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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
2034 10th Avenue South
May 17, 2017

Application: New construction—addition and outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10513026200
Applicant: Chad Fair
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct an addition to the non-contributing house and to construct a Detached Accessory Dwelling Unit (DADU). The addition will add a new front porch to the house and will alter and extend the roof.

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

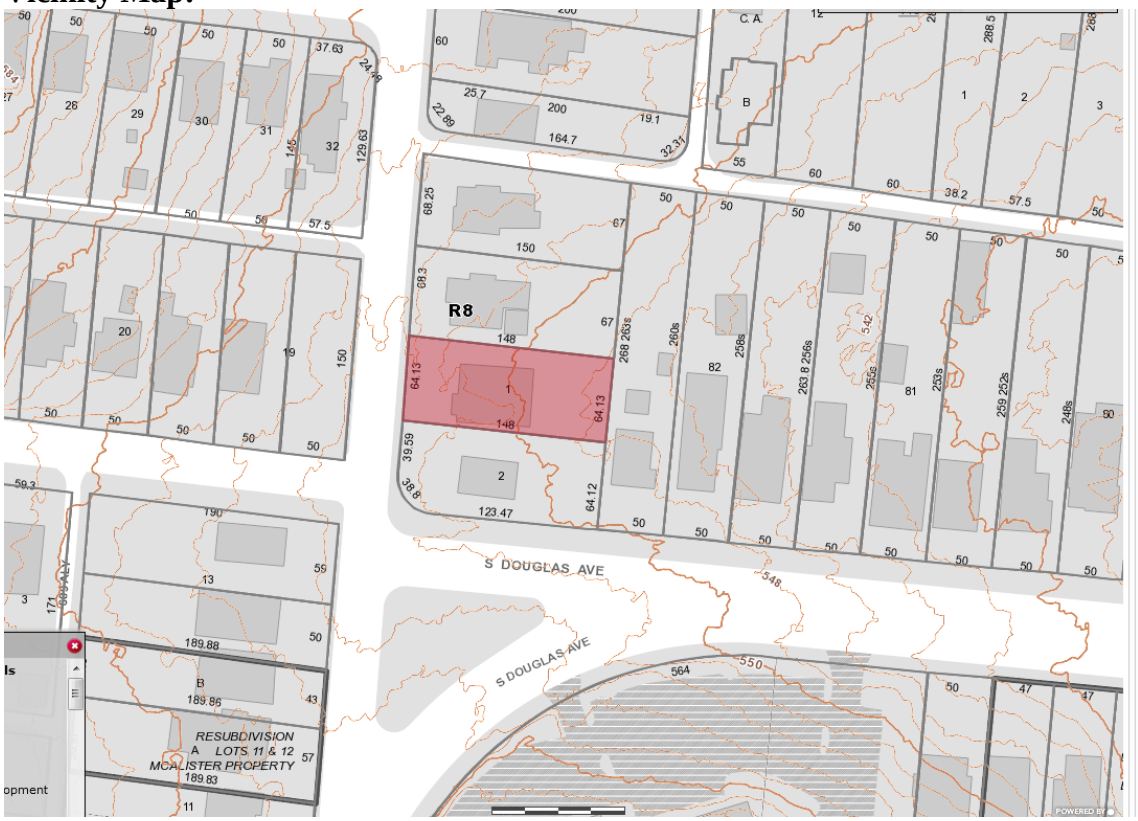
1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color and masonry color, dimensions and texture;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. The siding on the DADU have a maximum reveal of five inches (5").

With these conditions, staff finds that the project meets Ordinance 17.16.030. G. and Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

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: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

III. 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.

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

a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.

b. The DADU may not exceed the maximums outlined previously for outbuildings.

c. *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.

Ownership.

e. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.

f. The DADU cannot be divided from the property ownership of the principal dwelling.

g. The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

h. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

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

I. Utilities

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

2. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.

IV. Additions

A. Location

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

   a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
   b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.

   a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
   b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
   c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure 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 or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

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

   b. When an addition needs to be wider:
   Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.
   A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

2. No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

3. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.

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

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

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: 2034 10th Avenue South is a c. 1970 house that does not contribute to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Analysis and Findings: Application is to construct an addition to the non-contributing house and to construct a Detached Accessory Dwelling Unit (DADU). The addition will add a new front porch to the house and will alter and extend the roof.

Demolition: The proposed addition to the house involves demolishing the existing roof and porch. The footprint, first story walls, and fenestration pattern of the existing house will largely remain the same. On the left side, the window on the brick portion will remain, although it does not appear on the drawings. On the right side, an existing door opening will be bricked in. Because the house is non-contributing, staff finds that partial demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The addition will not expand the foot print of the house, with the exception of the enlargement of the porch to be eight feet (8') deep and twenty-three feet (23') wide. The house's eave and ridge heights will be enlarged, and the house will be increased from a one-story structure to a one-and-a-half story structure. The eave height will approximately eleven feet (11') and the ridge height will be approximately twenty-six feet, three inches (26'3"). Staff finds that this meets the historic context, where most historic houses are one or one-and-one-half stories tall with heights ranging from eighteen to thirty feet (18'-30'). In 2016, MHZC approved an infill across the street 1000 South Douglas Avenue that is twenty-seven feet, six inches (27'6") tall. Staff finds that the project's height and scale meet Sections III.A., III.B., and IV.B. of the design guidelines.

Location & Removability: Because the existing house is non-contribution, it is appropriate for the addition to alter the front of the house substantially. The addition does not need to be removable. Staff therefore finds that the proposed addition meets Sections IV.A and IV.F. of the design guidelines.

Design: The addition is designed so as to make the non-contributing house appear more in keeping with the historic context. The larger porch, taller gable, and front dormer are all common features in the Waverly-Belmont neighborhood and meet the design guidelines. Staff finds that the project meets Sections IV.A, IV.B, IV.C, and IV.G. of the design guidelines.

Setback & Rhythm of Spacing: Because the applicant is not altering the footprint of the house, the side and rear setbacks will not change. The front porch's depth will increase from five feet (5') to eight feet (8'), and its width will increase from ten feet (10') to twenty-three feet (23'). With the deeper front porch, the house's front setback will still be in between the front setbacks of the two adjacent houses. Staff therefore finds that the project's setbacks 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**
Cladding	Existing Painted Brick to Remain – New painted brick to match where needed to extend walls	Existing	Yes	No
Secondary Cladding	Board-and-batten	Smooth face	Yes	No
Roofing	Architectural Asphalt Shingles	Unknown	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Typical	Yes	No
Front Porch Posts	Wood	Typical	Yes	No
Front Porch Bases	Painted Brick to Match Existing House	Unknown	Yes	No
Windows	Unknown	Unknown	Unknown	Yes
Principle Entrance	Unknown	Unknown	Unknown	Yes

With staff's final approval of the roof shingle color and the windows and doors, Staff finds that the known materials meet Sections III.D. and IV. of the design guidelines.

Roof form: The addition will substantially alter the existing roof with a new cross gable roof form. The front facing gable over the porch will have a 14/12 pitch, and the side gable will have a 13/12 pitch. The front and rear shed dormers will have 3/12 pitches and are inset two feet (2') from the wall below. Staff finds that the proposed roof forms meet Sections III.E and IV.C. of the design guidelines.

Orientation: The addition will not alter the house's orientation towards 10th Avenue South. The increase in the porch's depth and width is appropriate. Vehicular access will continue to be via an existing driveway off of 10th Avenue South. Staff finds that the project meets Sections III.F. and IV. of the design guidelines.

Proportion and Rhythm of Openings**:** The existing window and door openings on the house's ground floor will remain. The cross gable portion on the front façade will have a double-hung paired window that meets the proportions of historic window openings. The square dormer window openings are also appropriate on the front façade. Staff finds the addition's proportion and rhythm of openings to meet Sections III.G. and IV. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was 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 Detached Accessory Dwelling Unit (DADU). Staff has received the restrictive covenant for the DADU.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	12/12	Yes
Front Dormer Form	Gable	Yes
Front Dormer slope	7/12	Yes
Rear Dormer Form	Shed	Yes
Rear Dormer Slope	4/12	Yes

Since the form and slopes are similar to historic outbuildings, the project meets Sections III.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. Staff finds that the DADU meets Standard 8 of the Detached Accessory Dwelling Unit regulations and Sections III.H.1 and III.H.2 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	Yes
Cladding	Cement-fiber	Match Existing House*	No*
Roofing	Architectural Asphalt shingle	Unknown	Yes
Trim	Cement fiberboard	Smooth	Yes
Entry Stairs	Wood	Typical	Yes
Driveway	Concrete	Typical	Yes
Windows	Unknown	Unknown	Yes
Pedestrian Door	Unknown	Unknown	Yes
Vehicular Door	Unknown	Unknown	Yes

* The drawings indicate that the outbuilding will have a siding reveal that matches the reveal of the siding on the house. The existing house's siding is not historic and is wider than five inches (5"). Staff recommends that the siding reveal to have a maximum reveal of five inches (5") in order to meet the design guidelines. With the condition that the siding reveal be a maximum of five inches (5") and with staff's final approval of the windows, doors, and roof color, staff finds that the known materials meet Section III.H of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The DADU will be accessed via the existing driveway off of 10th Avenue South.

General requirements for DADUs:

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

*The DADU will have garage doors that face the street, as the site lacks an alley and there is an existing driveway. The applicant is proposing to have one, two-bay wide garage door facing the street rather than two separate doors, as is typically required. In this case, there is a twenty foot (20') rear easement at the rear of the property, and because of the easement, the applicant is seeking to situate the DADU just fifteen feet, six inches (15'6") from the house. Two separate garage door bays would not allow for a standard car to easily get in and out of the garage. Because of the site restraints, staff finds that in this instance, one two-bay garage door is appropriate.

Staff finds that the DADU meets Sections III.H.6 and 7 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

Staff finds that the DADU meets Section III.H.7 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’	15’6”*
Rear setback	3’	20’
L side setback**	3’	31’
R side setback**	3’	3’
How is the building accessed?		Existing curb cut

* As mentioned above, there is a twenty foot (20’) public utility easement at the rear of the property. Because of this easement, the DADU has to be located a minimum of twenty feet (20’) from the rear property line. Pushing the DADU twenty feet (20’) results in a space of just fifteen feet, six inches (15’6”) in between the DADU and the back of the house. The applicant is not expanding the house in the rear with an addition under this application. Staff finds that the proposed distance of fifteen feet, six inches (15’6”) in between the back of the house and the DADU to be appropriate in this instance because the twenty foot (20’) utility easement at the rear makes a twenty foot (20’) distance impractical.

Staff finds that the DADU meets Sections III.H.6 and 7 of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	**Potential maximums (heights to be measured from grade)**	**Proposed (should be the same or less than the lesser number to the right)**
Ridge Height	26’3”	25’	24’4”
Eave Height	11’	10’	9’11”

	Lot is less than 10,000 square feet	**50% of first floor area of principle structure**	**Proposed footprint**
Maximum Square Footage	750 sq. ft.	959 sq. ft.	689 sq. ft.

Staff finds that the DADU meets Section III.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. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color and masonry color, dimensions and texture;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. The siding on the DADU have a maximum reveal of five inches (5”).

With these conditions, staff finds that the project meets Ordinance 17.16.030. G. and Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

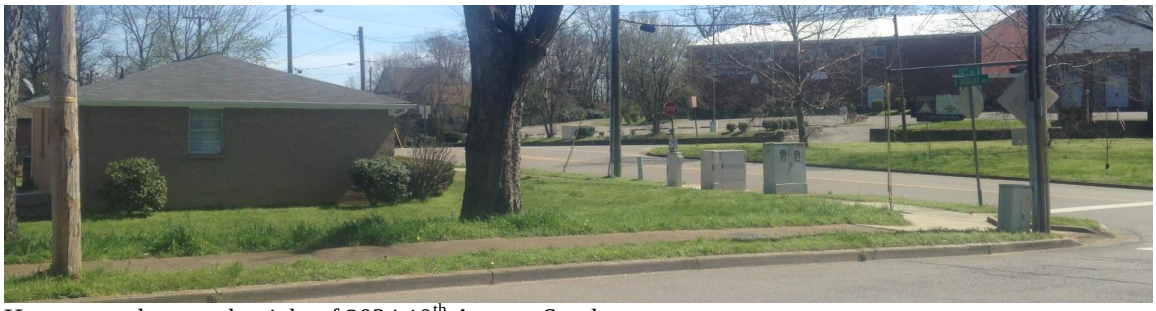
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Context Photos

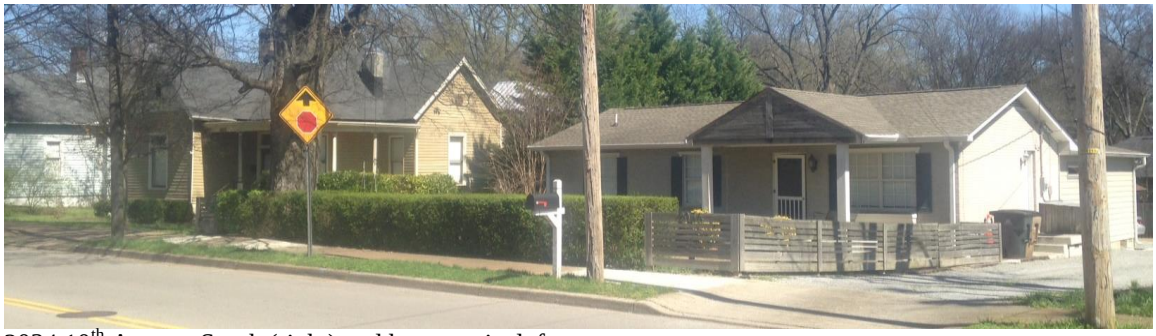
Historic houses across the street along S. Douglas

House across the street on S. Douglas Avenue

View across the street, looking west along the south side of S. Douglas Avenue.



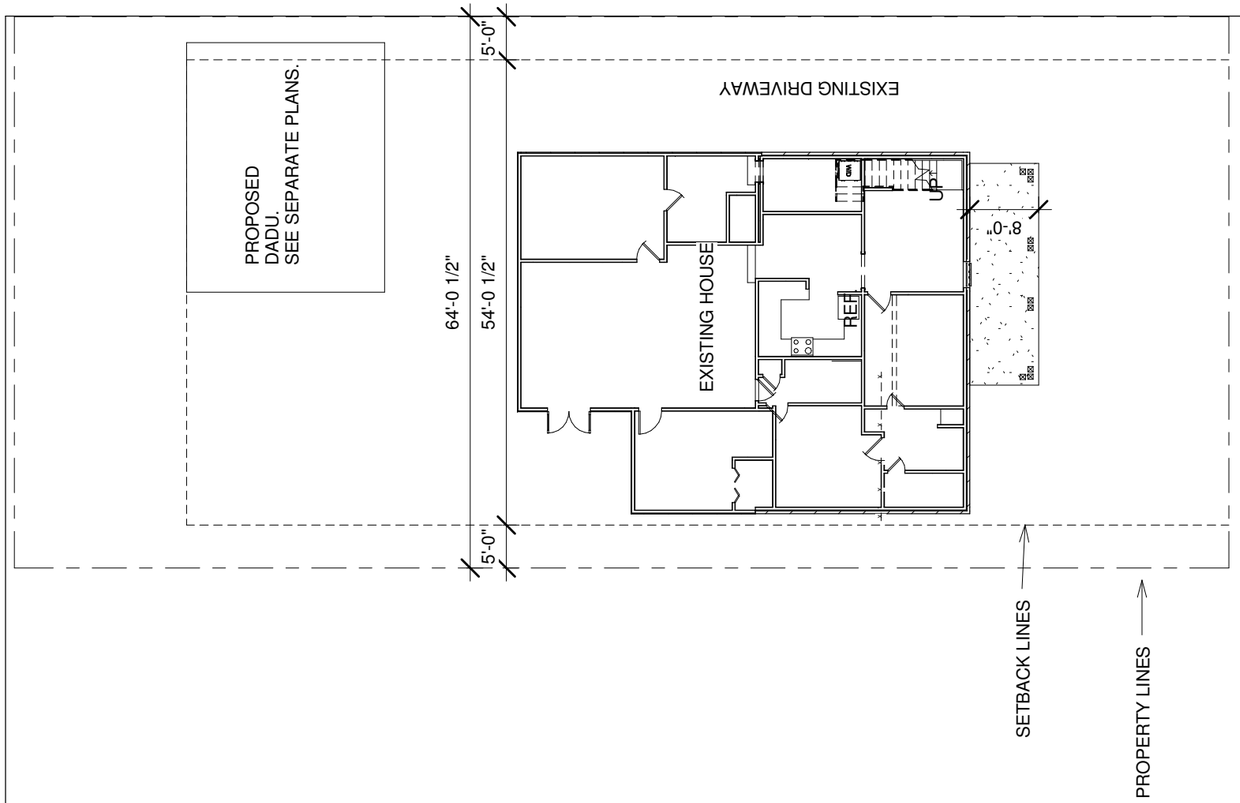
House next door, to the right of 2034 10th Avenue South



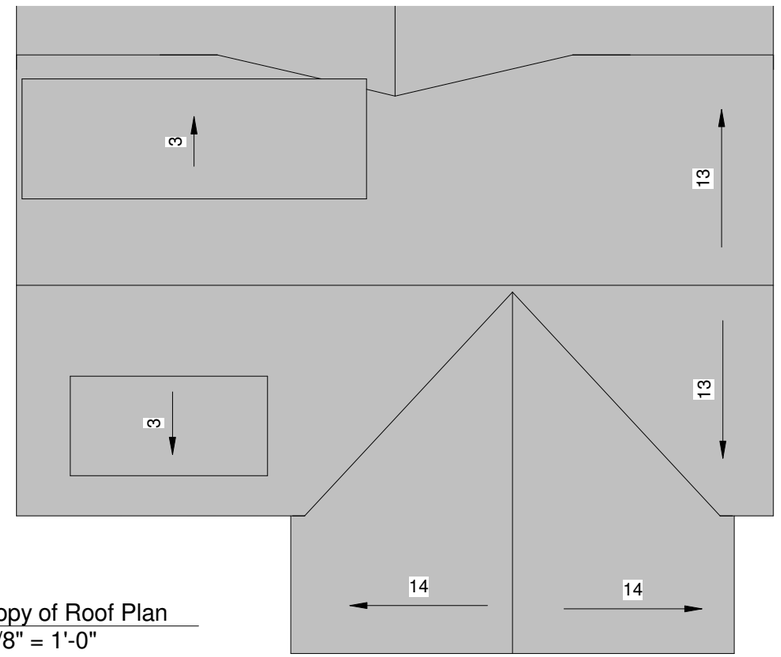
2034 10th Avenue South (right) and house to its left.

House at the corner of Bate Avenue and 10th Avenue South

2034 10th Ave S.
PROPOSED SITE



1 Site Plan - Historic
1/16" = 1'-0"



2 Copy of Roof Plan
1/8" = 1'-0"

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2034 10th Ave S.(Addition)
NASHVILLE, TN

Site - Proposed

Date	4/21/17
Drawn by	J. Feller
	Scale As indicated

H5

4/21/2017 11:52:24 AM

2 Copy of 3D View 3

PROJECT INFORMATION

STYLE	
HOUSE STYLE:	---
STORIES:	1.5
MASTER LOCATION:	---
GARAGE:	---

LIVING	
BEDROOMS:	1
BATH:	1
HALF BATH:	0
FEATURES:	

FOOTAGE	Heated & Cooled	Gross
FIRST FLOOR:	0 SQ FT	0 SQ FT
SECOND FLOOR:	0 SQ FT	0 SQ FT
THIRD FLOOR:		
TOTAL (STORIES):	0 SQ FT	0 SQ FT
ADDITIONAL FOOTAGES:		
GARAGE:		0 SQ FT
ROOF DECK:		

DETAILS	
OVERALL WIDTH:	0'
OVERALL LENGTH:	0'
OVERALL HEIGHT:	25'
CEILING HEIGHT (FIRST):	8'-0"
CEILING HEIGHT (SECOND):	9'-0"
CEILING HEIGHT (THIRD):	
DOOR HEIGHT (FIRST):	6'-8"
DOOR HEIGHT (SECOND):	6'-8"
DOOR HEIGHT (THIRD):	

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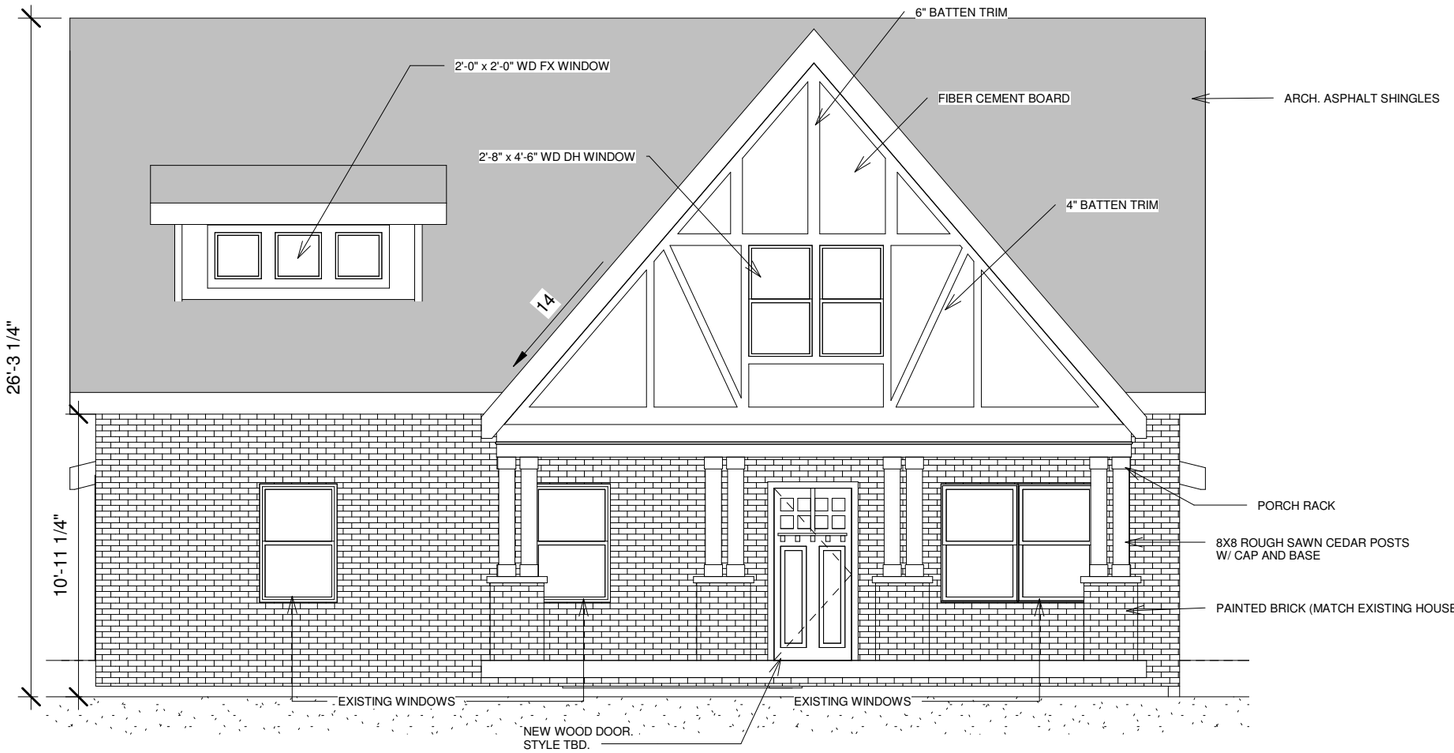
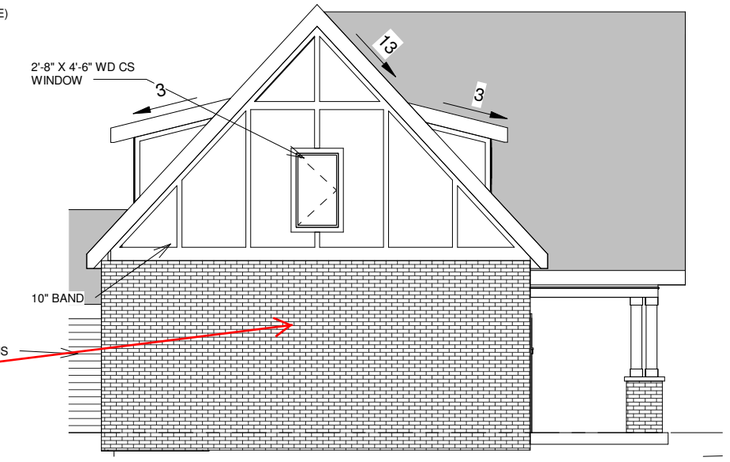
Proposal

2034 10th Ave S.(Addition)

NASHVILLE, TN



2 H- Front
3/16" = 1'-0"



MHZC Note:
existing window to remain

1 Copy of Left
1/8" = 1'-0"

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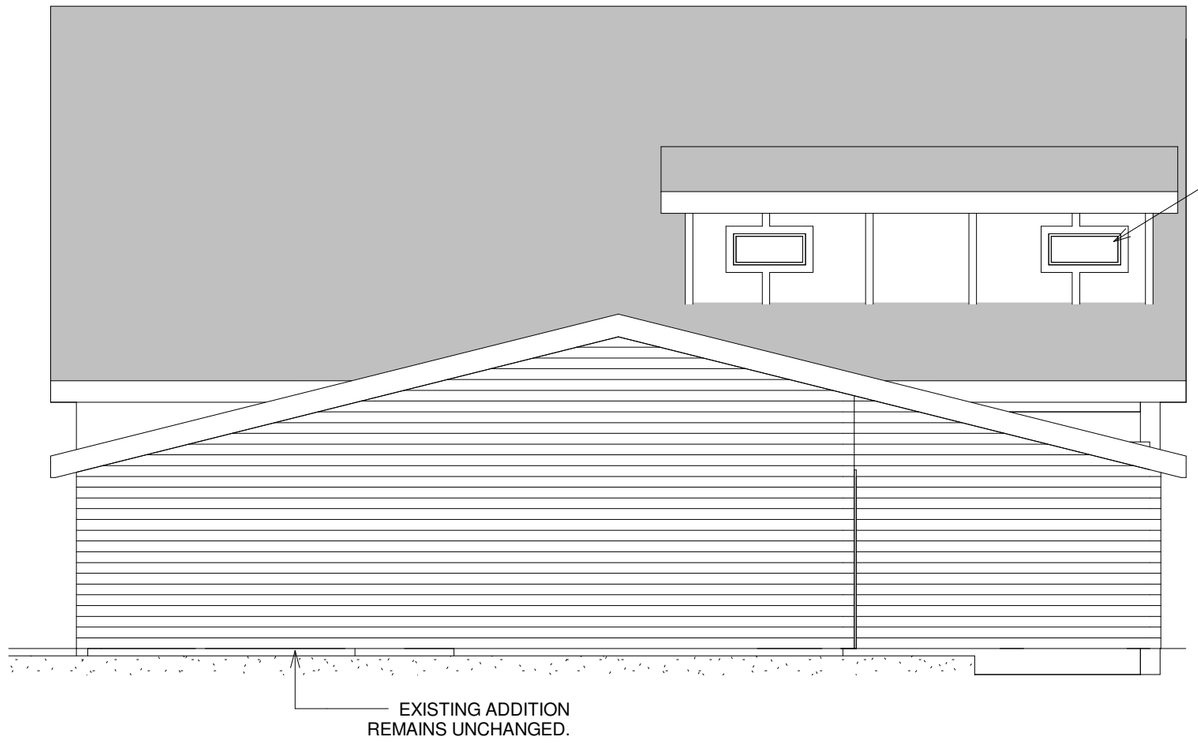
ELEVATIONS

Date	4/21/17
Drawn by	J. Feller

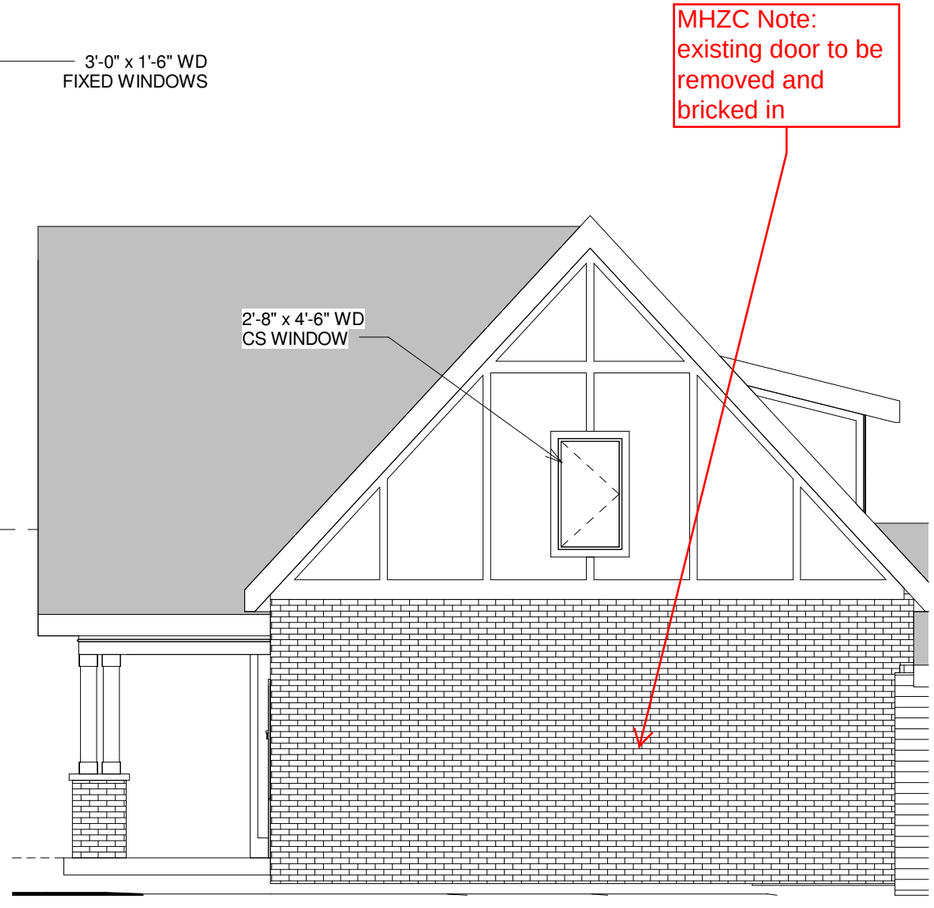
H2

Scale As indicated

4/21/2017 11:52:23 AM



1 Copy of Rear
3/16" = 1'-0"



2 H - Right
3/16" = 1'-0"

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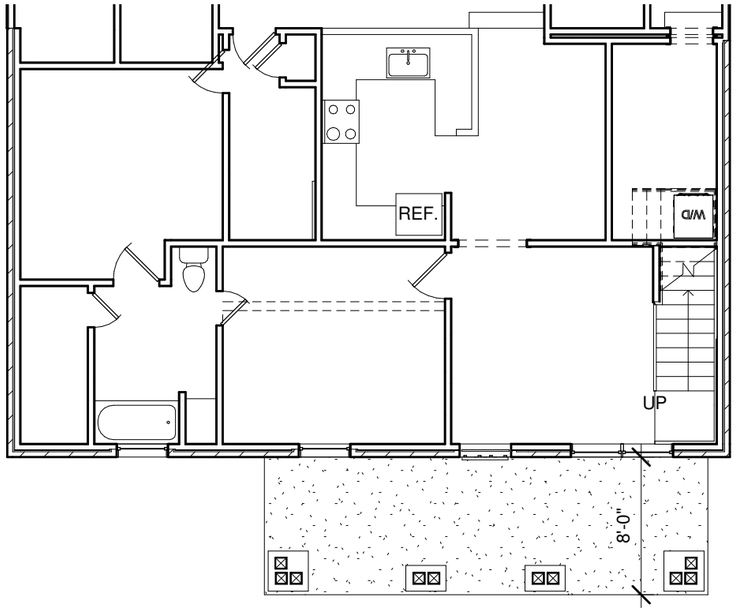
2034 10th Ave S.(Addition)
NASHVILLE, TN

ELEVATIONS

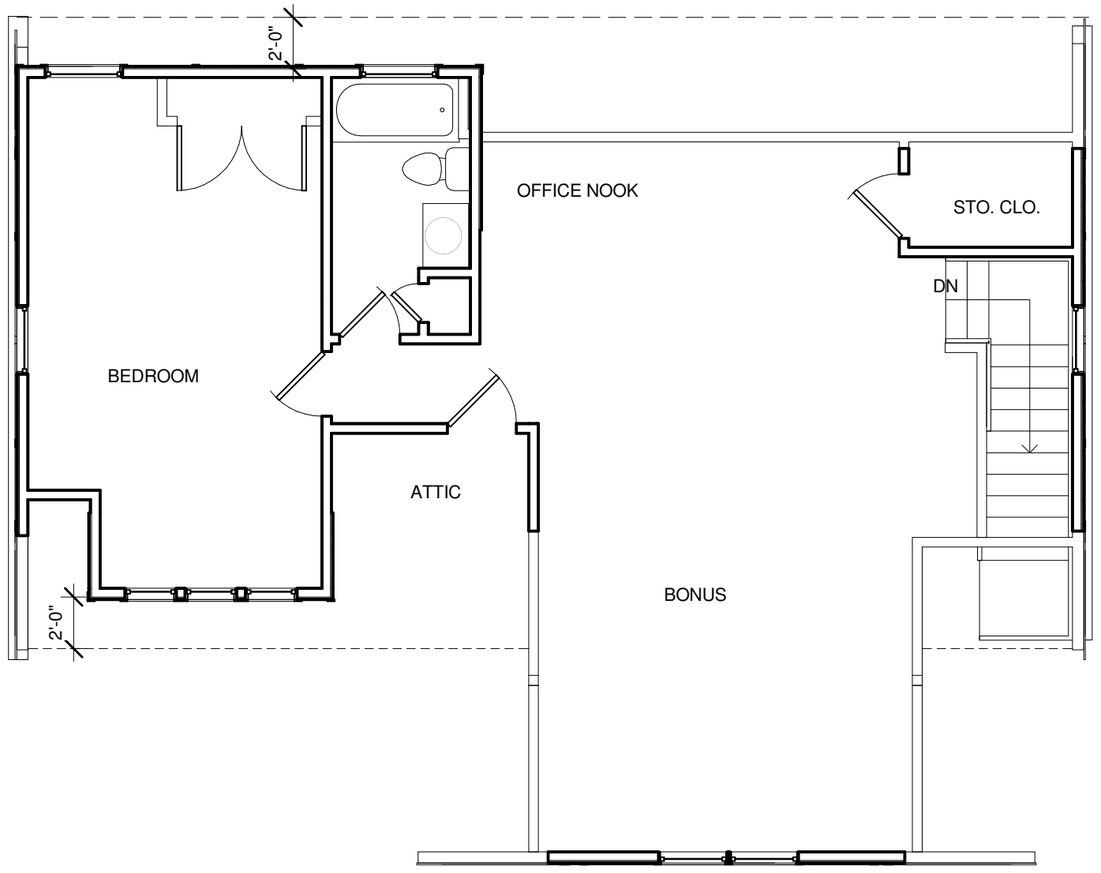
Date	4/21/17
Drawn by	J. Feller

H3

Scale 3/16" = 1'-0"



1 Copy (3) of Proposal - First Floor
1/8" = 1'-0"



2 Proposal - Second Floor
3/16" = 1'-0"

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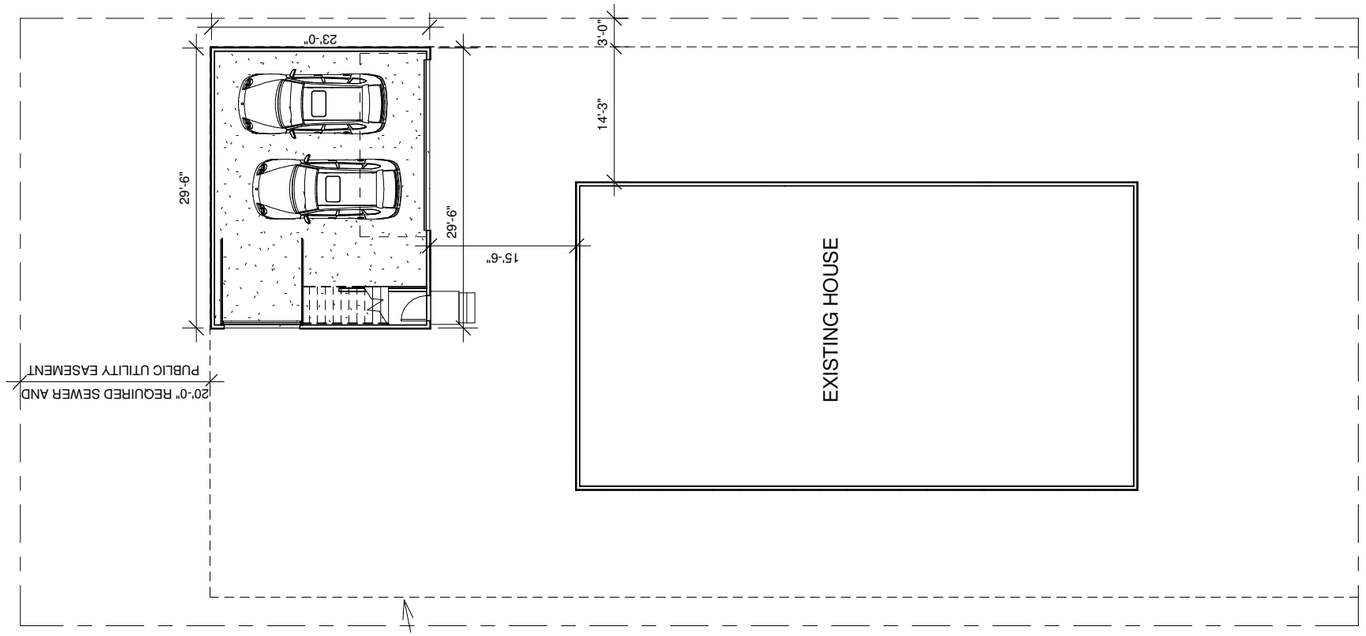
2034 10th Ave S.(Addition)
NASHVILLE, TN

Floor Plan

Date	4/21/17
Drawn by	J. Feller
Scale	As indicated

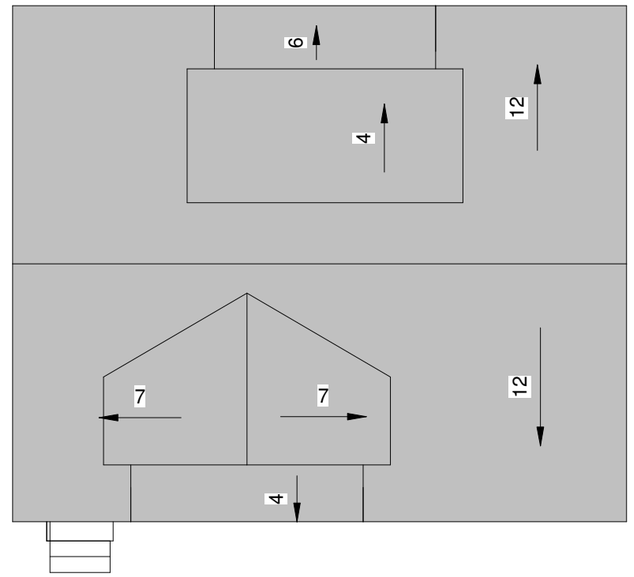
H4

PROPOSED SITE



1 Site Plan - Historic
1/16" = 1'-0"

FOOTPRINT OF PRINCIPAL STRUCTURE (INCLUDING COVERED CONCRETE PORCH WITH FOUNDATION):	1918 SQFT
MAX ALLOWABLE OUTBUILDING FOOTPRINT (@ 50% OF PRINCIPAL STRUCTURE):	959 SQFT
OUTBUILDING FOOTPRINT:	689 SQFT



2 Copy of Roof Plan
1/8" = 1'-0"

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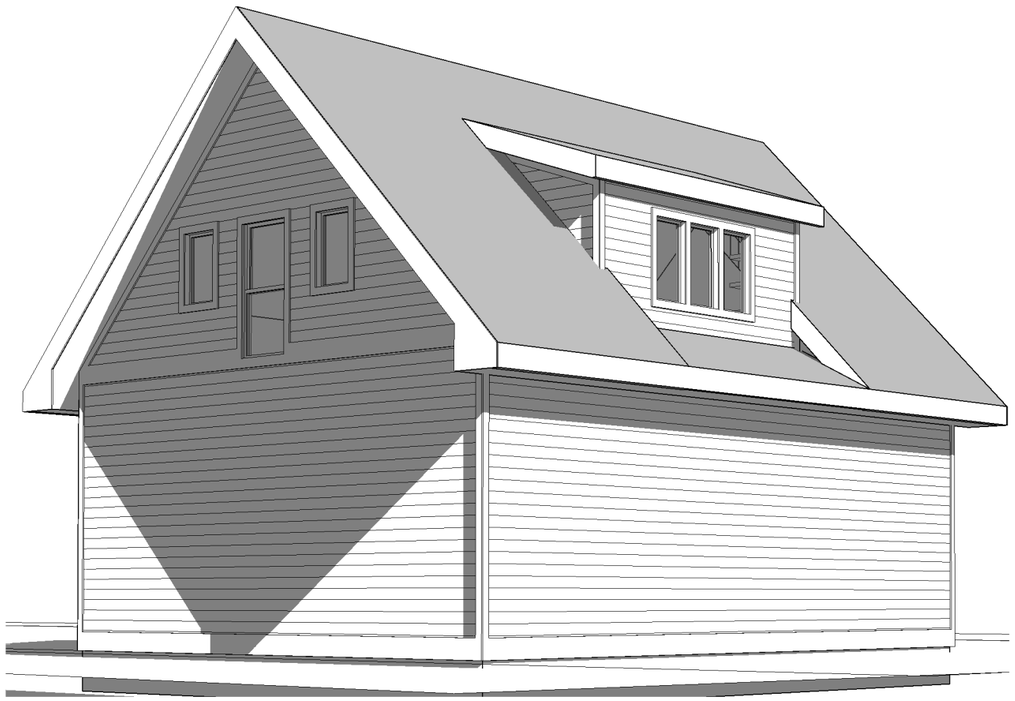
2034 10th Ave S. DADU
NASHVILLE, TN

Site - Proposed

Date	4/21/17
Drawn by	J. Feller
Scale	As indicated

H5

4/21/2017 1:53:13 PM



1 3D View 4

2 Copy of 3D View 3

PROJECT INFORMATION

STYLE		LIVING		FOOTAGE			DETAILS	
HOUSE STYLE:	---	BEDROOMS:	1		Heated & Cooled	Gross	OVERALL WIDTH:	30'
STORIES:	1	BATH:	1	FIRST FLOOR:	0 SQ FT	0 SQ FT	OVERALL LENGTH:	23'
MASTER LOCATION:	---	HALF BATH:	0	SECOND FLOOR:	466 SQ FT	500 SQ FT	OVERALL HEIGHT:	25'
GARAGE:	---	FEATURES:		THIRD FLOOR:			CEILING HEIGHT (FIRST):	8'-0"
				TOTAL (STORIES):	466 SQ FT	500 SQ FT	CEILING HEIGHT (SECOND):	9'-0"
				ADDITIONAL FOOTAGES:			CEILING HEIGHT (THIRD):	
				GARAGE:		689 SQ FT	DOOR HEIGHT (FIRST):	6'-8"
				ROOF DECK:			DOOR HEIGHT (SECOND):	6'-8"
							DOOR HEIGHT (THIRD):	

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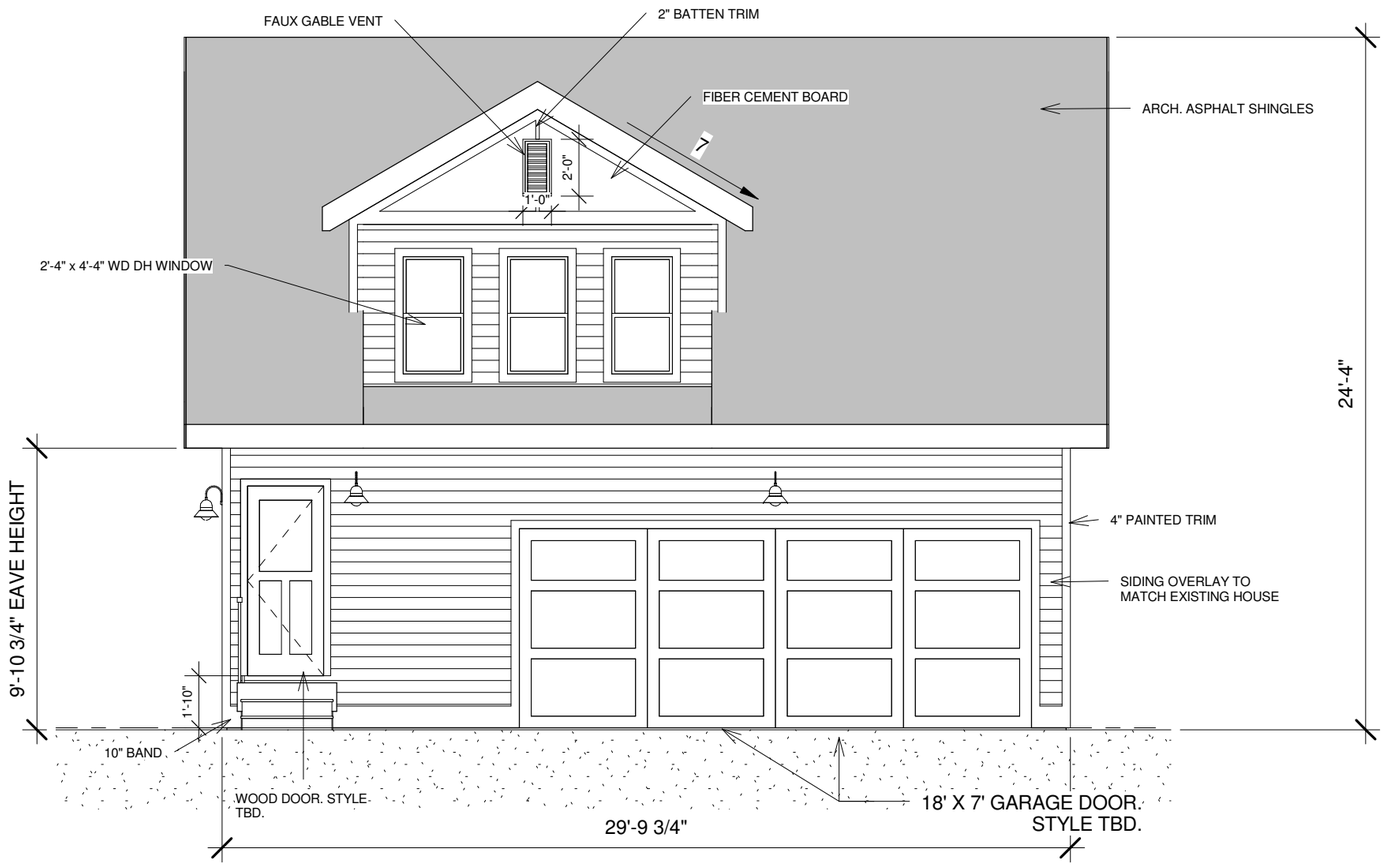
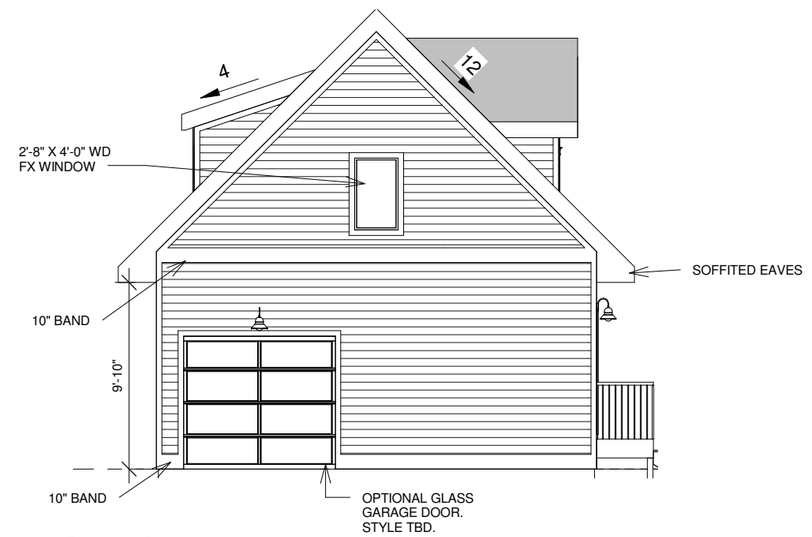
Proposal

2034 10th Ave S. DADU

NASHVILLE, TN



2 H- Front
3/16" = 1'-0"



1 Copy of Left
1/8" = 1'-0"

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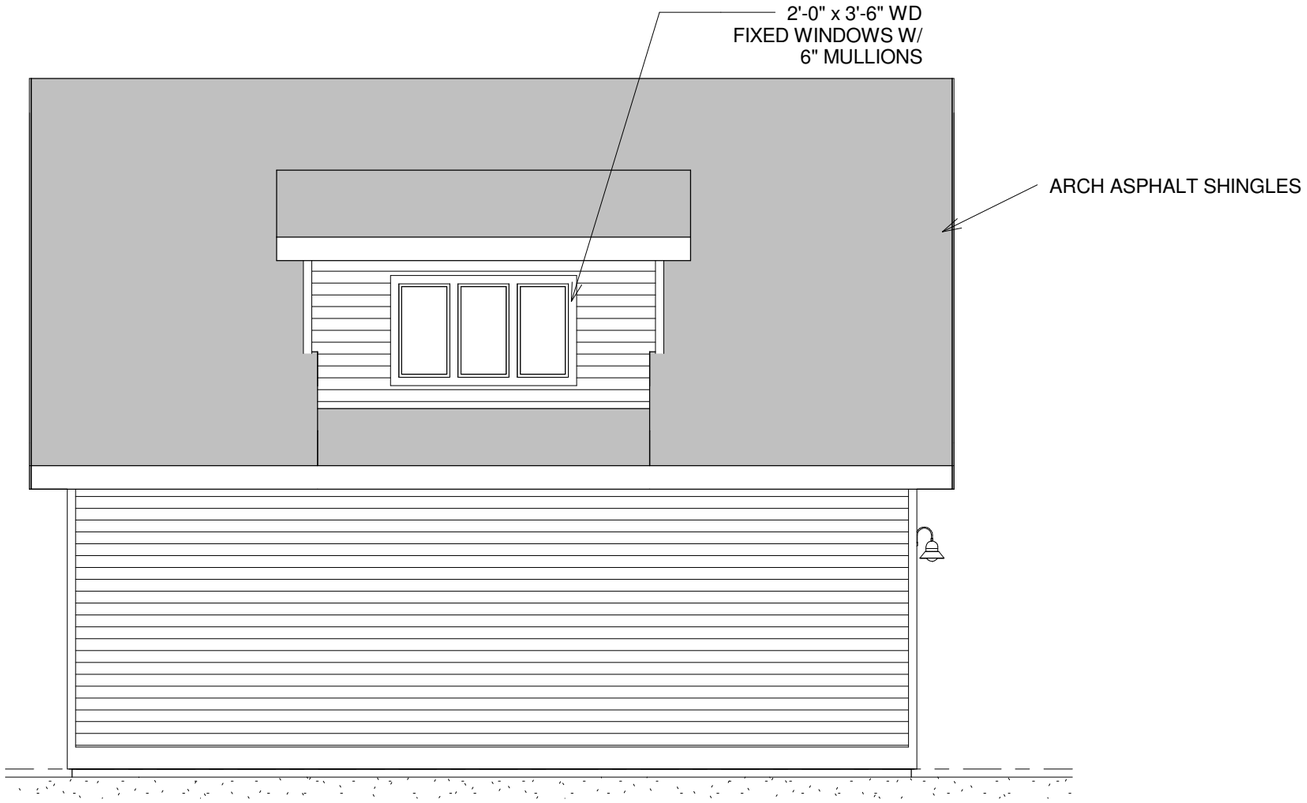
NASHVILLE, TN

ELEVATIONS

Date	4/21/17
Drawn by	J. Feller
	Scale As indicated

H2



1 Copy of Rear
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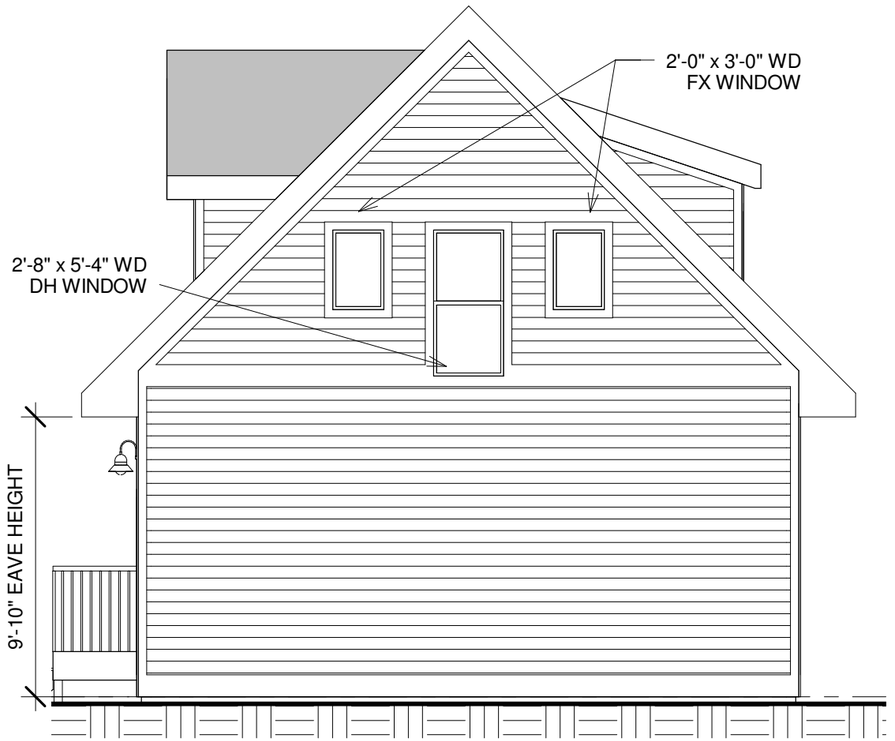

2 H - Right
3/16" = 1'-0"

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2034 10th Ave S. DADU

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ELEVATIONS

Date	4/21/17
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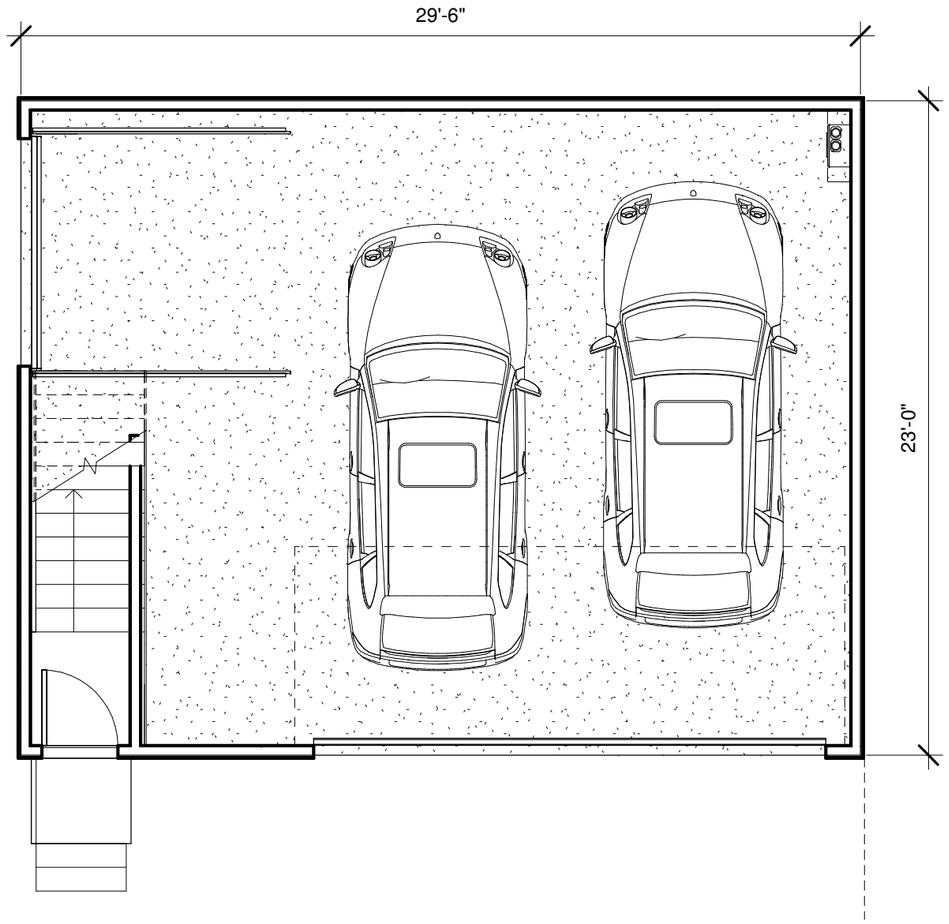
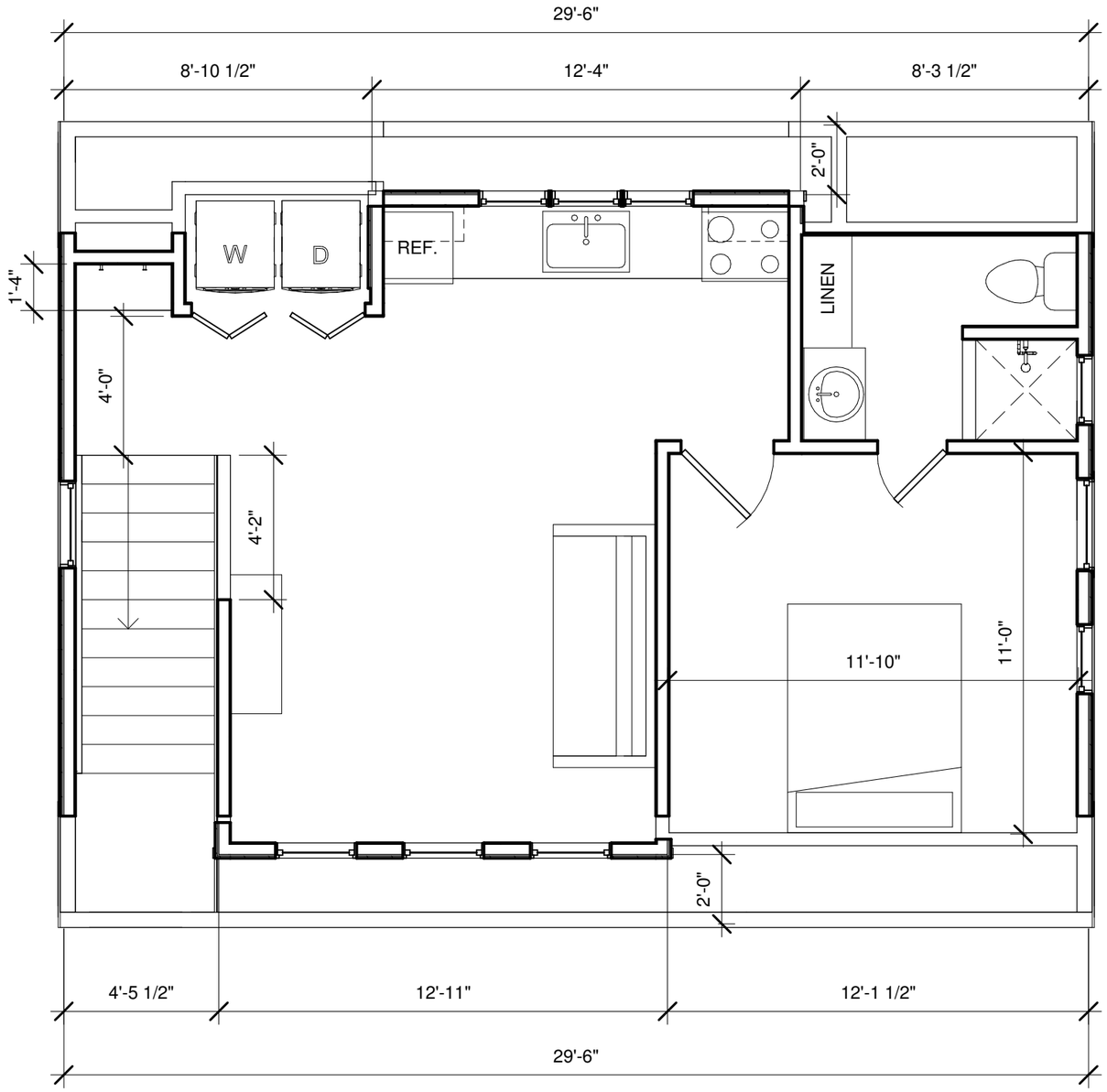
H3

Scale 3/16" = 1'-0"



1 Copy (3) of Proposal - First Floor
3/16" = 1'-0"



2 Proposal - Second Floor
1/4" = 1'-0"

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2034 10th Ave S. DADU
NASHVILLE, TN

Floor Plan

Date	4/21/17
Drawn by	J. Feller

H4

Scale As indicated