



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 209 North 16th Street April 18, 2012

Application: Demolition, Infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310015200
Applicant: Jamie Pfeffer
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Demolish non-contributing house and construct a new single-family residence.

Recommendation Summary: Staff recommends approval of the demolition and infill with the following conditions:

- 1) Staff review and approve the asphalt shingle color; all window and door specifications; the front porch floor and stair material; and the design and material of a front porch railing, if one is installed;
- 2) The chimney be clad in stucco, brick, stone, or another masonry material;
- 3) Any utilities be located in the rear of the house or on a side façade beyond the midpoint of the house; and
- 4) Staff review and approve any new appurtenances, including, but not limited to, driveways, pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these features.

With these conditions, staff finds that the proposed infill meets Section II.B. and IV.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

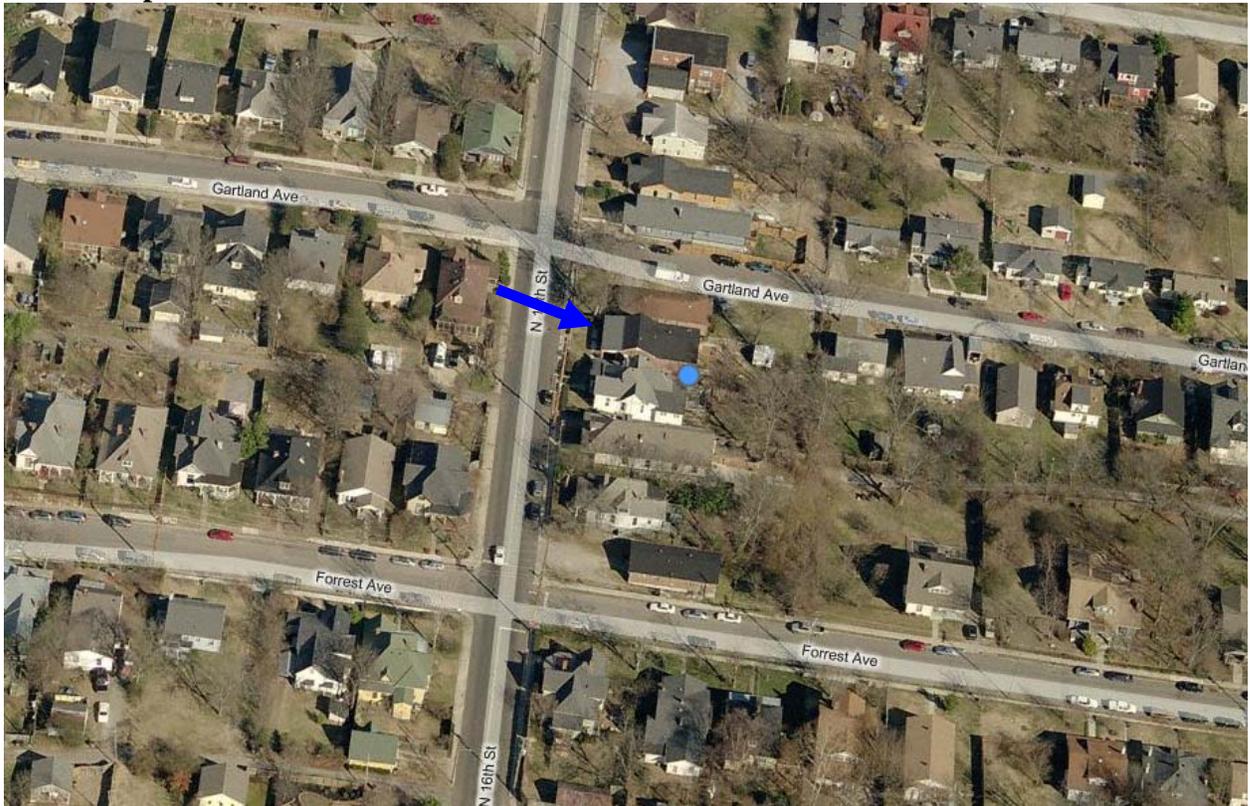
Attachments

- A:** Sanborn Maps
- B:** Photographs
- C:** Site Plan
- D:** Elevations

Vicinity Map:



Aerial Map:



Background: 209 North 16th Street is a single-family house constructed after 1951, and was built after the period of significance for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Based on its age, form, materials, condition, and lack of historic integrity, staff believes the structure is non-contributing to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Applicable Design Guidelines:

II.B. New Construction

1. Height

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

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

2. Scale

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

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

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

Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing

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

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. BL2007-45).

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*

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

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

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 shall 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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than those that front the street.

For multi-unit developments, 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.

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.

Generally, curb cuts should not be added.

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, utilities 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.

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in new buildings shall be visually compatible with the surrounding buildings.

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

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

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

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

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

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

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

8. Outbuildings

- 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.

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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

Siding and Trim

- *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. (Brick molding is not appropriate on non-masonry clad buildings.)*
 - *Brick molding is required around doors, windows, and vents within masonry walls.*
- 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:

1. *where they are a typical feature of the neighborhood*
2. *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.*

- 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.

IV. B. Demolition

1. Demolition is inappropriate:

- a. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
- b. if a building is of such old or unusual or uncommon design and materials that it could not be reproduced without great difficulty or expense; or
- c. if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district, or would be visually incompatible.

1. Demolition is appropriate:

- c. if a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- d. if a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district; or
- e. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Analysis and Findings:

Demolition: 209 S. 16th Street was constructed after 1951, and does not fall within the primary period of significance for the Lockeland Springs-East End overlay. Its form and materials do not fit within the historic context of the neighborhood, and staff believes that the structure is non-contributing to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Staff finds that the demolition of the existing building at 209 North 16th Street meets IV.B.1.d. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Height & Scale: The proposed dwelling is two stories and approximately twenty-eight feet, ten inches (28'10") tall from existing grade. By comparison, the other historic houses on this side of North 16th Street range in height from twenty-four feet (24') to thirty-two feet (32'). The house to the left, 1600 Gartland Avenue, is a non-contributing house, as is the house at the corner of North 16th Street and Forrest Avenue (201 North 16th Street). The houses on the west side of this block of North 16th Street face their respective side streets. These houses range in height from eighteen feet (18') to thirty-one feet (31'). Staff finds that the proposed height of the infill closely matches the historic context.

The new structure will be thirty-five feet, eleven inches (35'11") wide. By comparison, the historic house to the left is approximately thirty-seven feet (37') wide at the front. The other two contributing properties on the east side of this North 16th Street block are both approximately thirty-five feet (35') wide. The new infill will have a total depth of seventy-seven feet (77'). However, this depth will be mitigated by the house's form. The thirty-five foot, eleven inch (35'11") wide portion of the infill at the front will be forty-five feet, nine inches (45'9") deep. The back portion of the infill will read as an addition, as it steps in from the left sidewall of the house by one foot, eleven inches (1'11") and from the right sidewall by eleven feet (11'). This back portion will be thirty-one feet, three inches (31'3") deep. By comparison, 207 North 16th Street, next door to the site, is approximately sixty feet (60') deep. No. 205 North 16th Street is seventy-feet (70') deep, and in this instance, the entire width of the house extends to the full depth of the house. The other historic houses in the immediate vicinity have depths in the range of fifty-five to sixty-five feet (55'-65'); many of these properties also have accessory structures on their sites. Staff finds the proposed depth to be appropriate because the house's form will mitigate the extra depth.

Staff notes that a wall dormer is proposed for second story of the right side elevation. Although staff typically finds wall dormers to be inappropriate, staff has determined that this wall dormer is appropriate because it is located towards the back of the house, and because it is located on a building plane that is inset 11' from the outer wall of the house. The wall dormer will be, at most, minimally visible.

The new structure will have a foot print of approximately two thousand, three hundred, and eighty-four square feet (2,384 sq. ft.). Once the infill is constructed, the site will be approximately sixty-eight percent (68%) open space. This is nearly identical to the percentage of open space for the property at 205 North 16th Street (two houses down from

the site). In addition, this is in keeping with the typical percentages of open space in the immediate vicinity, which range from approximately sixty-four to seventy-five percent (62%-75%).

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

Setback and Rhythm of Spacing: The proposal meets all bulk zoning setback requirements. The structure will be sited slightly off-center on the lot, towards the left/north. In the immediate vicinity, the historic structures vary from being centered on the lot to being sited slightly off-center like the new infill. The proposed structure will be set back approximately twenty-five feet (25') from the front property line. By comparison, the historic house to the right, 207 North 16th Street, is set twenty-feet (20') from the front property line. The additional inset of five feet (5') will help mitigate the infill's height and represents the approximate average of setbacks in the immediate vicinity.

Staff finds the setback and rhythm of spacing of the proposed structure to meet Section II.B.3. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The primary cladding material for the building will be cement fiberboard. Wood brackets and rafter tails and trim will also add detail to the structure. The front door will be wood, and the windows will be clad wood. Staff asks to approve the specifications for all windows and doors, including the vehicular garage door, prior to purchase and installation. The foundation will be split face concrete block. The porch columns will be wood but the material of the porch floor and stairs was not specified. The primary roof will be asphalt shingle. Staff asks to approve the color of the asphalt shingle prior to purchase and installation. The rear deck railing will be wood. Staff asks to approve the material and design of the front porch railing if one is installed. The chimney is proposed to be Hardie stucco panel. Hardie stucco panel is not appropriate for chimneys because they are smooth in appearance and look more like wood than stucco. In addition, corner boards are typically necessary with this material and are not appropriate. Staff asks that the chimney be clad in stucco, stone, brick, or another masonry material.

With the above-mentioned staff approvals and the change in the chimney cladding, staff finds the proposed materials to meet Section II.B.4. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The primary roof form is a cross gable with a slope of 10/12. The roofs of the front porch and the rear porch will be hipped and will have a slope of 4/12. The wall dormer on the right façade will have a shed roof with a slope of 5/12, and the bay window on the left facade will have a gabled roof with a slope of 10/12.

These roof shapes and pitches are found on historic buildings throughout the district and so meet Section II.B.5. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The proposed structure has an asymmetrical façade with a centered front entrance. It has a porch that extends the entire width of the house. The house is oriented to face North 16th Street, as are the majority of the buildings on the east side of North 16th Street. Only 1600 Gartland, which is to the left of 209 North 16th and is non-contributing, does not face North 16th Street.

Staff finds that the orientation meets section II.B.6. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The infill's windows are approximately twice as tall as they are wide, with the exception of some more utilitarian windows on the side and rear facades. The windows therefore meet the historic ratio of windows in the neighborhood. On the right-hand part of the front façade will be French doors leading to the front porch. The largest expanse of wall space without a window or door opening is seventeen feet (17'), but that expanse does not occur until the back portion of the house on the left elevation. Staff therefore finds that this expanse meets the design guidelines.

Staff finds that the window proportions and rhythm of openings meets Section II.B.7. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Outbuildings: The applicant is proposing an attached garage at the rear of the building. The garage will be accessed from the alley. Staff finds the proposed attached garage to meet the design guidelines in this instance because it is located towards the rear of the property where garages typically would have been placed and because its garage doors will be on the rear façade and will not be visible from the street. In addition, because of the slope of the site, the garage will be located at the basement level, below the grade of the front of the house.

Staff finds that the location of the proposed garage meets Section II.B.8. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

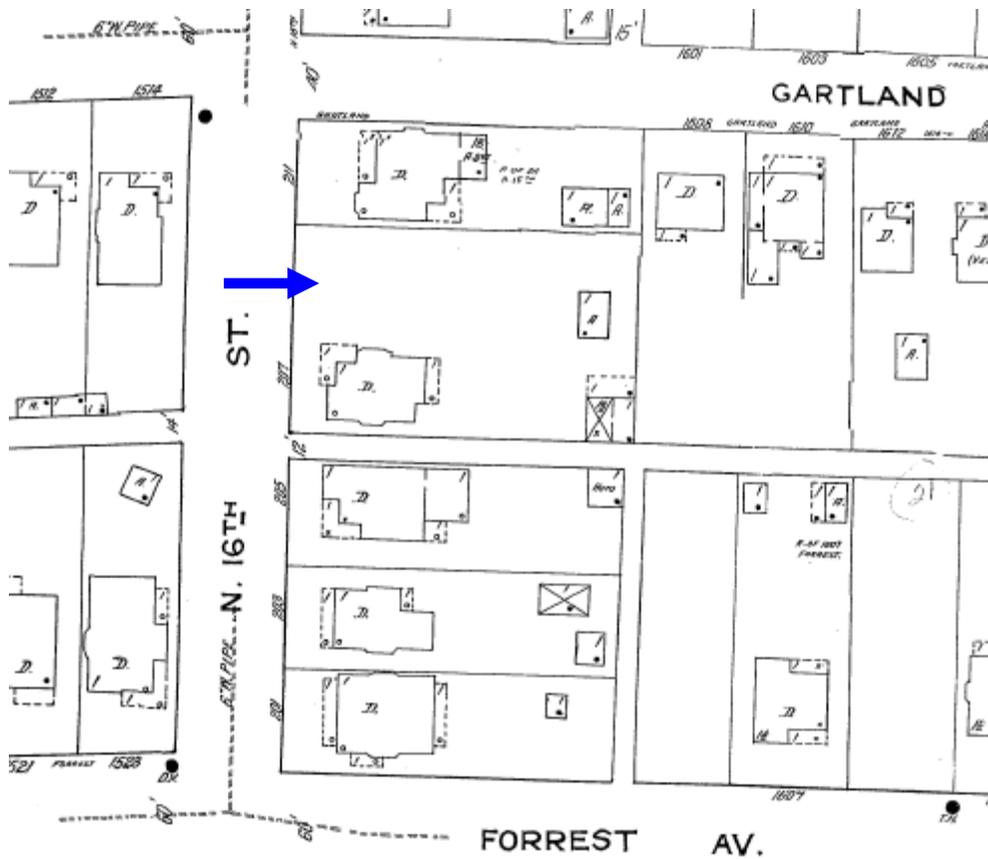
Appurtenances & Utilities:

No driveways, sidewalks, or other significant appurtenances are part of the project at this time. Staff asks that a condition of approval be that staff review and approve any new appurtenances, including, but not limited to, additional pathways, paving, lighting fixtures, driveways, and fences, prior to the purchase and installation of these features. In addition, the location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house.

Staff recommends approval of the infill with the following conditions:

- 1) Staff review and approve the asphalt shingle color; all window and door specifications; the front porch floor and stair material; and the design and material of a front porch railing, if one is installed;
- 2) The chimney be clad in stucco, brick, stone, or another masonry material;
- 3) Any utilities be located in the rear of the house or on a side façade beyond the midpoint of the house; and
- 4) Staff review and approve any new appurtenances, including, but not limited to, driveways, pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these features.

With these conditions, staff finds that the proposed infill meets Section II.B. and IV.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.



c. 1951 Sanborn map. The property that is now 209 N. 16th Street was still at this time the side yard to the property to the south. It had not yet been subdivided off.



209 North 16th Street



Non-contributing structure to the left of site at 1600 Gartland.



207 North 16th Street, house to the right of site.



205 and 203 North 16th Street.



1514 Gartland Avenue, across the street from the site



1520 Forrest Avenue, across the street from the site.



1523 Forrest Avenue, across the street from the site.

BUILDING DATA

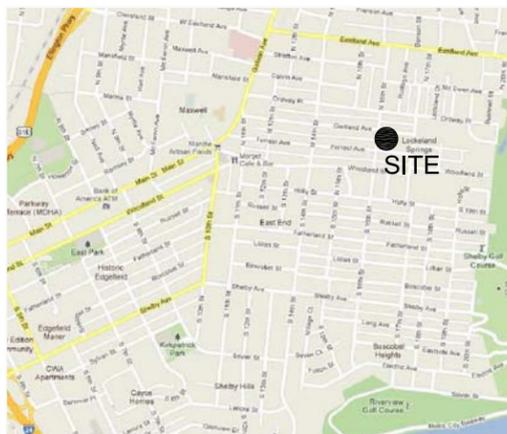
ADDRESS: 209 NORTH 16th STREET
 NASHVILLE, TENNESSEE 37206
 PARCEL ID: 08310015200
 DESCRIPTION: PARTS OF LOTS 18, 19, 20 W R CORNELIUS
 LOT AREA: .18 ACRES
 DIMENSIONS: 50' X 150' PLUS 12' REAR ALLEY
 ZONING: R6
 PROPOSED BUILDING AREAS:
 BUILDING FOOTPRINT: 2,384 SF
 TOTAL LIVING AREA: 2,667 SF

PROJECT TEAM

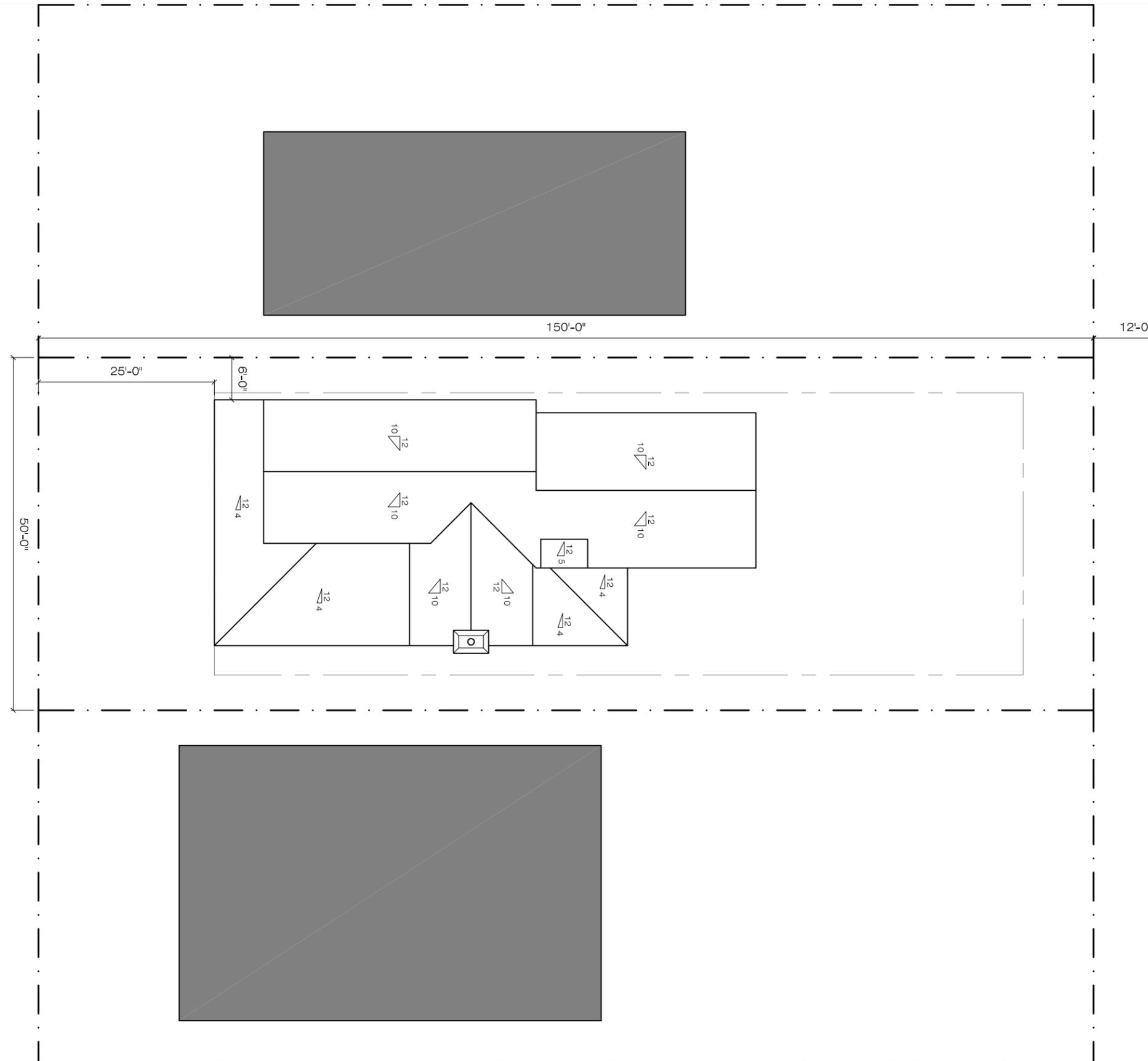
DEVELOPER
 LEGACY BUILDERS
 MATT ENGESATH
 615-386-7050
 matt@legacynashville.com

ARCHITECT
 PFEFFER TORODE ARCHITECTURE
 1123 GLENWOOD AVENUE
 NASHVILLE, TN 37204
 615-618-3565
 jamie@pfefferarchitecture.com

VICINITY MAP



NORTH 16th STREET



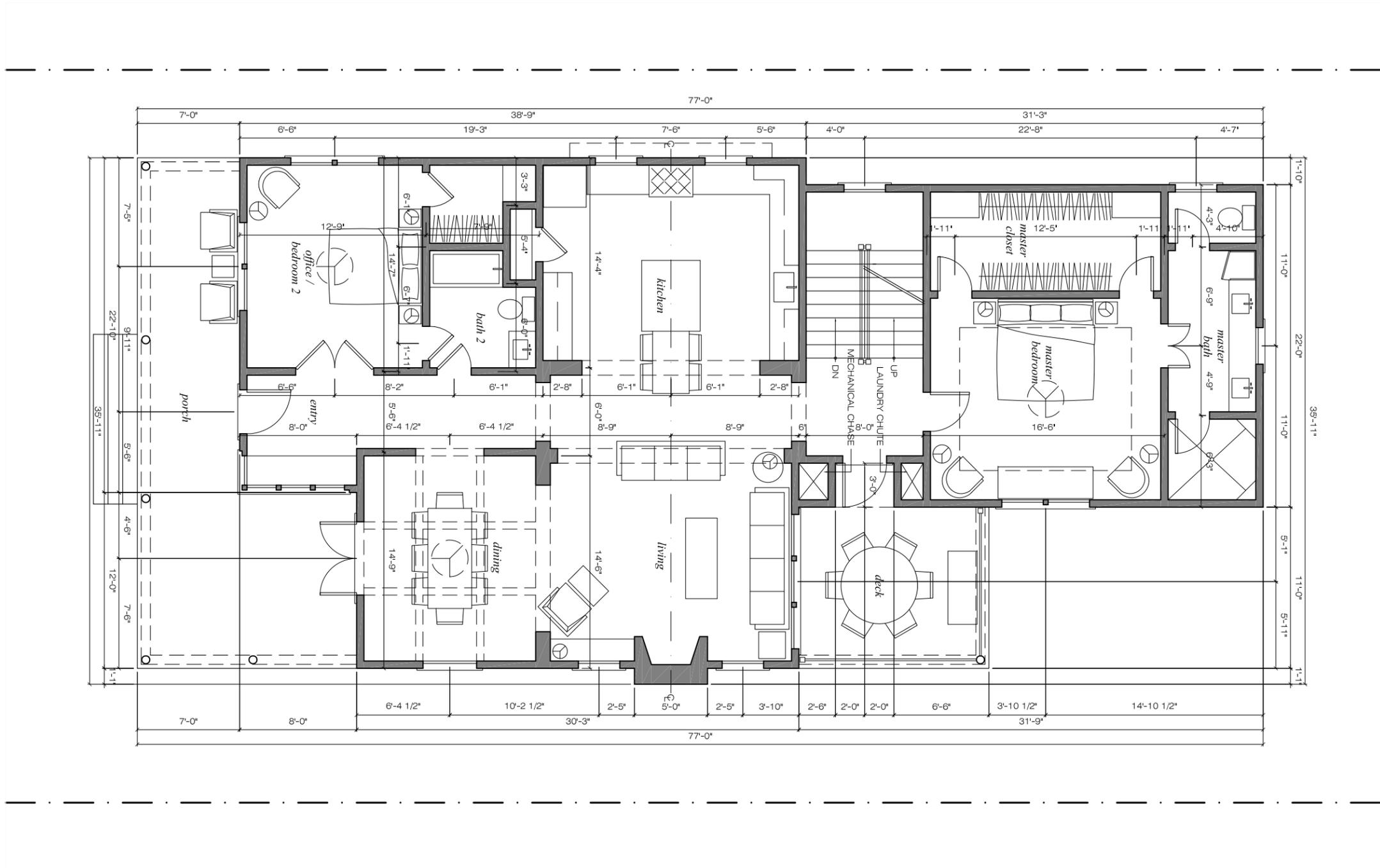
ARCHITECT:
pfa PfefferArchitecture
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204

PROJECT:
 209 NORTH 16TH STREET
 NASHVILLE, TENNESSEE 37206

4 APRIL 2012

A1.0

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

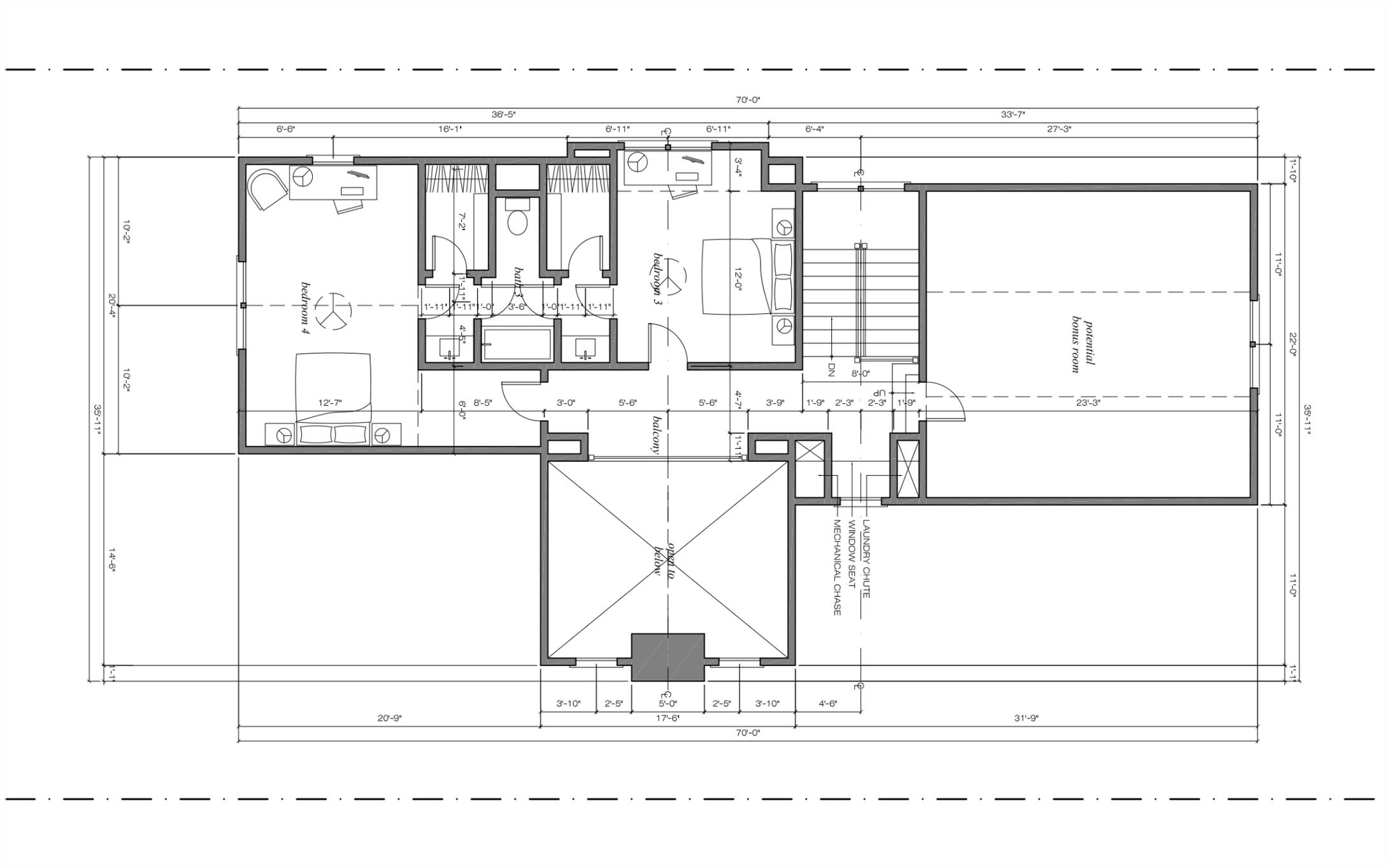


4 APRIL 2012

A1.2

PROJECT:
209 NORTH 16TH STREET
NASHVILLE, TENNESSEE 37206

ARCHITECT:
pfa PfefferArchitecture
1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204



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

4 APRIL 2012

A1.3

PROJECT:
209 NORTH 16TH STREET
NASHVILLE, TENNESSEE 37206

ARCHITECT:
 Pfa Pfeffer Architecture
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204



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



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

ARCHITECT:
 pfa PfefferArchitecture
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204

PROJECT:
 209 NORTH 16TH STREET
 NASHVILLE, TENNESSEE 37206

4 APRIL 2012

A2.1



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

ARCHITECT:
 PfefferArchitecture
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204

PROJECT:
 209 NORTH 16TH STREET
 NASHVILLE, TENNESSEE 37206

4 APRIL 2012

A2.3