



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1400 and 1402 Ordway Place
February 15, 2017

Application: New construction—infill and DADU; Setback determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309029500
Applicant: Randy Rayburn & Sonata Stanton
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

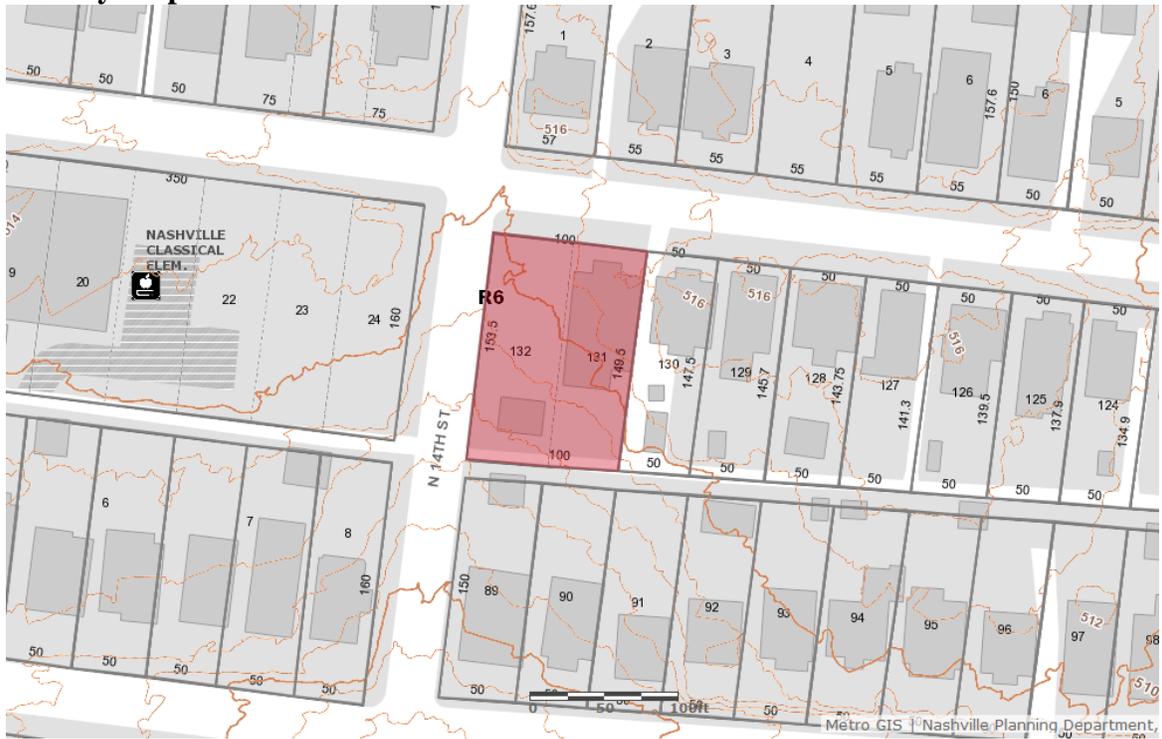
Description of Project: Application is to determine a side setback for the existing house at 1402 Ordway so that the existing two lots can be realized. Application is also to construct infill on the new lot at 1400 Ordway and to add on to the existing garage to make it a detached accessory dwelling unit (DADU). The existing house at 1402 Ordway requires a side setback determination; the infill requires a 14th Street side setback determination; and the proposed DADU requires a rear setback determination.

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

1. The infill's front wall line up with the front wall of the house at 1402 Ordway;
2. The infill's overall height be reduced so that it is no more than thirty feet (30') tall from grade;
3. The infill's finished floor height be consistent with the finished floor heights of the adjacent historic house, to be verified by MHZC staff in the field;
4. The infill's front dormer be reduced in width and be inset two feet (2') from the wall below;
5. The applicant work with staff on the proportions of the square window openings on the middle section of the infill's front dormer and on replacing the horizontal window openings on the side facades with square or vertically-oriented windows;
6. Staff approve following materials prior to purchase and installation: a brick sample, shingle sample, all windows and doors, walkway material, the DADU's stoop railing and steps, and the infill's front porch floor, steps, and railings;
7. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
8. A front walkway be added from the Ordway Place sidewalk to the front porch;
9. The DADU's height be reduced to be no taller than twenty-five feet (25'); and
10. Staff receive a copy of the filed restrictive covenant for the DADU.

With these conditions, staff finds that the proposed project meets Section II.B. of the Lockeland Springs-East End NCZO design guidelines and the DADU Ordinance 17.16.030. G.

Vicinity Map:



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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from facade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

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

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

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

Outbuildings: Roof

· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but

generally should maintain at least a 4/12 pitch.

- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors

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

Outbuildings: Siding and Trim

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

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.

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.

Background: The house at 1402 Ordway Place was constructed c. 1925 and is a brick bungalow that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1402 Ordway (left) and its side yard, which will become 1400 Ordway.

This address is two different lots that have been deeded together. The principle house is on one original lot (1402 Ordway) and the outbuilding is on another (1400 Ordway). The applicant would like to reestablish the existing lot line. In doing so, the existing house at 1402 Ordway will sit less than five feet (5') from its right/west side property line. The Historic Zoning Commission must approve the new side setback for the existing house at 1402 Ordway Place, the design and setbacks of the new infill planned for the right/western portion of the lot (1400 Ordway), and the design and setbacks for a Detached Accessory Dwelling Unit (DADU) behind 1400 Ordway.

Analysis and Findings: Application is to determine a side setback for the existing house at 1402 so that the original lot line may be reestablished. Application is also to construct infill on the new lot at 1400 Ordway and to add on to the existing garage to make it a detached accessory dwelling unit (DADU). The existing house at 1402 Ordway requires a side setback determination; the infill requires a 14th Street side setback determination; and the proposed DADU requires a rear setback determination.

1402 Ordway (Existing Building) Setback: The existing house at 1402 Ordway Place will not meet the base zoning five foot (5') side setback on the right side. The bulk of the house will be situated approximately two feet, six inches (2'6") from the new right side property line (Figure 2). However, a one-story side bay will sit less than one foot (1') from the side property line (Figure 3).

Staff finds that the proposed right side setback is appropriate in this instance for several reasons. Historically, it was not uncommon for historic houses to sit less than five feet (5') from the side property line. If the infill at 1400 Ordway Place is constructed so that there is a minimum of six feet (6') between the infill and the side bay of the historic

house and seven feet, six inches (7'6") between the infill and the bulk of the historic house, the historic rhythm of spacing of houses along the street will be retained. In the immediate vicinity, there are some houses that are between five and seven feet (5' – 7') apart, like what is proposed here. Staff therefore finds that the right side setback for 1402 Ordway Place meets Section II.B.3. of the design guidelines.

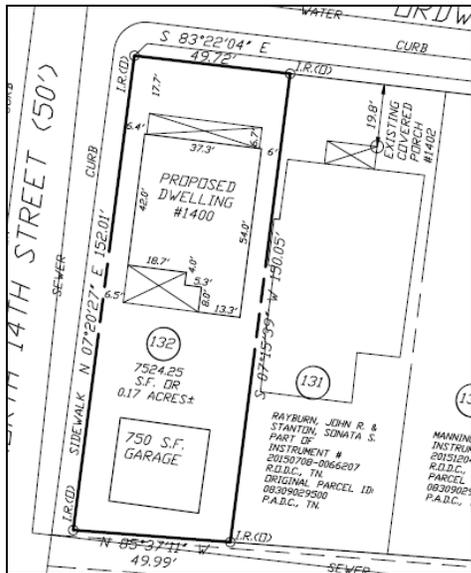


Figure 2 (left) is the proposed new site plan showing that 1402 Ordway is proposed to be less than five feet (5') from the side property line. Figure 3 shows the bay that will sit less than a foot (1') from the side property line.

Infill Setback & Rhythm of Spacing: The proposed infill will have a front setback that is approximately two feet, six inches (2'6") forward of the historic house next door at 1402 Ordway. Staff recommends that the house be pushed back on the lot so that the front wall of the infill lines up with the front wall of the historic house at 1402 Ordway.

The applicant is proposing to situate the house approximately six feet, six inches (6'6") from the 14th Street side property line. Base zoning requires that houses on corner lots like this one be a minimum of ten feet (10') from the side street property line. The infill therefore requires a side setback determination. Typically, the Commission has required applicants to meet the ten foot (10') side setback on corner lots, although there have been a handful of cases where the Commission has reduced the side setback when that met the historic context.

Staff finds that a side setback change could be appropriate here because the house needs to sit a minimum of six feet (6') from the interior-side property line in order to meet fire code for the distance between two houses, whereas base zoning would typically allow only a five foot (5') setback. In addition, there are neighboring historic houses that have side setbacks less than ten feet (10') from their 14th Street property lines. For instance, the house across the street at 1401 Ordway has a side porch that is approximately eight feet (8') from the side property line, although the bulk of the house does meet the ten foot (10') side setback (Figure 4). 1401 Gartland, which is across the alley behind 1400

Ordway, has a 14th Street setback of between five feet, ten inches (5'10") and six feet, three inches (6'3") (Figure 5). Because of the historic context, staff finds that the 14th Street setback of six foot, six inches (6'6") is appropriate.



Figure 4 (left) is 1401 Ordway – its front porch is approximately eight feet (8') from the 14th Street property line. Figure 5 (right) is 1401 Gartland – its side setback ranges from five feet, ten inches (5'10") to six foot three inches (6'3").

With the condition that the front wall of the infill be pushed back to line up with the front wall of the historic house, staff finds that the proposed setbacks meet Section II.B.3. of the design guidelines.

Infill Height & Scale: The proposed infill has a one-and-a-half story form, which is appropriate since the houses in the immediate vicinity are largely one-and-a-half stories. The proposed height is approximately thirty-one feet, nine inches (31'9") tall from grade. By comparison, the house next door is approximately thirty feet (30') tall from grade, and neighboring houses are between twenty-six and twenty-eight feet (26'-28') tall from grade. Staff recommends that the height be reduced so that it is no more than thirty feet (30') tall from grade.

The foundation height is approximately two feet (2') tall; staff recommends approving the foundation height and finished floor height in the field to ensure that they meet the historic context. The porch eave height will be approximately twelve feet (12') from grade and the main eave height will be approximately twelve feet, six inches (12'6") from grade, both of which are appropriate.

The house will be thirty-seven feet, four inches (37'4") wide, which meets the historic context. The main bulk of the house is forty-two feet (42') deep. Not included in this figure is a six foot, eight inch (6'8") deep front porch and a twelve foot (12') deep one story extension at the rear.

Staff finds that the proposed infill meets Sections II.B.1. and II.B.2. of the design guidelines for height and scale.

Infill Materials:

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Board-and-batten	Smooth face	Yes	No
Roofing	Asphalt Shingles	Unknown	Unknown	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Not indicated	Unknown	Unknown	Yes
Front Porch Posts	Wood	Smooth wood	Yes	No
Front Porch Column Bases	Brick	Unknown	Yes	Yes
Front Porch Railing	Not indicated	Unknown	Unknown	Yes
Front Porch Roof	Asphalt Shingles	Unknown	Unknown	Yes
Rear Porch floor/steps	Wood	Smooth	Yes	No
Rear Porch Posts	Wood	Smooth	Yes	No
Rear Porch Enclosure	Screened	Typical	Yes	No
Rear Porch Roof	Asphalt Shingles	Unknown	Unknown	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Principle Entrance	Full light	Unknown	Unknown	Yes
Side/rear doors	Screened	Unknown	Unknown	Yes
Walkway	Not indicated	Unknown	Unknown	Yes

Staff recommends approval of the following materials prior to purchase and installation: a brick sample; shingle sample; all windows and doors; front porch floor, steps, and

railings; and the walkway material. With staff's approval of these materials, staff finds that the known materials meet Section II.B.4. of the design guidelines.

Infill Roof form: The infill's primary roof form is a side gable with a 10/12 slope. The front porch will have a shed roof with a 4/12 pitch, and the rear porch will have a shed roof with a 3/12 pitch. The front dormer is two gabled dormers connected by a shed dormer, which is sometimes referred to as a Nantucket dormer. Staff finds that the dormer's width of thirty feet (30') is too out of scale for the infill and the historic context and recommends that it be reduced in width by several feet. The front dormer is only inset one foot (1') from the wall below. The design guidelines state that front dormers should be inset a minimum of two feet (2') from the wall below, as historically, front dormers were modest in size and were setback two or more feet from the wall below. The Commission has been consistent in requiring that front dormers be inset two feet (2') from the wall below, and staff recommends that this front dormer follow that guideline.

The rear shed dormer is inset two feet (2') from the side walls, but stacks on the rear wall. Staff finds this to be appropriate since rear dormers commonly are not inset from the wall below. With the condition that the front dormer be reduced in width and be inset two feet (2') from the wall below, staff finds that the proposed roof forms meet Section II.B.5. of the design guidelines.

Infill Orientation: The infill is oriented to face Ordway Place, which is appropriate. There is one primary entry behind a six foot, eight inch (6'8") deep, full width front porch. Vehicular access will be via the alley. The site plan does not show a walkway, and staff recommends that a walkway be added from the sidewalk on Ordway Place to the front porch. With the addition of the front walkway, staff finds that the proposed infill meets Section II.B.6. of the design guidelines.

Infill Proportion and Rhythm of Openings: There are no large expanses of wall space without a window or door opening, which meets the design guidelines. However, there are several window openings on the front and side facades that do not meet the historic proportion of window openings. Historically, most window openings were vertically-oriented, and the Commission has therefore discouraged horizontal window openings on front and side facades.

On the front façade, staff recommends that the applicant work with staff to enlarge the two square windows in the shed portion of the front dormer. On the left and right facades, staff recommends that the applicant use vertically oriented windows of a least four square feet (4 sq. ft.) in lieu of the horizontal windows. The use of some square windows may be appropriate, depending upon the location and visibility. With the condition that the applicant work with staff on the proportions of the square window openings on the middle section of the front dormer and on replacing the horizontal window openings on the side facades with square or vertically-oriented windows, staff finds that the infill's proportion and rhythm of openings meet Section II.B.7. of the design guidelines.

Infill Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant intends to increase the size of the existing outbuilding at the rear of the lot and to convert it to a detached accessory dwelling unit (DADU) (Figures 6 & 7). Staff recommends receipt of the restrictive covenant for the DADU prior to issuance of the preservation permit.



Figures 6 & 7 show the existing outbuilding which will be enlarged and converted to a DADU.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	10/12	Yes
Dormer form	Shed	Yes
Dormer slope	5/12	Yes

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.8 of the design guidelines and section 17.16.030.G.8 of the ordinance.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, materials, detailing, and overall form do not contrast greatly with the primary structure. The DADU will be located at the rear of the lot, but because this is a corner lot, may be more visible than other typical outbuildings. The DADU includes a five-step stoop to provide entry to the upper level apartment. Staff does not consider this to be an exterior stair since it only goes up a few feet and does not extend to the roof or gable area. Staff finds that the DADU’s design meets Section II.B.8 of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Split face concrete block or existing stone*	Natural color	Yes
Cladding	Cement-fiber board or existing brick*	Siding would be smooth with 5” reveal	Yes
Roofing	Asphalt shingle	Unknown	Yes
Trim	Cement fiber*	Smooth	Yes
Stoop Railing and Steps	Unknown	Unknown	Unknown
Driveway	Concrete	n/a	Yes
Windows	Unknown	Unknown	Unknown
Pedestrian Door	Unknown	Unknown	Unknown
Vehicular Door	Unknown	Unknown	Unknown

*The applicant has indicated the intention to reuse the existing garage, which is brick with a stone foundation. However, the drawings indicate that the foundation will be split face concrete block and the cladding will be cement fiberboard lap siding and cement fiberboard trim. Either keeping the existing brick walls and foundation or reconstructing them and using the cement fiberboard siding would meet the design guidelines.

With the staff’s final approval of the windows and doors, roof color, and materials for the stoop railing and steps, staff finds that the known materials meet Section II.B.8. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings.

General requirements for DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes*	
If a corner lot, are the design and materials similar to the principle building?	Yes	
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?	N/A	
Is the building located towards the rear of the lot?	Yes	

*As discussed earlier, the DADU includes a five-step stoop to provide entry to the upper level apartment. Staff does not consider this to be an exterior stair since it only goes up a few feet and does not extend to the roof or gable area. Staff finds that the DADU meets Section II.B.8 of the design guidelines and Sections 17.16.30.G.5, 8 and 9 of the ordinance.

General Requirements for DADU:

	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

The project meets Section II.B.8 of the design guidelines and Sections 17.16.30.G.1,2,3, and 7 of the ordinance.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	36'
Rear setback	20'	8' min*
L side setback	10'	10'
R side setback	5'	10'
How is the building accessed?	From the alley or existing curb cut	Alley

*Base zoning requires outbuildings with footprints greater than seven hundred square feet (700 sq. ft.) to be located twenty feet (20') from the rear property line. The applicant intends for the new DADU to be situated eight feet (8') from the rear property line. The DADU therefore requires a rear setback determination. Staff finds that the proposed rear setback change to be appropriate for several reasons. The existing structure is situated less than twenty feet (20') from the rear property line, and if the existing structure is reused, no changes will be made to the existing footprint or location. If the applicant determines not to use the existing structure, an eight foot (8') rear setback would still be appropriate. Historically, outbuildings were located close to or even on the rear property line. An eight foot (8') rear setback is more historically appropriate than a twenty foot (20') rear setback, and also allows for more space in between the principal structure and the outbuilding. Staff finds that the rear setback meets the design guidelines and that the DADU meets Section II.B.8 of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

	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	30'	25'	25'9"*
Eave Height	12'6"	10'	10'

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1127 sq. ft.	748 sq. ft.

*The design guidelines limit the height of DADUs to twenty-five feet (25'). Staff recommends that the height of the DADU be reduced by nine inches (9") to meet the design guidelines.

With the condition that the DADU be reduced to be no taller than twenty-five feet (25') from grade, staff finds that the DADU meets Section II.B.8 of the design guidelines and 17.16.30.G. 7 of the ordinance.

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

1. The infill's front wall line up with the front wall of the house at 1402 Ordway;
2. The infill's overall height be reduced so that it is no more than thirty feet (30') tall from grade;

3. The infill's finished floor height be consistent with the finished floor heights of the adjacent historic house, to be verified by MHZC staff in the field;
4. The infill's front dormer be reduced in width and be inset two feet (2') from the wall below;
5. The applicant work with staff on the proportions of the square window openings on the middle section of the infill's front dormer and on replacing the horizontal window openings on the side facades with square or vertically-oriented windows;
6. Staff approve following materials prior to purchase and installation: a brick sample, shingle sample, all windows and doors, walkway material, the DADU's stoop railing and steps, and the infill's front porch floor, steps, and railings;
7. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
8. A front walkway be added from the Ordway Place sidewalk to the front porch;
9. The DADU's height be reduced to be no taller than twenty-five feet (25'); and
10. Staff receive a copy of the filed restrictive covenant for the DADU.

With these conditions, staff finds that the proposed project meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines and the DADU Ordinance 17.16.030. G.

Context Photos:



1402 Ordway Place



1404 and 1406 Ordway Place, to the left of the site



Looking east down Ordway Place, to the left of the site



1401 Ordway Place, directly across the street from the site



1401, 1403, and 1405 Ordway Place, across the street from the site



School and playground directly across 14th Street from the site.

ACCORDING TO METRO GIS MAPS
PROPERTY IS ZONED R6
SETBACKS FOR R6 ZONING TAKEN FROM
DISTRICT BULK TABLES TITLE 17 "ZONING"
CHAPTER 17.12

FRONT = STREET AVERAGE
SIDES = 5'
REAR = 20'
VERIFY SETBACKS WITH CODES BEFORE
DESIGN OR CONSTRUCTION DECISIONS
ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST
F.E.M.A. / FLOOD INSURANCE RATE MAP
THIS PROPERTY IS NOT LOCATED IN A
F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA
PROPERTY IS LOCATED IN ZONE "X" UNSHADED
MAP 470040 PANEL 0236 F
EFFECTIVE DATE = 4-20-01

THIS SURVEY WAS PREPARED FROM THE
LATEST RECORDED DEED DESCRIPTION.
THIS SURVEY IS SUBJECT TO THE FINDINGS
OF A CURRENT TITLE EXAMINATION.
NO TITLE REPORT WAS FURNISHED PRIOR TO
THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC
AS-BUILT RECORDS & FIELD LOCATION. THERE MAY
BE UTILITIES OR EASEMENTS PRESENT THAT ARE
NOT SHOWN ON THIS SURVEY.
CONTACT THE TENNESSEE ONE CALL SYSTEM
PRIOR TO ANY CONSTRUCTION OR DIGGING.

SITE PLAN EXHIBIT
LOT NOS. 131 AND 132 ON THE PLAN
OF SUBDIVISION OF THE A.V.S.
LINDSLEY 29 ACRE TRACT
BOOK 57, PAGE 66 R.O.D.C., TN.
PROPERTY LOCATED IN THE 6TH
COUNCIL DISTRICT OF NASHVILLE,
DAVIDSON COUNTY TENNESSEE
AT THE SOUTHEAST INTERSECTION
OF ORDWAY PLACE AND
NORTH 14TH STREET
PROPERTY ADDRESS:
1400 ORDWAY PLACE,
NASHVILLE, TN., 37206
DEED REFERENCE:
PART OF
INSTRUMENT #20150708-0066207
R.O.D.C., TN.
PARCEL ID:
08309029500
P.A.D.C., TN.
DATE: 1-27-2017
SCALE: 1"=30'
PREPARED FOR:
MAGNESS GROUP

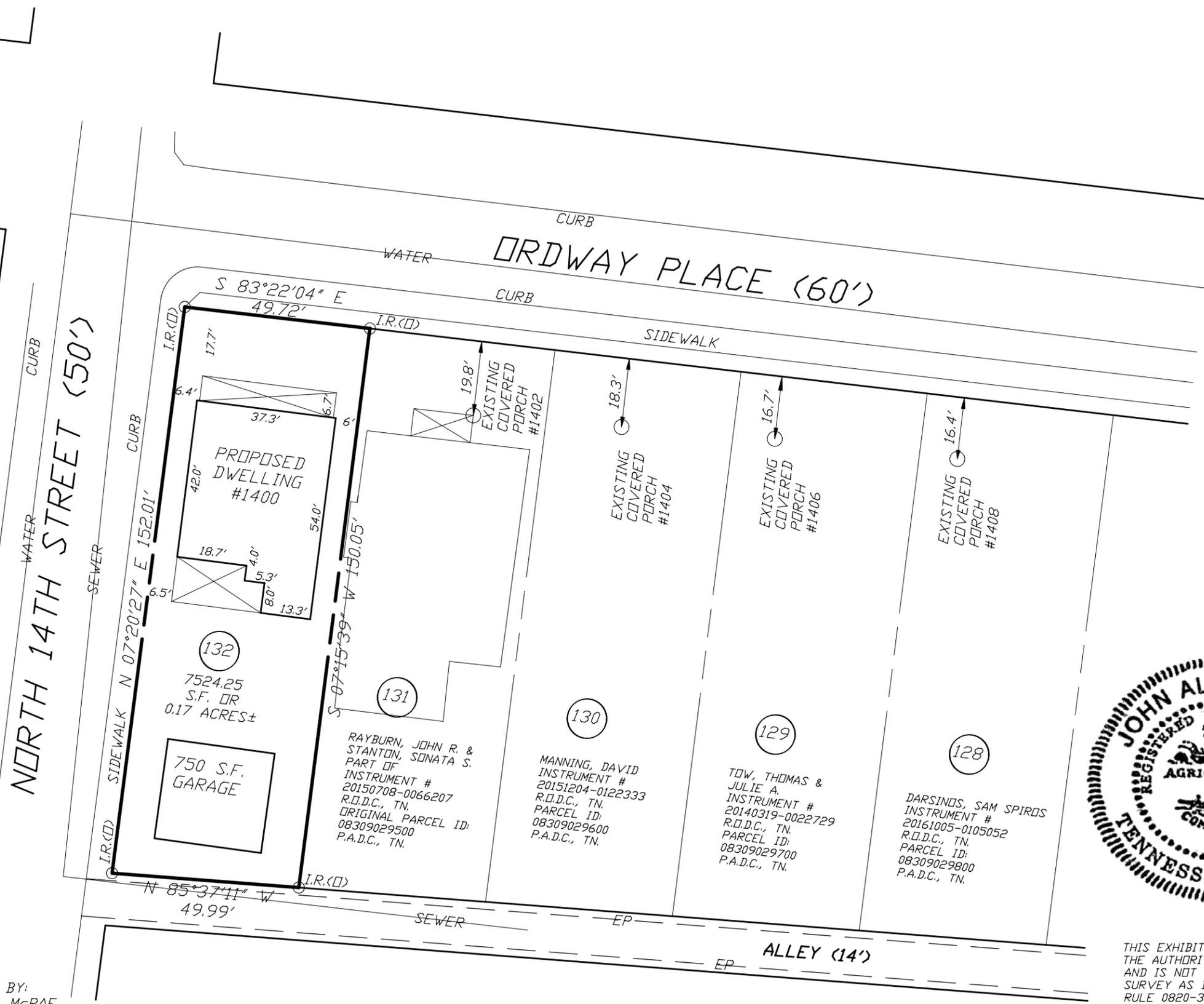


THIS EXHIBIT WAS DONE UNDER
THE AUTHORITY OF TCA 62-18-126
AND IS NOT A GENERAL PROPERTY
SURVEY AS DEFINED UNDER
RULE 0820-3-.07, CHAPTER 0820-3
STANDARDS OF PRACTICE, RULES OF
THE TENNESSEE BOARD OF EXAMINERS
FOR LAND SURVEYORS.

JOHN ALAN HOOD TN. R.L.S.#1838



NORTH ROTATION
AND PROPERTY DIMENSIONS
FROM A SURVEY
DATED 10-21-2016
BY TN. R.L.S.#2346
PROVIDED BY OWNER

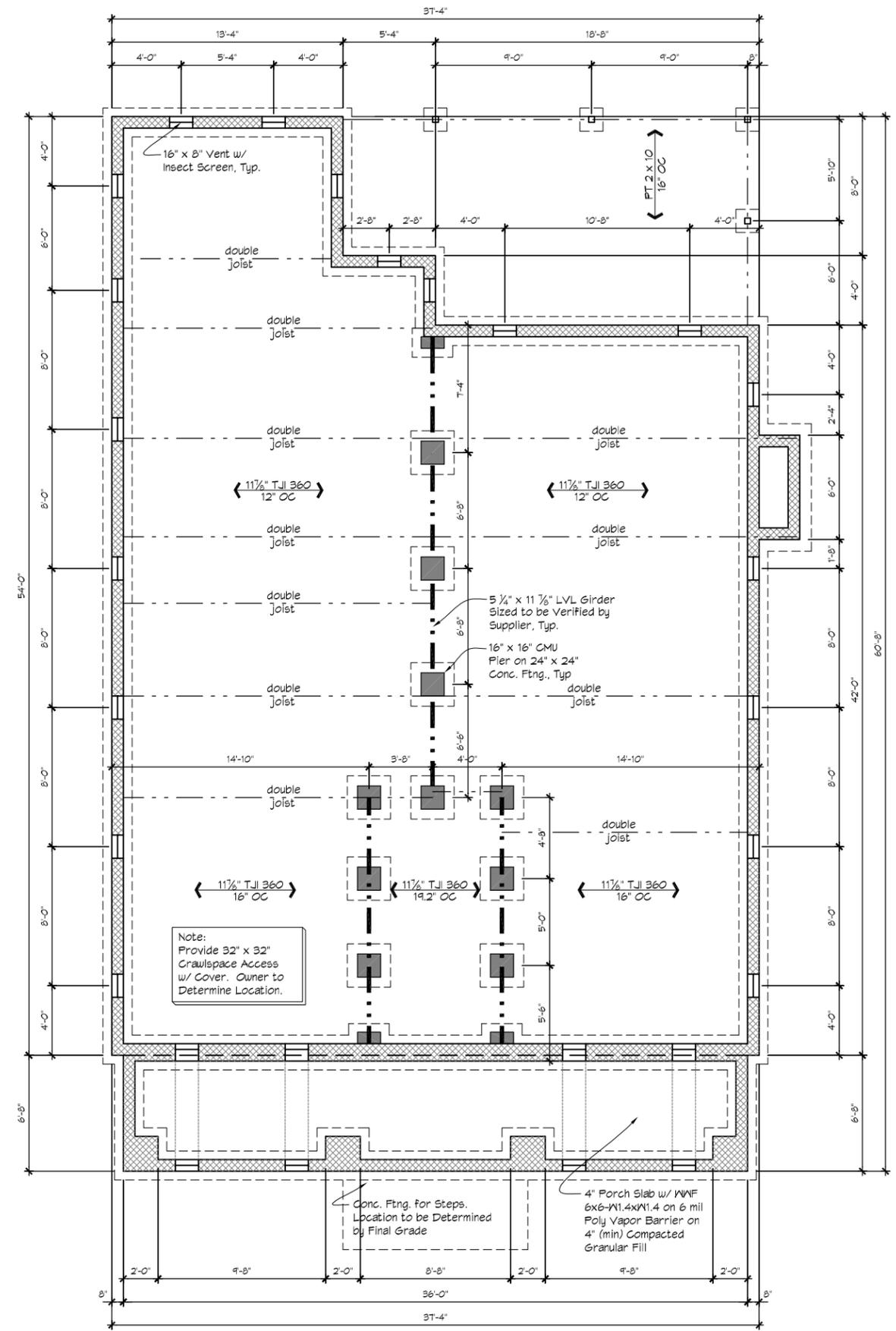


PREPARED BY:
CAMPBELL, McRAE
& ASSOCIATES,
SURVEYING, INC.
2918 BERRY HILL DRIVE
NASHVILLE, TN., 37204
PH. 615-298-2424
FAX 615-297-2828
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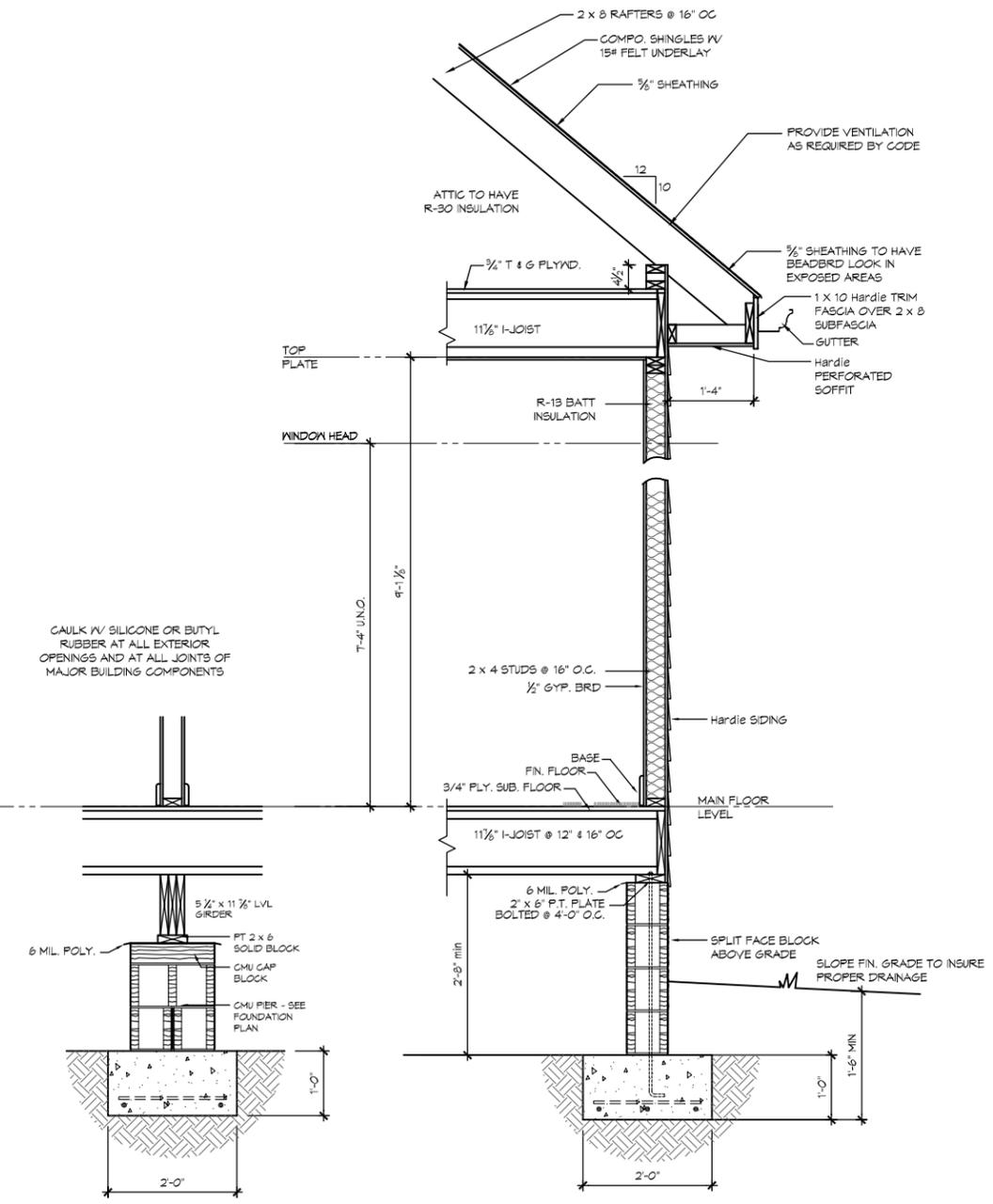
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1400 Ordway
 Nashville, Tennessee

revisions
drawn by D.O
project number
date January 31, 2017
scale 1/8" = 1'-0"
sheet title Foundation Plan
sheet A1.1



Foundation Plan



2 Pier Detail
 3/8" = 1'-0"

1 Wall Section
 3/8" = 1'-0"

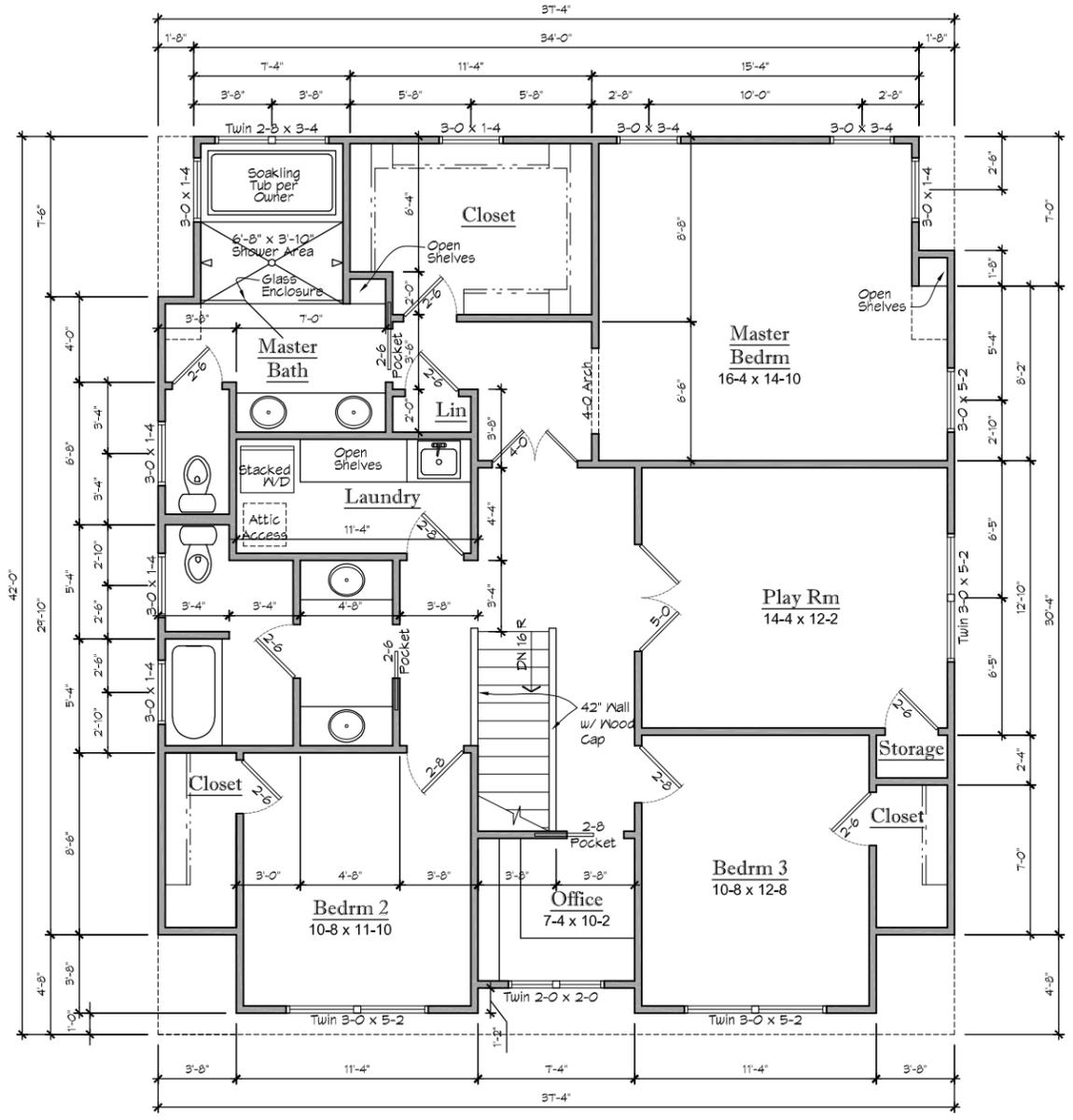


CAULK W/ SILICONE OR BUTYL RUBBER AT ALL EXTERIOR OPENINGS AND AT ALL JOINTS OF MAJOR BUILDING COMPONENTS

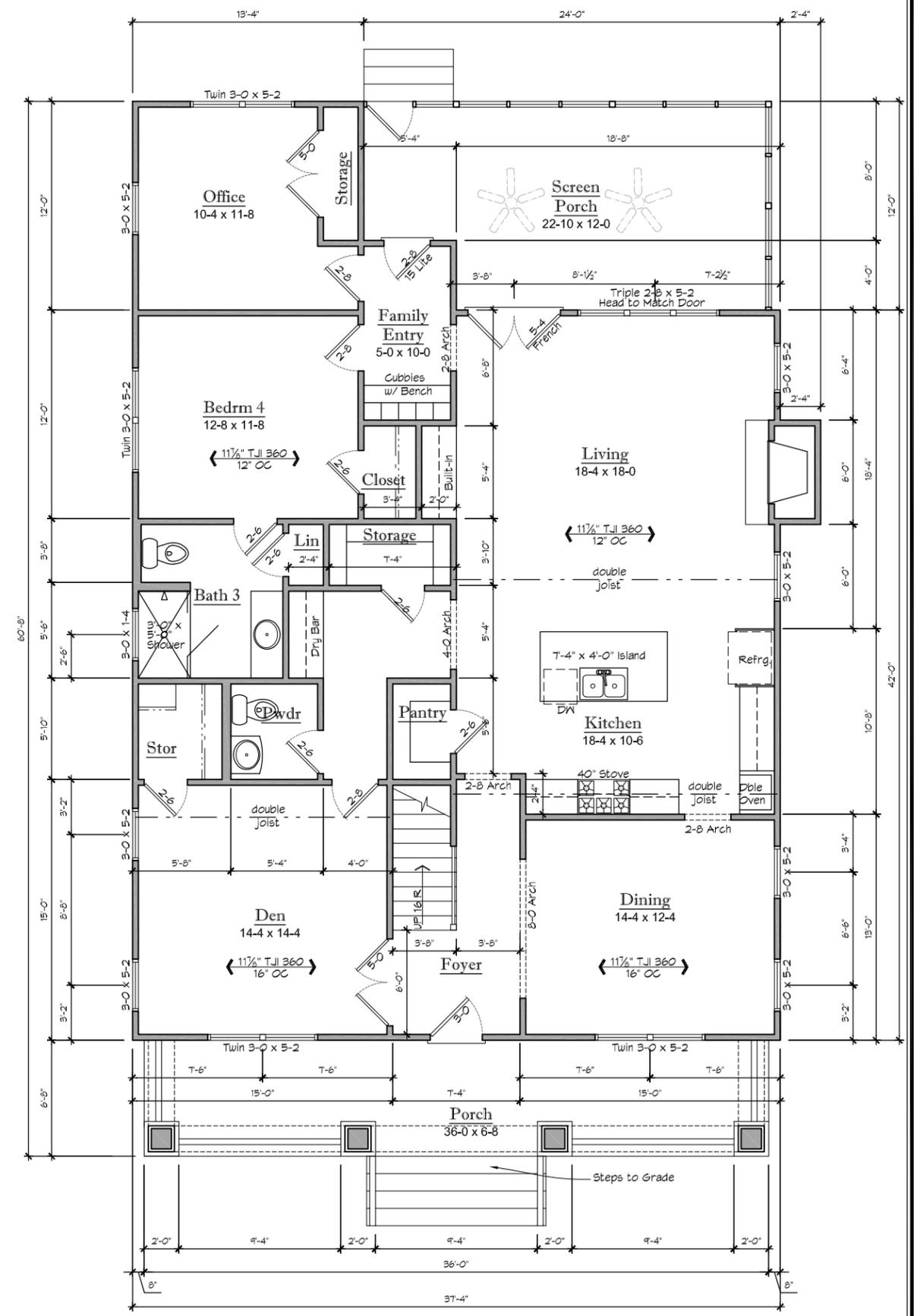
Note: Provide 32" x 32" Crawlspace Access w/ Cover, Owner to Determine Location.

Conc. Ftng. For Steps. Location to be Determined by Final Grade

4" Porch Slab w/ WNF 6x6-W1.4xW1.4 on 6 mil Poly Vapor Barrier on 4" (min) Compacted Granular Fill



2nd Floor Plan
1,424 sf

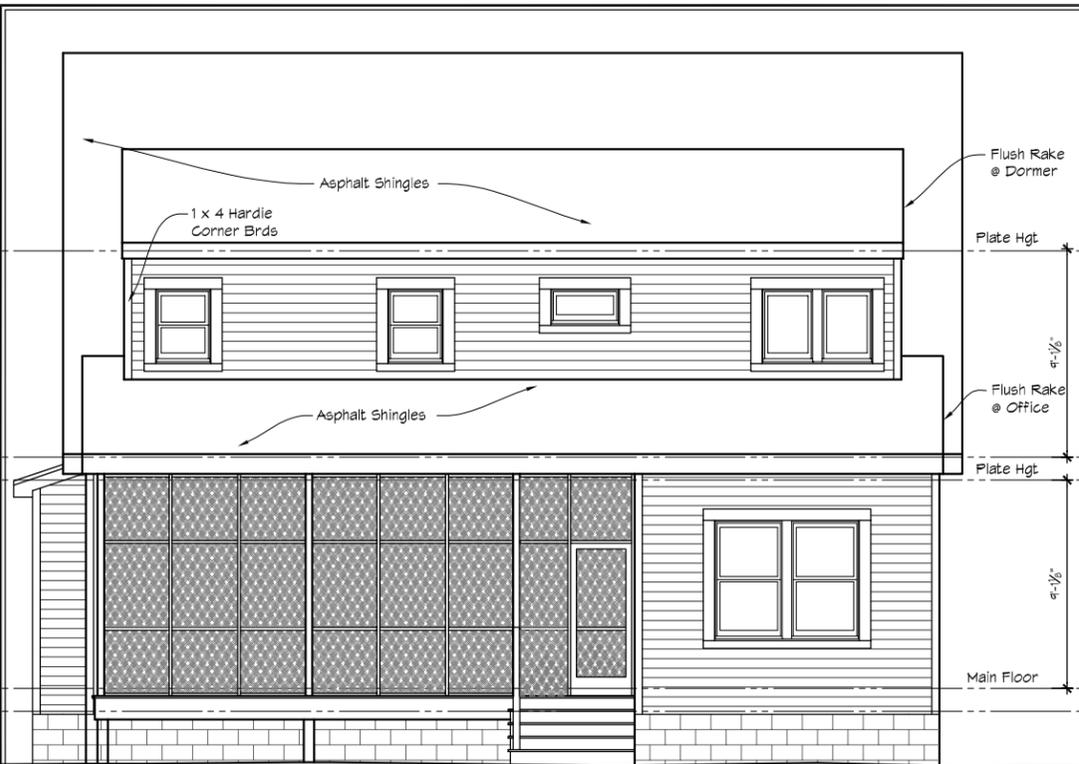


Main Floor Plan
1,749 sf

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1400 Ordway
Nashville, Tennessee

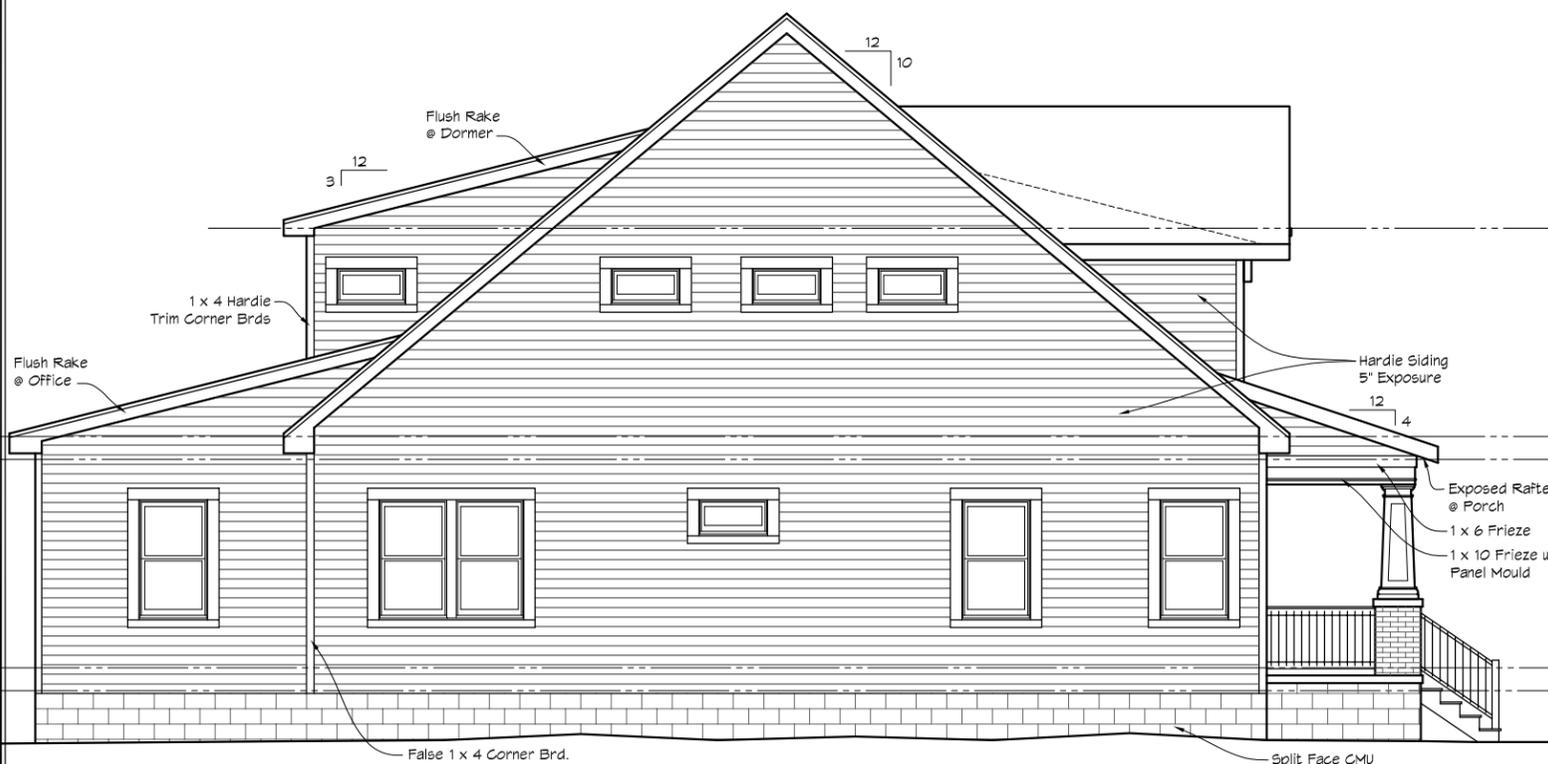
revisions
drawn by D.O
project number
date January 31, 2017
scale 1/8" = 1'-0"
sheet title Floor Plans
sheet A1.2



Rear Elevation



Right Side Elevation



Left Side Elevation



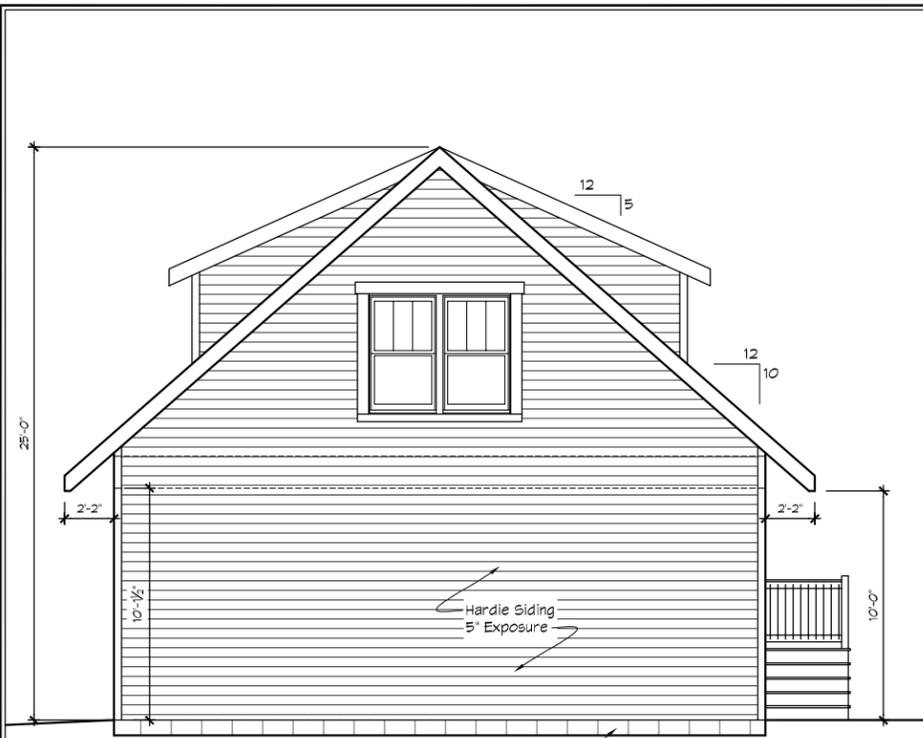
Front Elevation

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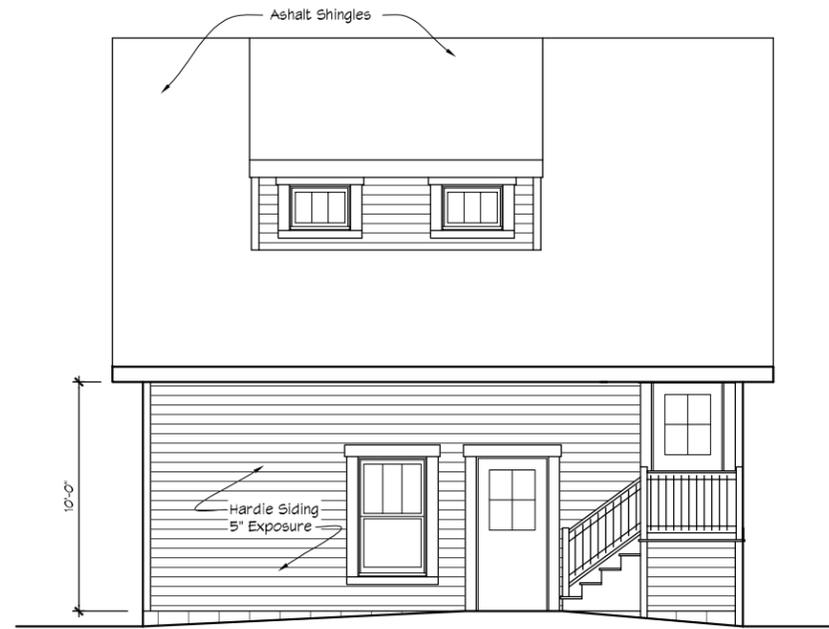
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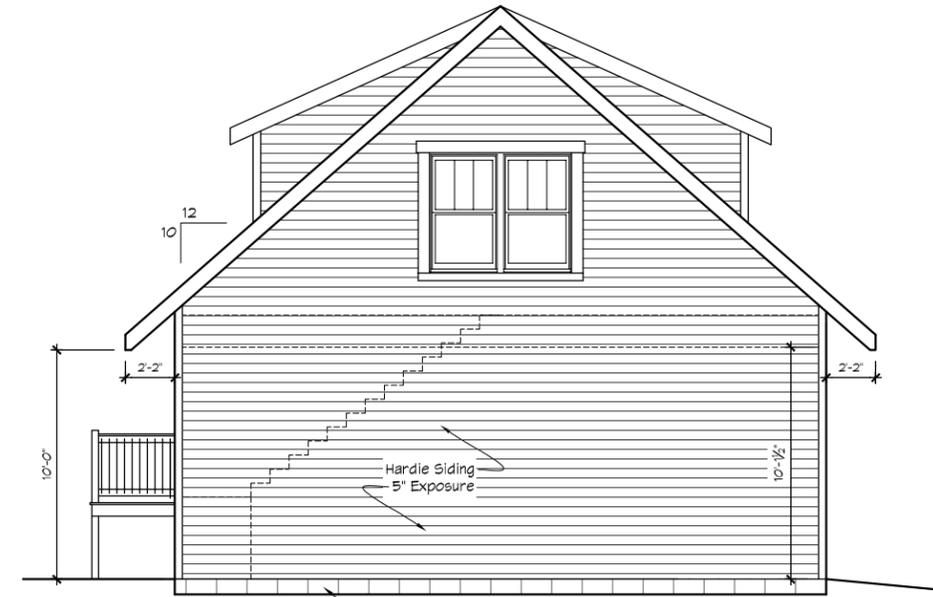
revisions
drawn by D.O.
project number
date January 31, 2017
scale 1/8" = 1'-0"
sheet title Elevations
sheet A2.1



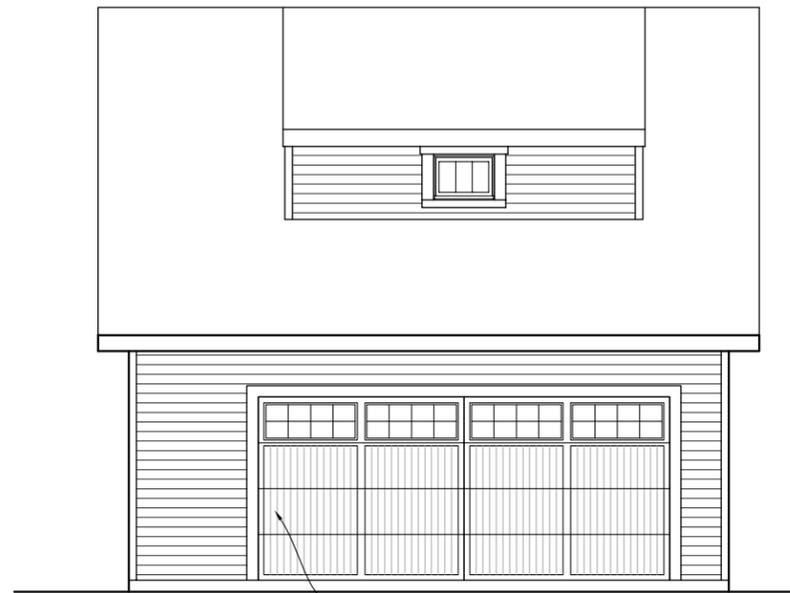
Side Elevation



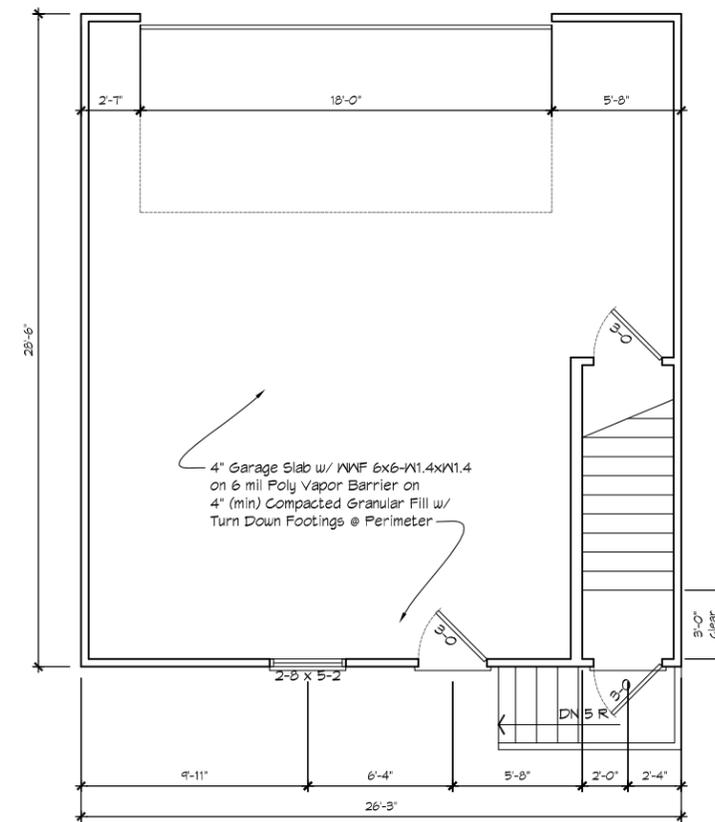
House Side Elevation



Side Elevation



Alley Side Elevation



Garage Plan

748 sf

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sheet
GA1.1