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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION 1103 McKennie Avenue May 17, 2017

Application: New construction—addition and DADU; Setback determination

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08301027700

Applicant: Kaitlyn Smous, Nine 12 Design

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

Description of Project: Application is to construct a rear addition and a detached accessory dwelling unit (DADU). The addition requires a side setback determination. Base zoning requires a five foot (5') side setback, and the applicant is proposing an addition that is approximately three feet, six inches (3'6") from the side property line. The addition also involved enclosing a side porch and enlarging a door opening.

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

1. The brick wall on the side porch remain;
2. Staff approve the windows for the side porch enclosure;
3. Staff approve all new doors;
4. Staff approve the material of the parking areas;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff receive a copy of the filed restrictive covenant for the DADU.

With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and III.B. of the Eastwood 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.

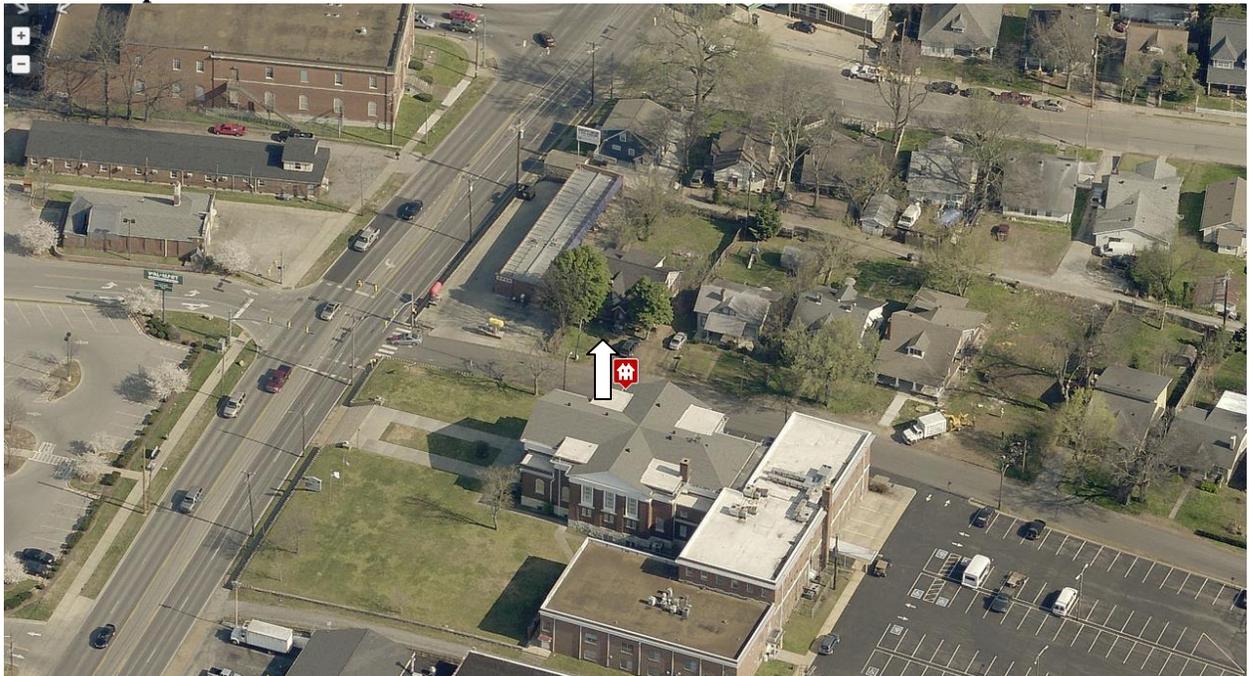
Attachments

- A: Site Plan
- B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

1. New Construction

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

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

h. Outbuildings

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

· 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.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

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.*
 - b. 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.*

i. Utilities

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

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

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

j. Public Spaces

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

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

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

Additions should be located at the rear of an existing structure.

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

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

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

- 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.*
- 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.*
- Additions 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*

- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.

Foundation

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

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

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

Roof

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

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

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

- b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant **as** determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.

Background: 1103 McKennie is a c. 1930 Tudor Revival style brick house that contributes to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1103 McFerrin

Analysis and Findings: Application is to construct a rear addition and a detached accessory dwelling unit (DADU). The addition requires a side setback determination. Base zoning requires a five foot (5') side setback, and the applicant is proposing an addition that is approximately three feet, six inches (3'6") from the side property line. The addition also involved enclosing a side porch and enlarging a door opening.

Partial Demolition: The applicant proposes to remove the basket-weave brick railing at the side porch in order to enclose the side porch (Figures 2 & 3). Staff finds that the railing is likely an original part of the historic house and finds that the railing is a significant architectural feature. The brick used in the railing wall matches the brick on the historic house, and the curve of the railing and the basket-weave form are common features seen on porches of buildings of this era. Bad mortar work has been done to some of the brick, but staff does not find the mortar to be a reason to permit the removal of the railing. Staff finds that the removal of the railing meets Section III.B.1 for inappropriate demolition and does not meet section III.B.2 for appropriate demolition. Staff therefore recommends that the applicant be required to retain the historic brick wall.



Figure 2. The applicant proposes to remove the brick railing at the side porch.



Figure 3. The applicant proposes to remove the brick railing at the side porch. The door that is to be enlarged is seen on the other side of the motorcycle.

The applicant also plans to enlarge the existing single door, to the left side on the porch, behind the side porch (see Figures 2 & 3). The single door will become a double door opening. Staff finds that this enlargement is appropriate for a couple of reasons. Although possibly original, the door opening is not a significant part of the historic house's architecture. Once the side porch is enclosed, as is proposed, the door opening will only be minimally visible from the street. Staff therefore finds that the partial demolition of enlarging the side door meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The historic house is one-and-a-half stories. The proposed addition will be one story and will be seven feet, six inches (7'6") lower in height than the historic house. Its foundation and eave heights will match those of the historic house.

The addition is inset two feet (2'6") from the left side of the house and is inset over twenty feet (20') from the right side of the addition. The addition will have a depth of twenty-six feet (26') and a width of twenty-eight feet (28'). Overall, the addition will add five hundred and sixty square feet (560 sq. ft.) to the historic house, which has a footprint of one thousand, two hundred, and fifty square feet (1,250 sq. ft.). Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house. It is inset appropriately, preserving the back corners of the house. It has a minimal

connection to the house, preserving over twenty feet (20') of the back wall of the house. Its lower height and minimal connection also preserves a majority of the rear of the historic house's roof. Staff finds that the addition is designed so that if it were to be removed in the future, the historic house's primary form and historic character would remain intact. Staff therefore finds that the addition meets Sections II.B.2.a and II.B.2.d. 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. The addition is designed so that if it were to be removed in the future, the historic character of the house would still be intact. Staff finds that the addition's design meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets the base zoning setbacks on the rear and right sides. It is approximately forty feet (40') from the rear property line and eighteen feet, six inches (18'6") from the right side property line. The addition does require a setback determination on the left side. Base zoning requires that additions be a minimum of five feet (5') from the side property line. However, the applicant is proposing to situate the addition three feet, six inches (3'6") from the side property line.

Staff finds that the proposed setback determination meets the design guidelines for several reasons. The existing historic house does not meet the required five foot (5') side setback. It is situated about one foot (1') from the side property line (Figure 4). The addition will be inset two feet, six inches (2'6") from the back corner of the house, so the addition will not encroach on the side setback any more than the existing house. The addition is also modestly scaled at twenty-six feet (26') deep. Moreover, the left side property line abuts the rear property line of a commercial property that is currently being used as car wash (Figure 5). The reduced side setback will not affect any current residences. Staff finds that the addition meets Sections II.B.1.c. and II.B.2. of the design guidelines.



Figures 4 & 5 show the left side setback of 1103 McKennie.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	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
Roofing	Architectural Shingles	Match Existing House	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Side Porch Enclosure	Glass Windows	Unknown	Yes	Yes
Rear Deck floor/steps	Wood	Typical	Yes	No
Windows	Fiberglass Clad	Marvin Integrity	Yes	No
Side/rear doors	Not indicated	Unknown	Unknown	Yes
Driveway	Not indicated	Unknown	Unknown	Yes

Staff recommends approval of the windows enclosing the side porch, all doors, and material for the parking areas in the front and rear. With staff's approval of all final material choices, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house has a cross gabled roof form. The side gable has a slope of approximately 7/12 and the front gable bay has a slope of approximately 11/12. The proposed rear addition will have a gable form with a slope of 7.5/12. Staff finds that this roof form is appropriate to the historic house and meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The rear addition will not affect the historic house's orientation towards McKennie Avenue. The applicant intends to enclose the side porch with glass. The primary entrance to the house is behind a stoop in the middle of the house; it is not behind the side porch. Because the porch serves as a side porch and a secondary entrance, and because the porch will be enclosed in glass, retaining its openness, staff finds that the enclosure of the side porch is appropriate. However, staff recommends that a condition of approval be that the brick railing on the side porch remain. With this condition, staff finds that the addition's orientation meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: As mentioned under “Partial Demolition,” the applicant intends to enlarge a side door opening behind the side porch. As mentioned under “Orientation,” the applicant intends to enclose the side porch. No other changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The applicant intends to retain the parking area in the front of the house. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: Staff recommends receipt of the restrictive covenant for the DADU prior to issuance of the preservation permit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	12/12	Yes
Porch form	Gable	Yes
Porch slope	12/12	Yes

Since the roof form and slopes are similar to historic outbuildings, staff finds that the DADU meets Section II.B.h.1 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, detailing, and form do not contrast greatly with the primary structure. It is in a minimally-visible location at rear of the site. Staff finds that the DADU’s design meets section II.B.h.1 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	Concrete slab	Typical	Yes
Cladding	Cement-fiber	Smooth with 5” reveal	Yes
Secondary	Board and	Smooth	Yes

Cladding	Batten		
Roofing	Asphalt shingle	Match existing house	Yes
Trim	Cement fiber	Smooth	Yes
Porch floor	Concrete slab	Typical	Yes
Porch Posts	Wood	Typical	Yes
Windows	Fiberglass Clad	Marvin Integrity	Yes
Pedestrian Door	Unknown	Needs final approval	Unknown
Vehicular Door	Unknown	Needs final approval	Unknown

With the staff's final approval of the doors and material information that has not yet been provided, staff finds that the known materials meet Section II.B.h.1. of the design guidelines.

General requirements for DADUs:

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Staff finds that the DADU meets section II.B.h.1 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.h.1 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'	15'1" *
Rear setback	3'	3'
L side setback**	3'	3'
R side setback**	3'	14'
How is the building accessed?	From the alley or existing curb cut	No vehicle door.

*MHZC typically recommends a minimum of twenty feet (20') in between the back of the house/addition and the outbuilding. The applicant is proposing just fifteen feet, one inch (15'1") in between the back of the addition and the outbuilding. Staff finds the reduced space to be appropriate in this instance because the lot is unusually shallow. In fact, it is the shallowest lot on the block. It is less than one hundred and forty feet (140') deep, whereas other lots on this block are between one hundred and fifty and one hundred and seventy feet (150'-170') deep.

Staff finds that the DADU meets section II.B.h.2 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 left)
Ridge Height	24'	25'	21'7"
Eave Height	11'	10'	9'

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	905 sq. ft.	683 sq. ft.

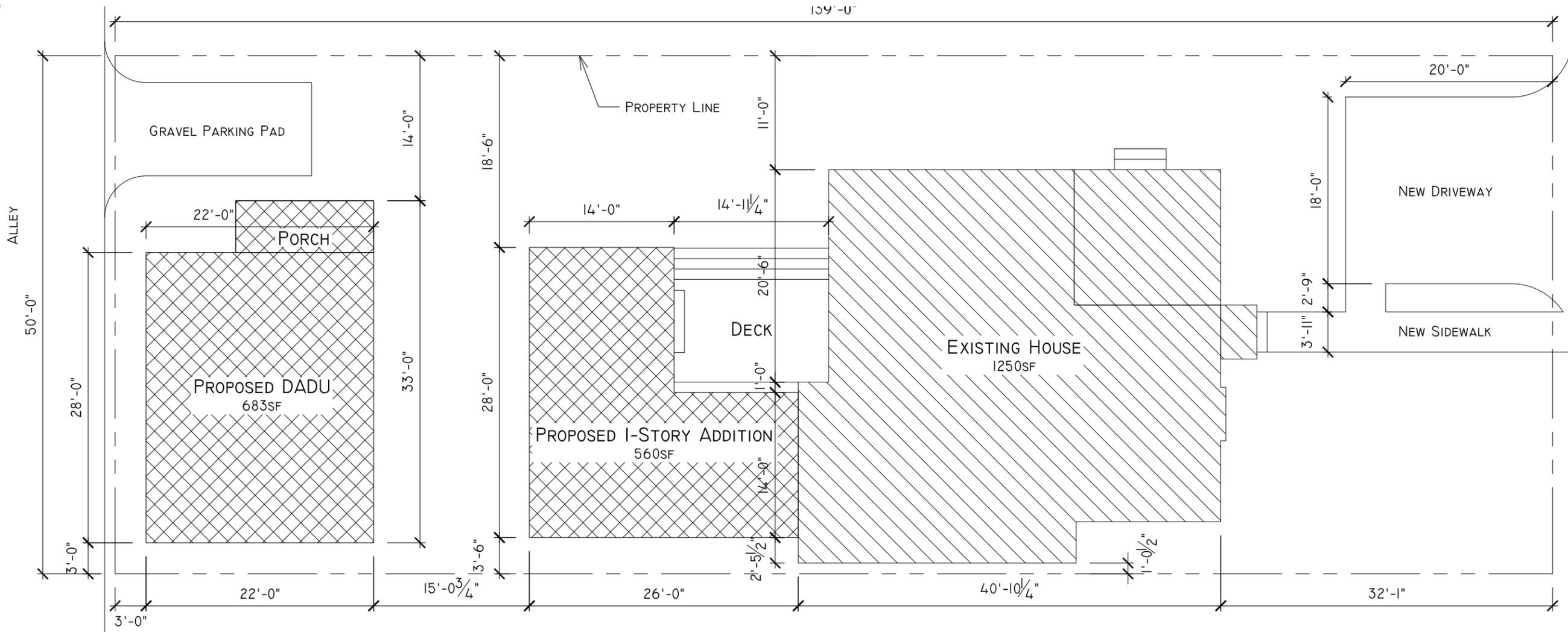
Staff finds that the DADU meets section II.B.h.1 of the design guidelines and 17.16.30.G. 7 of the ordinance.

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

1. The brick railing on the side porch remain;
2. Staff approve the windows for the side porch enclosure;
3. Staff approve all new doors;
4. Staff approve the material of the parking areas;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff receive a copy of the filed restrictive covenant for the DADU.

With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and III.B. of the Eastwood 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.



NOT FOR CONSTRUCTION

MCKENNIE AVENUE

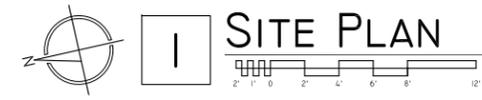
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0	05.01.17	MHZC APPLICATION

RENOVATION AND ADDITION TO:
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 NASHVILLE, TN 37206



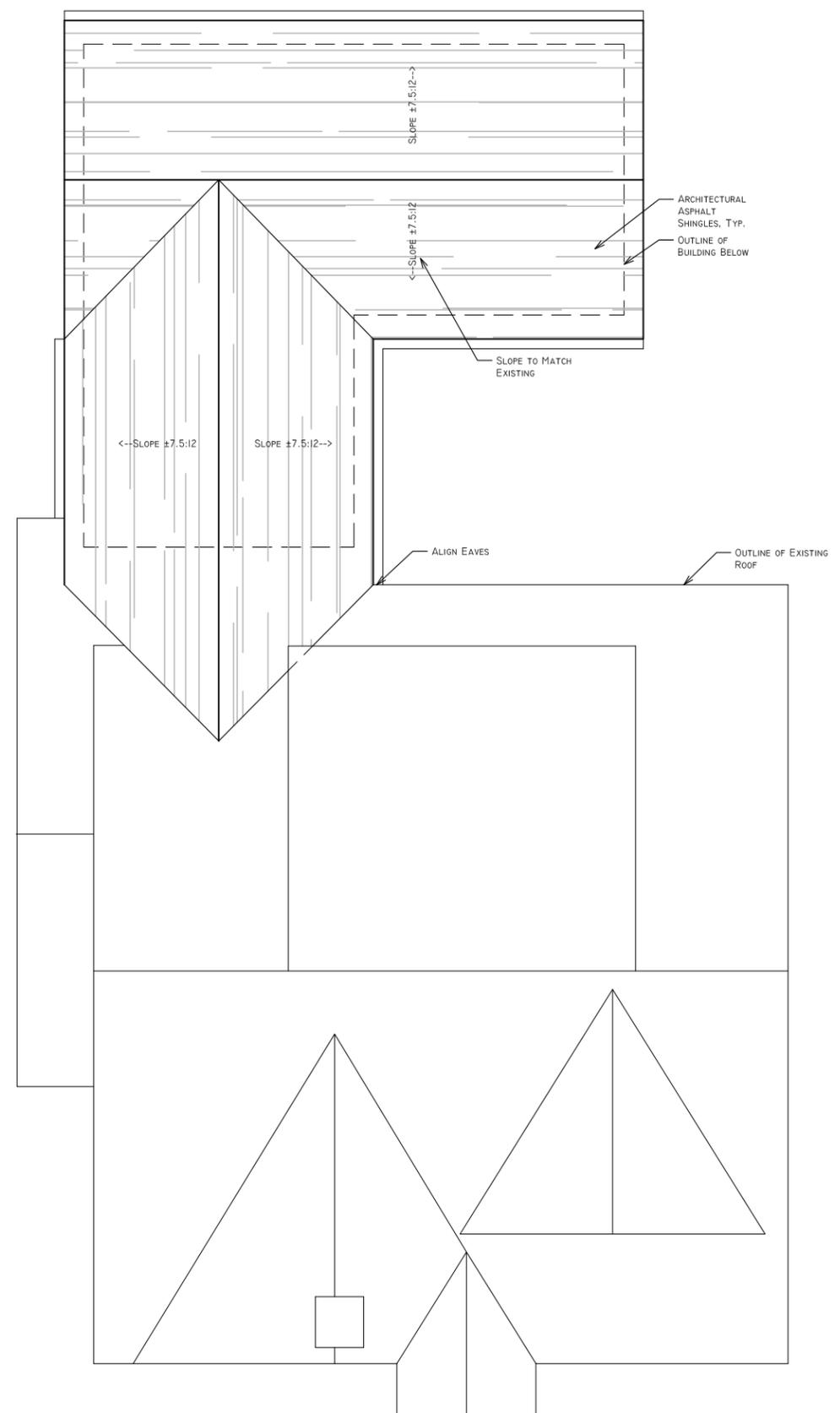
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SITE PLAN

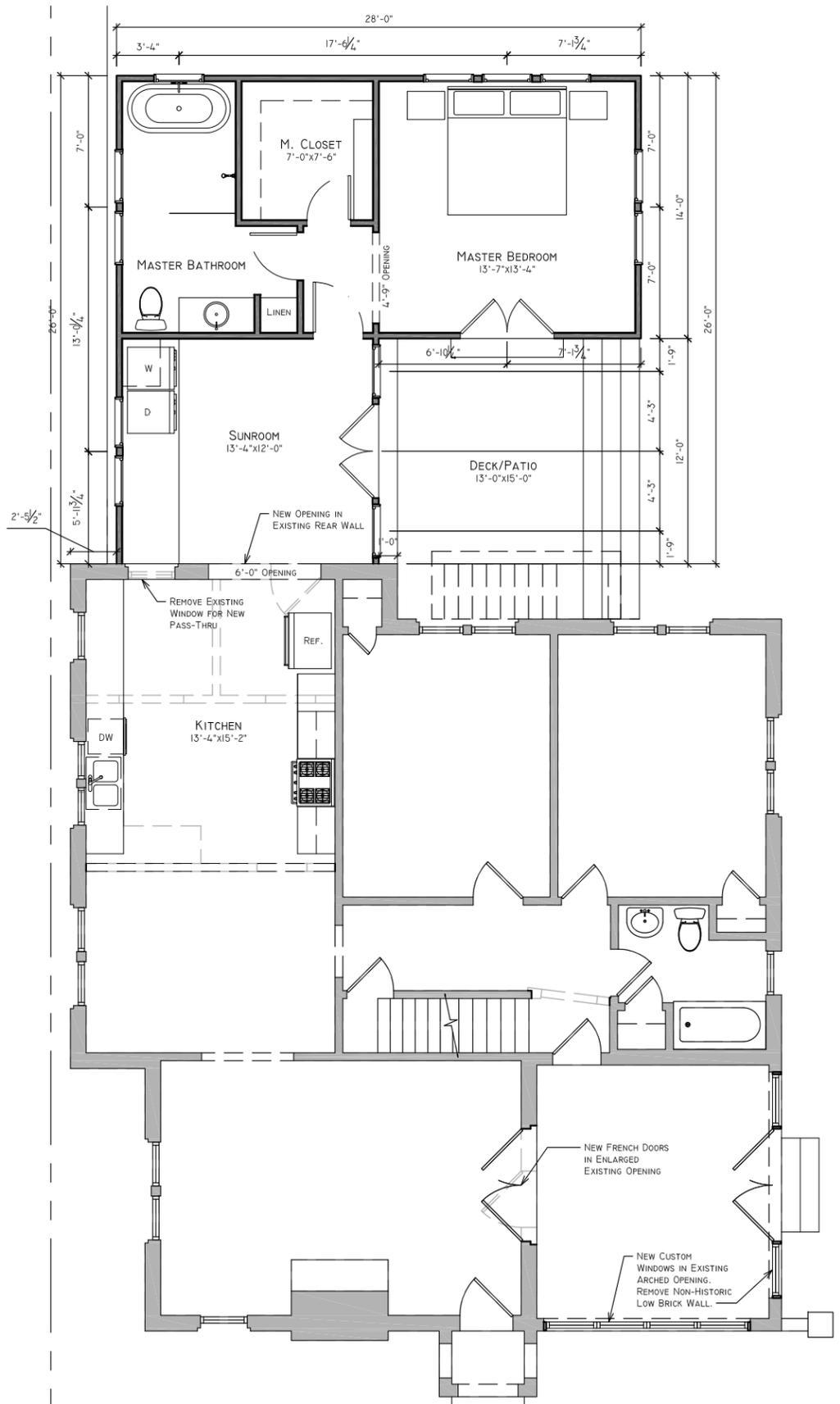


SCALE: 3/32"=1'-0"

01



2 ROOF PLAN
SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	05.01.17	MHZC APPLICATION

RENOVATION AND ADDITION TO:
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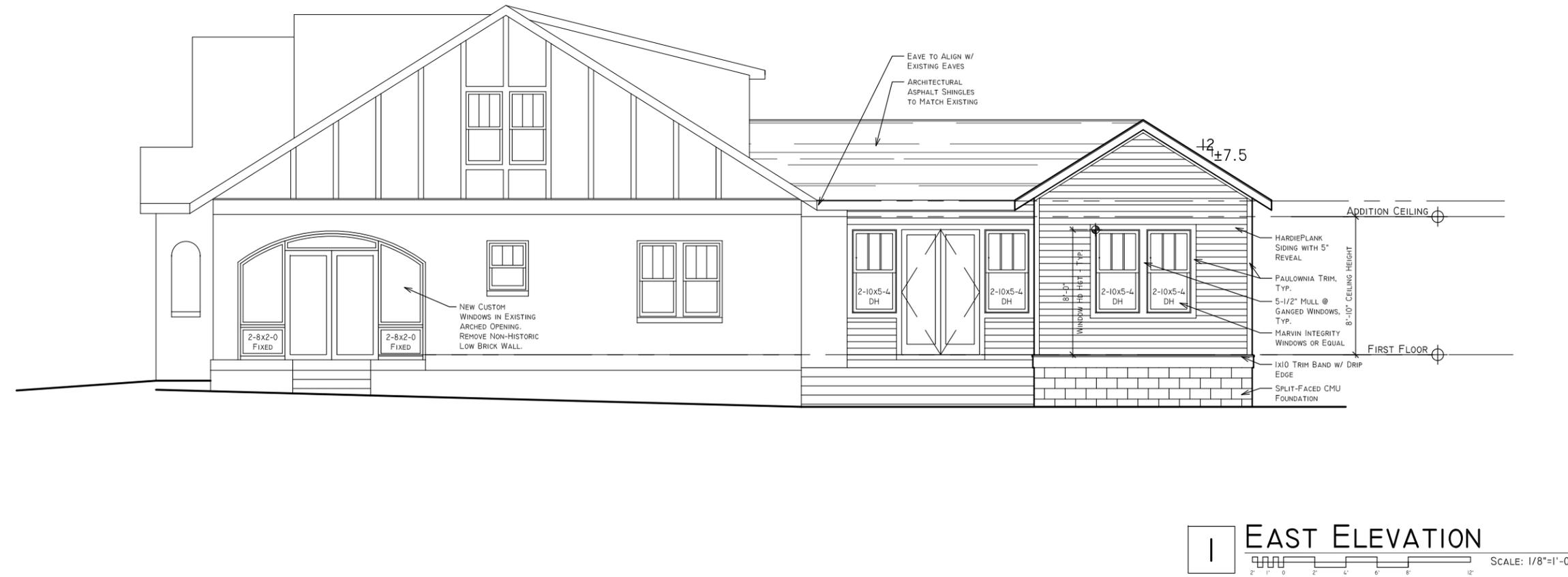


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FIRST FLOOR PLAN
02



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	05.01.17	MHZC APPLICATION

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WEST AND EAST ELEVATIONS

03



2 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	05.01.17	MHZC APPLICATION

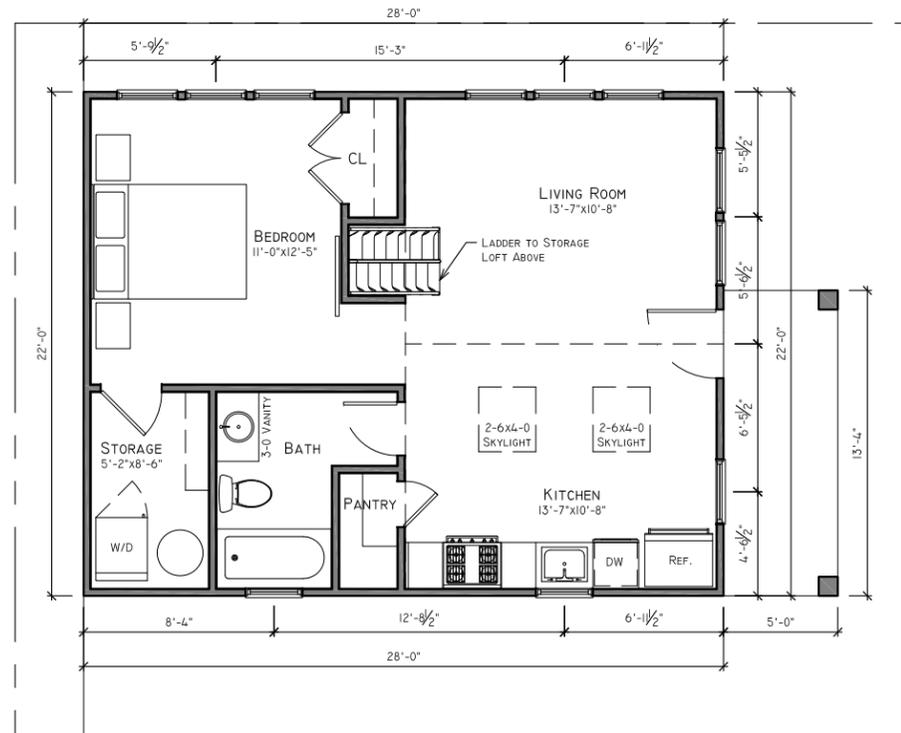
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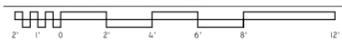


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NORTH AND SOUTH ELEVATIONS

04





DADU FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

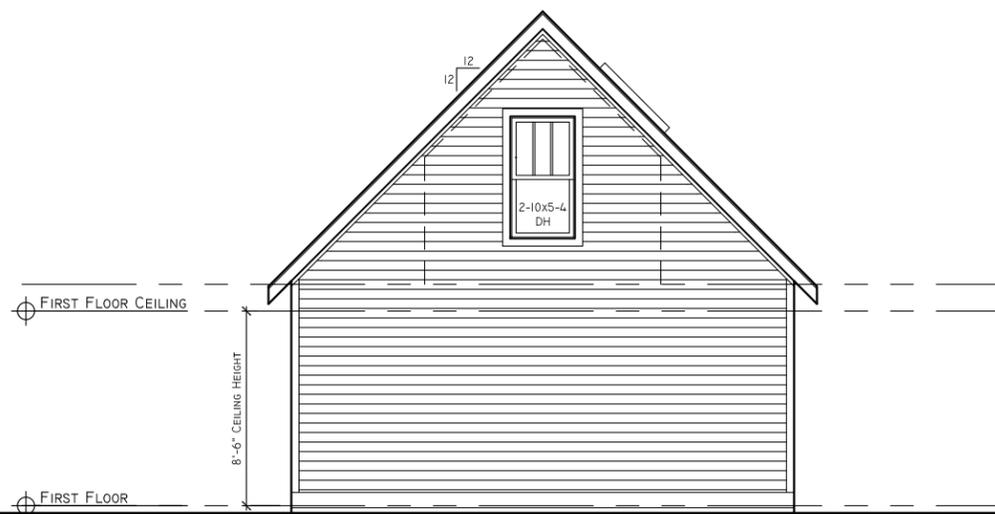
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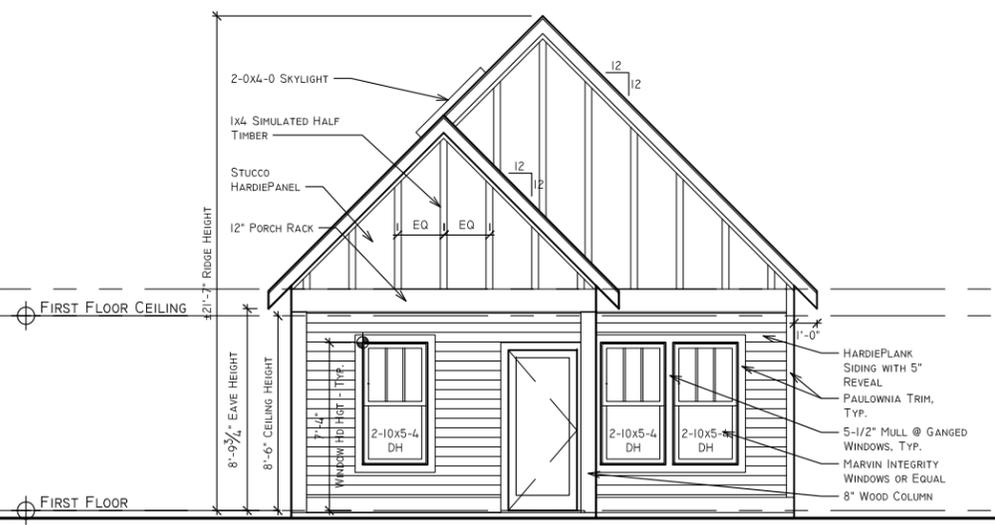
DADU FLOOR
 PLAN
05



4 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	05.01.17	MHZC APPLICATION

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DADU ELEVATIONS

06