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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION 853 A Bradford April 20, 2016

Application: New construction – addition and detached accessory dwelling unit;
Setback determination

District: Waverly Belmont Neighborhood Conservation Zoning Overlay

Council District: 17

Map and Parcel Number: 10514017100

Applicant: Manuel Zeitlin

Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: The applicant proposes to construct an addition to a contributing house and a detached accessory dwelling unit with a rear setback determination of 10' instead of the 20' required by bulk zoning. The Commission does not have the authority to approve the use of the detached accessory dwelling unit. This recommendation is for the design of the building based on the proposed use.

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

1. If utilities are added or relocated, they shall be located on the rear façade or on a side façade beyond the midpoint of the house;
2. Cladding for the new chimney shall be stucco or masonry, to be approved by staff;
3. Paired windows shall have four to six inch (4" – 6") mullions between them;
4. Four inch (4") minimum wood corner-boards are required at the face of each exposed corner where siding is proposed;
5. Lap siding shall be smooth-faced, and if siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches; and
6. Staff shall approve the final foundation, trim, door, deck flooring, and railing selections prior to purchase and installation.

With these conditions, Staff finds that the addition and DADU will meet Sections III for new construction and outbuildings and IV for additions of the *Waverly Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and Section 17.16.030 of the Zoning Code.

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

Applicable Design Guidelines:

III. A. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks 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

3. In most cases, an infill duplex for property that is zoned for duplexes, 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 depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

1. These guidelines shall apply only to the exteriors of buildings and to new construction that would have at least a portion visible from a public right-of-way.

For the purposes of neighborhood conservation zoning, alleys are not considered to be public rights-of-way.

New free-standing buildings less than 100 square feet in area and that do not have a foundation and are located at the rear of a property, are not required to comply with the design guidelines.

2. The public facades—front- and street-related sides—of proposals for new buildings shall be more carefully reviewed than other facades.

Specifically for corner lots, because they are visible from a public street, a secondary elevation and outbuilding is reviewed similarly to a primary elevation.

3. New buildings do not need to imitate past architectural styles but should mimic historic forms found in the district. For an exception to this principle, see number 4. See image below for an example of inappropriate infill construction.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

A. Height

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B. Scale

1. 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.

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Appropriate height limitations will be based on:

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

3. In most cases, an infill duplex for property that is zoned for duplexes, 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 depth 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

1. 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.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding .
 - Lap 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. 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.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. 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. 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.

G. Proportion and Rhythm of Openings

1. 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.
2. Window openings on the primary street-related or front facade 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.
3. 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.
4. 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.
5. 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

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
 - b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
 - c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*
2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. 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.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
 - a. 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.
 - b. 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.
 - c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- d. *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.*
- e. *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.*
- f. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- g. *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.

- h. *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.*
- i. *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

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

- a. *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- b. *The DADU may not exceed the maximums outlined previously for outbuildings.*
- c. *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
- d. *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.*

Ownership.

- e. *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- f. *The DADU cannot be divided from the property ownership of the principal dwelling.*
- g. *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- h. *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.

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

I. Utilities

1. 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.
2. 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.

IV. Additions

A. Location

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition 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 or an 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.

a. When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

b. When an addition needs to be wider:

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

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

2. 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.

3. 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.
4. When an addition ties into the existing roof, it should be at least 6” below the existing ridge.
5. 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.
6. 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.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Background: The two-story house located at 853 A Bradford Avenue was built c. 1914 and contributes to the character of the Waverly Belmont neighborhood.



Figure 1: 853 A Bradford Avenue

Analysis and Findings: The application is to construct a rear addition and a detached accessory dwelling unit (DADU). The request includes a setback determination for the rear setback of the DADU. The required rear setback for the DADU is twenty feet (20’), but the applicant is proposing to construct the structure ten feet (10’) from the rear property line.

Addition:

Height & Scale: The addition has a maximum ridge height that is approximately one foot (1’) lower than the ridge of the historic house. The maximum foundation height is one foot (1’), which is similar to the foundation on the existing house. Eave height on the addition is also similar to that on the existing house.

The proposed additional footprint is approximately four hundred and sixty-eight square feet (468 sq. ft.), compared to the existing footprint which is about one thousand, three hundred and forty-eight square feet (1348 sq. ft.). The addition increases the footprint of the house by approximately thirty-five percent (35%), and the new construction is at the rear of the historic house, in accordance with design guidelines. The addition adds seventeen feet (17') to the depth of the house, which increases the depth of the house by twenty-five percent (25%).

As the proposed addition is neither taller nor wider than the historic house and does not more than double the footprint or depth of the house, staff finds that project is appropriate with regard to height and scale and meets Section IV of the guidelines.

Design, Location & Removability: The proposed addition is located at the rear of the historic house. On the right side, the proposal is for a single-story sunroom with a roof deck that includes a new chimney on the rear wall. This part of the addition extends out seventeen feet (17') from the house. On the left, the addition is two stories and ties into an existing non-contributing addition. The two story addition extends nine feet (9') from the existing house.

The design guidelines require an addition be set in a minimum of one foot (1') per story. The addition is inset one foot (1') from the right corner of the existing house, which is appropriate given that the addition is a single-story on the right. On the left side, the addition is two-story but is flush with the left rear corner of the house, which is part of an existing addition that already has a slight inset. This project meets this requirement for the right side, but not the left. However, staff finds that not incorporating an inset on the left side is appropriate in this case as the addition ties into an existing addition that is not original to the historic house; this portion of the house already steps in slightly, and the depth of the new section is minimal at just eight feet, seven inches (8' 7"). Staff finds that the project is consistent with Section IV of the guidelines.

Setback: The setbacks will be eight feet, six inches (8' 6") on the right side and seven feet (7') on the left side. The rear wall of the addition will be ninety feet (90') from the rear property line. The addition meets all required setbacks. Therefore, staff finds that the project meets Section III.C for setbacks.

Materials: The addition is primarily smooth-faced fiber cement siding. The roof will be asphalt shingles in a color to match the existing roof. Windows will be Marvin Integrity which has been previously approved by the commission. The new chimney is shown to be clad with siding to match the addition; however, as this material does not meet the design guidelines for chimney cladding, staff recommends that either stucco or another masonry product be approved by staff. Materials for the foundation, trim, doors, railing and deck flooring are not known. Staff recommends including a condition that staff approve the final foundation, trim, door, and railing selections prior to purchase and installation. With the condition that staff approve the final selection of the windows, doors, chimney, railings, deck flooring, and trim, staff finds that the project meets Section III.D.

Roof form: The roof form of the addition is pyramidal, with roof pitches of 6/10 and 3/10 that complement the existing historic house. The plan also proposes to incorporate a skylight into the rear addition. This is appropriate as it will not be seen from the front of the house. The project meets Section III.E.

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

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

Utilities: The location of the HVAC and other utilities is not noted on the plans. If utilities are added or relocated, staff recommends that they be located on the rear façade or on a side façade beyond the midpoint of the house. With this condition, staff finds that the project meets Section III.I.

Outbuildings:

See attached “Outbuilding and DADU Worksheet” for complete analysis of how the proposed outbuilding meets the design guidelines.

The proposed outbuilding will include a residential use, and so in addition to meeting the design guidelines for outbuildings, the outbuilding must also meet the standards of Section 17.16.030 of the Zoning Code for a detached accessory dwelling unit. The outbuilding is accessed via the alley and has a footprint of seven hundred and forty-seven square feet (747 sq. ft.). The outbuilding meets all standards and design guidelines for size, height, location, access, and roof form. Also, the DADU meets all setbacks except for the rear for which the applicant has requested a setback determination.

Since the footprint of the DADU exceeds seven hundred (700 sq. ft.), the required rear setback per the Zoning Code is twenty feet (20'). The applicant requests that the rear setback be reduced to ten feet (10'). Staff finds that the proposed rear setback is appropriate as it is consistent with other outbuildings in the immediate area and locating the outbuilding closer to the property line is historically appropriate. Sanborn maps from 1951 show an accessory dwelling unit on this site that is located in the rear yard close the alley. (See Figure 2.)

Staff finds that the proposed outbuilding meets Section III.H of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

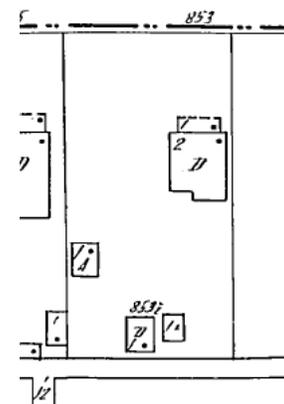


Figure 2: 1951 Sanborn Map

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

1. If utilities are added or relocated, they shall be located on the rear façade or on a side façade beyond the midpoint of the house;
2. Cladding for the new chimney shall be stucco or masonry, to be approved by staff;
3. Paired windows shall have four to six inch (4” – 6”) mullions between them;
4. Four inch (4”) minimum wood corner-boards are required at the face of each exposed corner where siding is proposed;
5. Lap siding shall be smooth-faced, and if siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of five (5) inches; and
6. Staff shall approve the final foundation, trim, door, deck flooring, and railing selections prior to purchase and installation.

With these conditions, Staff finds that the addition and DADU will meet Sections III for new construction and outbuildings and IV for additions of the *Waverly Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and Section 17.16.030 of the Zoning Code.

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

| | YES or N/A | NO |
|--|------------|----|
| If there are stairs, are they enclosed? | Yes | |
| If a corner lot, are the design and materials similar to the principle building? | N/A | |
| If dormers are used, do they cover less than 50% of the roof plane? (Dormer width is measured from side wall to side wall and roof plane is measured from edge to edge.) | 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? | | |
| 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 only

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

| | YES | NO |
|---|-----|----|
| Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.) | | No |
| Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.) | | 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 for Outbuildings or DADUs

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

| | PROPOSED | MINIMUM |
|--|----------|-------------------------------------|
| Space between principle building and DADU/Garage | 51’ | 20’ |
| Rear setback | 10’ | 20’ |
| L side setback** | 5’ | 5’ |
| R side setback** | 10’ | 5’ |
| How is the building accessed? | Alley | From the alley or existing curb cut |

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10’.

Section IV: Massing Planning for Outbuildings or DADUs

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

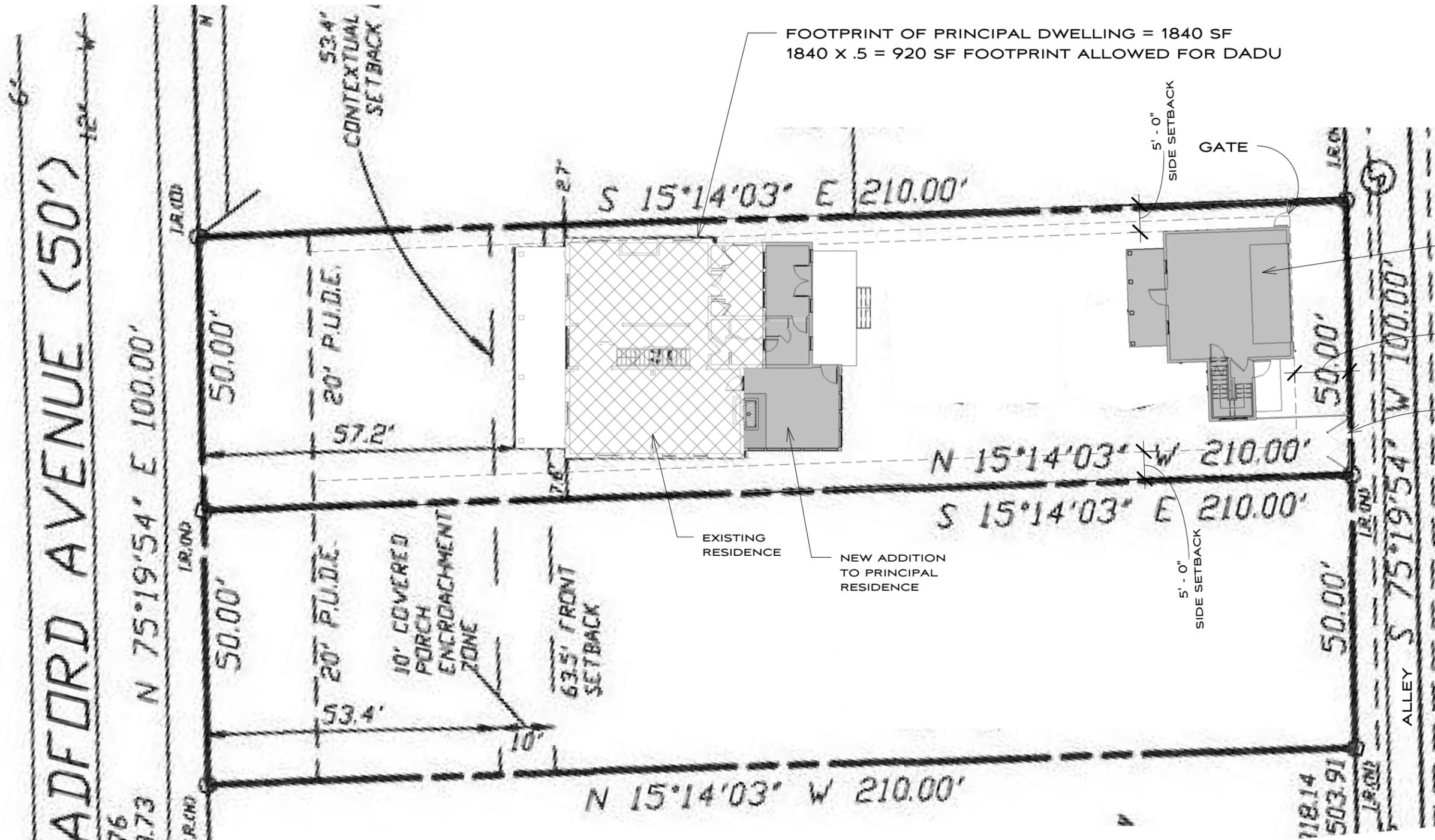
| | Existing conditions (height of historic portion of the home to be measured from finished floor) | Potential maximums (heights to be measured from grade) |
|----------------|---|--|
| Ridge Height | 29’1” | 25’ |
| Eave Height | 21’4” | 1 story 10’ or 2 story 17’ |
| Width of house | 39’ | |

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

| Proposed | Proposed | 50% of first floor area of principle structure | Lot is less than 10,000 square feet | Lot is more than 10,000 square feet |
|------------------------|----------|--|-------------------------------------|-------------------------------------|
| Maximum Square Footage | 747 SF | 920 SF | 750 sq. ft. (including porches) | 1,000 sq. ft. (including porches) |

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

Please see design guidelines for information about materials and detailing.

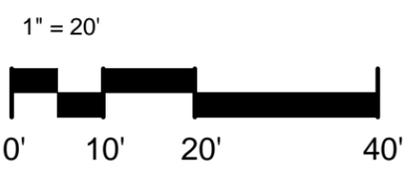


FOOTPRINT OF PRINCIPAL DWELLING = 1840 SF
 1840 X .5 = 920 SF FOOTPRINT ALLOWED FOR DADU

INDEX

- A1 COVER SHEET/SITE PLAN
- A2 PROPOSED PLAN - RESIDENCE
- A3 PROPOSED PLAN - DADU
- A4 ROOF PLANS
- A5 ELEVATIONS
- A6 DADU ELEVATIONS
- A7 REAR VIEW - PROPOSED RESIDENCE ADDITION
- A8 VIEWS - PROPOSED DADU
- A9 PHOTOS
- A10 REAR ELEVATION OF ADDITION EXISTING RESIDENCE

SITE PLAN



| | |
|-----------------------|---------|
| RESIDENCE | |
| MAIN LEVEL - | |
| EXISTING - | 1348 SF |
| NEW ADDITION - | 468 SF |
| | |
| SECOND FLOOR - | |
| EXISTING - | 1352 SF |
| NEW ADDITION - | 196 SF |
| | |
| DADU | |
| FOOTPRINT - | 747 SF |
| LIVING SPACE - | 535 SF |



JAMES RESIDENCE
 853A BRADFORD AVE.
 NASHVILLE, TN 37204
 SITE PLAN
 HISTORIC SUBMITTAL
 4-01-16

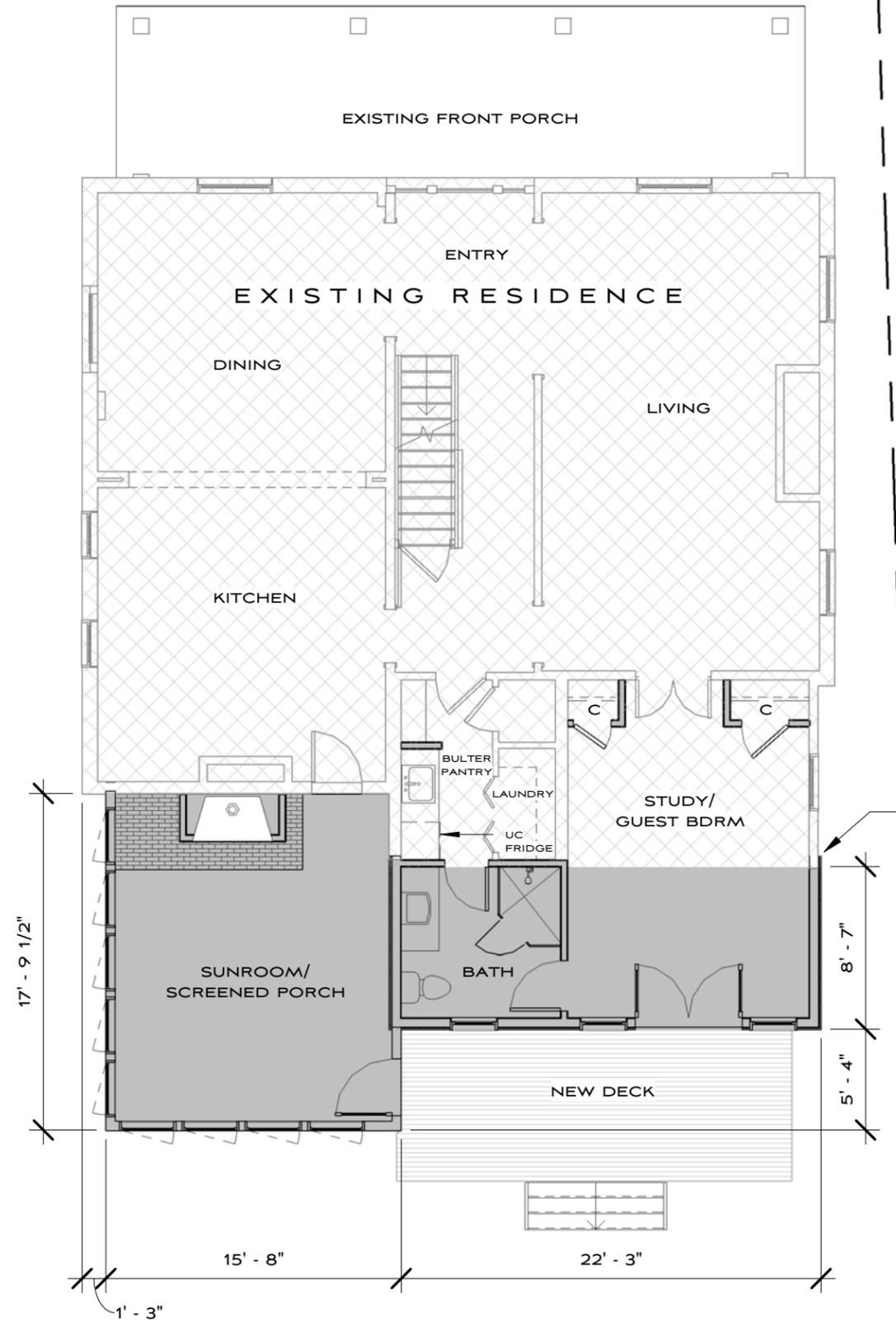
A 1

MANUEL ZEITLIN ARCHITECTS

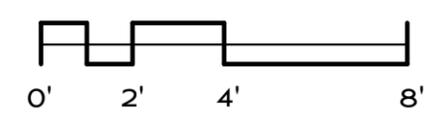


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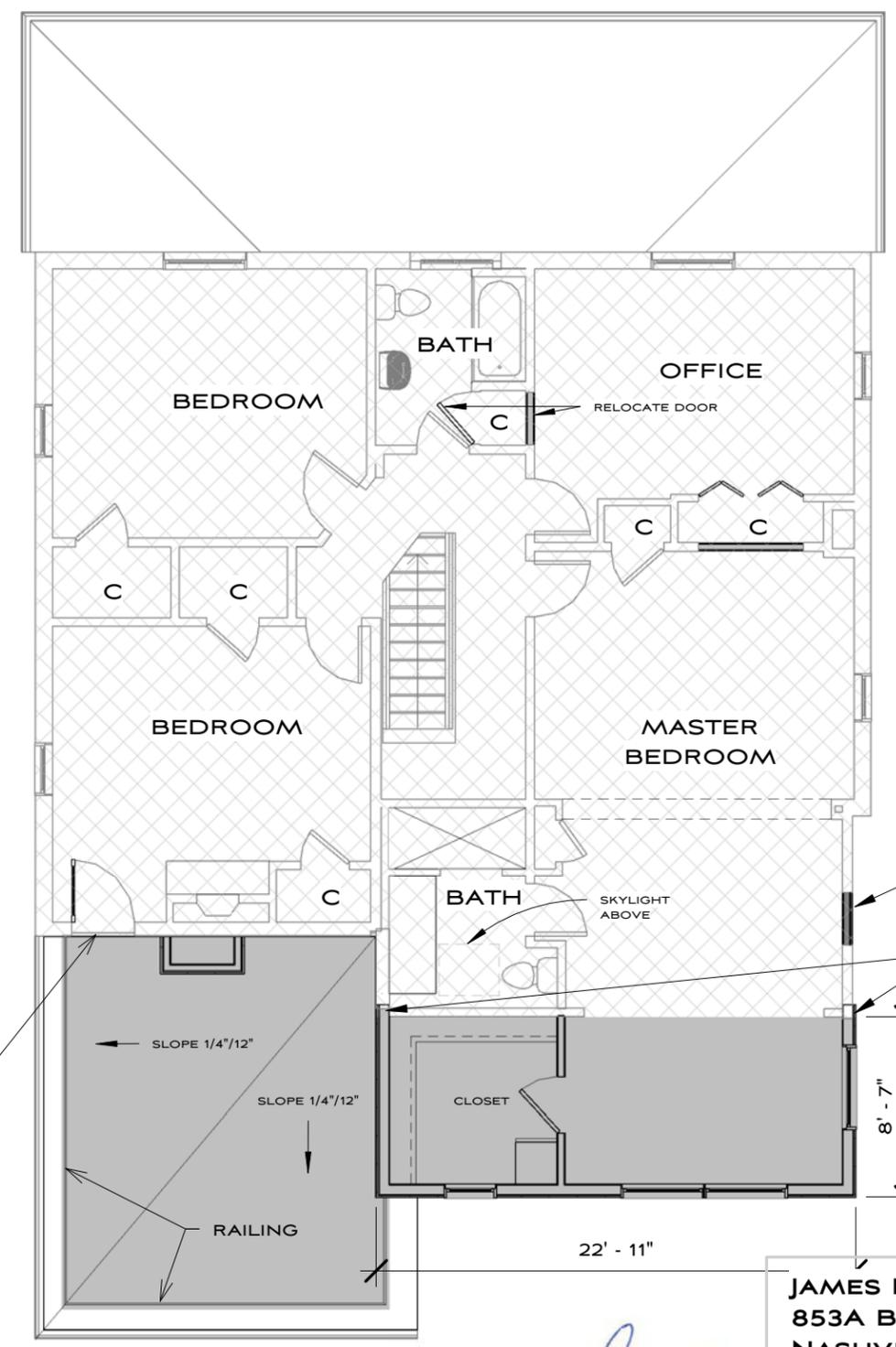


① Level 1 - Proposed Residence Addition
1/8" = 1'-0"

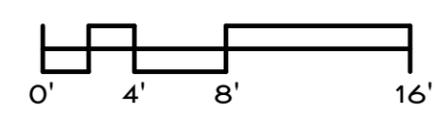


TIE INTO EXISTING HOUSE

NEW ROOF DECK ACCESS DOOR. CUT INTO EXISTING WINDOW OPENING.

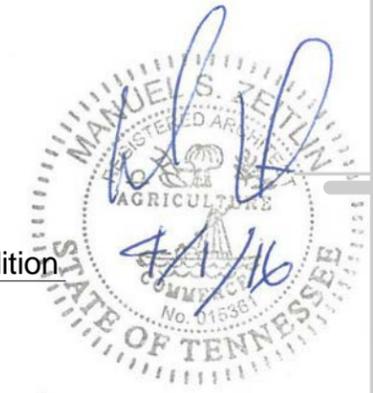


② Level 2 - Proposed Residence Addition
1/8" = 1'-0"



INFILL WINDOW

TIE ADDITION INTO EXISTING HOUSE



JAMES RESIDENCE
853A BRADFORD AVE.
NASHVILLE, TN 37204
PROPOSED PLAN
HISTORIC SUBMITTAL
4-01-16

A 2

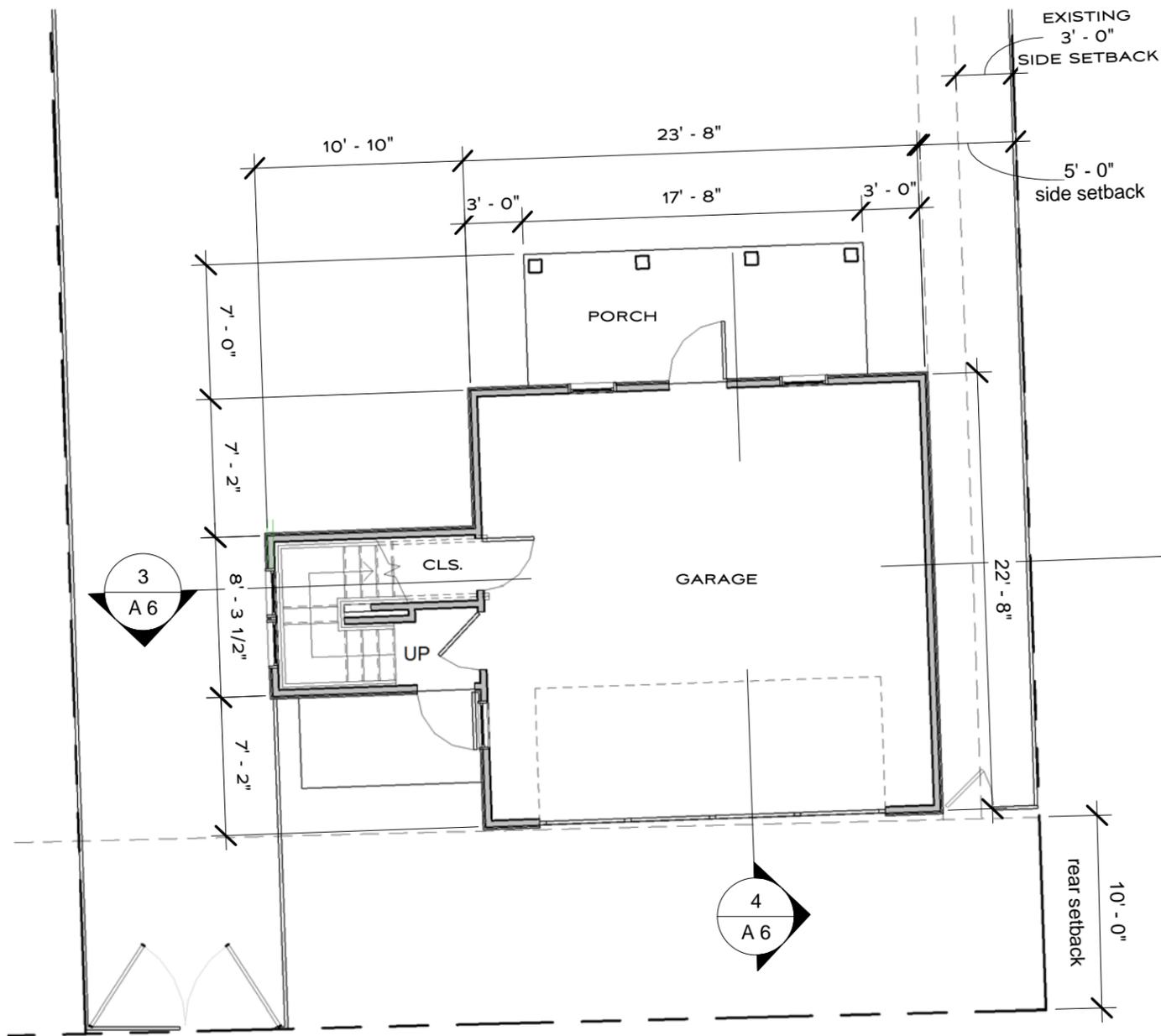
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MANUEL ZEITLIN ARCHITECTS

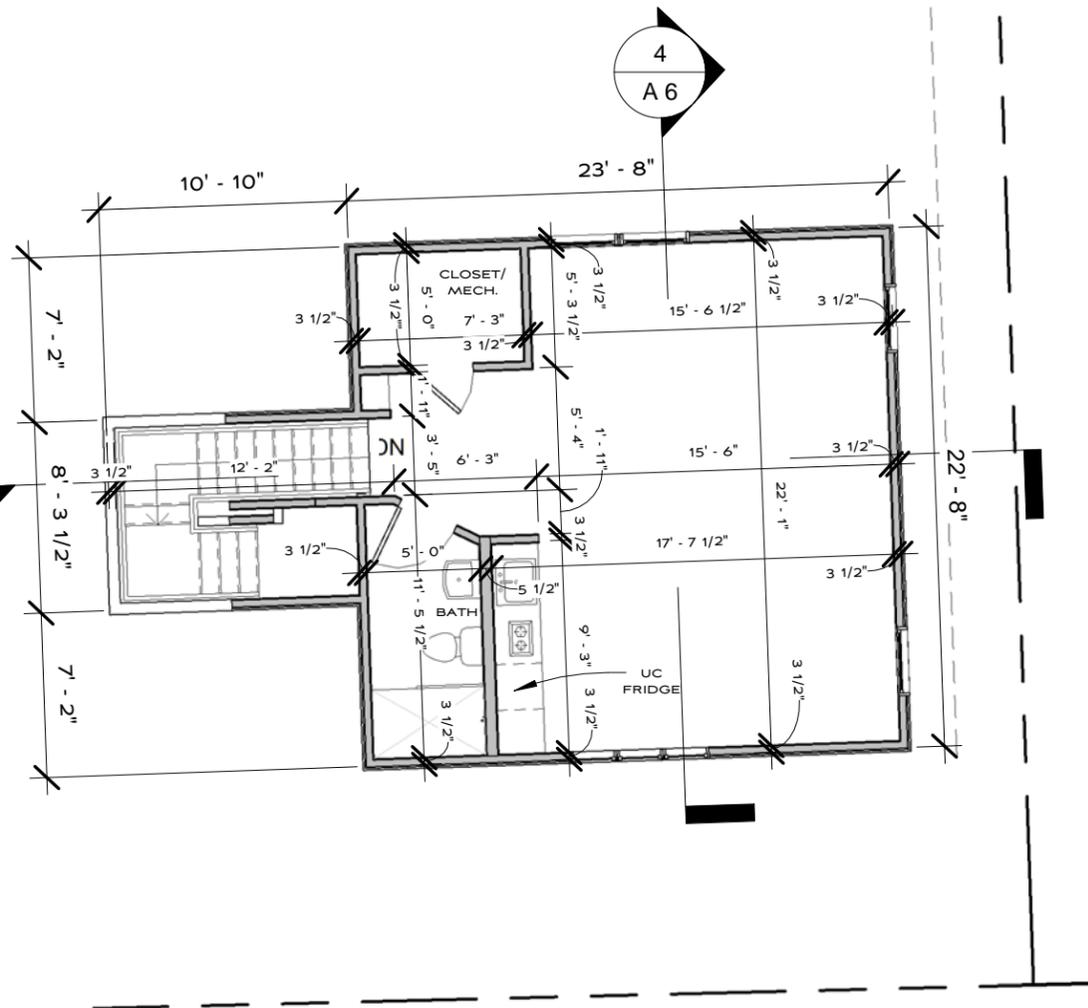
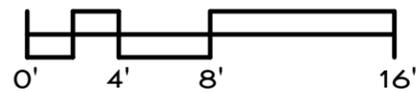


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1 Level 1 - Proposed DADU
1/8" = 1'-0"



2 Level 2 - Proposed DADU
1/8" = 1'-0"



JAMES RESIDENCE
853A BRADFORD AVE.
NASHVILLE, TN 37204

PROPOSED DADU
PLANS
HISTORIC SUBMITTAL
4-01-16

A 3

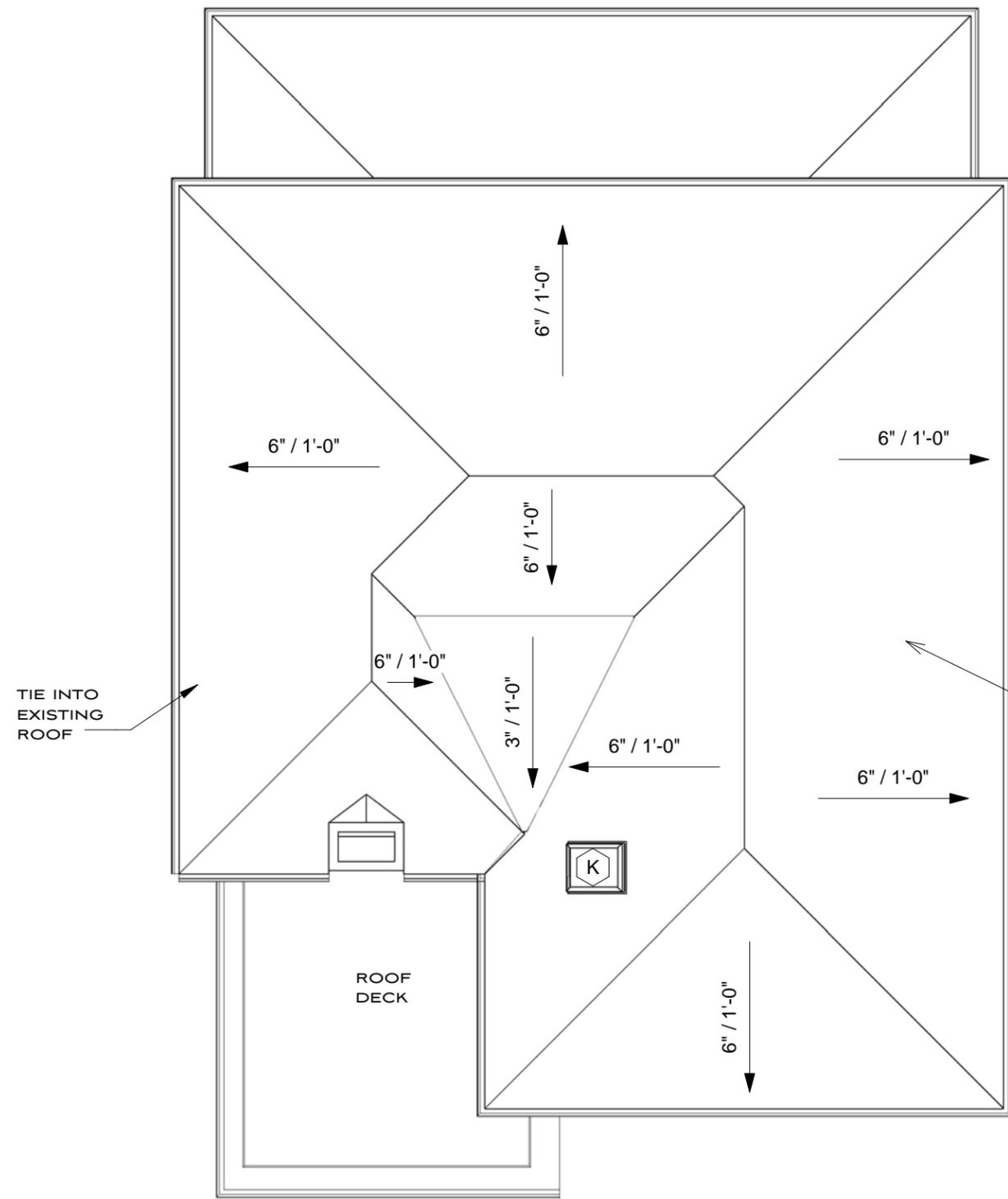
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MANUEL ZEITLIN ARCHITECTS

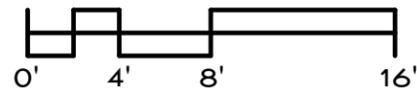


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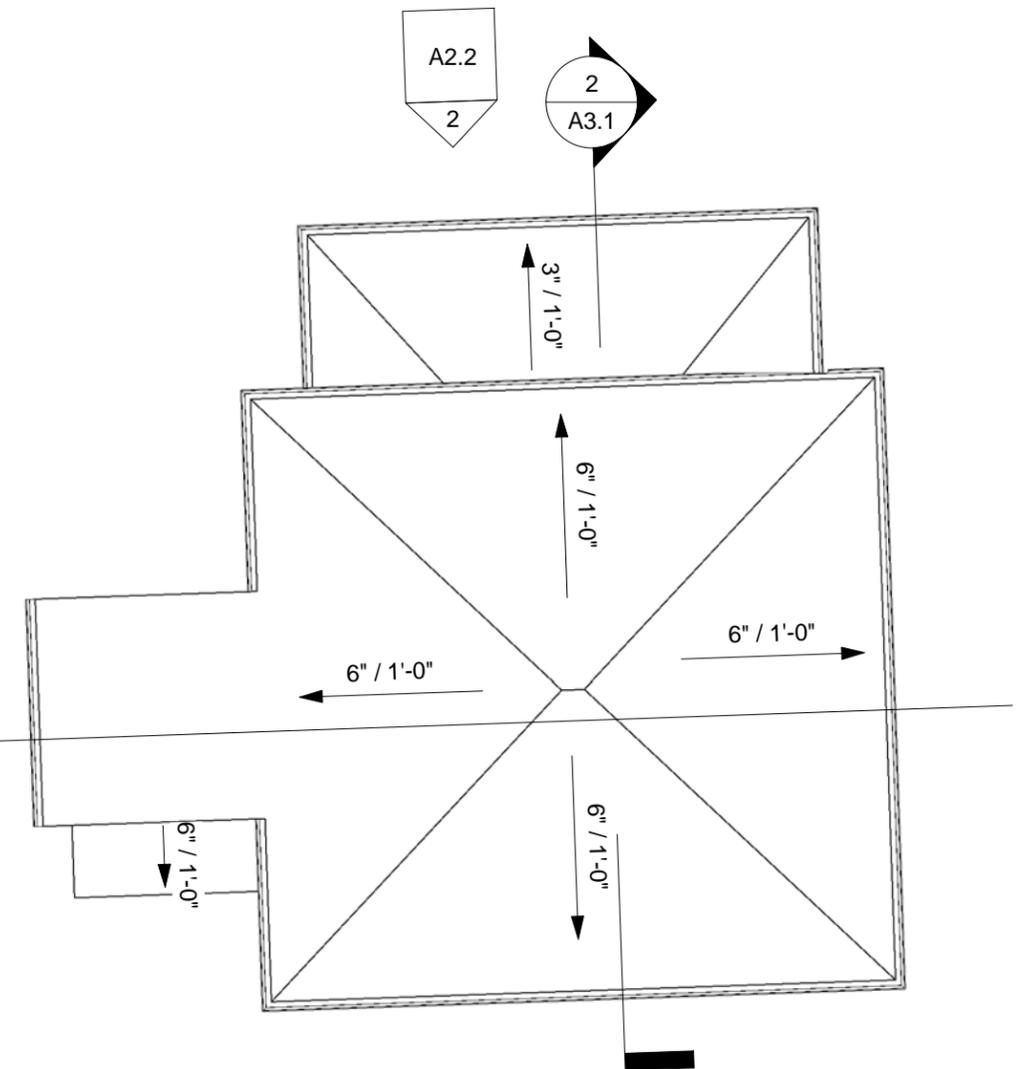
① Roof - Proposed House Addition
1/8" = 1'-0"



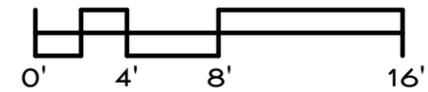
COORDINATE DOWNSPOUT LOCATIONS
AND RAIN BARREL LOCATION WITH OWNER.



TIE INTO
EXISTING
ROOF



② Roof - Proposed DADU
1/8" = 1'-0"



JAMES RESIDENCE
853A BRADFORD AVE.
NASHVILLE, TN 37204

ROOF PLANS

HISTORIC SUBMITTAL

4-01-16

A 4

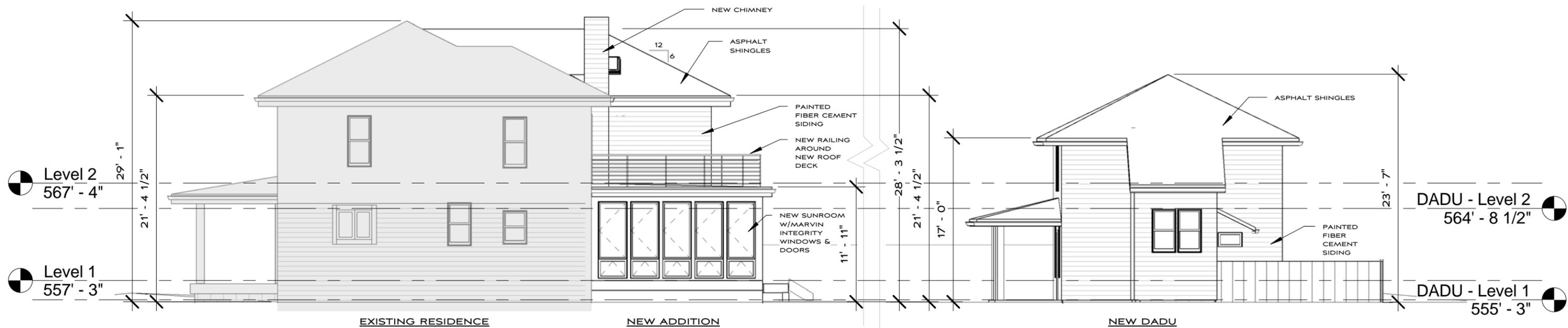
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MANUEL ZEITLIN ARCHITECTS

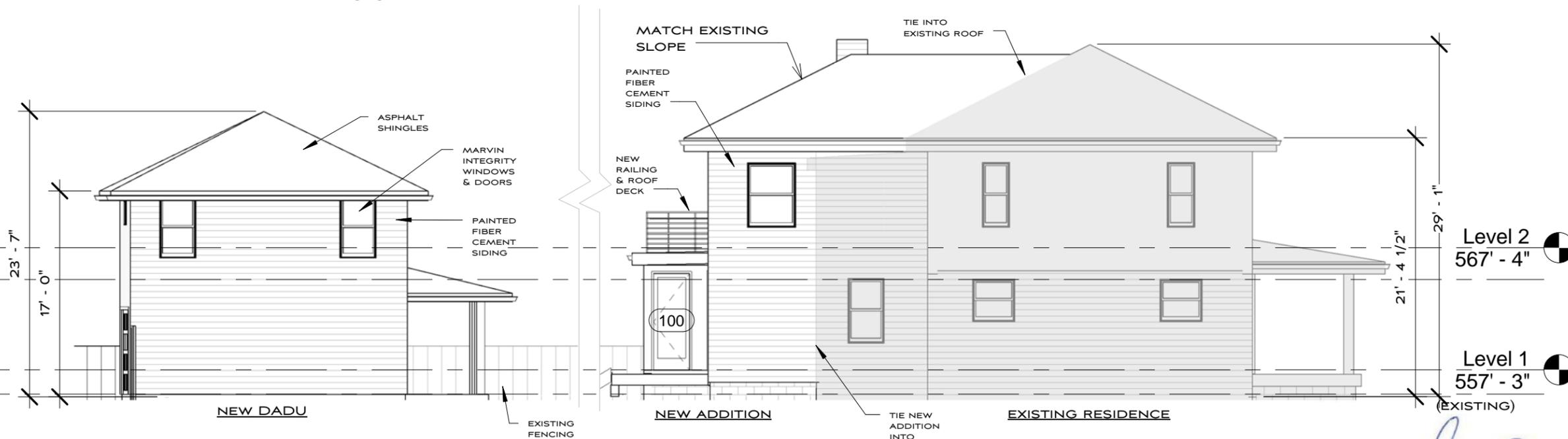


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1 West
1" = 10'-0"



2 East
1" = 10'-0"



JAMES RESIDENCE
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ELEVATIONS
HISTORIC SUBMITTAL
4-01-16

A 5

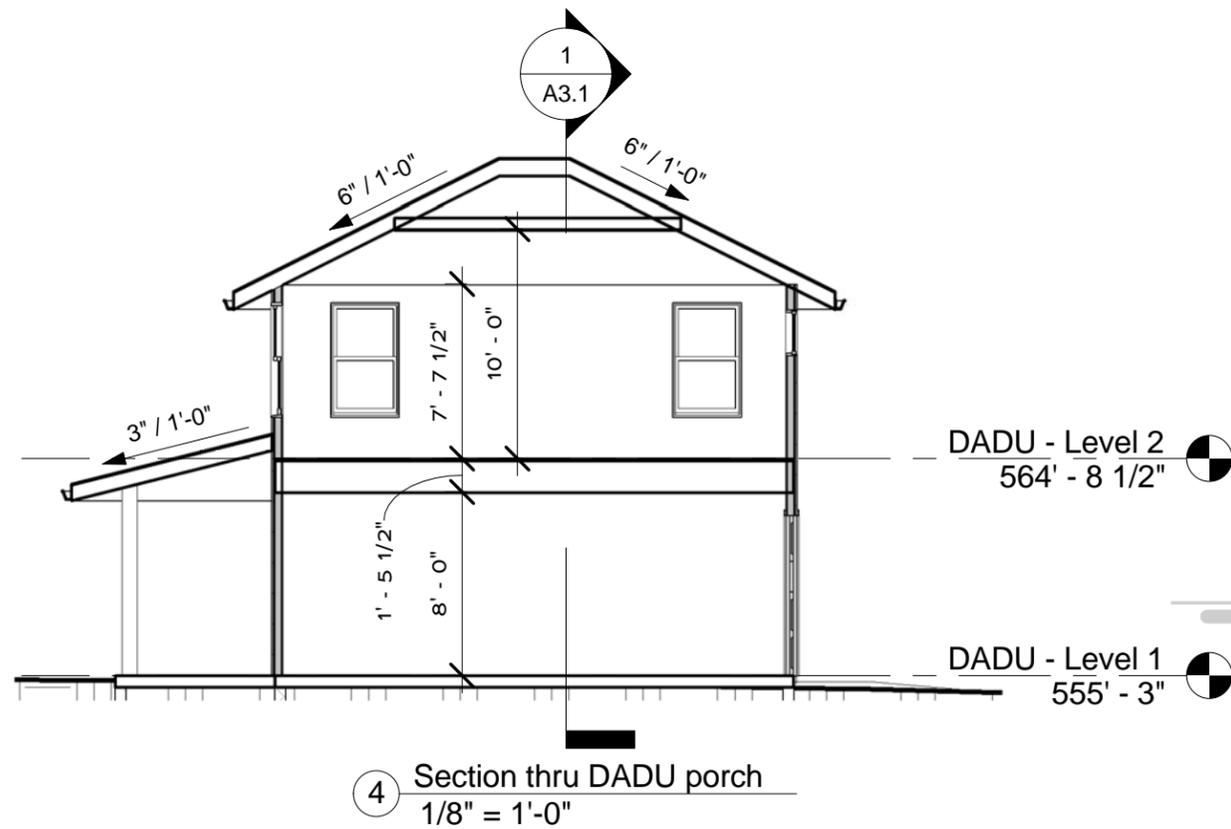
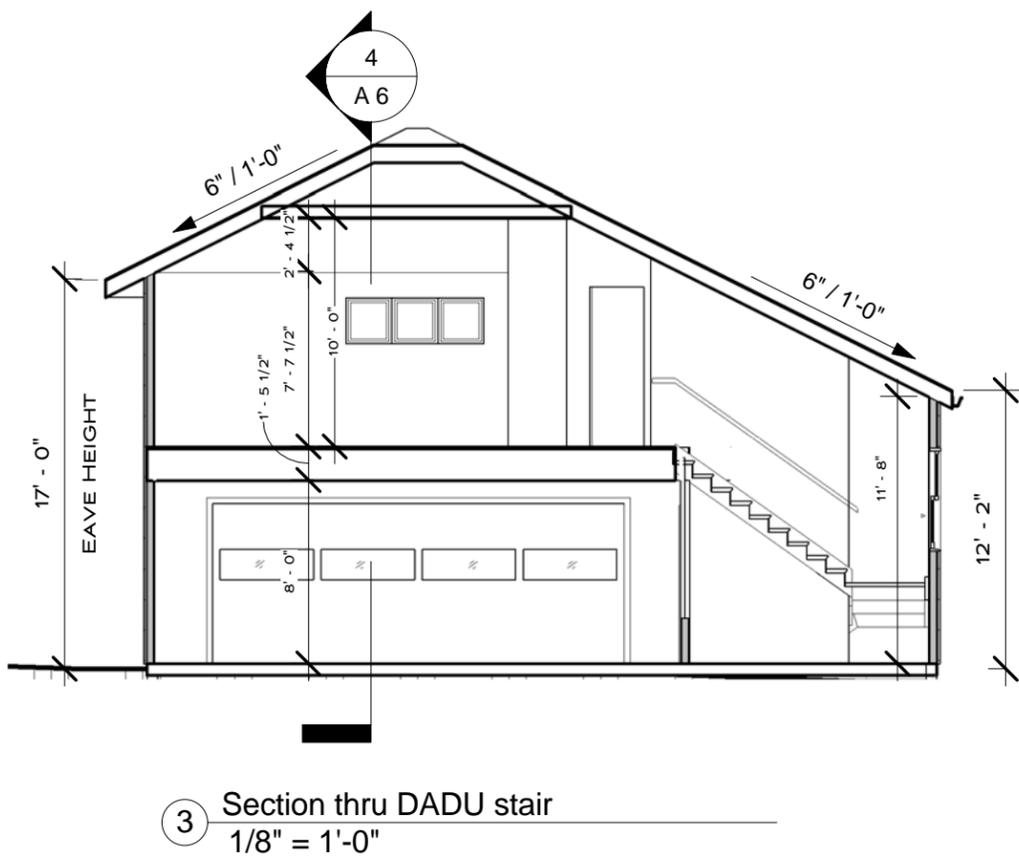
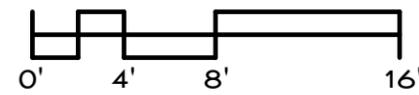
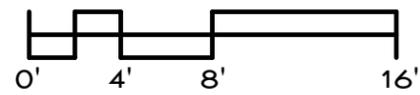
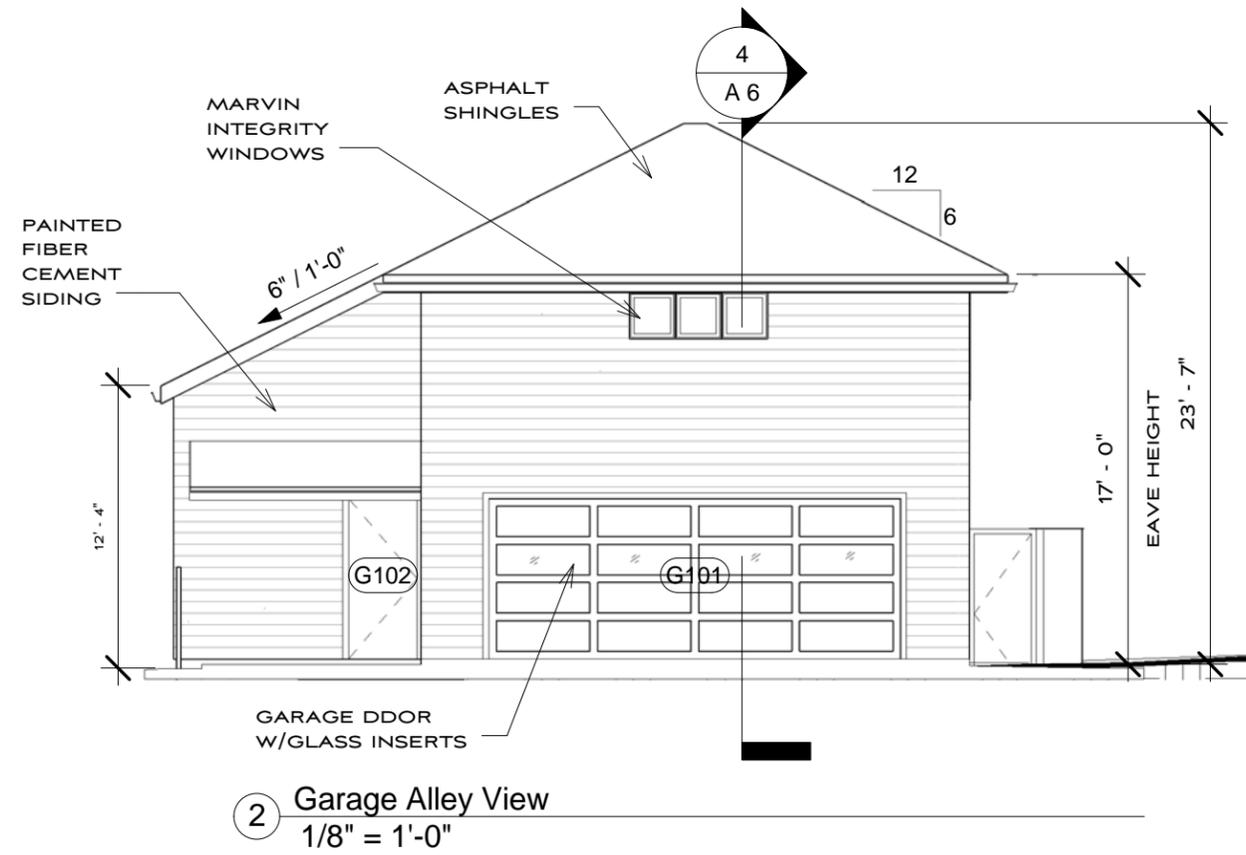
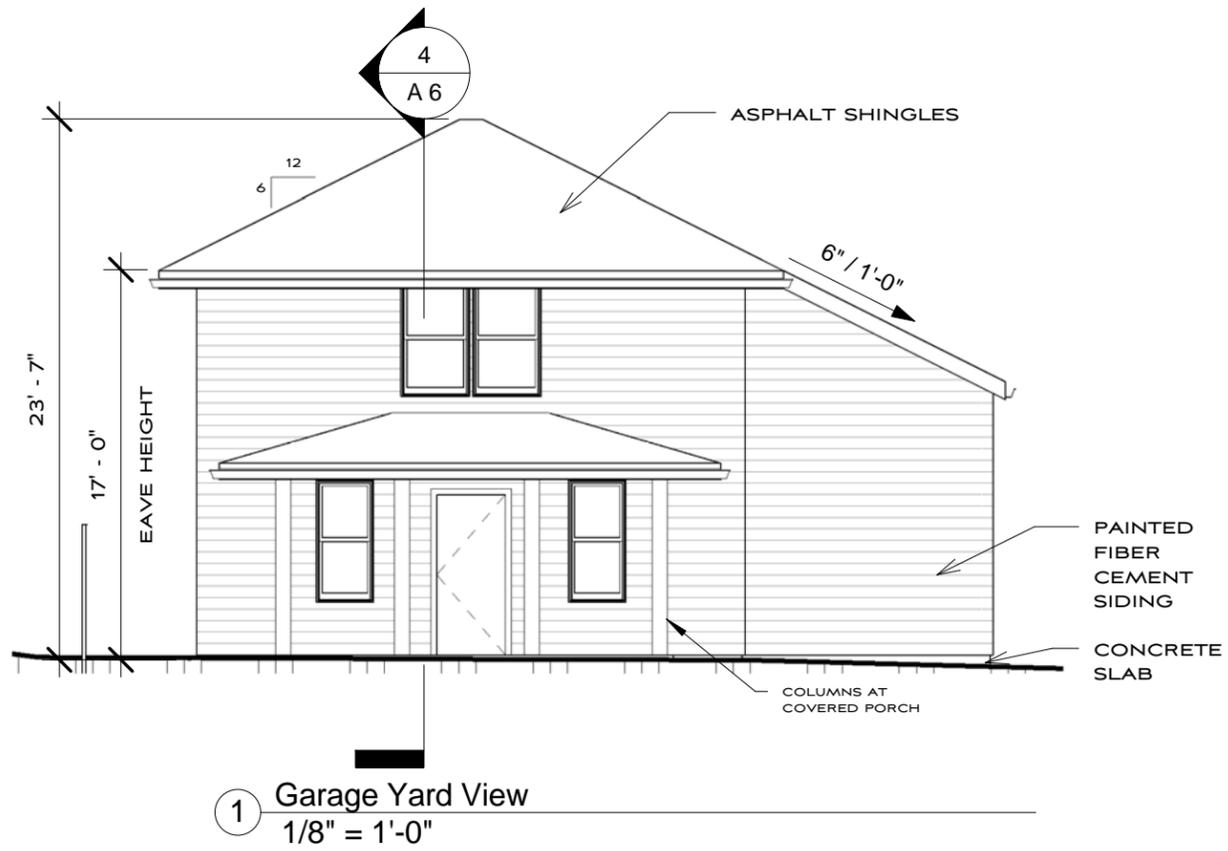
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JAMES RESIDENCE
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NASHVILLE, TN 37204
 DADU ELEVATIONS
 HISTORIC SUBMITTAL
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A 6

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1 View From Rear - Option 1



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NASHVILLE , TN 37204

REAR VIEW OF
PROPOSED HOUSE
HISTORIC SUBMITTAL

4-01-16

A 7

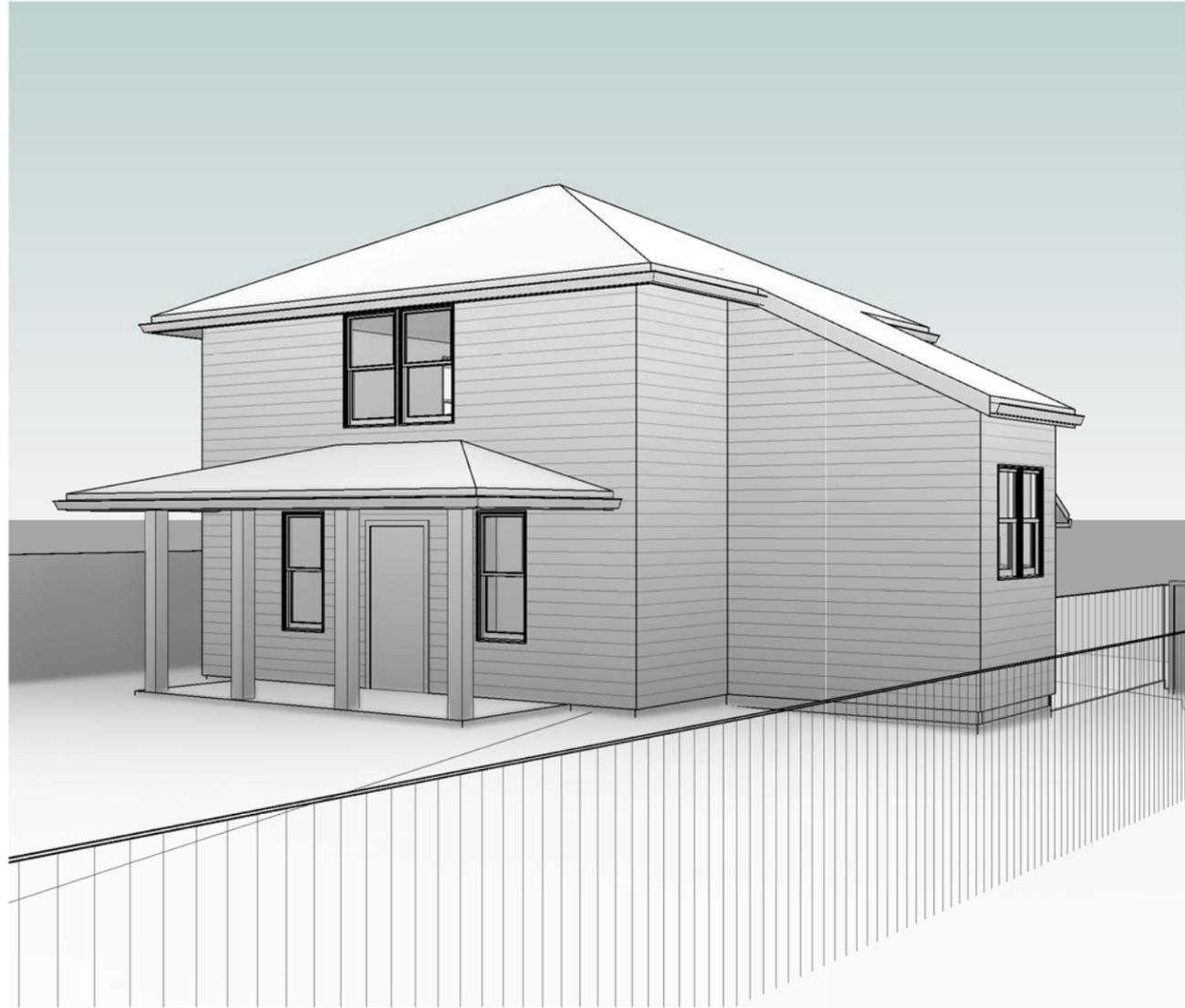
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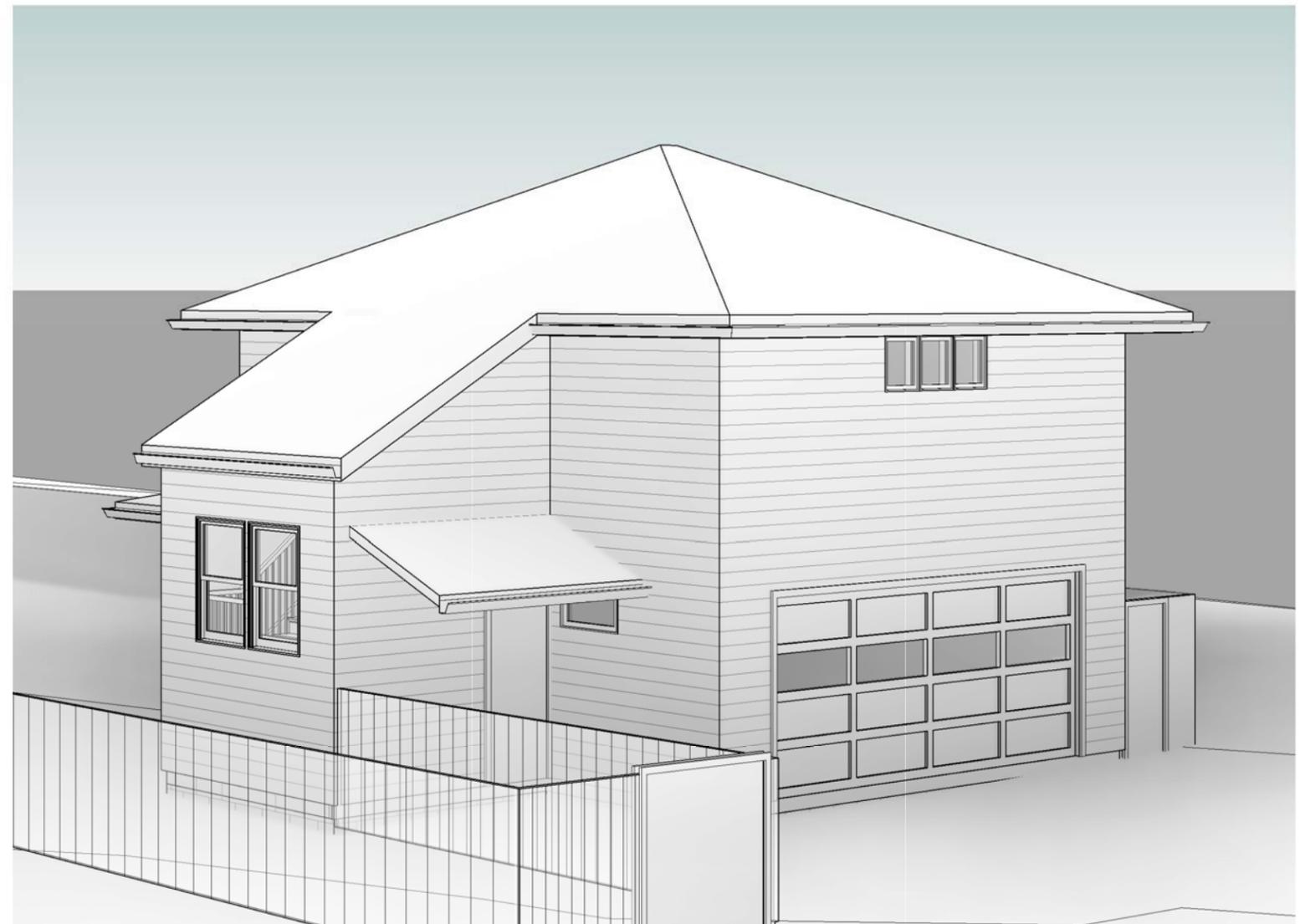


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① DADU View from Residence



② DADU View From Alley



JAMES RESIDENCE
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NASHVILLE , TN 37204
 DADU VIEWS
 HISTORIC SUBMITTAL
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A 8

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FRONT OF EXISTING RESIDENCE FROM STREET



SIDE VIEW OF EXISTING RESIDENCE FROM WEST



VIEW TO BACK LOT/ALLEY FROM EXISTING RESIDENCE



VIEW FROM BACK LOT/ALLEY TO EXISTING RESIDENCE



JAMES RESIDENCE
853A BRADFORD AVE.
NASHVILLE , TN 37204

PHOTOS
 HISTORIC SUBMITTAL
 4-01-16

A 9

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MANUEL ZEITLIN ARCHITECTS



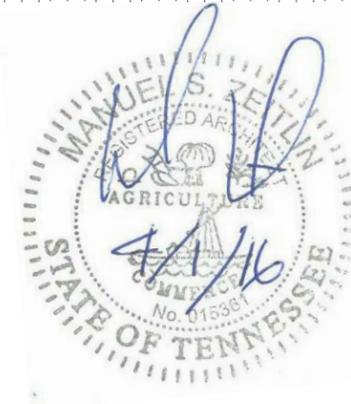
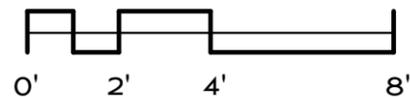
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1 Rear Elevation of Residence Addition

1/4" = 1'-0"



JAMES RESIDENCE
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REAR ELEVATION
 RESIDENCE
 HISTORIC SUBMITTAL

4-01-16

A 10

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