

MEGAN BARRY  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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### STAFF RECOMMENDATION

2212 Grantland Avenue

April 20, 2016

**Application:** Demolition; New construction—infill and outbuilding/detached accessory dwelling unit

**District:** Woodland in Waverly Historic Preservation Zoning Overlay

**Council District:** 17

**Map and Parcel Number:** 10514010900

**Applicant:** Preston Quirk

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** Application is to demolish the existing, non-contributing structure and to construct new infill and an outbuilding. The outbuilding will contain a Detached Accessory Dwelling Unit.

**Recommendation Summary:** Staff recommends approval of the application to demolish a non-contributing building and to construct a new house and outbuilding with a reduced setback with the following conditions:

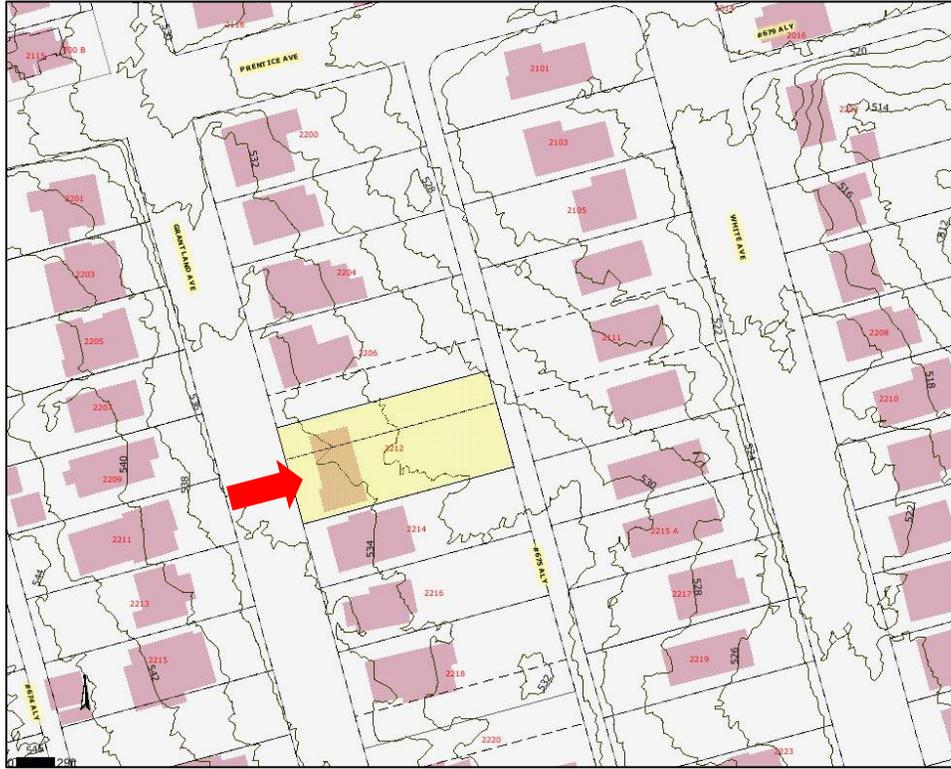
- Staff shall verify the construction height of the foundation and floor system in the field to ensure that the finished floor line of the new infill is compatible with the finished floor line of the historic house to the north;
- Staff shall approve the window and door selections prior to purchase and installation;
- The HVAC unit and other utilities shall be placed on the rear façade, or on a side façade beyond the midpoint of the house.
- The property owner shall file a restrictive covenant for a Detached Accessory Dwelling Unit prior to issuance of a permit;
- Any appurtenances, including fences, paving, and other permanent landscape features, shall be approved by MHZC Staff prior to construction.

With these conditions, staff finds that the infill meets Section III.B.2 of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

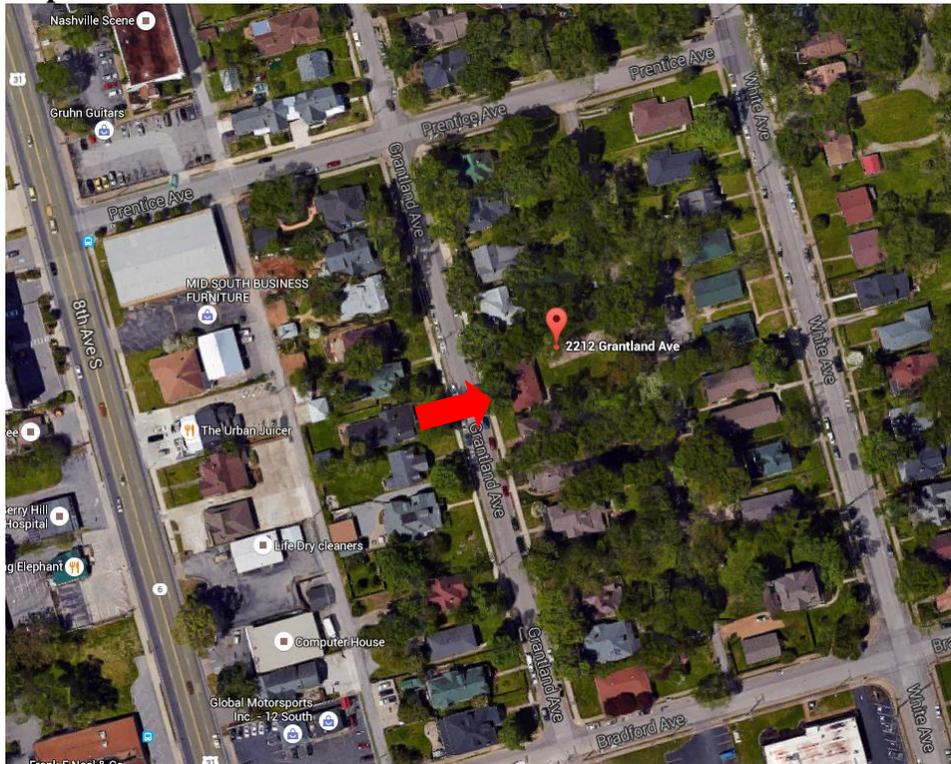
#### Attachments

- A:** Photographs
- B:** DADU Worksheet
- C:** Site Plan
- D:** Floor Plans
- E:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III.B.2 NEW CONSTRUCTION**

#### **a. Height**

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

#### **b. Scale**

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

#### **c. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setback reductions will be determined based on:*

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

*Appropriate height limitations will be based on:*

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

#### **d. Materials, Texture, Details, and Material Color**

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

*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. 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.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

##### *Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

##### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

## **g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*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 buildings.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

## **h. 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.)*

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 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.*
  - 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.*

**i. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

**IV.B.1 Permanent Landscape Features**

- For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrasting greatly with such features on surrounding historic buildings.
- Existing retaining walls in front and side yards should be retained.
- Satellite dishes are not appropriate.
- Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

**IV.B.3 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 for compatibility and appropriateness.

#### **IV.B.4 Fences**

- a. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.
- b. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.
- c. Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.
- d. Chain link or woven fences are generally inappropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is visible from the street, it should be camouflaged with plantings, or painted black or dark green.
- e. Rear privacy fences should stop before 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.

#### **V.B.1 Demolition is Not Appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

#### **V.B.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.

**Background:** 2212 Grantland Avenue is a non-contributing structure that dates to 1978 (Figure 1). The lot is unusually wide at seventy-five feet (75').



Figure 1. 2212 Grantland Avenue

**Analysis and Findings:** This application is to demolish the existing, non-contributing structure and to construct new infill and an outbuilding. The outbuilding will be used as a Detached Accessory Dwelling Unit.

Demolition: 2212 Grantland Avenue was constructed in 1978, after the significant period of development for the Woodland-in-Waverly Historic Preservation Zoning Overlay. Its date of construction, materials, and form are not consistent with the historic context of the neighborhood. Staff finds that the proposed demolition of 2212 Grantland Avenue meets Section V.B.2 and does not meet Section V.B.1 of the design guidelines.

Height and Scale: The proposed infill will be one and one-half stories with an eave height of approximately twelve feet (12') above grade and a ridge height of thirty-two feet, six inches (32'-6") above grade. The foundation will be approximately two feet (2') tall, and staff recommends that the constructed height of the foundation and floor system be verified in the field to ensure that the finished floor level is compatible with that of adjacent historic houses. Although historic houses on Grantland Avenue range between nineteen feet (19') and twenty-nine feet (29') tall, there are historic houses taller than the proposed nearby within this neighborhood. There are two two-story houses that are approximately forty feet (40') tall on White Avenue behind 2212 Grantland. In addition, the proposed roof form is pyramidal so the massing is greater at the bottom and diminishes as it narrows toward the peak at the top. In terms of primary massing, the bulk of the upperstory is in the roofs of the dormers which are twenty-nine feet (29') tall from grade, more in keeping with the historic homes nearby. Staff finds that the proposed infill would meet section III.B.2.a of the design guidelines as it will be compatible with the surrounding context.

The building will have a primary mass that is thirty-nine feet (39') wide, with a wing on the left side increasing the body of the house to fifty-two feet (52'). The wing will begin twenty-three feet (23') back from the front edge of the building. A bay window on the

right will extend an additional two feet (2'), for a total width of fifty-four feet (54'). The widths of historic houses on Grantland Avenue range between thirty feet (30') and thirty-nine feet (39'). Although this building will be wider than its immediate neighbors, this lot is fifteen feet (15') wider than the typical lot on the Street. Because the lot is wider, and because the point where it begins to widen is set back considerably from the front of the building, Staff finds the greater width to be appropriate.

Given the greater lot width at 2213 Grantland Avenue and that the massing of the pyramidal roof diminishes at the peak, Staff finds the height and scale of the proposed infill to meet sections III.B.2.a and III.B.2.b of the design guidelines for infill in the Woodland-in-Waverly Historic Preservation Zoning Overlay.

Setback and Rhythm of Spacing: The new infill meets the base zoning minimum setback requirements. The structure will be approximately eight feet (8') from the left side of the property and five feet (5') from the side property lines at its widest, and it will be approximately fifty-eight feet (58') from the rear property line. The front edge of the infill will be located fifteen feet (15') from the front property line, which is the average of the two adjacent historic structures. Staff finds that the project's setback and rhythm of spacing meet section III.B.2.c of the design guidelines.

Materials: The primary cladding materials include smooth-faced cement fiberboard siding with an exposure of five inches (5"). The trim will be wood or cement fiberboard. The foundation and chimneys will be brick, and the roof will be architectural fiberglass shingle. The color of the brick and roof is not known, so staff recommends administrative approval of those materials. The windows will be divided-light double hung windows but the material is not yet been determined. The door materials, as well as the porch floor and railing are also not known. Staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the brick, roof color, and the windows and doors, staff finds that the known materials meet section III.B.2.d of the design guidelines.

Roof Form: The infill's roof will be a complex form of intersecting hipped components, with surfaces on the primary components having a pitch of 11:12. The forward-most roof over the central mass of the building will have hip-roofed dormers on the front, left, and right slopes. The outer wall of the side dormers will be set two feet (2') back from the first story walls below, as is typical of historic dormers. Instead of sitting back from the front wall, the front dormer will sit partially out over the porch. This configuration is not typical of houses with projecting porches but is occasionally found on houses with recessed porches like the one proposed. Where the building widens to the left side, the roofs will be 7:12 pitched hips, which will read as subordinate to the primary roof component.

Staff finds that the proposed roof forms are compatible with the surrounding historic roof forms, and meet Section III.B.2.e. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation. The infill is oriented to face Grantland Avenue, which is appropriate. The structure has a ten foot (10') deep front porch across the full width of the building and wrapping partly around to the right side. There is a central primary front entrance, and there will be a walkway leading from Grantland Avenue to the front porch. Staff finds that the project's orientation meets Section III.B.2.f of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings. The windows on the infill are generally twice as tall as they are wide, and the windows on the first floor are generally as tall or taller than those on the second floor. The windows therefore meet the historic proportion of window openings. There are no large expanses of wall space on the front or side facades without a window and door opening, which is appropriate. Staff finds that the project's proportion and rhythm of openings meet Section III.B.2.g. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Outbuilding: The proposed outbuilding will be one-and-a-half stories tall with a footprint of nine hundred, ninety-two square feet (992 sq. ft.), which will be subordinate to the historic structure. Because the lot is over ten thousand square feet (10,000 sf) in area, outbuildings are permitted to have a footprint up to one thousand square feet (1,000 sf). The ridge height will be twenty-five feet (25') above grade and the eave height will be less than ten feet (10'). These heights are lower than the corresponding heights of the house and not greater than the maximums allowed. The materials for the DADU have all been approved by the Commission in the past, and include cement fiberboard siding with a five inch (5") reveal, cement fiberboard trim, asphalt shingles, wood windows, metal garage and pedestrian doors, and a cement slab for the foundation. Staff asks to approve the shingle color and the windows and doors prior to purchase and installation.

The new outbuilding requires a rear setback determination. When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.) in an area with R6 base zoning, the bulk zoning regulations require that the structure be located twenty feet (20') from the rear property line and five feet (5') from the side property lines. In this instance, the structure is located more than five feet (5') from the side property lines but only ten feet (10') from the rear property line. Staff finds that the proposed rear setback is appropriate because outbuildings historically were built very close to the rear of a property. A ten foot (10') rear setback is more historically appropriate than a twenty foot (20') rear setback. In addition, the ten foot (10') rear setback allows for more space between the primary structure and the DADU. Staff recommends approval of the setback determination.

See Attachment B - "Outbuilding/DADU Worksheet" for a further analysis on how the proposed DADU meets Ordinance No. 17.16.030.F. for Detached Accessory Dwelling Units.

Landscape Features and Fences. The locations of the HVAC and other utilities have not been indicated, and staff asks that they be located on the rear of the structure, or on a side façade beyond the midpoint of the house. No fences or other permanent landscape

features besides the walkways and driveway were indicated on the submitted plans. The design guidelines for infill in and Historic Preservation Zoning overlay regulate all fencing and permanent landscape features, therefore Staff asks to administratively approve any appurtenances to ensure that they meet Sections IV.B.1 and IV.B.4 of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

**Recommendation Summary:** Staff recommends approval of the application to demolish a non-contributing building and to construct a new house and outbuilding with a reduced setback with the following conditions:

- Staff shall verify the construction height of the foundation and floor system in the field to ensure that the finished floor line of the new infill is compatible with the finished floor line of the historic house to the north;
- Staff shall approve the window and door selections prior to purchase and installation;
- The HVAC unit and other utilities shall be placed on the rear façade, or on a side façade beyond the midpoint of the house;
- The property owner shall file a restrictive covenant for a Detached Accessory Dwelling Unit prior to issuance of a permit; and,
- Any appurtenances, including fences, paving, and other permanent landscape features, shall be approved by MHZC Staff prior to construction.

With these conditions, staff finds that the infill meets Section III.B.2 of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

**Context Photos**



House next door at 2214 Grantland Avenue



Looking south along Grantland Avenue, from 2214 Grantland Avenue



Looking north along Grantland Avenue, from 2206 Grantland Avenue



Across the street, and looking north along Grantland Avenue



Across the street, and looking south along Grantland Avenue

# OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

## Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	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	

## Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

\*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

**Section III: Site Planning**

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20’	20’
Rear setback	3’	10’
L side setback**	3’	17’
R side setback**	3’	25’
How is the building accessed?	From the alley or existing curb cut	Alley at rear

\*\*If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10’.

**Section IV: Massing Planning**

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	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 right)
Ridge Height	32’-6”	25’	25’
Eave Height	12’	1 story 10’ or 2 story 17’	9’-6”

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

One-story building:

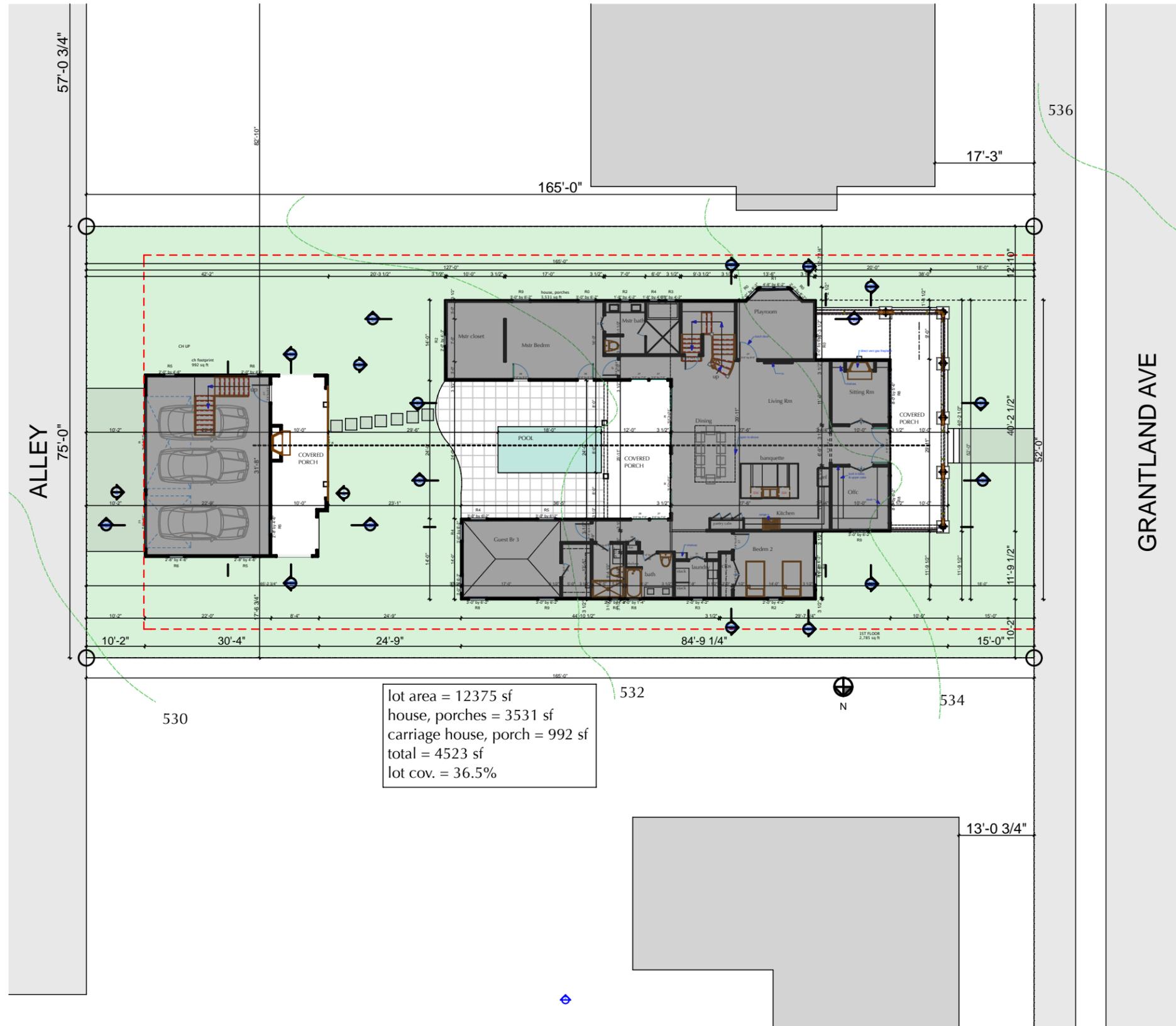
	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	<del>750 sq. ft.</del>	1,000 sq. ft.	1600	992

Two-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 sq. ft.	1,000 sq. ft.		

*Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.*

*Please see design guidelines for information about materials and detailing.*



lot area = 12375 sf  
house, porches = 3531 sf  
carriage house, porch = 992 sf  
total = 4523 sf  
lot cov. = 36.5%

**1** **SITE PLAN**  
SCALE: 1" = 20'

2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
PHONE: (615) 248-2008  
FAX: (615) 627-1298  
email: quirksdesigns@comcast.net



Custom Residence  
Autumn Andrady  
2212 Grantland Ave.  
Nashville, TN 37204

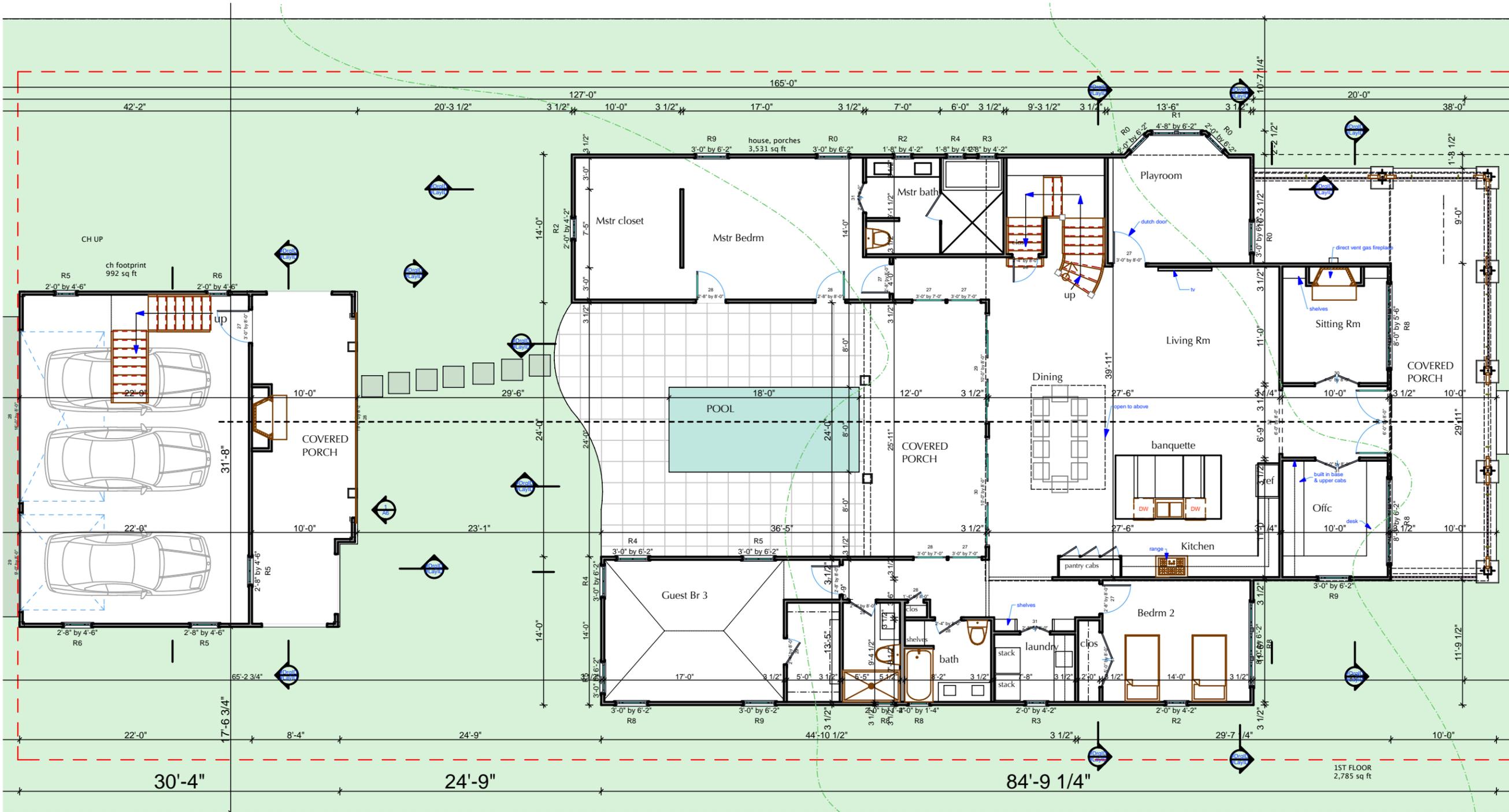
DATE: 3/30/16

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SITE PLAN

C1



1ST FLOOR  
2,785 sq ft

**1** 1st FLOOR  
SCALE: 1" = 10'

2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
PH: (615) 206-2068 Fax: (615) 627-1298  
email: quirksdesigns@comcast.net



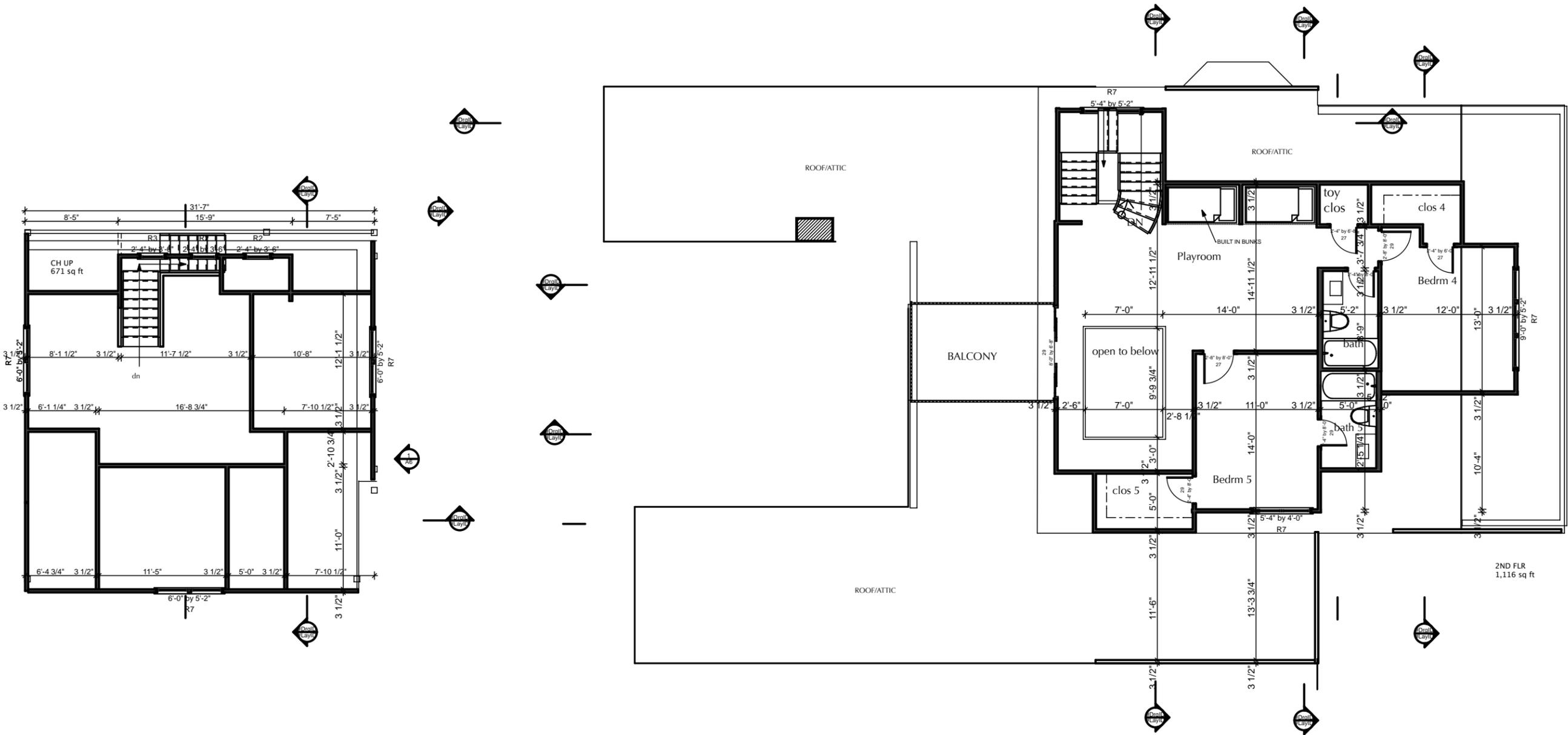
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1ST FLOOR PLAN

A1



**1** 2ND FLR PLAN  
SCALE: 1" = 10'

2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
PHONE: (615) 262-2618 FAX: (615) 627-1298  
email: quirkdesigns@comcast.net



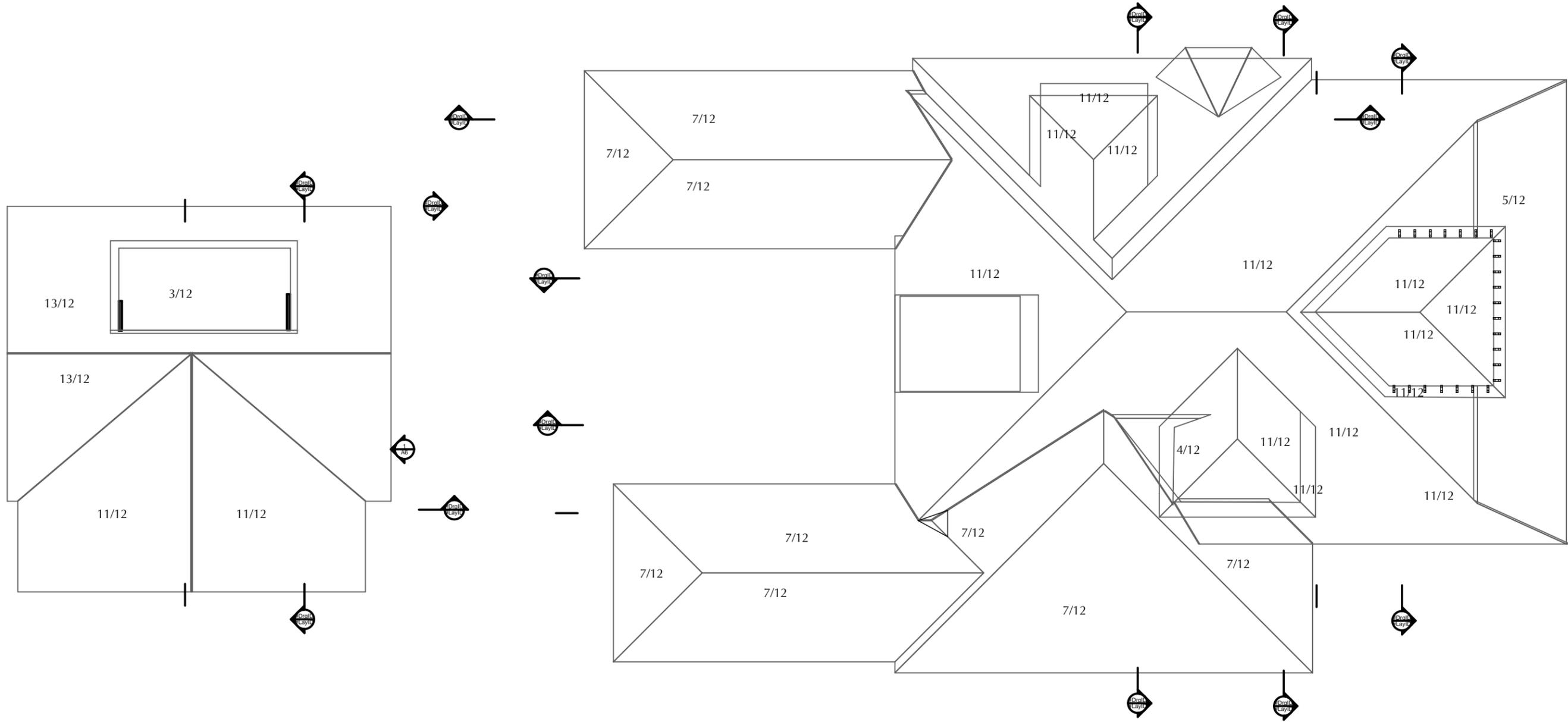
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2ND FLR PLAN

A2



**1** ROOF PLAN  
SCALE: 1" = 10'

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SUITE 200  
NASHVILLE, TN 37204  
PHONE: (615) 627-1298  
FAX: (615) 627-1298  
EMAIL: QUIRKDESIGNS@COMCAST.NET



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ROOF PLAN

A3



**1** FRONT ELEVATION  
SCALE: 1" = 10'



**2** REAR ELEVATION  
SCALE: 1" = 10'

2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
TEL: (615) 242-2618 FAX: (615) 627-1298  
email: quirksdesigns@comcast.net



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FRONT & REAR  
ELEVATIONS



**1** RIGHT ELEVATION  
SCALE: 1" = 10'

see front elevation for typical materials notes



**2** LEFT ELEVATION  
SCALE: 1" = 10'



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SIDE ELEVATIONS

see front elevation for typical materials notes



insulated mtl carriage house style doors

**2** ELEVATION - CH REAR  
SCALE: 1/8" = 1'-0"



**1** ELEVATION - CH FRONT  
SCALE: 1/8" = 1'-0"