



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
Fax: (615) 862-7974

STAFF RECOMMENDATION

420 North 16th Street

August 16, 2017

Application: New construction – infill with setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08313053000

Applicant: Lynn Taylor, Designer

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new one and one-half story dwelling on a vacant lot.

Recommendation Summary: Staff recommends approval of the application construct a new one and one-half story house at 420 North 16th Street, with the conditions that:

1. The exterior cladding shall revised so that the material change is more typical of one and one-half-story houses in the surrounding area; and
2. The roof colors and the final selections of windows and doors shall be approved administratively; and
3. The roofs of the building are revised to be more consistent with those of surrounding historic buildings; and
4. Window locations and proportions be revised to have proportions more appropriate for the first and second story wallspaces; and
5. The side walls and interior projecting of the porch are removed so that it is more open in nature; and
6. The driveway modifications are approved administratively

Meeting those conditions, Staff finds that the proposal will meet the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Floorplans and Elevations
- D:** Letter from Applicant

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 be 12'.

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

Background: The lot at 420 North 16th Street is vacant. The lot was platted along with the rest of the surrounding area but has never been developed.

Analysis and Findings: The applicant is proposing to construct a new one and one-half story dwelling on the lot.



Height, Scale: The house will have a side-gabled form with a ridge height of twenty-five feet, six inches (25'-6") above the floor level with approximately two feet (2') of exposed foundation, giving the building a total height of twenty-seven feet, six inches (27'-6"). The eave height on the front will be fourteen feet (14') above grade. These heights are compatible with surrounding houses, which range from twenty feet (20') to twenty-eight feet (28') from grade for overall height, and nine feet (9') to fourteen feet (14') for eave heights on one-story houses.

The primary massing of the building will be thirty-three feet, four inches (33'-4") wide and twenty-two feet (22') deep, with a secondary wing continuing back another sixteen feet (16'). The width of and depth are also compatible with surrounding houses, including the two adjacent historic houses which are both thirty-four feet (34') wide.

Staff finds that the height and scale of the proposed one and one-half story house would be compatible with surrounding buildings and would meet guidelines II.B.1 and II.B.2.

Setback & Rhythm of Spacing: The building will be located with a front setback of forty-two feet, seven inches (42'-7") to the front edge of the porch. This is the average of the setbacks for the adjacent structures on either side. The primary mass of the building will have side setbacks of five feet, eight inches (5'-8") on the right side and eleven feet (11') on the left, with an uncovered deck extending six feet (6') further to the left and having a five foot (5') setback. The side setbacks meets bulk zoning requirements and are consistent with the rhythm established by existing houses on the street. Staff finds that the project will meet guideline II.B.1.3.

Materials:

	Proposed	Color/Texture/Make /Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Primary Cladding	Cement fiber clapboard	Smooth, 4" reveal	Yes	
Secondary Cladding	Wood	6" plank vertical siding	No	
Accent Cladding	Wood	6" plank horizontal siding	No	
Trim	Cement Fiberboard	Smooth faced	Yes	
Roofing	Metal, Standing seam	Color not known	Yes	X
Front Porch floor/steps	Concrete	Natural Color	Yes	
Front Porch Posts	Wood	6" plank vertical siding	No	
Front Porch Railing	N/A	N/A	N/A	
Front Porch Roof	Metal, Standing seam	Color not known	Yes	X
Windows	Casements and fixed windows with brick-mold trim	Material unknown, Needs final approval Brick-mold trim		X
Principle	Full light	Material unknown,	Yes	X

Entrance		Needs final approval		
Driveway	None indicated		X	
Walkway	Front, from porch to street	Material unknown		X

The primary exterior material on the first story of the one and one-half story house will be cement-fiber clapboard with a four inch (4') reveal, and the upperstory walls will be clad with six inch (6") flush vertical wood siding. The primary material is common throughout the neighborhood. Vertical siding is less common, but it was also used historically; therefore, Staff finds it to be appropriate as a secondary cladding material. While the materials are appropriate, the transition from primary to secondary cladding occurs five feet, six inches (5'-6") above the first story window heads at the point where the front roof slope bears on the top of a four foot (4') upperstory knee-wall. Historically material changes typically happen at a floor level and in many cases there is a trim band or belt-course used to distinguish and address material changes. The material change on the proposal is abrupt and is significantly higher than is typical of most historic houses, giving the house the appearance on an unusually tall first story.

Staff recommends that the exterior cladding is revised so that the material change is more typical of one and one-half-story houses in the surrounding area. Additionally, Staff would recommend that the roof color and the final selections of windows and doors are approved administratively. With those conditions, Staff finds that the materials of the proposal would meet guideline II.B.4.

Roof Shape: The roof will be a side-facing gable with a 14:12 pitch on the front slope and an 8:12 pitch on the rear, with a 12:12 pitch on the gabled front porch roof. A shed dormer on the rear wing and a rear porch roof will have pitches of 2:12 and 4:12, respectively.

These roof forms and pitches are all common in and of themselves, however it is not typical to have a building where every slope of the roof is a different pitch, especially on such a small form and a building with a simple, clean design. Staff finds that the effect of having multiple pitches together is a roof that is not compatible with the character and roofs shape of surrounding historic houses.

Staff recommends that the roofs of the building are revised to be more consistent, as is typical of surrounding historic buildings, in order to meet section II.B.5 of the design guidelines.

Rhythm and Proportion of Openings: The windows on the first story walls of the house will be generally twice as tall as they are wide, with the majority of first story windows taller than those on the upperstory, as is typical historically. Because the siding materials change so high on the side facades, however, the wall proportions read taller than is typical of a one and one-half story house leaving the first story windows appearing unusually short. Another effect of the high siding transition is that the second story window sills sit below the material change, giving them somewhat the appearance of straddling the first and second stories. How these window proportions are perceived may be improved by a revision to the siding, but it may also be necessary for the window locations and proportions to be revised to have proportions more appropriate for the first and second story wallspaces in order to meet section II.B.7 of the design guidelines.

Orientation: The new structure will be aligned with the front elevation parallel to North 16th Street, with projecting porch element on the center of the front façade. This is compatible with the context of the street. The porch will be six feet, eight inches (6'-8") deep on the front. Whereas projecting porches typically read as open, the proposed porch will have side walls with punched openings and a partially-projecting wall cut into the porch area from the primary wall behind. These features constrict the porch in a way not typical of houses historically. Staff recommends that the side walls and projecting walls are removed so that the porch reads open. With that change, Staff finds that the orientation of the building will meet guideline II.B.6.

Appurtenances & Utilities: The location of the HVAC is shown to be on the left side of the house beyond the midpoint. A walkway will connect from the front porch to the sidewalk at the front of the lot. An existing driveway which begins on the neighboring property currently cuts into this rear yard will be retained, with modifications indicated behind the house. Additional information on the modifications is needed. With a condition that the driveway modifications are approved administratively, Staff finds that the proposal will meet section II.B.9 of the design guidelines.

Recommendation: Staff recommends approval of the application construct a new one and one-half story house at 420 North 16th Street, with the conditions that:

1. The exterior cladding shall be revised so that the material change is more typical of one and one-half-story houses in the surrounding area; and
2. The roof colors and the final selections of windows and doors shall be approved administratively; and
3. The roofs of the building are revised to be more consistent with those of surrounding historic buildings; and
4. Window locations and proportions be revised to have proportions more appropriate for the first and second story wallspaces; and
5. The side walls and interior projecting of the porch are removed so that it is more open in nature; and
6. The driveway modifications are approved administratively

Meeting those conditions, Staff finds that the proposal will meet the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Context Photos:



Vacant lot at 420 North 16th Street



Adjacent house to the left of proposed infill at 418 North 16th Street.



Adjacent to the right of proposed infill at 500 North 16th Street.



House across the street at 415 North 16th Street.



House across the street at 413 North 16th Street.



House across the street at 501 North 16th Street.

7/31/2017

420 North 16th Street,
Nashville, TN 37206

EX. RESIDENCE



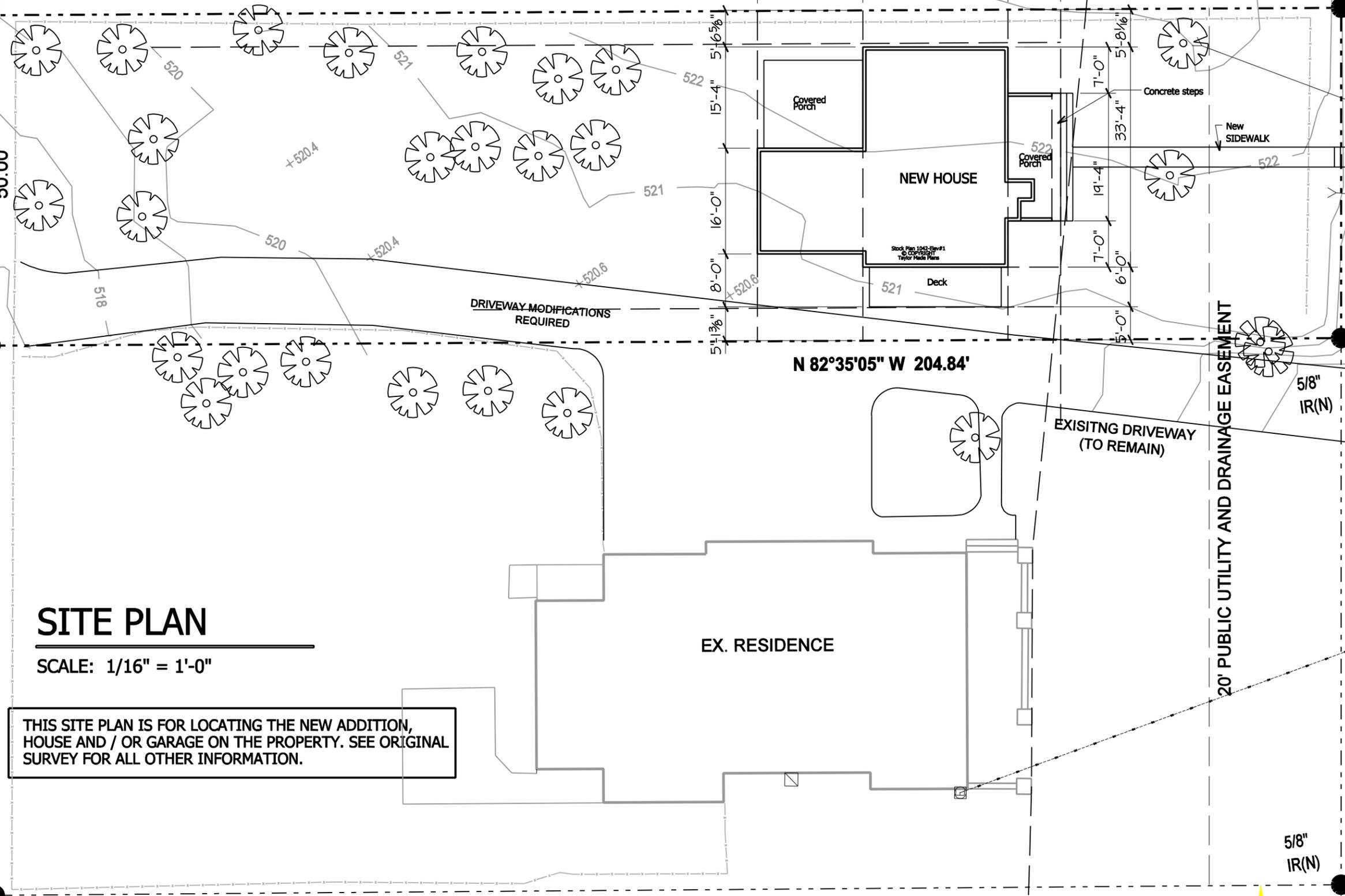
S 82°35'04" E 205.19'

(15' R.O.W.)

N 07°19'58" E 50.00'

50.00'

ALLY NO. 745



S 07°43'57" W 50.00'

NORTH 16TH ST.

(50' R.O.W.)

SITE PLAN

SCALE: 1/16" = 1'-0"

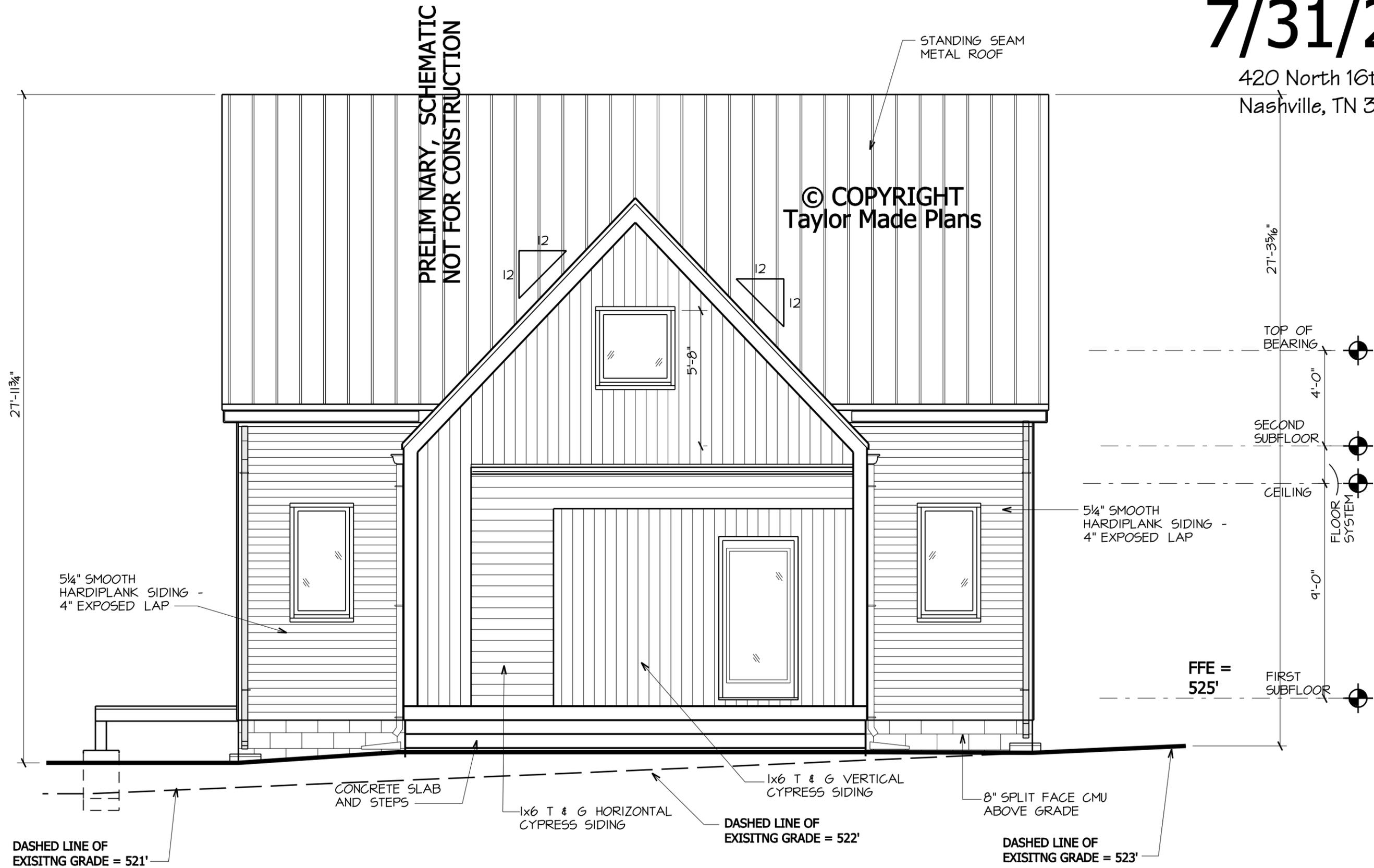
THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION,
HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL
SURVEY FOR ALL OTHER INFORMATION.

1/2"

5/8" IR(N)

7/31/2017

420 North 16th Street,
Nashville, TN 37206



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NOT FOR CONSTRUCTION

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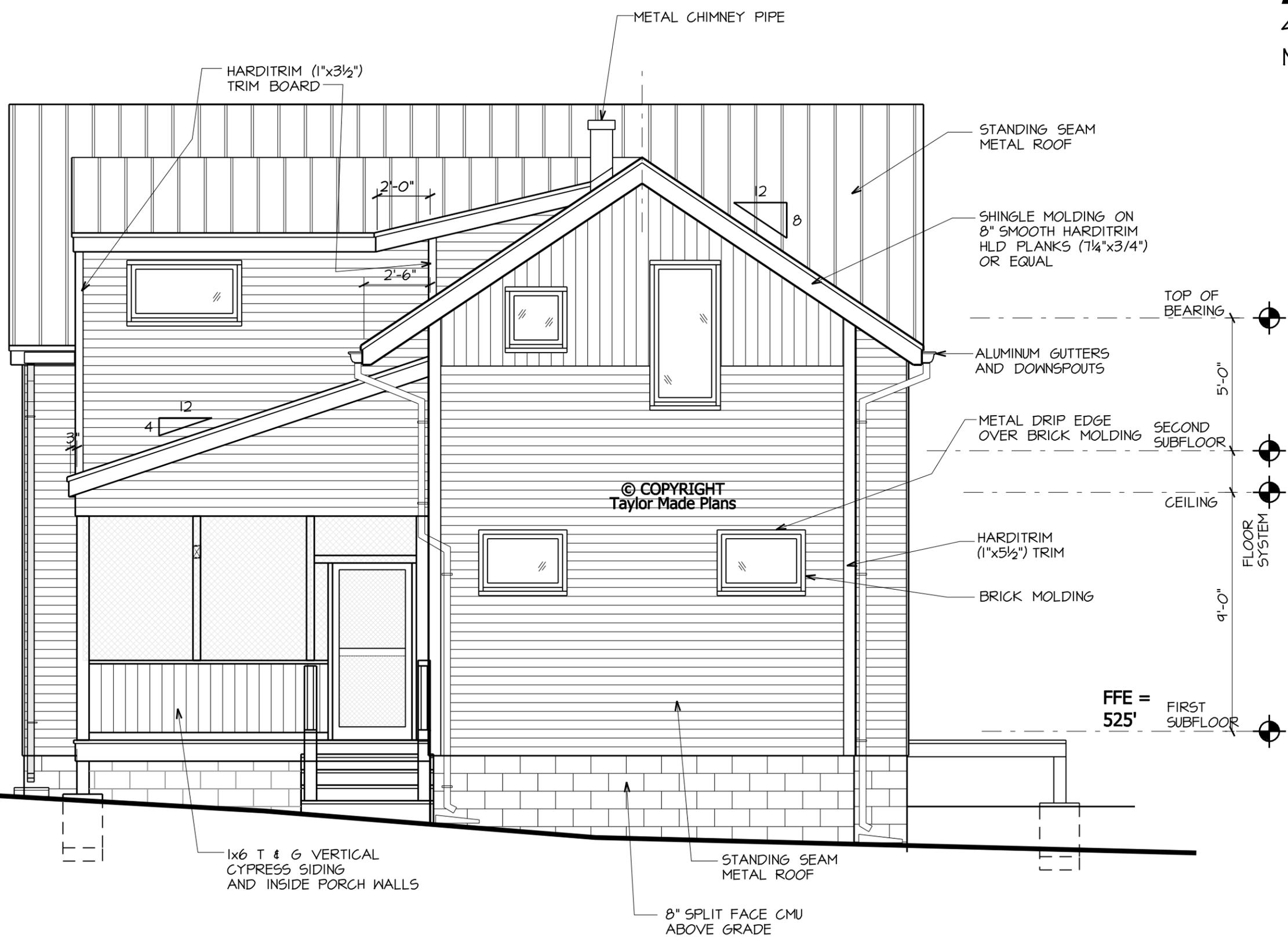
1

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

7/31/2017

420 North 16th Street,
Nashville, TN 37206



4

REAR ELEVATION

SCALE: 1/4" = 1'-0"

Commissioners:

It is our opinion that we should be afforded the same assessments about “what is appropriate in this overlay” as have afforded previously approved projects in the vicinity of Lockeland Springs.

We have compiled a short list (there were more) that we feel support our application. These houses contain elements we were told were not compatible (4' knee wall and number of story restrictions) and yet the ones listed below were all recommended for approval.

Two items in this document :

- Analysis & Findings of EXISTING historic houses and the neighborhood near our property
- MHZC labeling of houses in regard to 1, 1 ½ or 2 stories houses

New infill at 1521 Fatherland St., 37206

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1521 Fatherland Street
November 18, 2015

Application: New construction—infill; Setback determination
District: Lockland Springs – East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313040400
Applicant: John Root
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

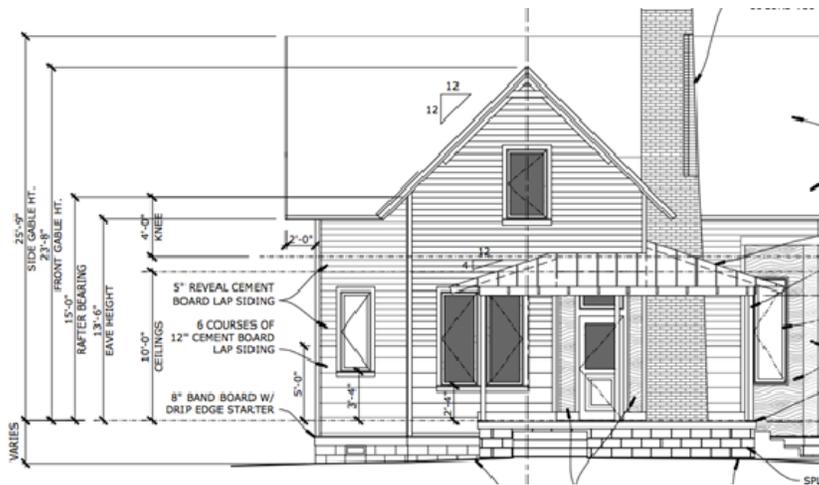
This is all the staff stated about the existing houses in regards to height to this app.

Analysis and Findings:

Height & Scale: The proposed building is one and one-half stories and twenty-five feet, nine inches (25' 9") tall from the finished floor. The foundation height ranges from approximately twelve inches (12") to thirty inches (30") at the front. Homes in the immediate context range between sixteen and twenty-eight feet (16'-28') from grade and are primarily one to one and one-half stories.

The proposed width of the house is eighteen feet (18') at the closest point to the street and increases to twenty-three feet, six inches (23'6") at the front setback. The maximum width of the house is thirty-four feet (34') and steps back approximately forty feet (40') from the front property line. Staff finds that this is compatible with the immediate contextual area, where building widths range from twenty-eight feet (28') to forty-five feet (45').

Staff finds that the height and scale of the proposed one-and-a-half story house is compatible with surrounding buildings and meets Sections II.B.1 and II.B.2. of the design guidelines.



FRONT ELEVATION

POINTS OF INTEREST

- 4' knee wall indicated
- Described as 1.5 story by staff
- Similar, if not identical, eave height specified
- Similar overall height from finished floor
- Recommended approval by staff
- Awarded Infill Award

- Modern design - Mixed material use



New infill at 209 N. 16th St., 37206

- Analysis & Findings (Height & Scale, Setback & Rhythm of Spacing) of EXISTING historic houses below
- MHZC states this is a 2 story design

STAFF RECOMMENDATION
209 North 16th Street
April 18, 2012

PLANNING DEPARTMENT
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: Demolition, Infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08310015200

Applicant: Jamie Pfeffer

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Analysis and Findings:

Demolition: 209 S. 16th Street was constructed after 1951, and does not fall within the primary period of significance for the Lockeland Springs-East End overlay. Its form is and materials do not fit within the historic context of the neighborhood, and staff believes that the structure is non-contributing to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Staff finds that the demolition of the existing building at 209 North 16th Street meets IV.B.1.d. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Height & Scale: The proposed dwelling is two stories and approximately twenty-eight feet, ten inches (28'10") tall from existing grade. By comparison, the other historic houses on this side of North 16th Street range in height from twenty-four feet (24') to thirty-two feet (32'). The house to the left, 1600 Gartland Avenue, is a non-contributing house, as is the house at the corner of North 16th Street and Forrest Avenue (201 North 16th Street). The houses on the west side of this block of North 16th Street face their respective side streets. These houses range in height from eighteen feet (18') to thirty-one feet (31'). Staff finds that the proposed height of the infill closely matches the historic context.

The new structure will be thirty-five feet, eleven inches (35'11") wide. By comparison, the historic house to the left is approximately thirty-seven feet (37') wide at the front. The other two contributing properties on the east side of this North 16th Street block are both approximately thirty-five feet (35') wide. The new infill will have a total depth of seventy-seven feet (77'). However, this depth will be mitigated by the house's form. The thirty-five foot, eleven inch (35'11") wide portion of the infill at the front will be forty-five feet, nine inches (45'9") deep. The back portion of the infill will read as an addition, as it steps in from the left sidewall of the house by one foot, eleven inches (1'11") and from the right sidewall by eleven feet (11'). This back portion will be thirty-one feet, three inches (31'3") deep. By comparison, 207 North 16th Street, next door to the site, is approximately sixty feet (60') deep. No. 205 North 16th Street is seventy-feet (70') deep, and in this instance, the entire width of the house extends to the full depth of the house. The other historic houses in the immediate vicinity have depths in the range of fifty-five to sixty-five feet (55'-65'); many of these properties also have accessory structures on their sites. Staff finds the proposed depth to be appropriate because the house's form will mitigate the extra depth.



New infill at 1610 Forrest Ave., 37206

- MHZC states this is a 1 ½ story design
- Analysis & Findings of EXISTING historic houses below

STAFF RECOMMENDATION
1610 Forrest Avenue
November 18, 2015

3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: New construction-infill; New construction-detached accessory dwelling unit (DADU)

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08310017900

Applicant: Macario Lacap, Aerial Development

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov



The Knee wall on the right appears to 3'-0" to 4'-0" tall, but there is no dimension.

Analysis and Findings:



Figure 1. Rendering of proposed infill at 1610 Forrest Avenue

This application is for infill construction of a new residence, as well as a detached accessory dwelling unit (DADU) at the rear of the lot.

Height & Scale: The new structure is one and a half stories with a ridge height of approximately thirty-three feet, two inches (33'2") from grade. Historic houses in the area range from twenty-three feet (23') to thirty-three feet (33'), and new construction nearby has been approved recently as tall as thirty-three feet (33'). The foundation height in the drawings is approximately three feet (3'), which fits in with the foundation height of neighboring contributing buildings, which are typically from two feet (2') to four feet (4'). The

eave height is proposed at ten feet (10') from the finished floor height. This is also similar to the eave height of existing historic buildings in the area.



New infill 1705 Woodland Ave., 37206

- Analysis & Findings (Height & Scale, Setback & Rhythm of Spacing) of EXISTING historic houses below
- MHZC states this is a 2 story design and its was allowed by a one story home



New 2-story infill (left) beside a small 1 story

STAFF RECOMMENDATION
1705 Woodland Street
November 20, 2013

Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: Demolition; New construction- infill and outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310030100
Applicant: Van Pond, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to demolish a non-contributing structure and replace it with a new house with a detached accessory building. The house will be two stories tall with an "I" shaped gabled roof. The primary mass of the house will be thirty-two feet (32') tall, forty-feet (40') wide and fifty-six feet (56') deep, with a fairly continuous eave at a height of twenty-feet (20') above grade. The exterior of the structure will be clad with cement-fiber siding with wood trim. The roof will be composition</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Analysis and Findings:

The applicant is proposing to demolish the existing structure and to construct a new two-family dwelling and a detached outbuilding.



Demolition:

Because its date of construction is well after the significant period of development for the neighborhood, it does not contribute to the historic character of the district. The proposal to demolish the non-contributing house meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale, Setback & Rhythm of Spacing:

The new building will be a two-storied, two-family dwelling with a height of thirty-two feet (32') from the roof peak to grade and eaves on the front and sides at twenty feet (20') above grade. Although the 1700 block of Woodland Street is composed of one and one-half story houses, there are two-story houses nearby with heights comparable to that of the proposed new structure.

New infill at 1605 Forrest Ave., 37206

- Analysis & Findings (Height & Scale, Setback & Rhythm of Spacing) of EXISTING historic houses below
- MHZC states this is a 1 1/2 story design and its was allowed by a one story home

STAFF RECOMMENDATION
1605 Forrest Avenue
May 21, 2014

Telephone: (615) 862-1111
Fax: (615) 862-1112

Application: New construction - infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08310017000

Applicant: John Root, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new house on a vacant lot. The new house will be one and one-half stories tall with an asymmetrical form, similar to a Queen Anne, with a primary front-projecting gable with smaller gables projecting to the front and both sides.

Recommendation Summary: Staff recommends approval of the new house with conditions that:

- The front setback is increased to align with the adjacent house to the right.
- Staff approves the brick, windows, and doors prior to selection.
- Staff approves the material of the front walkway and rear driveway.

Meeting those conditions, staff finds that the house will meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments

A: Photographs

B: Site Plan

C: Elevations

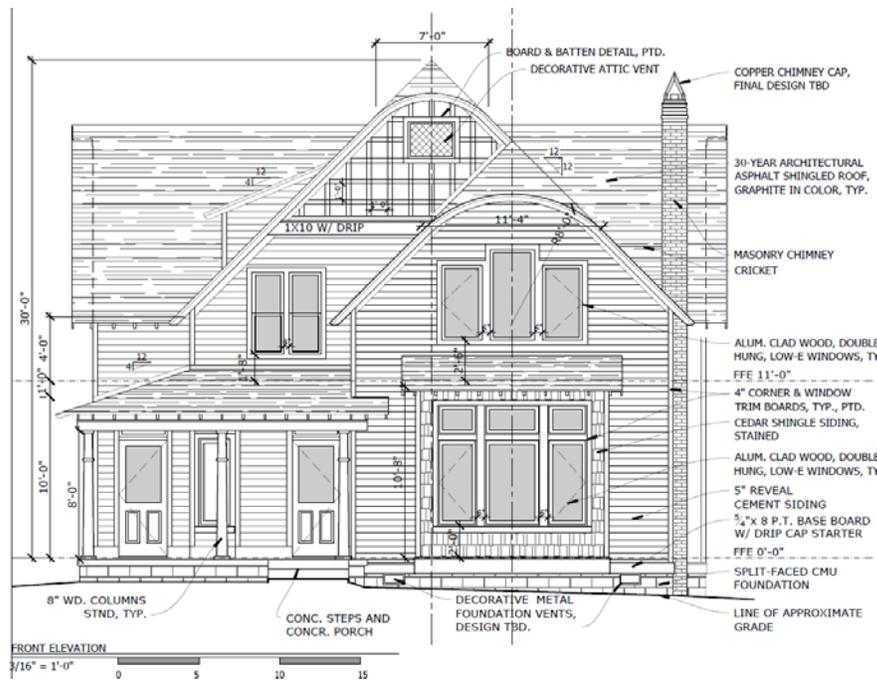
Analysis and Findings: The applicant proposes to build a new one and one-half story house on the vacant lot.

Height & Scale:

The new house will be one and one-half stories tall. Although contemporary in its composition and ornamentation, the form of the new house will be similar to that of a Queen Anne house with a tall center “core” and smaller projections to the front and sides, and a wrap-around front porch. This form is common historic throughout the Lockeland Springs neighborhood.

The primary mass of the house will be thirty-feet (30’) wide and a clipped gable roof with a height of thirty-one feet (31’) above the floor level. This is comparable to historic houses in the area range between twenty-three feet (23’) and thirty-three feet (33’) in

height. The floor level will be approximately two feet (2’) above grade at the front of the house, with the grade dropping to the rear creating an additional story in the basement.



4' knee wall indicated



New 2-story infill (left) beside a 1 story