

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION 2213 Grantland Avenue October 21, 2015

Application: New construction—addition; Outbuilding
District: Woodland in Waverly Historic Preservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10514009500
Applicant: Preston Quirk, architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct an addition and an outbuilding.

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

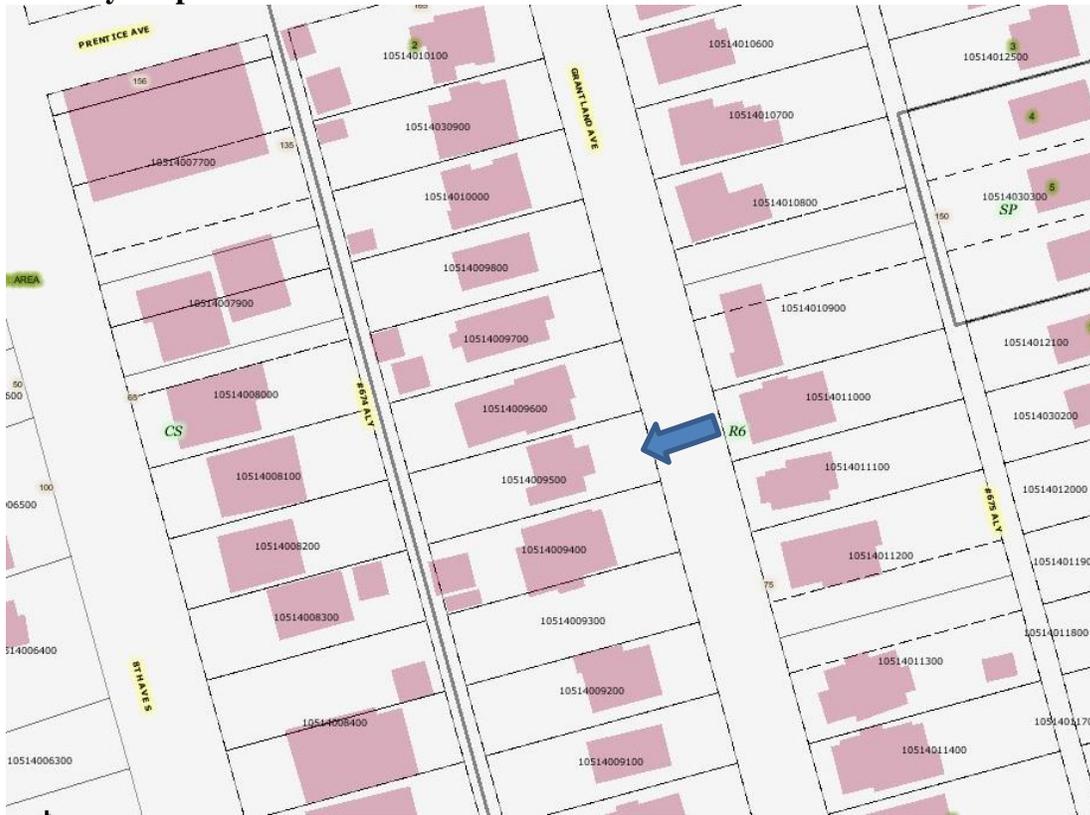
1. The applicant seek permission from MHZC staff to make any alterations to the exterior of the historic house, including, but not limited to, window replacement, re-roofing, painting of brick or stone, and brick or siding replacement in whole or part;
2. Staff approve window and door specifications, roof color, and a brick sample prior to purchase and installation of these materials;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. Staff approve any permanent landscape features, including, but not limited to, fences, parking pads, and walkways.

With these conditions, staff finds that the project meets Sections II.B., III.B., IV. B., and V.B. of the *Woodland in Waverly Historic Preservation Overlay: Handbook and Design Guidelines*.

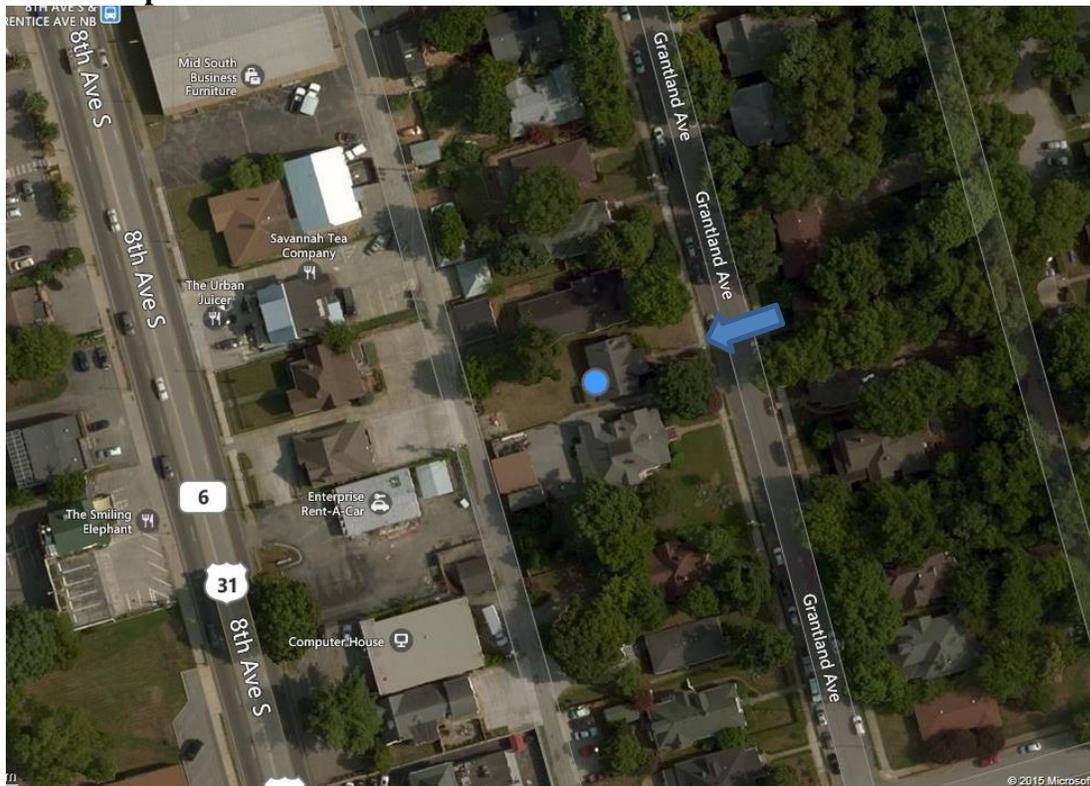
Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.2 Porches

- a. Original elements and shape should be maintained. If original materials cannot be used, the new material should be a close approximation of the original.
- b. The enclosing of front porches is not appropriate.
- c. The enclosing of side porches may be appropriate if the visual openness and character of the original porch is maintained.

The design of reconstructed porches should be based on documentary, physical, or pictorial evidence.

When such evidence does not exist, a simple design, using the overall proportions and materials of porches appropriate to the style of the house, is usually best.

The Metropolitan Codes Department may require a railing on a new or repaired porch. On house styles for which porch railings are not historically appropriate, exemptions can be requested from the Board of Zoning Appeals.

Porch elements may include, but are not limited to, columns, railings, balusters, brackets, cornice, ceilings, decking, and steps.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. 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 should tie-in 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 be higher and extend wider.

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).

Rear Dormers

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.

- b. The creation of an addition through enclosure of a front porch is not appropriate. 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 original form and openings on the porch remain visible and undisturbed.

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.

2. NEW CONSTRUCTION

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

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

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

d. Materials, Texture, Details, and Material Color

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

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

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

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story

buildings to break up the massing.

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

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

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

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

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

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.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

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

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

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

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

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

h. Outbuildings

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

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

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

Outbuildings: Character, Materials and Details

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.*

Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

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

Outbuildings: Windows and Doors

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

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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

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

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

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

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard.*

The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
 - On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

i. Appurtenances

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

IV.B.1 Permanent Landscape Features

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

IV.B.3 Public Spaces

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

IV.B.4 Fences

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

V.B.1 Demolition is Not Appropriate

- if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

V.B.2 Demolition is Appropriate

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

Background: 2213 Grantland Avenue is a c. 1930 brick bungalow that contributes to the Woodland-in-Waverly Historic Preservation Zoning Overlay (Figure 1).



Figure 1. 2213 Grantland Avenue

Analysis and Findings: Application is to construct an addition and an outbuilding.

Alterations to Historic House: The only change to the existing historic structure indicated on the plans is the addition of a simple hand rail on the front porch. The material for the hand rail was not indicated, and staff asks to approve the final material and design of the hand rail prior to purchase and installation to ensure that the change meets Section II.B.2. of the design guidelines.

Partial Demolition: The applicant is proposing to demolish a portion of the rear of the house (Figure 2). The area to be demolished appears as an open porch on the 1957 Sanborn Map, but has since been enclosed (Figure 3). Staff finds that this portion of the house, with its lower hipped roof form, does not contribute to the overall historic character of the house and that its demolition would not significantly impact the house's

historic integrity. Staff therefore finds that the demolition of the rear portion of the house meets the design guidelines' Section V.B.2. for appropriate demolition and does not meet Section V.B.1. for inappropriate demolition.

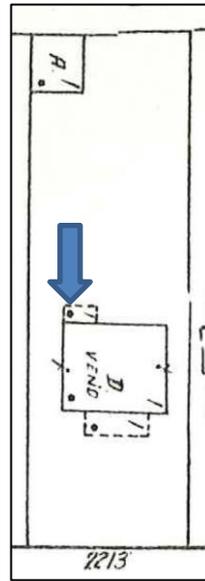


Figure 2 (left) is a photo of the area to be demolished and Figure 3 (right) is the 1957 Sanborn Map that shows that this portion of the house was formerly a porch.

Height and Scale: The proposed rear addition is no taller and no wider than the historic house, and it is inset appropriately. The historic house is one-and-a-half stories, and the addition will also be one-and-a-half stories. The entire addition is inset two feet (2') from the two back corners of the historic house. It will add approximately one thousand and fifty-four square feet (1,054 sq. ft.) of footprint to the rear of the house. By comparison, the footprint of the existing house is approximately one thousand, three hundred, and twelve square feet (1,312 sq. ft.). The eave height of the addition matches the eave height of the house, and the addition will tie into the house's roof a few inches below the ridge. Staff finds that the proposed height and scale of the addition meet Sections III.B.1., III.B.2.a., and III.B.2.b. of the design guidelines.

Location and Removability: The addition is located entirely behind the historic house, which is appropriate. It is inset two feet (2') from each of the back walls of the house. The addition is designed so that if it were to be removed in the future, the historic house's overall form, dimensions, and historic character would remain intact. Staff therefore finds that the addition meets Section III.B.1. of the design guidelines.

Design: The addition is distinguished from the historic house with an inset and distinct gable roof form. At the same time, the addition's materials, scale, and proportion and rhythm of openings are compatible with the historic character of the existing house. Staff finds that the addition meets Section III.B.1. of the design guidelines.

Setbacks and Rhythm of Spacing: The addition meets all base zoning setbacks. Since it will be located entirely behind the historic house, it will not affect the historic house's

rhythm of spacing. Staff finds that the addition meets Section III.B.1. and III.B.2.c. of the design guidelines.

Materials, Texture, and Details and Material Color: No changes to the historic house's materials were indicated on the drawings. Since this house is in an historic preservation overlay, any changes to the exterior of the historic house's materials, including re-roofing, replacing any brick or cladding, painting brick or stone, replacing any windows, etc., must be reviewed and approved by MHZC.

The historic house is brick. The addition will primarily be clad in a brick veneer, and staff asks to review a brick sample prior to purchase and installation. Smooth façade cement fiberboard with a five inch (5") reveal will be installed on the dormers and in the gable field. The trim will be wood or cement fiberboard. The foundation will not be visible due to slope of the lot. The roof will be dimensional fiberglass shingles, and staff asks to review the shingle color if it does not match that of the historic house. The windows will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, shingle color, and a brick sample, staff finds that the known materials meet Section III.B.1. and III.B.2.d. of the design guidelines.

Roof Form: The historic house has a side gabled roof form with a slope of approximately 7/12. The addition will tie into the back slope of the existing roof with a cross gable at a point several inches below the ridge. The gable will have a slope of approximately 6/12. The addition includes two low-sloped shed dormers. The dormers are set back one foot (1') from the wall of the addition below. Staff finds this to be appropriate because the addition itself is inset two feet (2') from the historic house's sidewalls. Staff finds that the addition's roof form meets Sections III.B.1. and III.B.2.e. of the design guidelines.

Orientation: The addition will not alter the orientation of the historic house towards Grantland. Vehicular access to the site will be via the alley, which is appropriate. Staff finds that the addition meets Sections III.B.1. and III.B.2.f. of the design guidelines.

Proportion and Rhythm of Openings: There are no large expanses of wall space on the addition without a window or door opening, and the windows are generally twice as tall as they are wide. The sides of the dormers do each include a small, horizontal window. Staff finds that these windows are acceptable because they are inset three feet (3') from the house's side wall. They will not be visible from the street. Staff finds the addition's proportion and rhythm of openings meet Section III.B.2.g. of the design guidelines.

Outbuilding: See attached "Outbuilding Worksheet" for a full analysis of the appropriateness of the outbuilding. The proposed outbuilding will be one story and four hundred and eighty-four square feet (484 sq. ft.). It will not be used as a detached accessory dwelling unit. The eave and ridge height will be lower than that of the historic house. It meets all base zoning requirements, and will be accessed via the alley. The materials will match those of the addition, and include cement fiberboard siding in a five

inch (5") reveal, asphalt shingles, and a split face concrete block foundation. Staff finds that the proposed outbuilding meets Section III.B.2.h. of the design guidelines.

Permanent Landscape Features/Fences: No plans for a fence or other changes to the site's appurtenances were indicated on the drawings. Staff reminds the applicant that all fencing and permanent landscape features, including but not limited to parking pads and walkways, must be reviewed and approved by MHZC. 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.

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

1. The applicant seek permission from MHZC staff to make any alterations to the exterior of the historic house, including, but not limited to, window replacement, re-roofing, painting of brick or stone, and brick or siding replacement in whole or part;
2. Staff approve window and door specifications, roof color, and a brick sample prior to purchase and installation of these materials;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. Staff approve any permanent landscape features, including, but not limited to, fences, parking pads, and walkways.

With these conditions, staff finds that the project meets Sections II.B., III.B., IV. B., and V.B. of the *Woodland in Waverly Historic Preservation Overlay: Handbook and Design Guidelines*.

Additional Photos:





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'	24'
Rear setback	3'	10'
L side setback**	3'	9'6"
R side setback**	3'	18'6"
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	19'10"	25'	15'6"
Eave Height	10'	1 story 10' or 2 story 17'	8'9"

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.	1,228 sq. ft.	484 sq. ft.

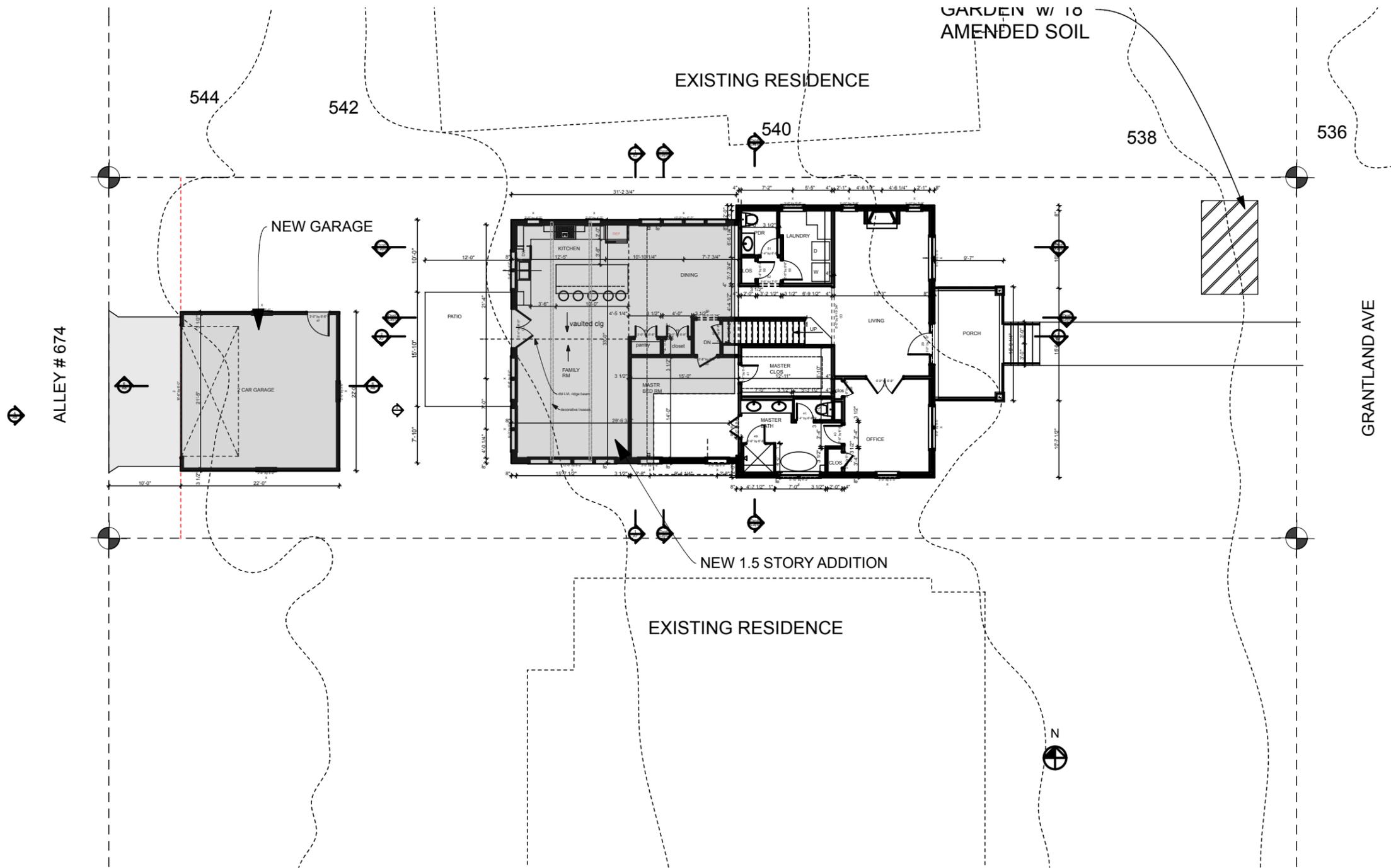
Or

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.

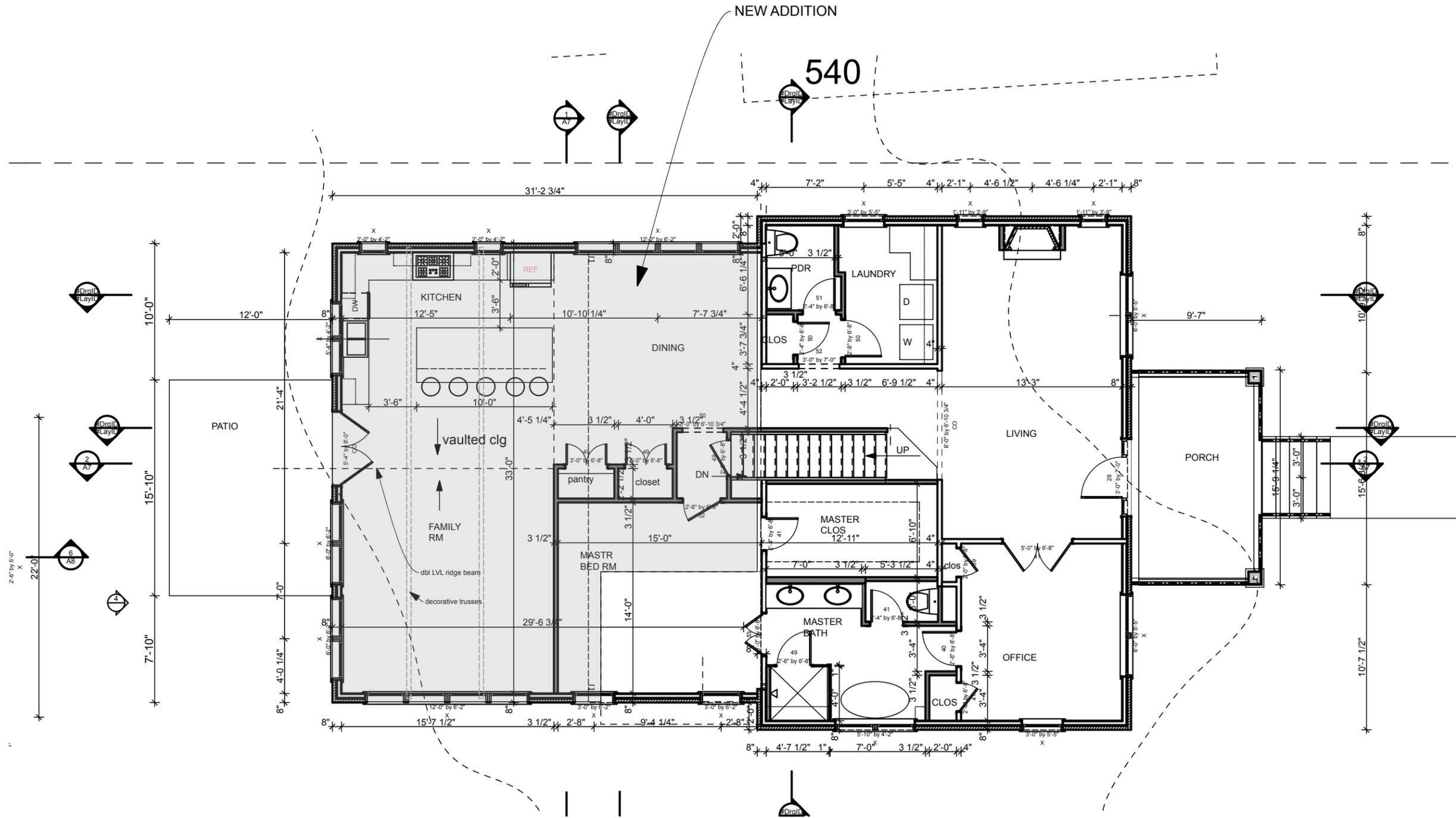
Please see design guidelines for information about materials and detailing.



1

SITE PLAN

SCALE: 1/16" = 1'-0"



1 1st FLOOR
SCALE: 1/8" = 1'-0"

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2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

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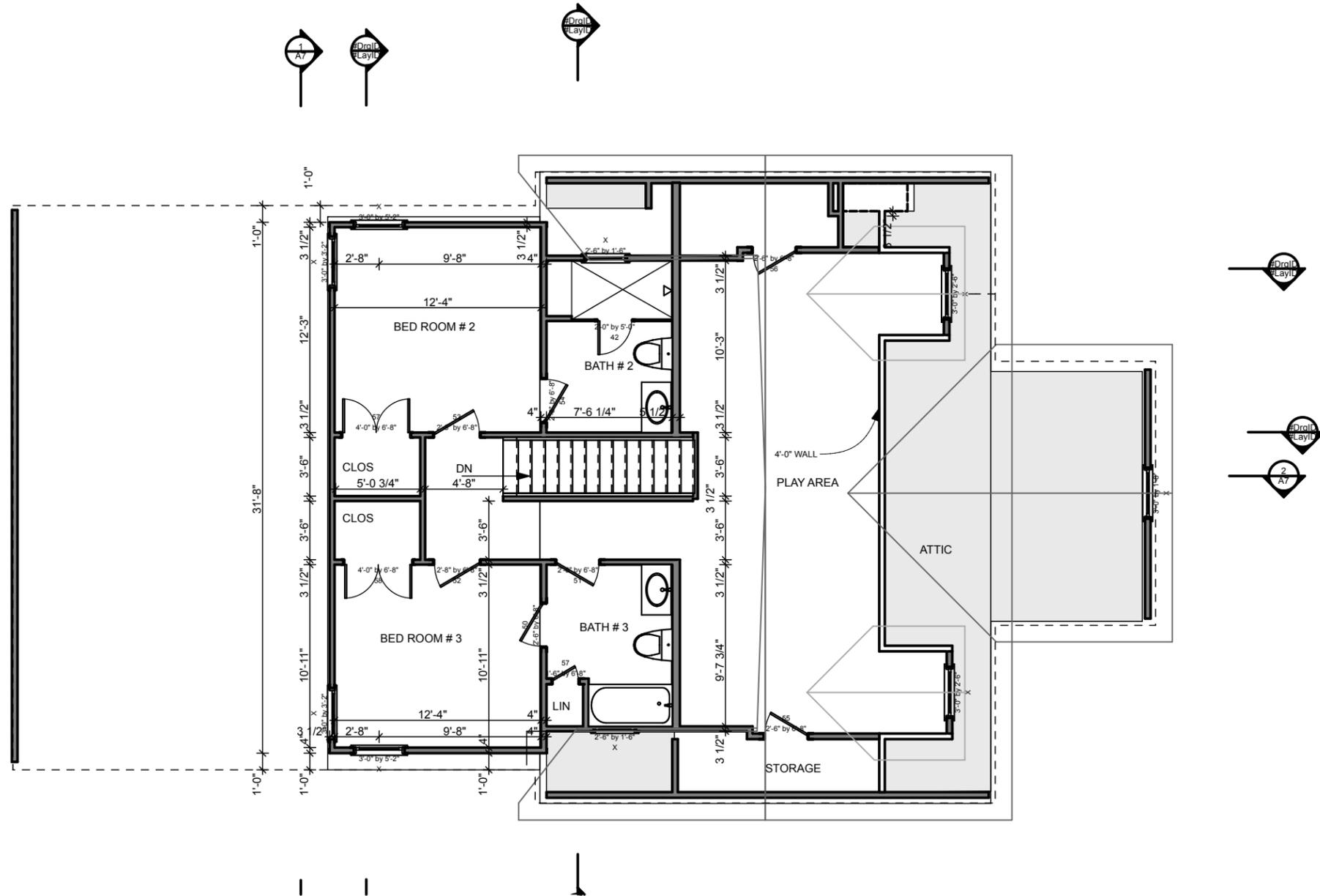
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1ST FLR PLAN

A2



1 2nd FLOOR
SCALE: 1/8" = 1'-0"

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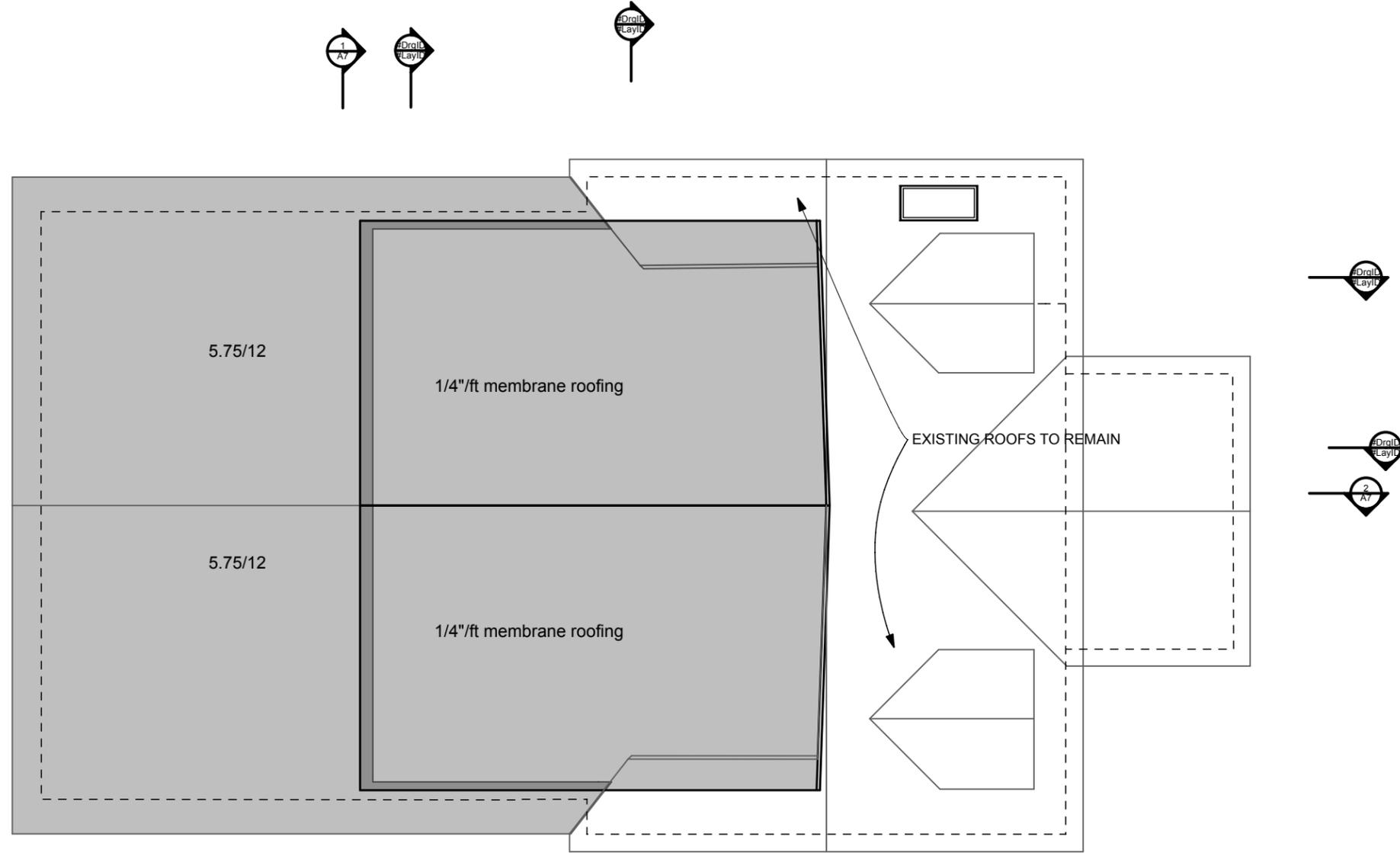
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2ND FLR PLAN

A3

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1

ROOF PLAN

SCALE: 1/8" = 1'-0"

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ROOF PLAN

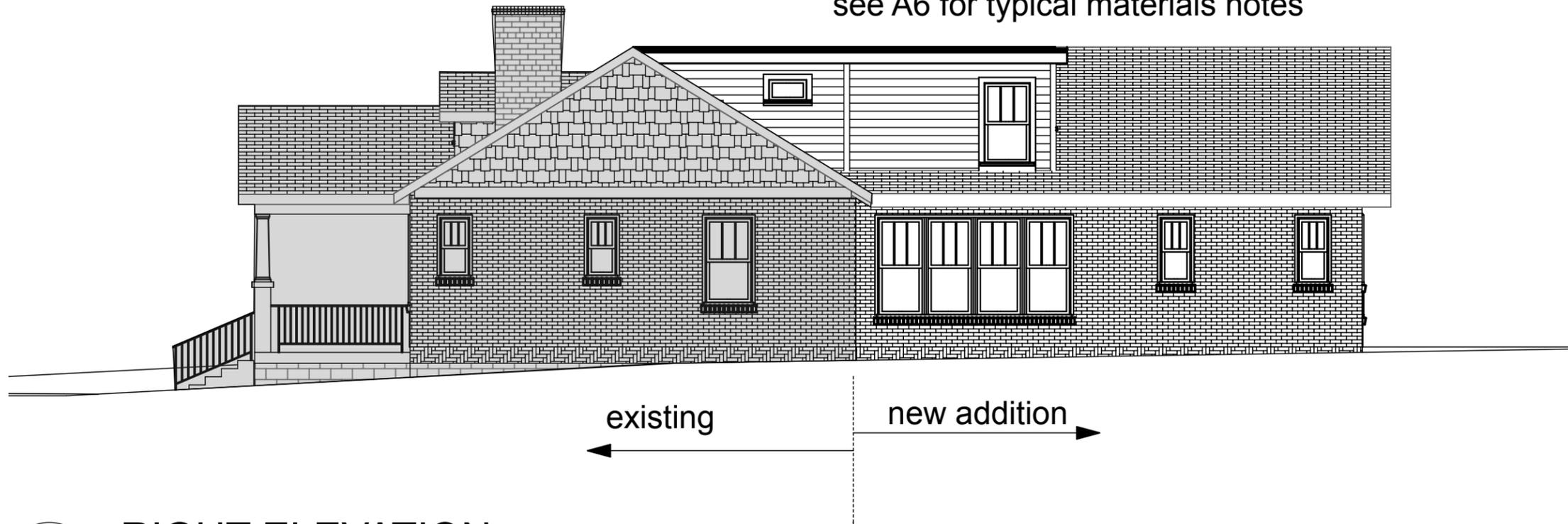
A4

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

see A6 for typical materials notes



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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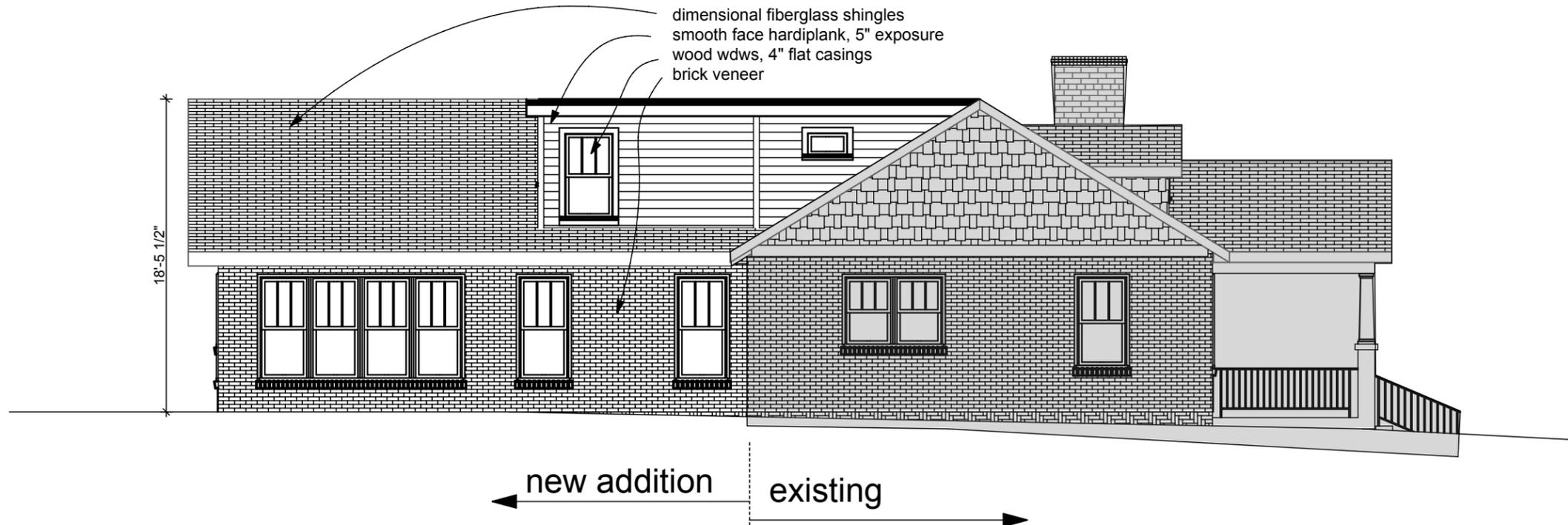
FRONT, RIGHT ELEV

A5



see A6 for typical materials notes

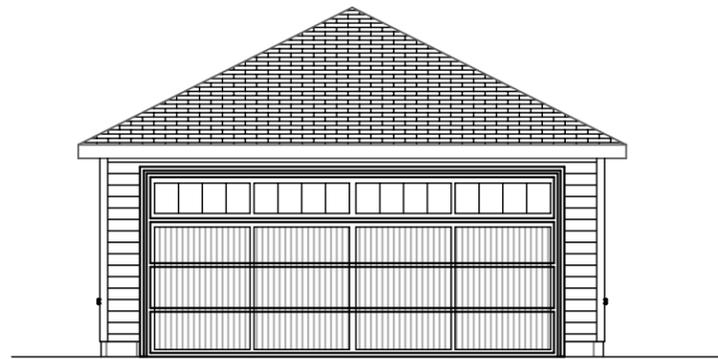
1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

- dimensional fiberglass shingles
- smooth face hardiplank, 5" exposure
- wood wdws, 4" flat casings
- brick veneer

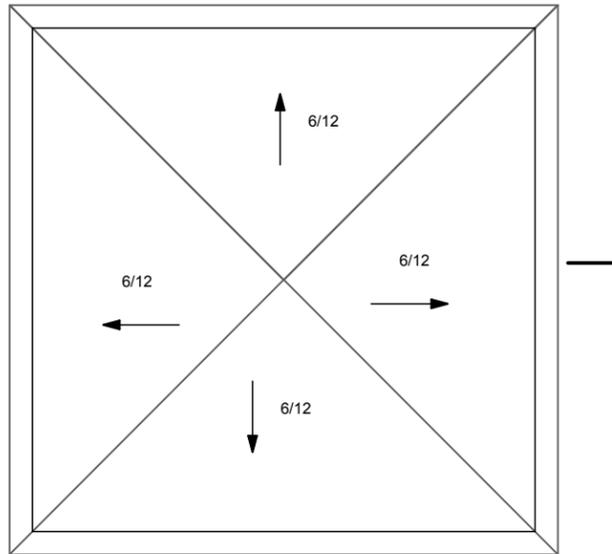
new addition existing



4

GARAGE REAR ELEV.

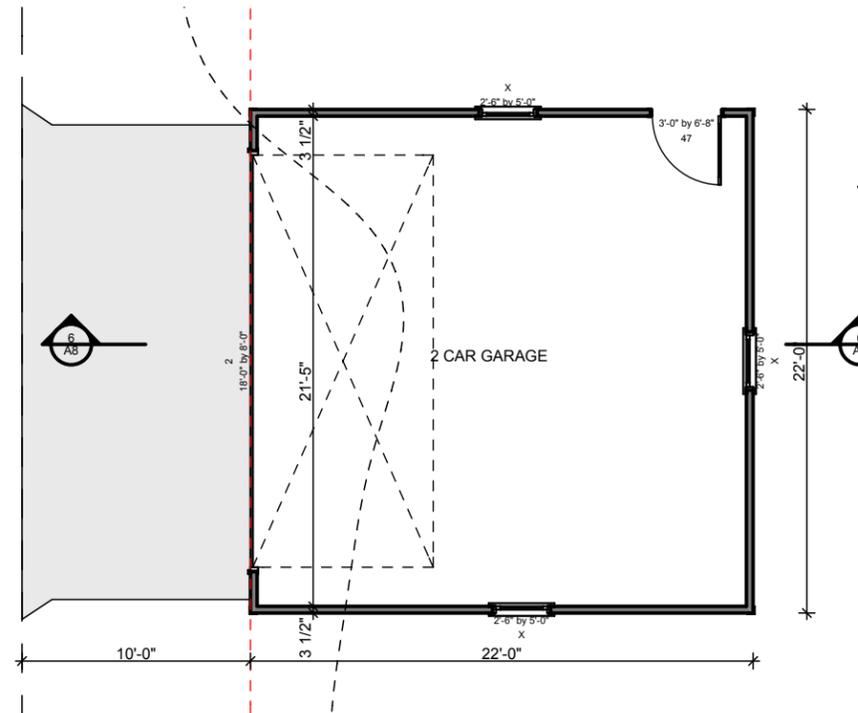
SCALE: 1/8" = 1'-0"



3

ROOF PLAN

SCALE: 1/8" = 1'-0"



1

GARAGE FLOOR PLAN

SCALE: 1/8" = 1'-0"



5

RIGHT ELEVATION

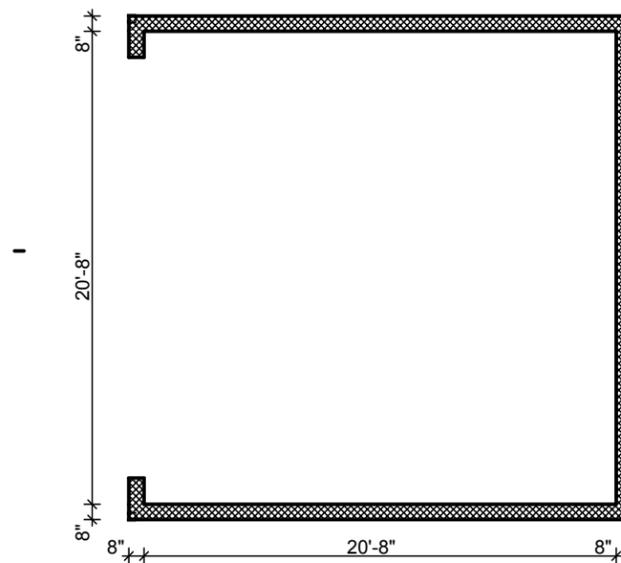
SCALE: 1/8" = 1'-0"



6

SECTION

SCALE: 1/8" = 1'-0"



2

GARAGE FOUNDATION

SCALE: 1/8" = 1'-0"

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GARAGE

A7