



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
1808 Ordway Place
January 18, 2012

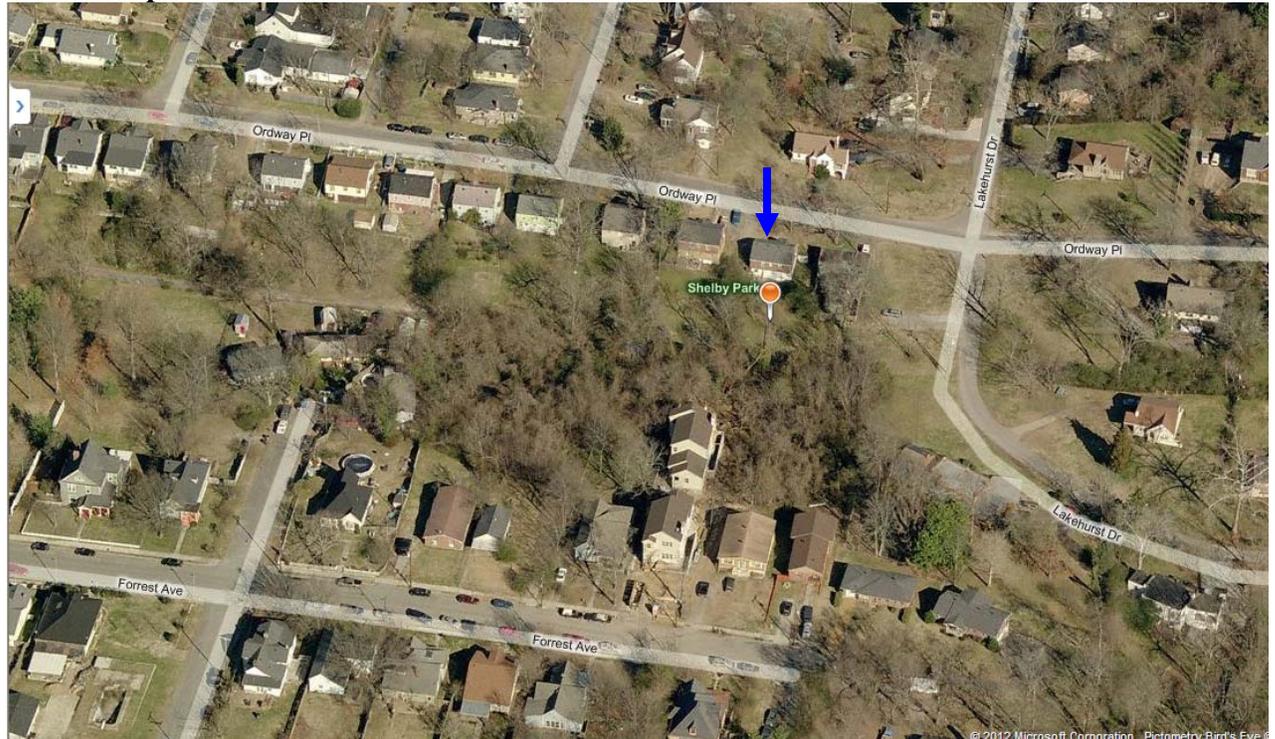
Application: New Construction—addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310023800
Applicant: Lynn Taylor
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Construct new front porch and rear addition to a non-contributing structure.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff review and approve a brick sample, the color of the asphalt shingle roof, and all windows and doors prior to purchase and installation; 2. The applicant submit for staff’s approval a site plan showing the footprint of the new driveway. <p>With these conditions, staff finds the proposed project to meet Section II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Background: 1808 Ordway Place is a one-story brick structure constructed c. 1950. Based on the building's age and lack of architectural style and integrity, the building 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.

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.
- 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.

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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*
- *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 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.*
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Rear additions wider than existing building

- *Rear additions that are wider than or equal in width to 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.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

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 or periods of architecture.*

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. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should following all New Construction guidelines.

Analysis and Findings:

Application is to construct a new front porch and a side addition to a non-contributing house.

Location and Setback: On the front façade, a new porch that is six-feet, seven inches (6'7") deep and twenty-one feet, eight inches (21'8") wide will be constructed. It is located slightly off center, but is centered on the existing doorway. Adding on to the front of the house is appropriate because this is a non-contributing structure. The addition of the porch will bring the house closer to the sidewalk. With the porch, the house will be about twenty-three feet (23') from the front property line. An examination of the vicinity map shows that the front setbacks on the south side of this block of Ordway range from approximately nineteen feet (19') to twenty-nine feet (29') and that the proposed front setback of twenty-three feet (23') is approximately the average front setback on the block.

An addition will also be constructed behind the existing house. On the right side, the addition sets in eight feet (8') from the side wall of the house. On the left side, the addition sets in one foot (1') from the side wall of the house for a length of six feet (6'), at which point, the addition extends four feet (4') beyond the left side wall of the house. Staff finds this one-foot (1') inset and wider portion of the addition on the left side to be appropriate because the house is non-contributing and the lot is irregularly-shaped, making the lot wider in the rear than it is in the front. The addition meets all of the required codes setbacks. On the left side, its minimum side setback is more than twenty feet (20') and on the right side, the addition is set in a minimum of sixteen feet (16') from the side property line. The addition is more than fifty-feet (50') from a rear ten foot (10') public utility easement and more than sixty feet (60') from the rear property line.

Staff finds the location and setbacks of the proposed porch and rear addition to meet Sections II.B.3. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The porch height and scale are appropriate to the size of the house. The house is thirty-two feet (32') wide and twenty-six feet (26') deep. The porch will be six feet, seven inches (6'7") deep and twenty-one feet, eight inches (21'8") wide. The eave height of the porch will match that of the house and will be between eight and nine feet (8'-9') because of the slope of the site. The ridge height of the front-gabled porch will be approximately fifteen feet (15'), approximately one foot, eight inches (1'8") lower than the ridge of the house.

The rear addition will have a depth of thirty feet (30') and a maximum width of twenty-eight feet (28'). Due to the large size of the lot and the fact that this existing structure is

non-contributing, the scale of the addition is appropriate. The site slopes steeply in the rear yard, and there are existing retaining walls on the right and left sides that allow the yard to flatten out in the rear. Because of the slope, the rear addition is two stories, but lower in height than the existing one-story house. The eave of the second story matches the eave height of the house, and the ridge height will be a maximum of approximately twenty-four feet, three inches (24'3"), which is about four inches (4") lower than the ridge height of the house in the rear.

Staff finds the height and scale of the proposed porch and rear addition to meet Sections II.B.1., II.B.2. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The existing house has a side gabled roof with a slope of approximately six-twelve (6/12). The proposed front porch will have a front-gabled roof form that will match the existing cross-gable, which has a slope of approximately six-twelve (6/12). The rear addition will have a front-gabled roof with a slope of five-twelve (5/12). The lower level is treated like a basement level with no eaves or detailing. The upper story is treated like the first floor of an addition. Staff finds the roof forms of the front porch and the rear addition to be appropriate.

Staff finds the porch's and the addition's roofs to meet Section II.B.5. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The addition does not contain any areas with large expanses lacking a window or door opening. On the front façade, the window pattern will remain largely the same as is existing, except that the window opening on the right will be enlarged. On the right side of the existing house, a door opening will be converted into a window opening, which is appropriate since this is a non-contributing house. On the left side of the existing house, two window openings will be created at the basement level. The window and door openings are appropriately scaled to the house and staff finds that they meet the design guidelines.

Staff finds the proportion of rhythm of openings for the addition to meet Section II.B.7. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The front porch column bases will be brick and the posts and structural material will be wood. The porch's gable field will be clad in Hardishingle to mimic "cedar shake." Hardishingle will also be added to the side gables. The second-story of the addition will be clad in cement fiberboard with a five inch (5") reveal, and its gable will be clad in Hardishingle. The ground floor of the addition will be clad in brick veneer. Staff asks that a condition of approval be that staff review and approve a brick sample for the porch columns and for the rear cladding prior to purchase and installation. The windows will be wood or aluminum clad, and staff asks that a condition of approval be that staff review and approve all window and doors prior

to purchase and installation. The roof will be architectural dimensional shingles, and staff asks that a condition of approval be that staff review and approve the color of the shingle prior to purchase and installation.

Staff finds the porch and the rear addition's materials to meet Section II.B.4. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Garage and Driveway: The ground floor of the addition contains a two-car garage. Although attached garages are typically inappropriate in neighborhoods like Lockeland-Springs, staff finds that this garage meets the design guidelines because there is no existing alley access, the garage is located in the rear where an historic accessory building would have typically been located, the garage is located at the basement level, and the vehicular access is on the rear elevation. The site plan does not show the footprint of the planned driveway, and staff asks that a condition of approval be that the applicant submit a site plan showing the driveway for staff's approval.

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

Staff recommends approval of the project with the following conditions:

1. Staff review and approve a brick sample, the color of the asphalt shingle roof, and all windows and doors prior to purchase and installation;
2. The applicant submit for staff's approval a site plan showing the footprint of the new driveway.

With these conditions, staff finds the proposed project to meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



1808 Ordway Place, front facade



1808 Ordway Place, rear yard with retaining wall

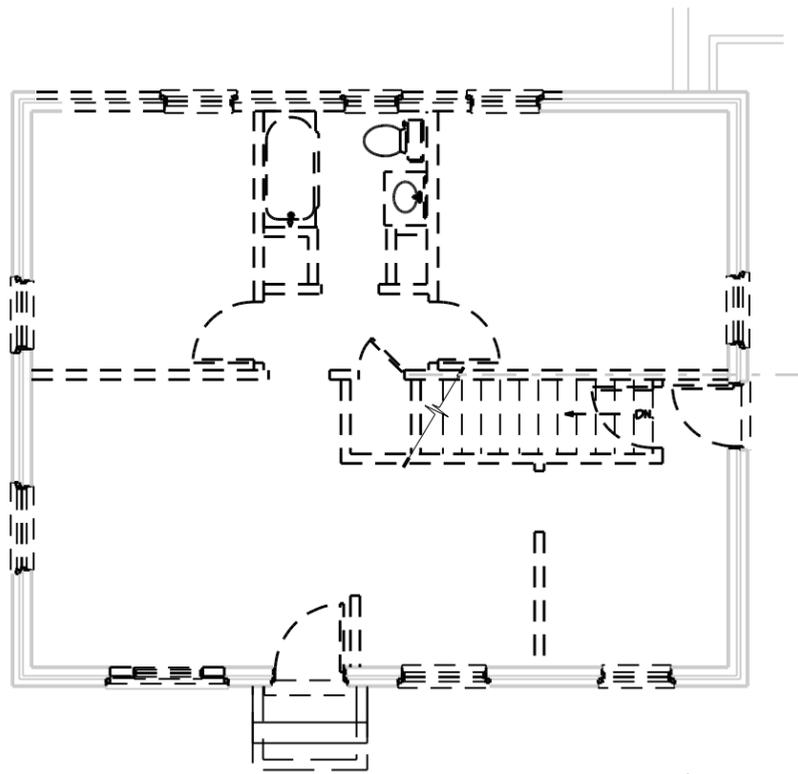


1808 Ordway Place, rear and east facades.



1808 Ordway Place, west façade.

1808 Ordway Place
Nashville, TN 37206

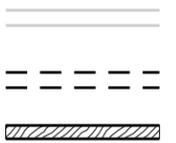


WALL LEGEND

EXISTING ITEMS
TO REMAIN

DEMOLITION

NEW CONSTRUCTION

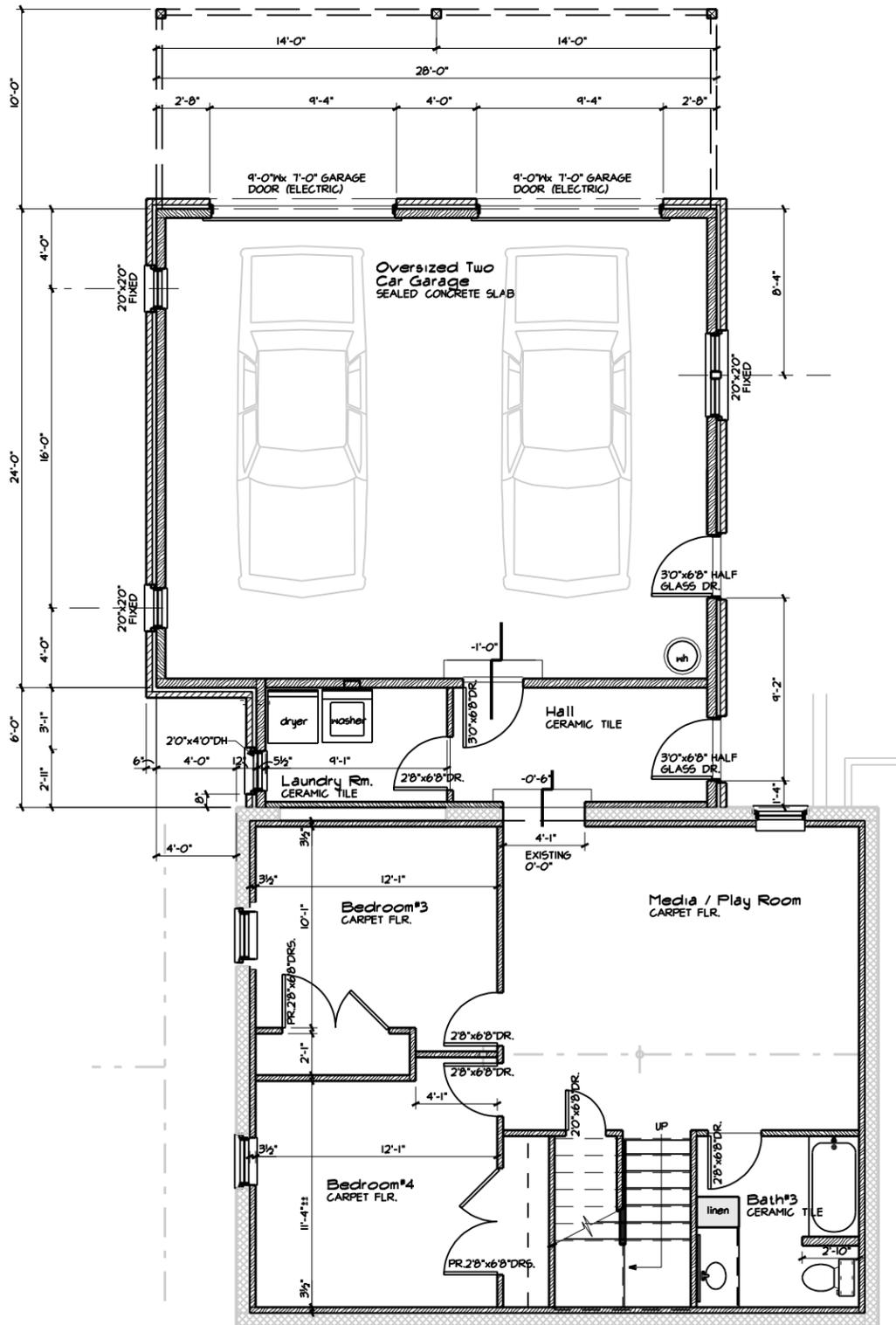


DEMOLITION
FIRST FLOOR PLAN

SCALE: $\frac{1}{8}$ " = 1'-0"

TAYLOR
MadePlans, LLC
phone: 615-650-8956
www.taylormadeplans.com

1808 Ordway Place
Nashville, TN 37206



WALL LEGEND

- EXISTING ITEMS TO REMAIN ———
- DEMOLITION - - - - -
- NEW CONSTRUCTION ▨▨▨▨▨

NEW CONSTRUCTION
BASEMENT FLOOR PLAN

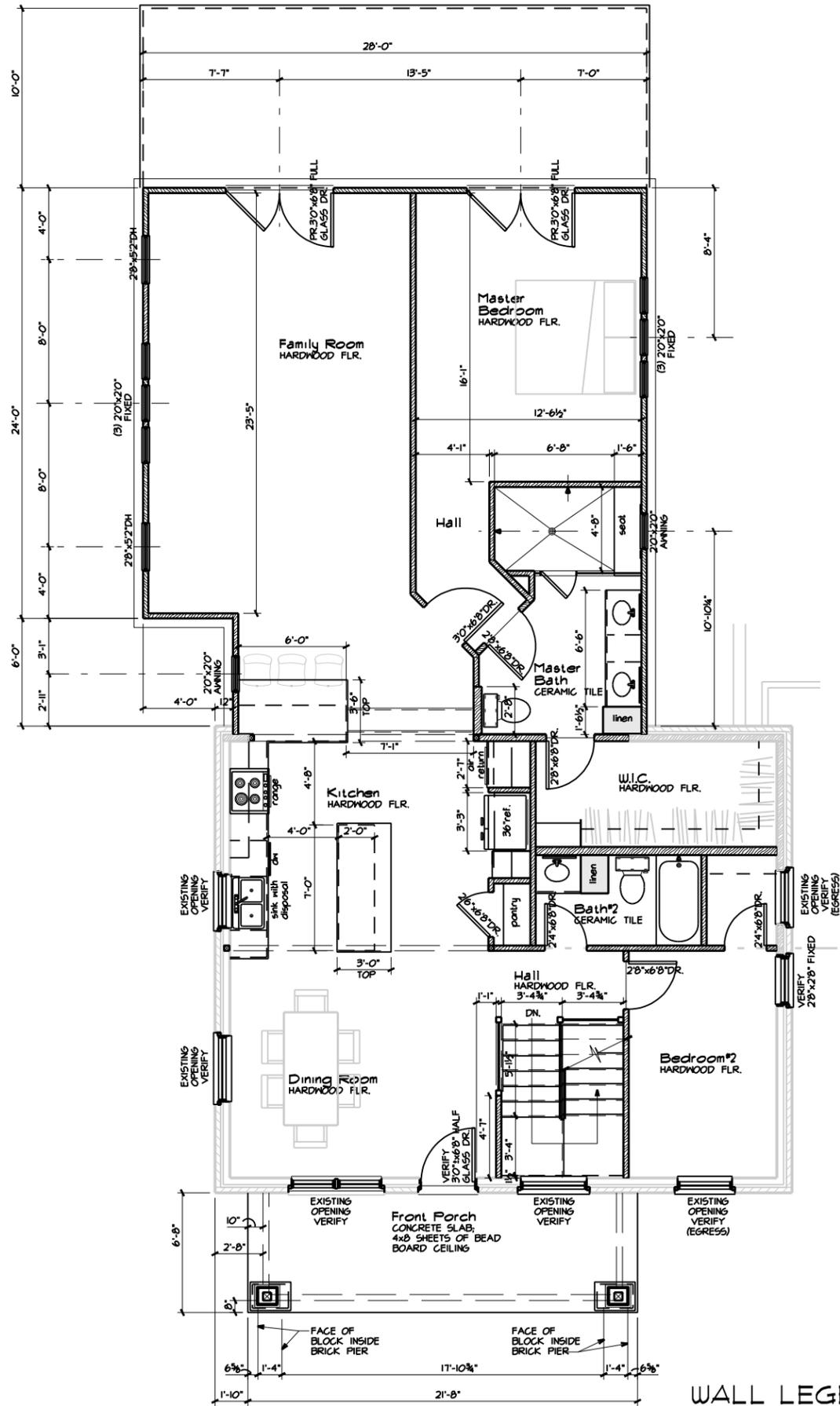
SCALE: 1/8" = 1'-0"

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WALL LEGEND

- EXISTING ITEMS TO REMAIN ———
- DEMOLITION - - - - -
- NEW CONSTRUCTION ▨▨▨▨▨

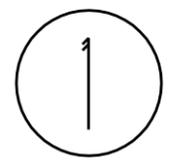
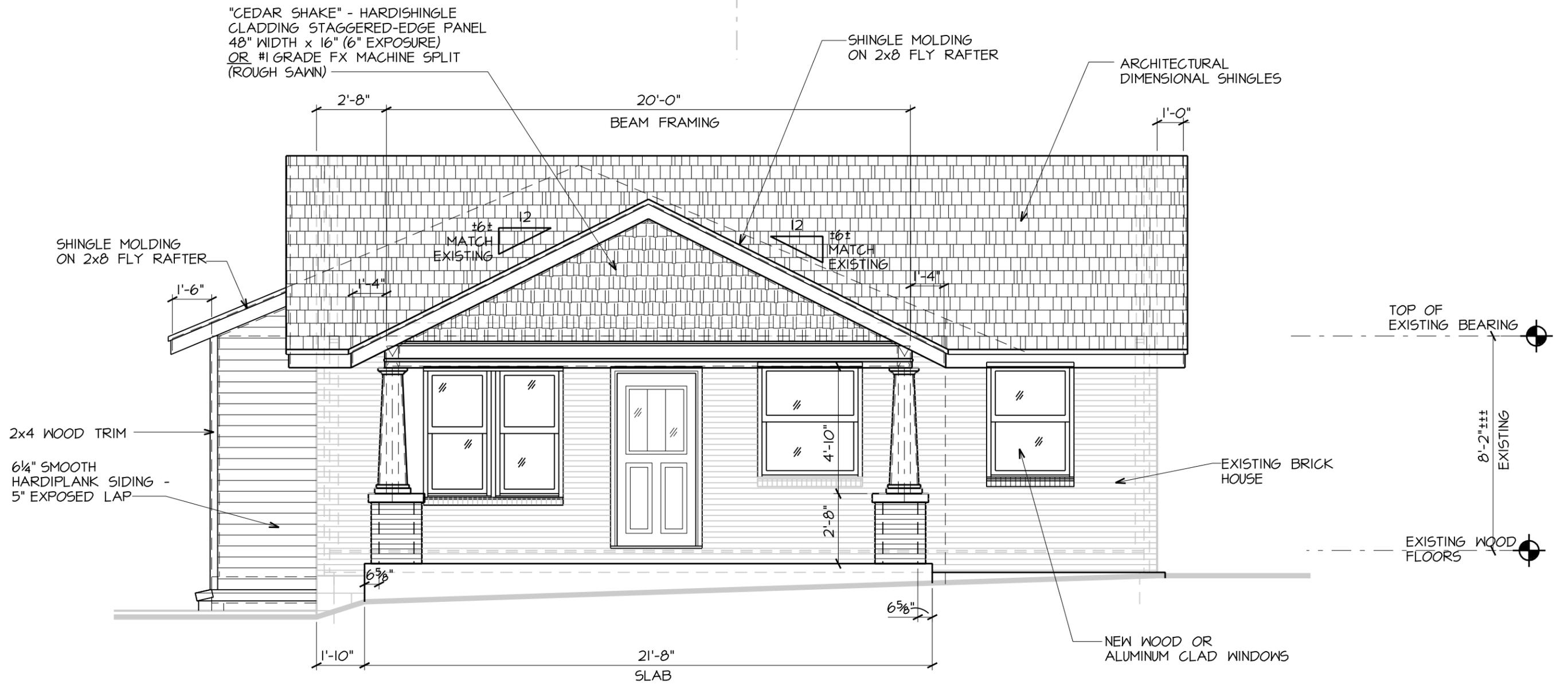
**NEW CONSTRUCTION
FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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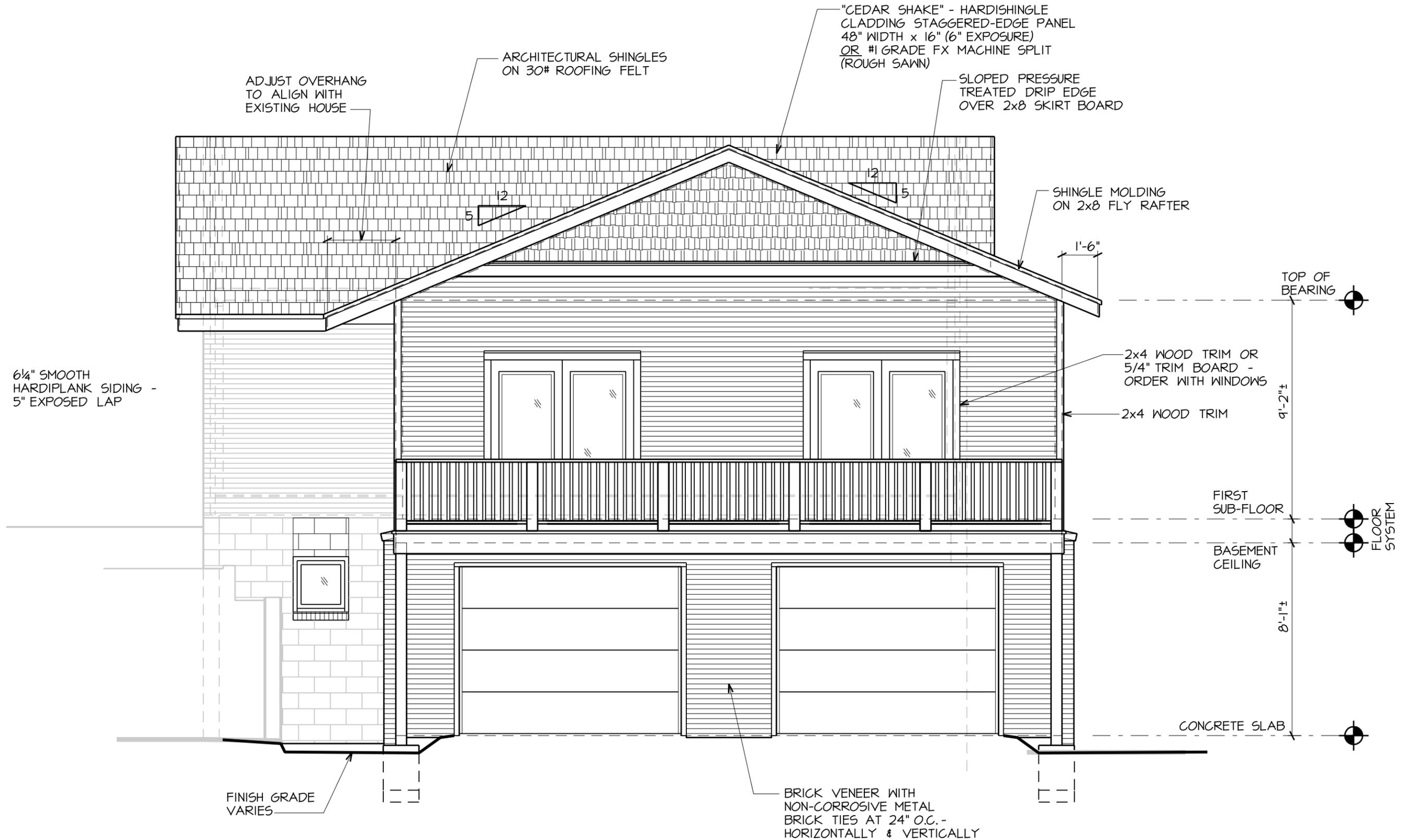
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FRONT ELEVATION

SCALE: 1/4" = 1'-0"

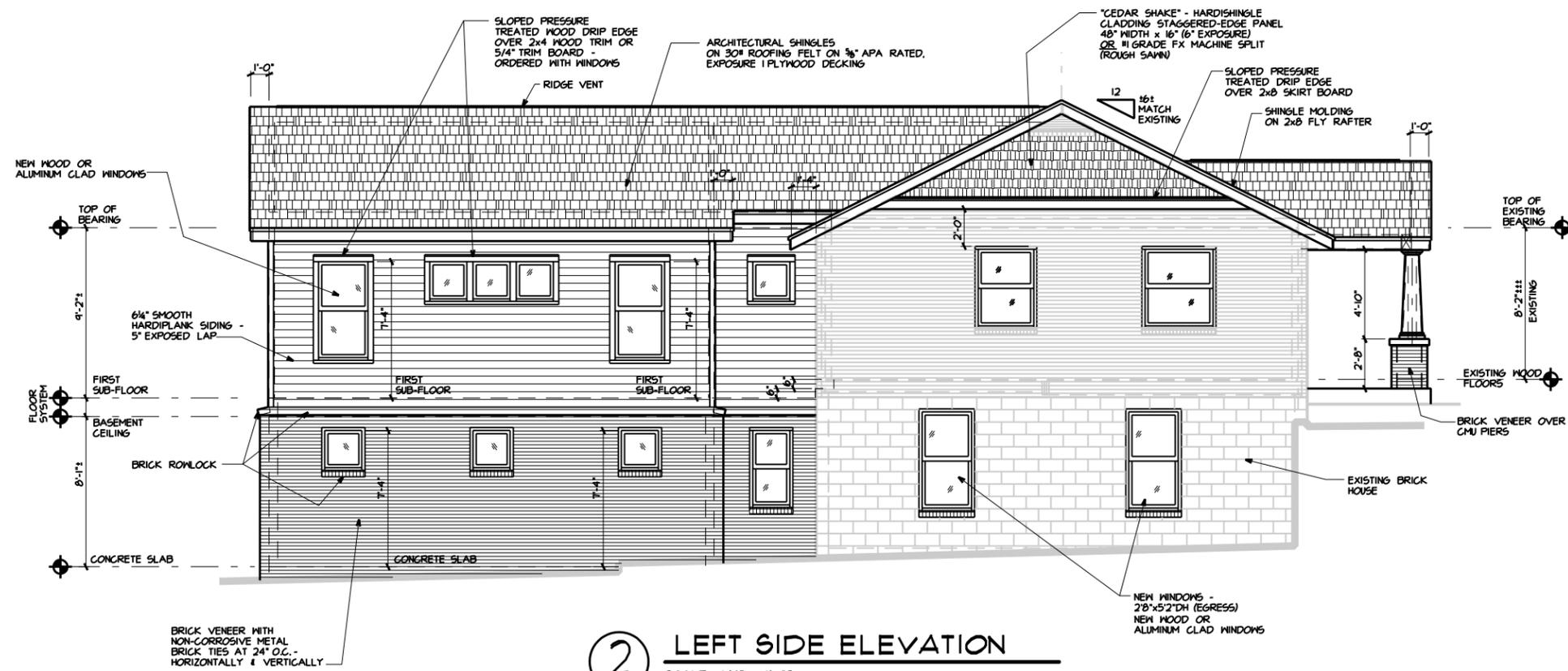
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REAR ELEVATION

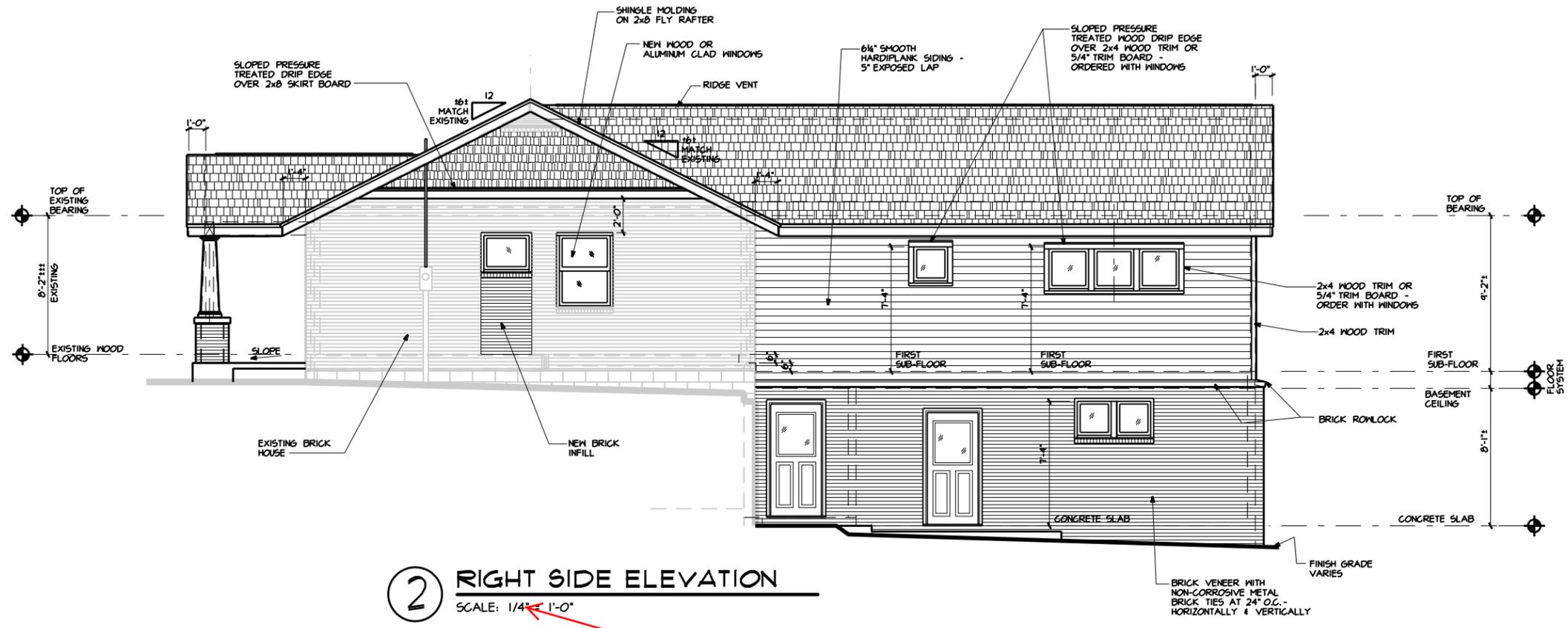
SCALE: 1/4" = 1'-0"

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MHZC Note: Scale
 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

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MHJC Note: Scale
 1/8" = 1'-0"