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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION

311 Chapel Avenue

August 21, 2019

Application: New Construction—Outbuilding/Detached Accessory Dwelling Unit

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 083 02 0 157

Applicant: Craig Kennedy, Bootstrap

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

<p>Description of Project: Application is for the construction of an outbuilding/ detached accessory dwelling structure.</p> <p>Recommendation Summary: Staff recommends approval of the proposed outbuilding with the condition that staff shall approve the cladding and the final window, pedestrian door and garage door selections, prior to purchase and installation.</p> <p>With this condition, staff finds that the project meets Section II.B. of the Eastwood Neighborhood Conservation Zoning Overlay design guidelines and the DADU Ordinance, 17.16.030. G.</p>	<p>Attachments</p> <p>A: Photos B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.

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'.*

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: 311 Chapel Avenue was constructed c. 1900 and is a contributing house within the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1). The house sits on a large, irregularly shaped lot at the corner of Chapel and Sharpe Avenues. It has a deep front setback and is oriented toward Chapel.



Figure 1: 311 Chapel Avenue

Analysis and Findings: The applicant proposes to construct a new outbuilding/DADU at the rear of the property, facing onto Sharpe Avenue. This area is currently used for parking and the DADU will make use of the existing curb cut. The non-historic carport and shed will be demolished.



Figure 2: Site of future DADU, facing Sharpe Ave

Massing Planning:

The lot is larger than 10,000 square feet, at approximately seventeen thousand, four-hundred-forty-one (17,441) square feet.

	Lot is larger 10,000 square feet	Proposed
Maximum Square Footage	1,000 sq. ft.	999 sq. ft.

	Potential maximums under Ordinance	Existing House	Proposed DADU
Ridge Height	25' unless existing building is less	24'11"	~22'4"
Eave Height	10'	12'	~10'

The proposal meets Section II.B.h.1 of the guidelines for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross gabled	Yes
Primary roof slope	10/12	Yes

The primary roof form is cross gabled, which is appropriate. A shed dormer on the interior side elevation occupies less than fifty percent (50%) of the wall plane and is inset the required two feet (2') from the wall below Figure 3).

Staff finds that the proposal meets the Section II.B.h.1 of the design guidelines for roof form.

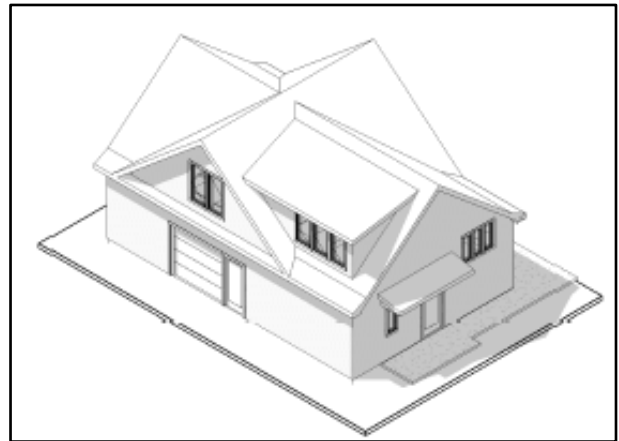


Figure 3: Rendering showing roof form and dormer

Design Standards

The proposed structure has a simple design that is appropriate for outbuildings. The cross gabled roof form is seen historically throughout the overlay. The height and scale are appropriate for the site and the historic context. The proposed design of the outbuilding does not contrast greatly with the surrounding historic buildings and therefore meets the design guidelines.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Slab	n/a	No
Cladding	Siding	Material/exposure not indicated	Yes
Roofing	metal	To match house	No
Trim	Fiber cement	n/a	No
Windows	Not indicated	Need final approval	Yes
Doors	Not indicated	Need final approval	Yes
Driveway	Concrete	n/a	No
Guest Parking	Brick pavers	n/a	No
Garage door	Not indicated	Need final approval	Yes

With staff's final approval of the cladding and windows and doors, staff finds that the proposed materials meet Section II.B.h 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?	YES	
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?	YES - 3	
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'	10'
Rear setback	3'	5'
Side street side setback – garage doors face street	20'	~38'
Interior side setback	5'	+60'
How is the building accessed?	-	Side street
Two different doors rather than one large door (if street facing)?	-	Three doors

The odd shape of the lot and the deep front setback of the primary structure create a unique challenge for site planning and setbacks (Figure 4). The base zoning requires a twenty foot (20') setback from the side street when the garage doors face the street. However, the historic houses along Sharpe Avenue are setback much further, at approximately thirty-eight feet (38') from the street (Figure 5). Additionally, the guidelines require a twenty foot (20') distance between the house and DADU. Given the location of the house in relation to Sharpe, a twenty foot (20') distance would push the DADU into the setback. The applicant worked with staff to design the proposal presented here wherein the DADU's setback will align with the historic houses along Sharpe, and a ten foot (10') distance to the primary structure will be provided. The Commission has reduced this distance to ten feet (10') in previous cases where there were unusual lot restraints.

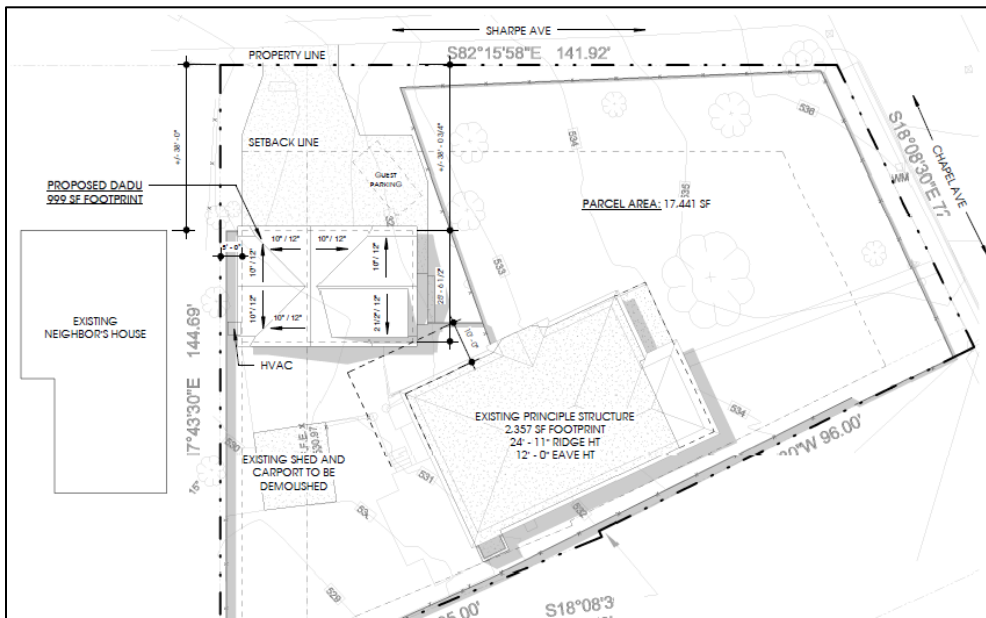


Figure 4: Site plan



Figure 5: The new DADU is proposed to align with the setback of the historic houses along Sharpe Ave

Staff finds that when viewed as a whole, these proposed setbacks are appropriate to this specific site and that the project as proposed meets Section II.B.h.2 of the guidelines for setbacks and site requirements.

Recommendation Summary: Staff recommends approval of the proposed outbuilding with the condition that staff shall approve the cladding and the final window, pedestrian door and garage door selections, prior to purchase and installation.

With this condition, staff finds that the project meets Section II.B. of the Eastwood Neighborhood Conservation Zoning Overlay design guidelines and the DADU Ordinance, 17.16.030. G.