



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
1608 Gartland Avenue
October 17, 2012

Application: Full Demolition; New Construction – Primary Building and Accessory Building

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08310015400

Applicant: Jamie Pfeffer, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The demolition of a non-contributing structure, and the subsequent construction of a new primary building and accessory building are proposed. The new primary building will be one and one-half stories tall, and the front façade will be thirty-two feet (32') wide. The house will have a gabled front dormer and a projecting box bay on each side. The materials of the new building will include cement-fiber siding, split faced concrete block, and a composite shingle roof. The accessory building will be sixteen feet (16') tall with a five hundred, twenty-eight square foot (528" sq. ft.) footprint, and the materials will match those of the house.

Recommendation Summary: Staff recommends approval of the proposed demolition of a non-contributing structure, and the subsequent construction of a new primary building and accessory building, with the condition that staff approve the windows and that a concrete walkway be added from the front of the house to the street. With these conditions, Staff finds the application to meet the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

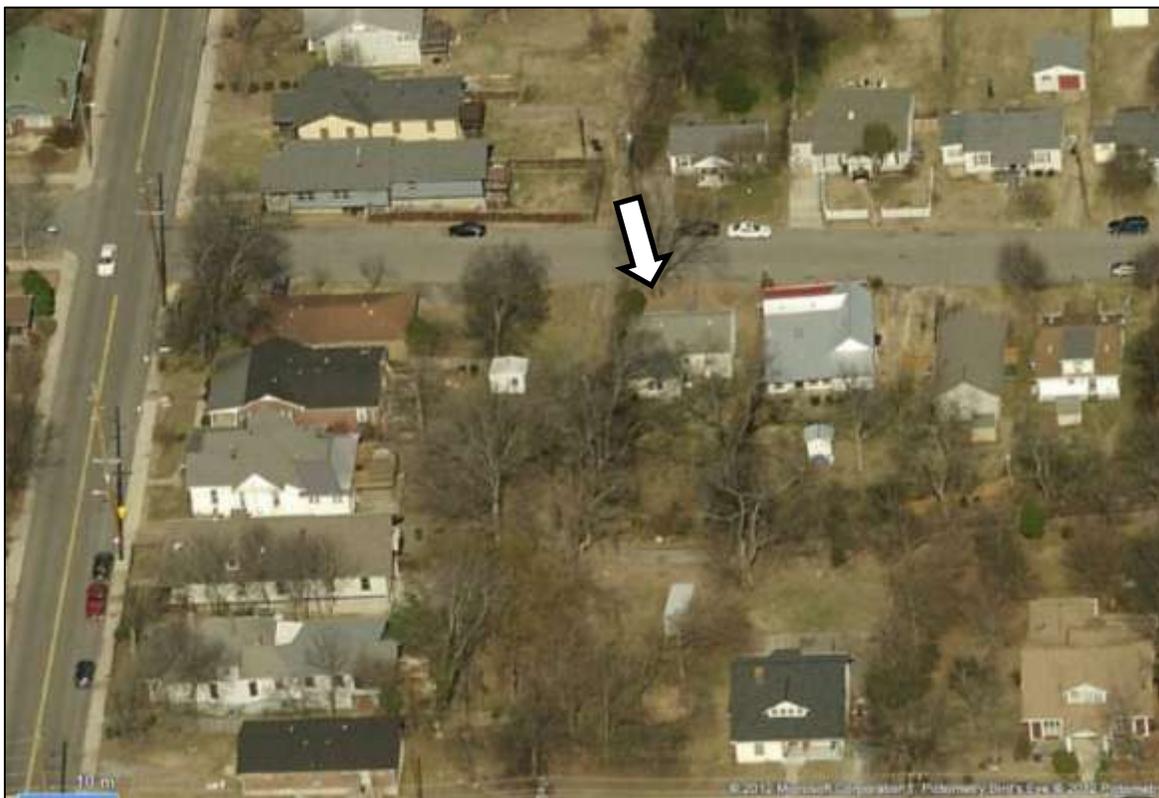
Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

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

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

2. Scale

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

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

3. Setback and Rhythm of Spacing

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

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

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

5. Roof Shape

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

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

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

7. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

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

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.

Outbuildings: 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 street-facing dormer should sit back at least 2' from the wall of the floor below.*

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.
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.
Decorative raised panels on publicly visible garage doors are generally not appropriate.*

Outbuildings: Siding and Trim

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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.
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.*

- 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.*

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

IV. B. Demolition

Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1608 Gartland Avenue is a non-contributing structure, constructed circa 1947. The surrounding context is primarily composed of one or one and one-half story houses. The majority of the historic houses nearby are Craftsman style bungalows constructed between 1920 and 1935, although the adjacent house to the left is a Folk Victorian house dating to 1914 or earlier.



Analysis and Findings:

Demolition

Because the existing structure does not contribute to the historic character of the district, the application to demolish meets guideline IV.B.2.b.

Height, Scale

The new building will be one and one-half stories tall with a left-to-right gable ridge twenty-nine feet (29') above grade and a first-story eave height of twelve feet (12'). The front façade of the house will be thirty-two (32') feet wide with projecting bays on the left and right bringing the total width to thirty-six feet (36'). The floor height will be thirty inches (30") above grade, as there will be an eighteen inch (18") tall foundation and a twelve inch (12") wide water table band. These proportions are compatible with surrounding historic houses, which are predominantly one story and one and one-half story bungalows ranging from twenty six feet (26') wide to thirty-six feet (36') wide. Staff finds the height and scale to meet guidelines II.B.1. and II.B.2.

Setbacks

The house will be nearly centered on the lot with side setbacks of six and eight feet (6', 8'). The surrounding lots and houses are not uniform in size, but the setbacks range from four to eleven feet (4' – 11'). The front setback of the new house will be twenty-eight feet (28') to the leading edge of the porch. This will be ten feet (10') deeper than the adjacent Folk Victorian house to the left, but will be consistent with the majority of other historic houses on the street. The orientation of the house will match the surrounding historic context. Staff finds the proposed setbacks and orientation to meet guidelines II.B.3. and II.B.6.

Materials

The materials of the new structure will include cement-fiber clapboard and shingle siding with wood trim, a split-faced concrete block foundation, and a composite shingle roof ("weathered wood" or gray/brown color). The exterior trim elements will be wood as will the windows, although more details about the windows (ex. muntin style) should be approved before they are purchased. There will be a masonry chimney on the right side of the house, which may be stuccoed. These materials are compatible with those of surrounding historic houses and meet guideline II.B.4.

Roof Shape

The primary roof of the house will be a side-oriented gable with a 9:12 pitch. The front dormer: gabled, with the front façade set two feet (2') off the primary wall and the ridge one foot below the primary ridge, will have the same pitch. There will also be a rear dormer with the side walls set in two feet (2') from the sides of the house, with a 3:12 pitched shed roof. These roofs are compatible with those of surrounding historic houses and meet the guideline II.B.5.

Windows

The new house will have three even bays on the front façade. The window patterns of the side facades will be more irregular, but not so much as to be incompatible with surrounding historic houses. The proportions of the windows will be roughly twice as tall as they are wide, and the first story and upperstory windows will be generally the same size. Staff finds the proportion and rhythm of openings to meet guideline II.B.7.

Accessory Buildings

The proposal includes a one-story, two-car garage behind the house. The structure will be sixteen feet (16') tall with a nearly square five hundred, twenty-eight square foot (528 sq. ft.) footprint. The materials of the structure will match those of the house: cement-fiber siding, composite roof shingles, and a split-faced concrete block foundation. Staff finds the accessory structure to meet guideline II.B.8.

Appurtenances

The accessory structure will be accessed from the alley, with no driveway to the street. Staff recommends that a concrete walkway like that found on other houses in the area be added from the front of the structure to the street.

Recommendation: Staff recommends approval of the proposed demolition of a non-contributing structure, and the subsequent construction of a new primary building and accessory building, with the condition that staff approve the windows and that a concrete walkway be added from the front of the house to the street. With these conditions, Staff finds the application to meet the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Non-contributing structure at 1608 Gartland Avenue.

BUILDING DATA

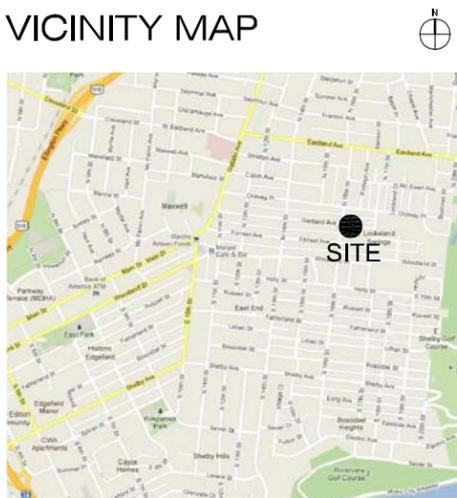
ADDRESS: 1608 GARTLAND AVENUE
 NASHVILLE, TENNESSEE 37206
 PARCEL ID: 08310015400
 DESCRIPTION: LOT 17 W R CORNELIUS
 LOT AREA: .17 ACRES
 DIMENSIONS: 50' X 150'
 PROPOSED BUILDING AREAS:
 TOTAL LIVING AREA: 2,696 SF

PROJECT TEAM

DEVELOPER
 PANTHEON DEVELOPMENT PARTNERS, LLC
 615-579-0771
 jamie@pantheondevco.com

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

VICINITY MAP



1 PROPERTY PLAN
 SCALE 1/32" = 1'-0"

ARCHITECT:

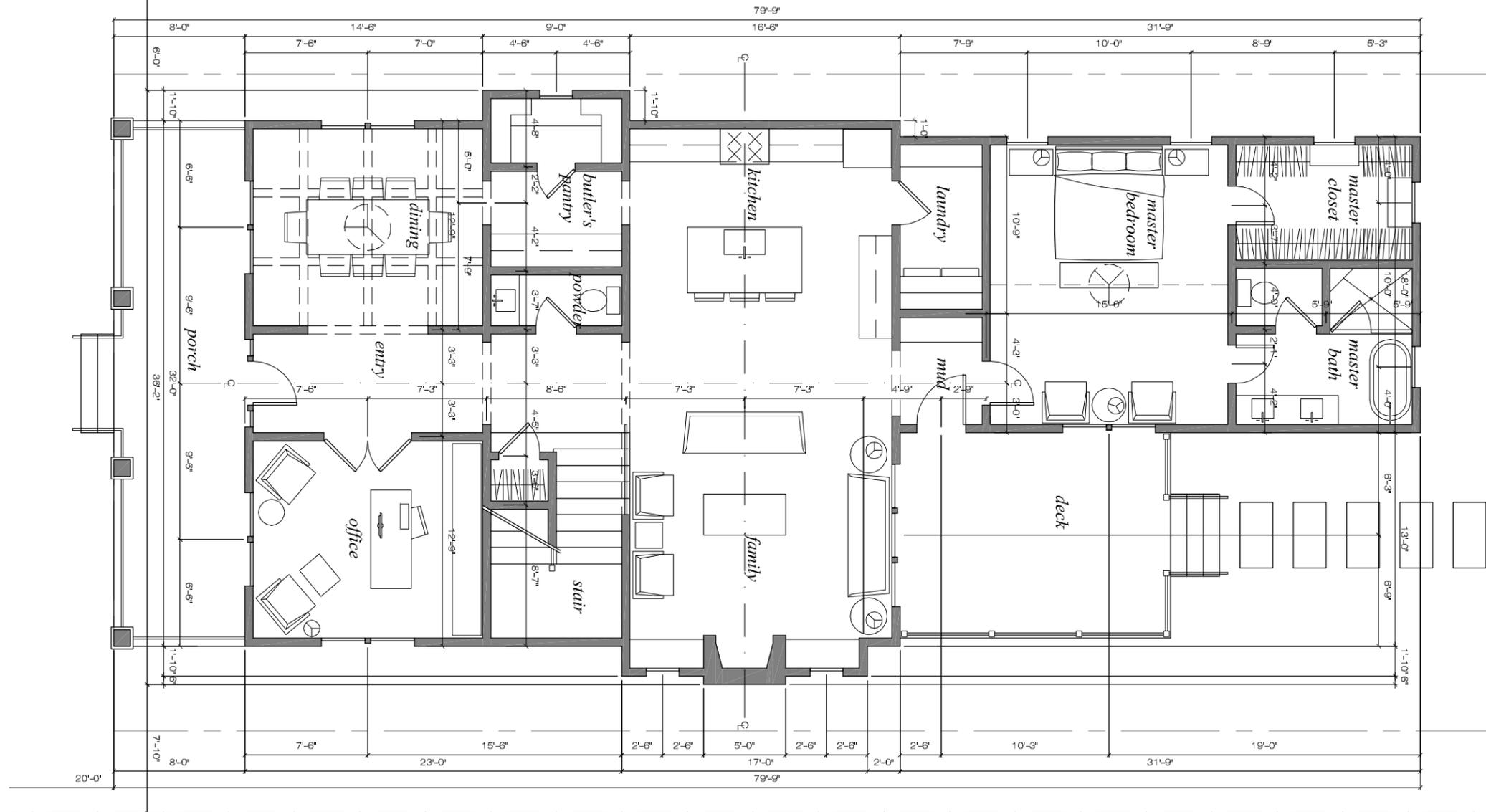


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PROJECT:
 1608 GARTLAND AVENUE
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28 SEPTEMBER 2012





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

28 SEPTEMBER 2012

A1.2

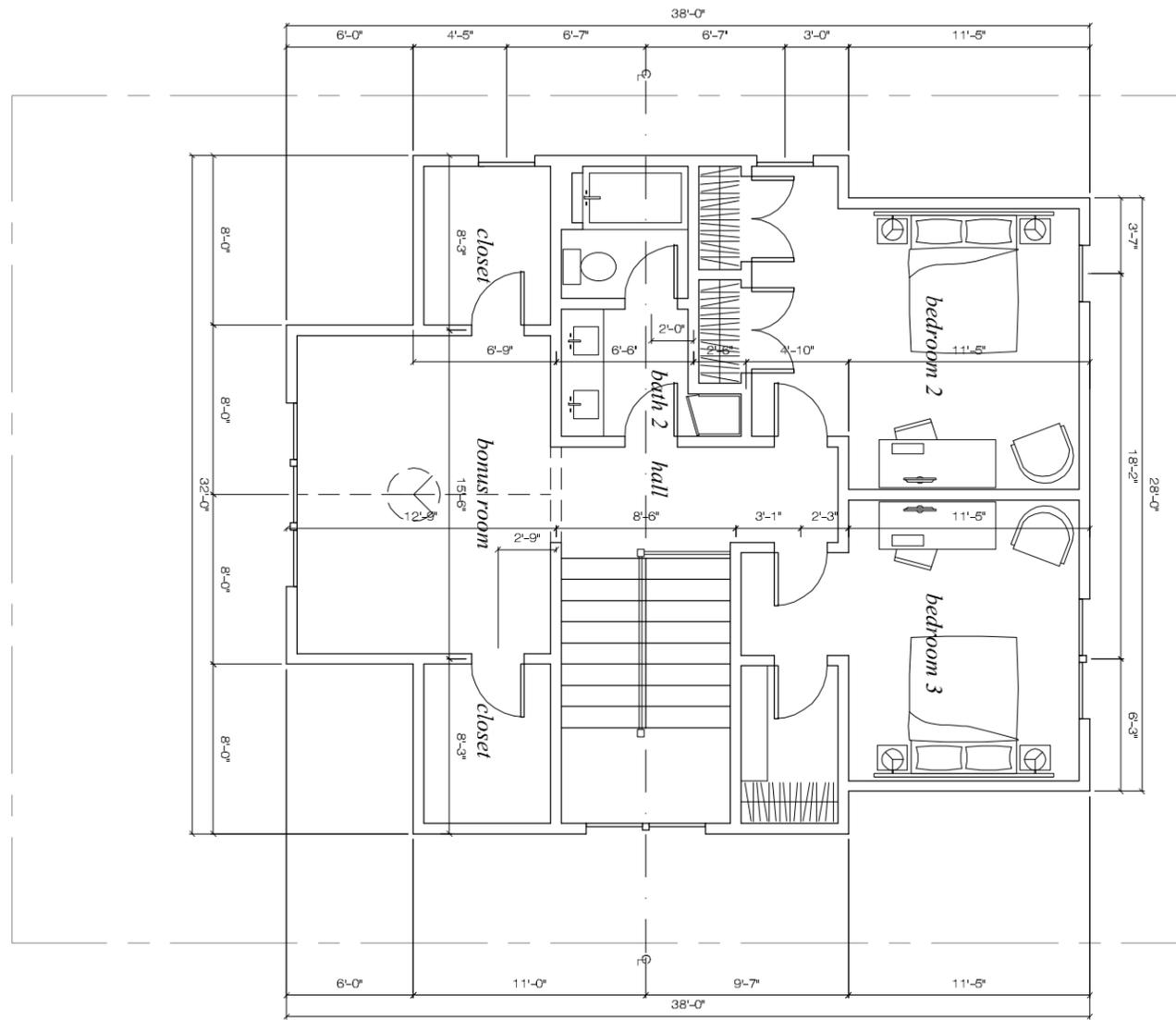
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ARCHITECT:

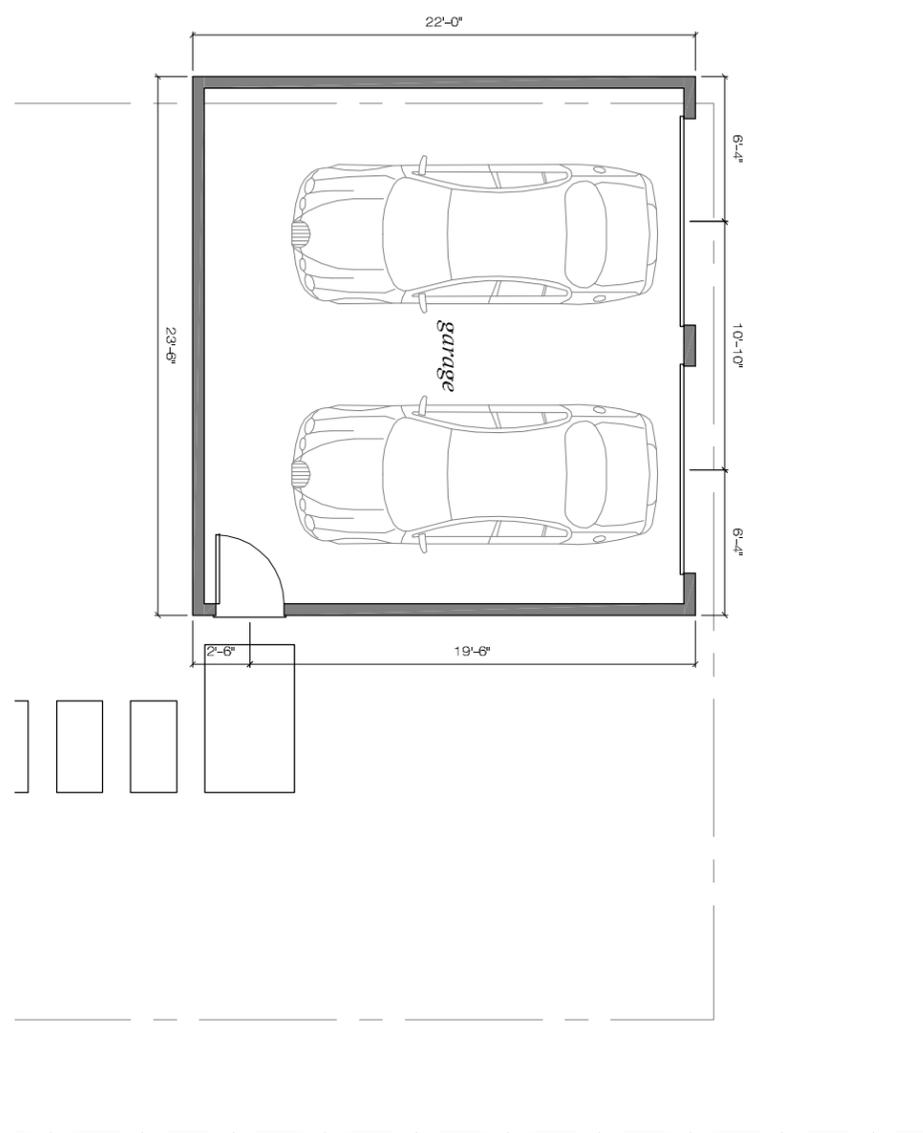


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1 UPPER LEVEL PLAN
SCALE 1/8" = 1'-0"



2 GARAGE PLAN
SCALE 1/8" = 1'-0"



28 SEPTEMBER 2012

A1.3

PROJECT:
1608 GARTLAND AVENUE
NASHVILLE, TENNESSEE 37206

ARCHITECT:



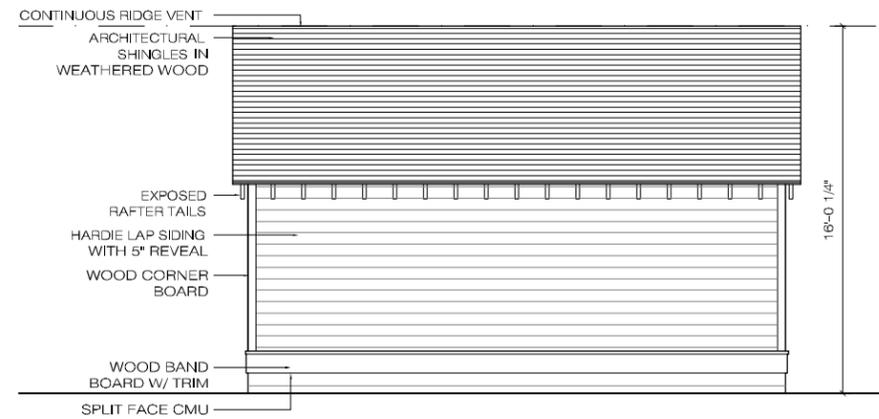
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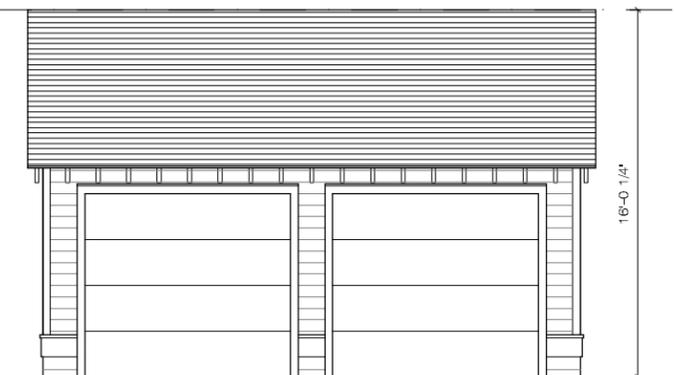
1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



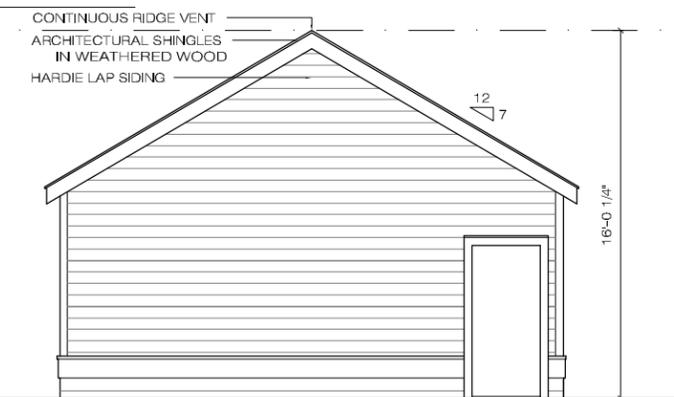
2 REAR ELEVATION
SCALE 1/8" = 1'-0"



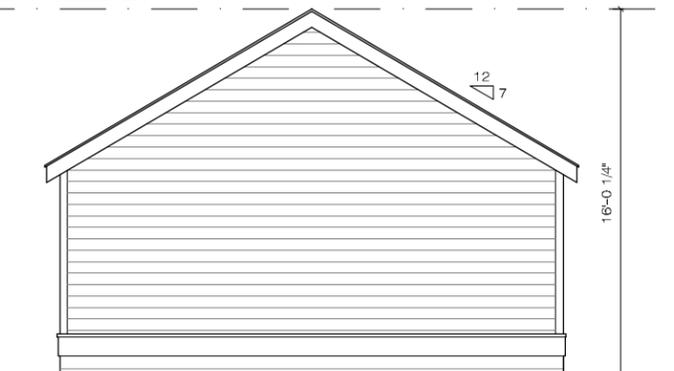
3 GARAGE FRONT ELEVATION
SCALE 1/8" = 1'-0"



4 GARAGE REAR ELEVATION
SCALE 1/8" = 1'-0"



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



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

ARCHITECT:



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PROJECT:

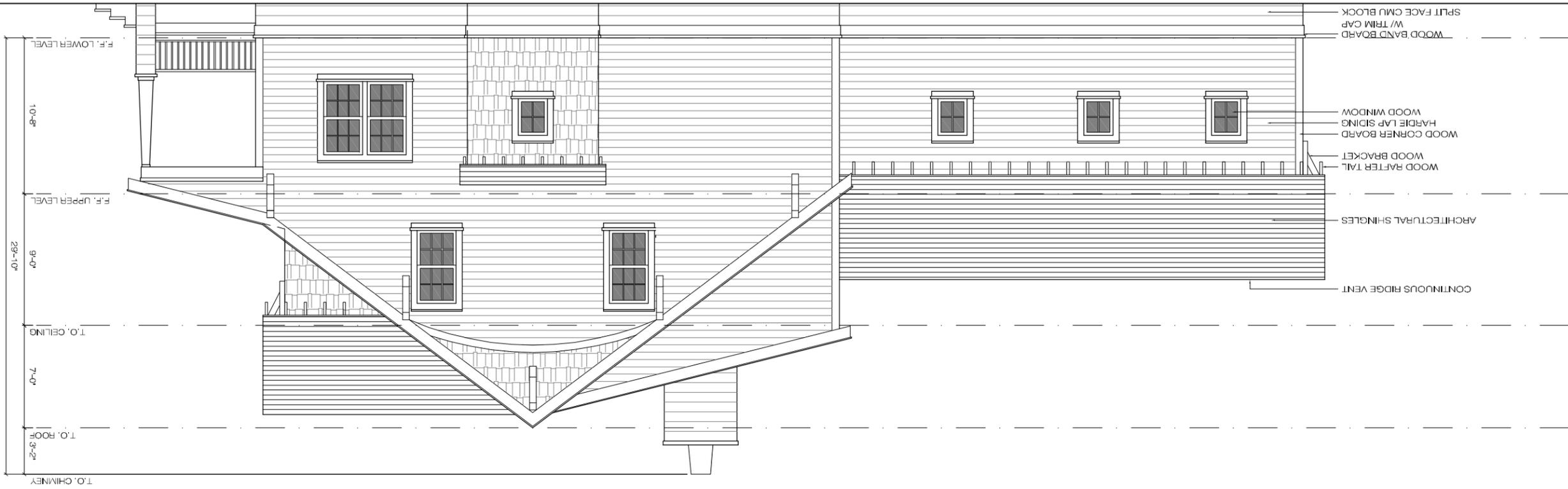
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28 SEPTEMBER 2012



2

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



1

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



A2.2

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