



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

1410 Lillian Street

February 18, 2015

Application: New construction-infill and detached accessory dwelling unit; Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08313032600

Applicant: Van Pond, Jr.

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

Description of Project: This application is for new construction of a single family residence and a detached accessory dwelling unit. The applicant is requesting a left side setback reduction from five feet (5') to three feet (3') for the infill to accommodate a sewer easement on the right side.

Recommendation Summary: Staff recommends approval with the conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color and masonry color, dimensions and texture;
4. Windows of at least four square feet be added on the east/left elevation, towards the front of the house, in the location of "Bedroom 1" and "Bedroom 2"; and
5. The owner submit a restrictive covenant for the detached accessory dwelling unit.

With these conditions, staff finds that the project meets the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments

- A: Photographs
- B: DADU worksheet
- C: Site Plan
- D: Elevations

Applicable Design Guidelines:

II.B. New Construction

1. Height

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

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

2. Scale

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

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

3. Setback and Rhythm of Spacing

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

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

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

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

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

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the*

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

Appropriate height limitations will be based on:

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

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

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

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

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

5. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

6. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

7. Proportion and Rhythm of Openings

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

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

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

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

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

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

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

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

8. Outbuildings

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

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

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.

Outbuildings: Character, Materials and Details

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

Outbuildings: Roof

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

Outbuildings: Windows and Doors

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

Outbuildings: Siding and Trim

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

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

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

Lots without rear alleys may have garages located closer to the primary structure. The appropriate

location is one that matches the neighborhood or can be documented by historic maps. Generally, attached garages are not appropriate; however, instances where they may be are:

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

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

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

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
- The DADU may not exceed the maximums outlined previously for outbuildings.
- No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

Density.

- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
- #### *Ownership.*
- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
 - The DADU cannot be divided from the property ownership of the principal dwelling.
 - The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
 - Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

- The living space of a DADU shall not exceed seven hundred square feet.

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

9. Appurtenances

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

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Background: 1410 Lillian is currently a vacant lot (Figure 1). In July 2014, MHZC staff issued an administrative permit to demolish the non-contributing structure on the lot. In November 2014, the Commission reviewed and approved an application for a two-story duplex structure on this site. After the approval, the applicant discovered a sewer easement which limits the location of the structure and requires a reconfiguration of the infill. The current application represents a new design for a single family structure and a detached accessory dwelling unit.



Analysis and Findings: This application is for new construction of a single family residence and a detached accessory dwelling unit. The applicant is requesting a left side setback reduction from five feet (5') to three feet (3') for the infill to accommodate a sewer easement on the right side.

Height & Scale: The building is proposed to be twenty-nine feet, four inches (29'4") in width at the front, and will extend at the rear to be thirty-two feet, six inches (32'6"). Its width is limited by the presence of the sewer easement, and with the left-side setback determination does meet the historic context where houses range in width from twenty-nine feet to thirty-six feet (29'-36').

The new infill will be two stories with a ridge height of twenty-seven feet (27'). This height matches the neighboring historic context where contributing structures have ridge heights ranging from seventeen feet (17') to twenty-eight feet, six inches (28'6"). The eave height will be twenty-one feet (21') from grade. The foundation height of the new house is drawn as two feet (2'), and staff asks to verify in the field that the foundation height matches the historic context.

Staff finds that a two-story infill is appropriate in this instance for several reasons. The historic context of this stretch of Lillian Street is not as strong as in other parts of Lockeland Springs. The nearby buildings are non-contributing homes built after 1950, or larger, two-story homes built within the last two years, prior to the expansion of the Lockeland Springs overlay to this block of Lillian Street. The proposed two-story structure will be several feet shorter than most of the recently-constructed houses, and its modest width will help ensure that the overall scale of the house will be appropriate for the conservation overlay.

Staff finds that the project meets sections II.B.1. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: Because of the fifteen-foot (15') wide sewer easement on the right side, the proposed infill will be shifted to the left side of the lot. The applicant is requesting a setback determination for the left side property line. Base zoning requires that primary structures be located a minimum of five feet (5') from the side property line, and the applicant is proposing to situate the structure just three feet (3') from the side property line. Staff finds the three foot (3') side setback to be appropriate in this instance because the sewer easement restricts the location of the infill, and if the applicant were to meet the five foot (5') side setback, the width of the infill would be narrower than the historic context. The new side setback would place the new infill approximately eight feet (8') from the side wall of the house at 1412 Lillian Street.

The infill's front façade will be set back approximately forty-two feet (42') from the front property line. This matches the front setback of the house previously on the lot, and the front setback of the non-contributing house next door at 1408 Lillian Street. It is set back approximately thirteen feet (13') further than the front wall of the new duplex construction to its left at 1412 Lillian, which was constructed prior to the conservation overlay. Staff finds that the proposed front setback is appropriate as it matches the majority of the structures on this block of Lillian Street.

Staff finds that the infill's proposed setbacks meet section II.B.3. of the design guidelines.

Materials: The infill's primary cladding will be smooth cement fiberboard lap siding with a five inch (5") reveal. Cement fiberboard panels will be used on the front bay as an accent material. The foundation will be split-face concrete block, and the roof will be architectural fiberglass shingles. Staff requests final approval of the color of the roofing.

The trim will be cement fiberboard. The porch will have a concrete floor, brick veneer piers, and fiber cement columns. The chimney will be brick, and staff asks to approve a brick sample. The windows and doors will be wood. With the staff's final approval of the roofing color, masonry, windows and doors, staff finds that the known materials meet section II.B.4. of the design guidelines.

Roof form: The infill's primary roof form will be a hipped roof with a 7/12 pitch, which meets section II.B.5. of the design guidelines.

Orientation: The orientation of the proposed infill towards Lillian Street is consistent with that of adjacent buildings. The partial-width front porch is inset and has a minimum depth of six feet (6'). A walkway will be added to connect the porch to the street. Vehicular access will be via the alley in the rear. Staff finds that the project's orientation meets section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The west/right elevation has more articulation than the east/left elevation. This appropriate since the west/right elevation will be highly visible because of the easement and the east/left wall will only be minimally visible because of the three foot (3') side setback.

The primary windows on the proposed infill are generally twice as tall as they are wide, meeting the historic proportion of openings. On the east/left elevation, near the front of the house, there are expanses of wall space of approximately eighteen feet (18') on the ground floor and fifteen feet (15') on the second story without a window or door opening. Staff asks that window openings of at least four square feet be added in these expanses. With this condition, staff finds the project's proportion and rhythm of openings to meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC at the side façades beyond the midpoint of the house meets section II.B.9.

Outbuilding. The applicant is proposing a two-story detached accessory dwelling unit (DADU) in the rear of the property. The DADU meets all of the regulations from Ordinance 17.16.030. The structure will be approximately twenty-three feet, four inches (23'4") by twenty-two feet (22'), and will have a footprint of five hundred and forty-five square feet (545 sq. ft.). The DADU's living space will be less than seven hundred square feet (700 sq. ft.). There will be over twenty feet (20') between the back of the infill and the front of the DADU.

The DADU's eave height will be a maximum of seventeen feet (17'), and its ridge height will be a maximum of twenty-five feet (25'). It will meet all base zoning requirements for setbacks. The DADU's materials will match those of the infill and have all been approved by the Commission in the past. The roof will be hipped with a 7/12 pitch, and the fenestration pattern is appropriate for an accessory structure. The owner will need to submit a restrictive covenant for the DADU before staff can issue a permit for the structure.

See Attachment B, the Garages and DADU worksheet for more information. Staff finds that the proposed detached accessory dwelling unit meets Section II.B.8. of the design guidelines and Ordinance 17.16.030.

Recommendation Summary: Staff recommends approval with the conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the roof color and masonry color, dimensions and texture;
4. Windows of at least four square feet be added on the east/left elevation, towards the front of the house, in the location of “Bedroom 1” and “Bedroom 2”; and
5. The owner submit a restrictive covenant for the detached accessory dwelling unit.

With these conditions, staff finds that the project meets the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Context Photos:



Non-contributing house to the right



New construction to the left of the site



Example of new construction on the block



Example of new construction on the block

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?	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.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

Section III: Site Planning

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

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20’	24’
Rear setback	3’	10’
L side setback**	3’	5’
R side setback**	3’	24’
How is the building accessed?	From the alley or existing curb cut	Rear/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	27’	25’	25’
Eave Height	21’	1 story 10’ or 2 story 17’	17’

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.		N/A

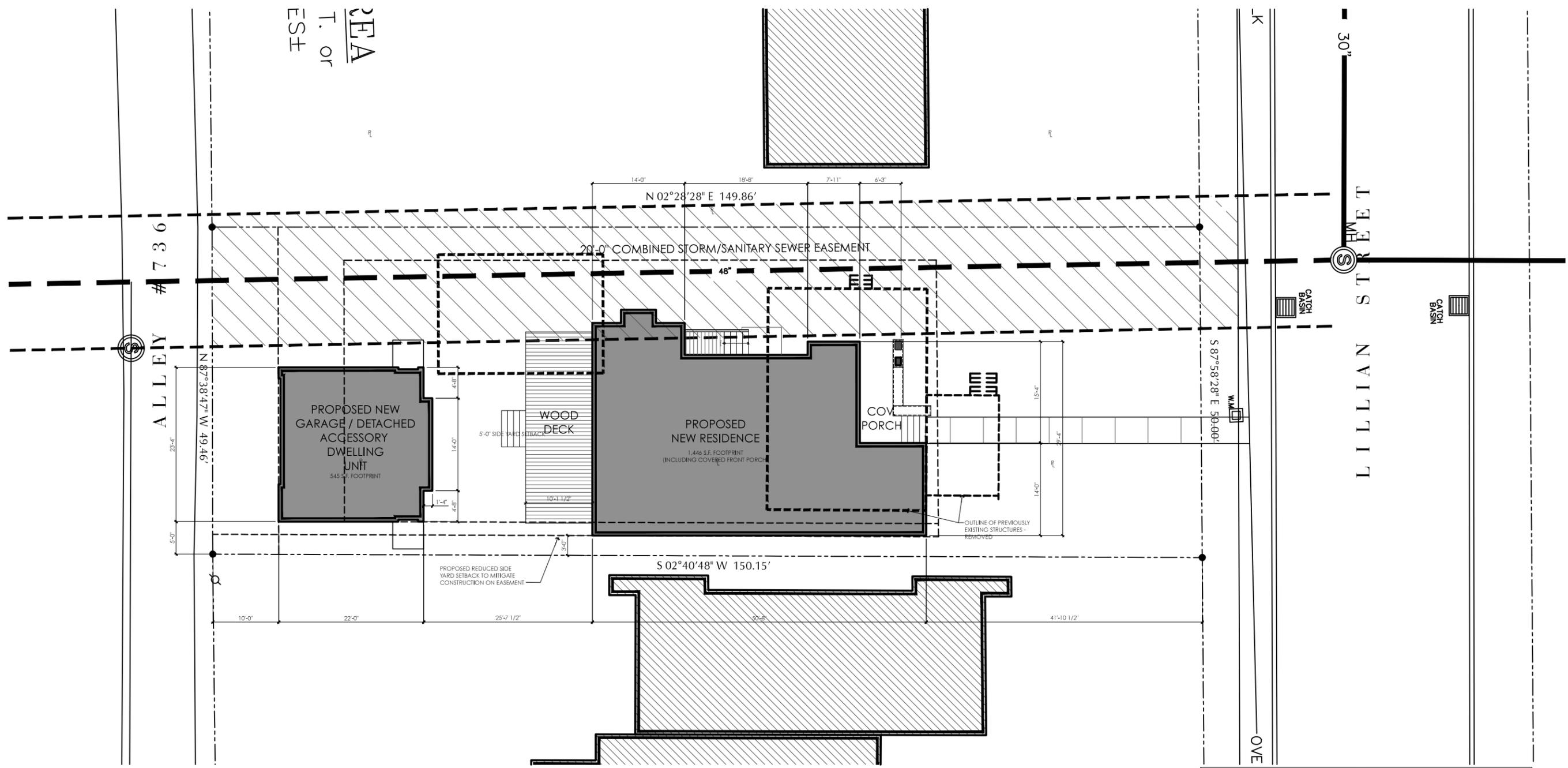
Or

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.	578 sq. ft.	545 sq. ft.

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

Please see design guidelines for information about materials and detailing.



Project Property Information	
PROPERTY INFORMATION:	
DAVIDSON COUNTY PARCEL ID#08313032600	
ADDRESS:	1410 LILLIAN STREET NASHVILLE, TENNESSEE 37206
LOT AREA:	7,500 S.F. / 0.138 AC +/-
ZONING:	R-6 - ONE + TWO FAMILY 6,000 SQUARE FOOT LOT URBAN ZONING OVERLAY + NEIGHBORHOOD CONSERVATION OVERLAY
Area Calculations	
HEATED AREAS	
NEW RESIDENCE HEATED AREA (GSF):	2,793 S.F.
NEW GARAGE / DETACHED ACCESSORY DWELLING UNIT HEATED AREA:	599 S.F.
TOTAL HEATED AREA (GSF):	3,392 S.F.
BUILDING FOOTPRINT AREAS	
NEW RESIDENCE FOOTPRINT AREA (GSF):	1,446 S.F.
NEW GARAGE / DETACHED ACCESSORY DWELLING UNIT FOOTPRINT AREA:	545 S.F.
TOTAL FOOTPRINT AREA (GSF):	1,991 S.F.
BUILDING COVERAGE	
ALLOWABLE BUILDING COVERAGE FOR R-6 ZONING IS 50% (50% OF 7,459 S.F.):	3,729 S.F.
TOTAL PROPOSED BUILDING COVERAGE AREA (GSF):	1,991 S.F.

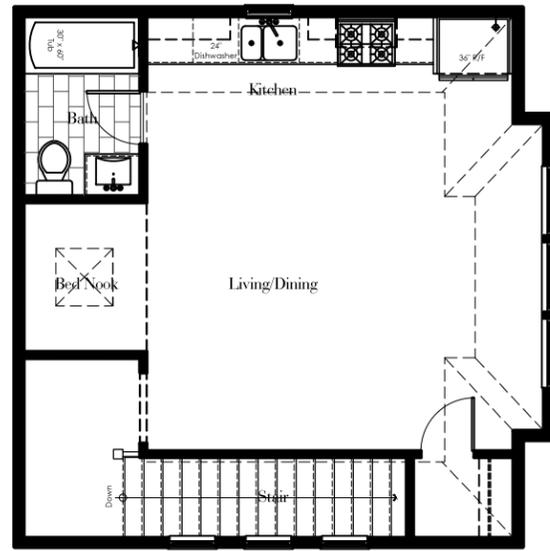
1 Proposed Site Plan

A NEW RESIDENCE FOR:
1410 Lillian Street
 Nashville, Tennessee 37206
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

DATE OF ISSUANCE:
 1 FEBRUARY 2015

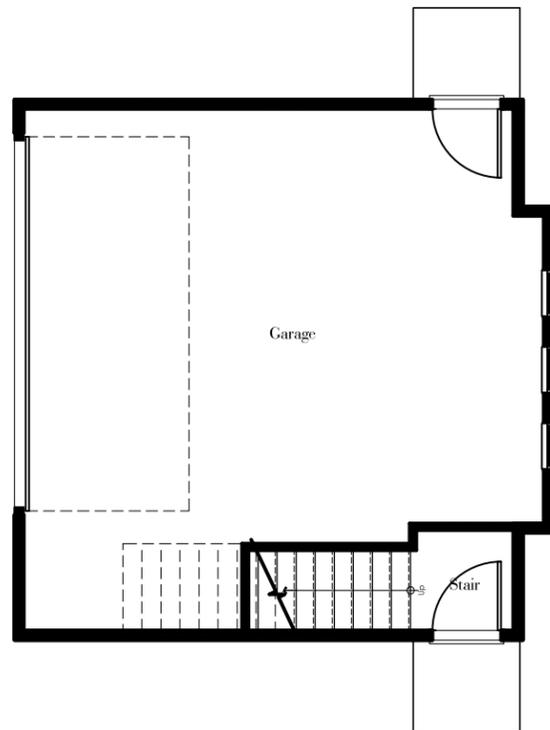
PROPOSED SITE PLAN

L1



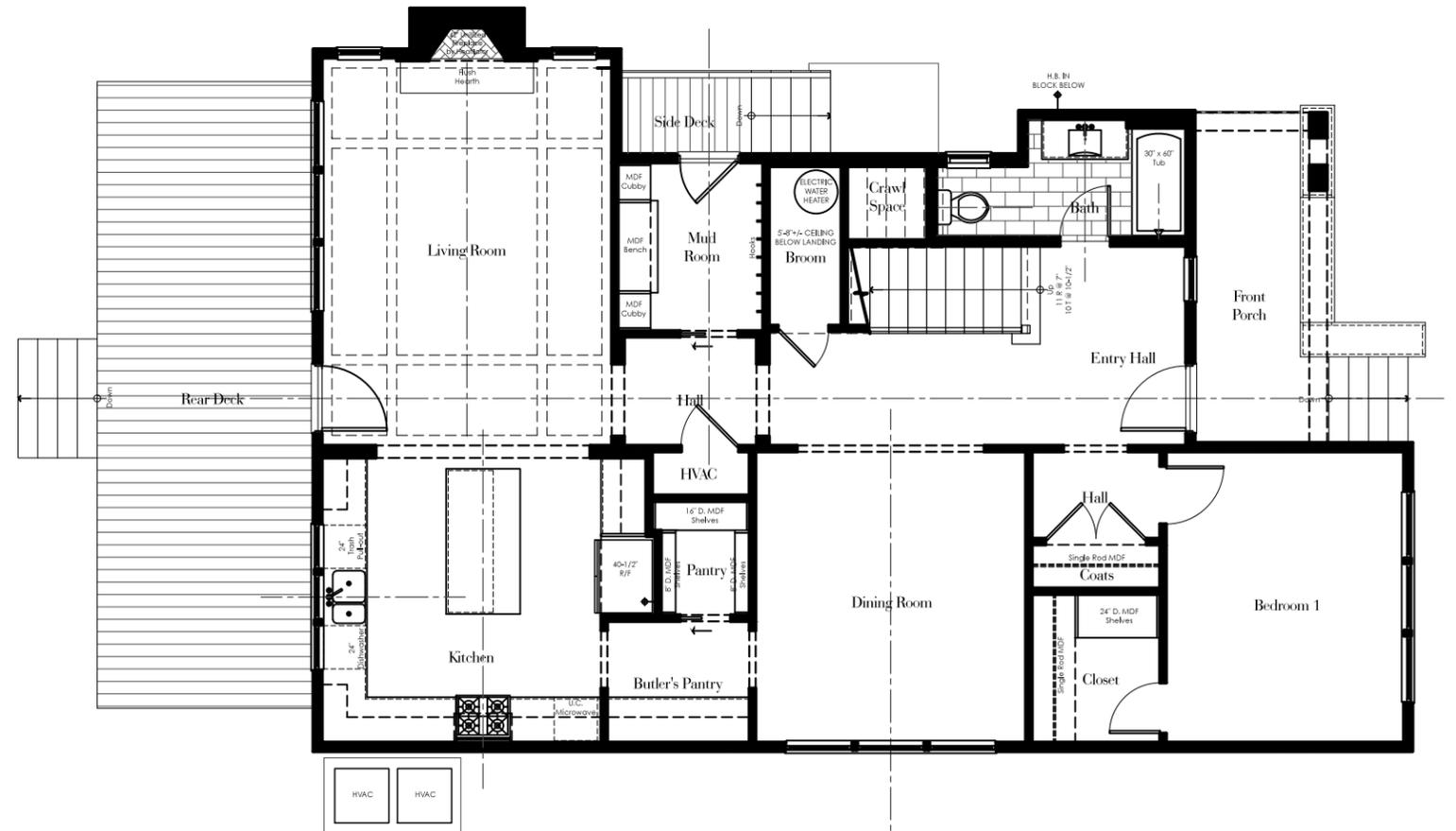
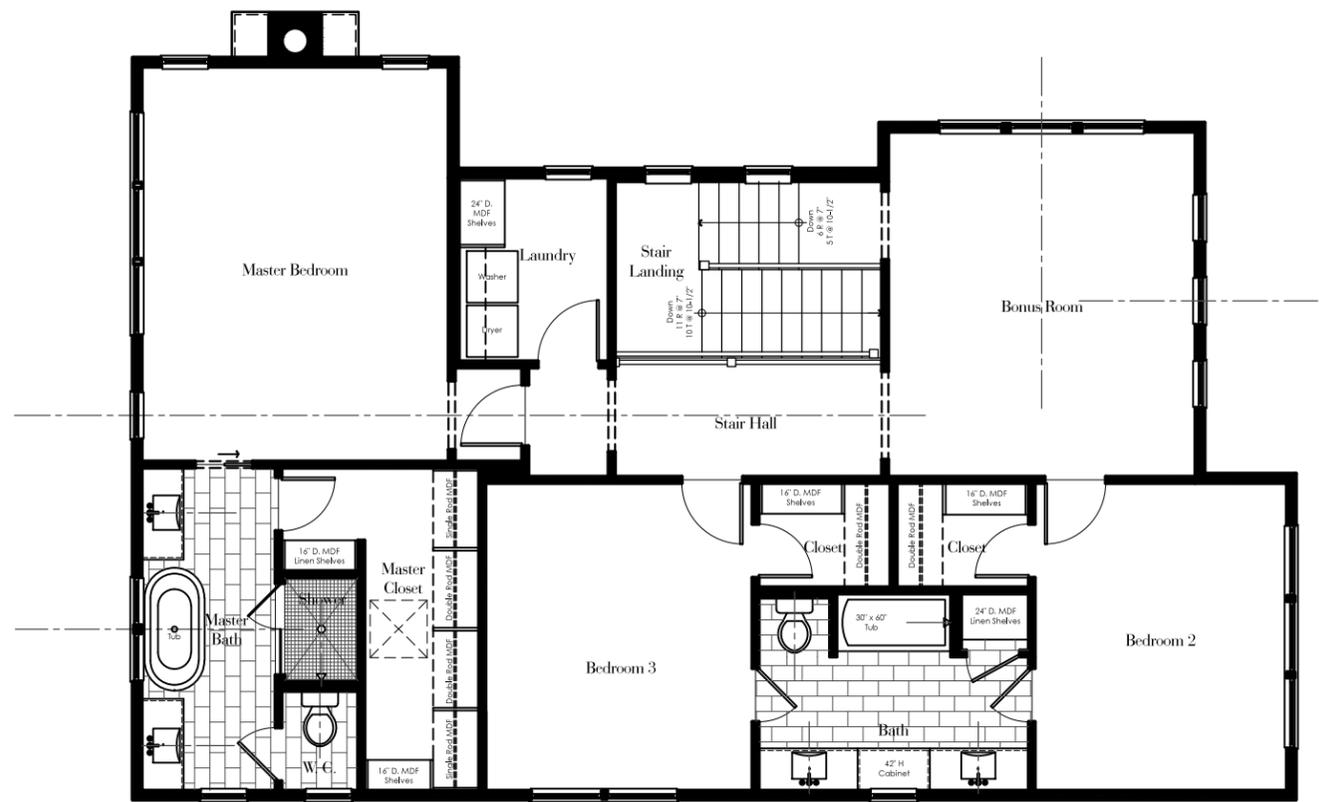
2

Proposed Upper Floor Plans

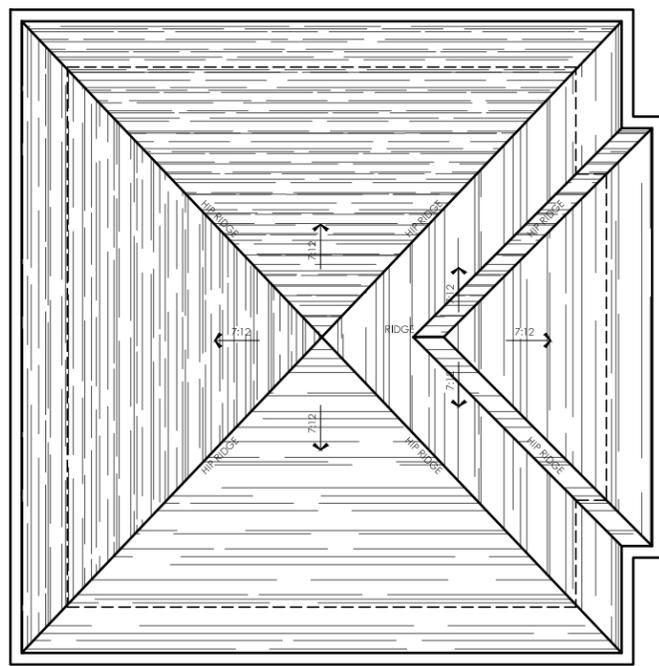


1

Proposed Main Floor Plans

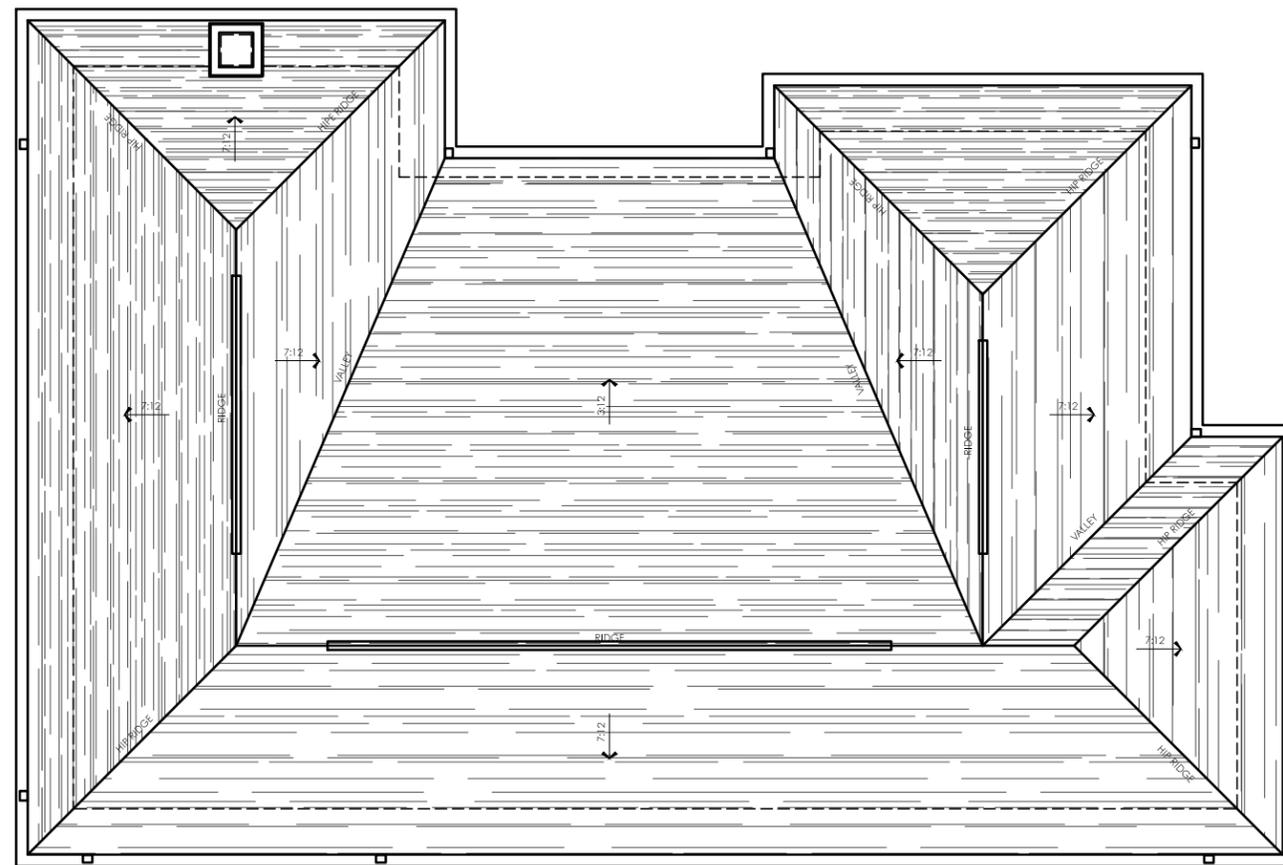


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1

Proposed Roof Plans



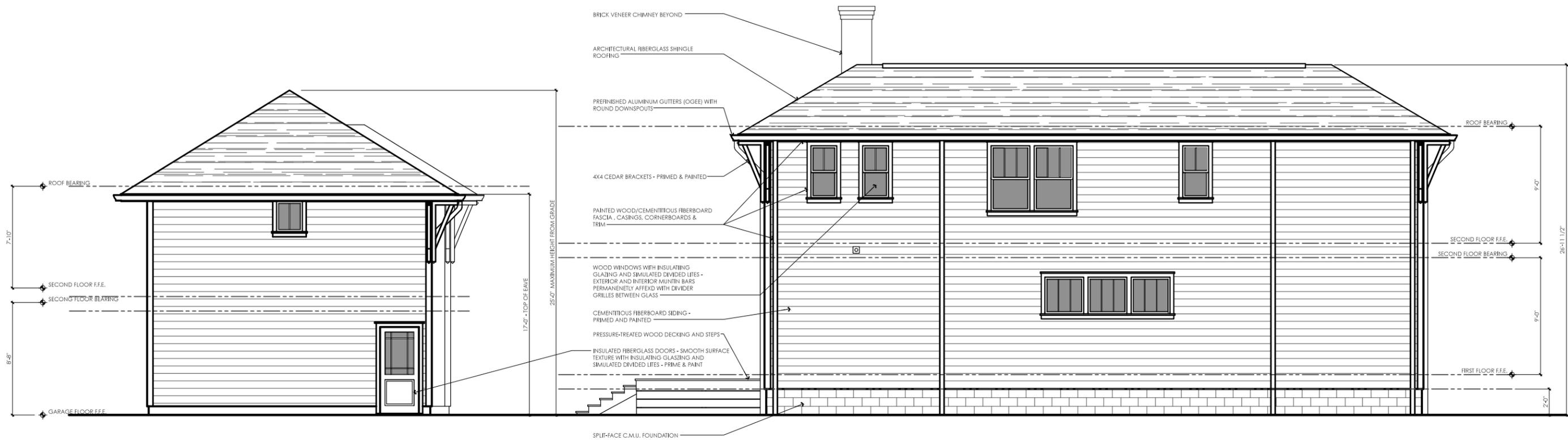
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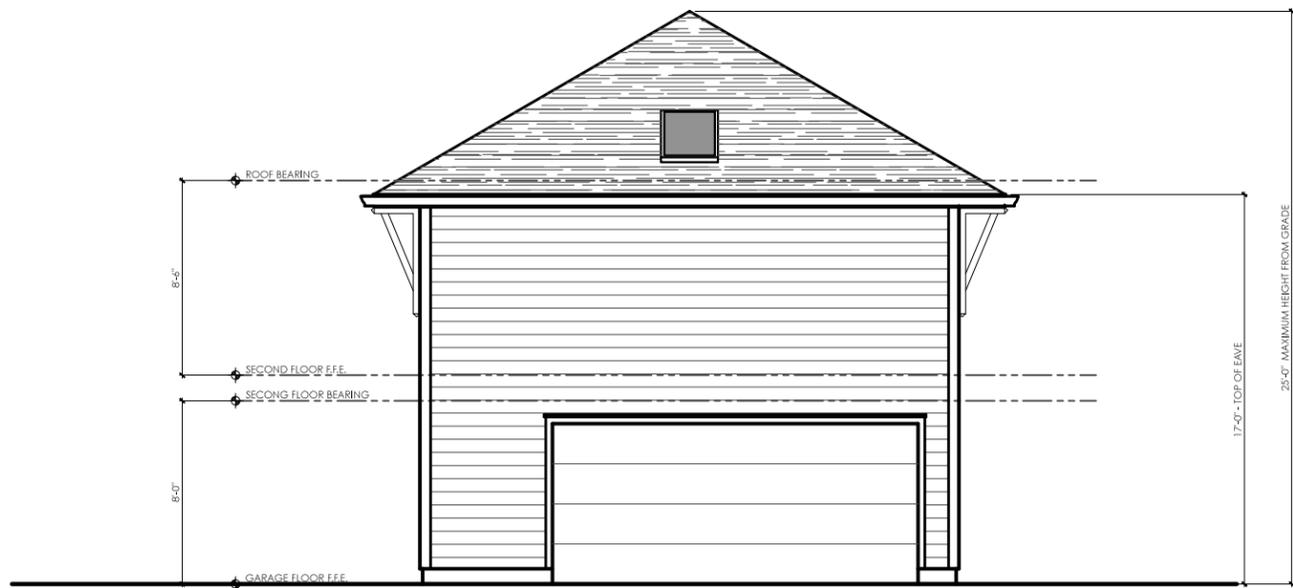
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PROPOSED ROOF PLANS

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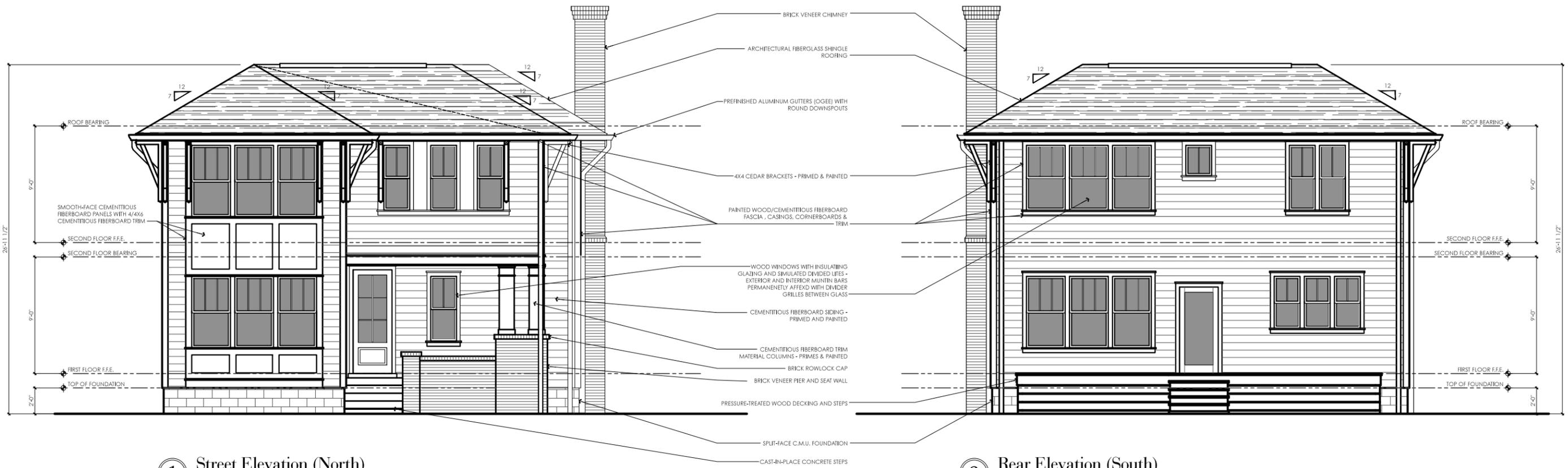
① East Elevation



② Garage/DADU Alley Elevation (South)

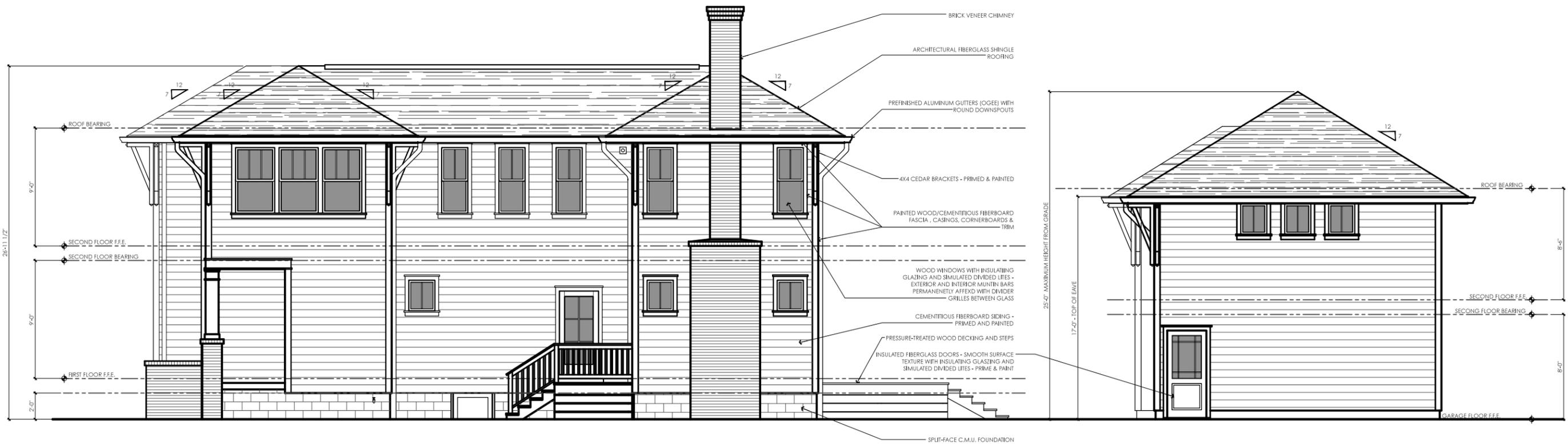


③ Garage/DADU Courtyard Elevation (North)



① Street Elevation (North)

② Rear Elevation (South)



③ West Elevation

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ELEVATIONS