

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

STAFF RECOMMENDATION

306 South 15th Street

March 17, 2021

Application: New Construction—Outbuilding; Setback Determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08313031000

Applicant: Paul Boulifard

Project Lead: Melissa Baldock melissa.baldock@nashville.gov

Description of Project: Applicant proposes an outbuilding that is approximately five hundred square feet (500 sq. ft.) in footprint but does not meet the five foot (5') rear setback. The applicant proposes a two-foot, two inch (2'2") setback. The outbuilding therefore requires a rear setback determination.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The rear setback be at least five feet (5');
2. The concrete block be split face; and,
3. Staff approve the doors prior to purchase and installation.

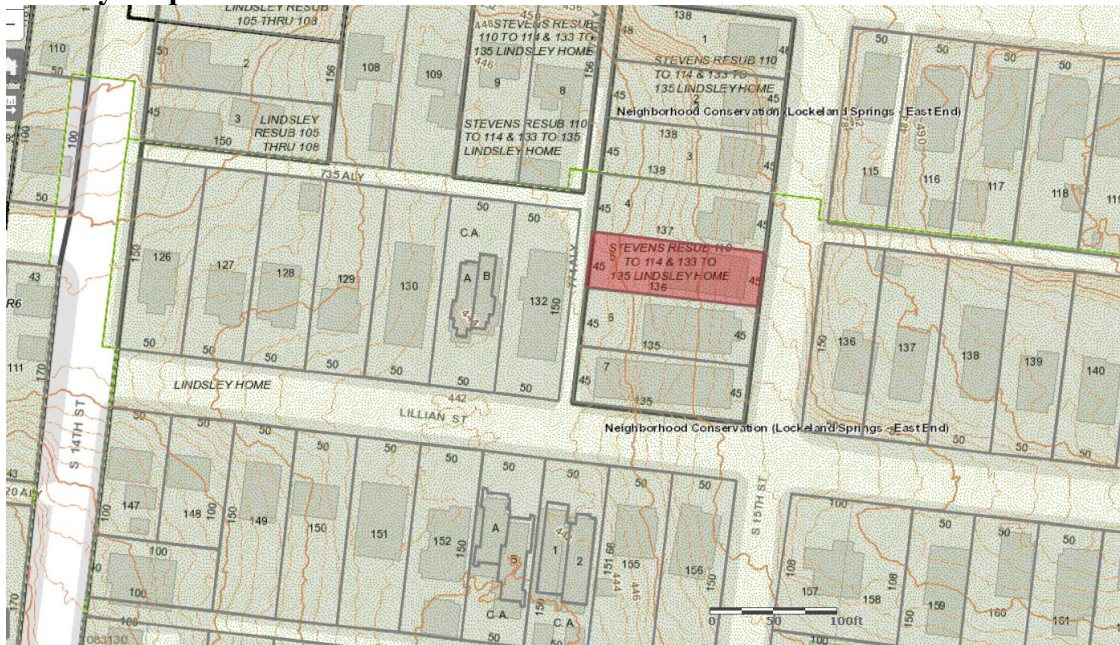
With these conditions, staff finds that the proposed outbuilding meets Section II.B. of the design guidelines.

Attachments

A: Site Plan

B: Elevations

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.

Background: 306 South 15th Street is a c. 1930 vernacular bungalow that contributes to the historic character of the Lockeland-Springs East End Neighborhood Conservation Zoning Overlay. The lot has a significant slope down from the front to the back.



Figure 1. 306 South 15th Street



Figure 2. Area of the new garage location is limited because of the existing concrete wall.

Analysis and Findings: Applicant proposes an outbuilding that is approximately five hundred square feet (500 sq. ft.) in footprint, but does not meet the five foot (5’) rear setback. The applicant proposes a two-foot, two inch (2’2”) setback. The outbuilding therefore requires a rear setback determination.

Outbuildings: The applicant proposes to construct a one-story outbuilding at the rear of the property. The outbuilding will not include a dwelling unit.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and Garage	20’	37’
Rear setback	5’	2’2’’*
L side setback**	5’	13’
R side setback**	5’	5’
How is the building accessed?	From the alley or existing curb cut	Alley

The applicant proposes to construct a garage that is just two feet, two inches (2'2") from the rear property line, whereas the design guidelines typically require five feet (5'). The applicant has indicated a willingness to meet a three foot (3') setback but does not want to increase the setback beyond three feet (3'). Although the site is constrained due to the slope and the existence of a concrete retaining wall, staff finds that a setback of less than five feet (5') is not appropriate for this site because it would not allow for a vehicle to get in and out of the garage safely. Staff therefore recommends that the rear setback be at least five feet (5').

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	25'	25'	10'
Eave Height	10'6"	10'	10'

The outbuilding has a flat roof, so both its ridge and eave heights are approximately ten feet (10'). There is a railing that will add another three feet, six inches (3'6") above the roof. Staff find that this railing and its additional height meets the design guidelines because overall, the structure is still lower in height than the historic house.

	Lot is less than 10,000 square feet	Proposed footprint
Maximum Square Footage	750 sq. ft.	500.5 sq. ft.

Staff finds that the massing of the outbuilding meets the design guidelines.

General requirements for outbuildings and DADUs:

	YES	NO
If there are stairs, are they enclosed?		No*
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?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	

Is the roof pitch at least 4/12?		No **
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	

* The outbuilding does have exterior stairs leading from an existing deck to the roof of the outbuilding. There will be approximately six steps up to the roof deck, which staff finds to be appropriate because it is only a height of approximately three and a half feet (3'6"). The design guidelines' prohibition on exterior stairs was intended for stairways that would lead to an upper floor and would have a much taller height.

** The garage has a flat roof rather than a 4/12 or larger roof slope. The Commission has approved flat roofs for outbuildings when the outbuildings are one story in scale and otherwise have an appropriate height and scale, like the proposed. Staff therefore finds that the flat roof meets the design guidelines.

Roof Shape:

Proposed Element	Proposed Form
Primary form	Flat

Design Standards: The outbuilding is one story with a flat roof form and a roof deck. Staff finds that the flat roof and roof deck are appropriate because the garage is one story, sits so much lower than the historic house on the lot, and is shorter than the house, even without the grade. Staff finds that the proposed design meets Section II.B.8 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires Additional Review?
Foundation	Concrete Block	Unknown	Yes	Yes
Cladding	Cement Fiberboard lap siding	Smooth, 5" reveal or less	Yes	No
Trim	Wood or Fiber cement trim	Smooth	Yes	No
Roofing	Not visible	Not visible	Yes	No
Exterior stairs and railing	Wood	Typical	Yes	No

Pedestrian Door	Not indicated	Unknown	TBD	Yes
Vehicular Doors	Not indicated	Unknown	TBD	Yes

With the condition that the concrete block be split faced and that staff approve the doors, staff finds that the known materials meet Section II.B.8 of the design guidelines.

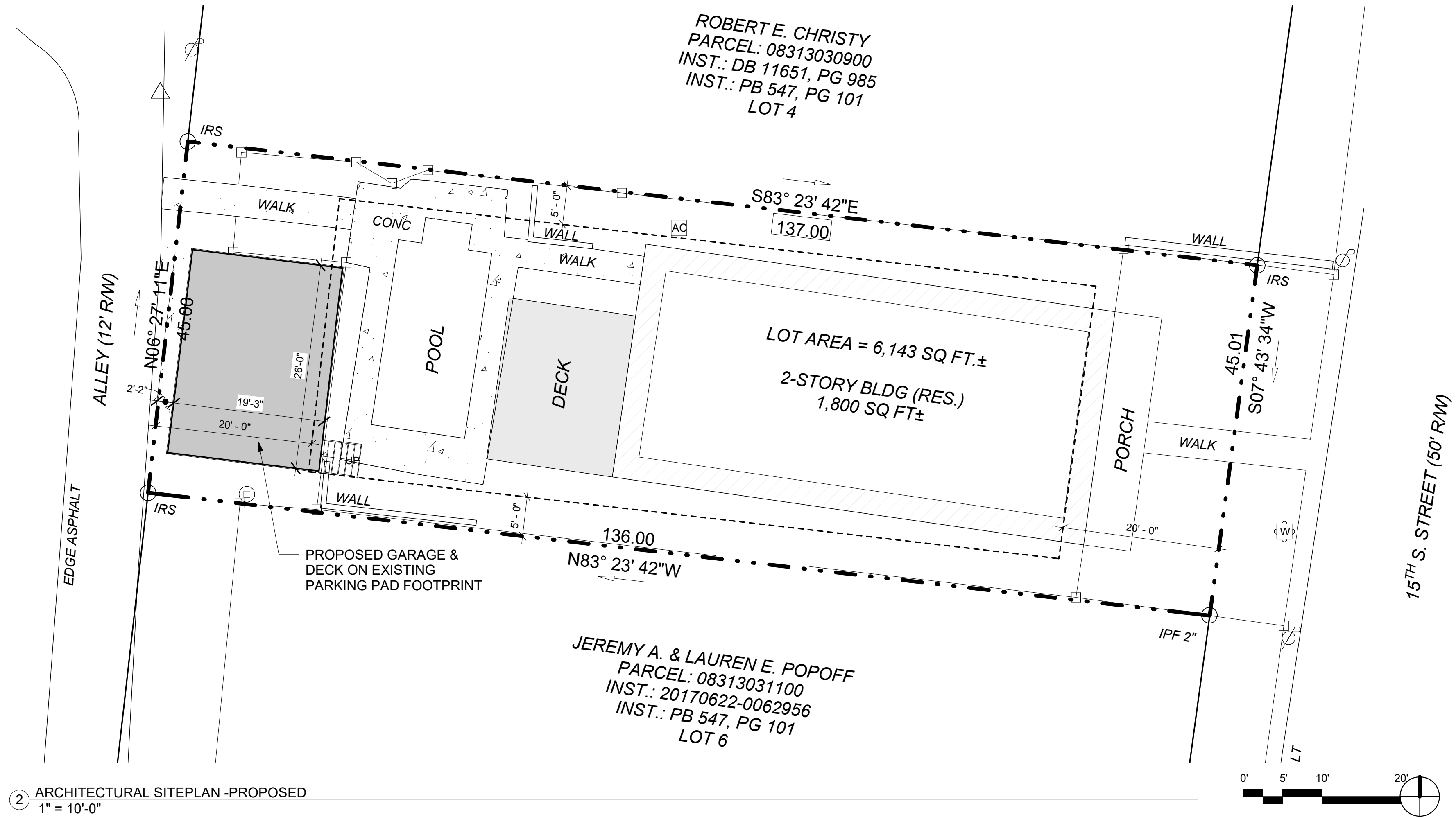
With the condition that the rear setback be five feet (5') staff finds that the proposed outbuilding's height, scale, placement, materials, roof form, and overall design meet Section II.B.8 of the design guidelines.

Recommendation Summary: Staff recommends approval with the following conditions:

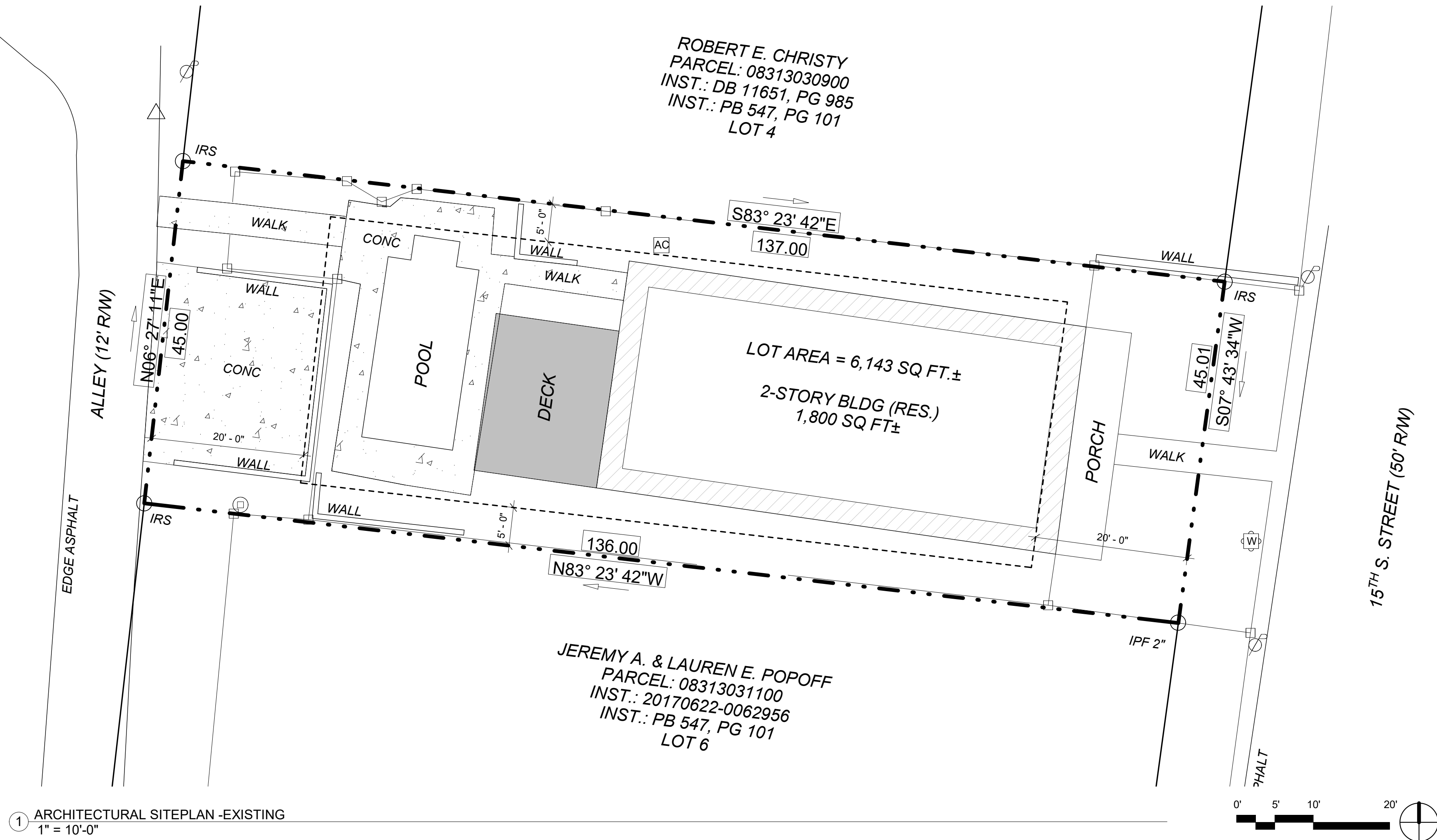
1. The rear setback be at least five feet (5');
2. The concrete block be split face; and,
3. Staff approve the doors prior to purchase and installation.

With these conditions, staff finds that the proposed outbuilding meets Section II.B. of the design guidelines.

NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION



2 ARCHITECTURAL SITEPLAN -PROPOSED
1" = 10'-0"



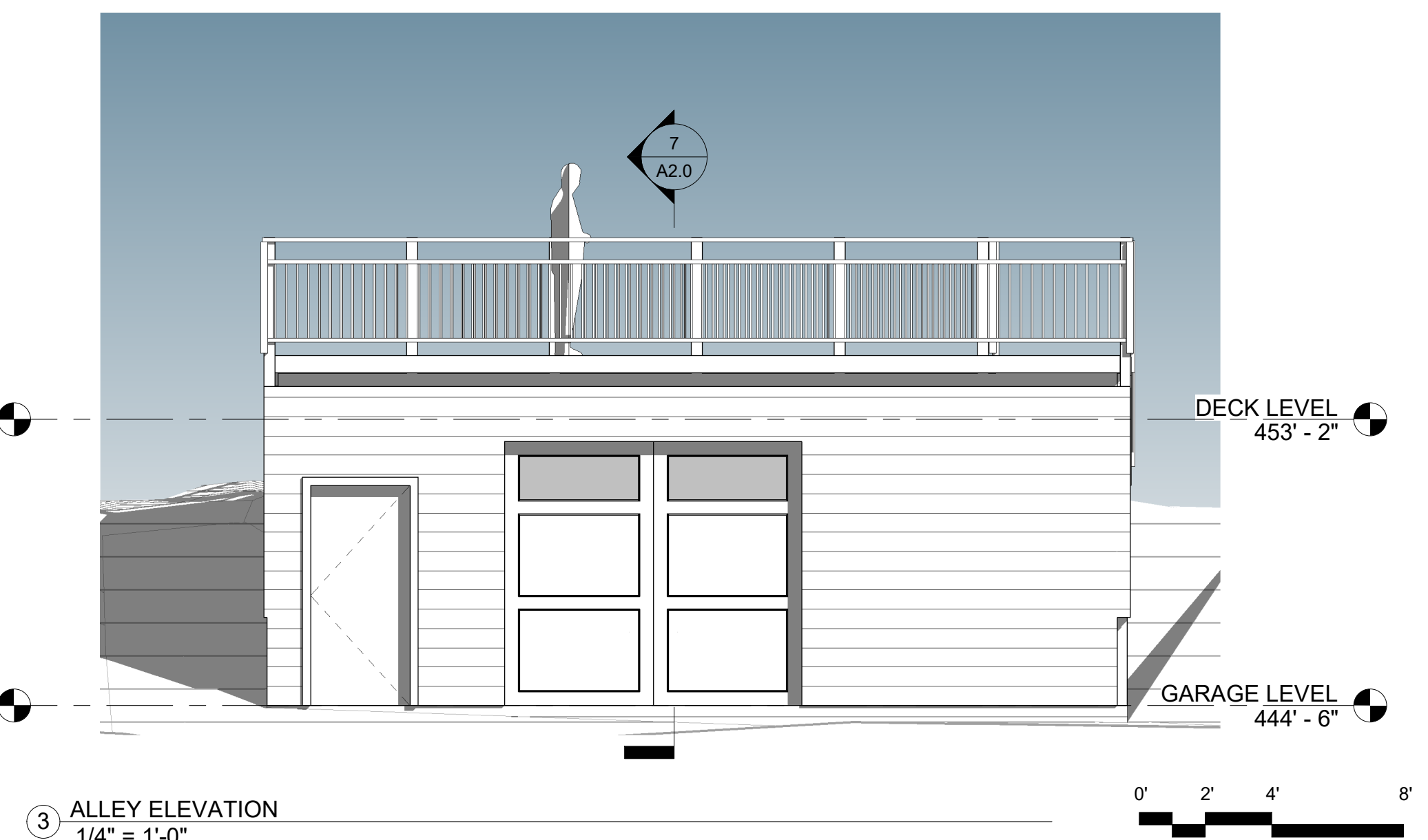
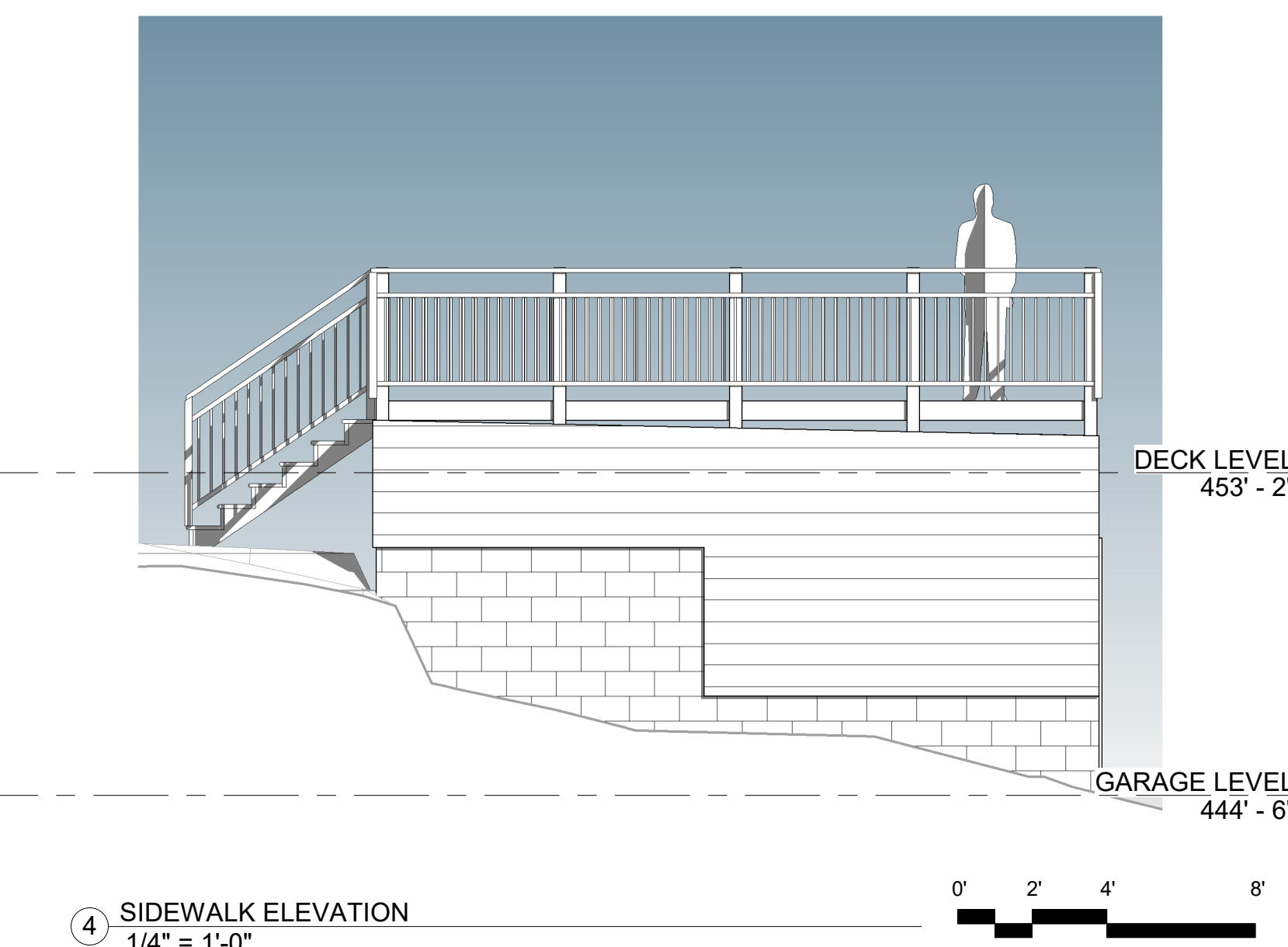
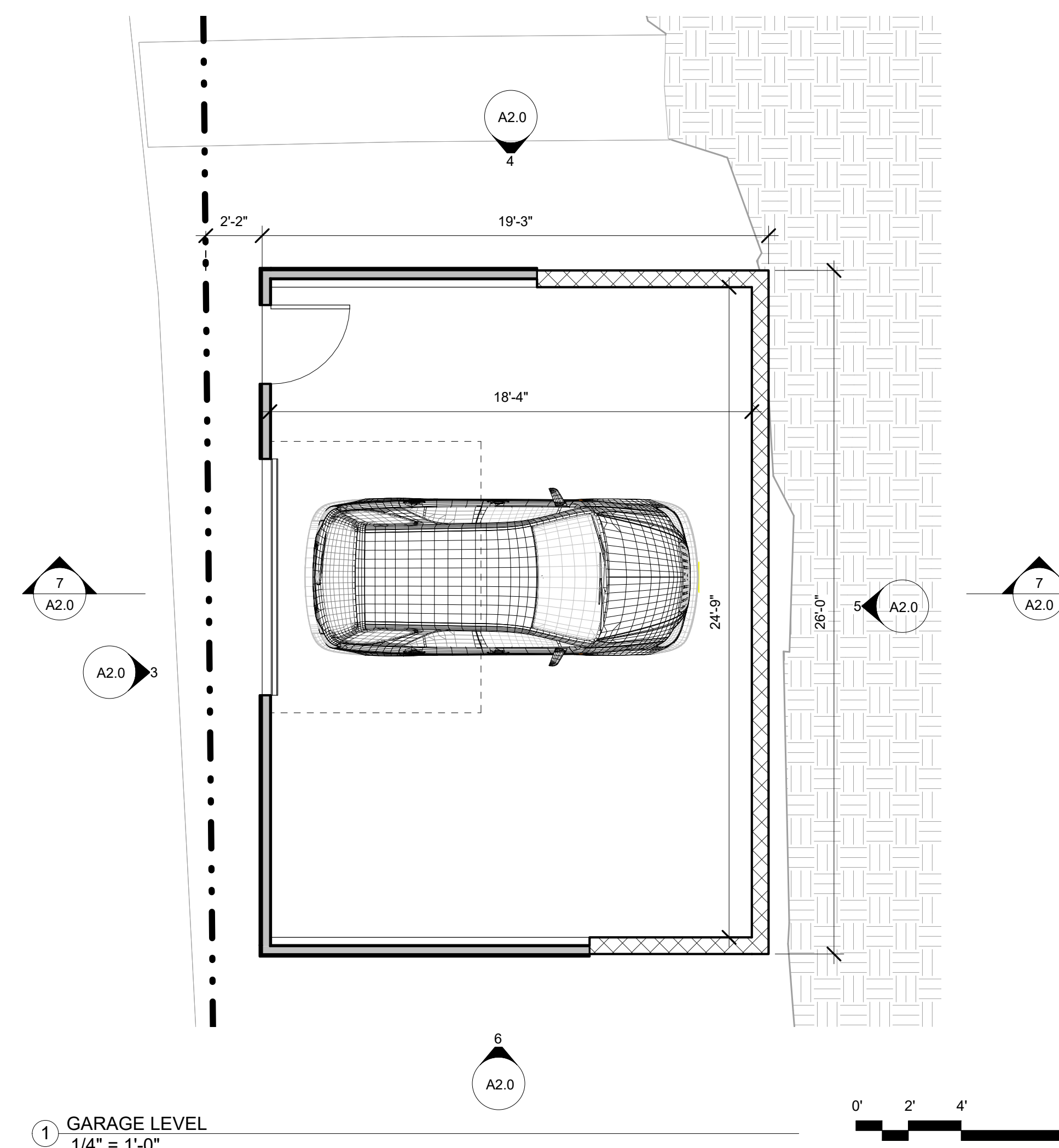
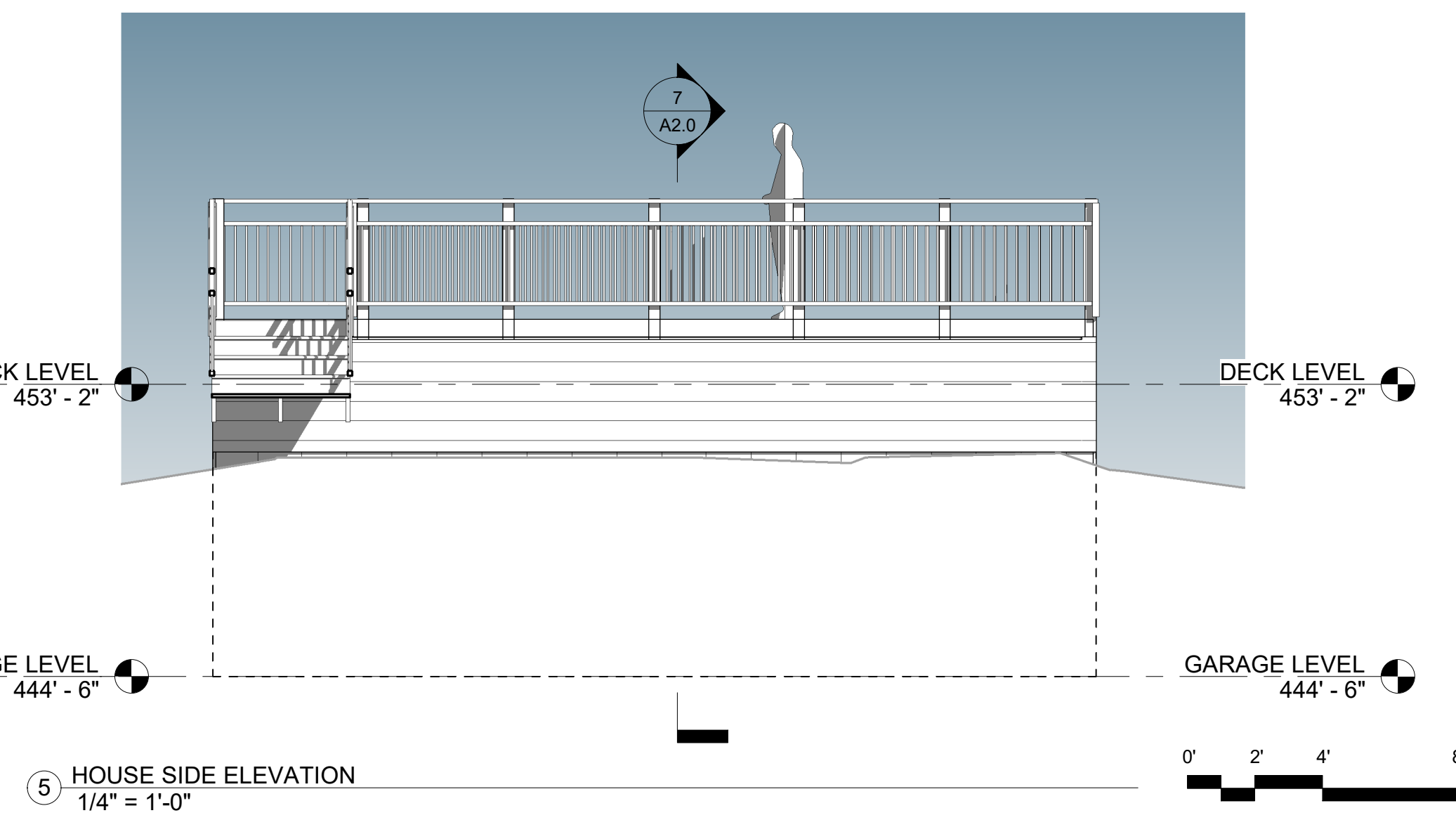
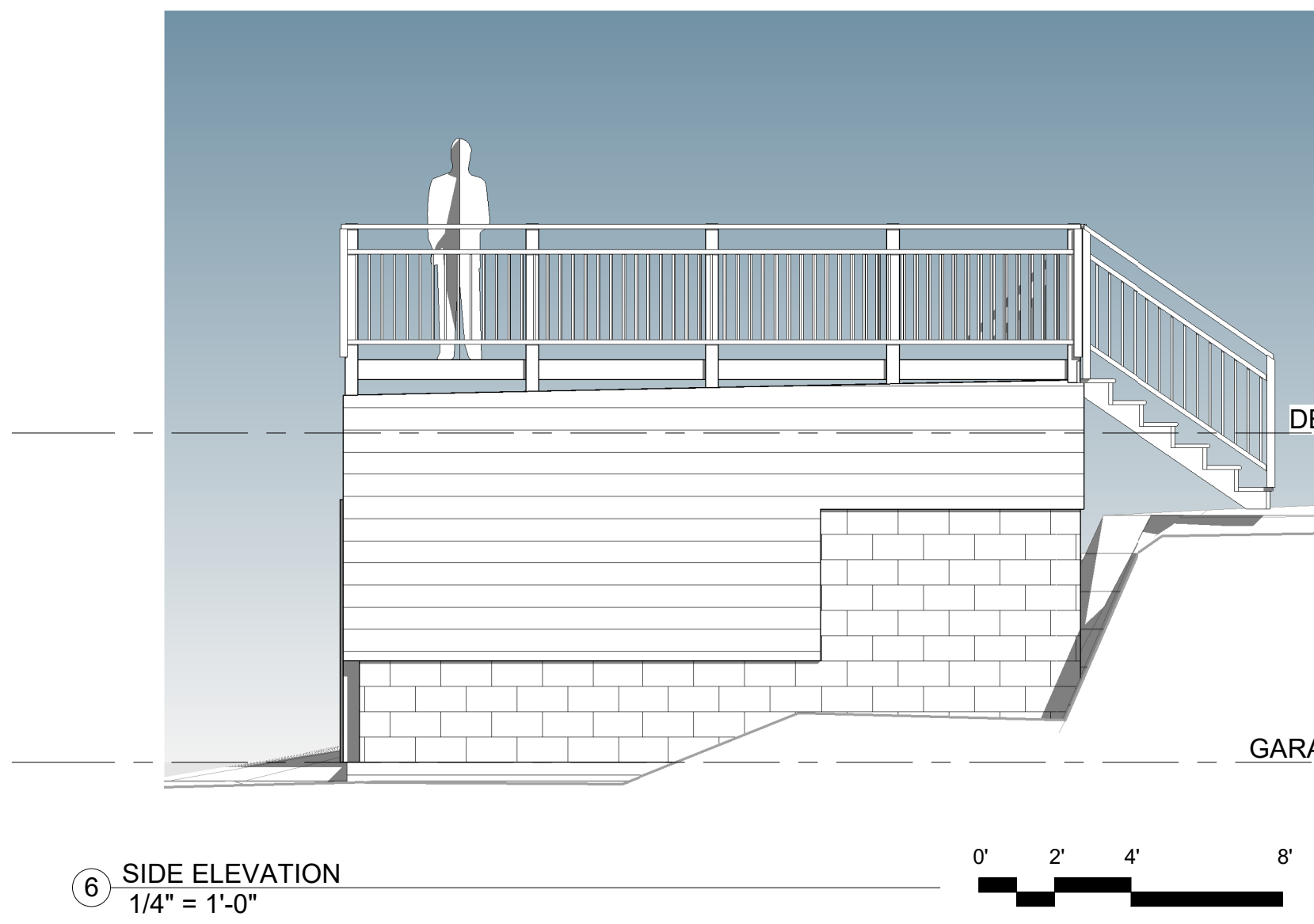
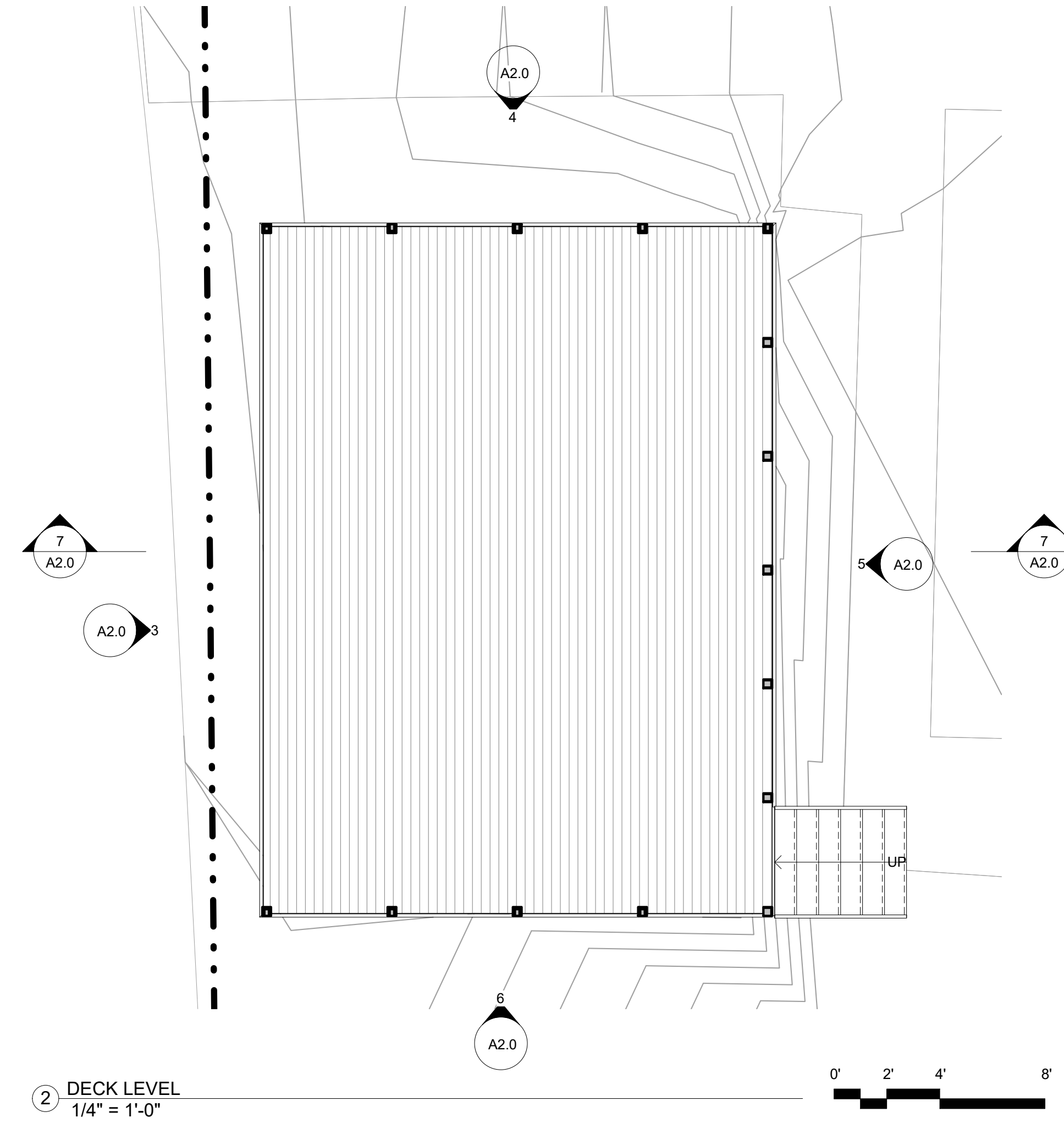
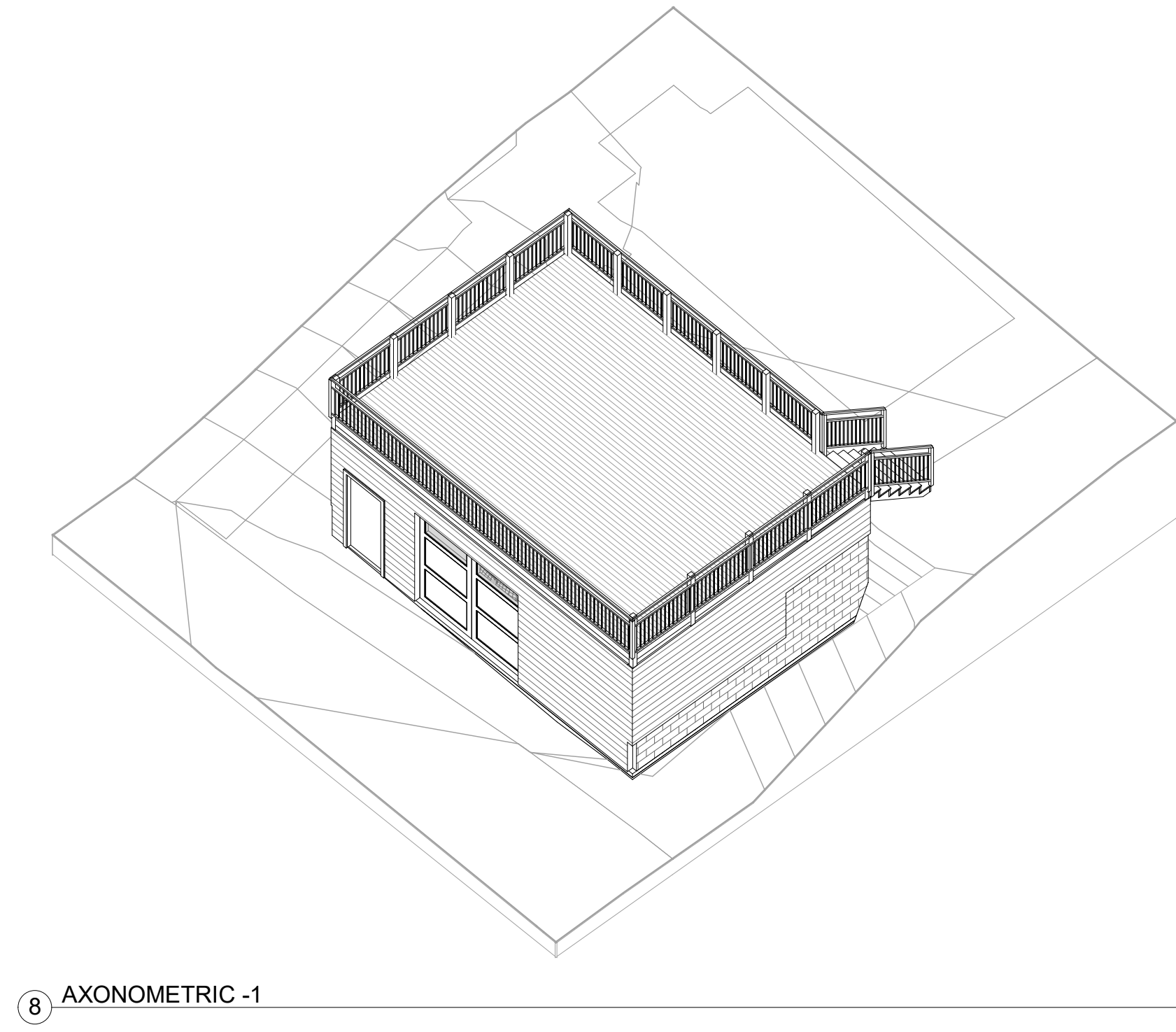
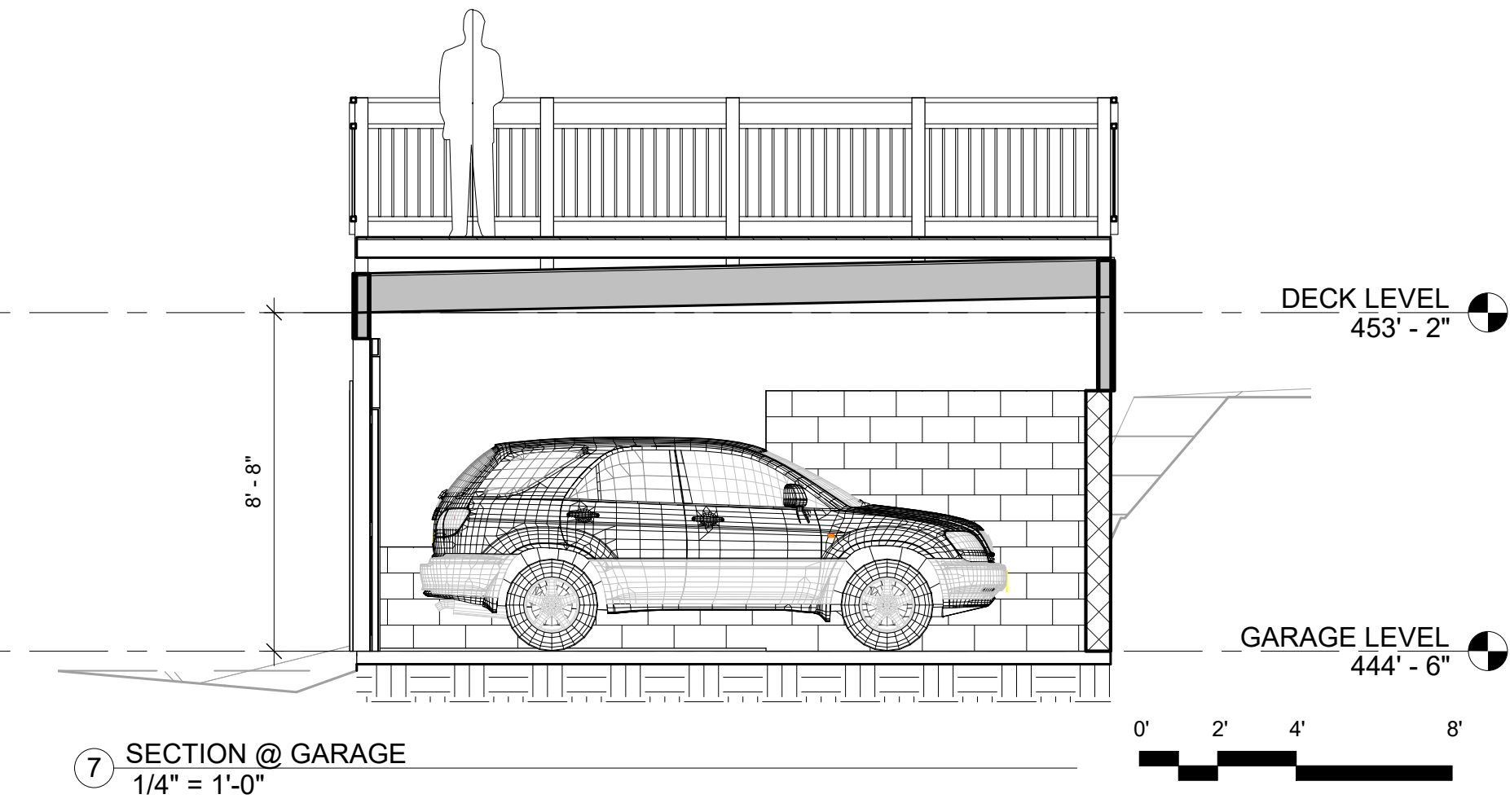
1 ARCHITECTURAL SITEPLAN -EXISTING
1" = 10'-0"

NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION

No.	Description	Date

Project #: 0000
Date: 02-28-2021
ARCHITECTURAL SITE PLAN

NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION

No.	Description	Date

Project #: 0000
Date: 02-28-2021
PLANS & ELEVATIONS