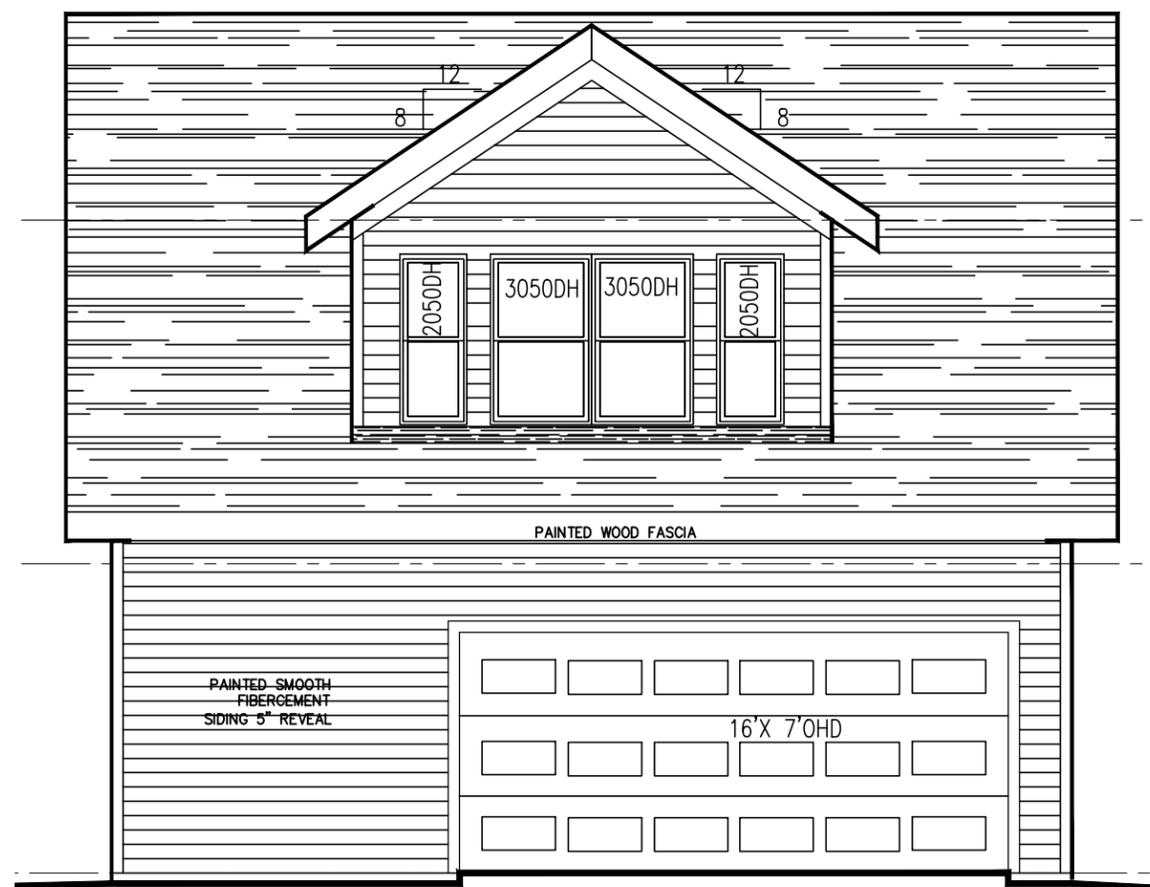
MERRILYN GATLIN RESIDENCE
 1426 ROBERTS AVENUE
 Nashville, TN 37206

STUDIO FLOOR PLAN 1/4" = 1'-0"

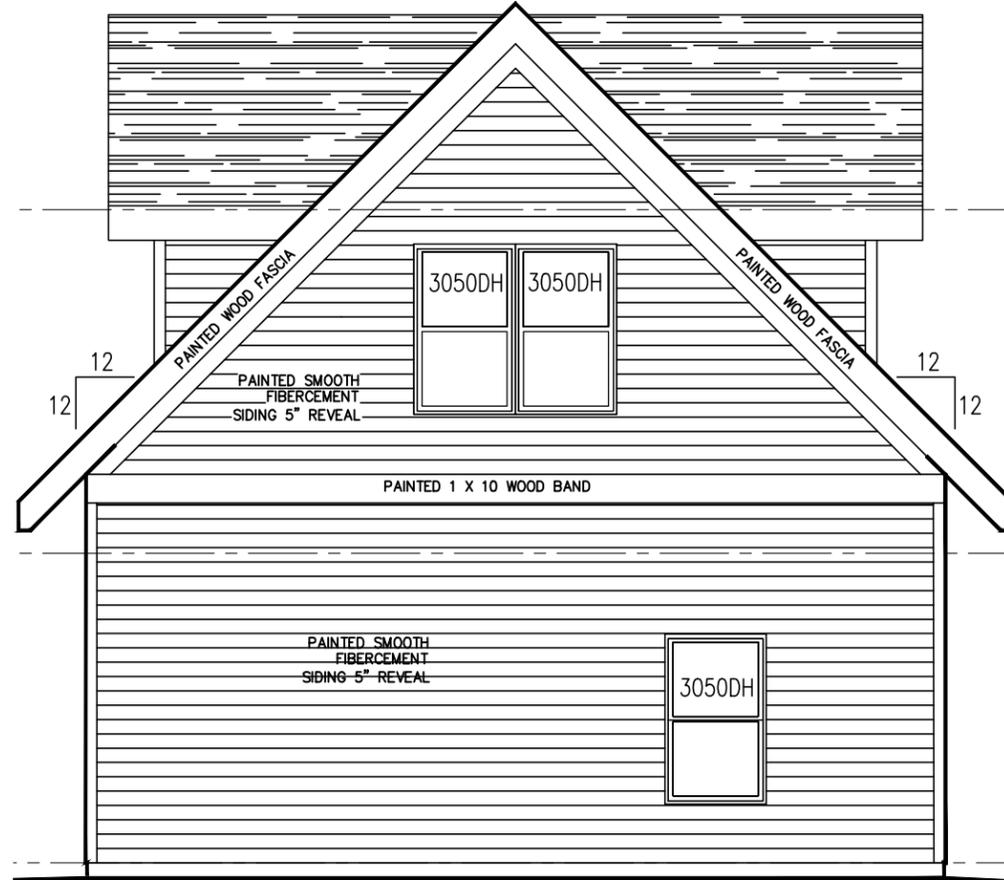
Area Schedule	
Level	Gross Area
Garage Floor	700 GSF
Studio Floor	543 GSF
Grand total	1,243 GSF



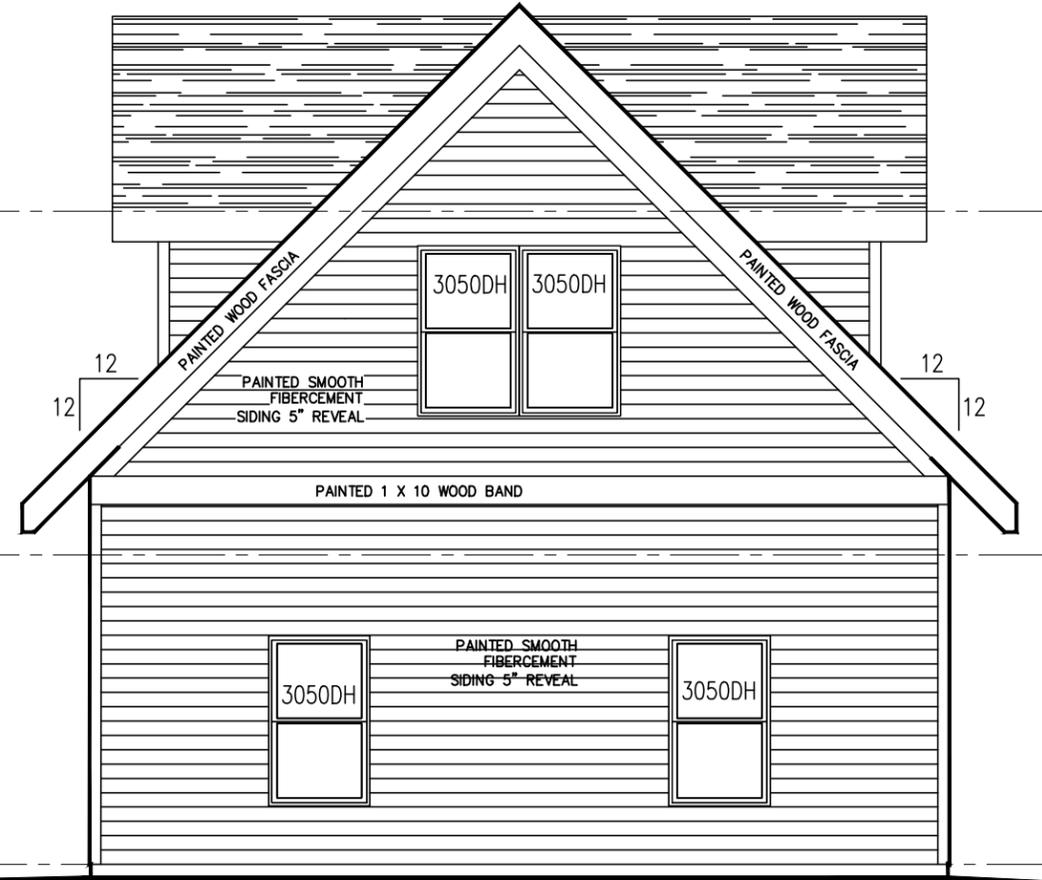
NORTH ELEVATION



SOUTH ELEVATION



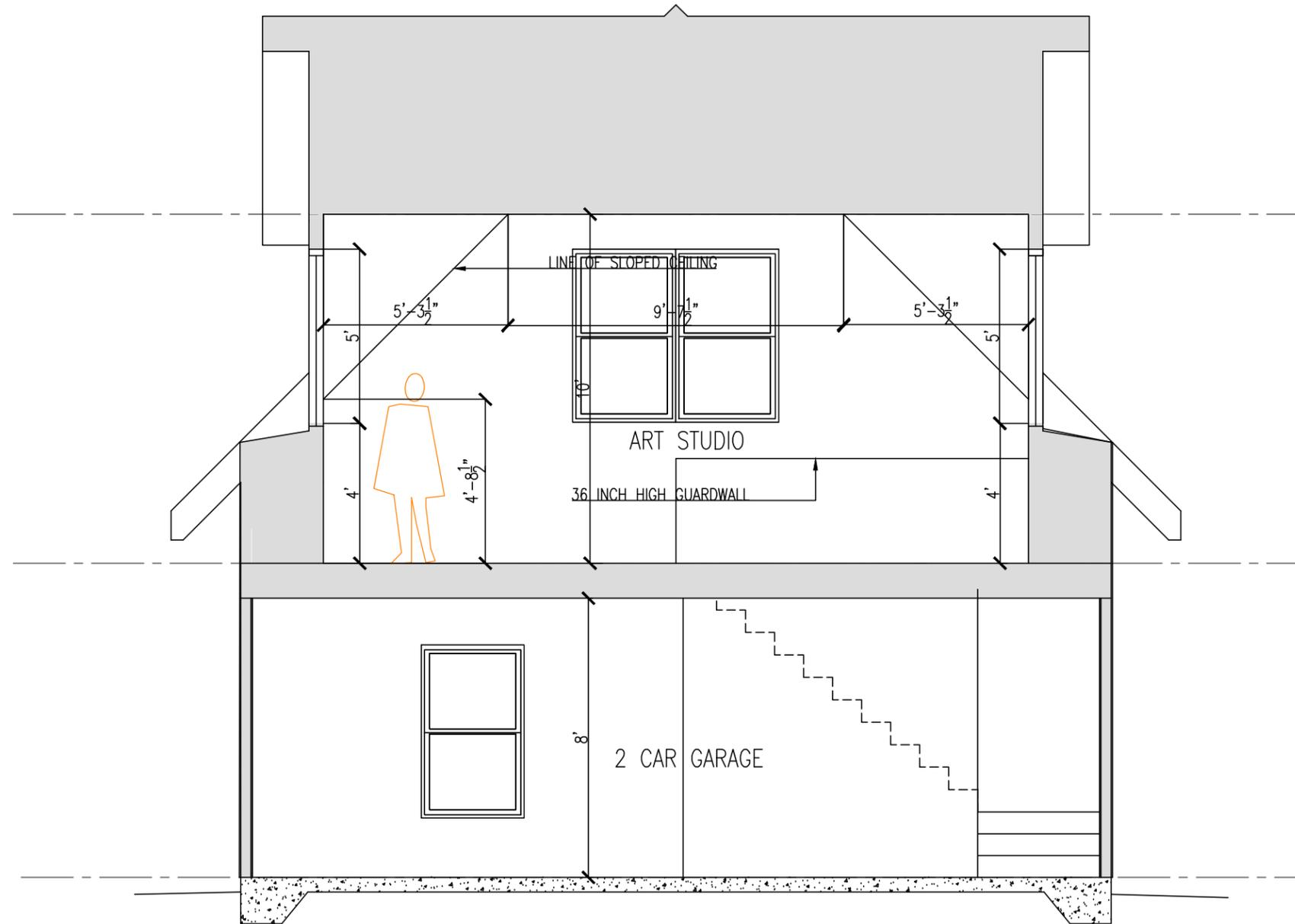
WEST ELEVATION



EAST ELEVATION

3/8" = 1'-0"

MERRILYN GATLIN RESIDENCE
 1426 ROBERTS AVENUE
 Nashville, TN 37206



SECTION FACING WEST 1/4" = 1'-0"

MERRILIN GATLYN RESIDENCE
1426 ROBERTS AVENUE
Nashville, TN 37206