KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION
129 South 11th Street
February 19, 2014

Application: New construction - addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309023100
Applicant: Rich McCoy
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The application is for a two-story addition to an historic bungalow currently in use as an office. An existing rear dormer, enclosed porch and chimneys will be demolished for the addition. The addition will have a concrete block foundation and will be clad in cement fiber siding.

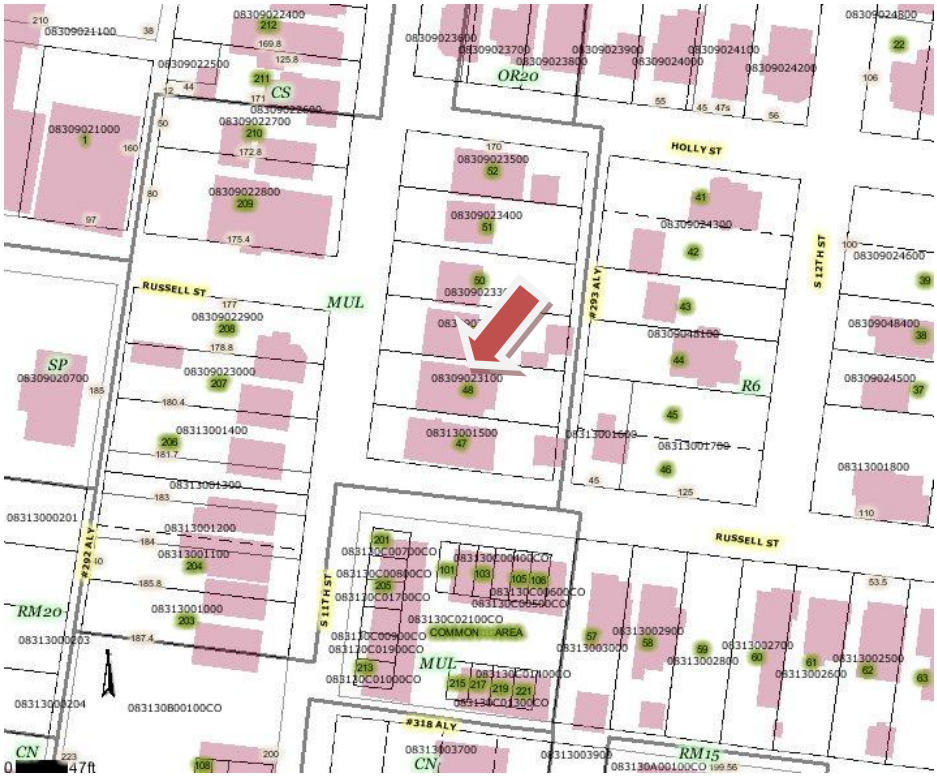
Recommendation Summary: Staff recommends approval of the proposed addition with the conditions that:

- Staff have final approval of the location of the HVAC unit;
- Staff approve windows and doors prior to their purchase and installation;
- Lap siding have a reveal no greater than five inches (5").

Meeting these conditions, Staff finds the proposed addition meets the design guidelines for the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay*.

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 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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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*

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.

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.

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.

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic* buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.

Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or "cottage" developments are only appropriate where the Planning Commission has agreed that the community plan allows for the density requested and the design guidelines for "new construction" can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

Interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that face the street.

Interior dwellings should be "tucked-in" behind the buildings facing the street.

Direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

Attached garages are only appropriate for rear units along the alley.

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.

In order to assure than 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 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.

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

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: 129 South 11th Street is a brick bungalow built circa 1920 and is a contributing building to the Lockeland Springs-East End Neighborhood Conservation Overlay. It is a one-and-a-half story house with a side-gabled roof, a gabled front dormer and a full-width porch.


Figure 1. 129 South 11th Street

Analysis and Findings:

Demolition: The proposed addition requires the demolition of an existing rear porch, dormer and chimneys. Although these elements are likely original to the house, they are not visible from the street and are not considered to be character-defining features of the house. This partial demolition meets Section IV.B.2 for appropriate demolition and does not meet Section IV.B.1 for inappropriate demolition.


Figure 2. The addition requires the removal of chimneys, rear dormer and porch

Height & Scale: The addition will be thirty-six feet (36') wide and will extend twenty-seven feet (27') from the back of the existing house. Its height will be two feet (2') below the ridge height of the house. A stair enclosure for egress is proposed at the southeast corner of the addition (approximately next to the window at the left of Figure 3 below). Although it will project approximately two feet (2') beyond the wall of the existing home, this is not a highly-visible location, will be added over the stairwell, and it will not be obtrusive to the historic building. This is also adjacent to the HVAC units of the neighboring building. The project meets Sections II.B.1 and 2 for height and scale and II.B.10 for additions.

Figure 3. Rear of the house showing corner window at left to be enclosed by the new addition

Setback and Rhythm of Spacing: The addition will be six feet (6') from the sides and forty-two feet (42') from the rear property line, more than meeting the zoning requirements of five feet (5') on the sides and twenty feet (20') minimum rear setback. The project meets Section II.B.3.

Location & Removability: The location of the addition at the rear of the house is appropriate. It is not taller or wider than the house. The corners of the house will remain intact and visible. The insets at the back corners are one foot eight inches (1'8"), less than the Commission's preferred two feet (2'), due to an existing window and door opening close to each corner. The applicant desires to maintain those openings within the addition, and the proposed inset differs only by four inches (4") from the normal requirement. In addition, there is a change in material which provides an additional four inches (4") in setback. Staff recommends making the exception in this case.

Materials: The addition will primarily be clad in cement fiber lap siding and board and batten. The reveal was not noted, and Staff asks that the reveal be no greater than five inches (5"). Trim will be wood. Windows and doors have not yet been specified, but will be approved by Staff prior to their purchase and installation. The addition's foundation will be split-faced concrete masonry units. The roof and stair canopy roof

will be a membrane material. New rear stairs, ramp, landing and sidewalk will be concrete. The side stairs and guardrail will be unpainted wood with a galvanized pipe handrail. The retaining wall will be concrete masonry units. A parking area will be gravel. No changes to the historic house's materials were indicated on the drawings. With Staff's final approval of the windows and doors, and the condition that lap siding have a reveal of no more than five inches (5"), the project meets Section II.B.4.

Roof form: The addition will have a flat roof with a very slight pitch of a quarter inch (1/4") per foot. The flat roof is an unusual addition to a bungalow, but it is a roof form commonly found in the overlay on commercial buildings. Since this building does have a commercial use and the addition will be at the rear of the house and minimally visible, Staff finds the roof form to be appropriate. The project meets section II.B.5.

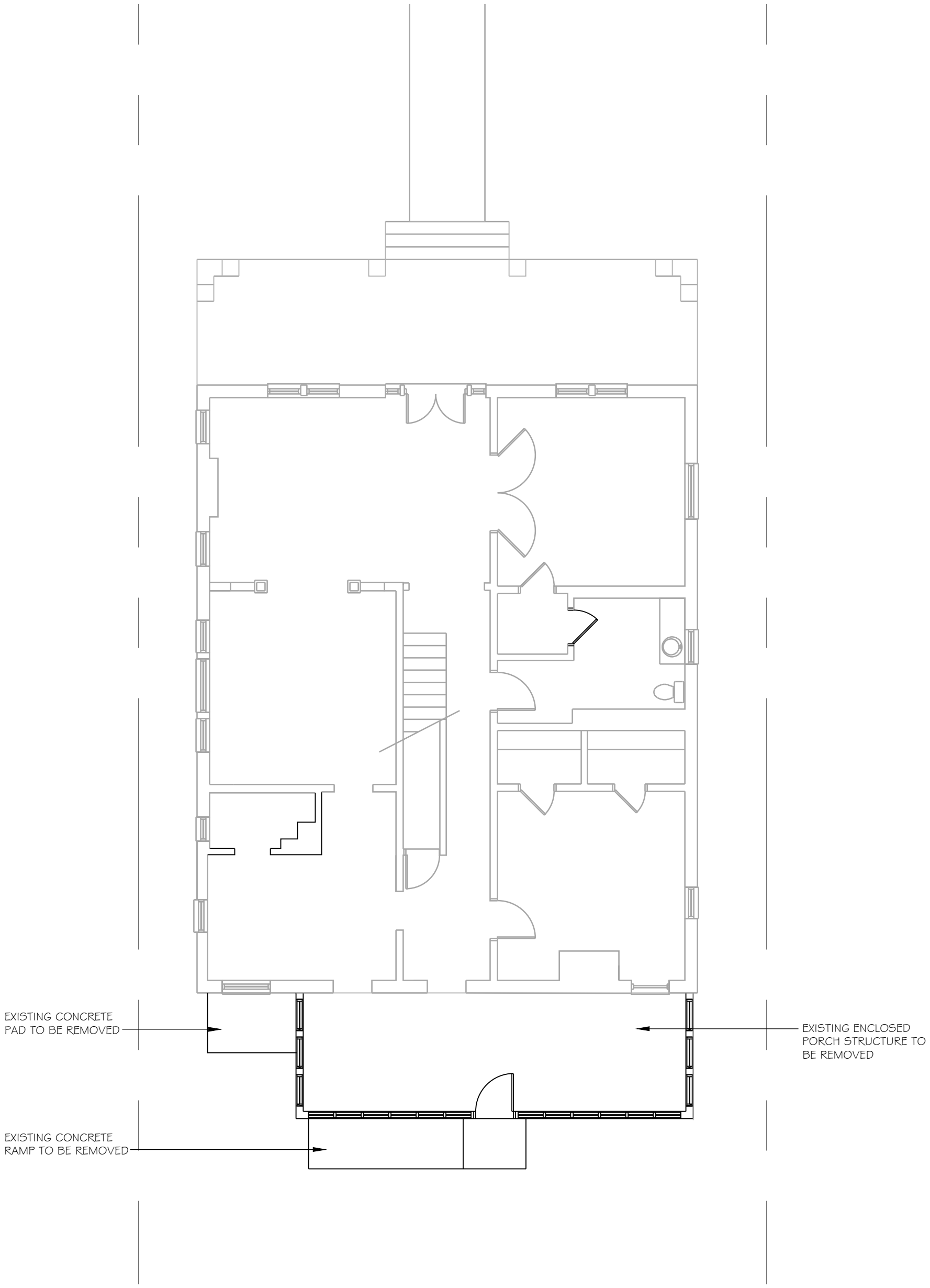
Proportion and Rhythm of Openings**:** Most of the windows on the proposed addition are twice as tall as they are wide, thereby meeting the historic proportions of openings. Second-story windows on the side facades are a more square shape. Only two windows are proposed on the south façade, and there are two horizontal windows on the rear façade. Since these are all toward the rear of the addition, they will be minimally visible, and Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. With the condition of approving the location of the HVAC unit and other utilities, the project meets section II.B.9.

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

- Staff have final approval of the location of HVAC;
- Staff approve windows and doors prior to their purchase and installation;
- Lap siding have a reveal no greater than five inches (5").

Meeting these conditions, Staff finds the proposed addition meets the design guidelines for the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay*.



DEMOLITION PLAN - MAIN LEVEL

1

8' 4' 0' 8'

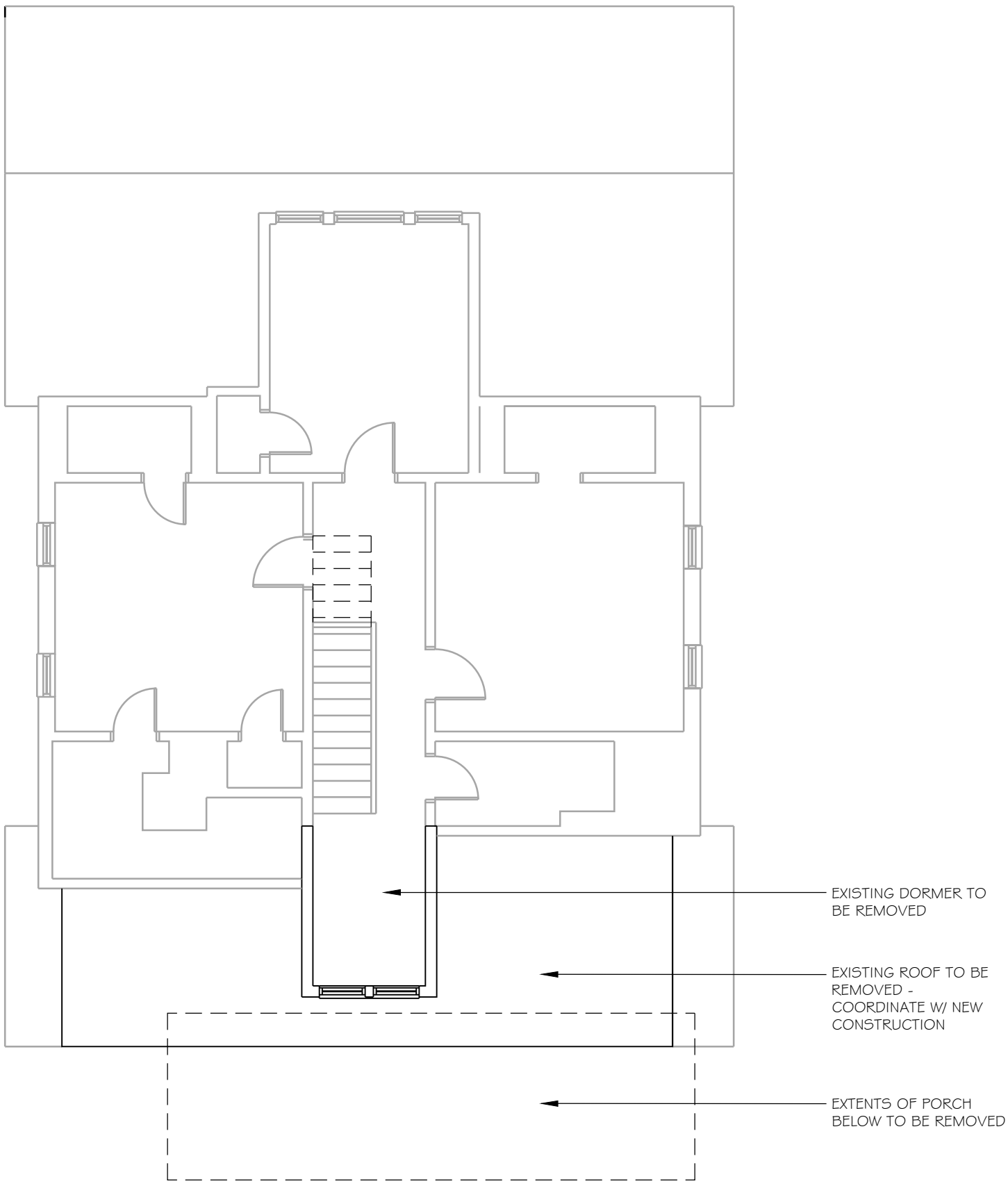
1/8" =1'-0"

129 South 11th Street

rem3studio

rem3studio@att.net

february 3 2014



DEMOLITION PLAN - SECOND LEVEL

1

8' 4' 0' 8'

1/8" =1'-0"

129 South 11th Street

rem3studio

rem3studio@att.net

february 3 2014

EAST ELEVATION 1

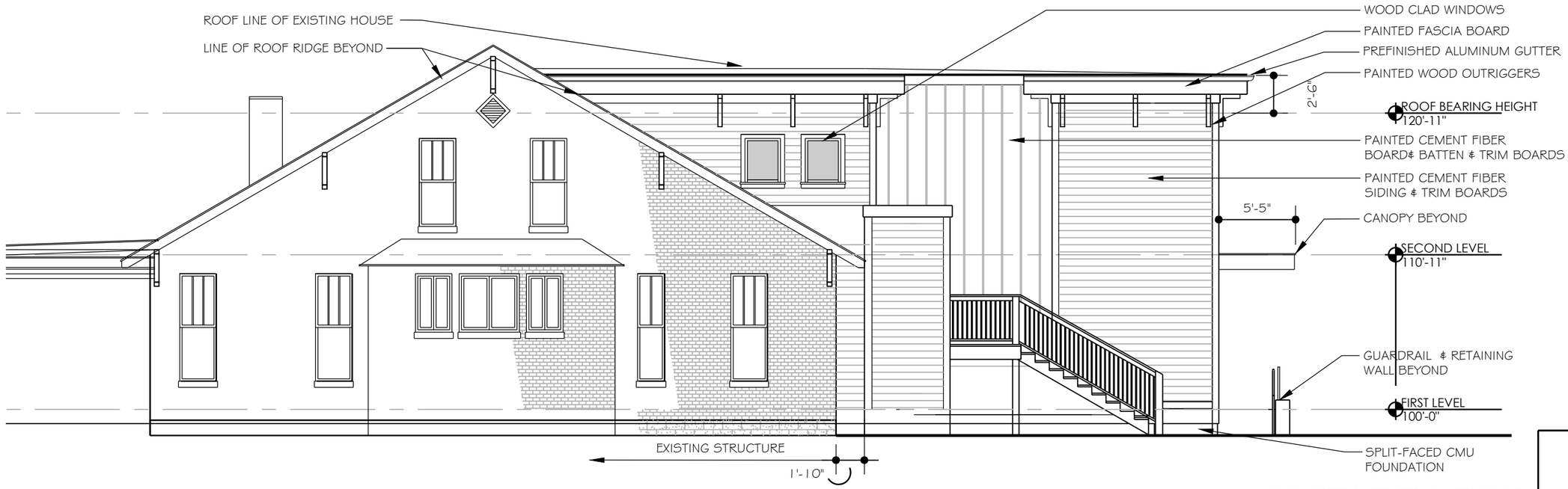
8' 4' 0' 8'

1/8" = 1'-0"

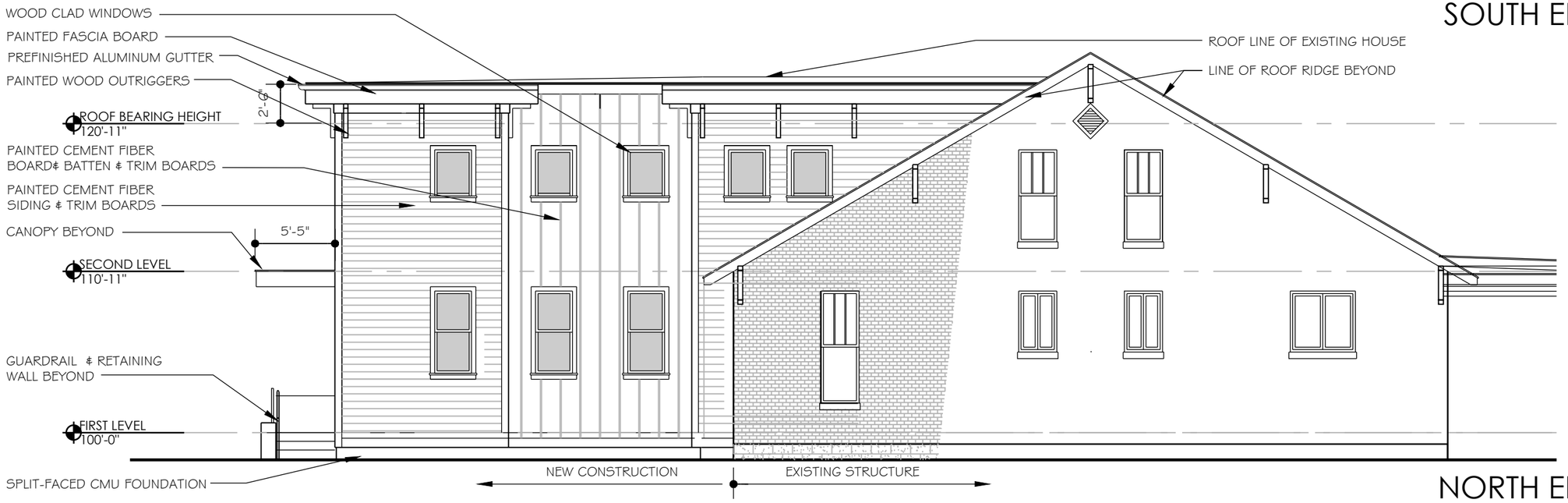
129 South 11th Street

rem3studio
rem3studio@att.net

february 3 2014



SOUTH ELEVATION 1



NORTH ELEVATION 2

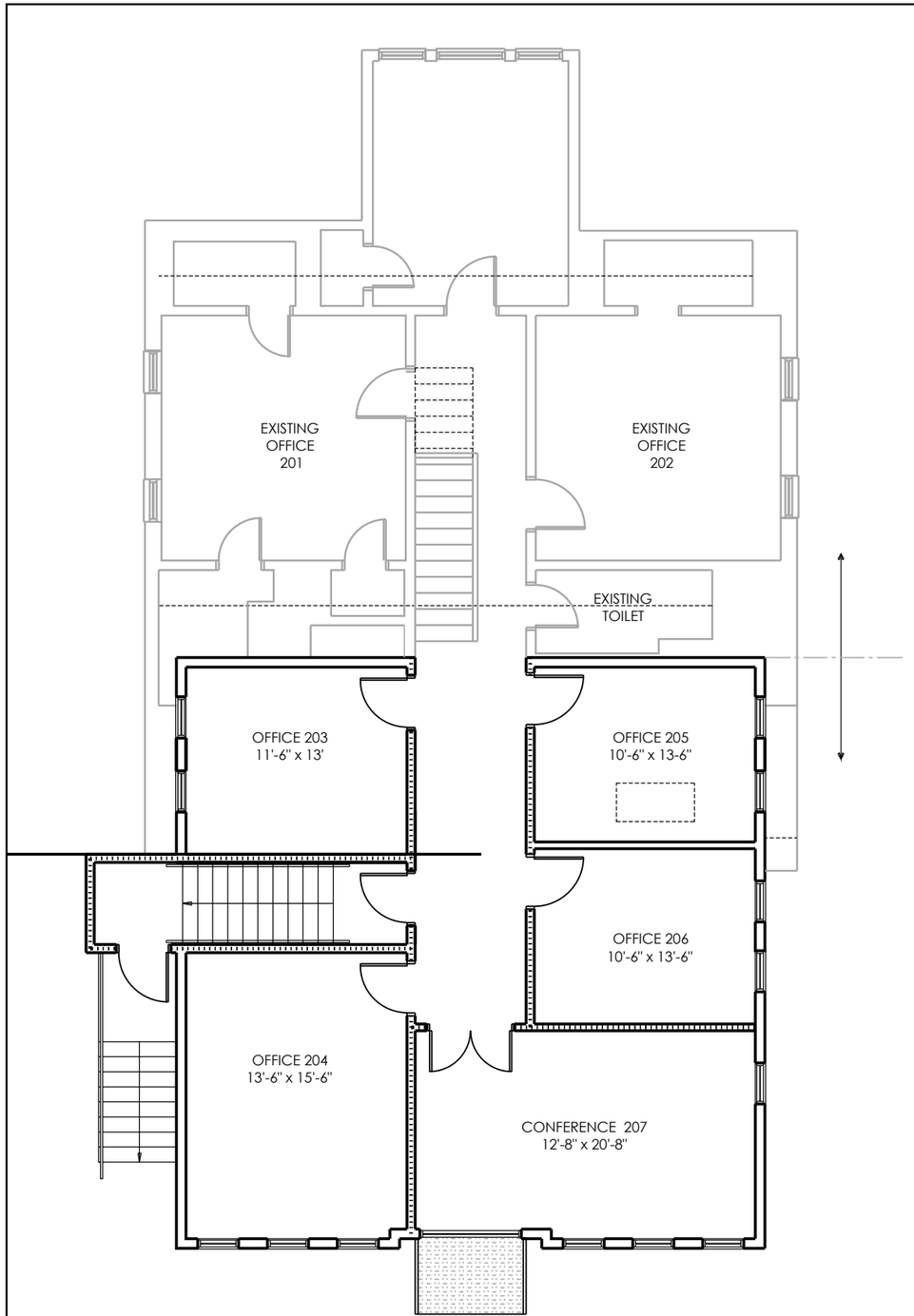
8' 4' 0' 8'

1/8" =1'-0"

129 South 11th Street

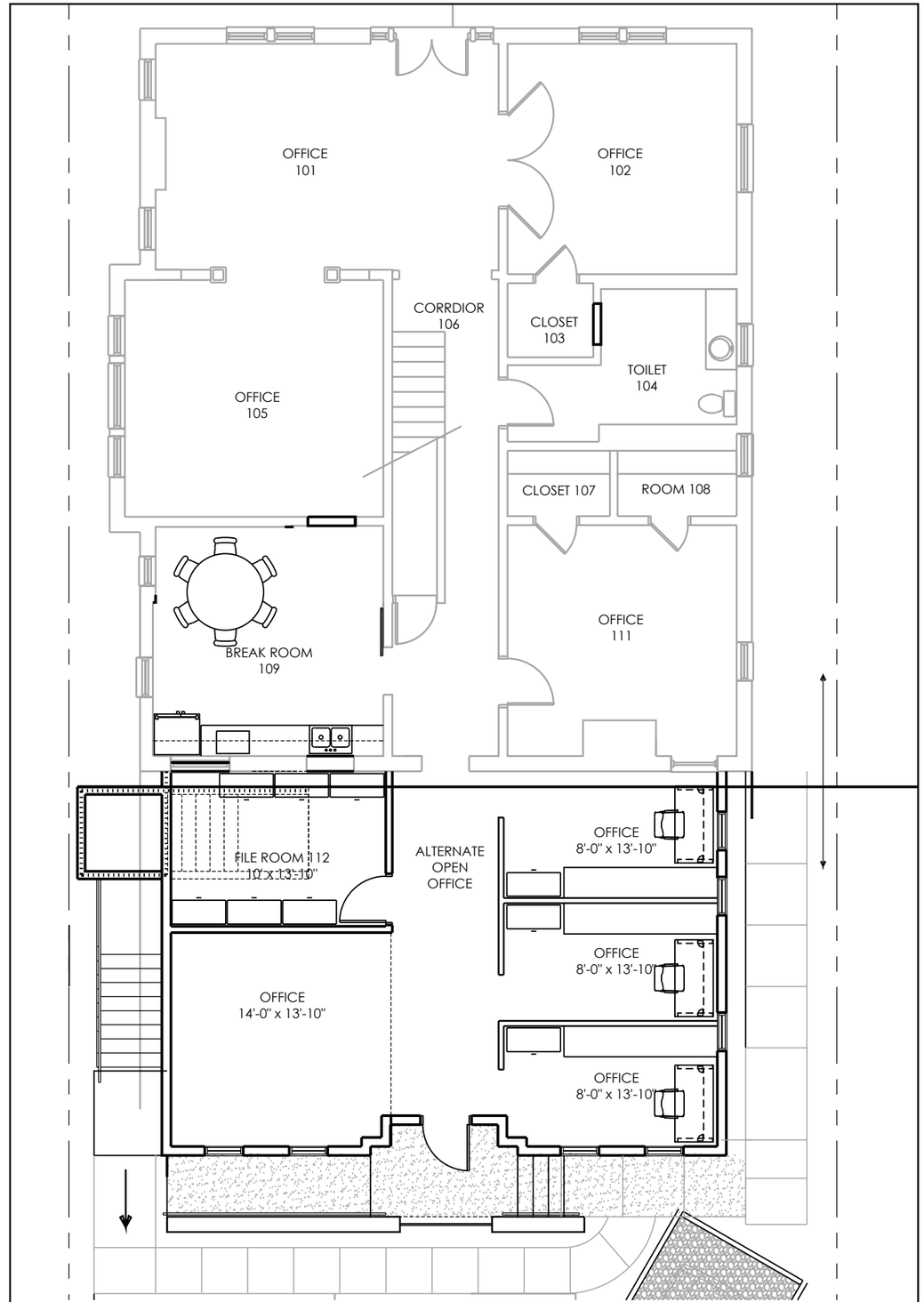
rem3studio
rem3studio@att.net

february 3 2014



NEW CONSTRUCTION PLAN
SECOND LEVEL
2

4' 2' 0 4'



NEW CONSTRUCTION PLAN
FIRST LEVEL
1

4' 2' 0 4'

OFFICE ADDITION
129 South 11th St.

NASHVILLE TENNESSEE

NOT FOR CONSTRUCTION

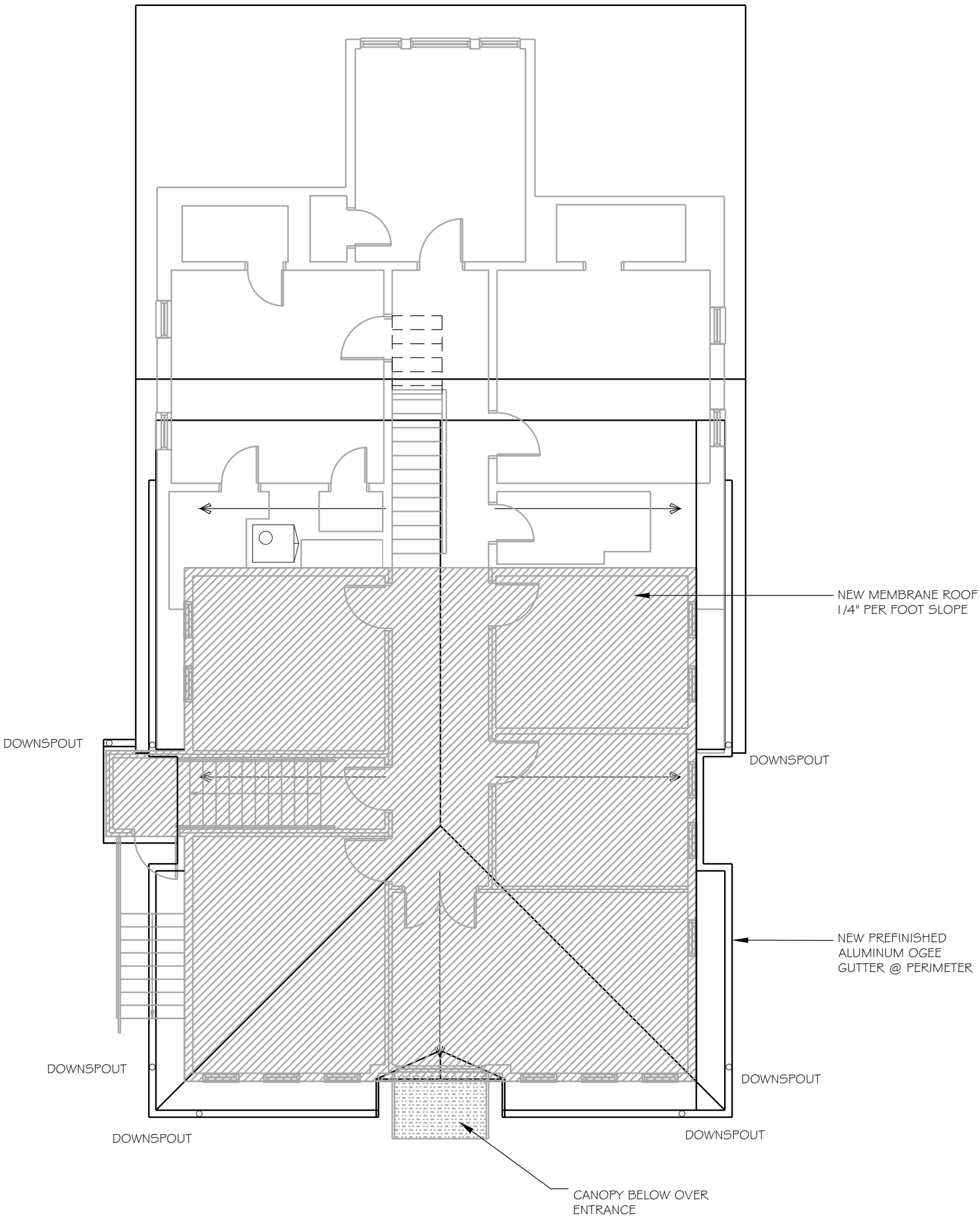
rem3studio
125 south 11th street
nashville, tennessee
615-403-6502

Schematic Design
24 January 2014

△ REVISIONS

NEW CONSTRUCTION PLANS

A101



ROOF PLAN 1

8' 4' 0' 8'

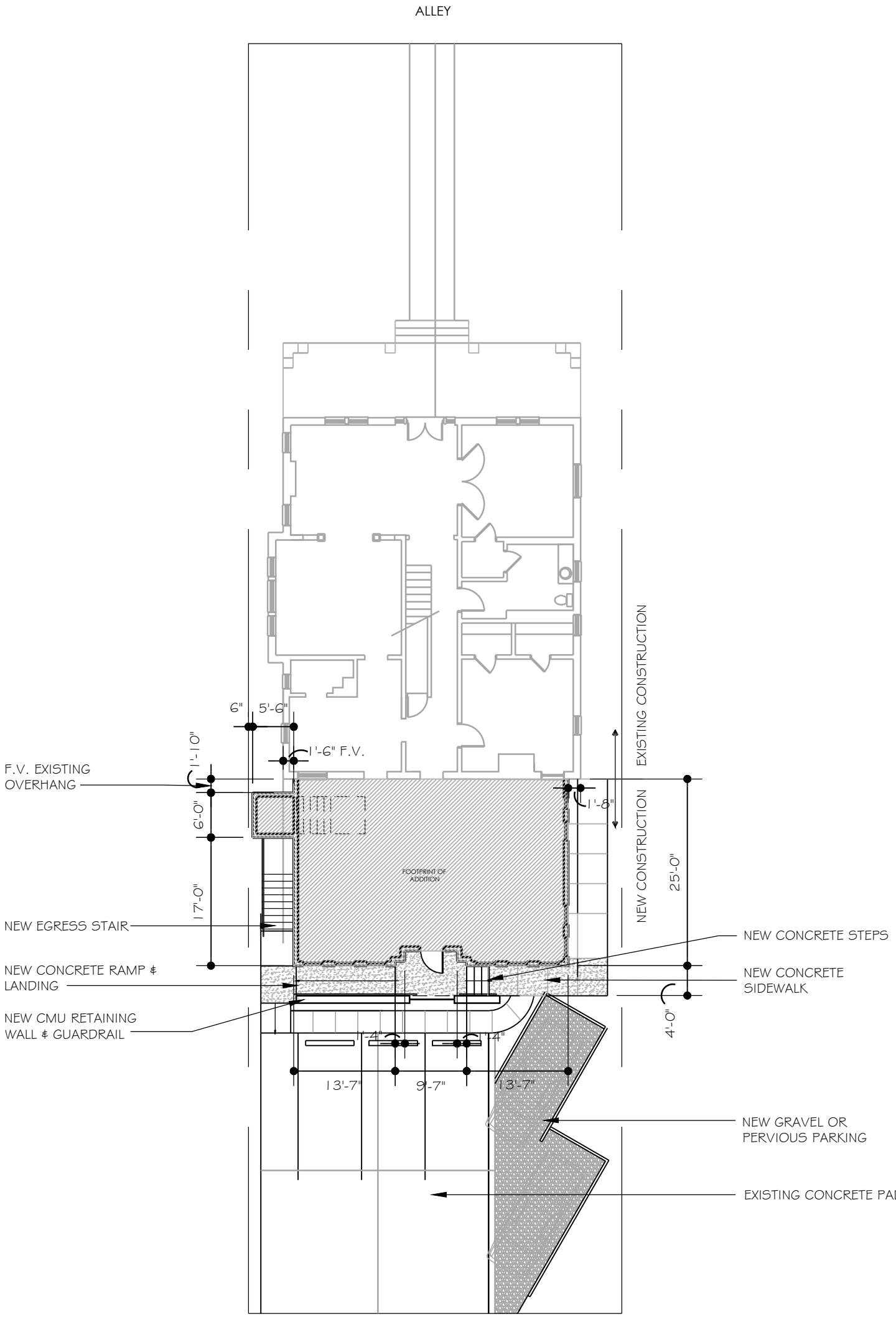
1/8" =1'-0"

129 South 11th Street

rem3studio

rem3studio@att.net

february 3 2014



SITE PLAN 1

16' 8' 0 16'

1/16" =1'-0"

129 South 11th Street

rem3studio

rem3studio@att.net

february 3 2014