

JOHN COOPER
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
1815 Lillian Street
January 15, 2020

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: 08314021400
Applicant: Craig Kennedy, Bootstrap Architecture + Construction LLC
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: Application is to construct an outbuilding that is less than twenty feet (20') from the rear of the house.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. Staff approve the final details, dimensions, and materials of windows and doors prior to purchase and installation; and,2. Staff approve the color and details of the metal roofing and siding. <p>With these conditions, staff finds that the proposed DADU meets Section II.B.8 of the design guidelines and 17.16.030.G., the DADU ordinance.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Applicable Design Guidelines:

II.B. New Construction

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 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.*

- 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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The house located at 1815 Lillian Street was constructed c. 1910 and contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). MHZC permitted a rear screened porch addition in May 2010 (permit # 2010-110) (Figure 2).



Figure 1. 1815 Lillian Street (January 2020).



Figure 2. Right-side façade from South 19th Street (January 2020).

Analysis and Findings: The application is to construct an outbuilding that is less than twenty feet (20') from the rear of the house.

Outbuildings:

Massing Planning: The lot is less than 10,000 square feet, at six thousand, two hundred (6,200) square feet.

The lesser of these two numbers is the maximum square footage allowed for the footprint:

	50% of first floor area of primary structure	Lot is less than 10,000 square feet	Proposed
Maximum Square Footage	980 sq. ft.	750 sq. ft. max	749 sq. ft.

The proposed square footage meets the guidelines for a lot of this size.

	Potential maximums under Ordinance	Existing House	Proposed DADU, as measured from grade
Ridge Height	25' unless existing building is less	25'	22'-2.5"
Eave Height	10'	10'	9'-9.75"

Staff finds that the proposed DADU meets Section II.B.8.a of the design guidelines and Section 17.16.030.G.7 of the DADU Ordinance for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	11/12	Yes
Dormer roof form	Flat	No
Dormer roof slope	.25/12	No

The outbuilding incorporates dormers on both the front and rear elevations. The dormers are all inset appropriately and do not exceed fifty percent (50%) of the roof plane. The roof form of the dormers is flat with a slope of .25/12. While this roof shape and slope is not typical of the historic context, staff finds that it can be appropriate for an outbuilding. Staff finds that the outbuilding/DADU meets Section II.B.8 of the design guidelines for roof shape and Section 17.16.030.G.8 for design standards of the DADU Ordinance.

Design Standards

The accessory structure has a traditional form that incorporates modern detailing. The roof form and pitch of the dormers as well as the materials and fenestration pattern are modern elements that, while atypical of the historic context, are appropriate for an outbuilding. Staff finds the proposed design meets Section II.B.8 of the design guidelines and Section 17.16.030.G.8 of the Ordinance.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Slab	Natural	No
Primary Cladding	Corten steel metal siding	Corrugated	Yes
Secondary Cladding	Board-and-batten	Smooth	No
Primary Roofing	Corten steel	Corrugated	Yes
Dormer Roofing	TPO membrane	White	No
Trim	Steel and fiber cement (where appropriate)	Smooth for fiber cement	Yes
Windows	Not indicated	Needs final approval	Yes
Doors	Not indicated	Needs final approval	Yes

The plan mingles modern materials such as steel roofing, siding, and trim with more traditional materials such as board-and-batten siding and fiber cement trim. While the steel roofing, siding, and trim are not typical of the historic context, staff finds that these materials can be appropriate for an outbuilding that incorporates modern elements.

Since the dormer roof slopes are flat, the applicant proposes to use a TPO membrane roofing in white. The Commission has approved such membrane roofing for low sloped roofs but has not approved white as a roof color. Given the slope of the dormer roofs, the location of the outbuilding at the rear of the lot, and the location of the material only on the dormers on the front and rear façades of the building, staff finds that the proposed color of the membrane roofing could be appropriate because of its minimal visibility even though it is atypical of the historic context. With staff approval of the final selections of the roof color and details, windows, and doors, staff finds the materials to meet Section II.B.8.a of 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?	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'	~15'-6"
Rear setback	5'	5'
Left side setback	5'	5'
Right side setback	10'	10'-6.75"
How is the building accessed?	-	Via pedestrian doors on front, rear, and right side
Two different doors rather than one large door (if street facing)?	-	N/A

The outbuilding is located at the rear of the lot and does not incorporate garage doors. As proposed the outbuilding meets all base zoning setbacks but is located less than twenty feet (20') from the rear of the proposed addition. Staff finds that the distance of fifteen feet, six inches (15'-6") between the back of the house and the DADU to be appropriate in this instance because the lot is shallow at approximately one hundred and twenty-four feet (124').

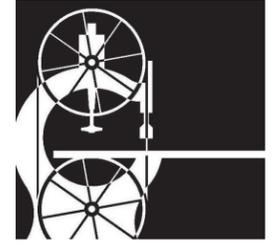
Staff finds that the DADU meets Section II.B.8.b of the design guidelines and Section 17.16.030.G.4 of the DADU Ordinance for setbacks.

Overall, staff finds that the design of the outbuilding meets both Section II.B.8 of the design guidelines for outbuildings and 17.16.030.G., the DADU ordinance.

Recommendation: Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions, and materials of windows and doors prior to purchase and installation; and,
2. Staff approve the color and details of the metal roofing and siding.

With these conditions, staff finds that the proposed DADU meets Section II.B.8 of the design guidelines and 17.16.030.G., the DADU ordinance.



bootstrap

(615) 715-4078
CRAIG KENNEDY, AIA



1815 LILLIAN ST

SCHEMATIC DESIGN

2019 DECEMBER 30
PROJECT #19.025

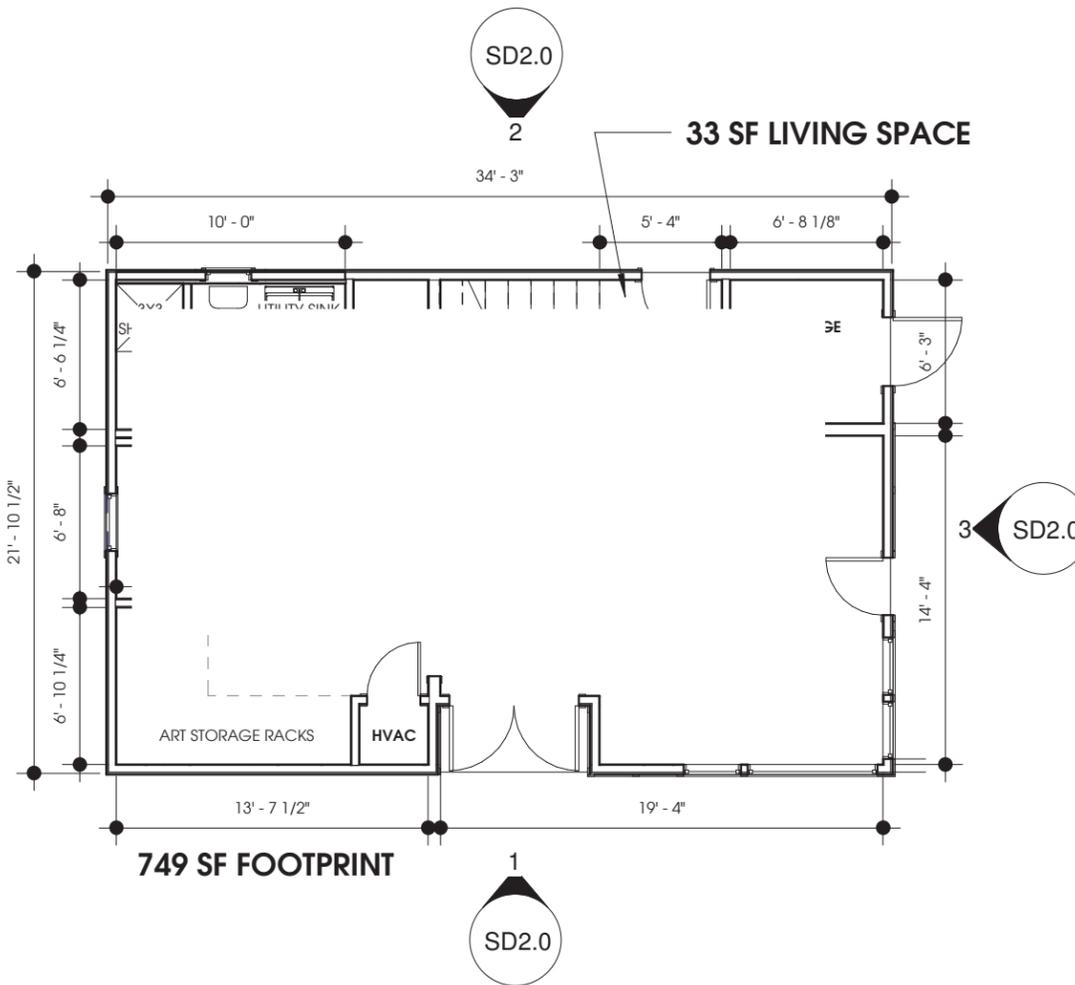
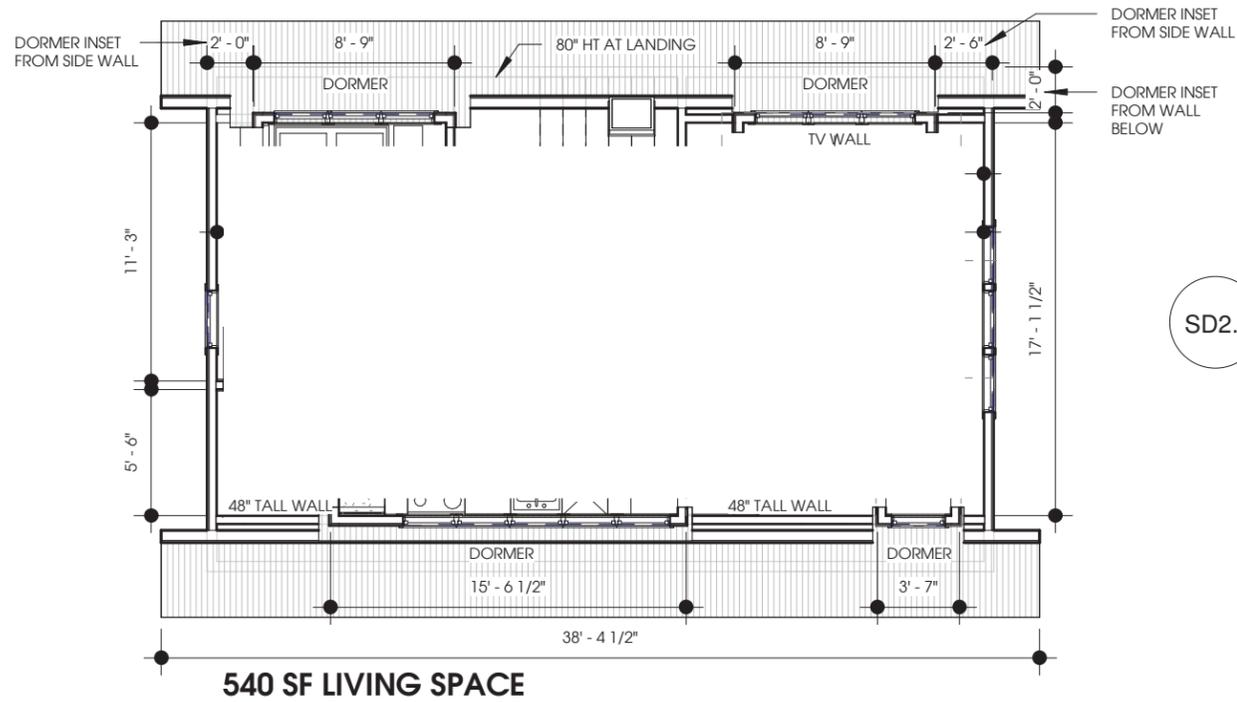
PERSPECTIVES

SDO.2



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(615) 715-4078
CRAIG KENNEDY, AIA



1815 LILLIAN ST

SCHEMATIC DESIGN

2019 DECEMBER 30
PROJECT #19.025

FLOOR PLANS

SD1.0



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(615) 715-4078
CRAIG KENNEDY, AIA

MATERIAL SYMBOLS



MATERIAL NOTES

- ALL FIBER CEMENT TRIM SHALL BE SMOOTH FACED
- ALL FIBER CEMENT CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED
- METAL SIDING WILL HAVE METAL TRIM AT CORNERS AND WINDOW/DOORS
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- STEEP SLOPE ROOFING WILL CORRUGATED CORTEN STEEL
- LOW SLOPE ROOFING WILL BE WHITE TPO MEMBRANE



4 WEST ELEVATION
0' 4' 8' 16'



2 NORTH ELEVATION
0' 4' 8' 16'



3 EAST ELEVATION
0' 4' 8' 16'



1 SOUTH ELEVATION
0' 4' 8' 16'

1815 LILLIAN ST

SCHEMATIC DESIGN

2019 DECEMBER 30
PROJECT #19.025

ELEVATIONS

SD2.0