

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

1104 Ordway Place

February 21, 2018

Application: New construction—outbuilding/detached accessory dwelling unit; Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08309004100

Applicant: Craig Kennedy, Bootstrap Architecture & Construction

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: Application is for a second-story addition and alteration of an existing outbuilding to create a detached accessory dwelling unit (DADU). The outbuilding's location does not meet base setback requirements.

Recommendation Summary: Staff recommends disapproval of the detached accessory dwelling unit, finding that it fails to meet Section II.B.8 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Design Guidelines* and Ordinance 17.16.030.G. for setbacks.

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.

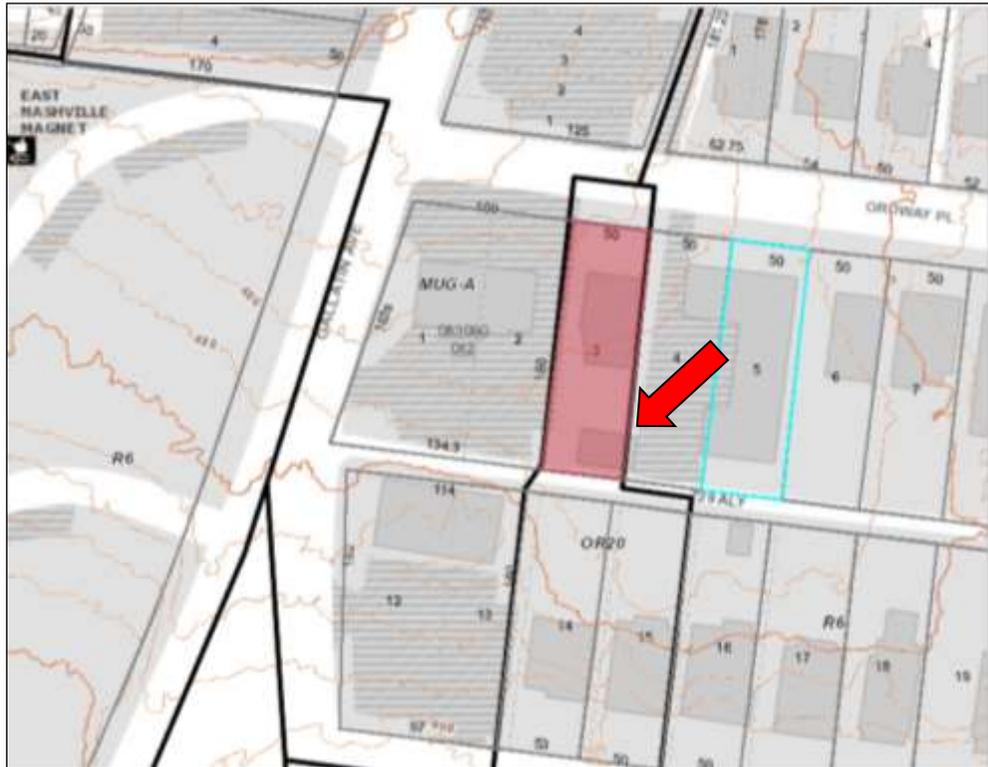
Attachments

A: Site Plan

B: Elevations

C: Photographs

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

17.16.030. G. Standards for Accessory Dwelling Units:

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

1. Applicability.
 - a. While the following conditions listed below apply to a detached accessory dwelling they do not counter-act or over-ride the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.
 - b. No accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling on the lot.
2. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.
3. Ownership.
 - a. No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.
 - b. The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.
 - c. The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for accessory buildings.

The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Generally appropriate side setbacks for outbuildings is 3' for buildings with a 750 square foot footprint or less and 5' for buildings with a footprint greater than 750 square feet. Appropriate rear setbacks may be as close as 5'.

5. Site Requirements. A detached accessory dwelling may only be located behind the principal structure.
6. Driveway Access.
 - a. 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.
 - b. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
 - c. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.
7. Bulk and Massing.
 - a. The living space of a detached accessory dwelling shall not exceed seven hundred square feet.
 - b. On lots less than ten thousand square feet, the footprint of a detached accessory dwelling shall not exceed seven hundred fifty square feet
 - c. On lots ten thousand square feet or greater, the footprint of a detached accessory dwelling shall not exceed one thousand square feet.
 - d. The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of ten feet for single-story and seventeen feet for two-story detached accessory dwellings.
 - e. The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed twenty-seven feet in height.

In conjunction with the neighborhoods where DADUs are possible and using research of historic outbuildings, the Commission has determined that a 25' maximum is appropriate for historic neighborhoods. Please see design guidelines for outbuildings.

8.Design Standards.

- a.The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- b.The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roofslope by covering no more than fifty percent of the roof.
- c.Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

9.Historic Properties.

- a.Metro Historic Zoning Commission Action. Any existing or proposed detached accessory dwelling in a historic overlay district shall comply with the adopted regulations and guidelines of the applicable historic overlay.
- b.Detached accessory dwellings with a second story dwelling unit 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.

10.Restrictive Covenant. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed above.

Note: The "use" of a DADU will require approval from the Department of Codes and Building Safety. The MHZC reviews the exterior design only, based on the intended use.

II.B. New Construction

8. 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.)

- 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.*

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- The DADU may not exceed the maximums outlined previously for outbuildings.*
- No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
 - b. The DADU cannot be divided from the property ownership of the principal dwelling.*
- The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
 - Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- The living space of a DADU shall not exceed seven hundred square feet.*



Figure 1: 1104 Ordway Place

Background: The principal building at 1104 Ordway Place is a circa 1905 four-square that contributes to the Lockeland Springs Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The applicant proposes to add a second story onto the existing outbuilding.



Figure 2: View of existing outbuilding from rear of home

Demolition:

The applicant proposes to remove the existing roof and add a second story to the outbuilding. The building's date of construction is unknown, but it was built after 1957. Its form and date of construction are not indicative of the period of significance of the Lockeland Springs district. Staff finds that the structure does not contribute to the architectural and historical character and significance of the district, and that the partial demolition proposed meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

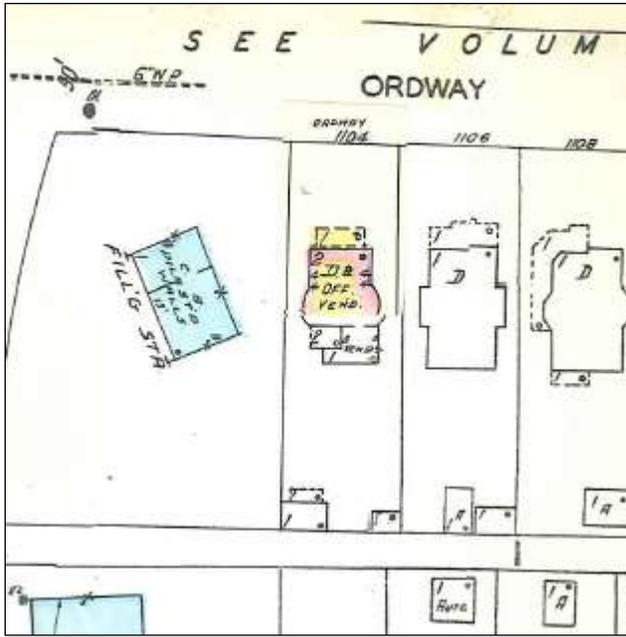


Figure 3: Lot in 1957, showing different outbuildings in place

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Hipped	Yes
Primary roof slope	8/12	Yes

Since the roof form and slopes are similar to historic outbuildings, the project meets Section II.B.8.a of the design guidelines and section 17.16.030.G.8 of the ordinance.

Design Standards:

The proposed outbuilding has a simple design that is subordinate to the primary structure and appropriate for outbuildings. The design meets section II.B.8.a of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Cladding	Brick	Color would need to be approved by Staff if application approved	Yes
Secondary cladding	Fiber-cement siding, 4" reveal	Smooth	Yes
Roofing	Asphalt shingle	Match existing house- color to be approved by Staff	Yes
Trim	Fiber-cement	Smooth	Yes
Windows	Aluminum, wood clad or fiberglass	Needs final approval	Yes
Doors	Not indicated	Needs final approval	n/a

With the Staff's final approval of the windows, doors and garage doors, Staff finds that the known materials meet Section II.B.8.a.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The project meets section II.B.9 of the design guidelines.

General requirements for 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 principal 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 project meets section II.B.8.a of the design guidelines and sections 17.16.30.G.5, 8 and 9 of the ordinance.

General Requirements for DADU:

The answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		NO
Are there other accessory buildings on the lot that exceed 200 square feet?		NO
Is the property zoned single-family?		NO
Are there already two units on the property?		NO
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		NO
Is the planned conditioned living space more than 700 square feet?		NO

The project meets section II.B.8.a of the design guidelines and sections 17.16.30.G.1,2,3, and 7 of the ordinance.

Site Planning & Setbacks:

Outbuilding description:	Maximum square footage	Minimum Rear/Alley Setback	Minimum Side Setback for interior lot lines	Distance Between Principal Building and Outbuilding
Footprint greater than 700 sq. ft., Garage doors facing alley	750 sf	5'	5'	42'
Proposed	750	5'8"	10"/??	42'

The existing outbuilding is located five feet, eight inches (5' 8") from the rear property line. The side setbacks are ten inches (10") from the left side property line, and fourteen feet (14') from the right side. The Commission has regularly approved reduced rear setbacks for outbuildings, but has required the side setback to meet base zoning requirements. Last month the Commission approved a side setback of one foot (1') for an existing outbuilding. In that case there were no changes to the existing structure; the outbuilding was only one-story and four hundred and twenty square feet (420 sq. ft.) with part of that square footage being an open porch. The new outbuilding is maxing out the potential square footage and eave and ridge heights. Because of the size of the outbuilding and the significant amount of changes that may result in actually reconstructing existing conditions, staff does not find it to be appropriate to lessen the setback requirement. Staff finds that the proposal does not meet the requirements for setbacks. The project does not meet section II.B.8 of the design guidelines or 17.16.30.G. 4 of the ordinance.

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' unless existing building is less	28'	24' 7"
Eave Height	17'	22'	16' 11"

The lot is seven thousand, eight hundred and ninety-one square feet (7,891 sq. ft.), less than 10,000 square feet, therefore the maximum footprint allowed is seven hundred and fifty square feet (750 sq. ft.).

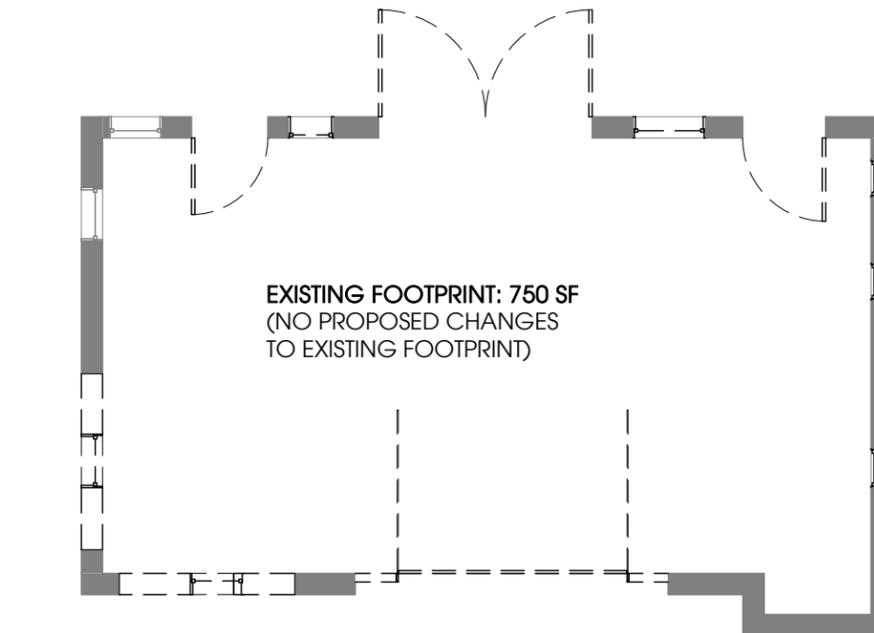
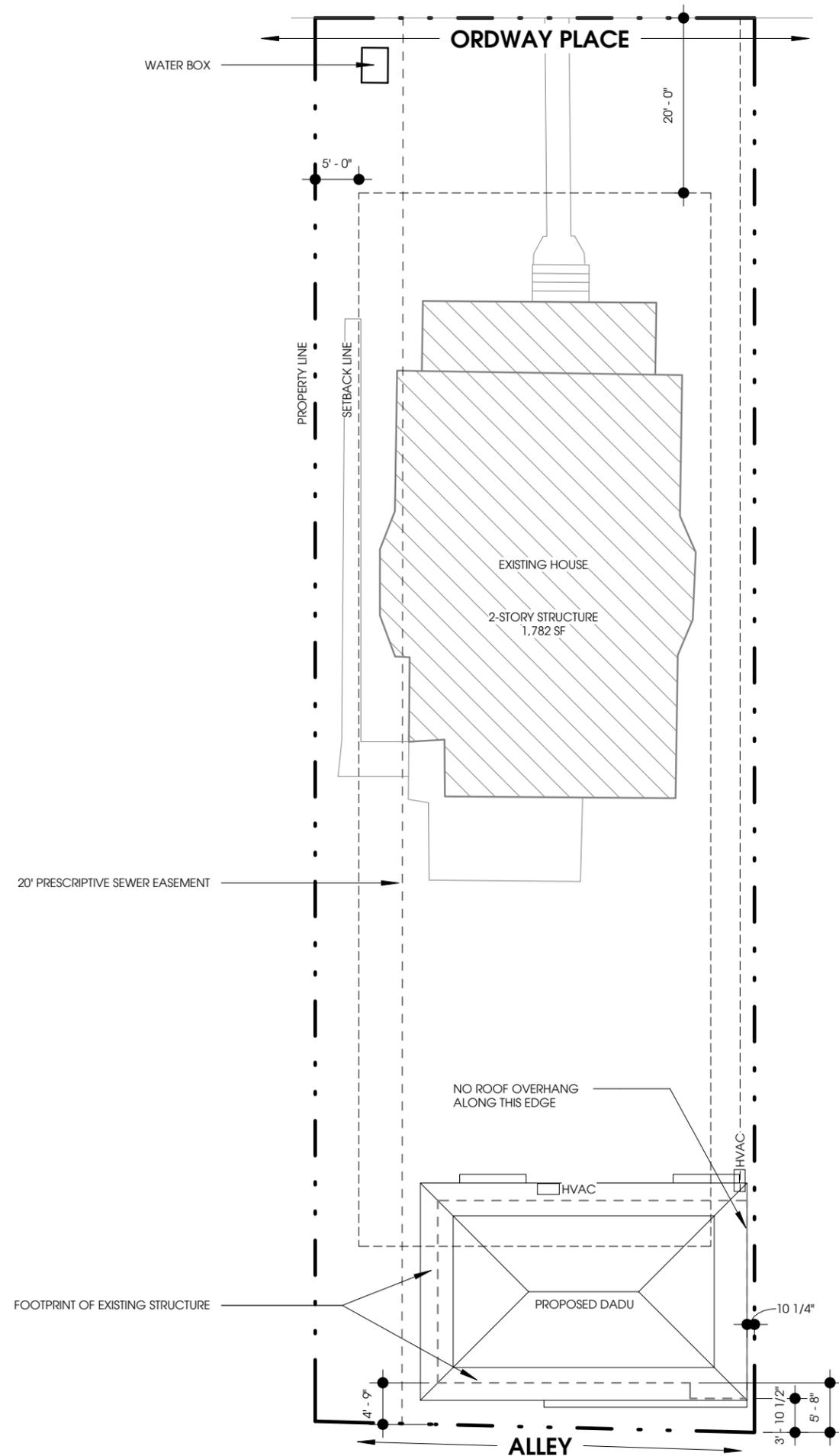
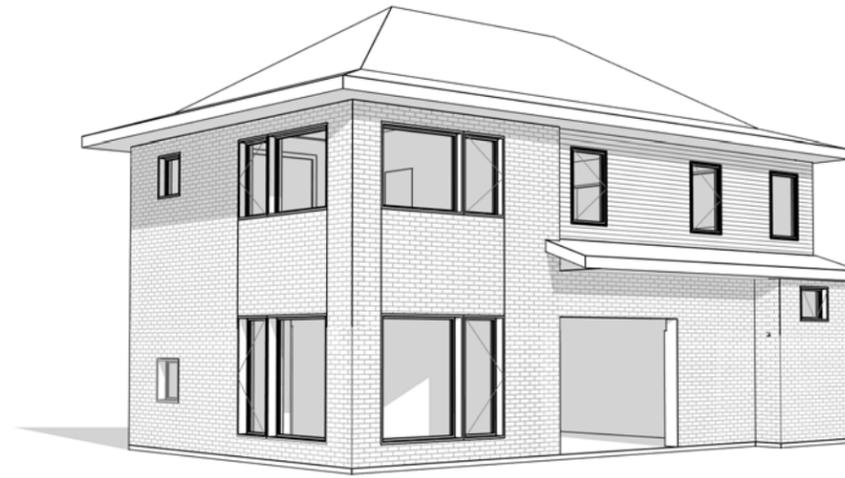
Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Proposed
Maximum Square Footage	863 sq. ft.	750 sq. ft. (including porches)	750 sq. ft.

The project meets section II.B.8 of the design guidelines and 17.16.30.G. 7 of the ordinance for height and scale.

Recommendation Summary: Staff recommends disapproval of the proposed detached accessory dwelling unit, finding that it fails to meet Section II.B.8 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Design Guidelines* and ordinance 17.16.030.G. for setbacks.

PHOTOS





2 EXISTING PLAN
0' 4' 8' 16'

PROJECT INFORMATION

ZONING:
- PARCEL #08309004100
- OR20
- NEIGHBORHOOD CONSERVATION OVERLAY
- URBAN ZONING OVERLAY

PROJECT SUMMARY:
THE PROJECT SCOPE INCLUDES A RENOVATION OF THE EXISTING GARAGE AND UPPER STORY ADDITION AS A DADU.

1 SITE PLAN
0' 8' 16' 32'



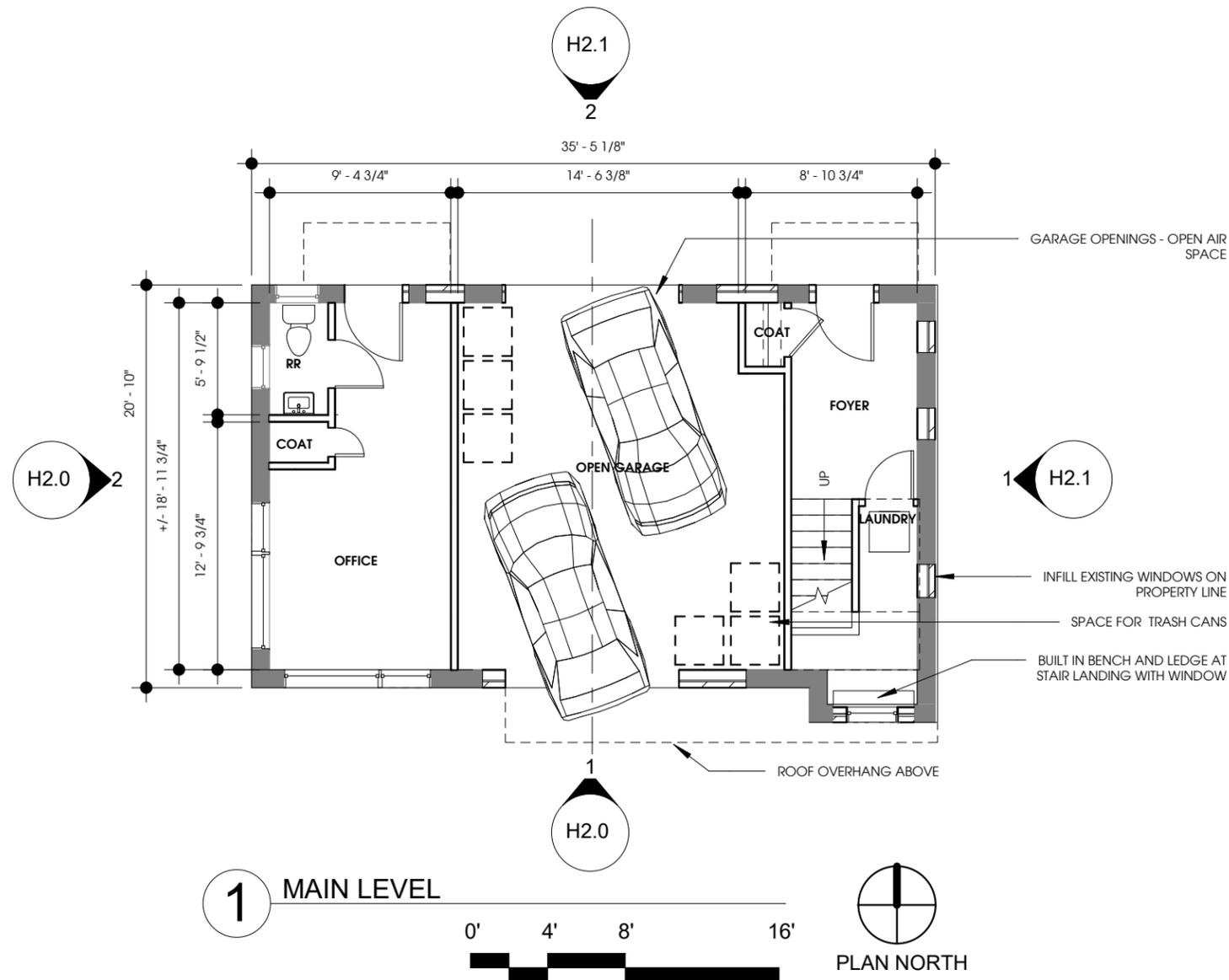
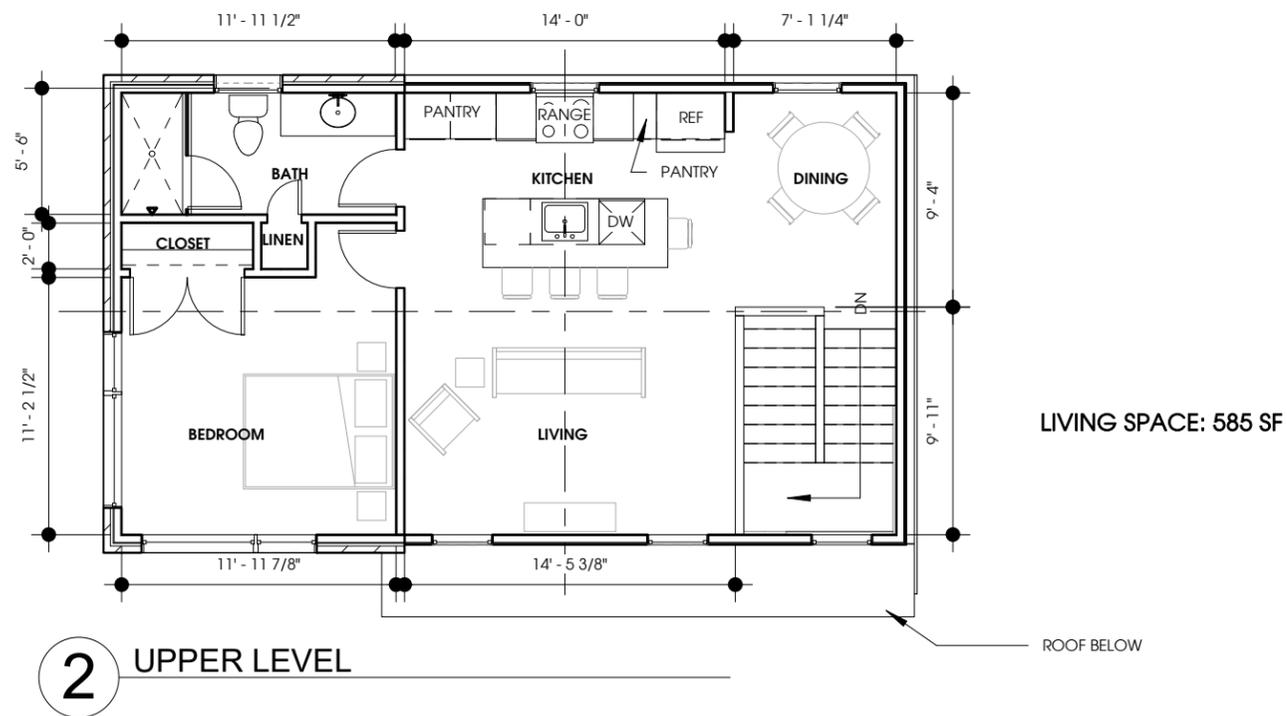
1104 ORDWAY PL

HISTORIC SUBMITTAL

FEBRUARY 13, 2018
PROJECT #17.032

SITE PLAN

H0.1



1104 ORDWAY PL

HISTORIC SUBMITTAL

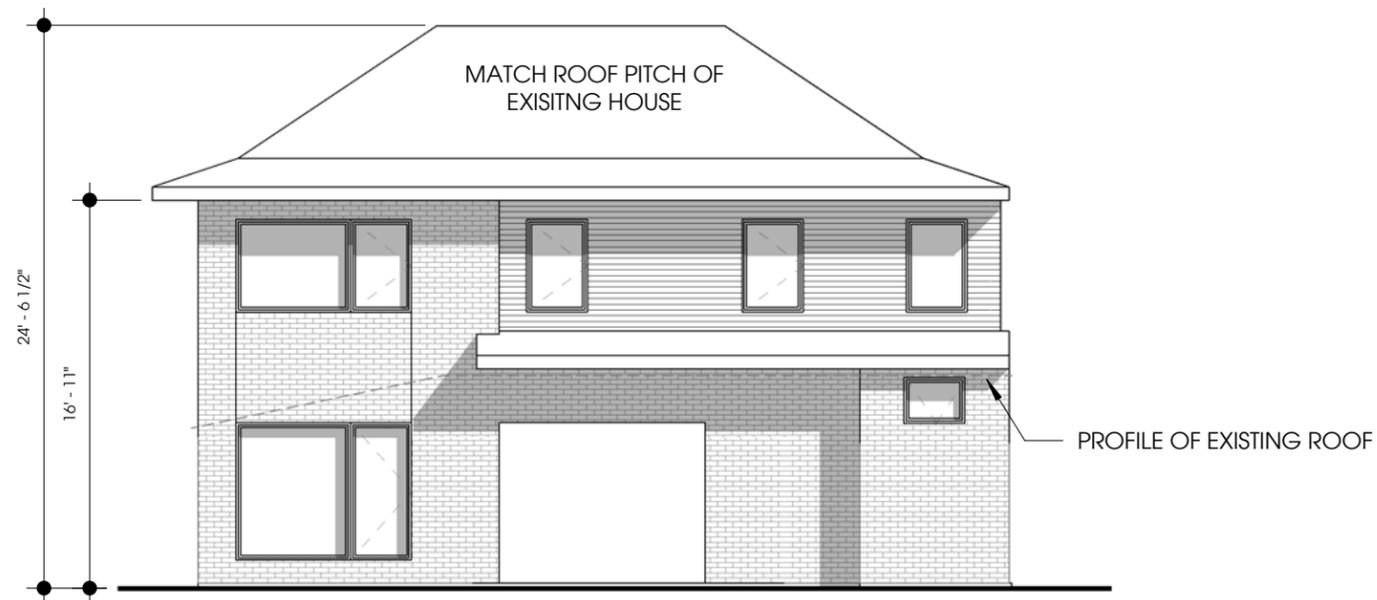
FEBRUARY 13, 2018
PROJECT #17.032

FLOOR PLAN

H1.1



2 HISTORIC WEST



1 HISTORIC SOUTH

0' 4' 8' 16'

MATERIAL SYMBOLS

 4" EXPOSURE SIDING

 BRICK

MATERIAL NOTES

- BRICK WILL BE COMPATIBLE WITH EXISTING BRICK
- WINDOW TRIM AND CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING SHINGLES.

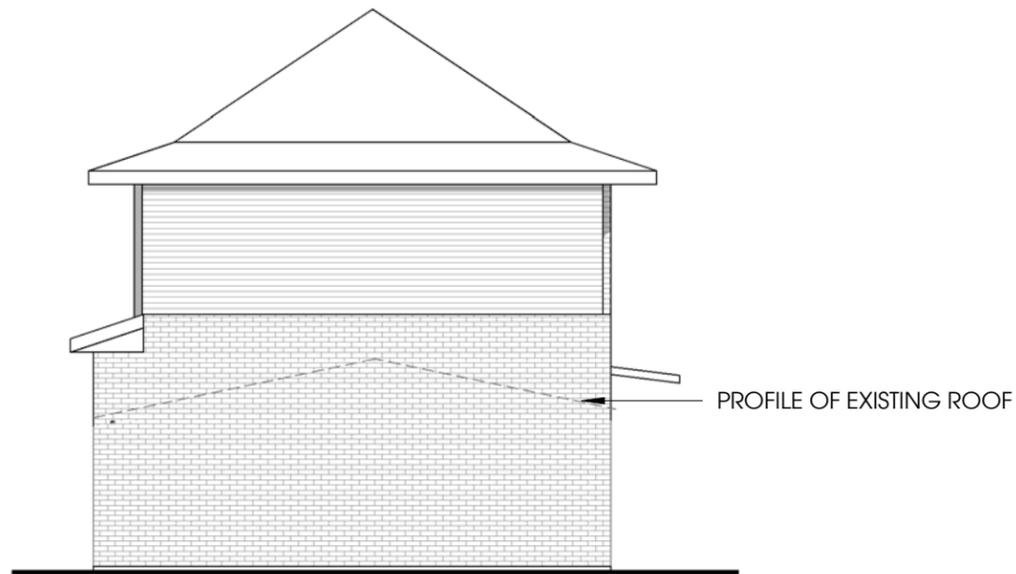
1104 ORDWAY PL

HISTORIC SUBMITTAL

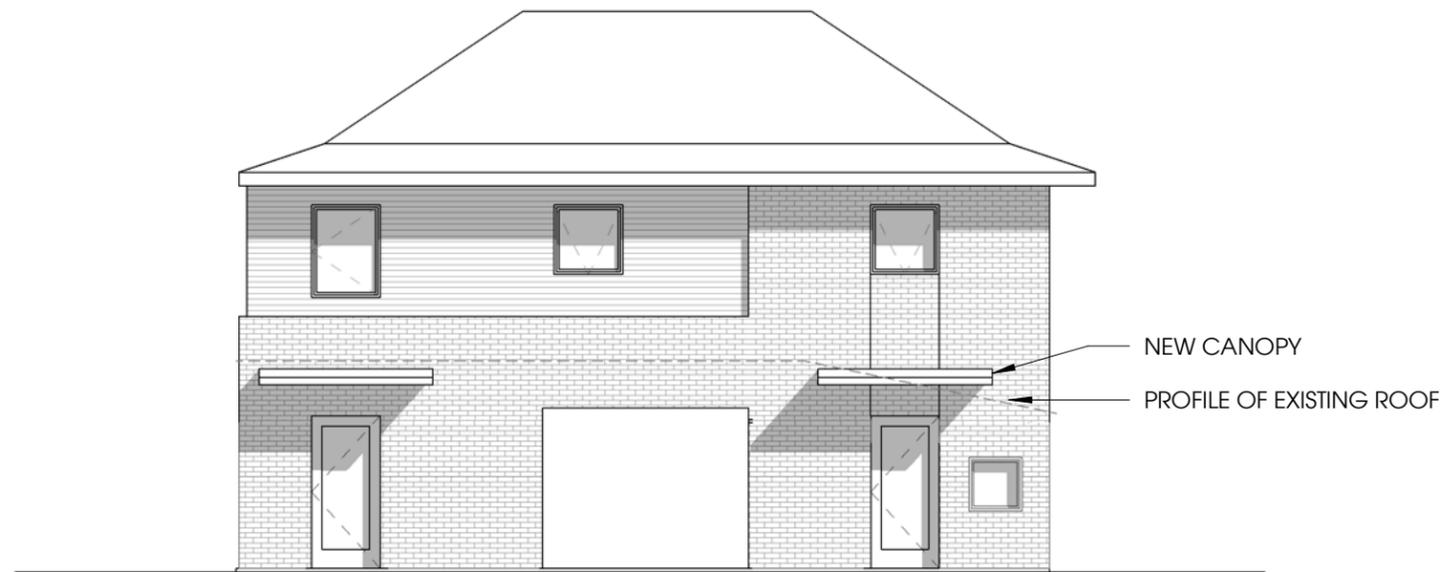
FEBRUARY 13, 2018
PROJECT #17.032

ELEVATIONS

H2.0



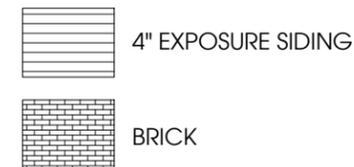
1 HISTORIC EAST



2 HISTORIC NORTH

0' 4' 8' 16'

MATERIAL SYMBOLS



MATERIAL NOTES

- BRICK WILL BE COMPATIBLE WITH EXISTING BRICK
- WINDOW TRIM AND CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING SHINGLES.

1104 ORDWAY PL

HISTORIC SUBMITTAL

FEBRUARY 13, 2018
PROJECT #17.032

ELEVATIONS

H2.1