

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 922 Lawrence Avenue June 20, 2018

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: Demolition-partial; New construction—infill and outbuilding/detached accessory dwelling unit

District: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Council District: 07

Map and Parcel Number: 10513029500

Applicant: Brian and Lauren Perkins

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

Description of Project: Application is to remove a non-contributing carport, construct of an addition with a ridge raise, and construction of a detached accessory dwelling unit (DADU).

Attachments
A: Site Plan
B: Elevations

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

1. The chimney remain and be repaired, if needed;
2. The window pattern on the side facades remain unchanged, except for the removal of the paired, shorter windows on the ground floor of the right façade;
3. Staff receive revised drawings showing the accurate dimensions of the ridge raise;
4. The addition extend no wider than the main wall of the historic house on the ground floor;
5. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
6. Staff review a brick sample and the roof shingle color and texture;
7. The siding reveal on all new construction be a maximum of five inches (5”) or match that of the historic siding underneath the asbestos siding;
8. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
9. The DADU dormers be inset two feet (2’) from the exterior walls;
10. Staff receive a copy of the restrictive covenant for the DADU.

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

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

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.

k: Multi-unit Detached Developments/ Cottage Developments

1. *Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has determined that the community plan allows for the density requested and the design guidelines for “new construction” can be met.*
2. *The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.*
3. *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 face the street.*
4. *Interior dwellings should be “tucked-in” behind the buildings facing the street.*
5. *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.*
6. *Attached garages are only appropriate for rear units along the alley.*

IV. Additions

A. Location

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2’ shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.
 - a. *When an addition needs to be taller:
Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4’ above ridge of the existing building at a distance of 40’ from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion*

of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

b. When an addition needs to be wider:

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

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

2. No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.
3. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
 - b. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - New dormers should be similar in design and scale to an existing dormer on the building.
 - If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
 - The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.

- Dormers should not be added to secondary roof planes.
 - Eave depth on a dormer should not exceed the eave depth on the main roof.
 - The roof form of the dormer should match the roof form of the building or be appropriate for the style.
 - The roof pitch of the dormer should generally match the roof pitch of the building.
 - The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
 - Dormers should generally be fully glazed and aprons below the window should be minimal.
 - The exterior material cladding of side dormers should match the primary or secondary material of the main building.
2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).
 3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.
- D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.
- E. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
- F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
- G. Additions should follow the guidelines for new construction.

V. Demolition

B. GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

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

- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 922 Lawrence Avenue is a c. 1930 bungalow that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 922 Lawrence Avenue

Analysis and Findings: Application is to remove a non-contributing carport, construct an addition with a ridge raise, construct and a detached accessory dwelling unit (DADU).

Demolition: The applicant plans to remove an existing, non-contributing carport (Figure 2). The metal carport is not historic and does not contribute to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay. Staff therefore finds that the carport's removal meets Section V.B.2. of the design guidelines.



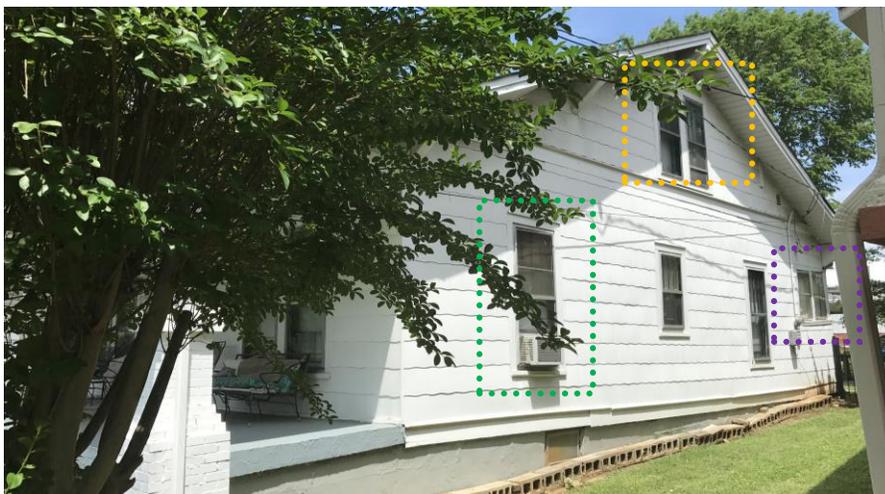
Figure 2. The carport that is to be demolished.

The drawings indicate several changes to the window openings on the side facades of the house, which is considered partial demolition. On the left elevation, the two smaller window openings flanking the chimney area are proposed to be enlarged (Figures 3, 4). Staff finds that the size and scale of these window openings are typical for windows flanking chimneys and are a significant architectural feature. Staff therefore recommends that they remain as-is. The drawings also show the paired attic window as shifted slightly off center, whereas, the existing windows are centered. Staff recommends that these windows remain as is.



Figures 3 and 4 show the proposed changes to the window on the right façade.

On the right façade, more window changes are proposed (Figures 5, 6). The single window opening towards the front is to become a double window opening and the gable windows are relocated to be off-center. The double windows at the rear are being eliminated. Staff finds that the single window at the front and the double windows centered in the gable field are a significant part of the house's architecture, and recommends that they remain as-is. Staff is supportive of removing the paired window opening at the back since it is all the way at the rear of the house and less visible from the street.



Figures 5 and six show the window changes on the right façade.

The drawings also indicate that the chimney on the left façade is to be removed (See Figures 3 & 4). Staff finds that the chimney is a prominent part of the roof and a significant architectural feature. Staff recommends the retention of the chimney, unless there is proof that it unstable and unable to be repaired.

With the conditions that the chimney remain and that the window pattern remain unchanged, except for the removal of the paired, lower windows on the right façade, staff finds that the proposed partial demolition meets Section V.B.2. of the design guidelines.

Height & Scale: The addition involves a ridge raise that is inset a minimum of two feet (2') and goes up two vertical feet, in accordance with the design guidelines. Staff notes

that the front façade elevation shows a ridge raise inset of three feet (3') on the right side, whereas the rear façade and second floor plans show an inset of two feet (2'). Staff recommends receipt of revised drawings that are consistent. The eave height of the first floor will match that of the historic house. Staff finds that the addition's height meets the design guidelines.

On the right side, the addition is inset a minimum of two feet (2') for the entire depth. On the left side, the addition is inset two feet (2') for a depth of four feet (4'). After that inset, the addition steps back out beyond the main side wall of the house to line up with the side bay. The addition on the ground floor will therefore be one foot (1') wider than the historic house's main side wall. Staff recommends that the main side wall of the addition be no wider than the main side wall of the house in order to keep the scale of the addition subordinate to the house. The addition will add approximately seven hundred and eighty square feet (780 sq. ft.) of footprint to the house, which currently has a footprint of approximately fifteen hundred square feet (1,500 sq. ft.).

With the condition that the addition extend no wider than the main wall of the historic house, staff finds that the addition meets Section III.A., III.B., and IV.B. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. With the condition that the addition extend no wider than the main wall of the historic house, staff finds that the addition meets Sections IV.A and IV.F. of the design guidelines.

Design: The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house, with the exception that the addition should not extend wider than the main side wall of the historic house. With the condition that the addition not extend wider than the main side wall of the historic house, staff finds that the addition meets Sections IV.A, IV.B, IV.E, and IV.G of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be over eleven feet (11') from the left side property line and over five feet (5') from the right side property line. It will be over fifty feet (50') from the rear property line. Staff finds that the addition meets Sections III.C and IV. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick*	Unknown	Yes	Yes
Cladding	Cement fiberboard lap siding	Reveal unknown**	Yes	Yes
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	Yes
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Rear doors	Not indicated	Needs final approval	Unknown	Yes

*The addition’s foundation is drawn as brick, but the house’s foundation is stucco. Brick, split face concrete block, stone, or stucco are all appropriate foundation materials.

**The reveal for the siding was not indicated. The historic house has wide asbestos siding on it that is not original to the house. If the asbestos siding is removed, the reveal of the new siding should match the reveal of the historic siding underneath the asbestos siding. Even if the asbestos siding remains, the reveal of the new siding on the addition should not be wider than five inches (5”).

With staff’s final approval of a brick sample, roof shingle sample, and all windows and doors, and with the condition that the siding reveal be no wider than five inches (5”), staff finds that the known materials meet Sections III.D. and IV. of the design guidelines.

Roof form: As previously mentioned, the addition involves a ridge raise that goes up two feet (2’) and is inset two feet (2’), per the design guidelines. The remaining roof forms are gables with a 5/12 pitch. Staff finds that the proposed roof forms meet Sections III.E. and IV. of the design guidelines.

Orientation: The rear addition will not alter the house’s orientation toward Lawrence Avenue. Staff finds that the addition meets Sections III.F. and IV. of the design guidelines.

Proportion and Rhythm of Openings: The proposed changes to the window openings on the existing house were described under “Partial Demolition.” The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There is one horizontal window opening on the right façade. Staff finds it to be appropriate because it is inset two feet (2’) from the main wall of the house and is about fifty feet (50’) back from the front wall of the house. It will not be highly visible. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Sections III.G. and IV. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house in order to comply with Section III.I of the design guidelines.

Outbuildings: The applicant is proposing to construct a Detached Accessory Dwelling Unit (DADU).

General requirements for DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2’?		No*
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?	N/A	
Is the building located towards the rear of the lot?	Yes	

The design guidelines and the DADU ordinance require dormers on outbuildings/DADUs to be inset two feet (2’) from the wall below. The proposed dormers stack on the wall below. Staff recommends that they be inset two feet (2’) from the wall below. With the condition that the dormers be inset two feet (2’) from the exterior wall, Staff finds that the DADU meets Sections III.H.6 and 7 of the design guidelines and sections 17.16.30.G.5, 8 and 9 of the ordinance.

General Requirements for DADU:

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No*
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

* The existing carport on the lot will be demolished.

Staff finds that the DADU meets Section III.H.7 of the design guidelines and sections 17.16.30.G.1,2,3, and 7 of the ordinance.

Roof Shape:

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

As previously mentioned, the dormers do not inset two feet (2') from the exterior wall, as required by the design guidelines and the ordinance. With the condition that the dormers inset two feet (2') from the exterior wall, staff finds that the roof form and slopes are similar to historic outbuildings and that the project meets Sections III.H.1 and 3 of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	32'1"
Rear setback	5'	6'3"
L side setback**	5'	14'3"

R side setback**	5'	5'1"
How is the building accessed?		Alley.

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

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	27'	25'	24'4"
Eave Height	11'	10'	9'11"*

*Most of the DADU's eave lines are less than ten feet (10') in height, but the eave on the stairwell tower portion of the DADU is fourteen feet (14') (Figure 6). Staff recommends approval as the section with the too-tall eave is only approximately three feet (3') wide, a minimal portion of the garage, and the overall footprint is below seven-hundred and fifty square feet.

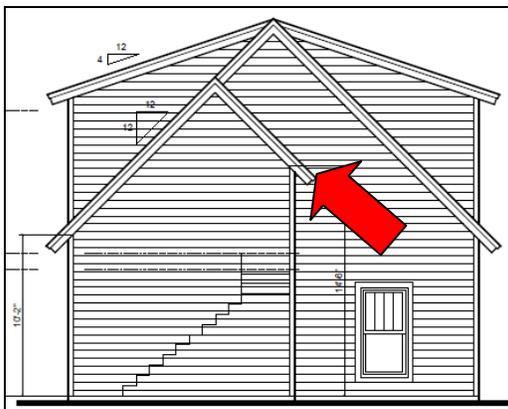


Figure 6. The DADU's 14' eave.

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,140 sq. ft.	748 sq. ft.

Staff finds that the DADU meets Section III.H.1 of the design guidelines and 17.16.30.G.7 of the ordinance.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. With the condition that the dormers be inset two feet (2') from the exterior wall, staff finds that the DADU's roof form, detailing, and form do not contrast greatly with the primary structure. Staff finds that the DADU meets Standard 8 of the Detached Accessory Dwelling Unit regulations and Sections III.H.1 and III.H.2 of the design guidelines.

Materials:

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

* All siding reveal shall be five inches (5") or less.

With the condition that the siding reveal be a maximum of five inches (5") and with staff's final approval of the windows, doors, and roof color, staff finds that the known materials meet Section III.H of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The DADU will be accessed via the alley.

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

1. The chimney remain and be repaired, if needed;
2. The window pattern on the side facades remain unchanged, except for the removal of the paired, shorter windows on the ground floor of the right façade;
3. Staff receive revised drawings showing the accurate dimensions of the ridge raise;
4. The addition extend no wider than the main wall of the historic house on the ground floor;

5. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
6. Staff review a brick sample and the roof shingle color and texture;
7. The siding reveal on all new construction be a maximum of five inches (5”) or match that of the historic siding underneath the asbestos siding;
8. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
9. The DADU dormers be inset two feet (2’) from the exterior walls;
10. Staff receive a copy of the restrictive covenant for the DADU.

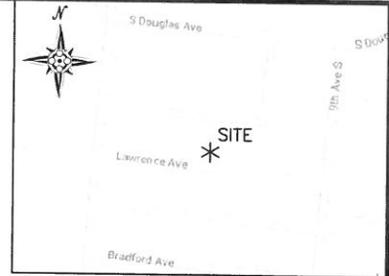
With these conditions, staff finds that the project meets Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

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

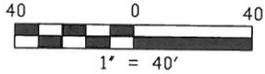


SOURCE OF NORTH
TN STATE PLANE
NAD-1983

TOTAL AREA: 8,259 SQ.FT. +/- OR 0.19 AC. +/-

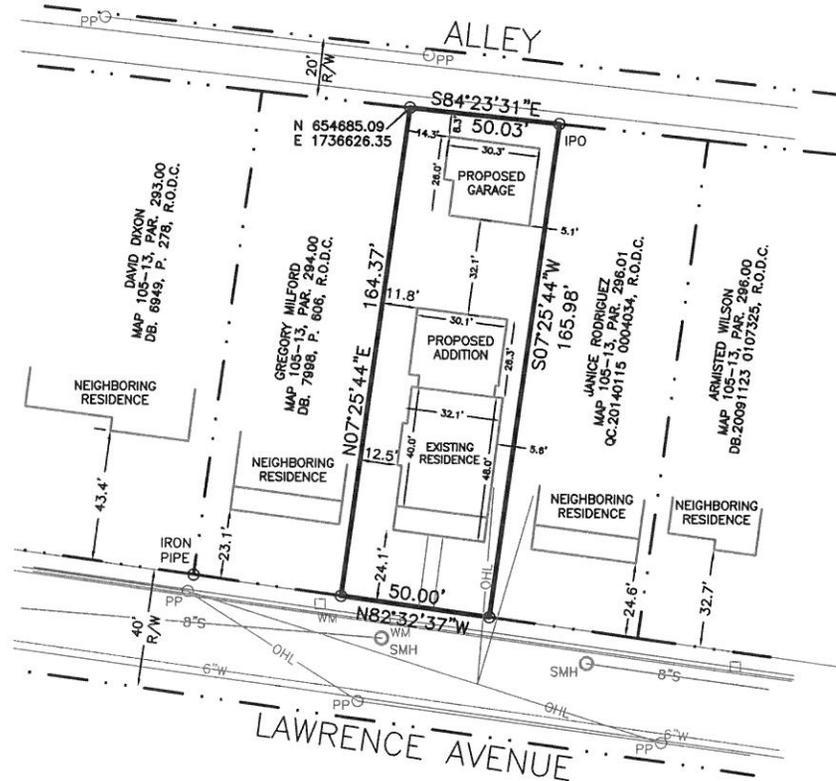


VICINITY MAP: NOT TO SCALE



NOTES:

1. The survey, shown hereon, represents Parcel 295.00, of Davidson County Property Map 105-13.
2. Bearings for this survey were obtained from Tennessee State Plane Coordinate System NAD-1983. Field work for this survey performed May, 2018.
3. All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
4. The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records, and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
5. Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
6. This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
7. This map may not be altered without consent of this surveyor.



Certificate of Accuracy

I hereby certify that this is a Category I survey shown and described hereon and is a true and accurate survey to the best of my knowledge. The unadjusted closure ratio of the survey shown hereon meets and/or exceeds 1:10,000.

Beau Marshall Agee, PLS TN# 2871 Date: 06/12/18

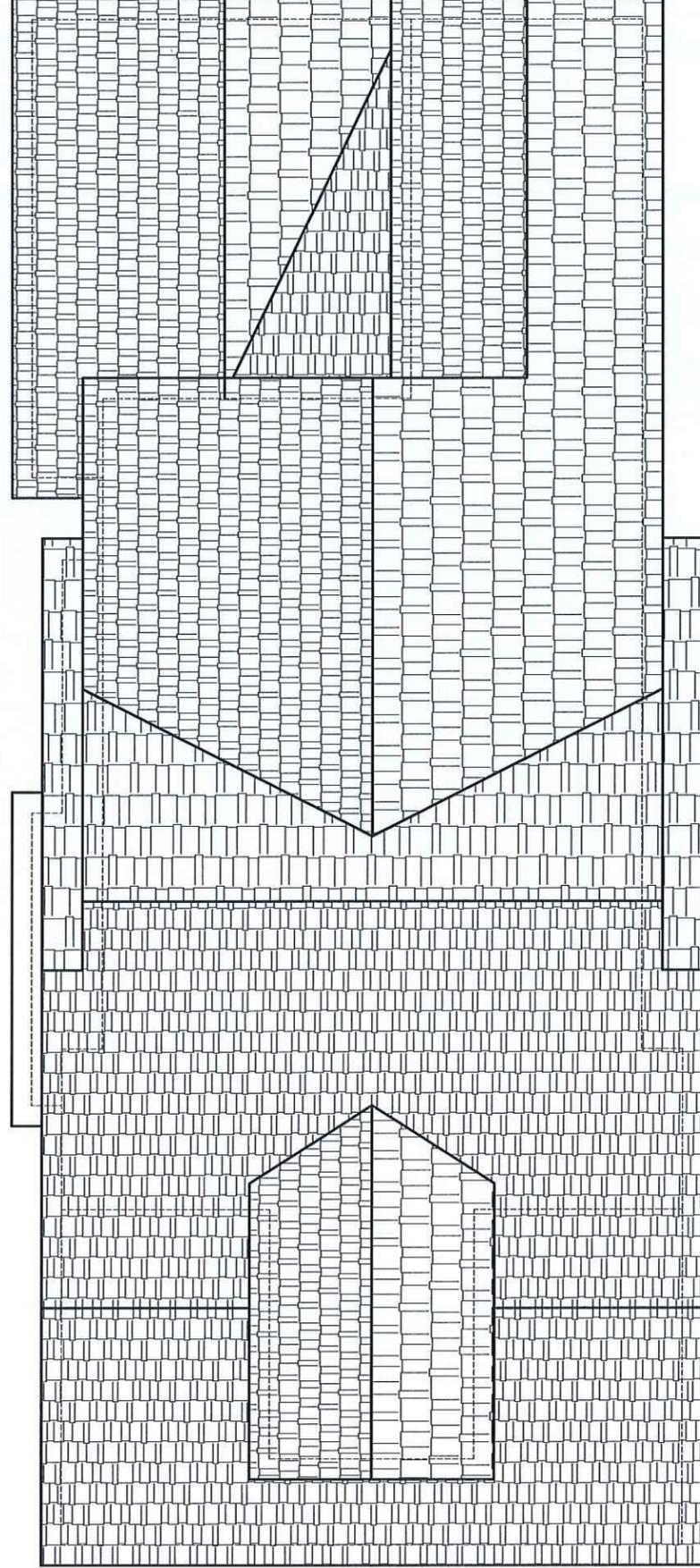


EXISTING RESIDENCE: 1,490 SQ.FT. +/- (FOOTPRINT)
 PROPOSED ADDITION: 775 SQ.FT. +/- (FOOTPRINT)
 PROPOSED GARAGE: 750 SQ.FT. +/- (FOORPRINT)

ALS
 AGE E PROFESSIONAL
 LAND SURVEYING, LLC
 1221 S. HARTMANN DR. STE. F
 LEBANON, TN 37090
 615.887.1371
 beauagee1@gmail.com

PROPERTY INFO:
 OWNER: BETTIE MAY LEWIS
 QC: 20150506 0041224

**BOUNDARY SURVEY OF &
 SITE PLAN EXHIBIT**
922 LAWRENCE AVE, NASHVILLE TN 37204
 MAP 105-13, PARCEL 295.00
 17TH COUNCIL DISTRICT of DAVIDSON COUNTY, TN
 DATE: JUNE 6, 2018 JOB # 18-0521-A1150
 REVISED: JUNE 12, 2018



Roof Plan\Original House

Scale: 1/4" = 1'-0"

**922 Lawrence Ave
Nashville, Tennessee**

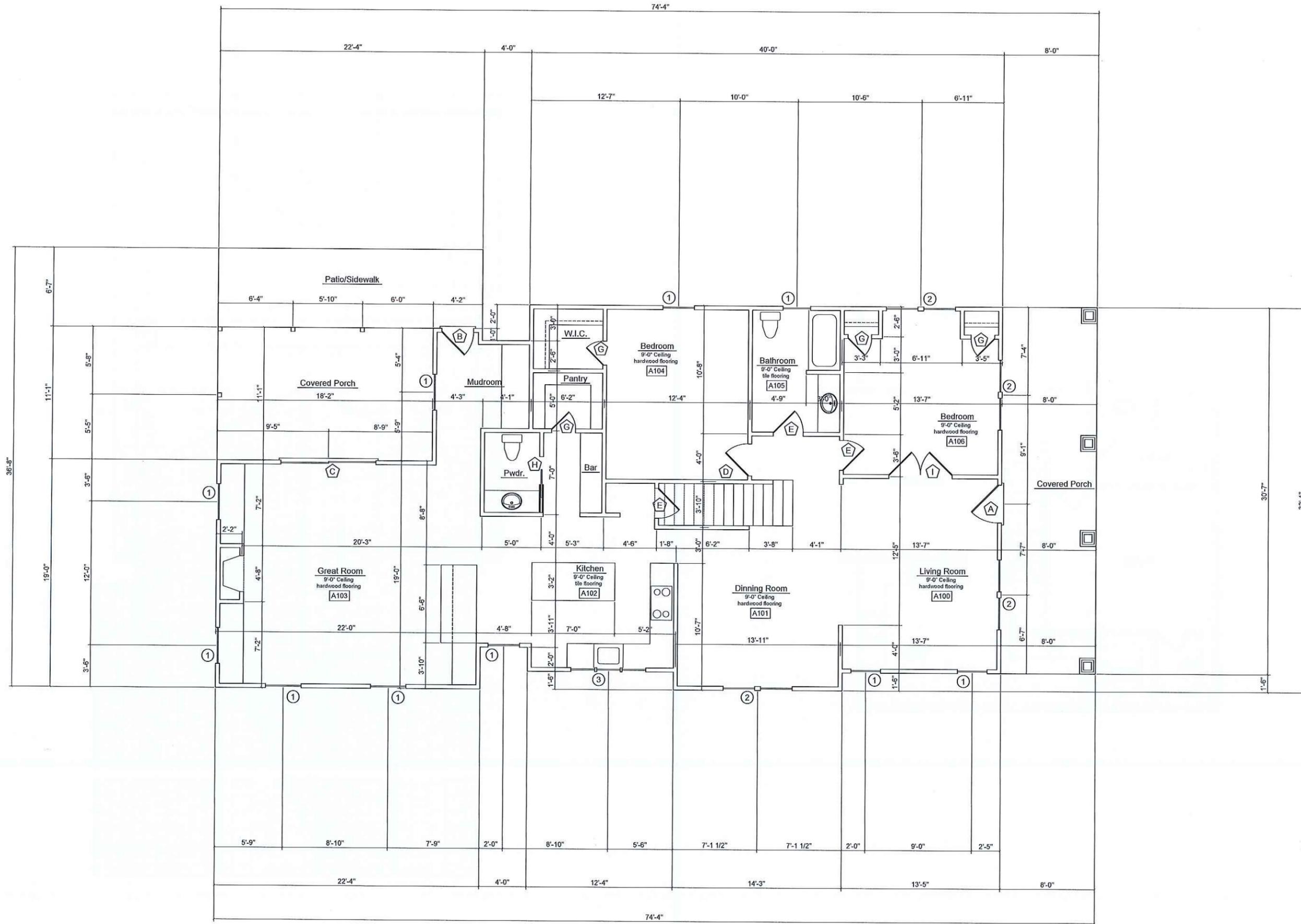
Date: May 2018

Sheet

2

Baumer & Baumer
Home Design Company
1500 Parklawn Drive, Unit 1118 • Charleston, South Carolina • 29414
Ph: 843-901-3142 • Email: crisd.baumer@baumerandbaumer.com

DISCLAIMER: This document is intended under Federal Copyright laws. The original author of these plans is granted the right to construct a total of only one home from these plans. Any reproduction, modification or reuse of these plans, without the written authorization of the copyright owner, is prohibited.
All files have been shown in the production of these home plans. However, Baumer Design is not able to provide a complete set of construction documents for the home. Therefore, Baumer Design does not make any warranty, expressed or implied, with respect to the use of the plans, their content, or the fitness of the home plans for your unique construction project. The home plan is provided "as is", without warranty of any kind. The drawings and specifications may contain errors, omissions, typographical errors, or other inaccuracies. Baumer Design assumes no responsibility whatsoever arising from the use of this home plan or the information provided therein. In any event, Baumer Design's liability to you or any third party shall not exceed the price paid for the original plan.



1st Floor Plan

Scale: 1/4" = 1'-0"

**922 Lawrence Ave
Nashville, Tennessee**

Date: May 2018

Sheet

3

Baumer & Baumer
Home Design Company

1500 Parkview Drive, Unit 1118 - Charleston, South Carolina - 29414
 PH: 803-961-5142 - Email: crabi.baumer@baumerandbaumer.com

DISCLAIMER:
 These plans are protected under Federal Copyright laws. The original purchaser of these plans is granted the right to construct a total of only one home from these plans. Any reproduction, modification or reuse of these plans, without the written authorization of the copyright owner, is prohibited.
 All efforts have been taken in the production of these home plans. However, Baumer Design is not able to provide on-site control over the construction of your home. Therefore Baumer Design does not make any warranty, expressed or implied, with respect to the use of the plans, their construction, or the home's performance. The home's performance is the responsibility of the contractor, architect, engineer, or other professional. Baumer Design assumes no responsibility or liability for these errors or omissions and any incidental, indirect or consequential damage or loss of any kind whatsoever arising from the use of this home plan or the information provided herein. In any event, Baumer Design's liability to you or any third party shall not exceed the price paid for the original plans.



DISCLAIMER:
 These plans are protected under Federal Copyright laws. The original purchaser of these plans is granted the right to construct a total of only one home from these plans. Any reproduction, modification or reuse of these plans, without the written authorization of the copyright owner, is prohibited.
 All offers have been taken in the production of these home plans. However, Baumer Design is not able to provide on-site control over the construction of your home. Therefore Baumer Design does not make any warranty, expressed or implied, with respect to the use of the plans, their construction, or the home plans for any unique construction project. This home plan is provided "as is" and the user assumes all responsibility for any errors, omissions, typographical errors, or other inaccuracies. Baumer Design assumes no responsibility or liability for these errors and any incidental, indirect or consequential damage whatsoever arising from the use of these home plans or the information provided therein. In any event, Baumer Design's liability to you or any third party shall not exceed the price paid for the original plans.

Baumer & Baumer
 Home Design Company
 1500 Parklawn Drive, Unit 1118 - Charleston, South Carolina - 29414
 PH: 803-907-3142 - Email: craig.baumer@baumerandbaumer.com

Front/Right Side Elev.
 Scale: 1/4" = 1'-0"
922 Lawrence Ave
Nashville, Tennessee

Date: May 2018
 Sheet



Rear/Left Side Elev.

Scale: 1/4" = 1'-0"

**922 Lawrence Ave
Nashville, Tennessee**

Date: May 2018

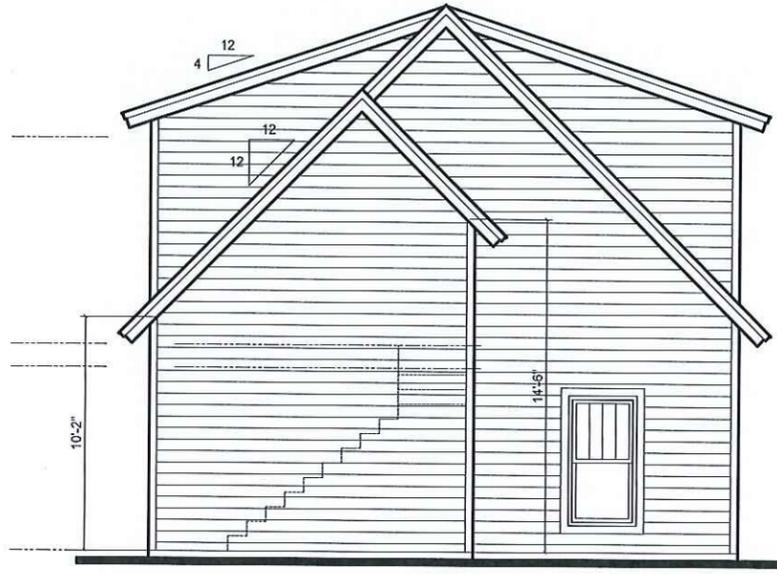
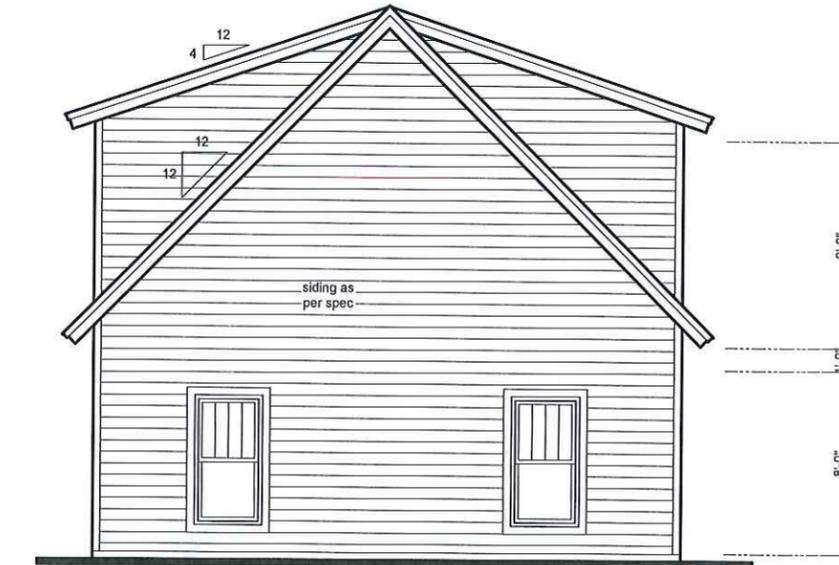
Sheet



Baumer & Baumer
Home Design Company

1500 Parklawn Drive, Unit 1118 - Charleston, South Carolina - 29414
Ph: 843-801-3142 - Email: craig.baumer@baumerandbaumer.com

DISCLAIMER: These plans are prepared under the Copyright Law. The original purchaser of these plans is granted the right to construct a total of only one home from these plans. Any reproduction, modification or reuse of these plans, without the written authorization of the copyright owner, is prohibited.
All efforts have been taken in the production of these home plans. However, Baumer Design is not able to make a complete onsite check over the construction of your home. Therefore, Baumer Design does not make any warranty, expressed or implied, with respect to the use of the plans. Their contents, or the fitness of the home plans for your unique construction project. This home plan is provided "as is", without warranty of any kind. The drawings and specifications may contain errors, omissions, typographical errors, or other inaccuracies. Baumer Design assumes no responsibility for any consequences arising from the use of this home plan or the information provided therein. In any event, Baumer Design liability to you or any third party shall not exceed the price paid for the original plans.



Garage/Apartment Elev's
 Scale: 1/4" = 1'-0"
922 Lawrence Ave
Nashville, Tennessee

Baumer & Baumer
 Home Design Company
 1500 Parklawn Drive, Unit 1118 - Charleston, South Carolina - 29414
 Ph: 803-801-3142 - Email: craig.baumer@baumerandbaumer.com

DISCLAIMER:
 These plans are protected under Federal Copyright Law. The original purchaser of these plans is granted the right to construct a total of only one home from these plans. Any reproduction, modification or reuse of these plans, without the written authorization of the copyright owner, is prohibited.
 All efforts have been taken in the production of these home plans. However, Baumer Design is not able to provide onsite control over the construction of your home. Therefore Baumer Design does not make any warranty, expressed or implied, with respect to the use of the plans, their content, or the fitness of the home plans for your unique construction project. The home plan is provided "as is", without warranty of any kind. The drawings and specifications may contain errors, omissions, or other inaccuracies. Baumer Design assumes no responsibility for any damages, personal injury, or property damage, or any other loss, arising from the use of the home plan or the information provided, in whole or in part, by Baumer Design. Liability to you or any third party shall not exceed the price paid for the original plans.