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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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STAFF RECOMMENDATION
2202 9th Avenue South
February 15, 2017

Application: New construction—addition and outbuilding; Setback determination
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10513040100
Applicant: Juri Hall, JDH
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is for partial demolition, the construction of an addition, and the construction of a seven-hundred and eighty one square foot (781 sq. ft.) outbuilding. The outbuilding, which will not be used as a dwelling unit, requires a change to the rear setback.

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

1. The applicant retain the window openings on the historic house;
2. The siding have a maximum reveal of five inches (5”);
3. Staff approve a stone sample;
4. Staff approve all window and door selections prior to purchase and installation; and
5. The HVAC be located on the rear, or on the side, beyond the midpoint of the house.

With these conditions, staff finds that the proposed project meets Sections III and IV of the Waverly-Belmont Neighborhood Conservation Zoning Overlay 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:

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;

· 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 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.

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 DADU's or outbuildings and 17' for two-story DADUs or outbuildings.* T*he 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.

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.

J. Public Spaces

1. 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.
2. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

<u>IV. Additions</u>

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 than 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 <u>or</u> extend wider than the existing building; however, generally the addition should not be higher <u>and</u> 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.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. 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.

a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.

b. 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.
· If there are no existing dormers, 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 the width of roof dormers 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.

2. 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).

3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

E. 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.

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. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

G. Additions should follow the guidelines for new construction.

V. Demolition

B. **GUIDELINES**

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.

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: 2202 9th Avenue South is a c. 1930 brick bungalow that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1). The lot is triangular-shaped at the rear because of an angled alley (see "Vicinity Map").

Figure 1. 2202 9th Avenue South.

Analysis and Findings: Application is for partial demolition, the construction of an addition, and the construction of a seven-hundred and eighty one square foot (781 sq. ft.) outbuilding. The outbuilding, which will not be used as a dwelling unit, requires a change to the rear setback.

Partial Demolition: The applicant plans to alter window openings on the side façade, which is considered to be partial demolition. On the left façade, the applicant plans to remove a double window opening on the ground floor, towards the back (Figure 2). On the right façade, the applicant plans to remove two double window openings and replace them with a new window opening (Figure 3). Staff finds that the removal of all three windows is not appropriate, and staff recommends that the applicant retain the original window pattern to the greatest extent possible.

Figures 2 & 3 show the side window openings that the applicant proposes to remove.

The applicant also intends to remove a small rear extension (Figure 4). The date of construction of the extension is not known, but it does not appear on the 1957 Sanborn map (Figure 5). Staff finds that the small, one-story addition's date of construction, materials, roof form, and design do not contribute to the historic character of the house or the Waverly-Belmont neighborhood.

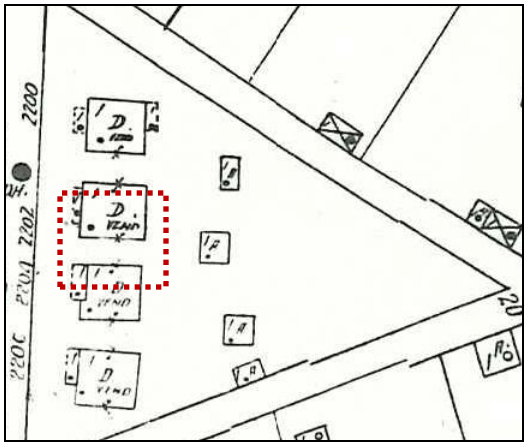


Figure 4 (left) shows the extension to be removed and Figure 5 (right) shows the 1957 Sanborn Map.

With the condition that the applicant revise removing the existing window openings, staff finds that the proposed partial demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The proposed addition will be one-story in height. The addition's foundation and eave heights will match those of the historic house. Its ridge height will be seventeen feet, five inches (17'5"), which is approximately seven feet (7') shorter than the historic house. The addition is inset from the back walls of the historic house by two feet (2') on the left side and four feet, one inch (4'1") on the right side. On the right side, after a depth of four feet, nine inches (4'9"), the addition steps back out to match the line of the house; this portion of the addition will be a covered porch that is seventeen feet, four inches (17'4") deep.

On the left elevation, after a depth of four feet, six inches (4'6"), the addition steps back out one foot (1') to be inset one foot (1') from the back corner of the house. This portion of the addition is long and narrow. It has an ultimate depth of fifty-one feet, ten inches, but is only fifteen feet, six inches (15'6") wide. By comparison the historic house is thirty-one feet (31') deep and thirty-five feet (35') wide. Staff finds the long left side portion of the addition to be appropriate because it is only one story and several feet shorter than the historic house. In addition, its narrowness keeps its massing and scale appropriate. The historic house has a footprint of approximately thirteen hundred square feet (1,300 sq. ft.), and the proposed addition will add approximately one thousand and forty square feet (1,040 sq. ft.) of footprint to the house.

Staff finds that the addition's height and scale meet Sections III.A and B. and IV.B. of the design guidelines.

Location & Removability: The addition is located behind the historic house, and is inset by several feet from the back corners of the house. If the addition were to be removed in the future, the historic house's overall form and detailing would remain intact and the structure would continue to contribute to the historic character of Waverly-Belmont Neighborhood Conservation Zoning Overlay. Staff finds that the addition's location and removability meet Sections IV.A and F. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, 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. Staff finds that the addition's design meets Section IV.E. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be a minimum of five feet, six inches (5'6") from the left side property line and eight feet (8') from the right side property line. It will be a minimum of fifty-five feet (55') from the rear property line. Since the addition is not wider than the historic house, it will not

affect the rhythm of spacing of historic houses along the street. Staff finds that the addition's setback and rhythm of spacing meet Sections III.C. and IV. of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	No
Cladding	Cement fiberboard lap siding	Smooth, Reveal unknown	Yes	Yes
Roofing	Architectural Shingles	Match Existing	Yes	No
Trim	Cement Fiberboard or Wood	Smooth faced	Yes	No
Chimney	Manufactured Stone	Unknown	Yes	Yes
Rear Porch floor/steps	Concrete	Natural Color	Yes	No
Rear Porch Posts	Wood	Smooth	Yes	No
Rear Porch Railing	Wood	Smooth	Yes	No
Rear Porch Roof	Wood	Smooth	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Rear door	Not indicated	Needs final approval	Unknown	Yes

The siding reveal was not indicated on the plans, and staff recommends that it be five inches (5") or less. Staff also recommends approval of a stone sample and all windows and doors prior to purchase and installation. With these conditions, staff finds that the known materials meet Sections III.D. and IV. of the design guidelines.

Roof form: The addition's primary roof form will be hipped with a 9/12 slope. The covered porch will have a gabled roof with a 3/12 pitch. Staff finds that the proposed roof forms, which are significantly shorter than the historic house's roof, meet Sections III.E. and IV.C of the design guidelines.

Orientation: The new addition will not alter the historic house's orientation towards 9th Avenue South. Staff finds that the addition's orientation meets Sections III.F. and IV. of the design guidelines.

Proportion and Rhythm of Openings**:** See "Partial Demolition" for a discussion on the changes to the windows on the historic house. 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 that the project's proportion and rhythm of openings meet Sections III.G. and IV. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings, except for the construction of a wood privacy fence, that is not reviewed in this district. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing to construct a one-and-a-half story outbuilding that will not be used as a detached accessory dwelling unit.

Roof Shape:

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

Since the form and slopes are similar to historic outbuildings, the project meets Section III.A.H.1 and 3 of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The fenestration is of a more modern layout and is atypical of the neighborhood context, but fits the characteristics of the recent rear addition to the house. It is also in a minimally-visible location at the side and rear of the building. The structure therefore meets Standard 8 of the Detached Accessory Dwelling Unit regulations and Section III.A.H.1 and 2 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete block	Split Faced	Yes
Cladding	Cement-fiber	Smooth, Reveal Unknown	Yes
Roofing	Asphalt shingles	Match Historic House	Yes

Trim	Cement fiber	smooth	Yes
Driveway	Concrete	Typical	Yes
Windows	Not indicated	Unknown	Unknown
Pedestrian Door	Not indicated	Unknown	Unknown
Vehicular Door	Not indicated	Unknown	Unknown

Staff recommends that the cement fiberboard have a maximum reveal of five inches (5”) and that staff approve all windows and doors prior to purchase and installation. With these conditions, staff finds that the known materials meet Sections III.A.H.1, 4 and 5 of the design guidelines.

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

	YES	**NO**
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	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	

Staff finds that the project meets Sections III.A.H.6 and 7 of the design guidelines.

Site Planning:

	MINIMUM	**PROPOSED**
Space between principal building and DADU/Garage	20’	30’
Rear setback	20’	10’-75’*
L side setback**	5’	5’
R side setback**	5’	5’
How is the building accessed?	From the alley or existing curb cut	Alley

*For outbuildings that are larger than seven hundred square feet (700 sq. ft.) in footprint, base zoning requires that the outbuilding be a minimum of twenty feet (20') from the rear property line. For outbuildings that have footprints less than seven hundred square feet (700 sq. ft.), the base zoning rear setback is ten feet (10'). In this instance, the rear property line is skewed significantly so that the back left corner of the outbuilding is proposed to be ten feet (10') from the rear property line and the back right corner is approximately seventy-five feet (75') from the rear property line. The location of the closest garage door will be approximately sixteen feet (16') from the rear property line. Staff finds that the proposed reduced rear setback is appropriate for several reasons. Historically, outbuildings were located on or close to the rear property line. The shorter rear setback allows for more space between the historic house and the outbuilding, which is appropriate. If the outbuilding were eighty-two square feet (82 sq. ft.) smaller, it would meet the base zoning setbacks. In addition, because of the slanted lot line, only a portion of the outbuilding is less than twenty-feet (20') from rear property line; approximately eight feet (8') of the thirty-four feet (34') wide outbuilding will be less than twenty feet (20') from the rear property line. Staff finds that the proposed outbuilding meets Sections III.A.H.6 and 7 of the design guidelines.

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	24'6"	24'6"	23'8"
Eave Height	11'	11'	10'5"

	Lot is more than 10,000 square feet	**50% of first floor area of principle structure**	**Proposed footprint**
Maximum Square Footage	1,000 sq. ft.	1120 sq. ft.	781 sq. ft.

Staff finds that the proposed massing meets Sections III.A.H.6 and 7 of the design guidelines.

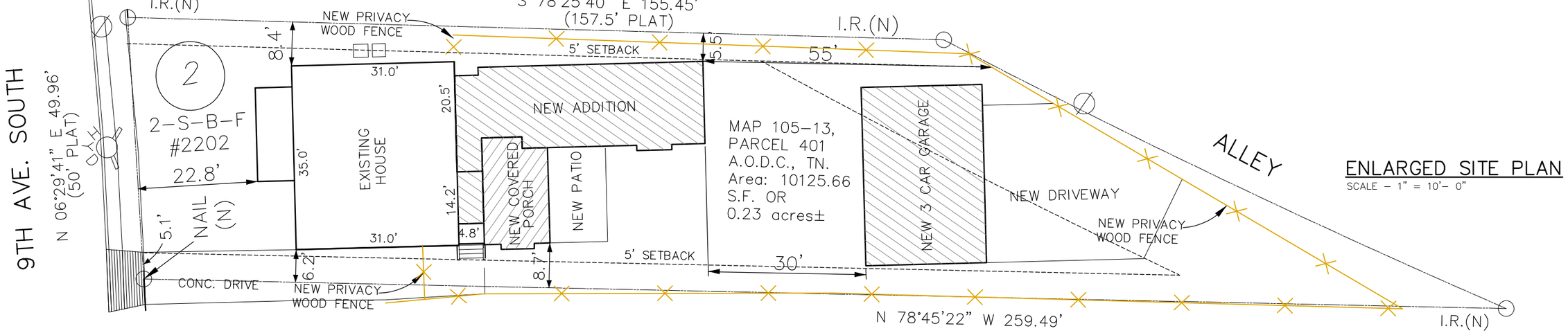
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The applicant retain the window openings on the historic house;

2. The siding have a maximum reveal of five inches (5”);
3. Staff approve a stone sample;
4. Staff approve all window and door selections prior to purchase and installation; and
5. The HVAC be located on the rear, or on the side, beyond the midpoint of the house.

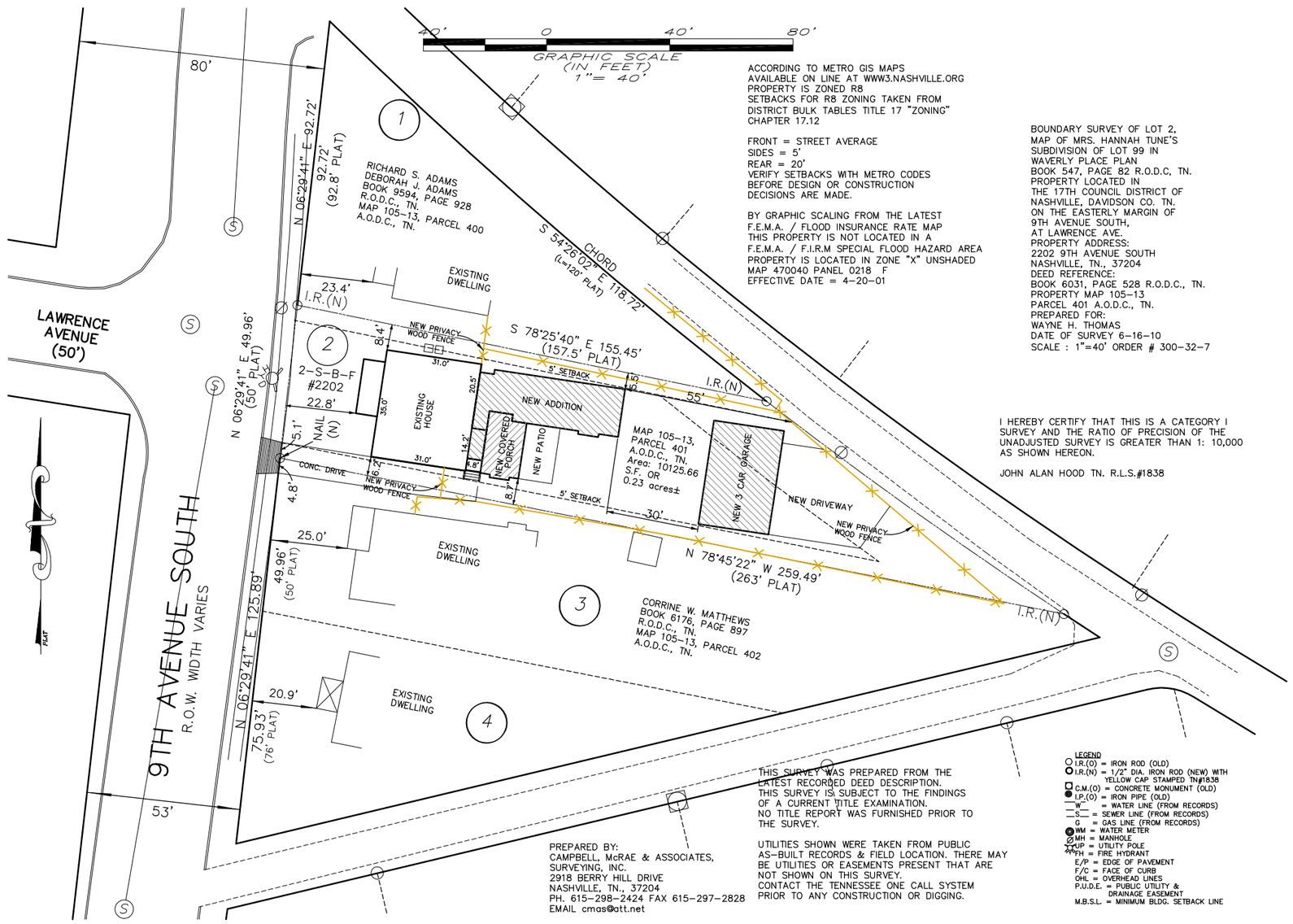
With these conditions, staff finds that the proposed project meets Sections III and IV of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

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.



ENLARGED SITE PLAN

SCALE – 1" = 10'– 0"



ACCORDING TO METRO GIS MAPS
AVAILABLE ON LINE AT WWW3.NASHVILLE.ORG
PROPERTY IS ZONED R8
SETBACKS FOR R8 ZONING TAKEN FROM
DISTRICT BULK TABLES TITLE 17 "ZONING"
CHAPTER 17.12

FRONT = STREET AVERAGE
SIDES = 5'
REAR = 20'
VERIFY SETBACKS WITH METRO 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 0218 F
EFFECTIVE DATE = 4-20-01

BOUNDARY SURVEY OF LOT 2,
MAP OF MRS. HANNAH TUNE'S
SUBDIVISION OF LOT 99 IN
WAVERLY PLACE PLAN
BOOK 547, PAGE 82 R.O.D.C, TN.
PROPERTY LOCATED IN
THE 17TH COUNCIL DISTRICT OF
NASHVILLE, DAVIDSON CO. TN.
ON THE EASTERLY MARGIN OF
9TH AVENUE SOUTH,
AT LAWRENCE AVE.
PROPERTY ADDRESS:
2202 9TH AVENUE SOUTH
NASHVILLE, TN., 37204
DEED REFERENCE:
BOOK 6031, PAGE 528 R.O.D.C., TN.
PROPERTY MAP 105-13
PARCEL 401 A.O.D.C., TN.
PREPARED FOR:
WAYNE H. THOMAS
DATE OF SURVEY 6-16-10
SCALE : 1"=40' ORDER # 300-32-7

I HEREBY CERTIFY THAT THIS IS A CATEGORY I
SURVEY AND THE RATIO OF PRECISION OF THE
UNADJUSTED SURVEY IS GREATER THAN 1: 10,000
AS SHOWN HEREON.

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

SITE PLAN

SCALE – 1" = 20'– 0"

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.

PREPARED BY:
CAMPBELL, McRAE & ASSOCIATES,
SURVEYING, INC.
2918 BERRY HILL DRIVE
NASHVILLE, TN., 37204
PH. 615-298-2424 FAX 615-297-2828
EMAIL cmas@att.net

LEGEND
I.R.(O) = IRON ROD (OLD)
I.R.(N) = 1/2" DIA. IRON ROD (NEW) WITH YELLOW CAP STAMPED TN#1838
C.M.(O) = CONCRETE MONUMENT (OLD)
I.P.(O) = IRON PIPE (OLD)
W = WATER LINE (FROM RECORDS)
S = SEWER LINE (FROM RECORDS)
G = GAS LINE (FROM RECORDS)
WM = WATER METER
MH = MANHOLE
UP = UTILITY POLE
FH = FIRE HYDRANT
E/P = EDGE OF PAVEMENT
F/C = FACE OF CURB
OHL = OVERHEAD LINES
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
M.B.S.L. = MINIMUM BLDG. SETBACK LINE

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JDH DESIGN, 2013

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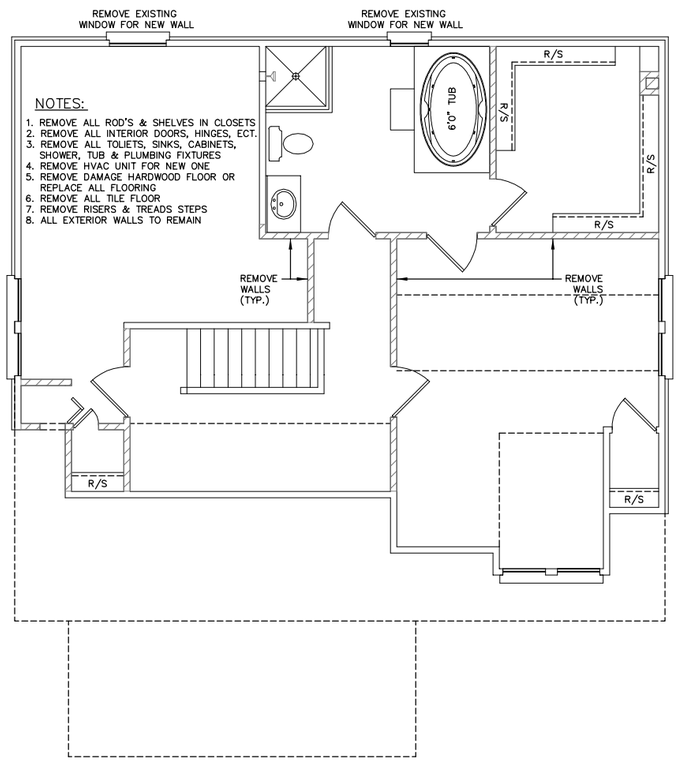
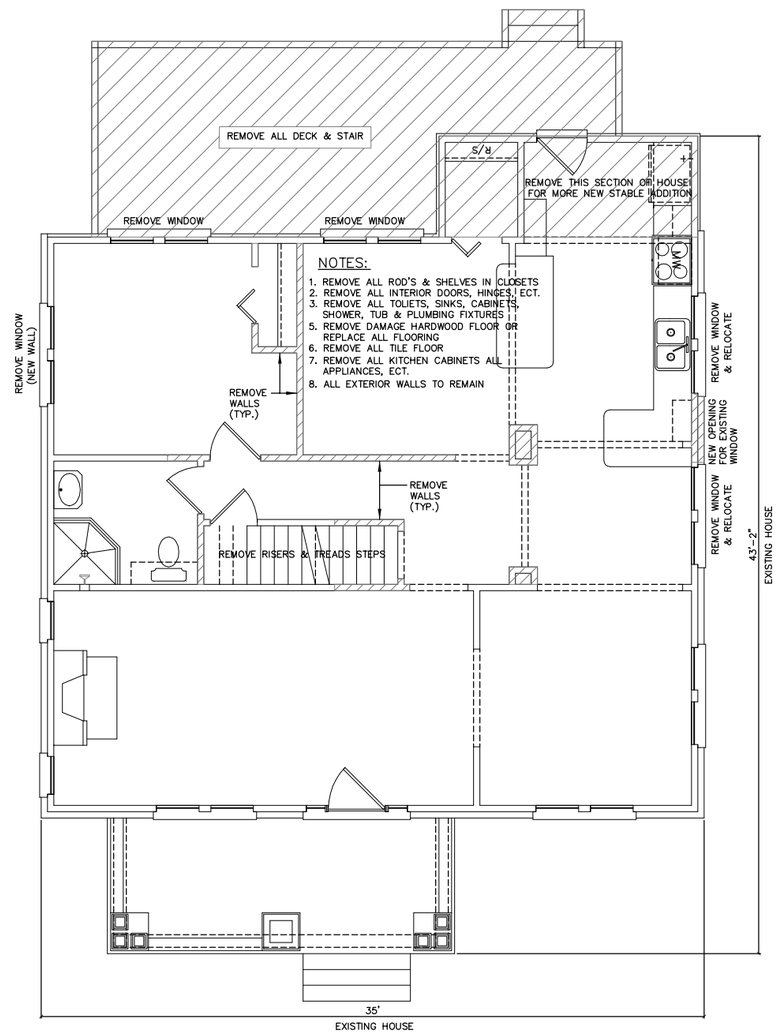
NEW RENOVATION & ADDITION RESIDENCE FOR:
MR. WAYNE THOMPSON @
2202 9TH AVENUE SOUTH
NASHVILLE, TN 37204

Drawn	JDH
Checked	JLM
Filename	1.3
Issued	1-30-17

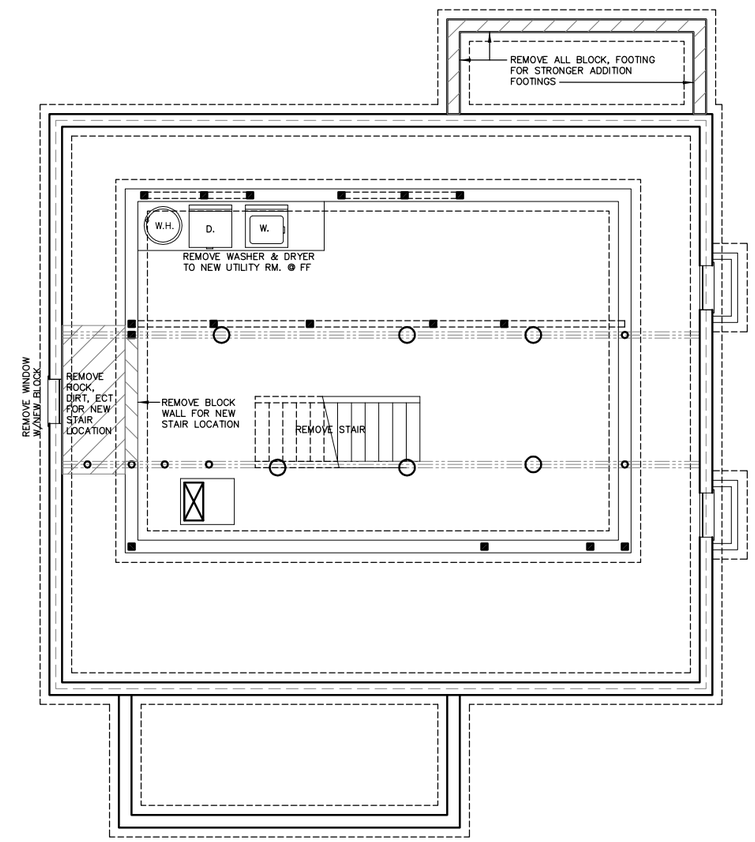
A-1.3



EXISTING SECOND FLOOR



EXISTING FIRST FLOOR



EXISTING BASEMENT FLOOR

DEMO PLAN'S

SCALE – 1/8" = 1'– 0"

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Drawn	JDH
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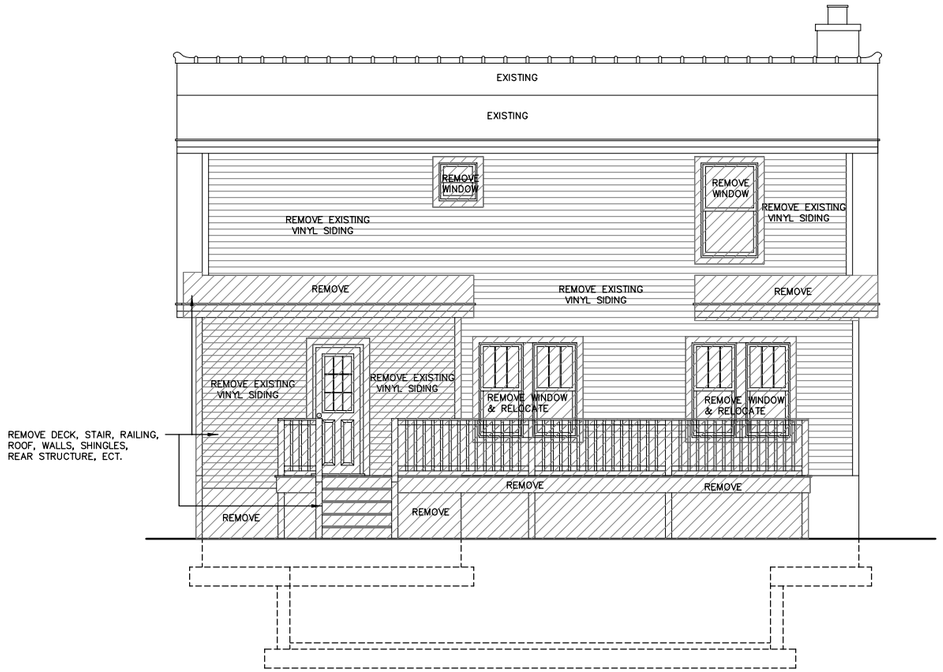
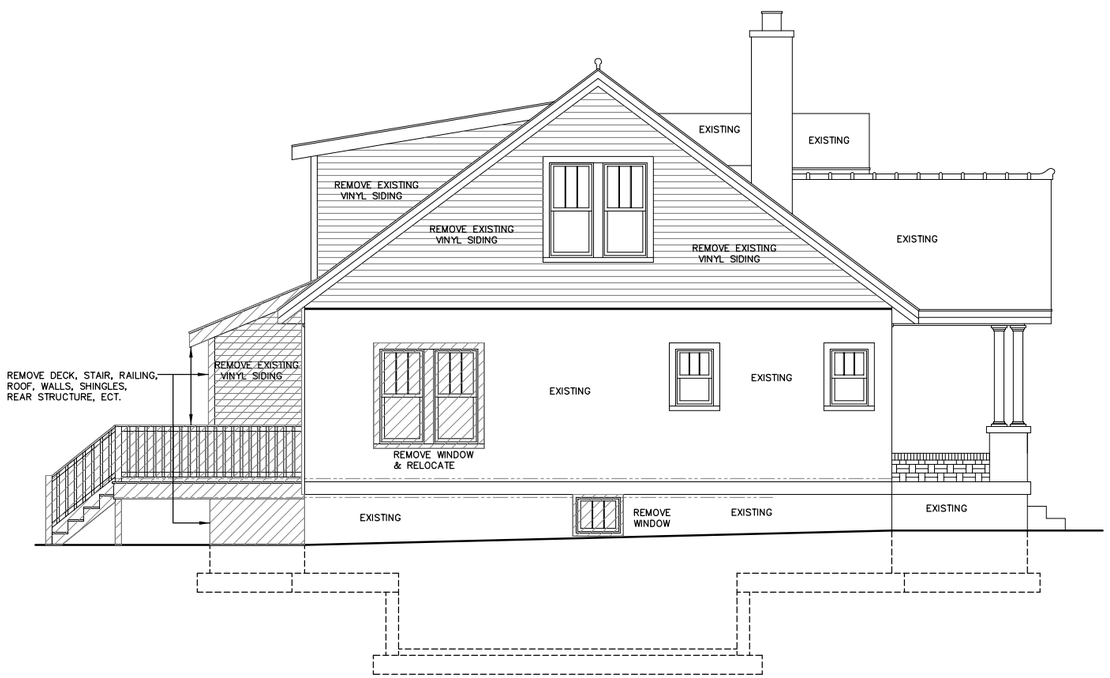
A-1.2

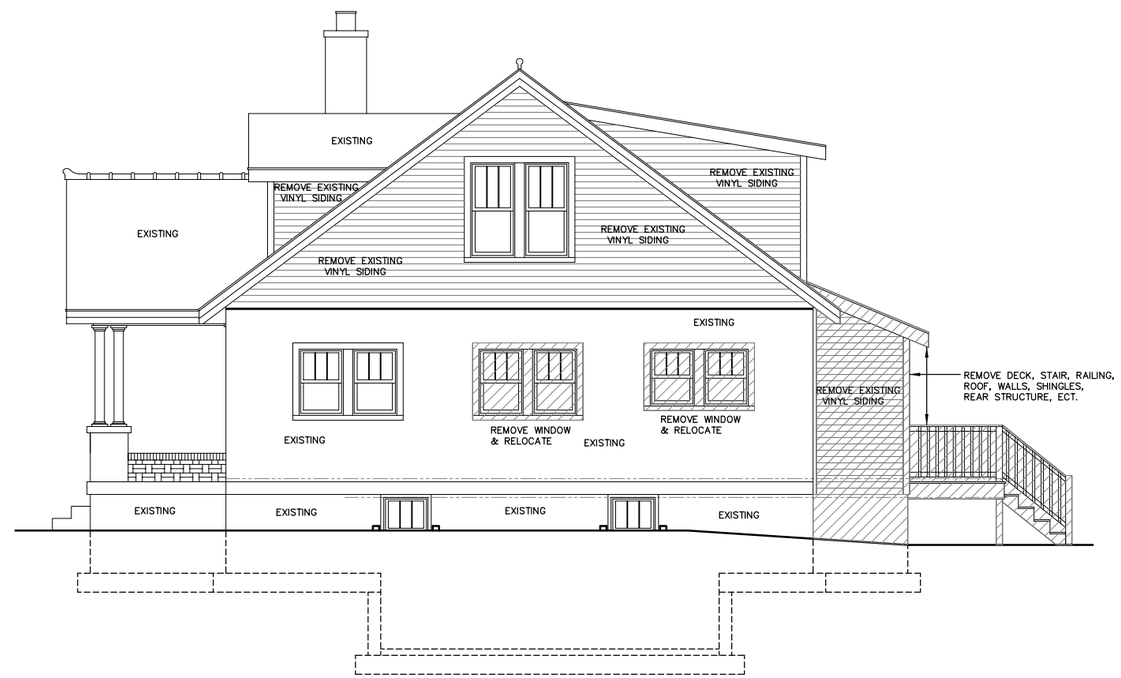


EXISTING REAR

EXISTING FRONT



EXISTING LEFT



EXISTING RIGHT

DEMO PLAN'S

SCALE – 1/8" = 1'– 0"

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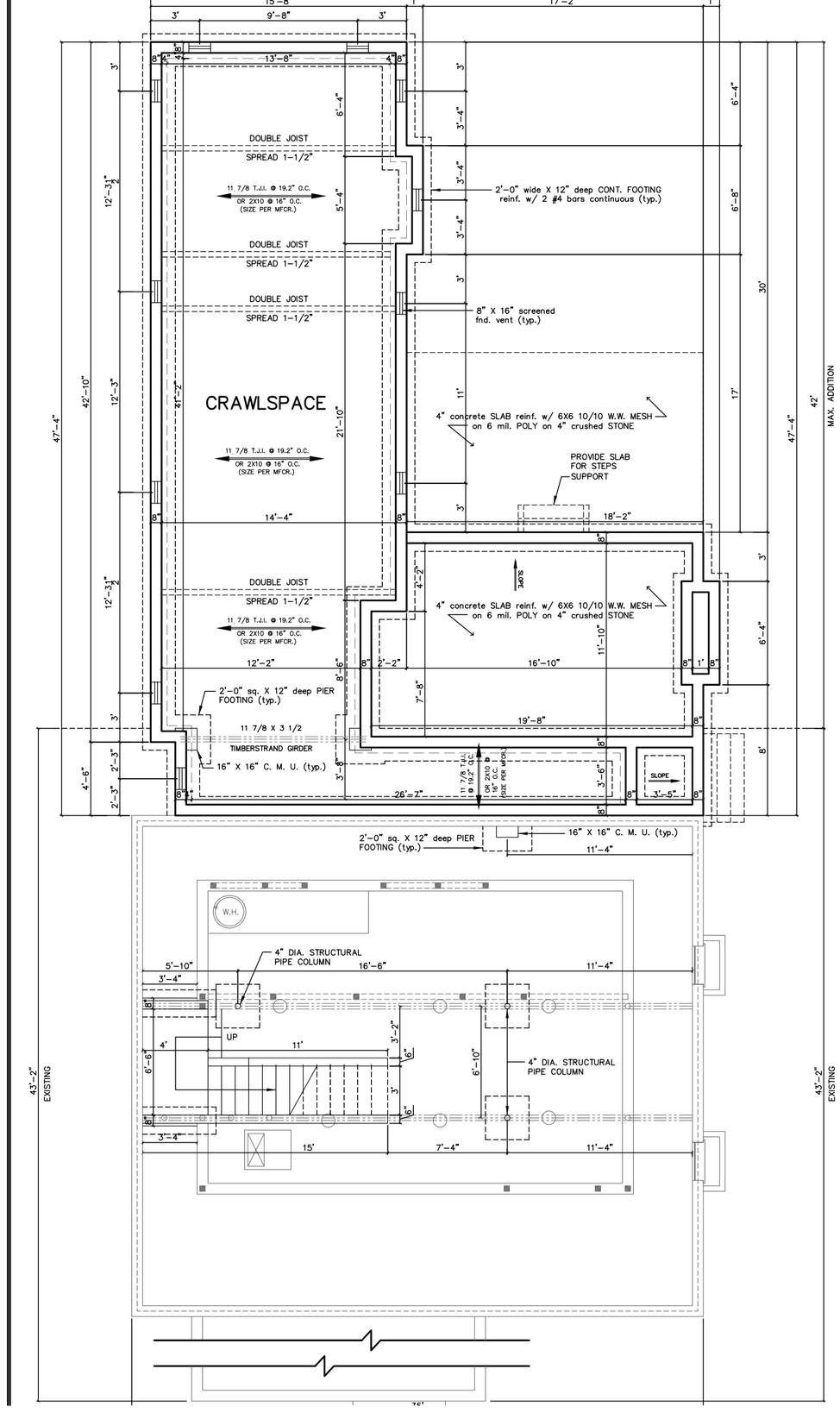
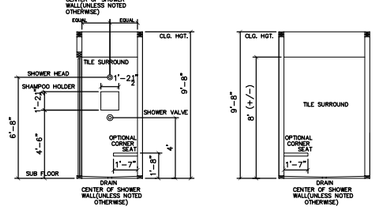
Drawn	JDH
Checked	JLM
Filename	1.1
Issued	1–30–17

A–1.1





TYP. MASTER SHOWER & TUB DETAIL

SCALE: N.T.S.

WALL LEGEND

- NEW 2X4 OR 2X6 WALLS
- EXISTING WALLS
- NEW 8"X16" FOUNDATION BLOCK
- EXISTING FOUNDATION BLOCK

BASEMENT NOTES:

1. step foundation stone ledge to accommodate changes in grade elevation.
2. crossbridge all spans over 10'-0".
3. 24' wide x 12" deep concrete (3000 P.S.I. min.) footing with 2 #4's cont. (lap bars 24" @ corners & splices) typical all around unless noted.
4. install radon venting below slab continuous thru footing connected to radon vent stack. stack to terminate above finished roof
5. lvl beams to be installed in strict compliance w/mfcr requirements
6. 4" thick concrete garage slab with 6" x 6" w10/10 wwf over 6 mil. polyethylene over 4" crushed stone on compacted base.
7. 6 mil. poly. vapor/moisture barrier.
8. Do not scale drawings. contractor must verify all dimensions prior to start of construction. notify architect immediately of any discrepancies.

FLOOR PLAN NOTES

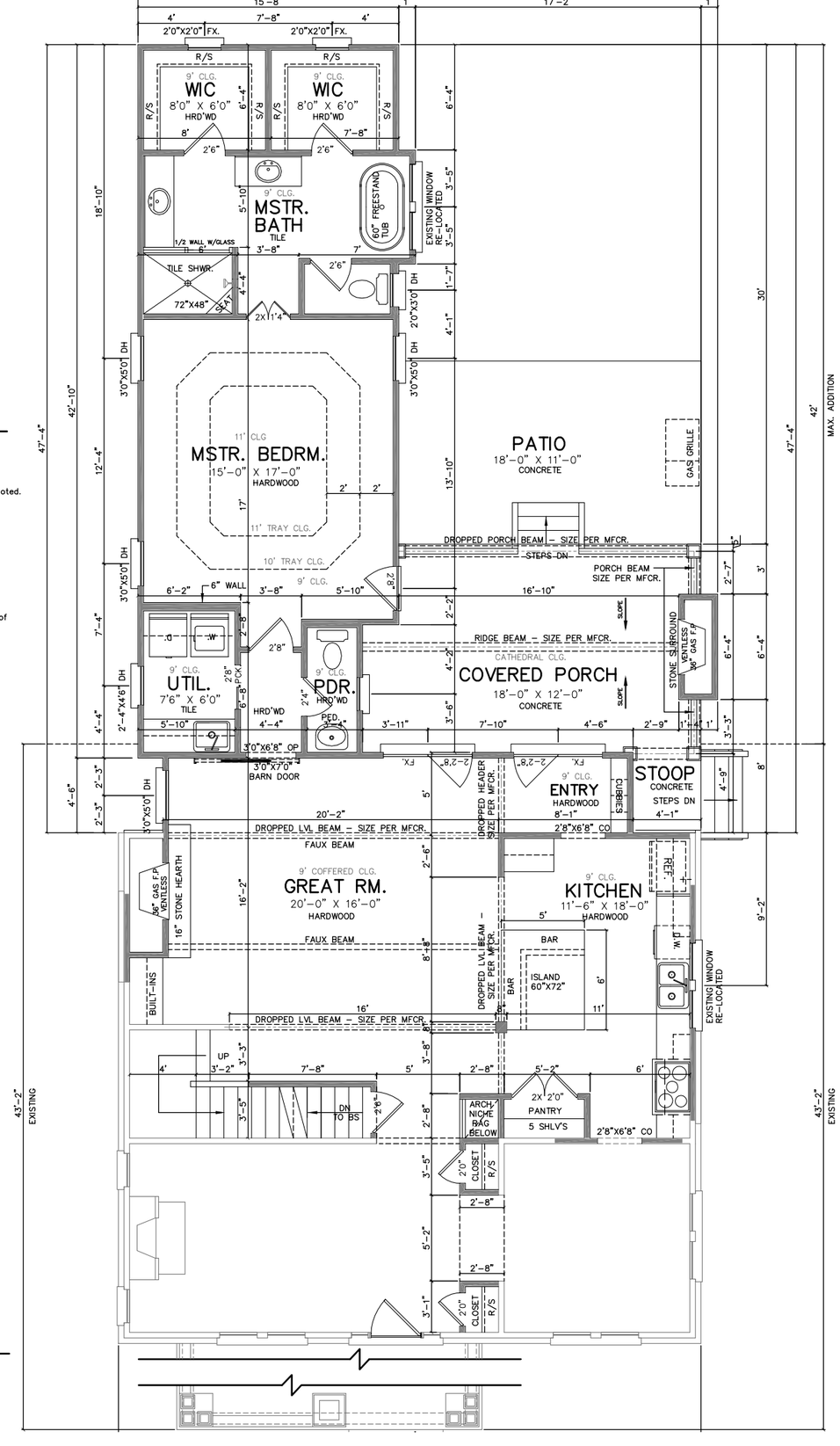
1. ALL INTERIOR & EXTERIOR DOORS WILL BE 8'-0" TALL. AT FIRST FLOOR (UNLESS NOTED OTHERWISE). ALL INTERIOR & EXTERIOR DOORS WILL BE 6'-8" TALL. AT BASEMENT FLOOR (UNLESS NOTED OTHERWISE).
2. DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY DIMENSIONS PRIOR TO START OF CONSTRUCTION. (NOTIFY ARCHITECT IMMEDIATELY TO RESOLVE ANY DISCREPANCIES).
3. INTERIOR DIMENSIONS ARE TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR EXTERIOR FACE OF STUD WHERE EXTERIOR FINISH IS OTHER THAN BRICK OR STONE.
4. PROVIDE 9'-8" CLG. HGT.@ FIRST FLOOR UNLESS NOTED OTHERWISE & 9'/8' CLG. HGT IN BASEMENT FLOOR.
5. ALL INTERIOR AND EXTERIOR STUD FRAMING ARE 2X4 @ 16" O.C. (UNLESS NOTED OTHERWISE).
6. ALL EXTERIOR DOORS TO HAVE WEATHERSTRIPPING, METAL THRESHOLD & DOOR SWEEP.
7. PROVIDE SOLID SUPPORT UNDER EACH END OF BEAMS.

NEW SQUARE FOOTAGE
OUTSIDE STUD OR BRICK

SQUARE FOOTAGE (heated & cooled area only)	
EXISTING FIRST & SECOND FLR.	1,950 sqft(+/-)
NEW FIRST FLR. ADDITION	750 sqft
TOTAL HEATED & COOLED	2,700 sqft
EXISTING FRONT COVERED PORCH	130 sqft
NEW REAR COVERED PORCH	250 sqft
TOTAL ROOF	3,080 sqft

EXISTING W/ NEW BASEMENT & FIRST FLOOR ADDITION

SCALE - 1/8" = 1'- 0"



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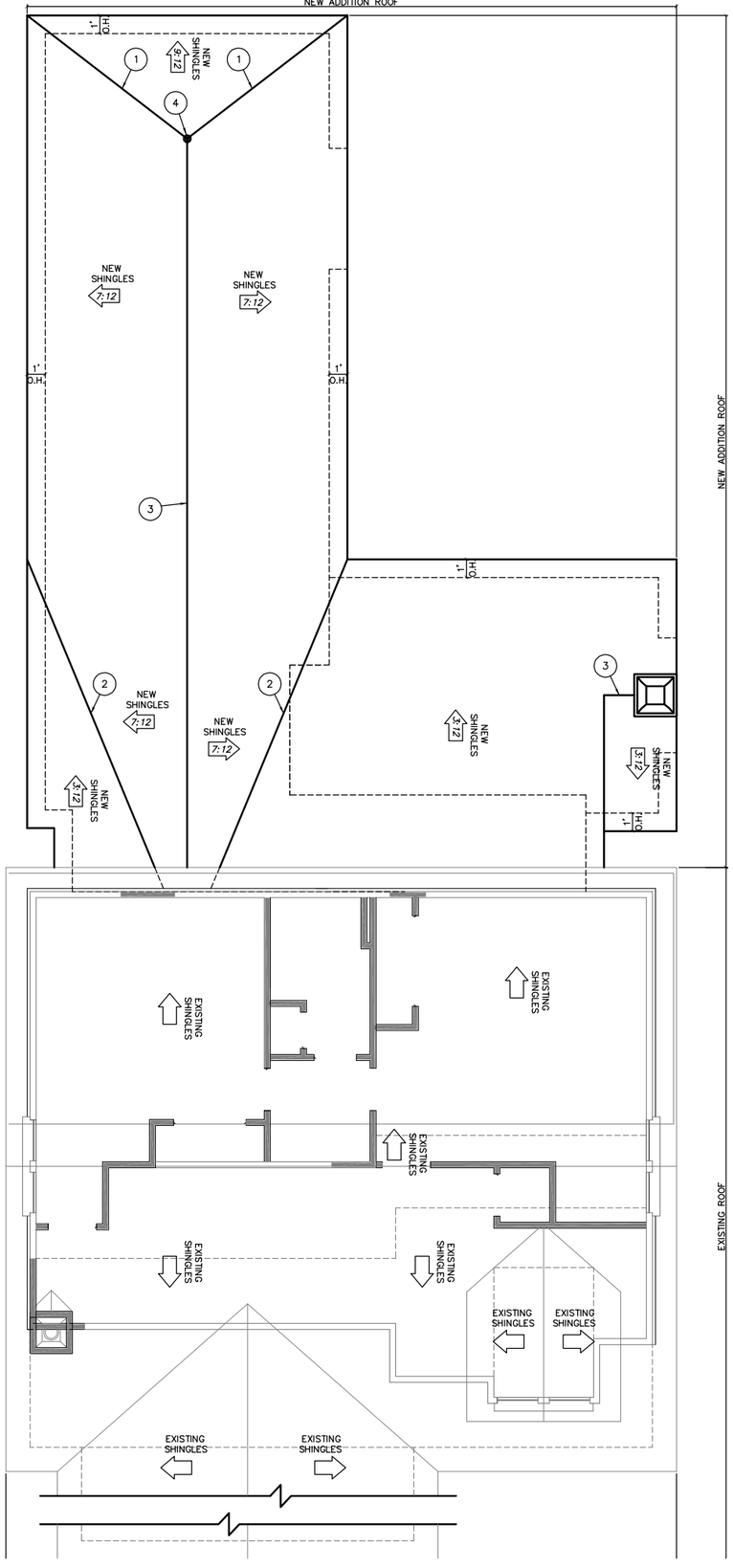
NASHVILLE, TN 37204

Drawn	JDH
Checked	JLM
Filename	1.6
Issued	1-30-17

A-1.6



WALL LEGEND	
	NEW 2X4 OR 2X6 WALLS
	EXISTING WALLS
	NEW 8"X16" FOUNDATION BLOCK
	EXISTING FOUNDATION BLOCK

FLOOR PLAN NOTES

1. ALL INTERIOR & EXTERIOR DOORS WILL BE 8'-0" TALL. AT FIRST FLOOR (UNLESS NOTED OTHERWISE). ALL INTERIOR & EXTERIOR DOORS WILL BE 6'-8" TALL. AT BASEMENT FLOOR (UNLESS NOTED OTHERWISE).
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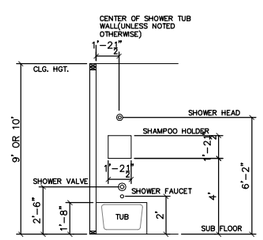
6. ALL EXTERIOR DOORS TO HAVE WEATHERSTRIPPING, METAL THRESHOLD & DOOR SWEEP.
7. PROVIDE SOLID SUPPORT UNDER EACH END OF BEAMS.

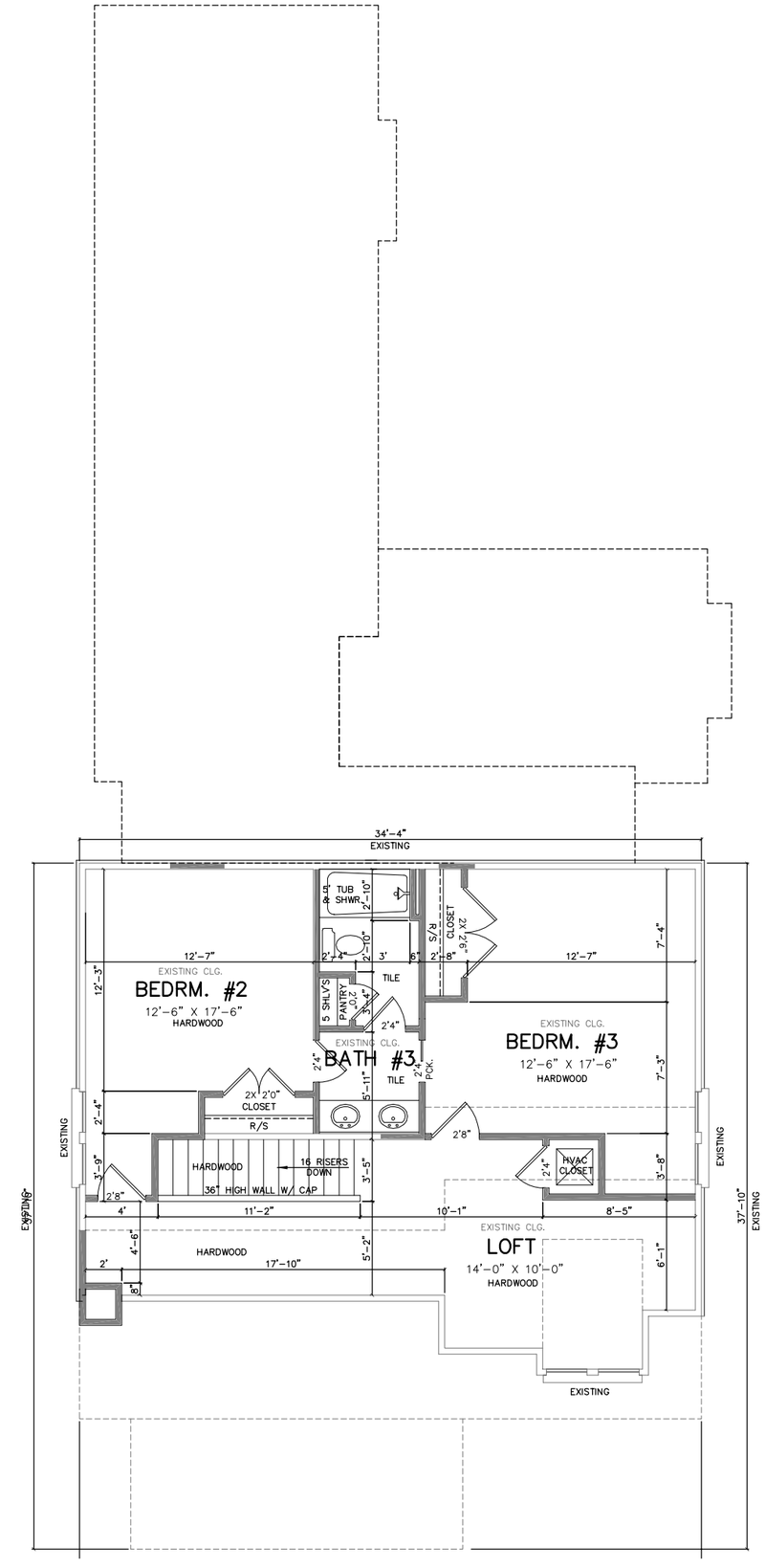


TYP. SECONDARY TUB/SHOWER DETAIL

SCALE: N.T.S.

EXISTING W/ NEW BASEMENT & FIRST FLOOR ADDITION

SCALE – 1/8" = 1'- 0"



REVISIONS

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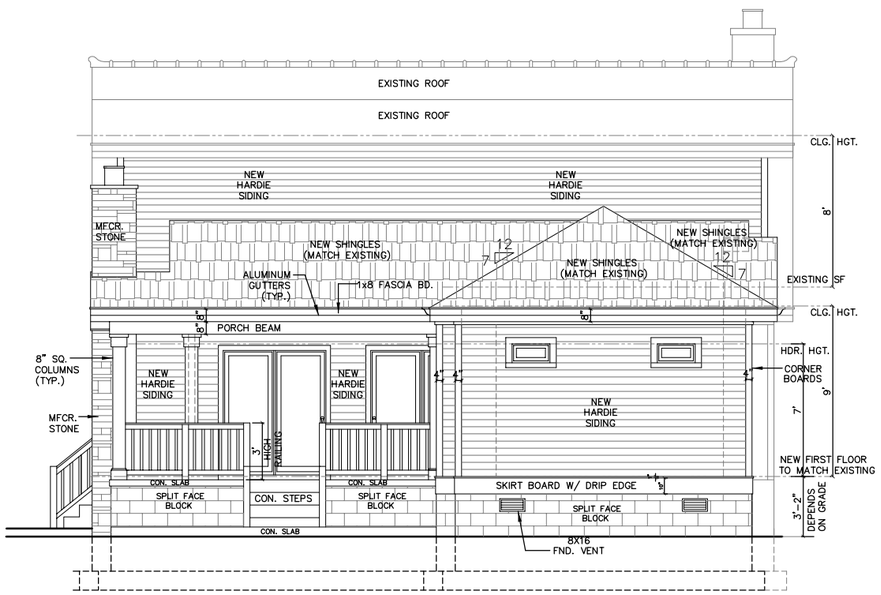
NASHVILLE, TN 37204

Drawn	JDH
Checked	JLM
Filename	1.7
Issued	1-30-17

A-1.7

EXTERIOR ELEVATION NOTES:

1. IF USING 8'–0" EXTERIOR DOORS, WINDOWS NEED TO BE AT A HEADER HEIGHT OF 98"/8'–2".
2. IF USING 7'–0" EXTERIOR DOORS W/12" TRANSOM, WINDOWS NEED TO BE AT A HEADER HEIGHT OF 100"/8'–4".
3. IF USING 6'–8" EXTERIOR DOORS W/12" TRANSOM, WINDOWS NEED TO BE AT A HEADER HEIGHT OF 98"/8'–2".
4. USE STICKY FELT(UNDER SHINGLES) ON ANY SLOPE UNDER 4/12 PITCH.
5. INSTALL METAL FLASHING AT ALL OPENINGS IN EXTERIOR WALLS, I.E. WINDOWS, DOORS, GABLE VENTS, DORMERS, ETC. INSTALL EXTERIOR BUILDING WRAP (TYVEK OR APPROVED EQUAL) OVER SHEATHING. TAPE ALL JOINTS, EDGES, AND TEARS. TYPICAL FLASHING LOCATIONS INCLUDE: THRU–WALL, HEAD FLASHING, SILL FLASHING, FLASHING AT WALL/ROOF INTERSECTIONS, CHIMNEY CAP, ETC.
6. INSTALL WEEP HOLES AT BASE OF EXTERIOR MASONRY WALLS ABOVE FINISH GRADE. SPACE WEEPS AT 24" O.C. KEEP AIR SPACE CLEAR OF MORTER TO INSURE AIR FLOW IN CAVITY.
7. INSTALL 6" OGEE GUTTERS RECTANGULAR DOWNSPOUTS FOR ROOF DRAINAGE. TERMINATE DOWNSPOUTS AT SPLASHBLOCKS. PROVIDE DIVERTORS AND END CAPS.



REAR

FRONT

NEW ELEVATIONS

SCALE – 1/8" = 1'– 0"

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Drawn	JDH
Checked	JLM
Filename	1.4
Issued	1–30–17

A–1.4

EXTERIOR ELEVATION NOTES:

1. IF USING 8'-0" EXTERIOR DOORS, WINDOWS NEED TO BE AT A HEADER HEIGHT OF 98"/8'-2".
2. IF USING 7'-0" EXTERIOR DOORS W/12" TRANSOM, WINDOWS NEED TO BE AT A HEADER HEIGHT OF 100"/8'-4".
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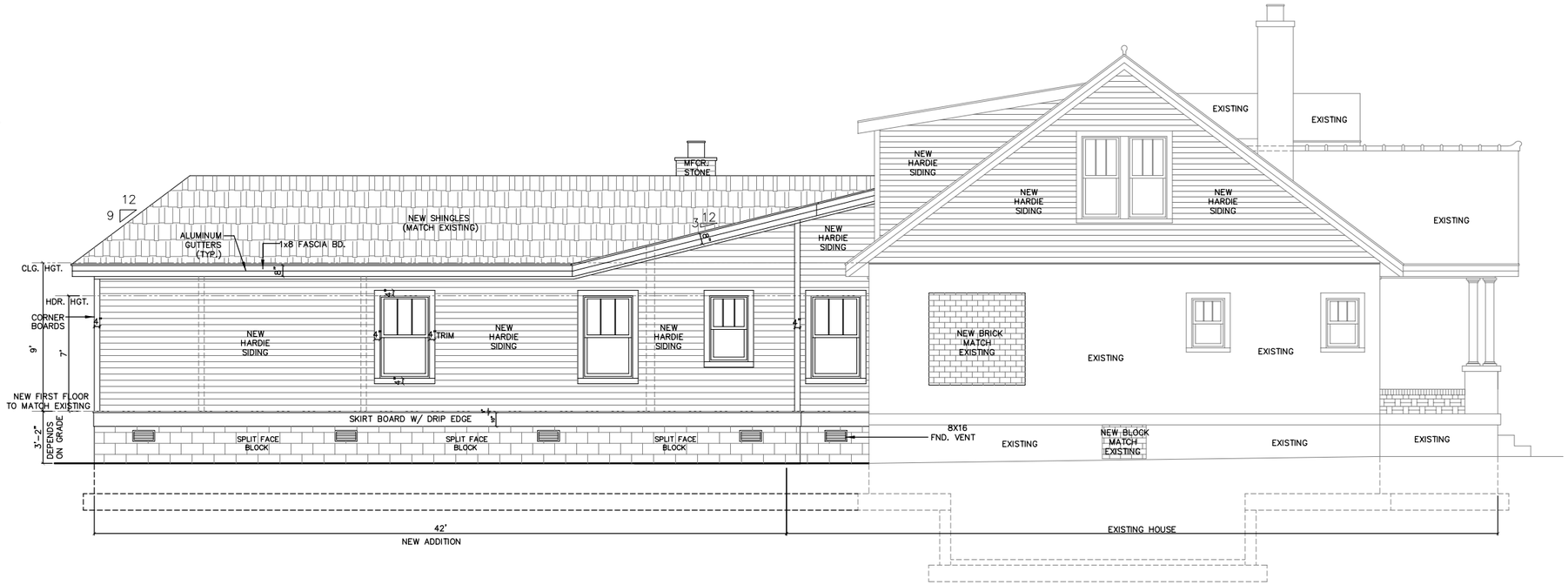
7. INSTALL 6" OGEE GUTTERS RECTANGULAR DOWNSPOUTS FOR ROOF DRAINAGE. TERMINATE DOWNSPOUTS AT SPLASHBLOCKS. PROVIDE DIVERTORS AND END CAPS.



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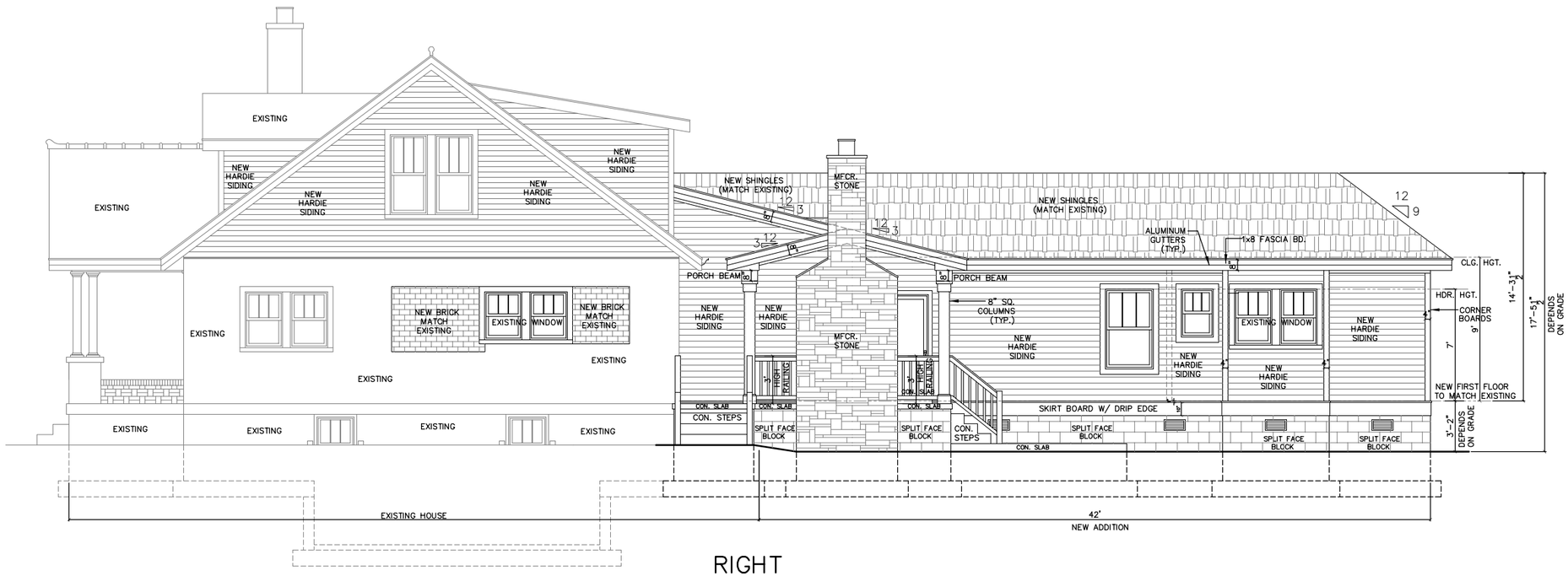

RIGHT

NEW ELEVATIONS

SCALE - 1/8" = 1'- 0"

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JDH DESIGN, 2013

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J U R I H A L L
3919 Henricks Hill Drive
Smyrna, Tennessee 37167
Phone: 615-405-0310
Web: jdhdesign3@comcast.net

NEW RENOVATION & ADDITION RESIDENCE FOR:

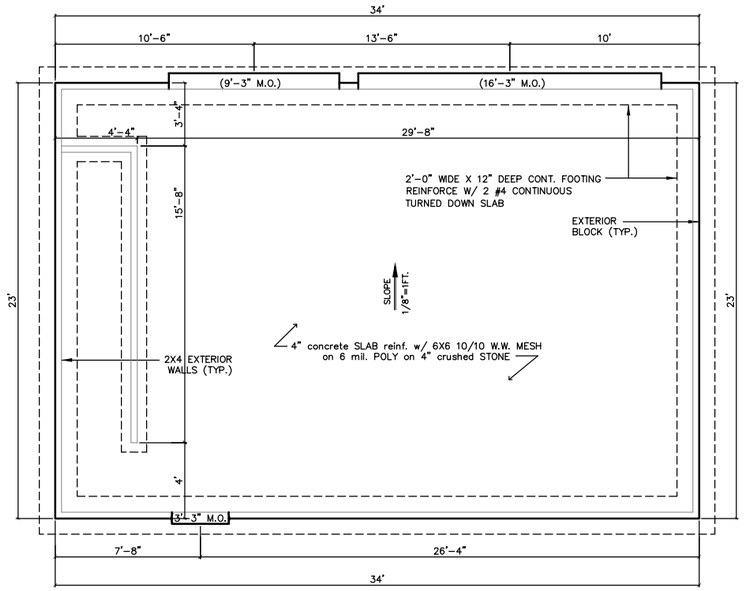
MR. WAYNE THOMPSON @
2202 9TH AVENUE SOUTH
NASHVILLE, TN 37204

Drawn	JDH
Checked	JLM
Filename	1.5
Issued	1-30-17

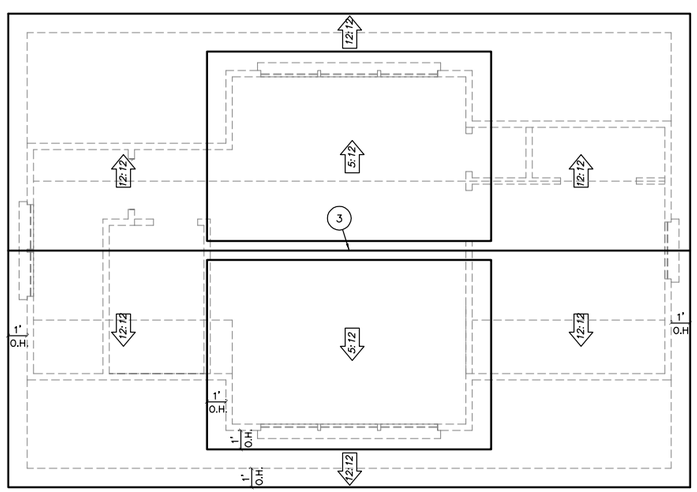
A-1.5

SLAB/FOUNDATION NOTES:

1. step foundation brick ledge to accommodate changes in grade elevation.
2. crossbridge all spans over 10'–0".
3. provide crawlspace waterproofing w/6" drain to grade
4. 24' wide x 12" deep concrete (3000 P.S.I. min.) footing with 3 #4's cont. (lap bars 24" @ corners & splices) typical all around unless noted.
5. install radon venting below slab continuous thru footing connected to radon vent stack. stack to terminate above finished roof
6. lvl beams to be installed in strict compliance w/mfcr requirements
7. 4" thick concrete garage slab with 6" x 6" w10/10 wwf over 6 mil. polyethylene over 4" crushed stone on compacted base.
8. 6 mil. poly. vapor/moisture barrier over entire crawl space area.
9. Do not scale drawings. contractor must verify all dimensions prior to start of construction. notify architect immediately of any discrepancies.



SLAB PLAN



ROOF PLAN

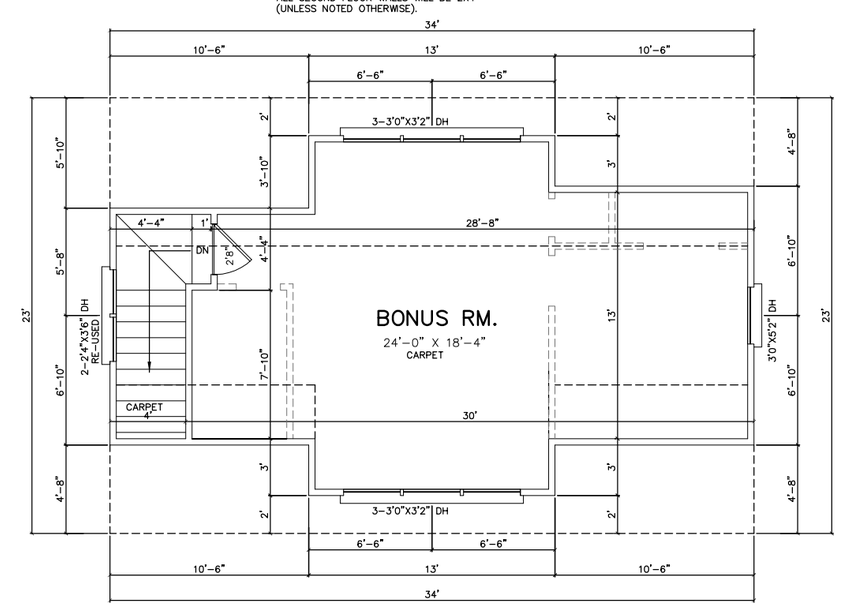
LEGEND:

1. HIP
2. VALLEY
3. RIDGE
4. 2x6 PURLIN
5. OUTLOOKERS
6. CRICKET
7. KICKOUTS

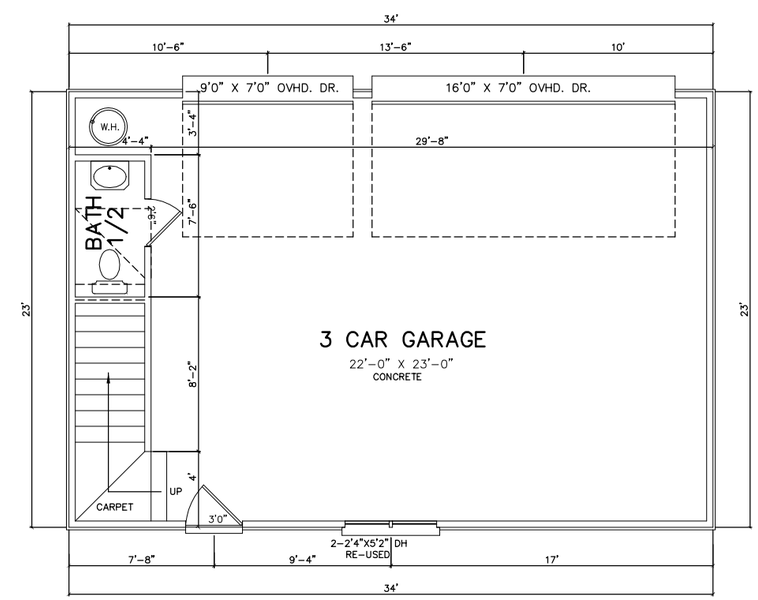
SQUARE FOOTAGE BREAKDOWN	
3 CAR GARAGE PLAN	780 SQ.
SECOND FLOOR PLAN	465 SQ.
TOTAL UNDER ROOF	1,245 SQ.

GENERAL FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY DIMENSIONS PRIOR TO START OF CONSTRUCTION. (NOTIFY ARCHITECT IMMEDIATELY TO RESOLVE ANY DISCREPANCIES).
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD.
3. DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO FLOOR FRAMING (REGARDLESS OF LENGTH).
4. GARAGE FLOOR CEILING HGT. IS 9'–0" AND SECOND FLOOR CEILING HGT. IS 9'–0"
5. ALL FIRST FLOOR WALLS WILL BE 2X4 AND ALL SECOND FLOOR WALLS WILL BE 2X4 (UNLESS NOTED OTHERWSE).



SECOND FLOOR PLAN



GARAGE FLOOR PLAN

FLOOR PLANS
SCALE – 1/8" = 1'– 0"

REVISIONS

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NEW 3 CAR GARAGE FOR:
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2202 9TH AVENUE SOUTH
NASHVILLE, TN 37204

Drawn	JDH
Checked	JLM
Filename	1.9
Issued	1–30–17

A–1.9

EXTERIOR ELEVATION NOTES:

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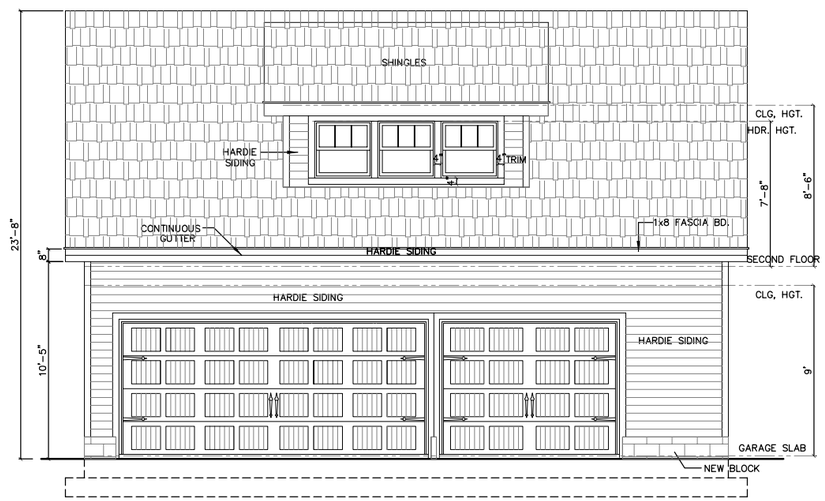
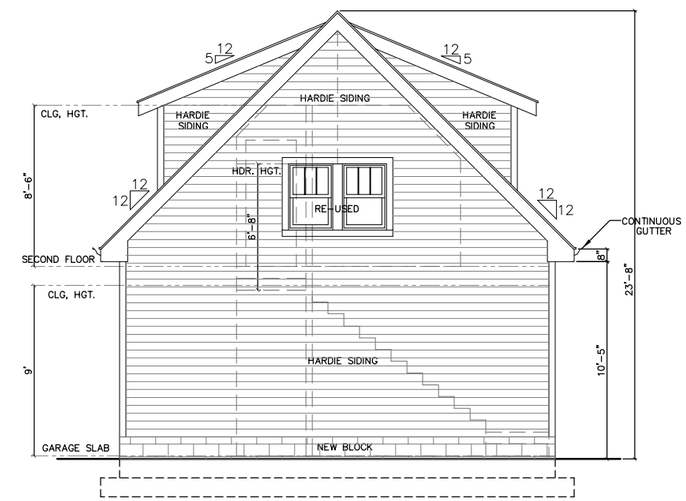


REAR



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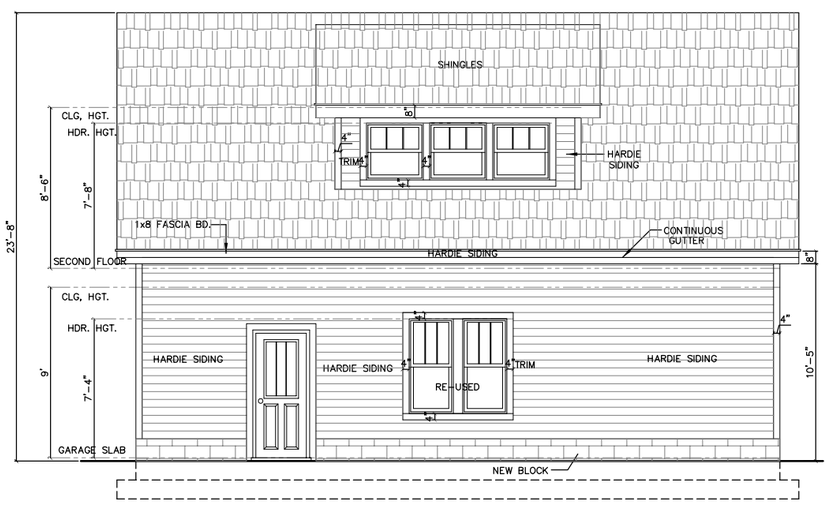
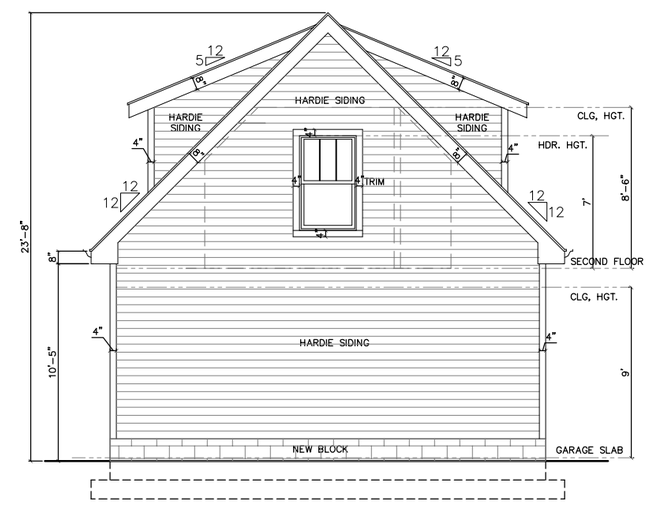


FRONT



RIGHT

ELEVATIONS
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A-1.8

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