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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
913 Lawrence Avenue
July 19, 2017

Application: New construction—infill and outbuilding/detached accessory dwelling unit
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10513031000
Applicant: John Root, rootARCH
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct infill and a detached accessory dwelling unit (DADU).

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

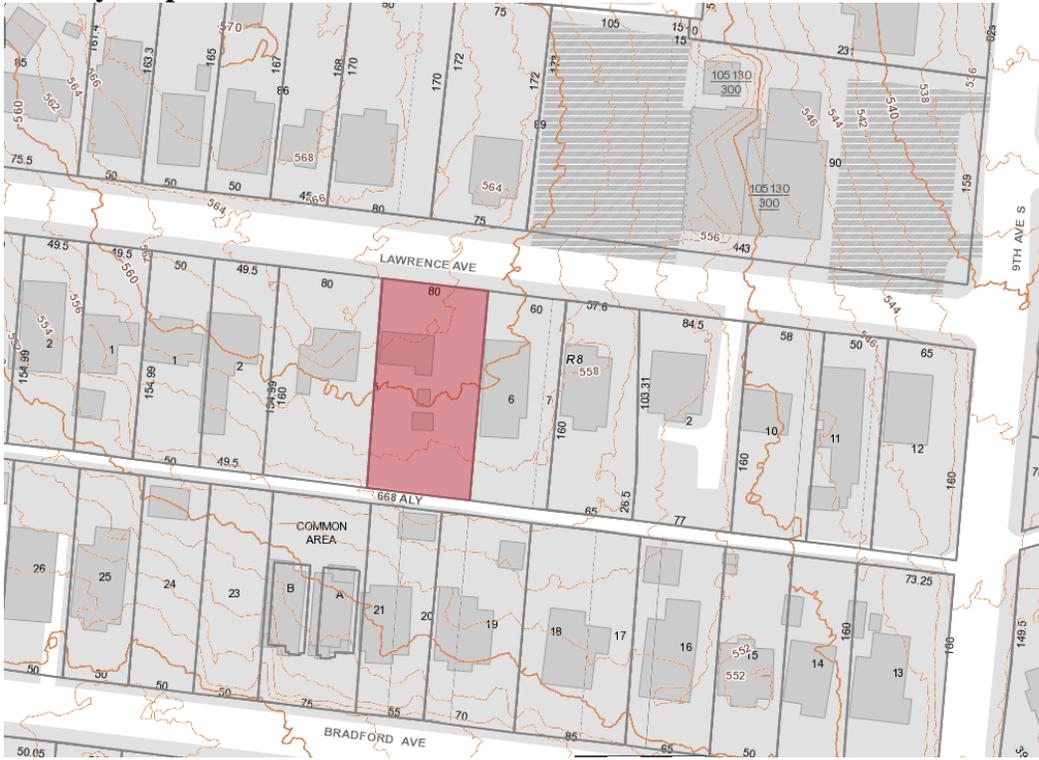
1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. There be a change in material at the foundation line to delineate the foundation from the wall above;
3. The lap siding be smooth with a maximum reveal of five inches (5");
4. Staff approve a brick sample;
5. Staff approve all windows and doors;
6. Staff approve the metal and shingle roof color and texture;
7. Staff approve the material of the side porch floor and steps;
8. The covered patio accessory structure have a footprint no larger than two hundred square feet (200 sq. ft.); and
9. Staff receive a filed copy of the restrictive covenant for the DADU.

With these conditions, staff finds that the project meets Section III. of the Waverly Belmont Neighborhood Conservation Zoning Overlay design guidelines and the DADU ordinance, Ordinance 17.16.030. G.

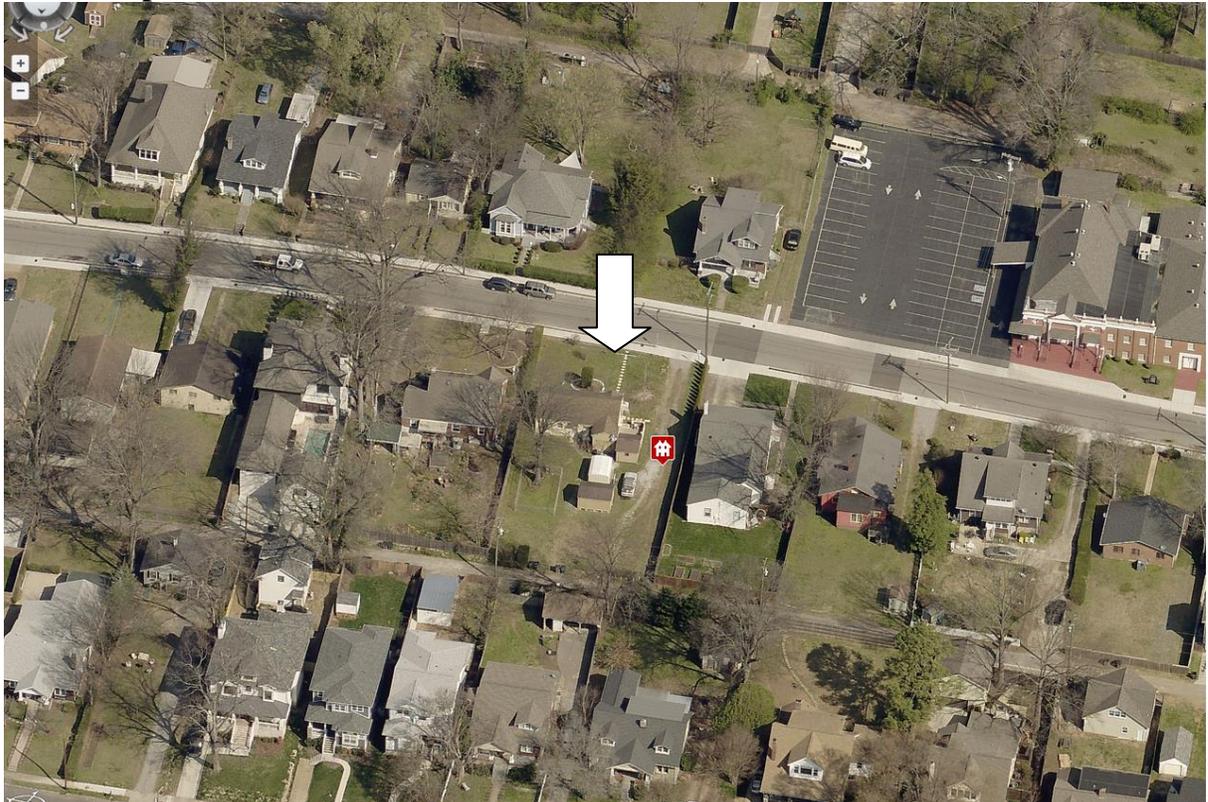
Attachments

- 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. The 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.

17.16.030. G. Standards for Accessory Dwelling Units:

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

1. Applicability.
 - a. While the following conditions listed below apply to a detached accessory dwelling they do not counter-act or over-ride the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.
 - b. No accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling on the lot.
2. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.
3. Ownership.
 - a. No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.
 - b. The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.
 - c. The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for accessory buildings.

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. BL2007-45).

Generally appropriate side setbacks for outbuildings is 3' for buildings with a 750 square foot footprint or less and 5' for buildings with a footprint greater than 750 square feet. Appropriate rear setbacks may be as close as 5'.

5. Site Requirements. A detached accessory dwelling may only be located behind the principal structure.
6. Driveway Access.
 - a. 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.
 - b. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
 - c. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.
7. Bulk and Massing.
 - a. The living space of a detached accessory dwelling shall not exceed seven hundred square feet.
 - b. On lots less than ten thousand square feet, the footprint of a detached accessory dwelling shall not exceed seven hundred fifty square feet
 - c. On lots ten thousand square feet or greater, the footprint of a detached accessory dwelling shall not exceed one thousand square feet.
 - d. The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of ten feet for single-story and seventeen feet for two-story detached accessory dwellings.

e. The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed twenty-seven feet in height.

In conjunction with the neighborhoods where DADUs are possible and using research of historic outbuildings, the Commission has determined that a 25' maximum is appropriate for historic neighborhoods. Please see design guidelines for outbuildings.

8. Design Standards.

- a. The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- b. The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roof slope by covering no more than fifty percent of the roof.
- c. Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

9. Historic Properties.

- a. Metro Historic Zoning Commission Action. Any existing or proposed detached accessory dwelling in a historic overlay district shall comply with the adopted regulations and guidelines of the applicable historic overlay.
- b. Detached accessory dwellings with a second story dwelling unit 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.

10. Restrictive Covenant. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed above.

Background: 913 Lawrence Avenue is a c. 1950 cinder block house that does not contribute to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1). MHZC staff issued an administrative permit for the demolition of the house in July 2017. The lot is unusually wide at eighty feet (80').



Figure 1. 913 Lawrence Avenue.

Analysis and Findings: Application is to construct infill and a detached accessory dwelling unit (DADU).

Height & Scale: The proposed house is one-and-a-half stories, with a maximum height of twenty-seven feet, six inches (27'6") from grade. Staff finds that this meets the historic context, where the houses are largely one and one-and-a-half stories with maximum heights ranging from nineteen feet to thirty feet (19'-30'). The foundation height will range from one to two feet (1'-2'), and the eave height will range from ten to eleven feet (10'-11') from grade.

The house will be thirty-seven feet (37') wide, which meets the historic context where the historic houses range in width from thirty-two feet to thirty-nine feet (32'-39'). The house will be seventy-four feet (74') deep, not including an eight foot (8') deep front porch. The form of the house is broken up into two sections to help break up its massing and depth. The front part will be fifty-two feet (52') deep and thirty-seven feet (37') wide, and the rear part will be twenty-two feet (22') deep and thirty-two feet (32') wide. The footprint of the infill will be approximately two thousand, nine hundred and sixteen square feet (2,916 sq. ft.), which staff finds to be appropriate since the lot is over thirteen thousand square feet (13,000 sq. ft.) in area.

Staff finds that the proposed infill Sections III.A and B. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setback. It will be eight feet (8') from the right side property line, thirty-five feet (35') from the left side property line, and forty-seven feet (47') from the rear property line. The house is not centered on the wide lot. Staff finds this to be appropriate because the previous house on the lot was not centered on the lot, and other houses on wide lots in the immediate vicinity are not centered on the lot. Staff therefore finds that the house's placement on the lot will not affect the rhythm of spacing along the street.

The house's porch will be thirty-one feet (31') from the front property line and the house's wall will be thirty-nine (39') from the front property line. The front wall of the house will line up with the front wall of the house next door and 919 Lawrence. Staff finds this to be appropriate since the infill is shifted on the lot so that it closer to 919 Lawrence than it is to 911 Lawrence.

Staff finds that the infill's setback and rhythm of spacing to meet Section III.C. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Not indicated	No*	Yes*
Cladding	Brick	Not indicated	Yes	Yes
Secondary	Cement	Smooth face,	Yes	Yes

Cladding	Fiberboard Lap Siding	reveal not indicated		
Additional Cladding	Cedar Shake Shingles	Typical	Yes	No
Roofing	Architectural Composite Shingles	Not indicated	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Chimney	Brick	Not indicated	Yes	Yes
Front Porch floor/steps	Concrete	Typical	Yes	No
Front Porch Posts	Wood	Typical	Yes	No
Front Porch Post Base	Brick	Not indicated	Yes	Yes
Side Porch Floor/steps	Not indicated	Not indicated	Unknown	Yes
Side Porch Roof	Metal	Not indicated	Yes	Yes
Windows	Aluminum Clad Wood	Not indicated	Yes	Yes
Principle Entrance	¼ Light	Not indicated	Yes	Yes
Side/rear doors	French Doors	Not indicated	Yes	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Concrete	Typical	Yes	No

*The drawings do not show a change in material from the foundation line to the wall above. The design guidelines state, “Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.” Staff recommends that foundation material be different than the brick wall of the infill. Appropriate foundation materials could be stone, stucco, or split face concrete block.

Staff recommends that the lap siding be smooth with a maximum reveal of five inches (5”). Staff recommends approval of a brick sample, all windows and doors, the metal and shingle roof colors and materials, and the material of the side porch steps and landing. With the aforementioned conditions and staff approval of materials, staff finds that the known materials meet Section III.D. of the design guidelines.

Roof form: The primary roof form is a side gable with a cross gable element on the front façade. The side gable will have a slope of 6/12, and the front cross gable will have a slope of 8/12. The rear section of the house will have side dormers that have hipped

roofs and are setback from the wall below by at least two feet (2'). Staff finds that the proposed roof form meets Section III.E. of the design guidelines.

Orientation: The house is oriented towards Lawrence Avenue, which is appropriate. The entrance faces the street and is located behind an eight-foot (8') deep front porch. A front walkway will lead from the sidewalk to the front porch. Vehicular access to the site will be via a rear alley, which is appropriate. Staff finds that the infill's orientation meets Section III.F. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section III.G. of the design guidelines.

Appurtenances & Utilities: The HVAC unit is drawn as being on the right side of the house, at about the midpoint, which is appropriate. Staff finds that the known appurtenances and utilities meet Section III.I. and III.J. of the design guidelines.

Outbuildings: The applicant is proposing to construct two accessory structures on the lot. One outbuilding will be a detached accessory dwelling unit (DADU) with an attached covered carport, located at the rear of the house. The DADU will have a footprint of nine hundred and ninety square feet (990 sq. ft.), which is appropriate because the lot is larger than ten thousand square feet (10,000 sq. ft.).

The second accessory structure is a covered, largely unenclosed patio area, to the left of the house, near its rear, facing an in-ground pool. This structure will have a footprint of approximately three hundred and thirty-six square feet (336 sq. ft.). The DADU ordinance states "No accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling on the lot." Staff therefore recommends that the covered patio be reduced to be no more than two hundred square feet (200 sq. ft.) in order to meet the design guidelines and DADU ordinance.

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?
DADU Primary form	Side Gable	Yes
DADU Primary roof slope	12/12	Yes
DADU Dormer Form	Shed	Yes
DADU Dormer slope	4/12	Yes
DADU Porch/Carport Form	Hipped	Yes
DADU Porch/Carport Slope	3/12	Yes
Covered Patio Primary Form	Cross Gable	Yes
Covered Patio Primary Slope	8/12	Yes

Staff finds that the proposed roof forms for the DADU and the covered patio meet Sections III.H.1 and 3 of the design guidelines.

Design Standards: DADU structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The DADU is in a minimally-visible location at the side and rear of the building. The DADU therefore meets Standard 8 of the Detached Accessory Dwelling Unit regulations and Sections III.H.1 and III.H.2 of the design guidelines.

The covered patio likewise has a simple utilitarian design that does not contrast greatly with the primary structure. It is open on three of the four sides; the rear wall is enclosed. The covered patio is located to the left of the house, not behind the house. Staff finds this location to be appropriate because it is over one hundred feet (100') from the front property line and approximately sixty-five feet (65') behind the front wall of the house. Staff therefore finds that the design of the covered patio meets Sections III.H.1 and III.H.2 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
DADU Foundation	Concrete slab	Natural color	Yes
DADU Cladding	Cement-fiber	Smooth, reveal not indicated	Yes
DADU Roofing	Architectural composite shingle	Not indicated	Yes
DADU Trim	Cement fiber	smooth	Yes
DADU Porch floor	Concrete slab	Natural color	Yes
DADU Porch Posts	Wood	Typical	Yes
DADU Windows	Aluminum Clad Wood	Not indicated	Yes
DADU Pedestrian Door	Not indicated	Not indicated	Unknown
DADU Vehicular Door	Not indicated	Not indicated	Unknown
Covered Patio Framing Material	Wood	Typical	Yes
Covered Patio Cladding (at rear wall)	Cement-fiber	Smooth, reveal not indicated	Yes
Covered Patio Roofing	Architectural composite shingle	Not indicated	Yes

With the staff's final approval of the windows and doors and the roof shingle color, staff finds that the known materials meet Section III.H 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.

	DADU	Covered Patio
If there are stairs, are they enclosed?	Yes	N/A
If a corner lot, are the design and materials similar to the principle building?	N/A	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	N/A
If dormers are used, do they sit back from the wall below by at least 2’?	Yes	N/A
Is the roof pitch at least 4/12?	Yes	Yes
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	N/A
Is the building located towards the rear of the lot?	Yes	Yes*

* As mentioned under “Design Standards,” the covered patio is located to the left of the house, not entirely behind the house. Staff finds this location to be appropriate because it is over one hundred feet (100’) from the front property line and approximately sixty-five feet (65’) behind the front wall of the house.

Staff finds that both outbuildings meet Sections III.H.6 and 7 of the design guidelines and that the DADU meets 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?	Yes*	
Is the property zoned single-family?		No
Are there already two units on the property?		No

Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

* The DADU ordinance states “No accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling on the lot.” The applicant is proposing second accessory structure that is covered, largely unenclosed patio area. This structure will have a footprint of approximately three hundred and thirty-six square feet (336 sq. ft.). Staff recommends that the covered patio be reduced to be no more than two hundred square feet (200 sq. ft.) in order to meet the design guidelines and DADU ordinance.

Site Planning & Setbacks:

	Minimum	Proposed
DADU rear setback	5’	5’
DADU left side setback	5’	28’
DADU right side setback	5’	7’
Distance between DADU and House	20’	20’
Covered Patio rear setback	3’	40’
Covered Patio left side setback	3’	5’
Covered Patio right side setback	3’	53’
Distance between Covered Patio and House	20’	9’*

*The design guidelines state that there should be a minimum of twenty feet (20’) in between a primary structure and an outbuilding. This guideline presumes that the outbuilding will be located behind, not to the side of the primary structure. Staff finds that if the footprint of the covered patio is reduced to be no more than two hundred square feet (200 sq. ft.), then the distance of nine feet (9’) is appropriate because the size of the outbuilding is so modest and because the covered patio will be located so far back from the front of the house.

	MINIMUM	PROPOSED
How is the DADU building accessed?	From the alley or existing curb cut	Alley
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Two-bay	N/A

Massing Planning:

	Potential maximums	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
DADU Ridge Height	25'	27'6"	23'
DADU Eave Height	10'	10'6"	10'
Covered Patio Ridge Height	25'	27'6"	17'6"
Covered Patio Eave Height	10'	10'6"	10'

The proposed DADU is a one-and-half story building, and the covered patio is a one-story building. The lot is larger than 10,000 square feet.

Proposed	50% of first floor area of principle structure	Lot is more than 10,000 square feet	Proposed
DADU Maximum Square Footage	1,458 sq. ft.	1,000 sq. ft. (including porches)	990 sq. ft.
Covered Patio Maximum Square Footage	N/A	200 sq. ft.	336 sq. ft.*

* As previously mentioned, the DADU ordinance states “No accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling on the lot.” The applicant is proposing second accessory structure that is covered, largely unenclosed patio area. This structure will have a footprint of approximately three hundred and thirty-six square feet (336 sq. ft.). Staff recommends that the covered patio be reduced to be no more than two hundred square feet (200 sq. ft.) in order to meet the design guidelines and DADU ordinance.

With the condition that the covered patio have a footprint no larger than two hundred square feet (200 sq. ft.), staff finds that the proposed DADU and covered patio meets Section III.H. of the design guidelines, and that the DADU meets Ordinance 17.16.030. G.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. There be a change in material at the foundation line to delineate the foundation from the wall above;
3. The lap siding be smooth with a maximum reveal of five inches (5”);
4. Staff approve a brick sample;
5. Staff approve all windows and doors;
6. Staff approve the metal and shingle roof color and texture;
7. Staff approve the material of the side porch floor and steps;
8. The covered patio accessory structure have a footprint no larger than two hundred square feet (200 sq. ft.); and
9. Staff receive a filed copy of the restrictive covenant for the DADU.

With these conditions, staff finds that the project meets Section III. of the Waverly Belmont Neighborhood Conservation Zoning Overlay design guidelines and the DADU ordinance, Ordinance 17.16.030. G.

Context Photos:



House next door, to the right, at 919 Lawrence Avenue



Houses next door, to the left, at 911 and 909 Lawrence



Houses to the left, including 909 and 907 Lawrence Avenue



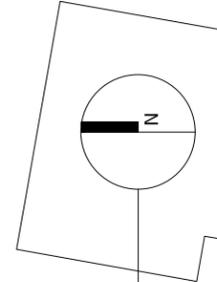
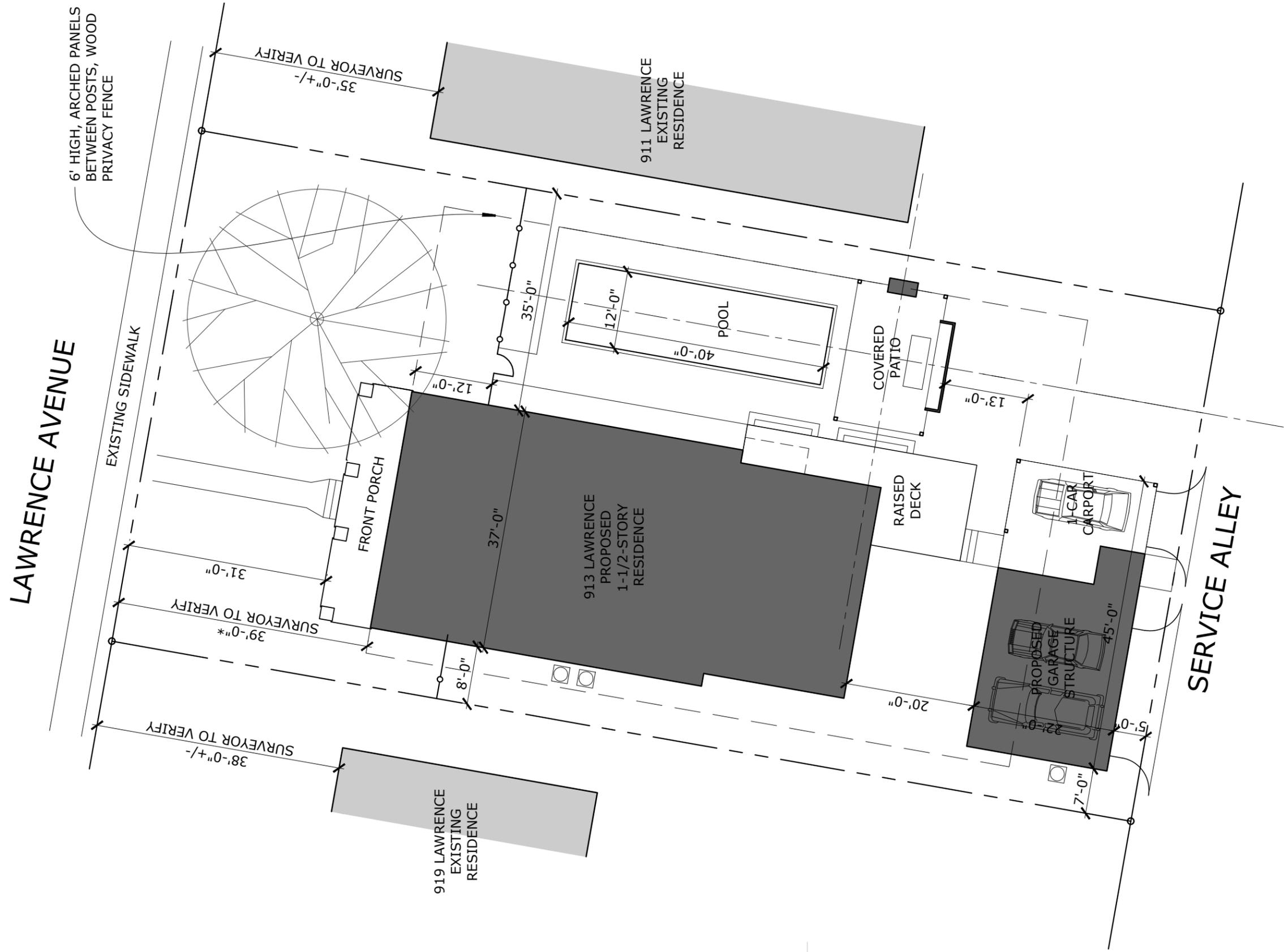
House across the street at 910 Lawrence Avenue



House across the street at 916 Lawrence Avenue

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#17314



SITE PLAN

1/16" = 1'-0"

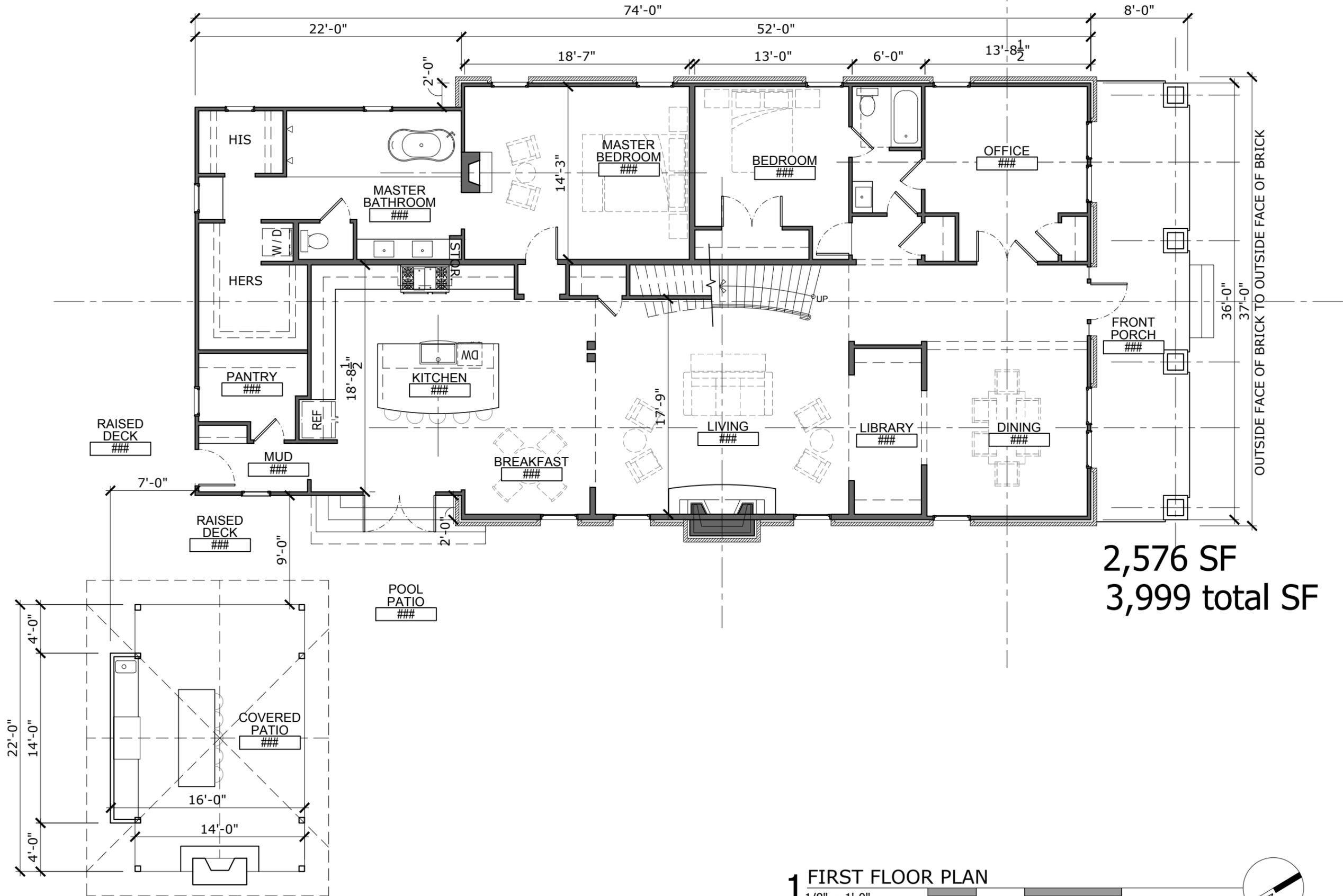


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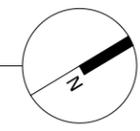
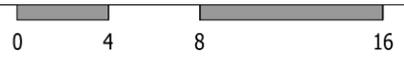
07.12.17

913 LAWRENCE AVE, NASHVILLE, TN 37204

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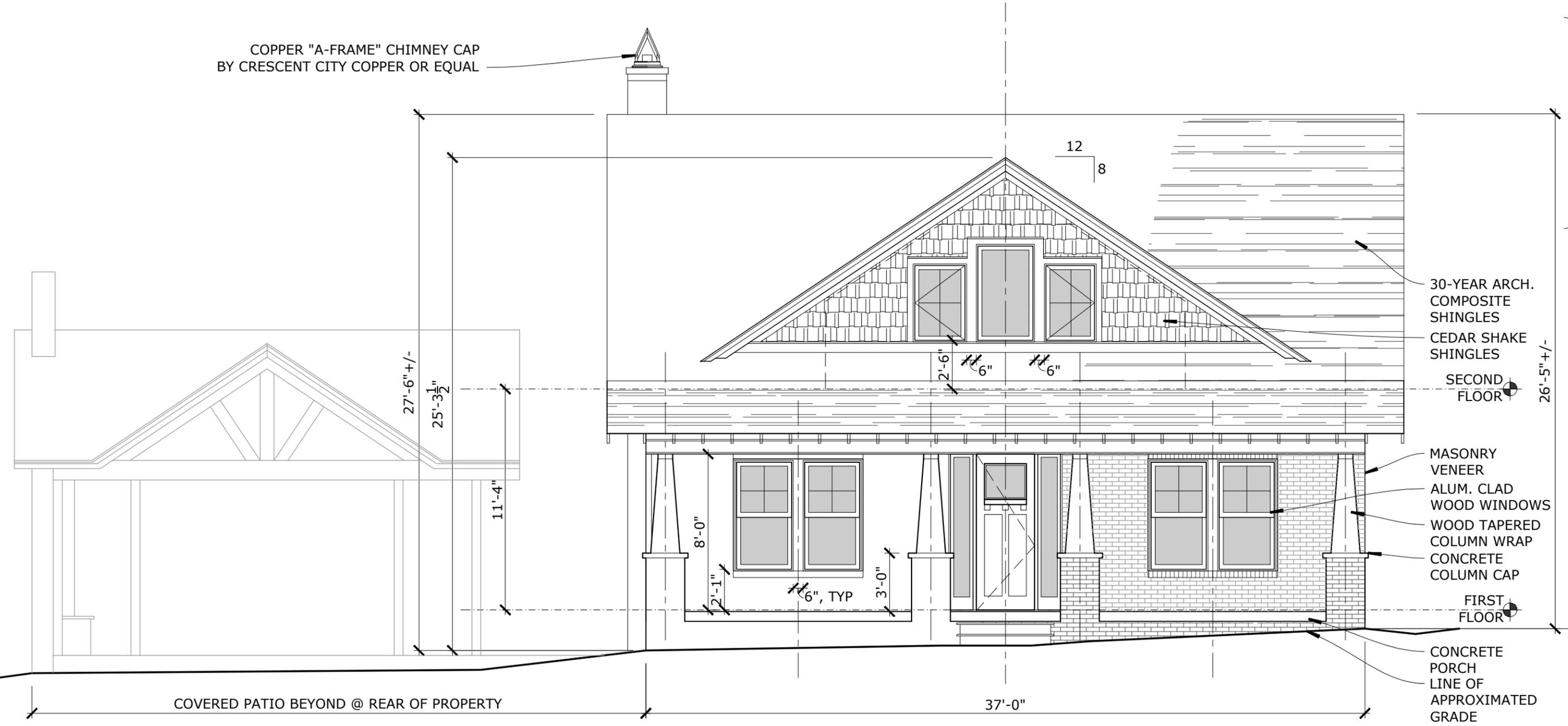


1 FIRST FLOOR PLAN
1/8" = 1'-0"



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COPPER "A-FRAME" CHIMNEY CAP
BY CRESCENT CITY COPPER OR EQUAL



30-YEAR ARCH.
COMPOSITE
SHINGLES
CEDAR SHAKE
SHINGLES
SECOND
FLOOR

MASONRY
VENEER
ALUM. CLAD
WOOD WINDOWS
WOOD TAPERED
COLUMN WRAP
CONCRETE
COLUMN CAP
FIRST
FLOOR

CONCRETE
PORCH
LINE OF
APPROXIMATED
GRADE

COVERED PATIO BEYOND @ REAR OF PROPERTY

37'-0"

26'-5" +/-

27'-6" +/-
25'-3 1/2"

11'-4"

8'-0"

2'-1"

3'-0"

6", TYP

2'-6"

6"

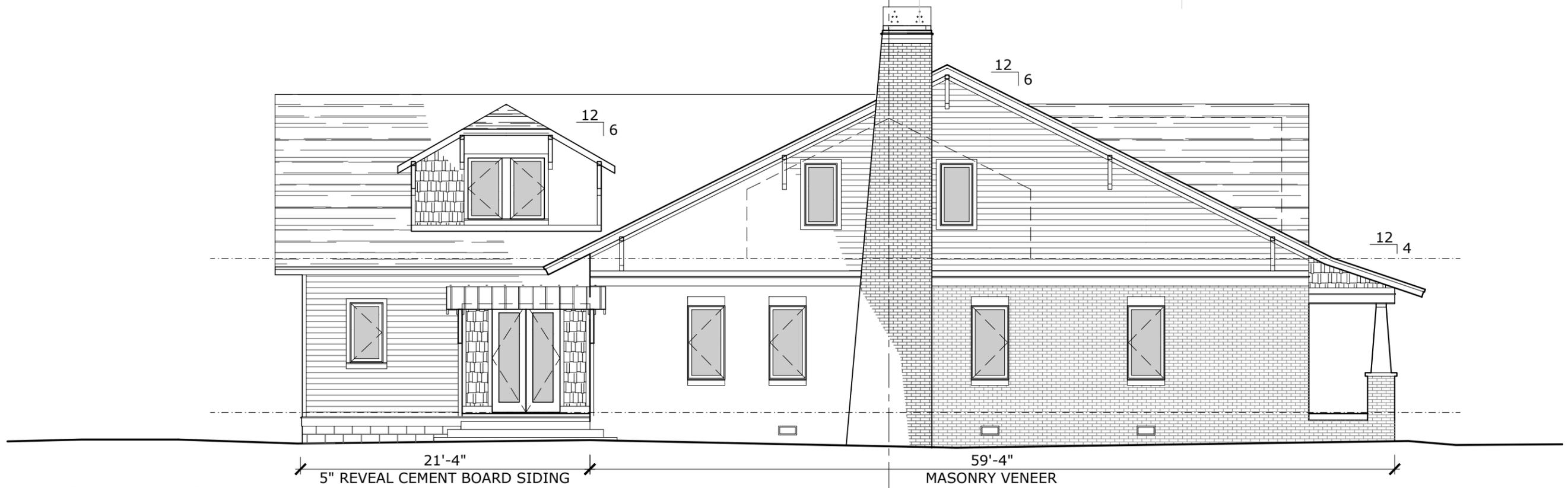
12

8

FRONT ELEVATION

3/16" = 1'-0"





EAST ELEVATION

1/8" = 1'-0"

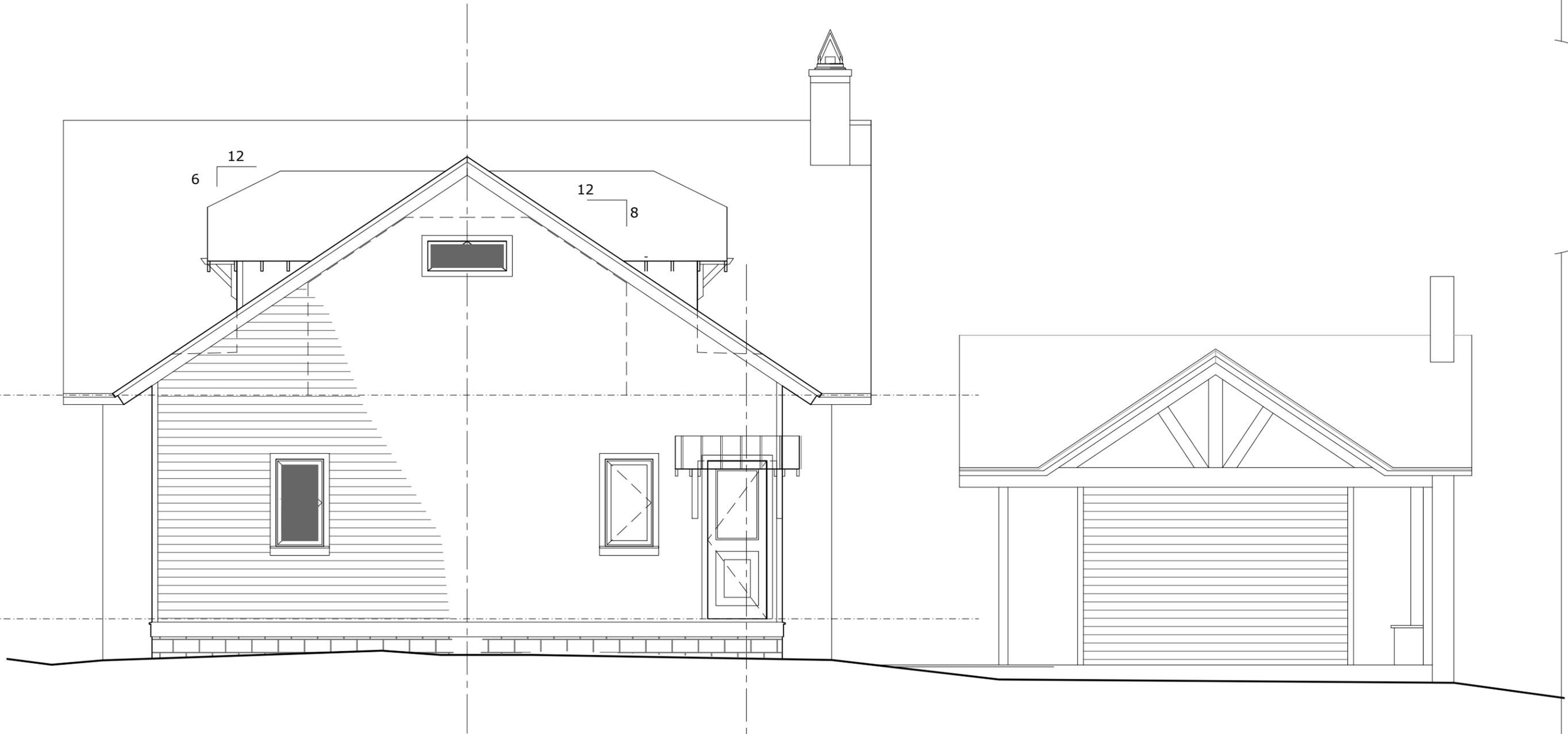
0 10 20



WEST ELEVATION

1/8" = 1'-0"

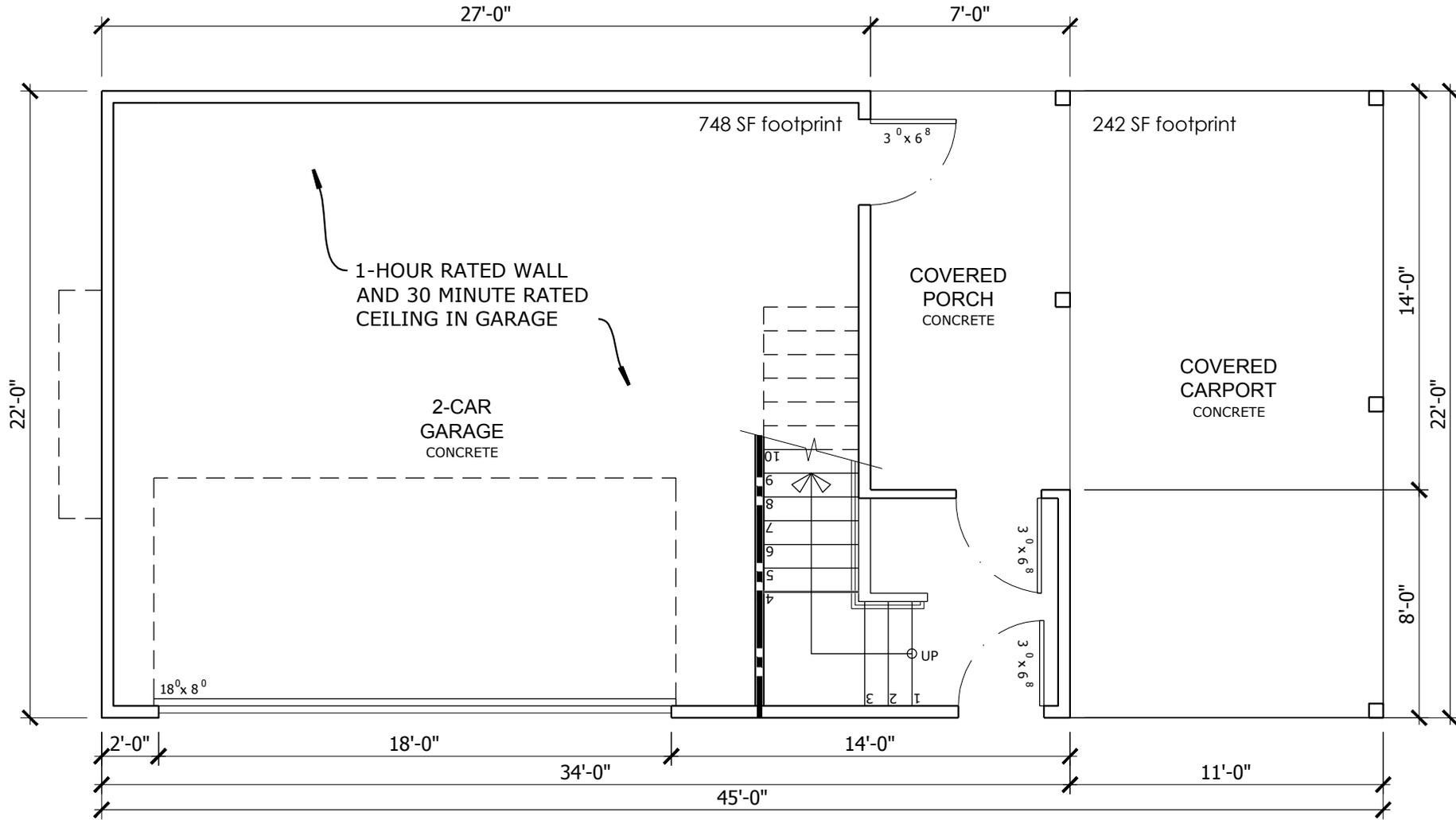
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REAR ELEVATION

3/16" = 1'-0"





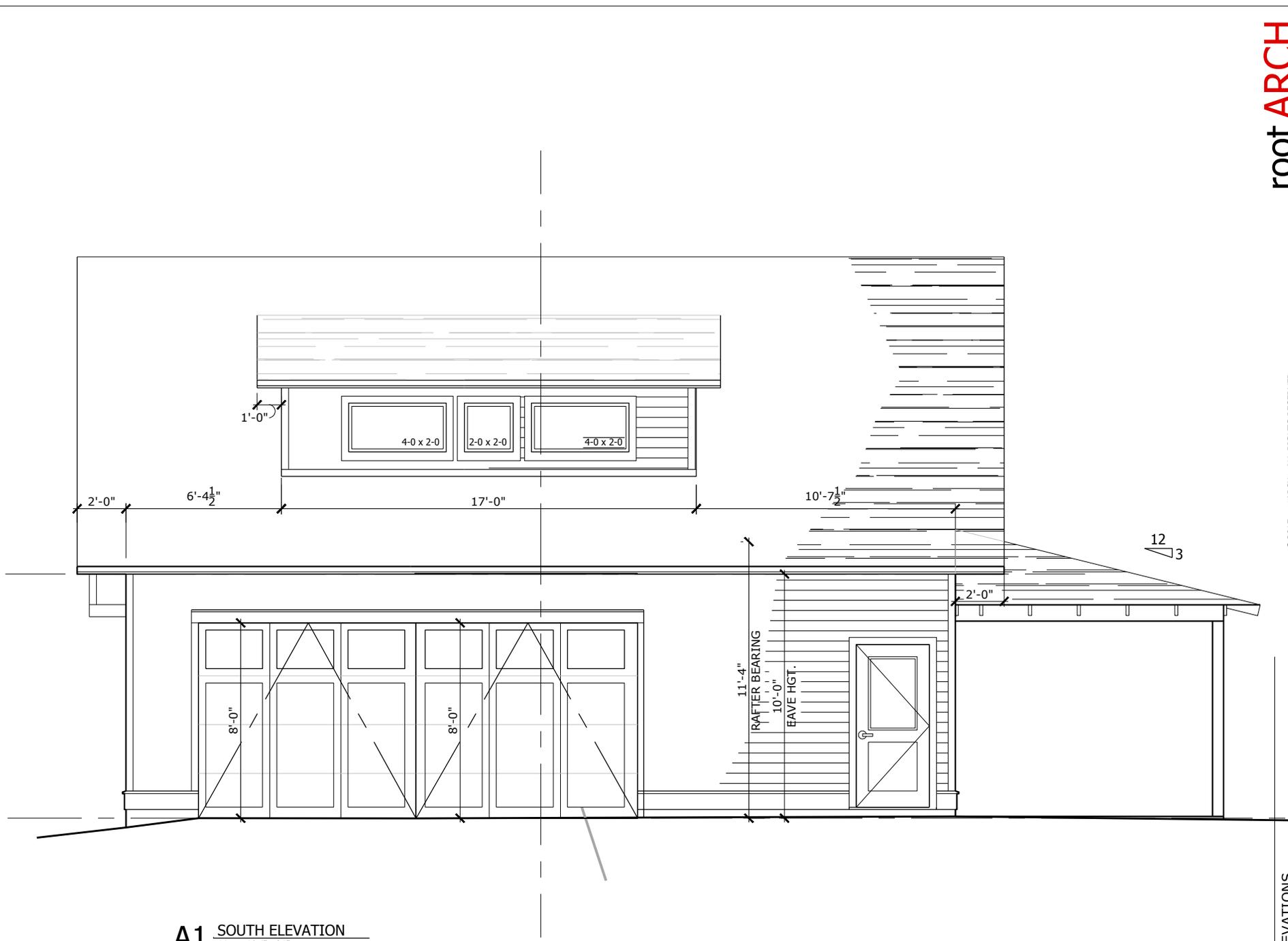
A1 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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REV:	DATE:	DESC:
0	06.30.17	MHC APPROVAL
1	07.12.17	MHC REVISION

EXTERIOR ELEVATIONS
#17314

GARAGE:
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NASHVILLE, TN 37204



A1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

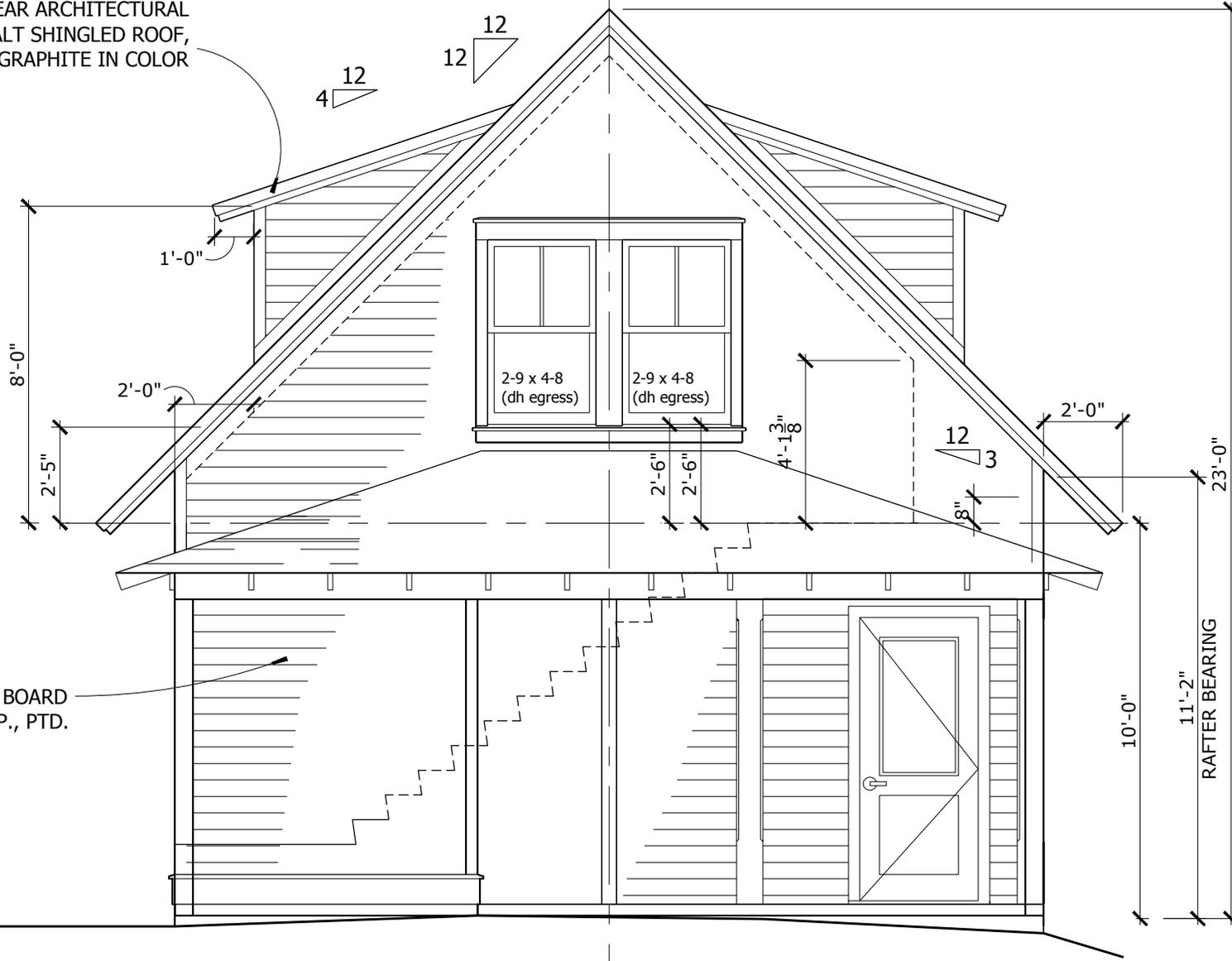
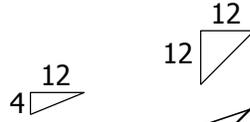
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EXTERIOR ELEVATIONS
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REV.	DATE:	DESC:
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30-YEAR ARCHITECTURAL
ASPHALT SHINGLED ROOF,
GRAPHITE IN COLOR



5" REVEAL CEMENT BOARD
SIDING, TYP., PTD.

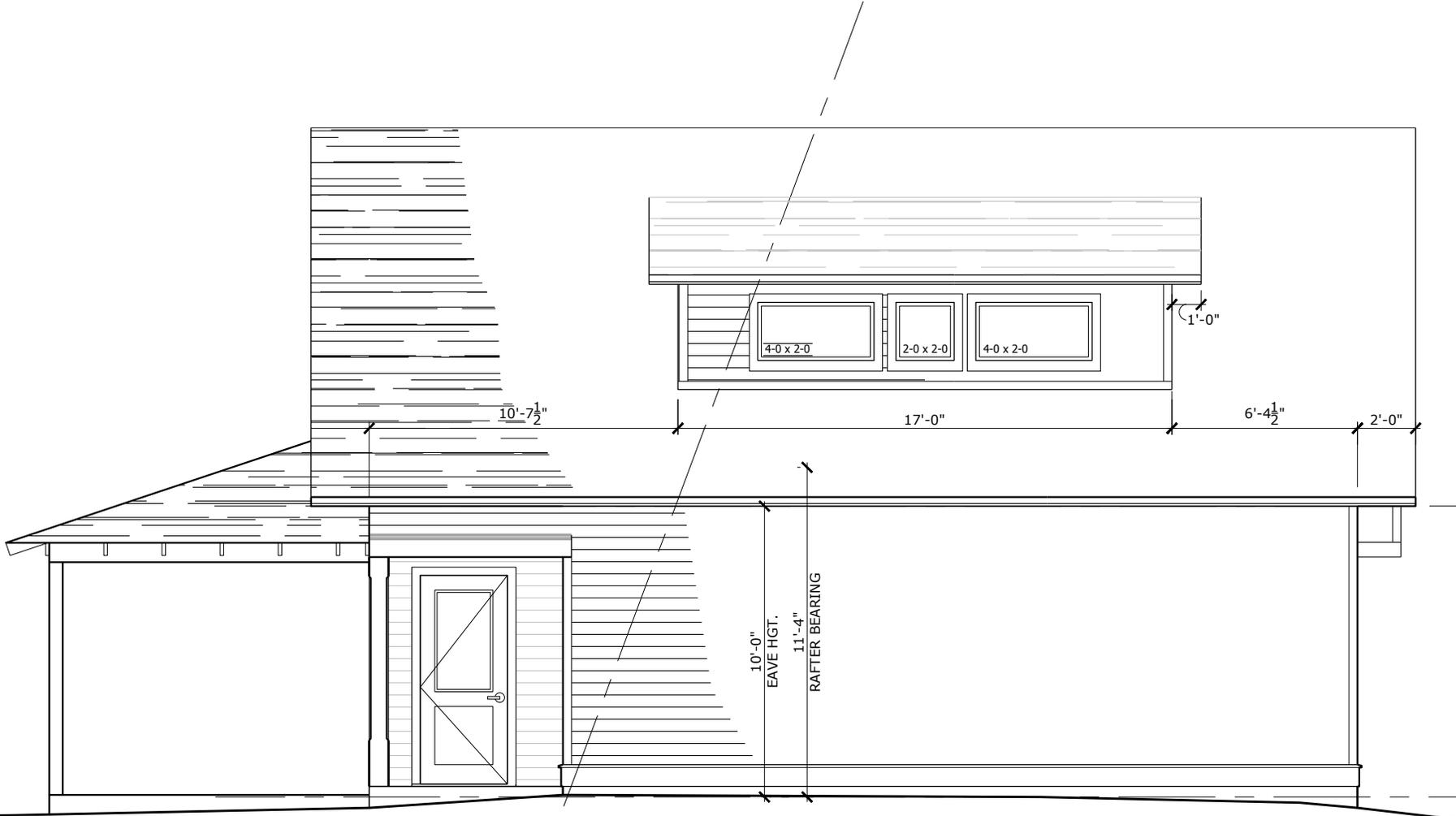
A1 SIDE ELEVATION (FACING EAST)
SCALE: 1/4"=1'-0"

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EXTERIOR ELEVATIONS

#17314
GARAGE:
913 LAWRENCE
NASHVILLE, TN 37204



A1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS

#17314

GARAGE:

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NASHVILLE, TN 37204

REV: DATE: DESC:

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1	07.12.17	MHC REVISION

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