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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

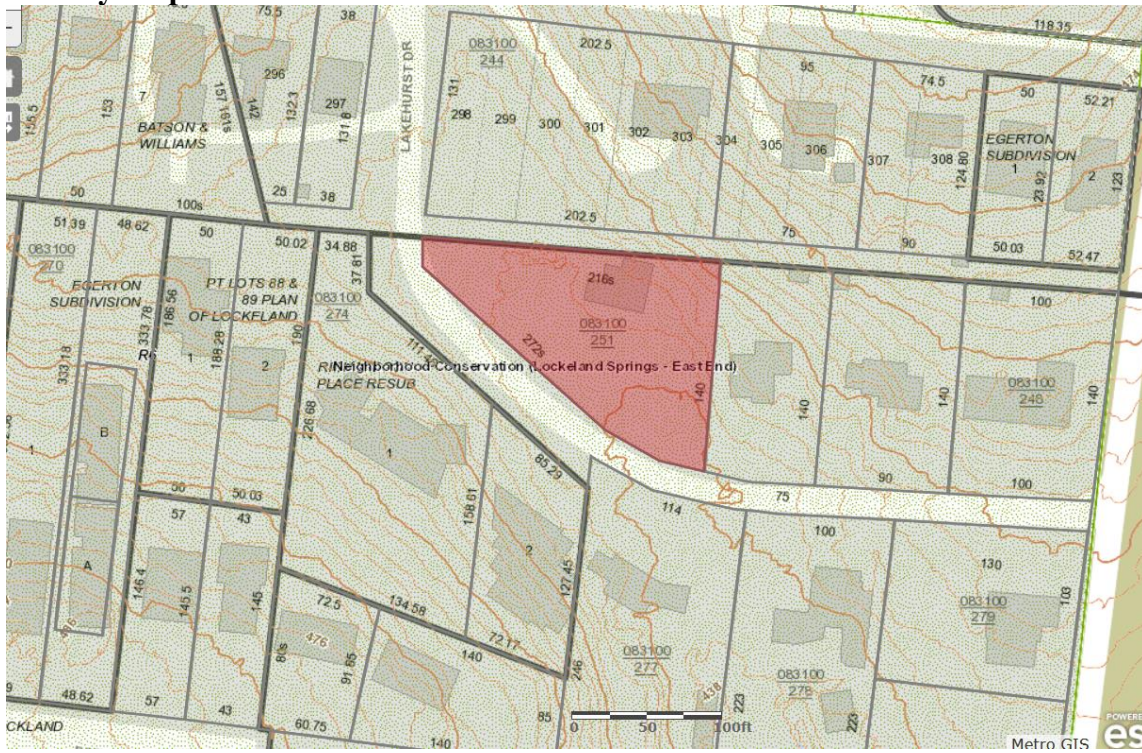
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
1805 Lakehurst Avenue
May 19, 2021

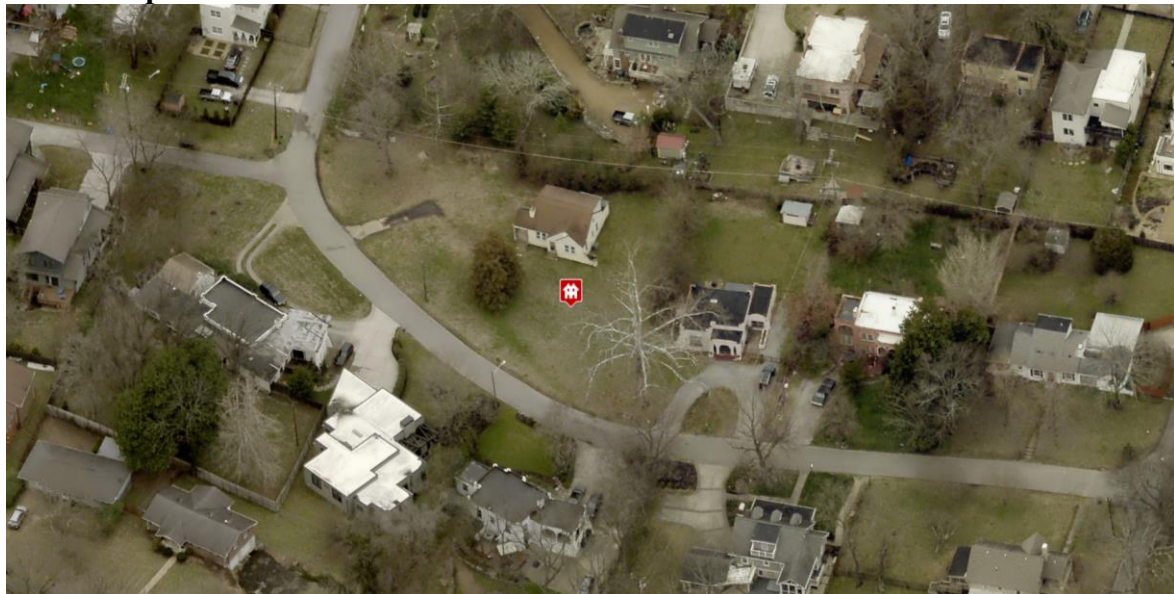
Application: New Construction—Addition; Setback determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08310025100
Applicant: Matthew Schutz
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes side and rear additions that do not meet the base zoning rear setback of twenty feet (20'). The side and rear additions will have a zero setback (0') along the rear property line.</p> <p>Recommendation Summary: Staff recommends approval of the addition with the condition that staff approve the windows, doors, roof shingle color, and the locations of the utilities if they are relocated. With this condition, staff finds that the proposed addition meets Sections II.B. and III.B. of the design guidelines.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-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.

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.*

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.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

10. ADDITIONS TO EXISTING BUILDINGS

a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

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.

Generally rear additions should inset one foot, for each story, from the side wall.

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

Additions that tie into the existing roof should be at least 6" below the existing ridge.

In order to assure that an addition has achieved proper scale, the 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*
- 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.

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 the shadow line 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 set 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.

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' or shifted to one side of the lot. 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.

In addition, a rear addition that is wider should not wrap the rear corner.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. 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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

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

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

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

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

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

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*

- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

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

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set 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.

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.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

c. Additions must not imitate earlier styles of periods of architecture.

The addition should set 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.

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.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

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.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should follow all New Construction guidelines.

III.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: 1805 Lakehurst was constructed c. 1945 out of concrete block (Figures 1 – 6). The house was likely built by the Sexton family that developed much of the Little Hollywood area. Known for their development of Spanish Colonial Revival houses in this corner of Lockeland Springs, the Sextons are responsible for most of houses along Lakehurst Drive and many along Ordway between Lakehurst and South 20th Street.

1805 Lakehurst is constructed of concrete block and exhibits many of the hallmarks of the Spanish Colonial Revival style, including a wing wall on the right side and the smooth block walls. However, its gabled roofs and overall form are marks of the minimal traditional style that was popular in the 1940s and 1950s. The house is representative of the transition between these two architectural styles.

The house was built at the back of the lot, with a deep front yard setback (Figure 7). Part of the addition at the rear is currently located over the property line and into the unimproved alley right-of-way.



Figure 1. 1805 Lakehurst, left front



Figure 2. 1805 Lakehurst, right front.



Figure 3. 1805 Lakehurst, front.



Figure 4. 1805 Lakehurst, left façade.



Figure 5. 1805 Lakehurst, left-rear. The one story portion at the back is largely located across the property line in the unimproved alley.



Figure 6. 1805 Lakehurst front façade.

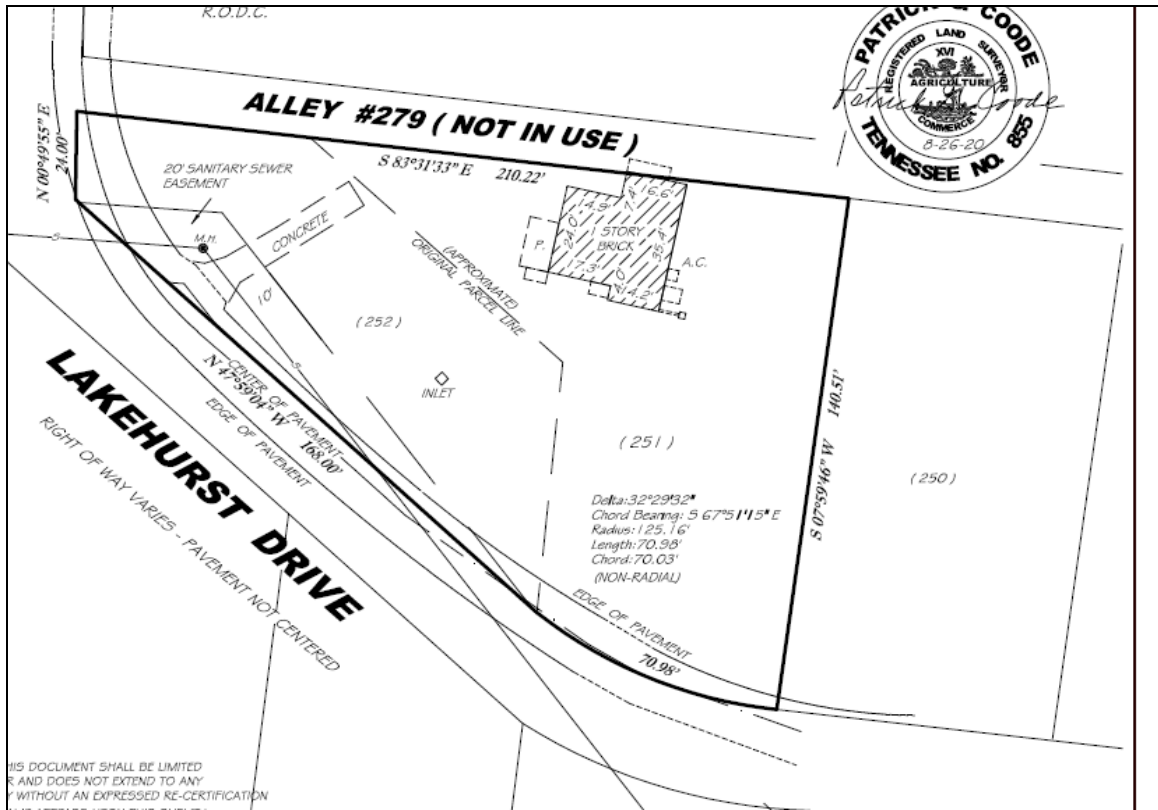


Figure 7. The survey for the property show that much of the rear of the house sites on the rear property line and part of the existing addition is in the unimproved alley right of way.

Analysis and Findings: The applicant proposes side and rear additions that do not meet the base zoning rear setback of twenty feet (20’). The side and rear additions will have a zero setback (0’) along the rear property line.

Partial Demolition: The applicant proposes to remove existing rear additions (Figure 8). The date of construction for the rear addition is not known, but its materials, roof form, and overall design do not contribute to the historic house’s character and its removal will not detrimentally affect the historic house.

The applicant also proposes to remove an existing ridge raise (Figure 9). The date of this ridge raise is not known but it does not appear in the c. 1968 PA photo (Figure 10), so its date of construction and overall design does not contribute to the historic character of the house. The ridge raise isn’t on the 1968 photo but the rear dormer is. It will be replaced with a ridge raise that meets the design guidelines for ridge raises. Staff therefore finds that the



Figure 8 shows the back addition that is to be removed.

removal of the existing ridge raise meets the design guidelines for partial demolition.



Figure 9. Ridge raise today.

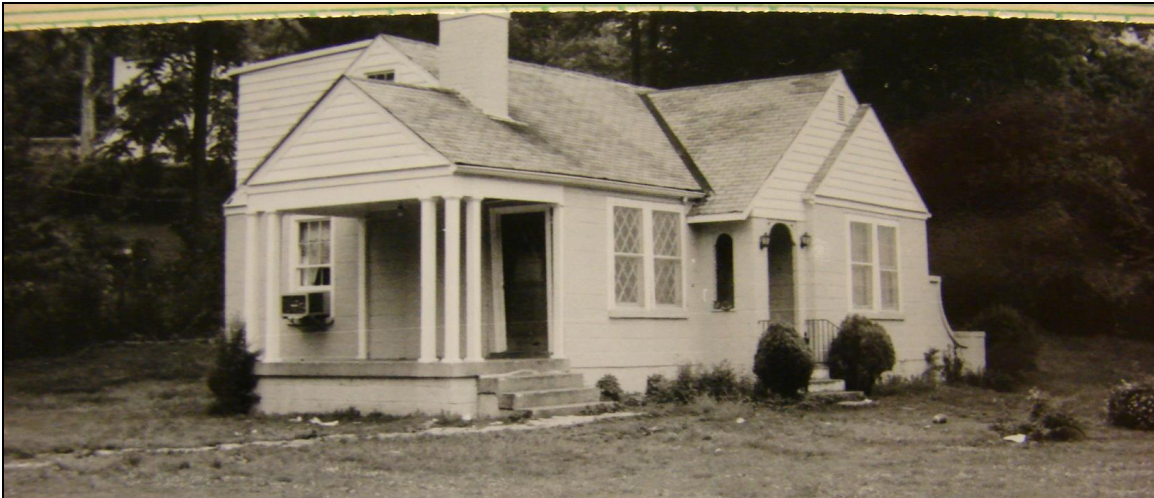


Figure 10. c. 1968 PA photo, which shows the house pre ridge raise.

Staff finds that the proposed partial demolition to meet Section III.B.2 of the design guidelines for appropriate demolition.

Height & Scale: The project includes a ridge raise, small rear addition, and side additions. The ridge raise will be inset two feet (2') and will go up two feet (2') in height, which meets the design guidelines. This portion will be a full two-story at the back, but will have a depth of only seven feet (7') beyond the back of the house's main wall and it will be inset two feet (2') from the side walls of the house.

The addition includes side additions on both sides of the house, and these side additions wrap the corners of the historic house. Typically, the Commission has approved side

additions on one side, not both, and have not allowed side additions to wrap the rear corners. However, this house and lot are atypical of the neighborhood. The house is located just a few feet from the rear property line, severely limiting the possibility for a rear addition, which is where additions are typically most appropriate. Moreover, the 1805 Lakehurst's lot is unusually wide. At the rear of the lot, where the house is situated, the lot is approximately two hundred feet (200') wide. Expanding the house to both sides is appropriate given the house's placement on the lot and the lot's width. In addition, because there is very little opportunity to have a rear addition, staff finds that in this instance wrapping the corner of the historic house is appropriate, particularly since the side additions are one story in scale and several feet shorter than the historic house. The left side addition is approximately eight feet (8') shorter than the historic house and the right side addition is approximately five feet, six inches (5'6") shorter. Both side additions do not start until behind the midpoint of the historic house, which meets the design guidelines.

The historic house has footprint of approximately nine-hundred and four square feet (904 sq. ft), not including the small addition at the rear that will be removed. The new additions will add approximately eight hundred and sixty-four square feet (864 sq. ft.) to the house. Staff find that this footprint meets the design guidelines. Staff also finds that the eave and foundation heights, which are similar to those found on the historic house, meet the design guidelines.

Overall, Staff finds that the proposed addition's height and scale to meet Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.

Location & Removability: The additions' locations to the rear and to the side of the house are appropriate for this house because of the house's location at the back of the lot, where there is very little room for a rear addition. Although the side additions wrap the rear corners of the house, they are significantly shorter than the historic house, and therefore they could be removed in the future without detrimentally affecting the historic character of the house.

Staff finds that the addition's location and removability to meet Section II.B.10. of the design guidelines.

Design: The additions' locations to the rear and to the side of the house are appropriate for this house because of the house's location at the back of the lot, where there is very little room for a rear addition. Although the side additions wrap the rear corners of the house, they are significantly shorter than the historic house, and therefore they could be removed in the future without detrimentally affecting the historic character of the house. The addition's separate roof and lower heights help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house.

The addition does include a front-facing, one-bay garage, at the basement level. Although typically, front-facing garages are not appropriate in Lockeland-Springs, staff finds that in the Little Hollywood section of the neighborhood, there are other front-facing garages at the basement level, including across the street at 1804 Lakehurst (Figure 11). In addition, on this lot where a garage behind the historic house is not feasible, a one-bay, front-facing garage is appropriate.



Figure 11. 1804 Lakehurst across the street has basement level, front-facing garages.

The applicant also intends to enclose the side porch and reconstruct the former porch post pattern. The Commission has approved the enclosure of side porches in the past when they remain open in design. In this case, the enclosure will largely be screened and will look like an enclosed porch, so staff finds that it meets the design guidelines. Lastly, the applicant's design for the addition includes wing walls that are a common feature in Little Hollywood and which will be similar to the wing wall on the historic house.

Staff finds that the proposed addition meets Section II.B.10. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets the side setbacks. It will be approximately twenty-five feet (25') from the right side property line and over one hundred feet (100') from the left side property line. The addition will not meet the twenty-foot base (20') zoning setback. The historic house, not including the existing addition that is to be removed, is less than seven feet (7') from the rear property line. The rear and side additions will extend back to the rear property line. Beyond the rear property line is an unimproved alley right of way. Because of this, there is not the concern about how the addition will affect the ability for drivers to see down the alley. Also, the unimproved alley provides a buffer between the back of this house and the properties that front Ordway behind it. There is other construction in this right-of-way behind other houses, such as fencing and possibly outbuildings. Because of that, the chance that the alley will be improved is minimal.

Because of the house’s location at the back of the lot, and because of the unimproved alley, staff finds the proposed rear setback of zero (0’) and the side setbacks to meet Section II.B.3. and II.B.10. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation and Walls	Concrete Block	Smooth with light rub	Yes	No
Secondary Cladding	5” cement fiberboard lap siding	Smooth	Yes	No
Front Porch Columns	Wood	Typical	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Wood	Unknown	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

With staff’s final approval of all material choices, including windows and doors and the roof shingle, staff finds that the materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: As mentioned under “Partial Demolition” and under “Height and Scale,” the addition will remove a non-historic ridge raise and will reconstruct a ridge raise that is inset two feet (2’) from both side walls and which will extend two vertical feet. This two-story part of the addition will have a low-slope shed roof form. The side additions will have flat roof forms. Flat roof forms are a common feature of the Little Hollywood neighborhood and therefore are appropriate for these additions. Moreover, the flat roof forms minimize the amount of historic side wall and corner space the additions cover.

Staff finds that the proposed roof forms to meet Sections II.B.5. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings were indicated on the plans. 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 addition's proportion and rhythm of openings to meet Sections II.B.7. and II.B.10. of the design guidelines.

Appurtenances & Utilities: The plans indicate that the HVAC unit will remain in its current location on the right façade. Given the lack of a rear setback, staff finds this to be appropriate. Staff recommends approval of any other utility connection locations prior to installation. A new driveway with strips will be added from Lakehurst to the new garage. Because there is no improved alley, staff finds this to meet the design guidelines.

Outbuildings: As mentioned under "Design," the addition includes a one-bay, basement-level, front facing, attached garages. Because front-facing attached garages are found in the immediate vicinity and because the garage is at basement level, staff finds the attached garage to meet the design guidelines.

Recommendation Summary:

Staff recommends approval of the addition with the condition that staff approve the windows, doors, roof shingle color, and the locations of the utilities if they are relocated. With this condition, staff finds that the proposed addition meets Sections II.B. and III.B. of the design guidelines.

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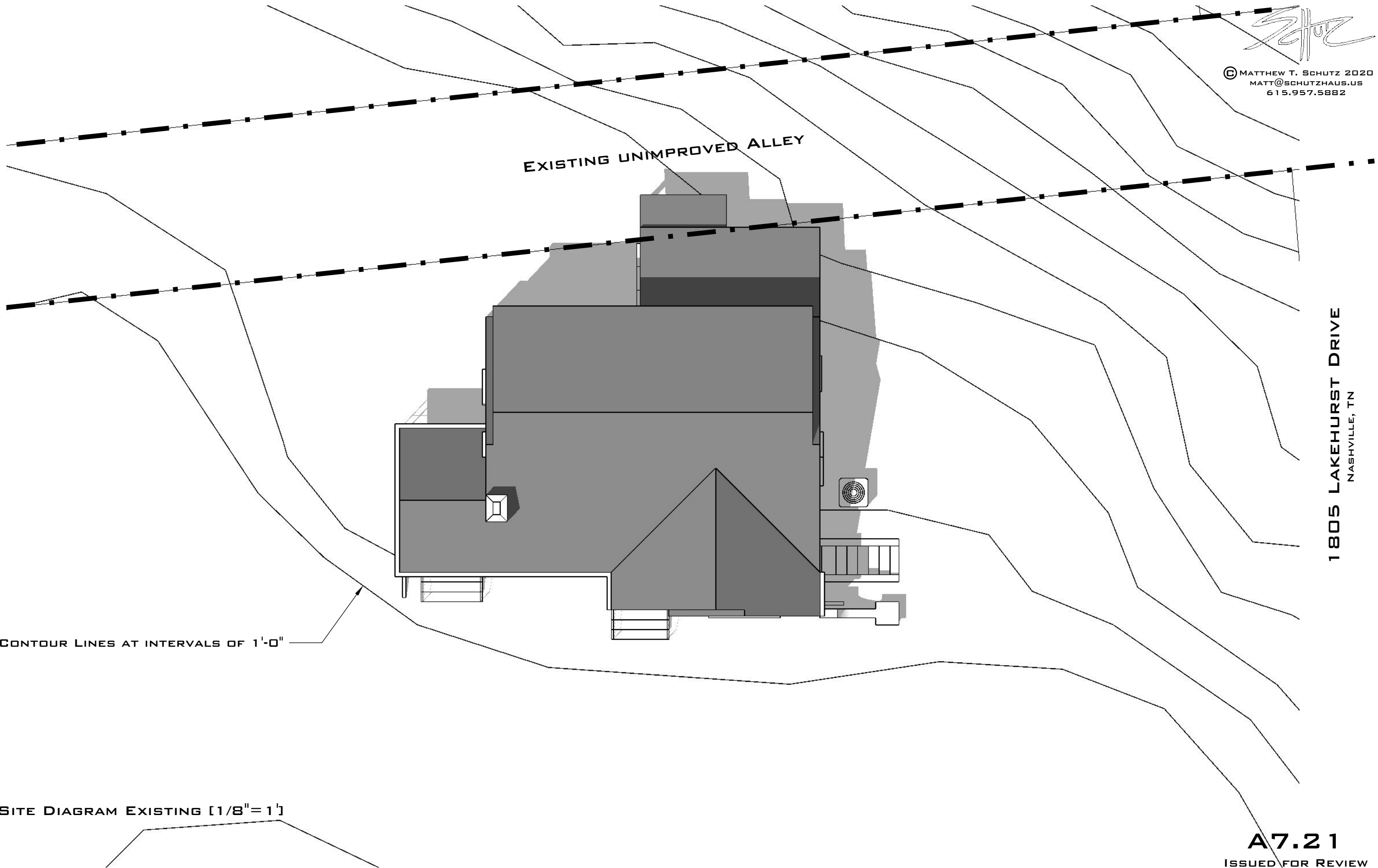
EXISTING UNIMPROVED ALLEY


1805 LAKEHURST DRIVE
NASHVILLE, TN

CONTOUR LINES AT INTERVALS OF 1'-0"

SITE DIAGRAM EXISTING [1/8"=1']

A7.21
ISSUED FOR REVIEW
MAY 3, 2021




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EXISTING UNIMPROVED ALLEY

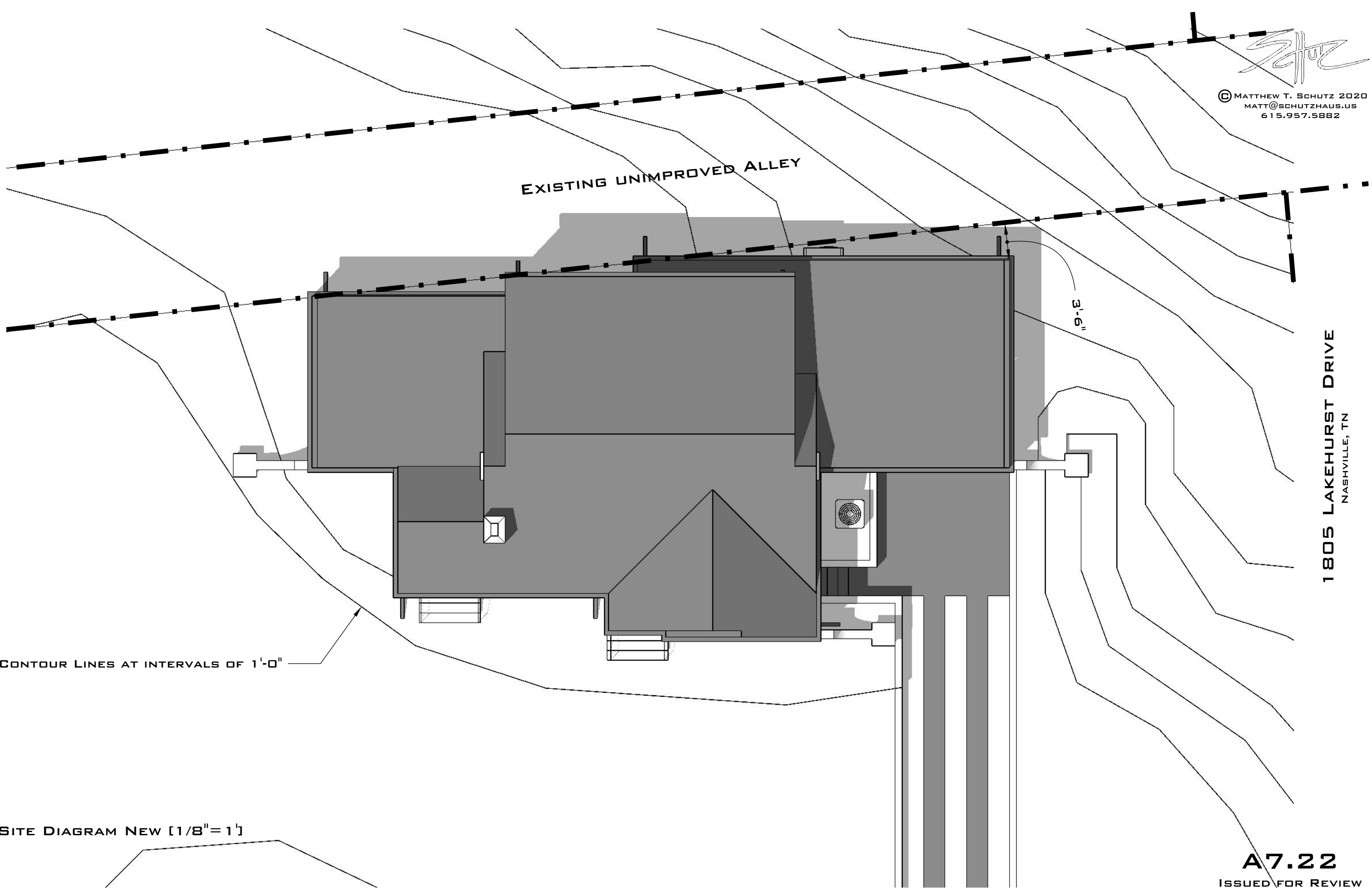
3'-6"

1805 LAKEHURST DRIVE
NASHVILLE, TN

CONTOUR LINES AT INTERVALS OF 1'-0"

SITE DIAGRAM NEW [1/8"=1']

A7.22
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1805 LAKEHURST DRIVE
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FRONT ELEVATION EXISTING [1/4" = 1']

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INCREASE EXISTING INSET TO 2'-4"

INCREASE EXISTING INSET TO 2'-4"

MATCH STUCCO FACED BLOCK



1805 LAKEHURST DRIVE
NASHVILLE, TN

FRONT ELEVATION NEW [3/16"=1']

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1805 LAKEHURST DRIVE
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LEFT ELEVATION EXISTING [3/16"=1']

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1805 LAKEHURST DRIVE
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LEFT ELEVATION NEW [3/16"=1']



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1805 LAKEHURST DRIVE
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REAR ELEVATION EXISTING [1/4"=1']

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INCREASE EXISTING INSET BY 2'-0"

INCREASE EXISTING INSET BY 2'-0"



1805 LAKEHURST DRIVE
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REAR ELEVATION NEW [1/4"=1']

A7.18

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RIGHT ELEVATION EXISTING [3/16"=1']

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LEFT ELEVATION NEW [3/16"=1']

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1805 LAKEHURST DRIVE
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STREET PERSPECTIVE EXISTING [NO SCALE]

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STREET PERSPECTIVE NEW [NO SCALE]

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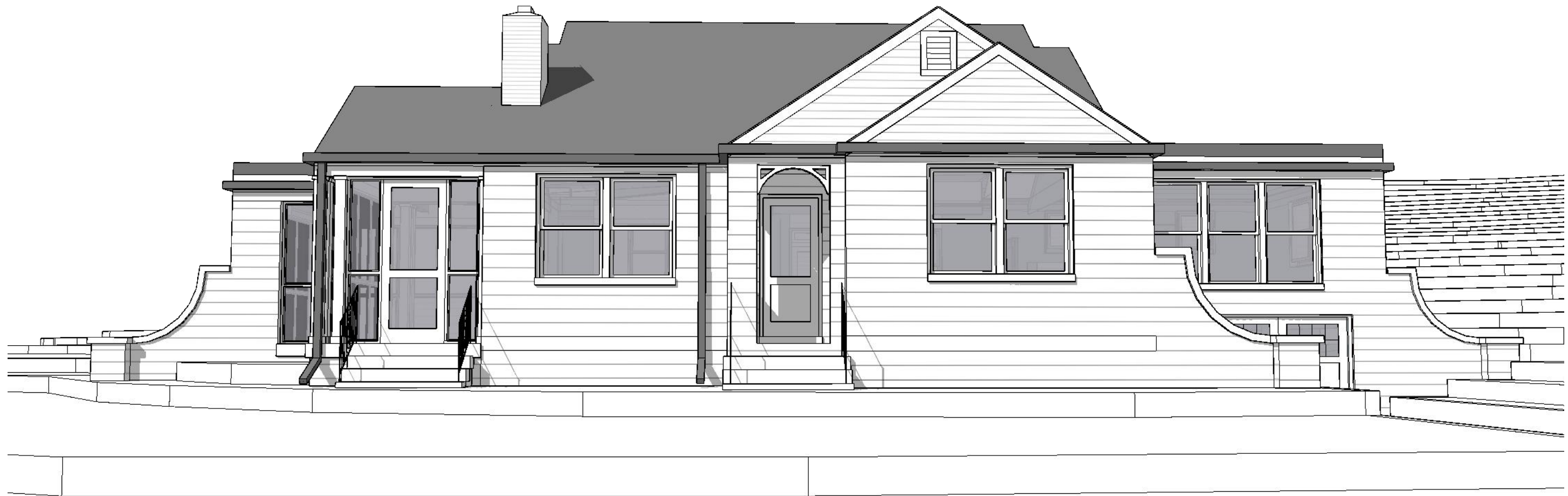
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STREET PERSPECTIVE EXISTING [NO SCALE]

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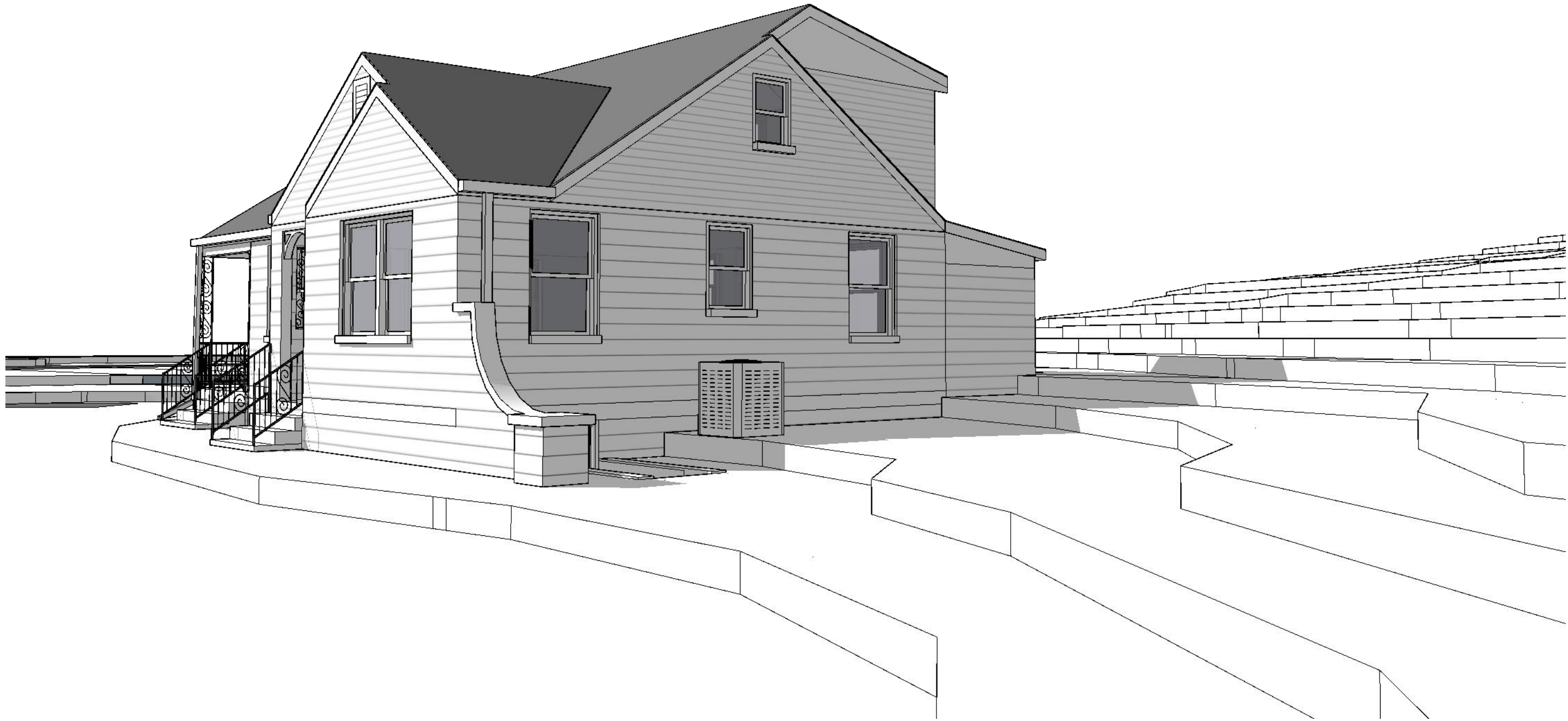
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STREET PERSPECTIVE NEW [NO SCALE]

A7.04
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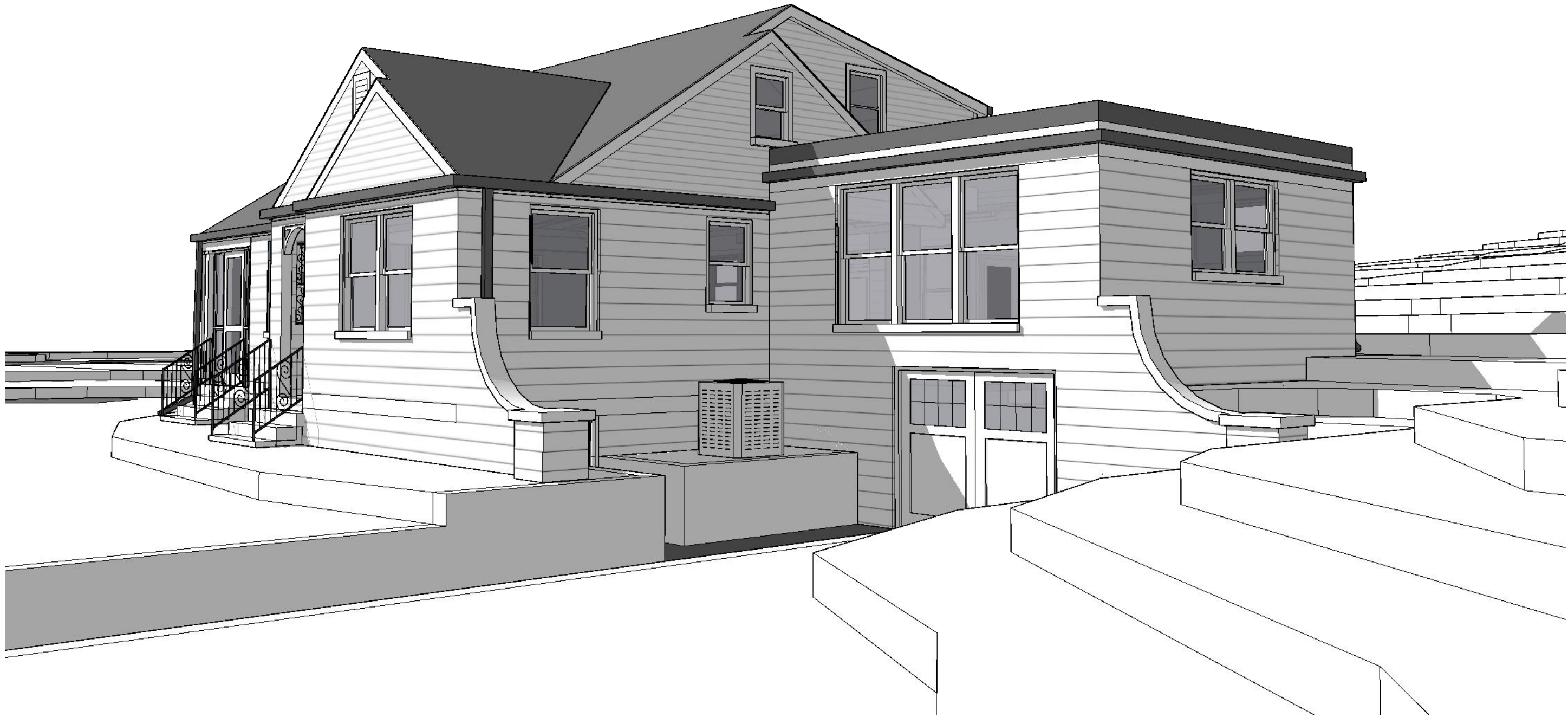
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STREET PERSPECTIVE EXISTING [NO SCALE]

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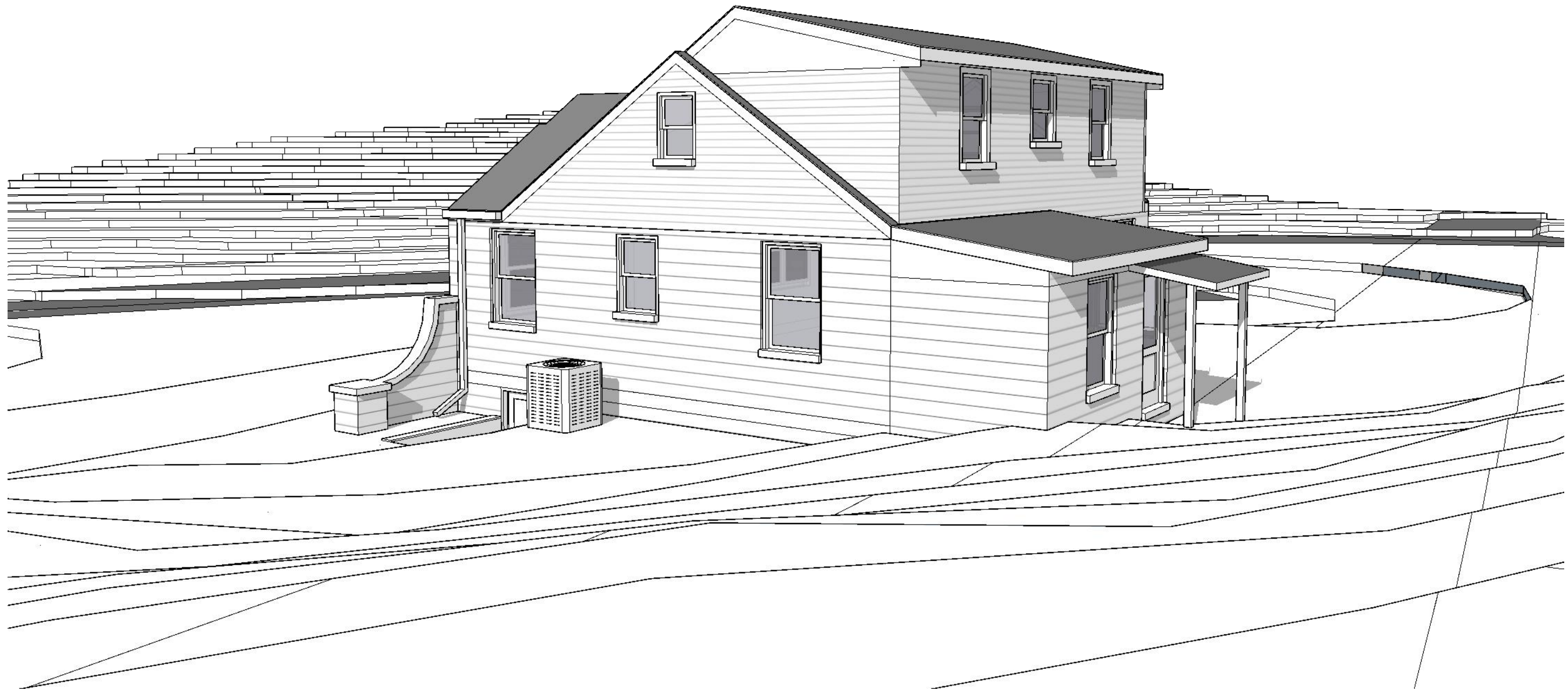


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STREET PERSPECTIVE NEW [NO SCALE]

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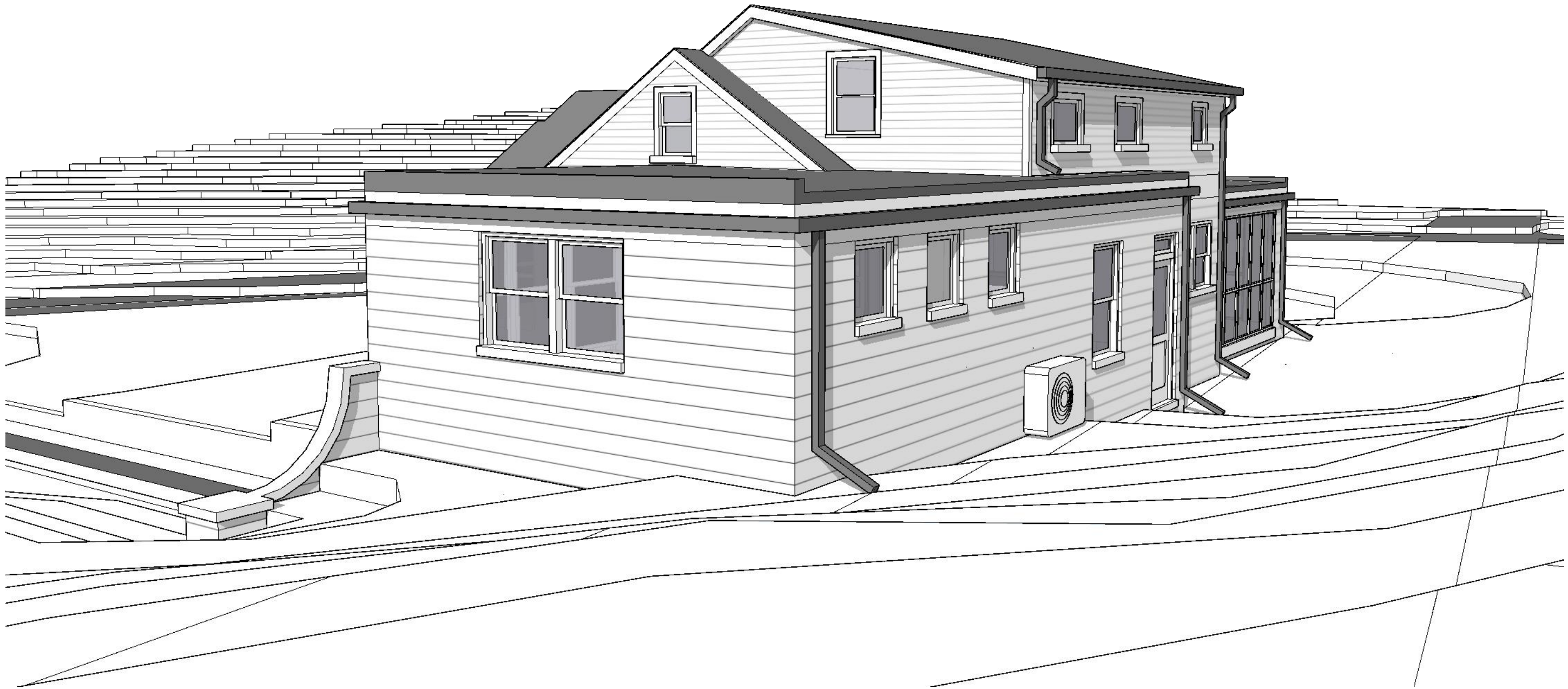


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ALLEY PERSPECTIVE EXISTING [NO SCALE]

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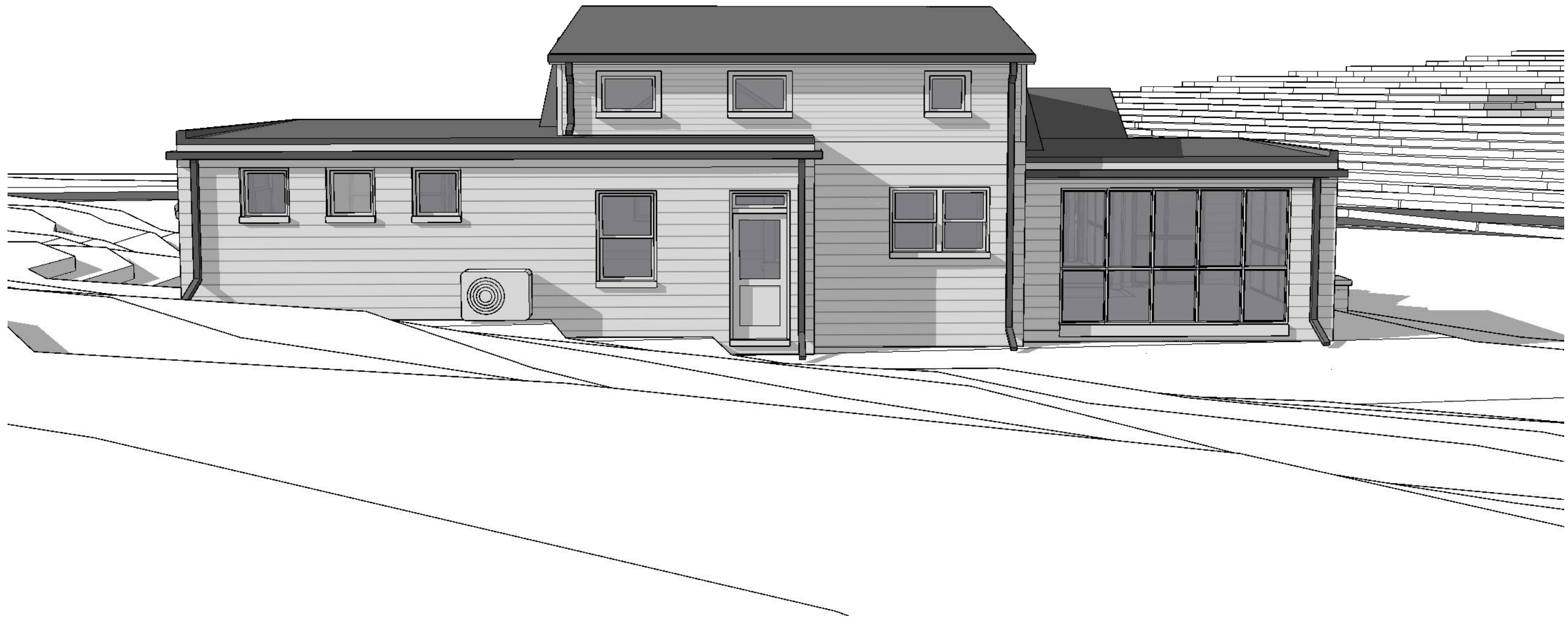
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ALLEY PERSPECTIVE EXISTING [NO SCALE]

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