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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION

411 Bushnell Street

June 21, 2017

Application: New construction—addition and outbuilding/detached accessory dwelling unit

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08310012300

Applicant: Jason Hand and Jeremiah Pierce

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

Description of Project: Application is to construct an addition that includes a ridge raise and to construct a detached accessory dwelling unit.

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

1. Staff approve the foundation material;
2. The chimney be masonry, like a brick, stone, or stucco, and staff approve the masonry sample;
3. Staff approve the side door selection;
4. Staff approve the material for the rear stair;
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
6. Staff approve the DADU's vehicular and pedestrian doors; and
7. Staff receive a copy of the restrictive covenant for the Detached Accessory Dwelling Unit.

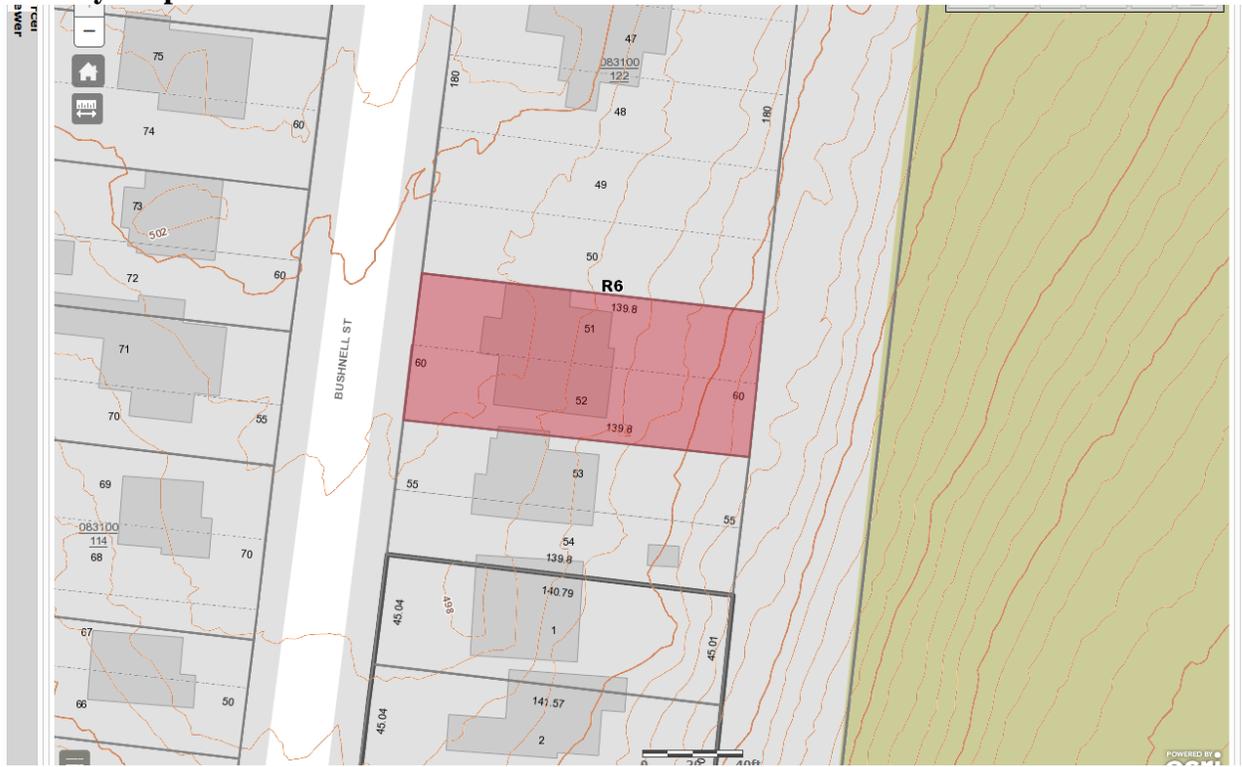
With these conditions, staff finds that the project meets Section II.B. of the design guidelines and the DADU ordinance, Section 17.16.30.G. 7.

Attachments

A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

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

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

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

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

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

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

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

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

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. 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. Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

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

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

Generally, two-story residential buildings have hipped roofs.

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

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

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

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

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

7. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

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

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

principal structure.

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

Outbuildings: Roof

· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors

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

Outbuildings: Siding and Trim

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

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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

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

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

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

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- *The DADU may not exceed the maximums outlined previously for outbuildings.*
- *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

- *a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- *The DADU cannot be divided from the property ownership of the principal dwelling.*
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

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

- c. *The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.*

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

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

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

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

Public Spaces

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

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

10. 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.

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 the shadow line 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.

Ridge raises

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.

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.

Background: 411 Bushnell Street is a c. 1945 frame cottage that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). Bushnell Street is located within the Little Hollywood section of the Lockeland Springs Neighborhood.



Figure 1. 411 Bushnell in June 2017.

In May 2017, MHZC issued an administrative permit to demolish non-historic portions of the house, including an attached garage on the right side (Figures 2 & 3). The demolition plan indicates that approximately one thousand, one hundred and sixty square feet (1,160 sq. ft.) of non-historic additions were demolished. The remaining house is approximately eight hundred and fifty-three square feet (853 sq. ft.) in footprint. Portions of the addition will be rebuilt, and the foundation for that part remains (Figure 4). Note that the portion that is to be rebuilt is included in the eight hundred and fifty-three square feet (853 sq. ft.) footprint calculation.

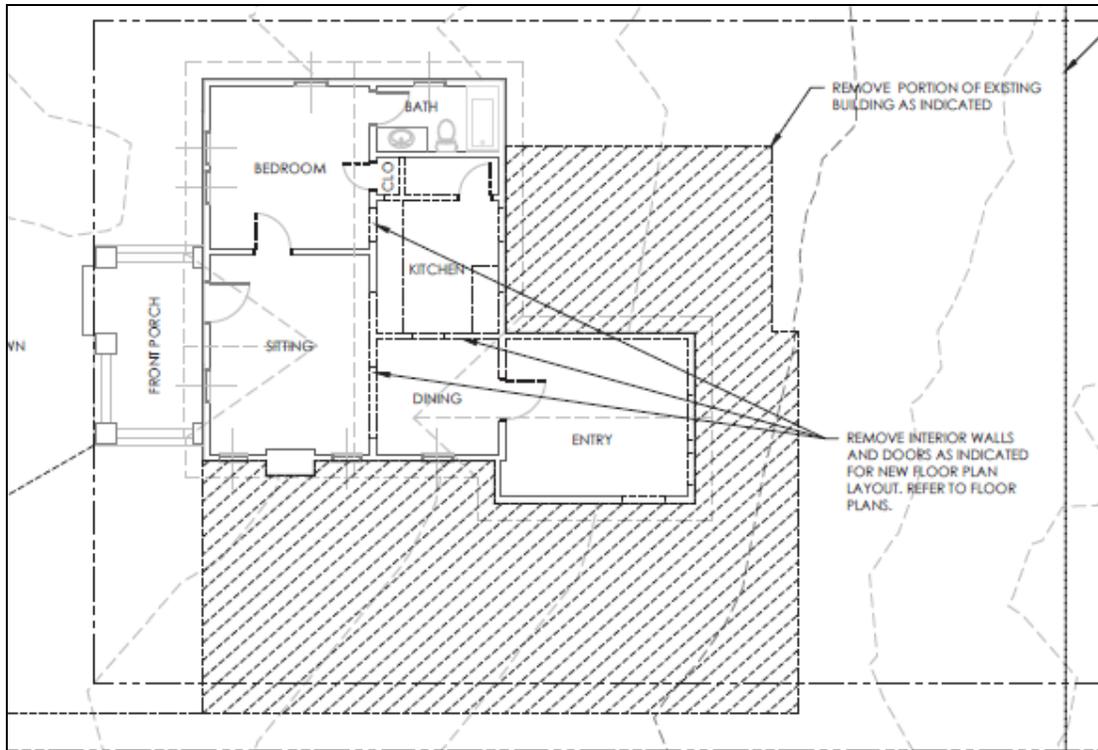


Figure 2. Demolition Plan. The hatched portion shows the outline of the addition that has been demolished.



Figure 2. 411 Bushnell before the demolition of the attached garage



Figure 3. The proposed addition includes building on top of the existing foundation seen here.

Analysis and Findings: Application is to construct an addition that includes a ridge raise and to construct a detached accessory dwelling unit.

Height & Scale: The applicant proposes to add approximately nine hundred square feet (900 sq. ft.) of footprint to the existing house, which is approximately eight hundred and fifty-three square feet (853 sq. ft.) in footprint. Typically, MHZC recommends that additions should no more than double the footprint of the historic house. In this case, however, staff finds that an addition that more than doubles the footprint of the historic house by approximately fifty square feet (50 sq. ft.) is appropriate for several reasons. The applicant has already removed a substantial, non-historic and inappropriate addition that was approximately one thousand, one hundred, and sixty square feet (1,160 sq. ft.). If the proposed addition is constructed, the total square footage of the house with the addition will be less than what the footprint was prior to the demolition of the non-historic additions. Prior to the demolition of the additions, the house had a footprint of approximately two thousand square feet (2,000 sq. ft.). If this addition is constructed, the total footprint of the house and new addition would be one thousand, seven hundred and forty-five square feet (1,745 sq. ft.). The addition will be approximately eighteen feet (18') deeper than the previous addition.

The addition includes a ridge raise that is inset two feet (2') from the side walls of the historic house, which is appropriate. The ridge will be raised two feet (2') vertically, and the addition will continue the height of the ridge raise. The historic house is one story in height. On the right side, the reconstructed part of the addition will be one story, and the

addition, which is thirty-seven feet (37') back from the front wall, is two stories. On the left side, the addition is entirely two stories. Its eave height will be three feet, nine inches (3'9") taller than the eave height of the historic house. Staff finds the two story form to be appropriate in this instance because it is inset appropriately, reducing its visibility from the street.

Staff finds that the proposed addition meets Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.

Location & Removability: The reconstructed part of the house on the right side will use the existing foundation, and will extend three feet (3') wider than the historic house and will wrap the back corner. Staff finds this to be acceptable in this instance because the previous addition had the same footprint and configuration. The remainder of the addition is located behind the historic house and is inset appropriately. The addition is designed so that it could be removed in the future without damaging the historic character of the original house. Staff finds that the addition meets Sections II.B.10.a. and II.B.10.b. of the design guidelines.

Design: The location of the new footprint at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, and separate roof form distinguish it from the historic house and ensure that it reads as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds that the project meets Sections II.B.10.a. and II.B.10.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be a minimum of nine feet, five inches (9'5") from the left side property line and eighteen feet (18') from the right side property line. It will be approximately thirty-nine feet (39') from the rear property line. The new addition will not affect the rhythm of spacing along the street, as the structure's footprint will not be wider than what is existing. Staff finds that the addition meets Sections II.B.3. and II.B.10. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Not indicated	Unknown	Yes
Cladding	cement fiberboard lap siding, reveal to match existing or be	Smooth	Yes	No

	max 5"			
Roofing	Architectural Shingles	Match existing	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Chimney	Not indicated	Not indicated	Unknown	Yes
Side Entry Stairs	Concrete	Typical	Yes	No
Side Entry Doors	Not indicated	Not indicated	Unknown	Yes
Rear Porch	Wood and Screens	Typical	Yes	No
Rear Entry Stairs	Not indicated	Not indicated	Unknown	Yes
Rear Entry Door	Wood and Screens	Typical	Yes	No
Windows	Aluminum clad	Pella Architect Series or equivalent	Yes	No

Staff recommends that the chimney be masonry, like a brick, stone, or stucco. Lap siding and cement fiberboard panels are not appropriate material choices for chimneys. Staff recommends approval of the foundation material, side door, and rear stair material prior to purchase an installation. With staff's approval of all final material choices, staff finds that the addition meets Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The addition includes a ridge raise to the side gabled house. The ridge raise insets two feet (2') and goes up a maximum of two feet (2') vertically, thereby meeting the design guidelines. The addition will have gabled forms with a 7/12 pitch to match the historic house's gable. The right façade will have a shed dormer that is inset several feet from the wall below. The rear portion of the addition will have a shed roof form. Staff finds that the proposed roof forms meet Section II.B.5. and II.B.10.

Orientation: The proposed addition will not alter the house's orientation towards Bushnell. The entry on the right façade will appear as a secondary, side entry, which is appropriate. The lot does not have alley access. Vehicular access to the site will be via an existing curb cut and driveway. Staff finds that the proposed orientation meets Sections II.B.6. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: No 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 proportion of window 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.7. and II.B.10. 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 recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant intends to construct a detached accessory dwelling unit (DADU) at the rear of the lot. 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	Side Gable	Yes
Primary roof slope	8/12	Yes
Dormer form	Shed	Yes
Dormer slope	2/12	Yes

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.8.a 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 overall form do not contrast greatly with the primary structure. The DADU will be visible from the street because it is located to the right of the house. Its visibility will be mitigated by the garage’s location at the rear of the lot and by the slope of the lot, which allows the DADU to sit lower on the lot than the primary structure. Staff finds that the DADU’s design meets Section II.B.8.a 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	Not indicated	Not indicated	Unknown
Cladding	cement fiberboard lap siding, reveal to match existing or be max 5”	Smooth	Yes
Roofing	Architectural Shingles	Match existing	Yes
Trim	Cement Fiberboard	Smooth faced	Yes
Windows	Aluminum clad	Pella Architect Series or equivalent	Yes
Driveway	Concrete	Typical	Yes

Pedestrian Door	Not indicated	Not indicated	Unknown
Vehicular Door	Not indicated	Not indicated	Unknown

With the staff’s final approval of the foundation material and the vehicular and pedestrian doors, staff finds that the known materials meet Section II.B.8.a. of the design guidelines.

General requirements for DADUs:

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

Staff finds that the DADU meets Section II.B.8.a of the design guidelines and Sections 17.16.30.G.5, 8 and 9 of the ordinance.

General Requirements for DADU:

The answer to each of these questions must be “no.”

	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 proposed DADU meets Section II.B.8.a 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'	10'1"*
Rear setback	3'	3'
L side setback**	3'	35'
R side setback**	3'	3'
How is the building accessed?	From the alley or existing curb cut	Existing Curb Cut

*MHZC typically recommends a minimum of twenty feet (20') in between the back of the house/addition and the outbuilding/DADU. The applicant is proposing just ten feet, one inch (10'1") in between the back of the addition and the DADU. Staff finds the reduced space to be appropriate in this instance because the lot is unusually shallow at less than one hundred and forty feet (140') deep. In addition, because the DADU is shifted to the right side of the lot, there is no overlap in between the back of the addition and the DADU at the ten foot, one inch (10'1") distance. Two feet (2') of the twenty-two foot (22') wide DADU overlap with the addition at a distance of eighteen feet (18') in between the two structures. Another five feet (5') of the twenty-two foot (22') wide DADU overlaps with the addition at a distance of thirty-six feet (36') in between the two structures. The remaining fifteen feet (15') of the DADU's front façade does not overlap with the addition at all.

Staff finds that the proposed DADU meets section II.B.8.b 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	21'	25'	20'
Eave Height	10'	10'	10'

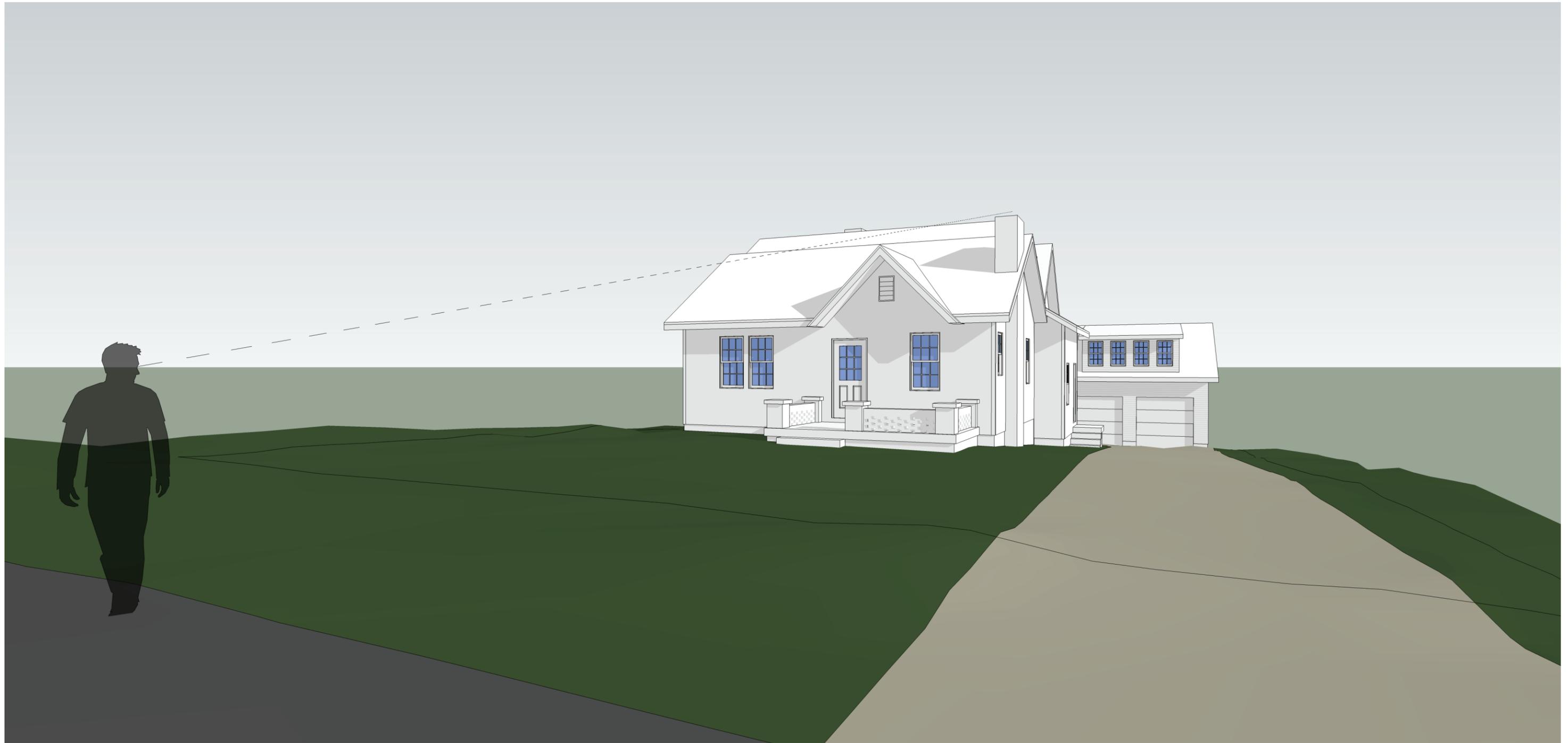
	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	872 sq.ft.	572 sq. ft.

Staff finds that the project meets Section II.B.8.a of the design guidelines and Section 17.16.30.G. 7 of the ordinance.

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

1. Staff approve the foundation material;
2. The chimney be masonry, like a brick, stone, or stucco, and staff approve the masonry sample;
3. Staff approve the side door selection;
4. Staff approve the material for the rear stair;
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
6. Staff approve the DADU's vehicular and pedestrian doors; and
7. Staff receive a copy of the restrictive covenant for the Detached Accessory Dwelling Unit.

With these conditions, staff finds that the project meets Section II.B. of the design guidelines and the DADU ordinance, Section 17.16.30.G. 7.



3 D P E R S P E C T I V E

411 BUSHNELL STREET NASHVILLE, TN 37206
HISTORIC PRESERVATION REVIEW SET

josh johnson
ARCHITECTURE

05 JUNE 2017

3D

BUILDING DATA

ADDRESS 411 BUSHNELL DRIVE
 NASHVILLE . TENNESSEE 37206

PARCEL ID 08310012300

DESCRIPTION ADDITION TO EXISTING HOUSE IN HISTORIC OVERLAY. TOTAL ANTICIPATED LIVING AREA IS 2,700SF WITH 4BR/3-3.5BA, 2-CAR GARAGE & BASEMENT

LOT AREA 0.19 ACRES (8,353 SF)

BUILDING COVERAGE

MAX COVERAGE: 0.50 (4,177 SF)

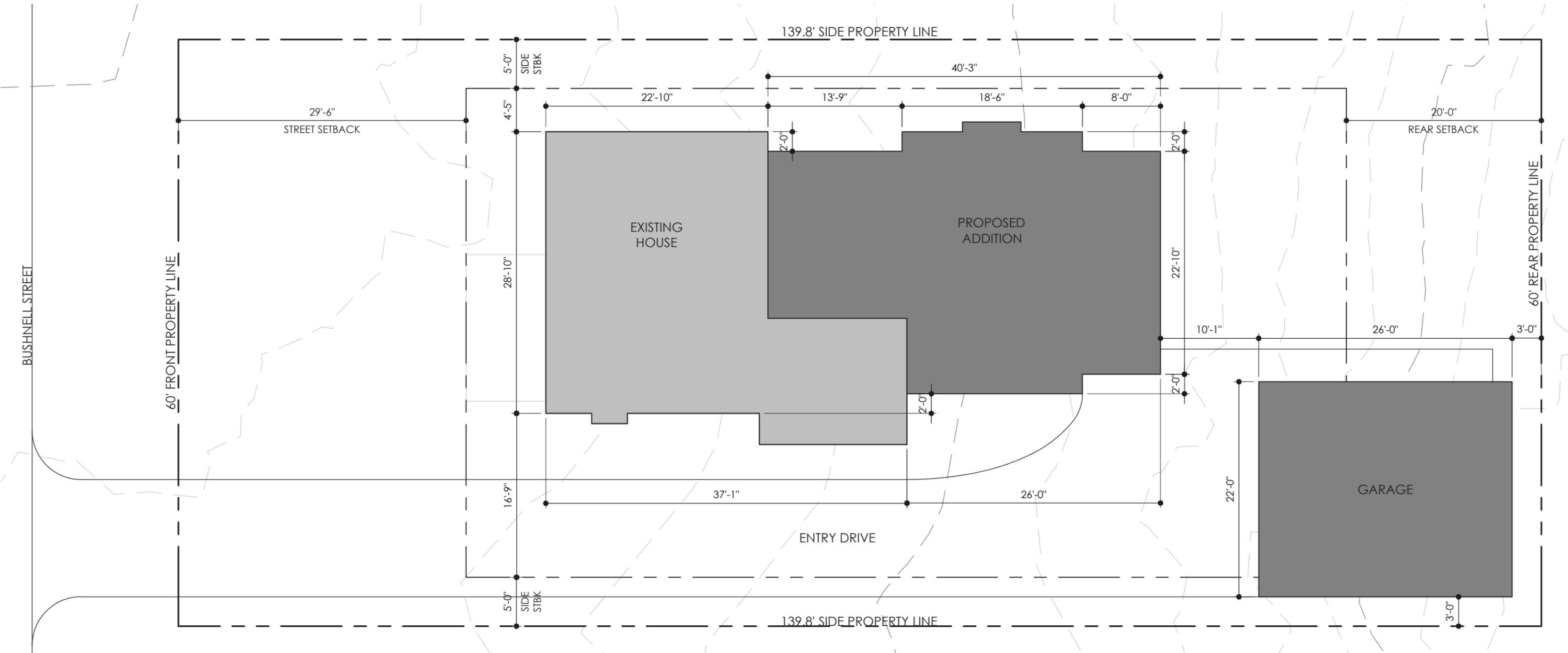
EXISTING HOUSE 842 SF
 ADDITION 880 SF
 DECK 180 SF
TOTAL BLDG COVERAGE: 1,902 SF

BUILDING AREA

EXISTING HOUSE (MAIN) 842 SF
 NEW ADDITION (MAIN) 700 SF
 NEW ADDITION (UPPER) 880 SF
 NEW GARAGE LOFT 425 SF
TOTAL CONDITIONED: 2,848 SF

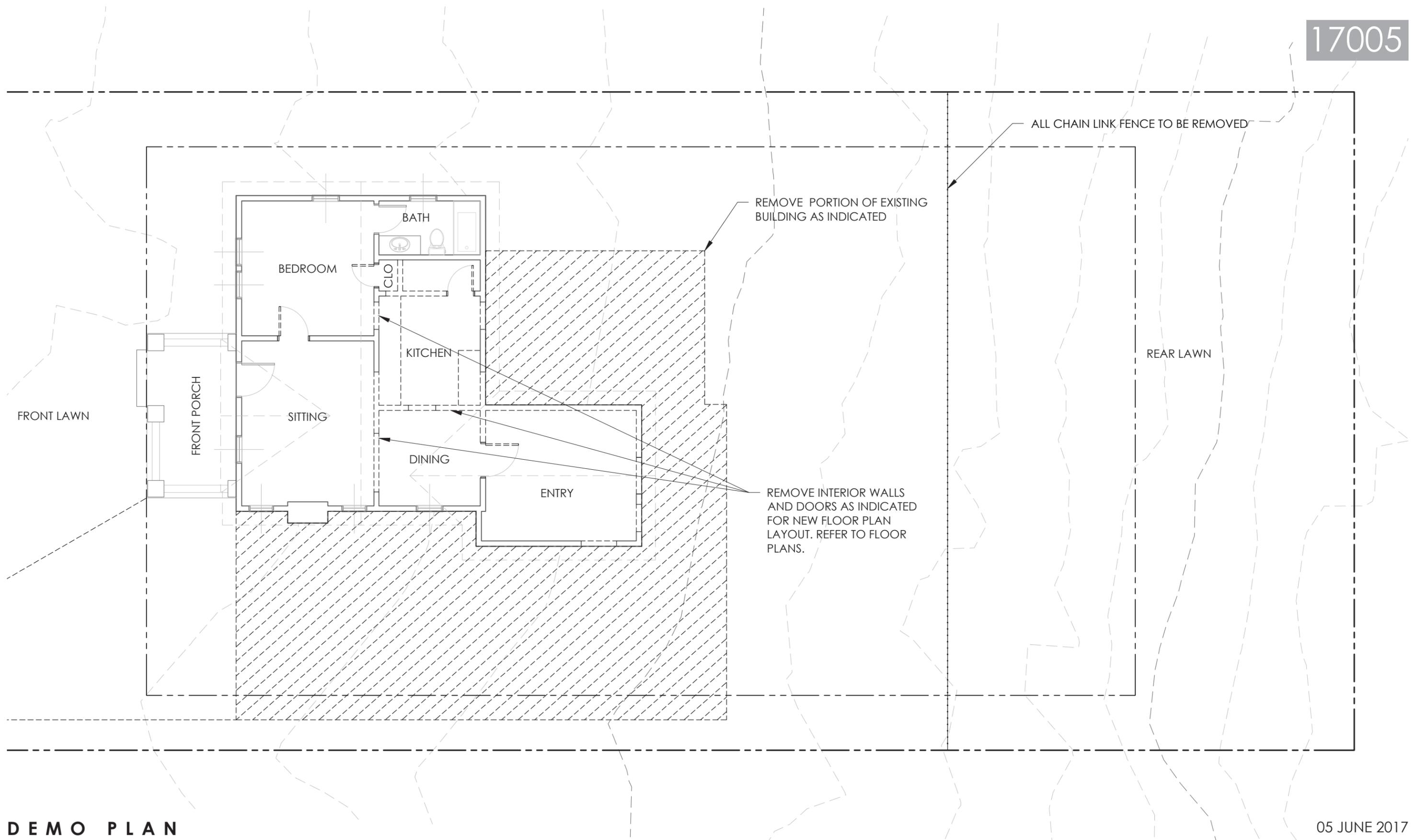
NEW DECK 180 SF
 NEW GARAGE 570 SF
TOTAL UNCONDITIONED: 750 SF

GRAND TOTAL: 3,598 SF



S I T E P L A N

05 JUNE 2017

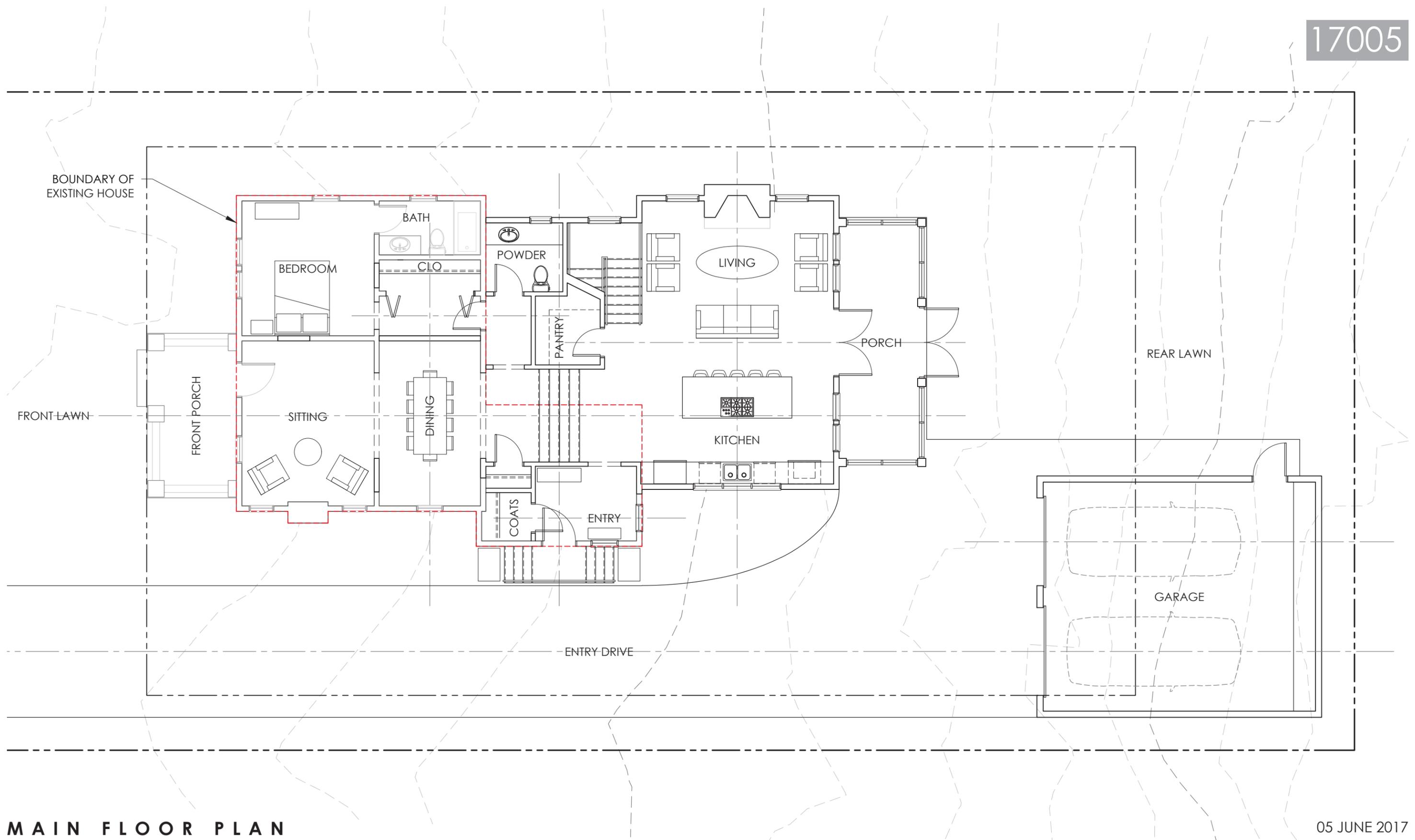


DEMO PLAN

05 JUNE 2017

411 BUSHNELL STREET NASHVILLE, TN 37206
HISTORIC PRESERVATION REVIEW SET



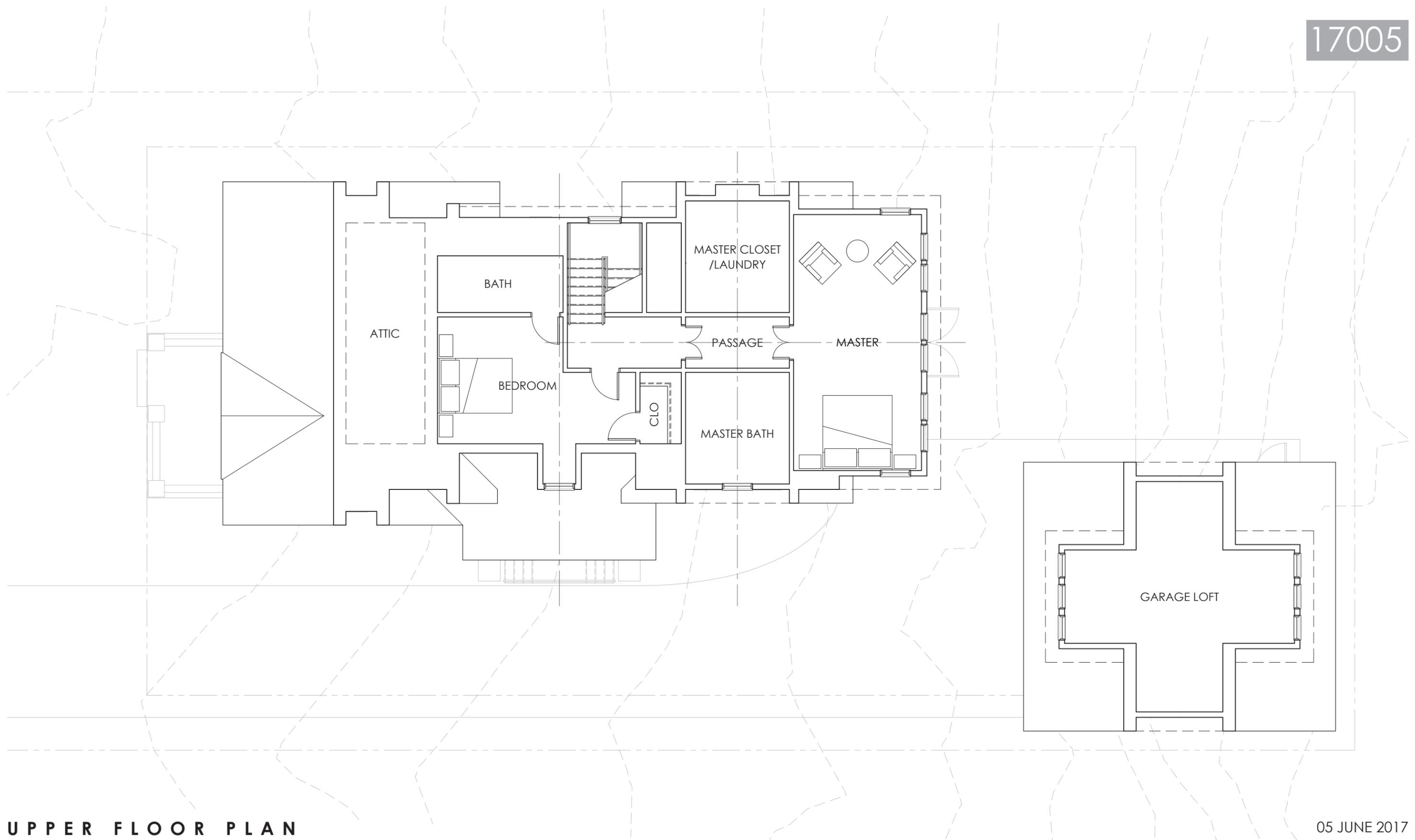


MAIN FLOOR PLAN

05 JUNE 2017

411 BUSHNELL STREET NASHVILLE, TN 37206
HISTORIC PRESERVATION REVIEW SET





UPPER FLOOR PLAN

411 BUSHNELL STREET NASHVILLE, TN 37206
HISTORIC PRESERVATION REVIEW SET

GENERAL ELEVATION NOTES:

1. ADDITION TO BE CLAD IN FIBER CEMENT LAP SIDING, PAINTED, MATCH EXISTING PROFILE AND EXPOSURE AS CLOSELY AS POSSIBLE.
2. TRIM DETAILS TO MATCH EXISTING.
3. WINDOW & DOOR PROFILES TO MATCH EXISTING. PELLA ARCHITECT SERIES OR SIMILAR.
4. NEW ROOF OVER ADDITION TO BE ARCHITECTURAL SHINGLE TO MATCH EXISTING COLOR AND TEXTURE.

2'-0" RIDGE RAISE
EXISTING RIDGE



FRONT (WEST) ELEVATION

2'-0" RIDGE RAISE
EXISTING RIDGE



SIDE (NORTH) ELEVATION

NORTH + WEST ELEVATION

411 BUSHNELL STREET NASHVILLE, TN 37206
HISTORIC PRESERVATION REVIEW SET

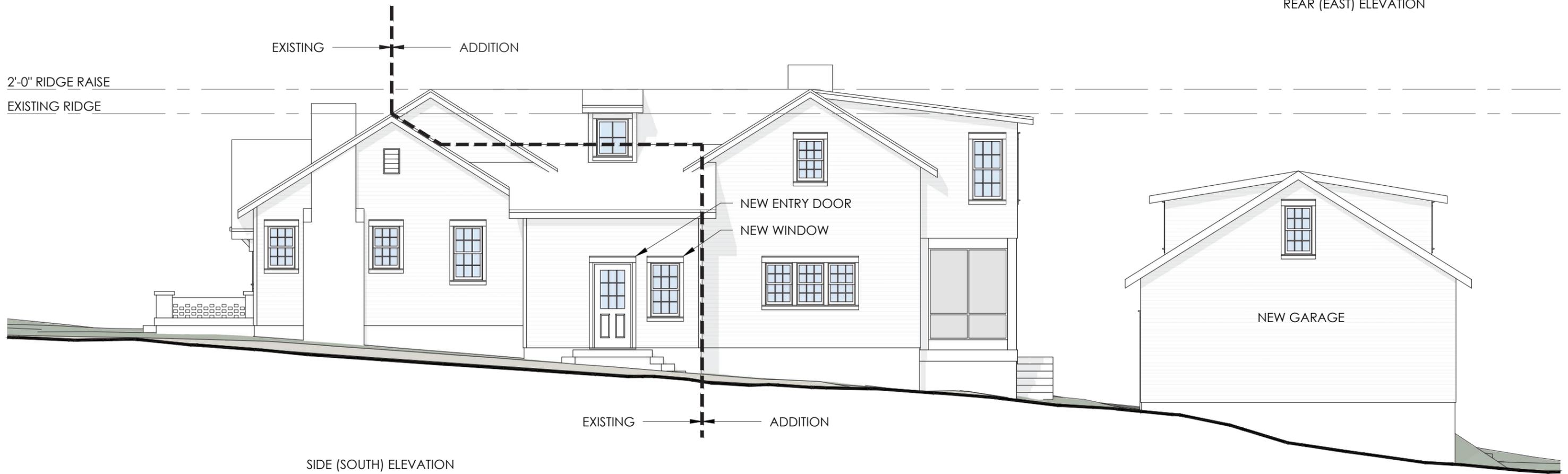
GENERAL ELEVATION NOTES:

1. ADDITION TO BE CLAD IN FIBER CEMENT LAP SIDING, PAINTED, MATCH EXISTING PROFILE AND EXPOSURE AS CLOSELY AS POSSIBLE.
2. TRIM DETAILS TO MATCH EXISTING.
3. WINDOW & DOOR PROFILES TO MATCH EXISTING. PELLA ARCHITECT SERIES OR SIMILAR.
4. NEW ROOF OVER ADDITION TO BE ARCHITECTURAL SHINGLE TO MATCH EXISTING COLOR AND TEXTURE.

2'-0" RIDGE RAISE
EXISTING RIDGE



REAR (EAST) ELEVATION



SIDE (SOUTH) ELEVATION

SOUTH + EAST ELEVATION

05 JUNE 2017

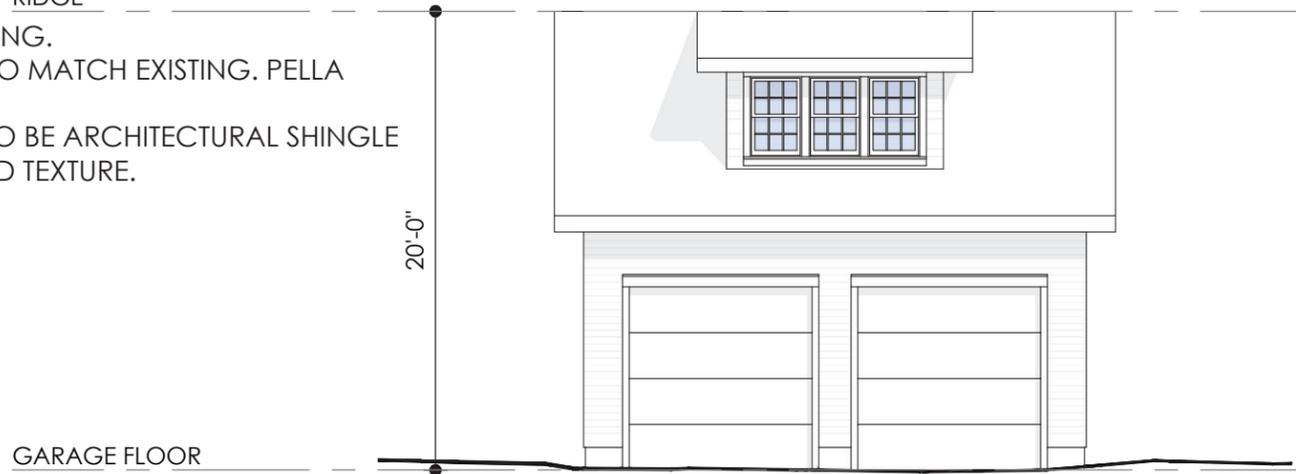
411 BUSHNELL STREET NASHVILLE, TN 37206
HISTORIC PRESERVATION REVIEW SET



A2.2

GENERAL ELEVATION NOTES:

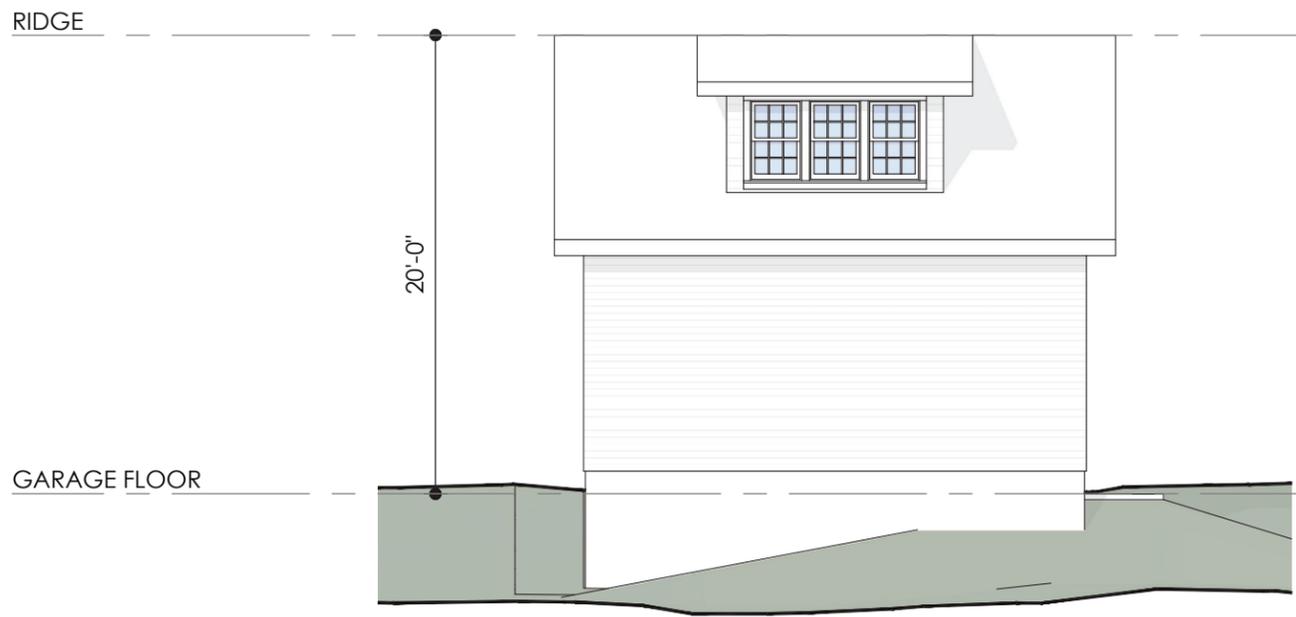
- 1. ADDITION TO BE CLAD IN FIBER CEMENT LAP SIDING, PAINTED, MATCH EXISTING PROFILE AND EXPOSURE AS CLOSELY AS POSSIBLE.
- 2. TRIM DETAILS TO MATCH EXISTING.
- 3. WINDOW & DOOR PROFILES TO MATCH EXISTING. PELLA ARCHITECT SERIES OR SIMILAR.
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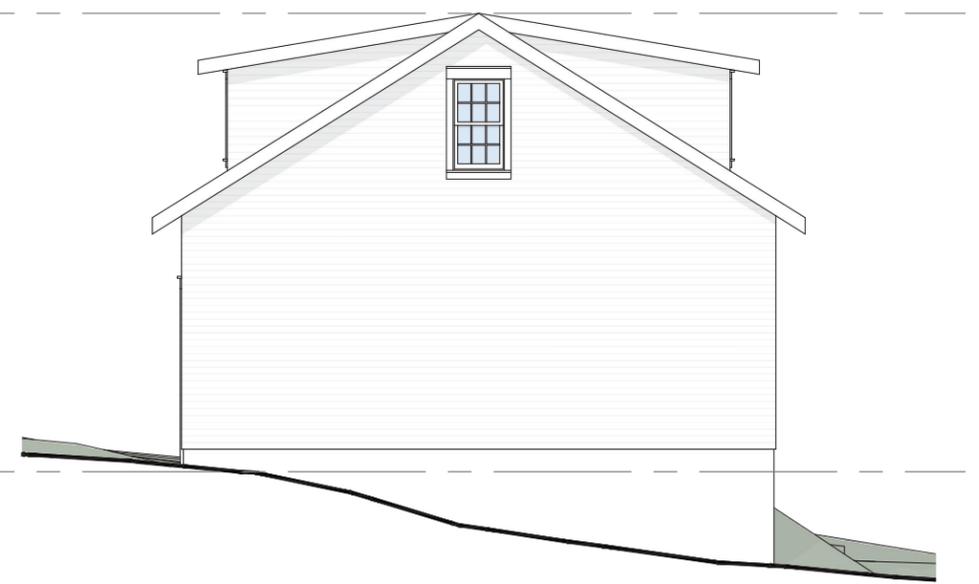
FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION



REAR (EAST) ELEVATION



SIDE (SOUTH) ELEVATION

GARAGE ELEVATIONS

411 BUSHNELL STREET NASHVILLE, TN 37206
HISTORIC PRESERVATION REVIEW SET