

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION
108 Bowling Avenue
October 21, 2015

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: Partial demolition; New construction—addition and outbuilding

District: Richland-West End Neighborhood Conservation Zoning Overlay

Council District: 24

Map and Parcel Number: 10405030900

Applicant: Torne White

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

Description of Project: Application is to construct a ridge raise, an addition that is taller than the historic house, and an outbuilding, not to be used as a detached accessory dwelling unit. The project involves removing rear enclosed porches and a side exterior stair.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
3. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the project meets Sections II.B. and III.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

A: Outbuilding Worksheet

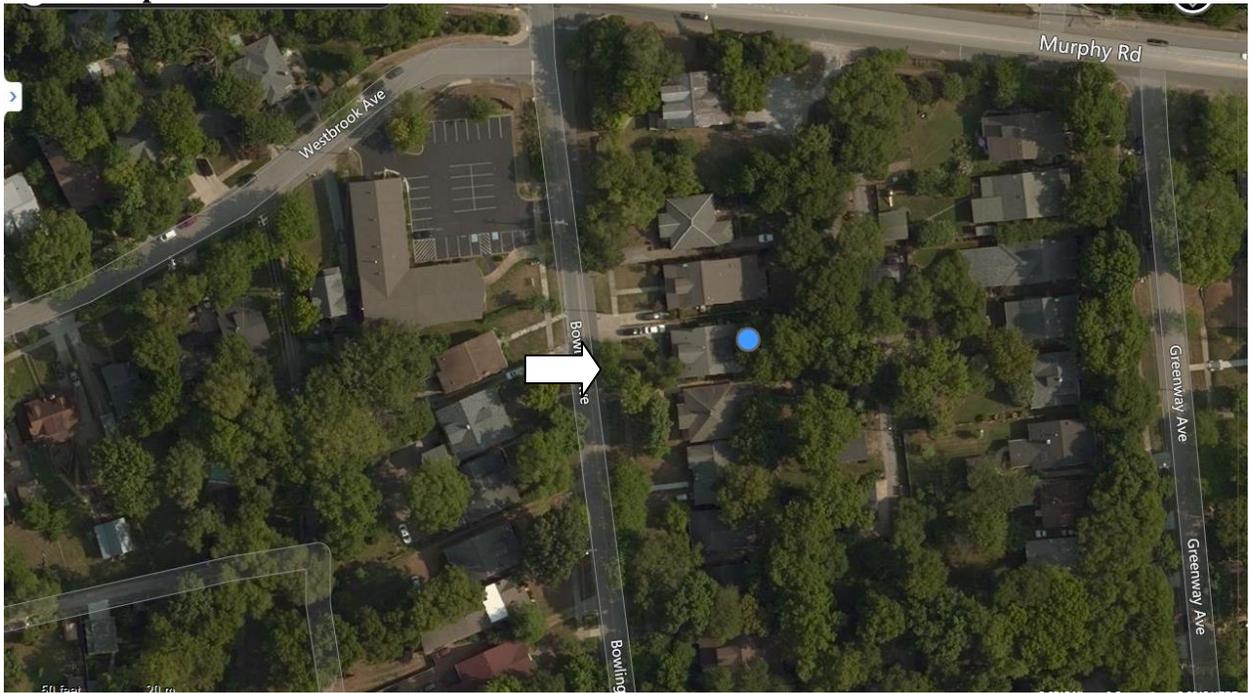
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 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.

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.

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

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.

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 DADUs 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 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.

i. 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.

j. 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.

2. 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.

When an addition ties into the existing roof, the addition should be at least 6" below the existing ridge.

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 higher 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.

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).*

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

*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.*

- 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.

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

- 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.

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

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

III.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.

III.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: 108 Bowling Avenue is a c. 1915 brick bungalow that contributes to the Richland-West End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 108 Bowling Avenue

Analysis and Findings: Application is to construct a ridge raise, an addition that is taller than the historic house, and an outbuilding. The project involves removing rear enclosed porches and a side exterior stair.

Partial Demolition. The construction of the rear addition requires the removal of two existing enclosed rear porches (Figure 2). The porches are constructed on piers and do not share a foundation with the historic house (Figures 3 & 4). They do appear on the 1932 Sanborn map as porches (Figure 5). Although the porches are historic, it is



Figure 2 shows the current conditions of the rear porches to be demolished.

unknown about whether they are in their original condition. In addition, they are located at the rear of the house and cannot be seen from the street. Staff finds that their removal will not affect this historic integrity of the house or the Richland-West Neighborhood Conservation Zoning Overlay.



Figures 3 & 4 (left, middle) show that the porches are on piers, and Figure 5 shows the 1932 Sanborn Map.

The applicant also plans to remove a non-historic exterior stair at the right side of the property (Figure 6, also visible in Figure 5). As part of the renovation, a non-historic door opening in the right gable will be removed and replaced with a more traditional-sized window. Staff finds these changes to be appropriate because the exterior stair and gable door are not original features, and their removal will restore a historic condition.



Figure 6 shows the exterior stair to be removed.

Staff finds that the demolition of the rear porches and the removal of the exterior stair and gable door meet Section III.B.2. for appropriate demolition and do not meet Section III.B.1. for inappropriate demolition

Height & Scale: The proposed addition involves a ridge raise. The ridge raise steps in two feet (2') and will raise the roof two feet (2') vertically in height. This meets the design guidelines. After the ridge raise, at a point more than forty feet (40') from the front of the house, the addition increases in height by another two feet (2') so that it is a total of four feet (4') taller than the historic house. Staff finds the addition's height to be appropriate because the taller portion of the addition has a clipped gable, helping to

reduce its visibility. In addition, the extra height is located over forty feet (40') from the front of the house, is inset appropriately and only approximately fifteen feet (15') of width is taller than the house.

The addition is inset two feet (2') from the back wall of the house for a depth of four feet (4'), which is appropriate. On the right side, after the inset, the addition steps back out to match the line of the house. On the left side, the addition also has a two foot by four foot (2' X 4') inset. After the inset, the addition, on the first floor only, steps back out to match the line of the house's bay, which is approximately three feet (3') wider than the historic house (Figure 7). Staff finds this appropriate since this part of the addition will be over fifty feet (50') from the front of the house, the roof form and height will match that of the bay, and it is only the first story, not the second story that extends beyond the main wall of the house.



Figure 7 shows the bay on the left side of the house.

Staff finds the proposed height and scale to meet Sections II.B.1.a. and b. and II.B.2. of the design guidelines.

Location & Removability: Because the ridge raise is inset two feet (2'), the original roof form can still be discerned and could be restored in the future. The remainder of the addition is located entirely behind the historic house and is inset appropriately from the back walls of the house. It is designed so that if it were to be removed in the future, the house's original form and character would not be affected. Staff finds that the project meets Sections II.B.2.a and d. of the design guidelines.

Design: The addition is distinguished from the historic house with the insets for the ridge raise and for the rest of the addition, the separate roof form, and the change in materials. At the same time, the roof form, materials, fenestration pattern, height, and scale are all compatible with the historic house and do not distract from it. Staff finds that the proposed addition meets Sections II.B.2.a and e. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. Because the addition is no wider than the historic house, it will not affect its rhythm of spacing. Staff finds that the project meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: No major changes to the historic house's materials were indicated on the drawings. The historic house is brick with stucco in the gable fields and a stone foundation. The addition will be clad in smooth face Hardiplank lap siding with a five inch (5") reveal on the ground floor. On the second story, that addition will be clad in Hardi stucco boards. The foundation will be split face concrete block and the roof will be dimensional fiberglass shingles. Staff asks to approve the shingle color. The drawings

indicate that the windows will be composite windows with insulated glass. Since many composite windows are not appropriate for the conservation and historic overlays, staff asks to approve the final window and door selection prior to purchase and installation. With the staff final approval of the shingle color and the windows and doors, staff finds that the project meets Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house has a side gabled roof form with a 4/12 pitch. As described under “Height and Scale,” the addition involves a two foot (2’) ridge raise to the historic roof form. The ridge raise is appropriately inset two feet (2’). The rest of the addition will have a clipped gable roof form with a 3/12 pitch. Although a minimum 6/12 pitch is typically required, staff finds the lower pitch of the addition to be appropriate in this instance because the historic house has a low pitch. Staff finds that the proposed roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The only change to the door and window openings on the historic house is the removal of the gable door opening on the right façade, which is appropriate. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are two expanses of wall space between fourteen and fifteen feet (14’-15’) deep on the side facades that do not have a window or door opening. Staff finds these expanses to be appropriate because they are located over fifty feet (50’) from the front of the house and will at most be minimally visible. Staff finds the project’s proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

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.

Outbuildings: See attached “Outbuilding Worksheet” for a full analysis of the appropriateness of the proposed outbuilding. The outbuilding will be located in the rear yard, accessed via the alley (Figure 8). It will be one story, with an eave height of nine feet (9’) and a ridge height of fourteen feet (14’), which is appropriate. Its footprint will be six hundred square feet (600 sq. ft.), and it will meet all base zoning setbacks. Its materials include five inch (5”) fiber cement lap siding, fiberglass shingles to match those on the house, and a concrete slab foundation. Staff



Figure 8 shows the rear yard where the new outbuilding will be constructed).

asks to approve the outbuilding's windows and doors prior to purchase and installation. Staff finds that the proposed outbuilding Section II.B.1.h of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
3. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the project meets Sections II.B. and III.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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? | N/A | |
| If a corner lot, are the design and materials similar to the principle building? | N/A | |
| If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side? | N/A | |
| If dormers are used, do they sit back from the wall below by at least 2’? | N/A | |
| Is the roof pitch at least 4/12? | 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.) | | N/A |
| Are there other accessory buildings on the lot that exceed 200 square feet? | | N/A |
| Is the property zoned single-family? | | N/A |
| Are there already two units on the property? | | N/A |
| Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete? | | N/A |
| Is the planned conditioned living space more than 700 square feet? | | N/A |

*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' | 37' |
| Rear setback | 3' | 5' |
| L side setback** | 3' | 10' |
| R side setback** | 3' | 20' |
| How is the building accessed? | From the alley or existing curb cut | Alley |

**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 | 24' | 25' | 14' |
| Eave Height | 13' | 1 story 10' or 2 story 17' | 9' |

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 | 750 sq. ft. | 1,000 sq. ft. | 1223 sq. ft. | 600 sq. ft. |

Or

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. | N/A | N/A |

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

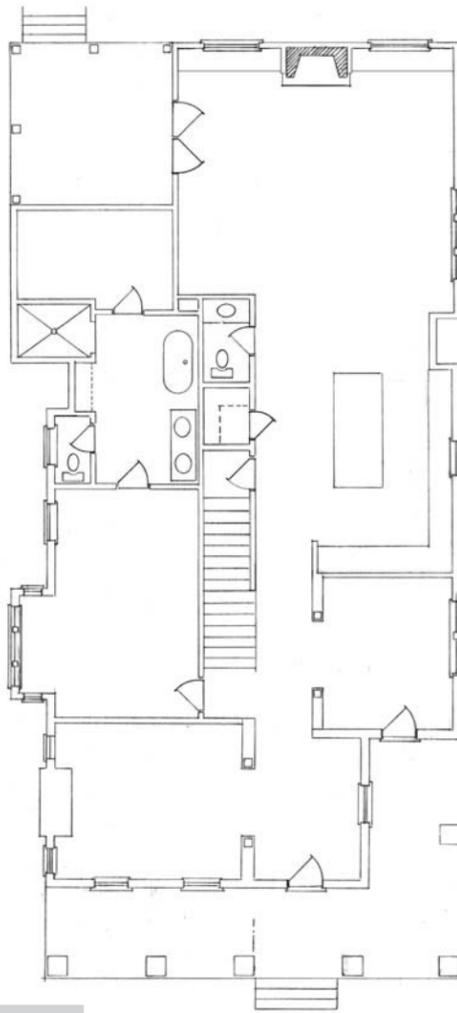
Please see design guidelines for information about materials and detailing.

ALLEY



5 FOOT
SETBACK

10 FOOT
SETBACK



BACK OF
EXISTING HOUSE

200'



5 FOOT
SETBACK

50'-0"

45'-0"
SET BACK

EXISTING
DRIVE WAY

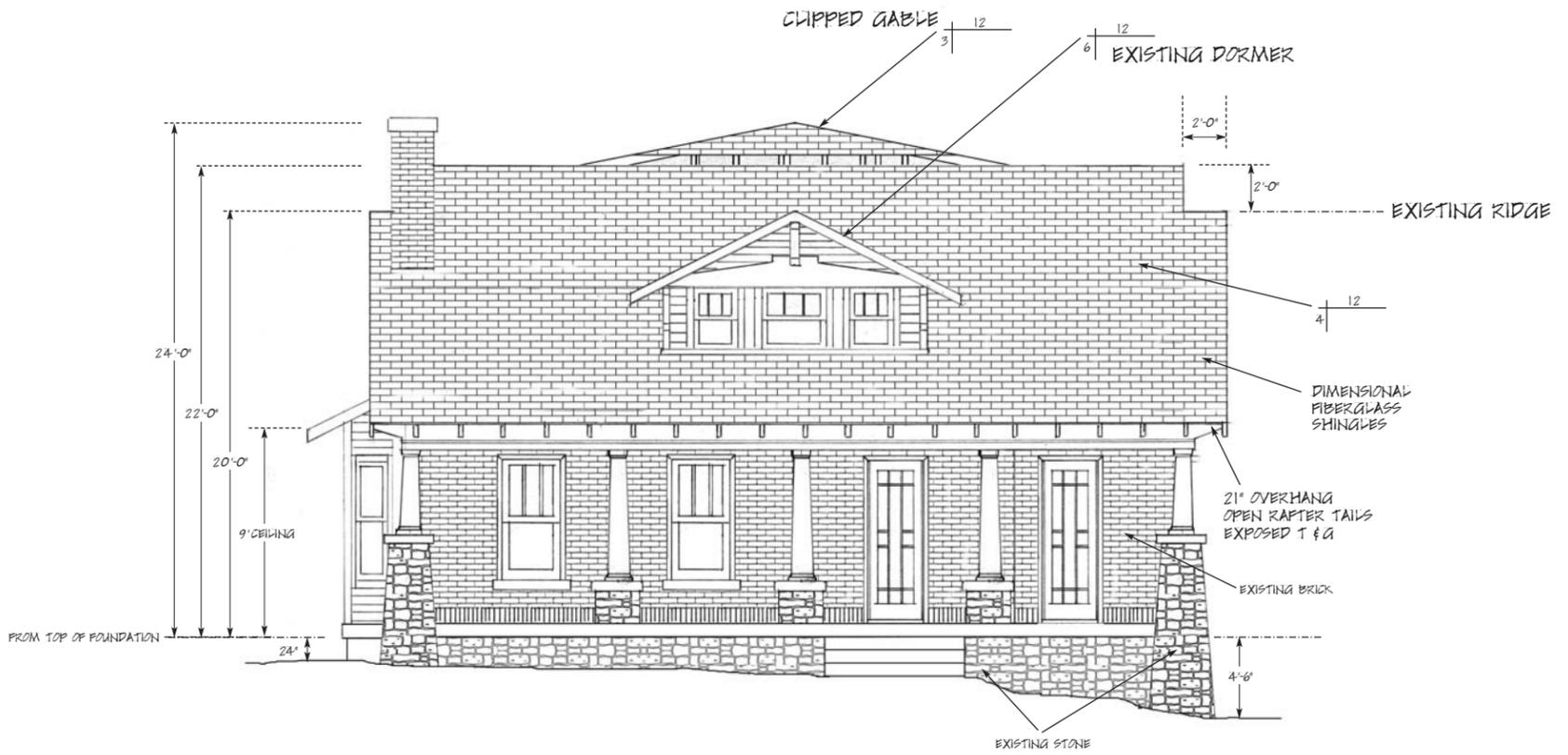
SIDE WALK

BOWLING AVENUE

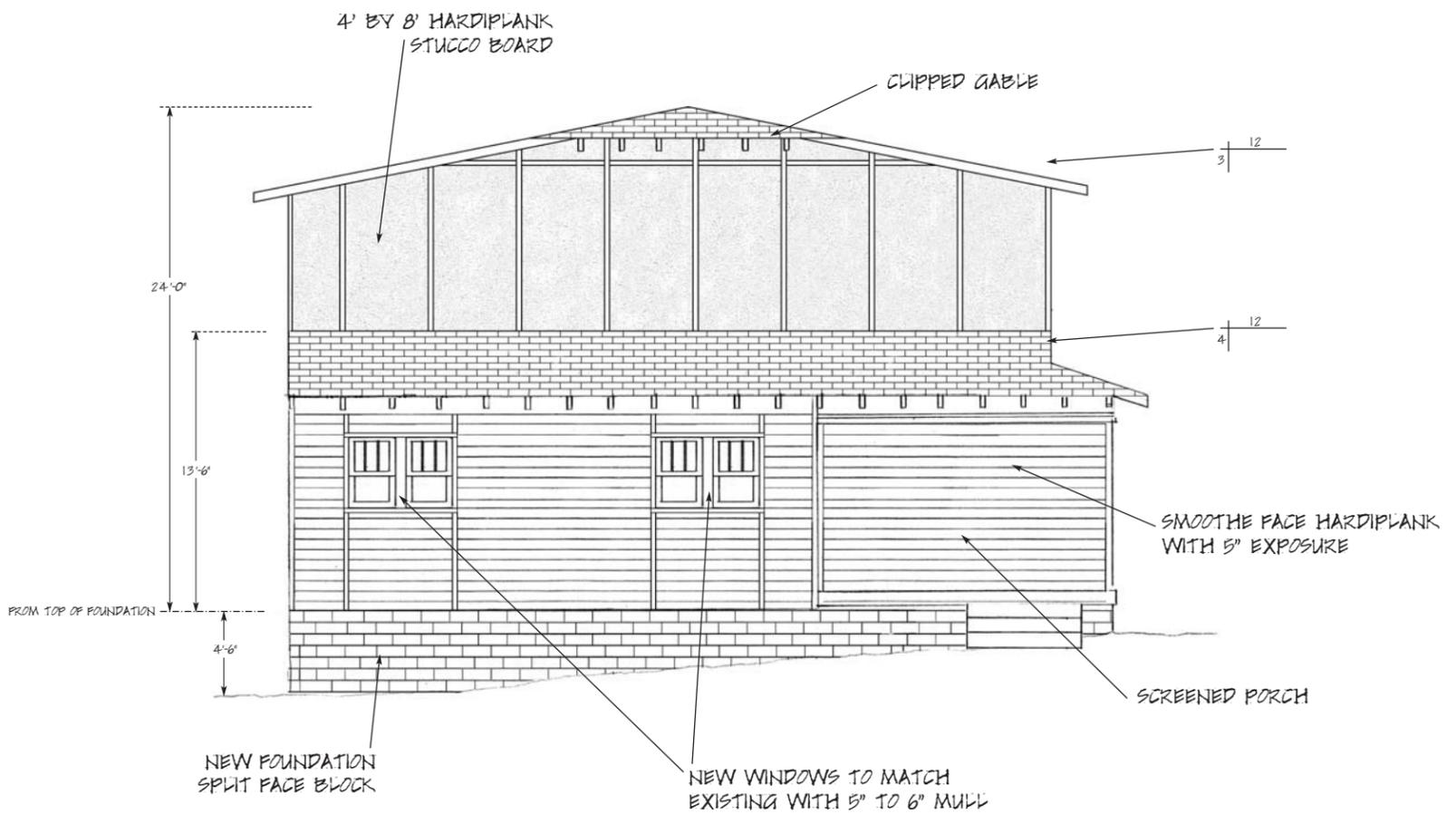
SITE PLAN 1/8" = 1 FOOT

108 BOWLING AVE, NASHVILLE, TN 37205

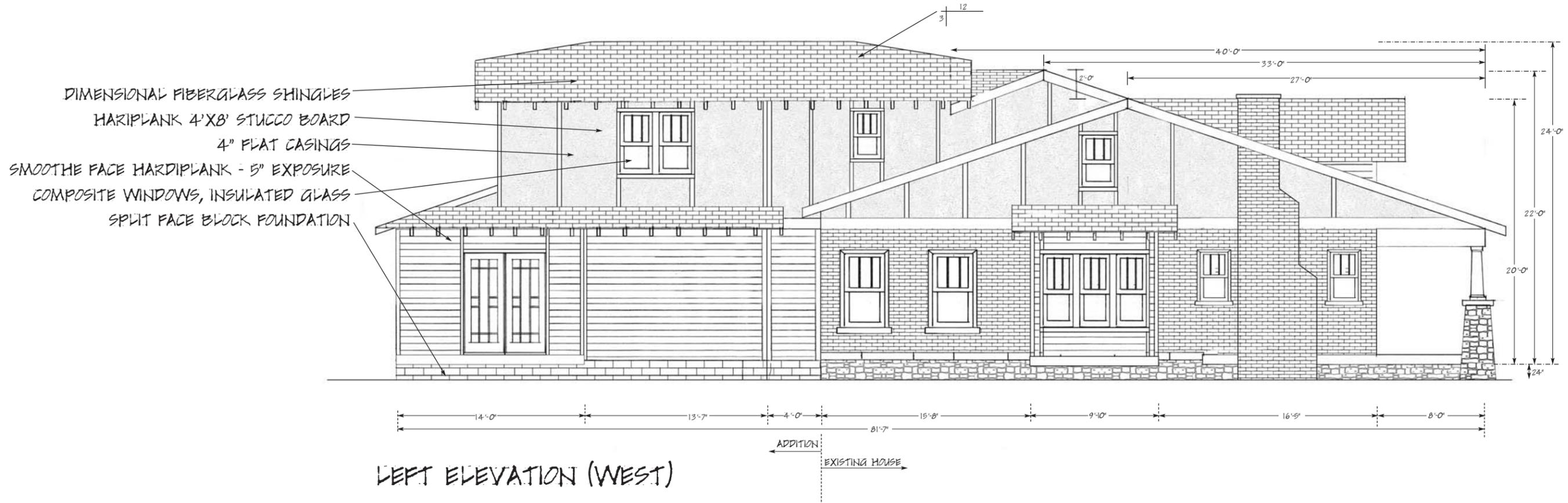
TORNE WHITE
615.969.2876
TORNEWHITE@COMCAST.NET

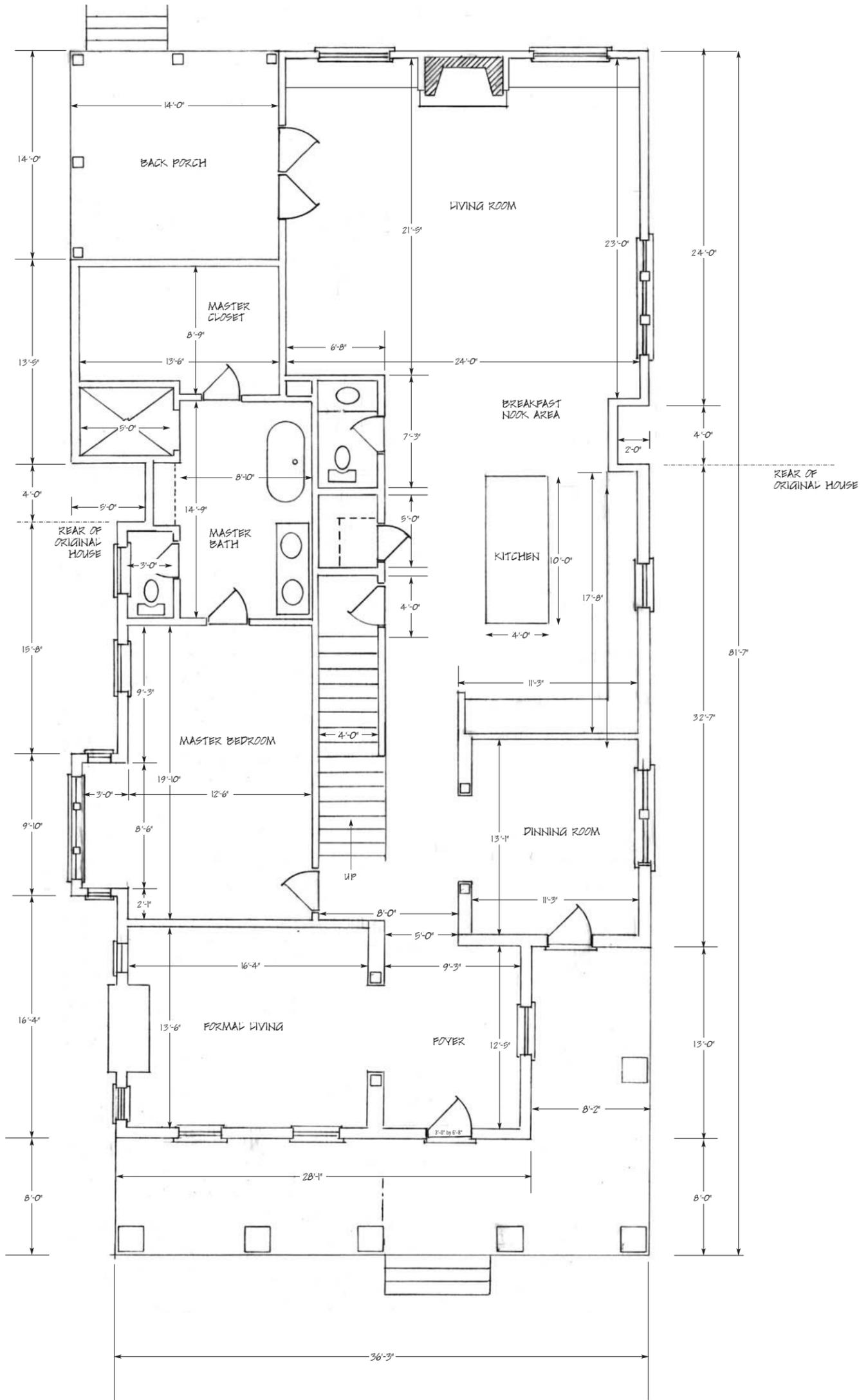


FRONT ELEVATION
1/4" = 1 FOOT



REAR ELEVATION
1/4" = 1 FOOT

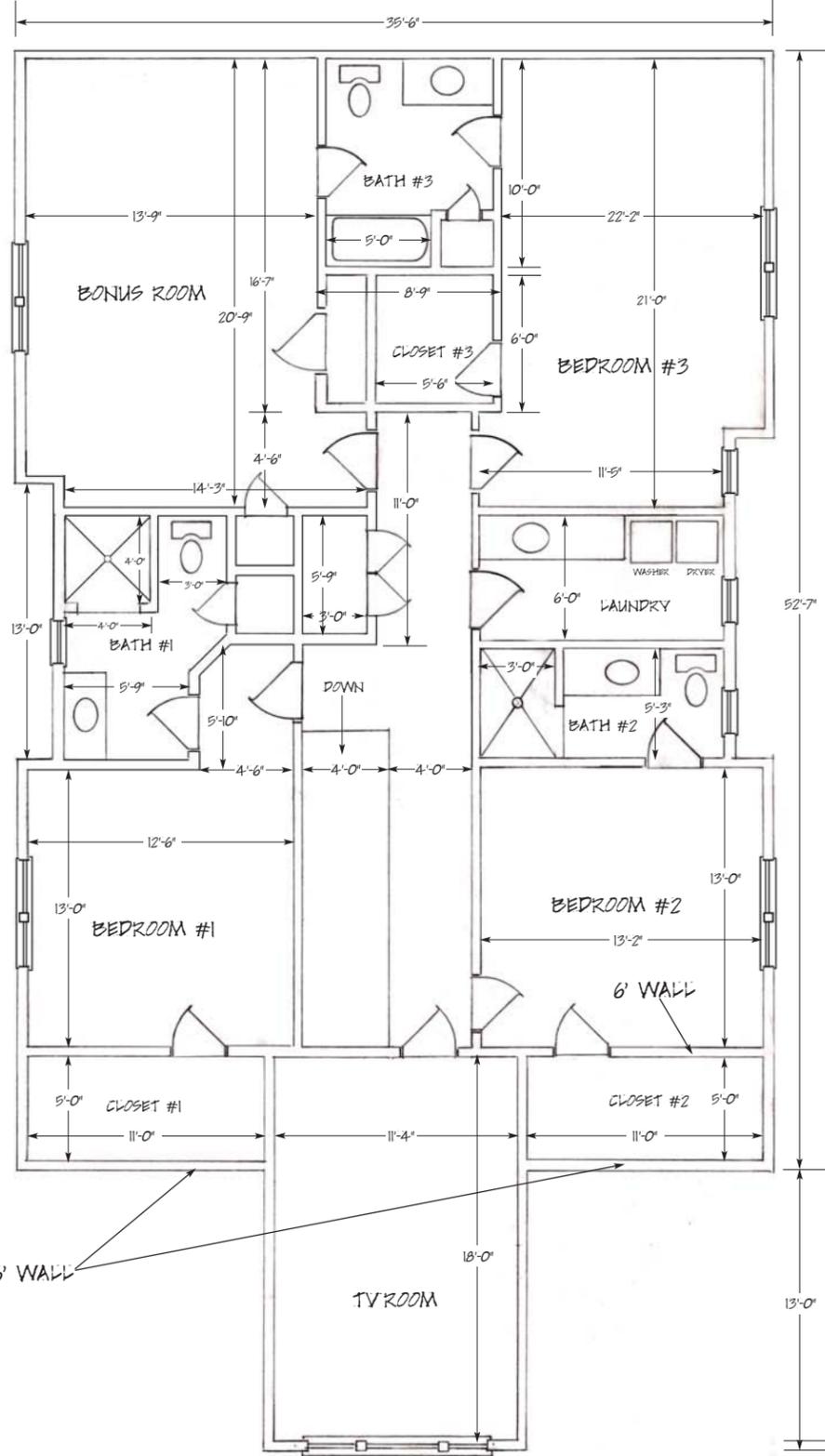




FIRST FLOOR 2445 SQFT
 1/4" = 1 FOOT

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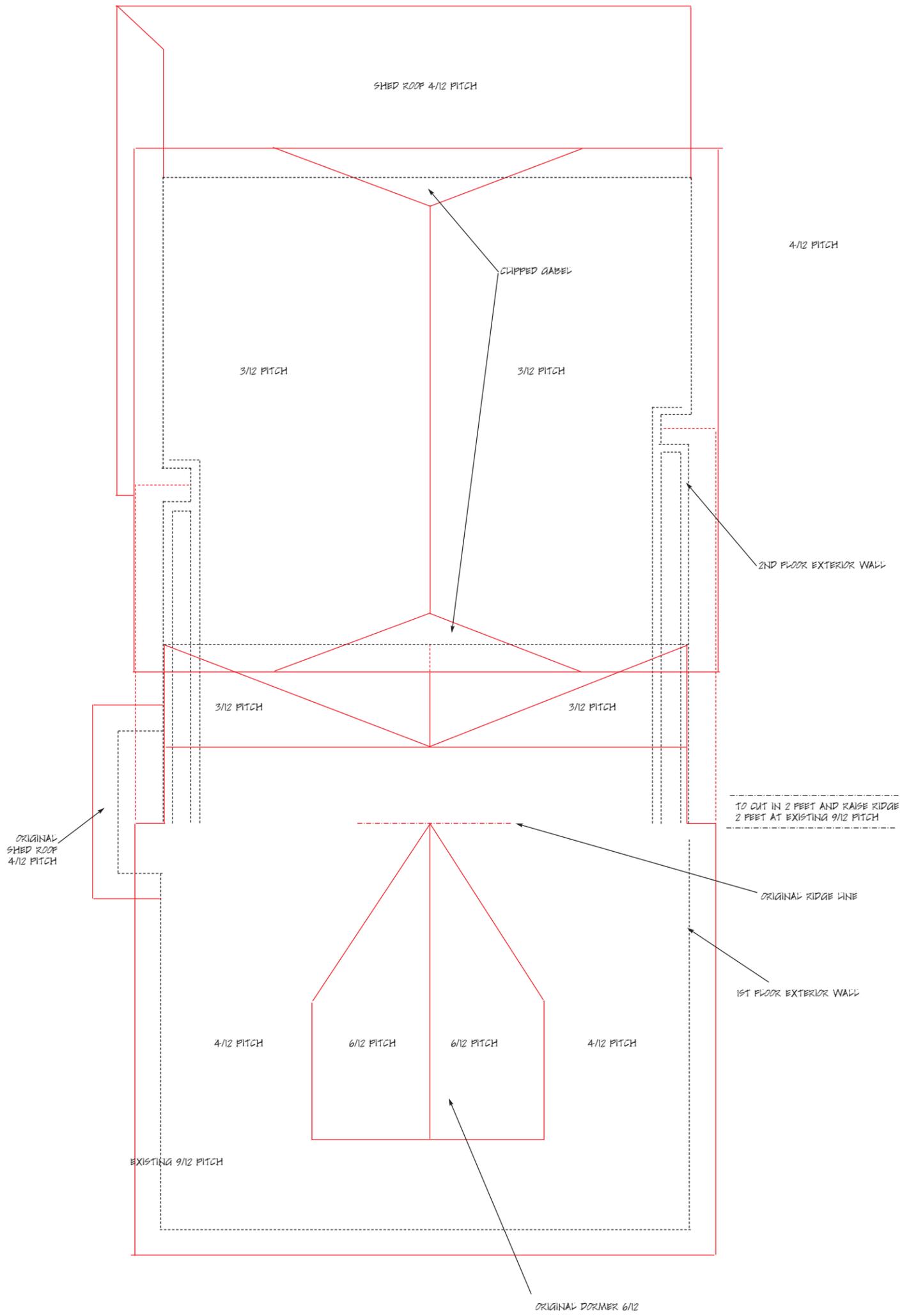
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 TORNEWHITE@COMCAST.NET



SECOND FLOOR 1985 SQ FT
 1/4" = 1 FOOT

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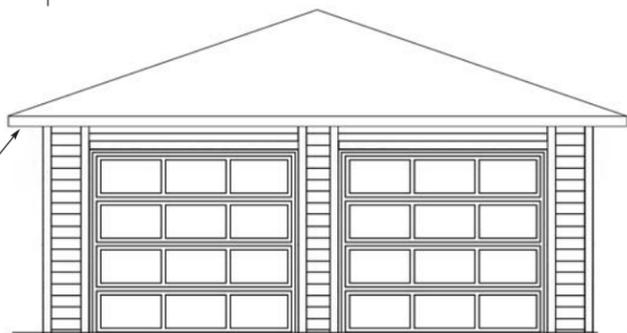
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FRONT ELEVATION

NORTH ELEVATION

12
4



14'-0"

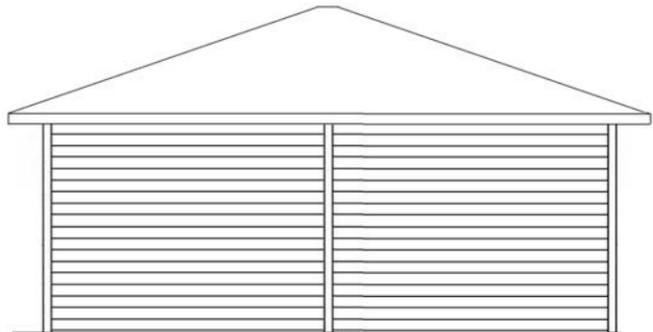
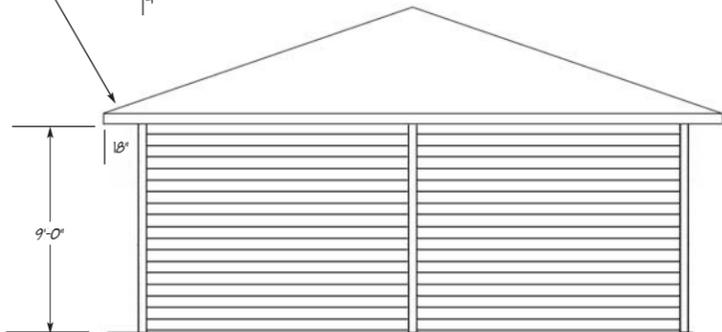
3-0 x 8-0

OPEN RAFTER TAILS
WITH 3/4" T&G SHOWING
WITH PAULOWNIA FACIA
TO MATCH HOUSE

FRONT ELEVATION

NORTH ELEVATION

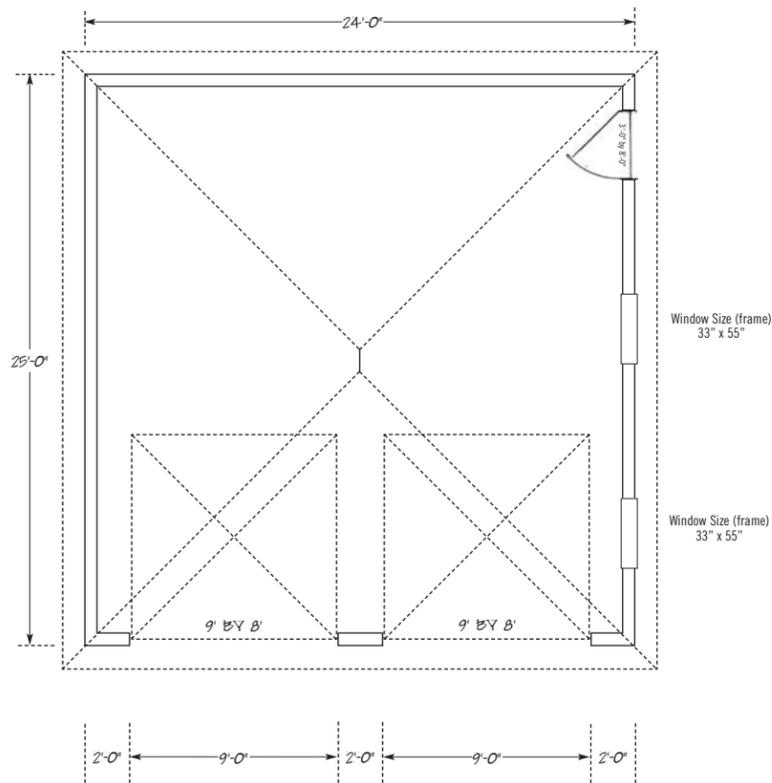
12
4



9'-0"

WEST ELEVATION

SOUTH ELEVATION



** 2 CAR GARAGE TO REPLACE
EXISTING METAL CAR PORT
AND WILL UTILIZE EXISTING DRIVE

TWO CAR GARAGE 1/4" = 1 FOOT

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