



**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**  
**315 South 17<sup>th</sup> Street**  
**September 16, 2015**

**Application:** New construction—Infill and outbuilding  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08314025500  
**Applicant:** Van Pond Architect, PLLC  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** New construction of a two-family residence and detached outbuilding.

**Recommendation Summary:** Staff recommends approval with the conditions:

1. The drawings be resubmitted to show the true height based on the grade and that the building not exceed thirty-four feet (34') from the front finished grade;
2. A window opening be added to each side elevation toward the front of the house;
3. 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;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve the roof color and masonry color, dimensions and texture.

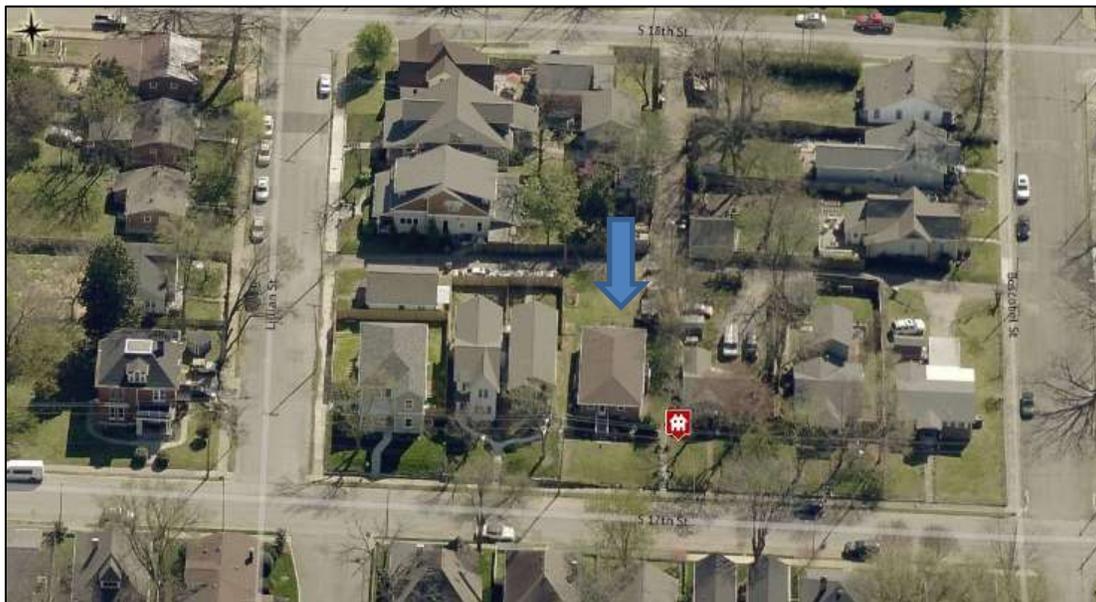
With these conditions, Staff finds the application meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

**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.*

#### **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. The 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.*

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.*

#### **IV. B. Demolition**

##### **1. Demolition is not appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

##### **2. Demolition is appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** The existing building at 315 South 17<sup>th</sup> Street was built in 1976. The applicant proposes demolition of this structure, and new construction of a two-family structure and an outbuilding.

#### **Analysis and Findings:**

**Demolition:** The existing building on the site is a brick-veneered home constructed circa 1976. It is not a contributing building due to its date of construction, use of materials, form and context. A small shed will also be demolished. Staff finds that neither the principal structure nor the outbuilding are contributing to the architectural and historical character and significance of the district, and that their demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figure 1. Existing non-contributing structure

**Height & Scale:** The proposed project is a two-story building with a proposed height of thirty-one feet, two inches (31'2") from grade. Contributing buildings in the vicinity are up to thirty-four feet (34') in height from grade. This height includes an eight inch (8") tall foundation; however the foundations of homes around this site are taller and the grade rises approximately four feet (4') from front to back. Staff recommends that the drawings be resubmitted showing the true grade and actual height of the proposal. If the overall height is more than thirty-four feet (34') from grade, it should return to the Commission. The eave height is nineteen feet (19'). At the front and rear, the building will be thirty-eight feet (38') wide. It opens to forty feet (40') wide. The widths of

contributing structures nearby are up to forty-one feet (41'). The Commission approved infill with very similar design and size on a similar-sized lot nearby on Woodland Street in 2013. With the condition that the drawings show the true height based on the grade, and that the building not exceed thirty-four feet (34') from the front finished grade, Staff finds the project meets section II.B.1.a. and b.

Setback & Rhythm of Spacing: The proposed front setback of forty-three feet (43') matches the nearest contributing building on South 17<sup>th</sup> Street, a bungalow two doors down. The side setbacks are five feet (5') on the sides, and the rear is forty-six feet (46'). The setbacks meet base setback requirements, and the project meets section II.B.3.

Materials: The new building will have smooth-faced fiber cement siding with five inches (5") reveal. The gable fields will be fiber cement board-and-batten. Trim will be fiber cement or composite trim boards. The foundation will be split-face concrete block. The roof will be architectural shingles. The windows and doors will be wood; Staff requests final approval of the window and door selections prior to purchase and installation. The porch floor and steps will be concrete. The porch will have wood columns with a brick pedestal. The site plan indicates a fence around the building, but details and materials were not indicated. With the staff's final approval of the roofing color, masonry, windows and doors, staff finds that the project meets section II.B.4.

Roof form: The front portion of the house is side gabled with a front-gabled bay. The gable forms each have 12/12 pitch with a central portion that has a 5/12 pitch. The front porch has a 4/12 pitched roof. These roof forms are similar to those found on historic homes in the district. Staff finds that the project will meet section II.B.1.5.

Orientation: The house will be oriented with its front façade parallel to the street. The front porch will be approximately ten feet (10') deep. A pair of walkways will connect the two front entrances to the street. Vehicular access will be from the rear alley. Staff finds this orientation is compatible with surrounding historic houses and meets section II.B.6.

Proportion and Rhythm of Openings: The windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. Paired windows have a four inch to six inch (4"-6") mullion between them. At the front of each side elevation, there is approximately twelve feet (12') of wall area without an opening; Staff recommends the addition of a window opening in this area to break up that wall area. With an additional window opening here, Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities: The submitted drawings do not indicate the location of the HVAC or other utilities. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. Meeting this condition of minimal visibility of utilities, the project meets section II.B.9.

**Outbuildings:** The proposed outbuilding will be a one-story garage. For a duplex, a two-bay outbuilding is appropriate. The outbuilding's materials are similar to those proposed for the principal building. The cladding will be smooth-face cement fiberboard with five inches (5") reveal. Trim will be composite. The roofing will be architectural fiberglass shingles in a color to be approved by MHZC staff. The concrete foundation will have a parge coat. A deck will lead from the house to the garage; an open deck is appropriate, but this may not be covered. The outbuilding meets section II.B.8 of the design guidelines. See attachment B for analysis.

**Recommendation:** Staff recommends approval of the application, with the conditions:

1. The drawings be resubmitted to show the true height based on the grade and that the building not exceed thirty-four feet (34') from the front finished grade;
2. A window opening be added to each side elevation, in the front entry hall;
3. 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;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, Staff finds the application meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

## OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

### Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle 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?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
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?	YES	
Is the building located towards the rear of the lot?	YES	

### Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	PROPOSED	MINIMUM
Space between principal building and DADU/Garage	12’10”	20’
Rear setback	10’	3’
L side setback**	12’	3’
R side setback**	12’	3’
How is the building accessed?	Alley	From the alley or existing curb cut

\*\*If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10’.

### Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Proposed (should be the same or less than the lesser number to the right)	Existing conditions (height shall be the average of all four corners measured from grade)	Potential maximums (height shall be the average of all four corners measured from grade)
Ridge Height	12'6"		25'
Eave Height	8'		1 story 10' or 2 story 17'

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

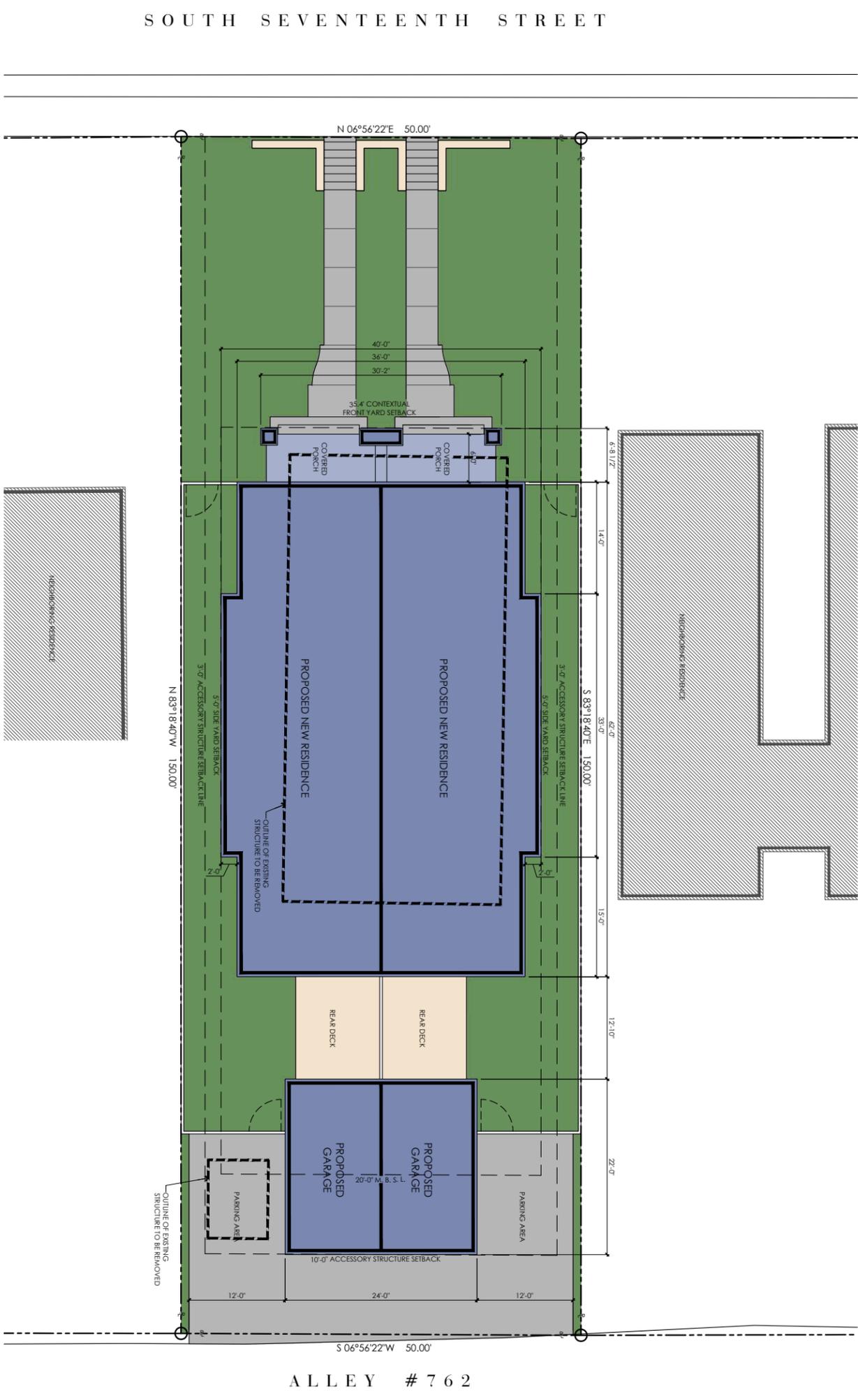
One-story building:

	Proposed footprint	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	720 sq. ft.		750 sq. ft.	1,000 sq. ft.

*Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.*

*Please see design guidelines for information about materials and detailing.*

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**Project Property Information + Contacts**

**OWNER:**  
WOODLAND STREET PARTNERS, LLC  
408 N. WOODLAND STREET  
NASHVILLE, TENNESSEE 37208

**PROPERTY INFORMATION:**  
DAVISSON COUNTY PARCEL ID# 08314025580  
ADDRESS: 315 SOUTH SEVENTEENTH STREET  
NASHVILLE, TENNESSEE 37204

**DESCRIPTION:** LOT 37 EDGEFIELD LAND CO 1

**LOT AREA:** 7,500 SF / 0.17 AC +/-

**ZONING:** R4 - ONE + TWO FAMILY 4,000 SQUARE FOOT LOT  
OV-AUD - URBAN ZONING OVERLAY  
OV-NHC - NEIGHBORHOOD CONSERVATION OVERLAY

**PROJECT CONTACTS:**  
ARCHITECT: VAN POND, JR., AIA  
VAN POND ARCHITECT, PLLC  
2700 WOODLAND STREET  
SUITE 105  
NASHVILLE, TENNESSEE 37204  
PHONE: (615) 699-4387  
EMAIL: VPOND@VANPONDARCHITECT.COM

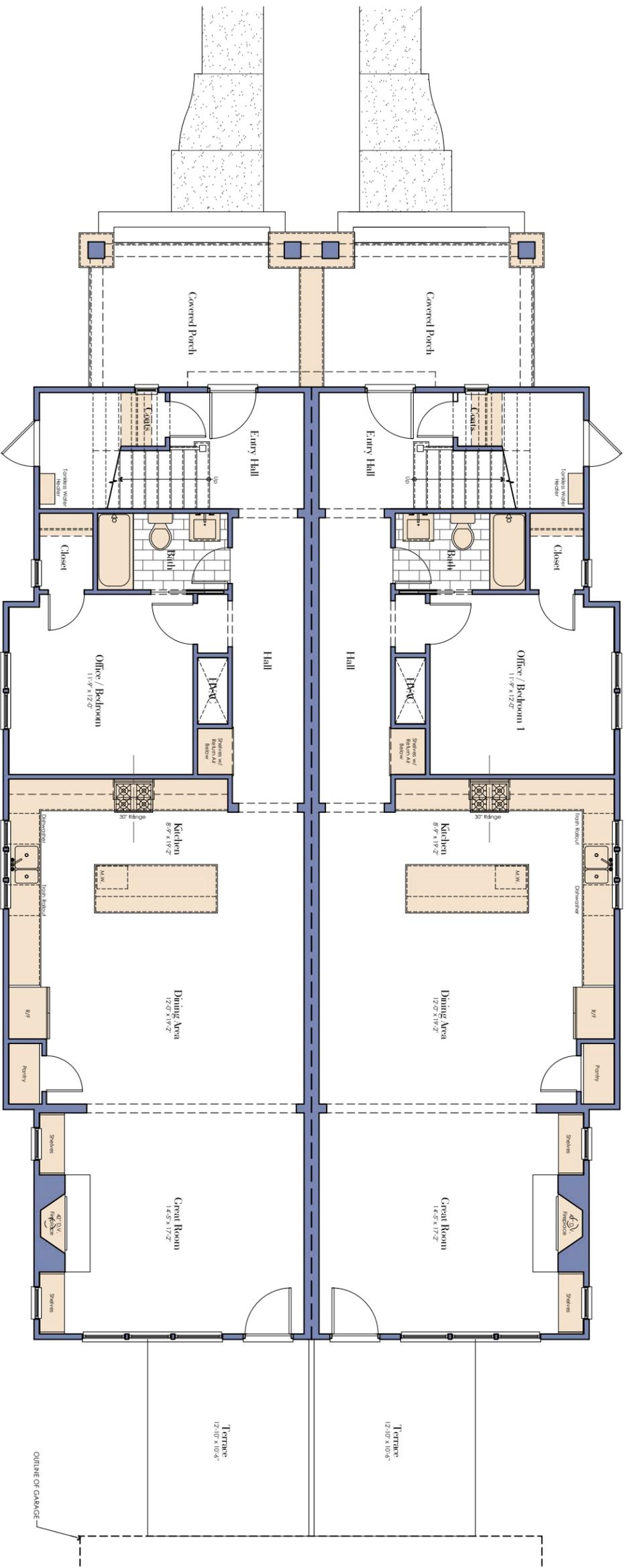
**Area Calculations**

BUILDING FOOTPRINT AREAS:	
NEW BUILDING FOOTPRINT (GSF):	2,641 S.F.
NEW GARAGE BUILDING FOOTPRINT (GSF):	729 S.F.
TOTAL FOOTPRINT AREA (GSF):	3,381 S.F.
HEATED AREAS:	
UNIT A:	
MAIN FLOOR HEATED AREA (GSF):	1,170 S.F.
UPPER FLOOR HEATED AREA (GSF):	1,170 S.F.
TOTAL HEATED AREA (GSF):	2,348 S.F.
UNIT B:	
MAIN FLOOR HEATED AREA (GSF):	1,170 S.F.
UPPER FLOOR HEATED AREA (GSF):	1,170 S.F.
TOTAL HEATED AREA (GSF):	2,348 S.F.
ALLOWABLE BUILDING COVERAGE FOR R4 ZONING:	
ALLOWABLE BUILDING COVERAGE FOR R4 ZONING:	3,720 S.F.
TOTAL BUILDING FOOTPRINT AREA (GSF):	3,381 S.F.

A New Two-Family Residence at:  

# 315 South Seventeenth Street

  
 Nashville, Tennessee 37206  
**METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL**



**1** Proposed Main Floor Plan



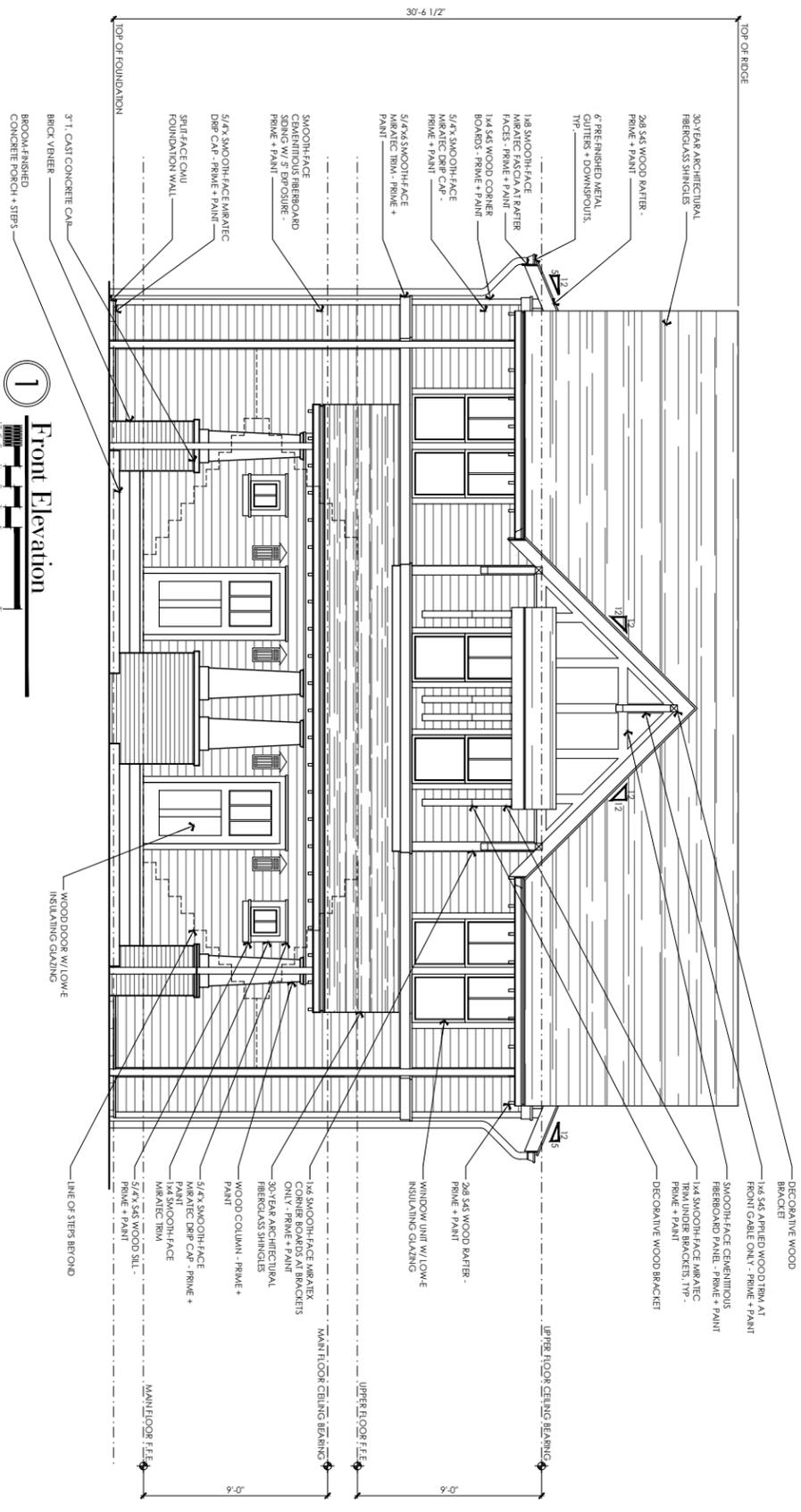
A New Two-Family Residence at:  
**315 South Seventeenth Street**  
 Nashville, Tennessee 37206  
**METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL**

DATE OF ISSUANCE:  
 31 AUGUST 2015  
 PROPOSED FLOOR PLAN

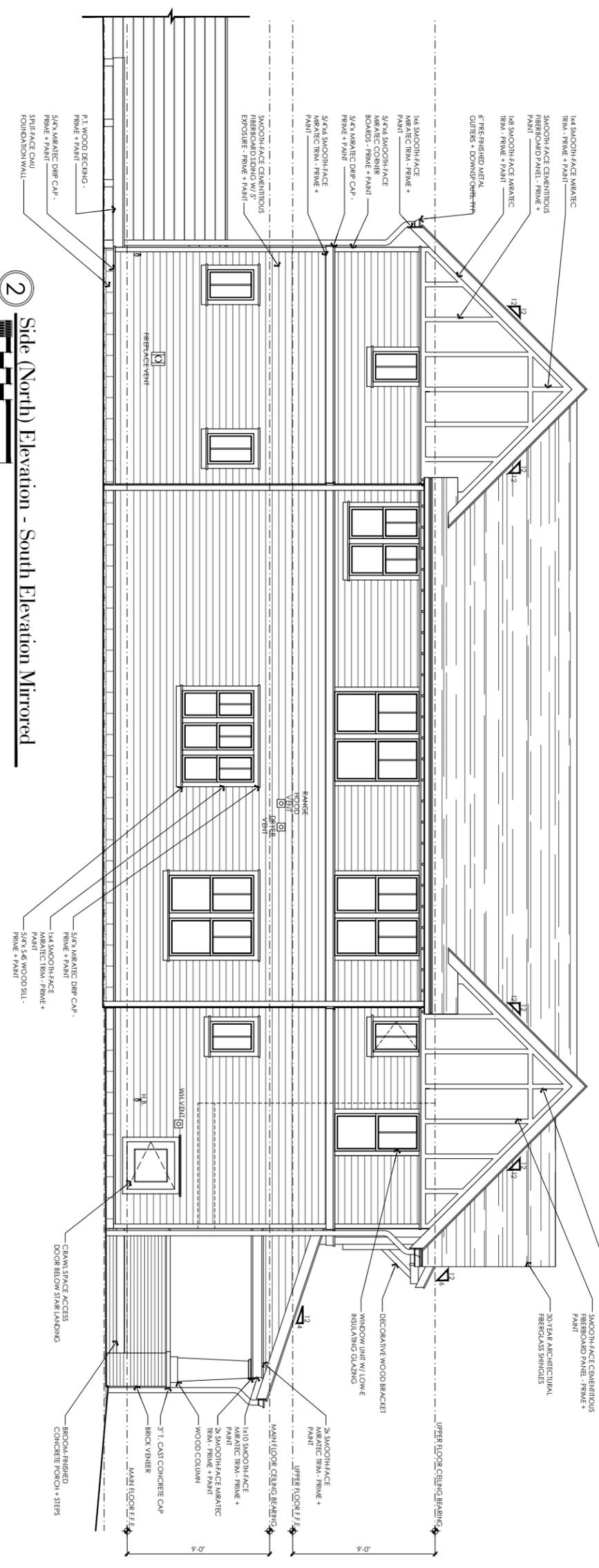




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**1** Front Elevation

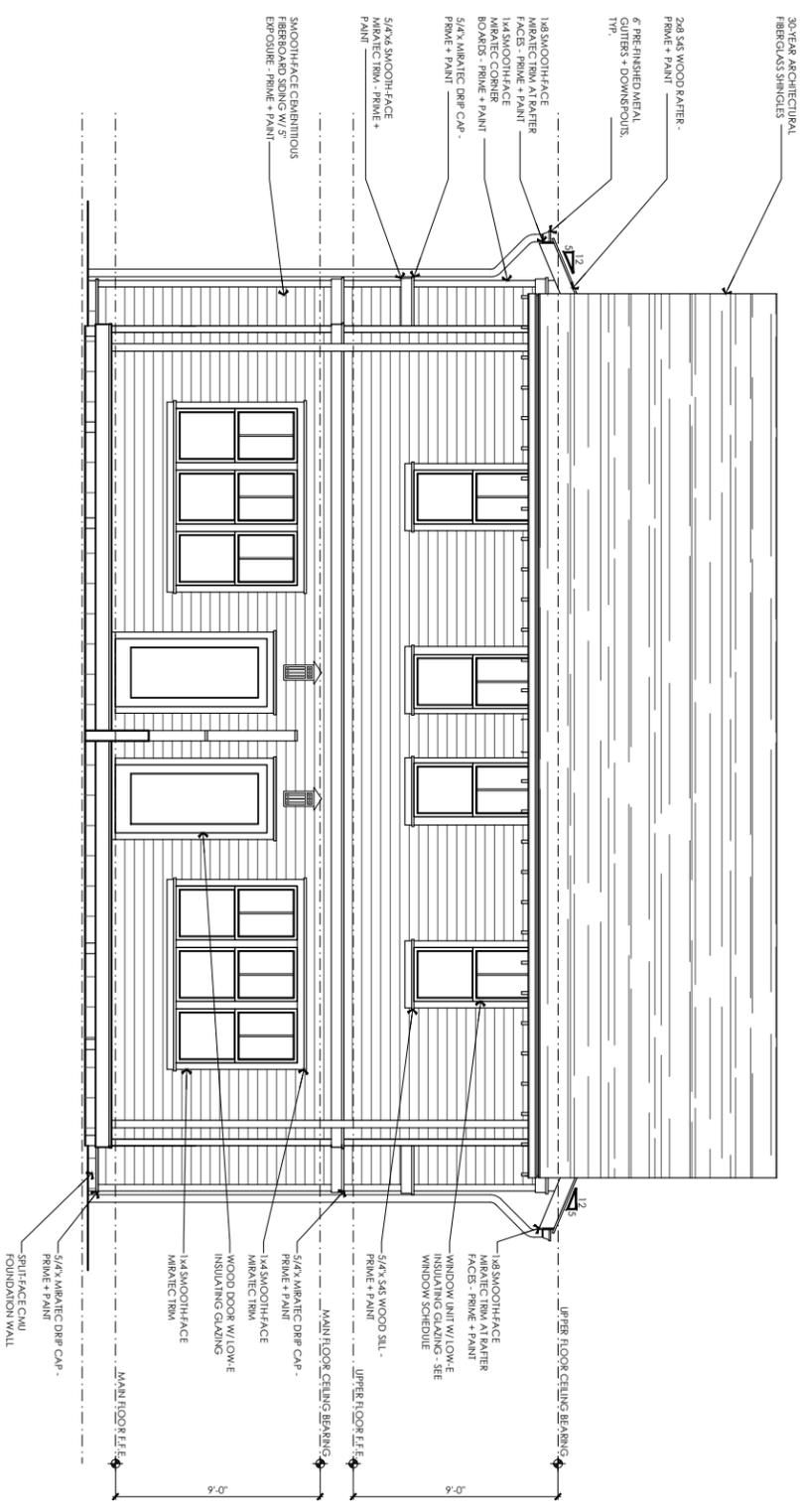


**2** Side (North) Elevation - South Elevation Mirrored

A New Two-Family Residence at:  
**315 South Seventeenth Street**  
Nashville, Tennessee 37206

**METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL**

DATE OF ISSUANCE:  
31 AUGUST 2015  
PROPOSED ELEVATIONS

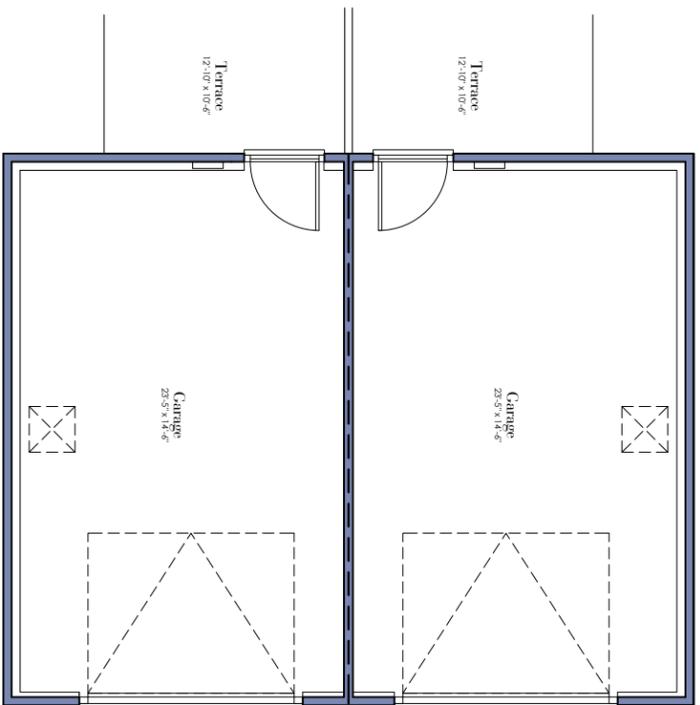


**1** Rear Elevation

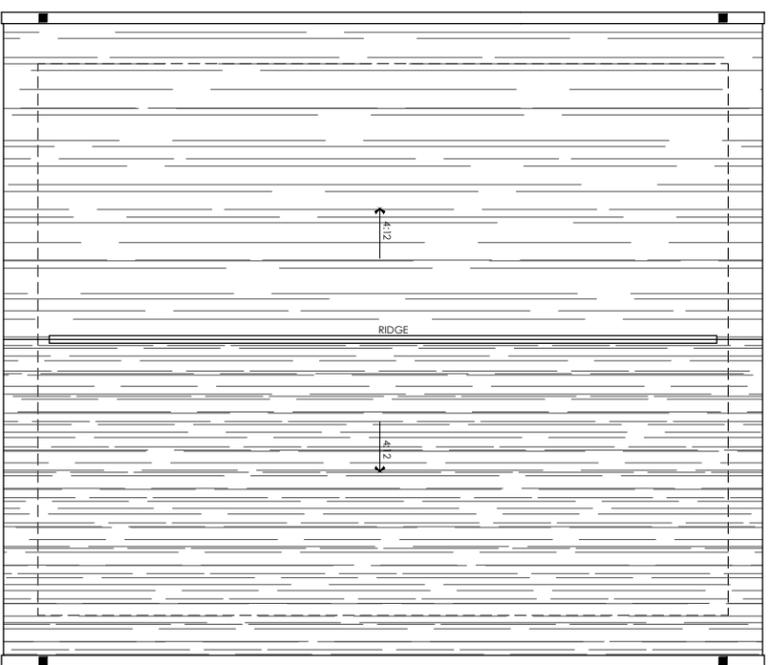
A New Two-Family Residence at:  
**315 South Seventeenth Street**  
 Nashville, Tennessee 37206

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DATE OF ISSUANCE:  
 31 AUGUST 2015  
 PROPOSED ELEVATIONS



**1** Proposed Garage Plan



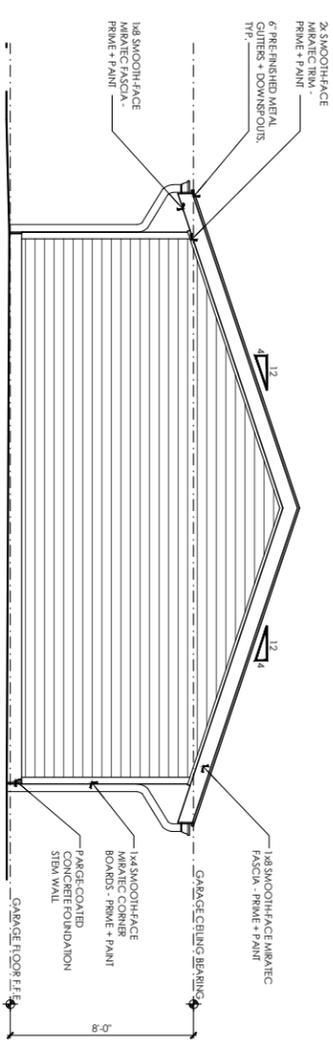
**2** Proposed Garage Roof Plan

A New Two-Family Residence at:  
**315 South Seventeenth Street**  
 Nashville, Tennessee 37206

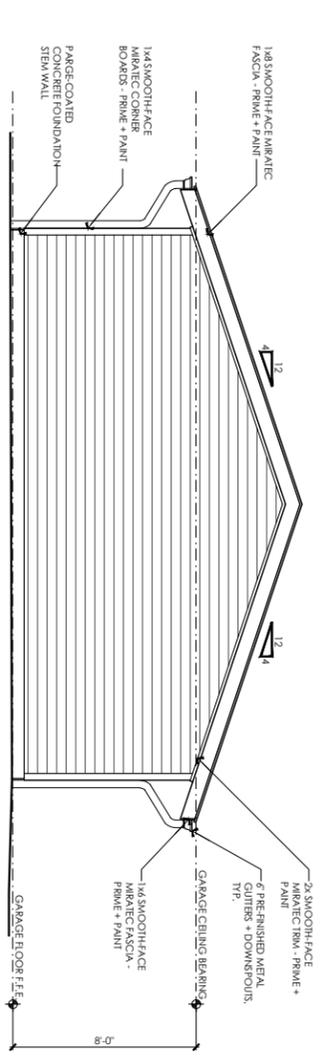
**METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL**

DATE OF ISSUANCE:  
 31 AUGUST 2015  
 PROPOSED GARAGE PLAN

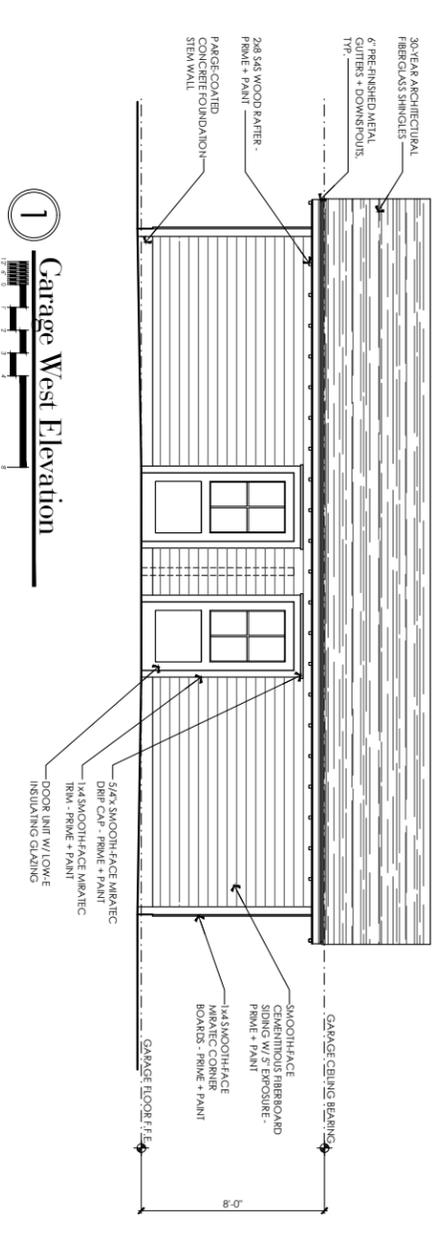
**A6**



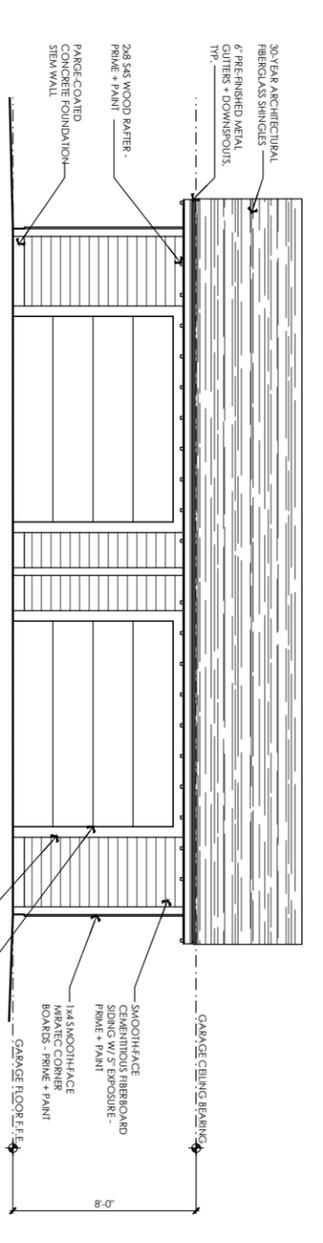
**2** Garage Side (South) Elevation



**4** Garage Side (North) Elevation



**1** Garage West Elevation



**3** Garage Alley Elevation