



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
407 South 14th Street
March 18, 2015

Application: New construction-infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313035500
Applicant: Robert Thompson, Pfeffer-Torode Architecture
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: Construction of a single-family residence on this vacant interior lot.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none">1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation. <p>Meeting these conditions, Staff finds that the application meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Overlay.</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

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).

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.

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.*

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the*

rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10’.

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.



Figure 1. Vacant lot at 407 South 14th St

Background:

The lot has been vacant since the previous building was demolished in 1983.

Analysis and Findings:

The applicant is proposing to construct a new single-family bungalow-style home.

Height, Scale:

The new building will be one and one-half stories with a ridge height of twenty-nine feet (29’) above grade. The historic context of the district is up to twenty-nine feet (29’) in height. Recent infill has been approved nearby up to twenty-eight feet (28’). The eave height is ten feet (10’) from the finished floor height. There will be approximately two feet (2’) of foundation exposed. Due to a drop in grade, the structure will gain an additional story in the basement level at the rear.

The building will be thirty-five feet and four inches (35' 4") wide and forty-seven feet, ten inches (47' 10") deep, including a seven-foot (7') deep front porch. Nearby contributing buildings are as wide as forty feet (40'). Staff finds that the height and scale of the proposed one and one-half story house would be compatible with surrounding buildings and would meet guidelines II.B.1 and II.B.2.

Setback & Rhythm of Spacing:

The building will have a front setback of twenty feet (20'). The adjacent properties are a vacant lot to the right, and across the alley, a contributing home oriented to Boscobel Street. The latter building is only five feet (5') from South 14th Street. The proposed twenty feet (20') is in keeping with the established street setback from the only other house facing the street on this block, and with other contributing houses farther down the street. The side setbacks will be eight feet (8') on the left and six feet (6') on the right. It will be sixty feet (60') from the rear property line. Staff finds that the project will meet guideline II.B.1.3.

Materials:

The new building will be clad in smooth face fiber cement siding with a five inch (5") reveal. Fiber cement shakes will be the cladding for the bay on the right side, the front gable field and rear dormer. The building's foundation will be split-face concrete block. The roofing will be architectural shingles in a weatherwood gray color. The exterior trim, including cornerboards, window casing, and porch columns, will be wood. The windows and doors will also be wood. Staff requests final approval of windows and doors. The proposed walkway and driveway will be concrete. Staff finds that the proposal meets guideline II.B.4 for materials.

Roof Shape:

The roof form is side gabled with an 8/12 pitch and front and rear dormers. Staff finds that the proposed building's roof form is compatible with those found in the district, and meets guideline II.B.5.

Rhythm and Proportion of Openings:

The windows on the house are generally twice as tall as they are wide. The proposed square windows on the first story are acceptable as they are at and beyond the midpoint. The proposal has no long expanses without a window or door opening. Staff finds that project meets the section II.B.7 for proportion and rhythm of openings.

Orientation:

The new structure will be aligned with its front elevation parallel to South 14th Street. A concrete walkway will connect the front porch to the street. Vehicular access will be via the alley. Staff finds that the orientation of the building will meet guideline II.B.6.

Outbuildings:

The new house will have a garage in the basement, accessed from the rear. The policy of the Commission has been that attached garages are appropriate when they are in the

basement, accessed from the rear, and in the location typical of historic garages. Staff finds that the proposal meets these criteria, and that the proposal meets guideline II.B.8.

Appurtenances & Utilities:

The HVAC units are proposed to be located at the rear corner of the house's right side; the location meets section II.B.9.

Recommendation:

Staff recommends approval with the conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation.

Meeting these conditions, Staff finds that the application meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Overlay.

INDEX OF DRAWINGS

SHEET	DRAWING TITLE
A1.0	TITLE AND SITE/ROOF PLAN
A1.1	FOUNDATION PLAN
A1.2	MAIN & UPPER LEVEL PLAN
A2.0	FRONT AND REAR ELEVATIONS
A2.1	SIDE ELEVATION
A2.2	SIDE ELEVATION

VICINITY MAP



BUILDING DATA

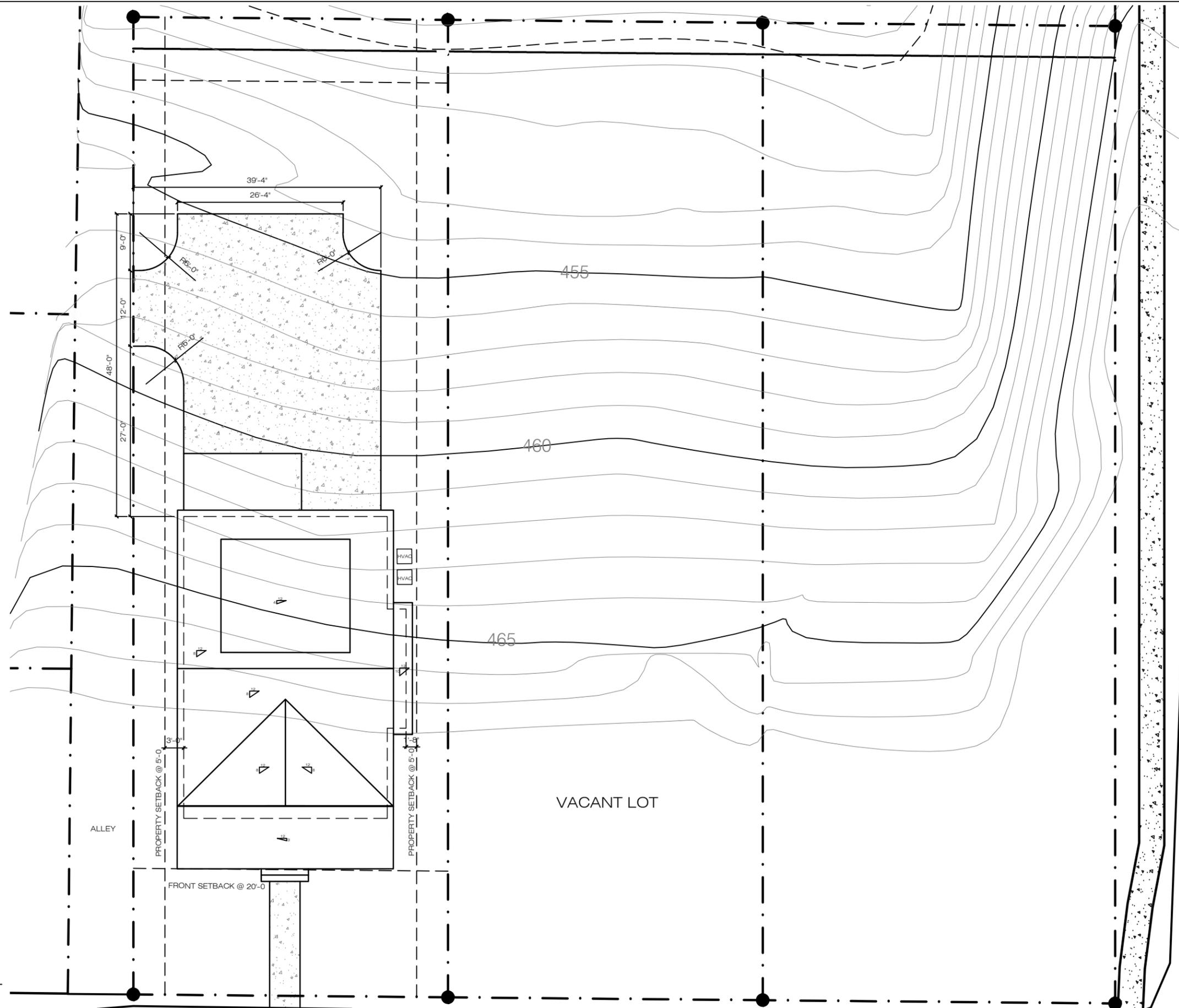
ADDRESS: 407 SOUTH 14th STREET
 NASHVILLE, TENNESSEE 37206
 PARCEL ID: 0831303500
 DESCRIPTION: PT BLK W LINDSLEY HOME PLACE &
 PT CLOSED ALLEY
 LOT AREA: .18 ACRES
 DIMENSIONS: 50' x 150'
 ZONING: Residential (R6), UZO, NHC
 PROPOSED BUILDING AREAS:

MAIN HOUSE BUILDING FOOTPRINT:	1,831 SF
MAIN HOUSE LOWER LEVEL CONDITIONED SQUARE FOOTAGE:	1,591 SF
MAIN HOUSE UPPER LEVEL CONDITIONED SQUARE FOOTAGE:	<u>1,072 SF</u>
TOTAL	2,663 SF
GARAGE:	780 SF
CONDITIONED BASEMENT	324 SF

PROJECT TEAM

ARCHITECT
 PFEFFER TORODE ARCHITECTURE
 521 8th AVENUE SOUTH, SUITE 103
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 615-618-3565
 jamie@pfeffertorode.com

1 SITE / ROOF PLAN
 SCALE 1/16" = 1'-0"



ARCHITECT:

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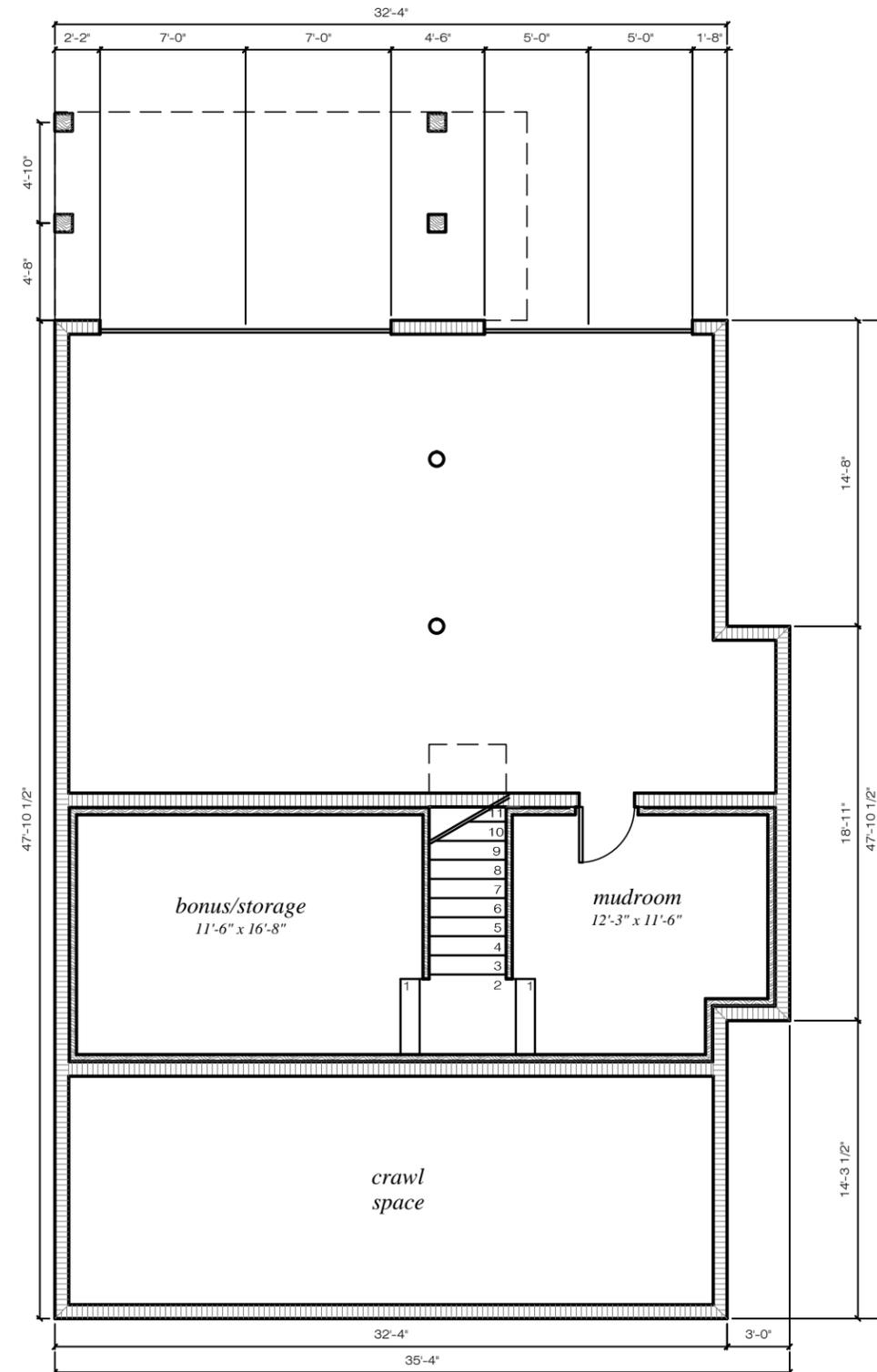


PROJECT:

407 S. 14TH Street
 Nashville, Tennessee 37206

27 FEBRUARY 2015





1 BASEMENT PLAN
SCALE 1/8" = 1'-0"

ARCHITECT:

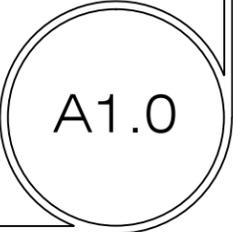


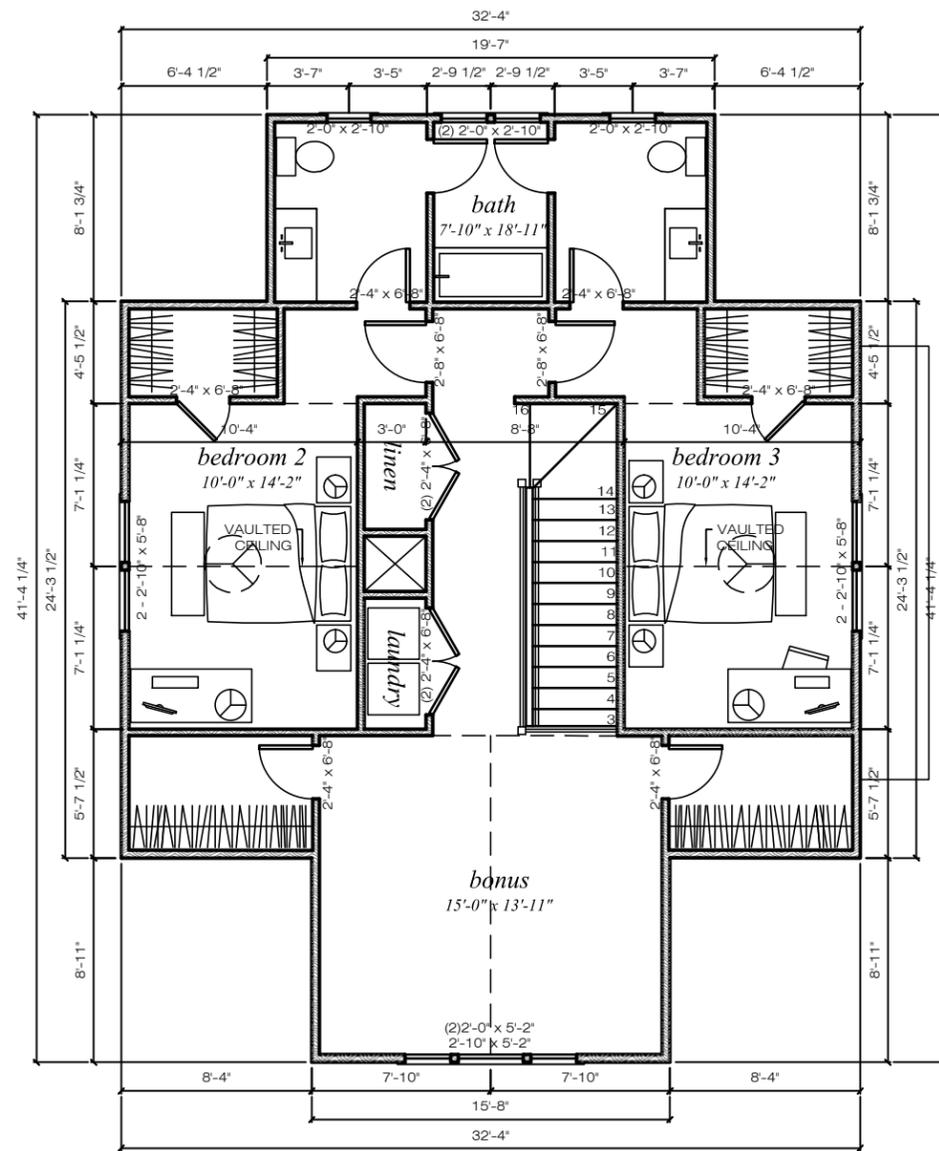
Pfeffer Torode Architecture
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PROJECT:

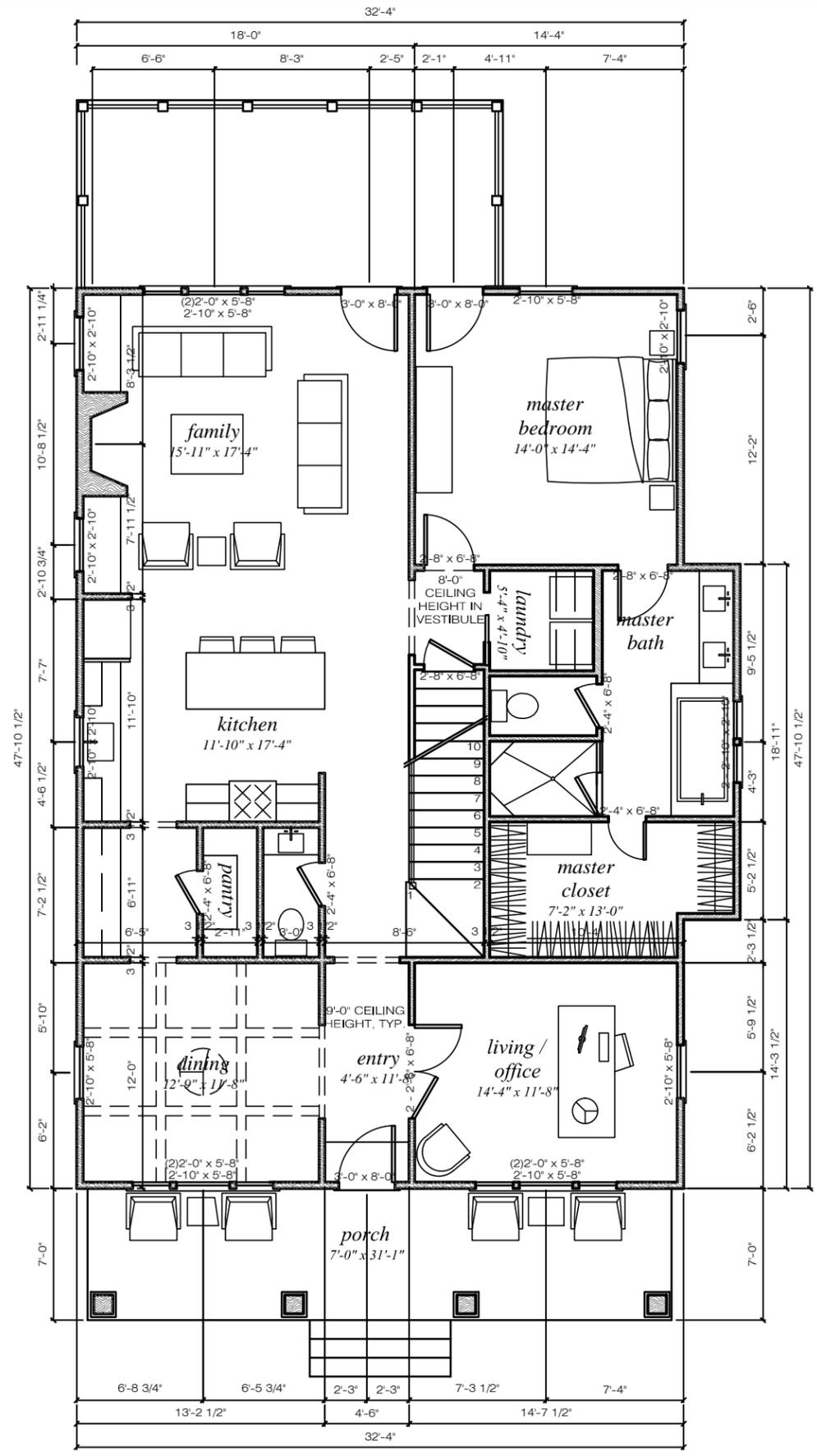
407 S 14TH Street
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27 FEBRUARY 2015





2 LOWER LEVEL PLAN
SCALE 1/8" = 1'-0"



1 LOWER LEVEL PLAN
SCALE 1/8" = 1'-0"

ARCHITECT:

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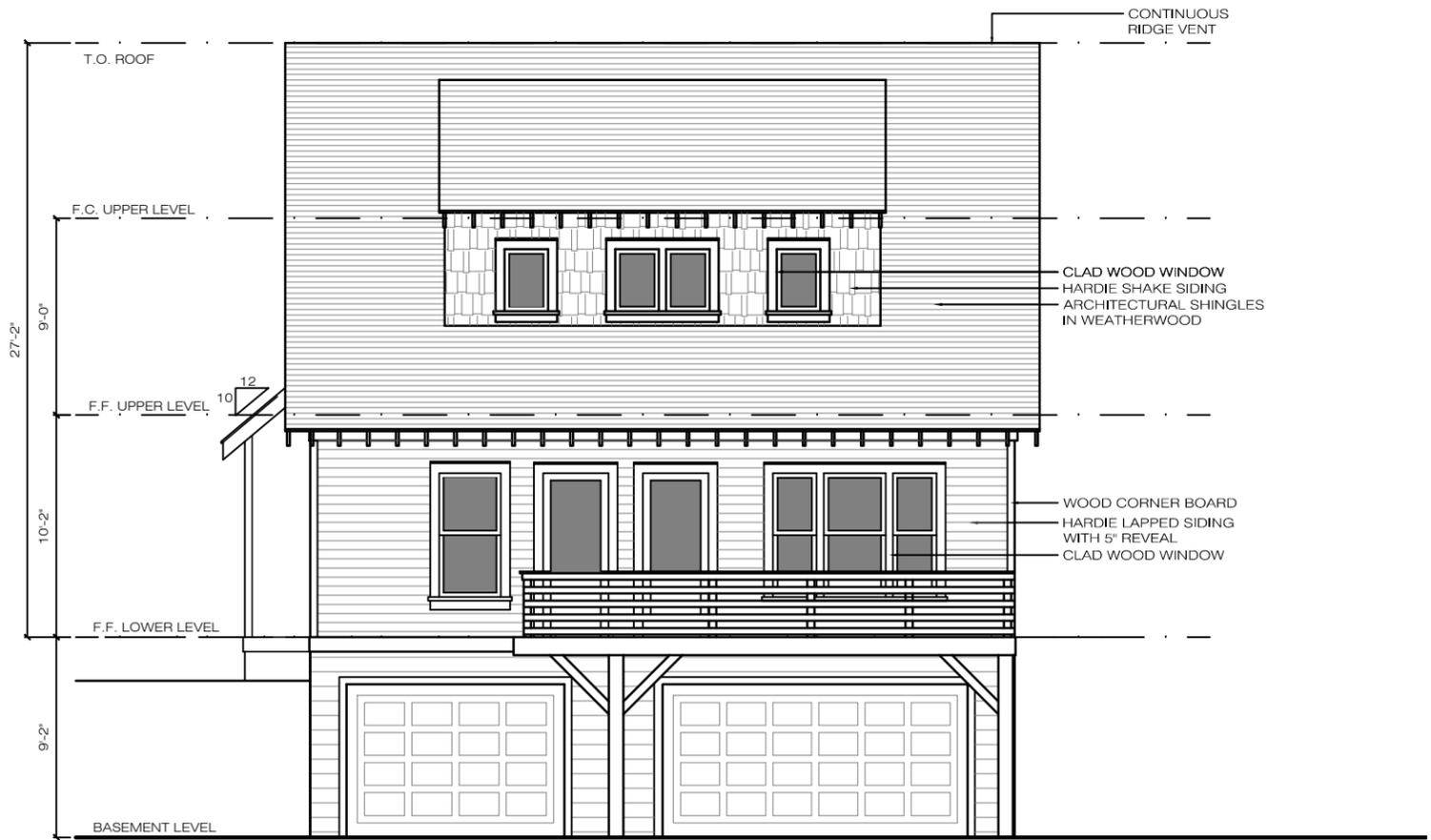
PROJECT:
 407 S 14TH Street
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27 FEBRUARY 2015

A1.1



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT:

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PROJECT:
 407 S. 14TH Street
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A2.0



1 SIDE ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT:

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PROJECT:
 407 S. 14TH Street
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27 FEBRUARY 2015

A2.1



1 SIDE ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT:



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