

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

2606 Barton Avenue

November 18, 2015

Application: Demolition—outbuilding and addition; New construction—addition and outbuilding; Setback determination

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10411015700

Applicant: Anna Teeples

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

Description of Project: Application is to demolish an existing outbuilding and an existing addition and to construct a rear addition with a ridge raise and to construct an outbuilding. The outbuilding requires rear setback determination of ten feet (10'). The outbuilding has not been reviewed as a Detached Accessory Dwelling Unit.

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

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

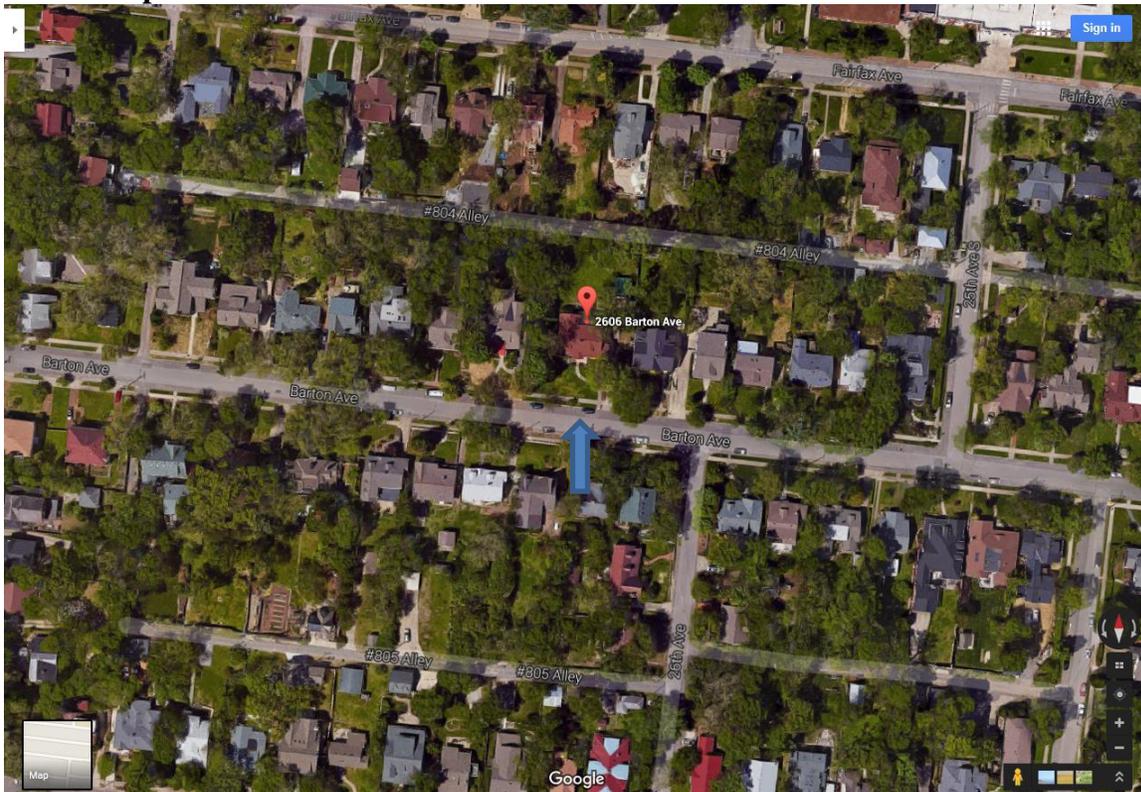
With these conditions, staff finds that the project meets Sections II.B. and III.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. NEW CONSTRUCTION GUIDELINES

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 determine appropriate 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 setbacks 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.

Generally primary entrances should have full to half-lite doors. 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 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 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 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.

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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

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 should be at least 6" off 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.

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.

c. 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.

d. 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.

e. 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.

f. Additions should follow the guidelines for new construction.

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 D of the historic zoning ordinance.

Background: 2606 Barton Avenue is a bungalow constructed c. 1927 (Figure 1). It contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay. It is located in the middle of a double-width, one hundred foot (100') wide lot.



Figure 1. 2606 Barton Avenue, in the middle of a 100-ft. wide lot.

Analysis and Findings: Application is to demolish an existing outbuilding and an existing addition and to construct a rear addition with a ridge raise and to construct an outbuilding. The outbuilding requires rear setback determination. The outbuilding has not been reviewed as a Detached Accessory Dwelling Unit.

Demolition: The application involves demolishing a non-contributing outbuilding and a non-contributing addition. The outbuilding is a metal carport, accessed via the existing driveway (Figures 2 & 3). Although it could be the same outbuilding shown on the 1957 Sanborn map (Figure 4), its materials, design, and form do not contribute to the historic character of the historic house or the larger Hillsboro-West End Neighborhood Conservation Zoning Overlay.



Figures 2 & 3 are the carport that is proposed to be demolished.

The date of construction for the addition that is to be demolished is unknown, but it does not seem to be on the 1957 Sanborn map (Figures 4 - 7). It is only minimally visible from the street, and its demolition will not affect the historic integrity of the main house or the larger historic neighborhood. Staff finds that the proposed demolition of the existing outbuilding and the addition meet Section III.B.2 for appropriate demolition and do not meet section III.B.1 for inappropriate demolition.

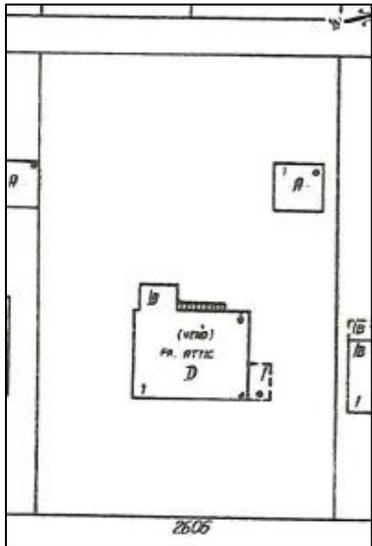


Figure 4 (left) is the 1957 Sanborn Map and Figure 5 (right) is the existing rear addition



Figures 6 & 7 are the existing rear addition that is to be demolished.

Height & Scale: The proposed addition will be located entirely behind the historic house. It involves a ridge raise that is inset two feet (2') from the sidewalls and extends two feet (2') vertically. The foundation height and the eave height of the addition will match those of the historic house. The addition is inset two feet (2') from the back walls of the house for a depth of four feet (4'), at which point it steps back out to match the sidewalls of the historic house. In total, the addition will add approximately fourteen hundred and thirty square feet (1,430 sq. ft.) to the existing structure, which is approximately two thousand square feet (2,000 sq. ft.). Staff finds that the addition's height and scale meet Sections II.B.1.a. and b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house, and is inset appropriately from the rear back corners of the house. The ridge raise is inset two feet (2') from the side walls of the house so that the original roof form and height can still be discerned. The addition is designed so that if it were to be removed in the future, the historic

integrity of the house would not be affected and the house's original form could be restored. Staff finds that the addition meets Sections II.B.2.a and e. of the design guidelines.

Design: The addition is distinguished from the historic house with the insets, separate roof forms, and different foundation materials. At the same time, the addition's materials, roof form, fenestration pattern, height, and scale are compatible with the historic character of the existing house. Staff finds that the proposed addition meets Sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. Because the addition is located entirely behind the historic house, it will not affect the historic house's rhythm of spacing along Barton Avenue. Staff finds that the project meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: No changes to the historic house's materials were indicated on the drawings. The addition on the ground floor will be brick, and staff recommends approval of a brick sample. The upper floor will be clad in smooth-face cement fiberboard lap siding with a four inch (4") reveal. The trim will be wood or cement fiberboard. The foundation will be split face concrete block. The roof will be asphalt shingle, and staff recommends approval of the shingle color. The materials for the windows and doors were not specified, and staff recommends approval of all window and door selections prior to purchase and installation. The chimney will be brick, and an outdoor fireplace chimney will be stone. Staff recommends approval of all masonry samples. The rear porch will be screened, but the drawings do not indicate the material of the porch's exterior stairs. With the aforementioned staff approvals, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The applicant is proposing a ridge raise for the historic side gabled roof form. The ridge raise is appropriately inset two feet (2') from each of the side walls, and will extend two vertical feet (2'). It will maintain the 6/12 pitch of the historic gable roof. The rest of the addition has a mix of gable, hipped, and shed roof forms, all of which are compatible with the historic character of the house and the neighborhood. 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: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. 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.

Outbuildings: The addition contains an attached garage on the right façade, accessed via an existing driveway. The garage is located at the basement level, and its visibility from the street will be reduced because it is located nearly one hundred feet (100') from the front of the property and is inset approximately eight feet (8') from the front right corner of the house. Staff finds that the attached garage meets the design guidelines.

The applicant is also proposing to construct a detached outbuilding which cannot be used as a detached accessory dwelling unit (DADU) because the neighborhood is zoned for single family. See the attached "Outbuilding Worksheet" for a full analysis of the appropriateness of the outbuilding. Because the outbuilding will not be used as a DADU, the dormers that cover more than fifty percent (50%) of the roof plane are appropriate.

Because the lot is larger than ten thousand square feet (10,000 sq. ft.), the proposed footprint of nine hundred and forty square feet (940 sq. ft.) is appropriate. However, Base Zoning requires that outbuildings with footprints larger than seven hundred square feet (700 sq. ft.) be five feet (5') from the side property lines and twenty feet (20') from the rear property lines. The proposed outbuilding meets the side setbacks but does not meet the required twenty foot (20') rear setback; it is proposed to be ten feet (10') from the alley. Staff finds that the proposed rear setback determination is appropriate because historically, outbuildings were located close to the rear and side property lines, and the ten foot (10') rear setback allow for more space in between the outbuilding and the primary structure.

Staff finds that the proposed attached garage and the proposed outbuilding meet Section II.B.1.h. of the design guidelines.

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

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

With these conditions, staff finds that the project meets Sections II.B. and III.B.2. of the *Hillsboro-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?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?		No
If dormers are used, do they sit back from the wall below by at least 2’?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Section II: General Requirements for DADU

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

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		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'	26'8"
Rear setback	3'	10'
L side setback**	3'	More than 40'
R side setback**	3'	6'10"
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'	21'
Eave Height	12'	1 story 10' or 2 story 17'	10'

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

One-story building:

	Lot is less than 10,000 square feet	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.	1530 sq. ft.	940 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.

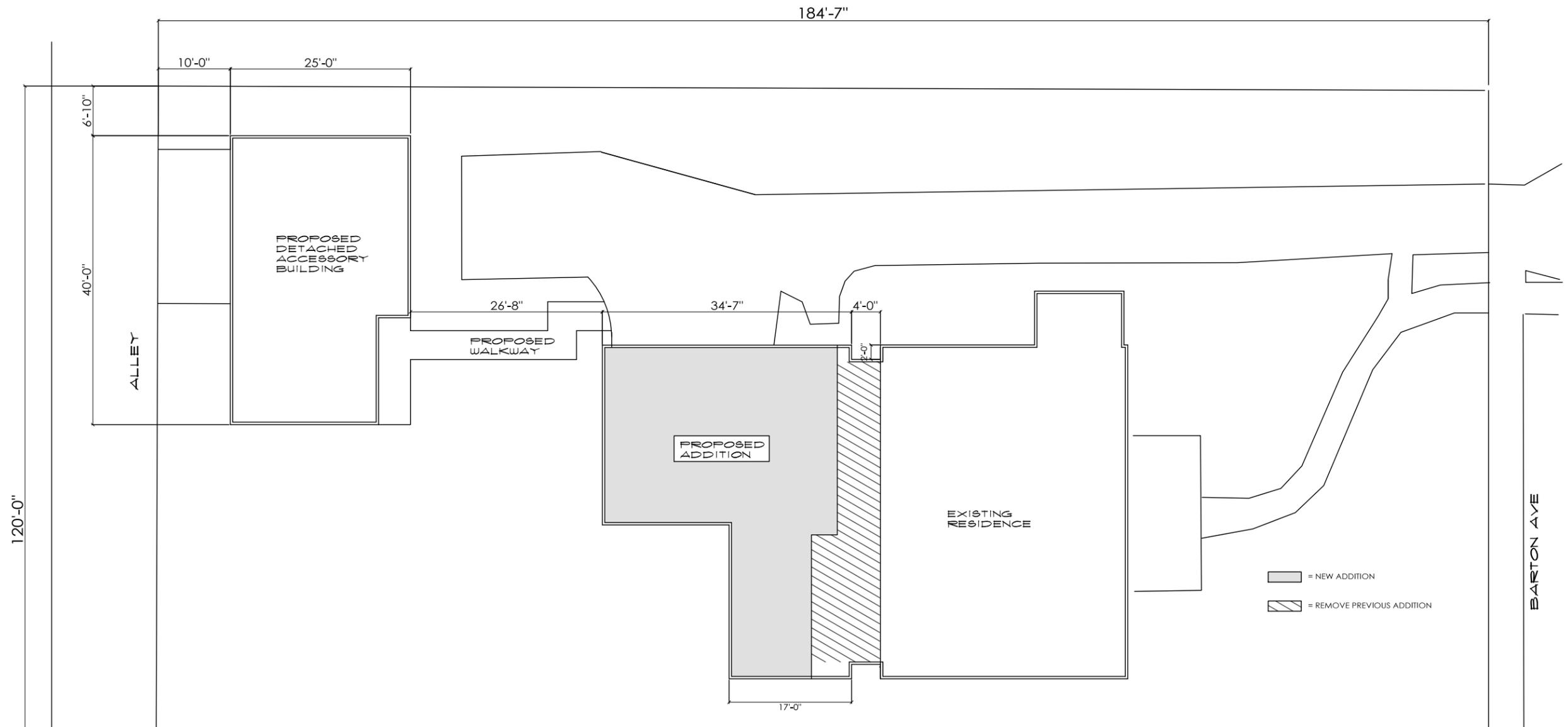
Please see design guidelines for information about materials and detailing.

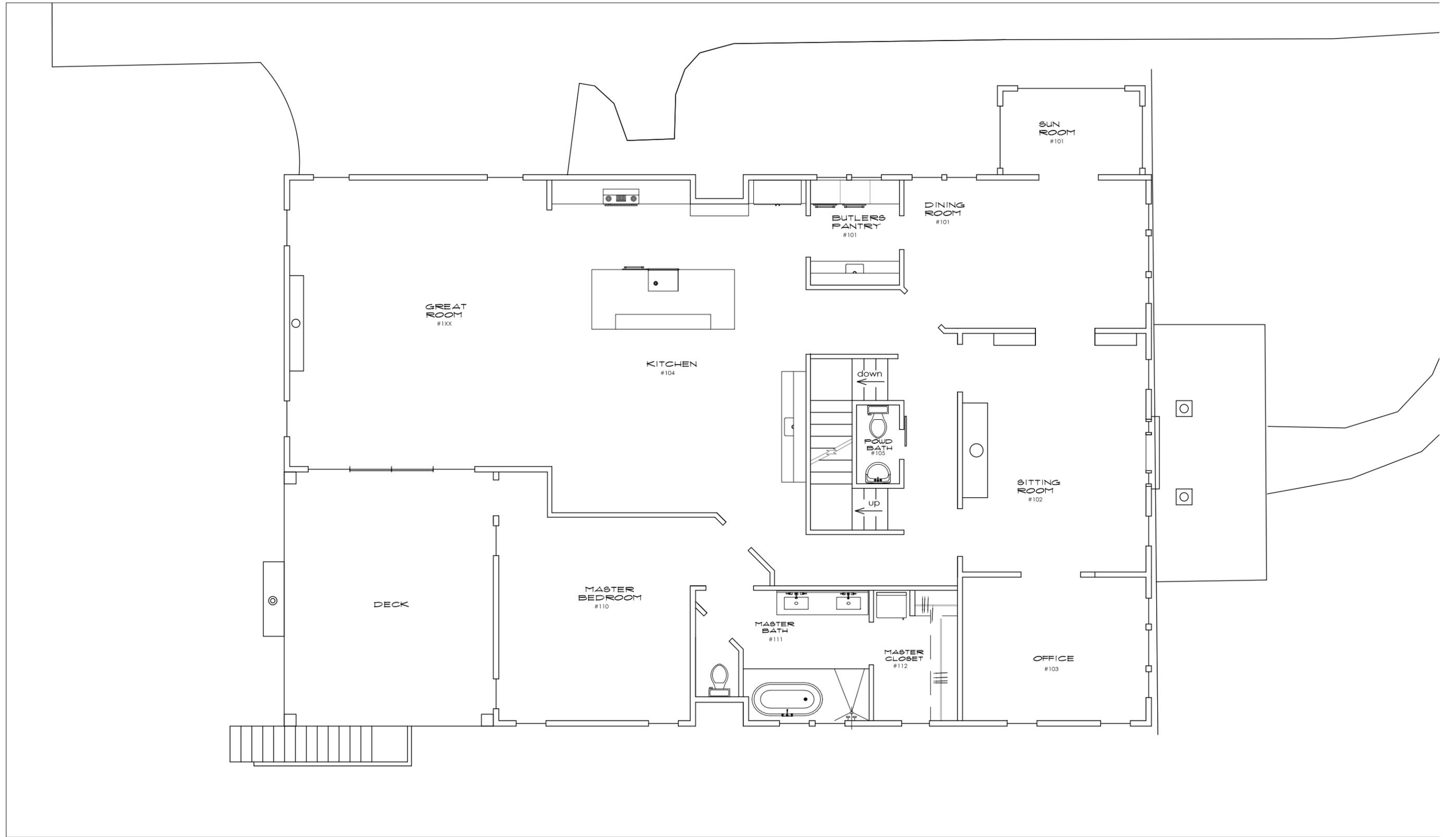
2606 BARTON AVE, NASHVILLE, TN 37212

PROJECT INFORMATION

SITE INFO: PARCEL: 10411015700
ZONE: RS7.5
PARCEL SIZE: .5 ACRES

PROJECT : TWO LOTS COMBINED AS ONE RESIDENCE WHERE HISTORIC HOME STRADDLES THE CENTER OF THE TWO LOTS. REMOVE PREVIOUS ADDITION, IMPROVE HOME WITH NEW ADDITION, INCLUDING 2-CAR GARAGE. ADD DETACHED ACCESSORY STRUCTURE WITH ALLEY ACCESS.

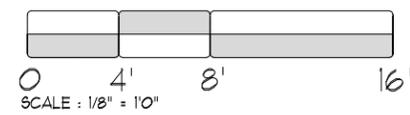




project :
 2606 barton ave, nashville tn 37212
 11.02.15

scale:
 1/8" = 1'0"

sheet title:
A-1 floor plan: main



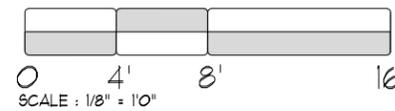
anna teeple's design
 2916 snowden rd - nashville, tn 37204 615.840.4704 anna@ateeples.com



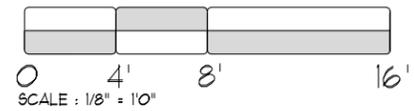
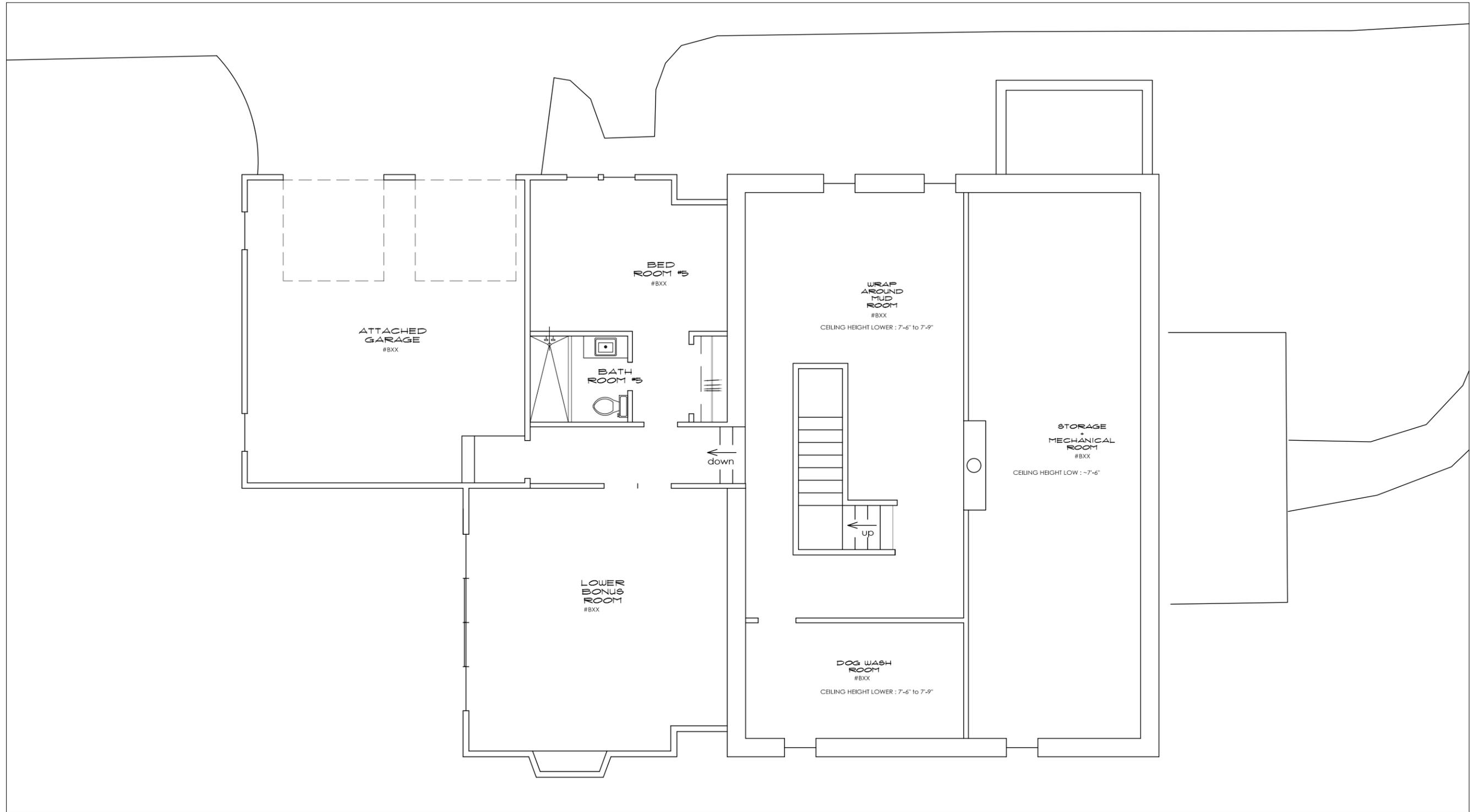
project :
 2606 barton ave, nashville tn 37212
 11.02.15

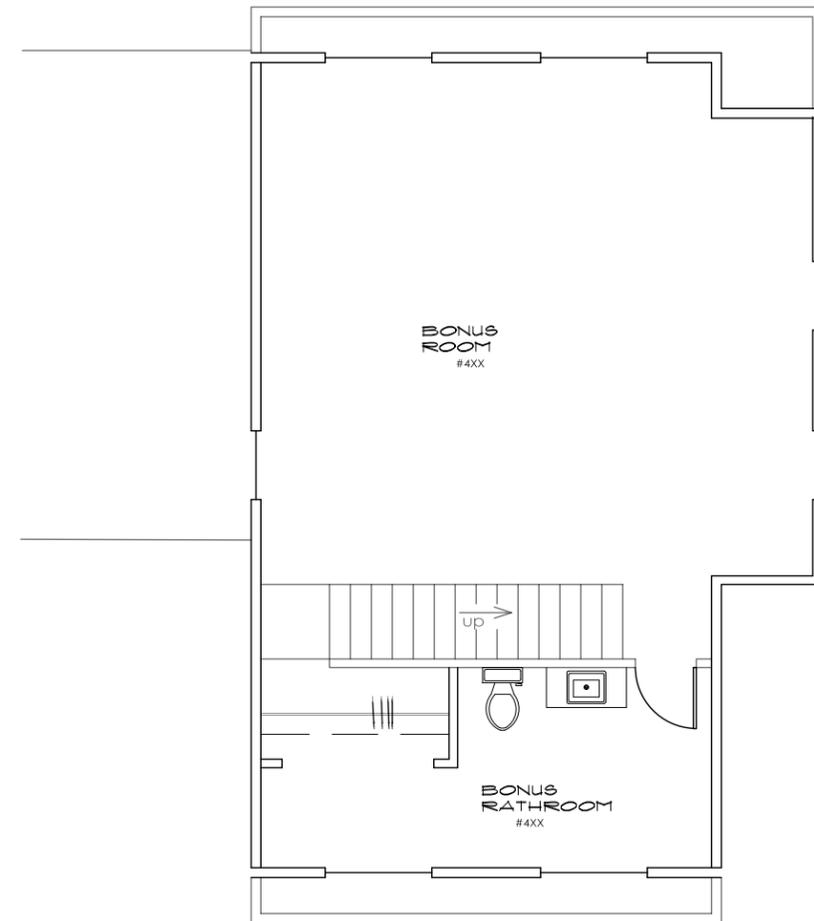
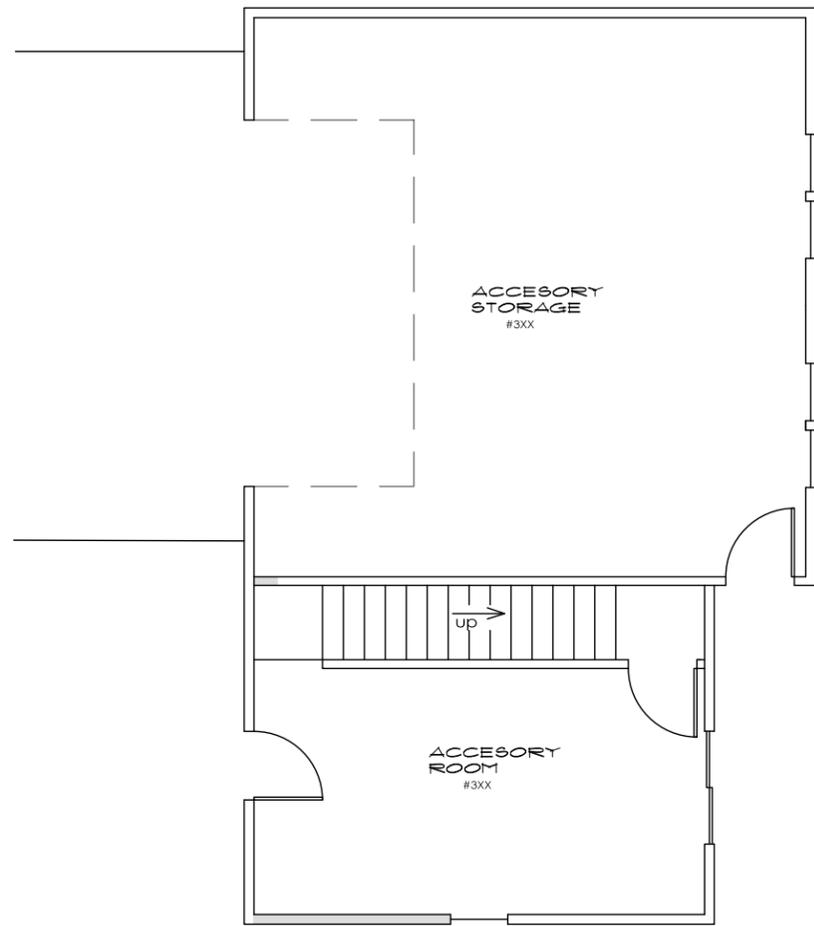
scale:
 1/8" = 1'0"

sheet title:
A-1a floor plan: attic space



anna teeple's A design
 2916 snowden rd - nashville, tn 37204 615.840.4704 anna@ateeples.

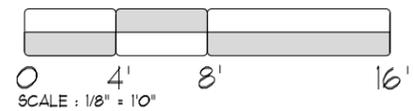




project :
 2606 barton ave, nashville tn 37212
 11.02.15

scale:
 1/8" = 1'0"

sheet title:
A-2 detached accessory floor plans



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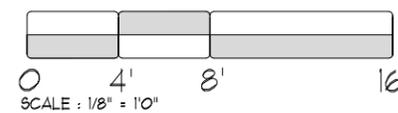
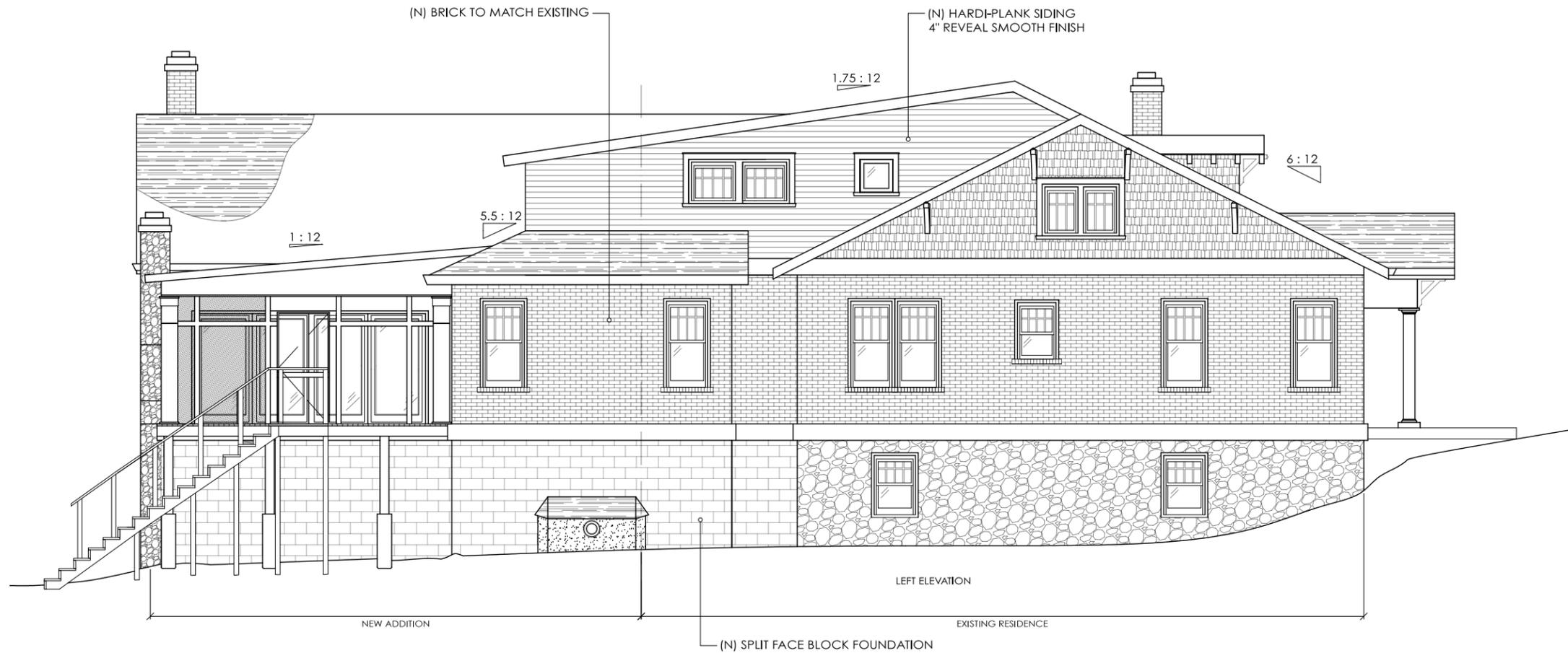
(N) ASPHALT SHINGLE ROOF
STYLE: 3D ARCHITECTURAL SHINGLE
COLOR: DARK GRAY



FRONT ELEVATION

53'-8"

GRADE LINE —



(N) METAL STANDING SEAM ROOF

(N) STONE EXTERIOR FIREPLACE

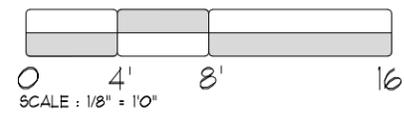




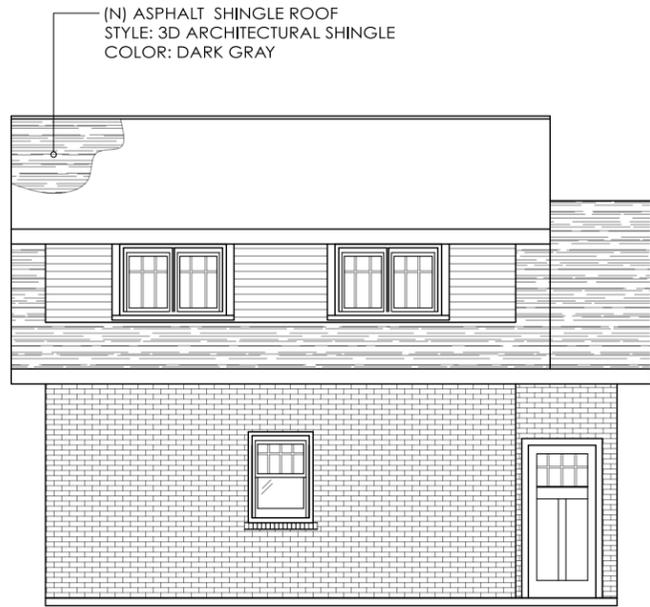
project :
2606 barton ave, nashville tn 37212
11.02.15

scale:
1/8" = 1'0"

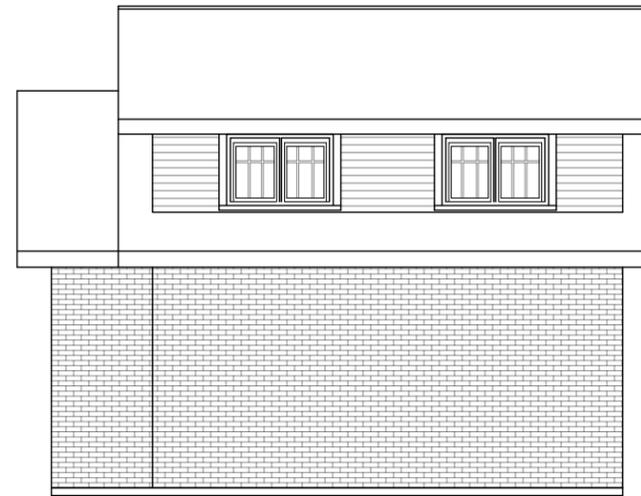
sheet title:
A-6 side elevation : residence



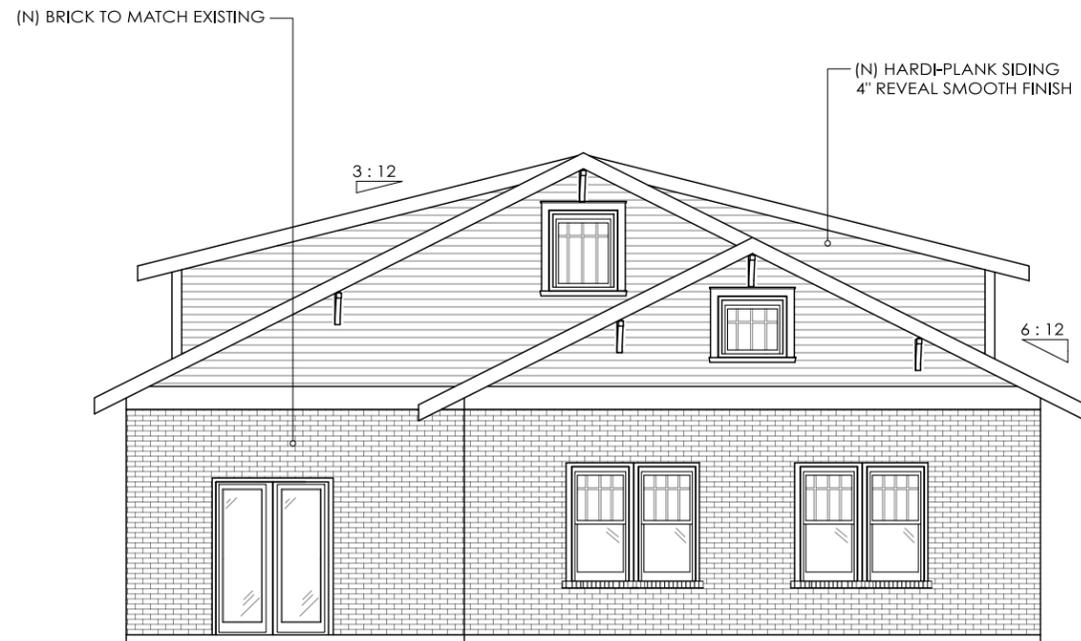
anna teeple's A design
2916 snowden rd - nashville, tn 37204 615.840.4704 anna@ateeples.com



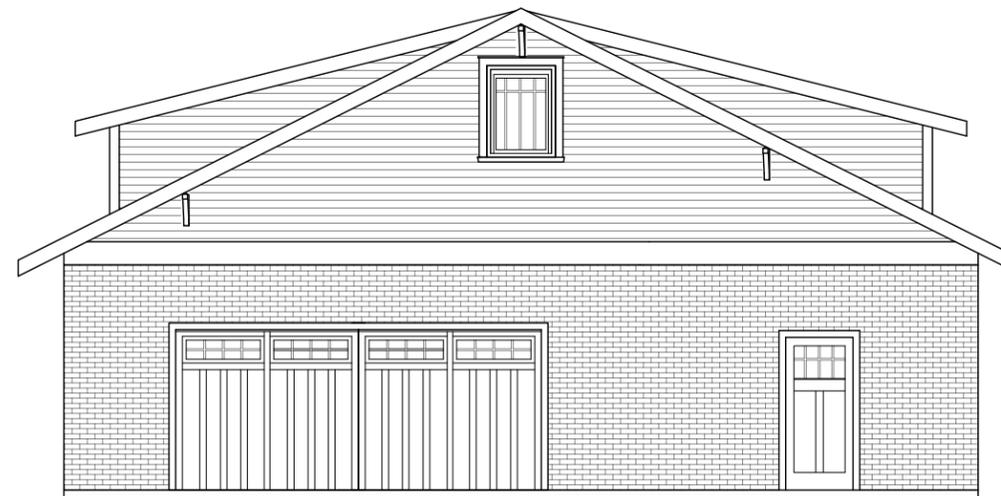
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION
DETACHED ACCESSORY



REAR ELEVATION
DETACHED ACCESSORY