

DAVID BRILEY  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

## STAFF RECOMMENDATION 2601 Oakland Avenue September 19, 2018

**Application:** New Construction—Addition and Detached Accessory Dwelling Unit;  
Partial Demolition

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Map and Parcel Number:** 11704008000

**Applicant:** Kaitlyn Smous, Nine 12 Architects

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

**Description of Project:** Application is to construct an addition, including a side addition, and a detached accessory dwelling unit. The project involves removing existing, non-contributing additions.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof shingle color and texture; and
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B. and V. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines and the DADU Ordinance, 17.16.030. G.

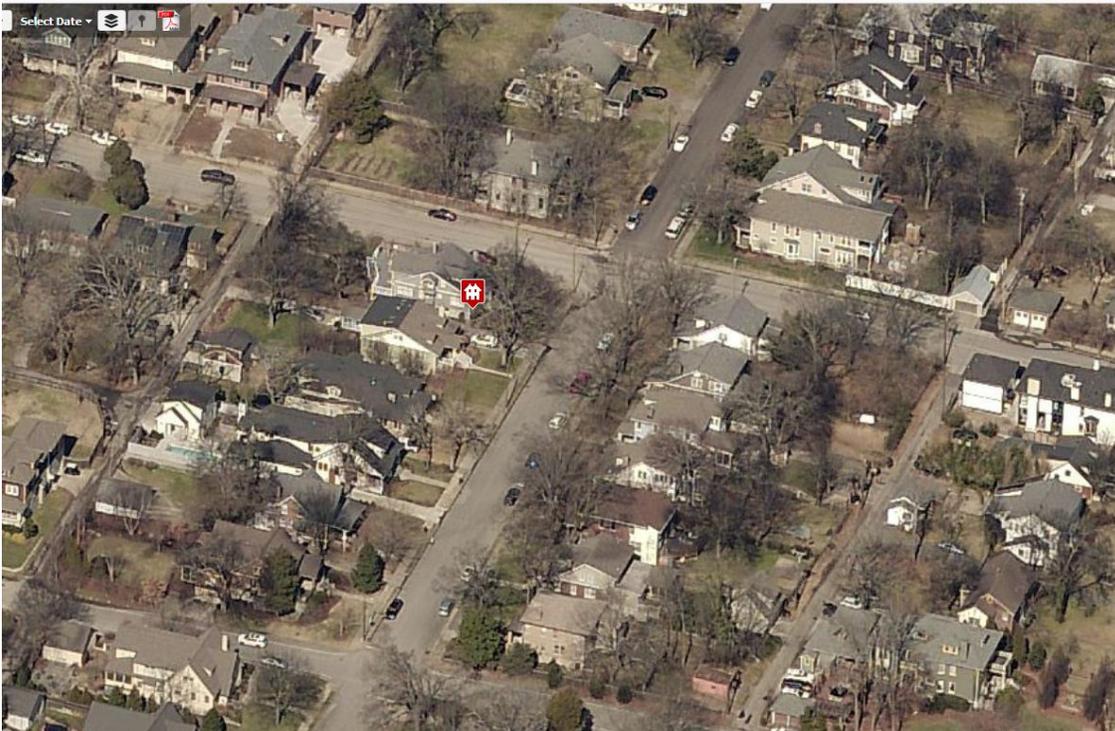
### Attachments

- A: Photographs
- B: Site Plan
- D: Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. 1. GUIDELINES**

#### **a. Height**

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

#### **b. Scale**

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.

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

#### **c. Setback and Rhythm of Spacing**

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

*The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*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*

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

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

#### **d. Materials, Texture, Details, and Material Color**

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

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

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*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.*

#### **f. Orientation**

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

##### *Porches*

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

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

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

#### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

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

#### *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.*

#### *Multi-unit Developments*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street.*

*Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

### **g. 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.*

### **h. 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.

### **i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030*

*that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 1) A new 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*

- *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) cornerboards and casings around doors, windows, and vents within clapboard*

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

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

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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.
  - b. 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.*

#### **j. 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.*

### **II.B.2. ADDITIONS**

- 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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

#### *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 should be a minimum of 6" below the existing ridge.*

*In order to assure that an addition has achieved proper scale, the addition should:*

*No matter its use, 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.*

- *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 higher and extend wider.*

*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.*

#### *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).*

#### *Side Additions*

b. When a lot exceeds 60 feet 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 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.*

c. 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 the original form and openings on the porch remain visible and undisturbed.

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

d. 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.

e. 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.*

f. Additions should follow the guidelines for new construction.

## **V. 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.

**Background:** 2601 Oakland Avenue is a c. 1931 craftsman brick bungalow that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). Application is to construct an addition, including a side addition, and a detached accessory dwelling unit. The project involves removing existing, non-contributing additions.



Figure 1. 2601 Oakland Avenue

**Analysis and Findings:** Application is to construct an addition, including a side addition, and a detached accessory dwelling unit. The project involves removing existing, non-contributing additions.

**Partial Demolition:** The applicant intends to remove a non-historic two-story deck on the left façade (Figures 2 & 3). The date of construction of the deck is not known, but it does not appear on the 1957 Sanborn Map (Figure 4). Staff finds that the two-story deck is not architecturally or historically significant and finds that its removal is appropriate. The applicant also intends to remove the existing door opening leading to this deck and replace it with a double window opening. This doorway is likewise not original and its removal will not affect the historic or architectural integrity of the historic house. The applicant will also remove an uncovered rear deck, which MHZC does not review. Staff therefore finds that the proposed partial demolition meets Section V.2. of the design guidelines, and does not meet Section V.1.



Figures 2 & 3 show the deck and the doorway that will be removed.

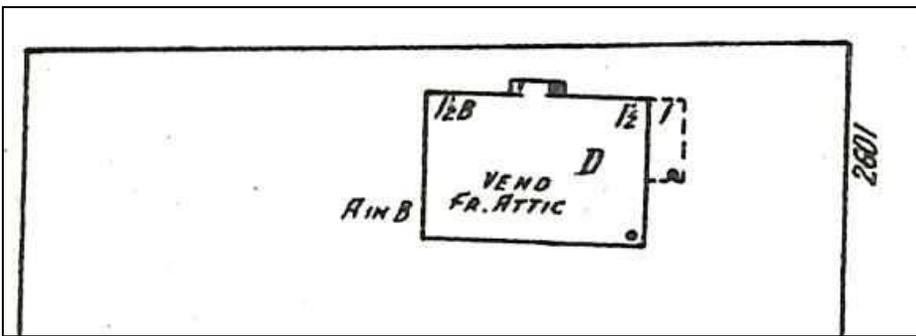


Figure 4. The 2-story deck does not appear in the 1957 Sanborn map.

**Height & Scale:** The applicant proposes a one-story rear and side addition. Staff finds that the proposed side addition meets the design guidelines for side additions. The lot is at least sixty feet (60') wide, and the side addition is proposed for the back half of the house. It is one story in height, and will be approximately five feet, six inches (5'6") shorter than the historic house. Its eave and foundation heights will match those of the house. Its maximum width will be ten feet (10'), which is appropriate.

The rear addition is inset appropriately. It is inset one foot (1') on the right side and one foot, ten inches (1'10") on the left side. On the right side, the addition includes a bay that extends two feet (2') out from the addition. Staff finds this bay to be appropriate because it is similar in scale and design to the one-story bay on this façade of the historic house. The addition is twenty feet (20') deep. It is one-story, with eave and foundation heights matching those of the historic house. The addition's ridge will be eight feet (8') shorter than that of the historic house. Staff finds the rear addition to be appropriately subordinate to the historic house.

The existing house is approximately one thousand, six hundred and forty-two square feet (1,642 sq. ft.) in footprint. The rear addition will add approximately six hundred and twenty-four square feet (624 sq. ft.) of footprint and the side addition will add approximately two hundred and twenty-six square feet (226 sq. ft.) of footprint.

Staff finds that the proposed rear and side additions meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The rear addition attaches to a shallow, two feet (2') deep existing addition (see Figure 3). It is not attaching to any historic fabric. Therefore, if it were to be removed in the future, it would not affect the house's historic form or integrity. The side addition does require the removal of parts of the side wall. However, it meets the design guidelines for its location on the back half of the house. Staff finds that the proposed rear and side additions meet Sections II.B.2.a and II.B.2.e. of the design guidelines.

Design: The addition's change in materials, inset for the rear addition, separate roof form, and lower height 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. Staff finds that the proposed addition meet Section II.B.2.a and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed additions meet all base zoning setbacks. The proposed side addition will be a minimum of five feet (5') from the left side property line, and the rear addition will be a minimum of ten feet (10') from the side street property line. The additions will be over sixty-five feet (65') from the rear property line. Because the side addition is pushed to the back half of the house, it will not affect the rhythm of spacing of historic houses on this block. Staff finds that the proposed additions meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	No
<b>Primary Cladding</b>	5" cement fiberboard lap siding	Smooth	Yes	No
<b>Secondary Cladding</b>	7" cement fiberboard lap siding	Smooth	Yes	No
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No
<b>Rear Porch floor/steps</b>	Wood	Typical	Yes	No
<b>Rear Porch Posts</b>	Wood	Typical	Yes	No
<b>Rear Porch Railing</b>	Wood	Typical	Yes	No
<b>Windows</b>	Marvin Integrity or Equal	Marvin Integrity or Equal	Yes	Yes
<b>Side/rear doors</b>	Wood Screened	Typical	Yes	Yes

Staff recommends final approval of the roof shingle color and all window and door selections prior to purchase and installation. With staff's final approval of all material choices, staff finds that the additions meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house has a side gabled roof with a slope of approximately 6/12. The side addition will also have a side gable roof form with a slope that matches the existing roof slope. The right portion of the rear addition will also have a gabled roof form with a slope of approximately 6/12. The rear screened porch will have a flat roof to allow for a second story rear balcony. Staff finds this flat portion of the roof to be appropriate because it is one-story in height, and appropriately inset. It is not a large portion of the addition and will not be highly visible from the street. Staff finds that the proposed roof forms are appropriate to the historic house and meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The new additions will not affect the orientation of the house towards Oakland Avenue, and therefore the project meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The only alteration to the window and door openings on the existing house is the removal of the door in the gable field of the left façade (described under “Partial Demolition”). The windows on the proposed addition have appropriate proportions, being either vertically oriented or square. There are no large expanses of wall space without a window or door opening. Staff therefore finds that the project’s proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house in order to meet Section II.B.1.h. of the design guidelines.

Outbuildings: The applicant is proposing a detached accessory dwelling unit (DADU) that meets both the design guidelines and the DADU Ordinance, 17.16.030. G.

*Massing Planning:*

The lot is larger than 10,000 square feet, at approximately 10,483 square feet.

	50% of first floor area of principle structure	Lot is larger 10,000 square feet	Proposed
Maximum Square Footage	1,246 sq. ft.	1,000 sq.ft.	660 sq. ft.

	Potential maximums under Ordinance	Existing House	Proposed DADU
Ridge Height	25’ unless existing building is less	23’	21’
Eave Height	10’	10	9’11”

*Roof Form:*

Proposed Element	Proposed Form	Typical of district?
Primary form	Side Gable	Yes
Primary roof slope	10/12	Yes

*Design Standards*

The DADU structure has a simple design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The windows, dormers, height, scale, and materials are all appropriate for the site and the historic neighborhood. The proposed design of the outbuilding does not contrast greatly with the surrounding historic buildings and therefore meets the design guidelines.

*Materials:*

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Needs final approval?</b>
Foundation	Concrete Slab	Typical	No
Cladding	HardiePlank siding, 5” reveals	Smooth face	No
Roofing	Asphalt shingles	Not indicated	Yes
Trim	Cement Fiberboard	Smooth	No
Windows	Marvin Integrity or Equal	Marvin Integrity or Equal	Yes
Doors	Not indicated	Not indicated	Yes
Garage door	Not indicated	Not indicated	Yes

With staff’s final approval of the roof color and all windows and doors, staff finds that the known materials meet the design guidelines.

*General requirements for Outbuildings/DADUs:*

	<b>YES</b>	<b>NO</b>
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	Yes	
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?	N/A	
Is the building located towards the rear of the lot?	Yes	

*Site Planning & Setbacks:*

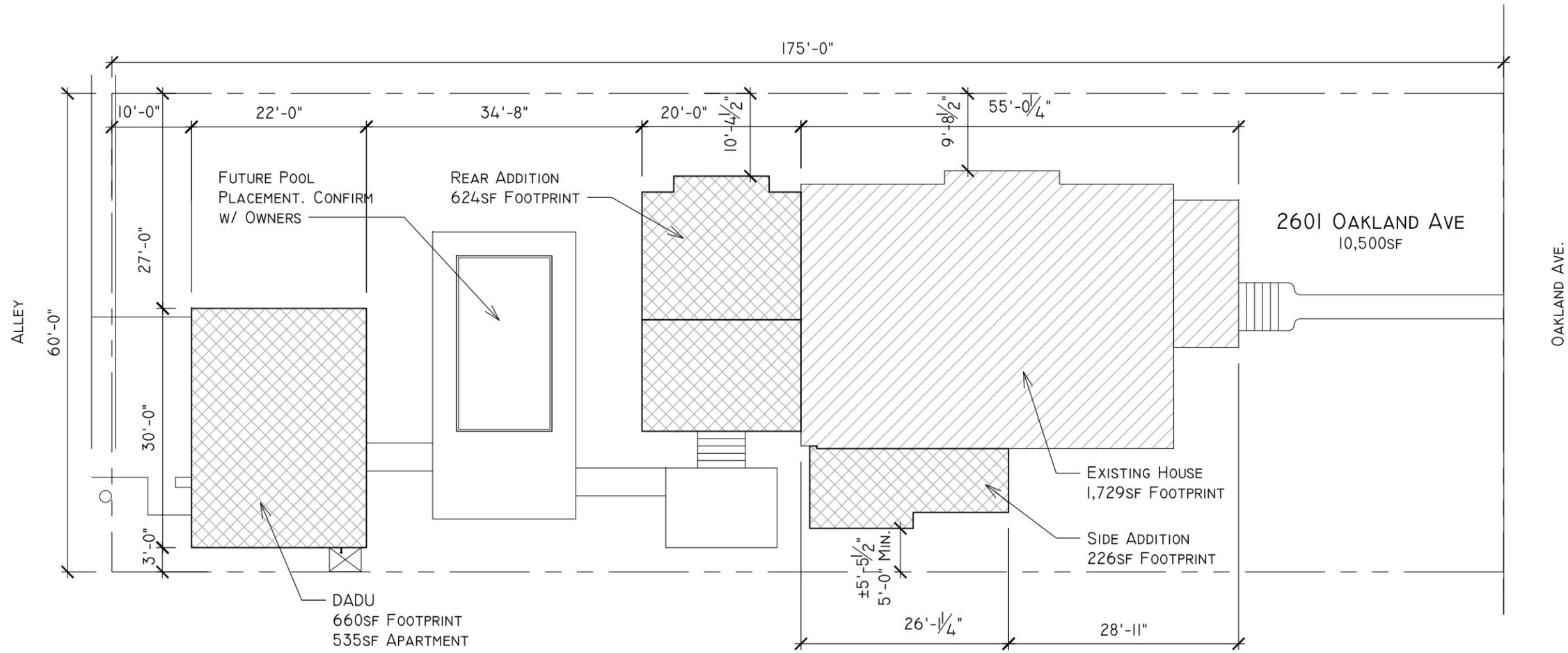
	<b>MINIMUM</b>	<b>PROPOSED</b>
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	34'8"
Rear setback	5'	10'
Left side setback	3'	3'
Right side setback	10'	27'
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

Staff finds that the DADU's location, height, scale, roof form, dormers, setbacks, and materials meet Sections II.B.i. of the design guidelines and the DADU Ordinance, 17.16.030. G.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof shingle color and texture; and
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B. and V. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines and the DADU Ordinance, 17.16.030. G.



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	08.30.18	MHZC APPLICATION

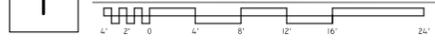
AN ADDITION AND RENOVATION AT:  
**2601 OAKLAND AVE.**  
 NASHVILLE, TN 37212

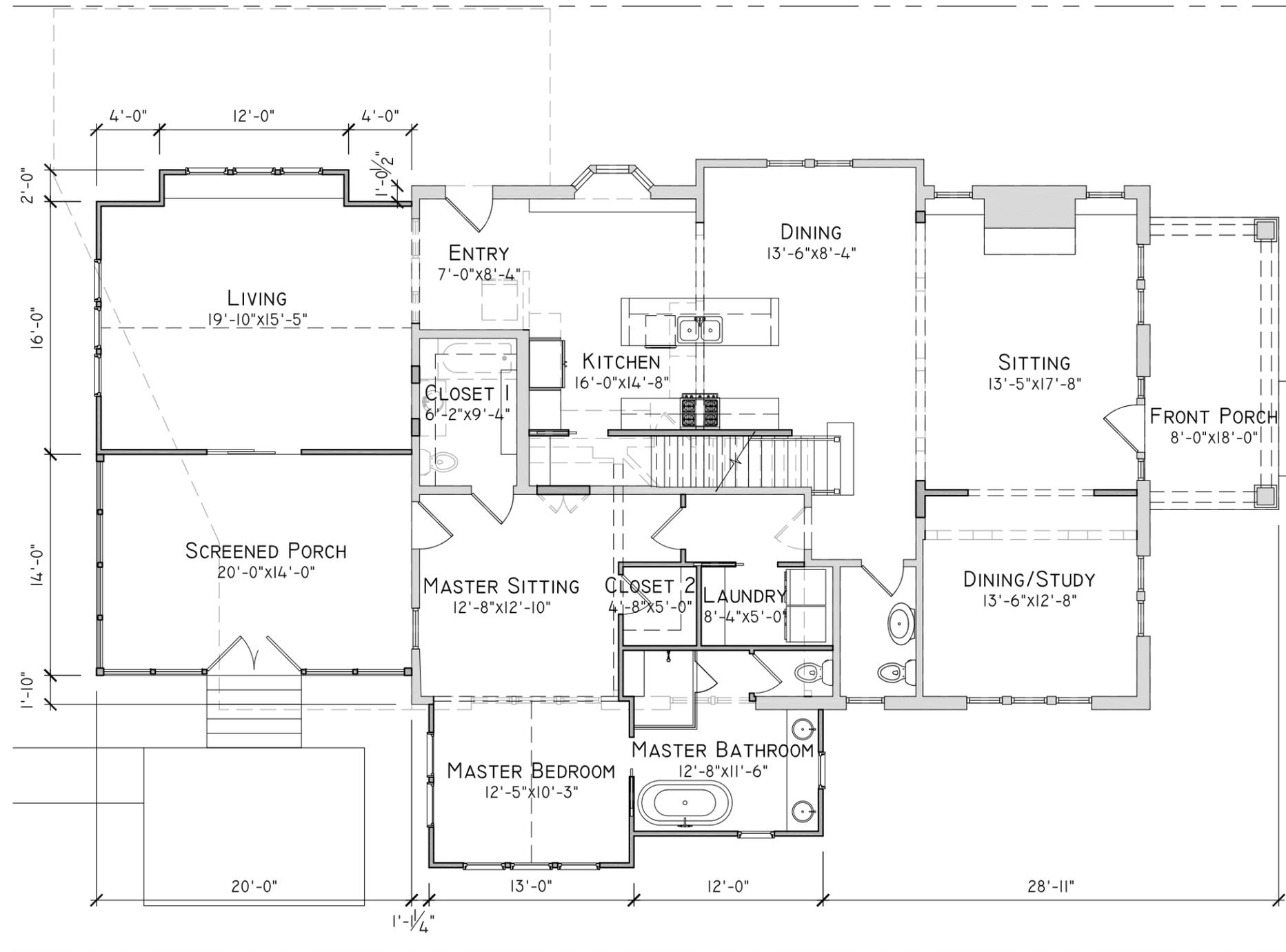
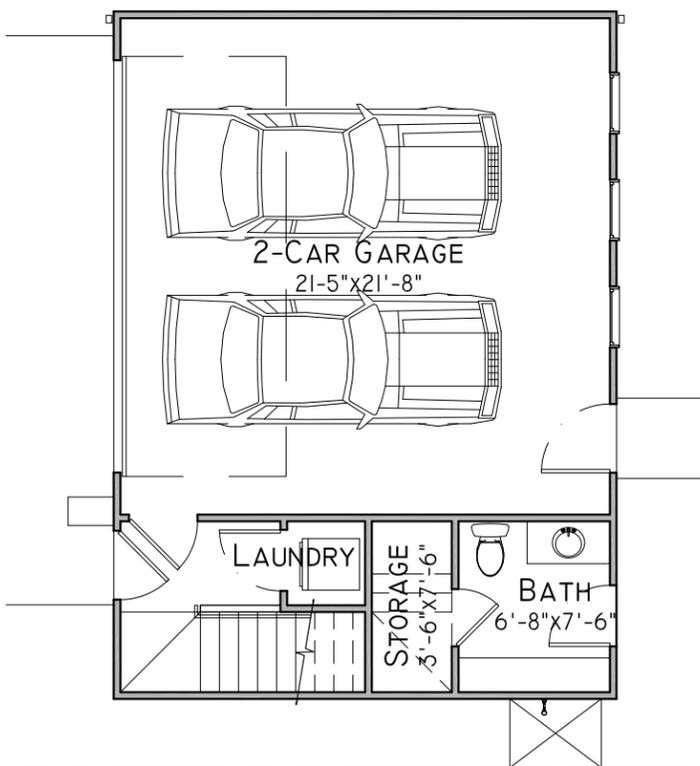


INFO@NINE12ARCHITECTS.COM  
 615.761.9902  
 WWW.NINE12ARCHITECTS.COM

SITE PLAN

A0.1



**SITE PLAN**  
 SCALE: 1/16"=1'-0"



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	08.30.18	MHZC APPLICATION

AN ADDITION AND RENOVATION AT:  
**2601 OAKLAND AVE.**  
 NASHVILLE, TN 37212

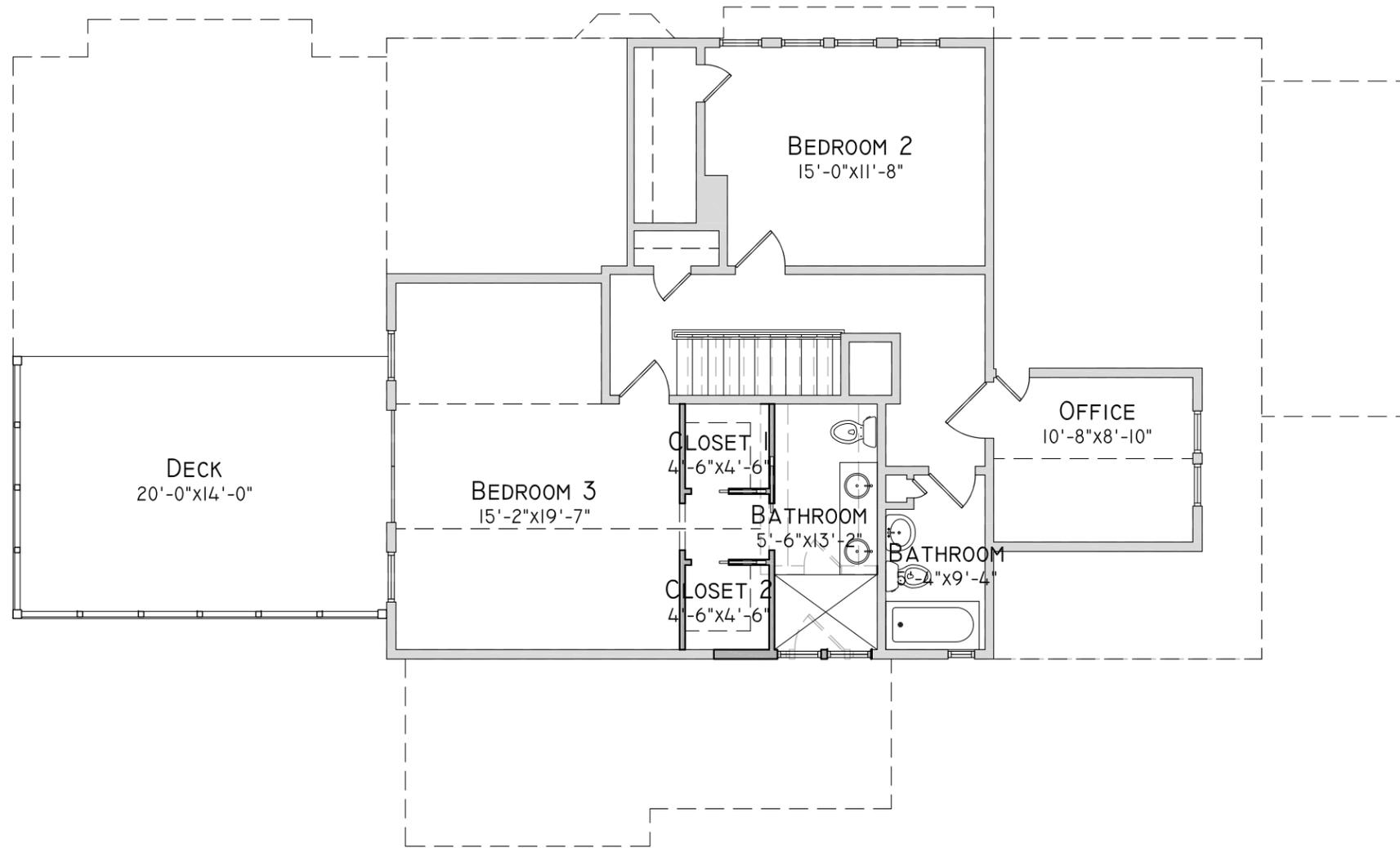
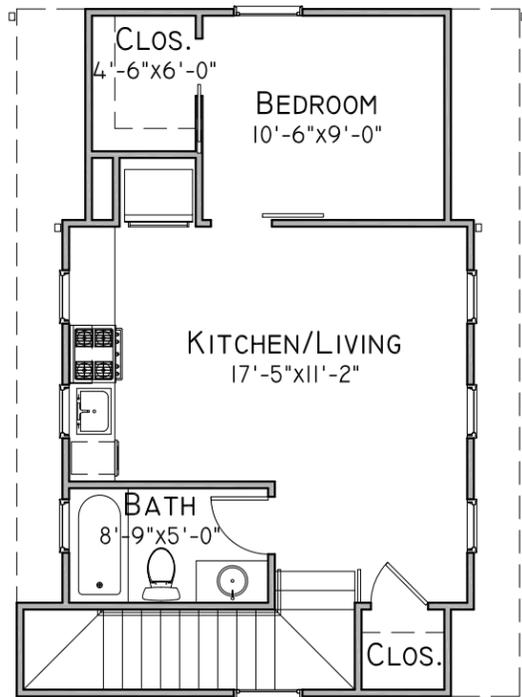


INFO@NINE12ARCHITECTS.COM  
 615.761.9902  
 WWW.NINE12ARCHITECTS.COM

**2 DADU FIRST FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

**1 HOUSE FIRST FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

FIRST FLOOR  
 PLANS  
**A1.1**



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	08.30.18	MHZC APPLICATION

AN ADDITION AND RENOVATION AT:  
**2601 OAKLAND AVE.**  
 NASHVILLE, TN 37212



INFO@NINE12ARCHITECTS.COM  
 615.761.9902  
 WWW.NINE12ARCHITECTS.COM

SECOND FLOOR  
 PLANS  
**A1.2**

**2** DADU SECOND FLOOR PLAN  
 SCALE: 1/8"=1'-0"

**1** HOUSE SECOND FLOOR PLAN  
 SCALE: 1/8"=1'-0"



**2 NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**1 EAST ELEVATION**  
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	08.30.18	MHZC APPLICATION

AN ADDITION AND RENOVATION AT:  
**2601 OAKLAND AVE.**  
 NASHVILLE, TN 37212



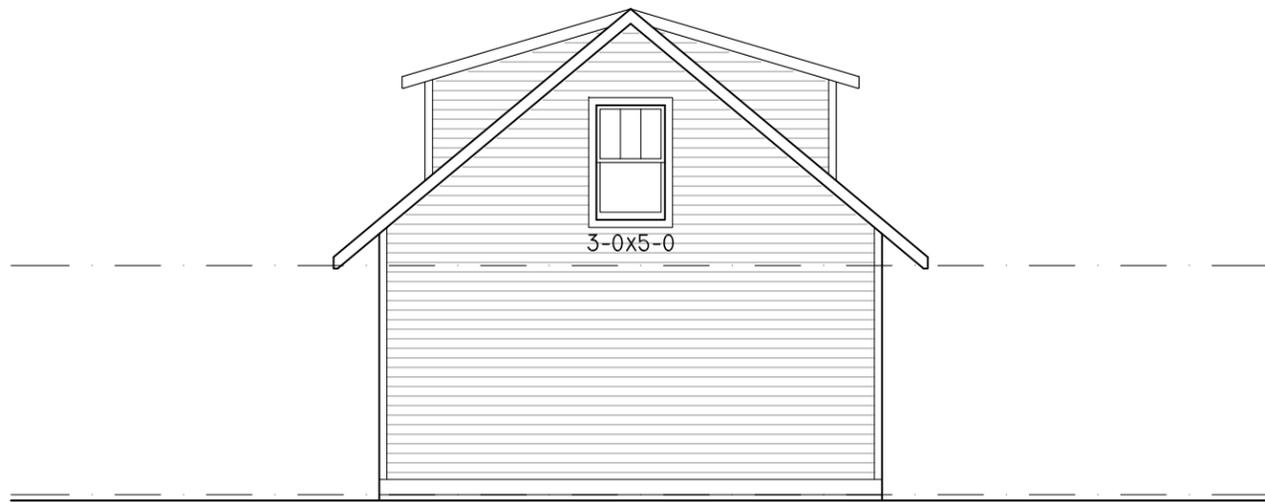
INFO@NINE12ARCHITECTS.COM  
 615.761.9902  
 WWW.NINE12ARCHITECTS.COM

ELEVATIONS

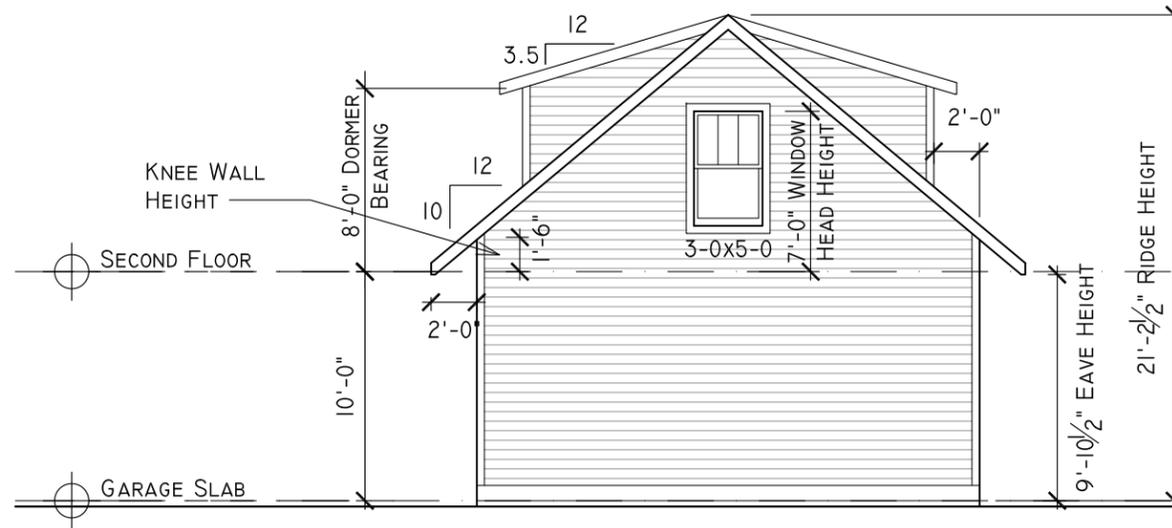
A2.1



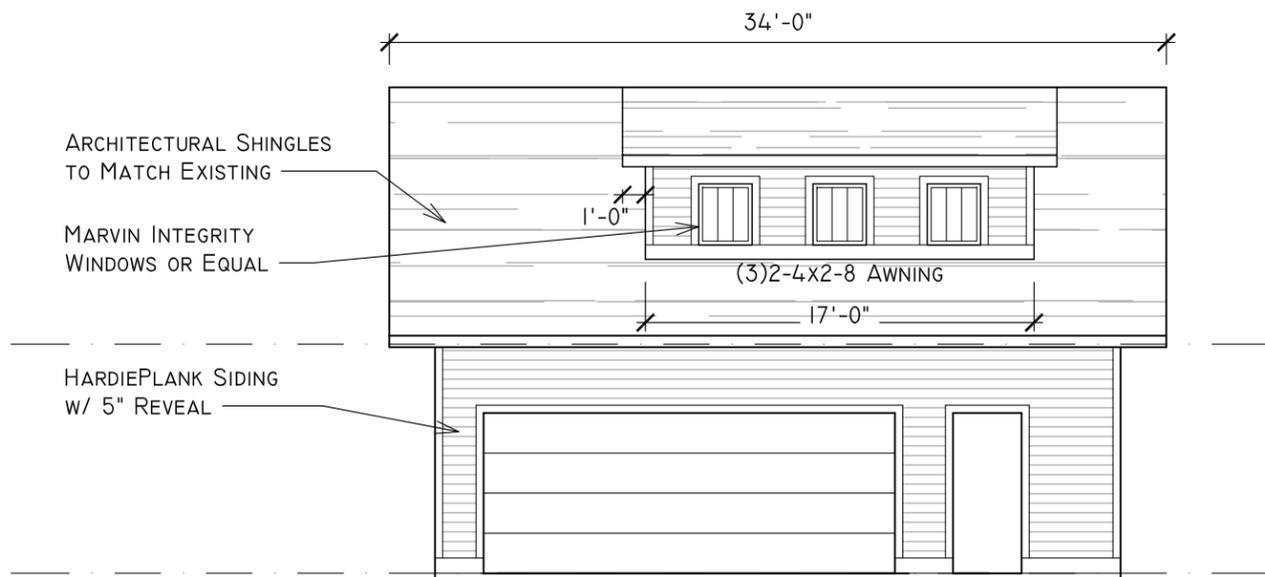




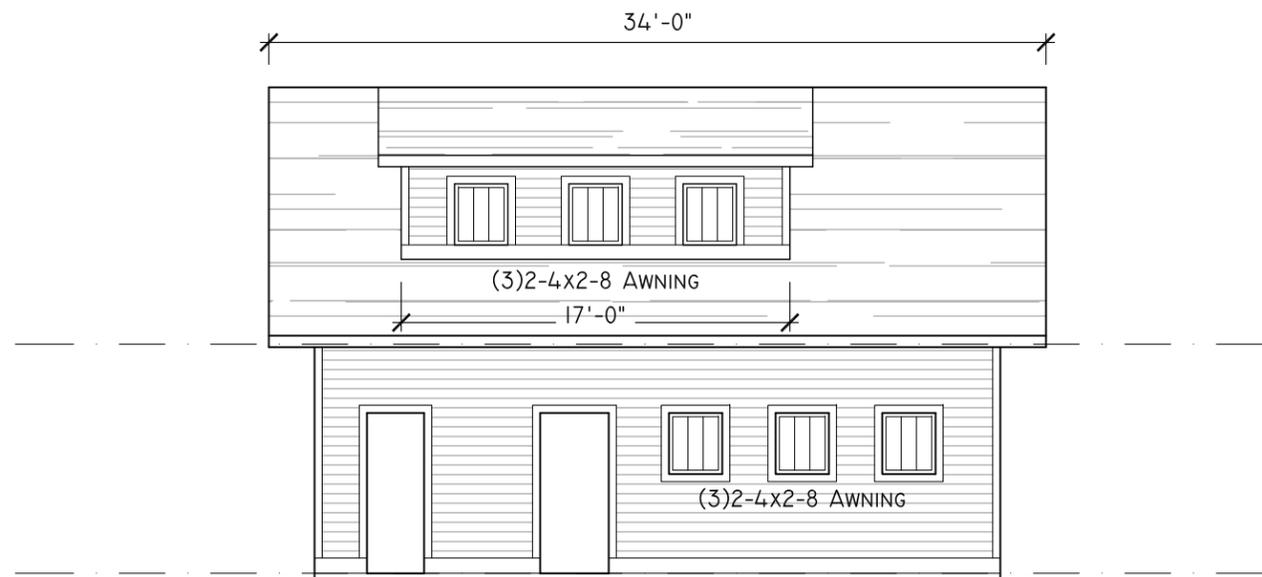
**4 SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**2 NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**3 WEST ELEVATION**  
 SCALE: 1/8"=1'-0"



**1 EAST ELEVATION**  
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	08.30.18	MHZC APPLICATION

AN ADDITION AND RENOVATION AT:  
**2601 OAKLAND AVE.**  
 NASHVILLE, TN 37212



INFO@NINE12ARCHITECTS.COM  
 615.761.9902  
 WWW.NINE12ARCHITECTS.COM

DADU  
 ELEVATIONS  
**A2.3**