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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 907 S Douglas Avenue March 20, 2019

**Application:** New Construction--Addition; Setback Determination  
**District:** Waverly-Belmont Neighborhood Conservation Zoning Overlay  
**Council District:** 07  
**Base Zoning:** R-8  
**Map and Parcel Number:** 10514001000  
**Applicant:** Michael Ward  
**Project Lead:** Jenny Warren, jenny.warren@nashville.gov

**Description of Project:** Application for the new construction of an addition which steps wider than the historic house and includes an attached garage. A setback determination is needed for the garage, facing the side alley.

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

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

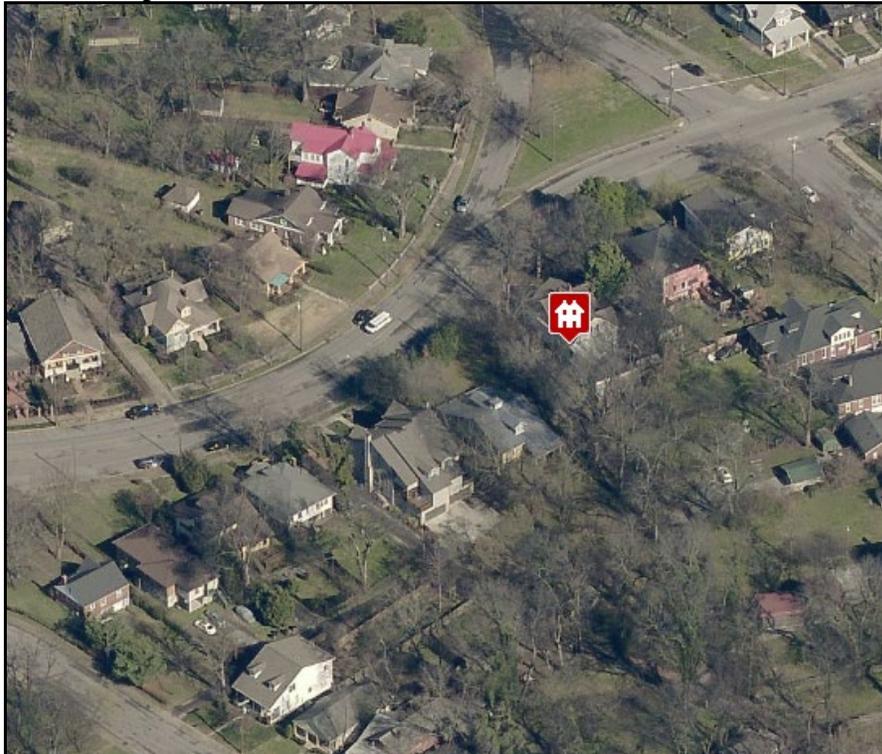
With these conditions, staff finds that the project meets Section III and IV of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.

**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. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*
2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.
3. Roof
    - a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
    - b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
    - c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
    - d. *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*
  4. Windows and Doors
    - a. Publicly visible windows should be appropriate to the style of the house.
    - b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
    - c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
    - d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
    - e. Decorative raised panels on publicly visible garage doors are generally not appropriate.
  5. Siding and Trim
    - a. Weatherboard, and board-and-batten are typical siding materials.
    - b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
    - c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
    - d. Stud wall lumber and embossed wood grain are prohibited.
    - e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.
  6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
    - a. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
    - b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
    - c. Generally, attached garages are not appropriate.

*Setbacks & Site Requirements.*

- d. *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.

### **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 that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.
  - a. *When an addition needs to be taller:*  
*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*
  - b. *When an addition needs to be wider:*  
*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*  
*A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.*
2. No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.
3. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

## **C. Roof Additions: Dormers, Skylights & Solar Panels**

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of

historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.

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

- New dormers should be similar in design and scale to an existing dormer on the building.
- If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
- Dormers should not be added to secondary roof planes.
- Eave depth on a dormer should not exceed the eave depth on the main roof.
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.
- The roof pitch of the dormer should generally match the roof pitch of the building.
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
- Dormers should generally be fully glazed and aprons below the window should be minimal.
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.

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

3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

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

F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

G. Additions should follow the guidelines for new construction.



Figure 1: 907 S Douglas Avenue.

**Background:** 907 S Douglas Avenue is a circa 1910 house which contributes to the character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay. The house has a unique cross-gambrel roof form and has several existing non-contributing additions. An alley runs along the right/west side of the property, but there is no alley along the rear. A sewer easement along the rear of the property makes the last twenty feet (20') of the lot unbuildable. Currently an attached garage sits on top of this sewer easement. A preservation permit has already been issued administratively for the demolition of the non-historic rear additions.



Figure 2: Rear of property, showing non-contributing rear additions. Garage illegally sits on top of a sewer easement.



historic addition already ties in flush, so no historic roofline/material remains at this location. The side-facing gambrels of the addition sit one foot (1') lower than the historic side-facing gambrels. The eave heights are consistent with the historic eave heights at about fourteen feet (14') from grade. As such, staff finds the proposed roof height, which is no taller than the existing roof, to be appropriate in this instance.

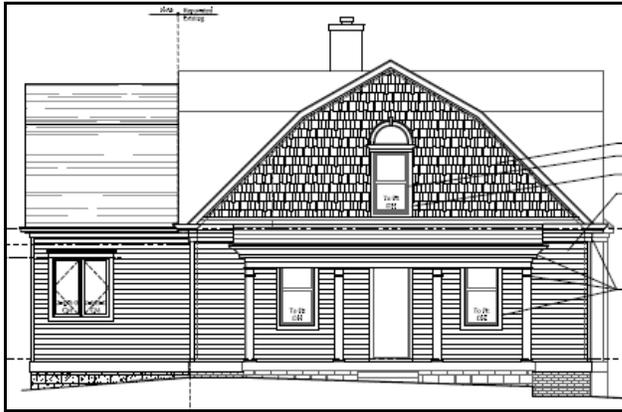


Figure 5: Front elevation with proposed wider portion of addition showing on the left.

The proposed addition will be wider than the historic house by approximately thirteen feet (13') on the left side. (See Figure 5.) The property is shifted on the sixty foot (60') wide lot and meets the requirements of the guidelines for a wider addition, with a two foot (2') deep inset provided for a length of four feet (4'). The wider portion will be thirty-four feet (34') back from the front wall of the historic house and will be one foot (1') shorter, with a side-gambrel roof form.



Figure 6: Right side of property showing historic one-story bay at rear of original house and non-historic additions beyond.

On the right side, the addition also has a two foot (2') deep inset for a distance of approximately four feet, ten inches (4'10"). The addition then steps back out one foot (1'), and after a distance of about seven feet, eight inches (7'8"), the garage portion of the addition steps out another foot, to be flush with the rear of the historic house. The partial second level, within the side-facing gambrel above the garage, is recessed one foot (1') from the face of the garage below, to be flush with the original side-facing gambrel on

this elevation, which is one foot (1') inset from the projecting front bay below. Staff finds this condition to be appropriate in this situation.

In terms of square footage, the historic portion of the house is about one thousand, two hundred and twenty-five (1,225) square feet. The new addition is approximately one thousand, five hundred and seventy-five (1,575) square feet, which will more than double the square footage. However, the non-historic addition to be demolished is approximately one thousand, six hundred and seventy-two (1,672) square feet. Once the project is complete, the total footprint of the house, inclusive of the attached garage, will be less than the footprint is today.

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. The addition's inset, 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. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the project meets sections IV.A and IV.F. for location of additions.

Design:

The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's insets, and the lower height in the side-facing gambrels help to distinguish it from the historic house. On the right side, the floor height of the addition drops to grade, to accommodate the attached garage; this change in floor height further distinguishes the addition from the historic house (see Figure 3). The scale, materials, roof form, and fenestration pattern of the addition are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the existing historic character of the house would still be intact.

Staff finds that the project meets sections IV.B, IV.C, and IV.G for design for additions.

Setback:

The proposed addition will be at least five feet (5') from the left side property line and more than twenty feet (20') from the rear property line, conditions which meet the base zoning. On the right side, the addition also maintains a five foot (5') distance from the side property line; however, because this elevation includes an attached garage, the base zoning would require a setback of ten feet (10'). With the sewer easement and no alley at the rear, the garage has to be accessed via the side alley. The addition is already stepping wider than the historic house on the left side and cannot be shifted any further in that direction. Thus, staff finds that in this instance, the proposed five foot (5') setback is appropriate.

Staff finds that the project meets section III.C for setback and rhythm of spacing for new construction.

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>	Parged CMU	Unknown	Yes	
<b>Cladding</b>	5" cement fiberboard lap siding	Smooth 5" exposure	Yes	
<b>Secondary Cladding</b>	Cedar shake	Painted	Yes	
<b>Roofing</b>	Architectural Shingles	Match existing	Yes	
<b>Trim</b>	Wood	Painted	Yes	
<b>Side steps</b>	Unknown	Unknown	Unknown	X
<b>Rear Porch floor/steps</b>	Unknown	Unknown	Unknown	X
<b>Rear Porch Posts</b>	Unknown	Unknown	Unknown	X
<b>Rear Porch Roof</b>	Architectural Shingle	Match existing	Yes	X
<b>Windows</b>	Aluminum clad wood	Needs final approval	Yes	X
<b>Side/rear doors</b>	Unknown	Unknown	Unknown	X
<b>Driveway</b>	Concrete	Unknown	Yes	X

With staff approval of the final windows, pedestrian doors, garage doors and porch materials, the project meets section III.D. for new construction-materials.

Roof form: The roof form of the addition will match the historic roof with a cross-gambrel form. The rear porch will have a rear-facing gabled roof. The top slope or the new gambrels will match the top slope of the historic gambrels with a 7/12 pitch. The bottom slope of the new gambrels will vary slightly from the 12/12 slope of the historic gambrels, with the new gambrels being 12/12 or 13/12.

Staff finds that the project meets section III.E for new construction-roof form and IV.C for additions.

Orientation: The proposed work will not impact the historic house's orientation to the street. The vehicular access will continue to be via the side-alley.

Staff finds that the project meets section III.F for new construction-orientation.

Proportion and Rhythm of Openings: The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The one exception are the small windows surrounding the door on the recessed portion of the southwest elevation. These windows read as transoms and are in a recessed portion of the addition; staff finds them to be appropriate. There are also two small squared windows on the rear elevation, but due to their location, staff finds these appropriate as well. 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 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.

Staff finds that the project meets section III.I. for new construction-utilities and III.J. for new construction-public spaces.

Outbuildings: The addition includes a proposed side-loading attached garage. Attached garages are typically not considered appropriate in conservation overlays. In this instance, staff finds that an attached garage could be appropriate for several reasons. The lot is oddly shaped with a side property line depth of only one-hundred-and-twelve feet (112') along the alley, making the buildable space behind the historic house limited. The rear sewer easement further limits the buildable space by making the last twenty feet (20') of the property – where an outbuilding would typically be located – unbuildable. The sewer easement and the lack of a rear alley also require that the garage be side-loaded from the alley rather than the typical rear-loaded garage. Due to this combination of site restraints, staff finds the proposed side-loading attached garage appropriate in this specific situation.

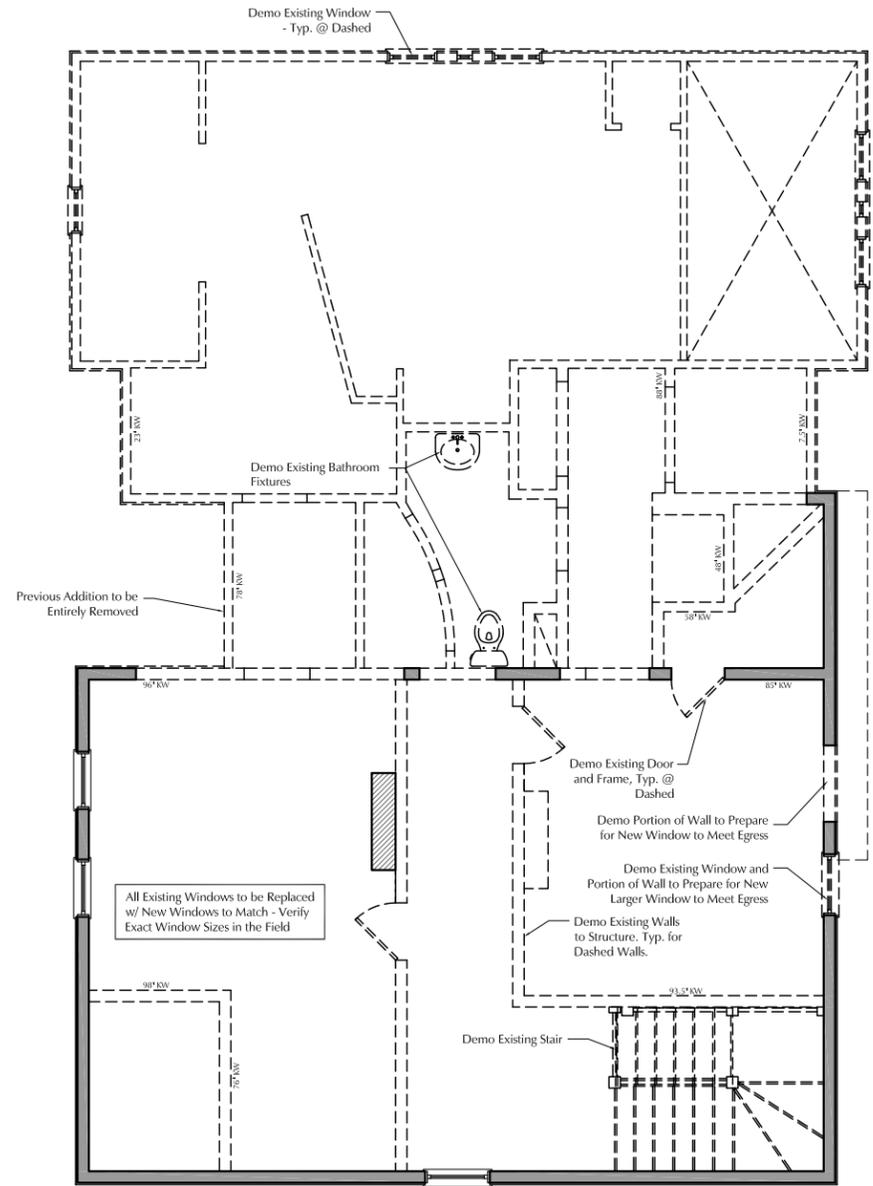
Staff finds that the project meets section III.H. of the design guidelines for outbuildings.

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

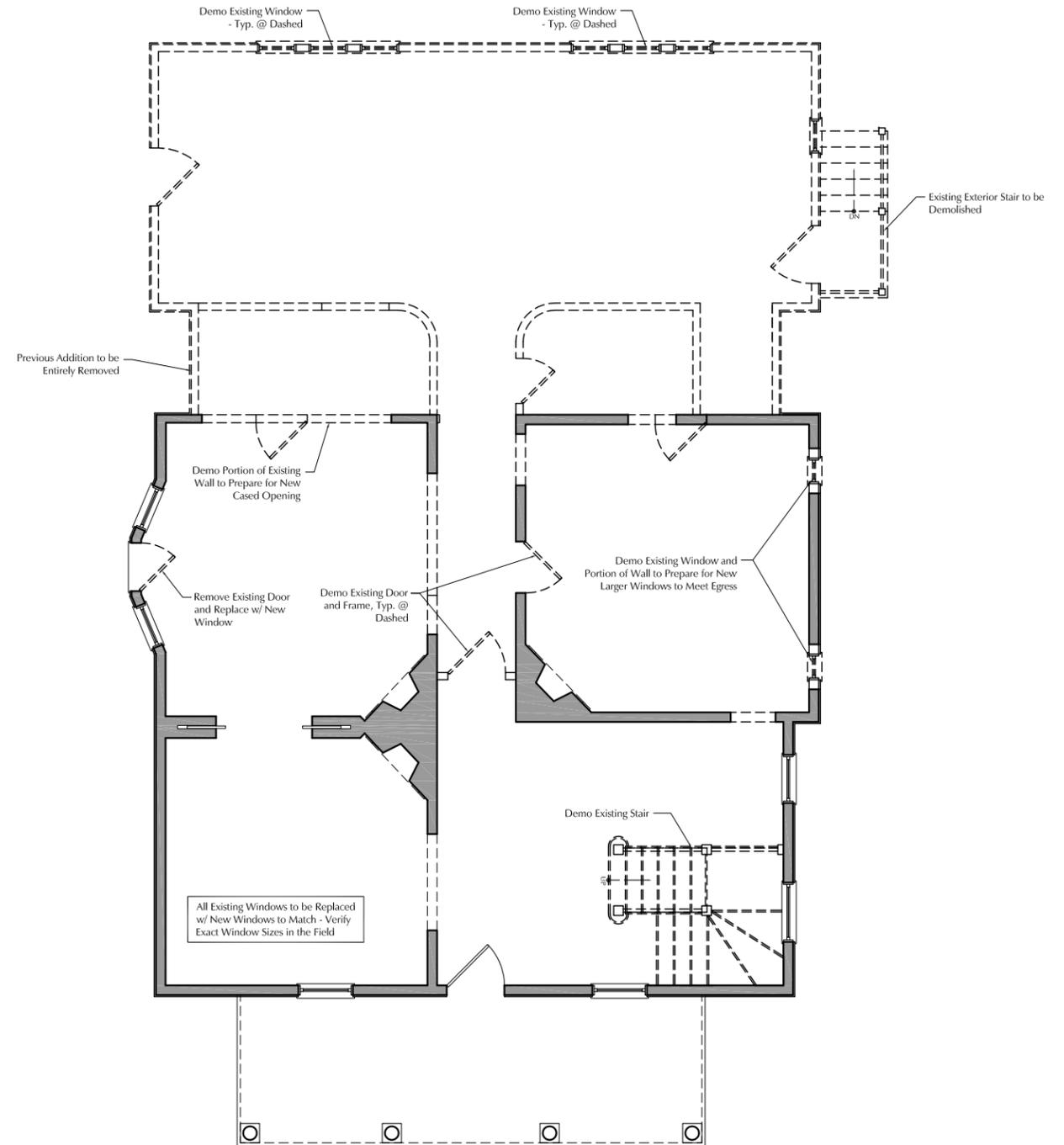
1. Staff approve the final details, dimensions and materials of windows, pedestrian doors and garage doors prior to purchase and installation; and,
2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
3. Staff approve the porch materials.

With these conditions, staff finds that the project meets Section III and IV of the *Waverly-Belmont Neighborhood Conservation Design Guidelines*.





2 Second Floor Demo Plan  
 Scale: 1/8"=1'-0"



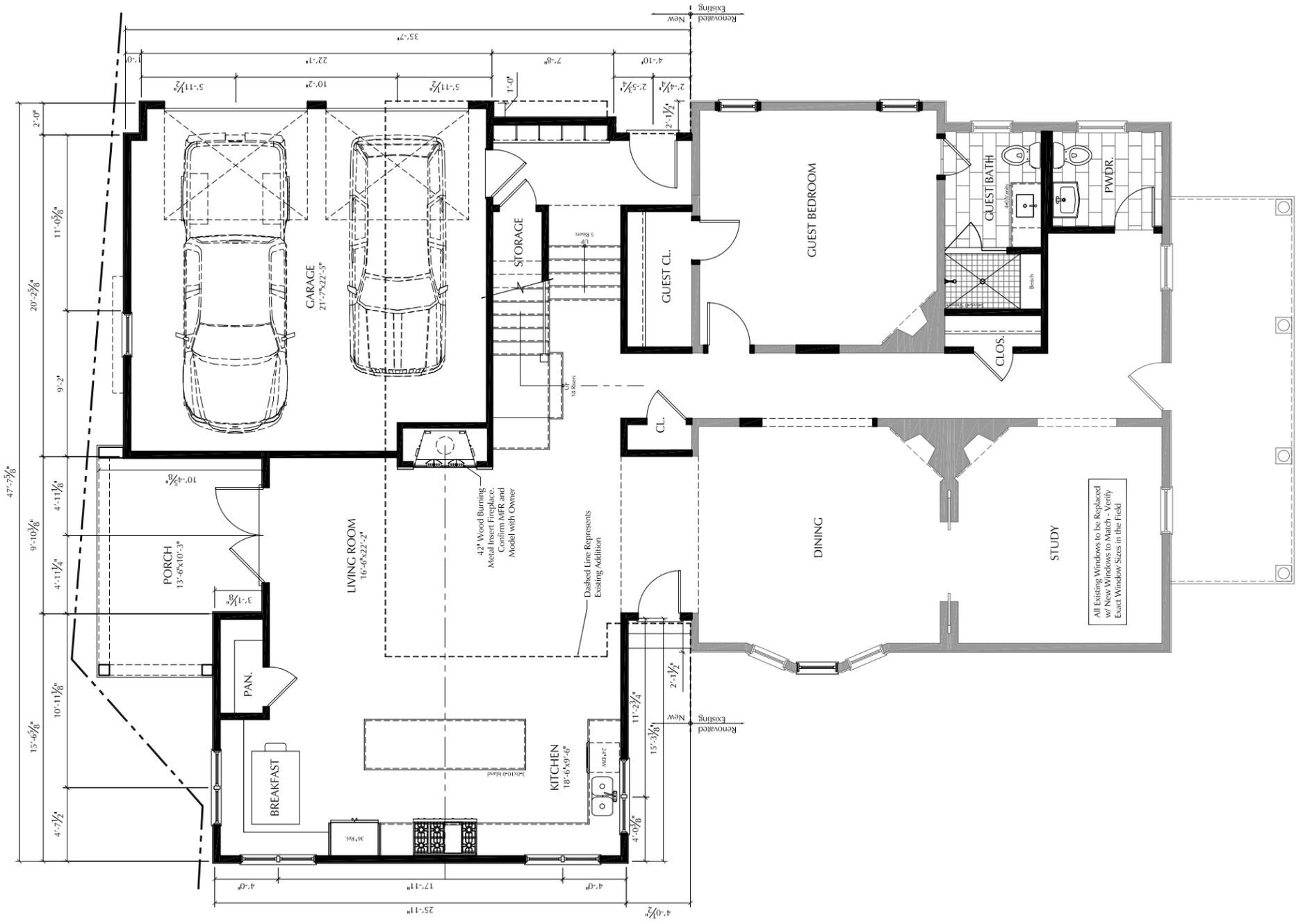
1 First Floor Demo Plan  
 Scale: 1/8"=1'-0"

Addition and Renovations to the:  
**Pullen Residence**  
 907 South Douglas  
 Nashville, Tennessee 37204

**ALLARD WARD**  
 ARCHITECTS  
 1618 Sixteenth Avenue South  
 Nashville, Tennessee 37212  
 allardward.com  
 Tel: 615.345.1010  
 Fax: 615.345.1011

Drawings:  
 Demolition Plans  
 Date:  
 03.04.19

**D1.0**



1

# First Floor Plan



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

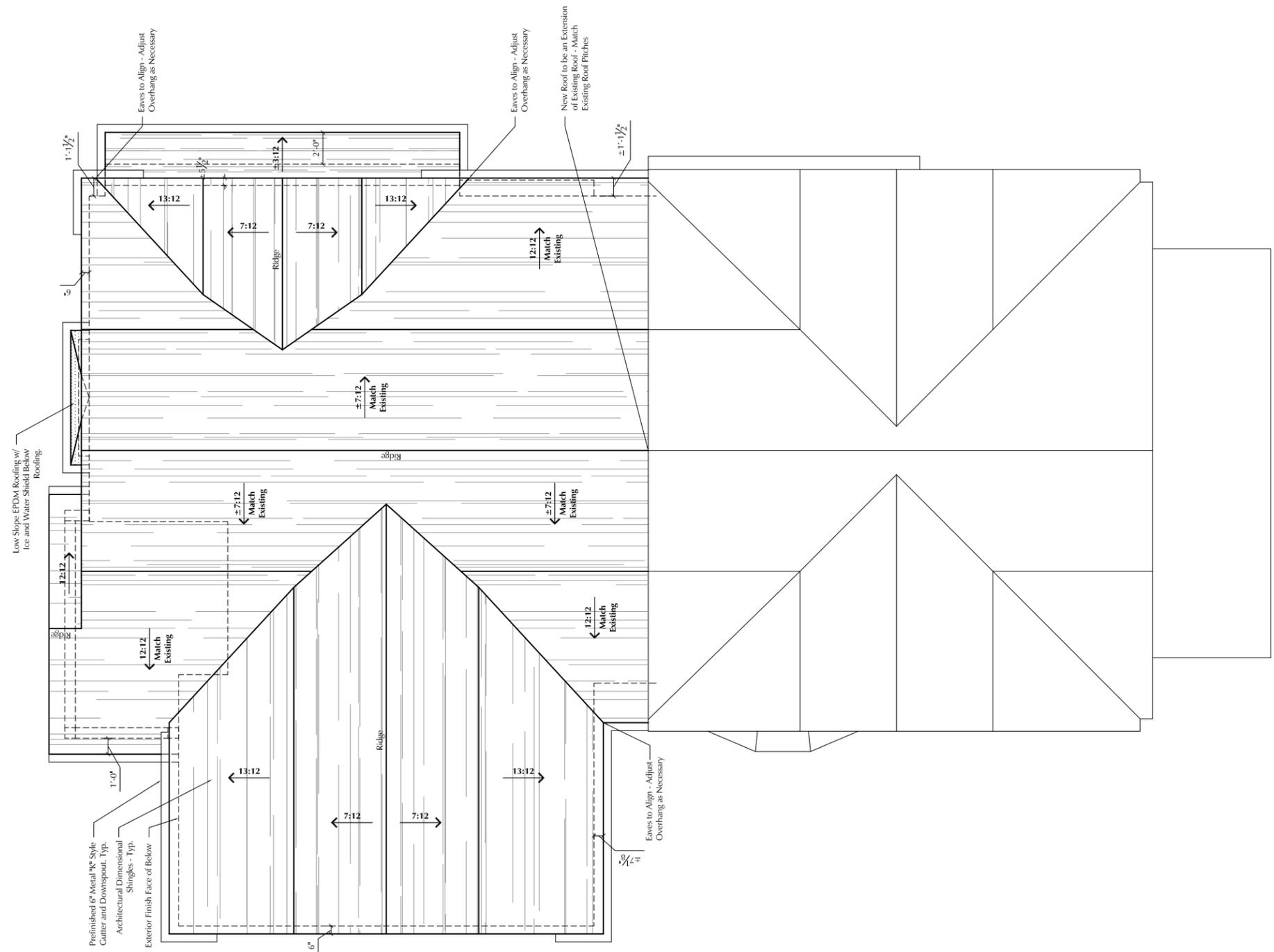
Drawings:  
First Floor Plan  
Date:  
03.04.19

**ALLARD WARD ARCHITECTS**  
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# A1.0





1

# Roof Plan



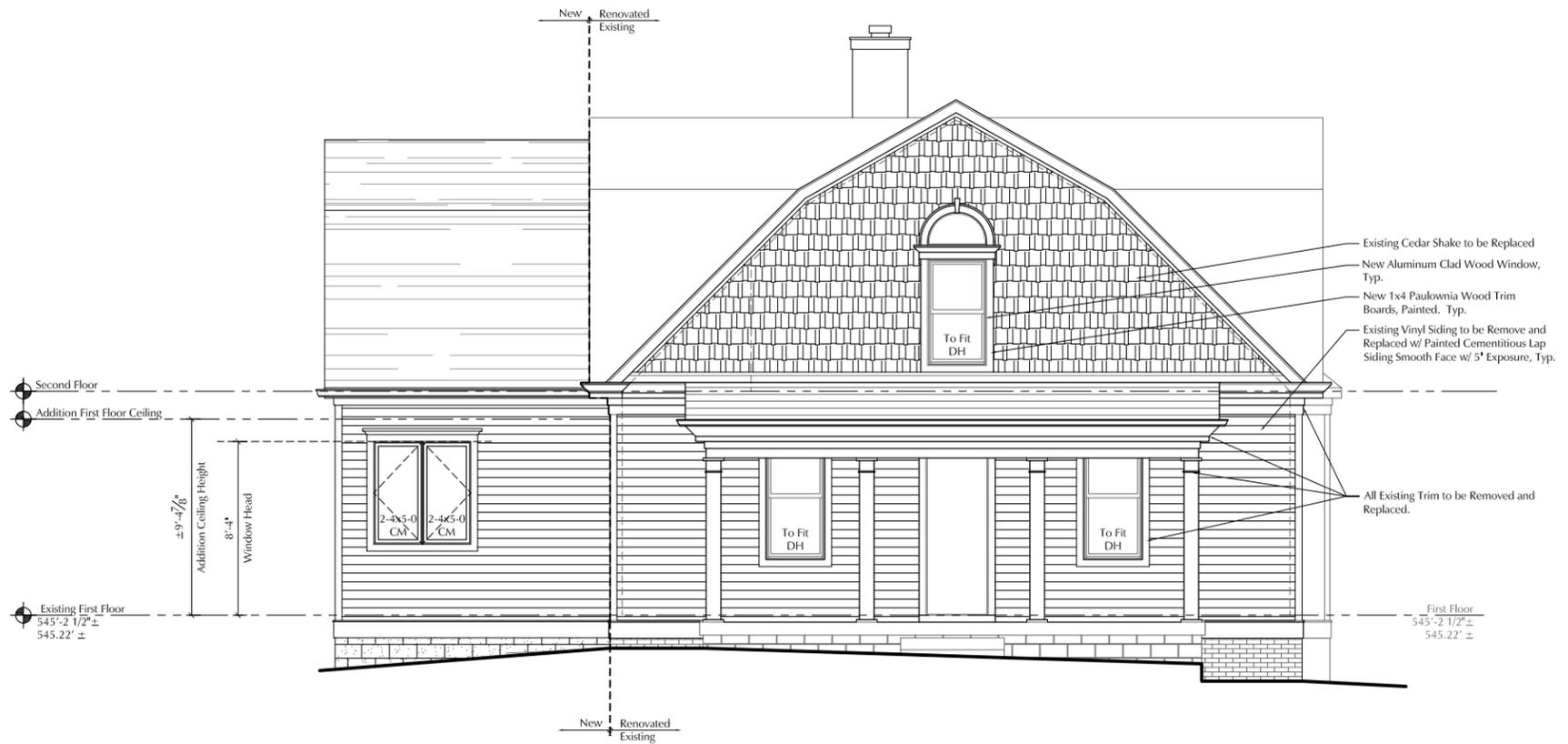
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# A1.2

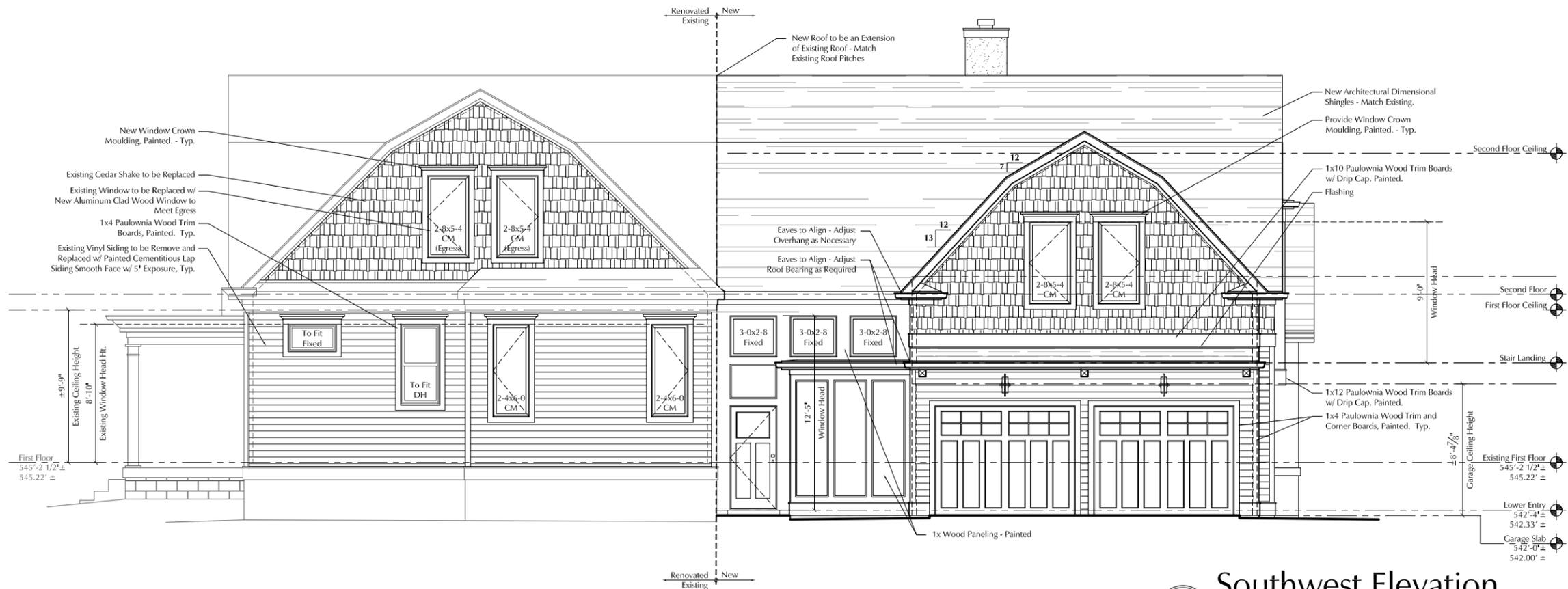
Drawings:  
Roof Plan  
Date:  
03.04.19

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2 Northwest Elevation  
 Scale: 1/8"=1'-0"



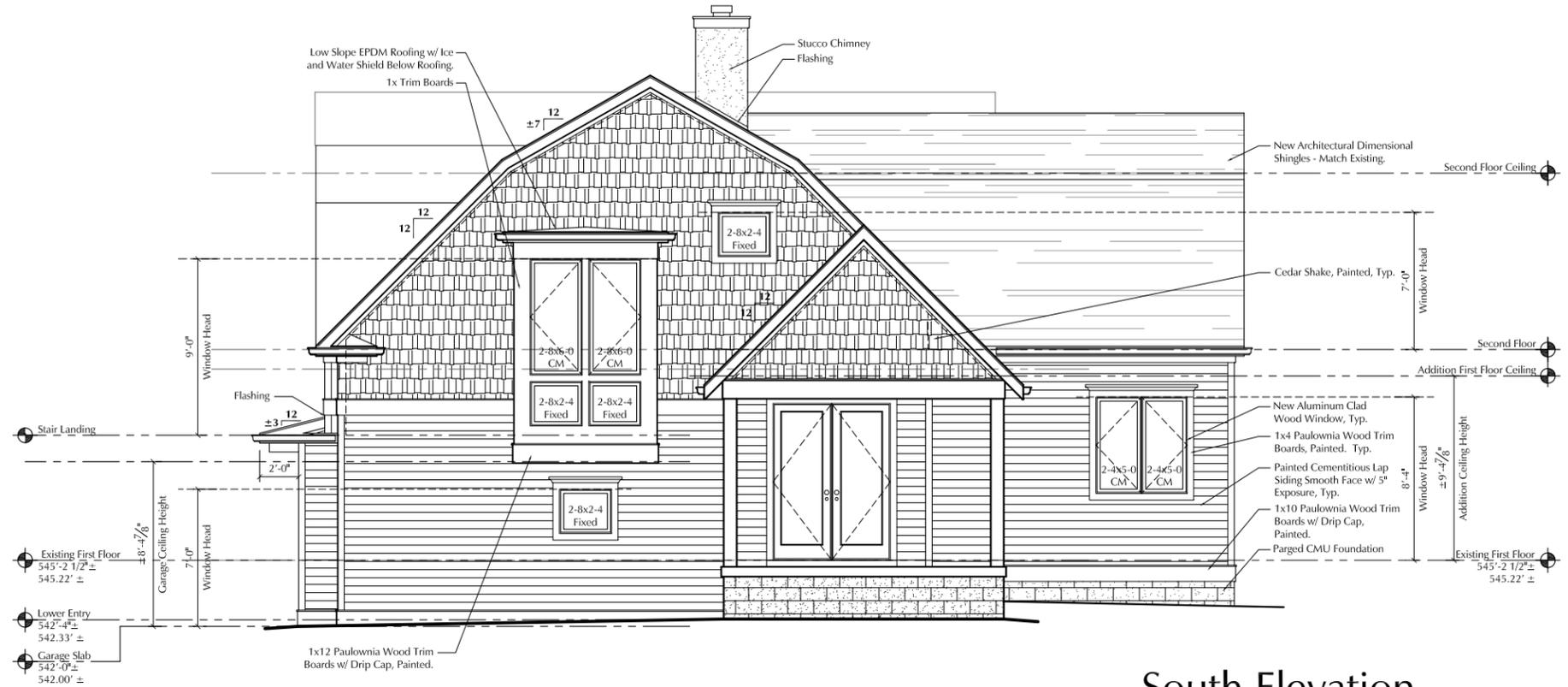
1 Southwest Elevation  
 Scale: 1/8"=1'-0"

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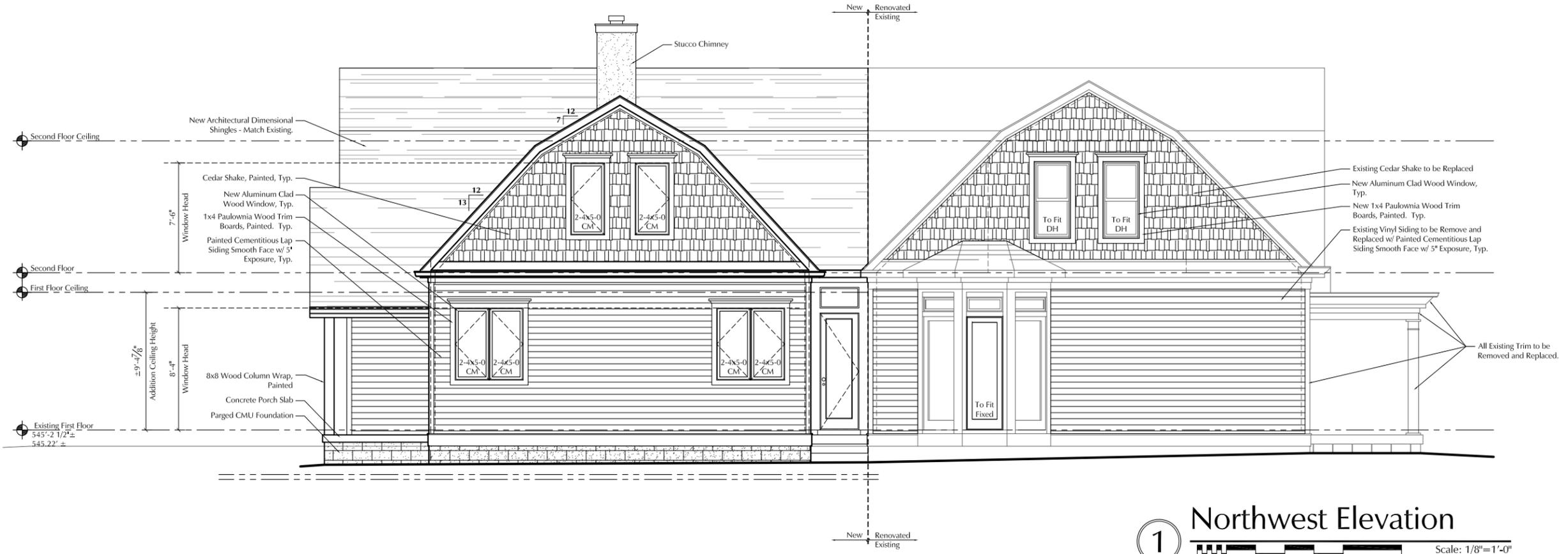
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Drawings:  
 Exterior Elevations  
 Date:  
 03.04.19

**A2.0**



2 South Elevation  
 Scale: 1/8"=1'-0"  
 2' 1" 0 2 4 6 8 12'



1 Northwest Elevation  
 Scale: 1/8"=1'-0"  
 2' 1" 0 2 4 6 8 12'

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**A2.1**