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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
920 Lawrence Ave
August 21, 2019

Application: New construction – Addition and Detached Accessory Dwelling Unit; Partial Demolition
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10513029601
Zoning: R8
Applicant: Troy Stackhouse/Urban Core Homes II, LLC
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition with a ridge raise and a Detached Accessory Dwelling Unit (DADU). The project also involves some partial demolition.

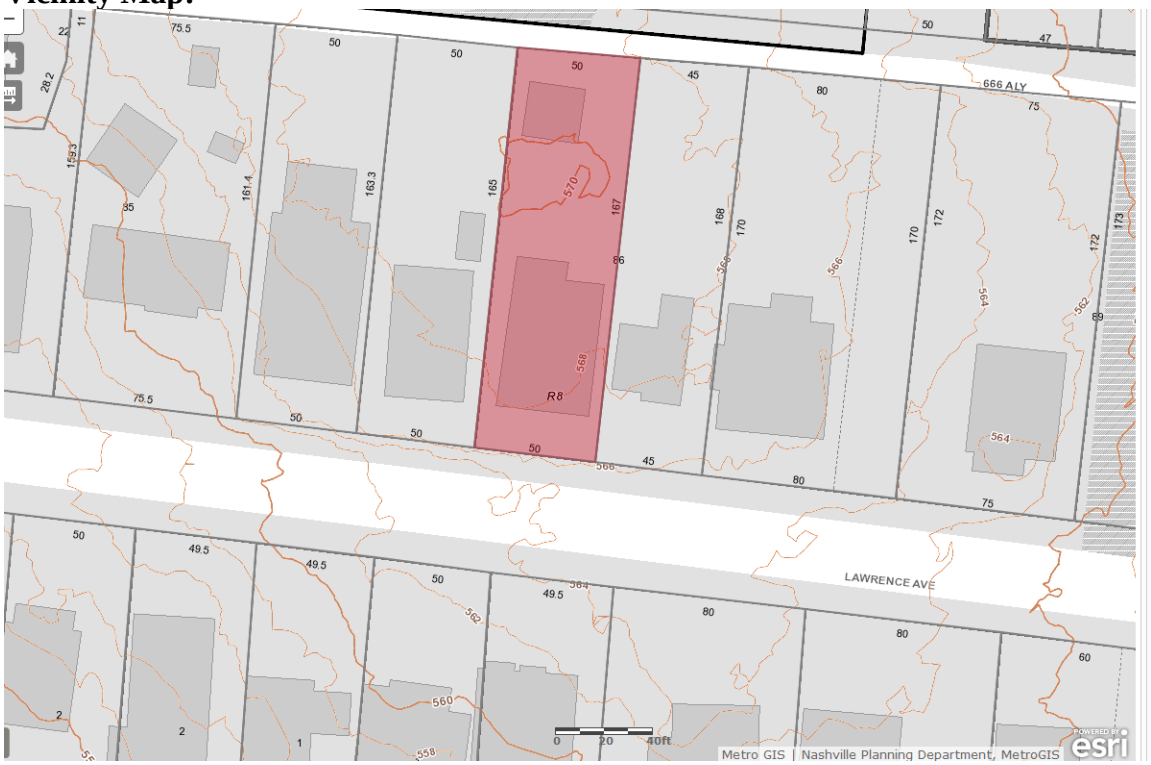
Recommendation Summary: Staff recommends approval with the conditions:

1. The rebuilt front porch columns match the historic columns in materials, configuration, and details;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve a brick sample;
4. Staff approve the roof shingle color and texture;
5. The site plan be updated to show the correct footprint of the DADU;
6. The DADU be reduced in height to be no taller than twenty-three feet, six inches (23'6"); and
7. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

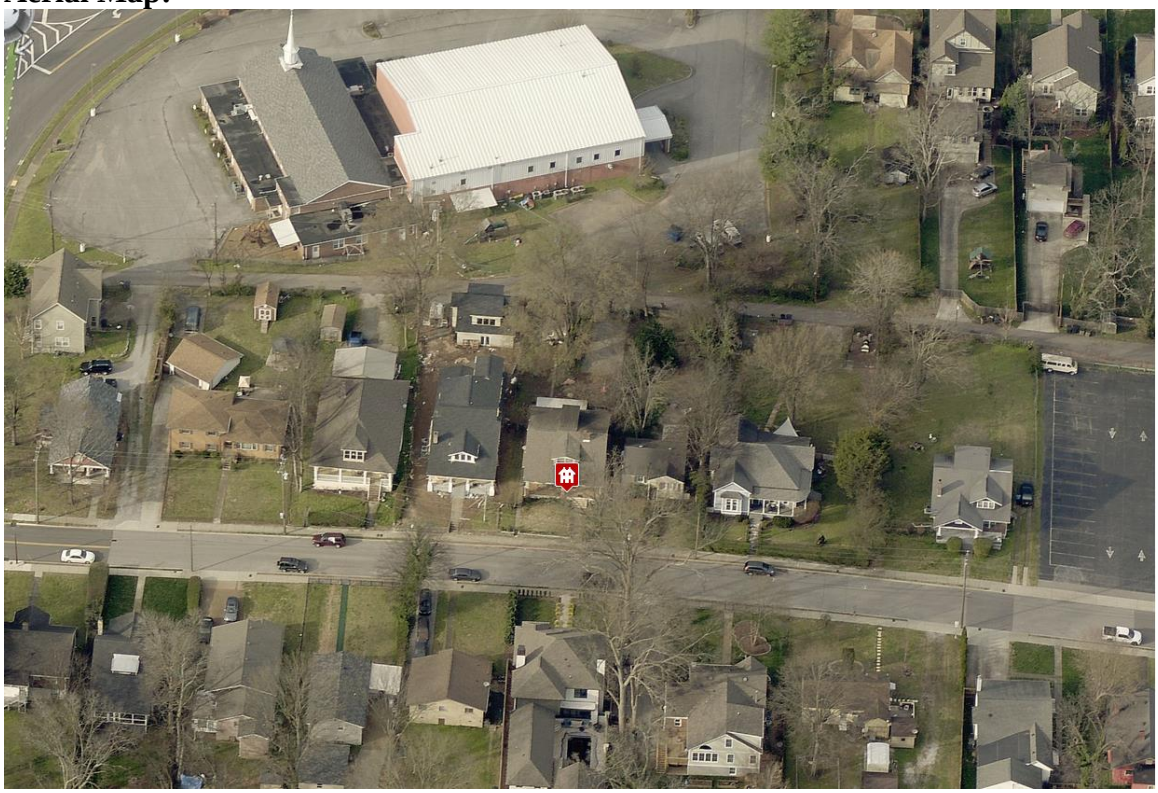
With these conditions, staff finds that the application meets Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay and the DADU ordinance, Section 17.16.030.G.

Attachments
A: Site Plan
B: Elevations
C: Floor Plans

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. 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.

e. *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.*

f. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

g. 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.

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.

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 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.

V. Demolition

B. **GUIDELINES**

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: 920 Lawrence is a c. 1930 frame bungalow that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1).

Figure 1. 920 Lawrence Avenue.

Analysis and Findings:
Application is to construct a rear addition with a ridge raise and a Detached Accessory Dwelling Unit (DADU). The project also involves some partial demolition.

Partial Demolition: The project involves the demolition of an existing outbuilding as well as partial demolition of portions of the house. The date of construction of the existing garage is not known (Figure 2). It is possible that it is the same structure that appears on the 1951 Sanborn Map. While the stone outbuilding is older, staff finds that it does not contribute to the historic character of the house or the conservation zoning overlay. It is not a high-style outbuilding, does not relate to the architecture of the historic house, and cannot be easily adapted for modern garage and apartment use. In the past, the Commission has not required the retention of outbuildings, even when they are more than fifty years old, as they typically do not relate directly to the historic character of the house, are not highly visible to the street, and their removal does directly impact the historic character of the house or neighborhood. Staff therefore finds that the demolition of the outbuilding meets the design guidelines.

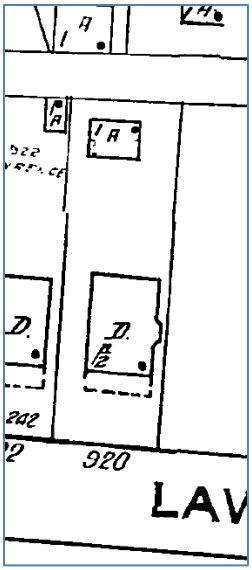


Figure 2 (left) the garage that is to be demolished. Figure 3 (right) is the 1951 Sanborn map, possibly showing the existing garage that is to be demolished.

The construction of the rear addition requires the removal of an existing covered porch and portions of the rear façade (Figure 4). The covered porch does not appear on the 1951 Sanborn map and is not an historic feature of the house. Its removal therefore meets the design guidelines. Portions of the rear façade will be removed in order to construct the addition. This façade is not seen from the street, and because the addition steps in two feet (2') from the back corners, the proportions of the original house can still be discerned. Staff therefore finds that this demolition meets the design guidelines.

Figure 4. The rear façade – the existing covered porch and much of the back wall will be removed for the new addition.

The applicant also intends to alter some window openings on the side facades, which is considered partial demolition. All of the window alterations are in the back half of the house, behind existing, historic bays. Because of their location behind the bays, they are not highly visible from the street. On the left façade, one larger double hung window will be replaced with a small, vertically-oriented window, and a band of four windows will be replaced with one, smaller, vertically oriented window (Figure 5 & 6). On the right

façade, an existing double hung window opening will be reduced in size (Figures 7 & 8). Staff finds that these window changes are appropriate because they are located towards the back of the house, behind bays; they will not be highly visible from the street.

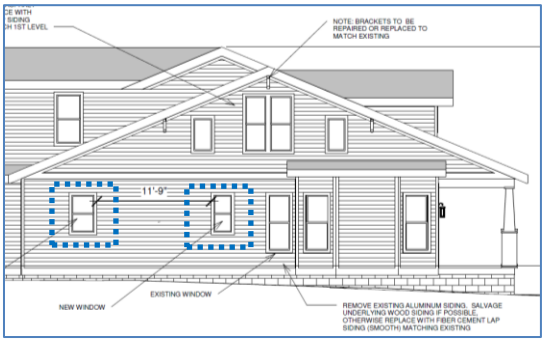


Figure 5 (left) shows in red the windows that are to be removed. Figure 6 (right) shows the windows that are to be added.

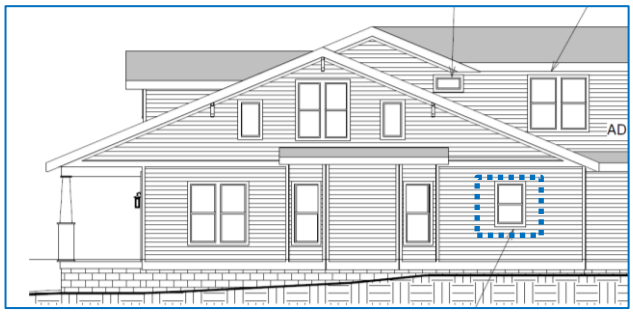


Figure 7 (left) is a photo of the right side of the house, where the proposed window change cannot be seen because it is behind the bay. Figure 8 (right) indicates the dimensions of the new window opening.

The applicant also intends to remove the existing, non-historic metal siding and either reveal the historic siding, or if the historic siding is not in good shape, to replace it with Hardie Plank. Staff finds this to be appropriate. The applicant also intends to remove the asphalt shingle in the gable fields and replace it with siding to match the lower level. MHZC does not review the replacement of materials like this in conservation overlays.

Lastly, the applicant intends to rebuild the existing columns, which are failing and have structural issues (Figures 9, 10, 11). Staff finds this to be appropriate, so long as the reconstructed columns match the historic columns in size, materials, and configurations. Staff further recommends that the existing bricks be reused in the re-built columns.




Figures 9, 10, and 11 show the existing columns which have structural issues and will be rebuilt.

With the condition that the reconstructed columns match the historic columns in all measurements, materials, and details, staff finds that the proposed demolition of the outbuilding and partial demolition of the historic house meet Section V.B.2 for appropriate demolition.

Height & Scale: The addition involves a ridge raise; the proposed ridge raise is inset two feet (2') from each of the side walls and extends up two vertical feet (2'), which meets the design guidelines. The addition will be situated at the rear of the historic building. It will be inset two feet (2') from each of the back corners of the house for its entire depth, which is appropriate. The addition will add one thousand, one hundred and twenty-six square feet (1,126 sq. ft.) of footprint to the historic house, which currently has an approximately footprint of one thousand, eight hundred, and twenty-one square feet (1,821 sq. ft.). The addition's eave and foundation heights will match those of the historic house, but the addition's ridge height will be two feet (2') taller than that of the historic house due to the ridge raise. Overall, staff finds that the addition's height and scale meets the design guidelines.

Staff finds that the proposed addition meets the design guidelines' Sections III.A and III.B for new construction and IV.B for additions.

Location & Removability: The location at the rear of the existing structure is in accordance with the design guidelines. The addition's location at the rear and its two-foot insets ensure that if it were removed in the future, the primary form and features of the historic home would remain intact.

Staff finds that the addition meets Sections IV.A and IV.F for location and removability.

Design: The proposed insets and the two-foot step-in for the ridge raise help distinguish the new construction from the historic structure. At the same time, the scale, materials, roof form, and window pattern are compatible with the character of the historic building. Staff therefore finds that the proposed addition meets sections IV.B, IV.C, IV.E, and IV.G for design.

Setbacks: The addition will meet all base zoning setbacks. The addition will be approximately twelve feet (12') from the left side property line and six feet (6') from the right side property line. The rear setback will be approximately fifty-two feet (52'), which meets base zoning requirement of twenty feet (20').

Staff finds that the addition meets Section III.C. and IV. 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" wood or fiber cement lap siding	Smooth	Yes	No
Chimney	Brick	Unknown	Yes	Yes
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Wood or cement fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Doors	Not indicated	Unknown	Unknown	Yes
Porch posts	Wood	Typical	Yes	No

With staff's approval of a brick sample, the roof shingle color and texture, and all windows and doors, staff finds that project meets Sections III.D. and IV. of the design guidelines.

Roof form: As previously mentioned, the addition involves a two foot (2') ridge raise that meets the design guidelines. The addition's roof follows a gabled form, which is appropriate to the historic house's side gable. The addition matches the eave line of the historic house, helping the addition to read as a one-a-half-story addition.

Staff finds that the addition's roof meets Sections III.E. and IV.C. of the design guidelines.

Proportion and Rhythm of Openings**:** As described under "Demolition," the project does involve the alteration of some window openings on the side facades historic house. The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportion of openings. There is one horizontal window opening on the left side, all the way at the rear. Because this window is so far back, and is inset several feet from the house's bay, it likely will not be visible from the street. 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 III.G. and IV. of the design guidelines.

Appurtenances & Utilities: The site plan does not indicate the location of the HVAC and other utilities. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuilding: The new DADU is a twenty-three feet by thirty-two feet (23'X 32'), or seven hundred and thirty-six square feet (736 sq. ft.). The site plan indicates that the outbuilding is twenty-three feet by twenty-eight feet (23'X 28'), so staff recommends that a condition of approval be that a corrected site plan be provided.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	12/12	Yes
Dormer form	Gable	Yes
Dormer slope	7/12	Yes

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete slab	Natural color	Yes	No
Cladding	Cement Fiberboard	Smooth, 5" reveal or match reveal of historic siding	Yes	No
Roofing	Architectural Shingles	Not indicated	Yes	Yes
Trim	Wood or Cement fiberboard	Smooth	Yes	No
Driveway	Concrete	Typical	Yes	No

Windows	Not indicated	Unknown	Unknown	Yes
Pedestrian Door	Not indicated	Unknown	Unknown	Yes
Vehicular Door	Not indicated	Unknown	Unknown	Yes

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

General Requirements for Outbuildings:

	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	

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 (existing to be demo'd)
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 to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

Staff finds that the DADU meets the requirements set forth in the DADU ordinance, 17.16.30.G.

Site Planning:

	MINIMUM	**PROPOSED**
Space between principal building and DADU/Garage	20’	21’6”
Rear setback	5’	8’
L side setback**	3’	5’
R side setback**	3’	16’
How is the building accessed?	From the alley or existing curb cut	Alley

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	**Potential maximums (heights to be measured from grade)**	**Proposed (should be the same or less than the lesser number to the right)**
Ridge Height	23’6”	25’	24’6”*
Eave Height	10’	10’	9’10”

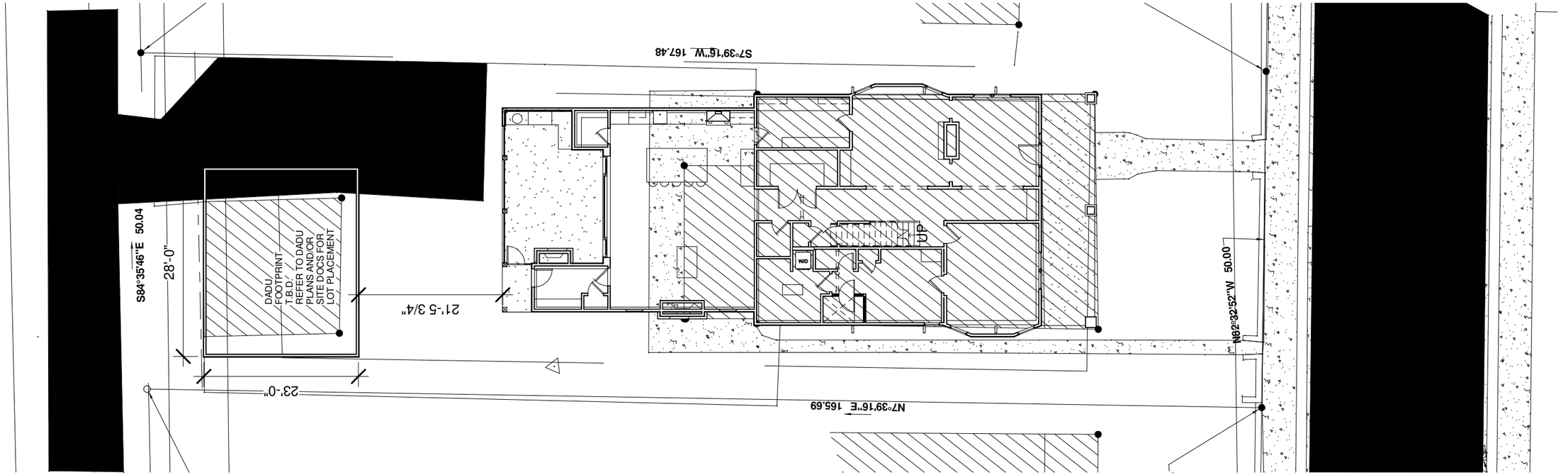
The ridge height brings the ridge height of the historic house to twenty-three feet, six inches (23’6). The measurement is taken from the floor line. The lot slopes slightly up from the front towards the back. The Commission typically takes the measurement from the finished floor line/foundation line to ensure that slope does not skew the overall height of the house. At the point of the ridge, the house’s floor line is close to the grade. The applicant is proposing that the DADU be one foot taller than the historic house, with the ridge raise. The design guidelines states, “The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed twenty-five feet in height.” Staff finds that the DADU should be reduced by approximately one foot (1’) in order to meet the design guidelines and the DADU ordinance.

With the conditions that ridge height of the DADU be reduced to be no taller than 23’6”, and that staff approve all materials, staff finds that the DADU meets Section III.H of the design guidelines for outbuildings and the DADU ordinance, Section 17.16.030.G.

Recommendation Summary: Staff recommends approval with the conditions:

1. The rebuilt front porch columns match the historic columns in materials, configuration, and details;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve a brick sample;
4. Staff approve the roof shingle color and texture;
5. The site plan be updated to show the correct footprint of the DADU;
6. The DADU be reduced in height to be no taller than twenty-three feet, six inches (23’6”); and
7. 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 application meets Sections III., IV., and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay and the DADU ordinance, Section 17.16.030.G.



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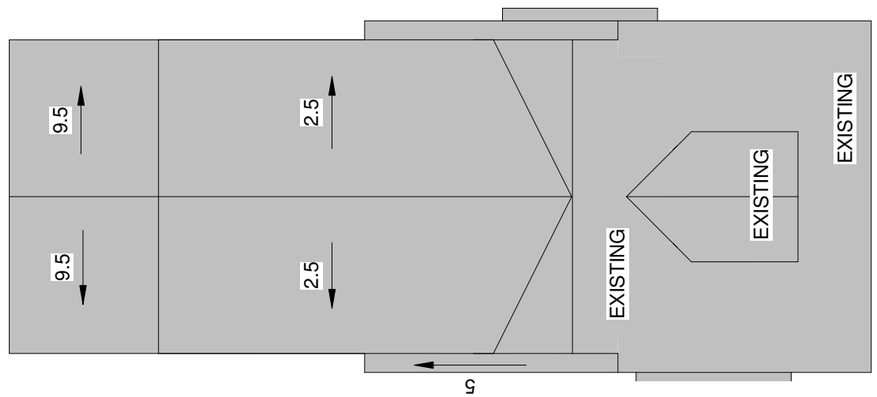

2 Roof Plan Copy 1
1/16" = 1'-0"

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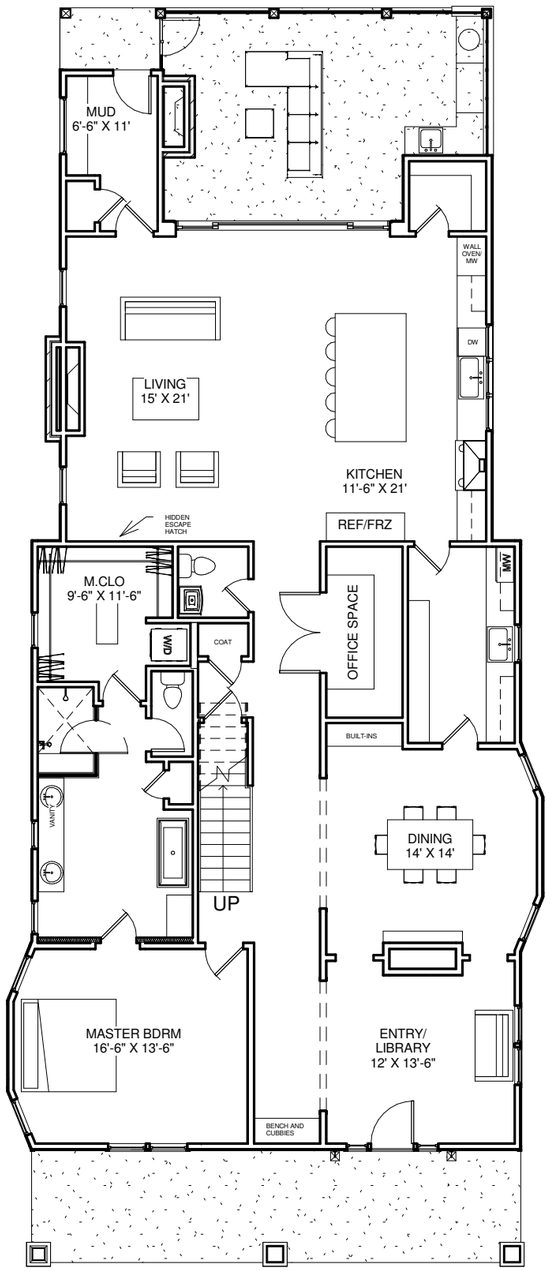
Site - Proposed

Date	7/29/19
Drawn by	J. Feller
	Scale 1/16" = 1'-0"

H5



1 Proposal - First Floor
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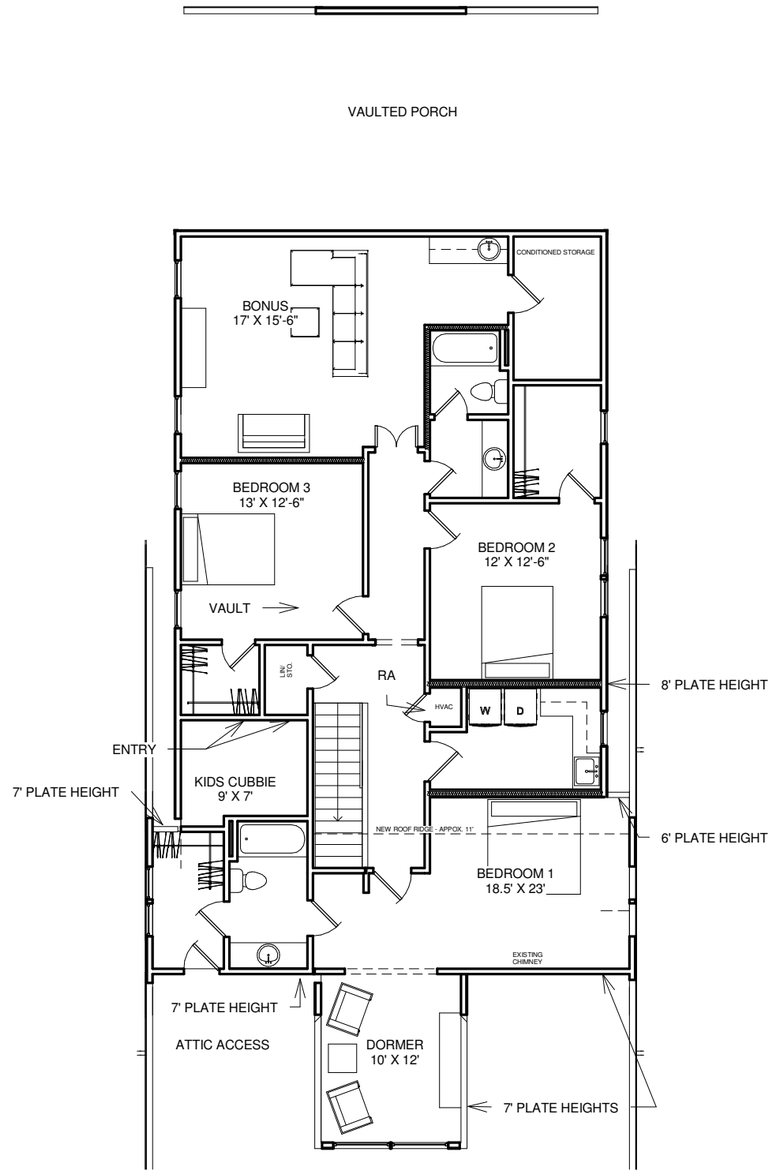

3 Proposal - Second Floor
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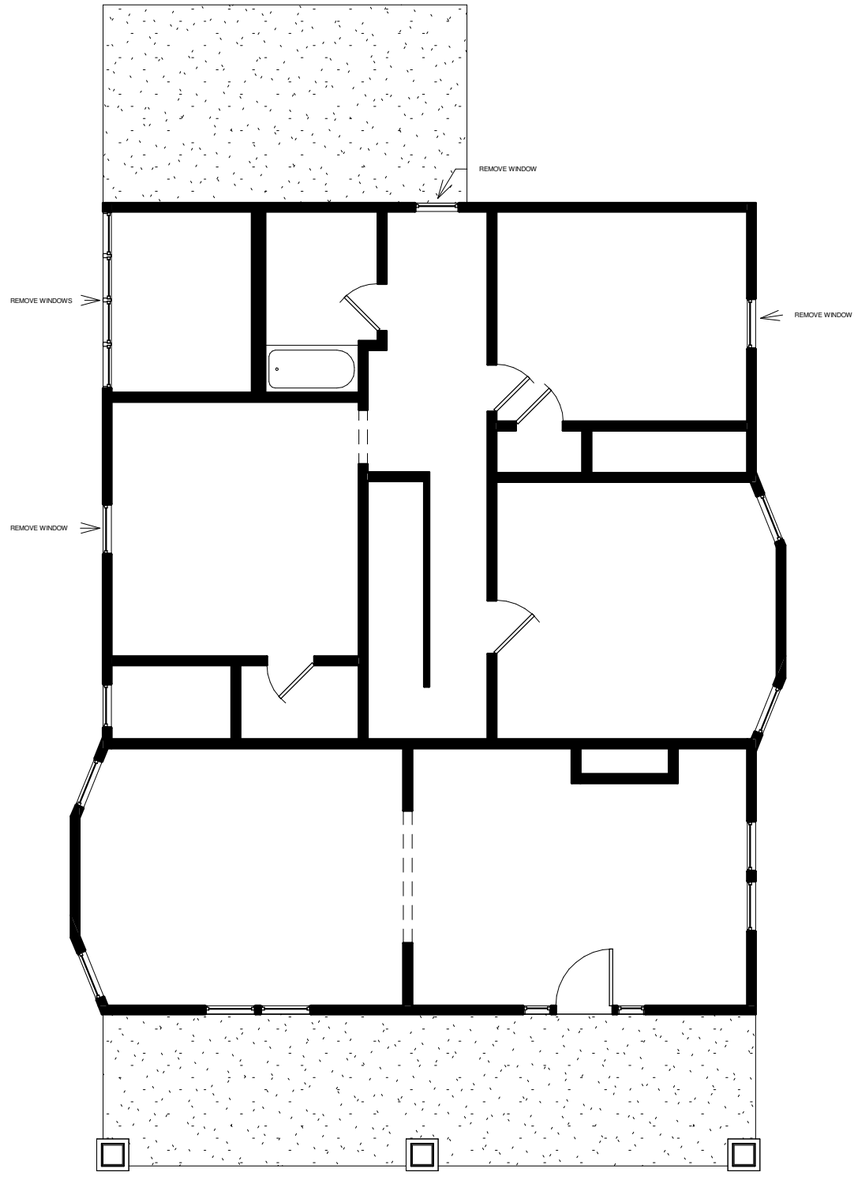

2 First Floor- Existing Copy 1
1/8" = 1'-0"

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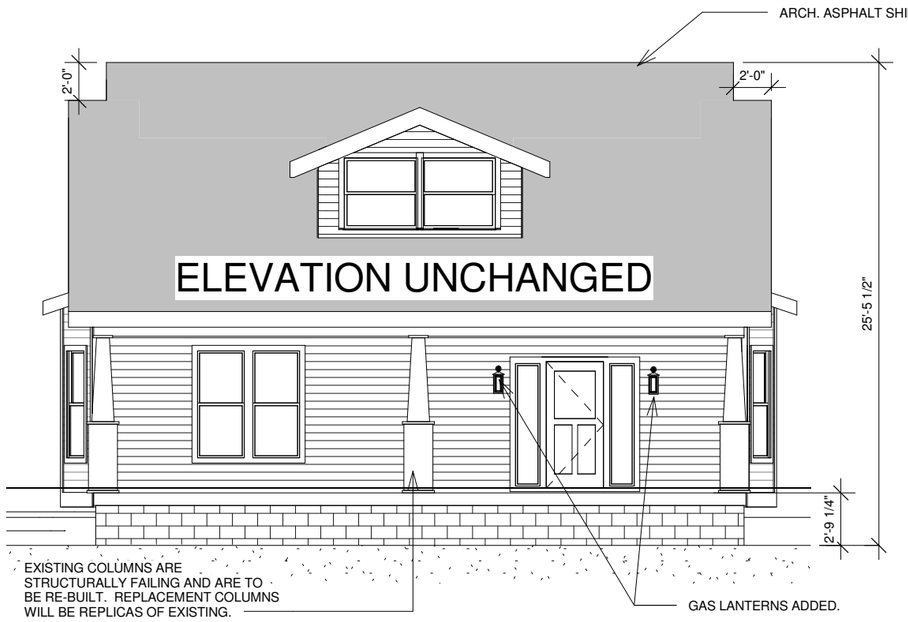
Floor Plan

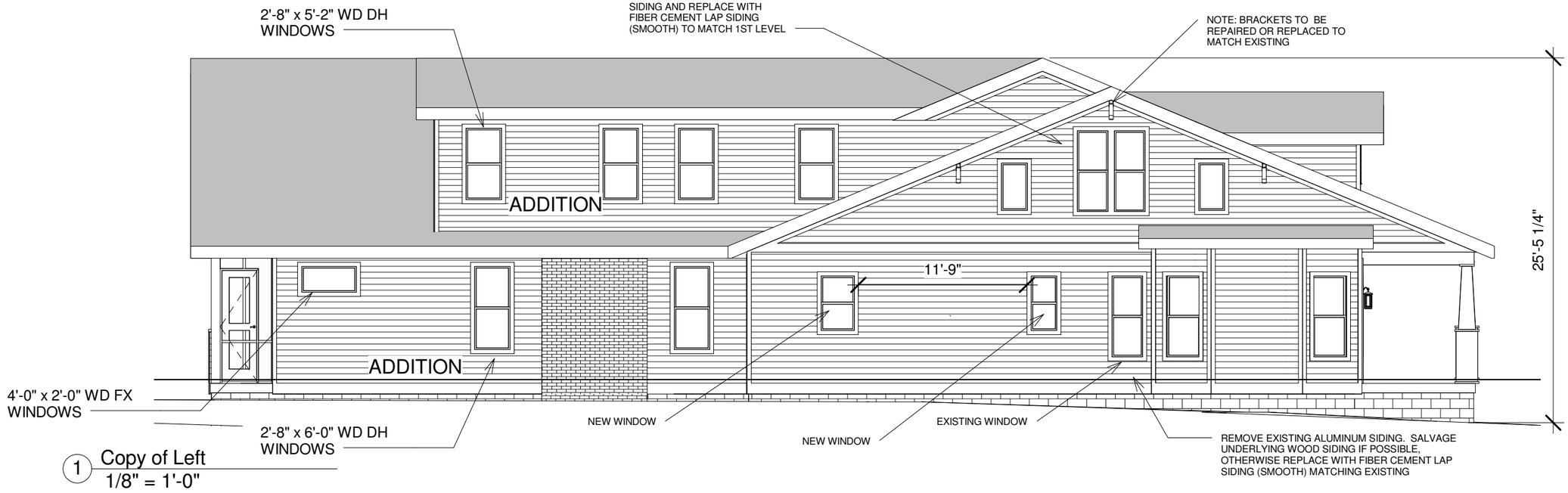
Date	7/29/19
Drawn by	J. Feller
	Scale As indicated

H4



2 H- Front
1/8" = 1'-0"

3 Existing Left
1/8" = 1'-0"



1 Copy of Left
1/8" = 1'-0"

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920 Lawrence Ave
Nashville, TN

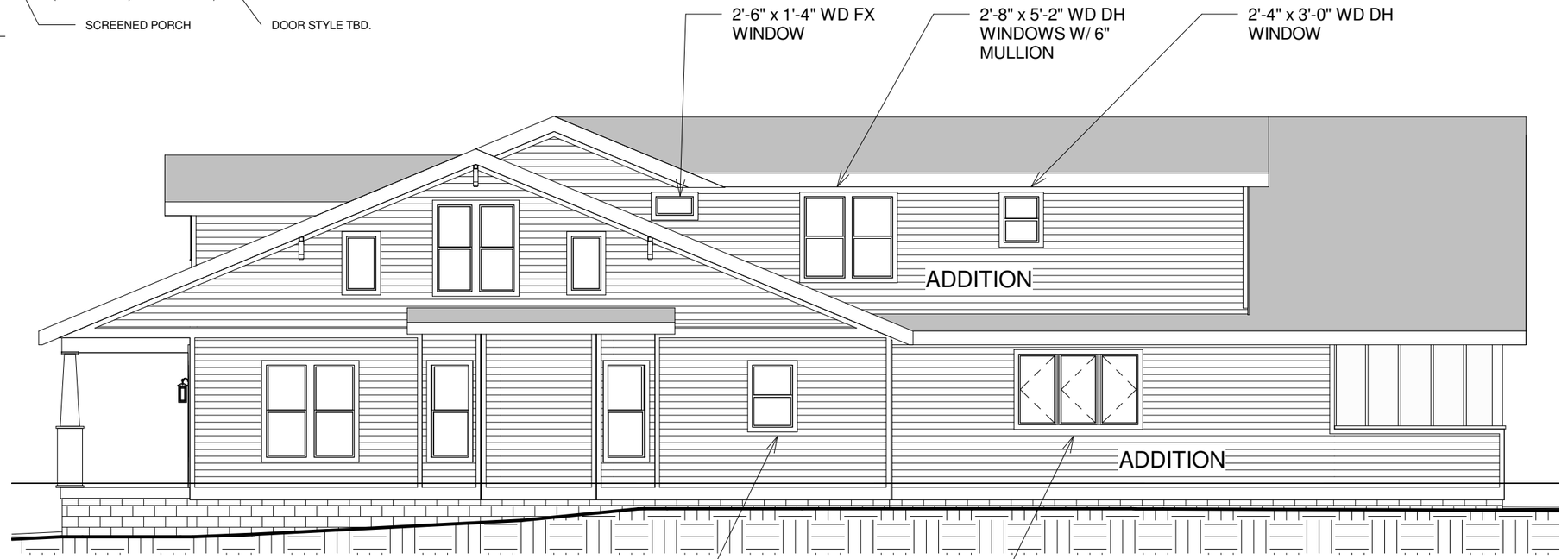
ELEVATIONS

Date	7/29/19
Drawn by	J. Feller

H2

Scale 1/8" = 1'-0"

1 Copy of Rear
1/8" = 1'-0"



2 H - Right
1/8" = 1'-0"

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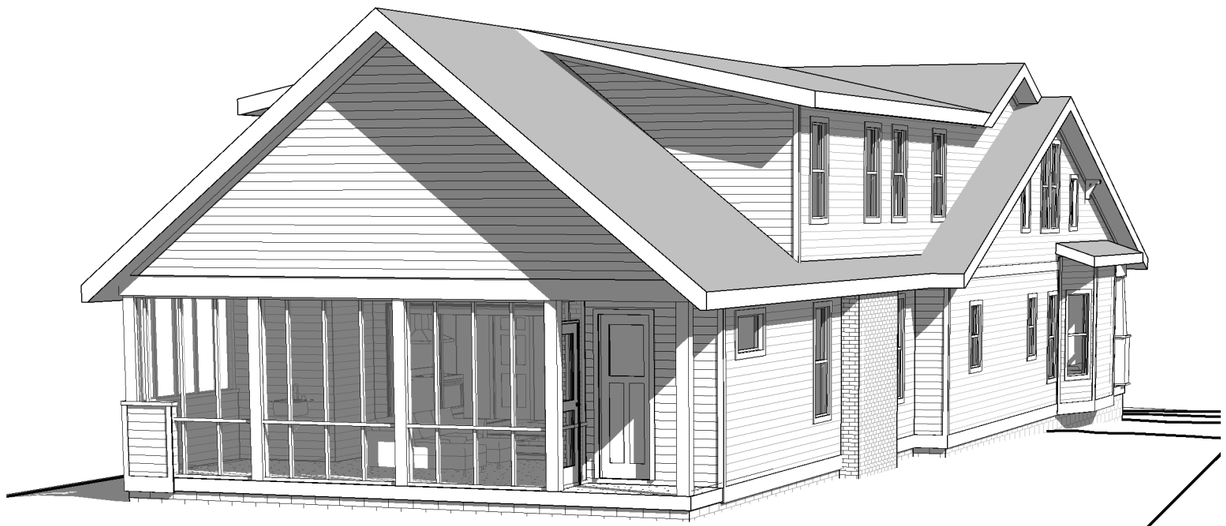
ELEVATIONS

Date	7/29/19
Drawn by	J. Feller

H3

Scale 1/8" = 1'-0"



1 3D View 4

2 3D View 4 Copy 2

PROJECT INFORMATION

STYLE		LIVING		FOOTAGE			DETAILS	
HOUSE STYLE:	---	BEDROOMS:	4		Heated & Cooled	Gross	OVERALL WIDTH:	0'
		BATH:	3	FIRST FLOOR:	0 SQ FT	2294 SQ FT	OVERALL LENGTH:	0'
STORIES:	2	HALF BATH:	1	SECOND FLOOR:	0 SQ FT	1708 SQ FT	OVERALL HEIGHT:	0'
MASTER LOCATION:	1	FEATURES:		THIRD FLOOR:			CEILING HEIGHT (FIRST):	9'-9"
GARAGE:	0			TOTAL (STORIES):	0 SQ FT	3902 SQ FT	CEILING HEIGHT (SECOND):	8'-0"
				ADDITIONAL FOOTAGES:			CEILING HEIGHT (THIRD):	
				GARAGE:		750 SQ FT	DOOR HEIGHT (FIRST):	8'-0"
				ROOF DECK:			DOOR HEIGHT (SECOND):	6'-8"
							DOOR HEIGHT (THIRD):	

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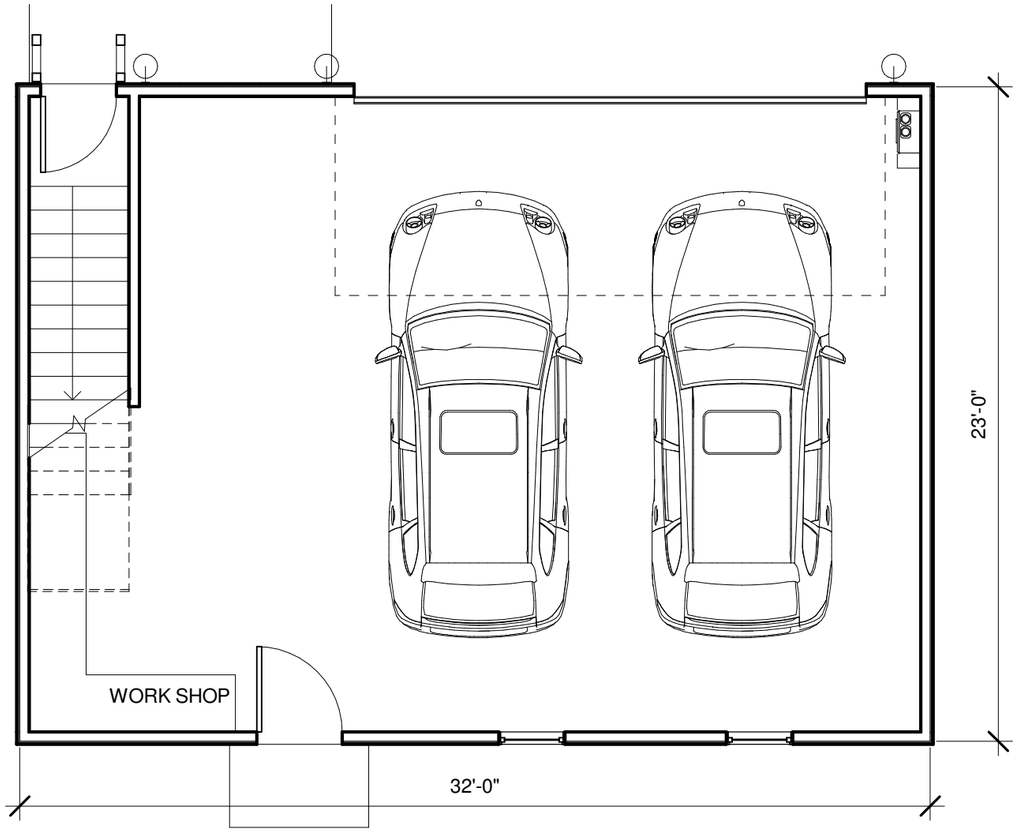
Proposal 5

920 Lawrence Ave

NASHVILLE, TN



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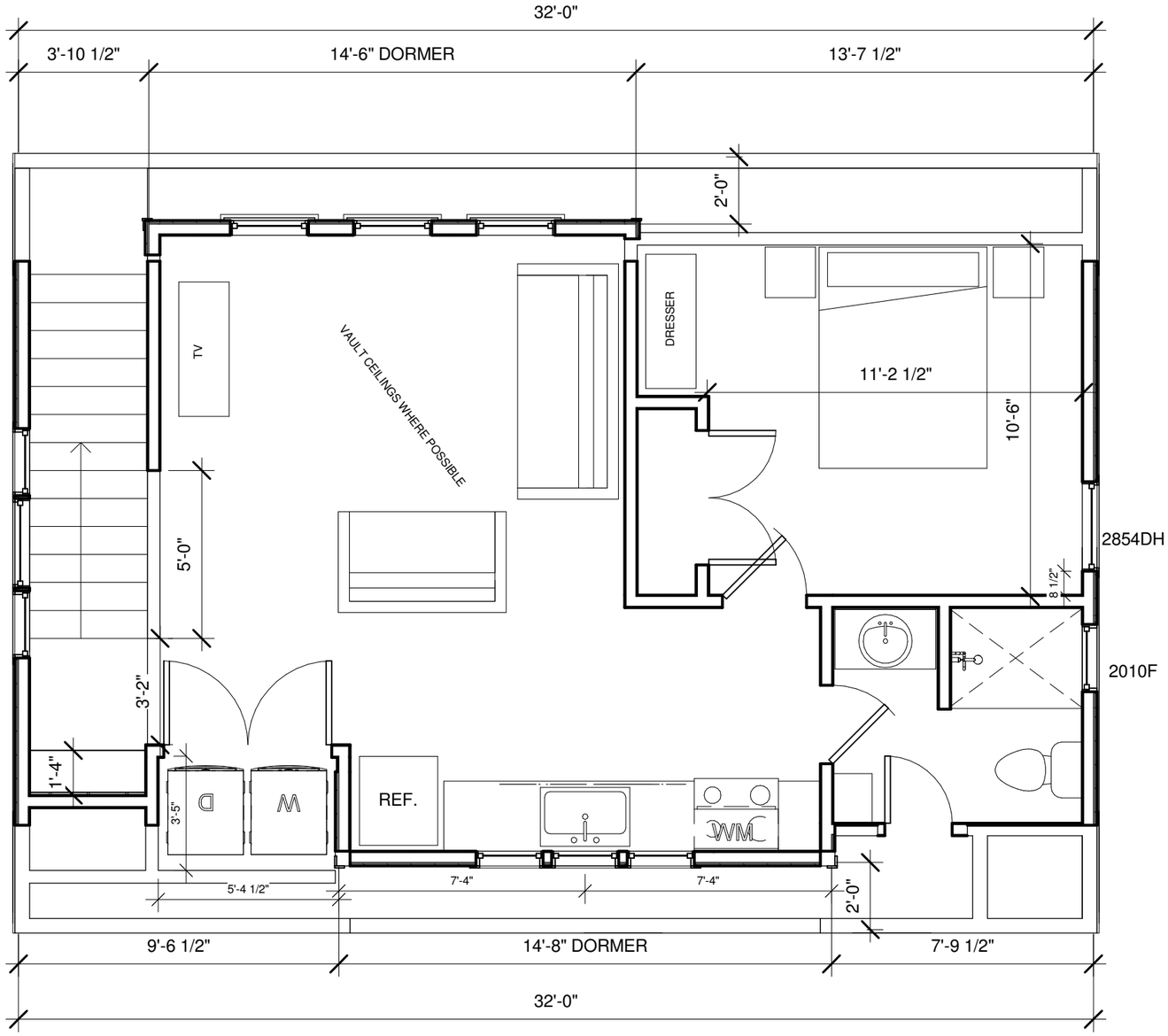

2 Proposal - Second Floor
1/4" = 1'-0"

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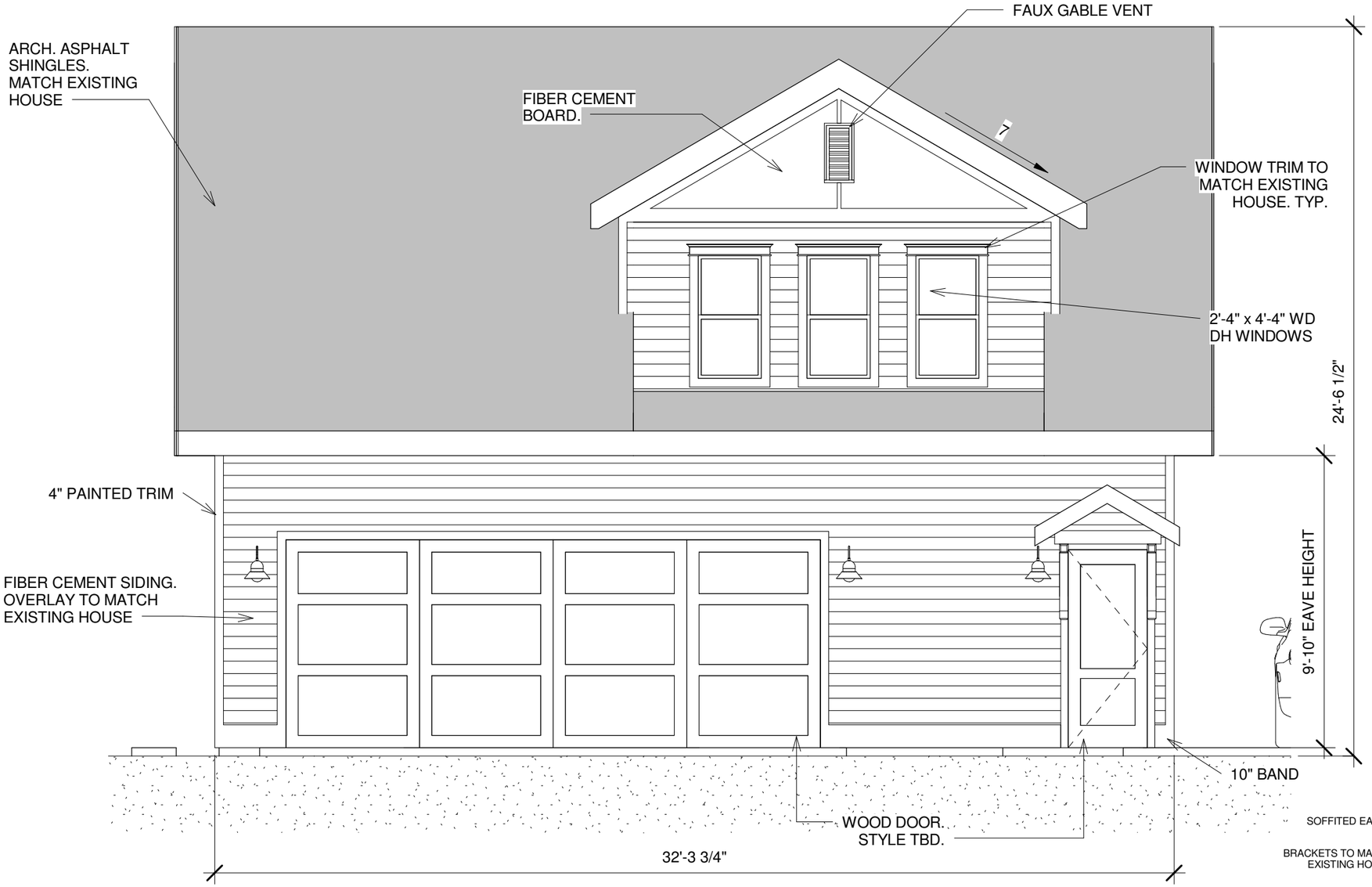
913 15th Ave S.
NASHVILLE, TN

Plans proposed for
920 Lawrence

Floor Plan

Date	11/28/18
Drawn by	J. Feller
	Scale As indicated

H4



3 Sales - Alley Side
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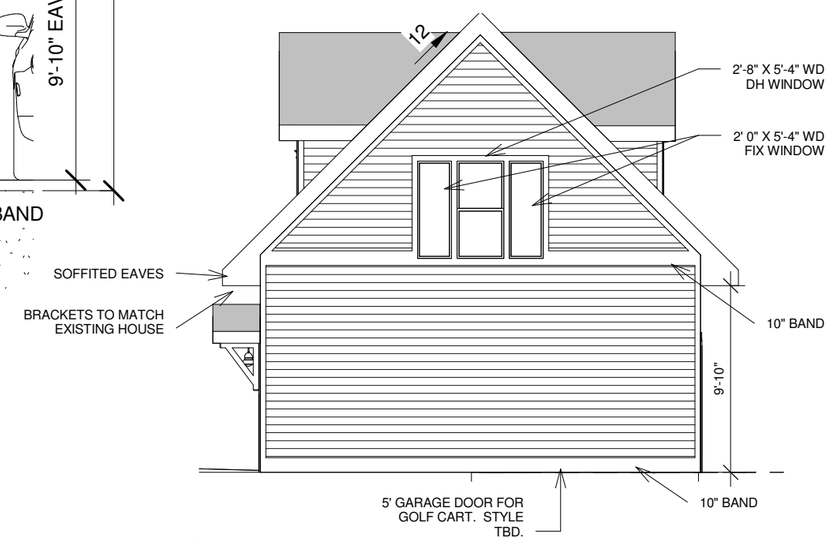

1 Copy of Left
1/8" = 1'-0"

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913 15th Ave S.
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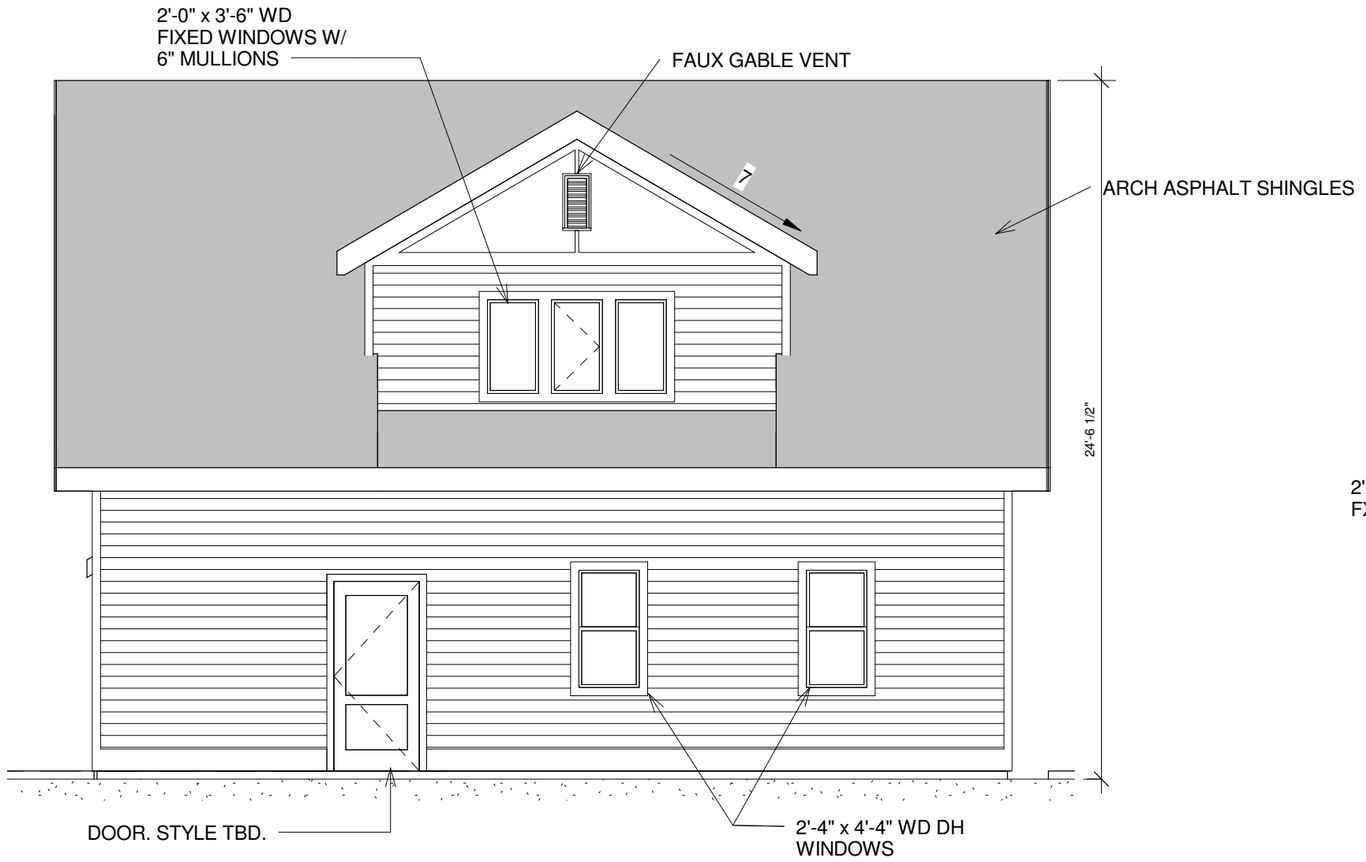
Plans proposed for
920 Lawrence

ELEVATIONS

Date	11/28/18
Drawn by	J. Feller

H2

Scale As indicated



1 House Side
3/16" = 1'-0"

2 H - Right
3/16" = 1'-0"

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Plans proposed for
920 Lawrence

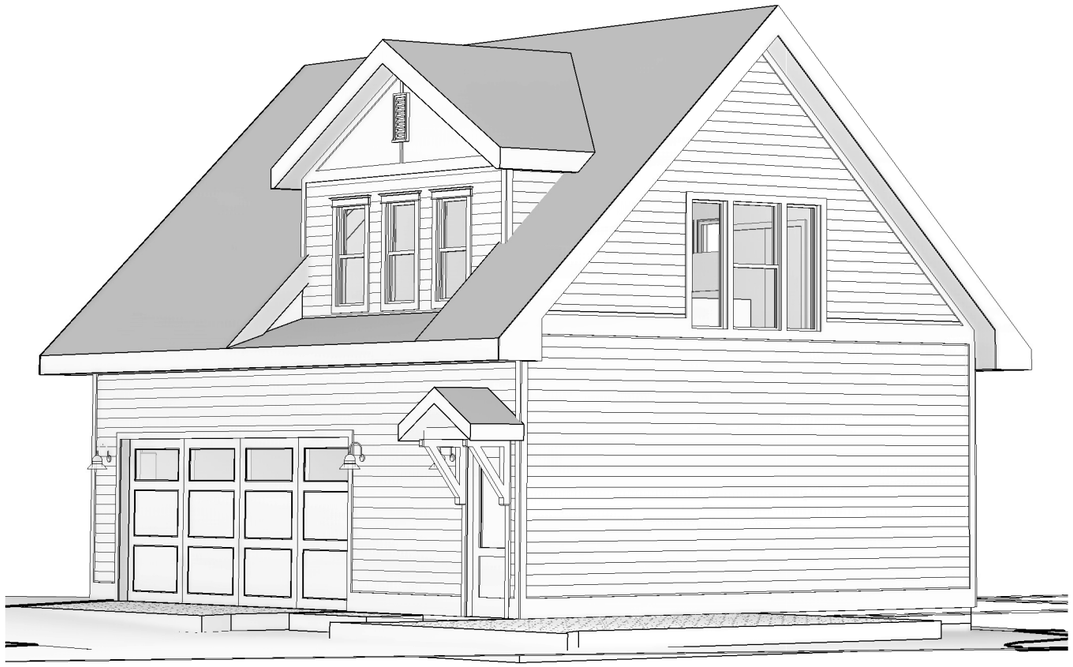
ELEVATIONS

Date	11/28/18
Drawn by	J. Feller

H3

Scale 3/16" = 1'-0"

1 3D View 4



2 Copy of 3D View 3

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Proposal

913 15th Ave S.

NASHVILLE, TN

PROJECT INFORMATION

STYLE		LIVING		FOOTAGE			DETAILS	
HOUSE STYLE:	---	BEDROOMS:	1		Heated & Cooled	Gross	OVERALL WIDTH:	32'
STORIES:	1	BATH:	1	FIRST FLOOR:	0 SQ FT	0 SQ FT	OVERALL LENGTH:	23'
MASTER LOCATION:	---	HALF BATH:	0	SECOND FLOOR:	509 SQ FT	546 SQ FT	OVERALL HEIGHT:	25'
GARAGE:	---	FEATURES:		THIRD FLOOR:			CEILING HEIGHT (FIRST):	8'-0"
				TOTAL (STORIES):	509 SQ FT	546 SQ FT	CEILING HEIGHT (SECOND):	9'-0"
				ADDITIONAL FOOTAGES:			CEILING HEIGHT (THIRD):	
				GARAGE:		748 SQ FT	DOOR HEIGHT (FIRST):	6'-8"
				ROOF DECK:			DOOR HEIGHT (SECOND):	6'-8"
							DOOR HEIGHT (THIRD):	