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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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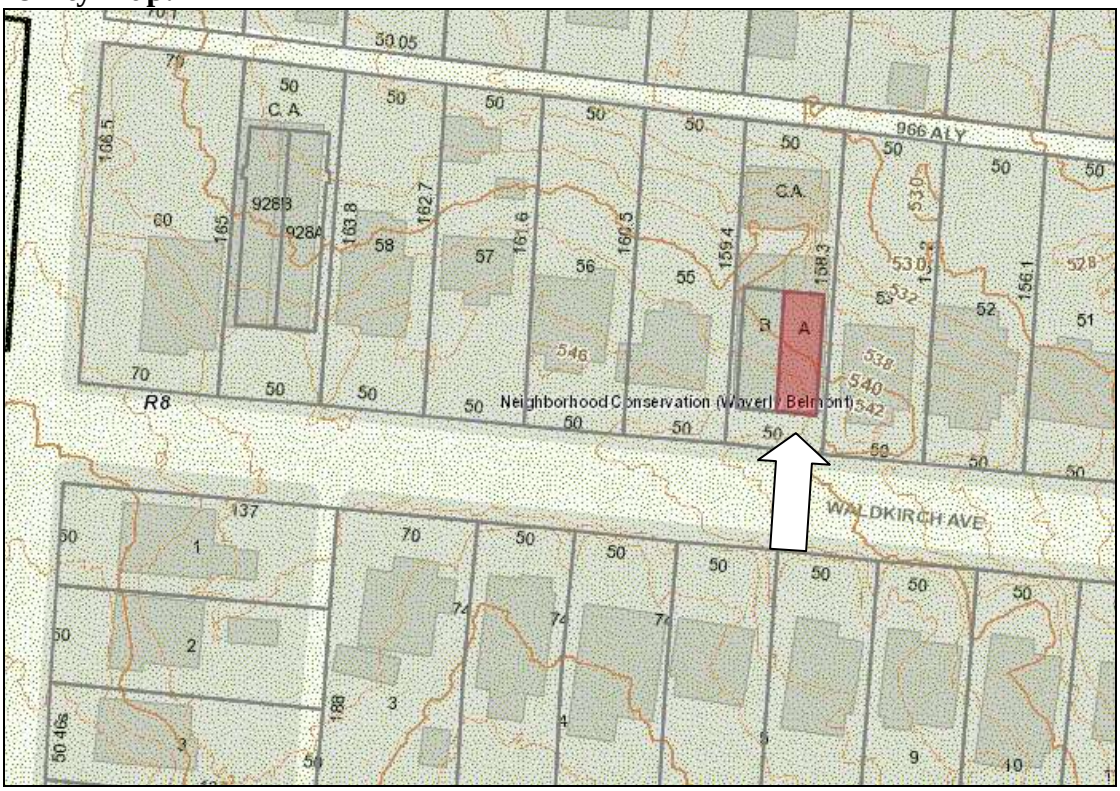
STAFF RECOMMENDATION
918 A Waldkirch Avenue
December 19, 2018

Application: New Construction—Addition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 105130D00200CO
Applicant: Mark Lynn
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The application is to construct a fully enclosed walkway from the house to the outbuilding. **Recommendation Summary:** Staff recommends approval with the condition that the addition not be enclosed on the sides. With this condition, staff finds that the project meets Section III of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

III. New Construction

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

C. Setback and Rhythm of Spacing

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

2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. *17.40.410*).

   Appropriate setbacks will be determined based on:
   · The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;
   · Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;
   · Shape of lot;
   · Alley access or lack thereof;
   · Proximity of adjoining structures; and
   · Property lines.

   Appropriate height limitations will be based on:
   · Heights of historic buildings in the immediate vicinity
   · Existing or planned slope and grade

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

   · There is not enough square footage to legally subdivide the lot but there is enough frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;

   · The second unit follows the requirements of a Detached Accessory Dwelling Unit; or

   · An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

D. Materials, Texture, Details, and Material Color

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

   a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.

   b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
      · Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
      · Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
      · Four inch (4") nominal corner boards are required at the face of each exposed corner.
      · Stone or brick foundations should be of a compatible color and texture to historic foundations.
      · When different materials are used, it is most appropriate to have the change happen at floor lines.
      · Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
      · Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
      · Texture and tooling of mortar on new construction should be similar to historic examples.
      · Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

2. Asphalt shingle and metal are appropriate roof materials for most buildings.

   Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

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

2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial– or full-width porches attached to the main body of the house. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

G. Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

2. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

4. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller*

or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. T*he 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. There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

e. *Outbuilding may be as close as 3' to the rear property line if there are no garage doors facing the rear property line or they may be as close as 5' if there are garage doors facing the rear property line. (Appropriate setbacks approved by Commission on 6/21/17 and notes in Rules of Order and*

Procedure.)

f. *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.*

g. 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.

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 than 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 <u>or</u> extend wider than the existing building; however, generally the addition should not be higher <u>and</u> 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.

Background: The house located at 918 A Waldkirch Avenue was constructed c. 2007 (Figure 1). The house is an attached duplex that was constructed prior to the Waverly Belmont Neighborhood Conservation Zoning Overlay. The property includes an existing detached outbuilding that is connected to the house via an uncovered deck (Figure 2); both the outbuilding and deck were also constructed prior to the overlay. The structure does not contribute to the historic character of Waverly Belmont as it is recent construction.

Figure 1: 918 B & A Waldkirch Avenue (from left to right)

Figure 2: Existing outbuilding and uncovered deck

Analysis and Findings: The application is to construct a fully enclosed walkway from the house to the outbuilding.

Height & Scale: The applicant proposes to construct a four feet (4') by seventeen feet (17') enclosed addition that connects the house to the outbuilding. As proposed, the addition is neither taller nor wider than the house, but it will increase the massing of the unit so that the depth extends from the front setback to the rear setback. According to the site plan, this would increase the depth of the house from fifty-six feet (56') to ninety-three feet (93'). Staff finds that the proposed depth created by the addition does not meet the historic context. The Commission has approved several additions to historic homes on Waldkirch Avenue near the subject property since the conservation overlay has been in effect, and the overall depth of those houses including the additions range from approximately fifty-four feet (54') to sixty-six feet (66') deep.

Generally, the Commission requires at least twenty feet (20') between the rear of a primary building and an outbuilding. Currently there is approximately twelve feet (12') between the two buildings but there will be no separation if there is an addition between the two. (See Figure 3.)

Figure 3: This 3D aerial shows the minimal seperation between the two buildings.

While this house is not a historic house, the proposed construction should meet the design guidelines in order for the site to move closer towards meeting the historic context. The proposed addition does not achieve this.

While staff finds the fully enclosed connection to be inappropriate, staff finds that a covered breezeway that is not enclosed on the sides could be appropriate in this case. The Commission has approved covered breezeways connecting a house to an outbuilding in previous cases, finding that the open nature of a breezeway to be appropriate.

With the condition that the addition not be enclosed on the sides, staff finds that the project meets section IV.B. for additions-massing.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines, and the addition's inset, separate roof form, and lower height help to distinguish it from the primary house and read as an addition to the house. However, the massing created by connecting the garage to the house is not compatible with the historic context. With the condition that the addition not be enclosed on the sides, staff finds that the massing could be appropriate. The addition is designed so that if the addition were to be removed in the future, the character of the house would still be intact.

With the condition that the addition not be enclosed on the sides, staff finds that she project meets sections IV.A and IV.F.

Design: The purpose of the proposed addition is to create an attached garage. Section III.H.6.c. of the design guidelines states that "generally, attached garages are not appropriate" for new construction. The italicized language further states that attached garages may be appropriate when they are a typical feature of the neighborhood and when the location of the garage is located in the basement level. Staff finds that attached garages are not a typical feature of the Waverly Belmont neighborhood. In addition, while there is some change in grade on the site, the addition would not create a garage

that is fully at basement level. Furthermore, staff finds that a covered breezeway as an alternative to the fully enclosed addition could be appropriate on this site.

With the condition that the addition not be enclosed on the sides, the project meets sections IV.B, IV.B, IV.C, IV.E, and IV.G for design for additions.

Setback & Rhythm of Spacing: The addition will be located approximately sixteen feet (16') from the right side property line and twenty feet (20') from the left side property line.

The project meets section III.C for setback and rhythm of spacing for new construction.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Cladding	Hardie siding with battens	To match house	Yes	
Roofing	Shingles	To match house	Yes	
Trim	Not indicated	Needs final review		X
Side/rear doors	French doors	Needs final review	Yes	X

The proposed connector will be constructed on top of the existing uncovered deck and appears to be clad in board and batten siding similar to the accent material on the front façade of the house. French doors are proposed on the right side façade. While the known materials meet the design guidelines, fully enclosing the connection to create an attached garage does not. Since the Commission has approved a covered breezeway between a house and outbuilding, staff finds that the roofing could be appropriate but the proposed cladding and door are inappropriate and should be removed. With the condition that the addition shall not be enclosed on the sides, staff finds that the project can meet Section III.D. for new construction-materials.

Roof form: The addition attaches to the existing house below the second story balcony with a shed roof that attaches to the outbuilding below the eaves. The proposed roof has a pitch of 3/12, which could be compatible with the house given the location of the addition.

The project meets section III.E for new construction-roof form and IV.C for additions.

Proportion and Rhythm of Openings**:** The plan proposes French doors on the right side façade of the addition. Staff finds that openings on the addition are inappropriate since the proposed attached garage does not meet the design guidelines. With the condition that

the addition shall not be enclosed on the sides, staff finds that the project will meet Section III.G. for new construction-proportion and rhythm of openings.

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. The project meets section III.I. for new construction-utilities and III.J. for new construction-public spaces.

Recommendation: Staff recommends approval with the condition that the addition not be enclosed on the sides.

With this condition, staff finds that the project meets Section III of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.

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.

Subject Plat

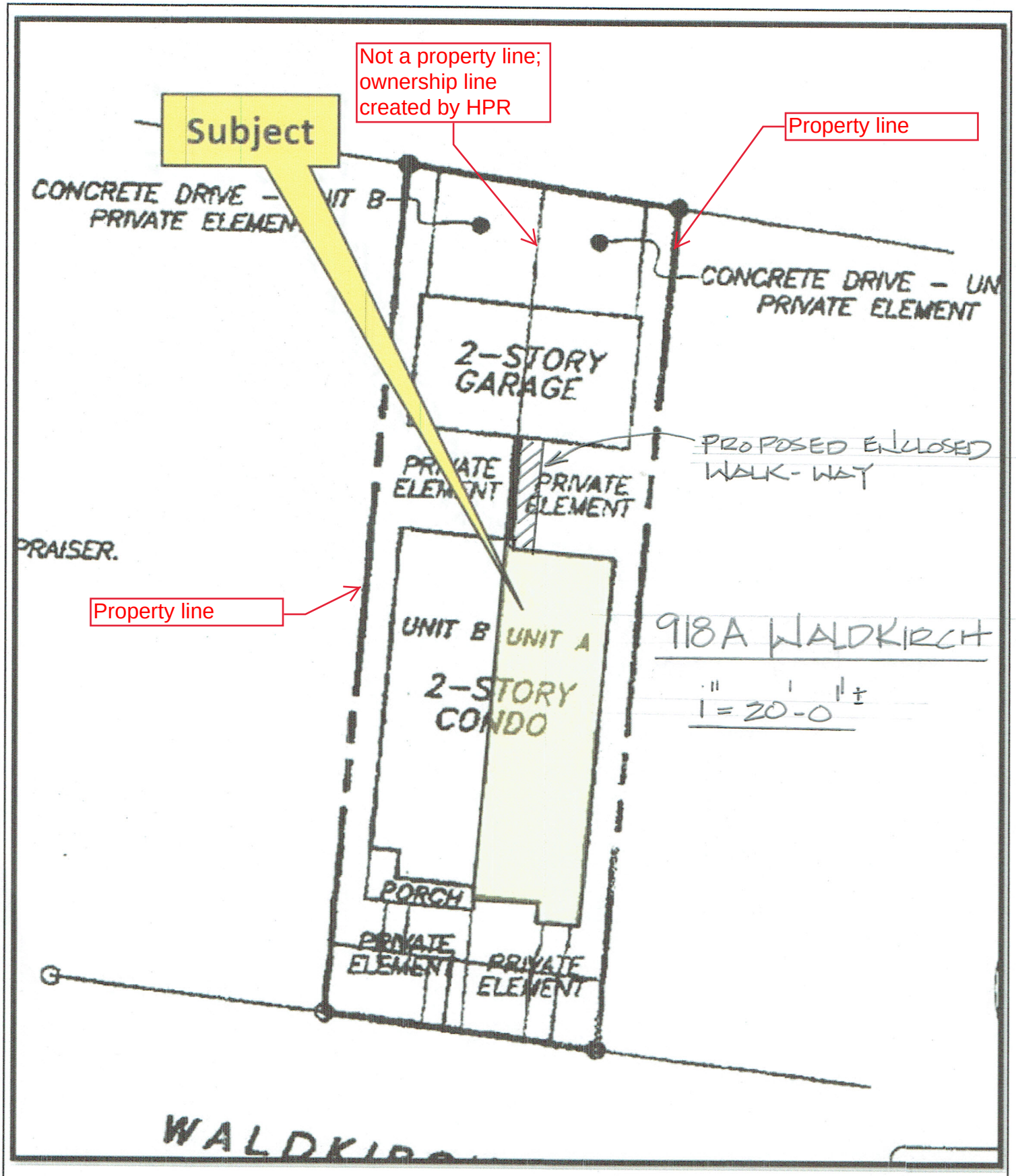
File # 12161529

Borrower/Client Karly Schledwitz

Property Address 918A Waldkirch Ave

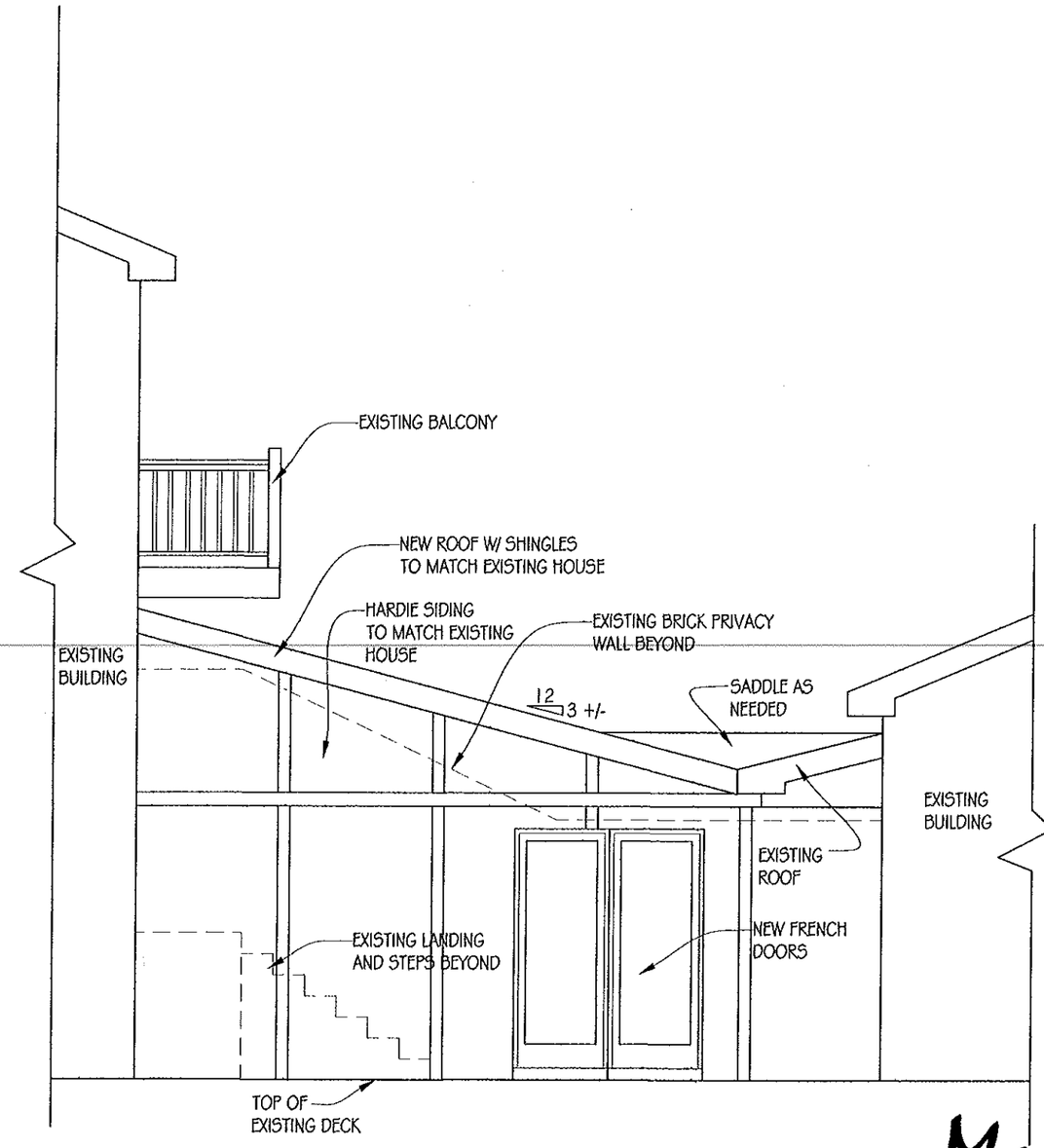
City Nashville County Davidson State TN Zip Code 37204

Lender Regions Bank



PROPOSED REAR ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



PROPOSED SIDE ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"

918 A WALDKIRCH AVE.

DATE ISSUED: 10-29-18
REVISIONS:

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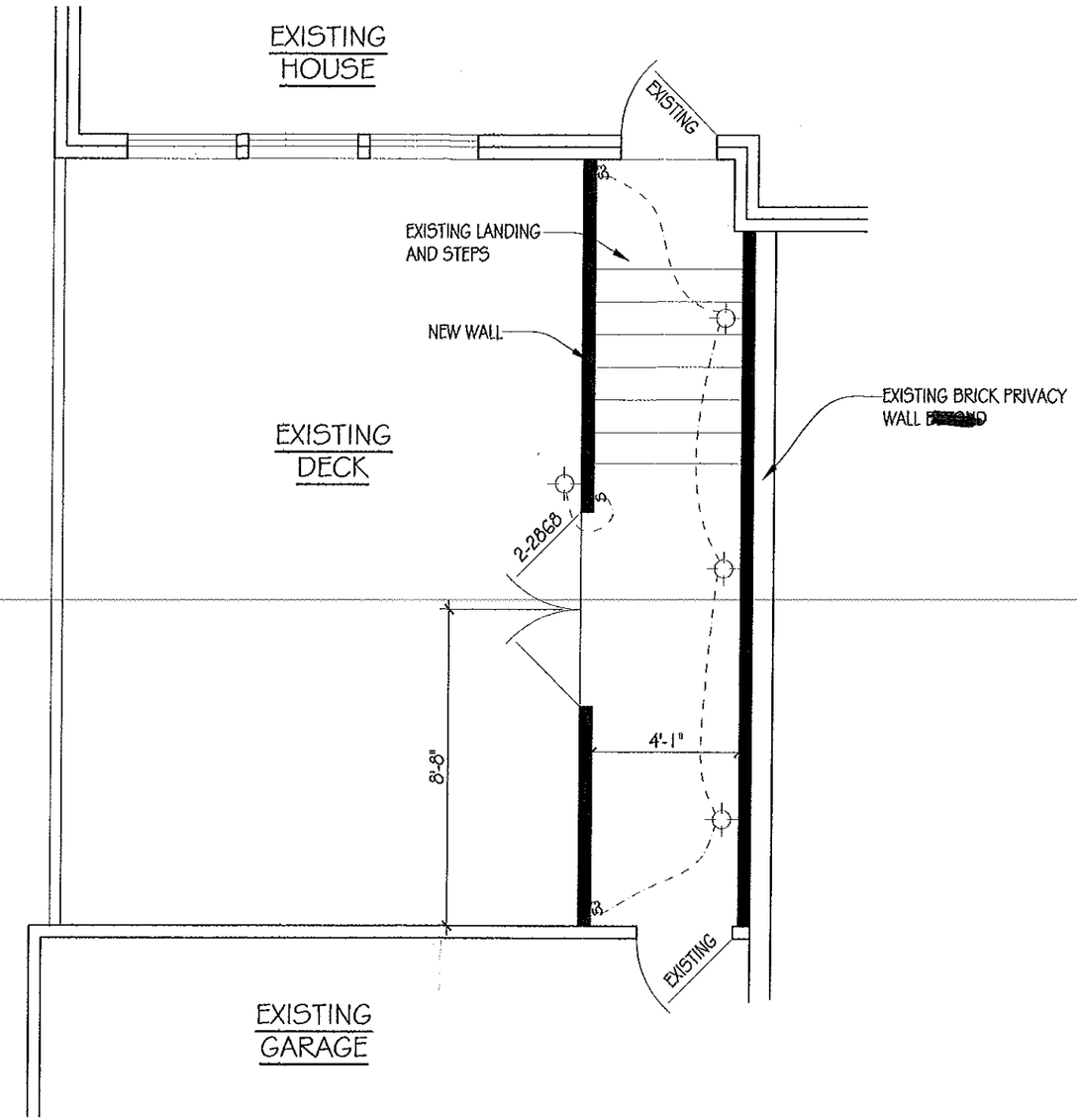

FIRST FLOOR PLAN

SCALE: ¼"-1'-0"

918 A
WALDKIRCH AVE.

DATE ISSUED: 10-29-18
REVISIONS:

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