



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**1802 Lakehurst Drive**  
**August 21, 2013**

**Application:** New construction-infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08310046000  
**Applicant:** David Baird, architect  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to construct a new single-family home on this recently created lot in the Little Hollywood area of Lockland Springs-East End.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the condition that windows and doors are approved by staff prior to installation and that the utilities be located at the rear or on the side, beyond the mid-point of the house. Staff finds the infill design to meet the design guidelines for new construction in the Lockeland-Springs East End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**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.*

#### 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

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.

#### 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.*

*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.*

#### 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.*

## **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.

*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.*

*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.

*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.*

*Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

*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.  
The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

- 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.

## **10. 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.*

## **Background:**

1802 Lakehurst Drive is a new lot that was subdivided from 1800 Lakehurst Drive, the lot to the right of the proposed project. The two lots share a vehicular access point in the right corner of 1802 Lakehurst Drive.

The lot is within the Little Hollywood area of Lockeland-Springs East End Neighborhood Conservation Zoning Overlay which has an architectural context different than seen throughout the majority of the rest of the district and that has steeply sloped lots.

## **Analysis and Findings:**

**Height & Scale:** The proposed building is two-stories and twenty-six feet tall (26') as measured at the front elevation. The overall height of the building varies greatly because of the steep grade which rises left to right and front to back from the front left corner of the lot. The front massing will be similar in height to the building to the right which sits on a higher grade. The two-story massing is similar to several buildings in the neighborhood and the height, as measured at the front, is in keeping with other infill projects approved in the Little Hollywood section of Lockeland Springs-East End.



The foundation is not distinguished, but because of the grade; several of the homes in the Little Hollywood area have tall foundations. If considering the first floor of this project as the foundation level, the foundation height is in keeping with the neighboring properties.

The front wall of the building steps back twice. The width of the foremost wall is fifty- six feet (56') wide, which is in keeping with some of the widest homes on the street which range between fifty and seventy feet (50'-70'). The project meets section II.B.1 and 2.



Setback and Rhythm of Spacing: The building is set at an angle on the lot to keep the front wall in line with the homes on either side, therefore the front setback varies, but again, is in line with the two neighboring homes. The side and rear setbacks meet bulk zoning requirements. Because of the step-backed front walls, the massing of the building's width will be minimized and helps to maintain the rhythm of the street.



Relationship of Materials, Textures, Details, and Material Colors: The wall and chimney are painted stucco from grade to parapet wall, without distinguishing the foundation, similar to other historic buildings in this area. The pergola/porch and trim shall be wood. Window headers are wood and caps are metal. Windows and doors are also proposed to be wood. Accent cladding and the garage doors are tongue and groove stained wood. All are materials that are appropriate for the neighborhood and have been approved by the Commission in the past. The project meets section II.B.4.

Roof Shape: The roof is flat parapet wall, as are many historic buildings in the neighborhood. The project meets section II.B.5.

Orientation & Outbuildings: The house is oriented towards the street with double doors on the first floor and a pergola covered front deck area. Buildings without porches are typical of several homes in the area, so staff found the minimal, flat open covering of a pergola to be appropriate.



1818 Ordway Place is an example of a home in Little Hollywood that does not have a front porch.

The garage doors of the proposed are also oriented towards the street with a shared driveway on the right side of the lot. Several of the historic homes in the neighborhood have single-garages on the front of the house, at the basement level. In order to mitigate the larger size of modern garage openings and the fact that the proposed garage has two bays rather than just one, the garage doors are set at an angle from the massing of the front wall. A new curb cut is not needed as the driveway will be a reconstructed driveway that will be shared with the house to the right. The width of the shared driveway is approximately twenty feet (20') at the street. The project meets section II.B.6 and II.B.8.



1809 Lakehurst Drive is an example of a home in Little Hollywood that has a front garage.

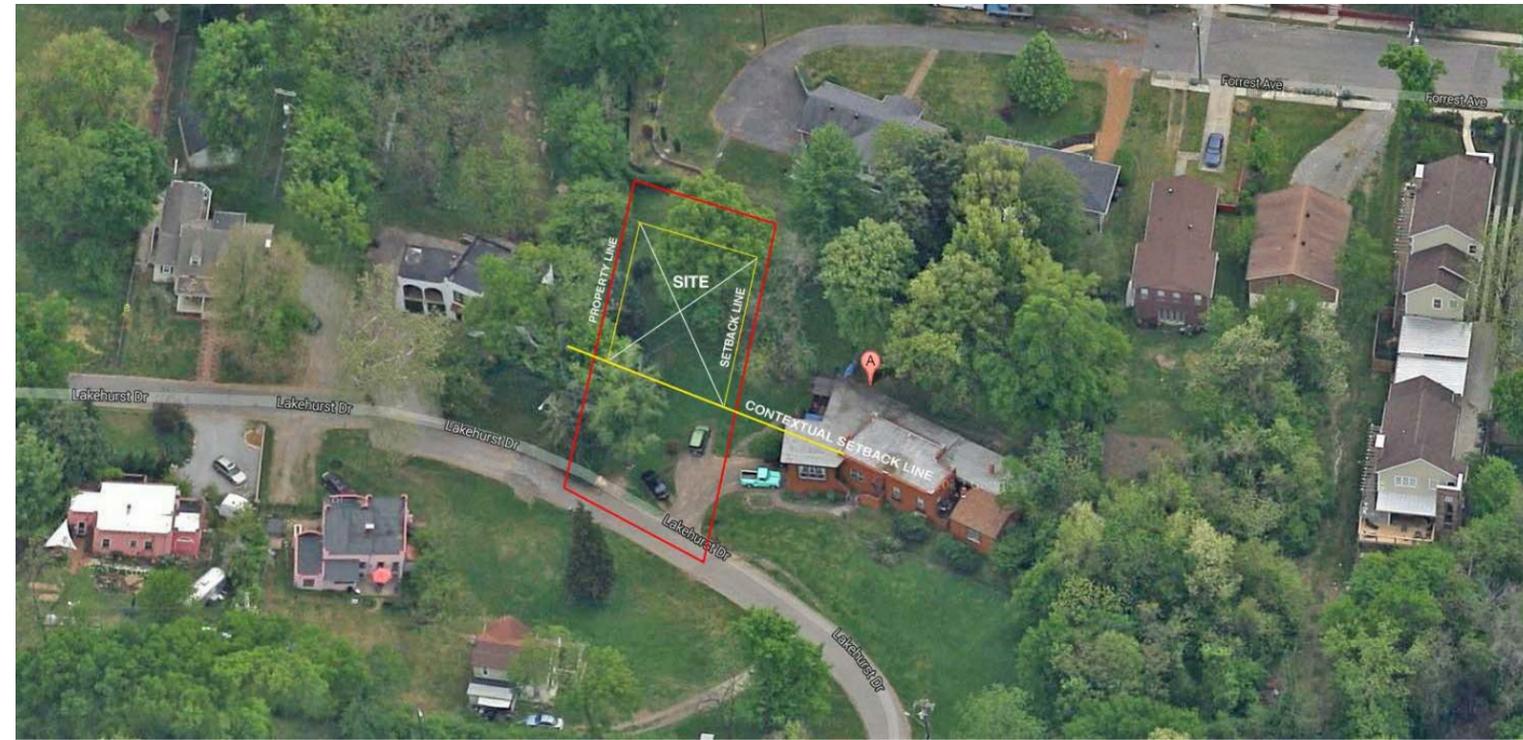
Proportion and Rhythm of Openings: The primary windows are twice as tall as they are wide, as seen on historic examples in the neighborhood. Smaller windows are used on secondary and rear facades. Paired windows are separated with the appropriate mullion. The majority of the facades have no areas where there is more than eight feet (8') without an opening or change in the façade, which is an appropriate rhythm. One exception is the west elevation, or left side, that does not have openings on the back portion of the house. This area will be minimally visible, if at all. Staff finds the project to meet section II.B.7.

Utilities: The location of utilities was not noted on the plans. Staff recommends that it be located on the side, beyond the mid-point of the house, or at the rear. With this recommendation, the project meets section II.B.10.

Recommendation: Staff recommends approval with the condition that windows and doors are approved by staff prior to installation and that the utilities be located at the rear or on the side, beyond the mid-point of the house. Staff finds infill design to meet the design guidelines for new construction in the Lockeland-Springs East End Neighborhood Conservation Zoning Overlay.

# 1802 LAKEHURST DRIVE

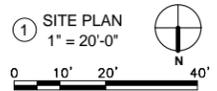
ADDRESS:  
1802 LAKEHURST DR.  
NASHVILLE, TN 37206



VIEW OF THE SITE FROM THE AIR



VIEW OF THE SITE FROM LAKEHURST DRIVE



<b>PROJECT DATA</b> ADDRESS: 1802 LAKEHURST DRIVE NASHVILLE, TN 37206	<b>ZONING INFORMATION:</b> ZONE - R6 MAX. HEIGHT - 3 STORIES ACTUAL HEIGHT - 2 STORIES
<b>PARCEL INFORMATION:</b> PARCEL 460, MAP 83-10 INSTR. NO. 2040909-0109100 6TH COUNCILMAN DISTRICT NASHVILLE - DAVIDSON COUNTY - TENNESSEE	<b>AREA CALCULATIONS</b> HOUSE FIRST FLOOR = 717 G.S.F. SECOND FLOOR = 3,374 G.S.F. TOTAL AREA = 4,091 G.S.F. FRONT PORCH = 208 G.S.F. PATIO = 233 G.S.F. GARAGE = 638 S.F.
TOTAL LOT AREA = 10,012.23 S.F.	BUILDING COVERAGE = 3,785 SQ.FT. / 10,012.23 SQ.FT. = 0.38

MHZC SHEET INDEX	
NUM.	SHEET NAME
A0.01H	SITE PLAN
A1.01H	FIRST FLOOR PLAN
A1.02H	SECOND FLOOR PLAN
A1.03H	ROOF PLAN
A2.01H	BUILDING ELEVATIONS
A2.02H	BUILDING ELEVATIONS
A3.01H	3D VIEWS
A3.02H	3D VIEWS

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REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 1802

Project Phase:  
MHZC SUBMITTAL

Date: 8/5/2013  
SITE PLAN

# A0.01H













