MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1905 Oakhill Drive
February 17, 2016

Application: New construction—infill (Revisions to previously approved plan)
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310031700
Applicant: Mitch Hodge, architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to revise previously approved plans for infill construction on a vacant lot.

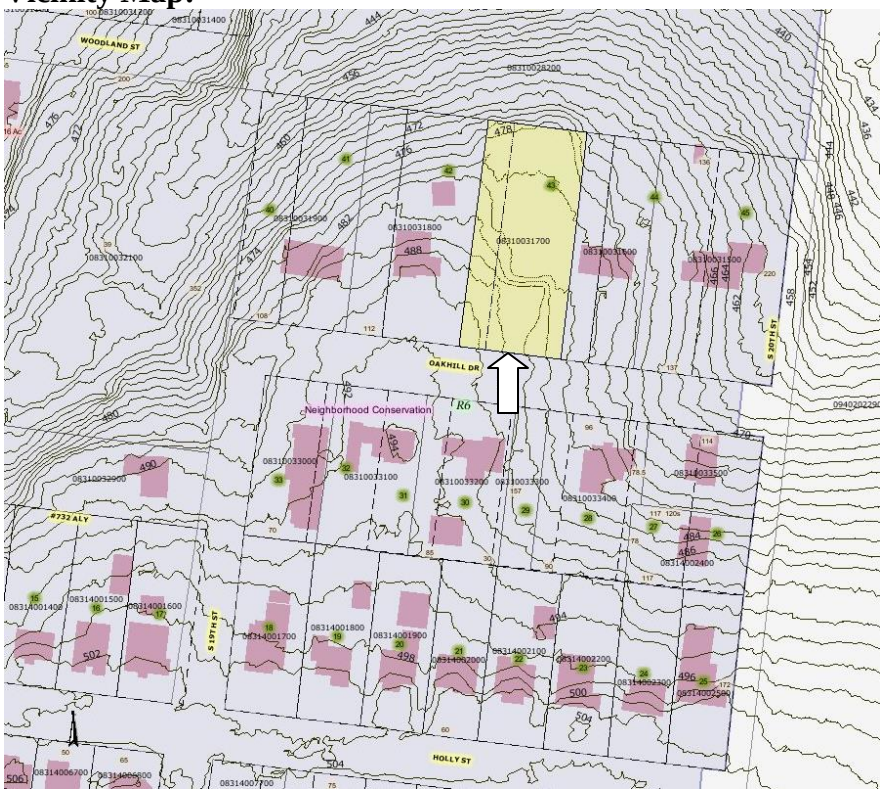
Recommendation Summary: Staff recommends approval of the infill with the following conditions:

1. The projecting gable be reduced in height so that it is no taller than twenty-eight feet (28') from the finished floor line, the height of the previously approved plan;
2. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve masonry;
5. Staff approve the roof color;
6. New drawings be submitted showing the removal of wall dormers;
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
8. A front walkway be added from the street to the front porch.

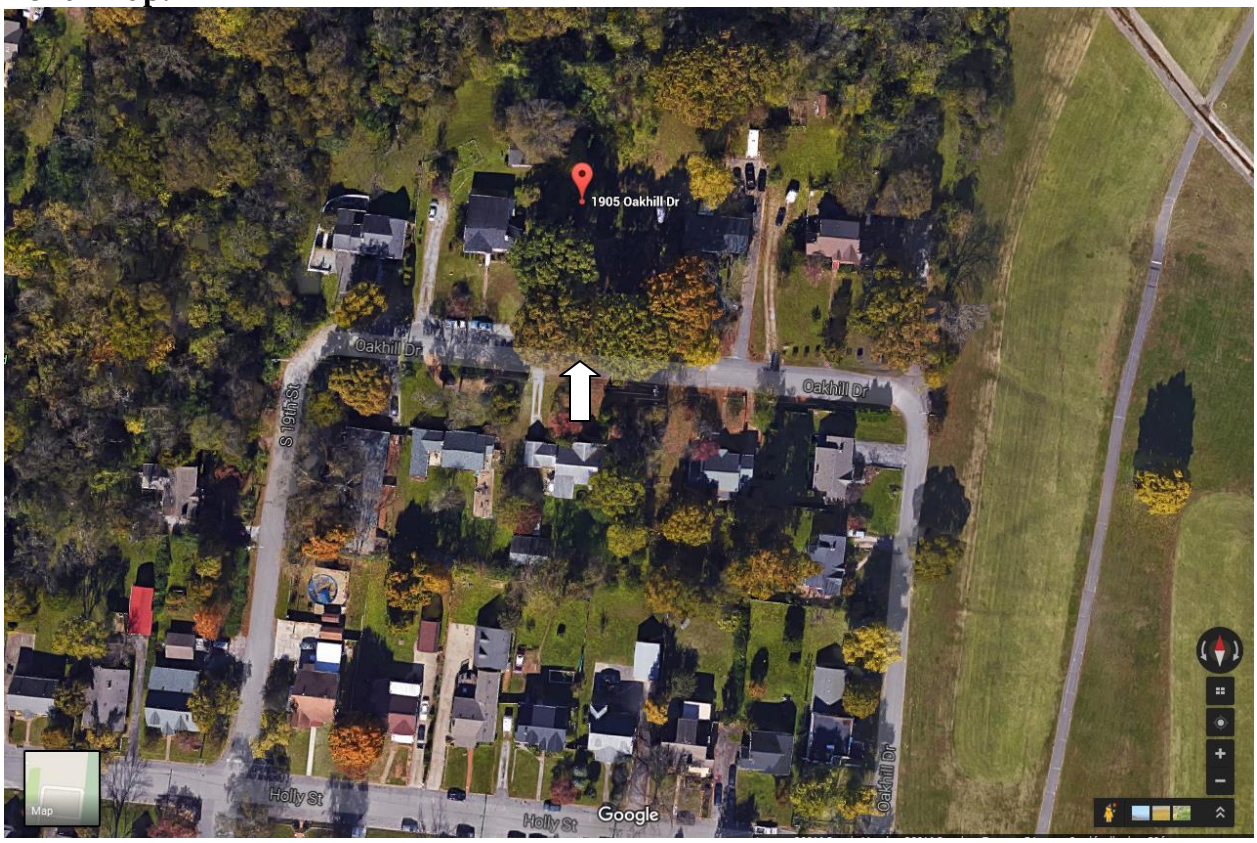
With these conditions, staff finds that the proposed infill meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Attachments
A: Photographs
B: Site Plan
C: 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.

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.

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

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.

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.*

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.

Background: 1905 Oakhill Drive is a vacant lot (Figure 1). The original house on the lot was demolished in 2007. In 2010, the Historic Zoning Commission approved a design for infill on this lot, but that design was never constructed. This application represents a revised design to what was approved in 2010.


Figure 1. The site at 1905 Oakhill Drive.

Analysis and Findings: Application is to revise previously approved plans for infill construction on a vacant lot (Figures 2 & 3).

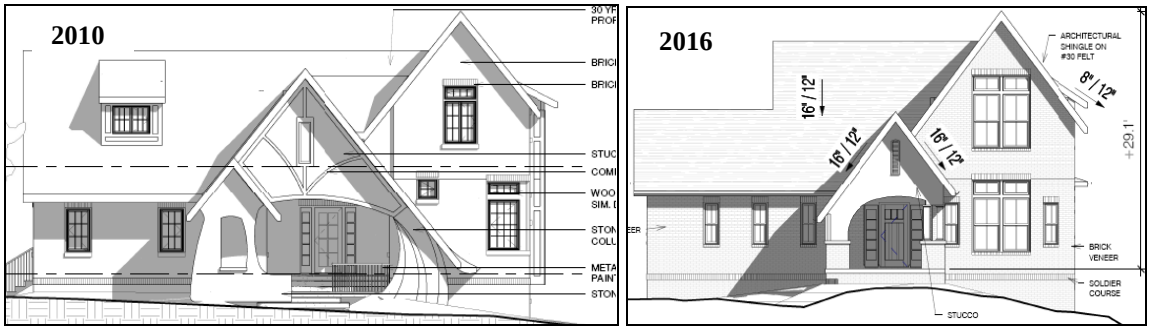


Figure 2 (left) is the design approved in 2010, and Figure 3 (right) is the proposed design

Height & Scale: The house's front façade has three sections. The tallest section is a two-story projecting gable with a fifteen foot (15') eave height and a maximum height of twenty-nine feet (29') from finished floor line. In 2010, the Commission approved a similar two-story projecting gable that was twenty-eight feet (28') from finished floor line, with a sixteen foot (16') eave height. The immediate context consists of one and one-and-a-half story houses, with heights that are between eighteen and twenty-five feet (18'-25') tall, although there are taller houses around the corner on Holly Street. Staff finds that the projecting gable of the proposed house was already taller than the immediate context, and asks that the new proposal be reduced to twenty-eight feet (28') with a fifteen foot (15') eave so that it is no taller than what was previously approved.

The other side gable sections of the front façade have eave heights that are approximately eight feet (8') above the finished floor line and ridge heights that are twenty-five feet, ten inches (25' 10") and eighteen feet (18') above the finished floor line. By comparison, the previously approved design had one continuous side gable section that was twenty-four feet (24') tall, with an eave height of approximately seven feet, six inches (7'6") above the finished floor line. Staff finds that the proposed new side-gabled heights to be appropriate as they help break up the house's massing and meet the historic context.

The height of the foundation will vary because of the lot's significant slope. Staff recommends inspections after the foundation wall is built and after the floor system is constructed in order to ensure that their heights are consistent with those of the neighboring historic houses.

The lot is one hundred feet (100') wide and two hundred and twenty feet (220') deep. The infill will be forty-nine feet (49') wide at the front. By comparison, the previously approved design was fifty-three feet (53') wide, and the houses in the immediate vicinity are between forty-five and sixty feet (45'-60') wide. Staff finds that its width meets the historic context. The infill will have a footprint of approximately two thousand, two hundred and ten square feet (2,210 sq. ft.), which is comparable to the footprint that was previously approved.

With the reduction of the height of the tower to twenty-eight feet (28') from finished floor line, staff finds that the project meets Sections II.B.1. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill will meet all base zoning setbacks. It will be twenty-five feet (25') from the left side property line, twenty feet (20') from the right side property line, and nearly one hundred feet (100') from the rear property line. Its front setback will be approximately sixty-seven feet, ten inches (67'10"), which is the same as was previously approved and is the average of the two adjoining setbacks. Staff finds that the project meets Section II.B.3. of the design guidelines.

Materials: The proposed materials are similar to those that were approved in 2010. The primary cladding material will be brick, and staff recommends approval of a brick sample. The foundation will also be brick, with a soldier course to delineate the foundation from the wall above. This is the same as what was approved in 2010. The trim will be wood or cement fiberboard. The roof will be thirty year architectural shingles, and staff recommends approval of the shingle color. The porch gable will be stucco, and the porch floor and steps will be poured concrete. The materials for the windows and doors were not specified and staff recommends approval of all windows and doors. The rear covered deck will be wood. With the aforementioned staff approvals, staff finds that the proposed infill meets Section II.B.4. of the design guidelines.

Roof form: The house's roof includes a series of gables with 16/12 pitches. The front gabled tower and the front porch's gable will also have 16/12 pitches, and the left elevation includes a 5/12 hipped roof form. Staff finds the primary roof forms to be appropriate.

The right elevation includes two wall dormers. Generally wall dormers are discouraged because they accentuate height and they are not a feature typical of historic buildings in the neighborhood. Because the wall dormers are located in a highly visible location and on a portion of the building that already appears quite tall because of a drop in grade, staff recommends they be changed to be roof dormers or that the additional space required on the second level be reoriented to the left side of the house, where the building is only one-story tall, at this time.

With the removal of the wall dormers, staff finds that the proposed roof forms meet Section II.B.5. of the design guidelines.

Orientation: The house is oriented towards Oakhill Drive, which is appropriate. There is a single entry door behind a twelve foot (12') deep, partial width front porch. Vehicular access to the site will be via an existing driveway to the right of the lot. Staff recommends inclusion of a front walkway from the street to the front porch. With the addition of the walkway, staff finds that the project's orientation meets Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings**:** The primary windows are generally twice as tall as they are wide, and the windows on the second story are not taller than those on the ground floor. The windows thereby meet the historic proportion of window openings. There are no large expanses of wall space without a window or door opening. The right side does contain a horizontal window opening in the area of the kitchen. Staff finds this to be acceptable because it is located over thirty feet (30') from the front of the house. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7. 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 asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The proposed infill includes an attached garage, as did the previously approved plan. Staff finds that the attached garage is appropriate for several reasons. It is located at the basement level, and it at the rear of the house, where garages were typically located. In addition Oakhill Drive developed later than the rest of Lockeland Springs, and this street does have historic examples of attached garages. Staff therefore finds that the attached garage meets Section II.B.8. of the design guidelines.

Recommendation Summary: Staff recommends approval of the infill with the following conditions:

1. The projecting gable be reduced in height so that it is no taller than twenty-eight feet (28') from the finished floor line, the height of the previously approved plan;
2. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve masonry;
5. Staff approve the roof color;
6. New drawings be submitted showing the removal of wall dormers;
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
8. A front walkway be added from the street to the front porch.

With these conditions, staff finds that the proposed infill meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Context Photos:

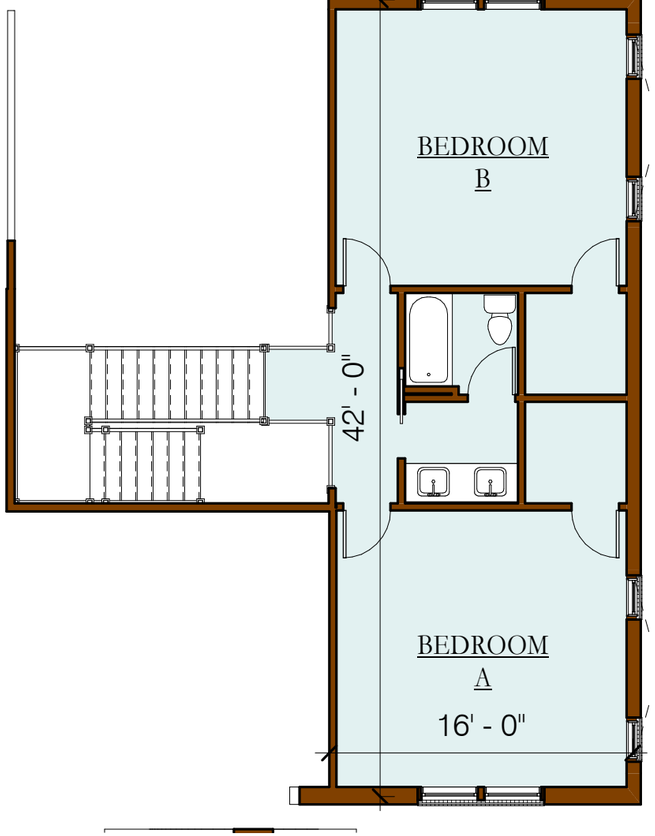
Houses to the right/east of the site

House to the left/west of the site

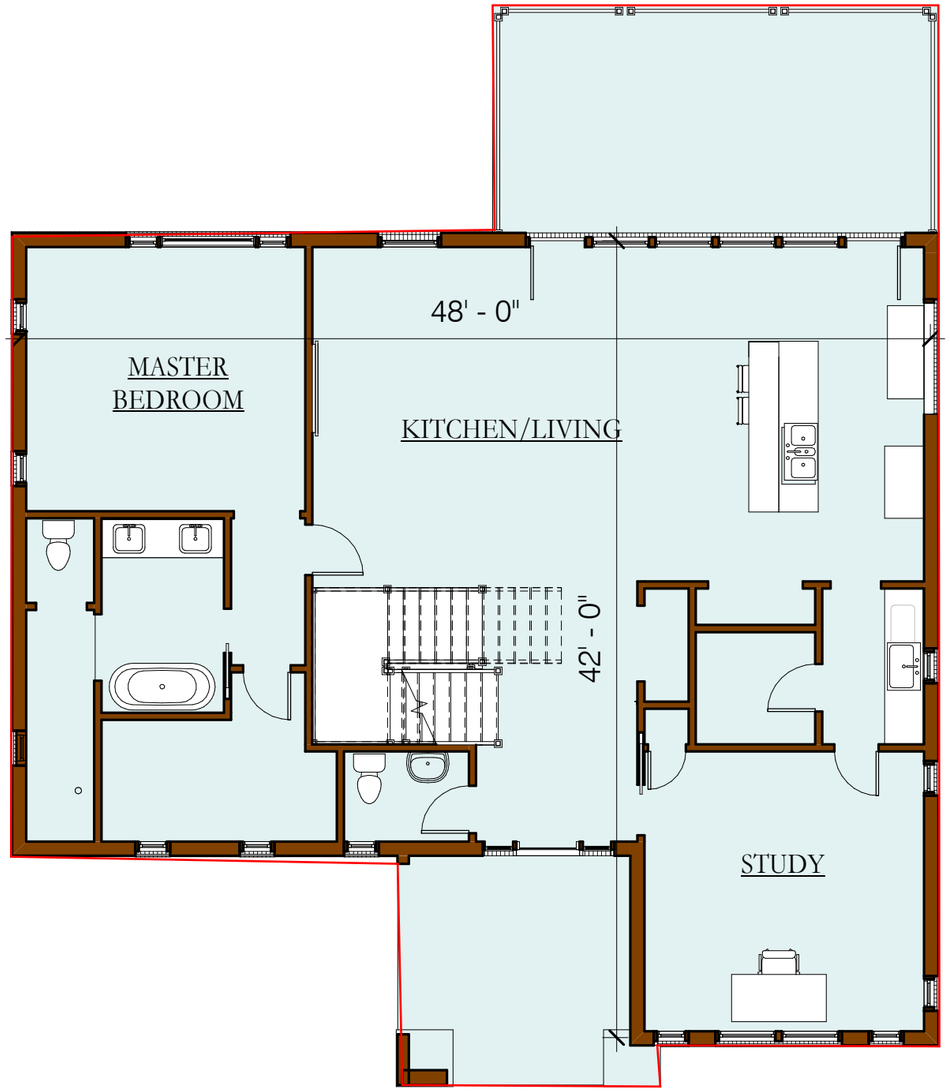
View to the left/west of the site

Houses across the street, and to the east of the site

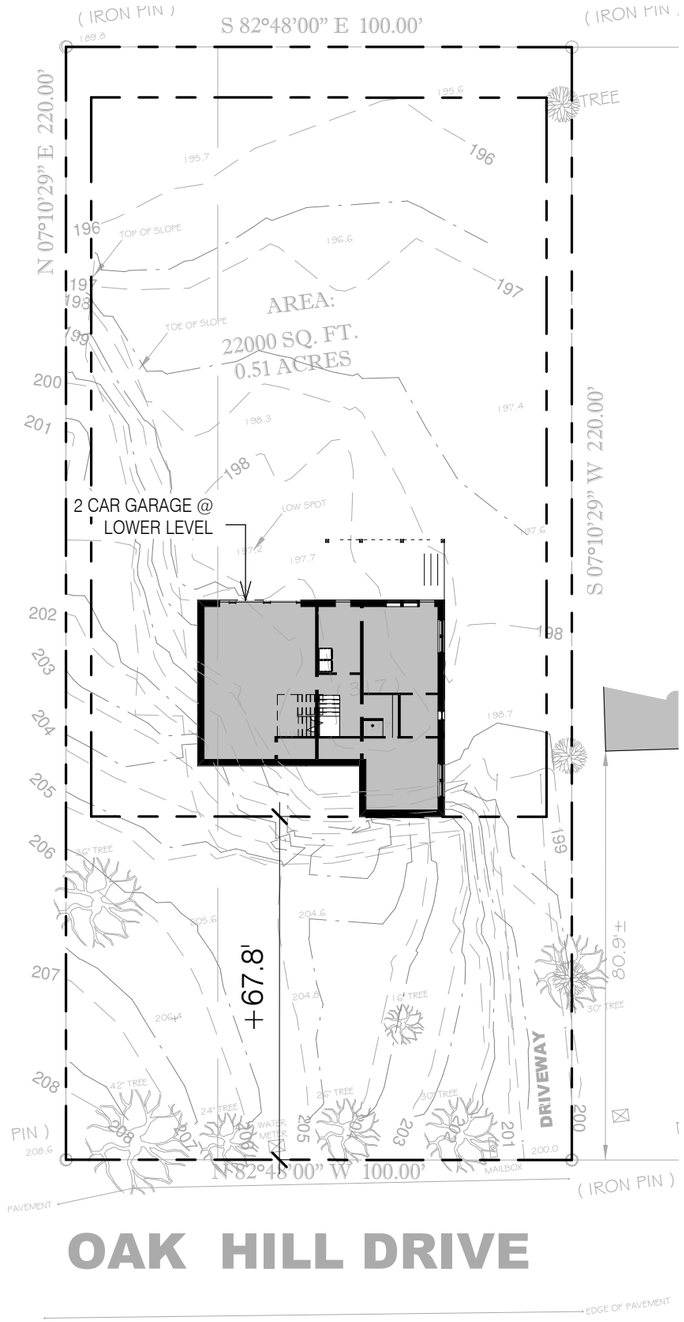
Houses across the street, and to the west of the site.



3 A-1 SECOND FLOOR
1/8" = 1'-0"



2 A-1 FIRST FLOOR
1/8" = 1'-0"



1 A-1 1905 OAKHILL DRIVE
1" = 30'-0"

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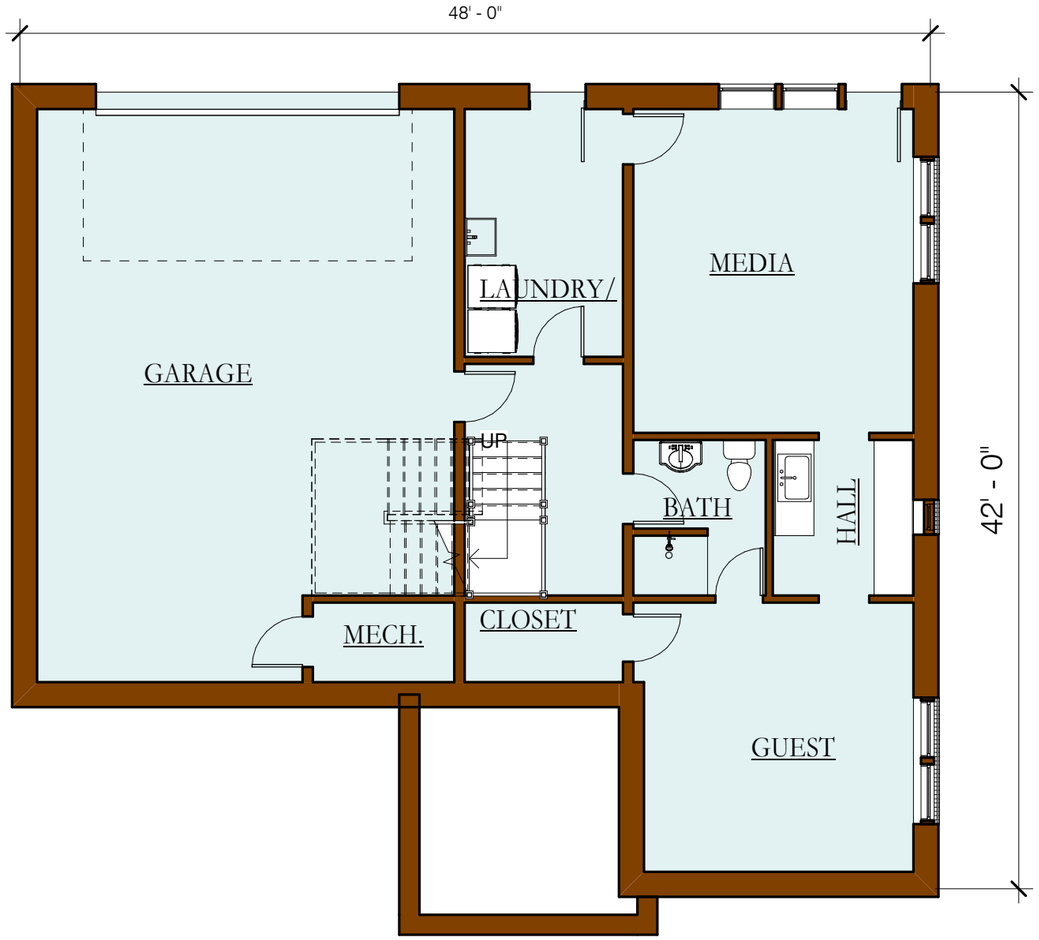
1905 OAKHILL DRIVE
LAYNE RESIDENCE
NASHVILLE, TENNESSEE, 37206

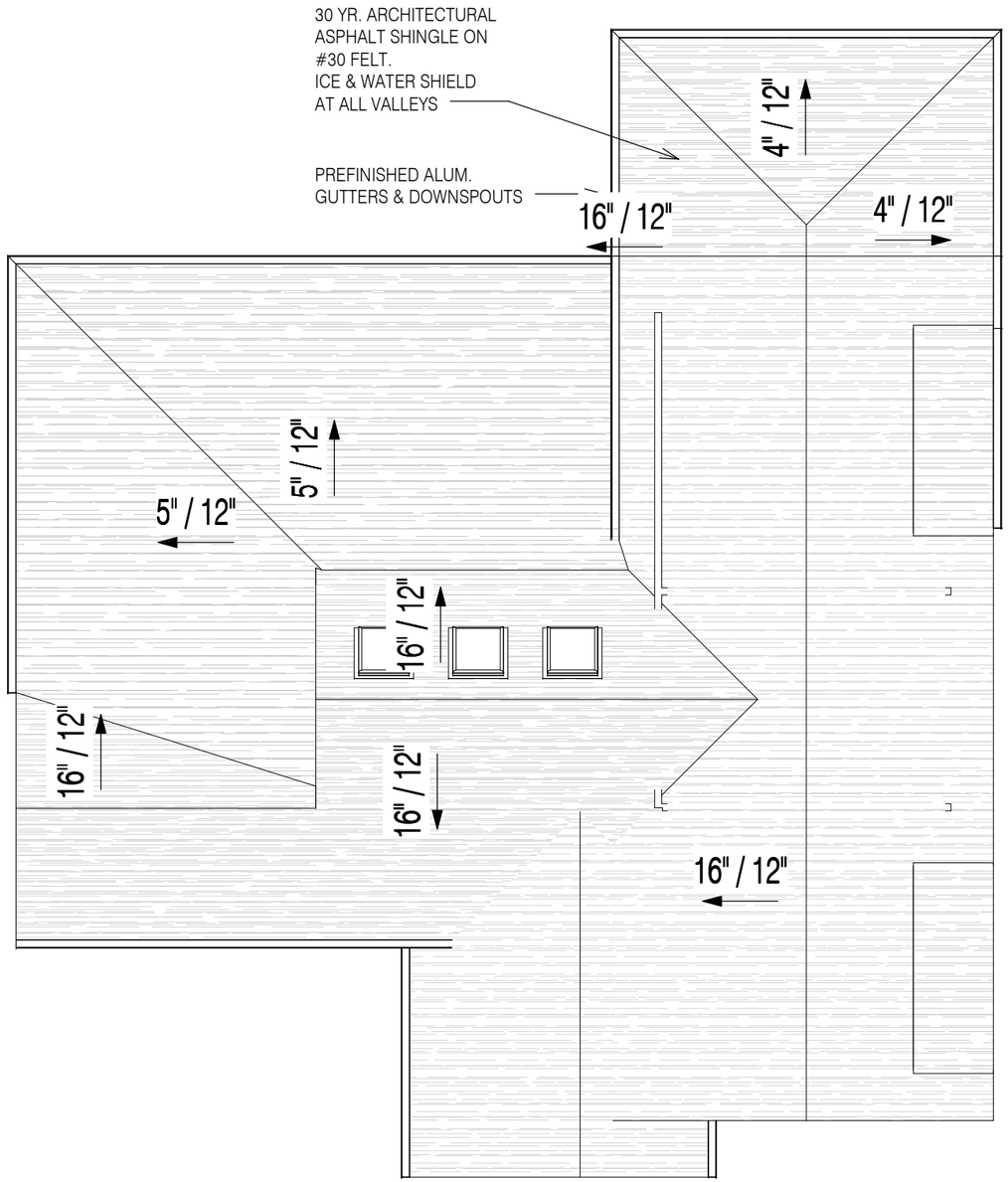
SITE PLAN, FLOOR PLANS

A-1

PROJECT : 1543
DATE: 02.08.16



2 A-2 LOWER LEVEL
1/8" = 1'-0"



1 A-2 ROOF
1/8" = 1'-0"

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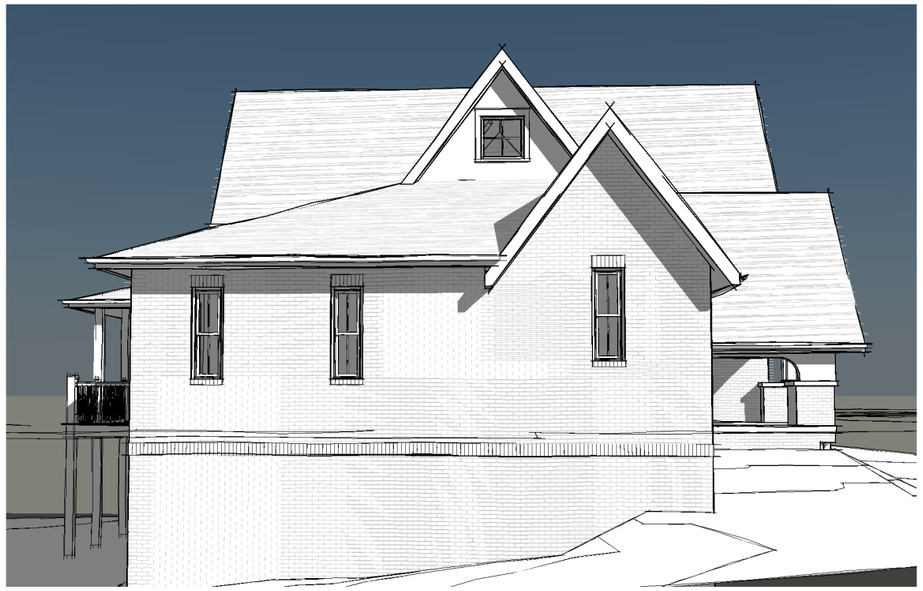
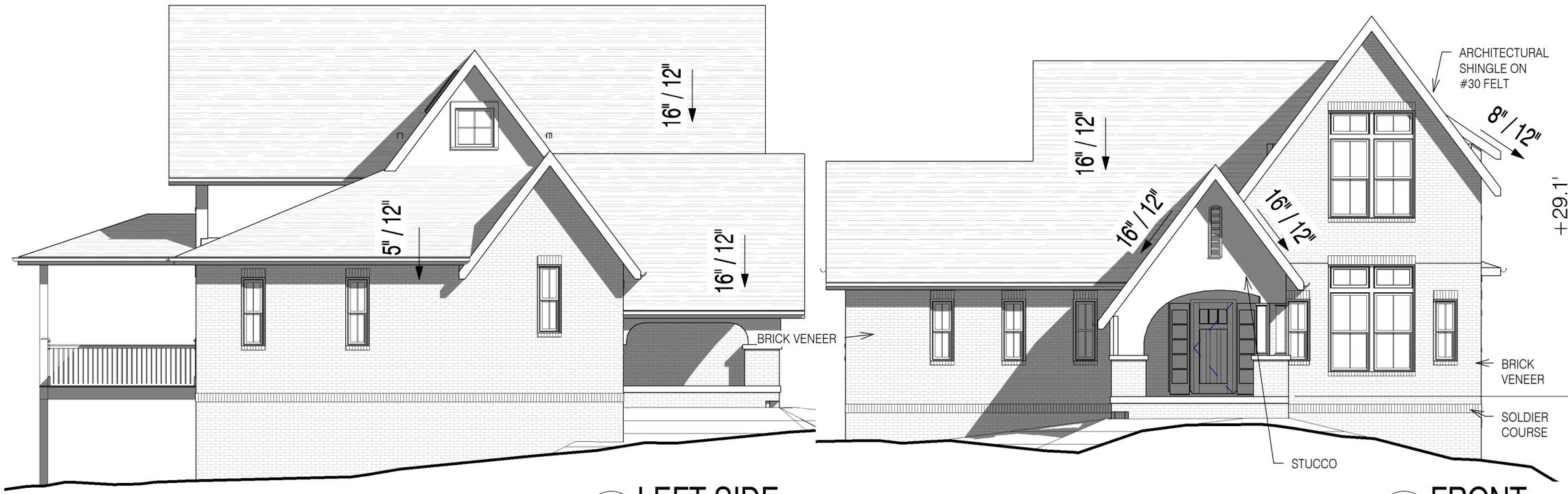
ROOF PLAN, LOWER LEVEL

A-2

PROJECT : 1543

DATE: 02.08.16





2 A-3 LEFT SIDE
1/8" = 1'-0"

1 A-3 FRONT
1/8" = 1'-0"

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ELEVATIONS

A-3

PROJECT : 1543
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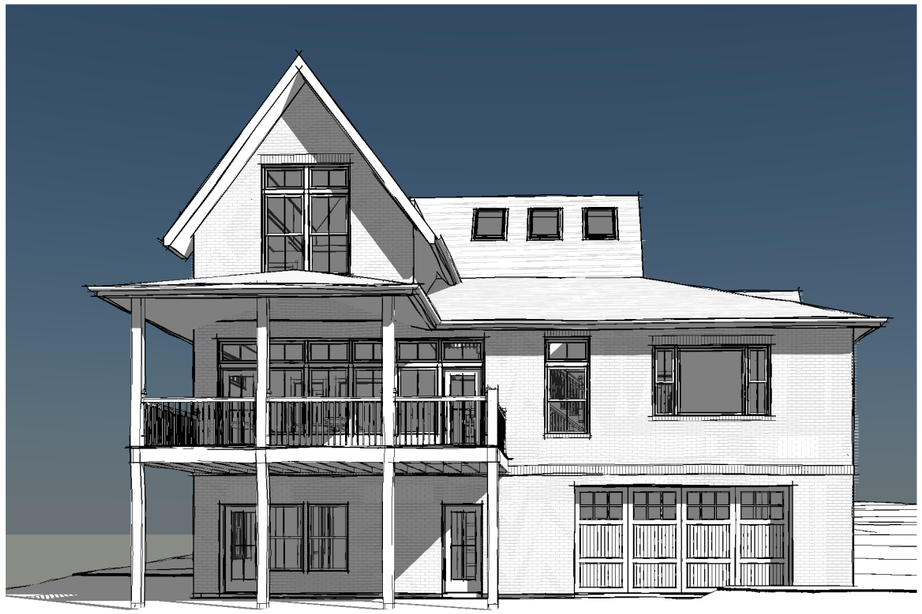

BRICK VENEER

16" / 12"

5" / 12"

16" / 12"

2 A-4 RIGHT SIDE
1/8" = 1'-0"

1 A-4 BACK
1/8" = 1'-0"

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ELEVATIONS

A-4

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