

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1816 Ordway Place
December 16, 2015

Application: New construction - addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310024500
Applicant: Micah Padgett, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: This is an application to enlarge a contributing one story Spanish-Eclectic Style house with a rear addition.

Recommendation Summary: Staff recommends approval of the proposed addition to 1816 Ordway Place with the conditions that:

- The window and door selections are approved by MHZC Staff prior to purchase and installation, and
- The HVAC if it is to be relocated, that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Meeting those conditions, Staff finds that the project meets the design guidelines for additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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

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.

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.

10. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

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.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure that an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions 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 taller 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.

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).

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.

b. The creation of an addition through enclosure of a front porch is not appropriate.

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

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

Background: The house at 1816 Ordway Place, which is in the Little Hollywood area of Lockeland Springs, was constructed in or around 1937. The house is typical of the Spanish Eclectic style with stucco walls and a tile roof, with decorative arches and parapet gutters.



Analysis and Findings: The applicant is proposing to enlarge the house with a rear addition.

Location & Removability:

The proposed addition will be at the rear, sitting in from the right side by one foot (1') before extending back, and connecting to the left side directly at the rear corner and extending out four feet to the left. The front of the house will not be impacted.

The addition will match the height of the existing roof, also matching the flat roof and parapet form. The addition will gain additional space in a full story below grade at the front, created by a significant drop in grade toward the rear.

Staff finds the height of the proposal appropriate because the additional level is in the basement, and the width to be appropriate because the house is only twenty-seven feet (27') wide whereas the lot is ninety-five feet (95') wide. Also, staff finds the connection of the proposed addition at the rear-left corner to be minimal. Staff finds the location of the proposed addition to be appropriate given the size of the house and the lot, and the minimal impact of the addition on the historic house.

Staff finds the addition to meet sections II.B.2.a and II.B.2.d of the design guidelines.

Design:

The addition will be compatible with the character and form of the historic house, matching the roof shape and material as well as the stucco on the exterior walls. The rhythm and proportion of windows will also be compatible with the existing building.

Staff finds that the project meets sections II.B.2.a and II.B.2e of the design guidelines.

Materials:

The walls of the addition will be stuccoed to match that of the historic house. The trim will be wood. The roof will be flat with a raised perimeter parapet, matching the form of the existing roof. The window and door materials are not indicated on the plans, and staff asks to approve the final window and door selections prior to purchase and installation. No changes to the historic house's materials were indicated on the drawings.

With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form:

The roof will be flat with a parapet at the perimeter. This will match the form of the existing roof, and is compatible with the roofs of many other historic houses nearby.

Staff finds that the project meets section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings:

The windows on the proposed addition have generally the same proportions as the original windows on the historic building, with the exception of two large picture windows on the rear elevation. These rear windows will not be visible from the right-of-way, and therefore would not impact the character of the house. There are no large expanses of wall space in the addition without a window or door opening. No changes to the window and door openings on the existing house were indicated on the plans. Staff finds the project's proportion and rhythm of openings to meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities:

The plans indicate that an existing gravel driveway will be paved, with a parking section at the bottom getting enlarged to accommodate additional parking. This parking area will be in the right side yard, beginning at about the rear of the original house and going back. Because of the significant drop in grade toward the rear of the lot, the parking area will not be highly visible from the street-level.

The location of the HVAC and other utilities was not noted. Staff asks that, if it is to be relocated, that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With that condition, Staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval of the proposed addition to 1816 Ordway Place with the conditions that:

- The window and door selections are approved by MHZC Staff prior to purchase and installation; and,
- The HVAC if it is to be relocated, that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Meeting those conditions, Staff finds that the project meets the design guidelines for additions in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1816 Ordway Place, front-left.



1816 Ordway Place, front-right.

The Lockett Residence

1816 Ordway Place Nashville TN 37206

consultant

project title



The Lockett Residence
1816 Ordway Pl
Nashville, TN 37206

index of drawings

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project no.	151012
Preliminary	
November 22, 2015	
	revisions

cover sheet

A0.0



① left front view



② rear view

consultant

project title

The Luckett Residence
1816 Ordway Pl
Nashville, TN 37206

project no. 151012
Preliminary
November 22, 2015
revisions

perspective
views



① east porch view

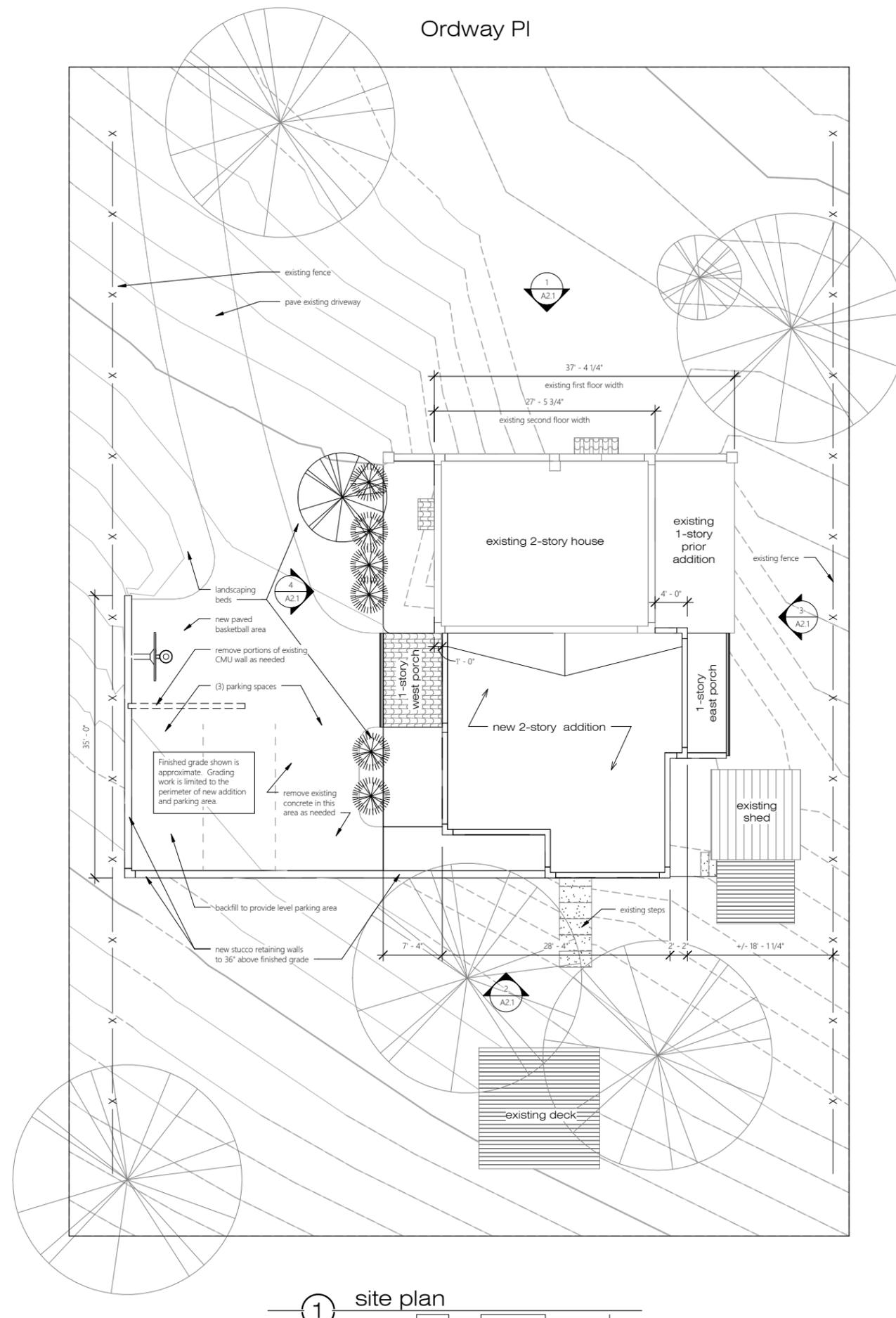
consultant

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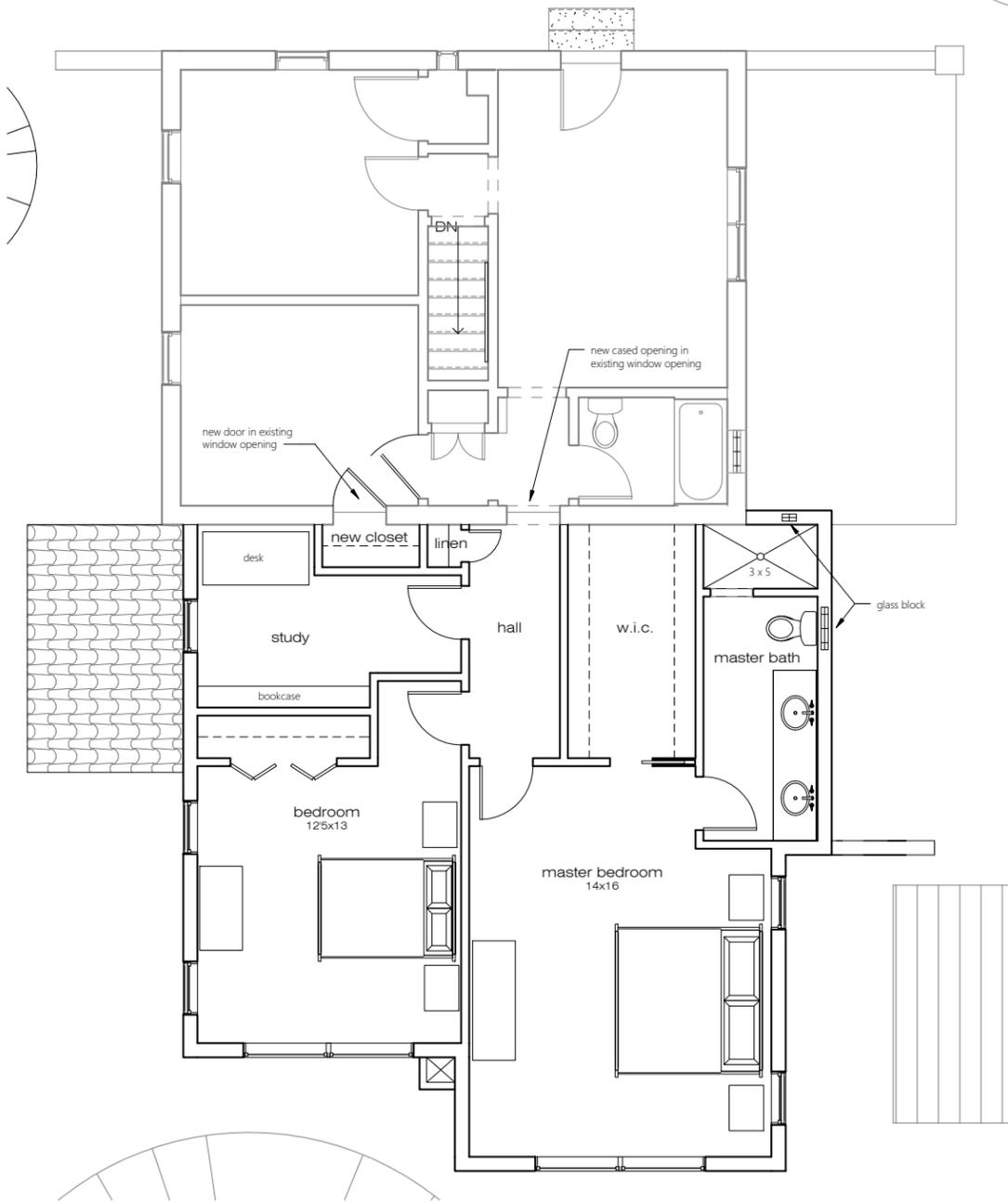
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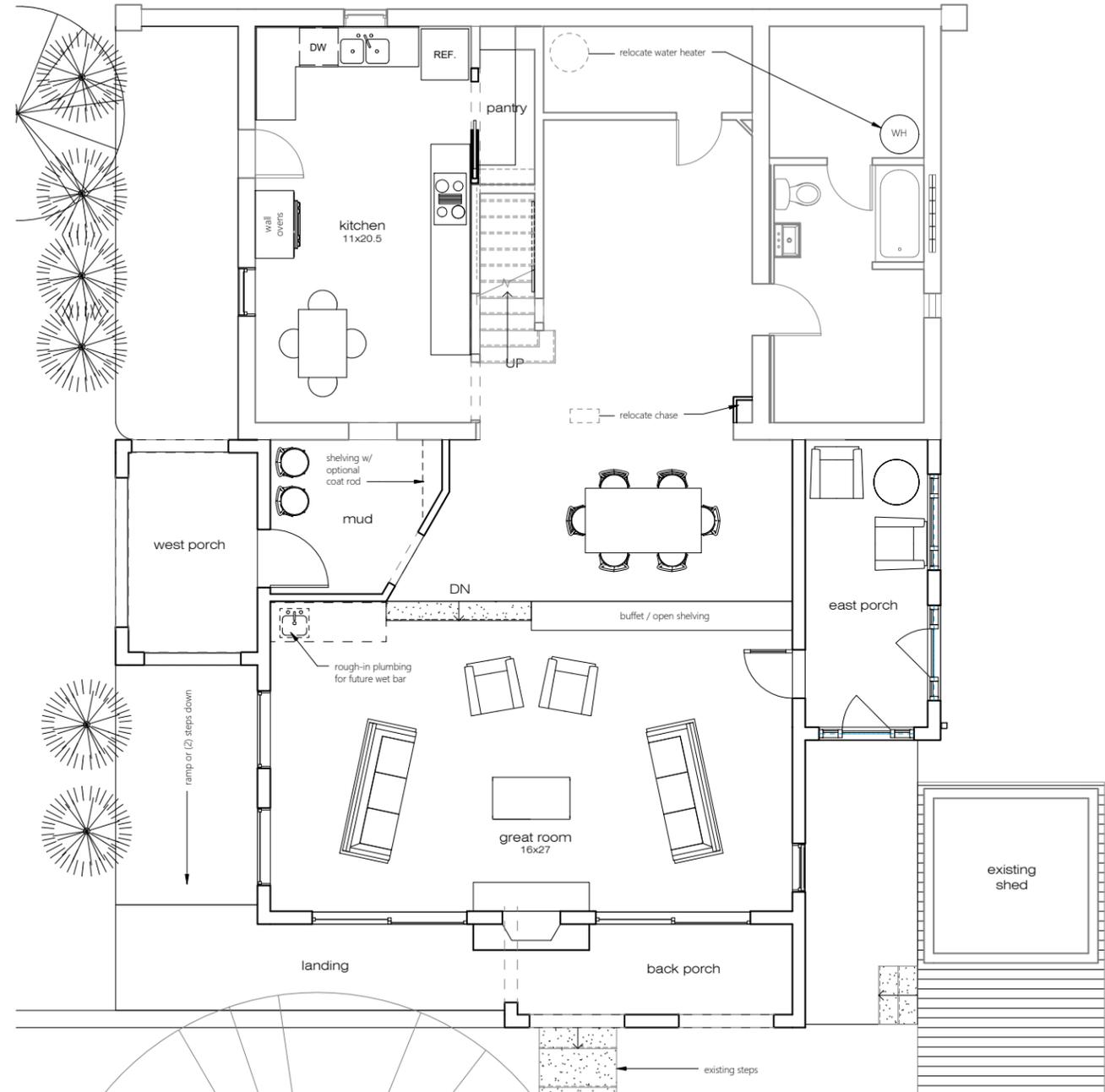


1 site plan
0' 4' 8' 16' 24'

The Luckett Residence
1816 Ordway Pl
Nashville, TN 37206



② second floor plan



① first floor plan



floor areas	
1st floor addition	708 SF
2nd floor addition	825 SF
back porch	80 SF
east porch	109 SF
west porch	85 SF



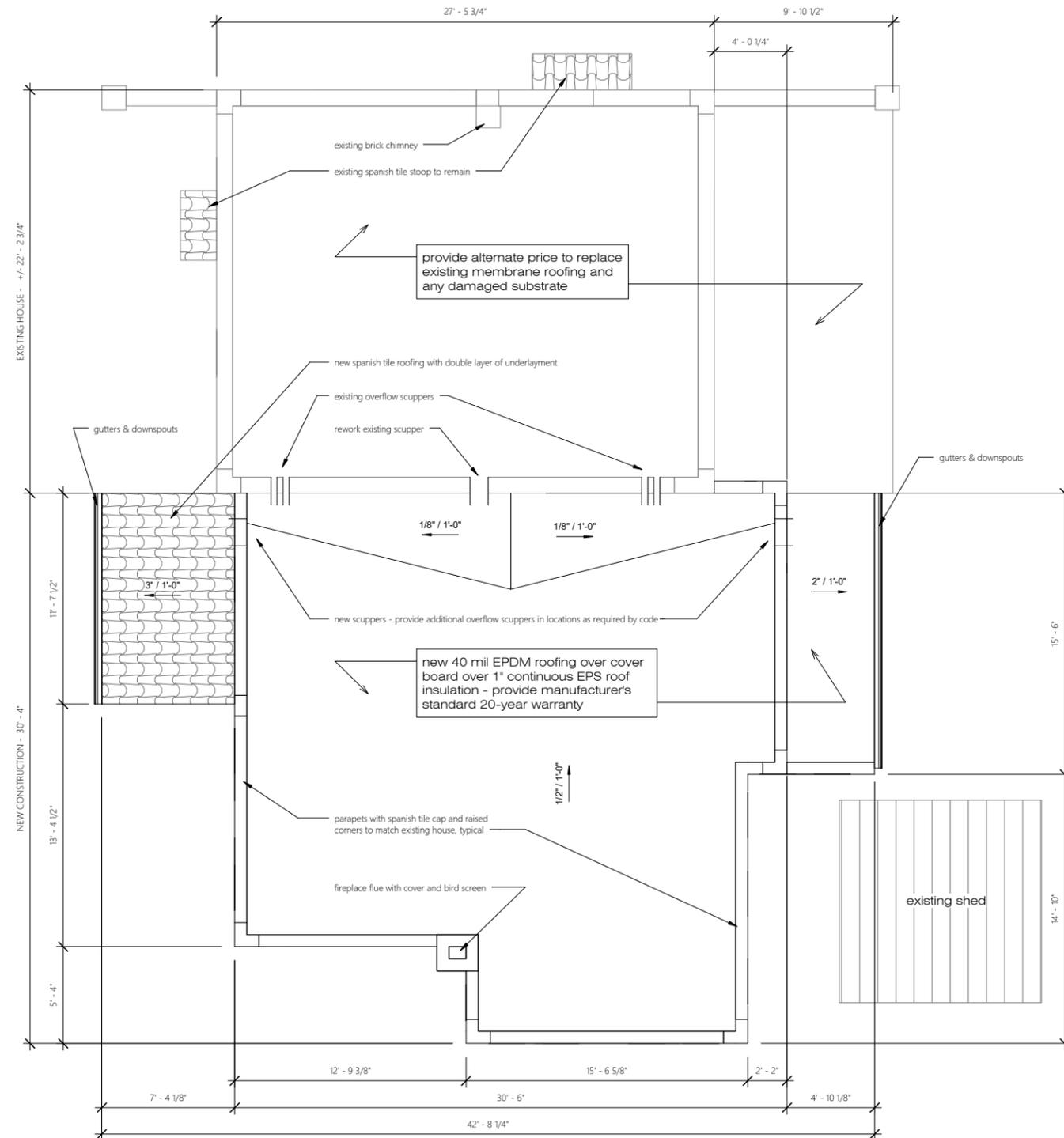
The Luckett Residence
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no.	description

roof plan

A1.2



1 roof plan



consultant

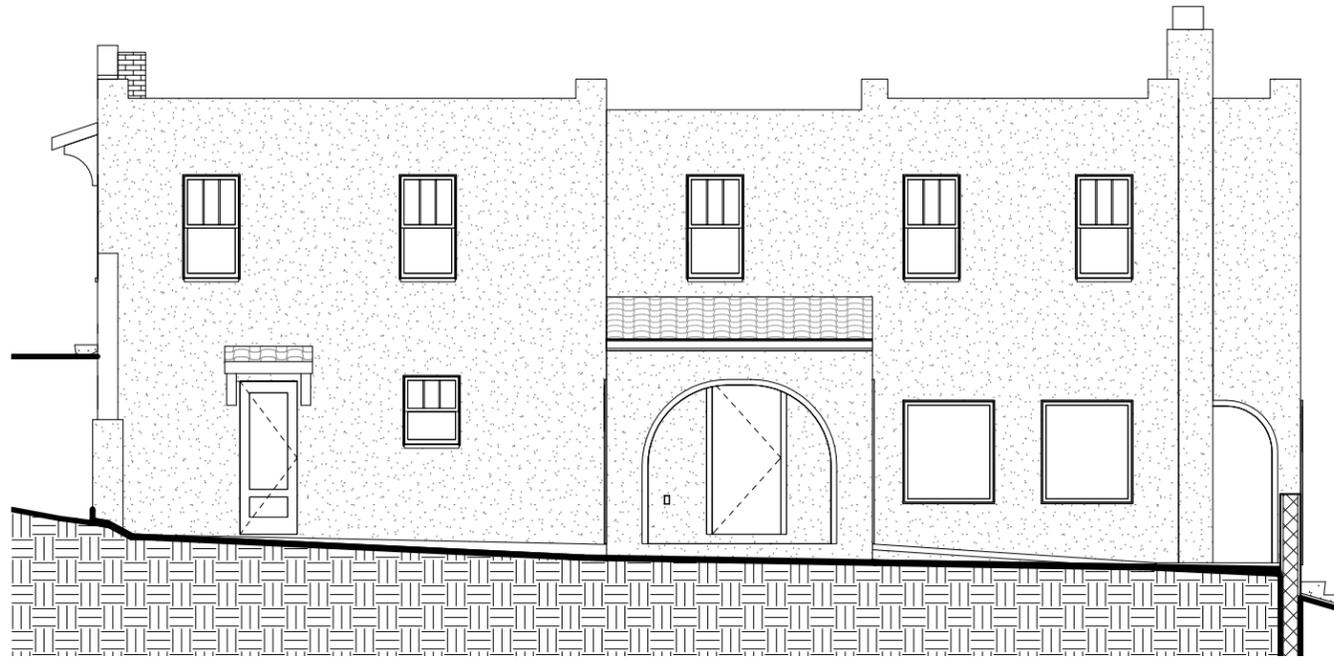
project title

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elevations

A2.1



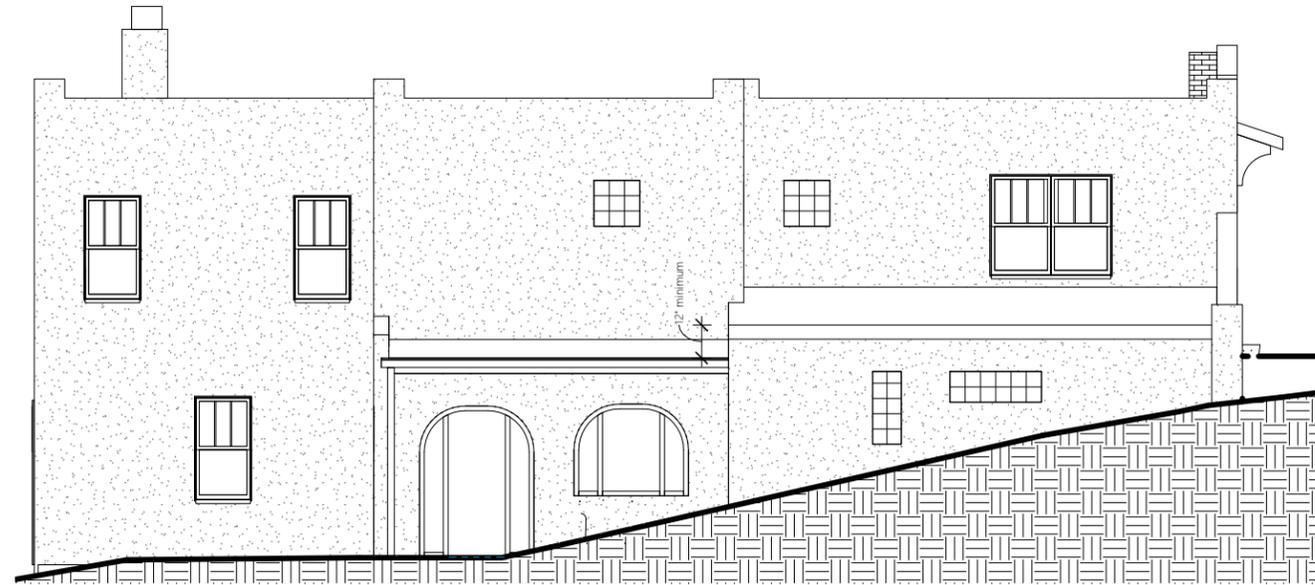
④ west elevation

0' 2' 4' 8' 12'



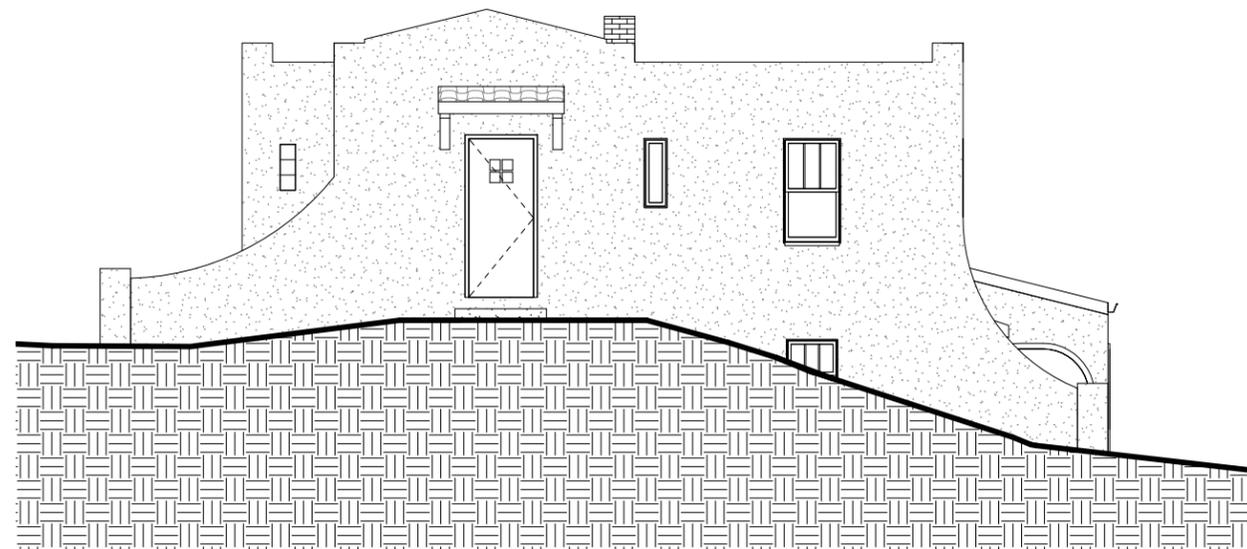
② south elevation

0' 2' 4' 8' 12'



③ east elevation

0' 2' 4' 8' 12'



① north elevation

0' 2' 4' 8' 12'