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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

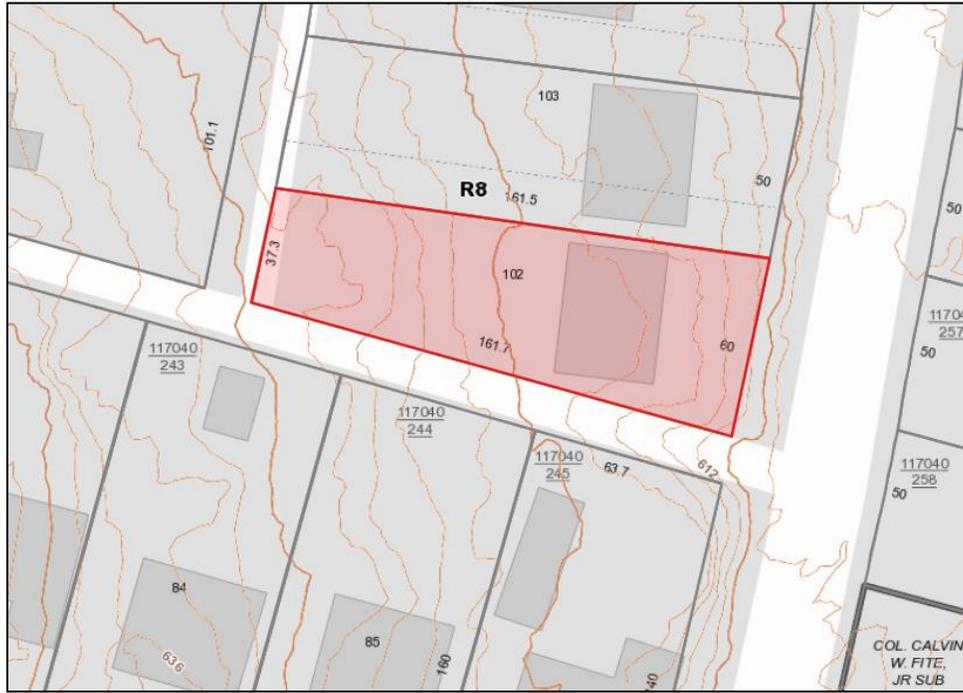
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
2811 Oakland Avenue
December 19, 2018

Application: New Construction—Addition and Detached Accessory Dwelling Unit
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704024600
Applicant: Kaitlyn Smous, Nine12 Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is for a rear addition and a Detached Accessory Dwelling Unit.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition and DADU with the following conditions:</p> <ol style="list-style-type: none">1. Staff approve the door selections;2. Staff approve the roof shingle color and texture;3. The HVAC and utility connections shall be on the rear or behind the midpoint of a non-street facing elevation;4. A restrictive covenant for the DADU be recorded. <p>With these conditions, staff finds that the proposed addition meets Section II.B.1., II.B.2., and V. of Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines, and the DADU ordinance, Section 17.16.030.G.</p>	<p>Attachments A: Site Plan B: Floorplans C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

1. NEW CONSTRUCTION

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.*

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. 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 be higher and extend wider.

Sunrooms

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

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

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

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

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

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

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

Side Additions

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.

Background: 2811 Oakland Avenue is a one and one-half story brick Tudor Revival house, constructed circa 1930. The roof of the house is cross-gabled with the primary ridge running side to side and a series of smaller nested gables on the front. Because of the building's architectural character, it is considered to be contributing to the historic character of the overlay. In 2016, MHZC approved a rear addition to the house, but that addition was never constructed. This application represents a new design and a new applicant.



Figure 1. 2811 Oakland Avenue.

Analysis and Findings: Application is for a rear addition and a Detached Accessory Dwelling Unit.

Location & Removability: The new addition will be on the rear of the historic house, which is an appropriate location. It will be one-and-a-half stories, matching the scale of the historic house. The addition is inset a minimum of two feet from each of the back corners of the house, distinguishing it from the historic house. The addition's roof ties into the historic house's roof six inches (6") below the historic house's roof. The addition's inset from the back corner and offset from the roof ensures that if it were to be removed in the future, the historic house's main form, proportion, and details would remain intact. Staff therefore finds that the project meets sections II.B.2.a and II.B.2.e of the design guidelines.

Design: The proposed addition's design is compatible with the historic house. Its roof form, fenestration pattern, and height and scale are all compatible with the historic structure. At the same time its separate roof form, modern materials, and insets distinguish it as a newer portion of the house. Staff finds that the proposed design meets Sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The proposed addition is one-and-a-half stories in scale, matching the scale of the historic house. The ridge height will be six inches (6”) lower than that of the historic house, until eighteen feet (18’) back, where the addition’s ridge height will match that of the historic house. The site slopes up so that the foundation of the addition is at grade. The addition’s eave height will be about eighteen inches (18”) taller than that of the historic house. Staff finds this taller eave height to be appropriate because the site slopes up, and because the addition’s eave height is ten feet (10’), which is a reasonable eave height for a one-and-half-story house. Also, the taller eaves are inset from the back of the house.

The addition is inset two feet (2’) from right back corner of the house. After a depth of eighteen feet (18’), the addition steps back out and is inset just a few inches from the line of the historic house. On the left side, the addition is inset nine feet, eleven inches (9’11”) from the back corner of the house. After a depth of eighteen feet (18’), the addition steps back out but is still inset approximately six feet (6’) from the back corner of the house.

The rear addition will add approximately one thousand, two hundred fifty-two square feet (1,252 sq. ft.) of footprint to the house, which has a footprint of one thousand, two hundred and eighty-seven square feet (1,287 sq. ft.). Staff finds that the height and scale of the addition meets Sections II.B.1.a., II.B.1.b. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. The addition is located entirely behind the historic house, so it will not affect the rhythm of spacing of houses along the street. Staff finds that the proposed addition meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	No
Primary Cladding	Cement Fiberboard	Smooth, 5” reveal	Yes	No
Trim	Wood	Smooth	Yes	No
Primary Roof	Architectural Shingles	Unknown	Yes	Yes
Secondary Roof – rear overhang	Metal roof	Unknown	Yes	Yes
Windows	Clad	PlyGem Pro Series 200	Yes	No
Doors	Not indicated	Unknown	Unknown	Yes

With staff’s final approval of the roof shingle color, the metal roof color and textures, and all door selections, staff finds that known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The addition has a side gabled roof form with a slope of 10/12. The addition will have a cross-gable form, also with a 10/12 slope. The dormers on the sides of the addition will be inset two feet (2’) from the wall below and will have shed forms. The rear dormers will also be inset two feet (2’) from the wall below and two feet (2’) from the side walls. Staff finds that the addition’s roof forms are appropriate to the historic house and meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window or door openings were indicated on the drawings. The windows on the addition are generally twice as tall as they are wide. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: The project includes an outbuilding, described below, with a driveway at the rear of the lot, which is an appropriate location. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With that condition, staff finds that the project meets Sections II.B.1.h. of the design guidelines.

Outbuildings: The applicant proposed a one-and-a-half story outbuilding that will be used as a Detached Accessory Dwelling Unit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary Form	Side gable	Yes
Primary Roof Pitch	8:12	Yes

These roof the forms and pitches are similar to historic outbuildings, therefore Staff finds that the project meets section II.B.1.i.1 of the design guidelines and the DADU ordinance, Section 17.16.030.G..

Design Standards: The outbuilding has a simple and modern design that is appropriate for outbuildings. The outbuilding’s roof form, detailing, and form do not contrast greatly with the primary structure, and the building will be appropriately located at the rear of the lot. Staff finds that the outbuilding meets section II.B.1.i.2. of the design guidelines and the DADU ordinance, Section 17.16.030.G..

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	No
Primary Cladding	Cement Fiberboard	Smooth, 5” reveal	Yes	No
Trim	Wood	Smooth	Yes	No
Primary Roof	Architectural Shingles	Unknown	Yes	Yes
Windows	Clad	PlyGem Pro Series 200	Yes	No
Doors	Not indicated	Unknown	Unknown	Yes

With the staff’s final approval of the roof color and door selections, staff finds that the known materials meet section II.B.1.i.1. of the design guidelines and the DADU ordinance, Section 17.16.030.G..

General requirements for Outbuildings/DADUs:

Bulk and Massing:

	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’?	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	

To meet the design guidelines, the answer to each of these questions should be “yes”, when applicable. Staff finds that the design of the outbuilding meets section II.B.1.i.1 of the design guidelines and the DADU ordinance, Section 17.16.030.G.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	20'11"
Rear setback	5'	5'
L side setback**	5'	5'8"
R side setback**	5'	5'
How is the building accessed?	From the alley or existing curb cut	Rear Alley

Staff finds that the DADU meets the setback and site planning requirements of Section II.B.1.i.1 and II.B.1.i.2 of the design guidelines and the DADU ordinance, Section 17.16.030.G..

Massing Planning:

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,269 sq. ft.	750 sq. ft.

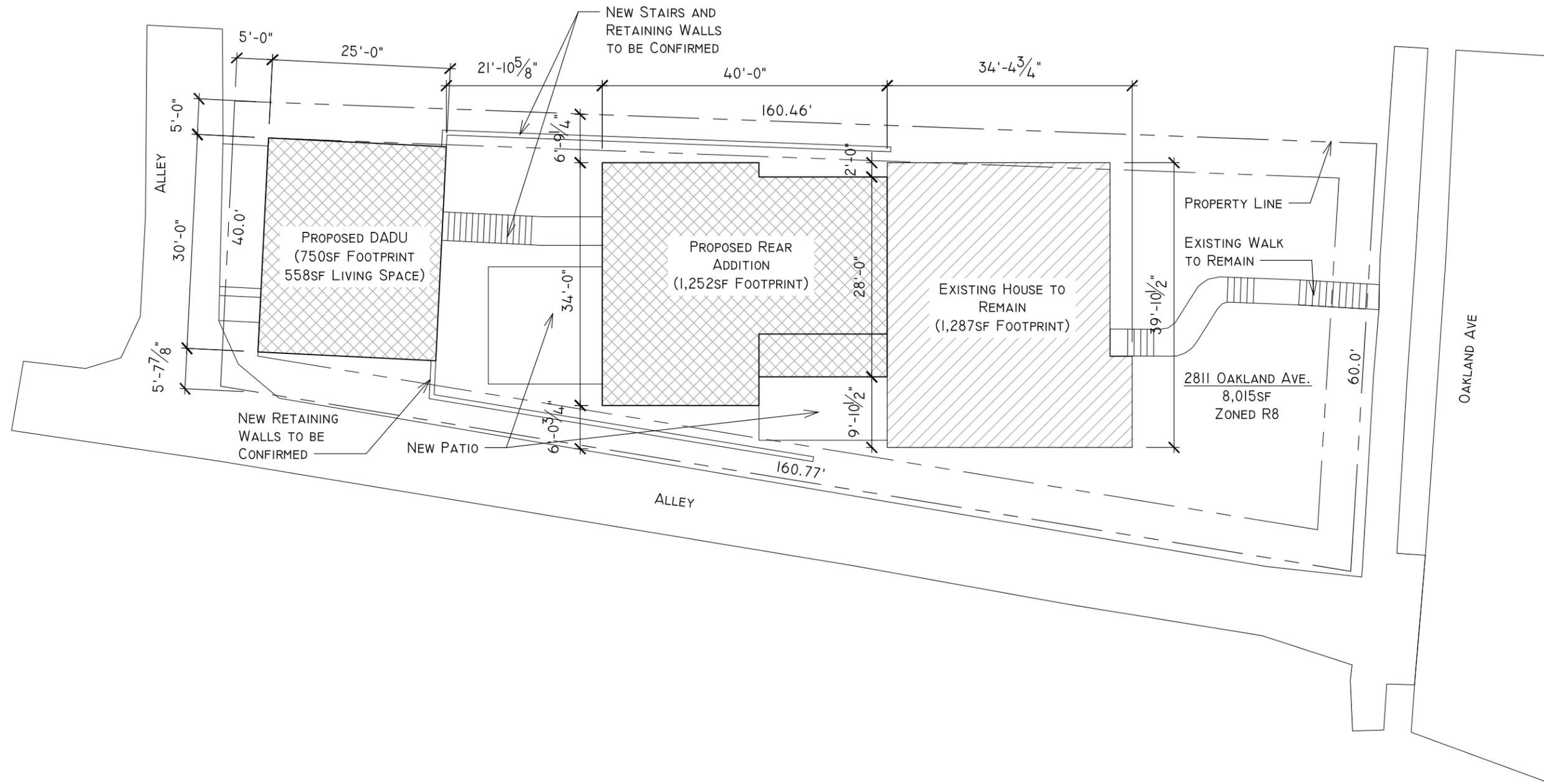
	Height of historic portion of the home to be measured from finished floor	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	22'7"	25'	21'6"
Eave Height	10'	10'	10'

Staff finds that the proposed outbuilding is compatible with the location of outbuildings historically and that it meets the massing requirements of sections II.B.1.i.1 and II.B.1.i.2 of the design guidelines and the DADU ordinance, Section 17.16.030.G..

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

1. Staff approve the door selections;
2. Staff approve the roof shingle color and texture;
3. The HVAC and utility connections shall be on the rear or behind the midpoint of a non-street facing elevation;
4. A restrictive covenant for the DADU be recorded.

With these conditions, staff finds that the proposed addition meets Section II.B.1., II.B.2., and V. of Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines, and the DADU ordinance, Section 17.16.030.G.



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	12.03.18	MHZC SET

A RENOVATION AND ADDITION AT:
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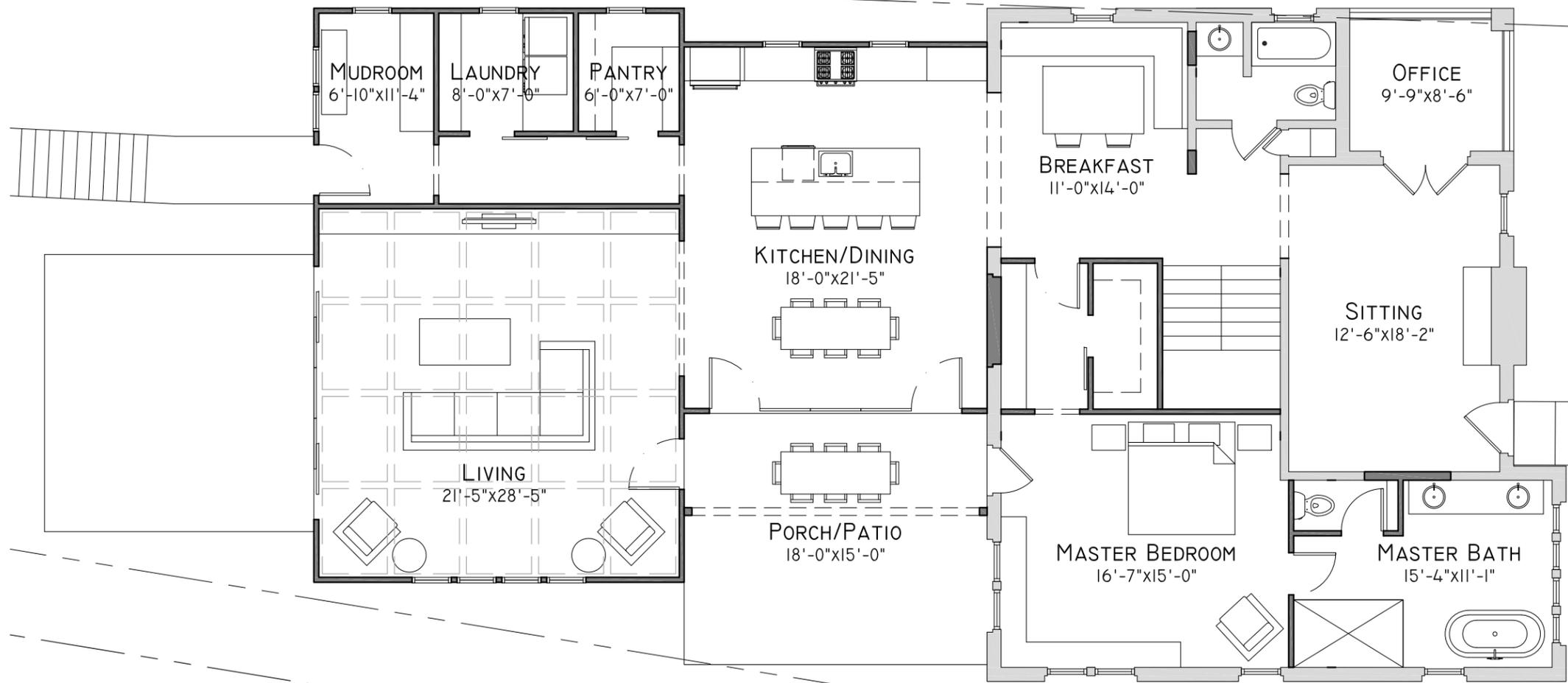
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SITE PLAN

A1.0



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



SQUARE FOOTAGE	
1ST FLOOR:	2,539SF
2ND FLOOR:	1,871SF
TOTAL CONDITIONED:	4,410SF
DADU LIVING SPACE:	558SF

NOT FOR CONSTRUCTION

REV: 0 DATE: 12.03.18 DESC: MHZC SET

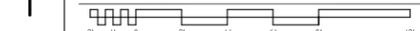
A RENOVATION AND ADDITION AT:
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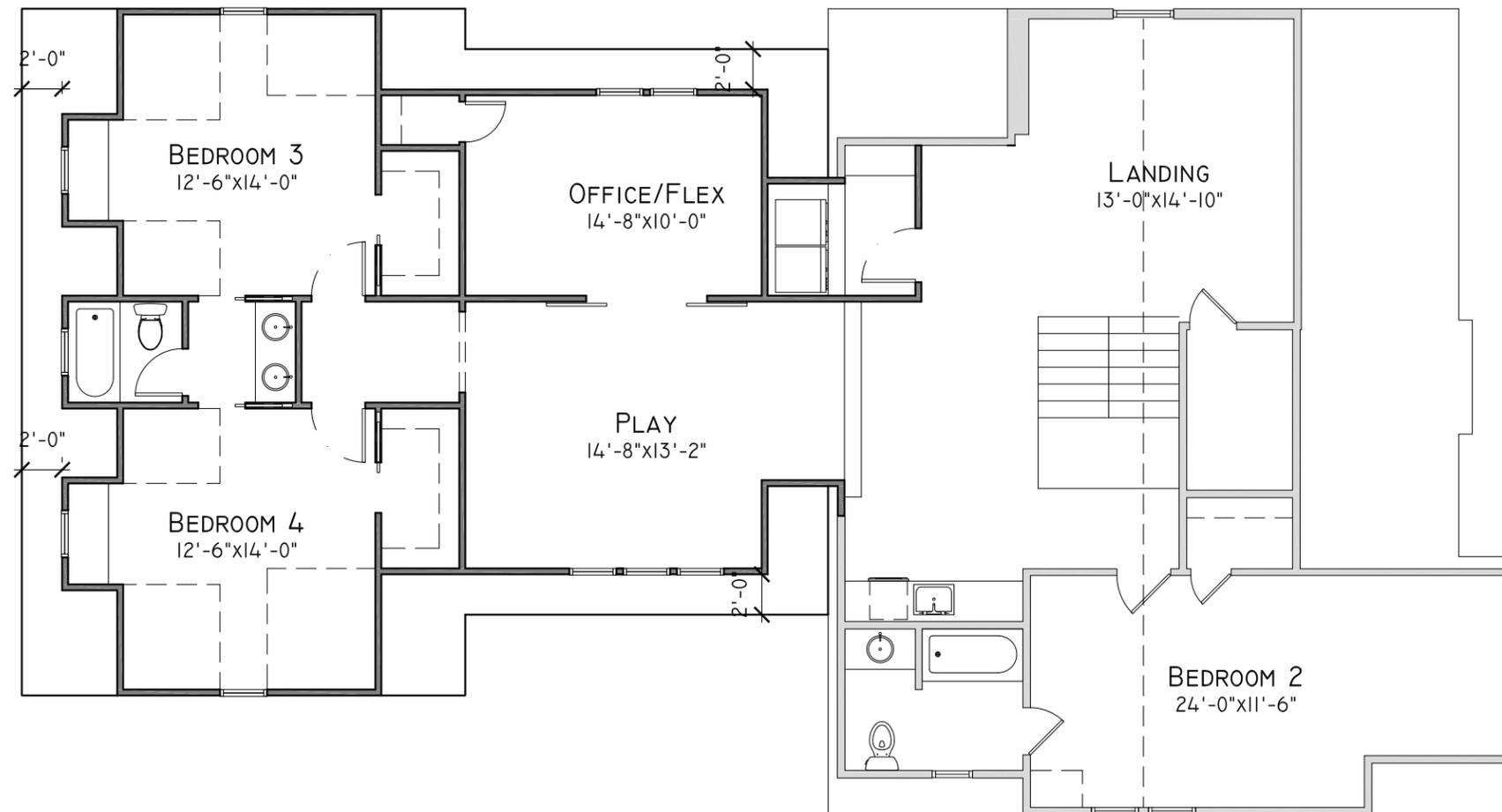


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FIRST FLOOR PLAN

A1.1



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



NOT FOR CONSTRUCTION

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0	12.03.18	MH2C SET

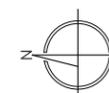
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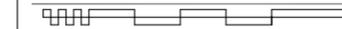
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SECOND FLOOR
 PLAN

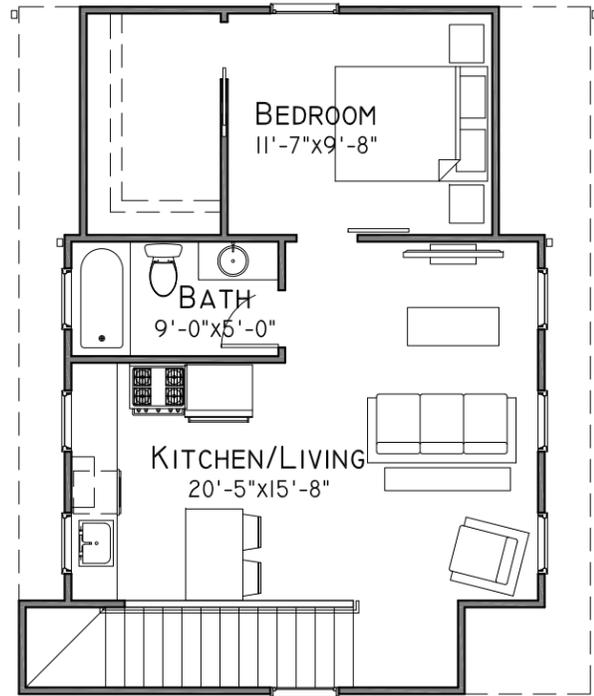
A1.2



2ND FLOOR PLAN

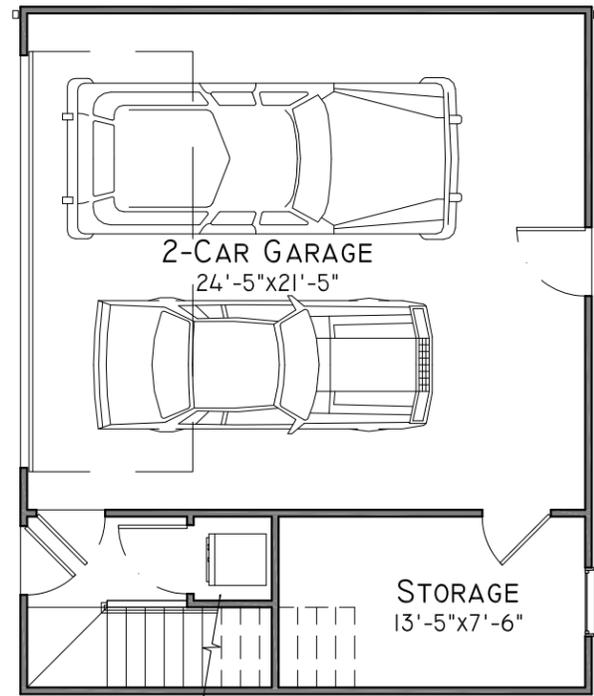


SCALE: 1/8"=1'-0"



2 DADU 2ND FLOOR

SCALE: 1/8"=1'-0"



1 DADU 1ST FLOOR

SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV: DATE: DESC:

0 12.03.18 MHZC SET

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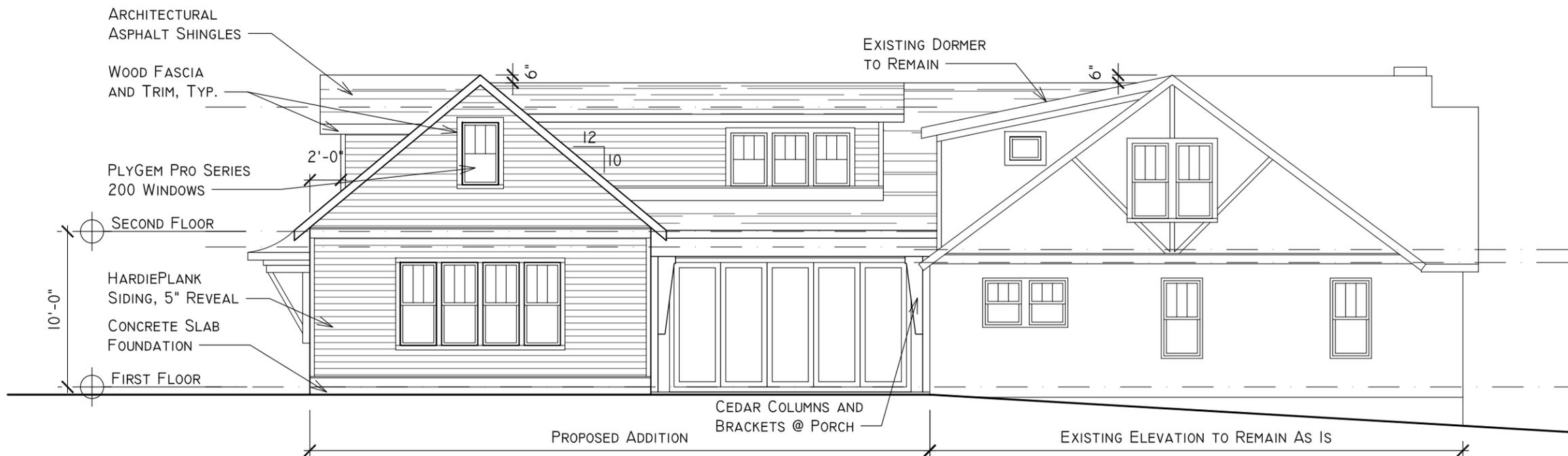
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DADU PLANS

A1.3



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



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

NOT FOR CONSTRUCTION

REV: 0 DATE: 12.03.18 DESC: MHZC SET

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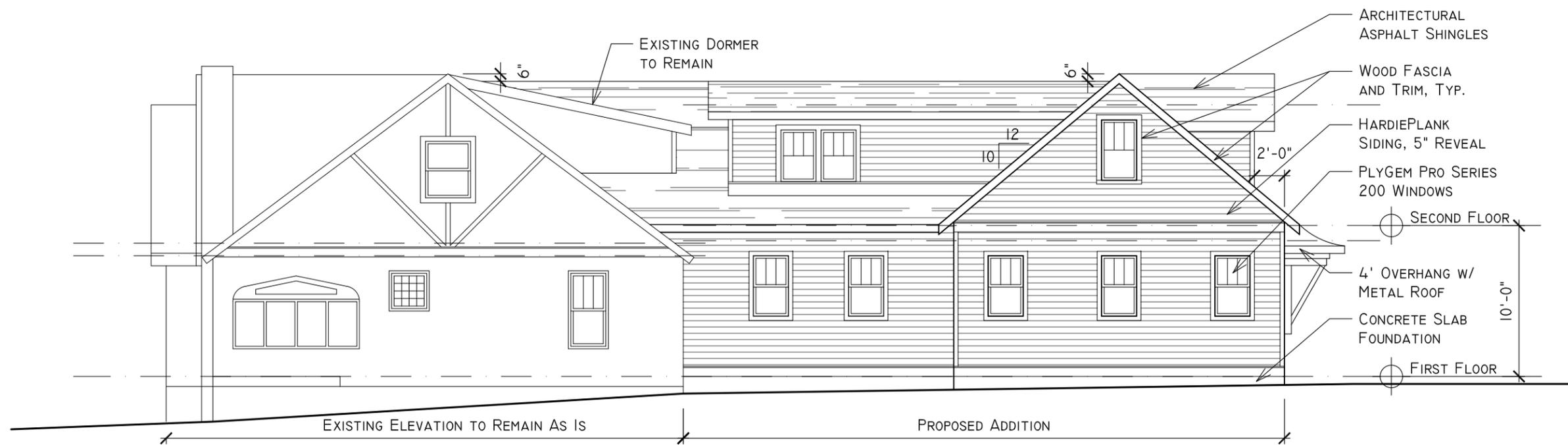
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ELEVATIONS

A2.0



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



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

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
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ELEVATIONS

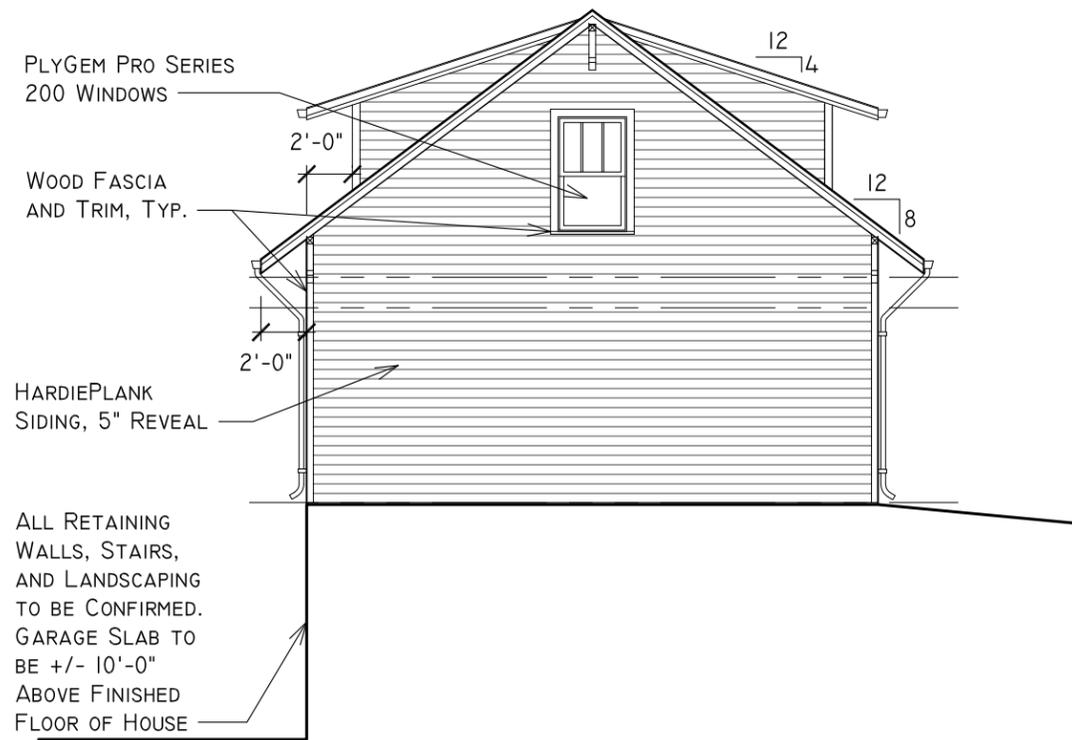
A2.1



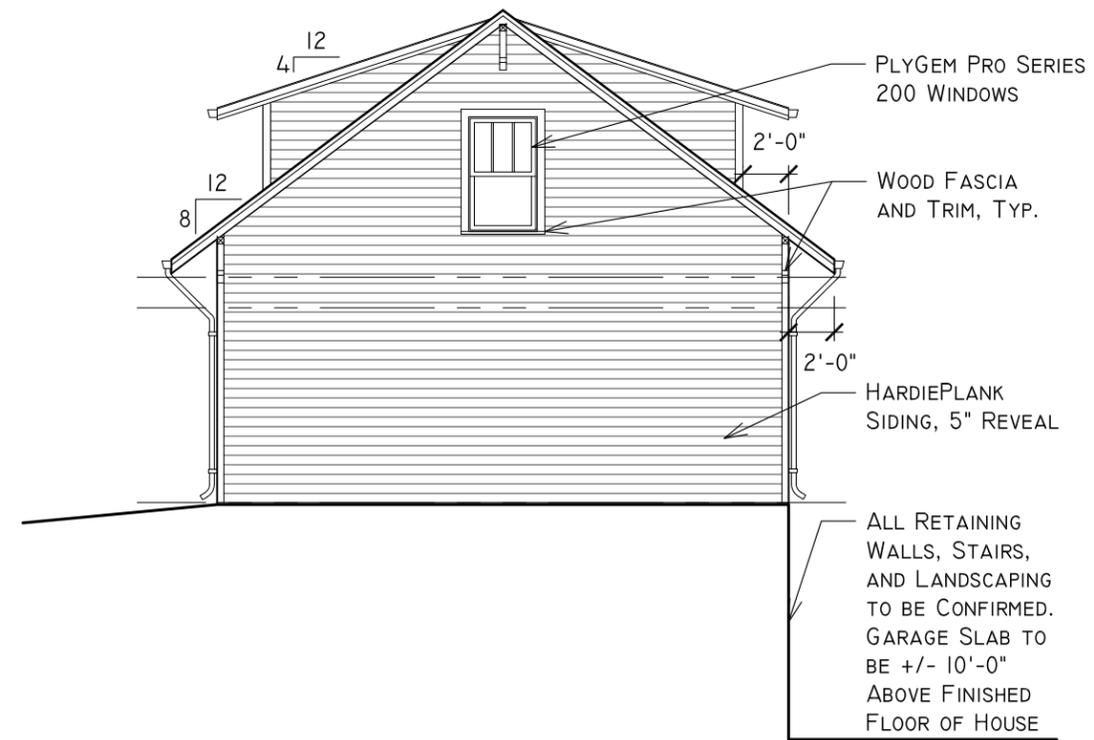
4 WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

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DADU ELEVATIONS

A2.2



ALL RETAINING WALLS, STAIRS, AND LANDSCAPING TO BE CONFIRMED

1 SITE SOUTH ELEVATION
SCALE: 3/32"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
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SITE ELEVATION

A2.3