

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
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 1406 Fifth Avenue North June 15, 2016

Application: New construction—addition, reconstruction, outbuilding (detached accessory dwelling unit)

District: Germantown Historic Preservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08209008800

Applicant: John Root, Architect

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

Description of Project: Application is to reconstruct a front porch and construct a side porch and outbuilding that includes a detached accessory dwelling unit.

Recommendation Summary: Staff recommends approval of the new outbuilding with a five foot (5') rear setback with the following conditions:

1. Staff shall approve the window and door selections, as well as paving, fences and other permanent landscape features;
2. Staff approve all permanent landscape features, included but not limited to fences, pathways, pavers, parking pads, pools, etc.

With these conditions, staff finds that the proposed demolition and addition meet the applicant sections of the *Germantown Historic Preservation Zoning Overlay: Handbook and Design Guidelines* and the standards for accessory dwelling units outlined in 17.16.030.G of the Metro Code.

Attachments

A: Sanborn Maps

B: Site Plan

C: Floorplans

D: Elevations

Applicable Design Guidelines:

1.0 Alteration & Renovation of Existing Historic Buildings

1.6 Porches

(Features may include foundations, columns, railings, balustrades, brackets, cornices, ceilings, floors and steps.)

- 1.6.1 Original configuration, roof height, and roof pitch should be maintained.
- 1.6.2 Original porch materials and architectural features should be maintained. If replacement materials are necessary, they should be a close visual approximation of the original.
- 1.6.3 Enclosing front porches is not permitted.
- 1.6.4 Enclosing side porches may be appropriate where the visual openness and character of the porch are maintained.
- 1.6.5 Balconies should not be added to public facades unless historical documentation of their use can be provided.

2.0 New Construction within historic context

2.1 General Principles

- 2.1.1 Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*
- 2.1.2 Construction in Historic Germantown has taken place continuously from the mid-19th through the early 20th centuries and a variety of building styles and types have resulted. New buildings should continue this tradition while remaining compatible with the existing historic context. Because a great variety of historic building forms exist within Germantown, more flexibility in design is possible than might be the case for more architecturally homogenous historic neighborhoods.
- 2.1.3 Because new buildings should relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of the street, a dominance of the pattern and rhythm should be respected and should not be disrupted.
- 2.1.4 New construction should be consistent and compatible with existing buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.
- 2.1.5 Reconstruction of a historic building which no longer exists may be appropriate if it meets these criteria: it was formerly located on the site on which the reconstruction is proposed; it contributed to the historic and architectural integrity of the area; it was compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the site; and pictorial documentation supports its accuracy.
- 2.1.7 The MHZC does not review paint colors on wood or metal surfaces.
- 2.1.8 Painting of masonry materials is reviewed by the MHZC.

2.2 Site and Building Planning

2.2.1 Setbacks

- 1. Maintain the prevailing setbacks from the street within a block.
- 2. When a definite rhythm of spacing along a street is established by existing lot and building width, infill construction shall maintain that rhythm.
- 3. Wings, porches, and secondary building elements should be at similar setbacks to existing context.
- 4. Corner Lots: New construction should appropriately address setbacks on both streets.
- 5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain the historic urban street character.
- 6. Corner Commercial: Historic corner commercial buildings within the NR historic district were typically built to the property line/sidewalk. Setbacks for the construction of new corner commercial structures shall be compatible with this historic precedent.

2.2.2 Orientation: The orientation of a structure's primary facade shall be consistent with that of adjacent historic buildings.

2.2.3 Massing and Scale

1. In new construction, the size of a building, its mass in relation to open spaces and its windows, door openings and porches should be visually compatible with the surrounding buildings.
2. The visual mass of the building shall be at or near the same setback as buildings on adjacent sites.
3. When multiple lots or parcels are assembled within the district, buildings shall be designed to be compatible with the adjacent structures. New structures shall employ design techniques that break the facades into multiple vertical elevations.

2.2.4 Height

1. New buildings shall be constructed to a height which is compatible with the height of adjacent buildings. *Characteristics of the following shall be considered in determining compatibility of height; adjacent properties, historical precedent, height of existing historic structures within the District, location within the District, topography and view corridor.*

Generally, historic single-family residential structures are one or two stories in height.

Special features of limited height such as towers or turrets may be acceptable.

Greater height may be appropriate for commercial and multi-family structures, where there is a lack of historic context along a block.

Consideration may be given to the physical characteristics of a property in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape) In such cases, where height may be greater, height is guided by the Germantown Detailed Neighborhood Design Plan, a component of the General Plan of the Government of Nashville and Davidson County, while ensuring an appropriate transition to smaller historically significant buildings that abut or are across the street or alley from a proposed new building.

2.3 Foundations

- 2.3.1 The foundation height shall be visually compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.3.2 For new structures, brick, limestone or split-face concrete block may be used for either pier or solid perimeter foundations. Intervening spaces may be filled with an open lattice work.
- 2.3.3 Foundation access doors shall be located on the side or rear of the building. Slab-on-grade foundations may be appropriate for commercial buildings. Slab-on-grade foundations are generally not appropriate for residential infill buildings.

2.4 Walls/Exterior Materials

- 2.4.1 Masonry materials and wood siding were primarily used in the district and should continue to be predominant. Other materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards*.
- 2.4.2 The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.
- 2.4.3 Large expanses of featureless wall surface are not appropriate. It is most appropriate for materials to change between the foundation to the first floor.
- 2.4.4 Exterior Insulation Finish Systems (E.I.F.S) and vinyl siding are not appropriate exterior materials.
- 2.4.5 Traditional brick colors range from dark red-orange to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.
- 2.4.6 Clapboard siding should exhibit an exposure of 3 to 5". Wood or composite siding and trim (ex. Hardi-plank) are appropriate. Composite materials must match the visual and durability characteristics of wood.

2.5 Doors

- 2.5.1 The relationship of width to height of doors and the rhythm of solids (*walls*) to voids should be compatible with surrounding buildings. (*Exterior doors often have transoms, giving them a tall, narrow proportion.*)
- 2.5.2 Primary entrances shall be in locations similar to those used historically for primary entrances.

- 2.5.3 Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.5.4 Front doors shall be wood and at least half-glass.

2.6 Windows

- 2.6.1 The relationship of width to height of windows and the rhythm of solids (*walls*) to voids should be visually compatible with surrounding buildings. (*Exterior windows are generally tall and narrow in proportion*)
- 2.6.2 Tinted, reflective, or colored glass are generally not appropriate.
- 2.6.3 Window openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.6.4 For new commercial structures a significant portion of the street level façade shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian.
- 2.6.5 On corner commercial buildings, glazing shall address both streets.

2.6 Porches / Entrance/ Recessed Entries

- 2.6.1 Primary building entrances should be oriented towards the street.
- 2.6.2 Within the district front porches and recessed entries are common on residential and commercial buildings. New construction (specifically of single and multi family homes) shall provide an entry that utilizes elements of a porch to create a transition from the outside (*public domain*) to the inside (*private domain*).
- 2.6.3 The height of porch roofs shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.6.4 Entrances to commercial buildings should be recessed.

2.7 Roof

- 2.7.1 The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. (*Predominant roof shapes are gables and hips with slopes ranging from 35 to 50 degrees, 7/12 to 14/12*).
- 2.7.2 Roof-top equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*
- 2.7.3 Within the district are surviving examples and/or pictorial evidence of commercial, multi-family, and institutional buildings having a low slope roof behind a parapet wall. Therefore, low slope roofs may be appropriate for buildings of similar use within the district.

2.8 Utilities / Mechanical

- 2.8.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their visibility from the street. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and/or screened when visible from the street.
- 2.8.2 Appurtenances related to new buildings and additions, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located.

2.9 Outbuildings / Garages / Carports / Accessory Buildings

- 2.9.1 Historically, outbuildings, garages and carports 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. Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide corner boards and window and door casings (trim).
- 2.9.2 Outbuildings, garages, carports and accessory buildings shall be located to the rear of the property. When a definite rhythm along a street/alley is established by uniform lot and building width, infill construction shall maintain that rhythm.
- 2.9.3 The predominant vehicular access to properties within the District should continue to be through the use of alleys. Garages and carports shall be accessed from the service alley as is typical for historic buildings in the district. For most residential lots new curb cuts on public streets are generally not

appropriate. The removal of unnecessary existing curb cuts on primary streets is encouraged. It is acknowledged that in some cases alley access may not be possible or practical.

In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

2.9.4 The design of outbuildings, garages, carports and accessory buildings shall not be visually disruptive to the character of surrounding buildings.

2.9.5 The size and mass of outbuildings, garages, carports and accessory buildings in relation to open spaces and its windows and openings shall be visually compatible with the primary building and surrounding buildings.

2.9.6 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning ordinance must comply with these design guidelines.

2.9.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

4.0 Additions

An ADDITION consists of an extension to an existing structure that increases the floor area or height of that structure.

4.1 General Principles

4.1.1 Guidelines apply only to the exteriors of new additions. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets – Generally facades facing the alley are not considered public facades. Non-public facades are those not visible from the public right of way, street or streets.*

4.1.2 The guidelines for Section 2 New Construction shall apply to all additions.

4.2 Additions to Historic Buildings

4.2.1 Additions should not obscure or contribute to the loss of historic character-defining features or materials.

4.2.2. Additions to existing historic buildings shall be compatible in scale, materials and texture; additions shall be visually compatible by not contrasting greatly with the existing historic building. Additions to historic buildings should be done in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original structure would not be impaired.

4.2.3 Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding.

4.2.4 The creation of an addition through enclosure of a front porch is not permitted. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

4.2.5 Contemporary designs for additions to existing historic properties may be permitted when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, material color, material, and character of the property, neighborhood, or environment.

5.0 Site Improvements/ Appurtenances

Site improvements or appurtenances include fences, walls, sidewalks, paving or driveways, parking areas, exterior lighting, utility connections, and other permanent landscape features.

Historic architecturally-significant site improvements should be maintained, and repaired using historically appropriate materials and methods.

5.1 Fences & Walls

Character-defining features of historic fences and stone retaining walls including gates, decorative pickets, finials, and hardware should be preserved. Repair rather than replace fence and wall materials. For irreparable elements replacement features shall match the original features.

5.1.2 Fences or walls may be utilized to demarcate property lines and screen private areas from public view.

5.1.3 New fences and walled areas shall be compatible with the building site and streetscape in terms of location, height, opaqueness; design, style, materials composition, scale, proportion, color and texture.

Consideration of the physical characteristics of a property and its use will be given in determining appropriate fence heights and location (e.g. exceptional topographic condition, lot location within the District (street corners etc), adjacent to non compatible use, lot size and/or shape)

Walls of solid masonry construction within the front setback are permitted up to 24" in height.

Fences shall be constructed of wood, metal or masonry. Vinyl is generally not an appropriate fencing material.

The combination of fences and walls in front setbacks shall not exceed 48". Generally side yard fences from the street to a distance of 10' behind the front (public) façade shall not exceed 48".

Side yard fences shall be located a minimum of 10' behind the front (public) façade and shall not exceed 72" in height. (Exception: Fences may be 96" in ht. when the top 24" is open in nature).

Rear yard / privacy fences shall not exceed 72". (Exception: Fences may be 96" in height when the top 24" is open in nature).

5.1.4 Coordination of style and materials with adjacent properties is encouraged where appropriate.

5.1.5 In general chain link fencing is not appropriate. Black or dark green chain link fencing may be used for pet enclosures or at the rear of the lot when it is screened from public view.

5.3. Paving/Driveways/Parking Areas and Parking Lots

5.3.1 The predominant vehicular access to properties within the District should continue to be through the use of alleys. It is acknowledged that in some cases alley access may not be possible or practical. In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

5.3.2 Vehicular access to new developments (specifically large lot developments) shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment. Cross access between parking areas to minimize street curb cuts and adjacent driveway is encouraged.

5.3.3 Parking structures should generally be located below or behind buildings and landscaped to mitigate their visual impact.

5.3.4 Parking structures that are located close to the sidewalk are encouraged to include retail uses at street level to minimize the visual impact of the structure and engage the pedestrian network - Where street level retail uses are not feasible, architectural treatments shall be used to modulate the façade breaking the mass and horizontal lines typical of parking structures. Facades of parking structures facing public streets shall have flat (non sloping) floor plates.

5.3.5 Shared parking facilities that efficiently utilize parking spaces are encouraged.

5.3.6 Garages and carports shall be accessed from the service alley as is typical in the district. For residential lots new curb cuts on public streets are generally not appropriate. Where a lot can be accessed from the alley, the removal of existing curb cuts on primary streets is encouraged.

Where an existing lot cannot be accessed from the alley executed vehicular access shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment.

Background: According to the Germantown Historic District National Register nomination, 1406 Fifth Avenue North was constructed c. 1850 and is a “one-story brick raised cottage with a daylight basement” (Figure 1). However, the structure could date back as early as the 1830s, making it one of the earliest houses in Germantown. The building is depicted in the 1897 Sanborn map as having a small stoop or porch toward the right side of the front façade, and then on the 1914 Sanborn map as having a full-width front porch. A photograph of the house from 1970 shows a full-width front porch, likely the same one as 1914 although there may have been changes. This porch was removed sometime after 1970, and in 2008 a partial-width porch in the location of the one depicted on the 1897 map was constructed.



Figure 1: 1406 Fifth Avenue North, c. 1970

In November of 2015, the Commission approved the construction of a rear addition to the historic house.



Figure 2. 1406 Fifth Avenue North.

Analysis and Findings: This is an application to reconstruct the circa 1914 full-width porch, to add a screened-porch on the right side of the recently approved addition, and to construct an outbuilding. The outbuilding will contain a detached accessory dwelling unit, and it will require a setback determination to be located closer to the alley than the bulk zoning regulations allow.

(Front Porch)

Alterations to an Historic House, Reconstruction: The applicant proposes to construct a full-width front porch, with a footprint matching that of the porch shown on the 1914 Sanborn map. Although the house did not originally have a full-width porch, it did have one added that remained long enough to have historical significance of its own. For this reason, Staff finds that reconstructing a full-width porch is appropriate.

The roof of the porch will be hipped, tying into the front of the house at the bottom of the front eave line. The porch floor height will match that of the existing front porch. The porch will have five square columns along the front edge. The roof form and column configuration are similar to the porch depicted on the circa 1970 photo. Staff finds that because the porch depicted in the c. 1970 photograph may not be the exactly the original design, staff found that a similar configuration is appropriate. The differences are minimal including hipped roof rather than shed and slightly different pier configuration but still with an open basement level. The project meets section 2.1.5 for reconstruction.

Material & Design: The roof will be asphalt shingles matching the existing roof, the columns and railing will be wood, and the foundation will be brick piers. The design of the porch is simple with square posts and balustrade, which is appropriate when the exact design and dimensions are unknown to prevent creating a false sense of history. Staff finds that the proposed porch is compatible in size and material, and that the hipped roof and column configuration are typical of porches on houses of this age and style. The known materials meet sections 2.4.6, 2.1.4 and 2.1.5 of the design guidelines.

Site and Building Planning: The existing house sits approximately eight feet farther from the street than most buildings on the block face. With the reconstruction of the eight-foot (8') deep front porch, the resulting setbacks will maintain the prevailing rhythm of the context. Staff finds this to meet sections 2.2.1 and 4.2 of the design guidelines.

(Side Porch Addition)

Location and Removability: This application also includes a new side porch on the right side of the addition that was approved in 2015. The porch will begin approximately seventy feet (70') back from the front of the house. The primary massing of the addition is stepped in two feet (2') from the side of the house, and the new porch will step back out six feet (6'), four feet (4') out beyond the silhouette of the historic house. In general it is not appropriate for additions to be wider than an historic house; however in this case the house is very narrow at twenty-eight feet (28') wide, and as early as 1914 it had a side addition in roughly the same location. In addition, the extension happens so far back on the property, it will be minimally visible. For these reasons, and because the addition is set so far back into the lot, Staff finds the location of the proposed new porch to be appropriate and that it meets section 4.2.5 of the design guidelines.

Setback: The proposed porches meet all base zoning setbacks, and staff finds that it meets sections 2.2.1 and 4.2 of the design guidelines.

Materials: The porch will have a split-faced concrete block foundation, wood columns, and a standing seam metal roof. With the condition that the color of the metal roof is administratively approved, staff finds that the addition will meet Sections 2.4 and 4.2.2.

(DADU)

Outbuildings: The applicant proposes to construct a one and one half-story outbuilding with a first story garage, and a full dwelling unit above. The footprint size, as well as the eave and roof heights of the outbuilding would be compatible with the principal building, and would meet section 2.9 of the design guidelines and the standards for detached accessory dwelling units outlined in 17.16.030.G of the Metro Code.

Please see attached form as well as the information below for further analysis.

Staff recommends receipt of the restrictive covenant for the DADU prior to issuance of the preservation permit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable – front oriented	X
Primary roof pitch	12:12	X
Porch form	Under roof	X
Porch roof pitch	n/a	n/a
Dormers	Shed – 4:12	X

Since the form and roof pitch are similar to historic outbuildings, the project meets Section 2.9.4 of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. It is also in a minimally-visible location at the side and rear of the building. The structure therefore meets Standard 8 of the Detached Accessory Dwelling Unit regulations and Section 2.9 of the design guidelines.

Outbuilding Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	X
Cladding	Cement-fiber	Smooth with 5” reveal	X
Roofing	Asphalt shingle	Dimensional, Graphite color	X
Trim	Cement fiber	Smooth finish	X
Chimney	n/a	n/a	n/a

Porch floor	Concrete slab	natural	X
Porch Columns	Wood	Smooth finish	X
Porch Railing	n/a	n/a	n/a
Windows	Needs final approval	Needs final approval	
Pedestrian Door	Not indicated	Needs final approval	
Vehicular Door	Not indicated	Needs final approval	
Driveway	Not indicated	Needs final approval	

With the staff’s final approval of materials that has not yet been provided, staff finds that the known materials meet Section 2.9.1.

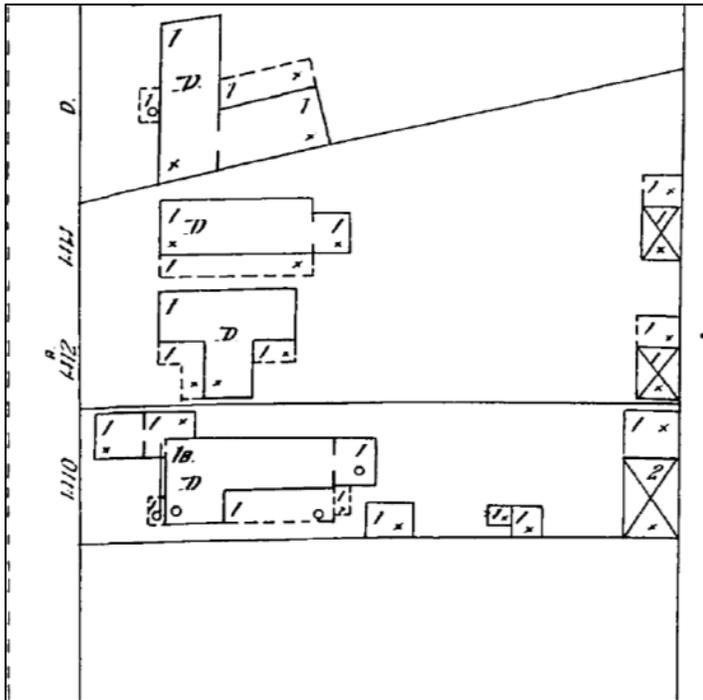
Setbacks: The outbuilding will be located behind the house, separated from it by approximately fifteen feet (15’). Outbuildings are typically required to sit at least twenty feet (20’) from the principal building, however this house has a greater front setback than most historic houses nearby which gives it a shorter rear yard. For that reason, Staff finds the location to be appropriate. The left (north) setback will be three feet (3’) and the right setback will be sixteen feet (16’). These setbacks are appropriate and meet the zoning requirements. The rear setback proposed is five feet (5’). For a building with a footprint greater than seven hundred square feet (700 sq. ft.) the standard setback is ten feet (10’). Staff finds the proposed setback to be appropriate because it is more like the typical location of outbuildings historically, and it allows for greater separation between the outbuilding and the house. The project meets Section 2.9.2 of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. Staff would request that the material and color of any new driveway be approved by MHZC Staff prior to construction.

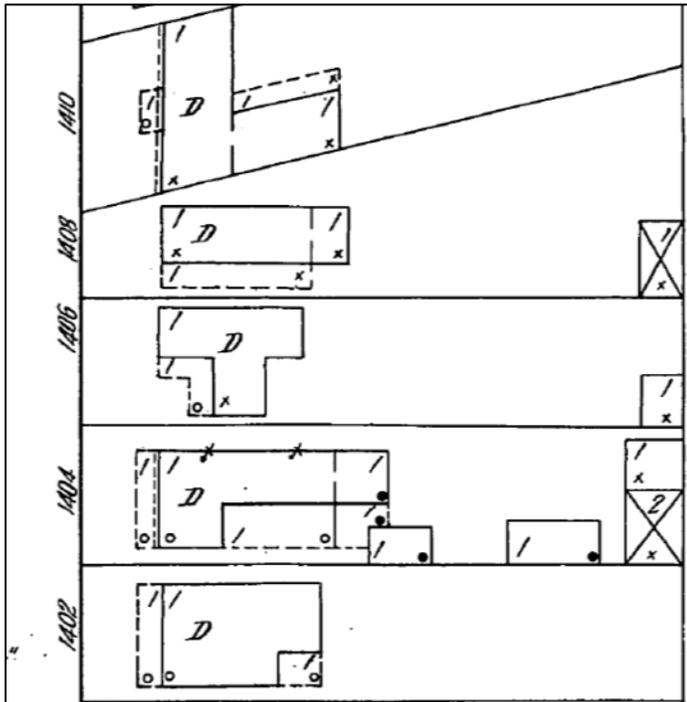
Recommendation Summary: Staff recommends approval of the new outbuilding with a five foot (5’) rear setback with the following conditions:

1. Staff shall approve the window and door selections, as well as paving, fences and other permanent landscape features;
2. Staff approve all permanent landscape features, included but not limited to fences, pathways, pavers, parking pads, pools, etc.

With these conditions, staff finds that the proposed demolition and addition meet the applicant sections of the *Germantown Historic Preservation Zoning Overlay: Handbook and Design Guidelines* and the standards for accessory dwelling units outlined in 17.16.030.G of the Metro Code.



1897 Sanborn Map



1914 Sanborn Map

1406 5th Avenue North

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?	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	

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'	14'
Rear setback	3'	5'
L side setback**	3'	3'
R side setback**	3'	16'
How is the building accessed?	From the alley or existing curb cut	Alley and existing curb cut

**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		25'	22'
Eave Height		1 story 10' or 2 story 17'	10'

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

One-story building:

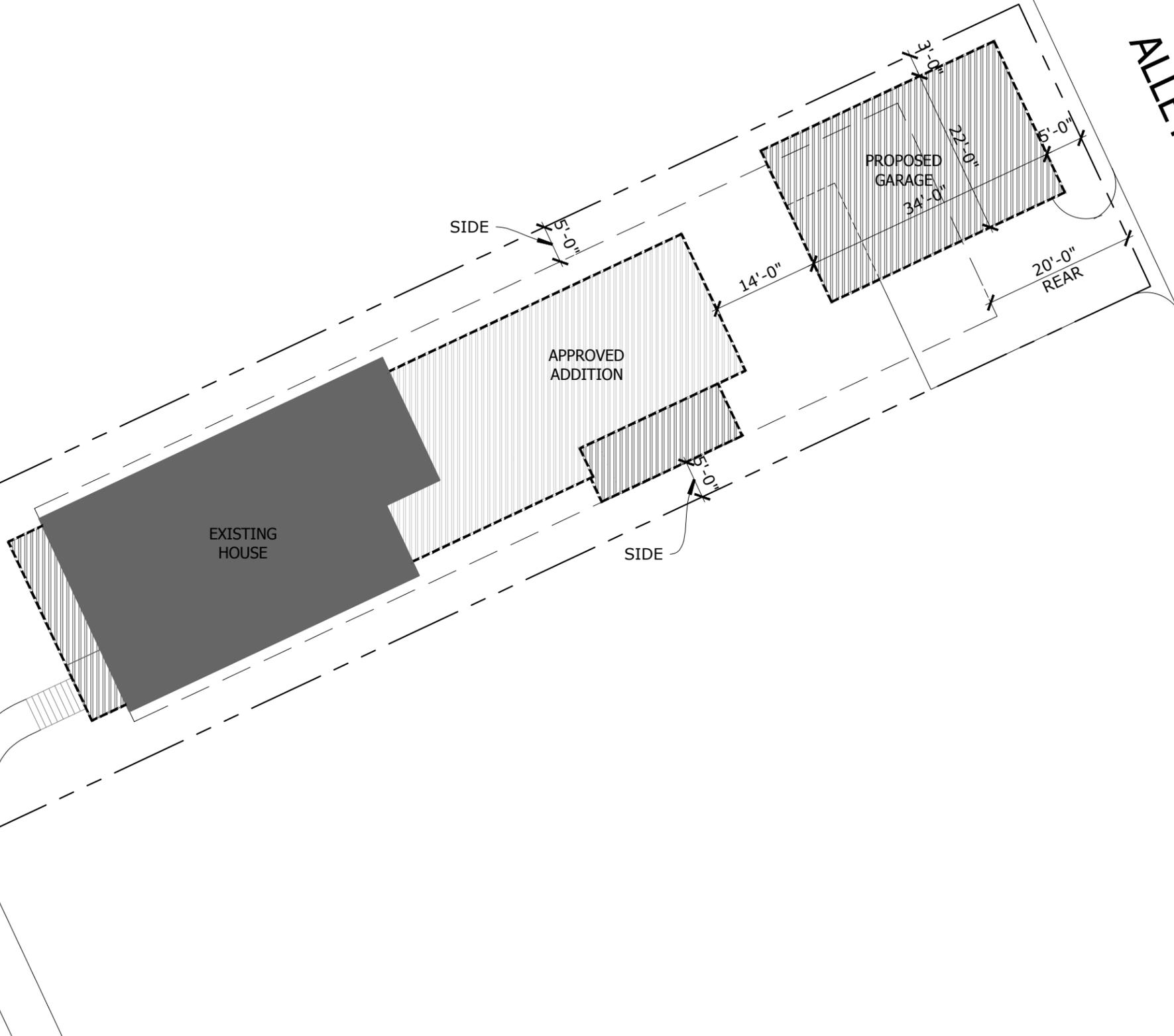
	Lot is less than 10,000 square feet	Proposed footprint
Maximum Square Footage	750 sq. ft.	748 sq. ft.

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.

5TH AVENUE NORTH

ALLEY



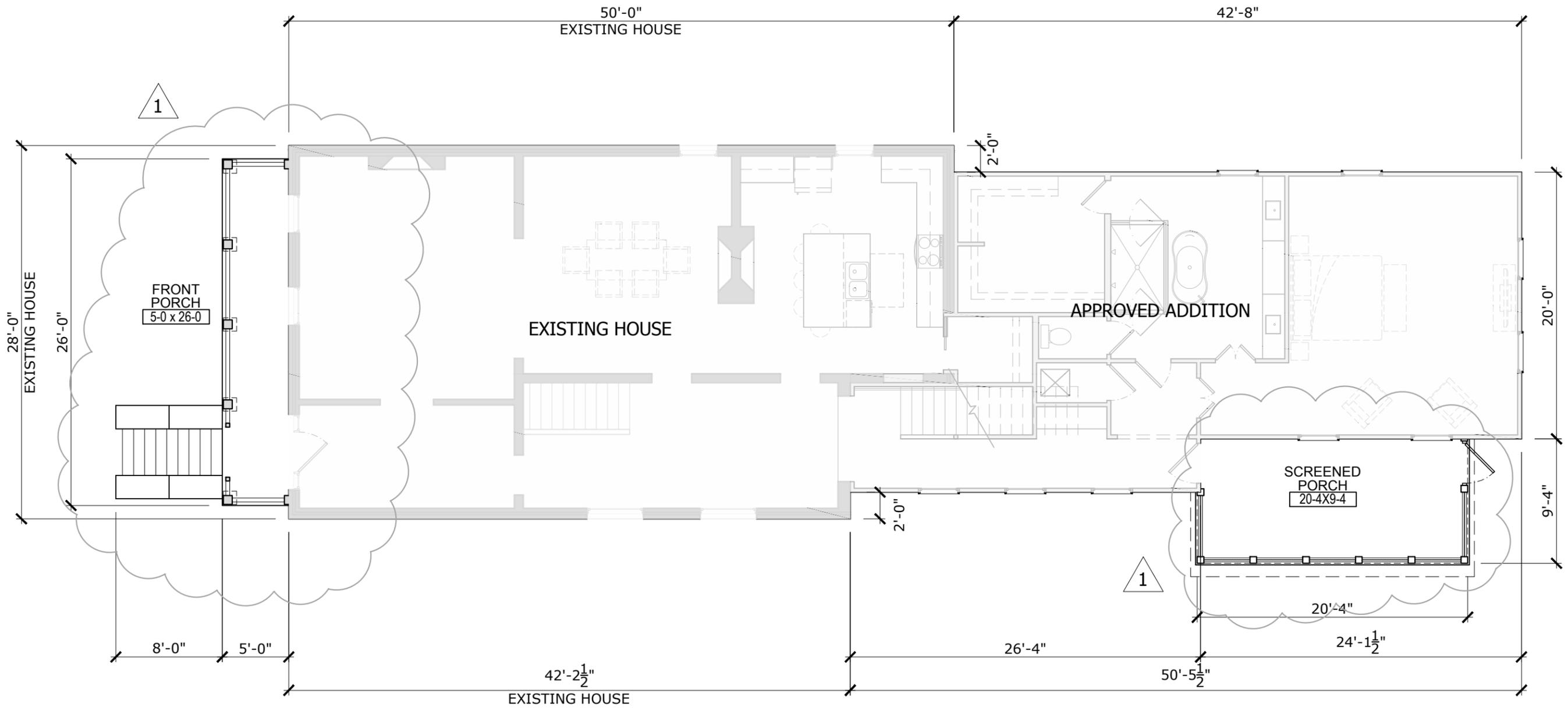
SITE PLAN

1/16" = 1'-0"



00 05.31.16

THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.



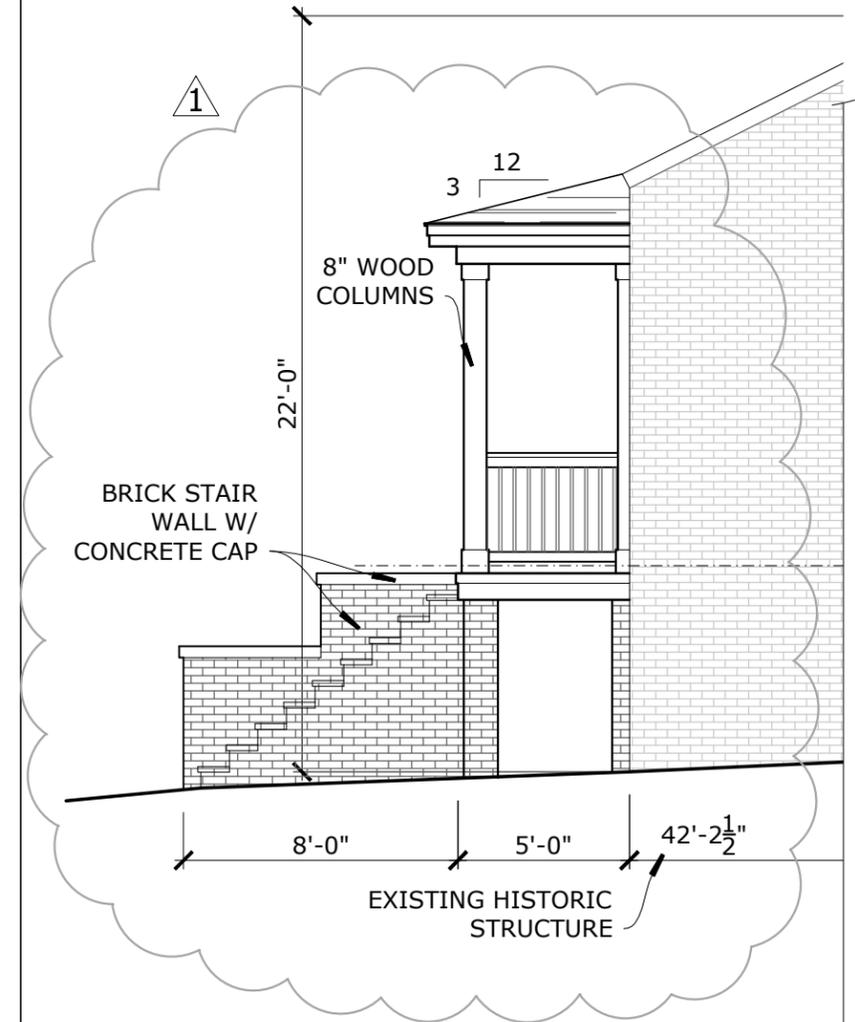
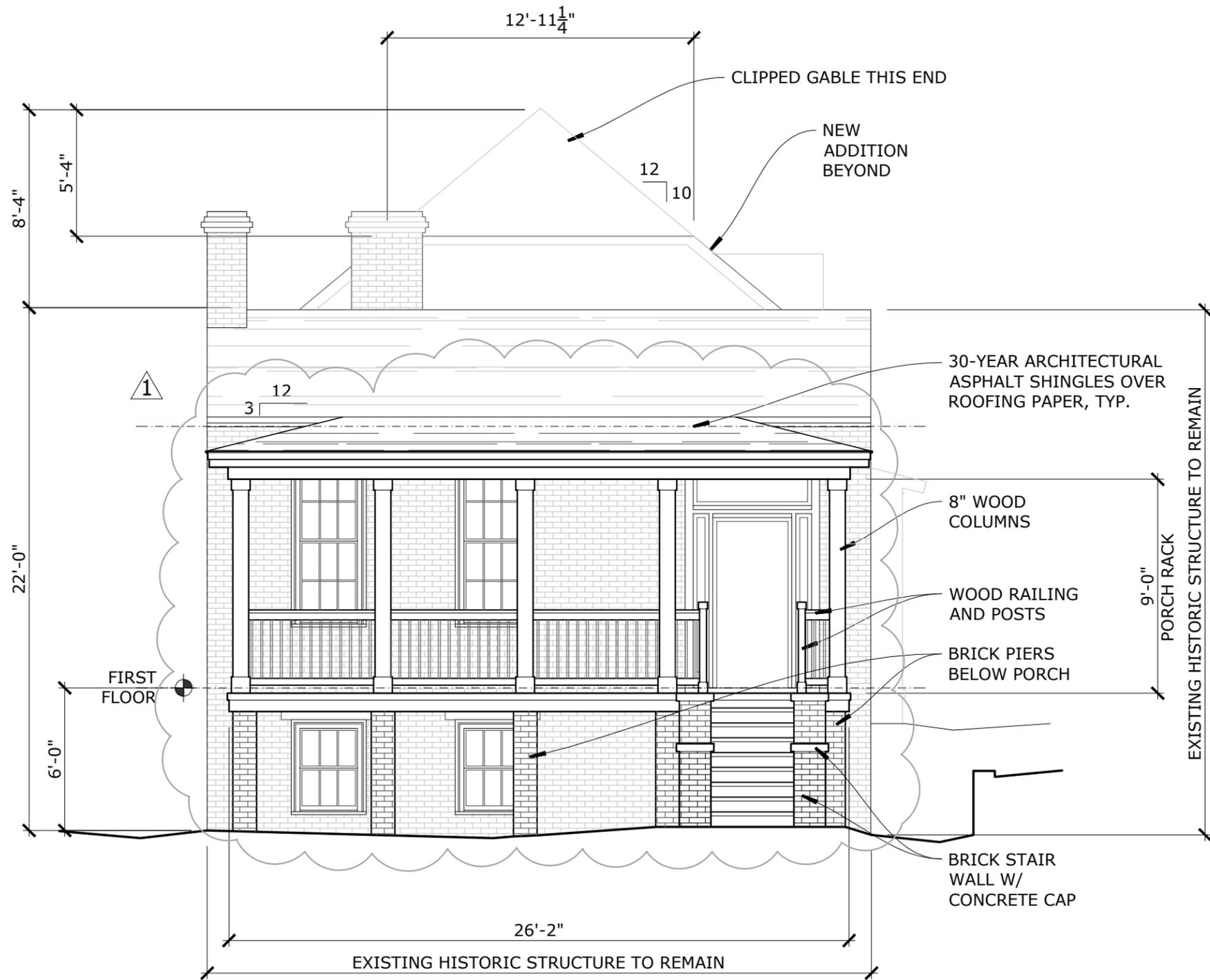
FIRST FLOOR PLAN



05.31.16

01

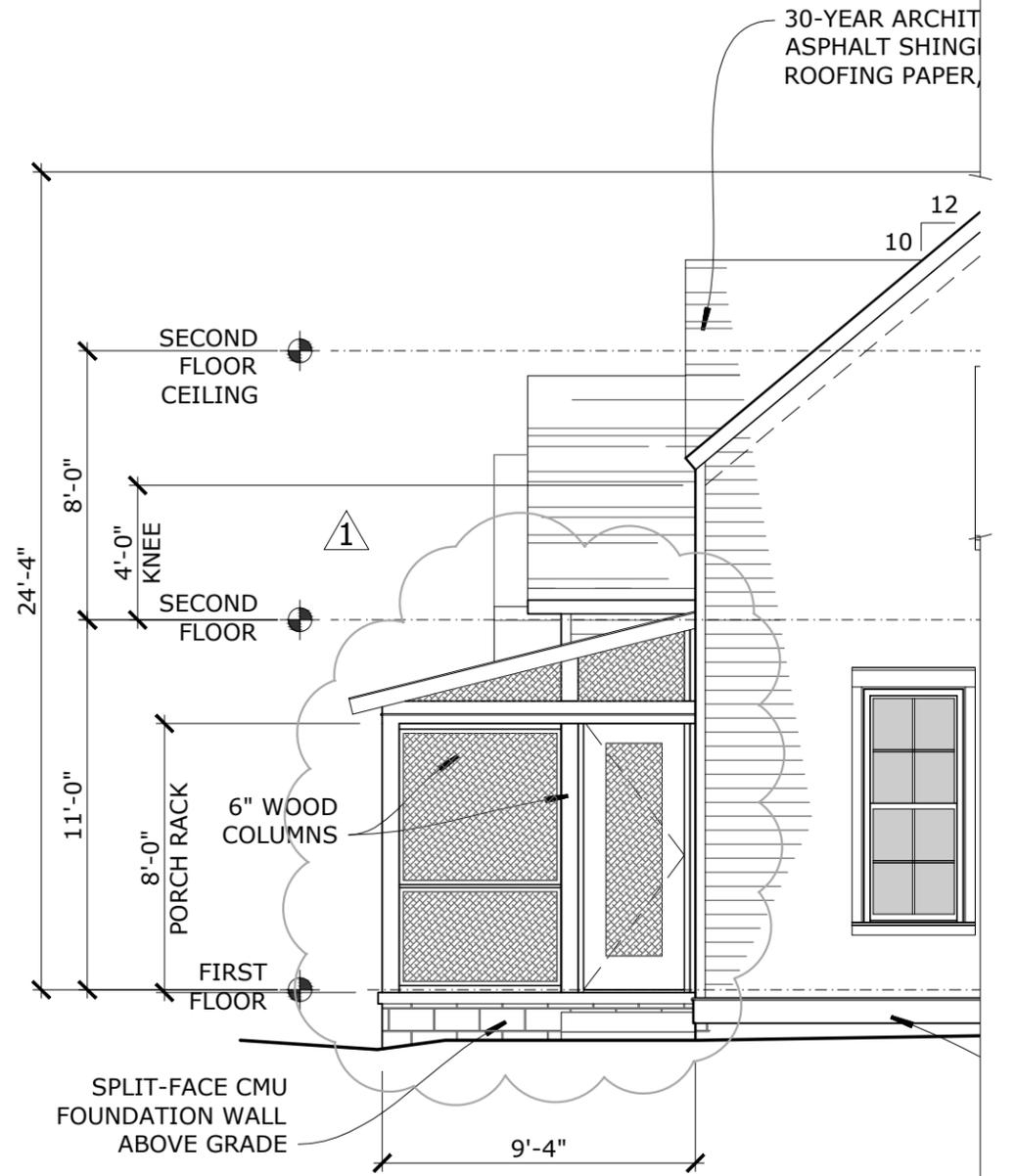
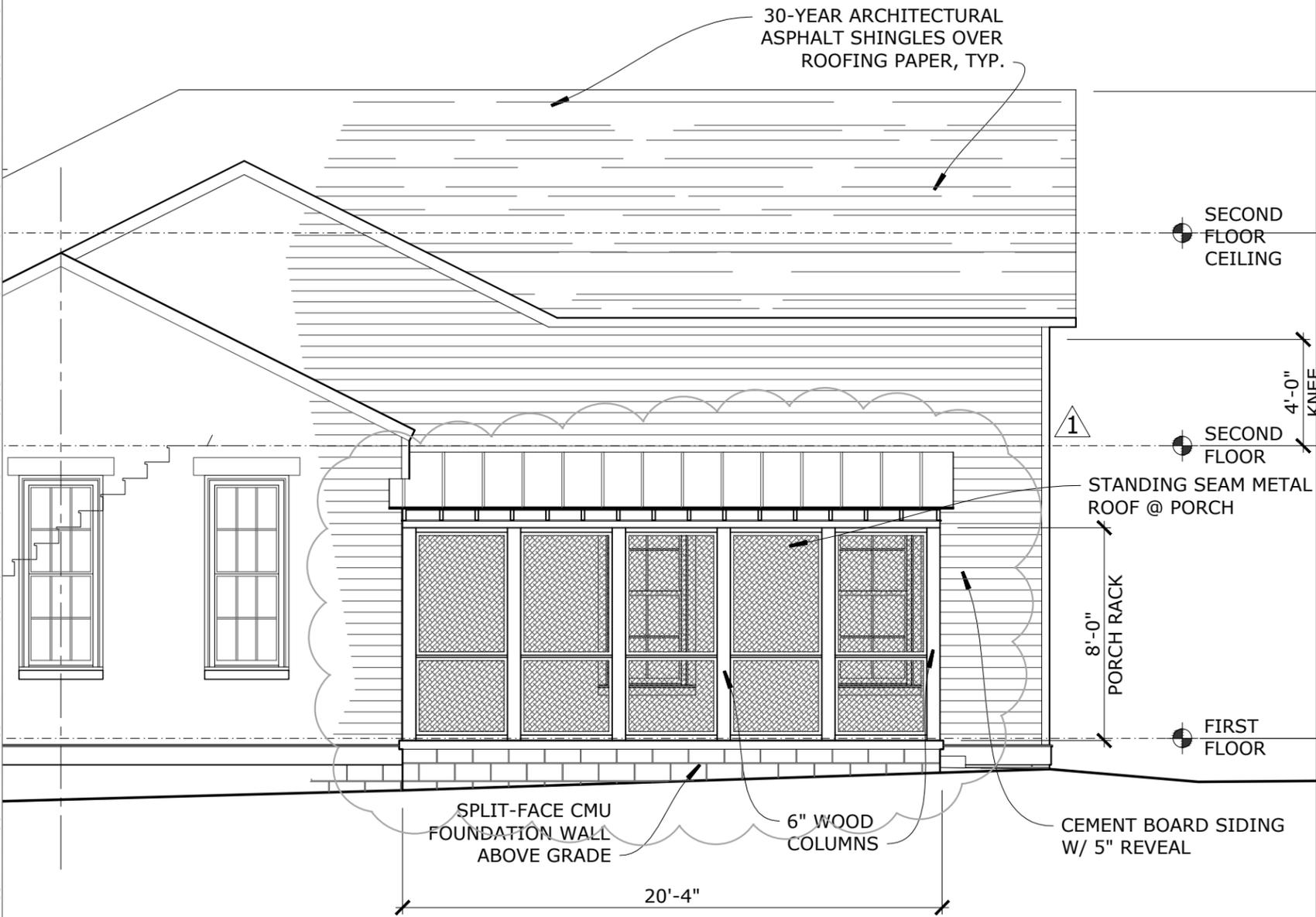
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FRONT PORCH ELEVATIONS



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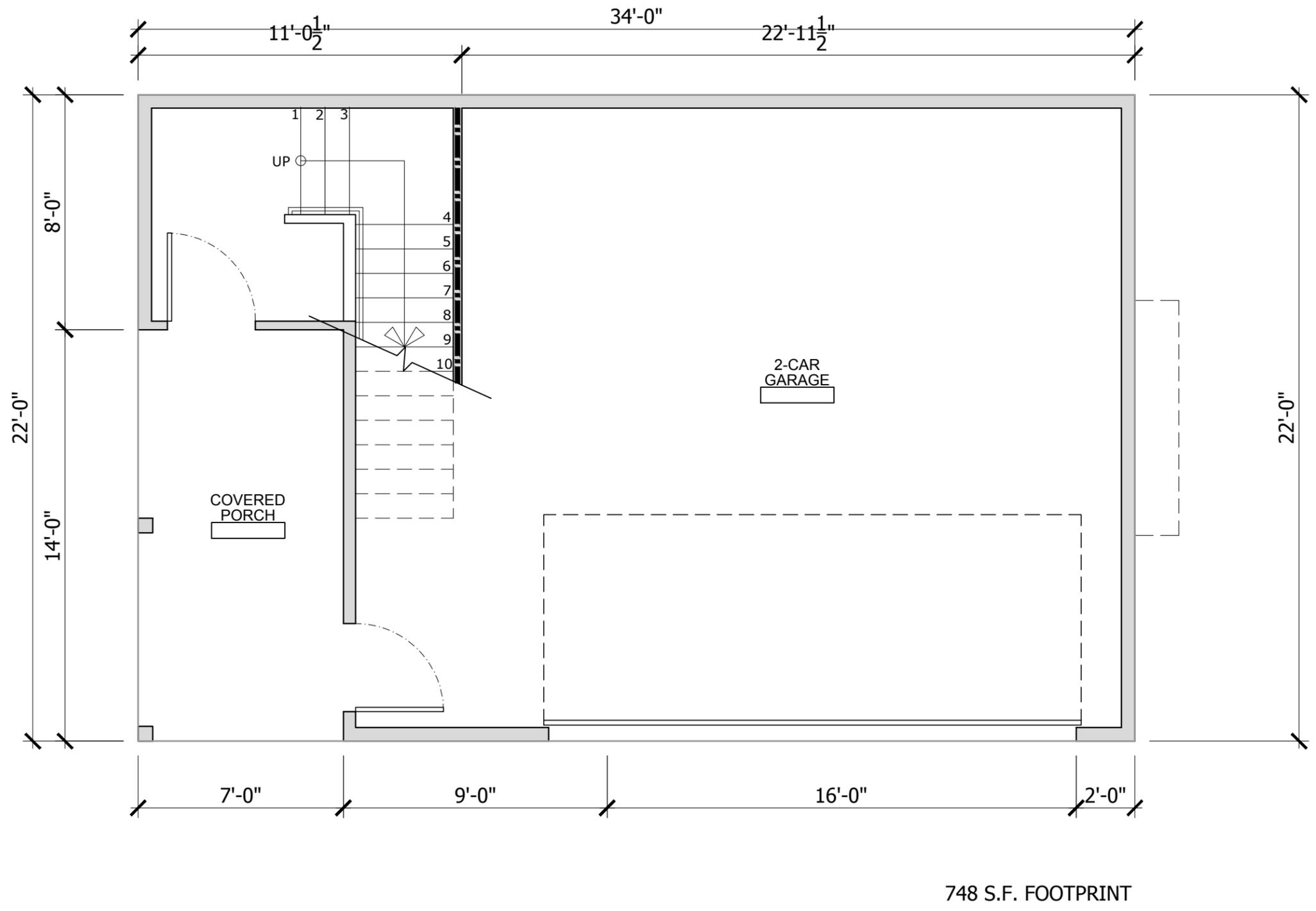


SCREENED PORCH ELEVATIONS

3/16" = 1'-0"



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748 S.F. FOOTPRINT

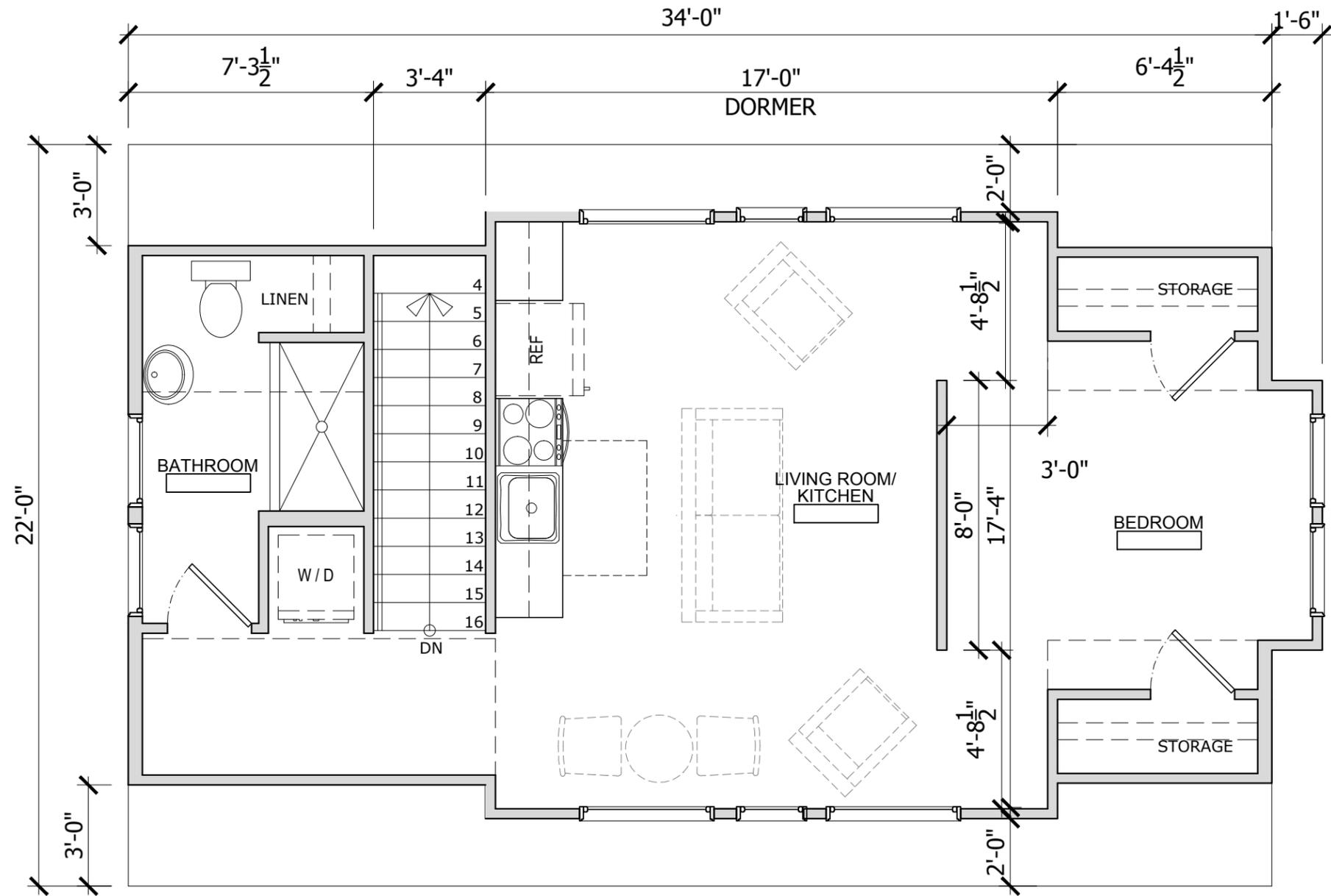
FIRST FLOOR PLAN - GARAGE

1/4" = 1'-0" 0 5 10

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01

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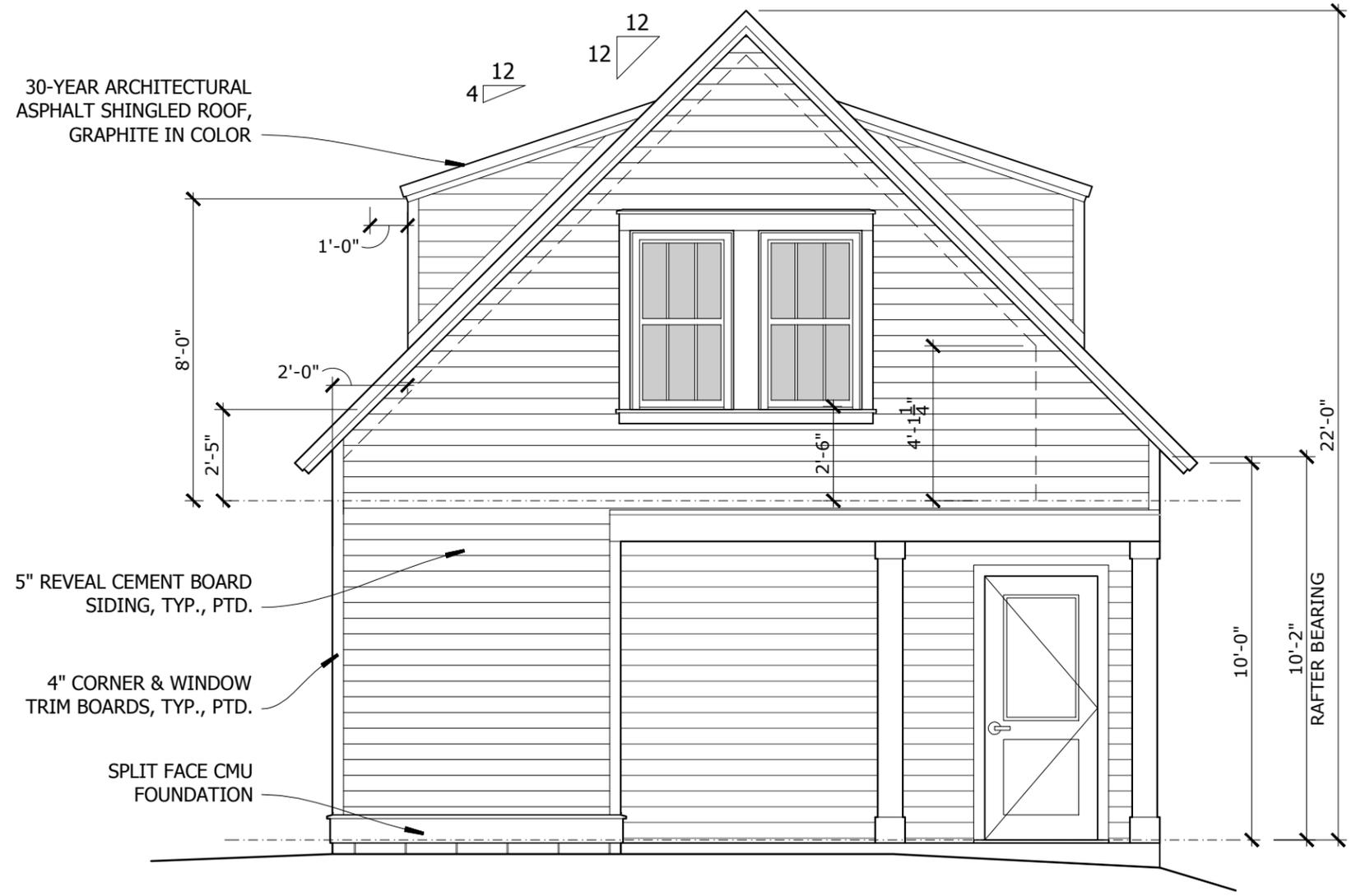
551 S.F. SECOND FLOOR

SECOND FLOOR PLAN - GARAGE



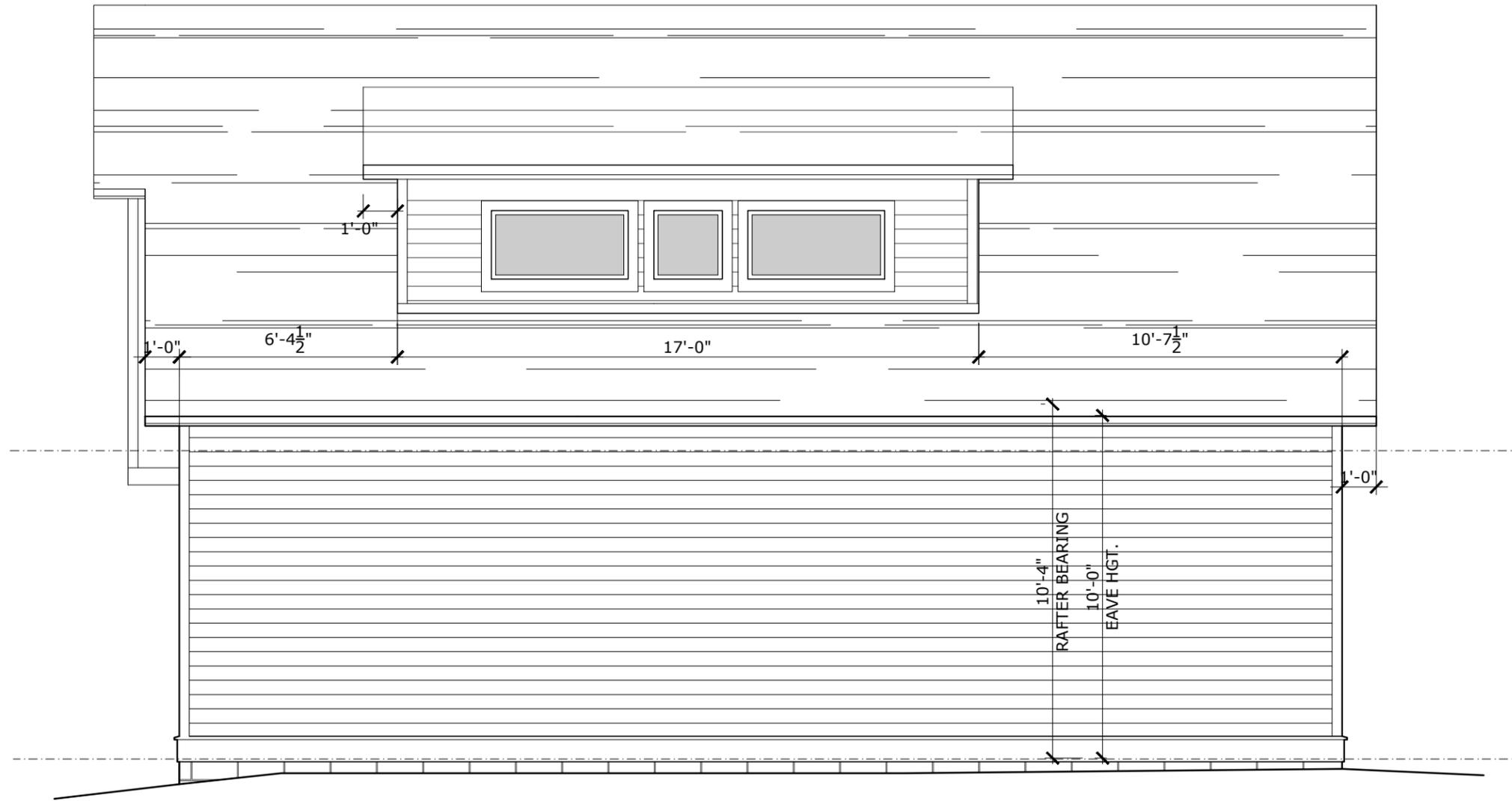
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02



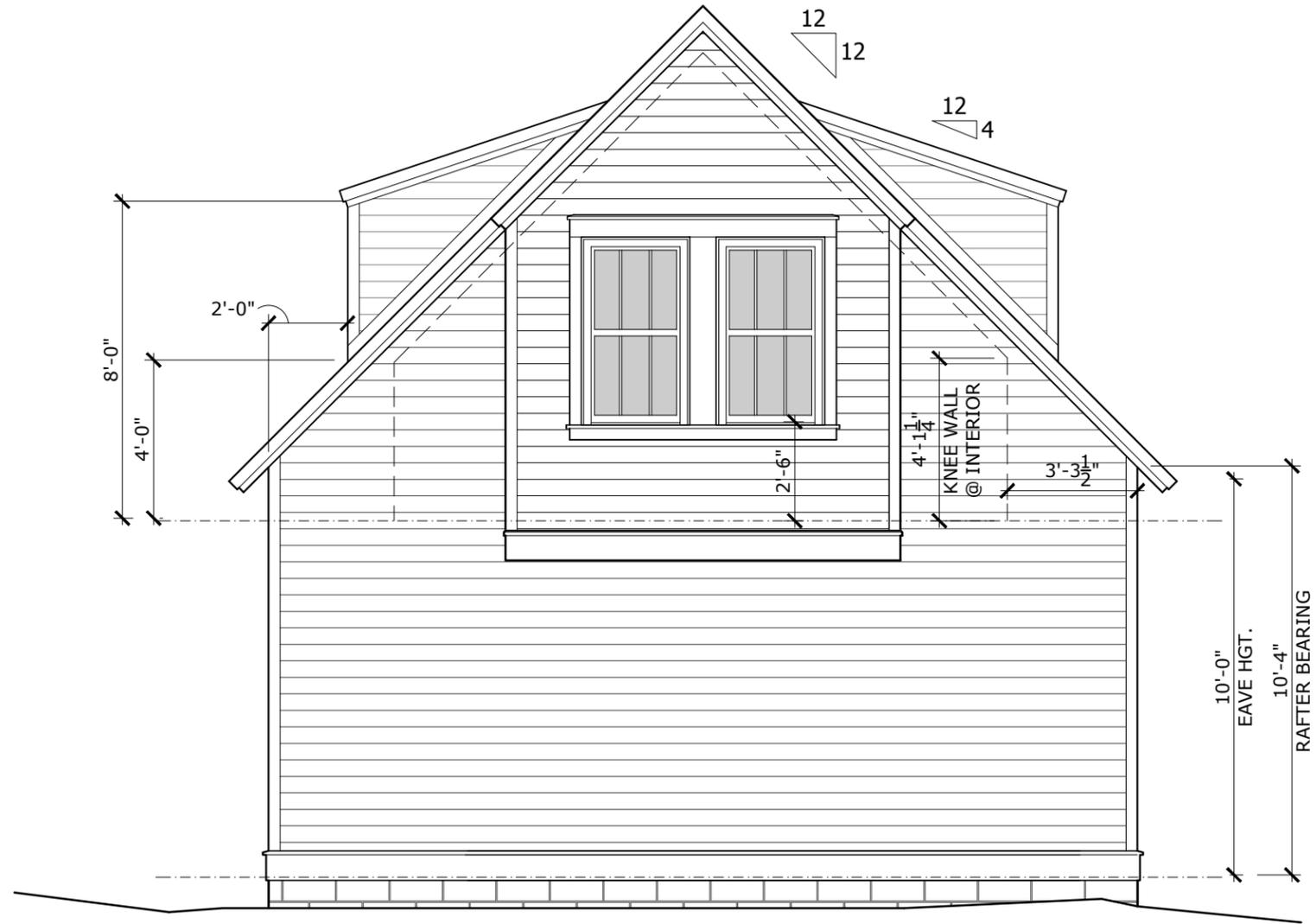
WEST ELEVATION - GARAGE





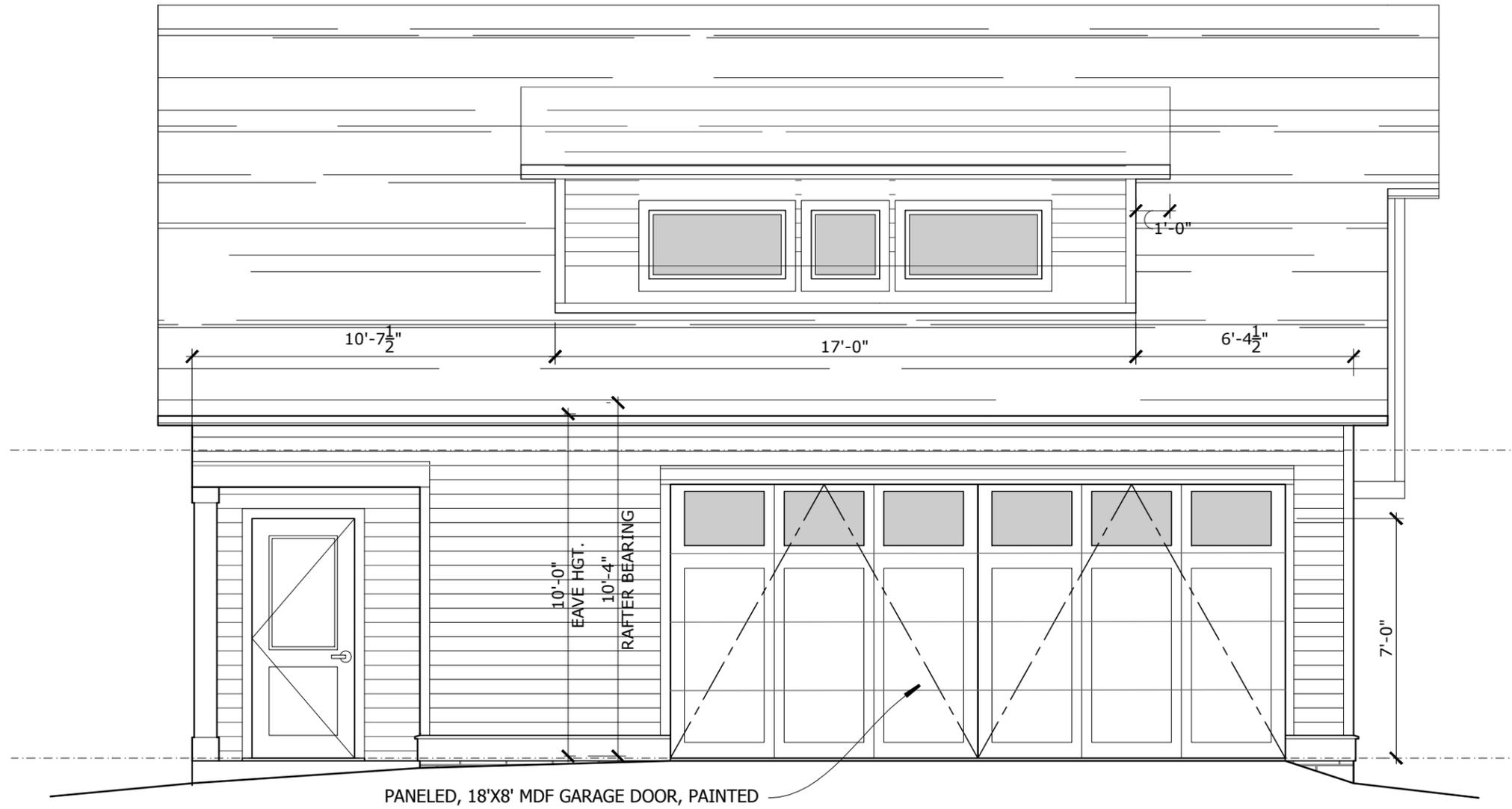
NORTH ELEVATION - GARAGE





EAST ELEVATION - GARAGE





SOUTH ELEVATION - GARAGE

