



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
1301 Woodland Street
September 18, 2013

Application: New construction—addition; Setback reduction
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309015200
Applicant: S. Mitchell Hodge, AIA
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant is proposing to construct a rear addition to the house. The addition requires a reduction to the side setback.</p> <p>Recommendation Summary: Staff recommends approval of the addition and setback reduction with the following conditions:</p> <ol style="list-style-type: none"> 1. The foundation be split face concrete block, and staff approve all windows and doors prior to purchase and installation. 2. The HVAC and other utilities be placed at the rear of the structure, or on a side façade beyond the midpoint of the house. <p>With these conditions, staff finds that the project meets Section II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: 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.

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

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.

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

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

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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.

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.

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.

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.

- 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 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.*

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).

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.

IV. B. Demolition

Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The National Register nomination for the East Nashville Historic District describes 1301 Woodland Street as “c. 1890, 1 story weatherboard cottage, gable roof with gable projection towards street, front porch with turned columns.” The house, which has a gabled-ell form, is a contributing structure to the East Nashville National Register Historic District and to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Analysis and Findings:

The applicant is proposing to construct a two-story addition to the one-story house. The addition requires a reduction to the side setback.

Location and Setback: The addition is located entirely behind the historic structure. The addition meets the base zoning requirements for setbacks on the east (right) and north (rear) sides. However, on the west (left) side, the addition does not meet the required five foot (5’) side setback. The addition will sit approximately one foot, ten inches (1’10”) from the side property line. The existing house also does not meet the base zoning requirements for setbacks on this side of the house. The addition will continue the line of the historic house, and will not be any wider than the existing house. The portion of the addition that does not meet the side setback is a covered, unenclosed deck that is approximately fourteen feet (14’) deep. Staff finds that the proposed side setback reduction is appropriate because the existing house does not meet this side setback requirement, and the addition will be no wider than the house. In addition, the portion of the addition that does not meet the setback is relatively shallow at just fourteen feet (14’) deep, and it is unenclosed. Therefore, the reduced setback’s impact will be minimized.

Staff finds that proposed addition meets 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 bulk of the addition will be built behind the eastern portion of the house. On the east façade, the addition will step in two feet (2') from the back wall of the historic house. After a depth of approximately eight feet (8'), the addition will step back out to match the line of the house. This side of the addition will have a maximum depth of approximately thirty-six feet (36'), but because of the house's gabled-ell form, it will only add approximately twelve feet (12') to the maximum depth of the house. This portion of the addition will have an eave height and a ridge height that matches that of the house, which is appropriate.

On the west façade, the addition is an unenclosed, covered deck that is approximately fourteen feet (14') deep and sixteen feet (16') wide. This covered deck does not step in from the back corner of the house, which staff finds to be appropriate in this instance since the deck is unenclosed and is relatively shallow at only fourteen feet (14'). The back wall of the house will not be removed with the addition of the covered deck. In addition, the deck's shed roof ties into the house at the level of the eave, making it significantly shorter than the house. All of these factors clearly distinguish the covered deck as an addition.

Staff finds that the proposed addition's height and scale meets Sections II.B.1., II.B.2., and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: This historic house has a gabled-ell form with an approximate 12/12 slope. The proposed addition largely preserves this historic roof form and will have a gabled roof form with a 12/12 slope to match that of the historic house. The covered deck will have a shed roof with an approximate slope of 3/12. Staff finds that the proposed roof forms are compatible with the historic structure and the historic neighborhood. Staff finds that the roof forms meet Sections II.B.5. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: No changes to the window and door openings on the historic house were indicated on the plans. The addition's window openings are generally at least twice as tall as they are wide, thereby meeting the proportions of historic window openings. There are no large expanses of wall space without a door or window opening. Staff therefore finds that the project's proportion and rhythm of openings meet Section II.B.7. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: No changes to the historic house's materials were indicated on the drawings. The majority of the addition will be clad in smooth face cement lap siding with a reveal to match that of the existing house. The inset portion of the addition on the east side will be clad in cement fiberboard panels with battens. The trim will be wood or cement fiberboard. The roof will be metal to match the existing house's roof. If the roof color does not match that of the existing house, staff asks to approve the color. The rear covered deck will be wood. The materials for the windows and doors were not specified, and staff asks to review and approve the window

and door specifications prior to purchase and installation. The material for the foundation was also not indicated on the drawings. Staff asks that the foundation be split face concrete block.

With the condition that the foundation be split face concrete block and that staff approve the windows and doors, staff finds that the known materials meet Sections II.B.4. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Appurtenances & Utilities. No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not indicated. Staff asks that the HVAC and other utilities be place at the rear of the structure, or on a side façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval of the addition and side setback reduction with the following conditions:

1. The foundation be split face concrete block, and staff approve all windows and doors prior to purchase and installation.
2. The HVAC and other utilities be place at the rear of the structure, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Additional Photos:



West side of the house, which does not meet base zoning setbacks



Front and east facades.



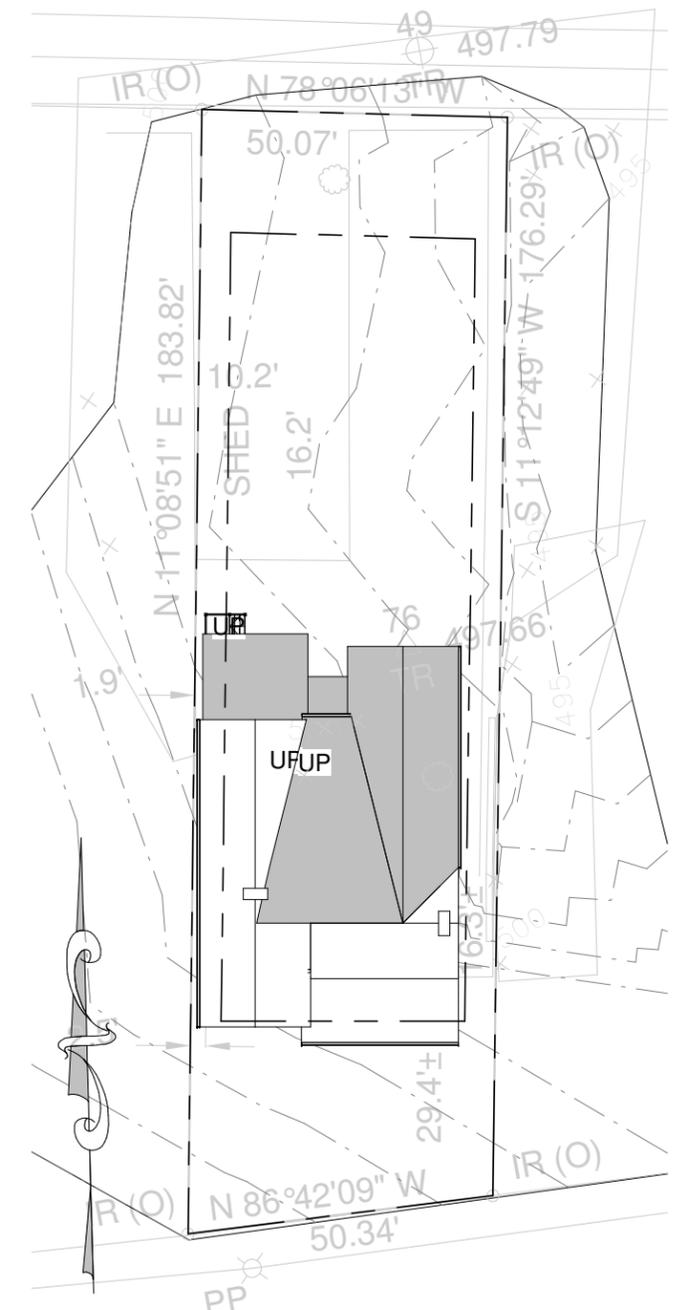
East façade – the bulk of the addition will be placed behind this gable.



2 REAR VIEW
SD-0

PROJECT SCOPE:
A REAR ADDITION THAT CONSISTS OF A MASTER BEDROOM, BATH AND LOWER LEVEL GUEST AREA

PROJECT AREAS	
Name	Area
BASEMENT	
BASEMENT	637 SF
	637 SF
1-FIRST FLOOR	
NEW - MAIN LEVEL	492 SF
EXISTING HOUSE	1275 SF
	1768 SF
	2404 SF



1 1301 WOODLAND - SITE PLAN
SD-0 1" = 30'-0"

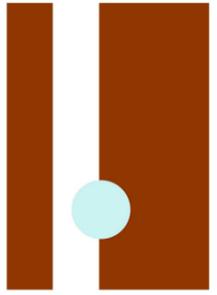
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Additions & Renovations to
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SITE PLAN
SD-0
PROJECT 1326
DATE: 09.04.13



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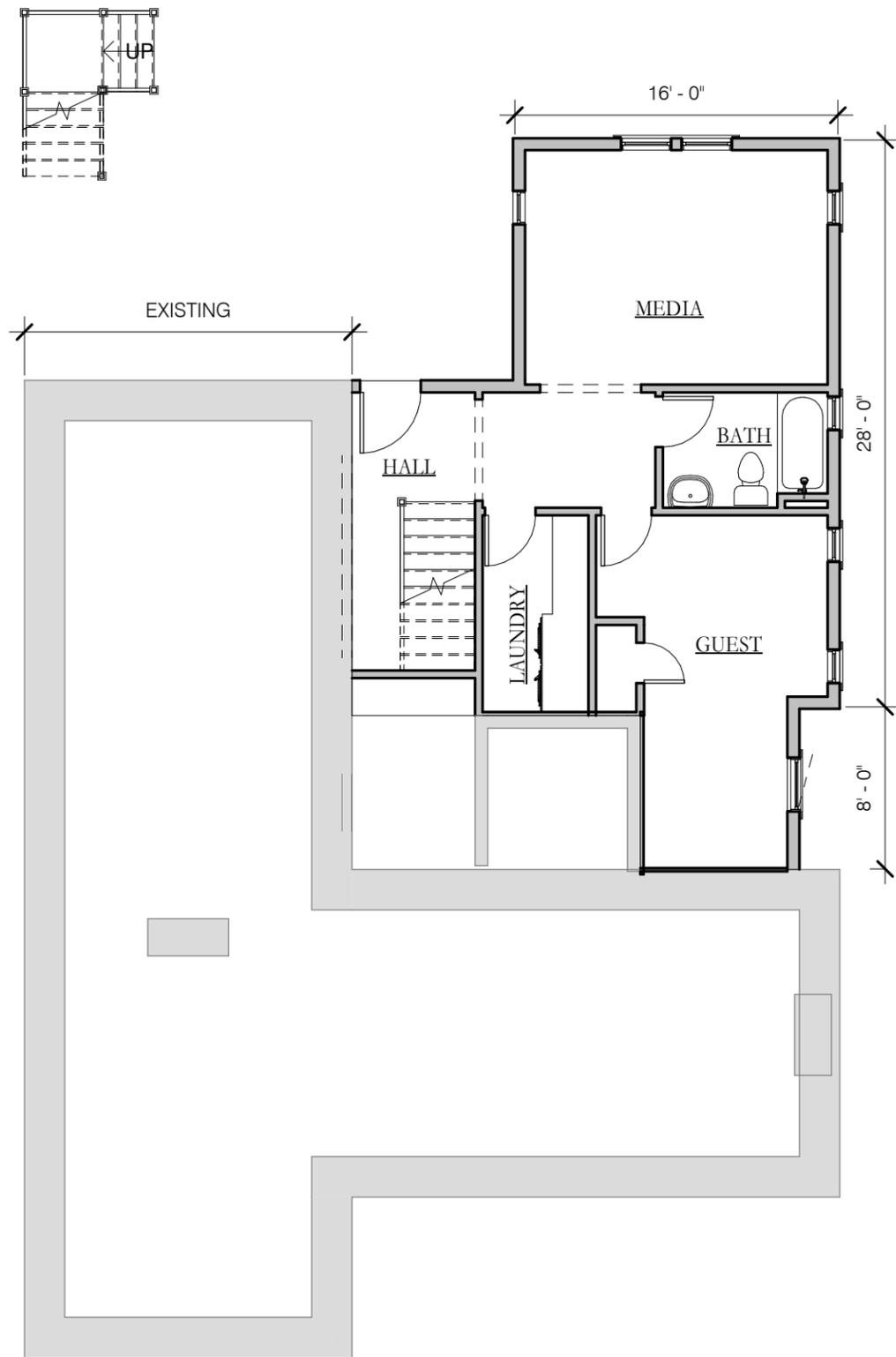
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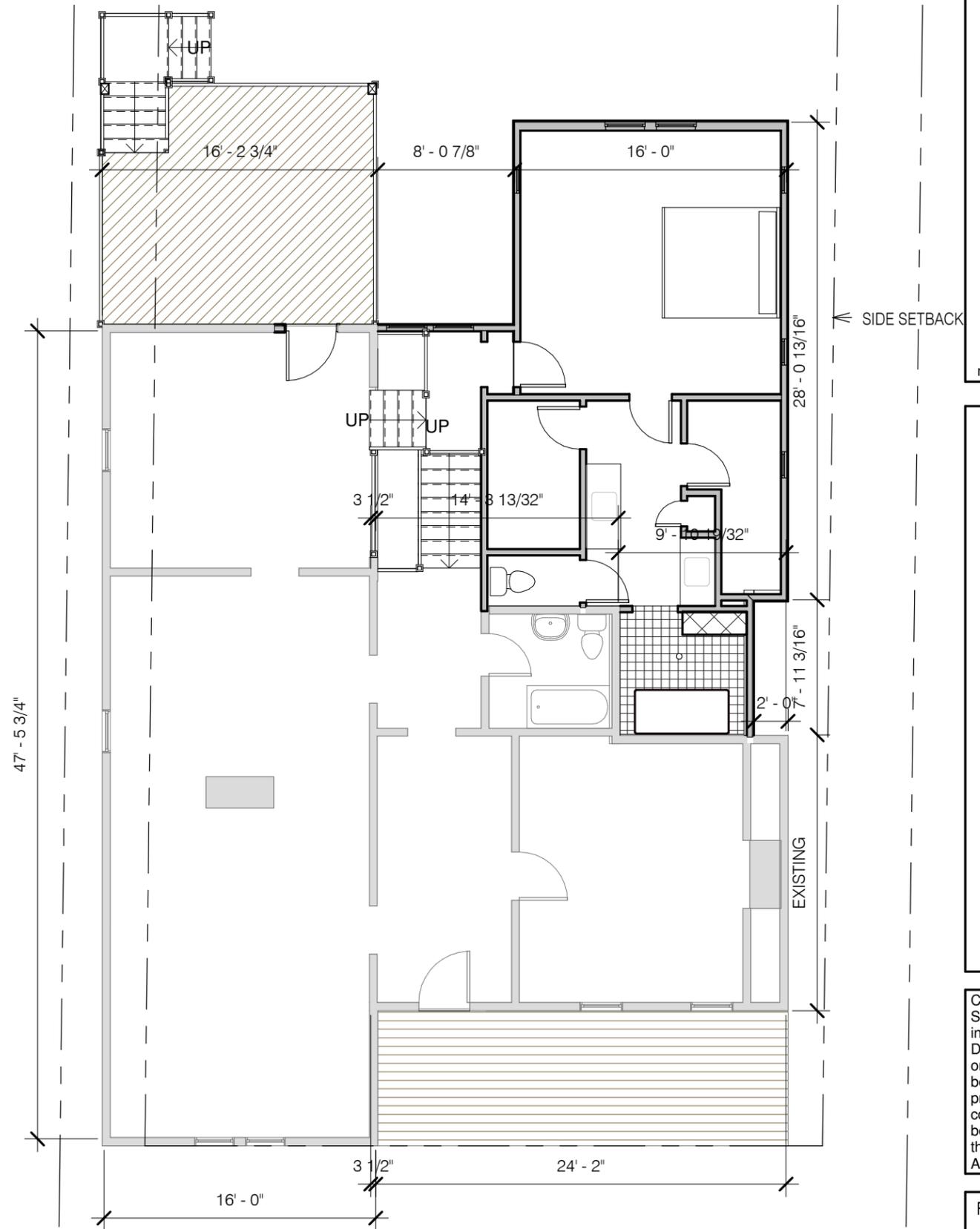
FLOOR PLANS

SD-1

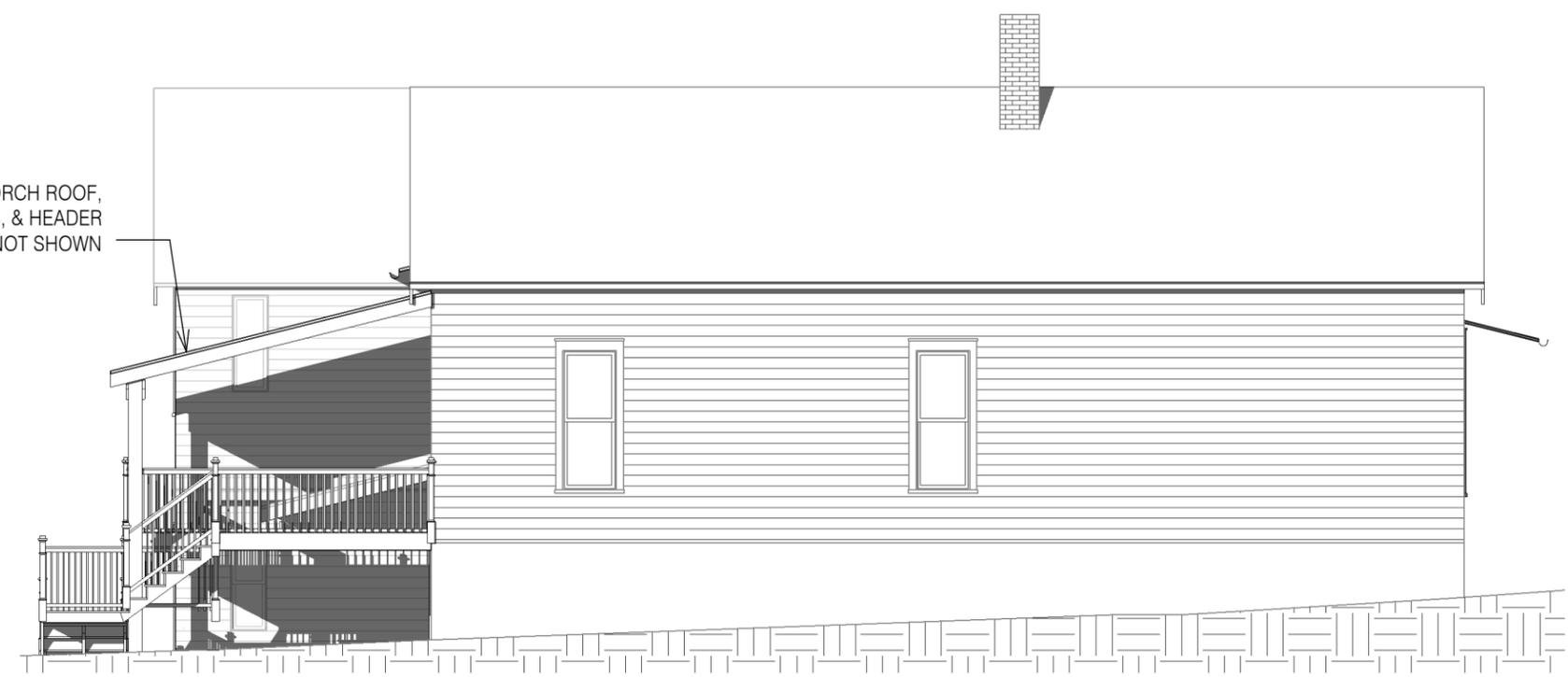
PROJECT 1326
DATE: 09.04.13



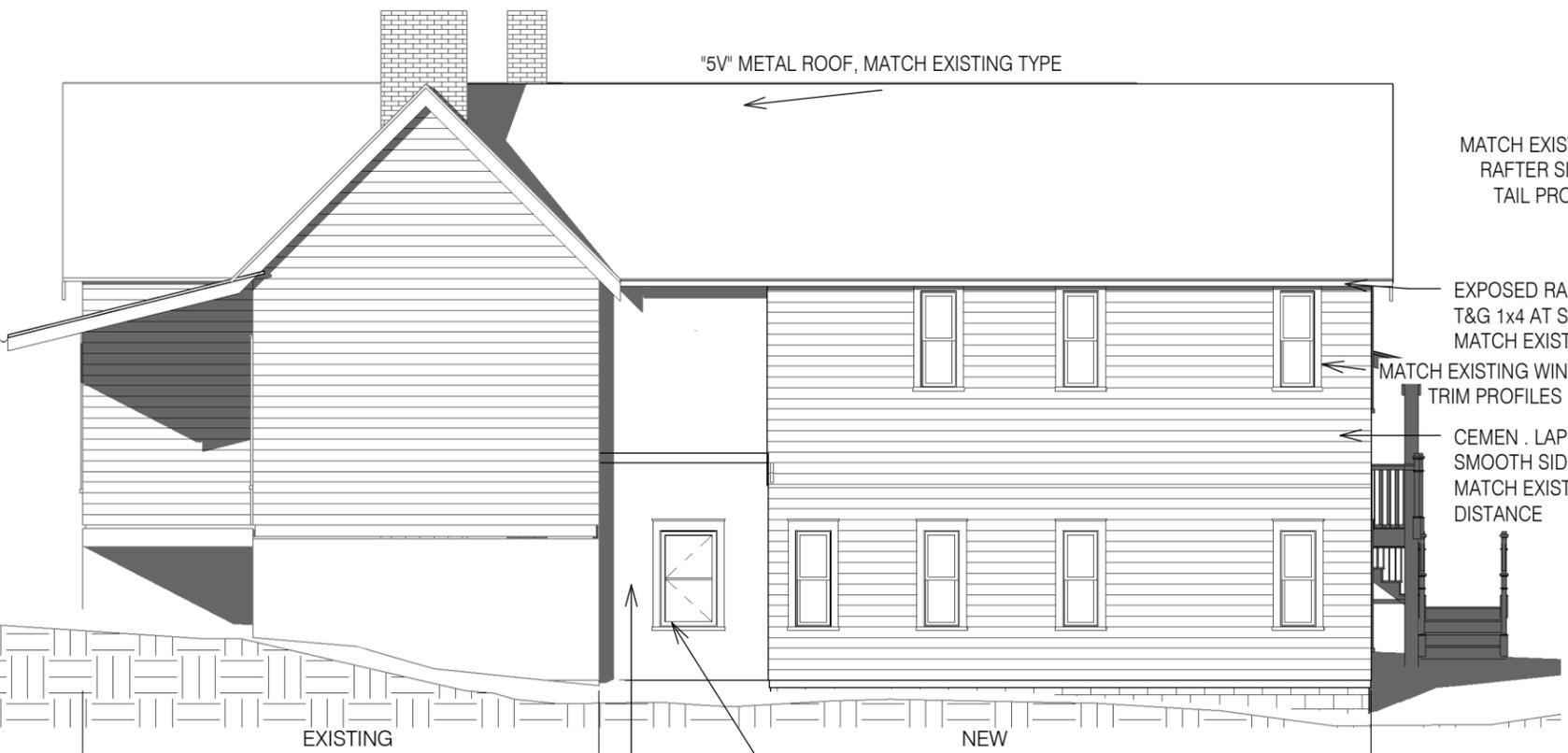
2 LOWER LEVEL
SD-1 1/8" = 1'-0"



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



3 WEST ELEV.
SD-2 1/8" = 1'-0"



2 EAST ELEV.
SD-2 1/8" = 1'-0"



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