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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
1509 Gartland Avenue
October 19, 2016

Application: New construction—addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309031400
Applicant: Jonathan Jones
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition with an attached garage.

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

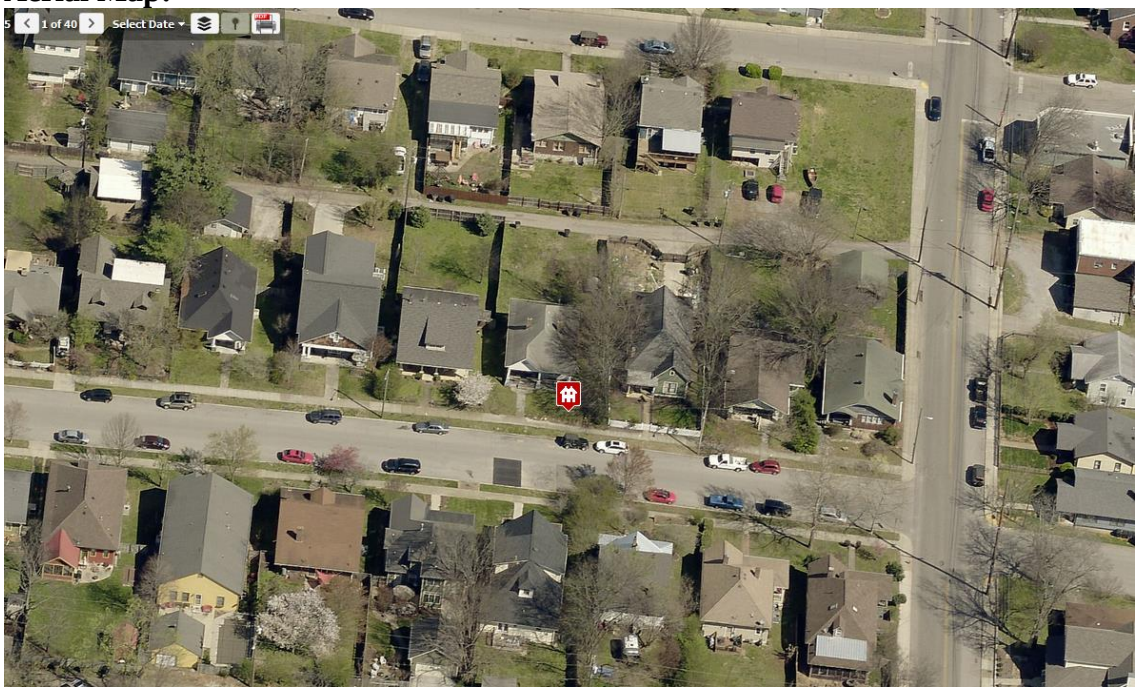
1. The addition be inset two feet (2') at the rear of the historic house;
2. The siding reveal either match that of the historic wood siding or have a maximum reveal of five inches (5");
3. The basement level of the addition be clad in a foundation material like a split face concrete block rather than clad in siding;
4. Any concrete block be split face;
5. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
6. Staff approve the roof shingle color, dimensions, and texture; and
7. The HVAC shall 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 Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

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.

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.

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).

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.

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

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.*
- *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 dormer locations 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.*

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.

Background: 1509 Gartland Avenue is a c. 1925 frame house that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1).

Figure 1. 1509 Gartland Avenue

Analysis and Findings: Application is to construct a rear addition with an attached garage.

Height & Scale: The proposed addition will have an eave height to match the eave height of the historic house, which is approximately nine feet, six inches (9'6") above the foundation line. The ridge height will be approximately one foot (1') lower than the height of the historic house. The addition's ridge height will be approximately twenty-one feet (21') above the foundation line. Because of the significant slope of the lot, a basement level is gained for the addition.

The addition will be inset one foot (1') from each of the back corners of the house. Because the addition has three levels – a basement garage, a main floor, and a finished attic space with dormers, staff finds that a two foot (2') inset would be more appropriate. The addition will match the depth of the historic house at thirty-nine feet, four inches (39'4"). The addition will add approximately one thousand and fifty-six square feet (1,056 sq. ft.) of footprint to the historic house, which has a footprint of approximately one thousand, one hundred and sixty square feet (1,160 sq. ft.), not including the front porch.

With the condition that the applicant inset the addition two feet (2') at the back of the historic house, staff finds that the project's height and scale meet Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. Staff recommends a larger inset of two feet (2') at the back in order to keep the addition in scale. With this change, the addition will be designed so that if it were to be removed in the future, the historic character of the house would still be intact. With the increase of the inset from one foot to two feet (1' to 2'), staff finds that the addition meets Section II.B.10.a and d. of the design guidelines.

Design: The proposed design of the addition is compatible with the historic house. The addition's modern materials, inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the proposed addition meets Sections II.B.10.a and e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be at least eleven feet (11') from the side property lines and over forty feet (40') from the rear property line. Staff finds that the proposed setbacks meet Sections II.B.3. and II.B.10. of the design guidelines.

Materials: The applicant does plan to alter some materials on the historic house. The applicant intends to remove the existing, non-historic siding and to restore and repair the historic siding underneath, replacing boards where necessary. The existing front porch has a wood floor that has deteriorated and is covered in the front with plywood. The applicant plans to replace the wood porch floor with concrete, and to add concrete block below it for support. The applicant also intends to rebuild the wood front porch posts in-kind because they are deteriorated. Staff finds these changes to be appropriate.

The materials of the addition include:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block & Siding	Unknown	No*	Yes*
Cladding	cement fiberboard lap siding	Smooth; to Match existing siding and trim^	Yes	Yes^
Roofing	Asphalt Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No

Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Driveway	Concrete	Natural Color	Yes	No

*The applicant intends to carry the siding down to the basement level. Staff finds that this increases the perceived height of the addition and does not follow the historic context. Staff recommends that the applicant keep the foundation material exposed at the basement level, as is typical of historic houses with tall foundations due to the slope of a site. Staff also recommends that the concrete block be split-face.

^The drawings indicate that the siding on the addition will match the "existing siding and trim." Staff recommends that the siding match the historic siding reveal underneath the vinyl siding or have a maximum reveal of five inches (5").

With the use of split-face concrete block (or another approved foundation material) at the basement level, the siding reveal matching the historic wood siding or being a maximum of five inches (5"), and staff's final approval of the windows, doors, and roof color, staff finds that the proposed materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The addition's roof form will mimic the profile and slope of the historic house's hipped roof, except at the rear the addition will have a gable form. The addition includes side dormers which are located towards the back of the addition to decrease their visibility. They will have shed roofs with a 3/12 slope and are set back two feet (2') from the wall below. Staff finds that the proposed roof forms meet Sections II.B5. and II.B.10. of the design guidelines.

Orientation: The new addition will not alter the historic house's orientation towards Gartland Avenue. Vehicular access to the site will be via the alley. Staff finds that the addition's orientation meets Sections II.B.6. 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 generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are two horizontal window openings on the right side elevation. Because they will be inset from the line of the historic house and they will be located over sixty feet (60') from the front of the house, staff finds that they will at most be minimally visible and are appropriate. There are no large expanses of wall space without a window or door opening. Staff finds that the proposed fenestration pattern meets 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 asks

that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The addition includes an attached garage, located entirely at the basement level, with garage doors that face the alley. Although attached garages are typically not appropriate, they have been approved when they are located fully at the basement level. Staff finds that this attached garage meets the guidelines for attached garages in Lockeland Springs. Staff finds that the attached garage meets Section II.B.8. of the design guidelines.

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

1. The addition be inset two feet (2') at the rear of the historic house;
2. The siding reveal either match that of the historic wood siding or have a maximum reveal of five inches (5");
3. The basement level of the addition be clad in a foundation material like a split face concrete block rather than clad in siding;
4. Any concrete block be split-face;
5. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
6. Staff approve the roof shingle color, dimensions, and texture; and
7. The HVAC shall 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 Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

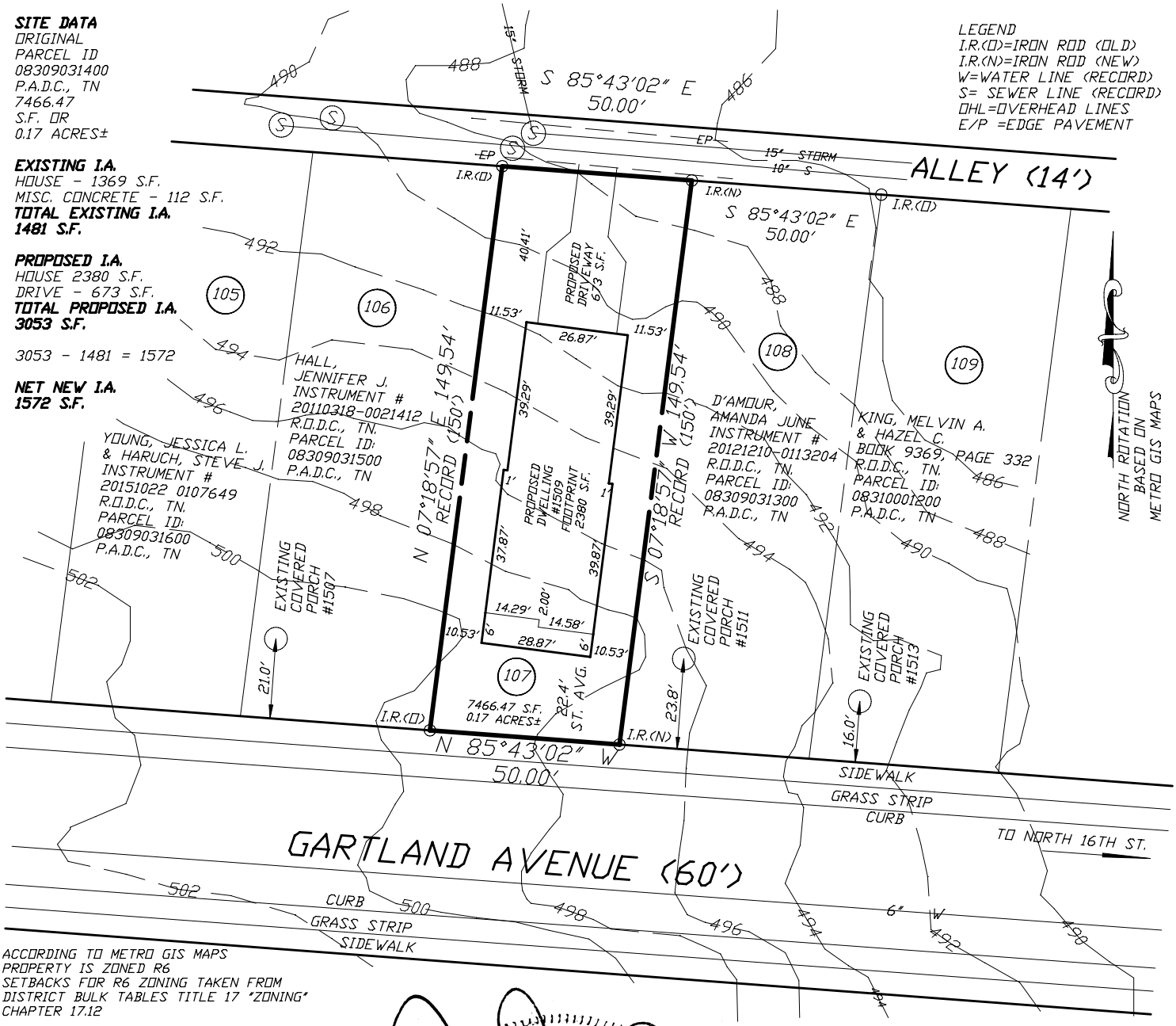
Additional Photos:

Right side elevation

Rear elevation

Left side elevation

Left elevation detail – where historic siding can be seen underneath.



ACCORDING TO METRO GIS MAPS
PROPERTY IS ZONED R6
SETBACKS FOR R6 ZONING TAKEN FROM
DISTRICT BULK TABLES TITLE 17 "ZONING"
CHAPTER 17.12

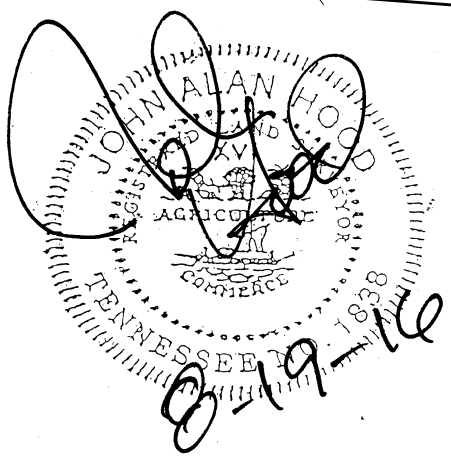
FRONT = STREET AVERAGE
SIDES = 5'
REAR = 20'
VERIFY SETBACKS WITH CODES BEFORE
DESIGN OR CONSTRUCTION DECISIONS
ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST
F.E.M.A. / FLOOD INSURANCE RATE MAP
THIS PROPERTY IS NOT LOCATED IN A
F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA
PROPERTY IS LOCATED IN ZONE "X" UNSHADED
MAP 470040 PANEL 0236 F
EFFECTIVE DATE = 4-20-01

THIS SURVEY WAS PREPARED FROM THE
LATEST RECORDED DEED DESCRIPTION.
THIS SURVEY IS SUBJECT TO THE FINDINGS
OF A CURRENT TITLE EXAMINATION.
NO TITLE REPORT WAS FURNISHED PRIOR TO
THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC
AS-BUILT RECORDS & FIELD LOCATION. THERE MAY
BE UTILITIES OR EASEMENTS PRESENT THAT ARE
NOT SHOWN ON THIS SURVEY.
CONTACT THE TENNESSEE ONE CALL SYSTEM
PRIOR TO ANY CONSTRUCTION OR DIGGING.

PREPARED BY:
CAMPBELL, McRAE
& ASSOCIATES,
SURVEYING, INC.
2918 BERRY HILL DRIVE
NASHVILLE, TN., 37204
PH. 615-298-2424
FAX 615-297-2828
EMAIL cmas@att.net



I HEREBY CERTIFY THAT THIS IS
A CATEGORY I SURVEY WITH THE
RATIO OF PRECISION OF THE
UNADJUSTED SURVEY BEING 1: 18,000.
THIS SURVEY WAS DONE IN
COMPLIANCE WITH THE CURRENT
STANDARDS OF PRACTICE ADOPTED
BY THE TENNESSEE STATE BOARD OF
EXAMINERS FOR LAND SURVEYORS.

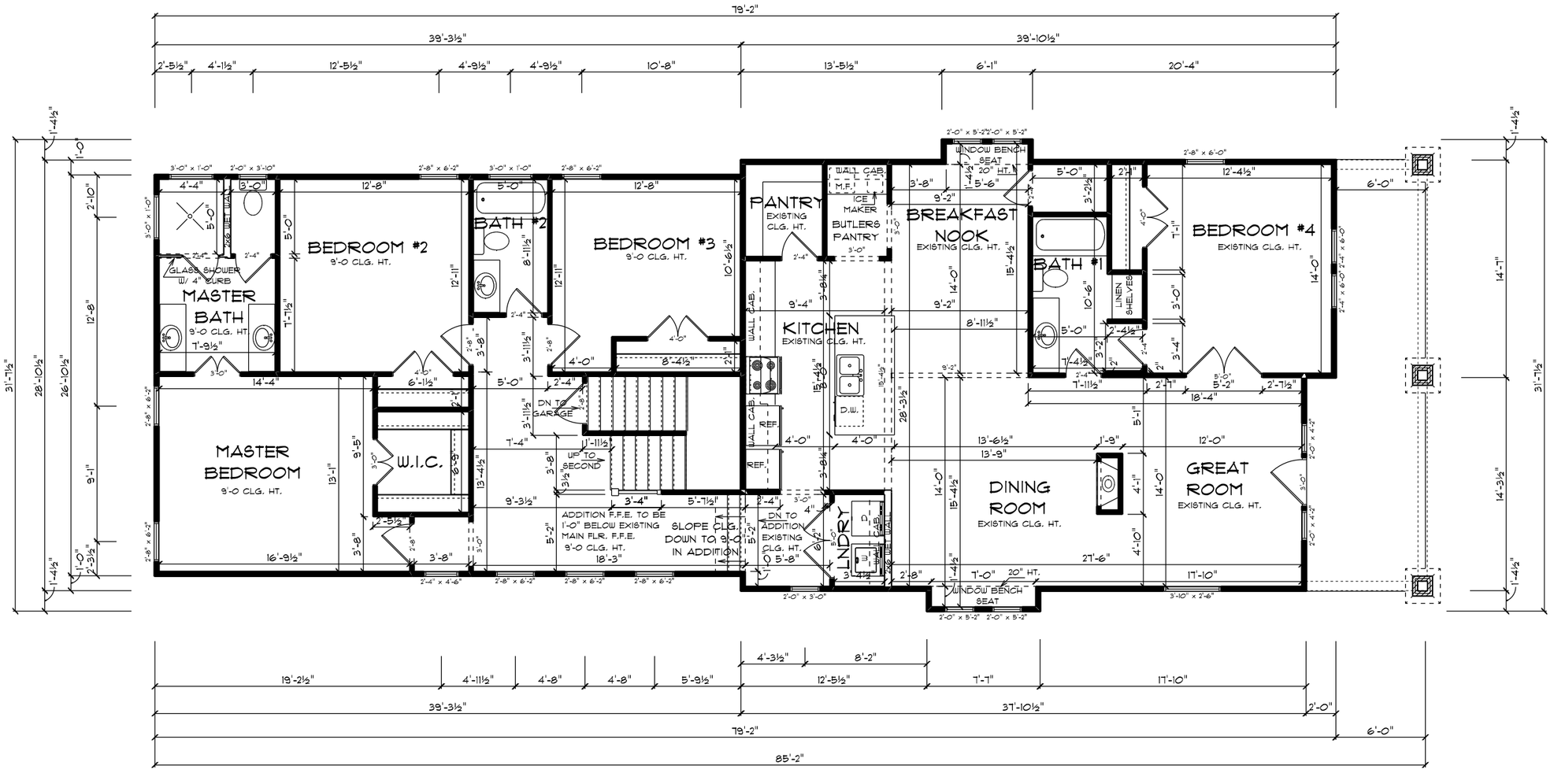
JOHN ALAN HOOD
TN. R.L.S.#1838

40' 0 40' 80'
GRAPHIC SCALE
(IN FEET)
1"= 40'

SITE PLAN
LOT 107, ON THE PLAN OF
THE SUBDIVISION OF THE
A. V. S. LINDSLEY 29 ACRE TRACT
BOOK 57, PAGE 66
R.O.D.C., TN.
PROPERTY LOCATED IN THE 6TH
COUNCIL DISTRICT OF NASHVILLE,
DAVIDSON COUNTY TENNESSEE
ON THE NORTHERLY MARGIN OF
GARTLAND AVENUE, WEST
OF NORTH 16TH STREET
PROPERTY ADDRESS:
1509 GARTLAND AVENUE,
NASHVILLE, TN., 37206
DEED REFERENCE:
INSTRUMENT # 20160719-0074089
R.O.D.C., TN.
PARCEL ID:
08309031400
P.A.D.C., TN.
DATE OF SURVEY 8-19-2016
SCALE : 1"=40'
PREPARED FOR:
URBANGATE PROPERTIES, LLC

GENERAL NOTES

1. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT ILLUSTRATED HEREIN USING PROPER MEANS, METHODS, AND MATERIALS.
2. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR CONSTUCTING THE PROJECT IN A MANNER THAT MEETS ALL BUILDING CODES, ALL ZONING CODES, AND ALL PLANNING CODES IN FOR THE LOCATION OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE COORDINATION, TIE-INS, FEES, AND NECESSARY PERMITTING OF ALL CONNECTIONS TO PUBLIC UTILITIES AS REQUIRED FOR THE PROJECT
4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTINGS, FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF AN ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONS COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
5. THE GENERAL CONTRATOR/OWNER IS RESPONSIBLE FOR THE DESIGN AND COORDINATIONOF ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS. AND IS RESPONSIBLE FOR THE PROVISIONS OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. LOCATIONS OF SERVICE PANELS, SUB PANELS, SHUT-OFFS AND OTHER CONTROL DEVICES OR EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
6. THE GENERAL CONTRACTOR WILL PROVIDE FOR A CRAWL SPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE. COORDINATION OF ADDITIONAL HVAC REGISTER(S) AND RETURN(S) FOR THIS CONDITIONED CRAWL SPACE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE SILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE
8. THE GENERAL CONTRACTOR/OWNER WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION.
9. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE SELECTION AND SERVICE COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND SYSTEMS.
10. FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE MINIMUM OF 3'-6" CLEAR HEIGHT TO SRUCTURE.
11. ELECTRICAL: THE GENERAL CONTRATOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, APPLANCES, EQUIPMENT, COUNTERTOPS, AND CASE WORK.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISIONSOR FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE, BE THAT ADDITIONAL SEPERATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.



MAIN FLOOR LAYOUT

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

2' 4' 8' 16'

Graphic Scale

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND ABSTHETICS OF THIS HOME

EXT. SF.		INT. SF.	
First Floor	2208 sf.	First Floor	2135 sf.
Second Floor	592 sf.	Second Floor	567 sf.
TOTAL	2801 sf.	TOTAL	2702 sf.
Garage: 3 Bay	891 sf.	Garage: 3 Bay	829 sf.
Front Porch	204 sf.	Front Porch	178 sf.

1509 Gartland Ave.
Nashville, TN 37206

JRG Properties LLC,

Date: 10-03-16

A-1

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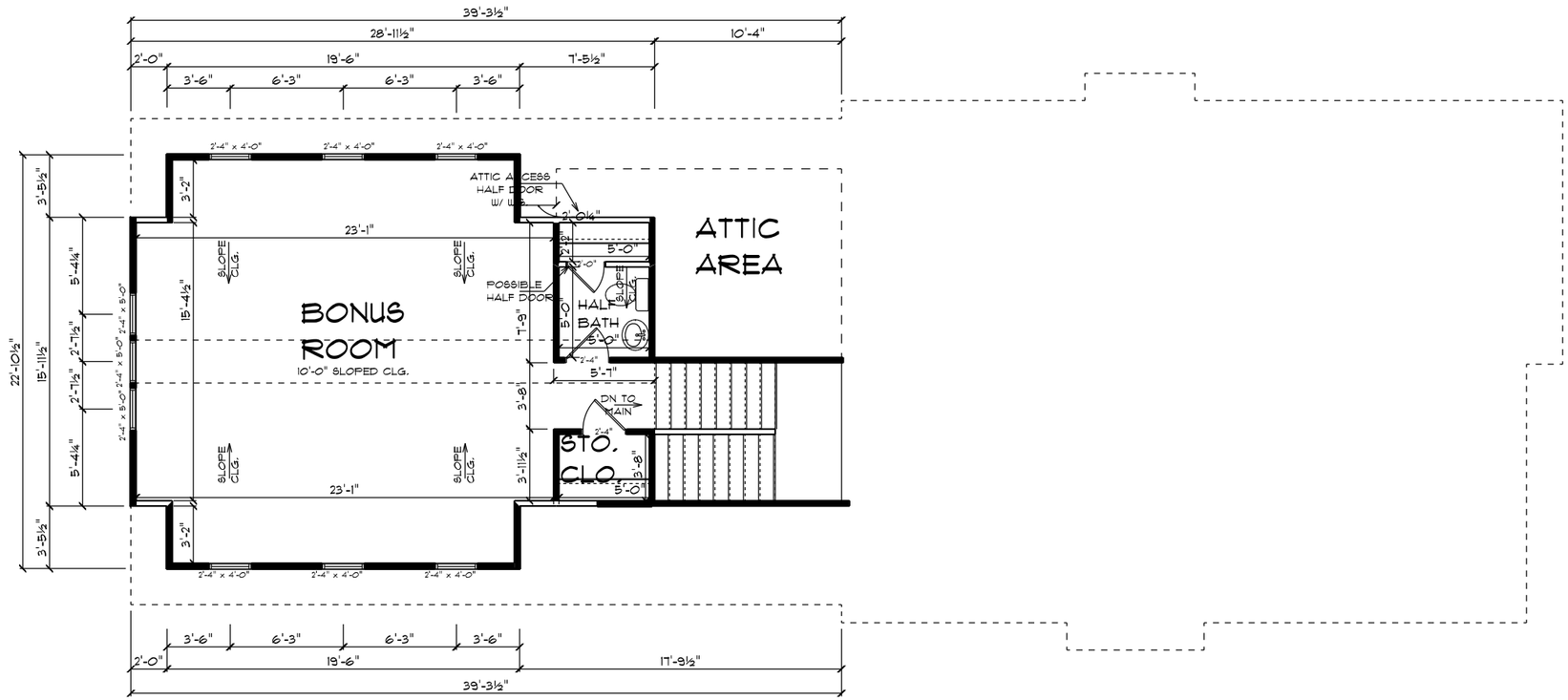

SECOND FLOOR LAYOUT

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

2' 4' 8' 16'

Graphic Scale

EXT. SF.		INT. SF.	
First Floor	2208 sf.	First Floor	2135 sf.
Second Floor	2691 sf.	Second Floor	2587 sf.
TLA	2800 sf.	TLA	2702 sf.
Garage 3 Bay	991 sf.	Garage 3 Bay	929 sf.
Front Porch	204 sf.	Front Porch	178 sf.

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND ASETHETICS OF THIS HOME

1509 Gartland Ave.
Nashville, TN 37206

JRG Properties LLC,

Date: 10-03-16

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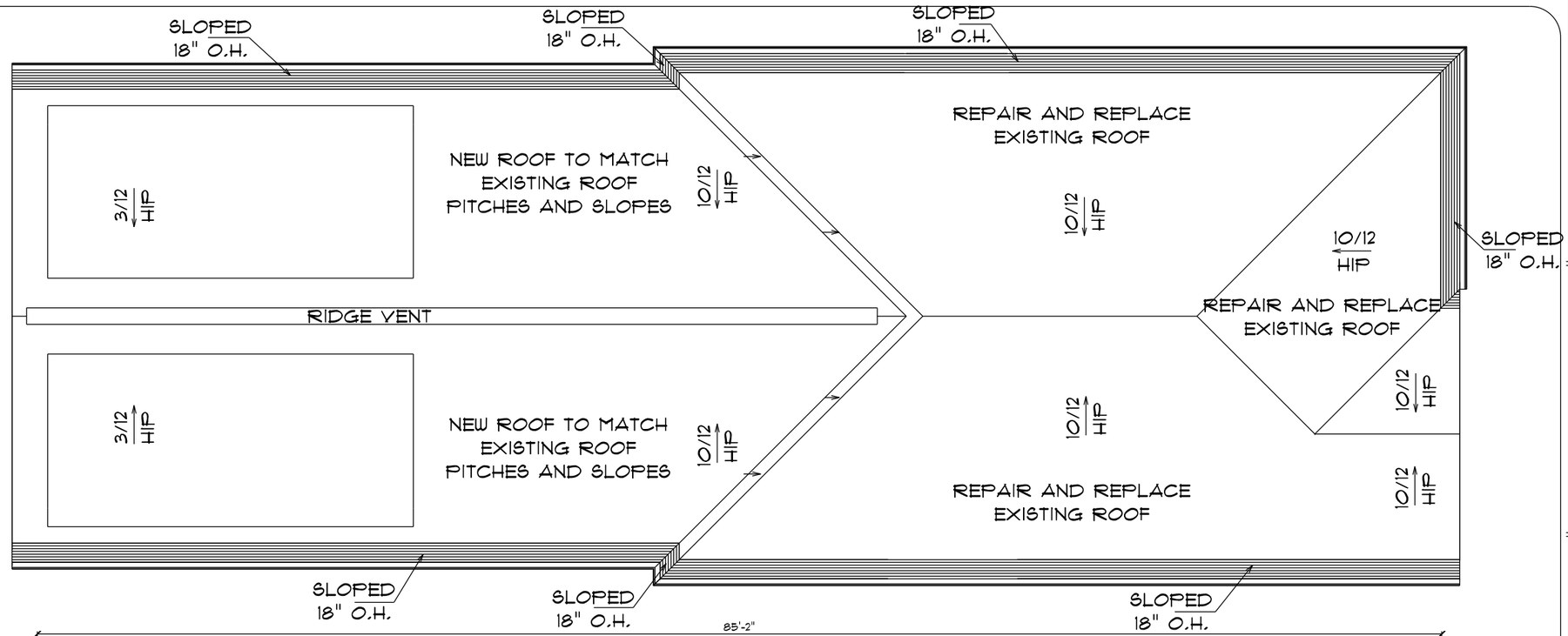
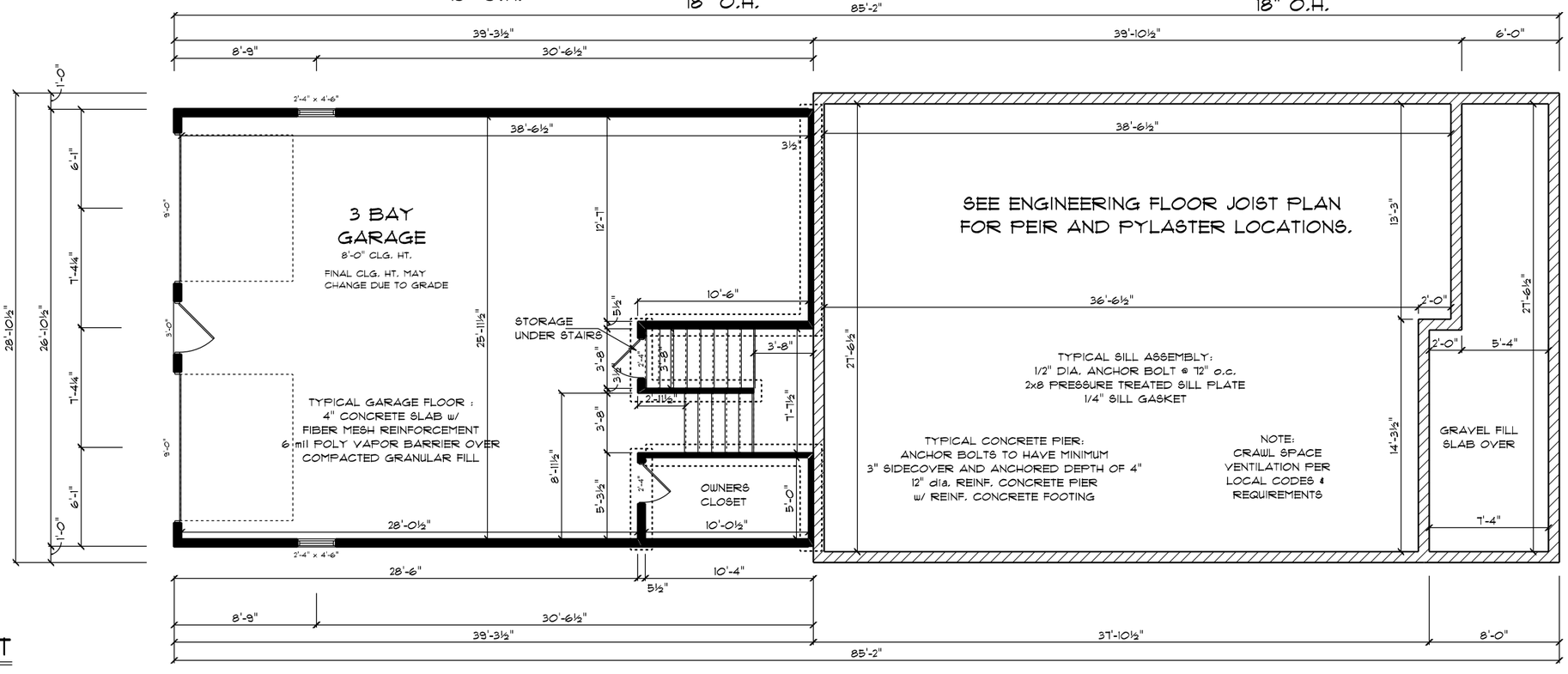
ROOF LAYOUT



FOUNDATION LAYOUT



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

Graphic Scale

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EXT. SF.
First Floor..... 2208 sf.
Second Floor..... 592 sf.
TLA..... 2800 sf.
Garage 3 Bay..... 991 sf.
Front Porch..... 204 sf.

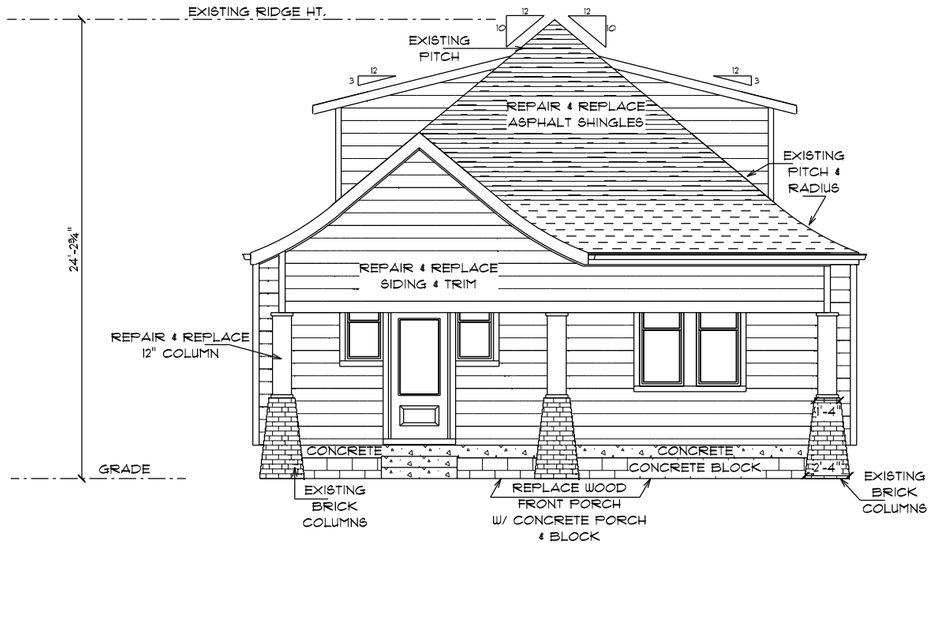
INT. SF.
First Floor..... 2135 sf.
Second Floor..... 565 sf.
TLA..... 2702 sf.
Garage 3 Bay..... 929 sf.
Front Porch..... 178 sf.

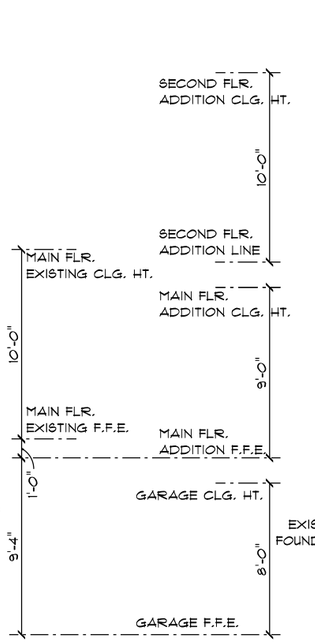
1509 Gartland Ave.
Nashville, TN 37206

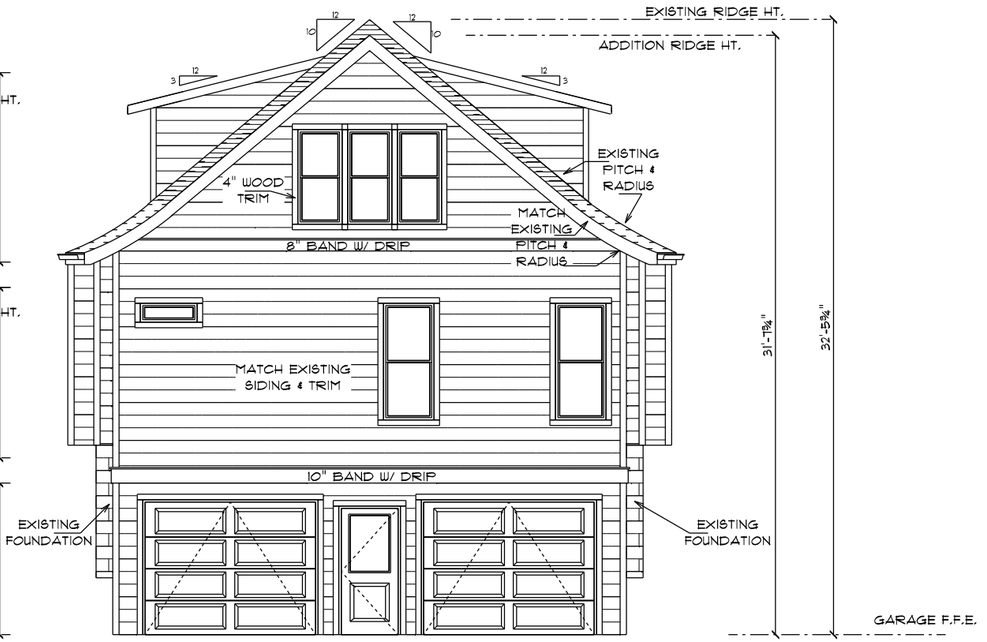
JRG Properties LLC,

Date: 10-03-16

A-3







FRONT ELEVATION

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

2' 4' 8' 16'

Graphic Scale

REAR ELEVATION

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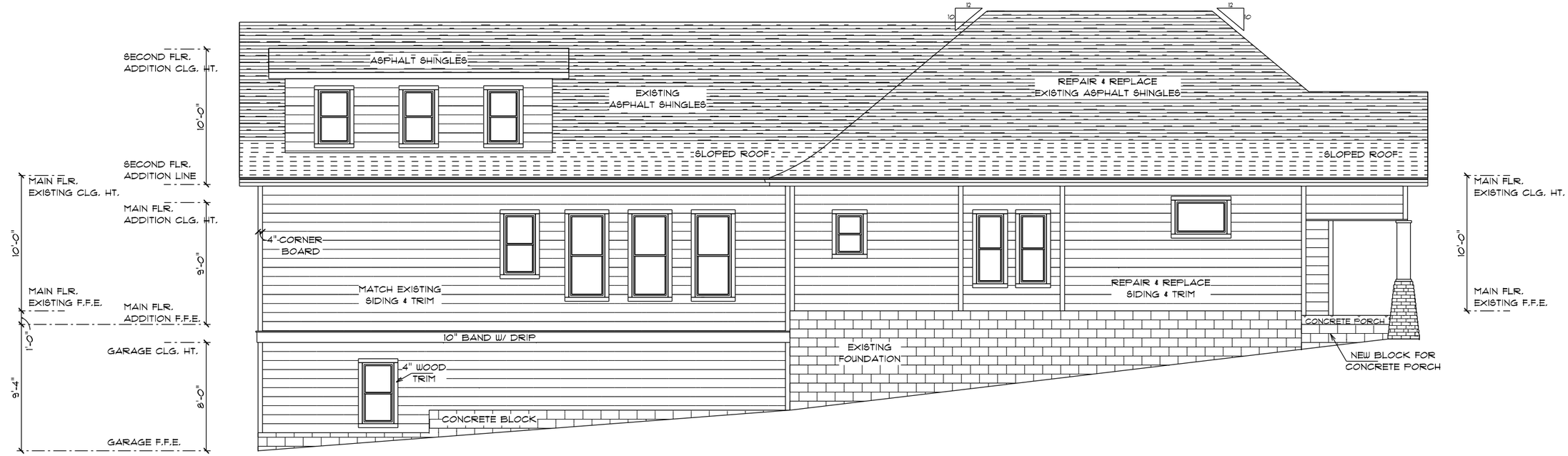
EXT. SF.		INT. SF.	
First Floor	2208 sf.	First Floor	2135 sf.
Second Floor	592 sf.	Second Floor	567 sf.
TLA	2800 sf.	TLA	2702 sf.
Garage 3 Bay	991 sf.	Garage 3 Bay	929 sf.
Front Porch	204 sf.	Front Porch	178 sf.

1509 Gartland Ave.
Nashville, TN 37206

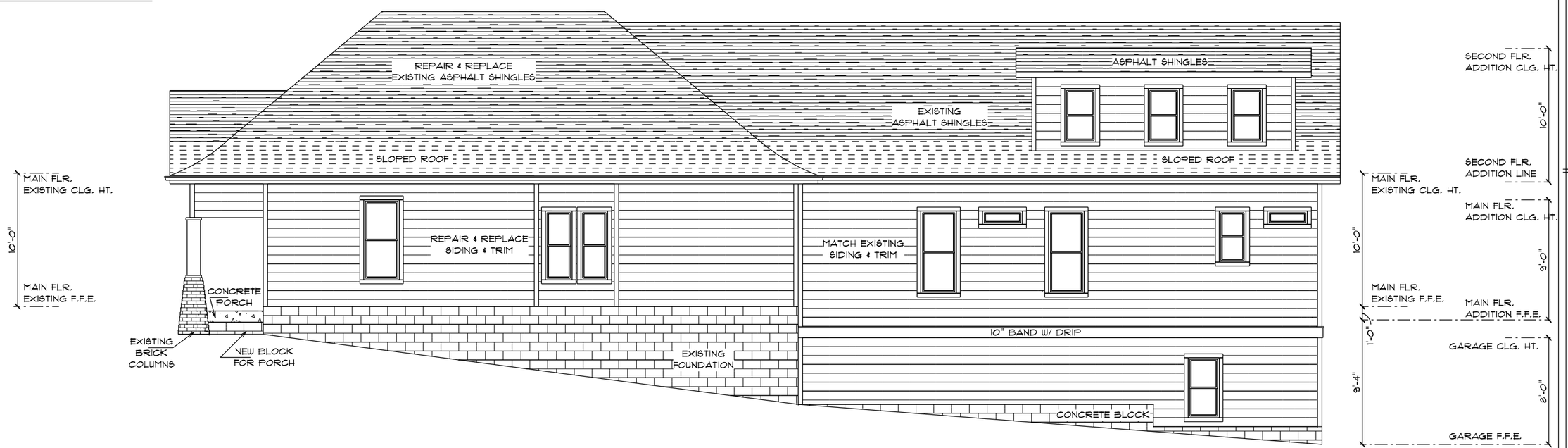
JRG Properties LLC,

Date: 10-03-16

A-4



LEFT ELEVATION



RIGHT ELEVATION

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

2' 4' 8' 16'

Graphic Scale

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1509 Gartland Ave.
Nashville, TN 37206

JRG Properties LLC,

Date: 10-03-16

A-5