

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

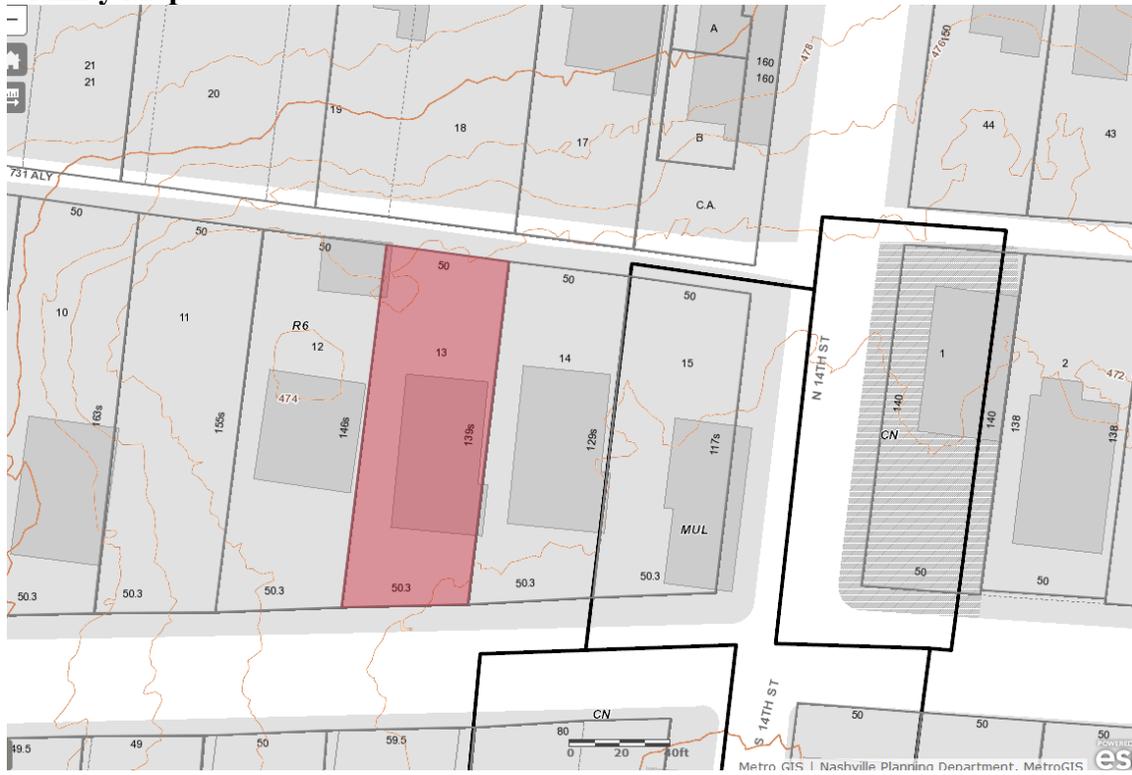
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1309 Woodland Street
June 19, 2019

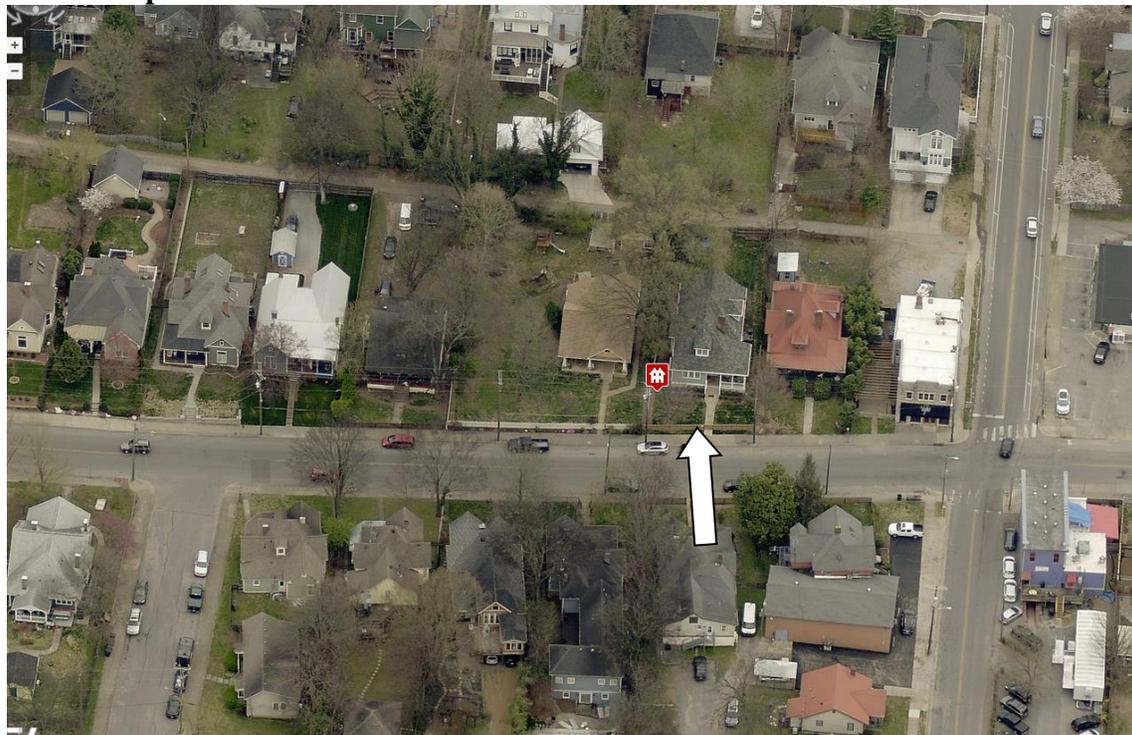
Application: New Construction—Outbuilding/Detached Accessory Dwelling Unit
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08309015600
Applicant: L. Lesley Beeman, Manuel Zeitlin Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a detached accessory dwelling unit.</p> <p>Recommendation Summary: Staff recommends approval of the DADU with the following conditions:</p> <ol style="list-style-type: none">1. The eave heights be no taller than ten feet (10’);2. The footprint of the structure, as measured from exterior wall to exterior wall, be no greater than seven hundred and fifty (750 sq. ft);3. The lap siding have a maximum reveal of five inches (5’); and4. Staff approve all windows and doors and the roof shingle color prior to purchase and installation. <p>With these conditions, staff finds that the DADU meets Section II.B. of the design guidelines and 17.16.30.G, the DADU ordinance.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.*

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.*
- *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.*

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

Background: Background: 1309 Woodland Street is a c. 1900 contributing house (Figure 1). In June 2014, MHZC staff issued two permits for the property: one to demolish an existing outbuilding and another to modify a side dormer and modify the roof of an existing addition (Figure 2). In 2015, MHZC approved the design of an outbuilding, not approved as a DADU, on the property, but that structure was not constructed. This application represents a new applicant and a new design.



Figures 1 & 2 show the front and rear facades of 1309 Woodland Street.

Analysis and Findings: Application is to construct a detached accessory dwelling unit.

Site Planning & Setbacks: The proposed outbuilding will be larger than seven hundred square feet (700 sq. ft) in footprint. For outbuilding with a footprint of larger than seven hundred square feet (700sqft), the setback requirements are as follows:

	Minimum	Proposed DADU
Rear Setback	5'	10'
Right Side Setback	5'	7'6"
Left Side Setback	5'	11'
Distance between principal building & outbuilding	20'	23'

Staff finds that the DADU's location and setbacks meet the design guidelines and the DADU ordinance.

Massing Planning:

	Potential maximums	Existing conditions	Proposed DADU
Ridge Height	25' unless existing building is less	25'	25'

Eave Height	1 story, 10', unless existing building is less	11'-12'6"	9'-12'6"*
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*The DADU ordinance states, “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.” The design guidelines for all historic and neighborhood conservation overlays where DADUs are allowed under the zoning have nearly identical language in them, in italicized text.

The Commission has routinely interpreted the eave height requirements for DADUs and outbuildings as limiting the eave heights of one-and-a-half story outbuildings and DADUs to ten feet (10'). In addition, because of variations in grade, the Commission has determined that the eave and ridge height measurements of the historic house should be taken from the foundation and/or finished floor line.

In this case, the applicant is proposing a structure with eave heights along the alley that are over twelve feet (12'), which exceeds the ten foot (10') limit called out in the DADU ordinance.

Staff recommends that the eave heights be no taller than ten feet (10').

	Lot is less than 10,000 square feet	Proposed DADU
Maximum Square Footage	750 sq. ft.	≈760 sq. ft

MHZC measures footprints of DADUs from exterior wall to exterior wall. In this case, the footprint of the DADU is slightly larger than the seven hundred and fifty square feet (750 sq. ft.) which is the maximum allowed under the DADU ordinance and the design guidelines.

Staff recommends that the footprint be reduced to be no larger than seven hundred and fifty square feet (750 sq. ft.) when measured from exterior wall to exterior wall.

With the condition that the eave heights be no taller than ten feet (10') and the footprint be no larger than seven hundred and fifty square feet (750 sq. ft.), staff finds that the proposed DADU meets Section II.B.8. of the design guidelines and 17.16.30.G, the DADU ordinance

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes

Primary roof slope	12/12	Yes
Porch roof	Hipped	Yes
Porch roof slope	4/12	Yes

The roof form and pitches are similar to historic outbuildings and are compatible with the historic house's roof form. Staff finds that the proposed roof forms meet Section II.B.8.a of the design guidelines and 17.16.030.G., the DADU Ordinance.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires Final Review?
Foundations	Concrete Slab	Typical	Yes	No
Cladding	Fiber cement siding	smooth, reveal not indicated	Yes	No
Roofing	Asphalt shingle	Unknown	Unknown	Yes
Trim	Wood or Fiber cement board	smooth	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Pedestrian Doors	Not indicated	Needs final approval	Unknown	Yes
Vehicular Door	Not indicated	Needs final approval	Unknown	Yes

With the condition that the lap siding have a maximum reveal of five inches (5") and that staff approve all windows and doors and the roof shingle color and texture, staff finds that the known materials meet Section II.B.4. and II.B.8.a. of the design guidelines.

Appurtenances & Utilities: No changes to the appurtenances are indicated.

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?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	

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	

Staff finds that the project meets section II.B.8.a of the design guidelines and 17.16.30.G., the DADU ordinance.

General Requirements for DADU:

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

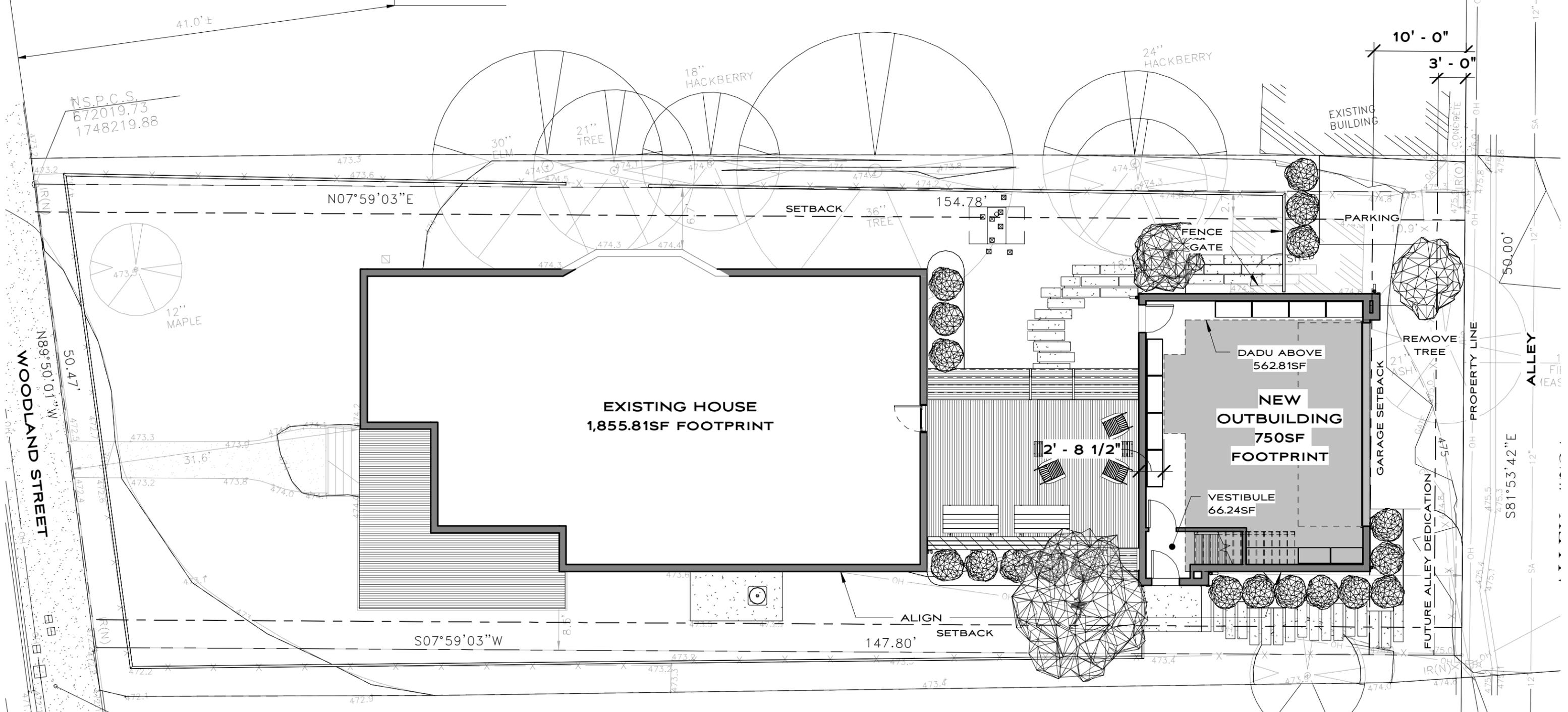
	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are 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

Staff finds that the DADU meets the requirements set forth in the DADU ordinance, 17.16.30.G.

Recommendation Summary: Staff recommends approval of the DADU with the following conditions:

1. All eave heights be no taller than ten feet (10’);
2. The footprint of the structure, as measured from exterior wall to exterior wall, be no greater than seven hundred and fifty (750 sq. ft);
3. The lap siding have a maximum reveal of five inches (5’); and
4. Staff approve all windows and doors and the roof shingle color prior to purchase and installation.

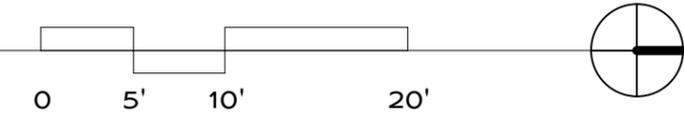
With these conditions, staff finds that the DADU meets Section II.B. of the design guidelines and 17.16.30.G, the DADU ordinance.



WOODLAND STREET

ALLEY

1 SITE PLAN
1" = 10'-0"



ZONING: R6; OV-UZO; OV-NHC, MDHA-FP

**LOCKLAND SPRINGS - EAST END
NEIGHBORHOOD CONSERVATION ZONE**

MAX ALLOWED OUTBUILDING FOOTPRINT:
50% OF PRINCIPLE BUILDING OR 750SF
WHICHEVER IS LESS.

PRINCIPLE STRUCTURE FOOTPRINT:
1,855.81SF; 50% = 927.90SF
PROPOSED OUTBUILDING FOOTPRINT: 750SF

MAX ALLOWED LOT COVERAGE:
7,564.75SF/2 = 3,782.38SF

PROPOSED LOT COVERAGE:
1,855.81SF + 750SF = 2,605.81SF

MAX HEIGHT: 25FT @ PEAK
17FT @ EAVE

DRISCOLL RES GARAGE

SITE PLAN - HISTORIC

HISTORIC SUBMITTAL

H1

MAY 30, 2019

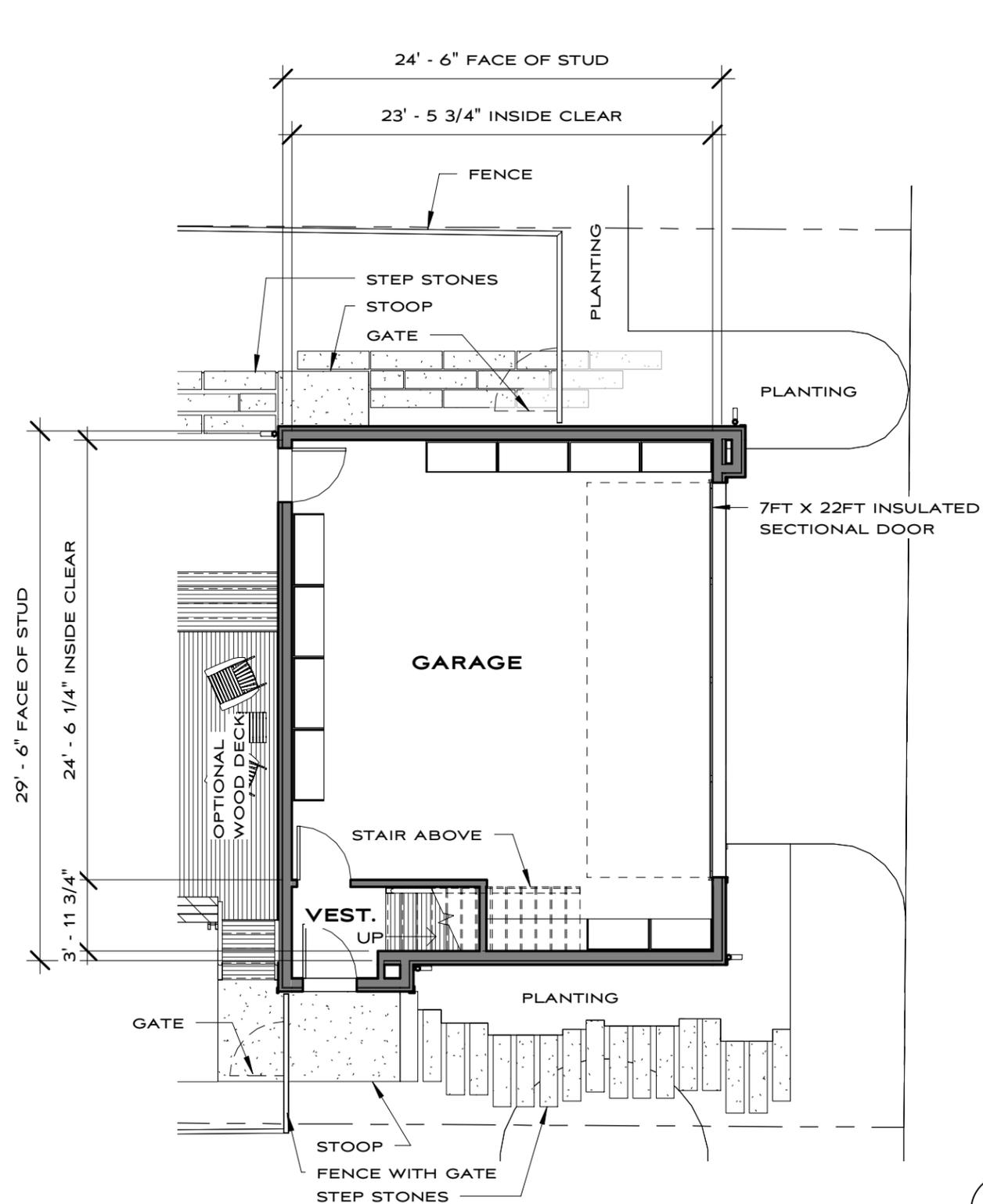
1924

MANUEL ZEITLIN ARCHITECTS

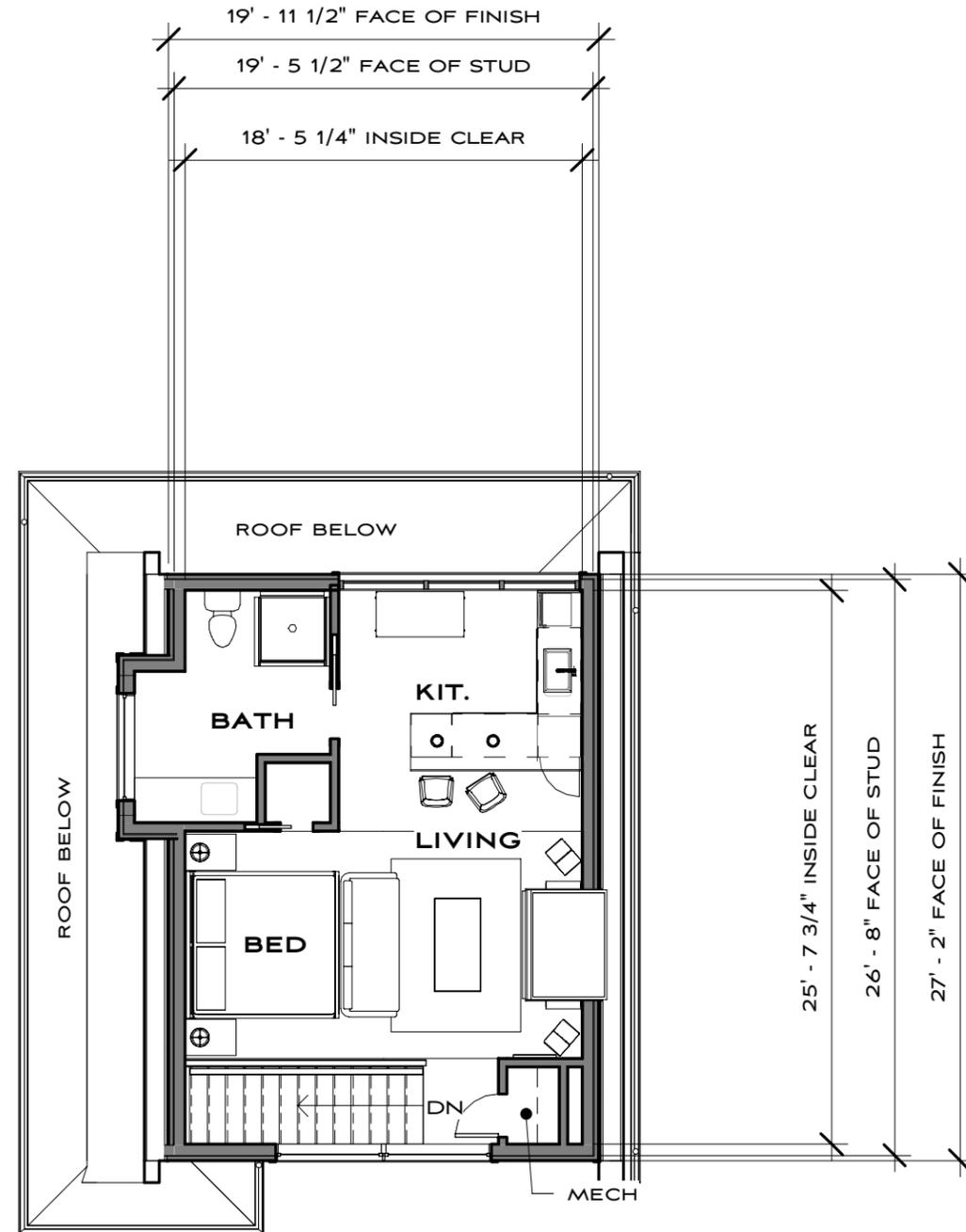


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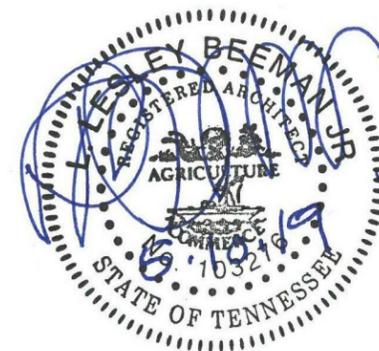
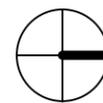
516 HAGAN ST., STE. 100, NASHVILLE, TN 37203



1 LEVEL 1 PLAN
1/8" = 1'-0"



2 LEVEL 2 PLAN
1/8" = 1'-0"



DRISCOLL RES GARAGE
FLOOR PLANS - HISTORIC

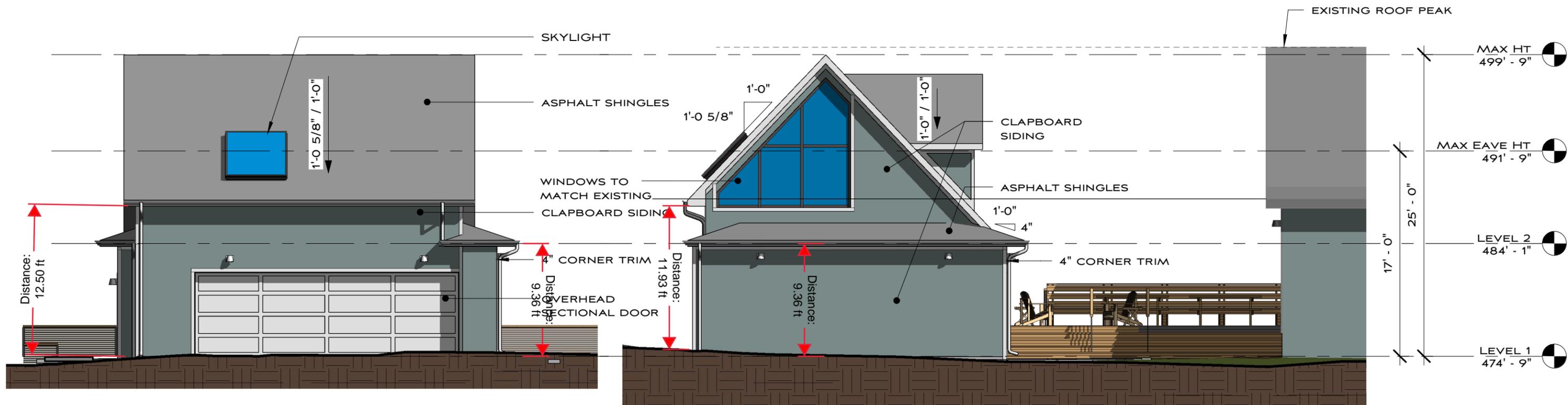
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MANUEL ZEITLIN ARCHITECTS

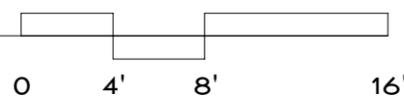


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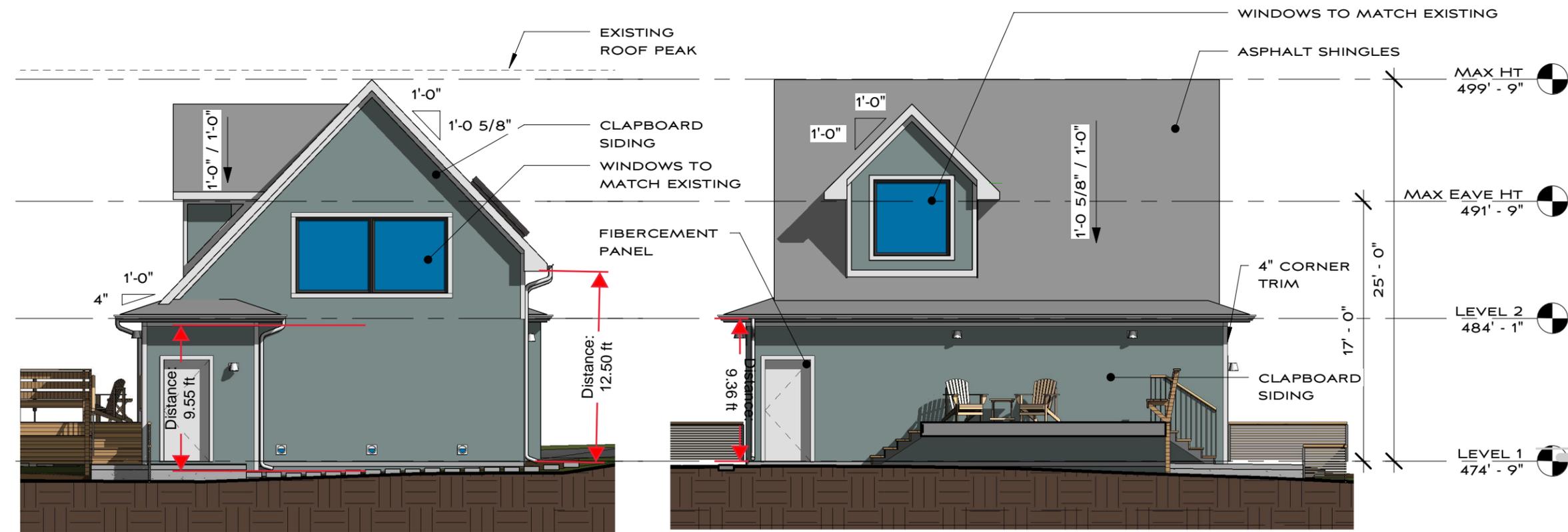
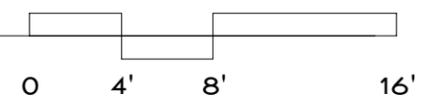
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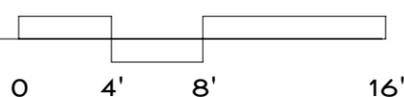
1 EAST ELEVATION
1/8" = 1'-0"



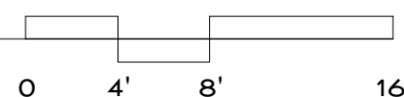
2 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



DRISCOLL RES GARAGE
BUILDING ELEVATIONS
HISTORIC SUBMITTAL **H3**
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