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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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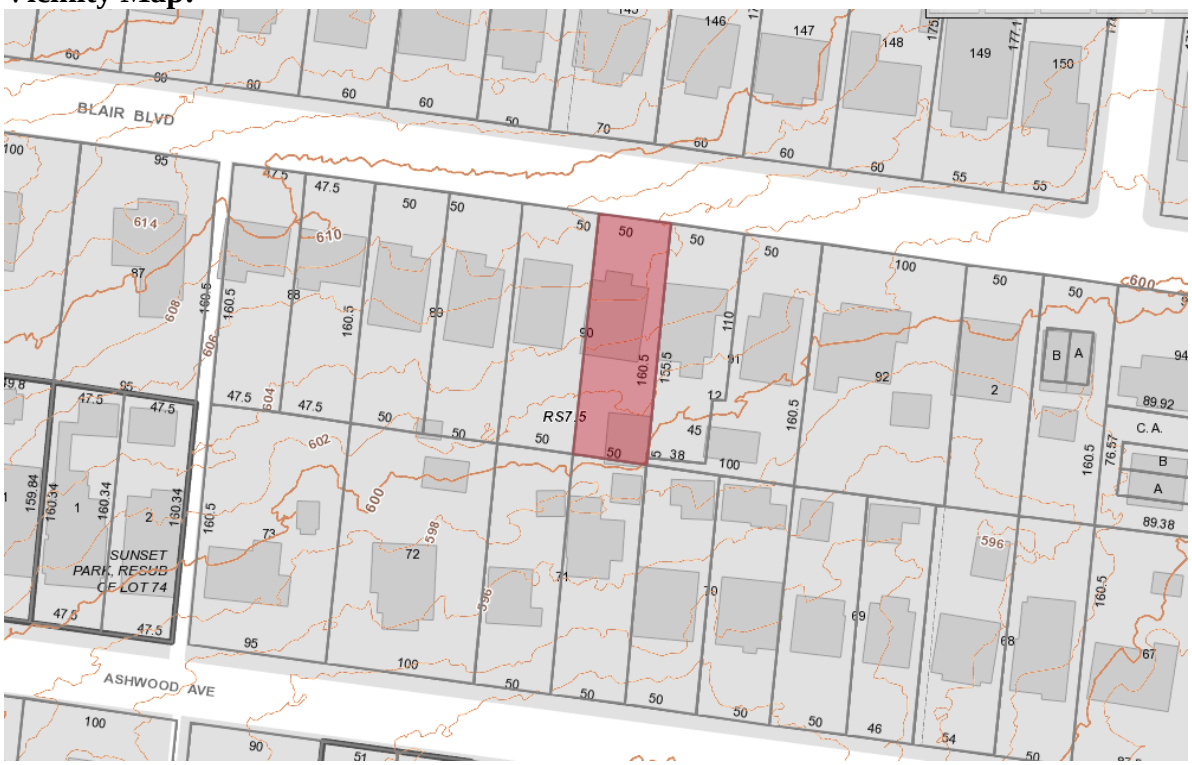
STAFF RECOMMENDATION
2517 Blair Boulevard
January 16, 2019

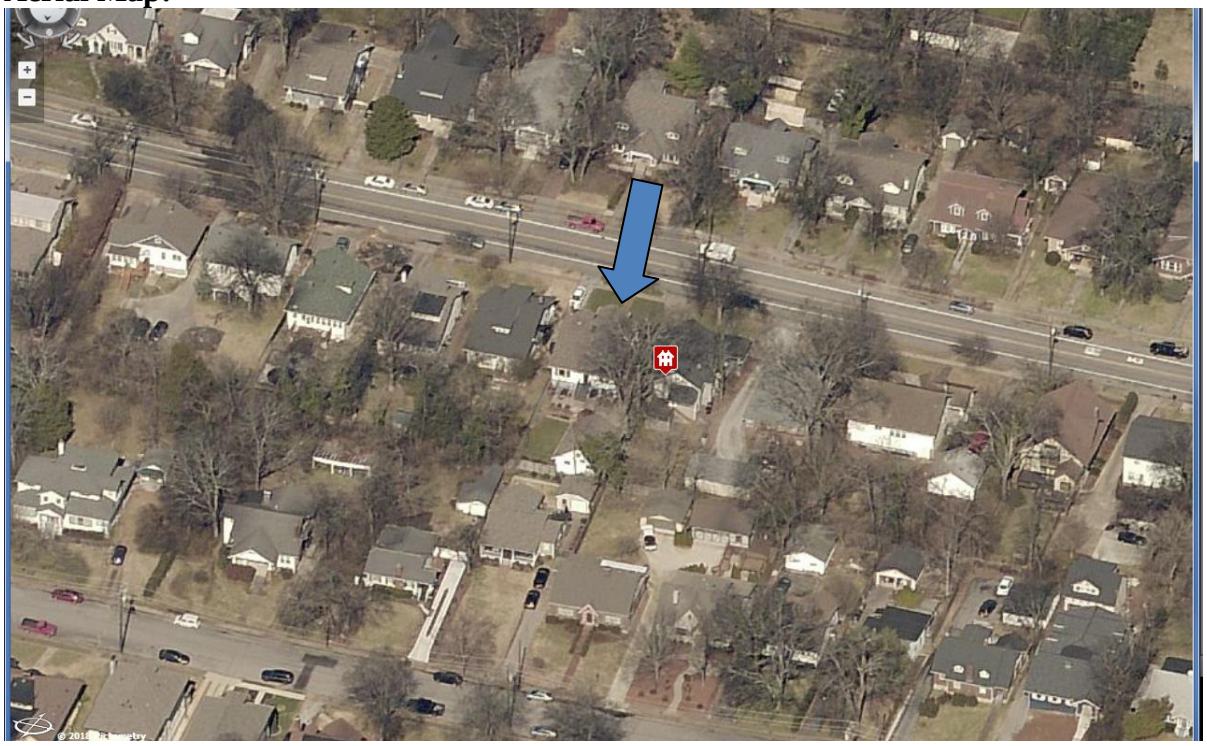
Application: New Construction—Outbuilding, addition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415002700
Applicant: Blaine Bonadies
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a half story on top of an existing one-story outbuilding. The existing outbuilding's left facade does not meet the base zoning side setback of five feet (5'). It is between one foot and two feet, eight inches (1' - 2'8") from the left side property line. The outbuilding will not be used as a detached accessory dwelling unit. **Recommendation Summary:** Staff recommends approval with the following conditions: 1. The dormers be removed from the cross gable form, or a simple side gable roof form be used with dormers that cover no more than fifty-percent (50%) of the roof and that are set back two feet (2') from the wall below; 2. Staff approve all windows and doors prior to purchase and installation. With these conditions, staff finds that the proposed addition to the outbuilding meets Section II.B.h. of the Hillsboro – West End Neighborhood Conservation Zoning Overlay design guidelines.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. 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
· 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. T*he 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.

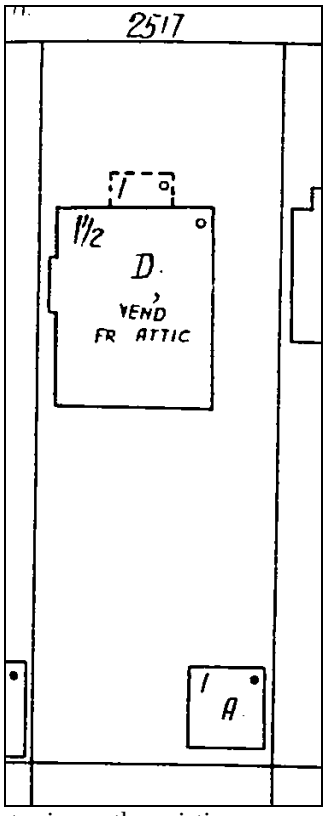
Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads 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 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 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: 2517 Blair Boulevard is a c. 1932 brick bungalow. The date of construction of the existing outbuilding is not known, but it is likely the same structure that appears in the c. 1932 Sanborn Map (Figures 2-4).

Figure 1: 2517Blair Boulevard

Figure 2. The existing outbuilding



Figures 3 & 4. The 1932 Sanborn Map shows a garage that is the approximate size as the existing garage and in its approximate location.

In April 2018, MHZC disapproved a proposal to construct a full second story on top of the existing garage. In June 2018, the applicant submitted a new application for an addition to the existing garage, but the Commission disapproved that project, finding that the addition's roof form did not meet the design guidelines. This application represents a new design.

Analysis and Findings: Application is to construct a half story on top of an existing one-story outbuilding. The existing outbuilding's left facade does not meet the base zoning side setback of five feet (5'). It is between one foot and two feet, eight inches (1' - 2'8") from the left side property line. The outbuilding will not be used as a detached accessory dwelling unit, as the property is zoned RS7.5, which does not allow for a second residential unit.

Site Planning & Setbacks:

	MINIMUM	**PROPOSED**
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20'	35'
Rear setback	3'	3'
L side setback**	5'	1' *
R side setback**	5'	23'
How is the building accessed?	From the alley or existing curb cut	Existing curb cut

* Base zoning requires a five foot (5') side setback when the outbuilding's footprint is larger than seven hundred and square feet (700 sq. ft.) like this one. The existing outbuilding is seven hundred and forty-eight square feet (748 sq. ft.). It does not meet base zoning setback on the left side. The existing structure is just one foot (1') from the left side property line towards the front and is approximately two feet, eight inches (2'8") from the side property line at its rear. Staff finds that increasing the height of the outbuilding from one-story to one-and-a-half-stories and from approximately sixteen feet (16') tall to nineteen feet, eight inches (19'8") could be appropriate if the rest of the outbuilding meets the design guidelines. At the June 2018 MHZC public hearing, several MHZC Commissioners expressed support of the reduced setback since the garage is existing and the footprint of the garage is not changing. .

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	**Potential maximums (heights to be measured from grade)**	**Proposed (should be the same or less than the lesser number to the left)**
Ridge Height	22'	25'	19'8"
Eave Height	10'	10'	8'

The addition to the outbuilding will increase the ridge height from sixteen feet (16') to nineteen feet, eight inches (19'8"), which is about two feet (2') lower than the height of the house from the foundation line. The site slopes significantly, so staff and the applicant took measurements from the foundation line for the historic house and from grade for the garage. Staff finds that the proposed ridge and eave heights meet Section II.B.1.h. of the design guidelines.

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	883 sq. ft.	718 sq. ft.

The addition will not increase the size of the outbuilding's existing footprint.

General requirements for outbuildings and DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle 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?		No*
If dormers are used, do they sit back from the wall below by at least 2'?		No*
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?	Yes	
Is the building located towards the rear of the lot?	Yes	

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Clipped Cross Gable with dormers	No*
Primary roof slope	8/12	Yes
Dormer	Shed	Yes
Dormer roof slope	1/12	Yes

*The design of the roof combines both dormers and a cross gable form in a manner that has not been approved by the Commission in the past (Figure 5). The design guidelines state that dormers should cover no more than fifty percent (50%) of the roof and should be set back two feet (2') from the wall below. As the roof plan shows, combining the cross gable form with the dormers on either side results in very large dormers that cover almost all of the roof plane (Figure 6). In addition, one dormer on the right elevation, towards the back, is not set back two feet (2') from the wall below, as is required. In the

past, the Commission has generally not approved dormers that attached to a secondary roof plane as historically dormers were typically stand-alone roof features.

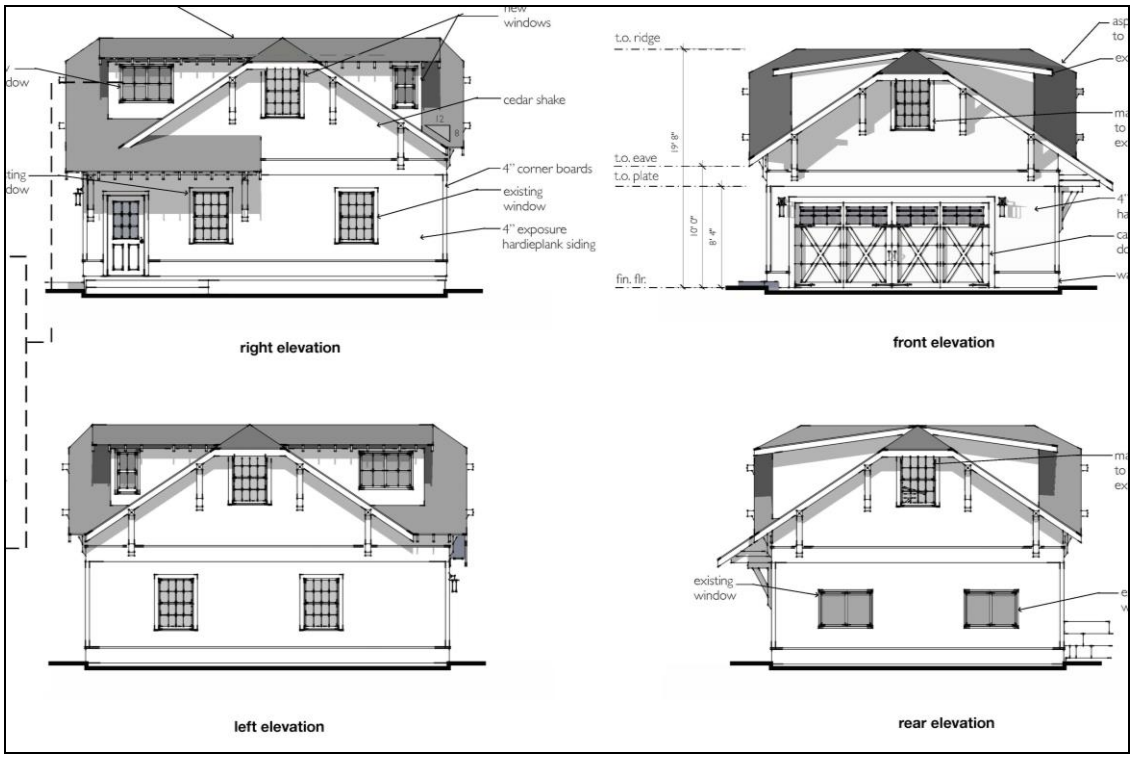


Figure 5. The proposed roof form combines a cross gable and large dormers.

The design guidelines state "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."

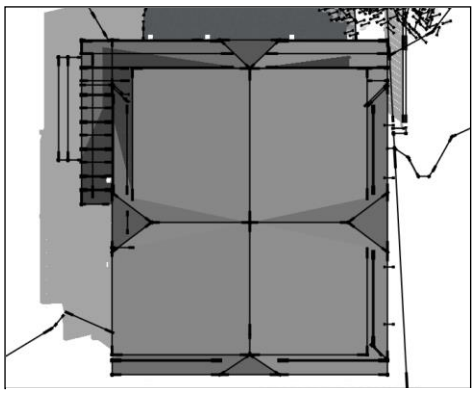


Figure 6. The proposed roof plane

Staff finds that the dormers combined with the cross gable form do contrast greatly with the historic house and neighborhood, as it not a typical roof form for the neighborhood for either historic houses or outbuildings. In addition, the combination of dormer and cross gable pushes the scale of roof and the outbuilding to be incompatible with the historic house's roof form and the design guidelines. Staff therefore finds that the proposed roof form does not meet Section II.B.h. of the design guidelines. Staff recommends that a condition of approval be that the dormers be removed from the cross gable form, or that a simple side gable with dormers that cover no more than fifty-percent (50%) of the roof and that are set back two feet (2') from the wall below be used.

Design Standards: The addition to the outbuilding creates a one-and-a-half story outbuilding behind a one-and-a-half story house. This could be appropriate if the roof form conformed to the design guidelines and to historic roof forms. With the condition that the dormers be removed from the cross gable form, or that a simple side gable with dormers that cover no more than fifty-percent (50%) of the roof and that are set back two feet (2') from the wall below be used, staff finds that the design of the addition to the outbuilding meets Section II.B.h.1 of the design guidelines.

Materials:

	Proposed	**Color/Texture**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review?**
Foundation	Concrete slab	Natural	Yes	No
Cladding	Hardie Plank Lap Siding	4" reveal, smooth	Yes	No
Secondary Cladding	Cedar Shake	Typical	Yes	No
Roofing	Asphalt shingle	color to match existing	Yes	No
Trim	Hardie board	Smooth	Yes	No
Windows	Marvin Windows	Needs final approval	Yes	Yes
Pedestrian Door	Not indicated	Needs final approval	TBD	Yes
Vehicular Doors	Carriage style garage door.	Needs final approval	TBD	Yes

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

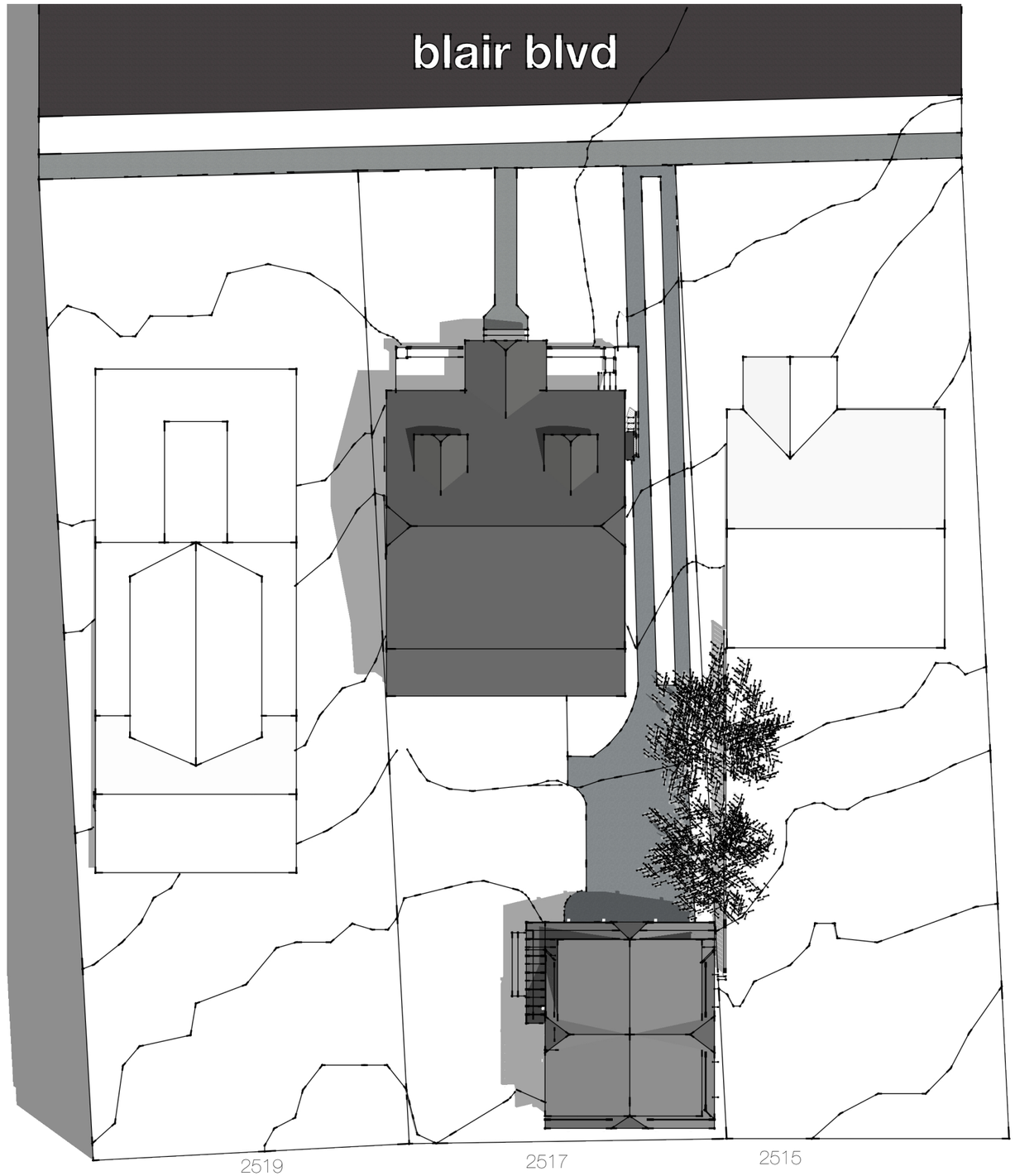
Appurtenances & Utilities: No new appurtenances are noted on the plans.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The dormers be removed from the cross gable form, or a simple side gable roof form be used with dormers that cover no more than fifty-percent (50%) of the roof and that are set back two feet (2') from the wall below;
2. Staff approve all windows and doors prior to purchase and installation.

With these conditions, staff finds that the proposed addition to the outbuilding meets Section II.B.h. of the Hillsboro – West End Neighborhood Conservation Zoning Overlay design guidelines.

Site Plan



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site plan
scale: 1" = 20'

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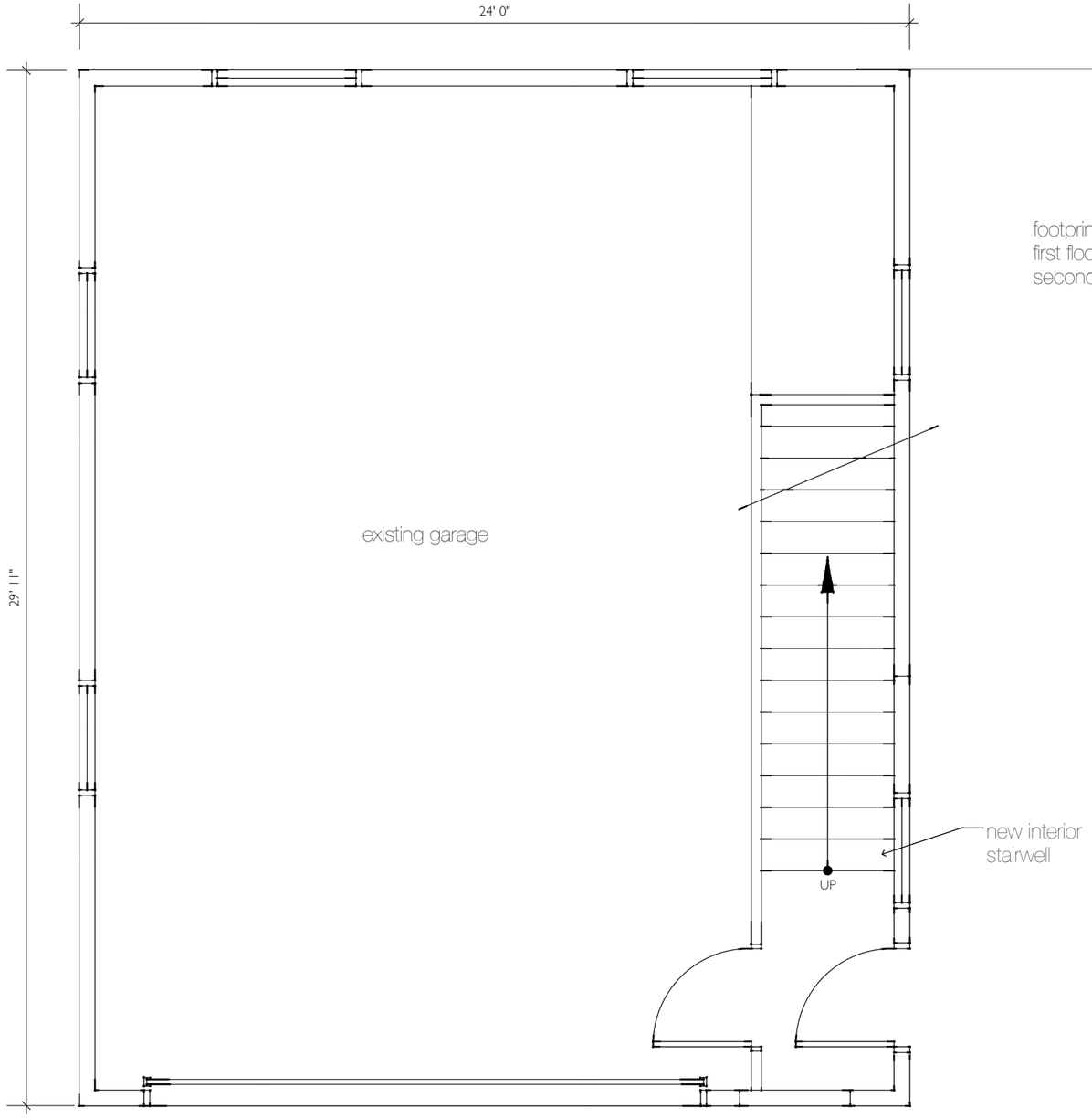
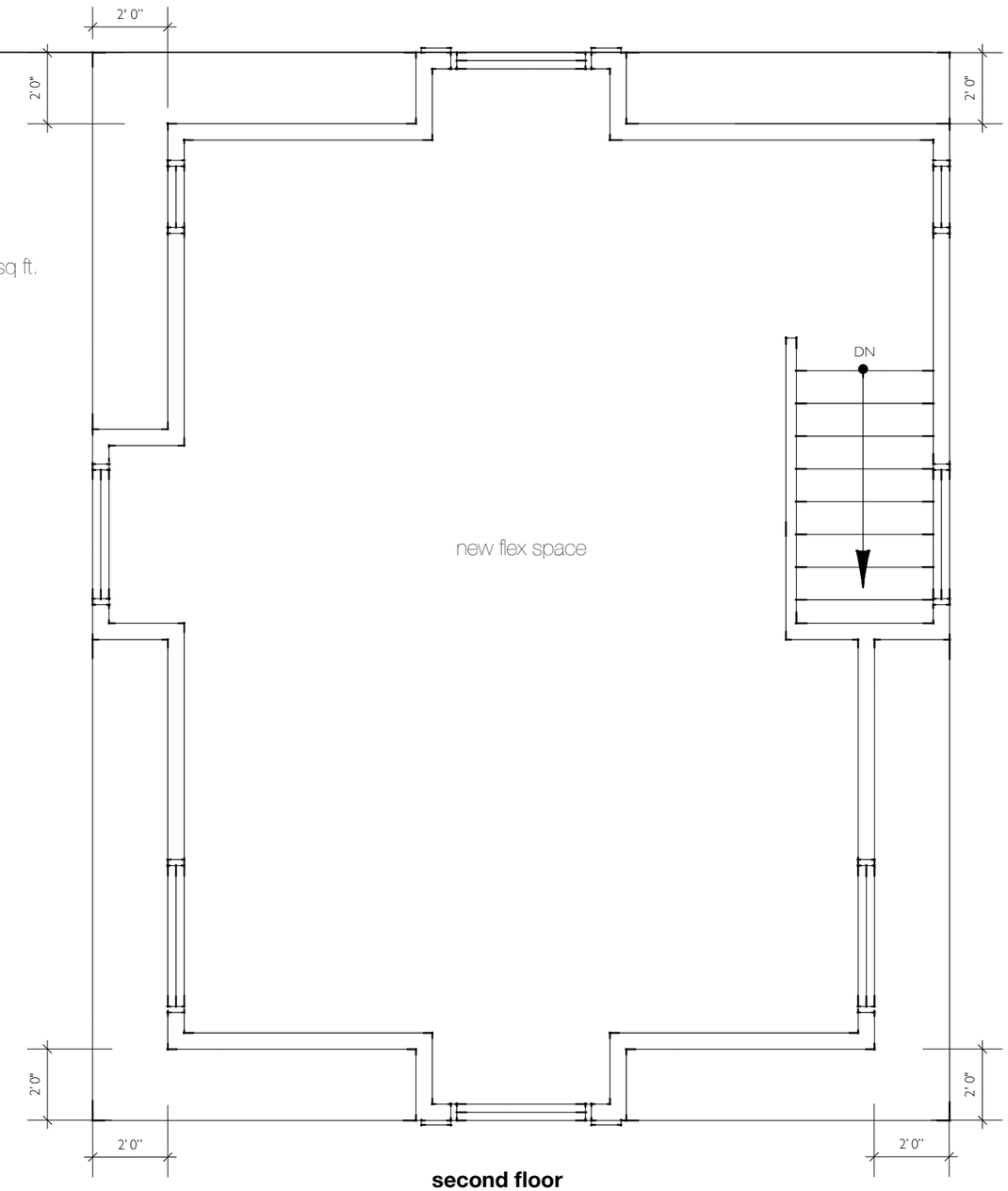


first floor

footprint: 716 sq ft.
first floor: 669 sq ft.
second floor: 488 sq ft.



second floor

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scale: 1/4" = 1'

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4

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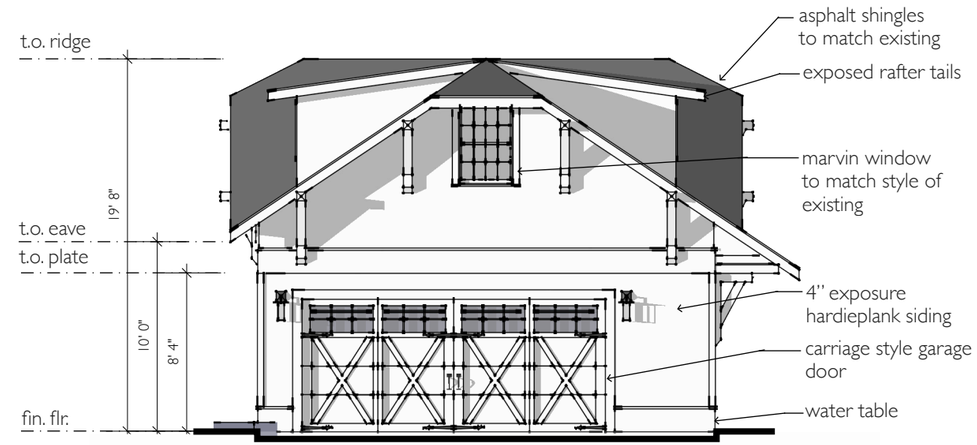
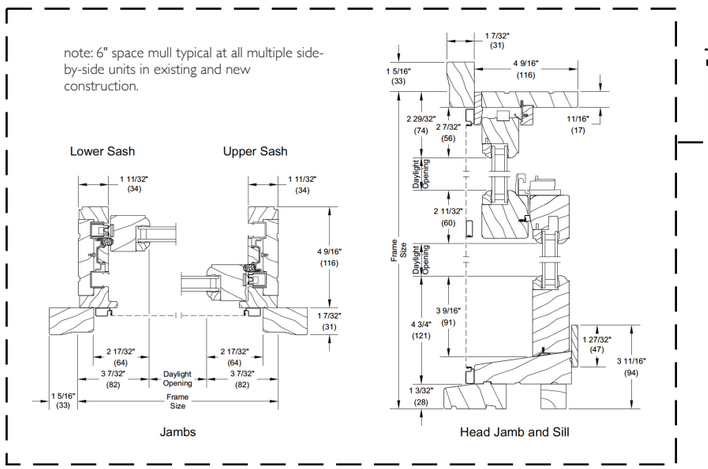
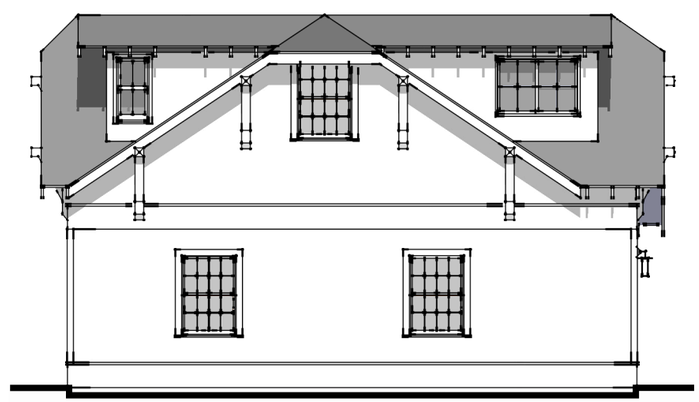
right elevation

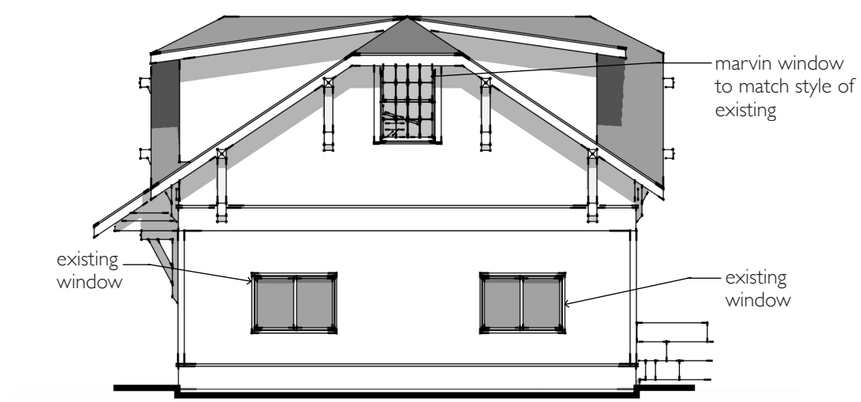


front elevation





left elevation



rear elevation

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scale: 1/8" = 1'

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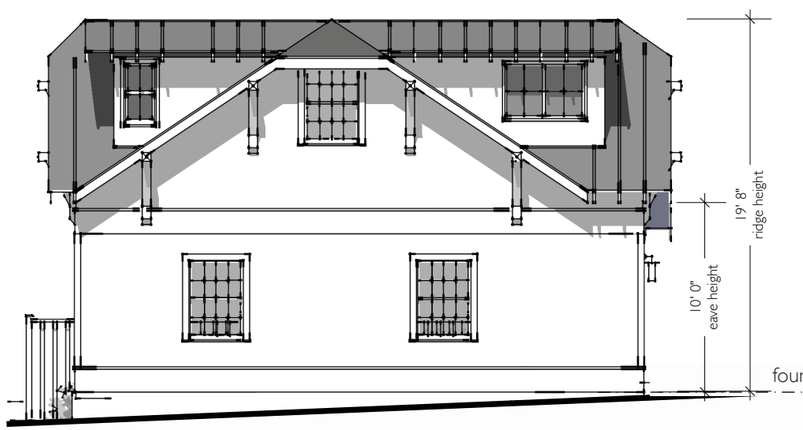
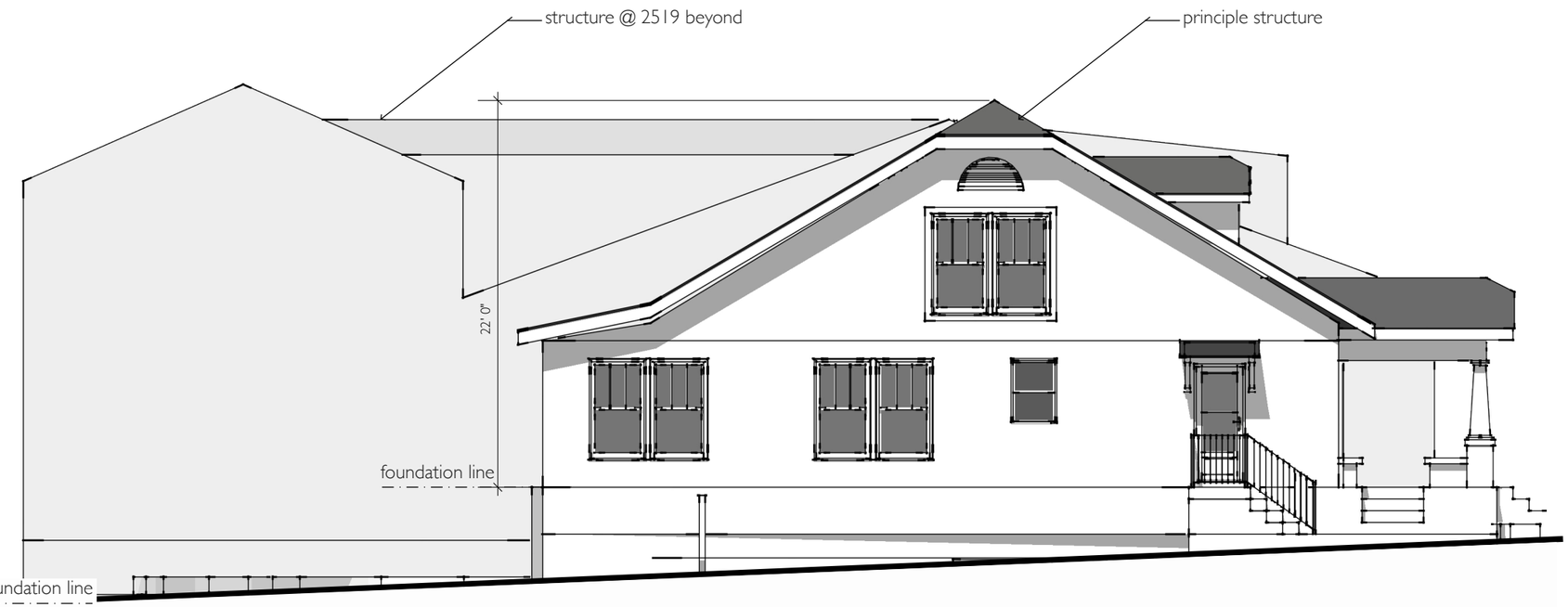


new garage



structure @ 2519

principle structure

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scale: 1/8" = 1'

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3

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