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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION

215 Mayfair Avenue

October 18, 2017

Application: New construction—addition; Partial demolition
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312017300
Applicant: Michael Marchetti
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition and an outbuilding. The project involves alteration of window openings on the side facades, which is considered partial demolition.

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

1. The window openings on the historic stone house remain unaltered;
2. The addition be inset one foot (1') from each the back corners of the house;
3. Staff approve a stone sample;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. Staff approve the roof color, dimensions and texture;
6. Staff approve the material of the side entry stair;
7. Staff approve the floor and stair material of the rear porch;
8. Staff approve the driveway material; and
9. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

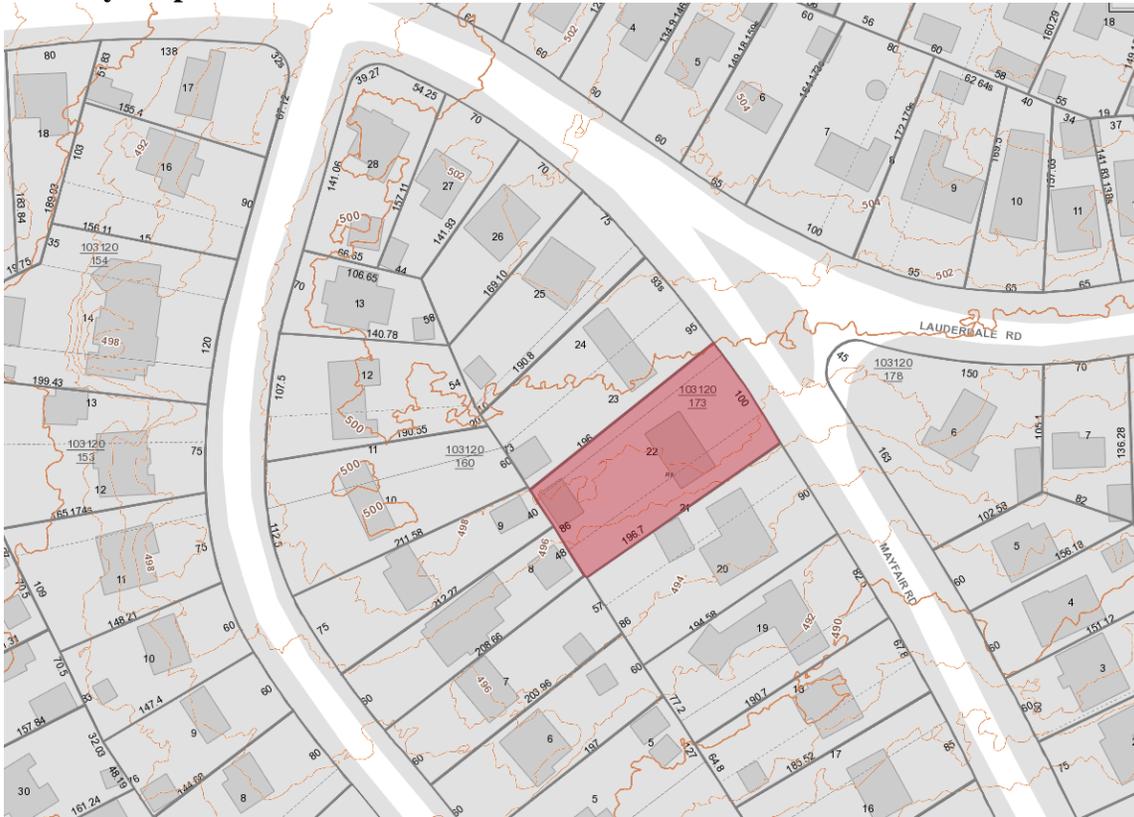
With these conditions, staff finds that the project meets Sections II.B. and III.B. of the design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

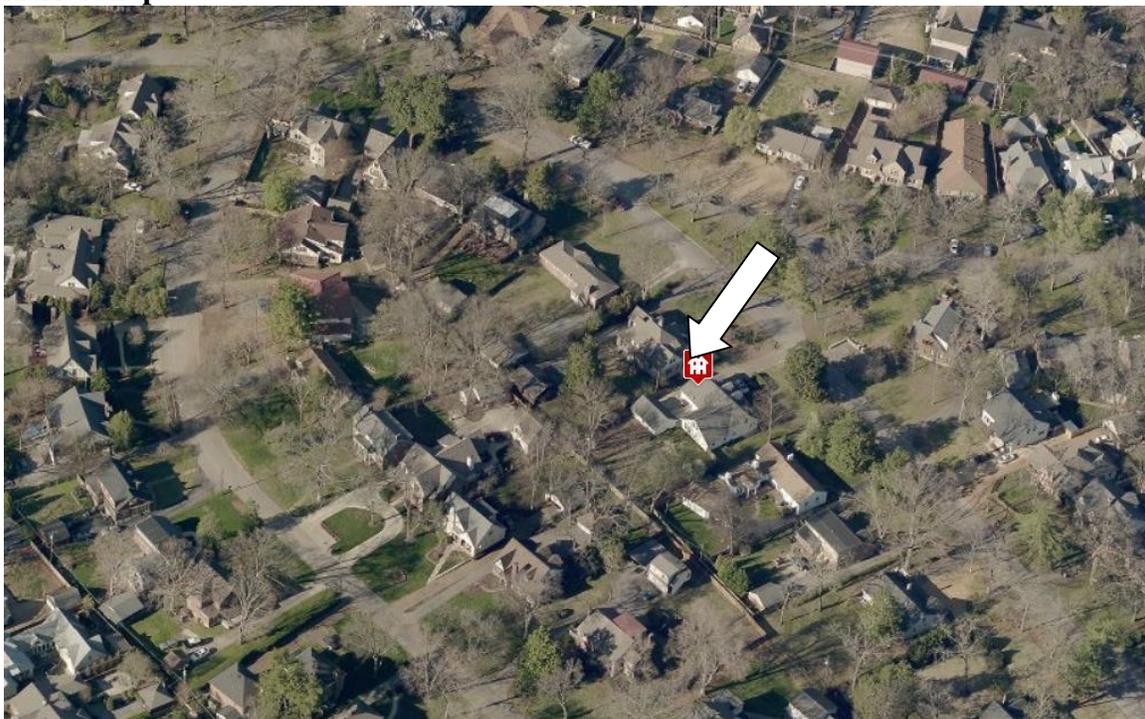
Attachments

- A: Site Plan
- B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

B. 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:

- 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.*
- There is not enough square footage to legally subdivide the lot but there is enough frontage*

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

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

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

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

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

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

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

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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.

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.

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. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

· 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.

Attached garages may be appropriate when:

· The garage doors face the rear of the lot; or

· The garage doors face the side of the lot and are setback a minimum of 10' from the existing sidewall of the building; and

· The garage does not result in an inappropriately massed addition.

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 configuration 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.

j. Public Spaces

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

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

2. ADDITIONS

- a. *Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Cherokee Park. 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.

In order to assure that an addition has achieved proper scale, the addition should:

- No matter their use, 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.*
 - Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*
 - An extreme grade change*
 - Atypical lot parcel shape or size*
- In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.*

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*

- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

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. 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.

g. 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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 215 Mayfair Avenue is a c. 1932 stone Tudor Revival house that contributes to the architectural character of the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1). In October 2017, MHZC staff issued an administrative permit for the demolition of an existing outbuilding at the rear of the lot (Figure 2).



Figure 1. 215 Mayfair Avenue.



Figure 2. MHZC staff issued an administrative permit for the demolition of this carport at the rear of the lot.

Analysis and Findings: Application is to construct a rear addition and an outbuilding. The project involves alteration of window openings on the side facades, which is considered partial demolition.

Demolition: The applicant is seeking to alter the window openings on both of the side facades; alterations to window openings are considered to be partial demolition.

On the right façade, the applicant is seeking to remove both window openings and to create a new window opening (Figures 3, 4, 5).



Figures 3 & 4 show the existing windows that are to be removed on the right elevation.

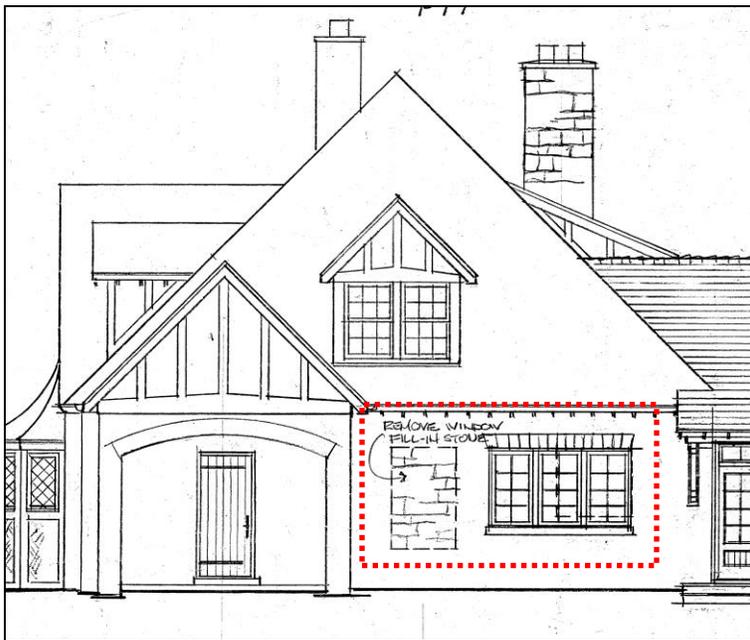
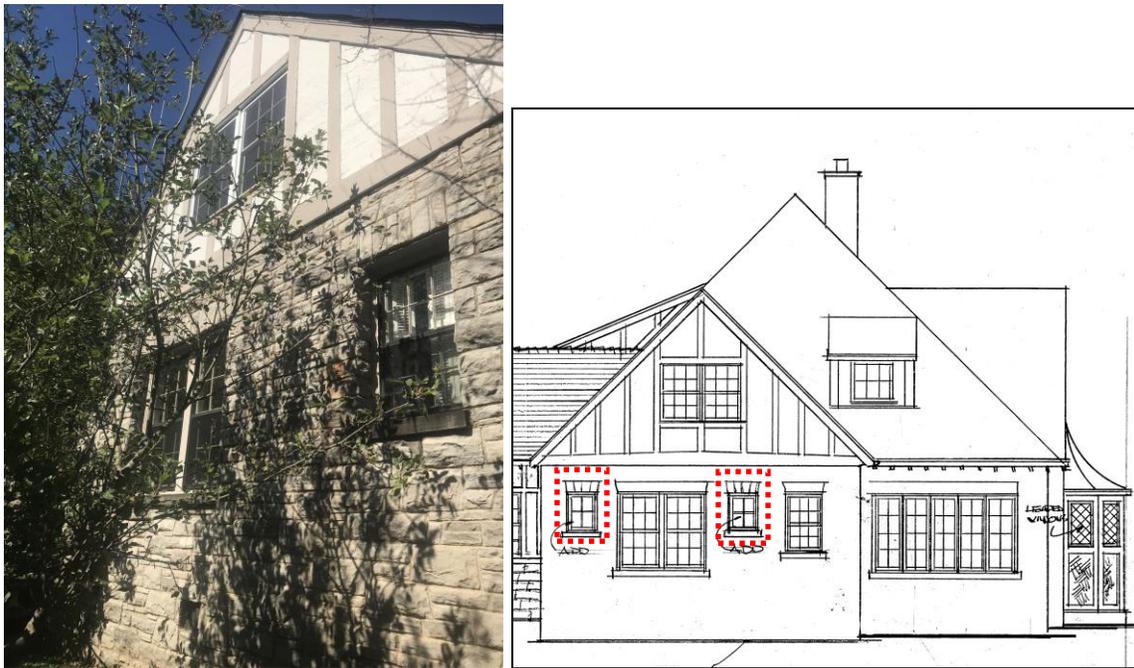


Figure 5 shows the new, proposed window opening on the right elevation.

On the left elevation, one of the existing windows will remain, but the applicant is proposing to insert two new window openings in between the existing window openings (Figures 6 & 7).



Figures 6 (left) shows the existing conditions, and Figure 7 (right) shows the proposed new window openings.

Staff is not supportive of altering the window openings on the side facades as they are character defining features of the building. Cutting the existing stone for new openings and patching the stone to remove existing openings will have a detrimental affect on the historic character of the house. It is difficult to cut stone without creating a scar, and it is also hard to find appropriate stone to fill in the existing window opening. Although the windows are not highly visible, the fact that the house is stone ensures that the alteration of the window openings will negatively affect the house's historic character.

Staff finds that the alteration of the window openings does not meet Section III.B.2 for appropriate demolition. Staff therefore recommends that the windows on the side façade remain as they are and not be altered.

Height & Scale: The addition will be one story and significantly shorter in height than the historic house. Its eave height will match that of the historic house. Its ridge height will be twenty feet (20'), which is about ten feet (10') shorter than that of the historic house. The addition will not extend any wider than the historic house. At the back of the house, the addition is inset six inches (6'') from the back corner. Typically, MHZC requires that a one-story addition be inset one foot (1') from the back corner of the house. However, MHZC has permitted one-story additions to be inset just six inches (6'') when there is a change in material and when the addition's depth is shallow. In this case, there

is a change in materials, as the house is stone, and the new addition will be stucco board-and-batten; however, the addition's depth is large. On the right side, its total depth is nearly fifty feet (50'), and is deeper than the historic house (Figure 8). On the left side, its depth is over thirty-three feet (33'). Because of the size of the addition's footprint, staff recommends that the addition be inset a minimum of one foot (1') from each of the back corners of the house.

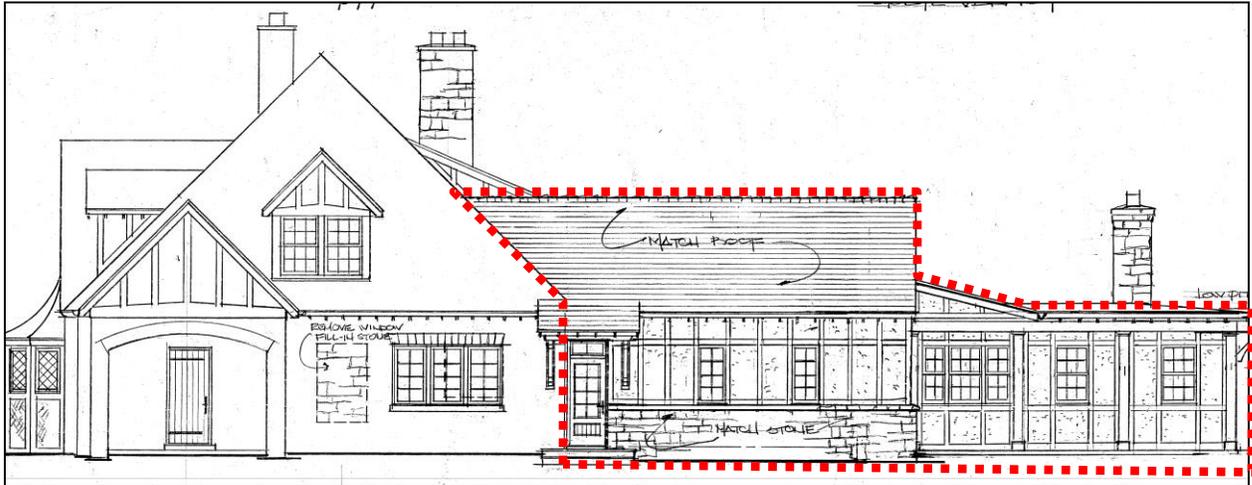


Figure 8. The addition's right elevation shows its depth relative to the historic house. Because of the addition's depth, staff recommends that it be inset 1' from the back corners of the historic house.

The addition is large in footprint, and approximately doubles the footprint of the house. Because the addition is one story and significantly shorter in height, staff finds that the addition's footprint is appropriate, if it is inset one foot (1') from both of the back corners.

With the condition that the addition be inset one foot (1') on both sides, staff finds that the project meet Section II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines, although staff recommends that the addition be inset a full one foot (1') from the back corners of the historic house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. With the condition that the addition be inset one foot (1') from the back corners of the house, staff finds that the project meets Sections II.B.2.a. and II.B.2.e. of the design guidelines.

Design: The addition's change in materials, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. With the condition that the addition be inset a full one foot (1') from the back corners of the house, staff finds that the project meets Sections II.B.2.a. and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be twelve feet (12') from the left property line, over twenty feet (20') from the right property line, and over sixty feet (60') from the rear property line. Staff finds that the setbacks and rhythm of spacing meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: *Delete rows that do not apply and add rows as needed*

| | Proposed | Color/Texture/ Make/Manufacturer | Approved Previously or Typical of Neighborhood | Requires Additional Review |
|-----------------------------------|--|---|---|---|
| Foundation | Stone | Unknown | Yes | Yes |
| Cladding | Stucco or Cement Fiberboard Panel Board and Batten | Typical | Yes | No |
| Roofing | Architectural Shingles | Unknown | Yes | Yes |
| Trim | Cement Fiberboard | Smooth faced | Yes | No |
| Side Entry Steps | Not indicated | Unknown | Unknown | Yes |
| Rear Porch floor/steps | Not indicated | Unknown | Unknown | Yes |
| Rear Porch Posts | Wood | Typical | Yes | No |
| Windows | Not indicated | Unknown | Unknown | Yes |
| Side/rear doors | Not indicated | Unknown | Unknown | Yes |
| Chimney | Stone | Unknown | Yes | Yes |
| Driveway | Not indicated | Unknown | Unknown | Yes |

Staff finds that the known materials are appropriate. Staff recommends approval of a stone sample, the roof shingle color, the material of the side entry steps, the material of the rear porch floor and steps, the driveway material, and all windows and doors prior to purchase and installation. With staff final approval of all material choices, staff finds that the project meets Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The addition has a gabled roof form with a pitch of 10/12. This pitch matches the historic house's pitch. Staff finds that the proposed roof form meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The changes to the historic house's window openings are discussed under "Partial Demolition." The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic

proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was 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 applicant is proposing an outbuilding that will not be used as a Detached Accessory Dwelling Unit (DADU).

Roof Shape:

| Proposed Element | Proposed Form | Typical of district? |
|--------------------|---------------|----------------------|
| Primary form | Hipped | Yes |
| Primary roof slope | 11/12 | Yes |

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.i.1 of the design guidelines.

Design Standards: The accessory structure utilizes similar roof forms, materials, and design features as the historic house. The building is connected to the back of the addition with a covered walkway that is six feet (6’) wide. MHZC has approved similar covered walkways in the past. Staff finds that the proposed design meets section II.B.i.1 of the design guidelines.

Materials:

| | Proposed | Color/Texture | Approved Previously or Typical of Neighborhood |
|--|-----------------|----------------------|--|
| Foundation | Stone | Unknown | Yes |
| Stucco or Cement Fiberboard Panel Board and Batten | Typical | Yes | Yes |
| Roofing | Asphalt shingle | Unknown | Yes |
| Trim | Cement fiber | smooth | Yes |
| Connector Posts | Wood | Typical | Yes |
| Driveway | Concrete | Typical | Yes |
| Windows | Not indicated | Needs final approval | Yes |
| Pedestrian Door | Not indicated | Needs final approval | Yes |
| Vehicular Door | Not indicated | Needs final approval | Yes |

With the staff's final approval of a stone sample, windows and doors, and the roof color, staff finds that the known materials meet Section II.B.i.1. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The project meets section II.B.1.h. of the design guidelines.

General requirements for Outbuildings:

| | 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? | Yes | |
| 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? | Yes | |
| Is the building located towards the rear of the lot? | Yes | |

Site Planning & Setbacks:

| Outbuilding description: | Minimum Rear/Alley Setback | Minimum Side Setback for interior lot lines | Distance Between Principal Building and Outbuilding |
|---|-------------------------------------|---|---|
| Footprint more than 700 sq. ft., Garage doors do not face alley, interior lot | Min 3' Required 6' Proposed. | Min 5' Required 32' Right; 21' Left Proposed. | Min 20' Required 25' Proposed. |

| | PROPOSED |
|---|-------------------|
| How is the building accessed? | Existing curb cut |
| If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door? | yes |

Massing Planning:

| | Potential maximums (heights to be measured from grade) | Existing conditions (height of historic portion of the home to be measured from finished floor) | Proposed |
|--------------|--|---|----------|
| Ridge Height | 25' | 30' | 23' |
| Eave Height | 1 story 10' | 11' | 10' |

The proposed is a one-and-half story building on a lot more than 10,000 square feet.

| Proposed | 50% of first floor area of principle structure | Lot is more than 10,000 square feet | Proposed |
|------------------------|--|-------------------------------------|-------------|
| Maximum Square Footage | 2,028 sq. ft. | 1,000 sq. ft. (including porches) | 809 Sq. ft. |

Staff finds the proposed outbuilding to meet Section II.B.h.1 of the design guidelines.

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

1. The window openings on the historic stone house remain unaltered;
2. The addition be inset one foot (1') from each the back corners of the house;
3. Staff approve a stone sample;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. Staff approve the roof color, dimensions and texture;
6. Staff approve the material of the side entry stair;
7. Staff approve the floor and stair material of the rear porch;
8. Staff approve the driveway material; and
9. 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. of the design guidelines.

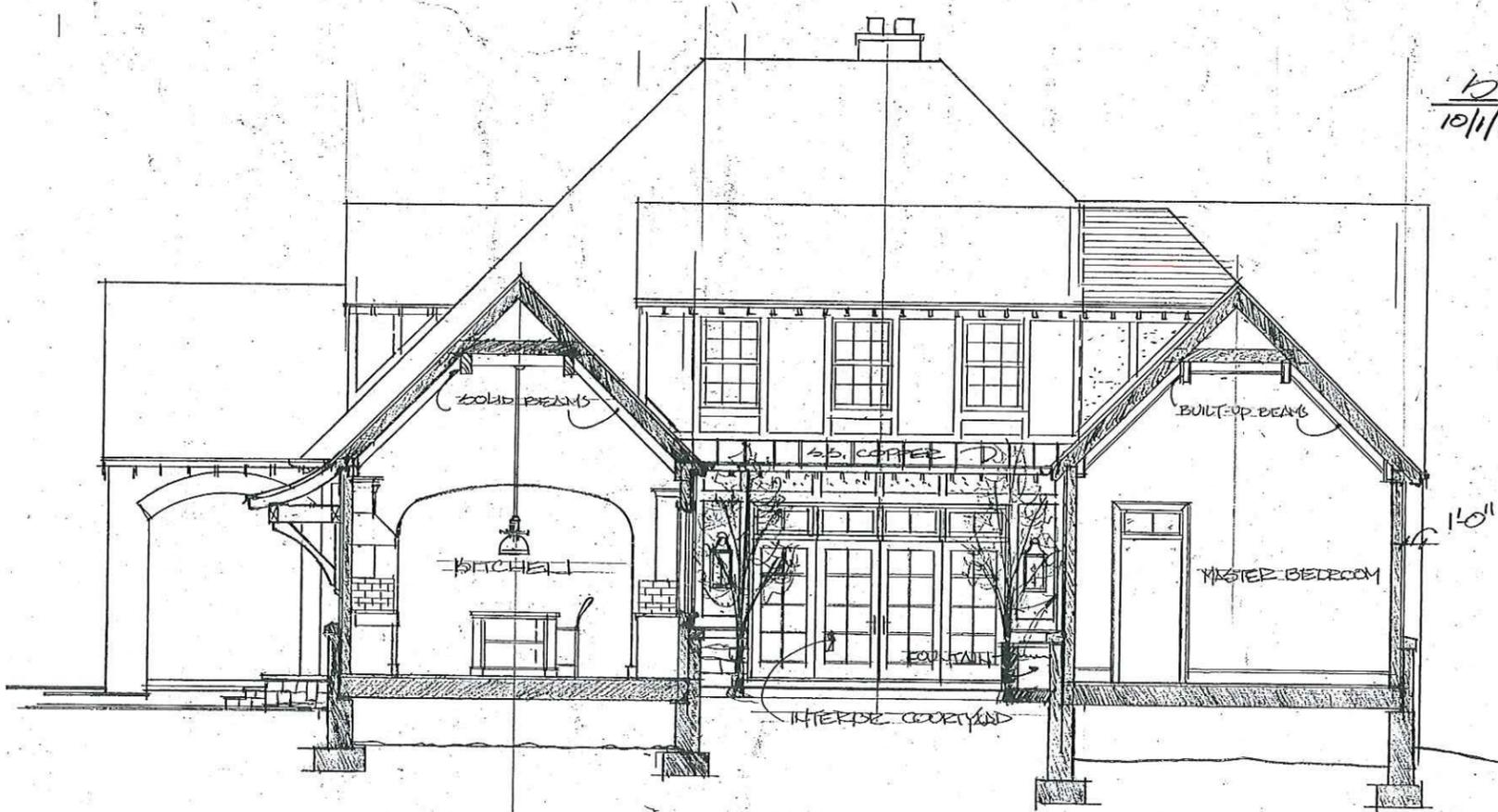
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



PROPOSED REAR ELEVATION
 9/29/17
 GOETZ-VARNHEY SC 1/4"

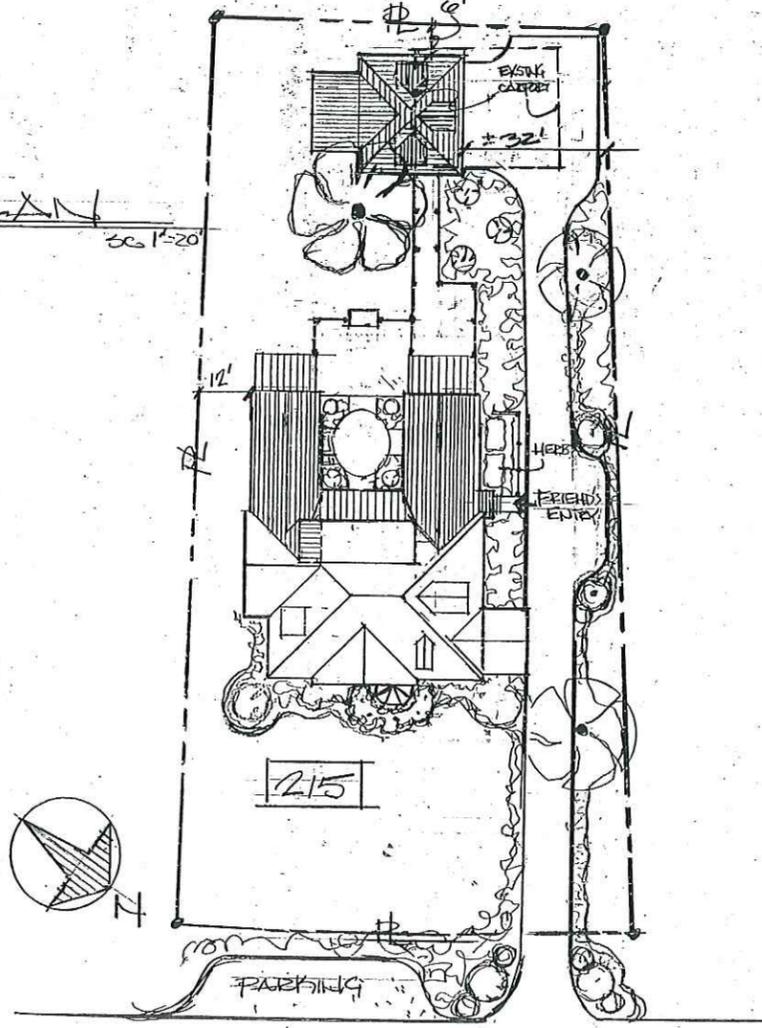


GARAGE/OFFICE ELEVATION
 22'-6"
 10'-0"
 2'-0"
 50 1/4"



PROPOSED SECTION A-A
 9/29/17
 GOETZ-VARNHEY SC 1/4"

LOT PLAN
 10/11/17
 50 1'-20"



MAYFAIR RD.

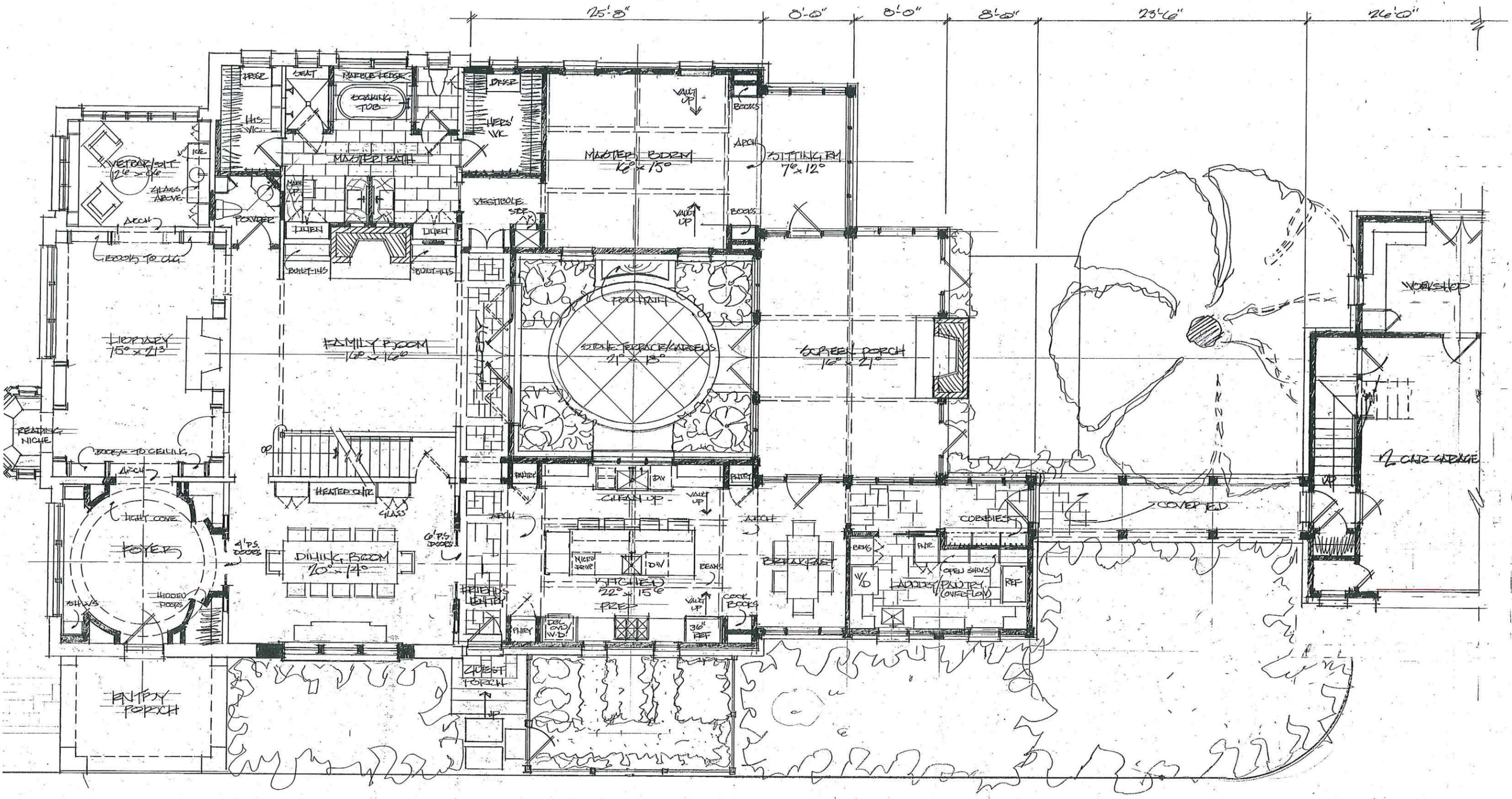
112 30th Ave. North
 Nashville, TN 37203
 615 • 327 • 9168



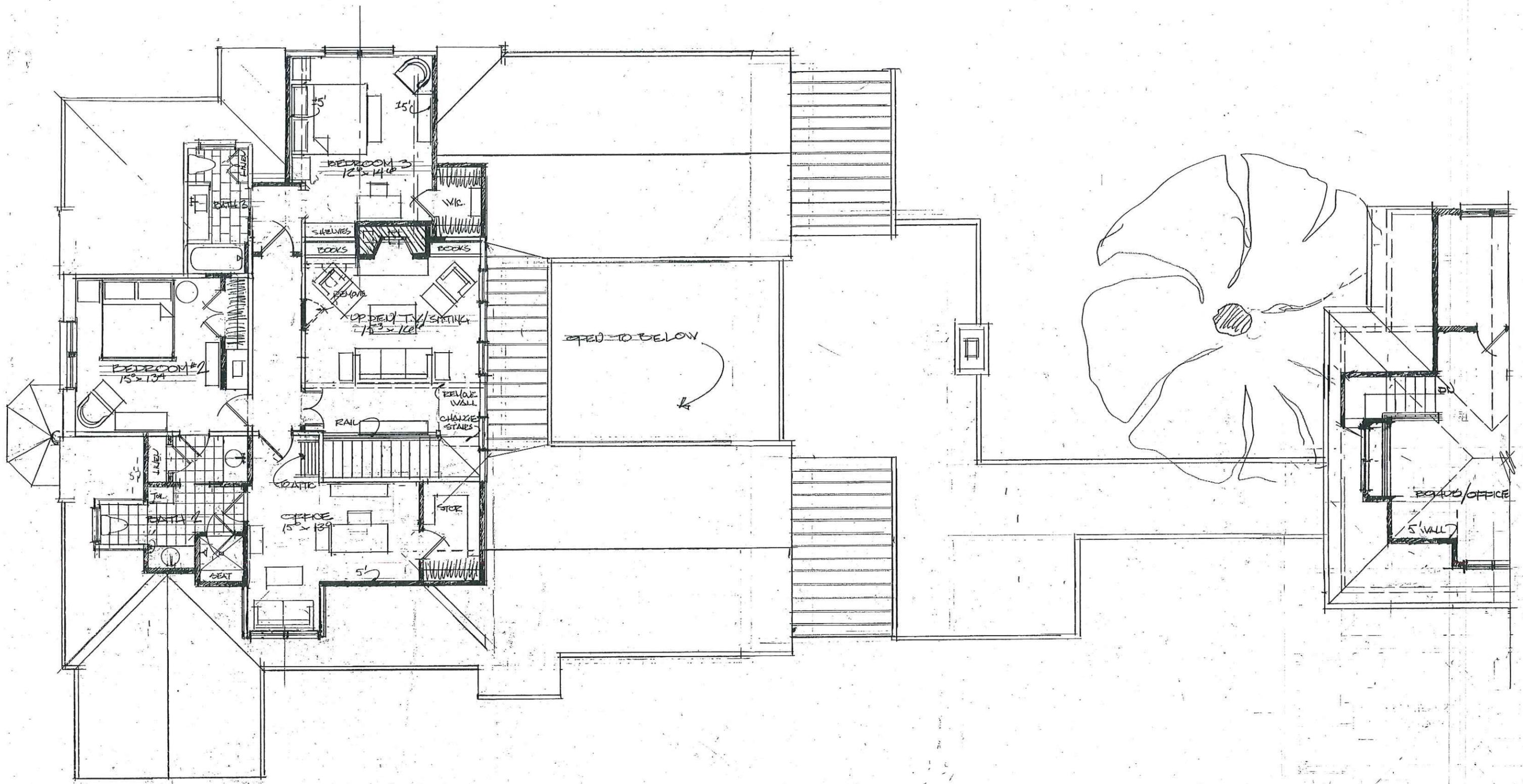
GOETZ RESIDENCE
 215 MAYFAIR ROAD



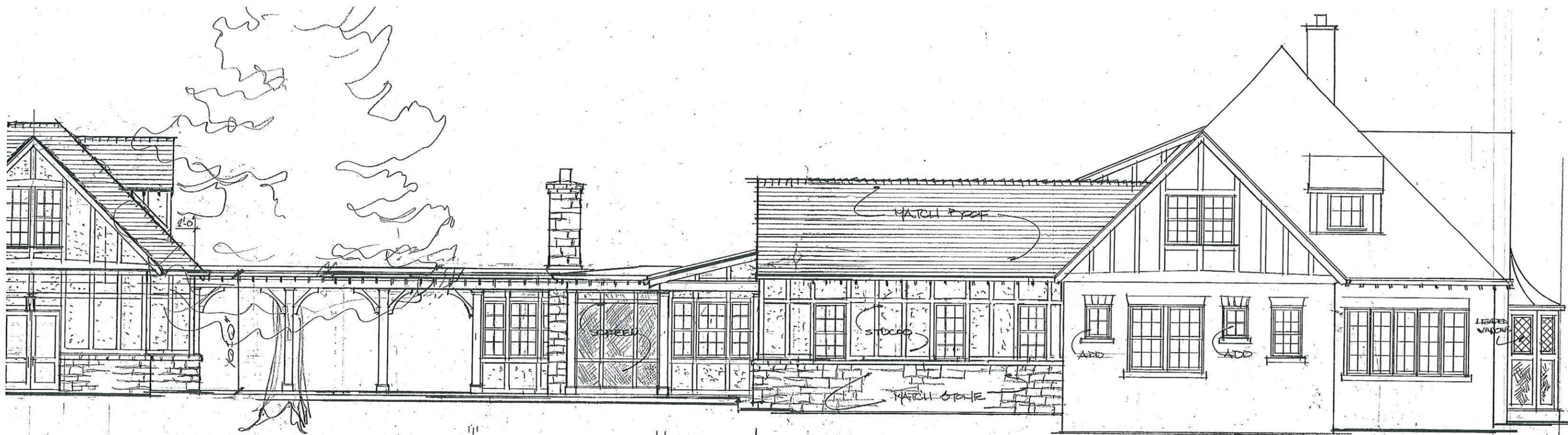
10/9/17



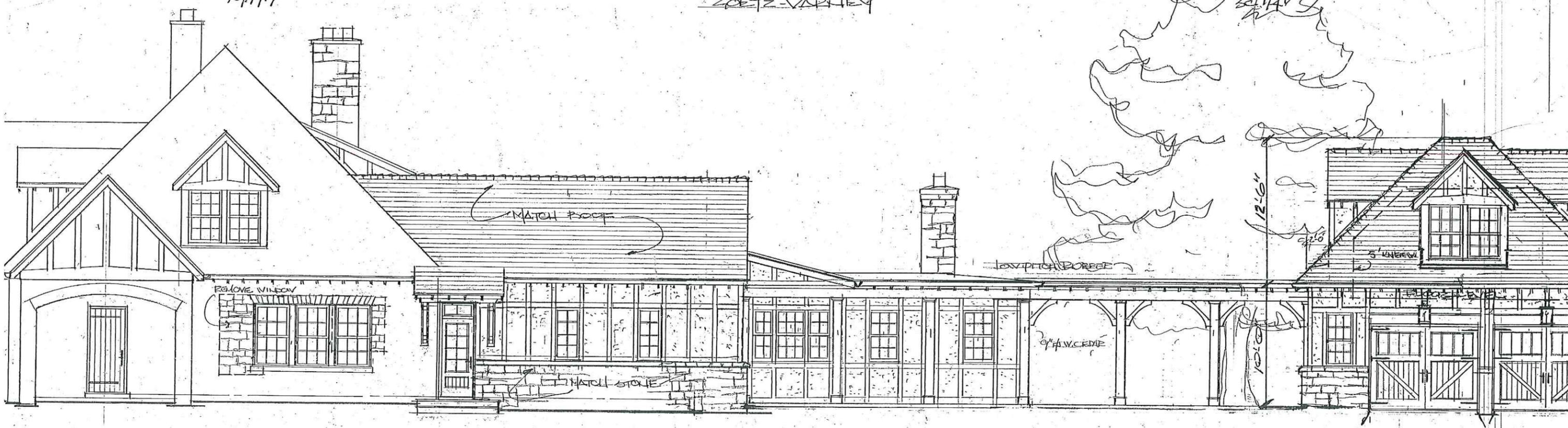
10/9/17 GOETZ-VARNEY SC 1411



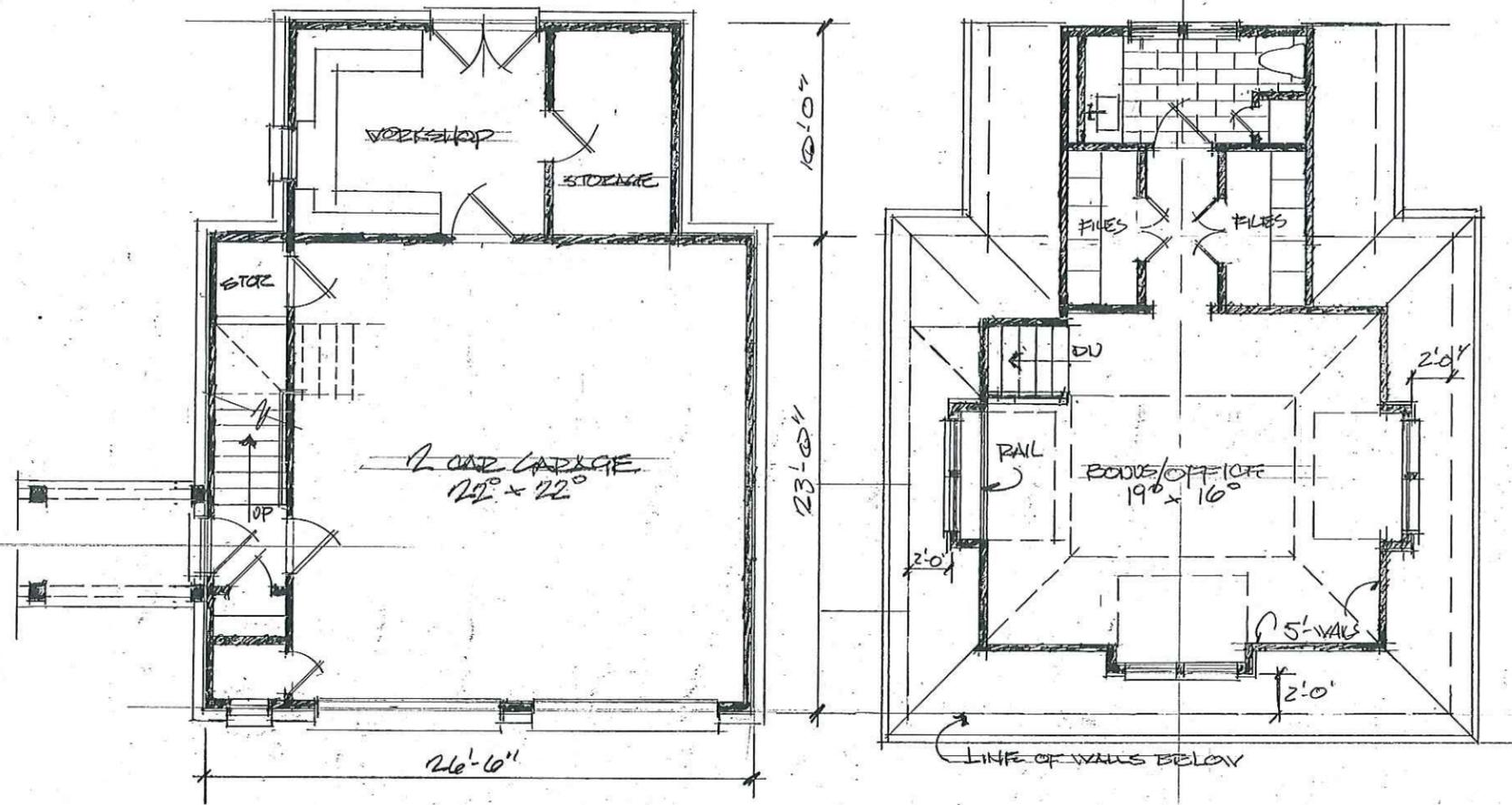
PROPOSED SECOND FLOOR PLAN
 9/29/11
 ZRETZ-VARNEY
 601A"



10/9/17
LEFT SIDE ELEVATION
ZOETZ-VARNEY



10/9/17
RIGHT SIDE ELEVATION
ZOETZ-VARNEY
02/14/17



GARAGE FLOOR LEVEL 10/9/17 SC/14/17
 HOUSE FLOOR LEVEL 10/9/17 SC/14/17



LEFT SIDE ELEVATION
 10/9/17 10/9/17 SC/14/17