

DAVID BRILEY
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
712 Fatherland Street
July 17, 2019

Application: New Construction—Outbuilding, Detached Accessory Dwelling Unit (DADU)

District: Edgefield Historic Preservation Zoning Overlay

Council District: 06

Map and Parcel Number: 082160245

Applicant: Rich McCoy, rem3studio

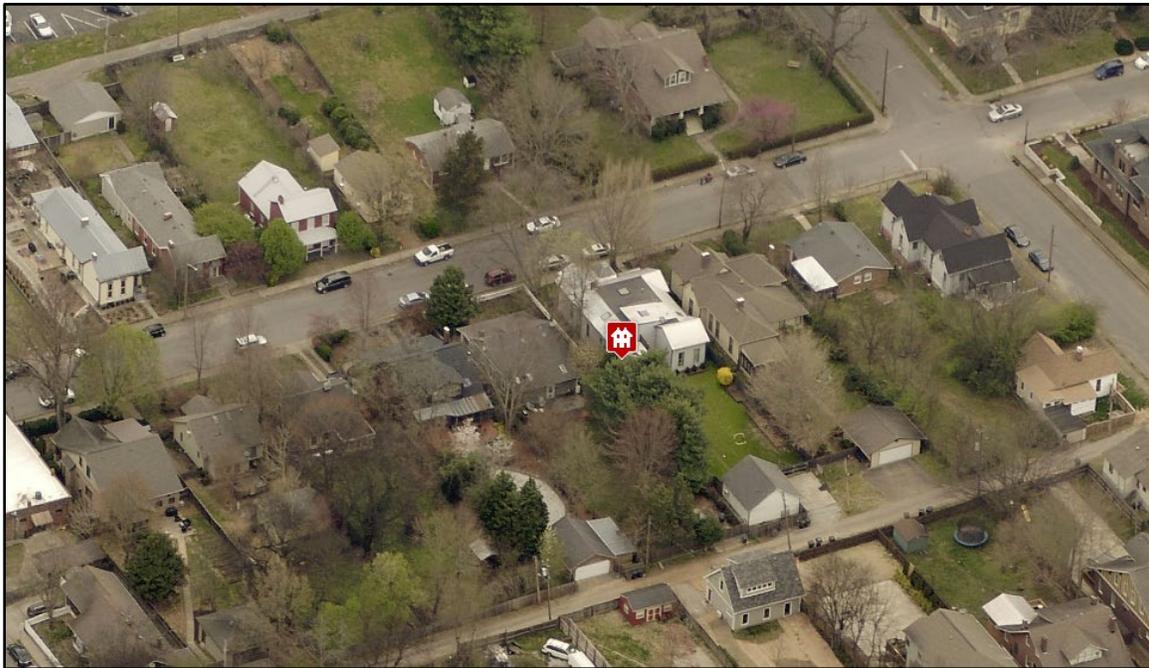
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: The applicant proposes an outbuilding to be used as a detached accessory dwelling unit (DADU) at the rear of the lot.</p> <p>Recommendation Summary: Staff recommends approval of the proposed DADU with the following conditions:</p> <ol style="list-style-type: none">1. Staff shall approve the roof color, windows, doors and garage doors;2. The ridge height shall not exceed the ridge of the main house as measured from finished floor; and3. The maximum eave height shall be ten feet (10') <p>finding that it meets Section III.B.h of the Edgefield Historic Preservation Zoning Overlay design guidelines for outbuildings and the design standards of the DADU Ordinance.</p> <p>The Commission does not have the authority to approve use.</p>	<p>Attachments</p> <p>A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.2 New Construction

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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 outbuilding building should reflect the character of outbuildings with the associated house. The outbuilding should be compatible, by not contrasting greatly with the surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, 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.

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 DADUs 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. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*
- 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 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 configuration 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.

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: 712 Fatherland Street

Background: 712 Fatherland Street is a contributing home built circa 1895 in the Edgefield Historic Preservation Zoning Overlay.

Analysis and Findings: The application is for an addition to an existing outbuilding, which will convert it for use as a detached accessory dwelling unit (DADU). The footprint of the existing outbuilding will not change

except for the addition of an eighty-four (84) square foot porch.

Outbuildings:

Massing Planning:

	Lot is more than 10,000 square feet	Proposed
Maximum Square Footage	1,000 sq.ft. including porches	670 sq. ft. including porch

The proposed square footage meets the guidelines for a lot of this size, which is ten thousand, five-hundred and fifty-nine square feet (10,559 sq. ft.)

	Potential maximums under Ordinance	Existing House, as measured from finished floor	Proposed DADU, as measured from grade
Ridge Height	25' unless existing building is less	~20' from finished floor	23'6"
Eave Height	10' for one story 17' for two story Unless historic house is less	~15' from finished floor	15'6"

The applicant is proposing a DADU that is taller than permitted by the guidelines. The proposed ridge height will be twenty-three feet, six inches (23' 6") from grade. This height falls under the twenty-five foot (25') ridge height cap. However, the ridge of the primary house, as measured from finished floor height, is approximately twenty feet (20') tall. The proposed eave height is fifteen feet, six inches (15'6"). The historic house itself is a tall one story, with an average eave height of about fifteen feet (15') from finished

floor. In the past, the Commission has determined that when the historic house is one story tall, the DADU eaves need to meet the ten foot (10') requirement, even if the eaves on the historic house are taller.

Staff finds that if the ridge height is no taller than the ridge of the existing house as measured from finished floor and if the eave height is reduced to be ten feet (10') or less, the proposal will meet Section III.B.2.h.1 of the design guidelines.



Figure 2: Existing outbuilding along alley

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	6/12	Yes

The primary roof form is gabled, which is appropriate. A shed dormer on either side occupies less than fifty percent 50% of the wall plane, and is inset the required two feet (2') from the wall below, as per the guidelines. Staff finds that the proposal meets Section III.B.2.h.1 of the design guidelines for roof shape.



Figure 3: Rendering of proposed DADU, side elevation

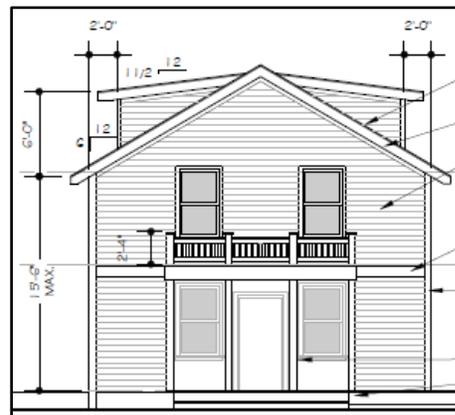


Figure 4: Proposed DADU, house-facing elevation

Design Standards

The proposed structure has a simple gabled design with dormers. (Figures 3 and 4) The roof form, materials and overall height are compatible with the surrounding historic

buildings, however the eave height is not. With the reduction of the eave height to no more than ten feet (10'), the proposal will meet Section III.B.h.1 of the design guidelines.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Concrete Slab	Typical	No
Cladding	Fiber cement boards	Smooth, 5" exposure	No
Roofing	Composite shingle	Color unknown	Yes
Trim	Fiber cement boards	Smooth	No
Porch materials	Wood	Wood	No
Windows	Wood or clad	Not indicated	Yes
Doors	Not indicated	Not indicated	Yes
Garage door	Not indicated	Not indicated	Yes

The proposed materials have been approved in the past for outbuildings. With staff's final approval of the roof color, windows, doors and garage doors, staff finds that the materials meet the design guidelines.

General requirements for Outbuildings/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?	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	

Site Planning & Setbacks:

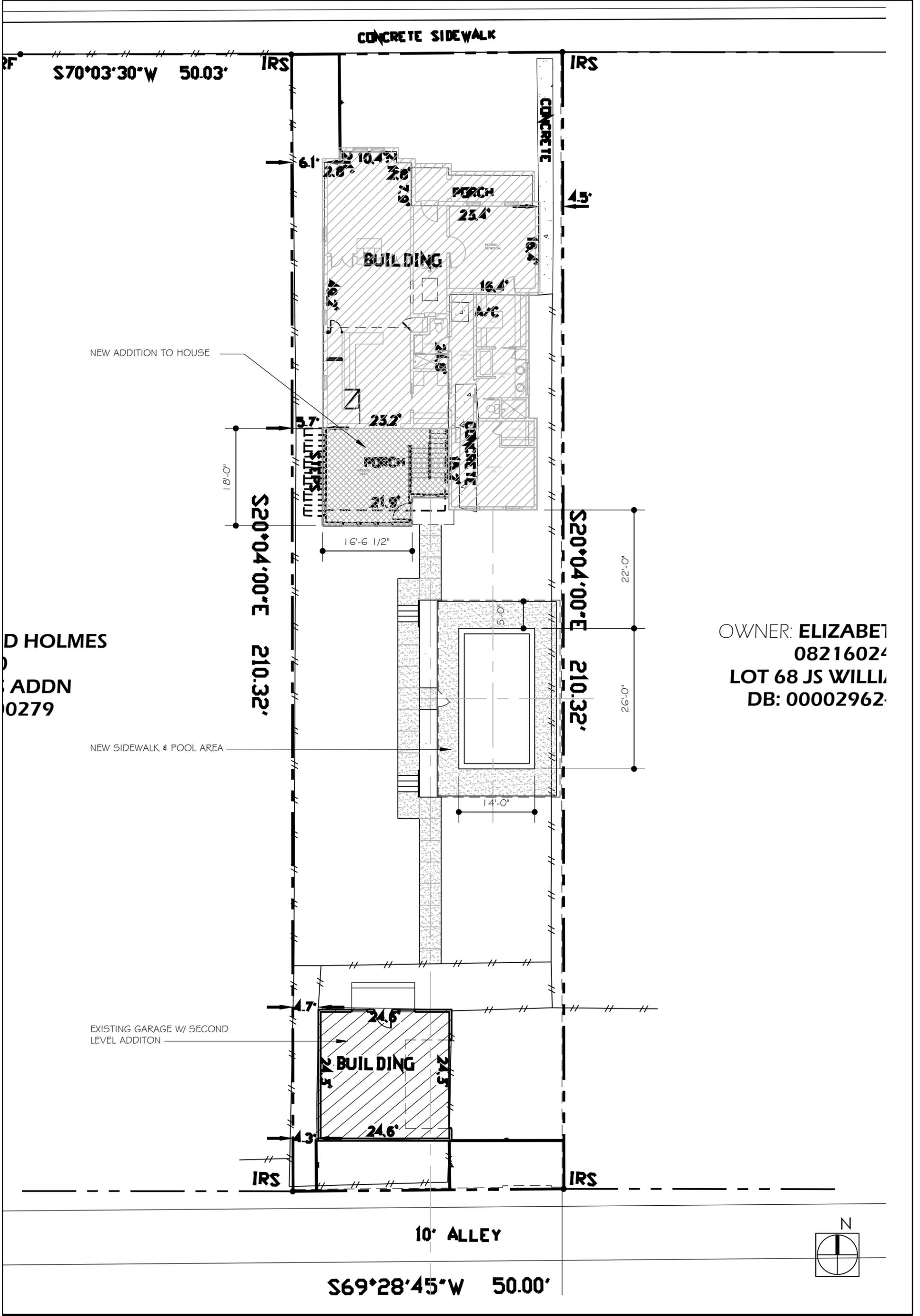
	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	~84'
Rear setback – garage doors do not face alley	3'	~8'
Left side setback	3'	20'
Right side setback	3'	~4'8"
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The existing footprint will not change, except for the addition of the porch on the north (house-facing) elevation. The project meets all base zoning setback requirements.

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

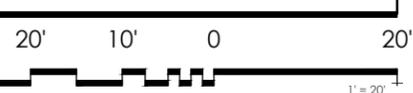
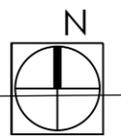
1. Staff shall approve the roof color, windows, doors and garage doors;
2. The ridge height shall not exceed the ridge of the main house as measured from finished floor; and
3. The maximum eave height shall be ten feet (10')

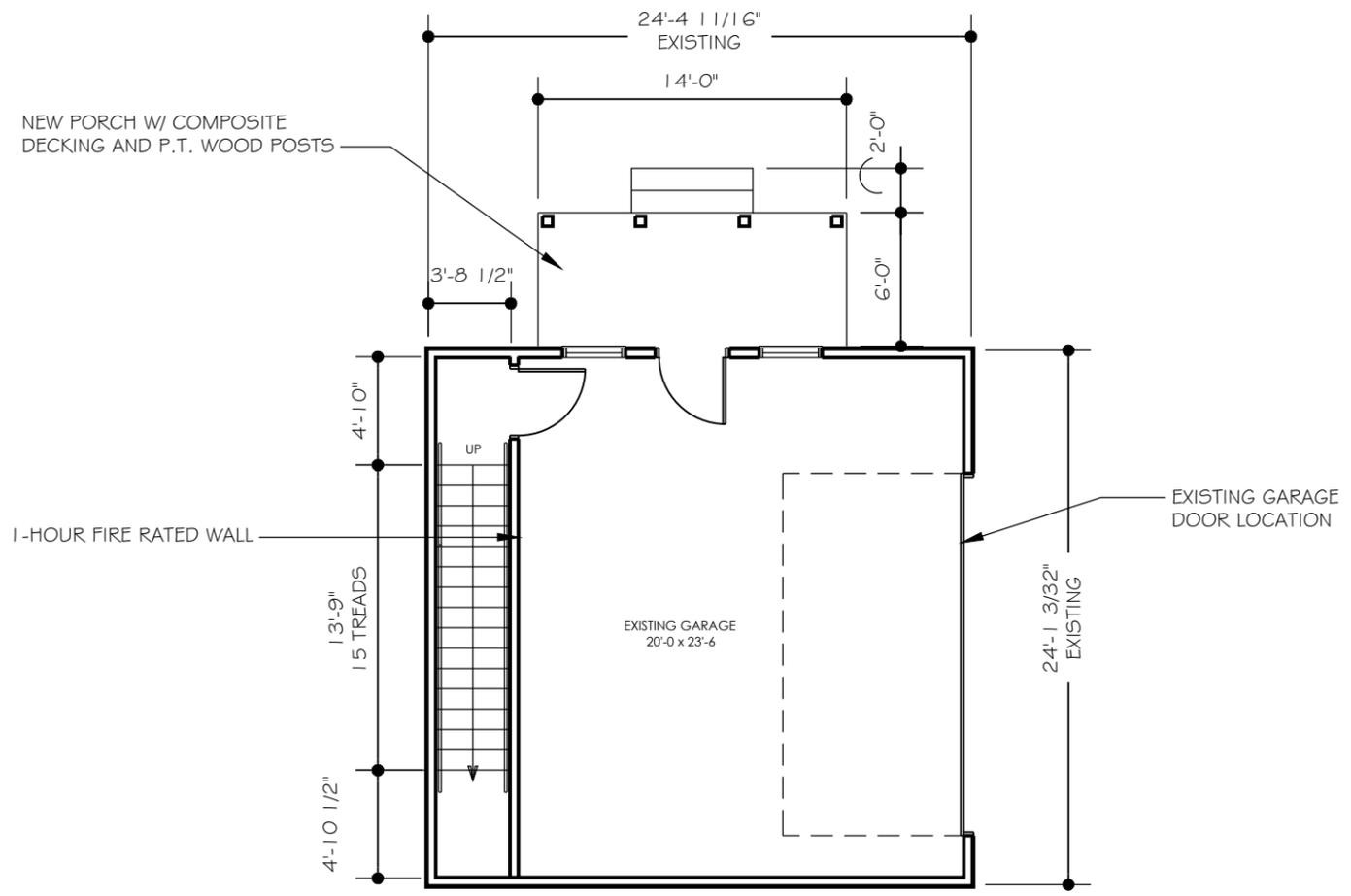
finding that it meets Section III.B.h of the Edgefield Historic Preservation Zoning Overlay design guidelines for outbuildings and the design standards of the DADU Ordinance.



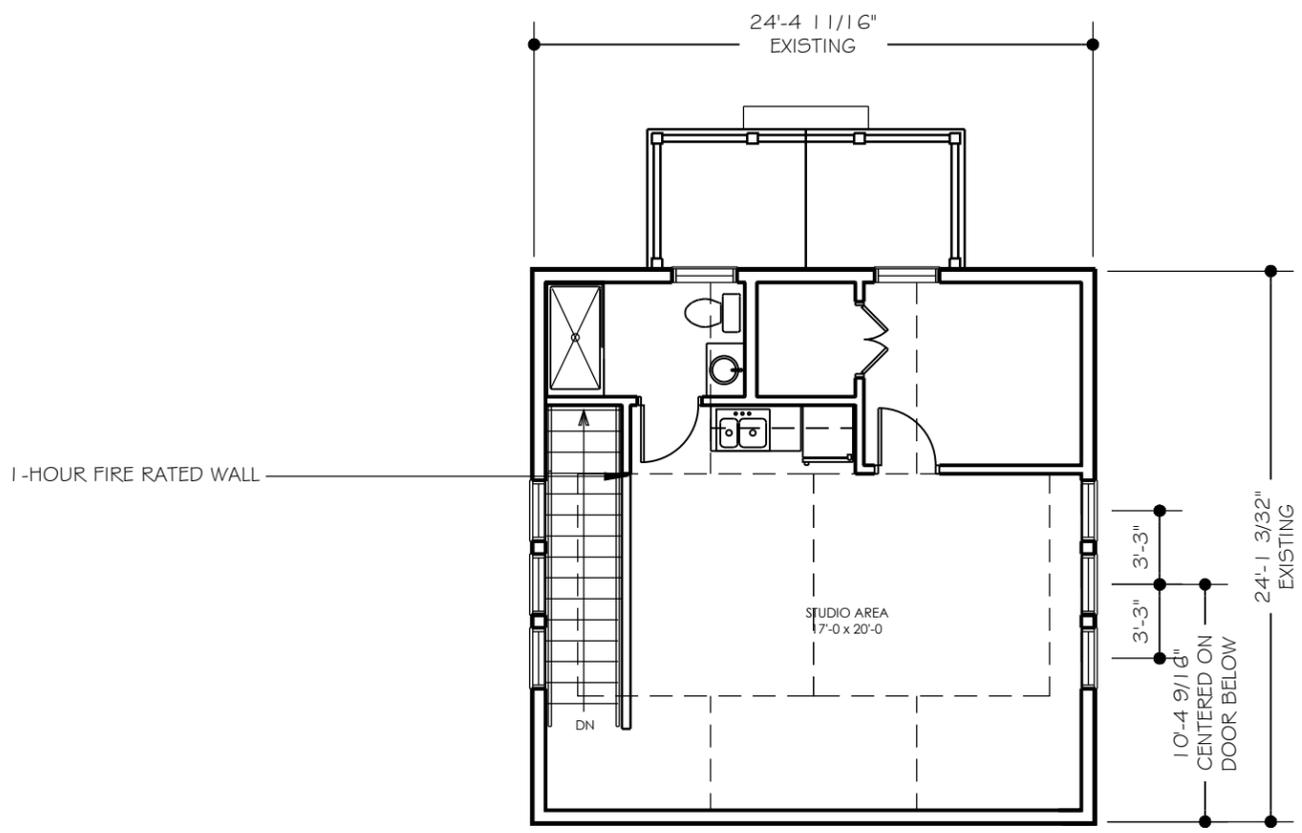
D HOLMES
 ADDN
 0279

OWNER: ELIZABETH
 08216024
 LOT 68 JS WILLIAMS
 DB: 00002962

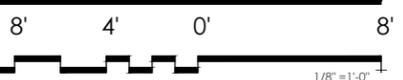


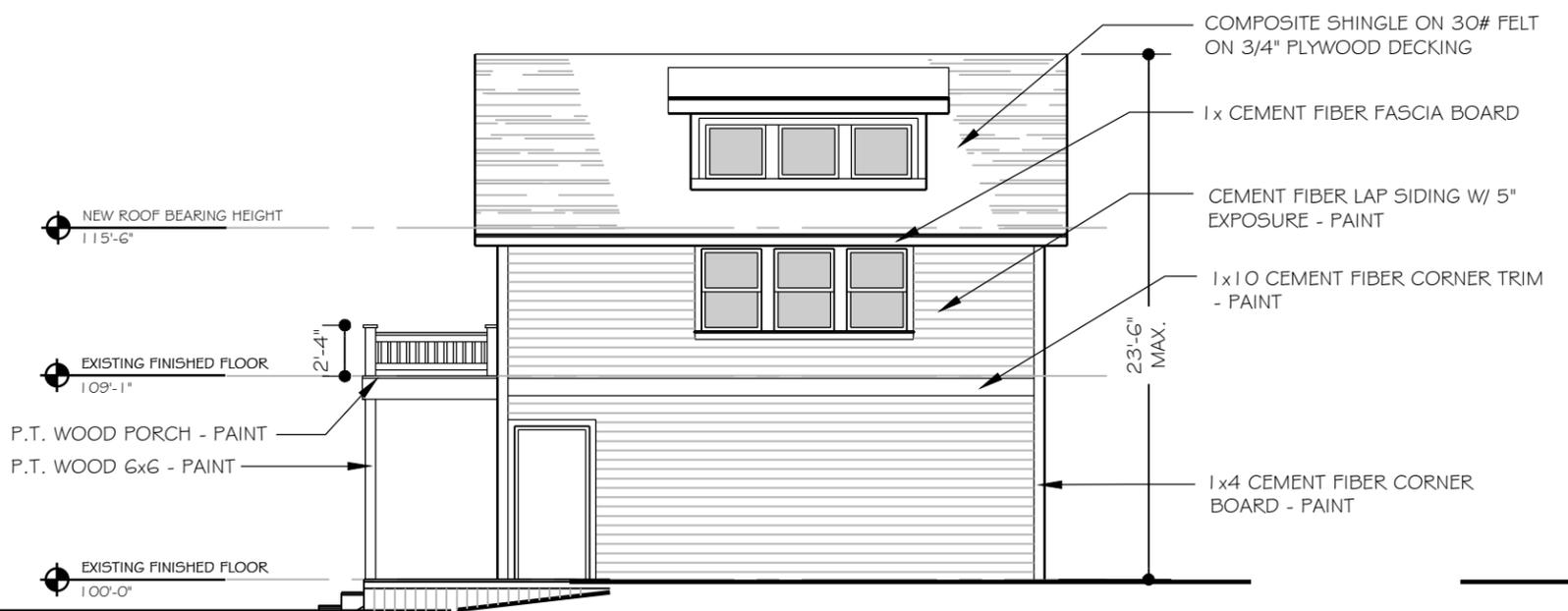


GROUND LEVEL PLAN

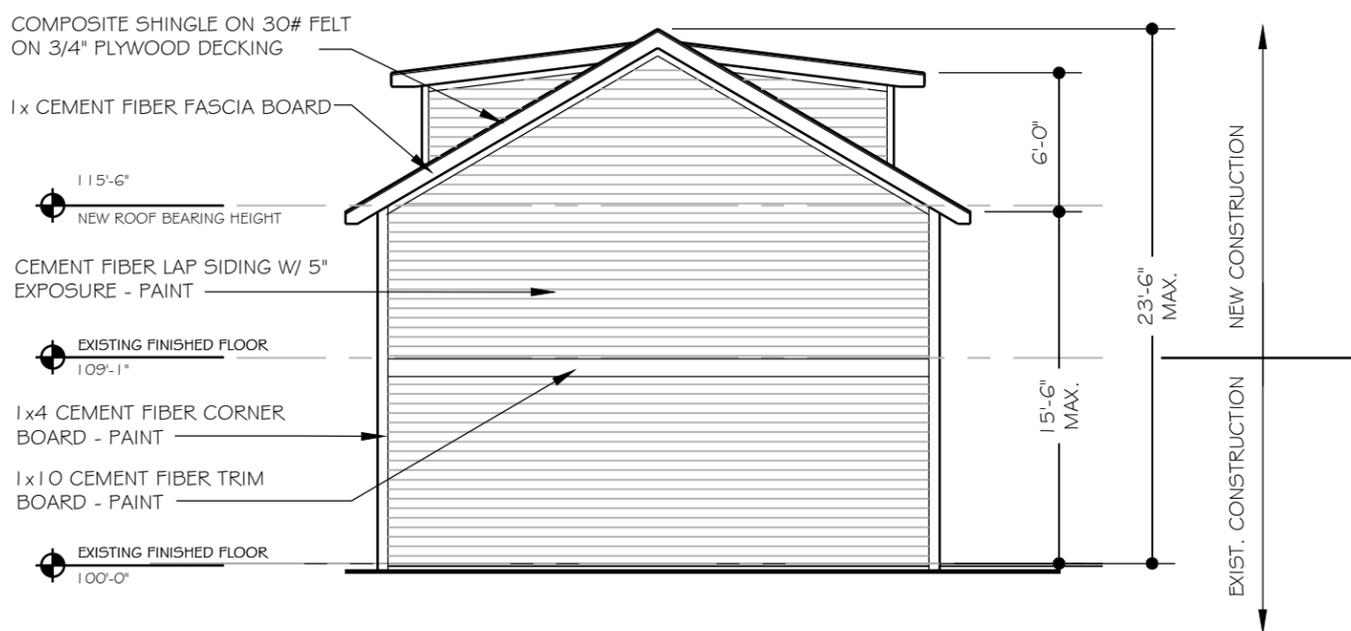


UPPER LEVEL PLAN

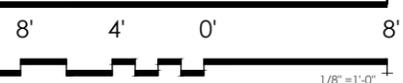


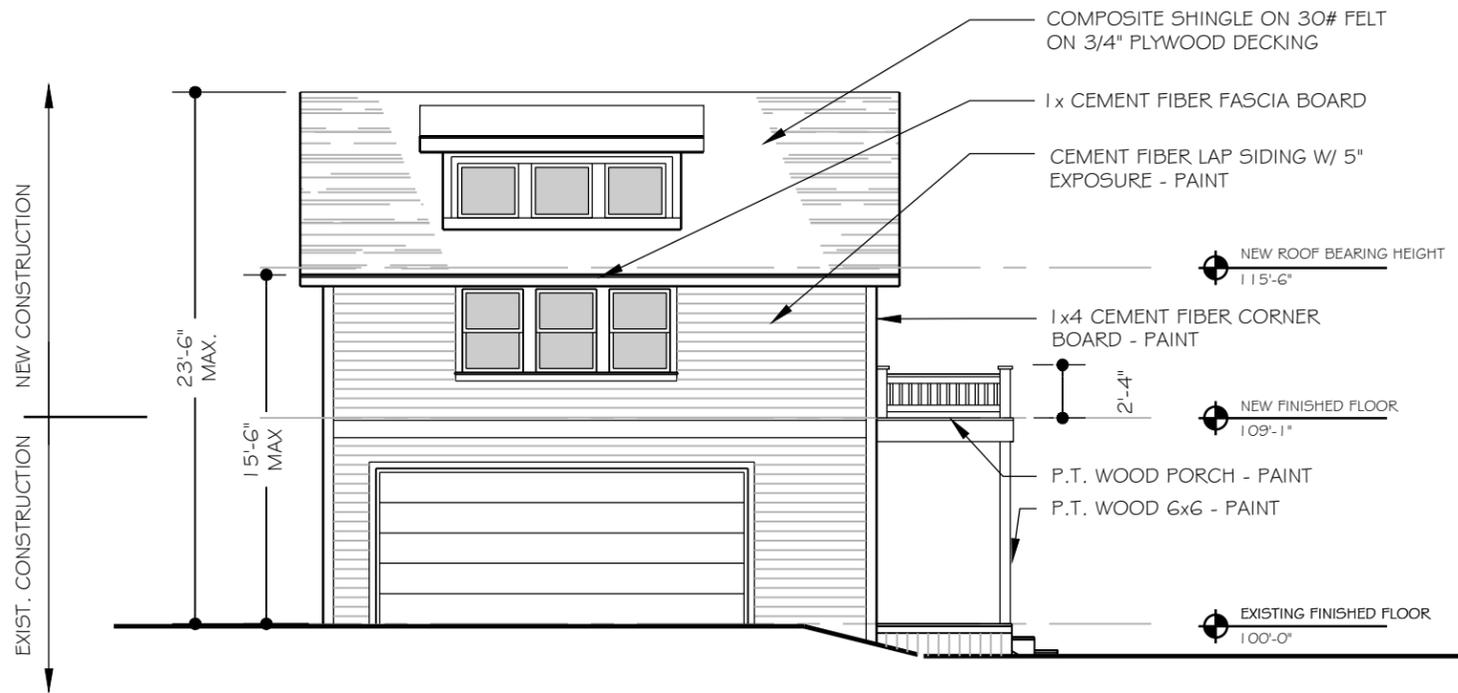


WEST ELEVATION

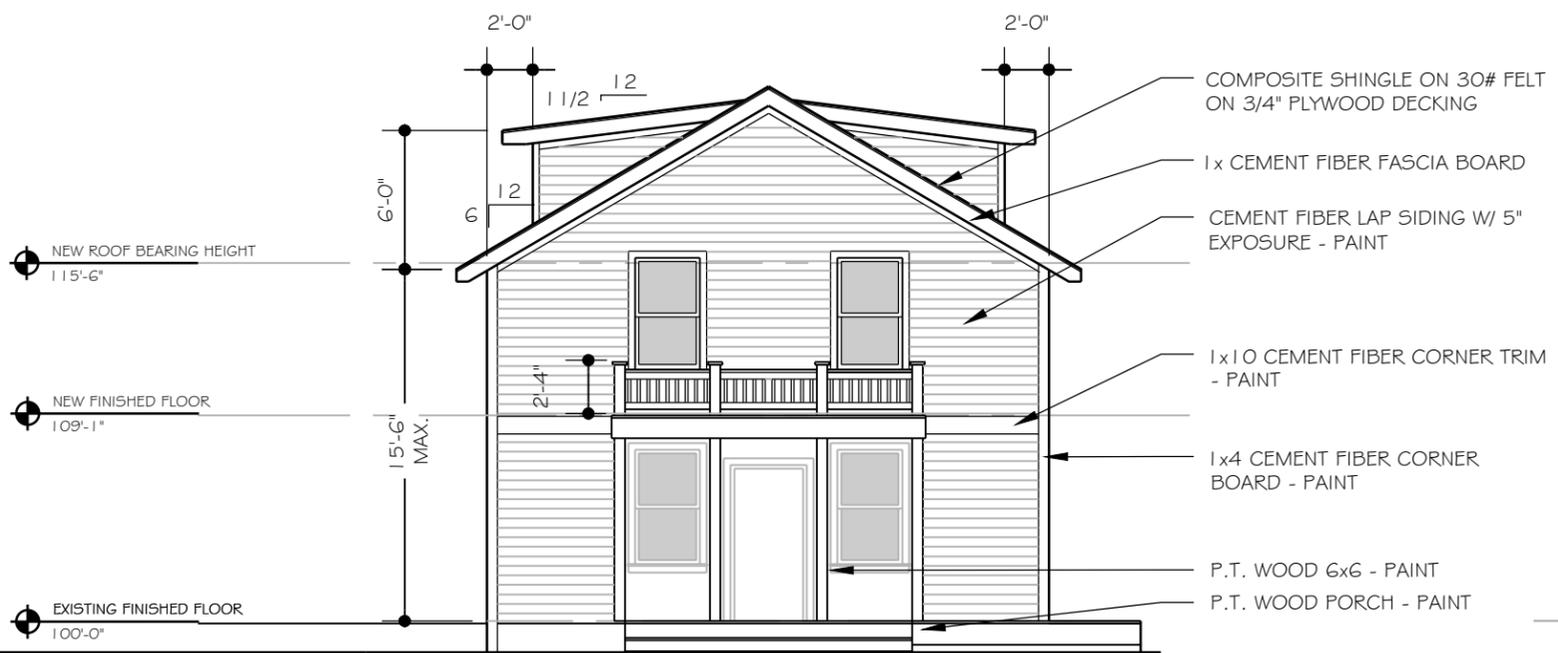


SOUTH ELEVATION





EAST ELEVATION



NORTH ELEVATION

