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STAFF RECOMMENDATION
1911 Russell Street
June 19, 2019

Application: New Construction—Addition and Outbuilding/Detached Accessory Dwelling Unit; Setback Determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 083140094.00
Applicant: Sean Templin, owner
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application is to demolish an existing outbuilding, construct an addition, and construct a detached accessory dwelling unit. The addition and the outbuilding will be less than twenty feet (20') apart. **Recommendation Summary:** Staff recommends approval with the following conditions: 1. There be a minimum of twenty feet (20') in between the back of the house/addition and the DADU; 2. Staff approve roofing and metal siding color, the chimney material, the porch floor material, the DADU foundation material and all windows and doors prior to purchase and installation; and 3. The HVAC be located behind the house or on either side, beyond the mid-point of the house. With these conditions, staff finds that the project meets Sections II.B. and III.B. of the design guidelines and the DADU Ordinance, 17.16.030. G.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.
For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be12'.
For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.
For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions 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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials. textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

8. 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.)

a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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. 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.*

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) 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.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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.
· 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.

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.
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.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

10. 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.

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 that tie-into the existing roof must be at least 6" below the existing ridge line.

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

· 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.
· 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.

· Additions 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
· 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 taller and extend wider.

When an addition needs to be wider:
Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.
In addition, a rear addition that is wider should not wrap the rear corner.

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).

Side Additions
When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) 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.

b. The creation of an addition through enclosure of a front porch is not appropriate.

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

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

III.B. Demolition

1. Demolition is not appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

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

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1911 Russell Street is a c. 1910 Victorian cottage that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1).

Figure 1. 1911 Russell Street

Analysis and Findings: Application is to demolish an existing outbuilding, construct an addition, and construct a detached accessory dwelling unit. The addition and the outbuilding will be less than twenty feet (20') apart.

Demolition: The applicant proposes to demolish an existing outbuilding at the rear of the lot (Figure 2). The date of construction of the outbuilding is unknown - an outbuilding in this general location appears on a 1908 map and could be the same structure. Regardless of its age, staff finds that the outbuilding does not contribute to the historical and

architectural character and significance of the district and is not visible from a public right of way.

Figure 2 Existing outbuilding to be demolished

Staff therefore finds that the demolition of the outbuilding meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The applicant is proposing a one-story addition, which is appropriate because the house is just one story in height. The addition will tie into the house approximately eight inches (8") below the house's ridge and the entire addition will be lower in height than the historic house. Its eave heights will be slightly lower than the existing eaves and foundation heights will match those of the historic house. A basement level is proposed as a part of the addition. Staff requests that the first floor be constructed as drawn, and not be raised due to the basement.

The addition steps in one-foot (1') from the back corners of the house on both sides, which is appropriate. On the left side, after a depth of about four feet (4'), the addition steps back out flush with the historic house. On the right side, after a depth of two feet (2'), the addition steps back out and is two feet (2') wider than the historic house. Staff finds that this wider portion of the addition is appropriate because the house is off-set on the lot and the addition is only one-story.

The addition has a depth of thirty-nine feet (39') and a footprint of approximately one thousand and ninety-five square feet (1,095 sq. ft.). By comparison, the historic house has a depth of forty-five feet (45') and a footprint of about one thousand four hundred and seventy-two square feet (1,472 sq. ft.). The addition does not more than double the footprint of the house.

However, staff notes that the addition's depth and footprint, when combined with the proposed DADU, do not allow for adequate separation between the two structures. The guidelines require twenty feet (20') between buildings to best fit historic development

that often included outbuildings at the rear of lots with a great deal of space between a principal building and an outbuilding. In cases where lots are unusually shallow, have constraining easements, or are unusually shaped, the Commission has frequently reduced the depth. However, this lot contains none of those restraints; thus, staff recommends requiring the full twenty feet (20') of separation.

With the condition that there be a minimum of twenty feet (20') between the back of the house and the DADU staff finds that the proposed addition meets Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.

Location & Removability: The addition is located behind the historic house, leaving the front historic house intact. The addition is designed to be lower in height than the historic house and is inset appropriately. The addition could therefore be removed in the future without affecting the historic integrity of the historic house. Staff finds that the addition's location and removability meet Sections II.B.10.a. and d of the design guidelines for location and removability.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition has a contemporary design with metal and wood or fiber-cement lap siding. A covered porch on the rear is created by extending the roof and wall planes (Figure 3). The guidelines allow for contemporary designs when the scale, materials roof form and fenestration are compatible with the historic house, which they are in this instance. The change in materials, inset, separate roof form, lower height and modern design help to distinguish the addition from the historic house and read as an addition. 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.

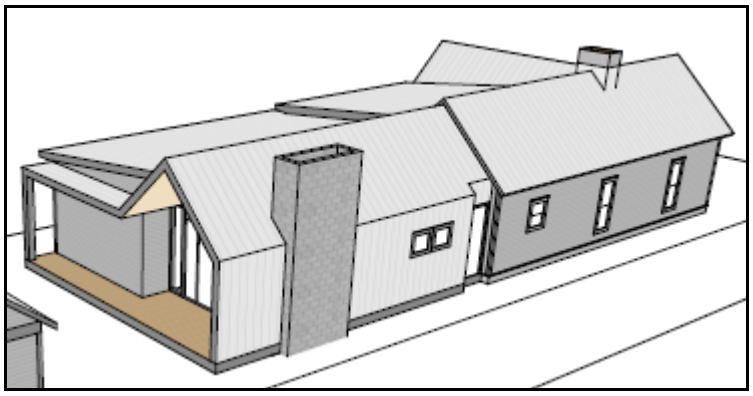


Figure 3: Rendering of addition from the rear

Staff finds that the project meets Sections II.B.10.a, c and e of the design guidelines.

Setback & Rhythm of Spacing: In terms of setbacks, the existing house sits less than four feet (4') from the right (west) side property line at the front corner. It angles slightly away from the property line such that by the back corner, it is about four feet, six inches (4'6") away; therefore, the inset portion of the addition will meet the five foot (5') side setback, but when the side wall steps back out flush with the historic side wall, it will

encroach on that side setback by a few inches. Staff finds that this setback could be appropriate as it aligns with the historic house and only encroaches by a few inches. The addition will be at least ten feet, six inches (10'6") from the right-side property line. It will be about forty-six feet (46') from the rear property line, meeting the base zoning requirements on both.

Again, staff notes that the guidelines require at least twenty feet (20') of space between a house/addition and any outbuilding for a lot like this one, but the applicant is proposing just over seventeen feet (17') of space. With the condition that there be at least twenty feet (20') of space in between the back of the addition and the DADU, staff finds that the addition's setback and rhythm of spacing to meet Sections II.B.3. and II.B.10. of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" lap siding	Smooth, wood or cement fiberboard	Yes	No
Secondary Cladding	Metal siding	Unknown	Yes	Yes
Roofing	Metal	Unknown	Yes	Yes
Trim	Wood or Cement Fiberboard	Smooth	Yes	No
Chimney	Unknown	Unknown	Yes	Yes
Rear Porch floor	Unknown	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side Door	Full light	Not indicated	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

With staff's final approval of the roofing and metal siding color, the chimney material, the porch floor and all windows and doors, staff finds that the known materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The historic house has a cross gable form with an 11/12 slope. An existing addition on the right side has a shed roof with a low pitch of about 1.5/12. The proposed addition will also have a rear gable roof form, with an 11/12 slope, and a side shed with a 1.5/12 slope. The addition's roof form ties into the historic roof eight inches (8") below

it, which is appropriate. Staff finds that the proposed roof forms meet Sections II.B.5. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, except for one horizontal window near the back of the addition on the east side and a pair of squared windows on the left side – staff finds that these window could be appropriate because they are located so far back. The windows on the rear elevation are large and have irregular shapes that do not meet the historic proportions of openings – however, staff finds these to be appropriate as well, since they face the rear and are not visible from any public right of way. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Sections II.B.7. and II.B.10. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing an outbuilding that contains a dwelling unit.

Site Planning & Setbacks:
The proposed outbuilding has a footprint of seven hundred and forty-four square feet (744 sq.ft). The setback requirements are as follows:

	Minimum	**Proposed**
Rear Setback	5'	5'
Right Side Setback	5'	~14'
Left Side Setback	5'	5'
Distance between principal building & outbuilding	20'	~17'

As mentioned under "Height and Scale," the design guidelines require twenty feet (20') of space between the back of a house/addition and any outbuilding. Staff recommends that the addition and/or DADU be shortened by a total of three feet (3') to create a minimum of twenty feet (20') between the two structures.

Massing Planning:

	Potential maximums	Existing conditions	Proposed
Ridge Height	25’ unless existing building is less	~19’4”	18’8”
Eave Height	1 story, 10’, unless existing building is less	Average of original structure: ~10’10”	10’

	Lot is less than 10,000 square feet	Proposed
Maximum Square Footage	750 sq. ft.	744 sq. ft.

With the condition that there be a minimum of twenty feet (20’) in between the primary structure and the DADU, Staff finds that the DADU’s height and scale are appropriate and meet Section II.B.8.a of the design guidelines and 17.16.030.G., the DADU Ordinance.

Roof Shape:

Proposed Element	**Proposed Form**	**Typical of district?**
Primary form	Side gable	Yes
Primary roof slope	8/12	Yes

The roof form and pitches are similar to historic outbuildings and are compatible with the historic house’s roof form. Staff finds that the proposed DADU meets Section II.B.8.a of the design guidelines and 17.16.030.G., the DADU Ordinance.

Materials:

	Proposed	**Color/Texture**	**Approved Previously or Typical of Neighborhood**	**Requires Final Review?**
Foundation	Unknown	Unknown		Yes
Cladding	Lap siding, 5” reveal	Smooth wood or cement fiberboard	Yes	No
Roofing	Metal	Unknown	Yes	Yes
Trim	Wood or Fiber cement board	smooth	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Pedestrian	Not	Needs final approval	Unknown	Yes

Doors	indicated			
Vehicular Door	Not indicated	Needs final approval	Unknown	Yes

With Staff's final approval of the foundation material, roof color and all windows and doors, staff finds that the known materials meet Section II.B.8.a. of the design guidelines.

Appurtenances & Utilities: No changes to the appurtenances are indicated.

General requirements for DADUs:
The answer to each of these questions must be "yes" for either an outbuilding or a DADU.

	YES	**NO**
If there are stairs, are they enclosed?	YES	
If a corner lot, are the design and materials similar to the principal 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	

Staff finds that the project meets section II.B.8.a of the design guidelines and 17.16.30.G., the DADU ordinance.

General Requirements for DADU:
The answer to each of these questions must be "no."

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

to this location once the DADU is complete?		
Is the planned conditioned living space more than 700 square feet?		No

With the condition that there be a minimum of twenty feet (20') in between the back of the addition and the DADU, staff finds that the DADU's height, scale, location, setbacks, materials, roof form, and overall design meet Section II.B.8.a of the design guidelines and 17.16.30.G, the DADU ordinance.

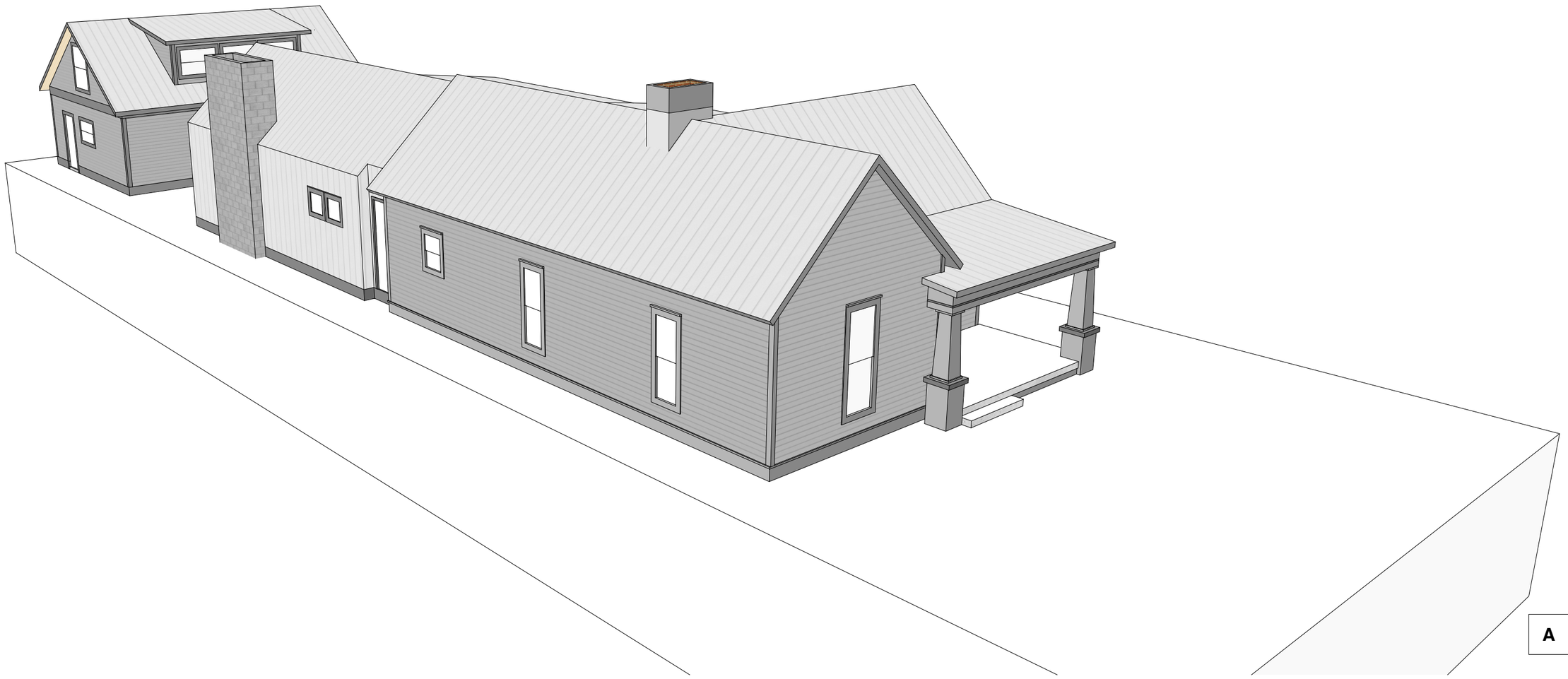
Recommendation Summary: Staff recommends approval with the following conditions:

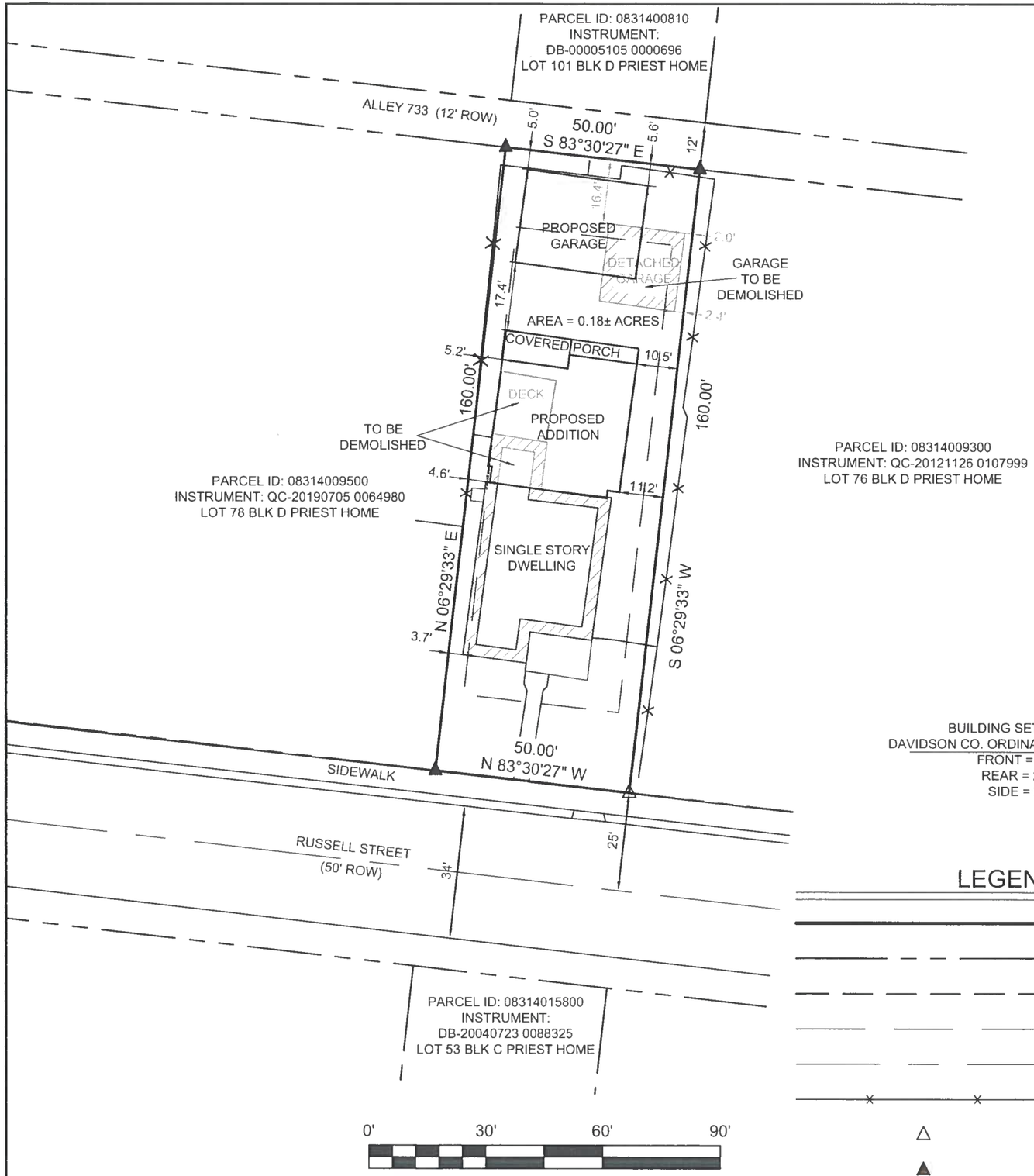
1. There be a minimum of twenty feet (20') in between the back of the house/addition and the DADU;
2. Staff approve roofing and metal siding color, the chimney material, the porch floor material, the DADU foundation material and all windows and doors prior to purchase and installation; and
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B. and III.B. of the design guidelines and the DADU Ordinance, 17.16.030. G.

1911 RUSSELL ST

Nashville, TN 37206





TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983

N

BUILDING SETBACKS
DAVIDSON CO. ORDINANCE CIRCA 2006
FRONT = 20'
REAR = 20'
SIDE = 5'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPERTY EASEMENT LINE
- BUILDING SETBACK LINE (BSL)
- ROAD CENTERLINE
- FENCE LINE
- △ 5/8-INCH REBAR (FOUND)
- ▲ 5/8-INCH REBAR (SET)

LOT 77, BLOCK D, PRIEST HOME

(AS RECORDED IN PLAT BOOK 161, PAGE 102)

SEAN TEMPLIN
1911 RUSSELL ST
NASHVILLE, TENNESSEE 37206

COUNCIL DISTRICT 06
DAVIDSON COUNTY, TENNESSEE
R6 ZONING
PARCEL ID: 0831400940
REFERENCE INSTRUMENT: DB-20190221 0015873

AREA = 0.18 ± ACRES

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
SURVEY FIELD WORK WAS COMPLETED ON 04/11/2019

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SPECTRA PRECISION SP60 GNSS RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.06' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND.

DATE: 05/29/2019

RONALD G. TAYLOR, R.L.S
TENNESSEE REGISTRATION NO. 2123

05-29-19

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 ı 731-644-1014 ı www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 ı 615-256-0290

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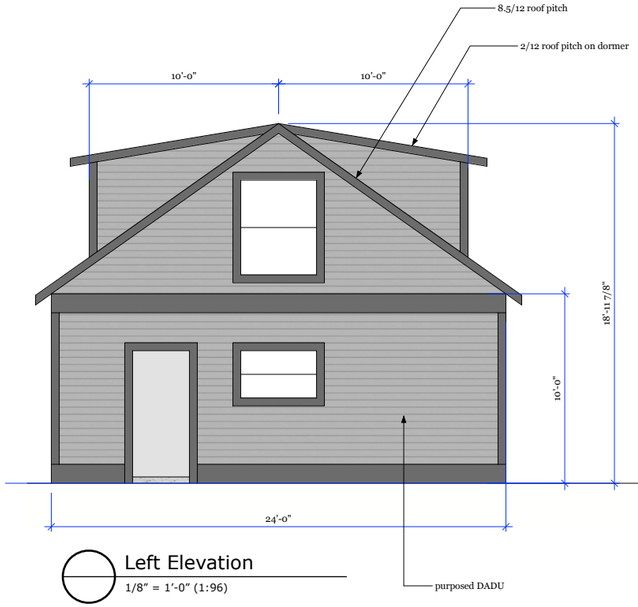
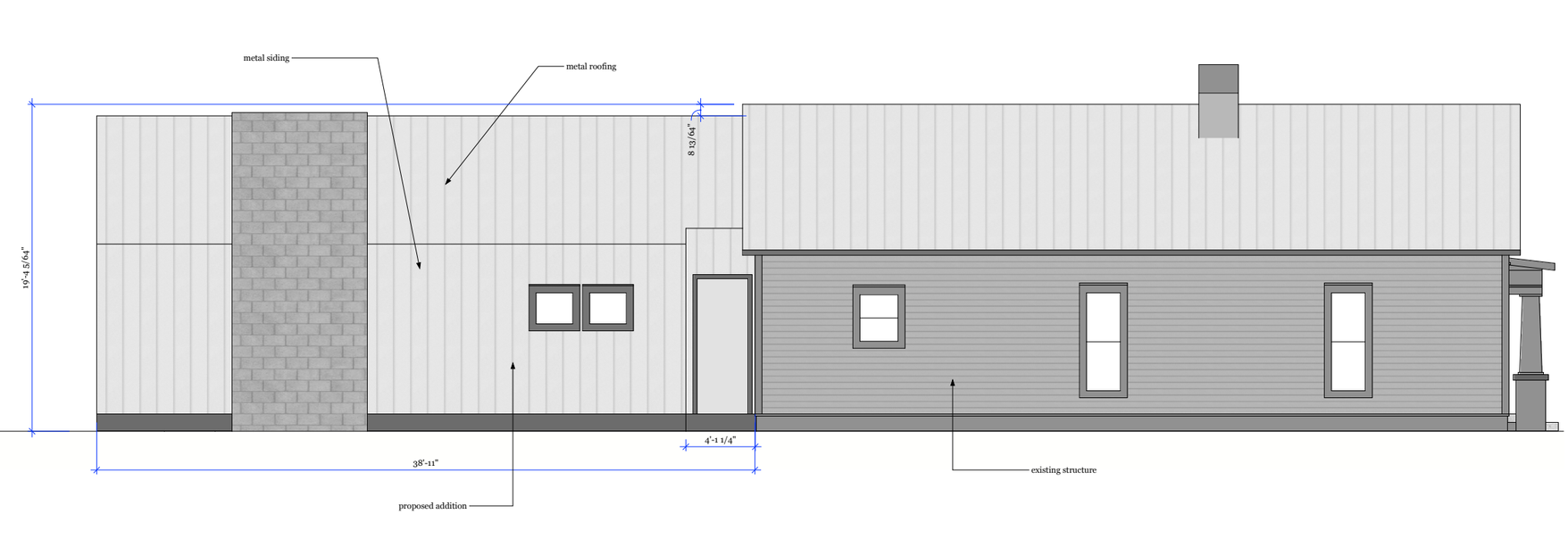
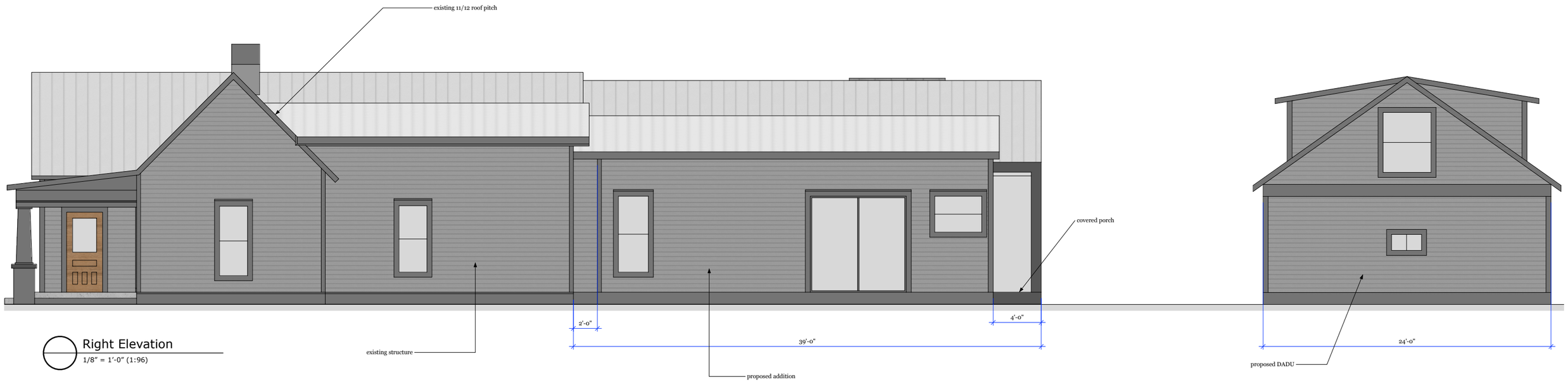
SHEET: 1 of 1		
DRAWN BY: NTG	CHECKED BY: RGT	SCALE: 1" = 30'
PROJECT # 190190		DATE: 05/29/2019



Left Elevation

1/8" = 1'-0" (1:96)



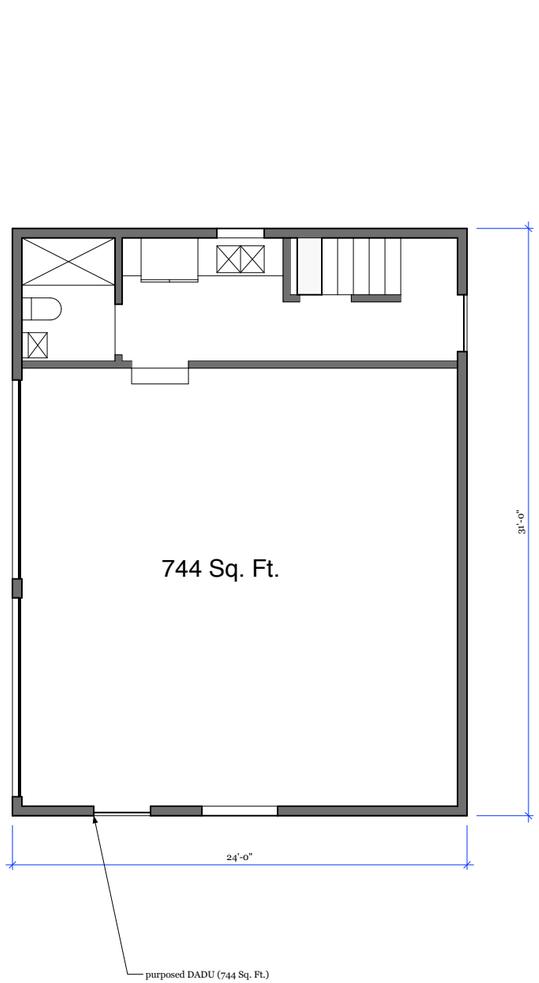


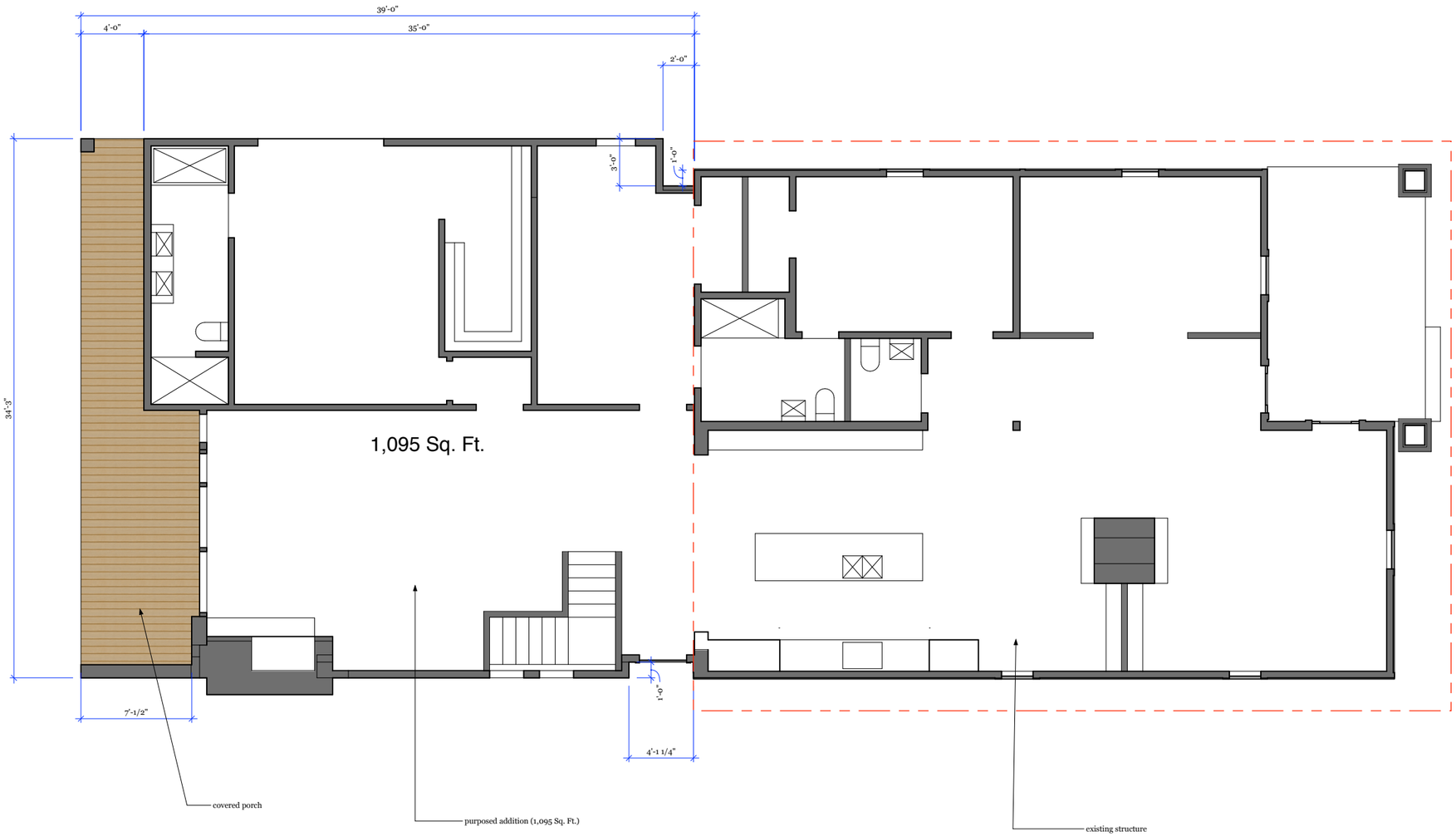
Right Elevation

1/8" = 1'-0" (1:96)

0 5 10

A	02



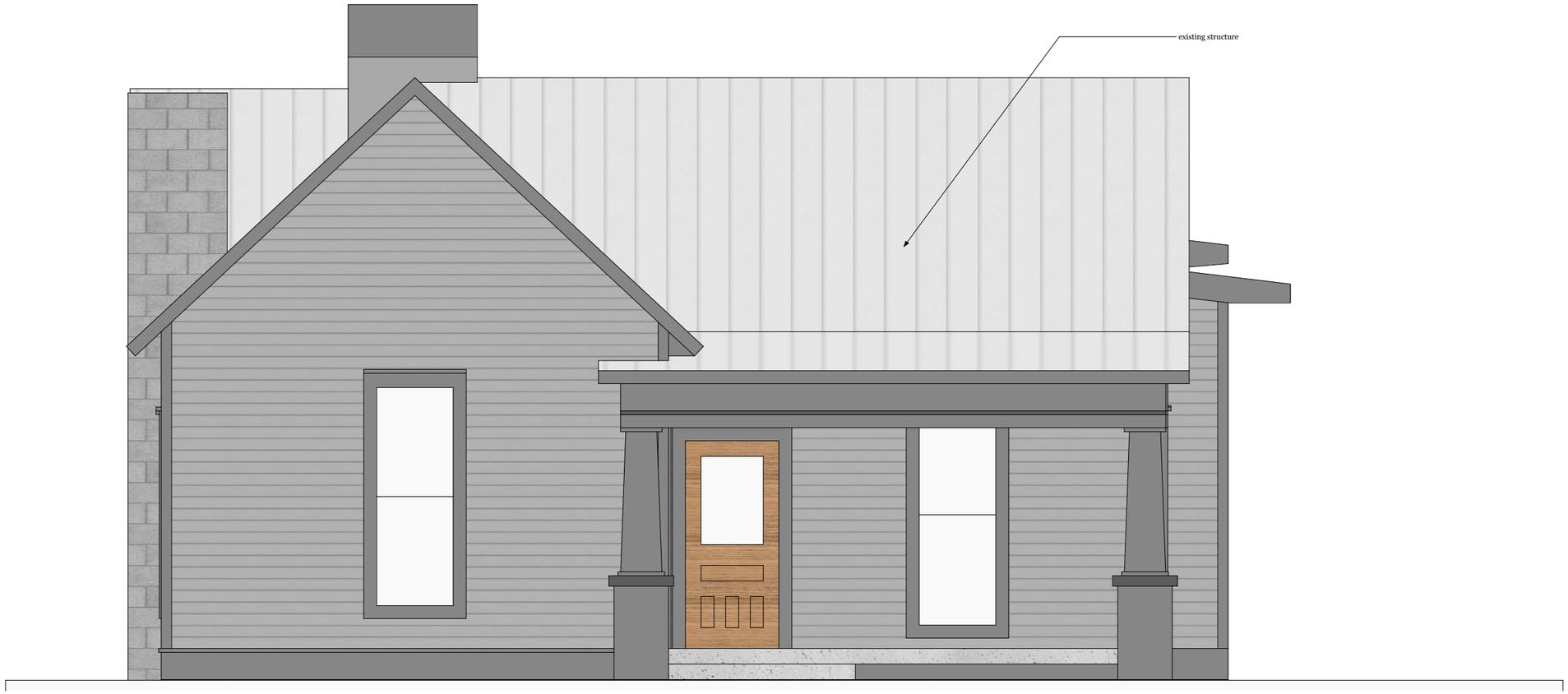


Main Level Floor Plan

1/8" = 1'-0" (1:96)

0 5 10

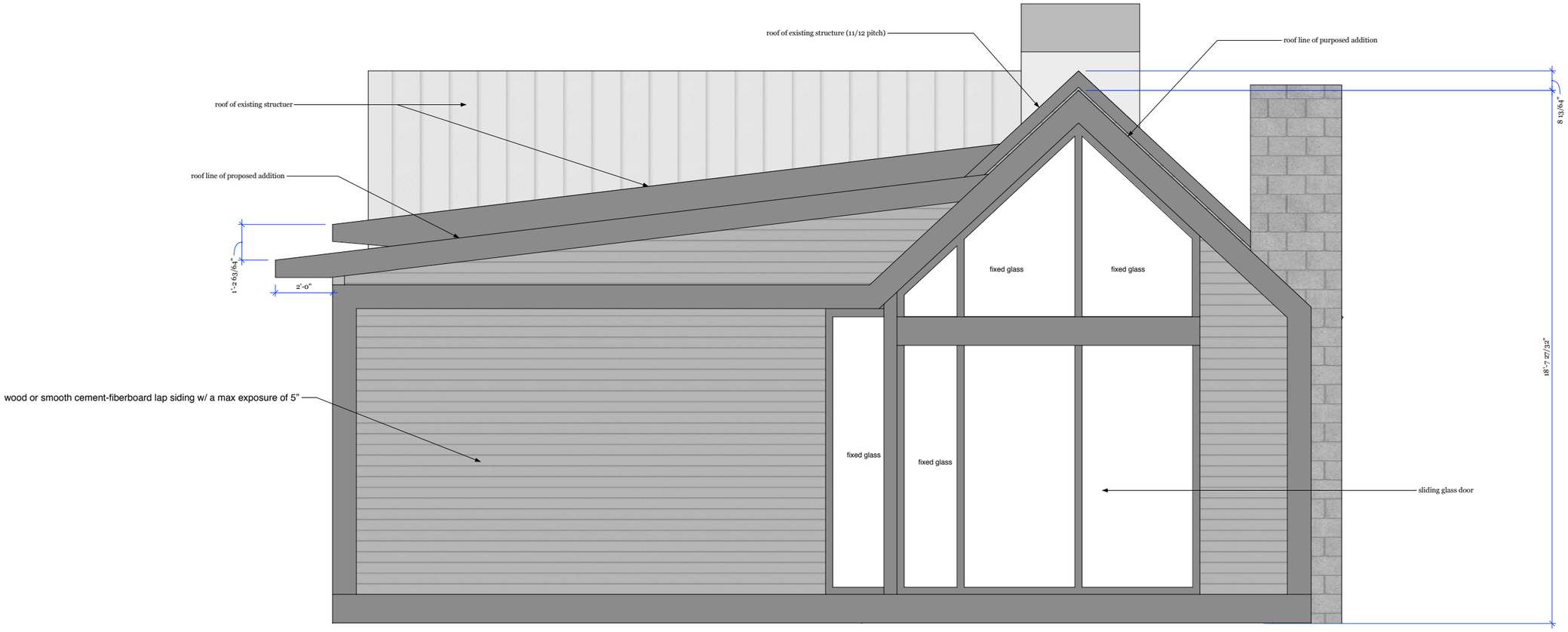
A	03



Front Elevation

1/4" = 1'-0" (1:48)

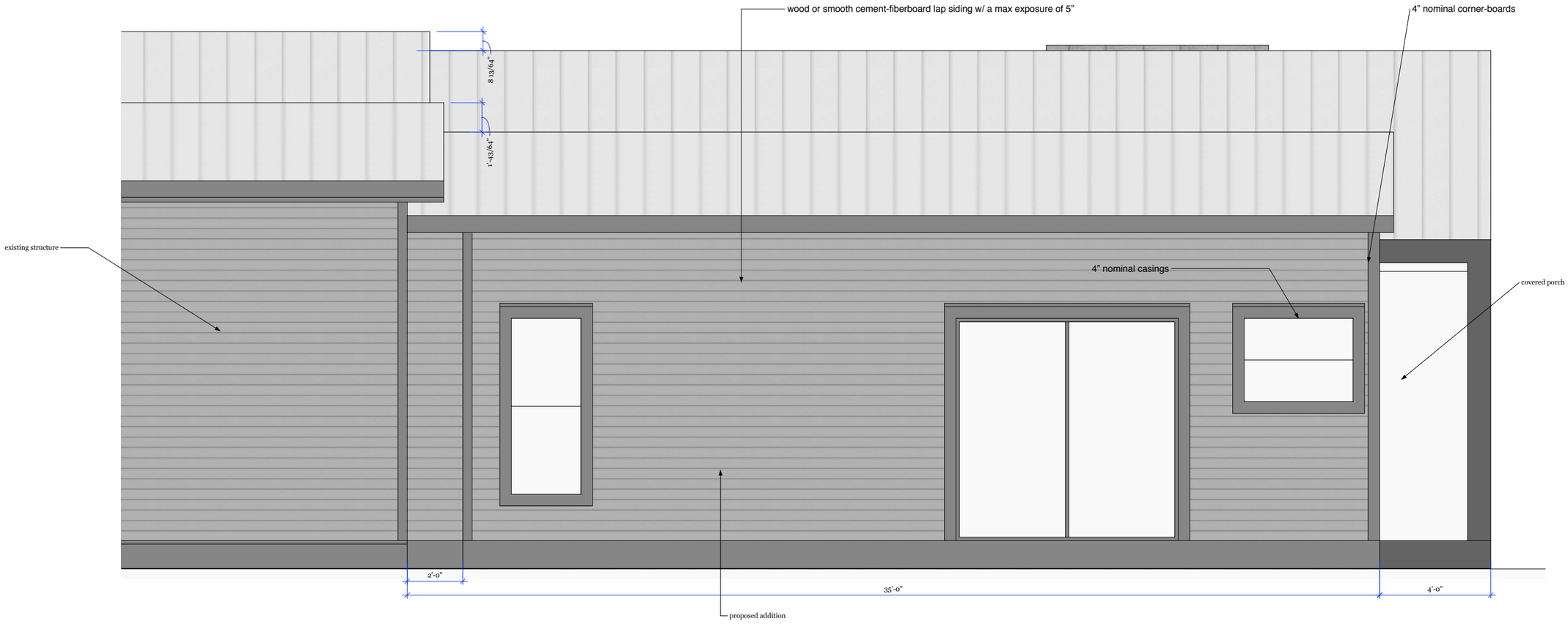
0 5 10



Rear Elevation of Addition

1/4" = 1'-0" (1:48)

0 5 10

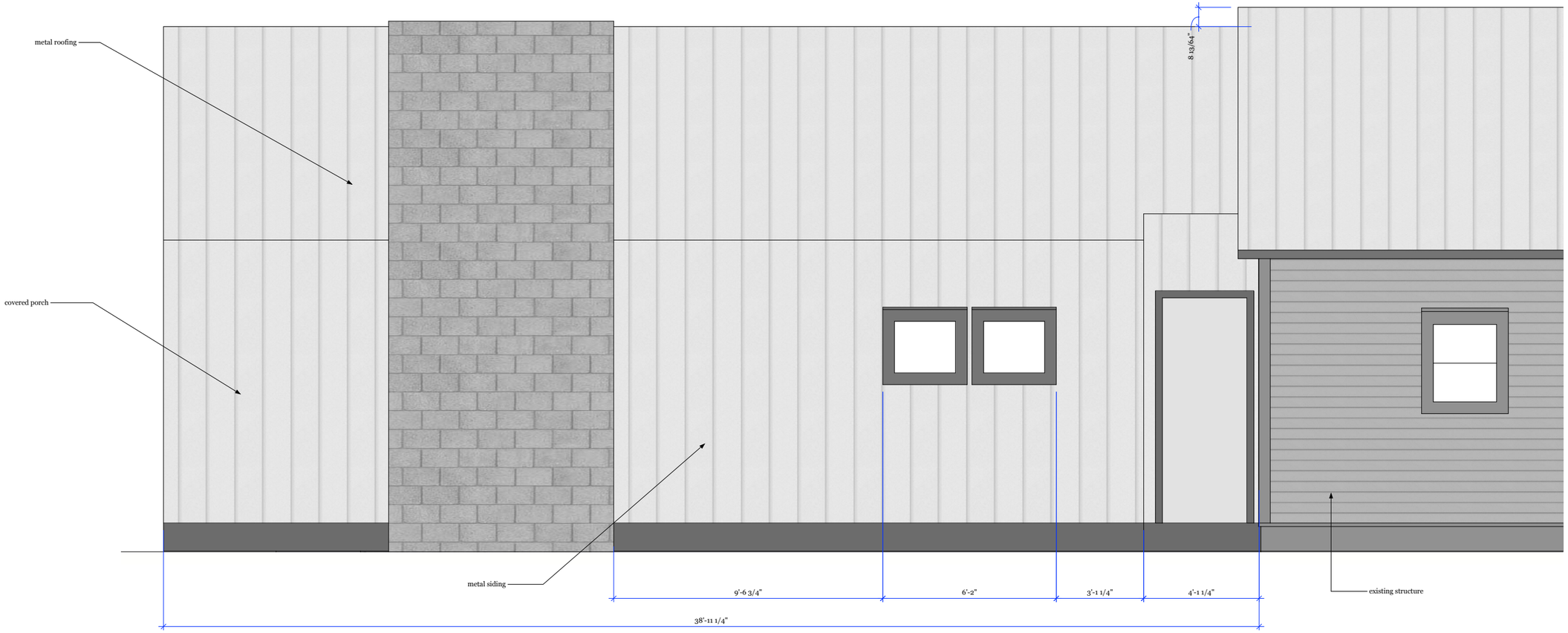


Right Elevation of Addition

1/4” = 1’-0” (1:48)

0 5 10

A	06



Left Elevation of Addition

1/4" = 1'-0" (1:48)

0 5 10

39'-0"

35'-0"

2'-0"

3'-0"

1'-0"

17'-3 1/16"

16'-5 1/16"

16'-5 1/16"

4'-11"

13'-0"

5'-6"

10'-0"

34'-3"

3'-6 1/2"

31'-0"

1,095 Sq. Ft.

16'-5 1/16"

16'-5 7/16"

stairs to basement

1'-0"

1'-3 1/8"

4'-1"

purposed addition (1,095 Sq. Ft.)

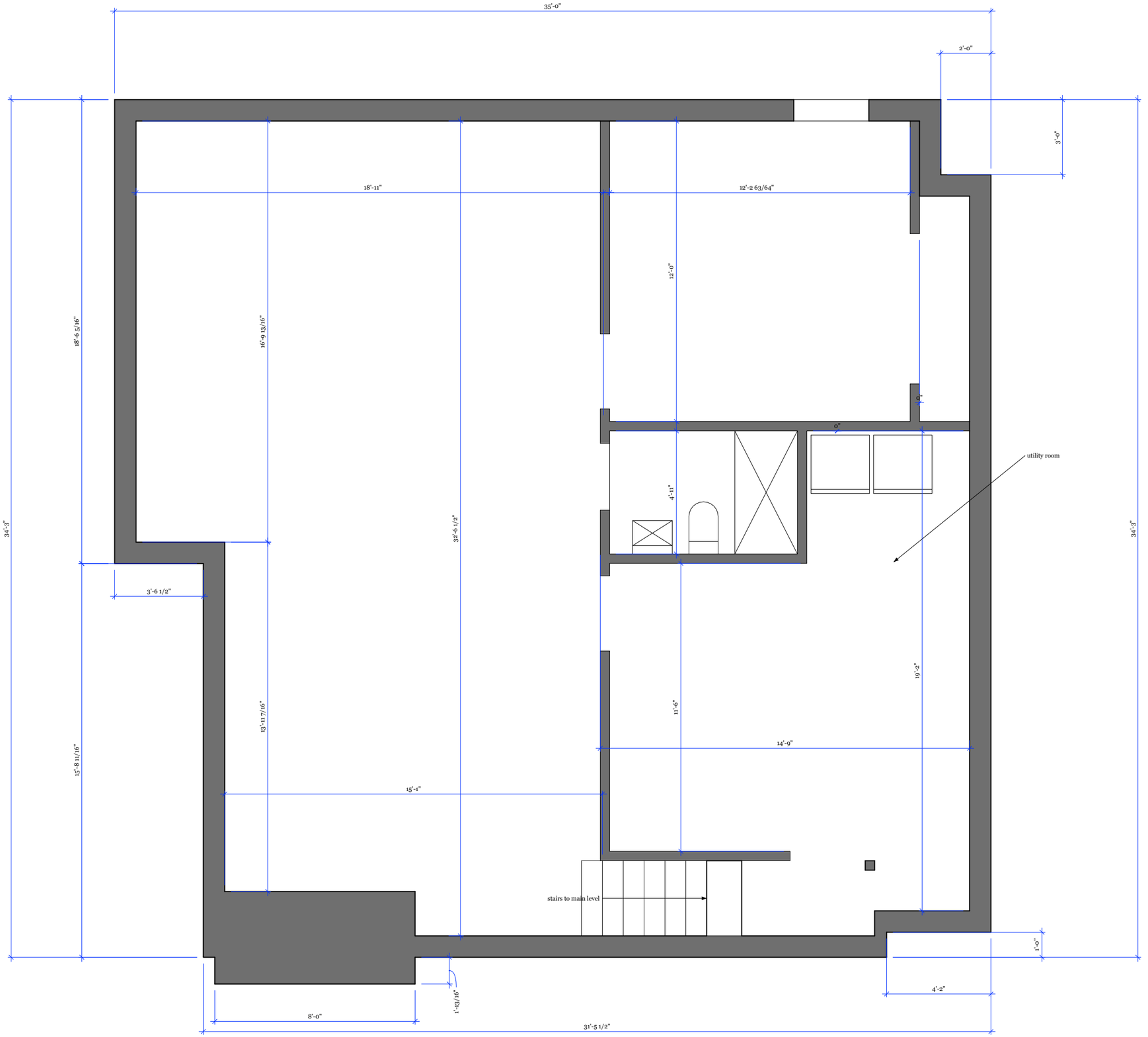
7'-0"

Main Level Floor Plan of Addition

1/4" = 1'-0" (1:48)

0 5 10

A	08



Basement Level Floor Plan of Addition

1/4" = 1'-0" (1:48)

0 5 10

A	09

DADU Front Elevation

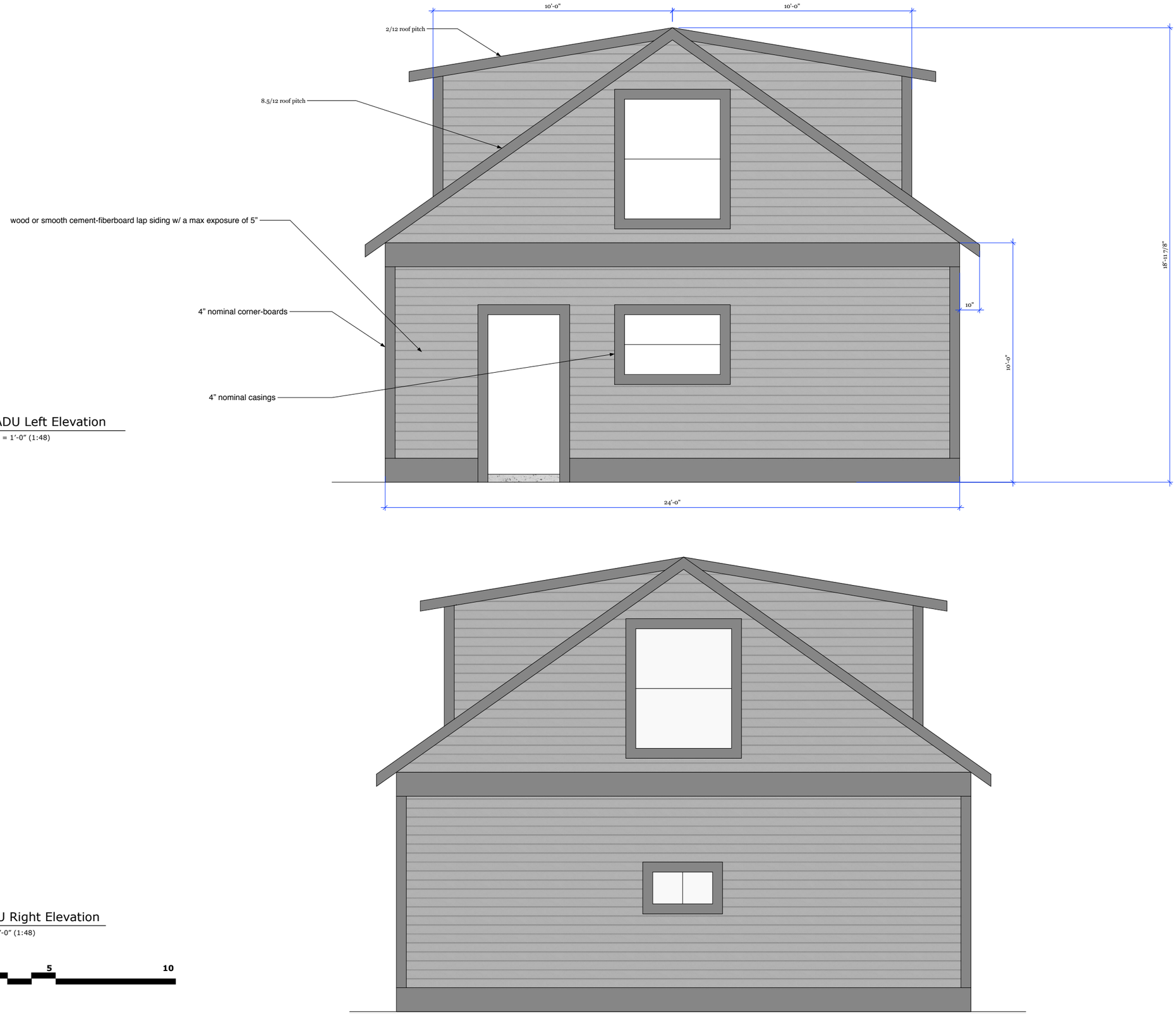
1/4” = 1’-0” (1:48)

DADU Rear Elevation

1/4” = 1’-0” (1:48)

0 5 10

A	10



DADU Left Elevation

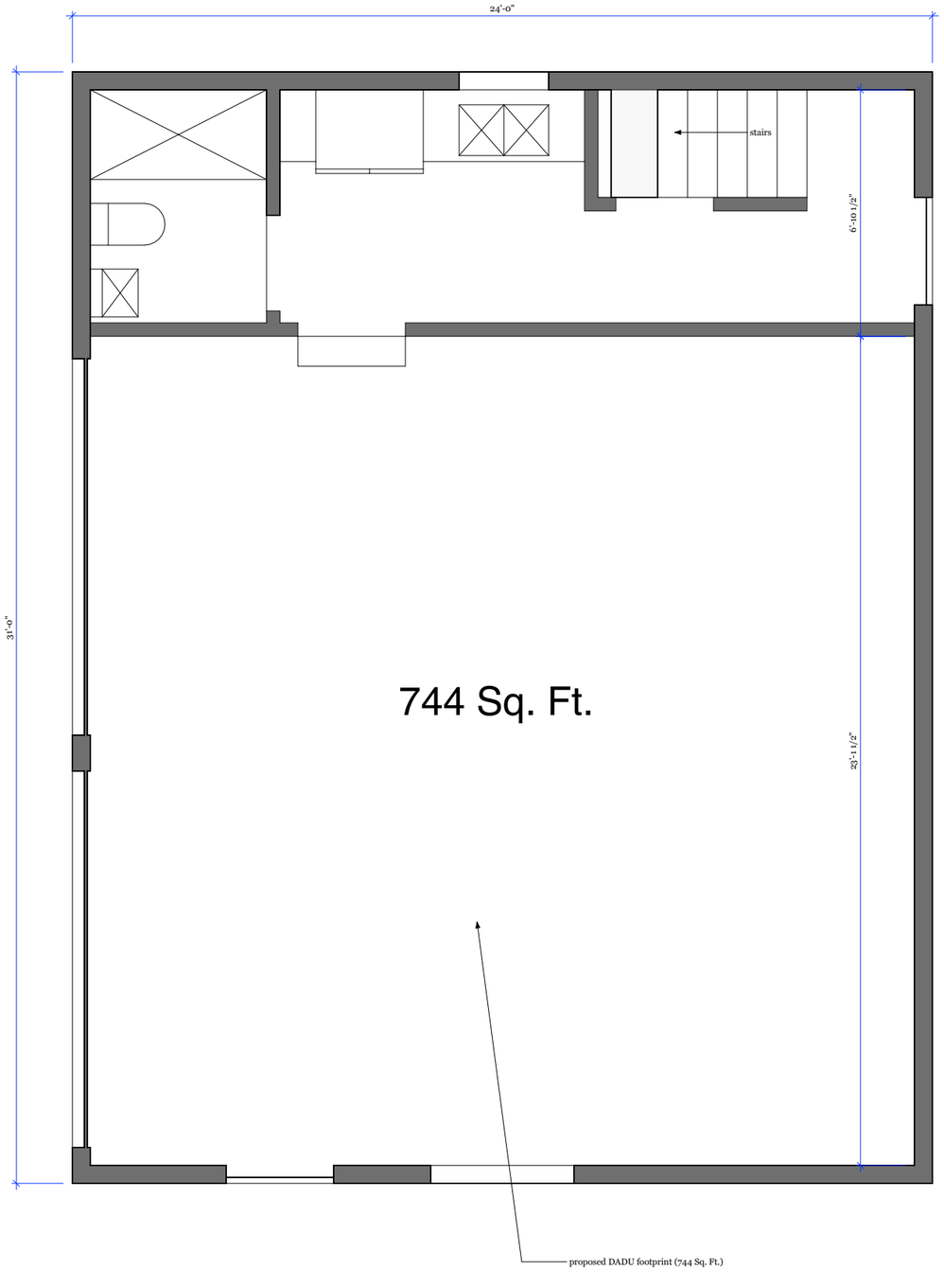
1/4" = 1'-0" (1:48)

DADU Right Elevation

1/4" = 1'-0" (1:48)

0 5 10

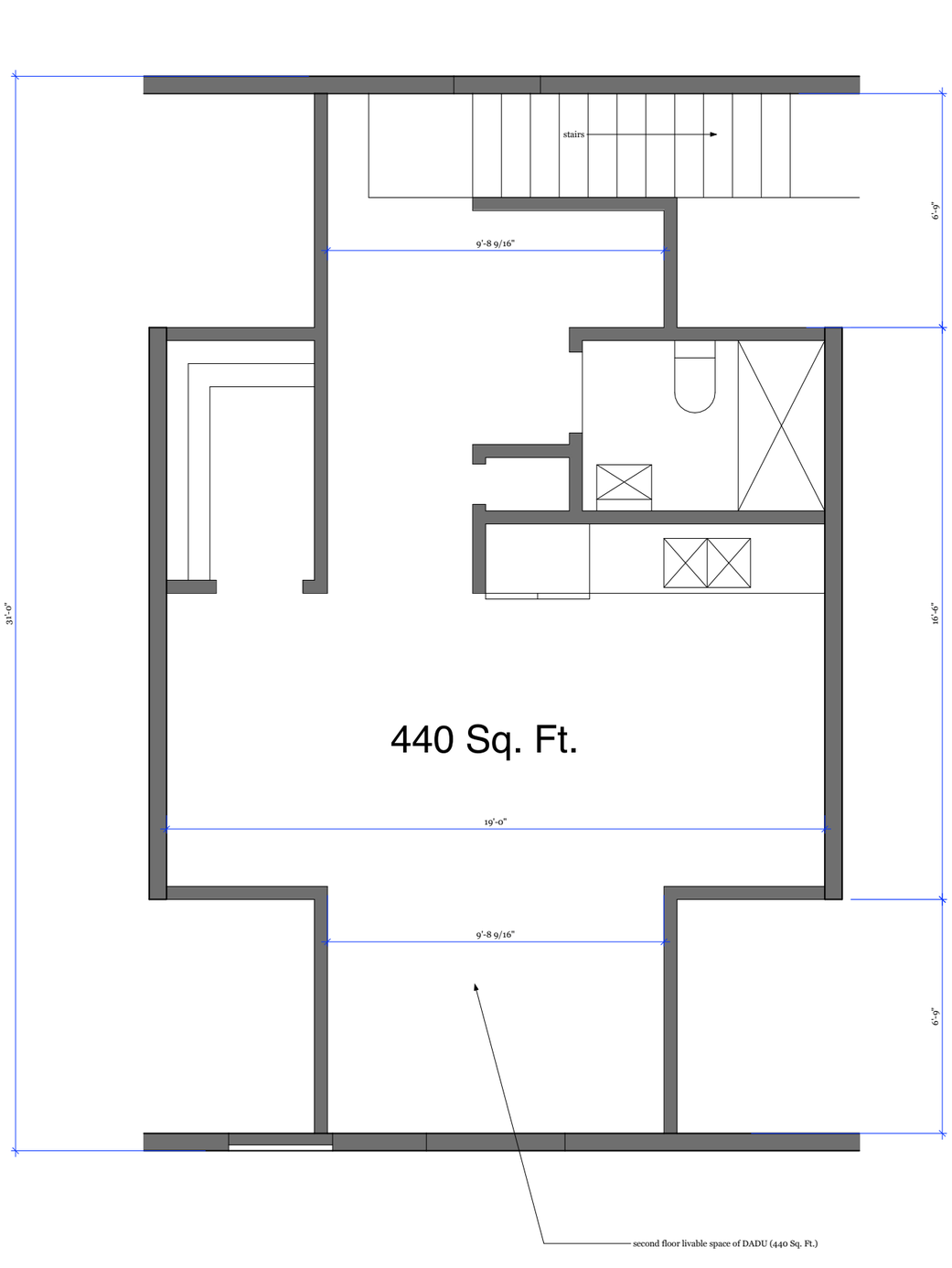
A	11

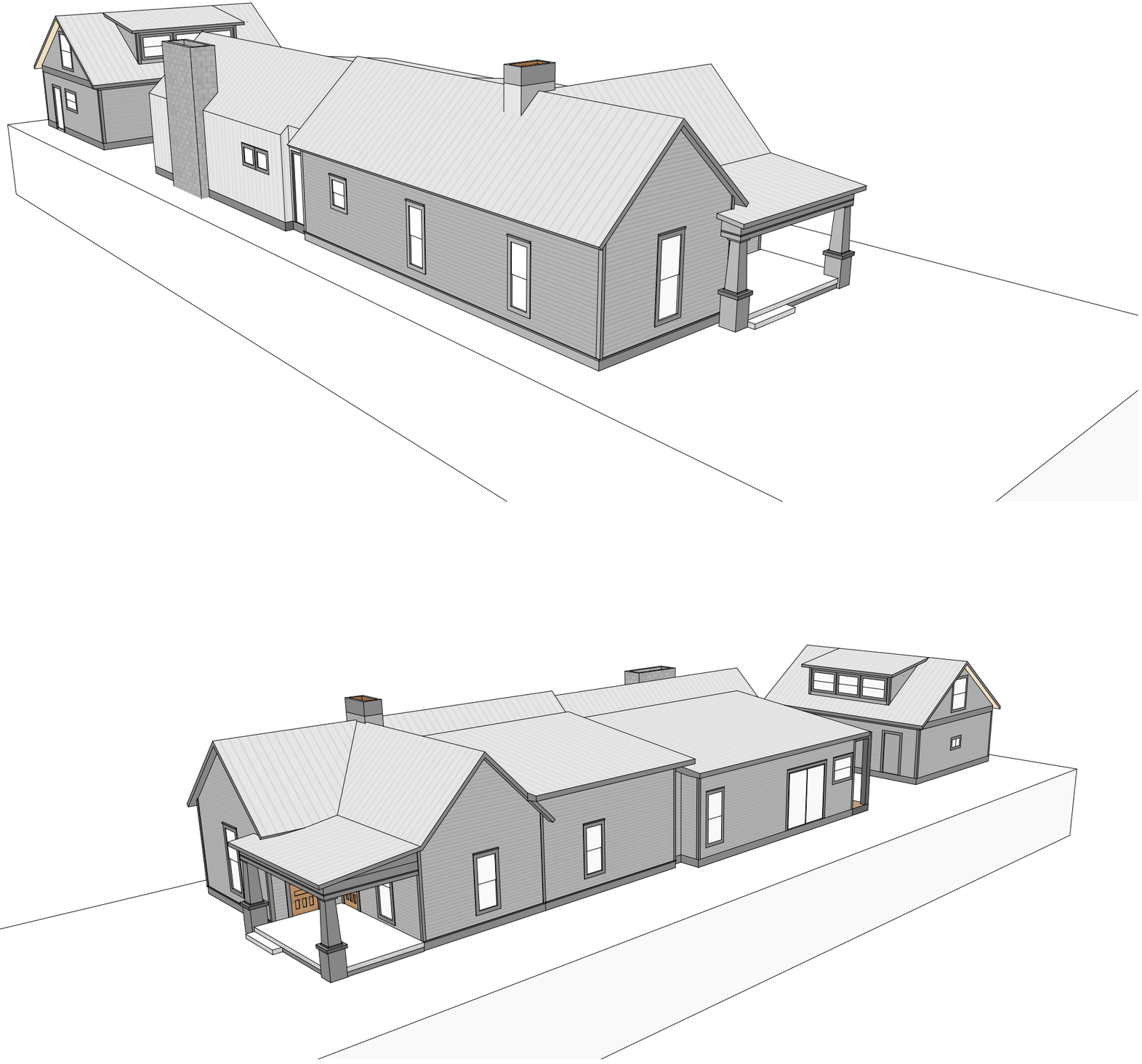
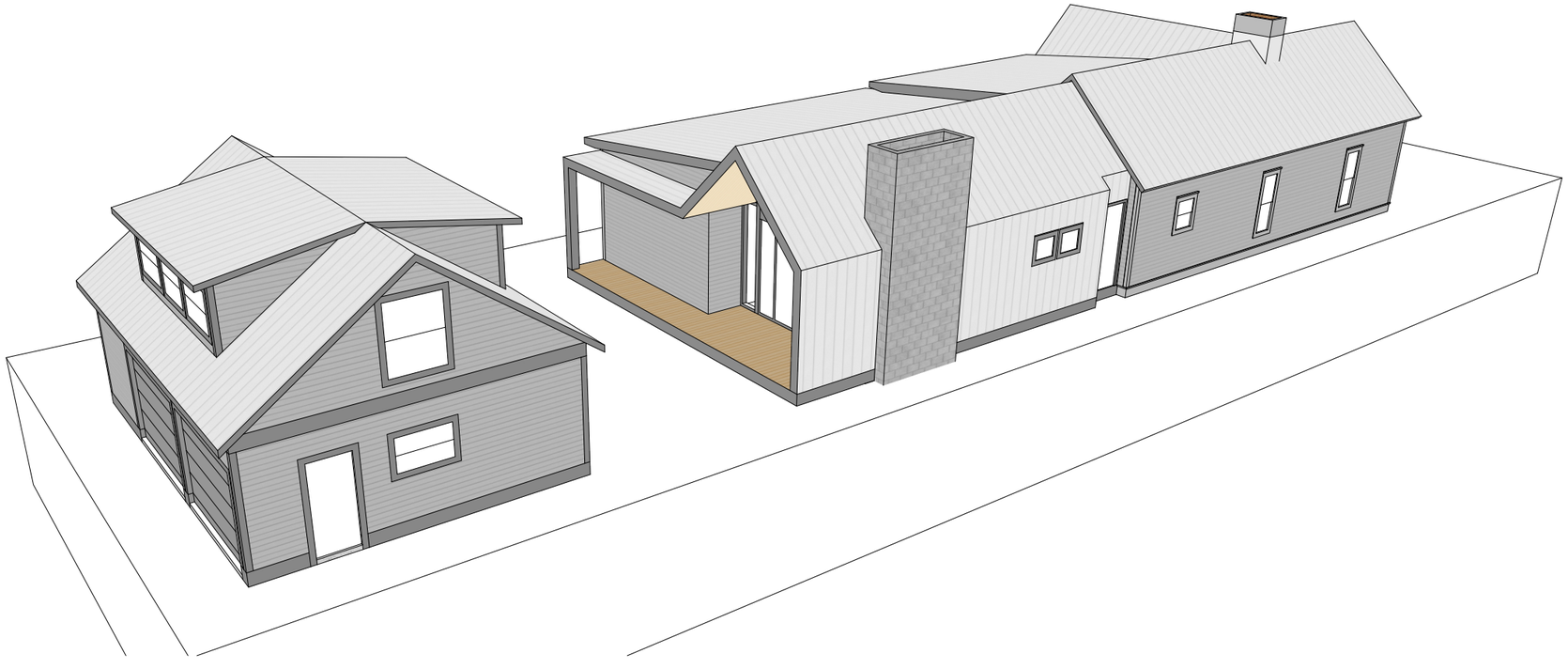


DADU Main Level Floor Plan

1/4" = 1'-0" (1:48)

0 5 10



DADU Second Level Floor Plan

1/4" = 1'-0" (1:48)