

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

706 Fatherland Street

August 18, 2021

Application: New Construction – Outbuilding (Detached Accessory Dwelling Unit)
(Revision to a Previously Approved Plan)

District: Edgefield Historic Preservation Zoning Overlay

Council District: 06

Base Zoning: R8

Map and Parcel Number: 08216024200

Applicant: Brittney Blanton

Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: Application is to construct a one and one-half story outbuilding that includes a dwelling unit. The proposed outbuilding is taller than the historic house.

Recommendation Summary: Staff recommends disapproval of the project, finding that the DADU does not meet Section III.B.2.h.1 of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

Attachments

A: Photographs

B: Site Plan

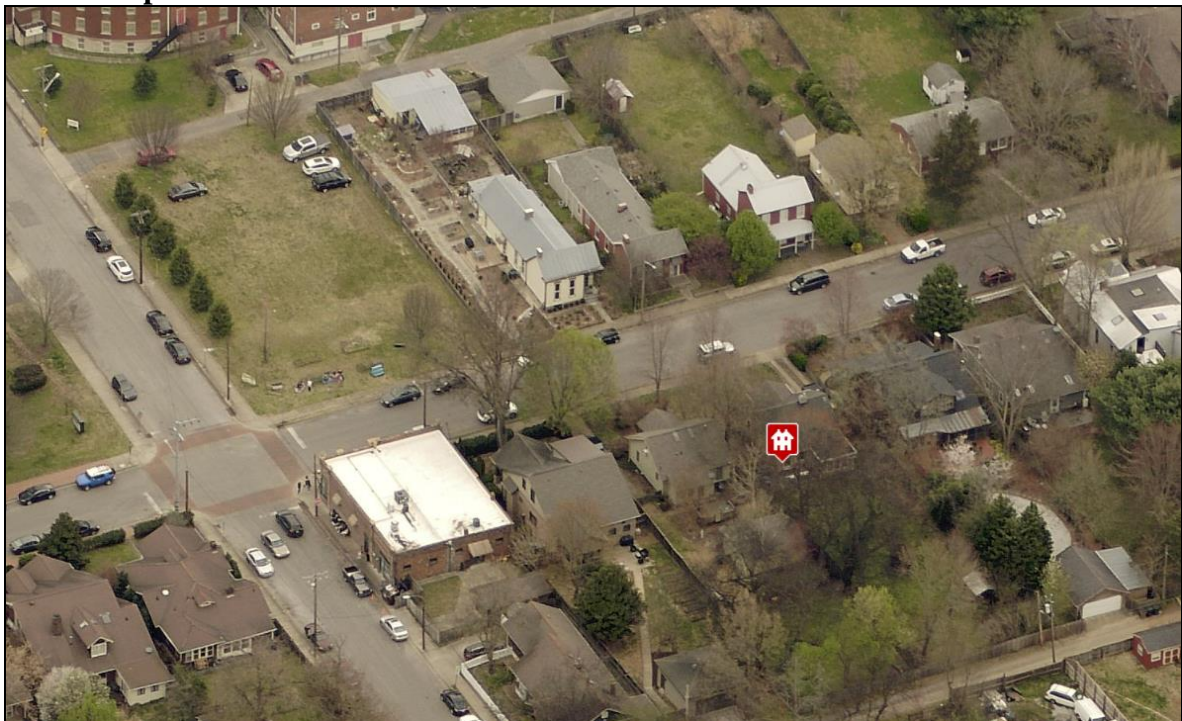
C: Elevations

D: Applicant letter

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 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 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 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. 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.
 - o The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
 - o 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.*

i. Appurtenances Related to New Construction

For information on fences, paving, walls, et cetera, see the Appurtenances section.

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.

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.

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.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

1. FENCES

- a. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.
- b. Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.

A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.

- c. Chain link or woven fences are generally not appropriate for front or visible side yards. They may be appropriate along rear property lines if the fence is camouflaged with plantings, or painted black or dark green.
- d. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.

2. PERMANENT BUILT LANDSCAPE FEATURES

- a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such

appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.

- b. Historic retaining walls in front and side yards should be retained.
- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.
- e. Above-ground swimming pools should not be publicly visible. An in-ground swimming pool should be located in a rear yard in a manner that minimizes its public visibility.

Mail boxes at the sidewalk or street are not appropriate.

Structures such as gazebos and pergolas should be appropriate to the style of the house and located in rear yards, unless documentary, physical, or pictorial historical evidence indicates otherwise.

Background: The house located at 706 Fatherland Street is a one-story frame cottage that was constructed c. 1920 and contributes to the historic character of the Edgefield Historic Preservation Zoning Overlay district. The Commission approved a one-story rear addition to the house in August 2020 (HCP 2020048741). Staff administratively approved a one-story outbuilding in May 2021 which has not yet been constructed (HCP 2021030495).



Figure 1. 706 Fatherland Street, August 2020.

Analysis and Findings: Application is to construct an outbuilding that includes a dwelling unit. As proposed, the outbuilding is taller than the historic house.

Outbuildings:

Massing Planning:

	Lot is greater than 10,000 square feet	Proposed
Maximum Square Footage	1000 sq.ft. including porches	840 sq. ft.

The proposed square footage meets the guidelines for a lot of this size, which is ten thousand, five hundred sixty square feet (10,560 sq. ft.).

	Potential maximum under Ordinance	Existing House, as measured from finished floor	Proposed DADU, as measured from grade
Ridge Height	25' unless existing building is less	15'-6" from finished floor	18'-6"
Eave Height	17' for two story Unless house is less	10' from finished floor	10'

The historic house at 706 Fatherland Street is one-story. The height of the house from finished floor is approximately fifteen feet, six inches (15'-6"), which was field verified by the applicant. The house includes a sixteen-inch (16") foundation, which brings the overall height from grade to sixteen feet, ten inches (16'-10"). The proposed DADU is a one and one-half story structure that is slab on grade with a ridge height of eighteen feet, six inches (18'-6") as measured from grade. While it is often possible to have a one and one-half story outbuilding behind a one-story home, the modest scale of the historic home at 706 Fatherland Street may not make that feasible in this case. Since the lot is larger, it would be possible to increase the footprint to up to one thousand square feet (1000 sq. ft.).

The proposal does not meet Section III.B.2.h.1 of the design guidelines. Since it is not possible to reduce the overall height of the DADU so that it is not taller than the historic house, staff recommends disapproval of the application.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	~ 5/12	Yes
Dormer form	Shed	Yes
Dormer roof slope	2.5/12	Yes

The primary roof form is gabled, which is appropriate. The primary pitch is approximately 5/12 and the dormers have a pitch of 2.5/12, which could be appropriate for dormers if the outbuilding did not exceed the height of the house. Staff finds that the proposal meets Section III.B.2.h.1 of the design guidelines for roof shape.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Cement	Typical	No
Cladding	Cement board lap siding	Not indicated	Yes
Roofing	Asphalt shingle and standing seam metal	Color unknown	Yes
Trim	Not indicated	Not indicated	Yes
Windows	Not indicated	Not indicated	Yes
Doors	Not indicated	Not indicated	Yes
Garage doors	Not indicated	Not indicated	Yes

The known materials have been approved in the past for outbuildings. With staff’s final approval of the details of the siding and trim, 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’	~ 45’
Rear setback – garage doors face alley	5’	10’
Left side setback	5’	~16’-6”
Right side setback	5’	5’

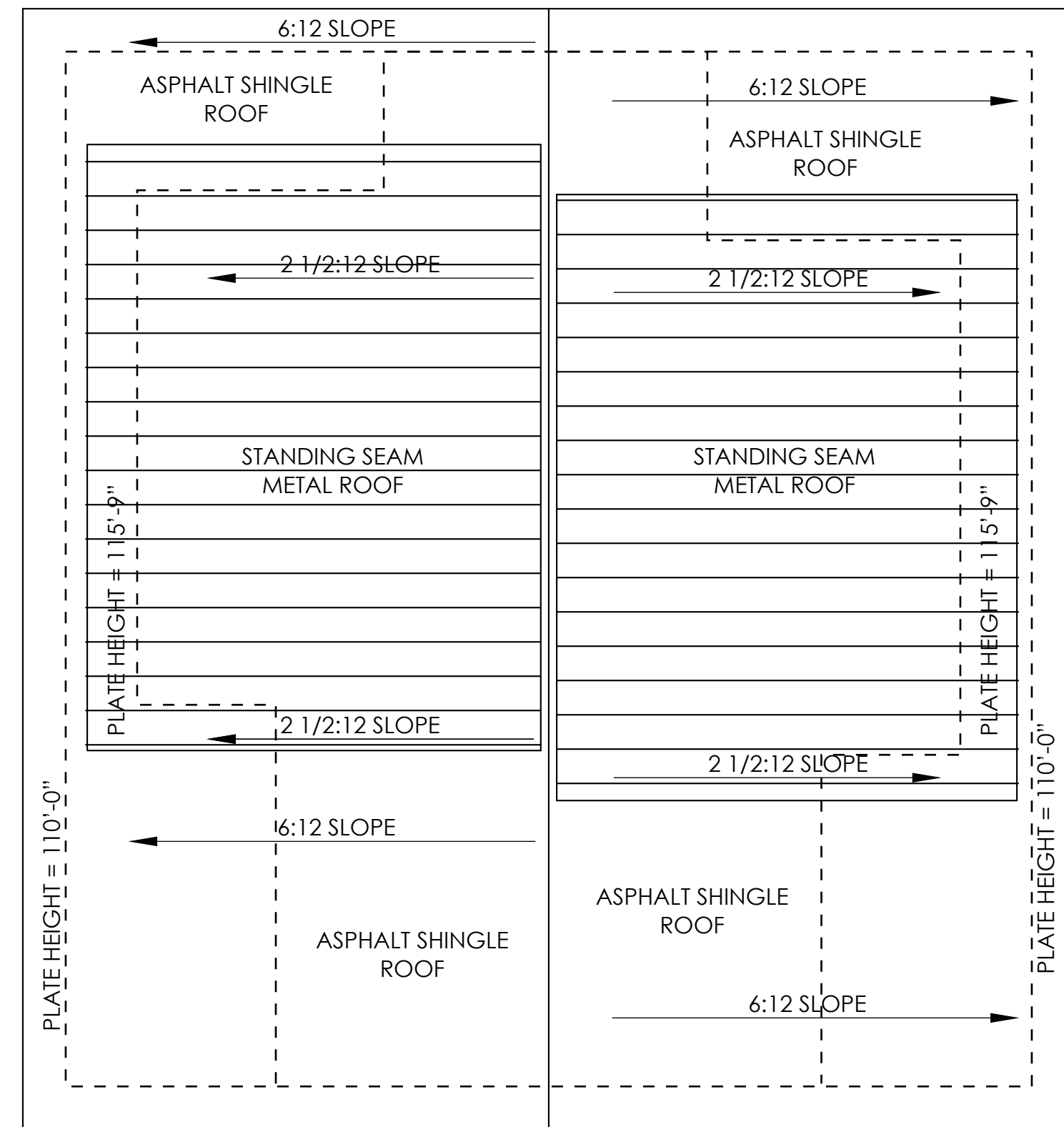
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The project meets all base zoning setback requirements. The project meets section III.b.2.h of the design guidelines.

Recommendation: Staff recommends disapproval of the project, finding that the DADU does not meet Section III.B.2.h.1 of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

COWLES RESIDENCE

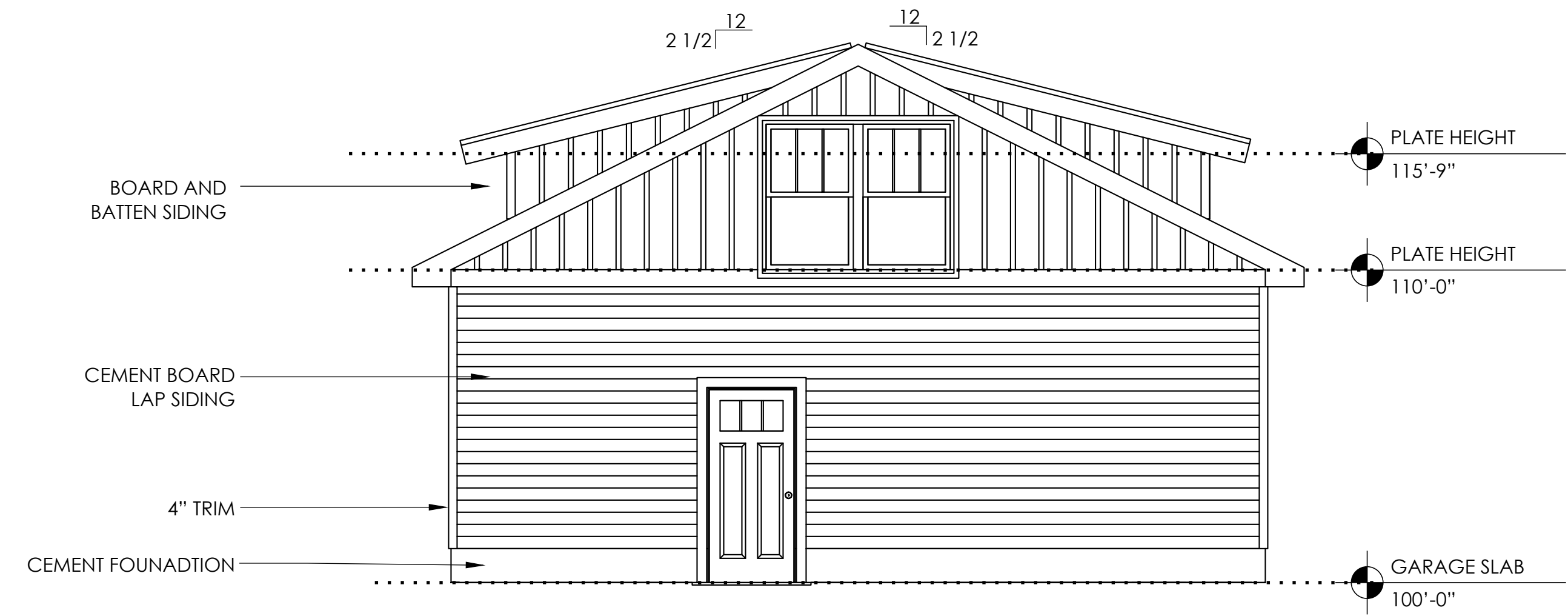
706 FATHERLAND STREET
NASHVILLE, TN 37206



ROOF PLAN

scale: 1/4" = 1'-0"

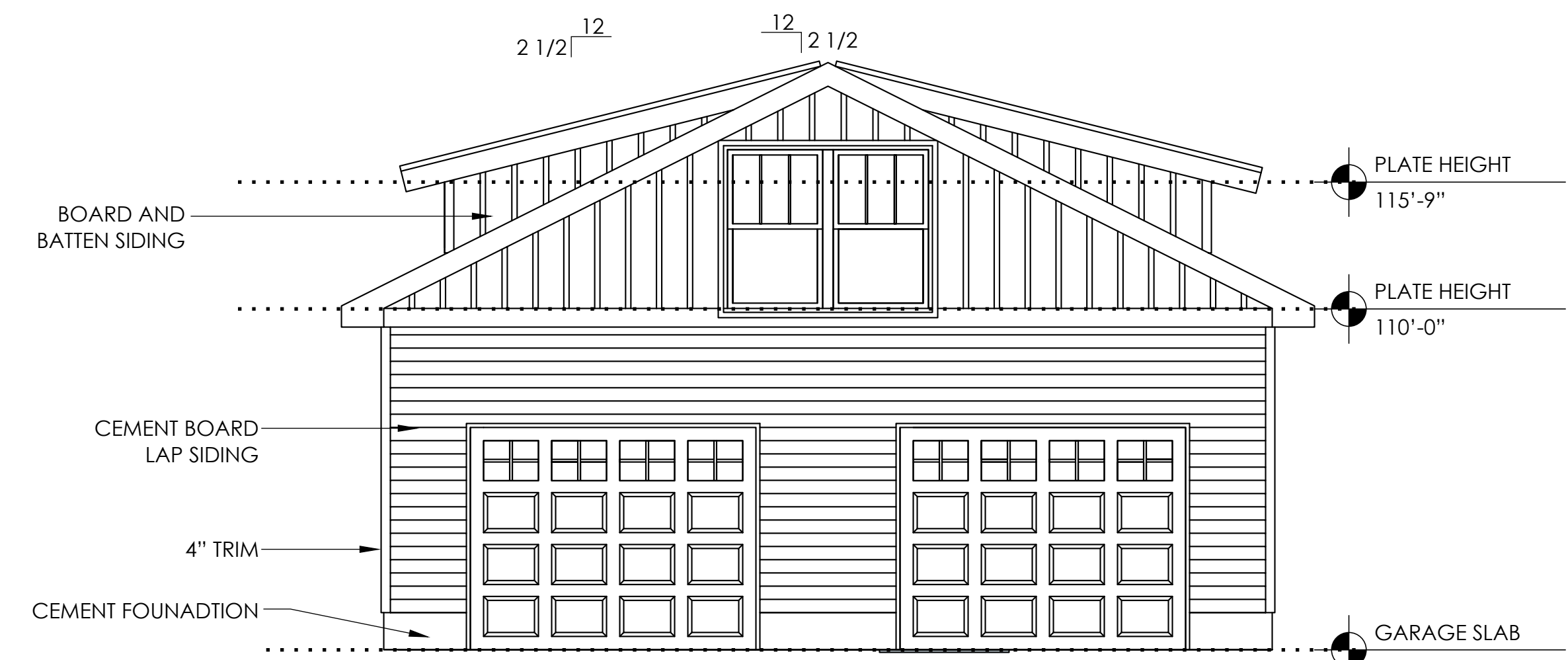
5 B2.0



NORTH ELEVATION

scale: 1/4" = 1'-0"

4 B2.0

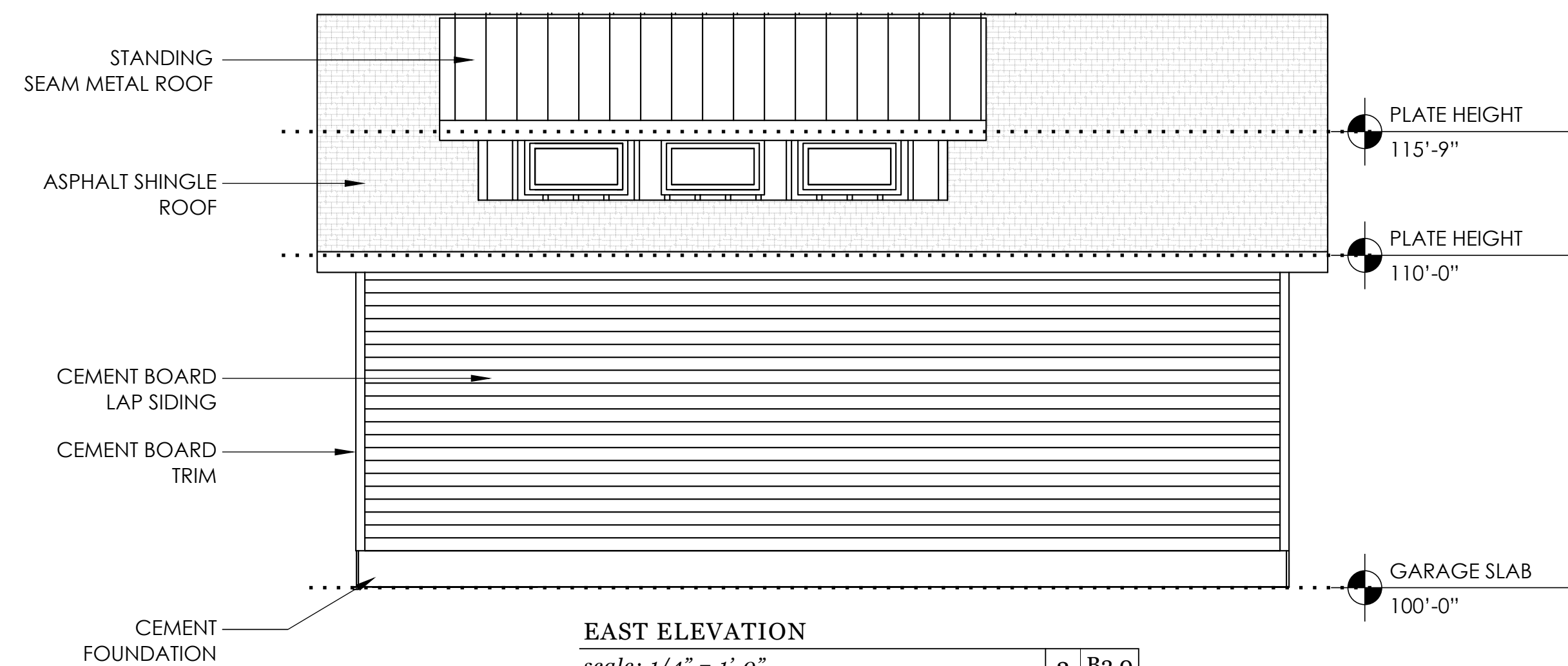


SOUTH ELEVATION

scale: 1/4" = 1'-0"

3 B2.0

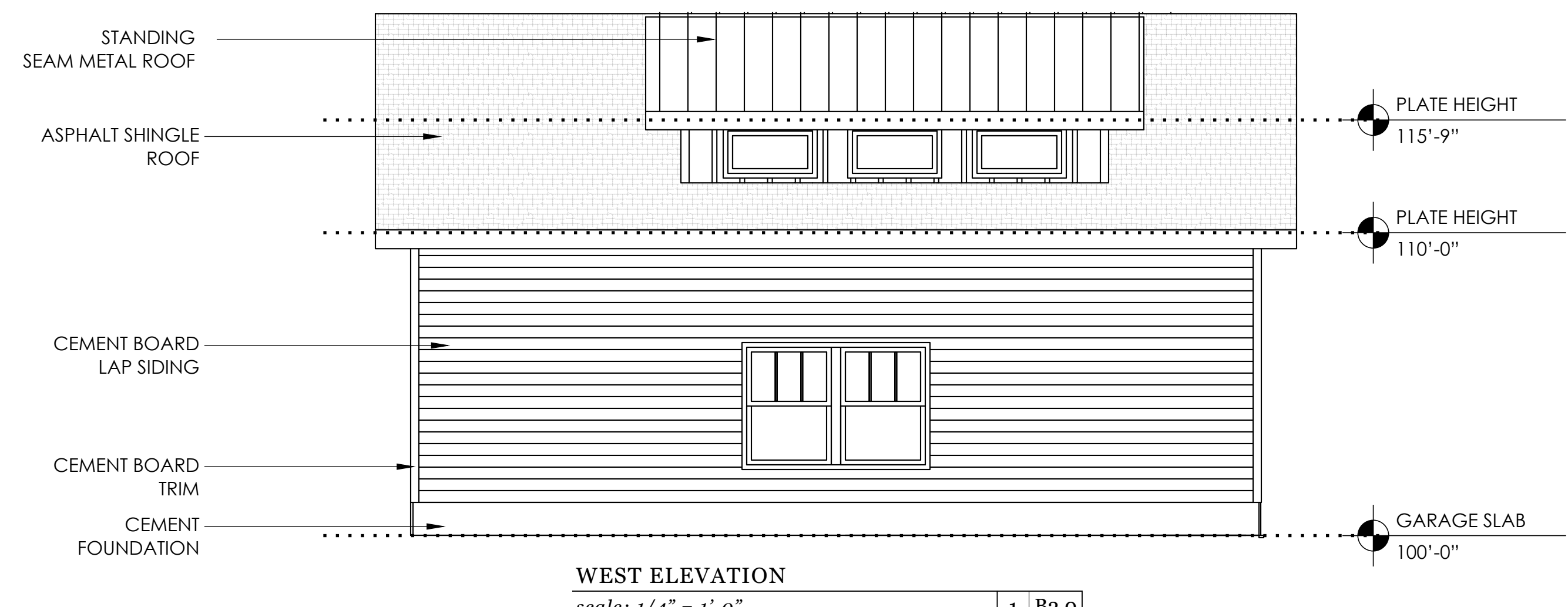
NOTE: ROOF PITCH AND OVERHANGS TO MATCH EXISTING HOUSE UNLESS OTHERWISE NOTED. PLATE HEIGHT = 12'-0" ABOVE SLAB.



EAST ELEVATION

scale: 1/4" = 1'-0"

2 B2.0



WEST ELEVATION

scale: 1/4" = 1'-0"

1 B2.0

ISSUE HISTORIC SUBMITTAL

DATE 7.28.21

COPYRIGHT 2021 b. blanton design
PROJECT: 2029
SCALE: AS NOTED DRAWN BY: BB
SHEET TITLE: EXTERIOR ELEVATIONS

B2.0

706 FATHERLAND - PROPOSED DADU

To the Metro Historic Zoning Commission

We would like to request that the proposed DADU be approved at the height shown, due to the restrictive nature of the existing home's overall roof height. To create a livable space above the detached garage, we have endeavored to be mindful of the height, while remaining in line with building codes and the necessary vertical dimensions required to achieve a functional design.

The lot at 706 Fatherland is 210' deep, and the DADU will sit back approximately 90' from the existing house. Due to these dimensions and the existing foliage at the street, the additional 1'8" in height of the DADU in relation to the existing home will not be visible from the street.

Attached are images of the surrounding homes to provide historic context. Several of the homes in this area are significantly higher than 706 Fatherland, including the immediate neighbor of 708 Fatherland. There are also 2 DADUs behind 712 Fatherland and 710 Fatherland, both of which are much taller than our proposed design. With these surrounding structures in mind, we do not believe our design will look out of place.

We appreciate your consideration while reviewing this project, as well as the commitment to maintaining the integrity within our historic neighborhoods.

Thank you,

Brittney Blanton
Project Designer

706 Fatherland - Street View

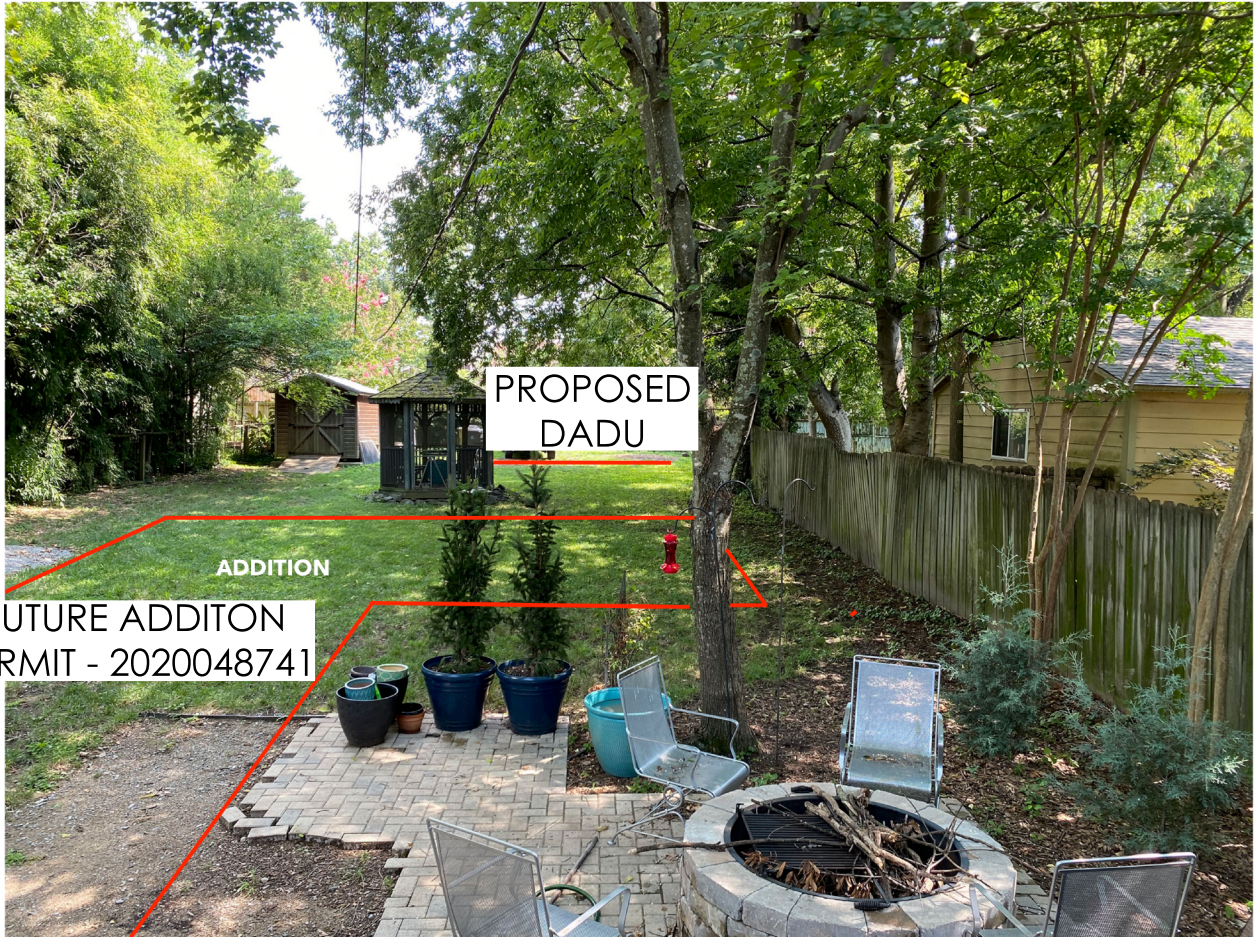


708 Fatherland - Street View



702 Fatherland - Street View

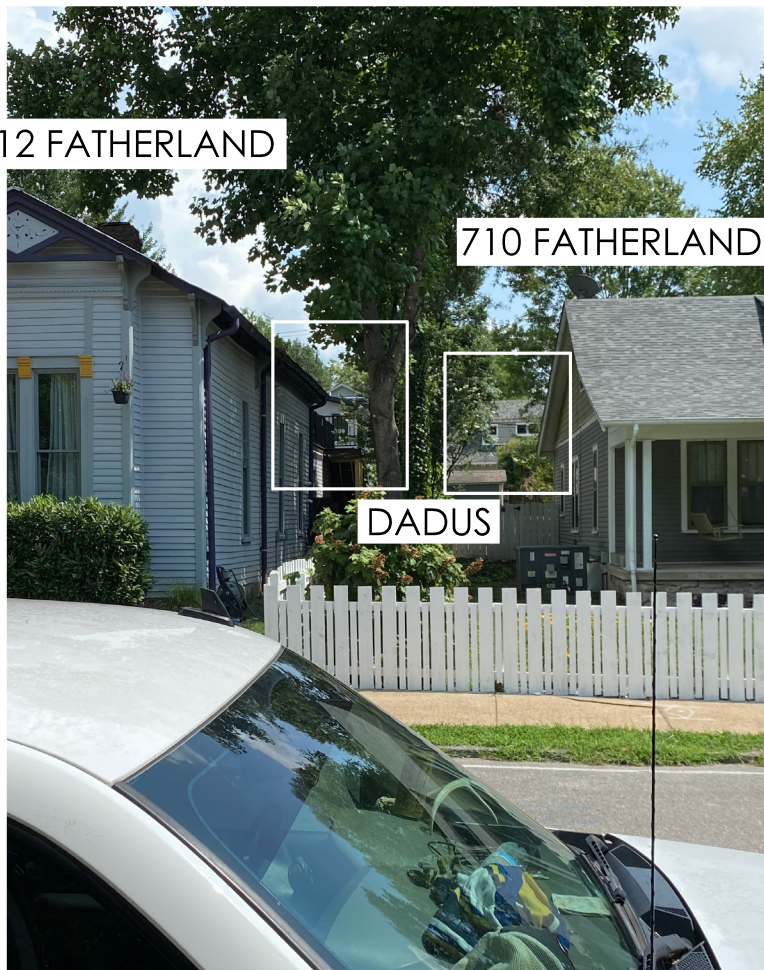




PROPOSED
DADU

ADDITION

FUTURE ADDITON
PERMIT - 2020048741



712 FATHERLAND

710 FATHERLAND

DADUS