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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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STAFF RECOMMENDATION
122 South 12th Street
July 20, 2016

Application: New construction-addition and outbuilding; Setback determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309048100
Applicant: Van Pond, Jr.
Project Lead: Melissa.sajid@nashville.gov

Description of Project: The request is to construct a new rear addition and to construct an outbuilding that does not include a detached accessory dwelling unit. The outbuilding requires a rear setback determination from twenty feet (20') to ten feet (10').

Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding with the condition that Staff approve the final details, dimensions, and materials of windows, doors, garage doors, roof color, and porch posts prior to purchase and installation.

With these conditions, Staff finds that the addition and outbuilding meet Section II.B of the *Lockeland Springs – East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
C: Elevations
D: Outbuilding Worksheet

Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new 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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

7. 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.

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- Publicly visible windows should be appropriate to the style of the house.*
- Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.*

- Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
 - Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
 - Stud wall lumber and embossed wood grain are prohibited.
 - Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.

· *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*

· *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*

· *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

· *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

· *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*

· *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

· *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

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

Utilities

*Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
Generally, utility connections should be placed no closer to the street than the mid point of the structure.
Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

Public Spaces

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

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

10. ADDITIONS

- a. 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.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure that an addition has achieved proper scale, the addition should:

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*
 - *An extreme grade change*
 - *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*

- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

- b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- c. Contemporary designs for additions to existing properties are not discouraged 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, color, material, and character of the property, neighborhood, or environment.

- d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

- e. Additions should follow the guidelines for new construction.

Background: The house located at 122 South 12th Street is a two and a half story Queen Anne style house that was built c. 1880 (Figure 1). The house contributes to the historic character of the Lockeland Springs – East End Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The request is to construct a new rear addition and to construct an outbuilding that does not include a detached



Figure 1: 122 S. 12th St

accessory dwelling unit. The request includes a rear setback determination to reduce the rear setback for the outbuilding from twenty feet (20') to ten feet (10').

Height & Scale: The proposed additional rear footprint is approximately eight hundred square feet (800 sq. ft.), compared to the existing footprint which is approximately two thousand, six hundred and fifty-three square feet (2653 sq. ft.). The addition does not more than double the footprint and only adds two feet, six inches (2'-6") to the depth of the house. The addition includes a covered porch on the right side that extends approximately eighteen inches (18") wider than the house. Staff finds that the additional width is appropriate as the site is a double lot with one hundred feet (100') of frontage and; therefore, meets the criteria for when additions may be wider than the historic house. In addition, the portion of the covered porch that is wider than the house is small and open, which will further minimize its visual impact. The new construction is located at the rear of the historic house, in accordance with design guidelines.

The addition has a maximum height that is approximately eight feet (8') less than the ridge of the historic house. The foundation line matches the existing foundation. Eave height on the addition is also similar to that on the existing house.

As the proposed rear addition does not more than double the footprint or depth of the house and is neither taller nor wider than the historic house, staff finds that project is appropriate with regard to height and scale and meets Sections II.B.1.a. and b.

Design, Location & Removability: The new construction is located at the rear of the historic house, in accordance with design guidelines. The addition sets in two feet (2') from the rear corner on the right side and is bound on the left side by the existing building. The addition meets the requirement of the design guidelines for additions to be inset at least two feet (2') for two-story additions. In addition, the 1957 Sanborn maps indicate that the location of the addition is similar to a previous covered porch location (Figure 2).

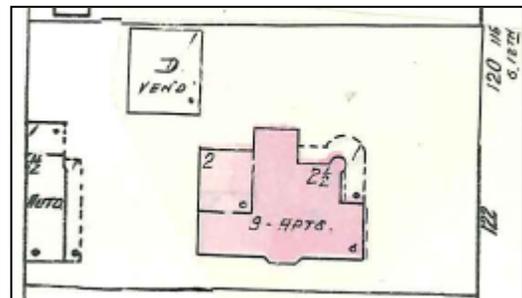


Figure 2: 1957 Sanborn Map

If the addition were removed in the future, the historic and architectural character of the house would remain. Staff finds that the project meets Sections II.B.2.a and e. of the design guidelines.

Setback: The new addition meets all base zoning setbacks. The addition will be located approximately twenty feet (20') from the right side property line and approximately thirty feet (30') from the rear property line. Staff finds that the project meets Section II.B.1.c. of the design guidelines.

Materials: The addition is primarily wood lap siding with a reveal of four inches (4") with wood lap siding trim to match the house. The foundation will be split-face concrete.

The primary roof material will be EPDM, which is a flat roof system, and the porch roof on the right side will be fiberglass shingles. Staff finds that the proposed EPDM roofing is appropriate as it will be not likely be visible from the front of the house and is necessary due to the low slope. The deck on the rear will be wood, and the railings for the rooftop patio will be steel. Materials for the windows, doors, roof color, and porch posts are not known. Staff recommends including a condition that staff approve the final selection of the unknown materials prior to purchase and installation.

With the condition that staff approve the final details, dimensions, and materials of windows, doors, roof color, and porch posts prior to purchase and installation, staff finds that the proposed materials meet Sections II.B.1.d. of the design guidelines.

Roof form: The roof form of most of the addition is flat, that complements the existing historic house. The addition ties into an existing side gable on the right side and will not likely be visible from the street given the location of the addition. The roof of the proposed covered porch on the right side of the house will be gabled at a pitch similar to the historic house. The covered porch on the rear will have a flat roof. Staff finds that the proposed roof forms are compatible with the historic house and meet Sections II.B.1.e. of the design guidelines.

Orientation: The addition will not change the historic orientation of the house. This design guideline is not applicable.

Proportion and Rhythm of Openings: The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i.

Outbuildings: See attached "Outbuilding and DADU Worksheet" for complete analysis of how the proposed outbuilding meets the design guidelines.

The plan proposes a single-story, two-bay detached garage that will be located in the rear yard behind the historic house. An existing guest house is located on the site and will remain. The outbuilding will be accessed via the alley and will have a footprint of six hundred and forty-two square feet (642 sq. ft.). Staff finds that the additional building is appropriate in this case since the property includes two full lots. The overall height of the outbuilding is approximately eighteen feet, six inches (18'-6") and includes an eave height of eight feet, four inches (8'-4").

The proposed outbuilding requires a rear setback determination. Since the total footprint of all outbuildings on-site exceeds seven hundred square feet (700 sq. ft.), the base zoning

requires that the new structure meet the full rear setback of twenty feet (20'). The applicant proposes to locate the outbuilding ten feet (10') from the rear property line. Staff finds that the proposed rear setback is appropriate since outbuildings were located historically at the rear of the property, close to or even on the rear property line. Furthermore, the 1957 Sanborn map (Figure 2) shows that there was previously an accessory structure located on the rear property line on this site. Staff recommends approval of the rear setback determination.

The materials proposed for the outbuilding reflect the materials that are to be used on the primary house and include wood lap siding with a reveal of four inches (4"). The roof shingles will be fiberglass architectural shingles. The materials for the foundation will be split-face concrete. The materials for the doors, garage doors, and windows are unknown. Staff asks to approve the final selection of doors, windows, garage door and roof color prior to purchase and installation.

With approval of the rear setback determination, staff finds that the project meets section II.B.1.h of the design guidelines.

Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding with the condition that Staff approve the final details, dimensions, and materials of windows, doors, garage doors, roof color, and porch posts prior to purchase and installation.

With this condition, Staff finds that the addition and outbuilding meet Section II.B of the *Lockeland Springs – East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

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 or N/A	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? (Dormer width is measured from side wall to side wall and roof plane is measured from edge to edge.)	Yes	
If dormers are used, do they sit back from the wall below by at least 2’?		No
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?	Yes	
Is the building located towards the rear of the lot?	Yes	

Section II: General Requirements for DADU only

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.)		
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		
Are there other accessory buildings on the lot that exceed 200 square feet?		
Is the property zoned single-family?		
Are there already two units on the property?		
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		
Is the planned conditioned living space more than 700 square feet?		

*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 for Outbuildings or DADUs

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

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	13'	20'
Rear setback	10'	20'
L side setback**	5'	5'
R side setback**	80'	5'
How is the building accessed?	Alley	From the alley or 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 for Outbuildings or DADUs

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)
Ridge Height	18' -6"	25'
Eave Height	8' 4"	1 story 10' or 2 story 17'
Width of house	50'	

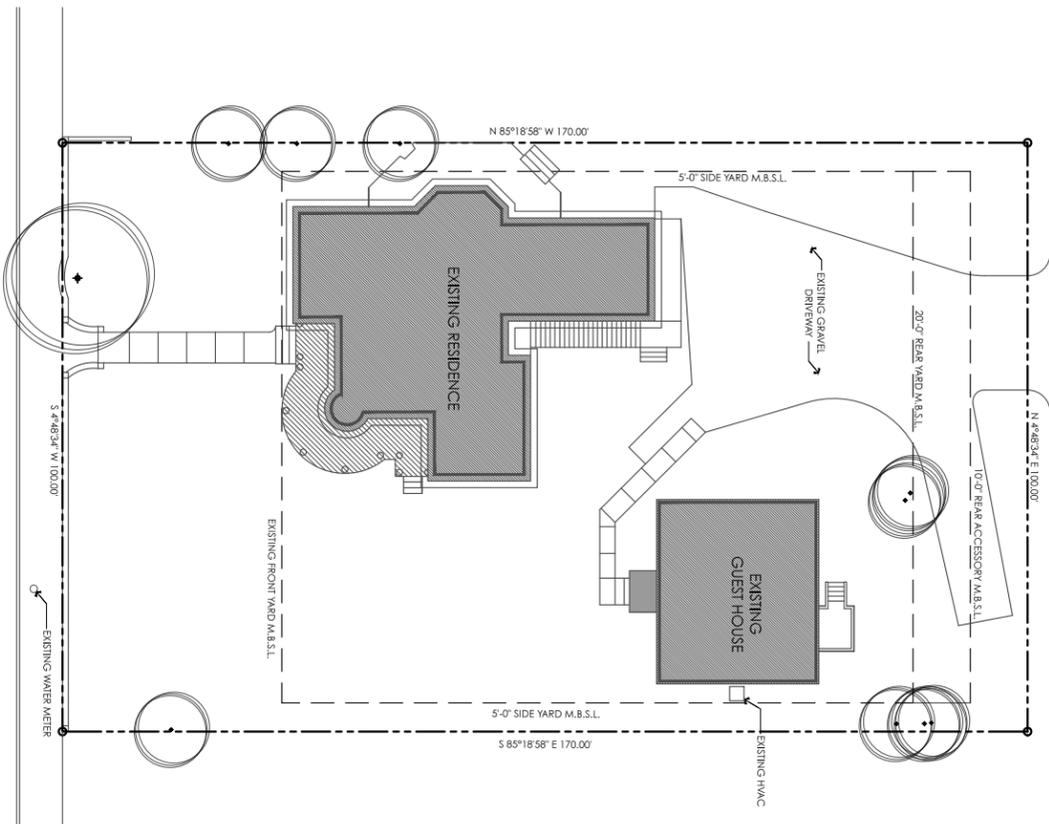
To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number in the blue boxes.

Proposed	Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	642 sq. ft.	1727 sq. ft.	750 sq. ft. (including porches)	1,000 sq. ft. (including porches)

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.

ALLEY

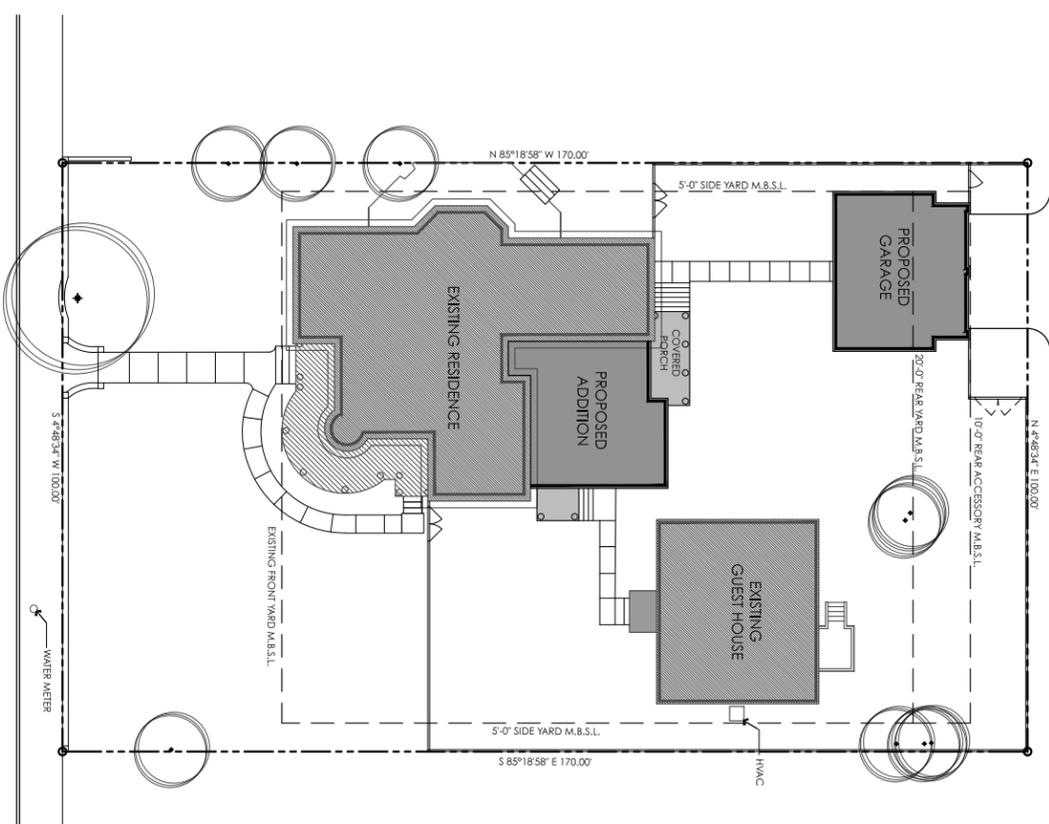


SOUTH 12TH STREET



1 Existing Site Plan

ALLEY



SOUTH 12TH STREET



2 Proposed Site Plan

Project Property Information + Contacts

OWNER:
GORDON + ELIZABETH GILBREATH
122 SOUTH 12TH STREET
NASHVILLE, TENNESSEE 37204

PROPERTY INFORMATION:
PARCEL #: 06839048100

ADDRESS:
122 SOUTH 12TH STREET
NASHVILLE, TENNESSEE 37204

LOT AREA:
17,348 S.F. / 0.39 AC +/-

LOT DESCRIPTION:
LOTS 43 & 44 EDGEFIELD ADDN.

ZONING:
R4 - SINGLE-FAMILY, 6,000 SQUARE FOOT LOT

PROJECT CONTACTS:
PROJECT ARCHITECT: VAN POND ARCHITECT P.L.L.C.
2879 SIDCO DRIVE
SUITE 105
NASHVILLE, TENNESSEE 37204
PHONE: (615) 499-4387
EMAIL: VPOND@VANPONDARCHITECT.COM

Area Calculations

BUILDING FOOTPRINT AREAS:
EXISTING FOOTPRINT AREA (GSF): 2,693 S.F.
EXISTING ACCESSORY FOOTPRINT AREA (GSF): 1,013 S.F.
ADDITIONAL FOOTPRINT AREA (GSF): 800 S.F.
TOTAL BUILDING FOOTPRINT AREA (GSF): 4,506 S.F.
TOTAL BUILDING COVERAGE AREA (GSF): 5,108 S.F.

HEATED AREAS:
NEW MAIN FLOOR HEATED AREA (GSF): 611 S.F.

BUILDING COVERAGE:
ALLOWABLE BUILDING COVERAGE FOR 66 FOOTING IS 59% (59% OF 17,343 S.F.): 8,481 S.F.
TOTAL BUILDING COVERAGE AREA (GSF): 5,108 S.F.

Impervious Surface Area Calculations

EXISTING BUILDING FOOTPRINT IMPERVIOUS AREA (GSF): 2,955 S.F.
EXISTING ACCESSORY IMPERVIOUS AREA (GSF): 289 S.F.
EXISTING DRIVE / WALK IMPERVIOUS AREA (GSF): 1,127 S.F.
TOTAL EXISTING IMPERVIOUS AREA (GSF): 4,371 S.F.

IMPERVIOUS SURFACE AREA MODIFICATIONS:
ADDITIONAL BUILDING FOOTPRINT IMPERVIOUS AREA (GSF): 1,442 S.F.
MODIFIED WALKWAY/DECK IMPERVIOUS AREA (GSF): 167 S.F.
TOTAL ADDITIONAL IMPERVIOUS AREA (GSF): 1,672 S.F.

TOTAL NON-FOOTPRINT IMPERVIOUS AREA (GSF): 4,813 S.F.
TOTAL IMPERVIOUS AREA (GSF): 8,506 S.F.
TOTAL IMPERVIOUS PERCENTAGE: 49.2%

Extensions + Renovations to:
The Brady Residence
122 South 12th Street
Nashville, Tennessee 37206

SCHEMATIC DESIGN DRAWINGS

DATE OF ISSUANCE:
28 June 2016

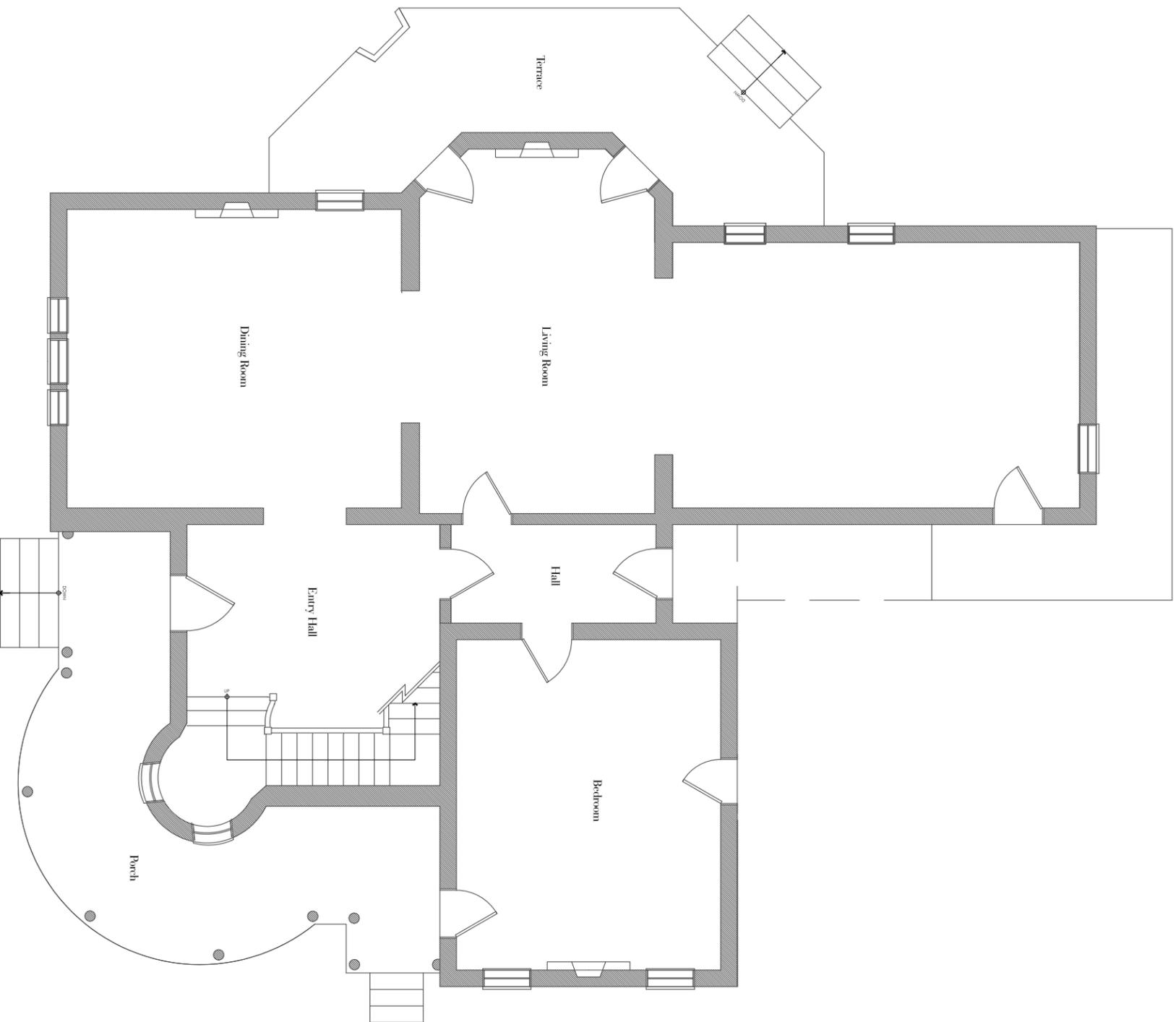
SITE PLAN

11

2935 Galloway Drive
Suite 105
Nashville, Tennessee
37203
615.999.4387
vanpondarchitect.com



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1 Existing First Floor Plan

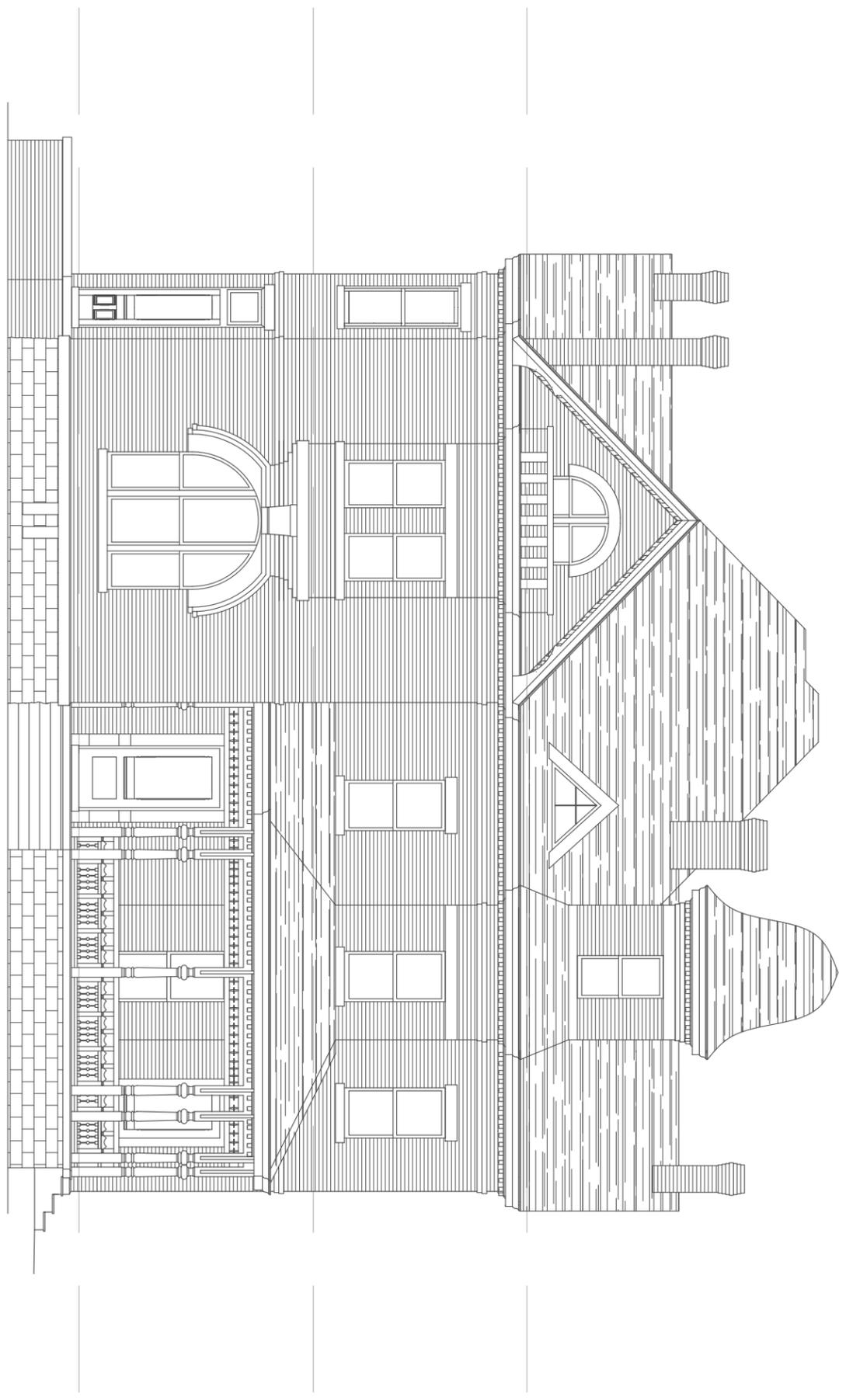
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122 South 12th Street
Nashville, Tennessee 37206

SCHEMATIC DESIGN DRAWINGS

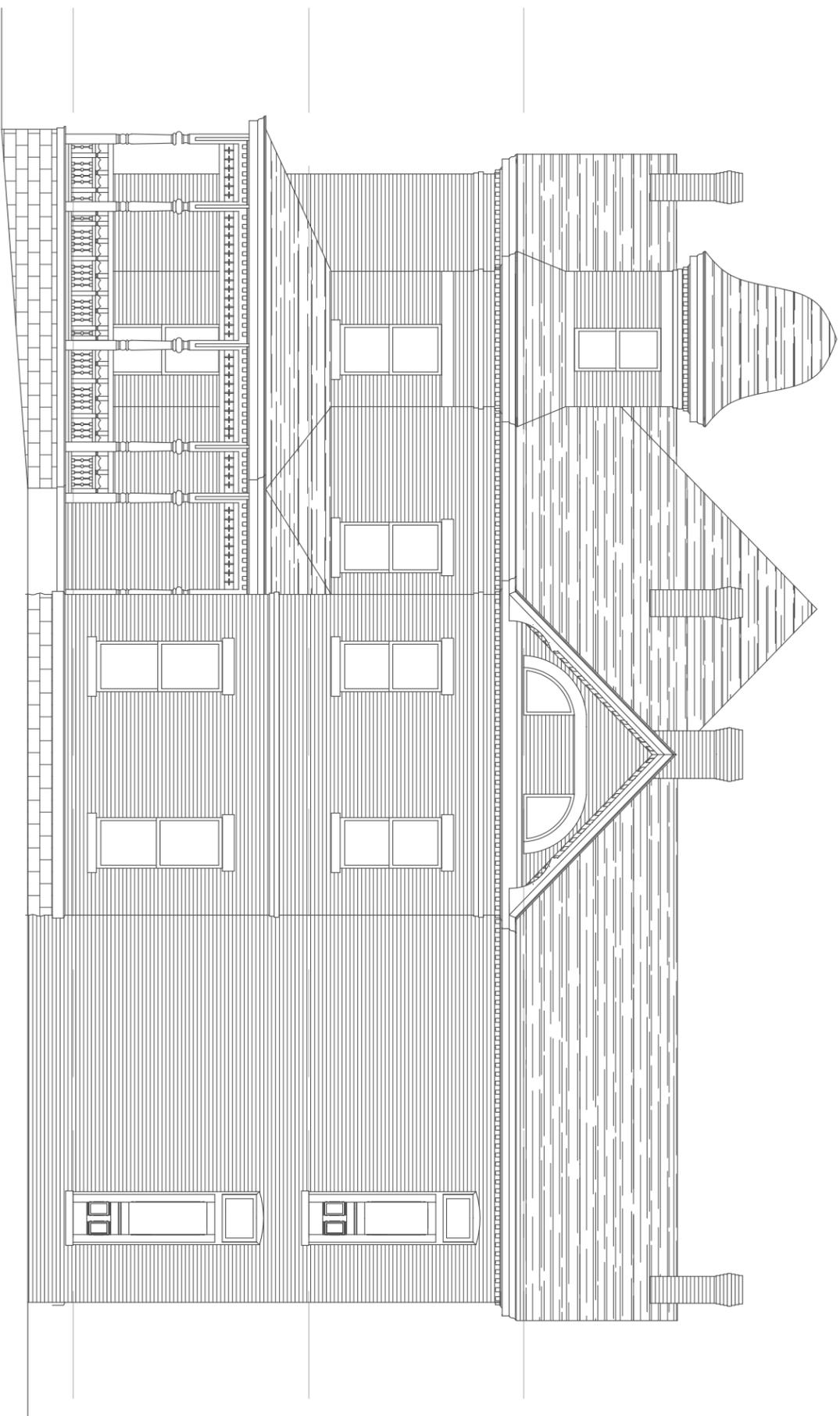
DATE OF ISSUANCE:
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EXISTING FLOOR PLAN



1 Existing Second Floor Plan



① Existing Front Elevation

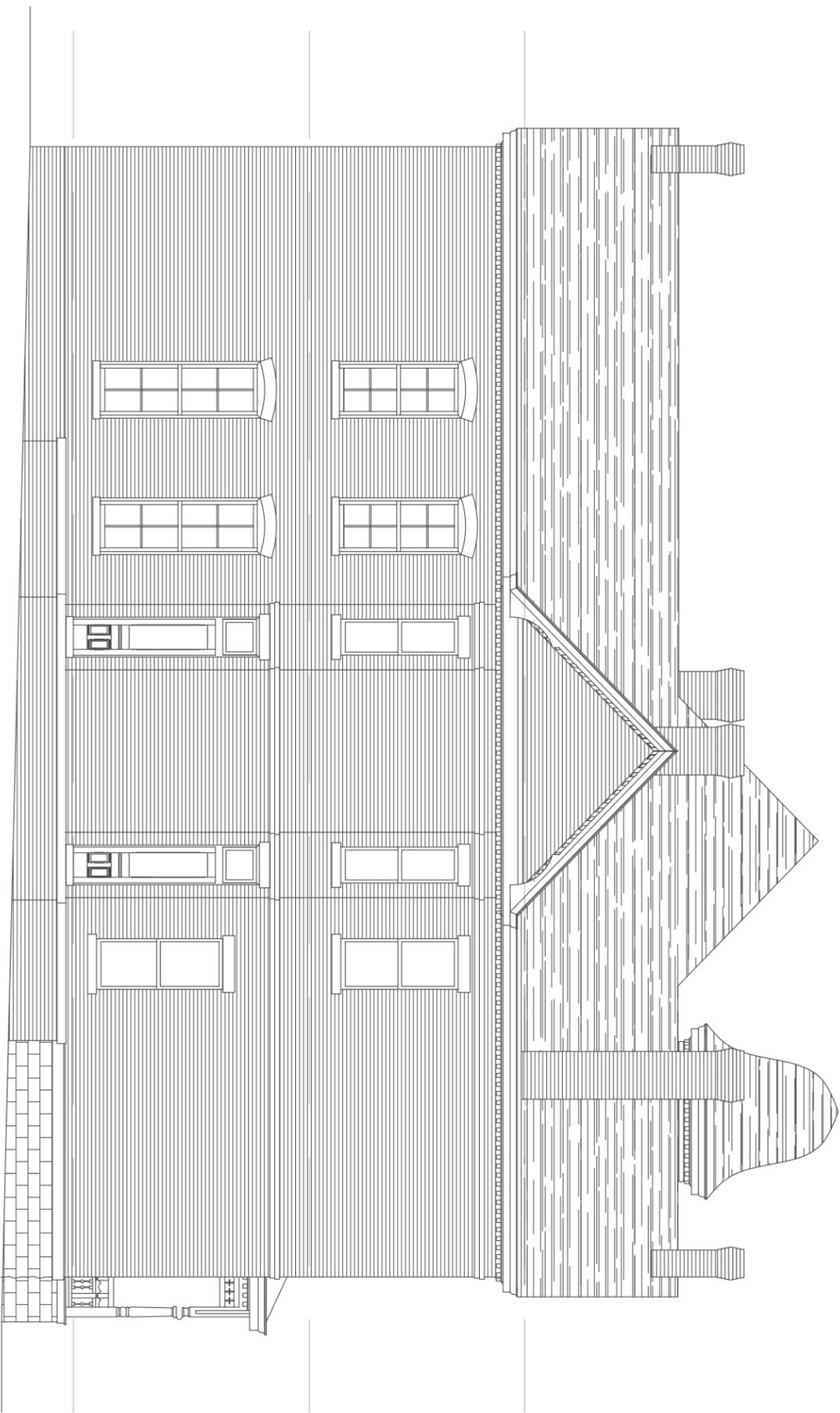


1 Existing Side Elevation

Extensions + Renovations to:
The Brady Residence
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Nashville, Tennessee 37206

SCHEMATIC DESIGN DRAWINGS

DATE OF ISSUANCE:
28 June 2016
EXISTING ELEVATION

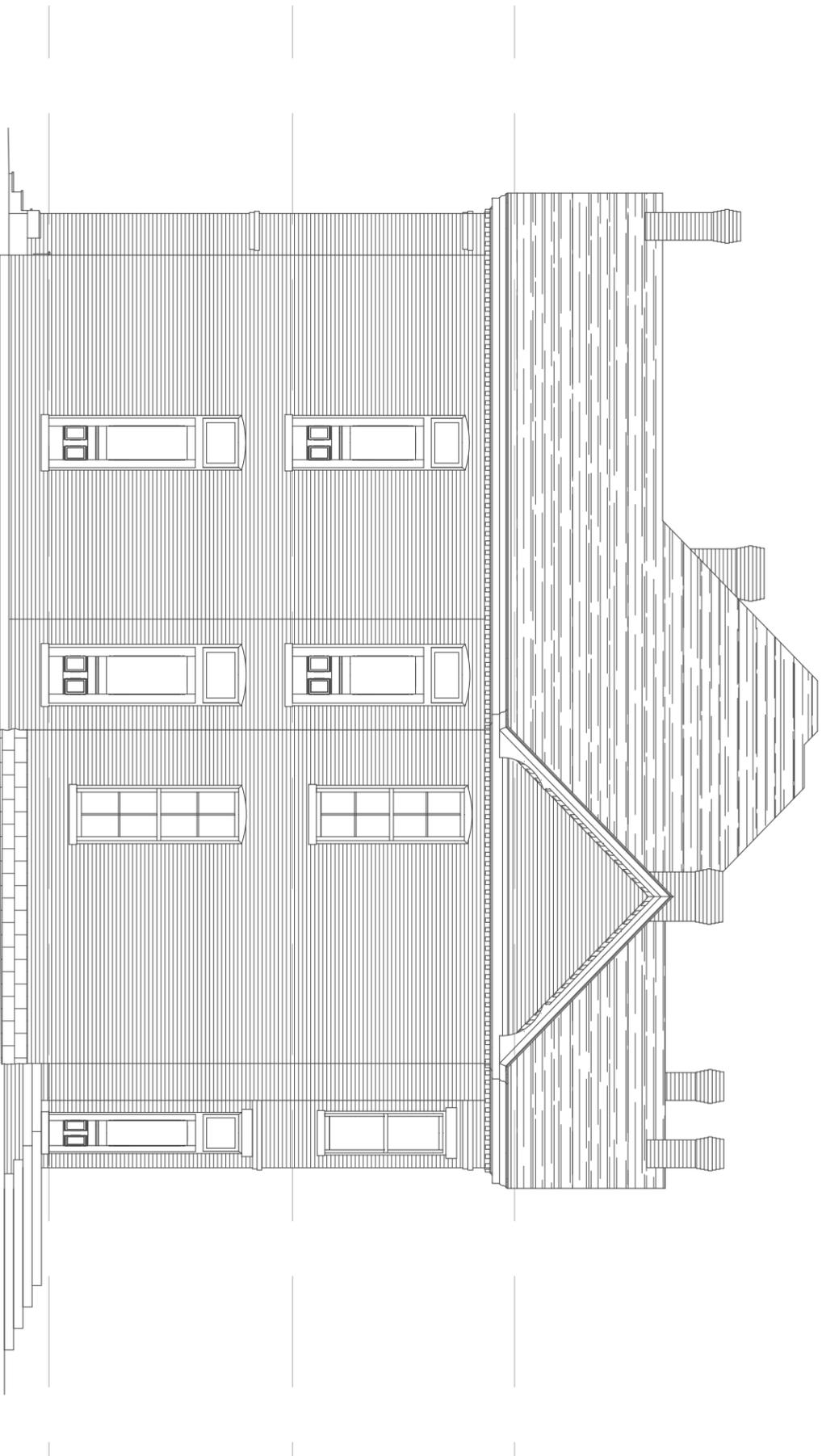


1 Existing Side Elevation

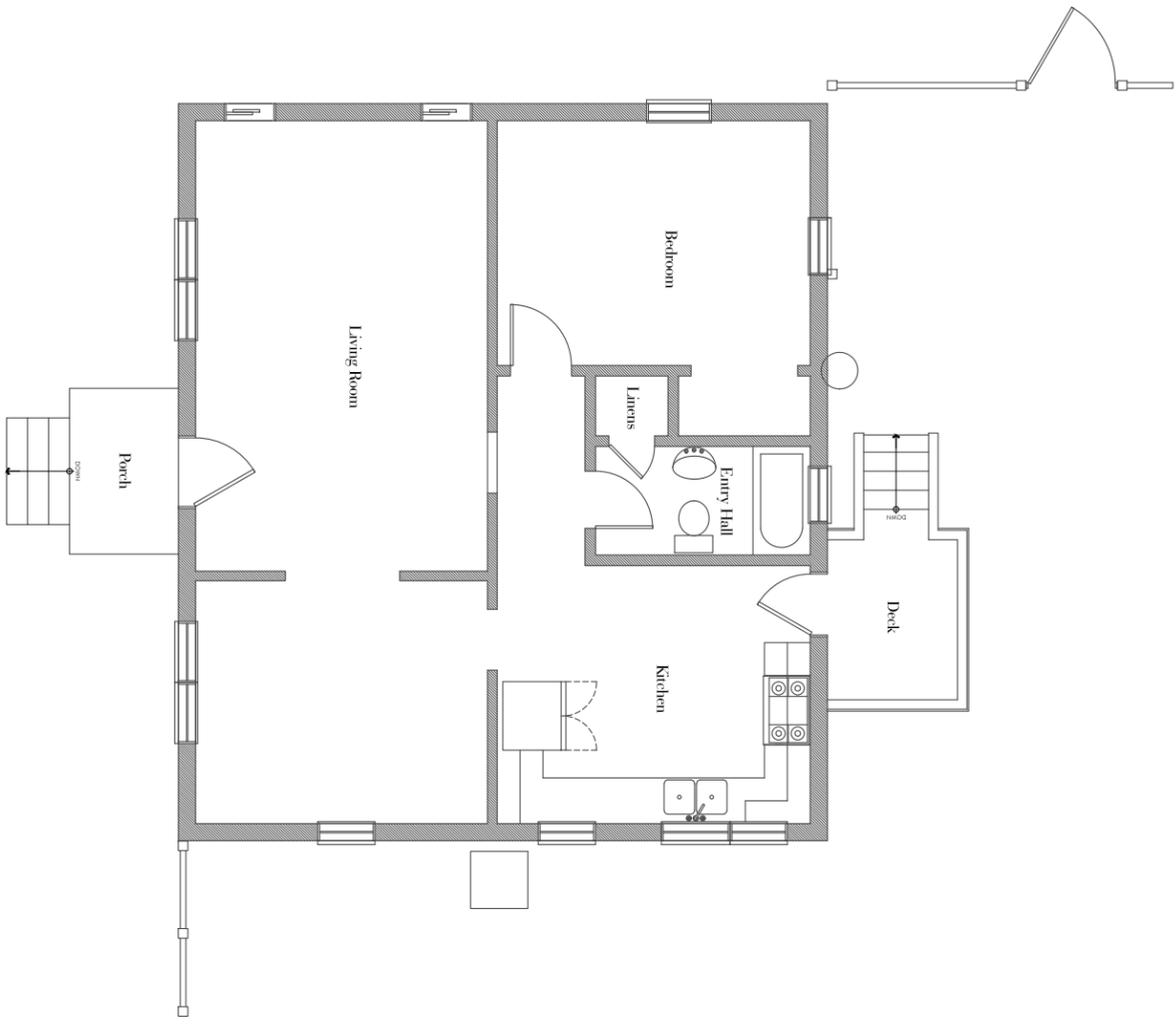
Extensions + Renovations to:
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SCHEMATIC DESIGN DRAWINGS

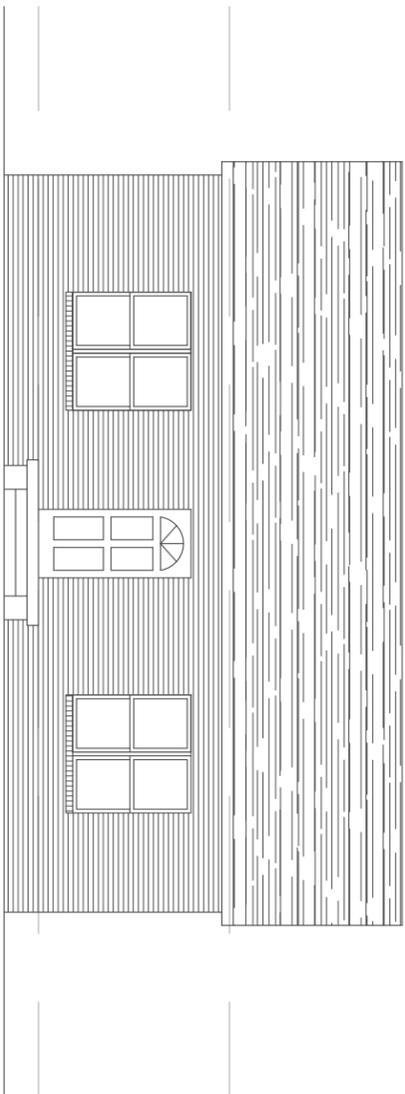
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28 June 2016
EXISTING ELEVATION



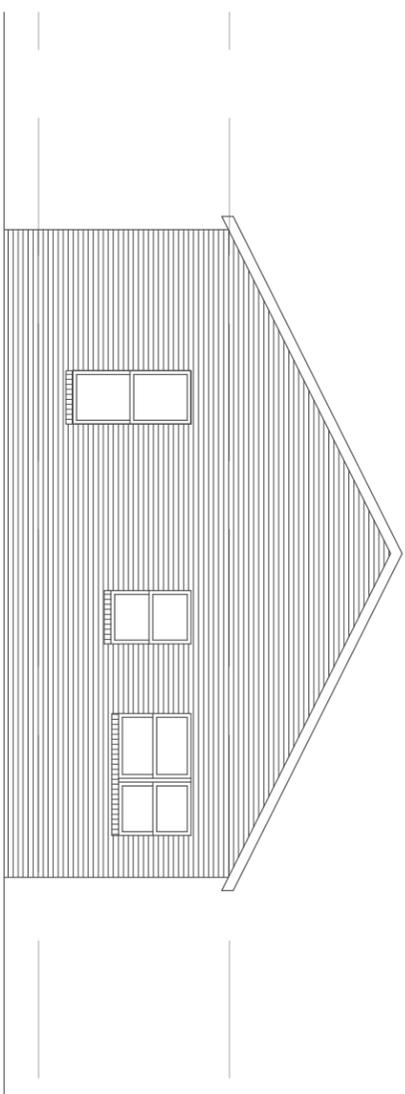
① Existing Rear Elevation



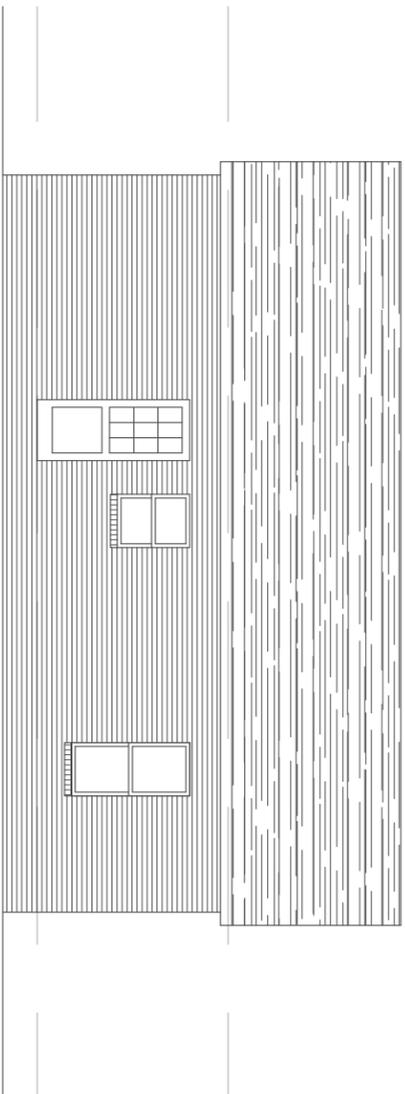
1 Existing Carriage House Floor Plan



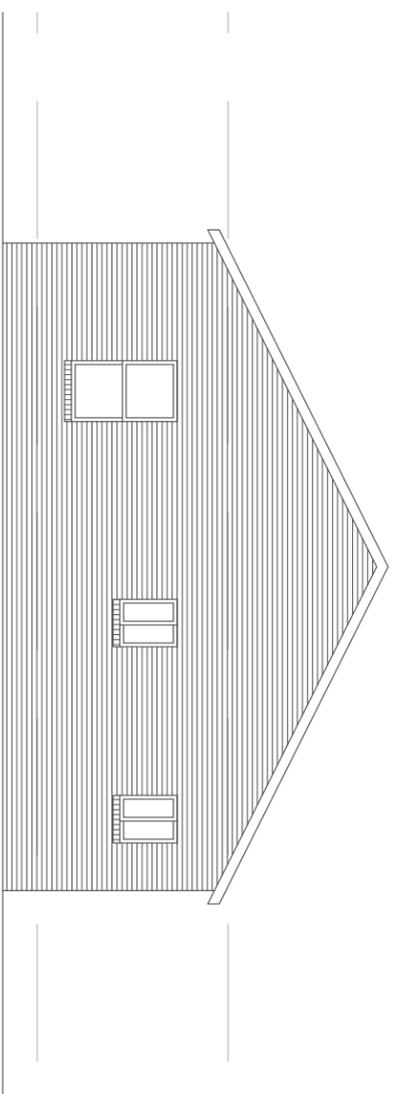
1 Carriage House Existing Front Elevation



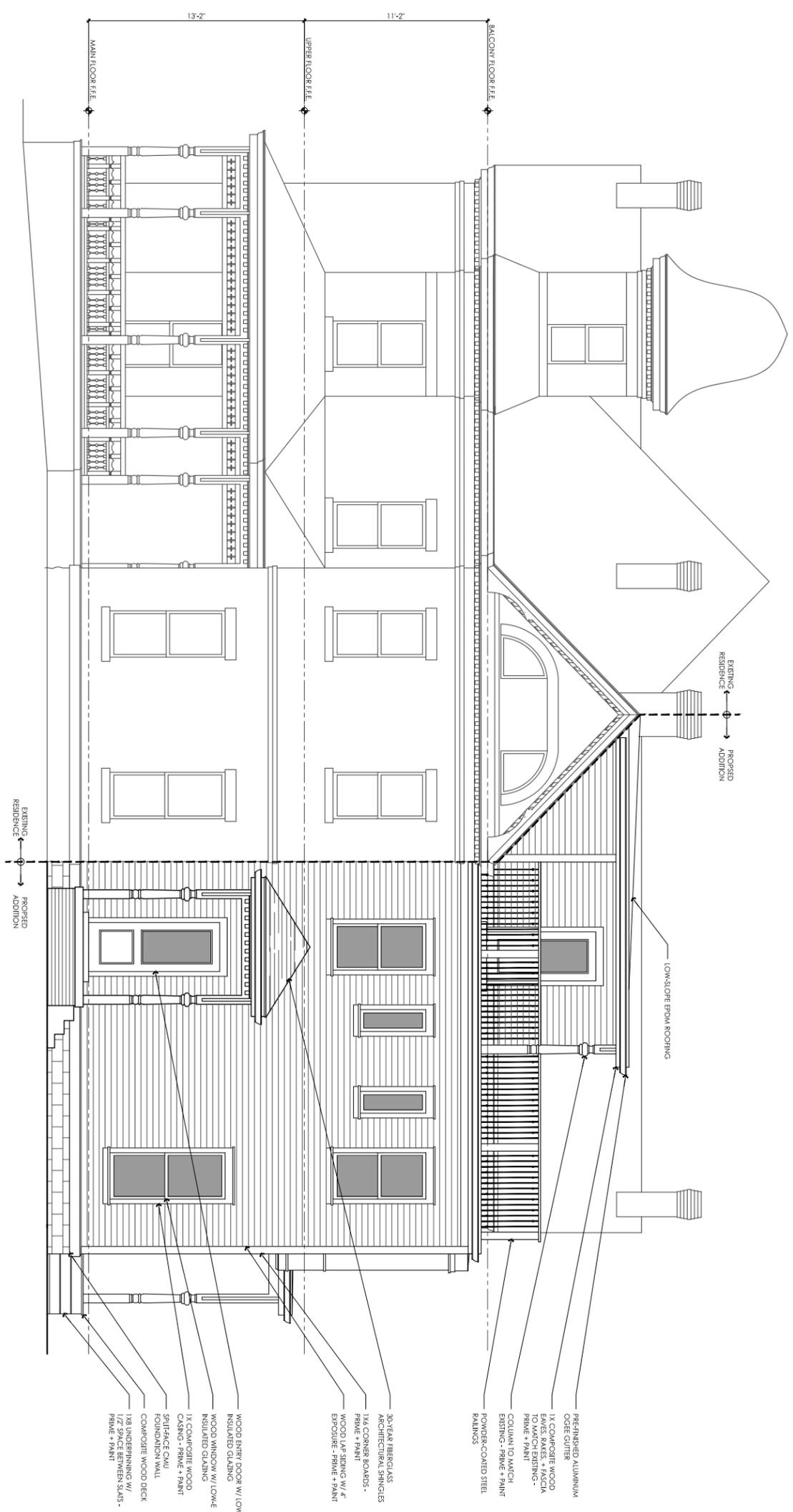
2 Carriage House Existing Side Elevation



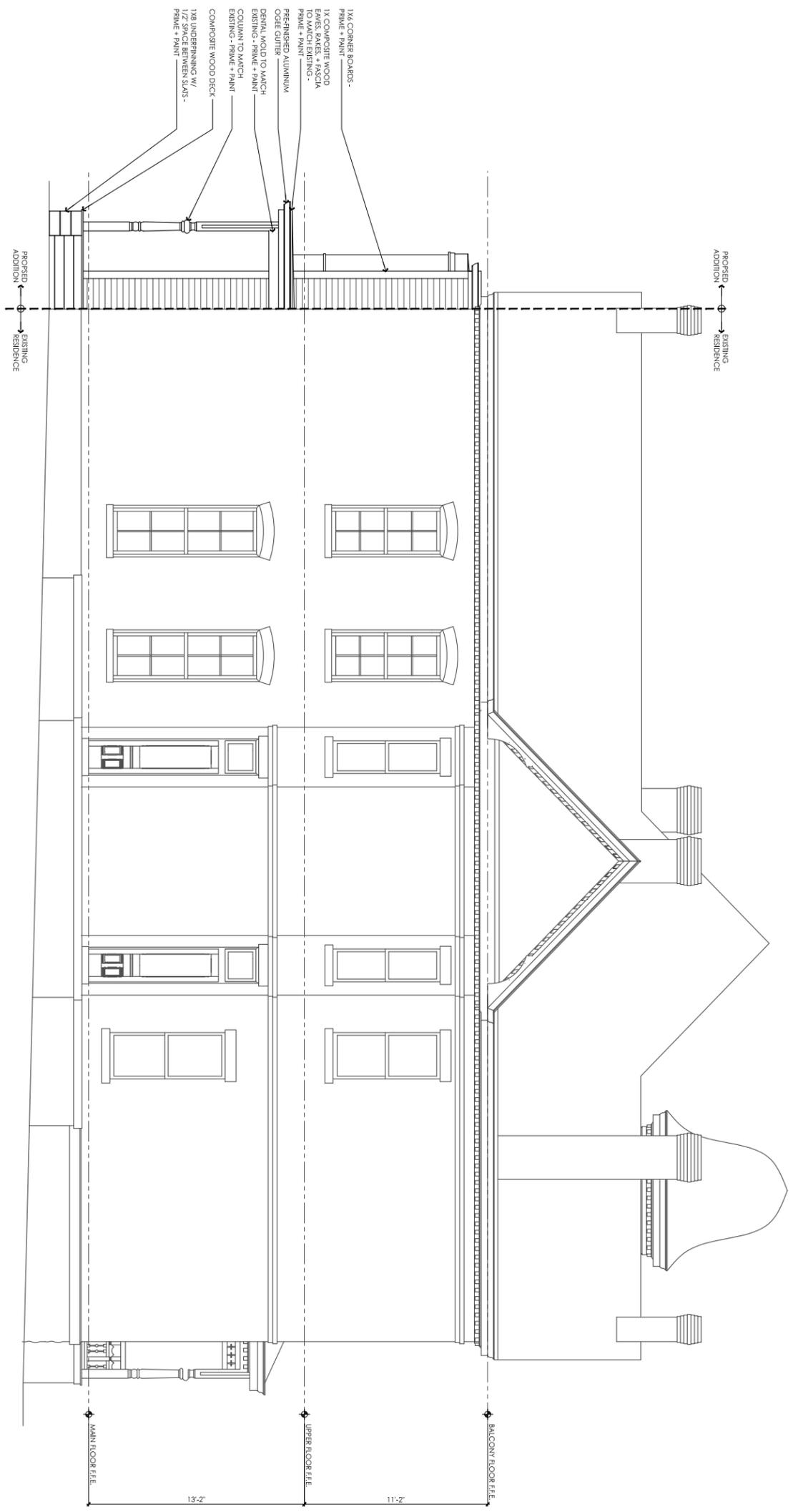
3 Carriage House Existing Rear Elevation



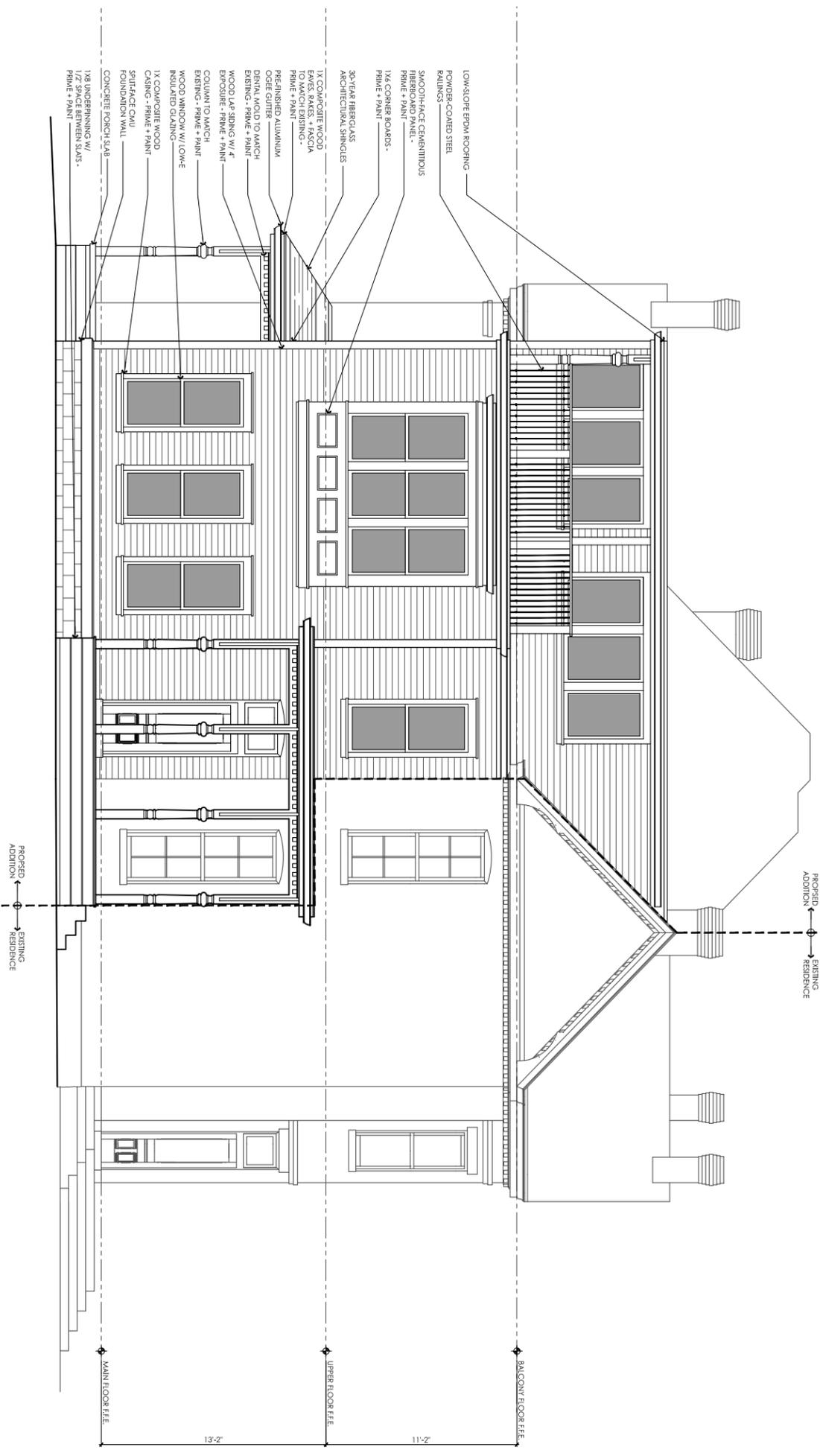
1 Carriage House Existing Side Elevation



1 Proposed Side Elevation



1 Proposed Side Elevation



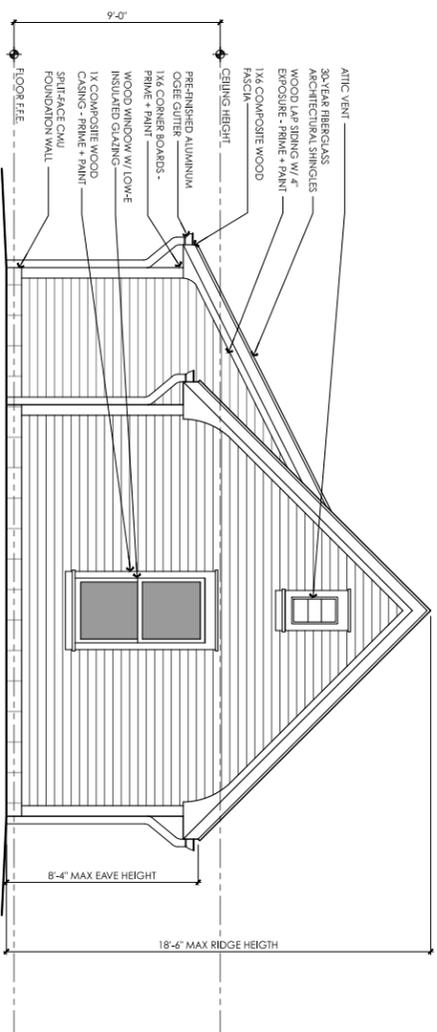
1 Proposed Rear Elevation

Extensions + Renovations to:
The Brady Residence

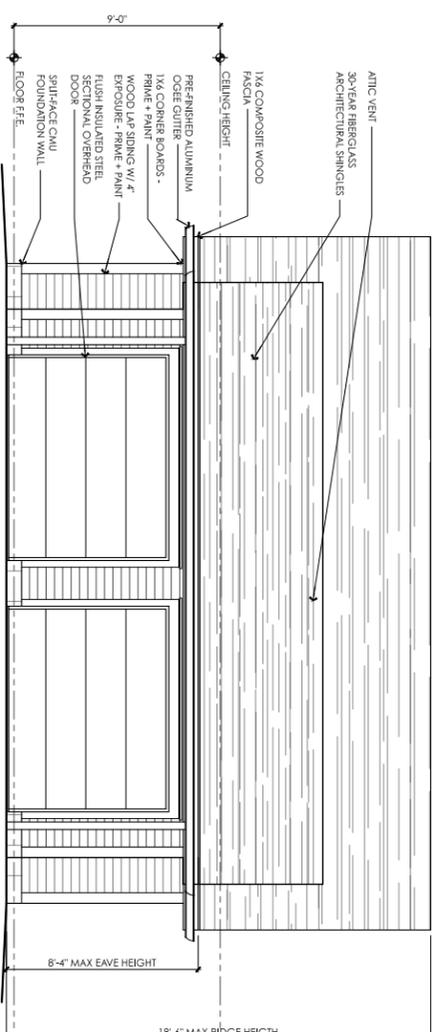
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SCHEMATIC DESIGN DRAWINGS

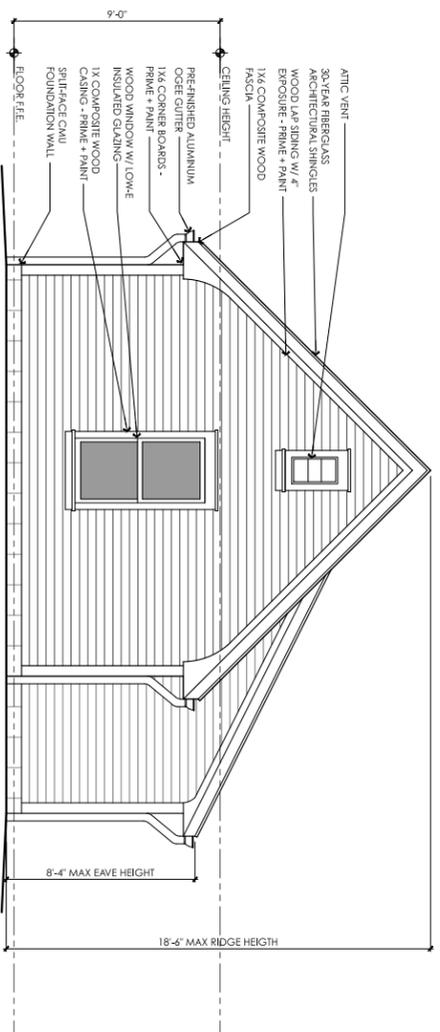
DATE OF ISSUANCE:
28 June 2016
PROPOSED ELEVATIONS



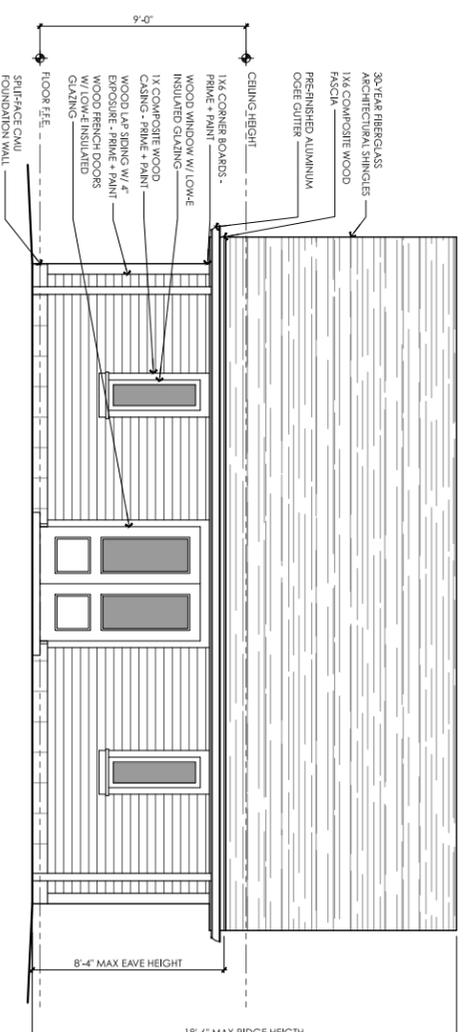
1 Side Elevation - Garage



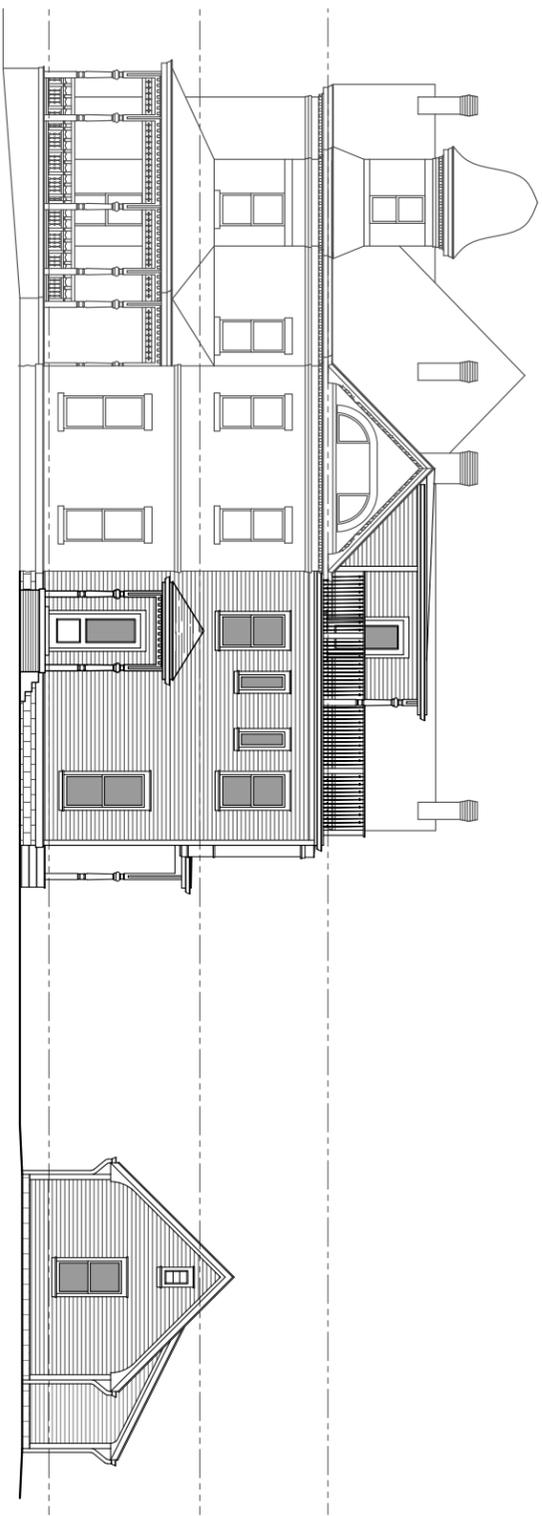
2 Alley Elevation - Garage



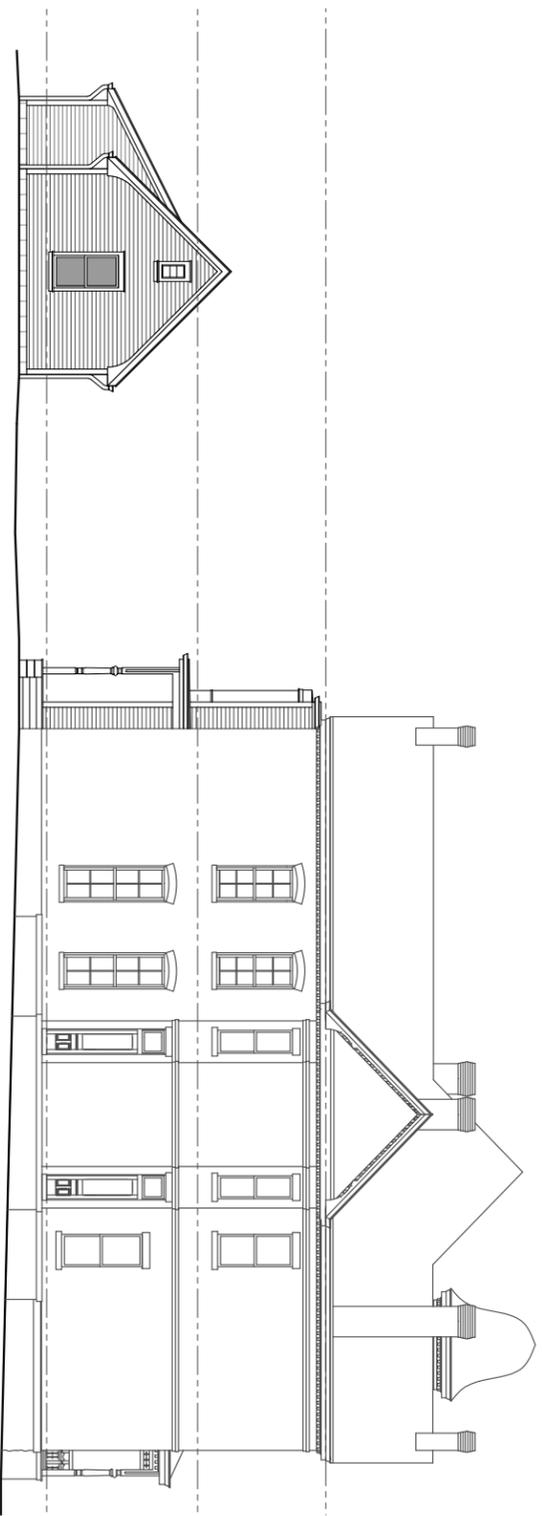
3 Side Elevation - Garage



4 Yard Elevation - Garage



1 Building Elevations - North



2 Building Elevations - South