



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

321 South 11th Street

October 17, 2012

Application: New construction-infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08313017600

Applicant: Mitchell Hodge, AIA

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: Application is to construct a new single-family residence on this currently vacant lot.

Recommendation Summary: Staff recommends approval of the application with conditions that staff review and approve the roof color and the window, trim, porches, front basin, door materials and specifications. With this condition, staff finds the project to meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

A: Photographs

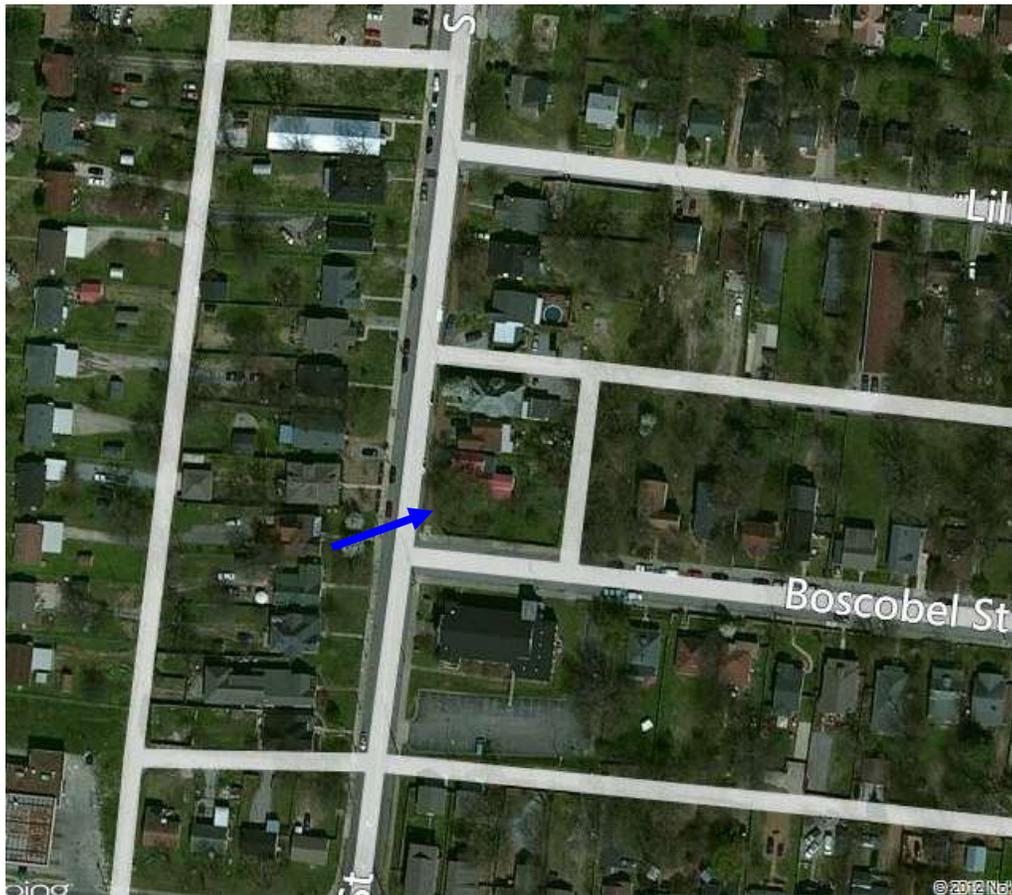
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

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

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

2. Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.I.F.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 minimum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

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.

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 new buildings shall be visually compatible with the surrounding 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.

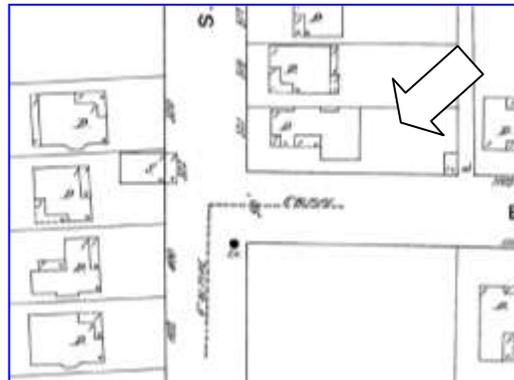
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

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.

Background: At least as early as 1914, this lot had a one-story dwelling with a front footprint similar to what is now proposed. The building was removed sometime prior to the designation of the overlay. In 2005 the MHZC issued an application for a two-story, twenty-five foot tall from grade, single-family house and two-car garage that was not constructed.



1914 Sanborn map

Analysis and Findings:

Location & Setback: The new building is similar to the historic building to the left in terms of placement on the lot and setbacks. Staff finds the location and setbacks of the proposed addition to meet Sections II.B.3 and II.B.10 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The propose house is approximately twenty-seven feet tall (27') from grade, twenty-six feet (26') wide and has an open space ratio of approximately thirty-three percent (33%).

There is very little foundation visible from the front elevation, similar to the historic house next door. The width of the proposed is also similar to the building next door. The contextual heights range between seventeen feet (17') and twenty-five feet (25') for historic residential buildings and as much as approximately thirty-six feet (36') for the historic church across Boscobel Street.

The lot size and the proposed footprint are almost identical to the historic house next door, which is a typical scenario in the immediate context. For this reason, Staff finds the open space ratio to be appropriate.

Staff finds the height and scale of the proposed addition to meet Sections II.B.1., II.B.2., of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The home has an exaggerated cross-gable from which is an interpretation of historic cross gable forms in the neighborhood. (See comparison below.) The primary slope is 12/12, which is steeper than some buildings in the neighborhood but not without precedent in this eclectic district. Staff finds the addition's roof to meet Sections II.B.5. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Example of historic cross-gables near the proposed infill location and the proposed roof form.



Example of steep gables a couple of doors down from the proposed infill location.

Proportion and Rhythm of Openings: Staff finds that there are no large expanses of wall space without a door or window opening and that the window sizes and proportions are appropriate. Staff therefore finds the project's proportion and rhythm of openings to meet Section II.B.7. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The foundation will be concrete block with a mortar rub, the siding cement fiber lap siding and panels, and the roof will be asphalt shingle. Materials for trim, windows, doors, porches, basin, and roof color are unknown. With the staff's final approval of the roof color and unknown materials, staff finds the project to meet Sections II.B.4. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Accessory buildings: No accessory buildings are planned at this time.

Appurtenances: The project includes a concrete rain basin at the front corner of the porch. It will be approximately one foot tall from grade.

Recommendation: Staff recommends approval of the application with conditions that staff review and approve the roof color and the window, trim, porches, front basin, door materials and specifications. With this condition, staff finds the project to meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



321 South 11th Street (center image) is a corner lot that will be next to this residential building and across Boscobel Street from this church.



Looking north towards the project lot.



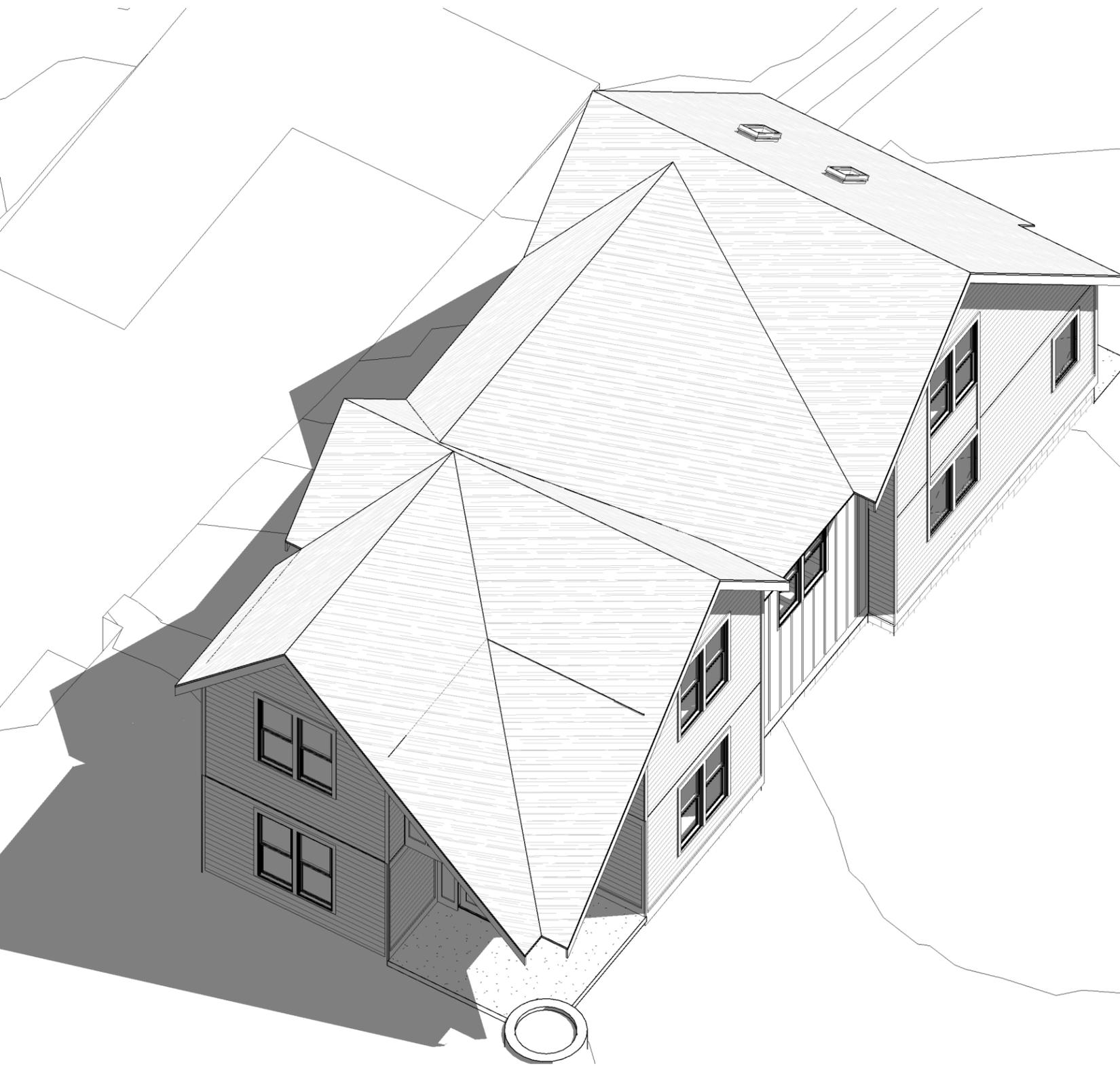
Northern view from the project lot.



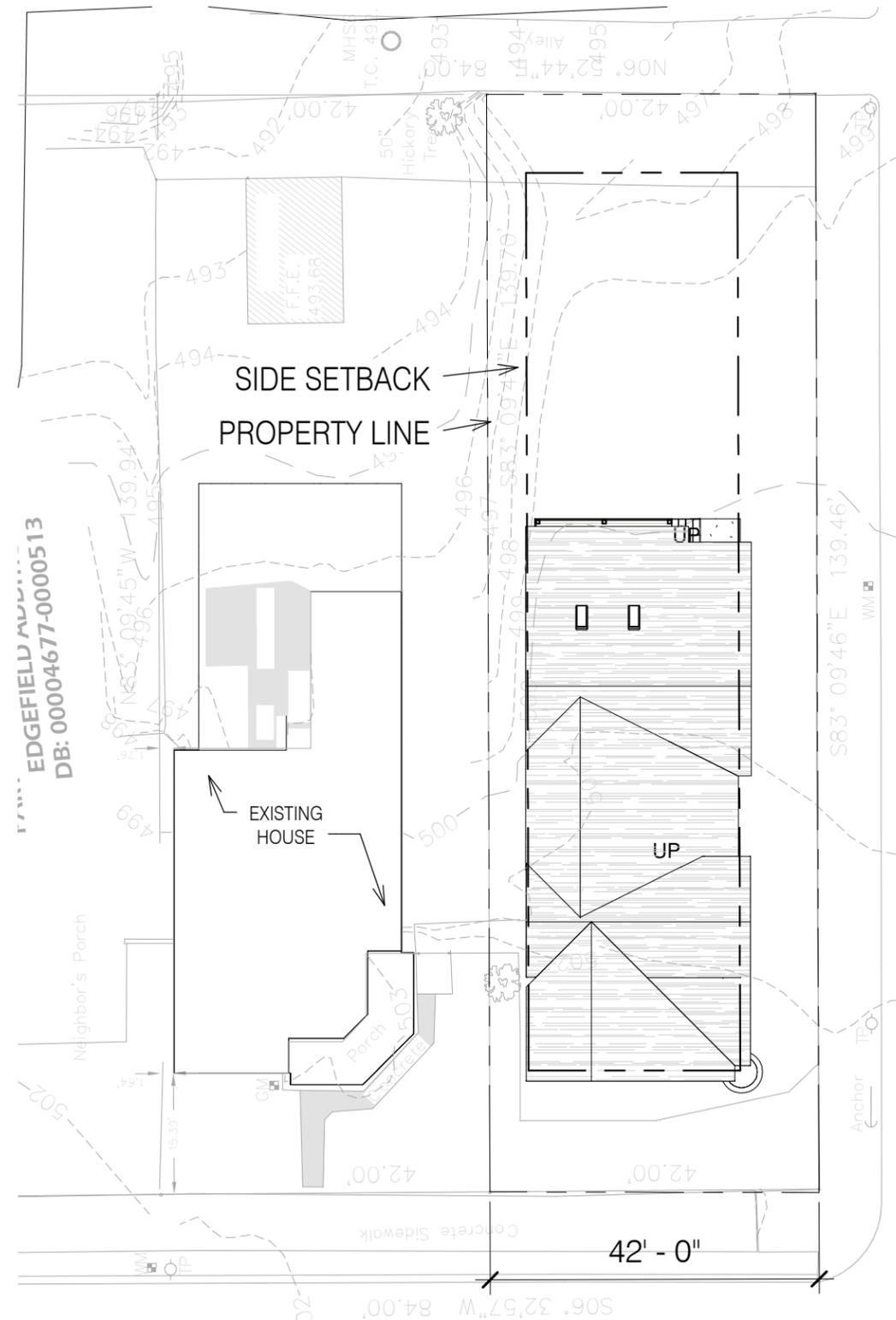
Looking from the rear of the project lot, down Boscobel to South 11th Street.



Examples of two and one-half stories homes across the street from the project lot. (The bottom image is new construction approved at twenty-seven feet (27') tall from grade.)



2 OVERHEAD FROM SOUTHWEST
SD-0



1 321 11TH S. ST. - SITE PLAN
SD-0 1" = 20'-0"

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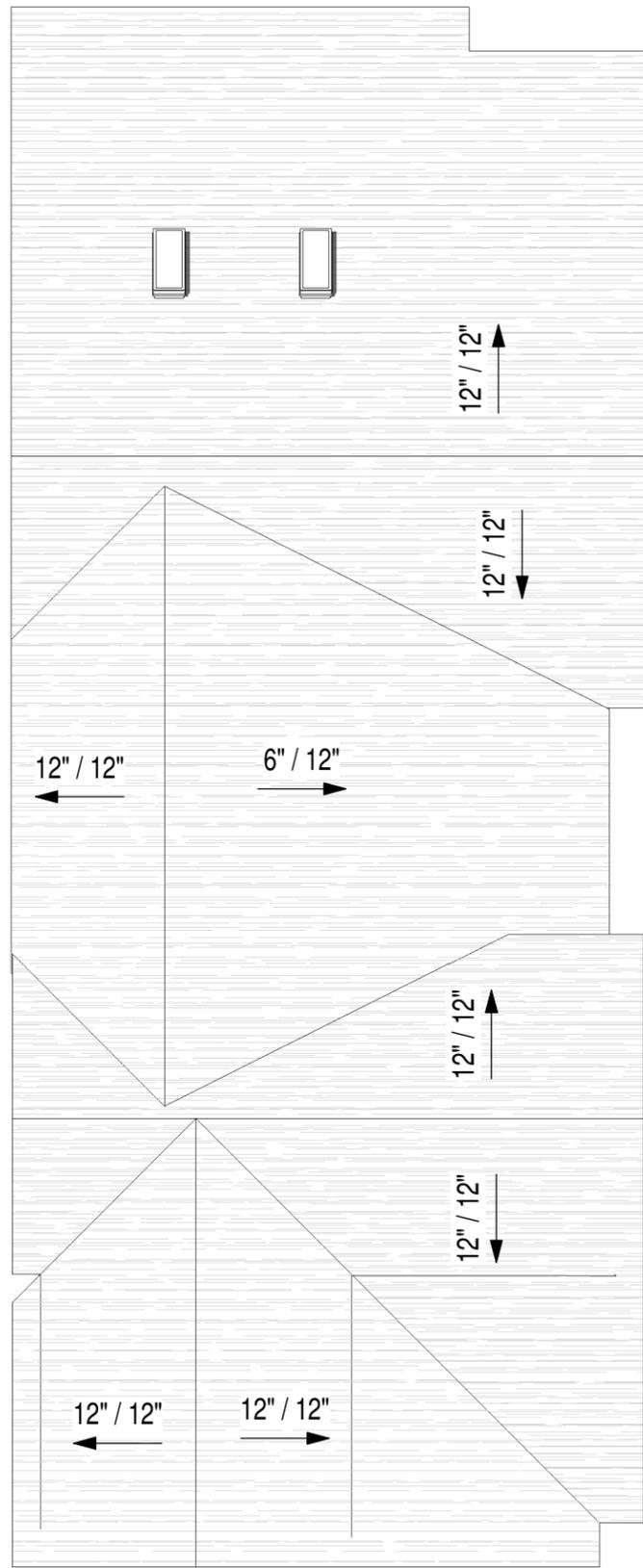
A NEW SINGLE FAMILY HOME AT
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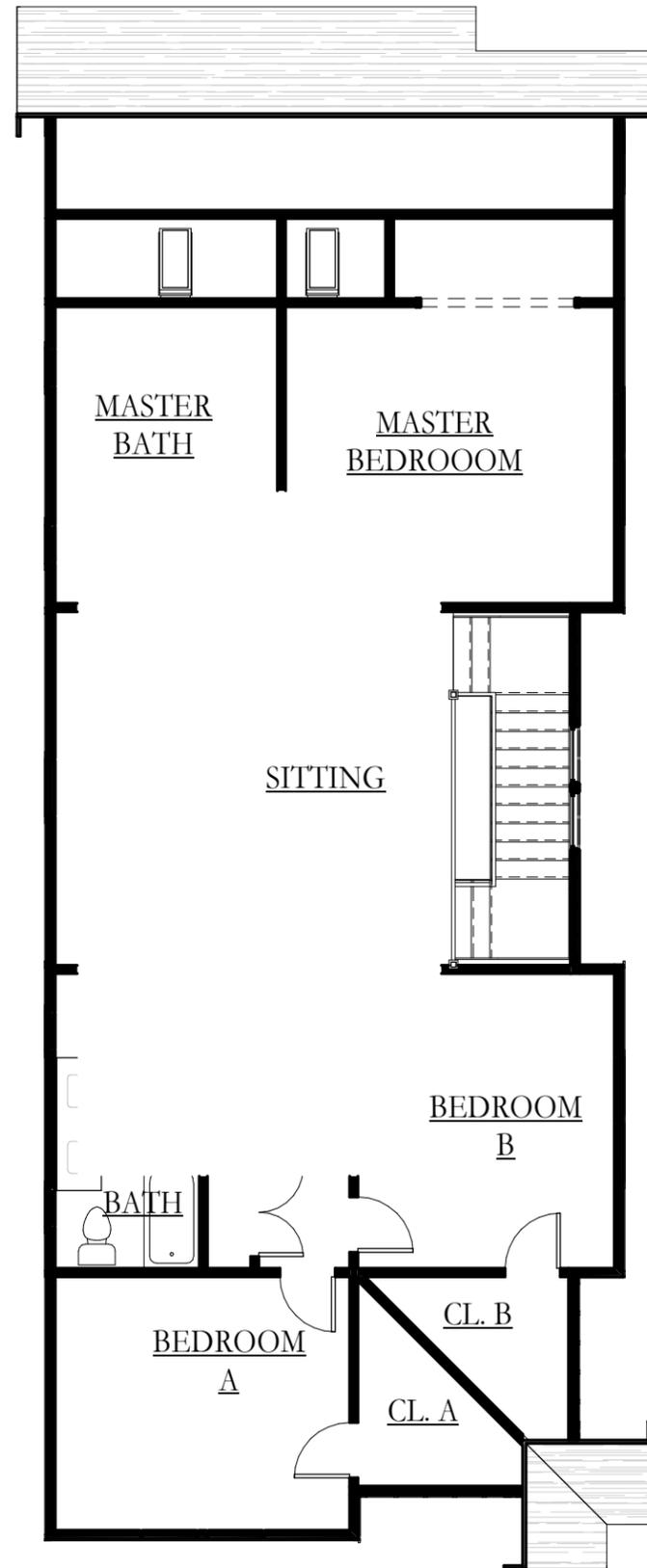
SITE PLAN

SD-0

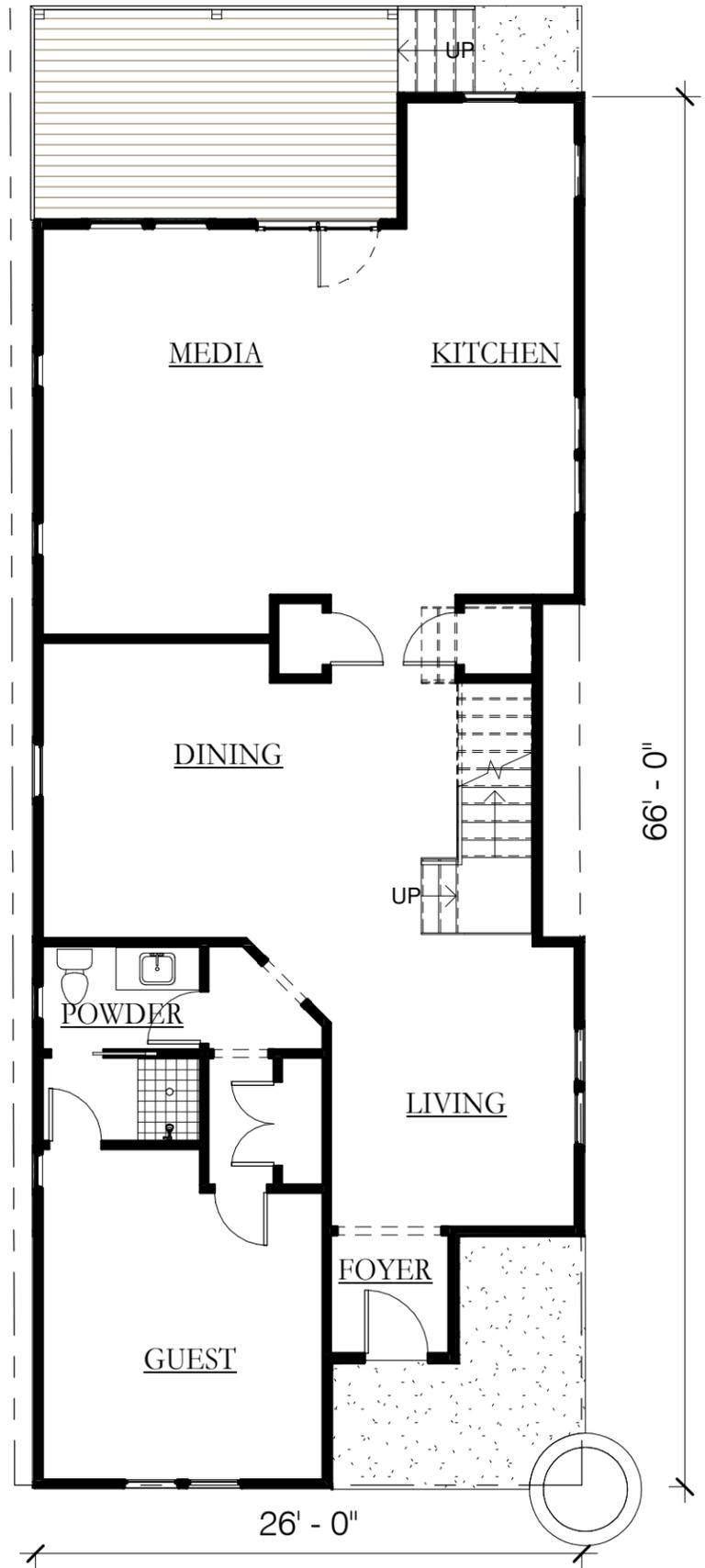
PROJECT : 1232
DATE: 10.02.12



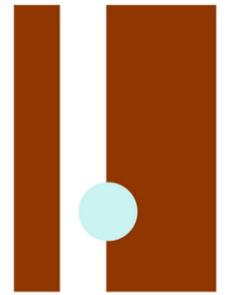
3 ROOF
SD-1 1/8" = 1'-0"



2 SECOND FLOOR
SD-1 1/8" = 1'-0"



1 FIRST FLOOR
SD-1 1/8" = 1'-0"



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FLOOR PLANS

SD-1

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ELEVATIONS
SD-2
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4 SOUTH
SD-2 1/8" = 1'-0"



3 EAST
SD-2 1/8" = 1'-0"



2 NORTH
SD-2 1/8" = 1'-0"

- DIMENSIONAL ASPHALT SHINGLE
- WOOD WINDOW, PAINTED
- CEMEN. LAP SIDING PAINTED
- COMP. TRIM, PAINTED
- CMU FOUNDATION W/MORTAR RUB



1 WEST (FRONT)
SD-2 1/8" = 1'-0"



4 **STREET VIEW**
SD-3



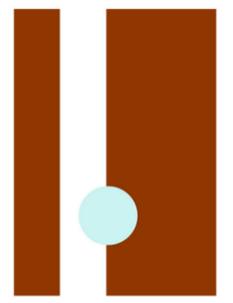
3 **SIDE**
SD-3



2 **BACK VIEW**
SD-3



1 **CORNER VIEW**
SD-3



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IEWS

SD-3

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