

DAVID BRILEY
MAYOR
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1813 Holly Street June 20, 2018

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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Application: New construction— addition and outbuilding/DADU
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314001500
Applicant: Craig Kennedy, Bootstrap
Project Lead: jenny.warren@nashville.gov

Description of Project: Application is to construct a rear screened porch addition and a detached accessory dwelling unit (DADU). The DADU will be constructed four feet (4') from the screened porch.

Recommendation Summary: Staff recommends approval of the addition and outbuilding with the following conditions:

1. The chimney on the screened porch shall be masonry;
2. Staff approve the final windows, garage door, pedestrian doors and the door on the screened porch prior to purchase and installation;
3. The HVAC unit for the outbuilding shall be located on the rear elevation or along a side elevation, beyond the midpoint of the building.
4. Staff receive a copy of the filed restrictive covenant for the detached accessory dwelling unit prior to issuance of a permit.
- 5.

With these conditions, staff finds that the detached accessory dwelling unit meets Ordinance 17.16.030. G and Section II.B.8 of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

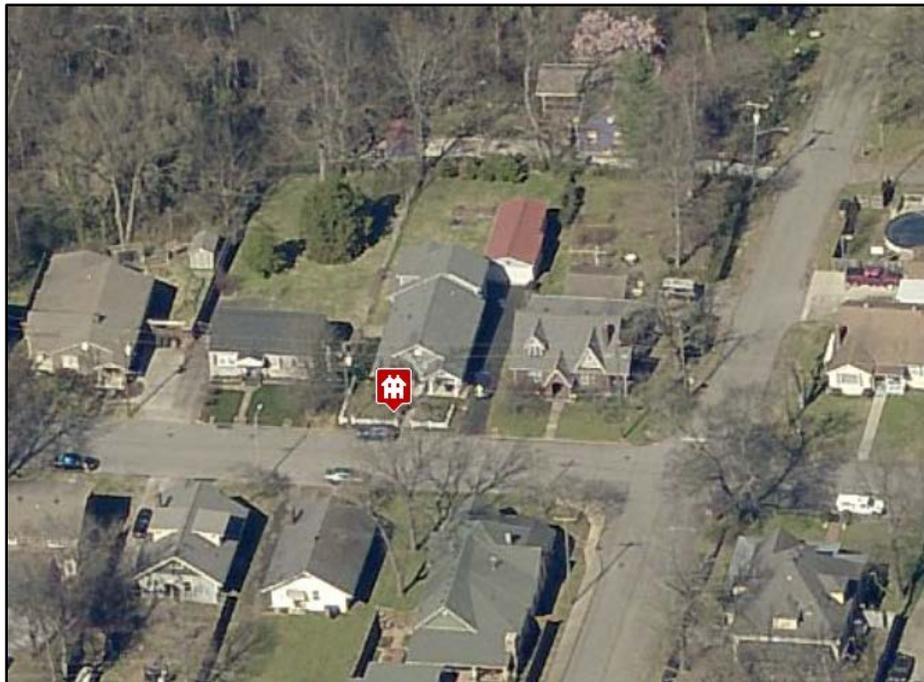
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: 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 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.

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.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic

structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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

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

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

e. Additions should follow the guidelines for new construction.

III.B. Demolition

1. Demolition is not appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.



Figure 1: 1813 Holly Street

Background: 1813 Holly Street was built circa 1930 and is a contributing house in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. In 2014, the Commission approved a rear addition to the property, which has since been constructed. The current application is for a screened porch at the rear and for the construction of an outbuilding/DADU. There is a sewer easement across the rear of the property, requiring that the outbuilding to be located about thirty-five feet (35') away from the rear property line.

Analysis and Findings:

Demolition

An existing garage sits at the rear of the driveway and is proposed for demolition to make way for the new DADU. This is a non-contributing outbuilding. A small accessory structure in this general location shows on the 1957 Sanborn map, and may be the same garage. Regardless of its age, the outbuilding is not of particular architectural or historic interest and its demolition will not be detrimental to the public interest.



Figure 2: Existing non-contributing garage

Staff finds that the proposed demolition of the existing garage is appropriate and meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Placement, Location & Removability: The screened porch addition will be at the rear of the existing building. The existing rear wall of the house is being left intact – the porch will be accessed via an existing rear door. If the screen porch were removed in the future, the main form of the house would remain. Given the placement and the size of the design, this porch will not be visible from the street. Staff finds the placement and removability to be appropriate and to meet section II.B.10.a and d of the design guidelines.

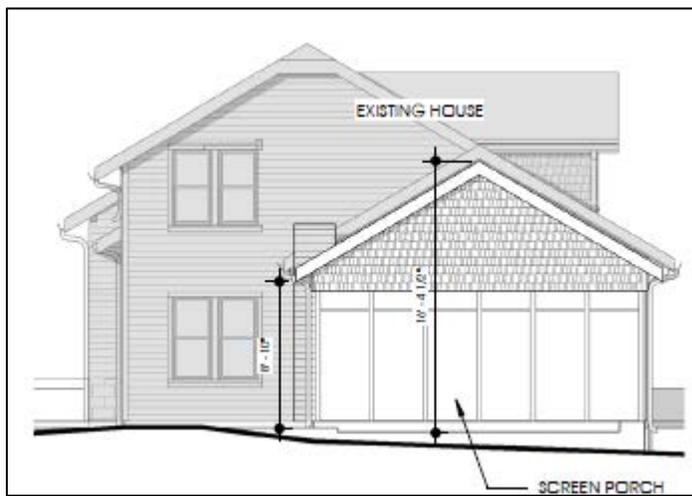


Figure 3: Existing non-contributing garage

Height & Scale:

The proposed screen porch addition will be narrower and shorter than the existing house. It will attach to the rear of the 2014 addition and will be about sixteen feet (16') deep and about nineteen feet eight inches (19'8") wide. The roof will be one foot (1') lower than the existing roof where it connects. As the screen porch is connecting to the house at a non-historic addition, insets are not required.

Staff finds that the height and scale of the proposed screen porch meet section II.B.10.a and e of the design guidelines.

Design & Roof form: The proposed screened porch has a simple rectangular shape. It has a rear gabled roof form with a 7/12 slope which is compatible with the existing house.

Staff finds that the design and roof form meet section II.B.10.a and e of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	CMU	Split face	Yes	No
Gable Field Cladding	Fiber cement shakes	smooth	Yes	No
Primary roofing	Asphalt shingle	To match existing	Yes	No
Door	Glass	Not indicated	-	Yes
Fireplace	Lap siding	Smooth	No	Yes

The proposed materials are all appropriate with the exception of the lap siding on the fireplace. The Commission has required that fireplaces be masonry. With the condition that fireplace be masonry and that the door is administratively approved, staff finds that the known materials of the project will meet section II.B.10.e of the design guidelines.

OUTBUILDING

Site Planning & Setbacks:

The proposed outbuilding has a footprint of six hundred and ninety-seven square feet (697sqft). For an outbuilding with a footprint of less than seven hundred square feet (700sqft), the setback requirements are as follows:

	Minimum	Proposed
Rear Setback	5'	~36'
Right Side Setback	3'	3'
Left Side Setback	3'	~24'
Distance between principal building & outbuilding	20'	4'

The proposed location and setbacks are compatible with the setback requirements and meet Section II.B.8.b for location with the exception of the distance between the house and the outbuilding. The new screened porch and the proposed outbuilding will sit only four feet (4') apart. The guidelines call for a twenty foot (20') separation, though the Commission has reduced that to ten feet (10') for lots that are less than 150' deep or had other obstructions. In this instance, the property is subject to a sewer easement which makes the rear of the property unbuildable. The applicant has obtained a five foot (5') easement encroachment, but even so, cannot construct in the rear thirty-five feet (35') of the lot. This necessarily pushes the buildable area toward the rear of the existing house. Due to this site constraint, Staff finds that the reduced distance between the addition and the outbuilding may be appropriate. Further, this is the same location as the existing outbuilding, which has been on the property in some form since at least 1957. The location also aligns with the approximate location of other outbuildings in the vicinity.



Figure 3: Note the footprint location of the outbuildings on the adjacent block, suggesting that this is an appropriate location for the new outbuilding. (The new structure will be constructed at approximately the same location as the existing structure, shown here).

Massing Planning:

	Potential maximums	Existing conditions	Proposed
Ridge Height	25' unless existing building is less	22'9"	~20' from finished floor
Eave Height	1 story, 10', unless existing building is less	~10' average	~9'8" from finished floor

	Lot is more than 10,000 square feet	Proposed
Maximum Square Footage	1,000 sq. ft. (including porches)	697 sq. ft.

Staff finds that the height and scale are appropriate and that the project meets Section II.B.8.a of the design guidelines and section 17.16.030.G.8 of the ordinance.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	9/12	Yes
Dormer form	Shed	Yes
Dormer slope	2.5/12	Yes

The roof form and pitches are similar to historic outbuildings. The shed dormers are each less than 50% of the roof width and are set back two feet (2') in accordance with the design guidelines. The front dormer is nearly all glazing, as the Commission has required in the past. The rear dormer has less glazing than usual, however, as it faces the rear of the lot, Staff finds this condition to be appropriate. The project 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	Requires Final Review?
Foundation	Split face CMU	Not indicated	Yes	
Cladding	Fiber cement	smooth, 5" exposure	Yes	
Roofing	Asphalt shingle	To match house	Yes	
Trim	Fiber cement board	smooth	Yes	
Windows	Not indicated	Needs final approval	-	X
Pedestrian Doors	Not indicated	Needs final approval	-	X
Vehicular Door	Not indicated	Needs final approval	-	X

With Staff's final approval of the garage door, windows and pedestrian doors, Staff finds that the known materials meet Section II.B.8.a.

Appurtenances & Utilities: No changes to the appurtenances are indicated. Staff request that the HVAC unit for the DADU be on the rear elevation or on a side elevation, beyond the midpoint of the structure. With this condition, the project meets section II.B.9 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 principal building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	

If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	NO	
Is the building located towards the rear of the lot?	Yes	

Due to the lot restraints imposed by the sewer easement, the applicant is trying to fit two cars in a tight space in the garage, thus they are requesting to use one large garage door. When multi-bay garage doors face the street, section II.B.8.a states that multiple single doors should be used rather than one large door; however, because of the small footprint of the proposal, Staff finds one door to be appropriate. Staff finds that the project 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

The project meets section II.B.8.a of the design guidelines and sections 17.16.30.G.1,2,3, and 7 of the ordinance. Staff recommends the applicant submit a copy of the filed restrictive covenant prior to issuing the preservation permit.

Recommendation Summary: Staff recommends approval of the detached accessory dwelling unit with the following conditions:

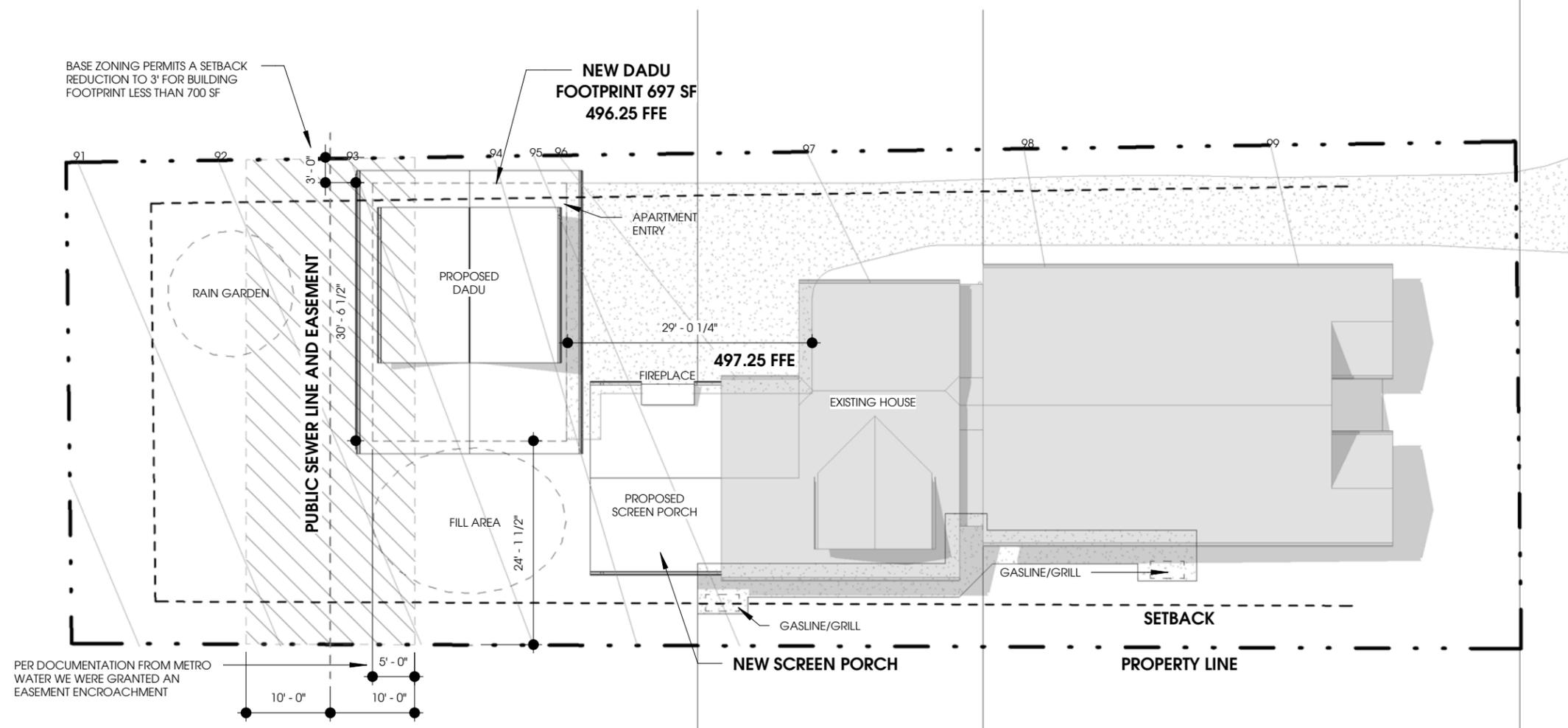
1. The chimney on the screened porch shall be masonry;
2. Staff approve the final windows, garage door, pedestrian doors and the door on the screened porch prior to purchase and installation;
3. The HVAC unit for the outbuilding shall be located on the rear elevation or along a side elevation, beyond the midpoint of the building.
4. Staff receive a copy of the filed restrictive covenant for the detached accessory dwelling unit prior to issuance of a permit.

With these conditions, staff finds that the detached accessory dwelling unit meets Ordinance 17.16.030. G and Section II.B.8 of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

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



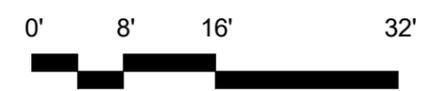
(615) 715-4078
 CRAIG KENNEDY, AIA



BASE ZONING PERMITS A SETBACK REDUCTION TO 3' FOR BUILDING FOOTPRINT LESS THAN 700 SF

PER DOCUMENTATION FROM METRO WATER WE WERE GRANTED AN EASEMENT ENCROACHMENT

1 SITE PLAN



PROJECT INFORMATION

ZONING:
 - PARCEL #08314001500
 - R-6
 - NEIGHBORHOOD CONSERVATION OVERLAY

PROJECT SUMMARY:
 THE PROJECT SCOPE INCLUDES A REAR ADDITION AND DETACHED ACCESSORY DWELLING UNIT.

1813 HOLLY ST

PRESERVATION PERMIT

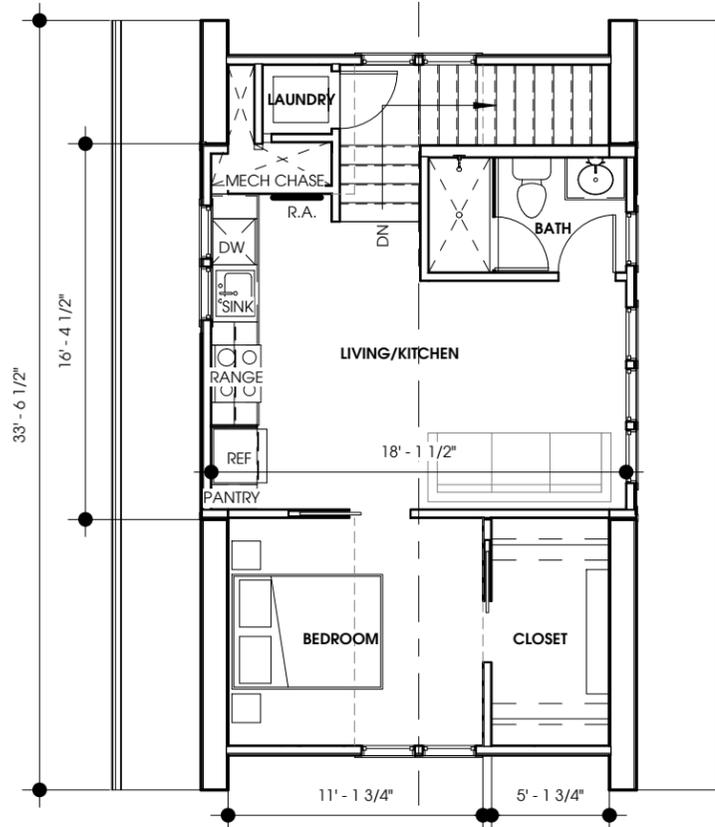
2018 MAY 25
 PROJECT #17.011

SITE PLAN

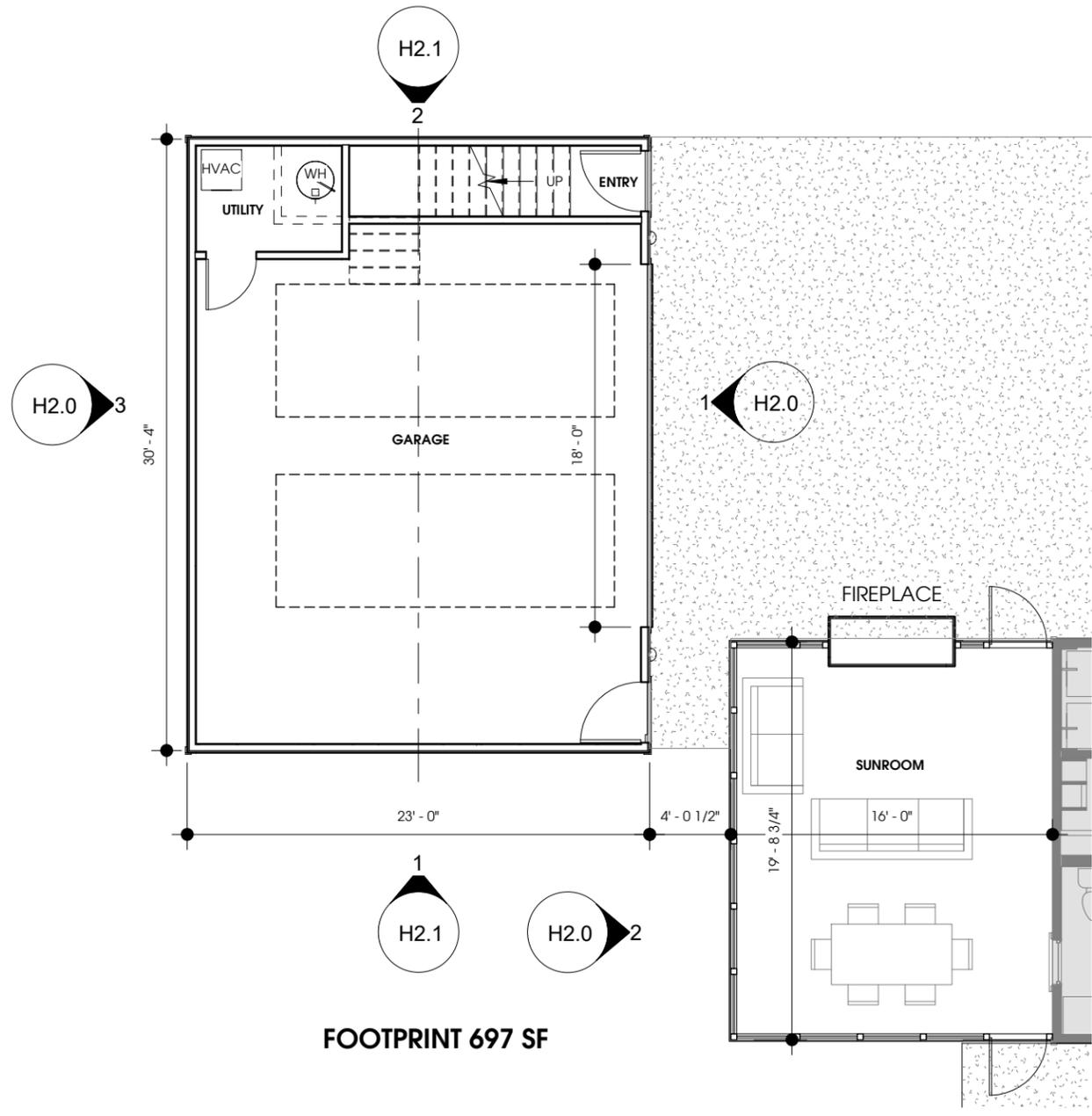
H0.1



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CRAIG KENNEDY, AIA



LIVING SPACE 464 SF



FOOTPRINT 697 SF



WALL LEGEND

	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION

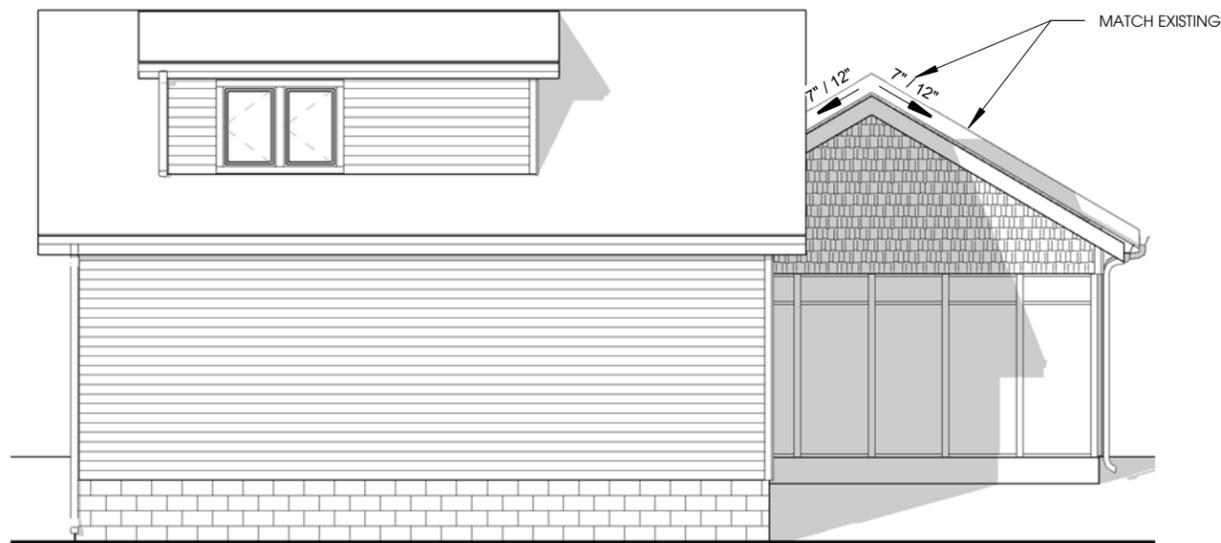
1813 HOLLY ST

PRESERVATION PERMIT

2018 MAY 25
PROJECT #17.011

FLOOR PLAN

H1.0



MATERIAL SYMBOLS

-  5" LAP SIDING
-  SHAKES
-  SPLIT FACE CMU

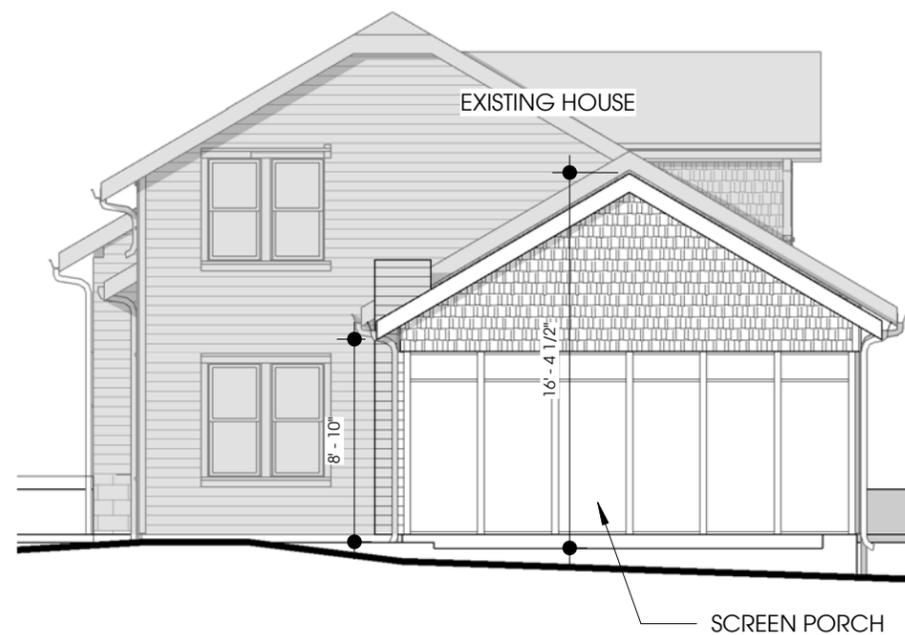
MATERIAL NOTES

- ALL SIDING SHALL BE 5" EXPOSURE (TO MATCH EXISTING) SMOOTH FACED FIBER CEMENT PLANKS
- NEW DORMERS AND GABLES WILL BE FIBER CEMENT SHAKES - SMOOTH TEXTURE
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4X8 FIBER CEMENT BOARD
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS AND DOORS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING.



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3 WEST ELEVATION - DADU



2 WEST ELEVATION - SCREEN PORCH



1 EAST ELEVATION



1813 HOLLY ST

PRESERVATION PERMIT

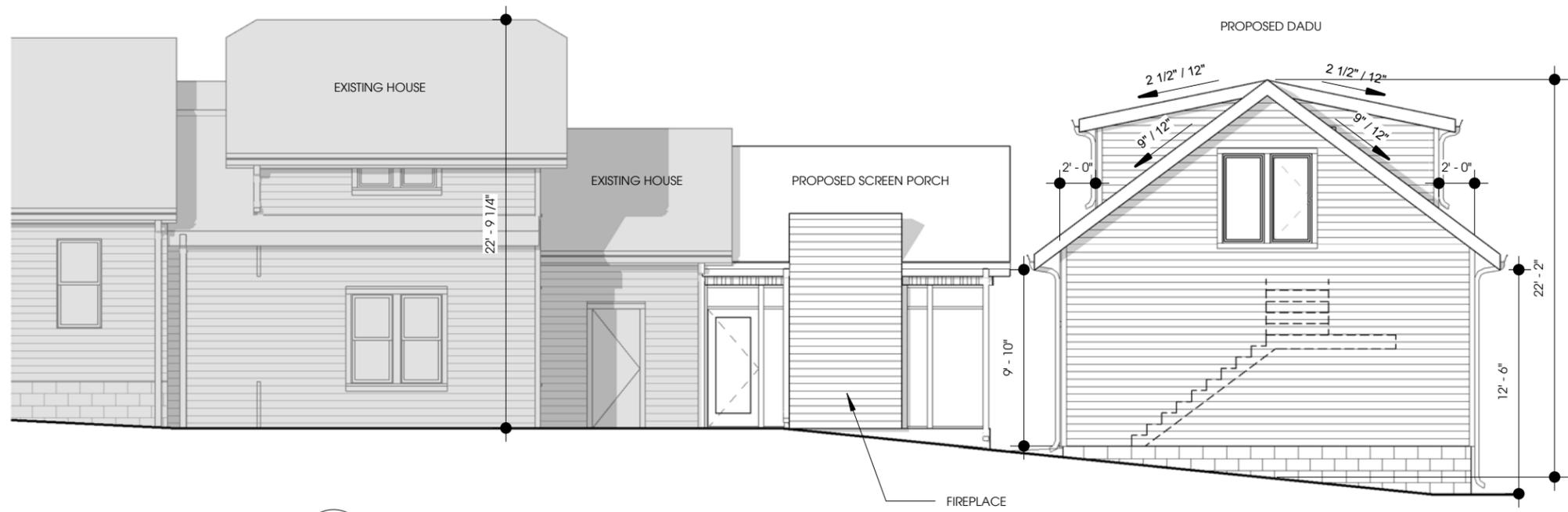
2018 MAY 25
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ELEVATIONS

H2.0



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2 NORTH ELEVATION

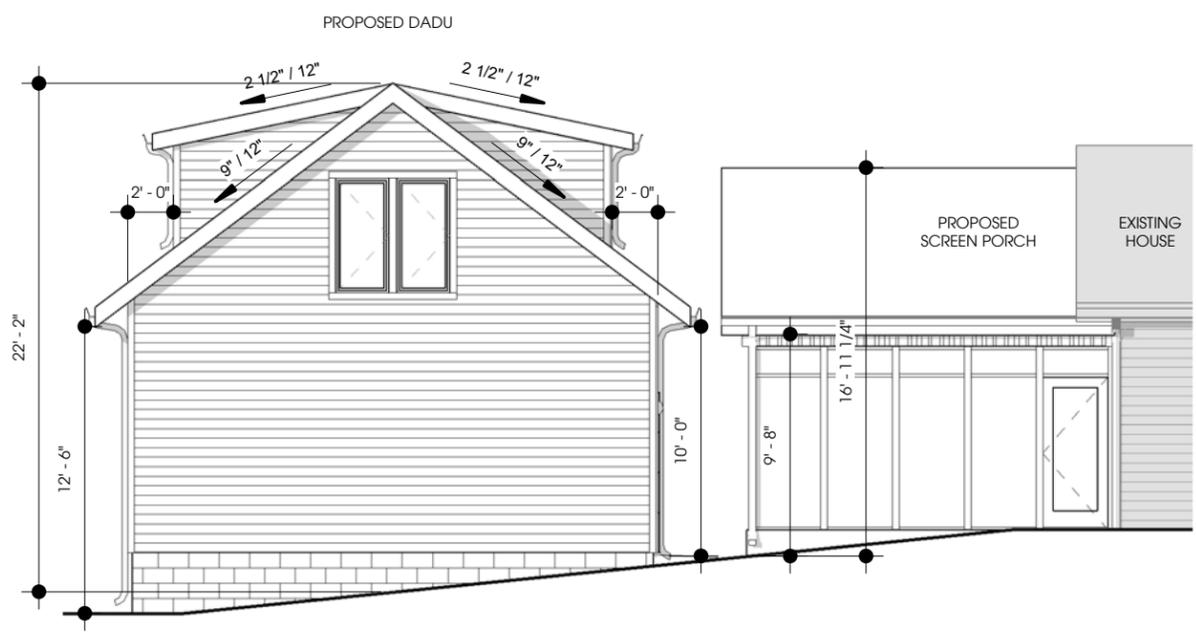
0' 4' 8' 16'

MATERIAL SYMBOLS

-  5" LAP SIDING
-  SHAKES
-  SPLIT FACE CMU

MATERIAL NOTES

- ALL SIDING SHALL BE 5" EXPOSURE (TO MATCH EXISTING) SMOOTH FACED FIBER CEMENT PLANKS
- NEW DORMERS AND GABLES WILL BE FIBER CEMENT SHAKES - SMOOTH TEXTURE
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4X8 FIBER CEMENT BOARD
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS AND DOORS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING.



1 SOUTH ELEVATION

0' 4' 8' 16'

1813 HOLLY ST

PRESERVATION PERMIT

2018 MAY 25
PROJECT #17.011

ELEVATIONS

H2.1