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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
816 & 818 Shelby Avenue
July 19, 2017

Application: New construction – infill and outbuildings/detached accessory dwelling unit
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216039500, 08216039600
Applicant: Mitch Hodge, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: This is a proposal to build a new house and outbuilding (detached accessory dwelling unit) on each of two vacant lots. The houses would be two and one-half stories tall and the outbuildings will be two-stories tall with a garage on the first floor level and living space above. The outbuildings are being considered as Detached Accessory Dwelling Units. **Recommendation Summary:** Staff recommends disapproval of the proposed infill at 816 and 818 Shelby Avenue, finding the proposal does not meet the following sections of the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay: III.B.2.a (Height), III.B.2.b (Scale). III.B.2.a (Setbacks), III.B.2.f (Proportion and Rhythm of Openings), III.B2.h (Outbuildings), III.B.2.c and d (Building Shape and Roof Form). Additional information is needed to analyze the project in terms of III.B.2.g and III.B.2.i (Materials and Appurtenances).	**Attachments** **A:** Photographs **B:** Site Plan **C:** Floorplans and Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

III.B.2 New Construction

a. Setback and Rhythm of Spacing

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

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

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

b. Height

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

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

c. Building Shape

The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

d. Roof Shape

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

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.
Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
Generally, two-story residential buildings have hipped roofs.
Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

e. Orientation

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

Porches
New buildings should incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways
Generally, curb cuts should not be added.

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

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.

Multi-unit Developments
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.

f. 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 new buildings 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.

g. Materials, Texture, Details, and Material Color

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

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

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.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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 outbuilding building should reflect the character of outbuildings with the associated house. The outbuilding should be compatible, by not contrasting greatly with the surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, 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.

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. 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.*

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

2) Outbuildings should be situated on a lot as is historically typical for 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 configuration 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 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 up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

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

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

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.
· The DADU may not exceed the maximums outlined previously for outbuildings.
· No additional accessory structure shall exceed two hundred square feet when there is a
· DADU on the lot.
· Density. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
· Ownership.
· a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
· b. The DADU cannot be divided from the property ownership of the principal dwelling.
o *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
o *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*
Bulk and Massing. The living space of a DADU shall not exceed seven hundred square feet.

i. **Appurtenances Related to New Construction**

For information on fences, paving, walls, et cetera, see the Appurtenances section.

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.

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.

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.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

1. FENCES

a. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.

b. Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.

A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.

c. Chain link or woven fences are generally not appropriate for front or visible side yards. They may be appropriate along rear property lines if the fence is camouflaged with plantings, or painted black or dark green.

d. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.

2. PERMANENT BUILT LANDSCAPE FEATURES

a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.

b. Historic retaining walls in front and side yards should be retained.

c. Satellite dishes are not appropriate.

d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

e. Above-ground swimming pools should not be publicly visible. An in-ground swimming pool should be located in a rear yard in a manner that minimizes its public visibility.

Mail boxes at the sidewalk or street are not appropriate.

Structures such as gazebos and pergolas should be appropriate to the style of the house and located in rear yards, unless documentary, physical, or pictorial historical evidence indicates otherwise.

Background: 816 and 818 Shelby Avenue are vacant lots. A non-contributing building on 818 was recently demolished.

816 & 818 Shelby Avenue, both are currently vacant.

Analysis and Findings: This is a proposal to build a new house and outbuilding (detached accessory dwelling unit) each of the two lots. The houses will be two and one-half stories tall and the outbuildings will be two-stories tall. The outbuildings are being considered as Detached Accessory Dwelling Units.

Height & Scale: The eave and roof peak heights of the two buildings will be twenty-one feet (21') and thirty-two feet (32') above the finished floor level. These proportions are similar to the eave and roof heights of comparable two-story buildings, which are typically in the range of twenty-six feet (36') to thirty-four feet (34') tall. The overall proportions of this building will be inappropriate, however, because the floor height will be significantly higher than is typical of historic houses nearby. The floor levels of the proposed new buildings will range from three feet (3') to six feet, six inches (6'-6") above grade, with eighteen inches (18") of wall material continuing down the façade and then as much as five feet (5') of exposed foundation showing.

Across the street at 813 and 815 Shelby there are historic houses with similar amounts of foundation showing, however those lots slope from the alley down to the street. Houses on this side of the street slope down from the street to the alley. Historic houses on this block face have floor levels ranging from one foot (1') to three feet (3') tall with little or no exposed foundation. Also, while the street and sidewalk slope down from left to right (East to West), the proposed building locations for both lots are fairly flat having been mitigated by grading and retaining walls previously. Because the foundation heights and floor levels are significantly higher than the surrounding context, Staff finds that the heights of the two houses will not be compatible with the surrounding historic context.

The new houses will have three bays on their front facades with porches in the center bays. Their primary mass will be thirty-seven feet (37') wide, with a semi-circular projecting bay on one side bringing the total width of each building to forty feet (40'). Historic houses in the surrounding area range from thirty feet (30') to thirty-eight feet (38') wide. Staff finds that the width of the primary width of the proposed houses would be consistent with the widths of historic houses nearby, however the width added by the projecting bays is not appropriate.

To the rear of the primary mass of the building will be a secondary component, with the side walls stepping in two feet (2') on each side to help articulate and reduce the perceived scale. This section of the houses will also be two-stories tall, but will have a

flat roof and roof deck. The decks will be stepped in an additional three feet (3') from the sides of the house so as to further reduce their visibility.

In the center bays on each front façade there will be a circular front porch twelve feet (12') in diameter, half projecting and half recessed from the primary wall of the front of the building. On the second story there will be a semi-circular enclosed projecting bay cantilevered over the porch. Staff finds that the scale and form of this feature is not compatible with historic houses in the area. Although there are examples of small rounded bays and turrets on historic houses in the area, and there is at least one house in the neighborhood with an historic semi-circular porch, these are fairly minimal in scale and/or open in nature and typically one story. The scale of the proposed projection reads much larger and more substantial, comparable to an enclosed upperstory porch or an interior room protruding from the upper level of the main building envelope. There are no historic comparisons for an enclosed upperstory porch or projection of this scale, round or otherwise, anywhere in the neighborhood.

Staff finds that the height, width, and massing of the proposed new buildings is not compatible with the surrounding historic context and therefore the proposal does not meet sections III.B.2.a and III.B.2.b of the design guidelines.

Setback & Rhythm of Spacing: The primary front wall of the new buildings will be set back twenty-seven feet (27') from the front of the property. Existing houses on this side of Shelby Avenue appear to have a consistent front setback line of approximately thirty-five feet (35'), with front porches of varying depths projecting into the front yards. Staff finds the proposed front setback to be inappropriate.

The primary mass of the buildings will have side setbacks ranging from five feet, five inches (5'-5") to eight feet, six inches (8'-6"), with approximately sixteen feet (16') between the buildings and the round projecting side bays will add approximately three feet (3') to the width of each building. This would provide a rhythm of spacing between buildings consistent with the established context of the street, which range from twenty feet (20') to as little as eight feet (8').

Staff finds that the side setbacks of the proposed new buildings will be appropriate, but that the front setbacks will meet section III.B.2.a of the design guidelines.

Materials, Texture, and Details and Material Color:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Stone veneer	Not known	Yes	Yes
Primary Cladding	Brick	Not known	Yes	Yes
Secondary Cladding	Stucco		Yes	

Roofing	Architectural Shingles	Color not known	Yes	X
Side Bay Roof	Metal	Color not known	Yes	X
Trim	Wood		Yes	
Front Porch floor/steps	Not known		Unknown	X
Front Porch Posts	None		No	
Front Porch Railing	Metal	Color not known	Yes	X
Front Bay Cladding	Stucco		Yes	
Front Bay Roof	Metal	Color not known	Yes	X
Windows	Double-hung	Not known	Unknown	X
Principle Entrance	1/3 light with side lights	Not known	Yes	X
Other doors	Full-light balcony doors	Not known	No	X
Driveway	Not indicated	Not known	Unknown	X
Walkway	Front, center walkway	Not known	Unknown	X

The primary exterior material will be brick, changing to stucco in the middle of the upperstory wall. Material changes typically occur at the floor level, but historic examples like the proposed mid-level transition from can be found on houses in the Foursquare and Prairie styles. Although the primary materials are common and will be appropriate, Staff would request to administratively approve the brick, stone, and roof selections to review their color and texture. Also, additional information would be needed to review the window and door selections, as well as the color of any paving material.

Roof form & Building Shape: The primary roofs of the two new houses will be hipped with a pitch of 7:12. There will be gabled dormers on the front and rear slopes of the roof, with the front dormers recessed. Recessed dormers are not typical of this neighborhood. The dormer roofs will also have a 7:12 pitch. The round bays on the front and sides will have round metal roofs with a 6:12 pitch. With the exception of the front projecting bay, Staff finds the roofs of the proposed buildings to be compatible with surrounding houses and finds that the project will therefore meet sections III.B.2.c and III.B.2.d of the design guidelines.

Orientation: The primary facades of the two new houses will face Shelby Avenue directly, in the same plane and manner as the surrounding historic buildings. Although the forms of the front porches are atypical, they address the street properly and will have walkways connecting them to the street. Parking will be in detached outbuildings

accessed from the alley. Staff finds that the project meets section III.B.2.e of the design guidelines.

Proportion and Rhythm of Openings**:** The side bays of the front elevation of the building will have pairs of double hung windows on the first story with pairs of doors behind a balcony rail on the upperstory. Juliette balconies are not typical of historic houses in the surrounding area.

The projecting upperstory center bay will have a row of nine six foot (6') tall windows, each roughly eighteen inches (18') wide, angled to follow the arc of the semi-circular wall. The proportions and rhythm of spacing between openings on the front elevation are not compatible with surrounding historic houses, typified by windows roughly twice as tall as they are wide, taller on the first story than an upperstory, and having a consistent rhythm of solid walls and voids.

The side elevations facing out from the shared center property line will have only one pair of double-hung windows on each story, with thirteen feet (13') of blank wallspace toward the front and rear of the windows. These pairs of windows are the only breaks in the thirty-three foot (33') long sections of wall. Staff finds that additional openings or articulations are necessary to break up the blank wallspace. The side elevations toward the shared center property line will have windows with proportions and rhythms generally compatible with the surrounding historic context.

Staff finds the project's proportion and rhythm of openings do not meet section III.B.2.f of the design guidelines.

Appurtenances & Utilities: The site plan shows a new walkway added from the porch of each building to the sidewalk at the front of the properties. The material of the walkways has not been indicated. The front porches will have stairs that curve and widen toward the bottom, which is not typical of historic houses in the area. Although the proposal includes detached garages at the rear of the lots, no driveways or other walkways are shown on the plans. The location of the HVAC and other utilities was also not noted. No other appurtenance including fences, retaining walls, lighting, and other permanent landscape features have been indicated. These items must be approved in the Edgefield Historic Preservation Zoning Overlay. Additional information is needed for staff to determine whether or not the project meets section III.B.2.i.

Outbuildings:
The project includes a detached outbuilding at the rear of each lot. The proposed outbuildings include a residential use so in addition to meeting the design guidelines for outbuildings they must also meet the standards of ordinance 17.16.030 for a detached accessory dwelling unit and have a restrictive covenant filed with the Register of Deeds. The restrictive covenants have not been received at this time.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and Garage	20’	58’
Rear setback	20’	3’
L side setback	5’	5’
R side setback	5’	5’
How is the building accessed?	-	From the alley or existing curb cut
Two different doors rather than one large door (if street facing)?	-	N/A

These setbacks are typical of the locations of outbuilding historically and meet the design guidelines and base zoning requirements. Staff finds the proposed location to be appropriate and to meet section III.B.2.h.2 of the design guidelines.

Massing Planning: The following charts refer to the scale of the proposed outbuilding.

Heights for a two-story outbuilding, appropriate with a two-story principal building:

	Height of principal building	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	37’	25’	22’-6”
Eave Height	21’	17’	18’

Both lots have 8,750 square feet of area. On a lot less than 10,000 square feet:

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint (maximum cannot exceed lesser number to left)
Maximum Square Footage	750 sq. ft.	900	747

The eaves on the two outbuildings will be eighteen feet (18’) above their floor levels; however the guidelines limit eave height to seventeen feet (17’). The project does not meet section III.B.2.h.1 of the design guidelines.

Design Standards: The materials, proportions, and overall character of the accessory structures will be similar to the historic houses. Their roof forms and pitch will match that of the houses, and the materials will match as well. The

outbuildings will have paired doors behind Juliette balconies in the upperstories. Because they are on outbuildings location at the rear of the lots, they will not be as visible as they would on the principal buildings. Staff finds the design of the proposed outbuilding to meet section III.B.2.h.1 of the design guidelines.

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Hipped	X
Primary roof pitch	7:12	X
Dormer form	N/A	X
Dormer pitch	N/A	X

Elements

	YES	NO
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?		N/A
If dormers are used, do they sit back from the wall below by at least 2'?		N/A
Is the roof pitch at least 4/12?	Yes	

The roofs of the building meet section III.B.2.h.1 of the design guidelines.

Material:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Stone veneer	Not known	Yes	Yes
Primary Cladding	Brick	Not known	Yes	Yes
Secondary Cladding	Stucco		Yes	
Roofing	Architectural Shingles	Color not known	Yes	X
Secondary Roofing	Metal	Color not known	Yes	X
Trim	Wood		Yes	
Windows	Fixed, Casements	Not known	Unknown	X
Principle	Full-light	Not known	Yes	X

Doors	balcony doors			
Vehicle Doors	Carriage style	Not known	Yes	X
Driveway	Not indicated	Not known	Unknown	X

Additional information is needed to determine if the project meets section III.B.2.h of the design guidelines.

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?		Not known
Is the planned conditioned living space more than 700 square feet?		No

** A restrictive covenant must be filed with the Register of Deeds before permit is issued.*

Additional information is needed to determine if the project meets section III.B.2.h of the design guidelines and sections 17.16.30.G.1,2,3, and 7 of the ordinance.

Recommendation: Staff recommends disapproval of the proposed infill at 816 and 818 Shelby Avenue, finding the proposal does not meet the following sections of the design guidelines for new construction in the Edgefield Historic Preservation Zoning Overlay: III.B.2.a (Height), III.B.2.b (Scale). III.B.2.a (Setbacks), III.B.2.f (Proportion and Rhythm of Openings), III.B2.h (Outbuildings), III.B.2.c and d (Building Shape and Roof Form). Additional information is needed to analyze the project in terms of III.B.2.g and i (Materials and Appurtenances).

Photographs

810, 812 (center, contributing), and 814 Shelby, with floor levels ranging from one foot (1') to three feet (3') above grade.

804, 802, and 800 Shelby Avenue are all contributing houses with floor heights one foot (1') above grade or less.

Houses across the street (813 Russell Street shown here) have taller foundations because the lots slope down from back to front.

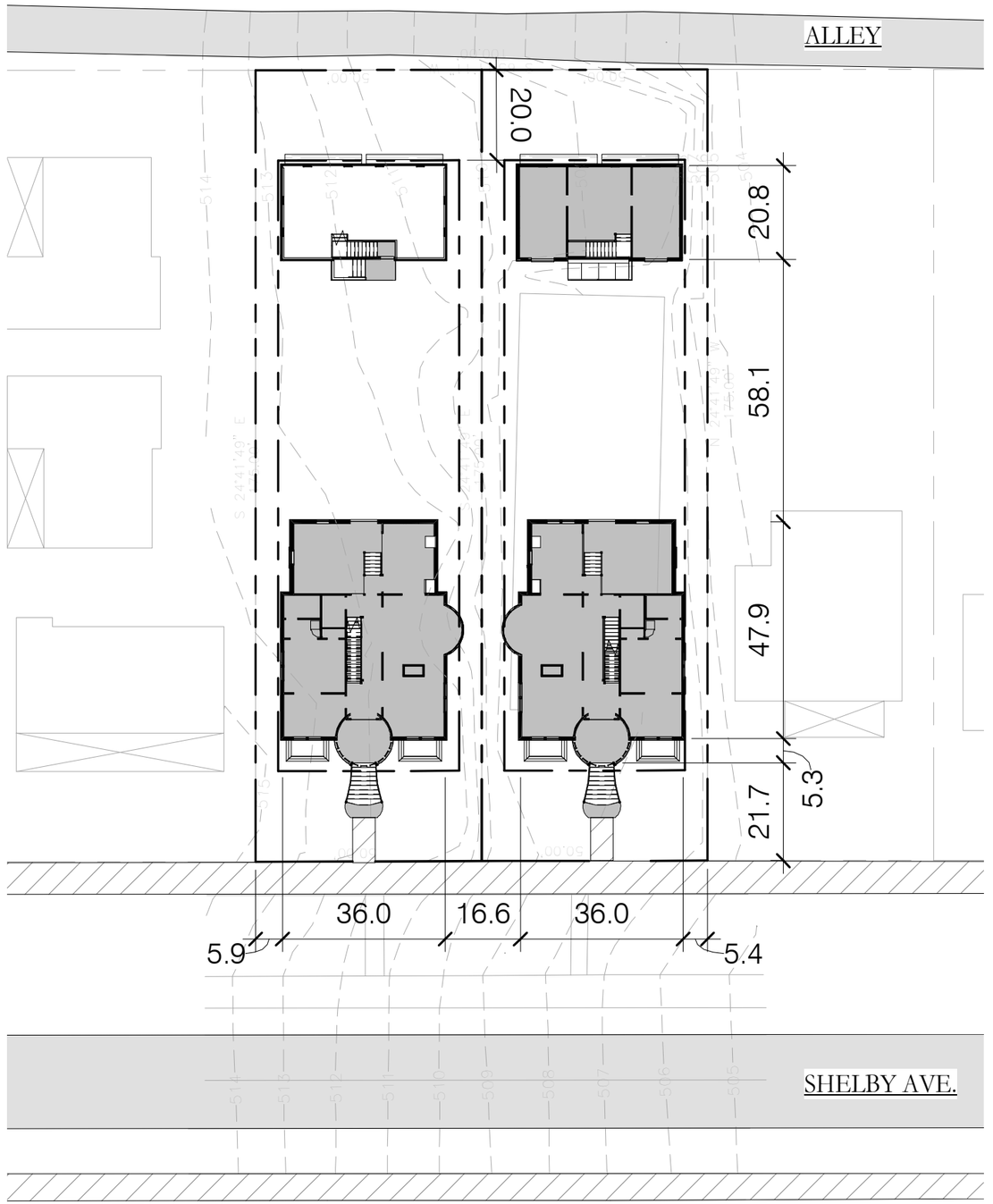
818 and 816 Shelby Avenue. Although significant slope is evident on the street and sidewalk, the lots have been flattened with grading and retaining walls for the previous one-story church building and adjacent parking lot.

A rounded bay at 816 Russell Street projects less than two feet (2') from the façade.

A rounded front porch ad 606 Fatherland Street has a small open balcony on the second level.

2 A-1 STREET VIEW

3 A-1 NORTHWEST



1 A-1 SITE PLAN
1" = 30'-0"

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TWO HOMES AT
816-818 SHELBY AVE
NASHVILLE, TN 37206

SITE PLAN

A-1

PROJECT 1708
DATE 07.0317

1 A-2 FIRST FLOOR

1" = 10'-0"

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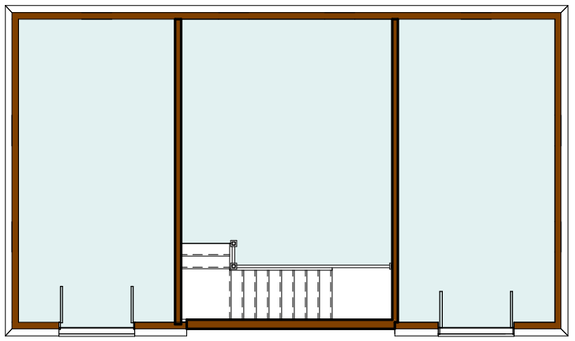
PLANS - MAIN LEVEL

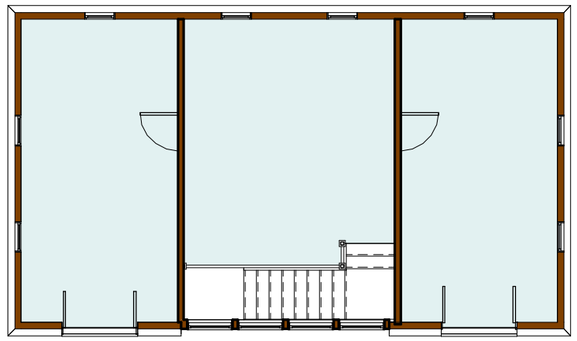
A-2

PROJECT 1708

DATE 07.0317



818



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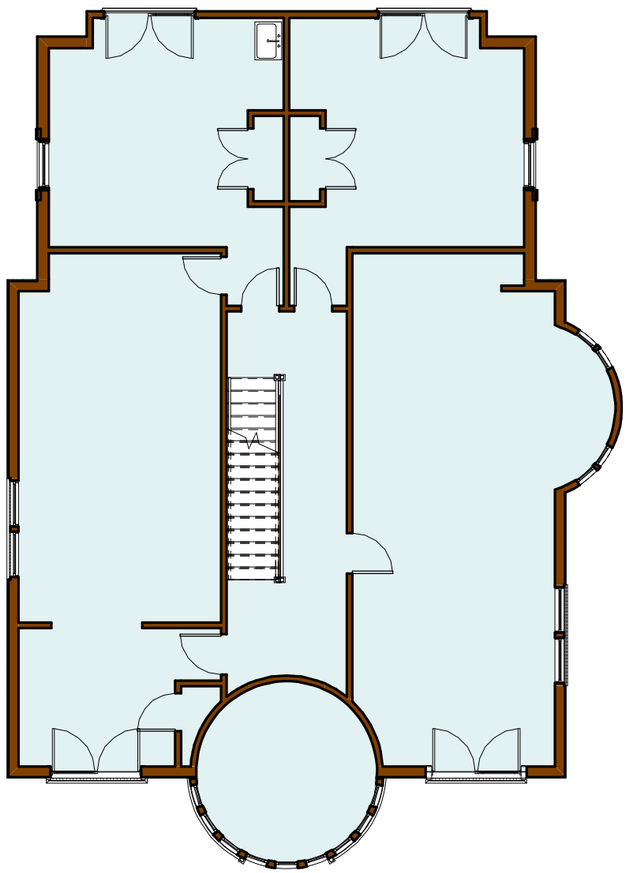

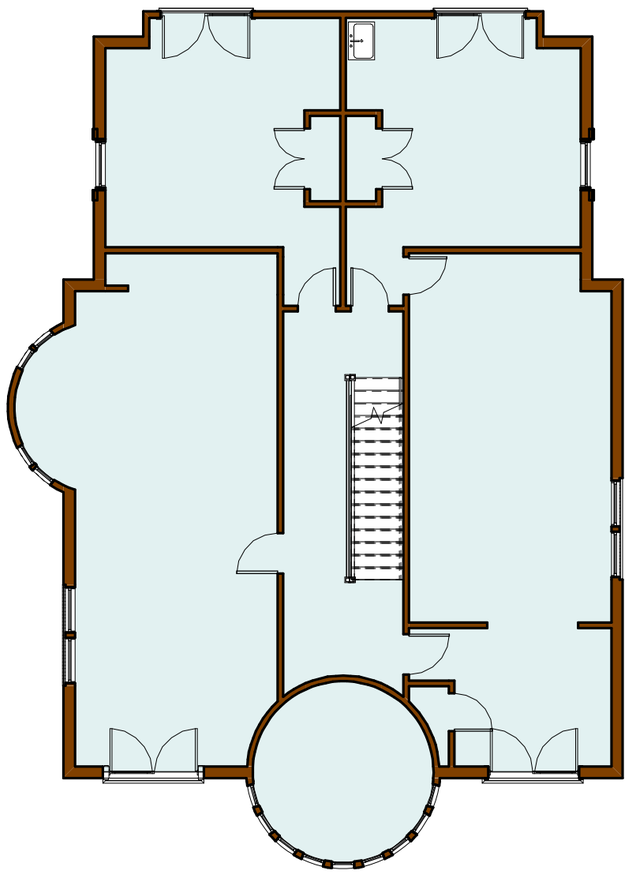

1 A-3 SECOND FLOOR

1" = 10'-0"

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TWO HOMES AT
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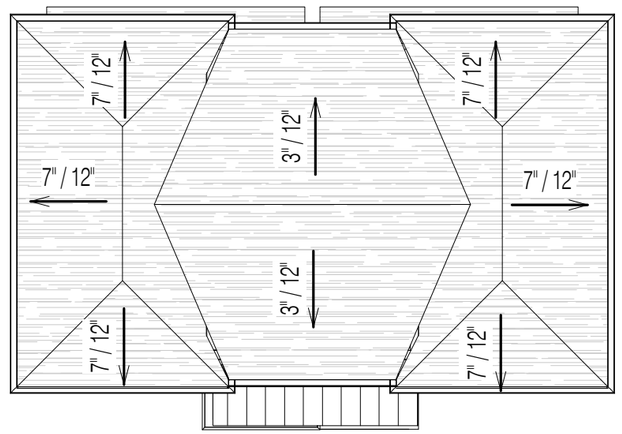
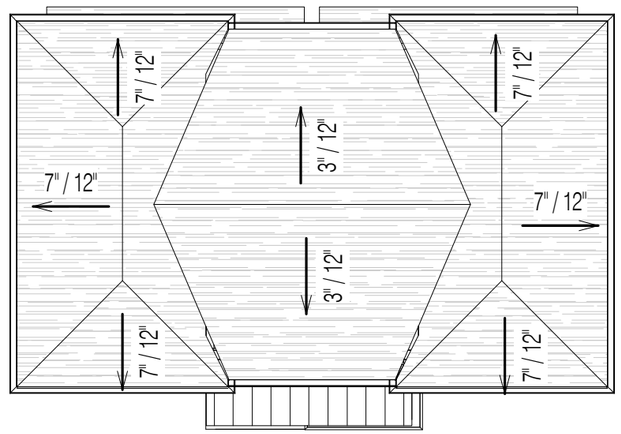
PLANS - UPPER LEVEL

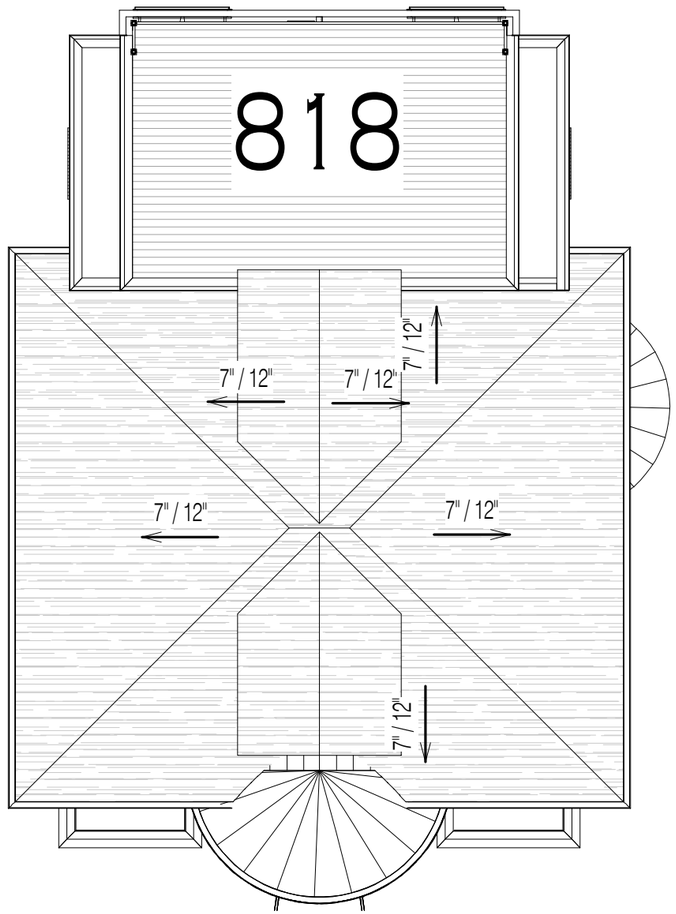
A-3

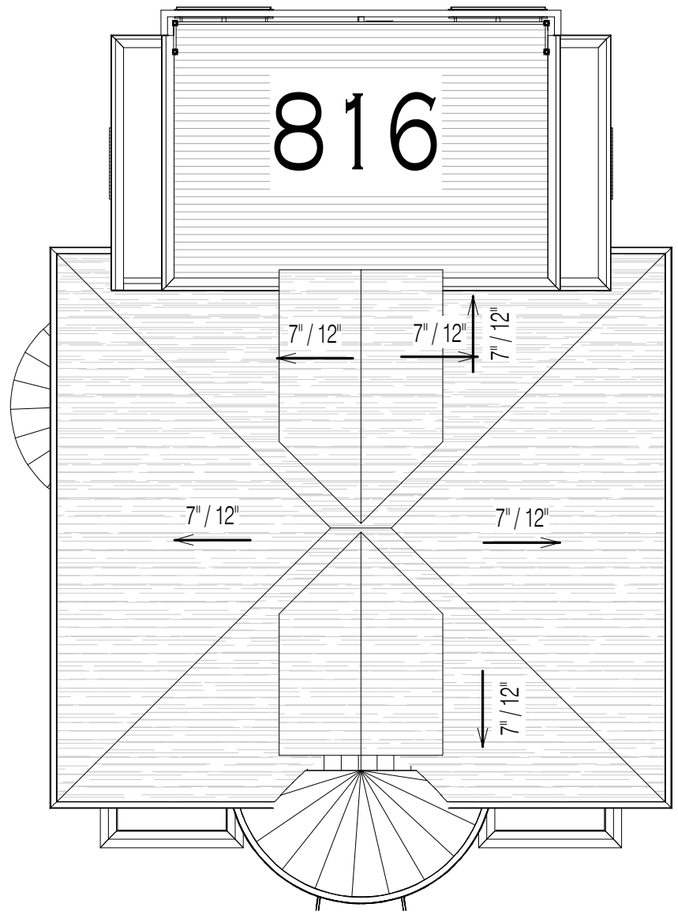
PROJECT 1708

DATE 07.0317









1 A-4 ROOF
1" = 10'-0"

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TWO HOMES AT
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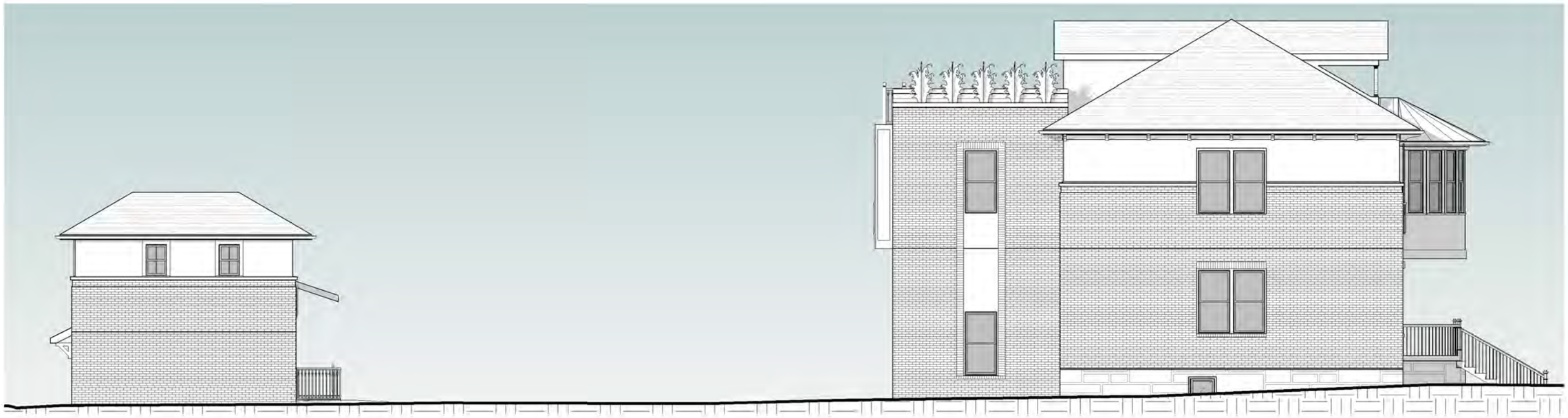
ROOF PLAN

A-4

PROJECT 1708
DATE 07.0317



2 A-5 **EAST**
1" = 10'-0"

1 A-5 **FRONT - SHELBY AVE.**
1" = 10'-0"

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TWO HOMES AT
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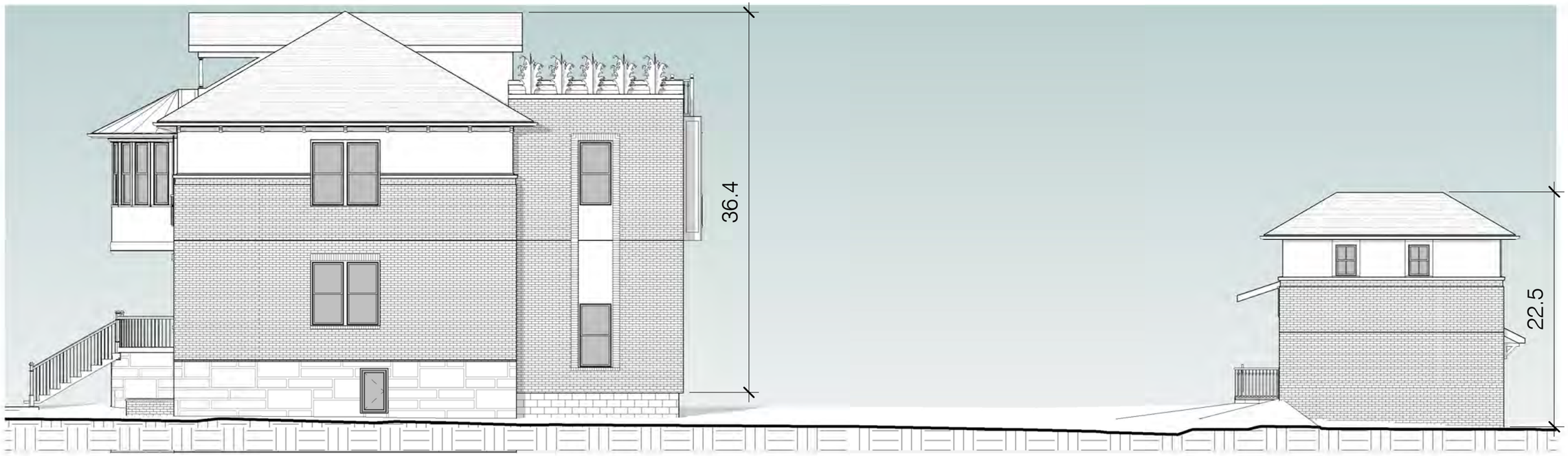
ELEVATIONS

A-5

PROJECT 1708
DATE 07.0317



2 A-6 **WEST**
1" = 10'-0"

1 A-6 **MAIN HOUSE - SOUTH**
1" = 10'-0"

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ELEVATIONS

A-6

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30 YR. ARCHITECTURAL ASPHALT SHINGLE

STUCCO FINISH

BRICK VENEER

2 A-7 DADU - ALLEY
1" = 10'-0"

30 YR. ARCHITECTURAL ASPHALT SHINGLE

STUCCO FINISH

PREFINISHED METAL ROOF

METAL RAILING

BRICK VENEER

1 A-7 DADU - NORTH
1" = 10'-0"

4 A-7 818 - WEST
1" = 10'-0"

3 A-7 816 - EAST
1" = 10'-0"

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ELEVATIONS

A-7

PROJECT 1708

DATE 07.0317