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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
1307 Greenfield Avenue
April 17, 2019

Application: New Construction—Addition and Outbuilding
District: Inglewood Place Neighborhood Conservation Zoning Overlay
Council District: 7
Base Zoning: RS7.5
Map and Parcel Number: 07203023400
Applicant: Stephen Wells, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a rear addition to the historic house, and to construct an outbuilding. The addition will be stepped in from the sides of the historic house and will be shorter, but it will gain an additional story in a basement-level garage. The outbuilding will be a single-story.

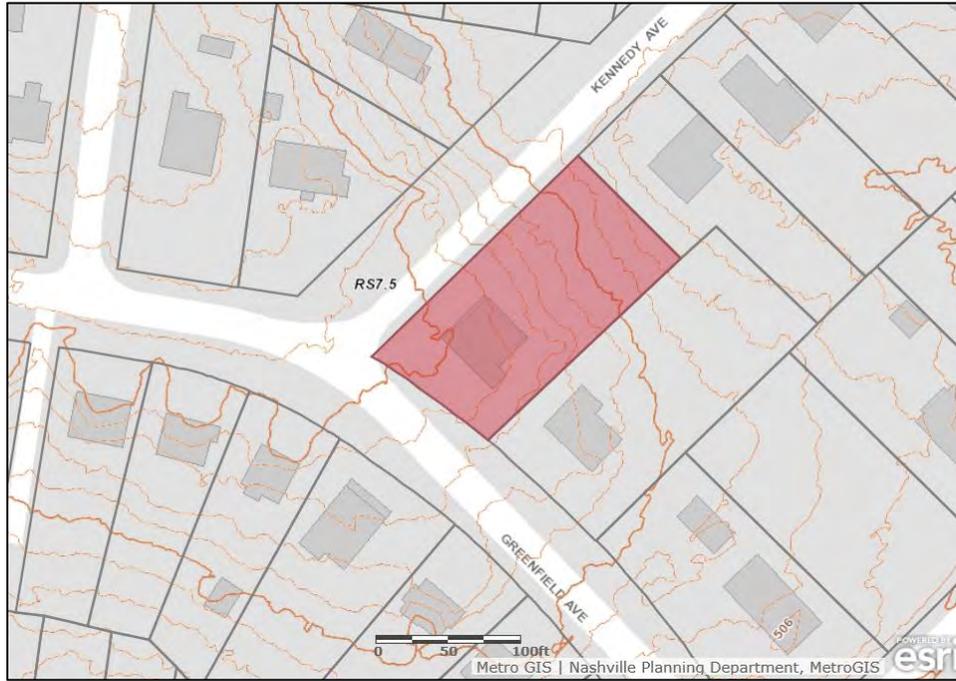
Recommendation Summary: Staff recommends approval of the proposed addition and outbuilding, with the conditions that:

1. The proportions of the existing left side bay are not altered, unless it can be demonstrated that the bay is not original; and
2. The foundation material shall differ from the primary wall material; and
3. That the brick selection, roof colors, and the window and door selections shall be approved.

With these conditions, staff finds that the project meets Section III of the *Inglewood Place Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Sanborn Map
B: Photographs
C: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. NEW CONSTRUCTION

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. The majority of historic buildings in the neighborhood are one and one-half stories tall. Generally, a building should not exceed one and one-half stories, except in those areas where historic two-story buildings are found.

B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

C. Setback and Rhythm of Spacing

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks 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*

3. In most cases, an infill duplex for property that is zoned for duplexes, should be one building, in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings.

2. The majority of historic buildings are sided in brick, lap siding, stone or a combination of masonry and lap siding. Shingle siding should be minimally used for infill construction but is appropriate for additions and outbuildings.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11-type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard lap siding, smooth-finished fiberglass doors.
 - Lap siding, should be smooth and not stamped or embossed and have a reveal of between 5" and 10", depending on the immediate historic context.
 - Four inch (4") nominal corner boards are required at the face of each exposed corner unless the lap siding is mitered.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - Faux leaded glass is inappropriate.
3. Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate; however, terra cotta ridge tiles are found throughout the district.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. The most common roof forms in the neighborhoods are side gable, cross gable, hipped, and cross gable and hipped. Pitches range from the low slope of the ranch style homes to steeper pitch of the earlier homes.
2. Small roof dormers are typical throughout the district. The most common form is gabled and a few have a hipped or shed roof. Wall dormers are only appropriate on the rear, as historic examples in the neighborhood are rare.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include gabled, hipped and shed roof partial–or full-width porches, stoops, enclosed or “vestibule” type entrances, and decorative door surrounds. Infill duplexes should have one primary entrance facing the street. 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.

3. Generally, lots should not have more than 1 curb cut. Shared driveways should be a single lane. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. Generally, new driveways should be no more than 12' wide from the street to the rear of the home. Front yard parking areas or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

G. Proportion and Rhythm of Openings

1. 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.

2. 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.

3. Double-hung and casement windows should generally exhibit a height to width ratio of at least 2:1. Picture windows and fixed windows (and in some cases double-hung windows) may be square or have a horizontal orientation if the principle building follows a post-1955 form, such as a ranch house.

4. 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.

5. 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.

H. 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. The word "shall" refers to detached accessory dwelling units. There is more leniency with outbuildings.)

1. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*

b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*

c. *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.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Inglewood Place.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Inglewood Place, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. Generally garage doors on garages attached to the side of the house should be oriented towards the rear of the home. Where the context or historic house form allows for a front-facing garage it should be no more than 1 bay and 1 story.

5. Siding and Trim

- a. Weatherboard is a typical siding materials. Brick, stone, and parge-coated concrete block are also appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. 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. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings. Typically vehicular storage should not be attached to the principle dwelling except in these situations:

- a. The new principle dwelling is following a post-1955 form such as a ranch house.
- b. A drop in grade allows the garage to be fully at the basement level with access from a recessed side wall or the rear wall.

Setbacks & Site Requirements.

- d. *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.*
- e. *For corner lots, the DADU or outbuilding's street-side setback 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.

h. 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.

i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

j. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

7. Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.

b. The DADU may not exceed the maximums outlined previously for outbuildings.

c. No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or if the lot has been subdivided since August 15, 1984.

Ownership.

e. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.

f. The DADU cannot be divided from the property ownership of the principal dwelling.

g. The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

h. 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.

i. The living space of a DADU shall not exceed seven hundred square feet.

I. Utilities

1. 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.

2. 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.

J. Public Spaces

1. 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.

IV. ADDITIONS

A. Location

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

- a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
- a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form

B. Massing

1. In order to assure that an addition has achieved proper scale, the rear addition 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 or an 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 higher and extend wider.
- a. When an addition needs to be taller:
Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must sit in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.
 - b. When an addition needs to be wider:
Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30', the building is shifted to one side of the lot, or the lot is greater than 60' in width. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep. A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.
2. No matter its use, an addition should generally not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale.
3. 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.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. A ridge raise is generally not appropriate for low sloped roofs, such as those found on ranch forms. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

6. Foundation walls should sit 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.

7. The height of the addition's roof and eaves must be less than or equal to the existing structure.

8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should sit in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. 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.

a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.

b. Side dormers should be compatible with the scale and design of the building. Generally, appropriate scale and design can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.
- If there are no existing dormers, new dormers should be similar in design and scale to a historic 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 the width of roof dormers 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.

2. 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).

3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

D. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate if the enclosure is designed in such a way that original form and openings on the porch or garage remain visible

and undisturbed.

E. 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.

F. 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.

G. Additions should follow the guidelines for new construction.

V. DEMOLITION

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

B. GUIDELINES

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
- 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 structure at 1307 Greenfield Avenue is a one and one-half story Craftsman style house. The first-story walls are brick, and there is clapboard siding on the upperstory gable fields and dormers. The brick has been painted.

The lot is one hundred feet (100') wide and one hundred, eighty-seven feet (187') deep, and the grade drops significantly toward the rear.



Figure 1: 1307 Greenfield Avenue.

Analysis and Findings: The applicant is proposing to construct a rear addition to the historic house, and to construct an outbuilding.

Demolition: An existing rear addition on the house, approximately one hundred, fifty square feet (150 sq. ft.) in area, will be removed to accommodate the new addition.

The existing rear addition was built after 1957 and does not contribute to the architectural and historical character and significance of the building. Staff finds that the partial demolition meets Section V.B.2 for appropriate demolition.

The plans indicate that the windows on the existing left side projecting bay would be shortened. Staff considers the alteration of or original window sizes to be partial demolition. No other changes to the window and door openings on the existing house were indicated on the plans.

Unless there is evidence that the windows have already been altered, staff finds that shortening the windows on the bay would not be appropriate under section V.B.1. of the design guidelines

Location & Removability: The new addition will attach to the existing house at the rear façade with the walls stepped in two feet (2') from both sides. The roof of the addition will tie into the wall of an existing rear dormer, ten feet (10') below the ridge. The location and attachment of the addition, impacting only the rear of the building, leaves the historic form of the house intact and would be removable without compromising the house's integrity.

Staff finds that the project meets Sections IV.A and IV.F. of the design guidelines.

Design: The design of the addition is compatible to the historic house in its detailing, with a similar roof form and exterior materials. The form of the addition will be distinguished from the original building by stepping in from both side walls before continuing back.

Staff finds that the character of the addition does not contrast with the historic house, therefore it will meet Sections IV.B., IV.C. and IV.G of the design guidelines.

Height & Scale: The addition will have a side-gabled component at the rear, attaching to the original side-gabled house by a gabled "hyphen" connector in the middle. The walls of the

hyphen will be stepped in two feet (2') from the house on both sides, and the roof will be ten feet (10') lower than the peak of the original roof.

The side-gabled component will widen at the rear, stepping out two feet (2') on the left side to align with the side of the existing house, with a projecting bay expanding a portion two feet (2') further which will match an existing projecting bay on the left side of the house. On the right side it will step out ten feet, six inches (10'-6"), and would therefore be eight feet, six inches (8'-6") wider than the primary wall of the house. Staff finds this additional width to be appropriate because the lot is one hundred feet (100') wide, and while the addition will step beyond the primary wall of the house it will not extend wider than an original porte cochere.

The roof of the primary component of the addition will be a side-oriented gable, with a ridge two feet, six inches (2'-6") shorter than the original roof. This component will be attached to the primary roof by a hyphen that is ten feet (10') shorter than the historic house.

The depth (front-to-back) of the addition will be fifty feet (50'), whereas the historic house's depth is approximately forty feet (40'). Although deeper and having a slightly larger overall footprint, Staff finds the scale of the addition will appear to be subordinate to the historic house because of the inset walls and shorter roof.

Staff finds that the height and scale of the proposed addition meets Sections III.A., III.B., and IV.B. of the Inglewood Place design guidelines.

Setback & Rhythm of Spacing: The addition will be narrower than the historic house, therefore it will not affect the rhythm of spacing between buildings on the street. The addition will be thirty feet (30') from the left side property boundary and twenty feet (20') from the right, and seventy feet (70') from the rear of the property. The addition meets the setback regulations.

Staff finds that the project's setback and rhythm of spacing meet Section III.C. of the Inglewood Place design guidelines.

Materials: The materials of the proposed addition are described in the table below:

	Proposed	Color/Texture /Manufacturer	Approved Previously or Typical of Neighborhood	Additional Review
Foundation	Brick	Color & Texture Needs Approval	Yes	X
Primary Cladding	Brick	Selection Needs Approval	Yes	X
Secondary Cladding	Cement-fiber Clapboard	Smooth, 5" exposure	Yes	
Trim	Composite, Cement-fiber	Smooth faced	Yes	

Primary Roofing	Asphalt Shingles	Color Needs Approval	Yes	X
Secondary Roofing	Metal	Color Needs Approval	Yes	X
Rear Porch floor/steps	Brick	Color & Texture Needs Approval	Yes	X
Rear Porch Posts	Brick	Selection Needs Approval	Yes	X
Rear Porch Railing	Wood		Yes	
Windows	Not Indicated	Selection Needs Approval	Unknown	X
Side / Rear Doors	Not Indicated	Selection Needs Approval	Unknown	X
Driveway	Concrete	Typical	Yes	X
Retaining Wall	Not Reviewed	n/a	n/a	
Fence	Not Reviewed	n/a	n/a	

Because the primary wall material is brick, the foundation should be a different material in order to meet Section III.D of the design guidelines. With a condition that the foundation material differs from the primary material, and that the brick selection, roof colors, and the window and door selections are approved, Staff finds that the project’s materials meet Section III.D. of the Inglewood Place design guidelines.

Roof form: The primary component of the addition will have a side-gabled form with a 7.5/12 pitch, which matches the pitch and form of the historic house’s roof. The hyphen between the two gables will be a perpendicular gable with a 2:12 pitch.

Staff finds that the proposed addition’s roofs will be compatible with the historic house’s roof, and that the project meets Section III.E. of the Inglewood Place design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

Staff finds the project’s proportion and rhythm of openings meet Section III.G. of the Inglewood Place design guidelines.

Appurtenances & Utilities: The location of the HVAC unit, currently on the right side of the historic house, will not change. There will be a new concrete driveway and parking pad in the side yard next to the basement-level garage. The site plan also indicates fencing, retaining

walls. These features are typically not reviewed in a Neighborhood Conservation Zoning Overlay.

Staff finds the project’s appurtenances and utilities to meet Section III.I. of the Inglewood Place design guidelines.

Outbuildings: The applicant is proposing a one-story outbuilding at the rear of the lot. The base zoning does not allow the outbuilding to be used as a dwelling. The outbuilding will have a side-oriented primary gable form, which is compatible with the form of the house.

Height & Scale:

	Primary Structure	Potential Max	Proposed
Ridge Height	24’	Match Primary Max 25’	19’
Eave Height	10’-3”	Match Primary Max 10’	9’
Footprint		1,000 sq. ft.	743sq. ft.

Staff finds that the proposed height and scale meet Section III.H.1. of the design guidelines.

Character, Materials & Details:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Color & Texture Needs Approval	Yes	X
Primary Cladding	Brick	Color & Texture Needs Approval	Yes	X
Secondary Cladding	Cement-fiber Clapboard	Smooth, 5” exposure	Yes	
Trim	Composite, Cement-fiber	Smooth faced	Yes	
Primary Roofing	Asphalt Shingles	Color Needs Approval	Yes	X
Windows	Not Indicated	Selection Needs Approval	Unknown	X
Side / Rear Doors	Not Indicated	Selection Needs Approval	Unknown	X

With a condition that the brick, roof colors, and the window and door selections are approved, Staff finds that the project’s materials meet Sections III.D. and III.H.4. of the Inglewood Place design guidelines.

Roof Shape:

Proposed Element	Proposed Form	Appropriate?
Primary form	Side-Oriented Gable	Yes
Primary roof slope	7.5/12	Yes

Staff finds that the outbuilding’s roof form meets Section IV.H.3. of the design guidelines.

Location, Setbacks and Site:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	35’
Rear setback	5’	5’
L side setback	10’ (From Street)	28’
R side setback	5’	40’
How is the building accessed?	No Vehicle Entry	

Staff finds that the outbuilding’s location meets Section IV.H.3. of the design guidelines.

Overall, staff finds the proposed outbuilding meets Section III.H. of the Inglewood Place design guidelines.

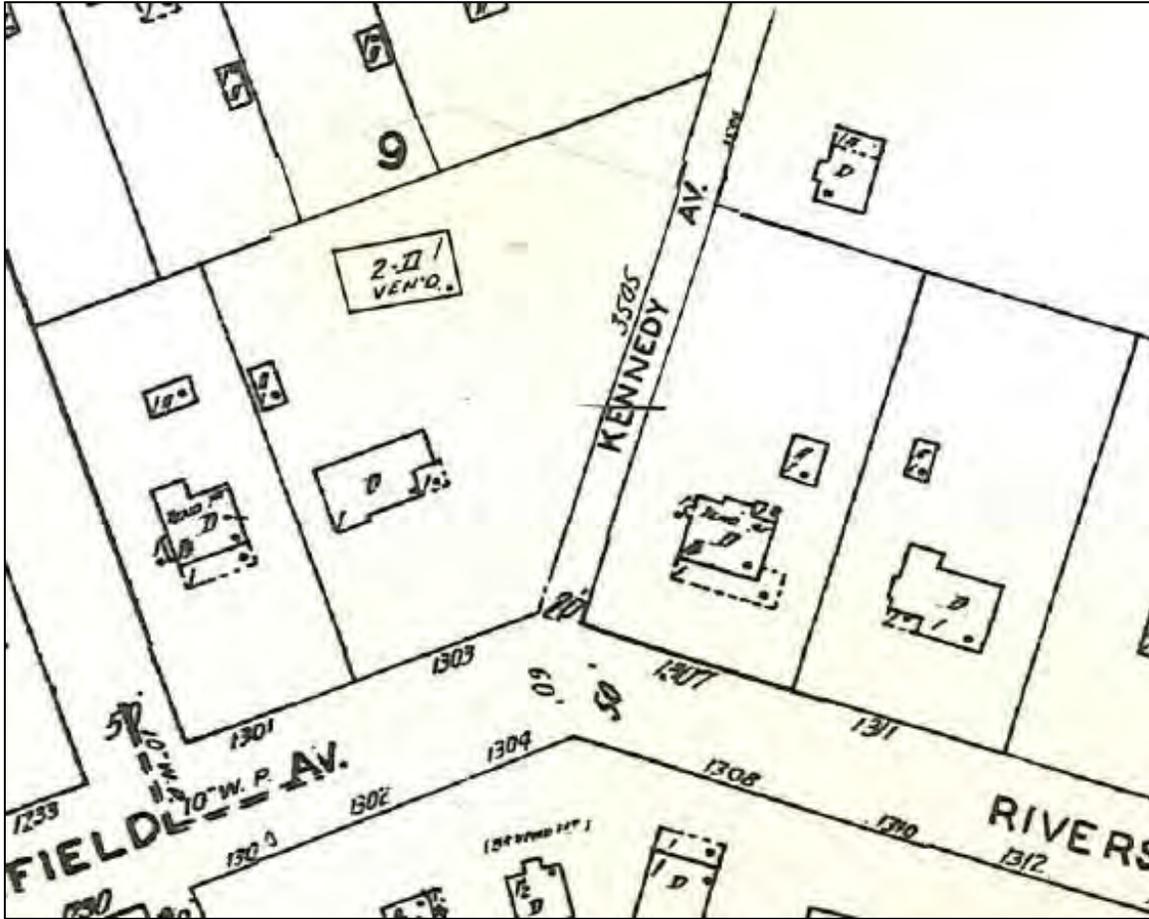
Recommendation: Staff recommends approval of the proposed addition and outbuilding, with the conditions that:

1. The proportions of the existing left side bay are not altered, unless it can be demonstrated that the bay is not original; and
2. The foundation material shall differ from the primary wall material; and
3. That the brick selection, roof colors, and the window and door selections shall be approved.

With these conditions, staff finds that the project meets Section III of the *Inglewood Place Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

ATTACHMENTS

A: Sanborn Map Detail (1951)



B: Photographs



1307 Greenfield Avenue, front. Current photo.



1307 Greenfield Avenue, left side. Circa 2011.



1307 Greenfield Avenue, right side. Circa 2011.



1307 Greenfield Avenue, rear viewed from Kennedy Street. Current photo.

SQUARE FOOTAGE	
1307 GREENFIELD AVENUE NASHVILLE, TN 37216	
HEATED & COOLED	
FIRST FLOOR	3,108 SF
SECOND FLOOR	N.A.
BASEMENT	2,114 SF
TOTAL RENOVATED:	5,222 SF
FOOTPRINT:	
EXISTING (E) FOOTPRINT:	1,715 SF
DEMOLITION:	148 SF
ADDED FOOTPRINT:	1,937 SF
NEW (N) FOOTPRINT:	3,504 SF
POOL HOUSE:	743 SF

SHEET INDEX	
A0.1	COVER SHEET & SITE PLAN
A1.0	BASEMENT PLAN
A1.1	FIRST FLOOR PLAN
A1.3	ROOF PLAN
A1.4	FOUNDATION PLAN
A1.5	POOL HOUSE PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	SECTIONS
A2.3	WINDOW & DOOR SCHEDULES
A2.4	POOL HOUSE ELEVATIONS & SECTIONS
D1.1	DEMOLITION PLAN
D2.0	DEMOLITION ELEVATIONS
D2.0	DEMOLITION ELEVATIONS

LINDSEY RESIDENCE
1307 GREENFIELD AVE.
NASHVILLE, TN 37216

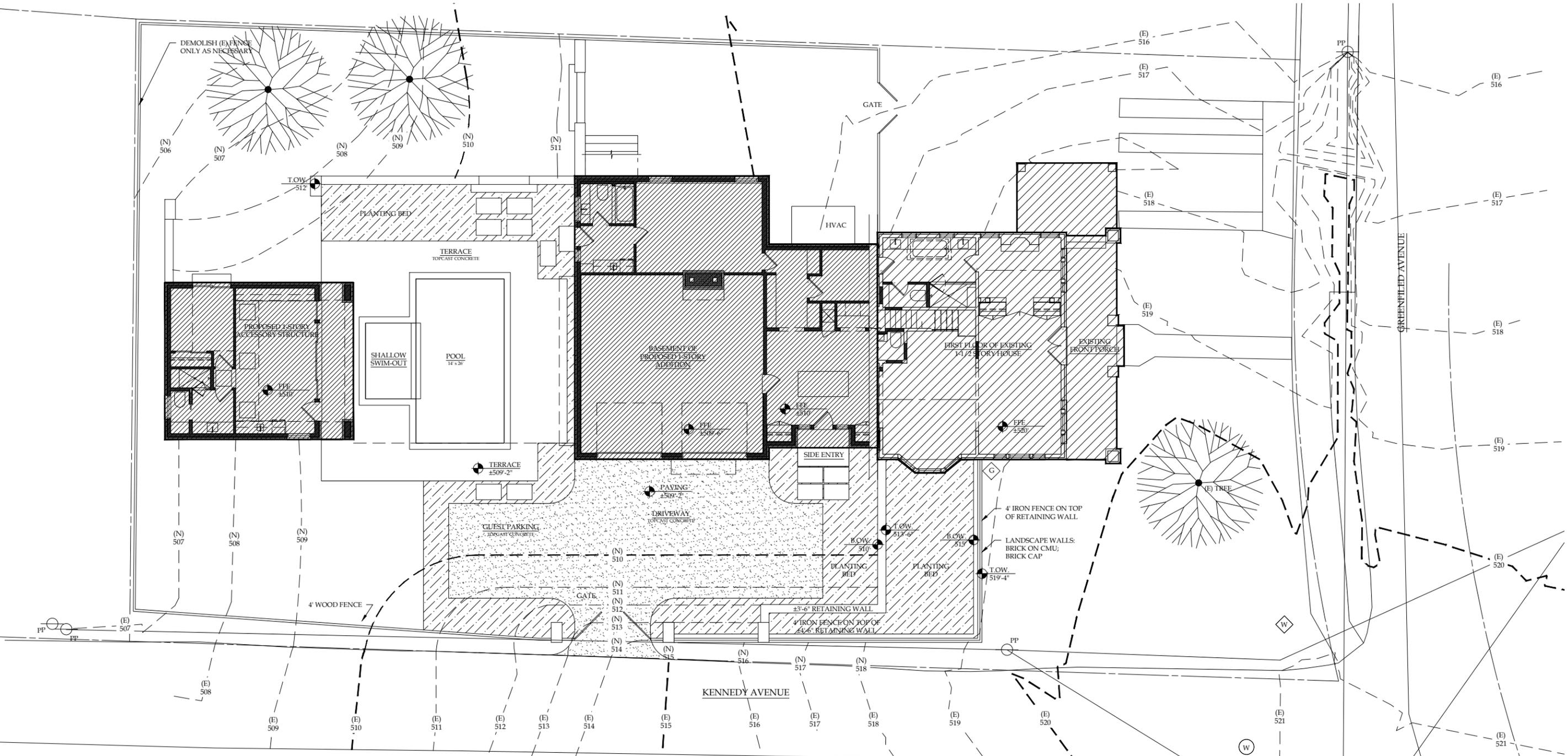
SITE PLAN

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WELLS DESIGN ASSOCIATES
1440 15TH AVENUE SOUTH + NASHVILLE, TN + 37212 + 615.300.6766

A0.1

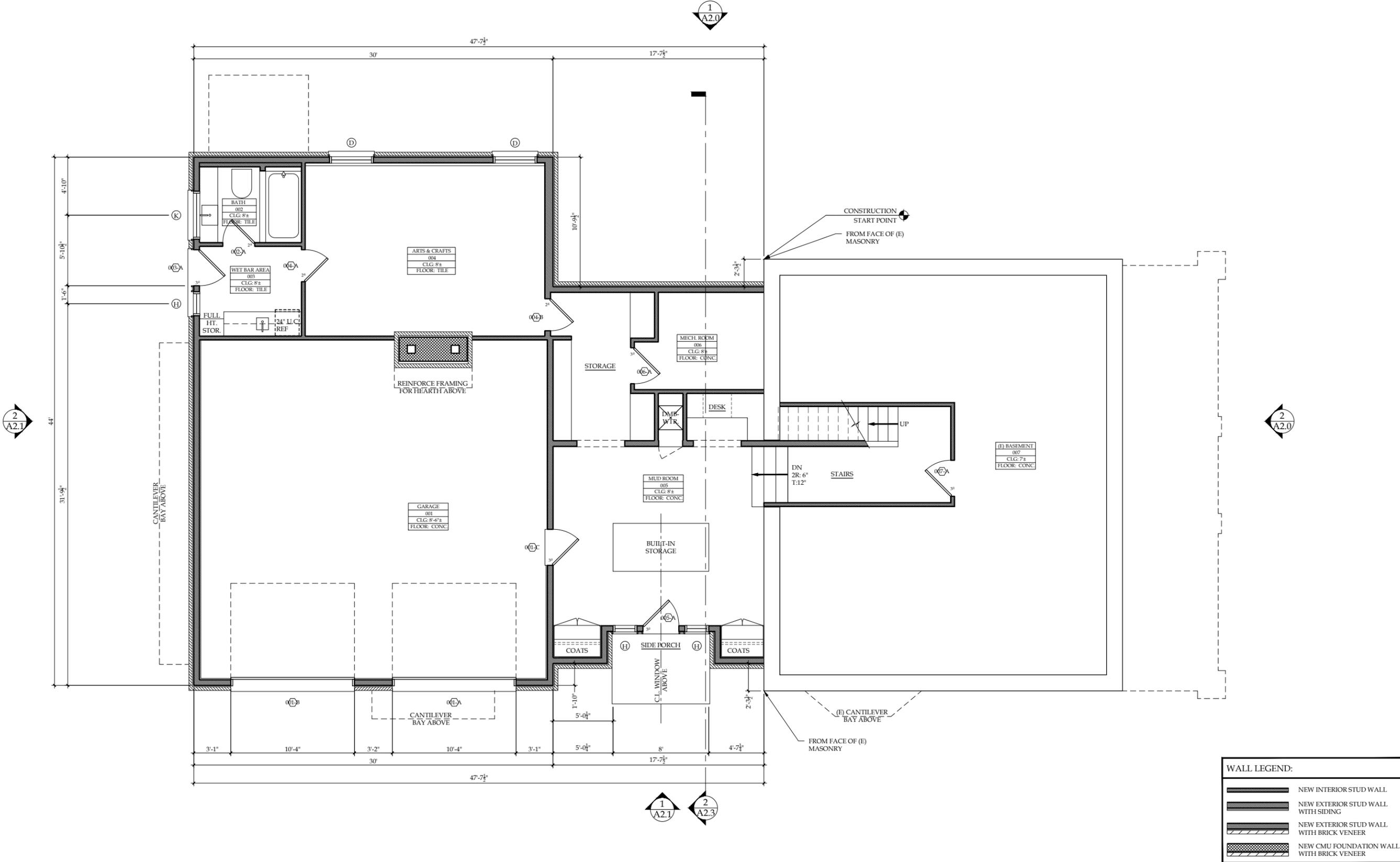
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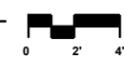
1 SITE PLAN
FULL-SIZE: 1/8"=1'-0"
HALF-SIZE: 1/16"=1'-0"

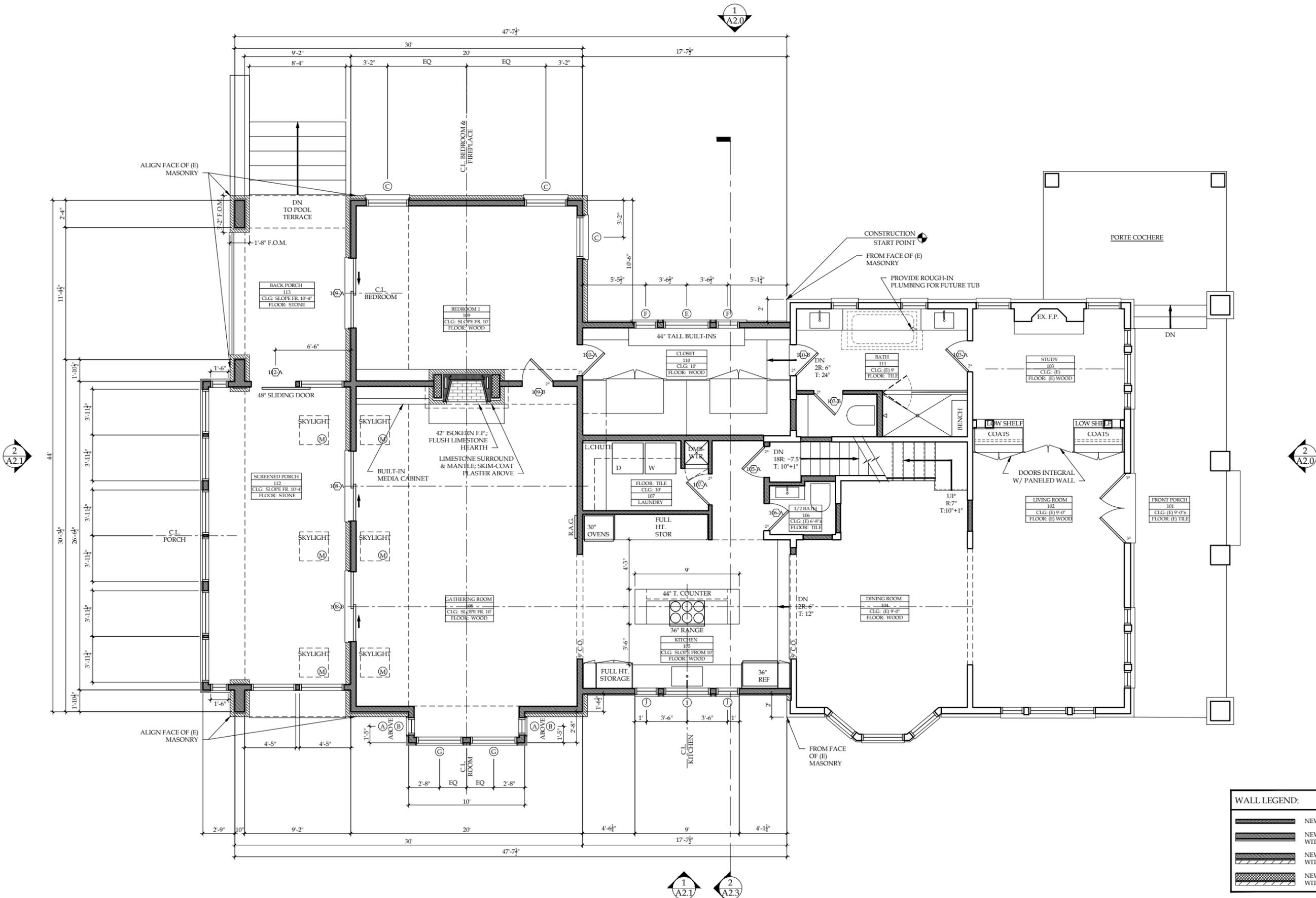


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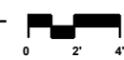


1 BASEMENT FLOOR PLAN
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"





1 FIRST FLOOR PLAN
FULL-SIZE: 1/4"=1'-0"
HALF-SIZE: 1/8"=1'-0"



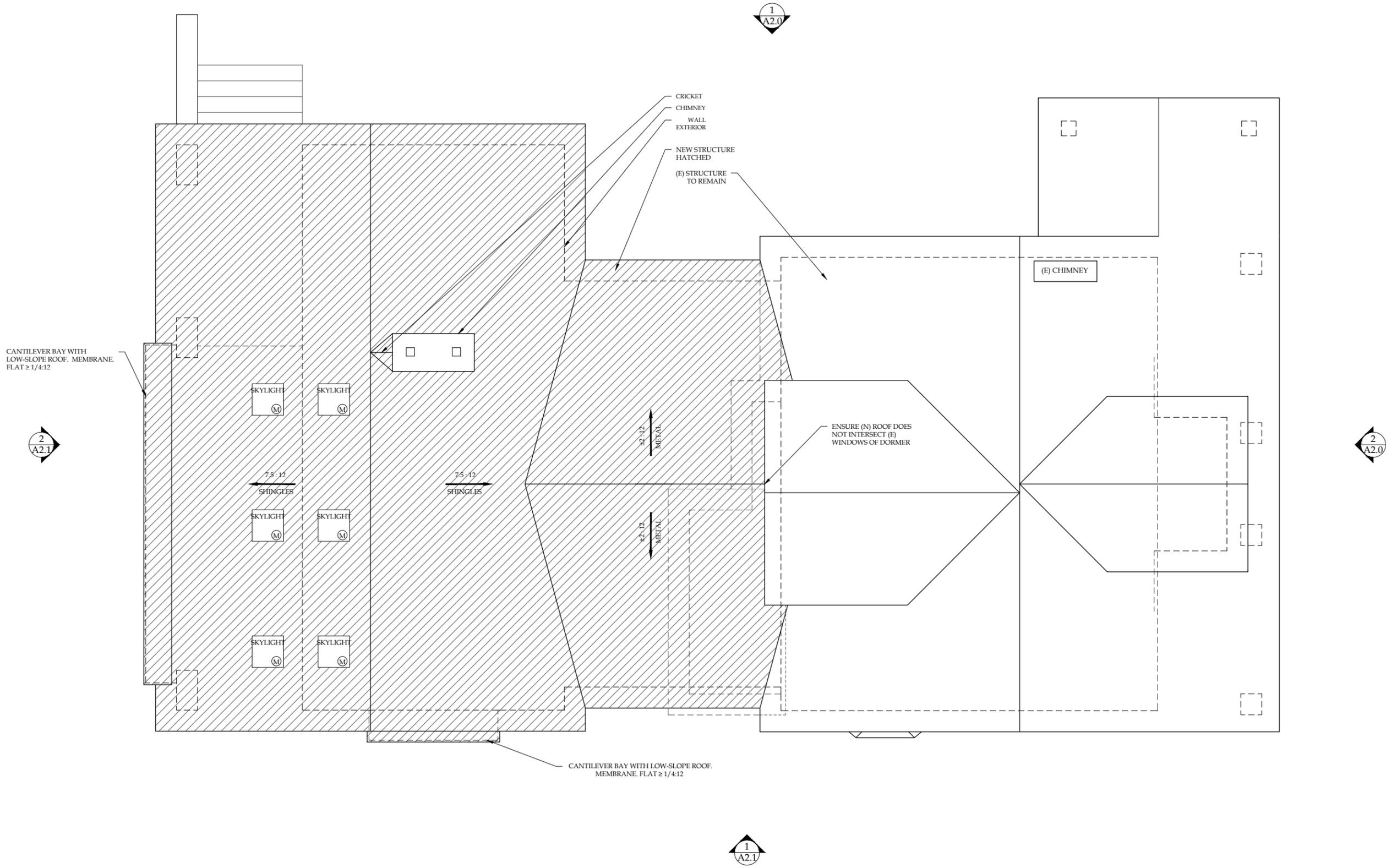
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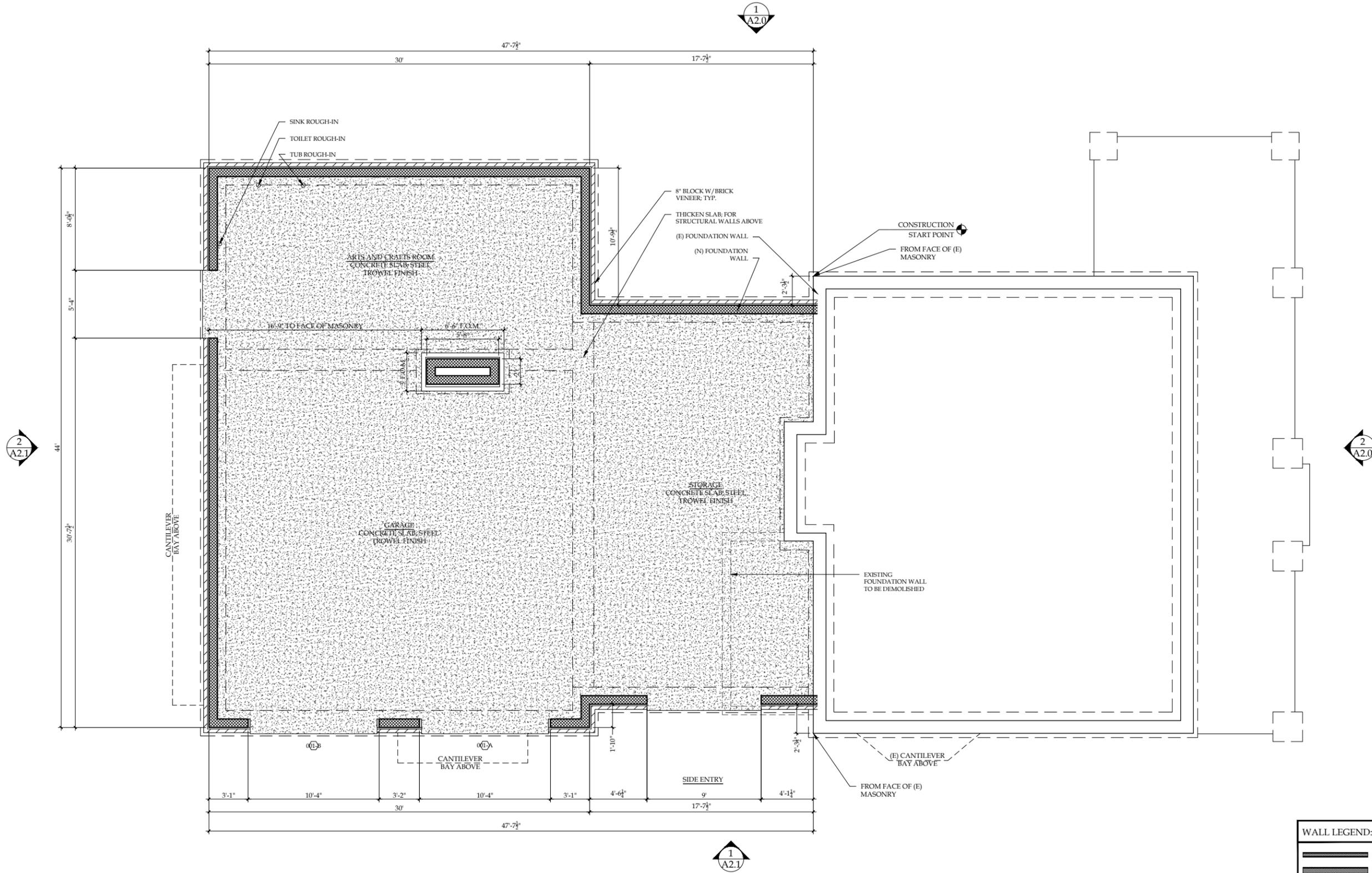
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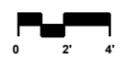
1 ROOF PLAN
 full-size: 1/4"=1'-0"
 half-size: 1/16"=1'-0"





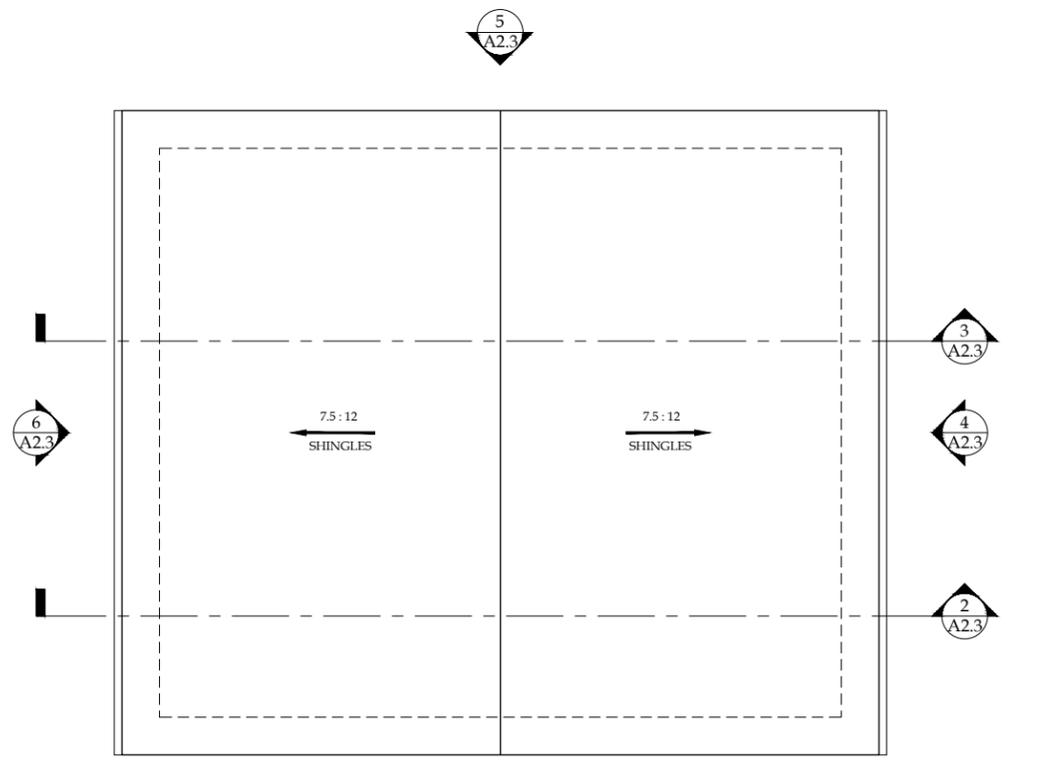
WALL LEGEND:

	NEW INTERIOR STUD WALL
	NEW EXTERIOR STUD WALL WITH SIDING
	NEW EXTERIOR STUD WALL WITH BRICK VENEER
	NEW CMU FOUNDATION WALL WITH BRICK VENEER

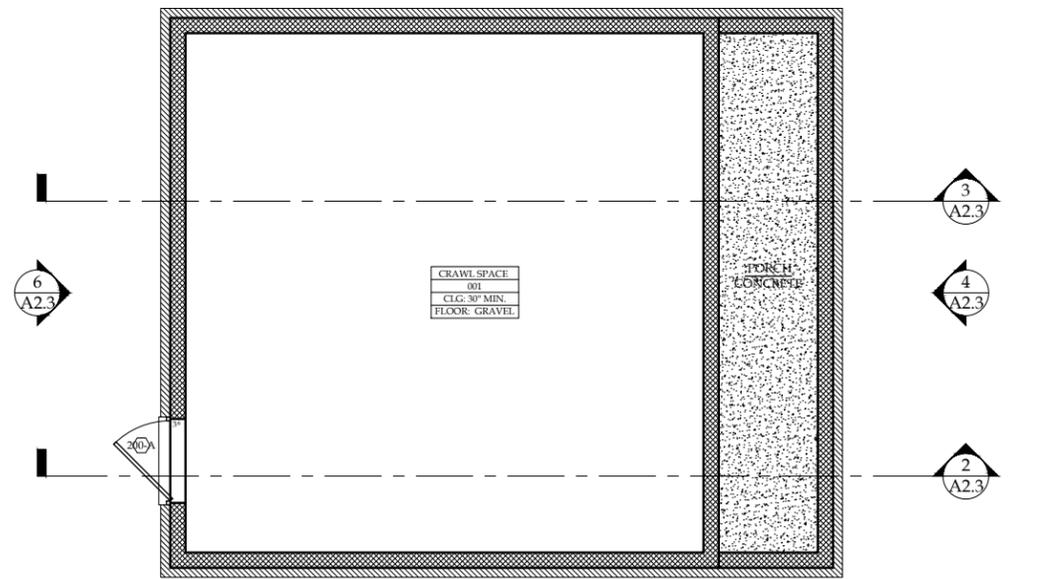


1 FOUNDATION PLAN
 FULL SIZE: 1/4"=1'-0"
 HALF SIZE: 1/8"=1'-0"

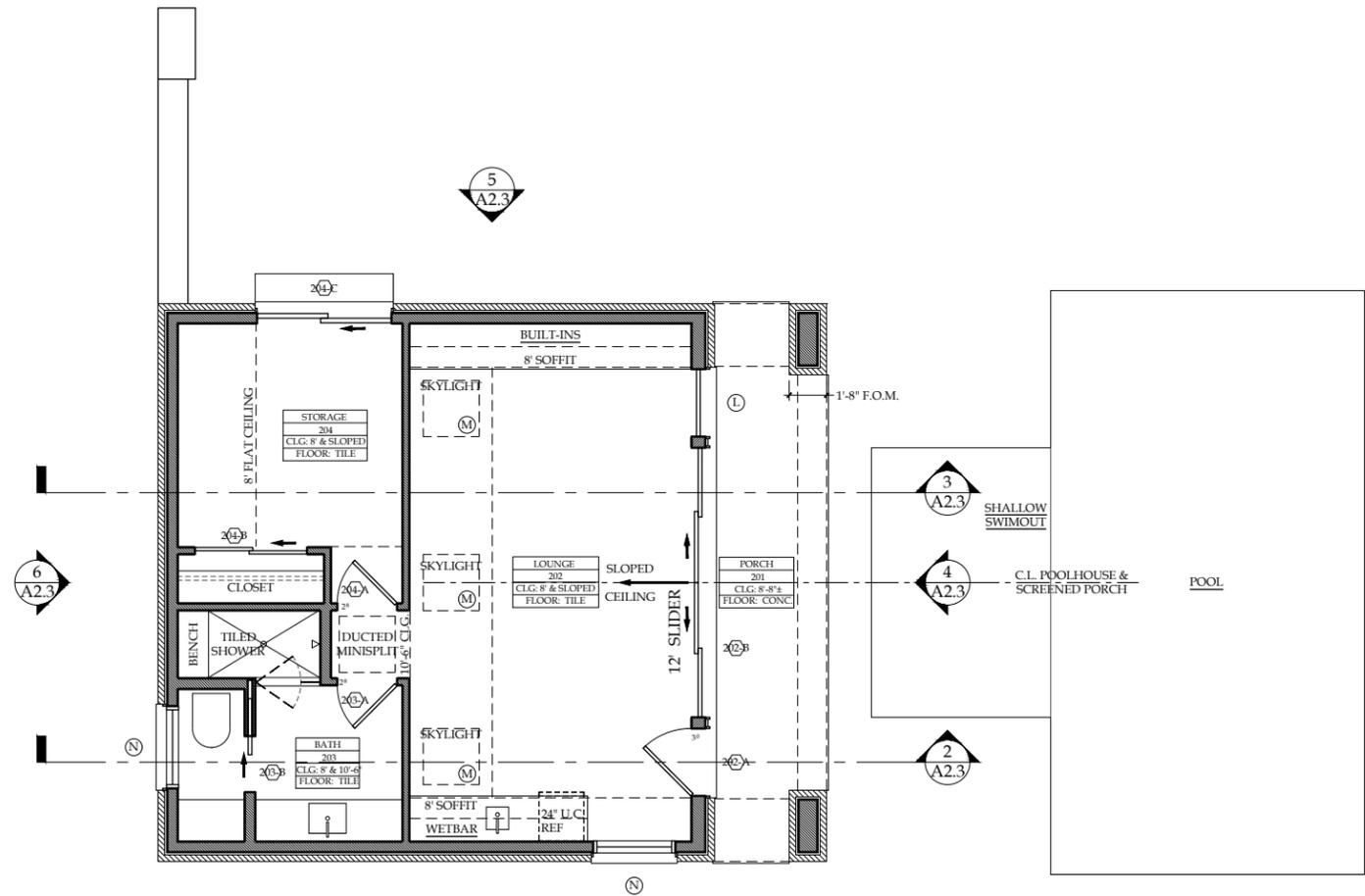
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3 ROOF PLAN
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



2 FOUNDATION PLAN
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



1 FIRST FLOOR PLAN
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



WALL LEGEND:	
	NEW INTERIOR STUD WALL
	NEW EXTERIOR STUD WALL WITH SIDING
	NEW EXTERIOR STUD WALL WITH BRICK VENEER
	NEW CMU FOUNDATION WALL WITH BRICK VENEER

LINDSEY RESIDENCE
 1307 GREENFIELD AVE.
 NASHVILLE, TN 37216

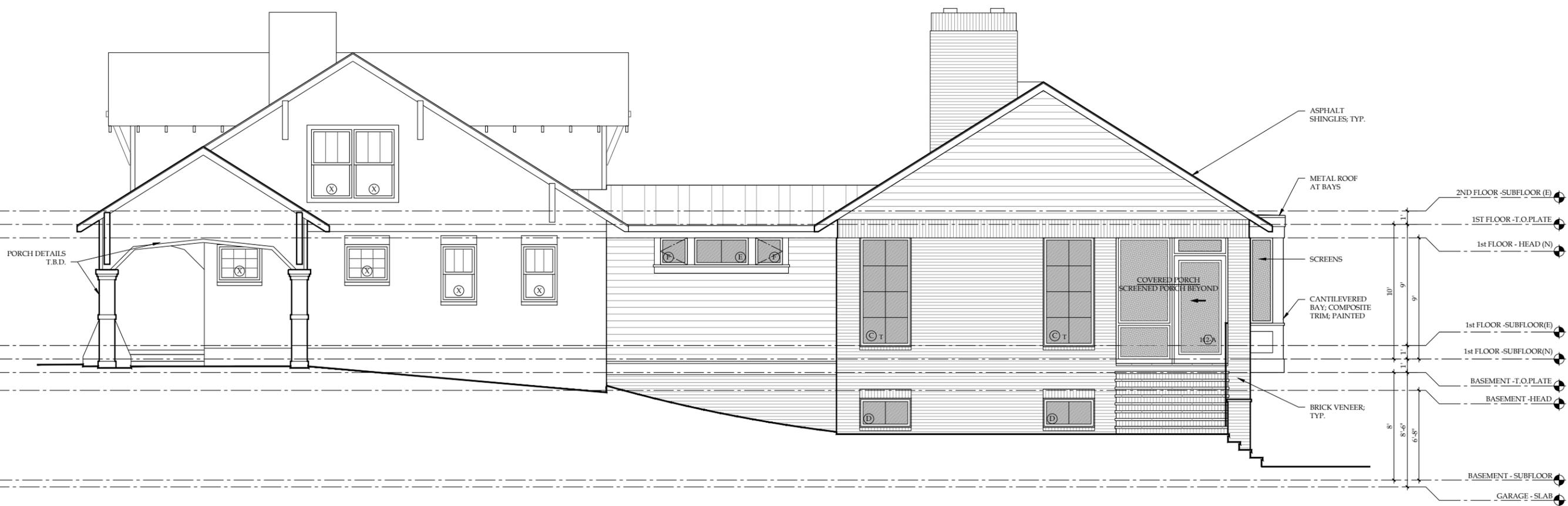
ELEVATIONS



2 SOUTHWEST ELEVATION - EXISTING FRONT
 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



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1 SOUTHEAST ELEVATION
 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



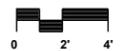
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2 NORTHEAST ELEVATION AND SECTION AT POOL
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



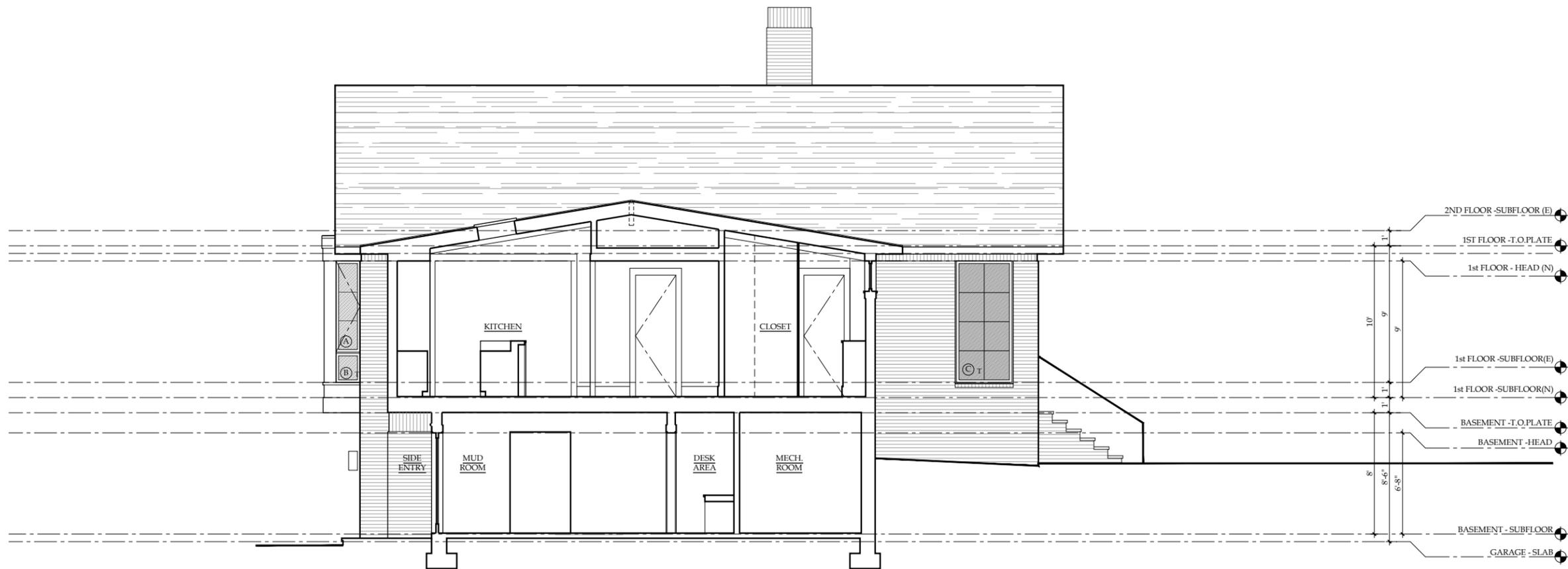
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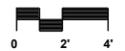
1 NORTHWEST ELEVATION
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



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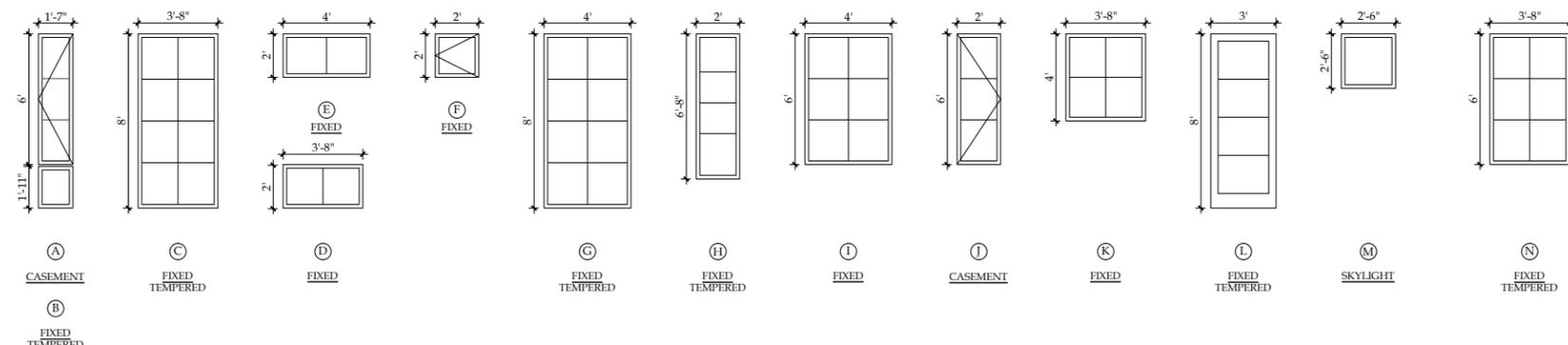
1 SECTION AT KITCHEN AND MUD ROOM
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



A2.2

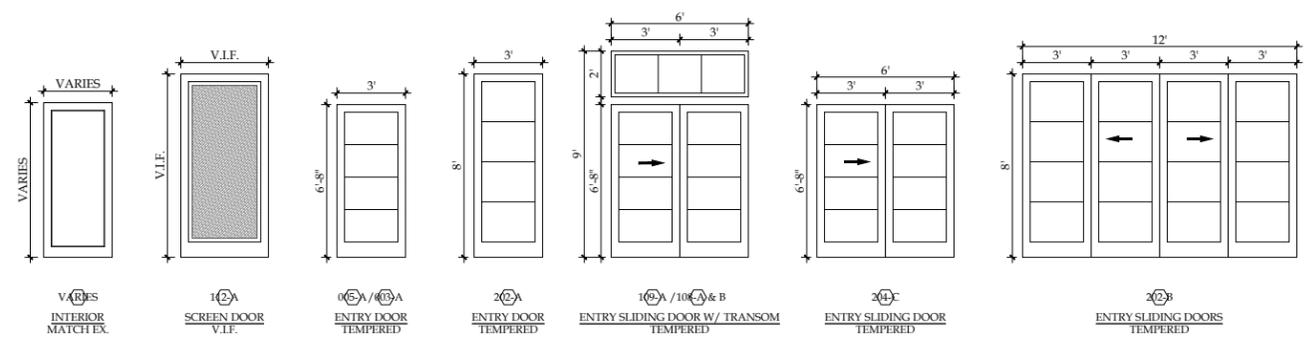
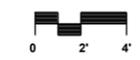
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2 WINDOW SCHEDULE

FULL-SIZE: 1/4"=1'-0"
HALF-SIZE: 1/8"=1'-0"

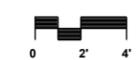


DOOR SCHEDULE			
NO.	SIZE	STYLE	HARDWARE
001-A	10'0" x 7'0"	GARAGE DOOR W/ OPENER	OPENER
001-B	10'0" x 7'0"	GARAGE DOOR W/ OPENER	OPENER
001-C	3'0" x 6'8"	EXTERIOR, SOLID WOOD	LEVER, LOCK, DEADBOLT
002-A	2'8" x 6'8"	INTERIOR, SOLID WOOD	LEVER, LOCK
003-A	3'0" x 6'8"	EXTERIOR, SOLID WOOD, FULL GLASS	LEVER, LOCK, DEADBOLT
004-A	2'8" x 6'8"	INTERIOR, SOLID WOOD	LEVER, LOCK
004-B	2'8" x 6'8"	INTERIOR, SOLID WOOD	LEVER, LOCK
005-A	3'0" x 6'8"	EXTERIOR, SOLID WOOD, FULL GLASS	LEVER, LOCK, DEADBOLT
006-A	3'0" x 6'8"	INTERIOR, SOLID WOOD	LEVER, LOCK
007-A	3'0" x 6'8"	EXTERIOR, STEEL	LEVER, LOCK
103-A	2'8" x 7'0"	INTERIOR, SOLID WOOD	LEVER, LOCK
103-B	2'6" x 8'0"	INTERIOR, SOLID WOOD	LEVER, LOCK
105-A	2'6" x 8'0"	INTERIOR, SOLID WOOD	LOCK
106-A	2'4" x 7'0"	INTERIOR, SOLID WOOD	LEVER, LOCK
107-A	2'6" x 8'0"	INTERIOR, SOLID WOOD	LEVER, LOCK
108-A	6'0" x 6'8" W/24" TRANSOM	EXTERIOR, SOLID WOOD, FULL GLASS, SLIDING	LEVER, LOCK, DEADBOLT

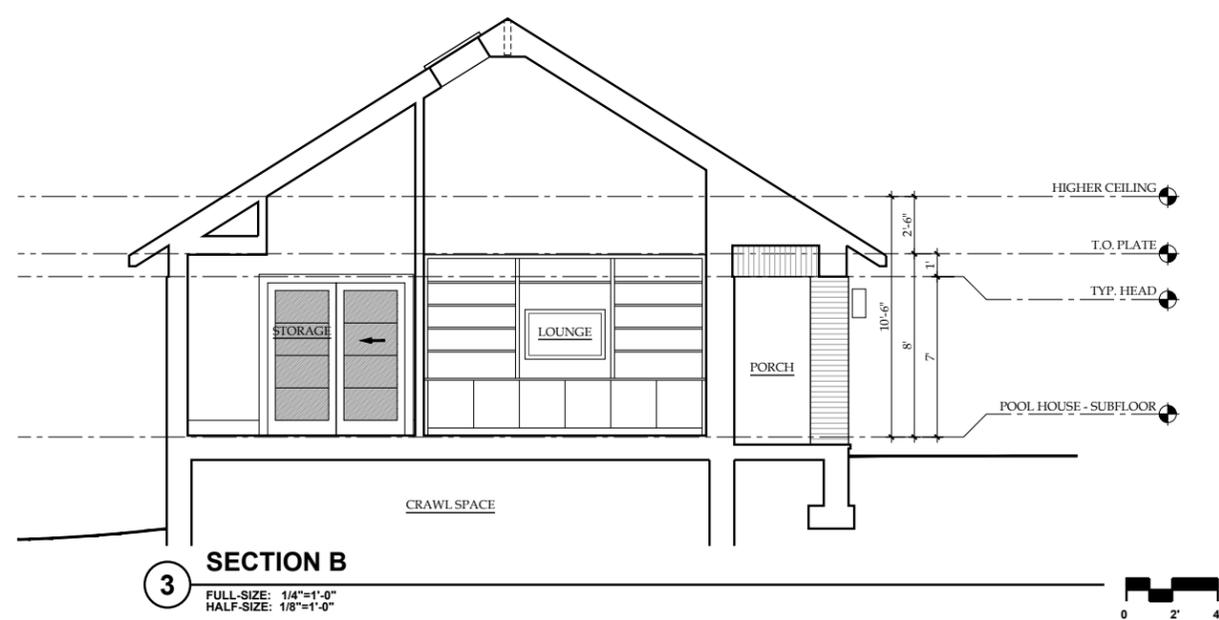
108-B	6'0" x 6'8" W/24" TRANSOM	EXTERIOR, SOLID WOOD, FULL GLASS, SLIDING	LEVER, LOCK, DEADBOLT
109-A	6'0" x 6'8" W/24" TRANSOM	EXTERIOR, SOLID WOOD, FULL GLASS, SLIDING	LEVER, LOCK, DEADBOLT
109-B	2'8" x 8'0"	INTERIOR, SOLID WOOD	LEVER, LOCK
110-A	2'8" x 8'0"	INTERIOR, SOLID WOOD	LEVER, LOCK
110-B	2'8" x 7'0"	INTERIOR, SOLID WOOD	LEVER, LOCK
112-A	V.I.F.	SCREENED	LEVER, LOCK
200-A	3'6" x 3'0"	EXTERIOR, STEEL, FLUSH CRAWL ACCESS	LOCK
202-A	3'0" x 8'0"	EXTERIOR, SOLID WOOD, FULL GLASS	LEVER, LOCK, DEADBOLT
202-B	12'0" x 8'0"	EXTERIOR, SOLID WOOD, FULL GLASS, SLIDING	LEVER, LOCK, DEADBOLT
203-A	2'8" x 7'0"	INTERIOR, SOLID WOOD	LEVER, LOCK
203-B	2'6" x 7'0"	INTERIOR, SOLID WOOD, POCKET	LEVER, LOCK
203-A	2'8" x 7'0"	INTERIOR, SOLID WOOD	LEVER, LOCK
204-B	5'0" x 7'0"	INTERIOR, SOLID WOOD, BYPASS	PULL
204-C	6'0" x 6'8"	EXTERIOR, SOLID WOOD, FULL GLASS, SLIDING	LEVER, LOCK, DEADBOLT

1 DOOR SCHEDULE

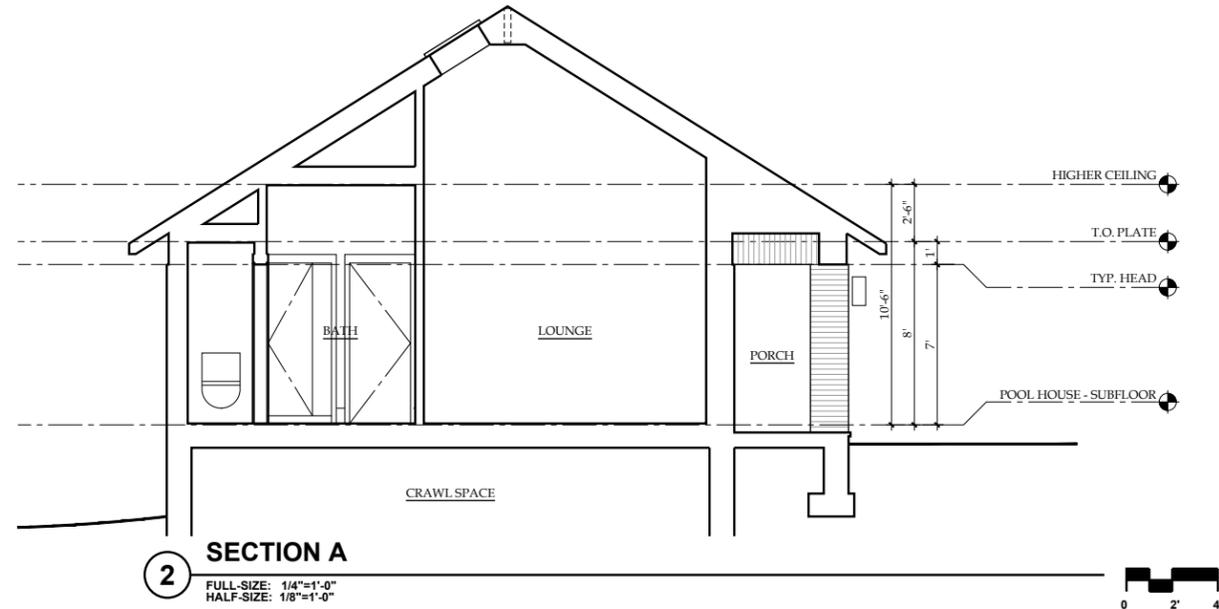
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HALF-SIZE: 1/8"=1'-0"



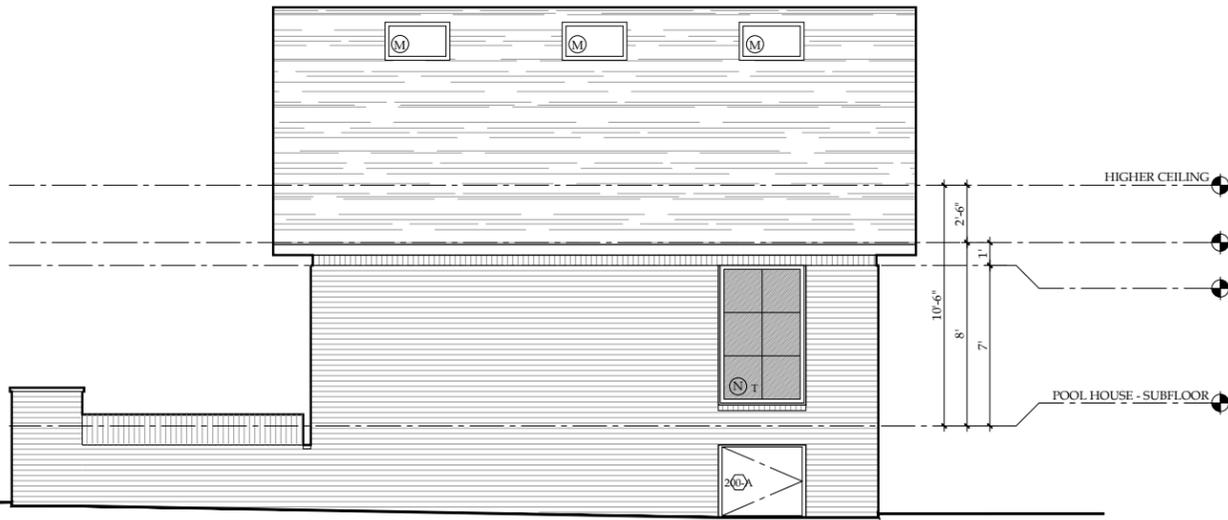
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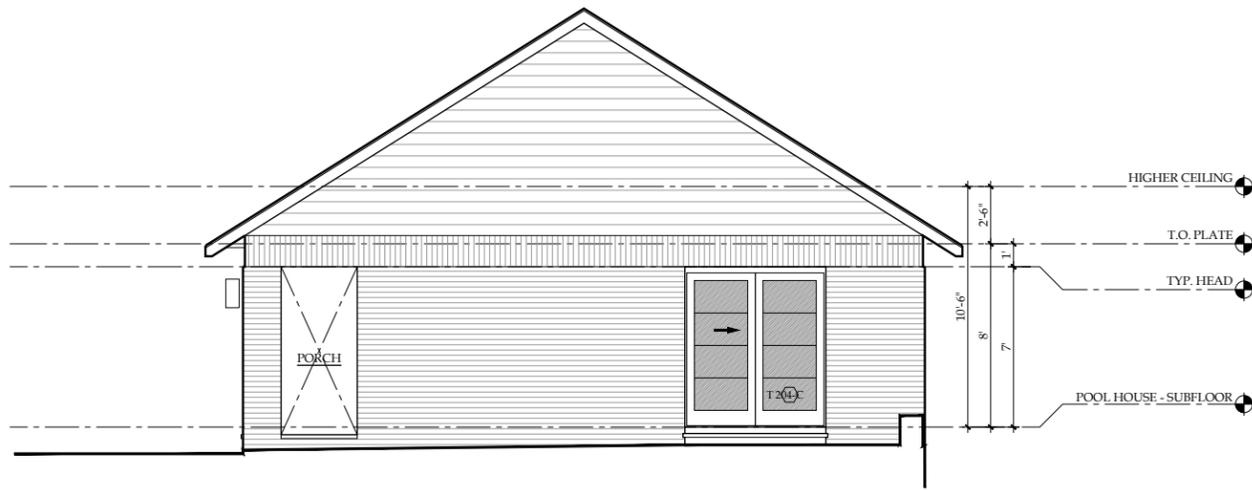
3 SECTION B
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



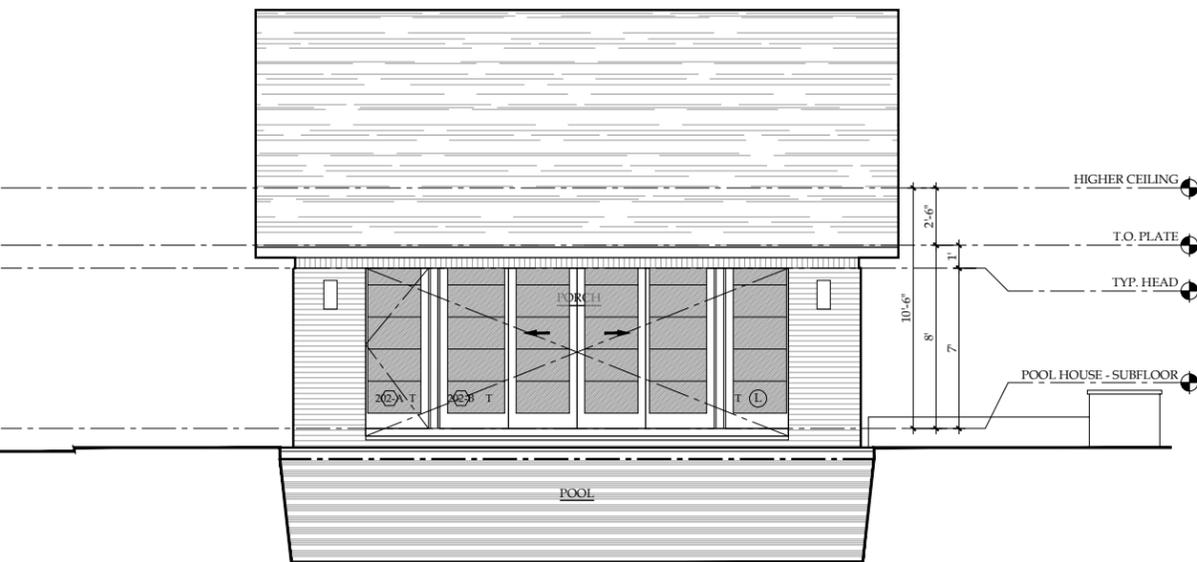
2 SECTION A
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



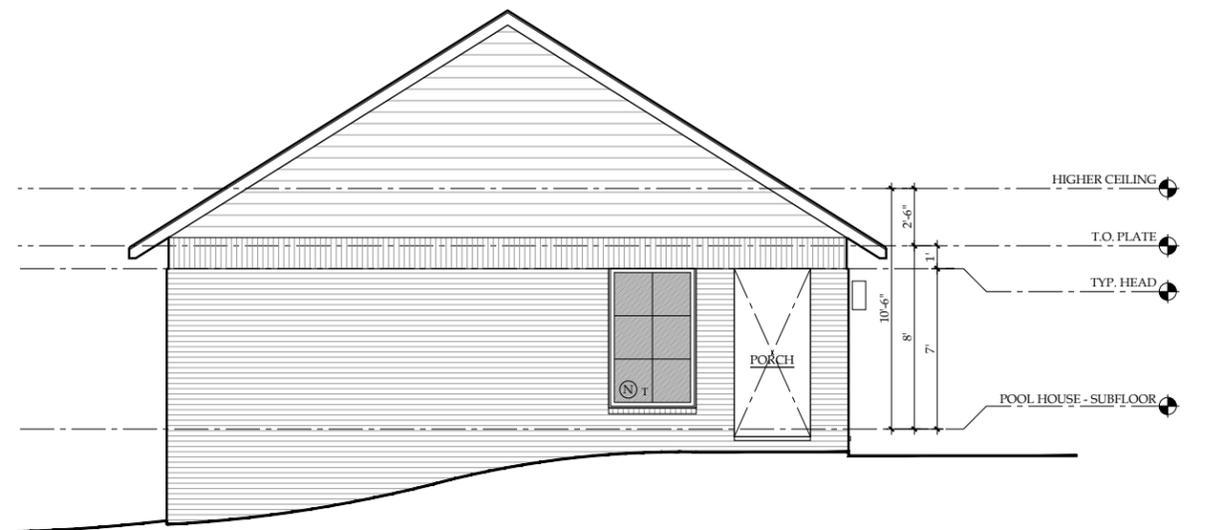
6 NORTHEAST ELEVATION
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



5 SOUTHWEST ELEVATION
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



4 SOUTHEAST ELEVATION
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"



1 NORTHWEST ELEVATION - KENNEDY AVENUE
 FULL-SIZE: 1/4"=1'-0"
 HALF-SIZE: 1/8"=1'-0"