



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
204 S. 11th Street
September 19, 2012

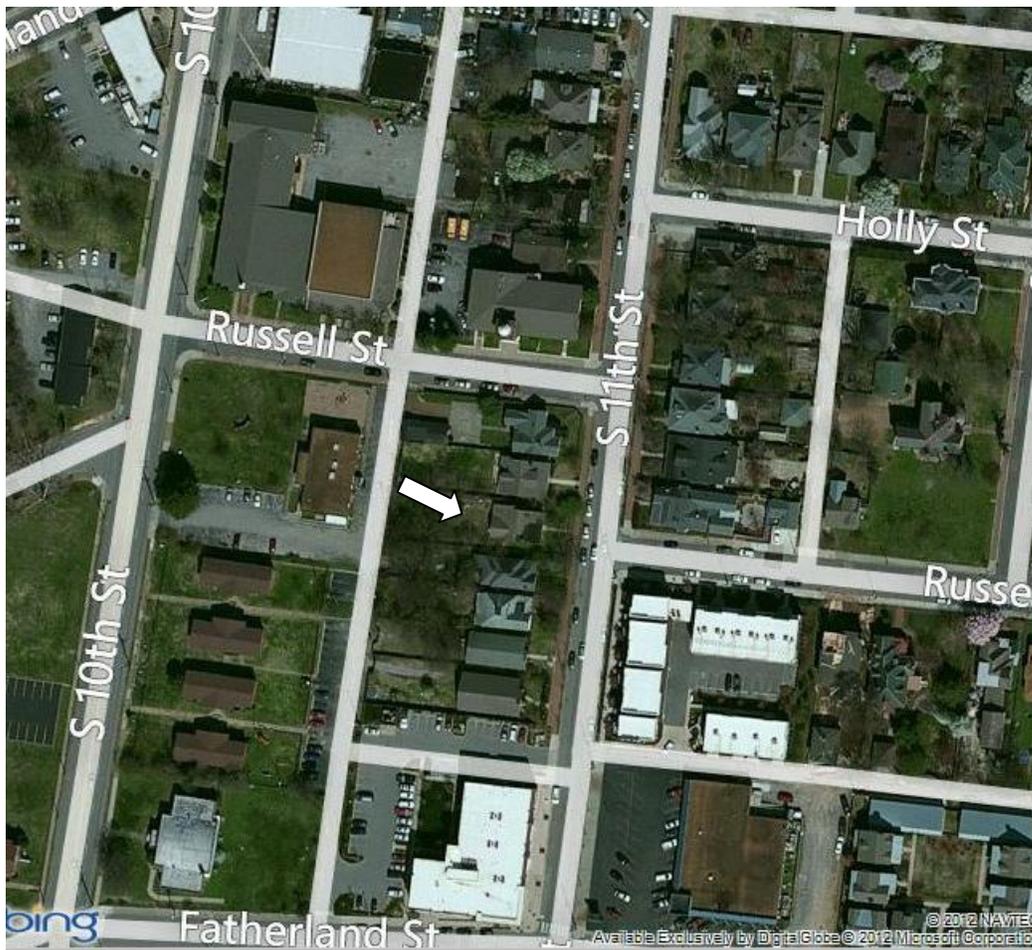
Application: New construction - addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313001400
Applicant: Preston Quirk, Quirk Designs
Project Lead: Michelle Taylor, michelle.taylor3@nashville.gov

<p>Description of Project: Application is to construct a new rear addition. The application also involves a rear concrete patio and parking area.</p> <p>Recommendation Summary: Staff recommends approval of the application with the following conditions:</p> <ol style="list-style-type: none">1. Staff review and approve the color of the fiberglass shingle, the window and door specifications and a brick sample prior to purchase and installation; and2. The applicant remove the lattice between the four paired columns on the front porch and the additional porch post shown on the right elevation. <p>With these recommendations, staff finds that that the design, massing and siting of the addition meets 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:



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.

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.

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. 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.

9. 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.*

Additions taller than existing building

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option:

1. *Additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the mass of the addition.*

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.

Background: 204 South 11th Street, the Eva Ray House, is a one story bungalow constructed c. 1925. Based on its age, form, and architectural details, the house is contributing to the Lockeland Springs-East End Conservation Zoning Overlay.



Analysis and Findings:

Application is to construct a new rear addition. The application also involves a rear concrete patio and parking area.

Location and Setback: The proposed addition is located entirely behind the existing historic house. On the left side, the addition is flush with a historic addition that is inset two feet (2') from the original house. On the right side, the addition is inset one foot (1') from the historic addition. Although the addition is not inset two feet (2') on either side from the rear historic addition, staff considers the inset on both sides to be appropriate based on the width of the original house and the existing inset of the existing historic addition. The house meets all the base zoning requirements for setbacks. On the right side, the addition is a minimum of nine feet (9') from the side property line, and the left side of the addition is set back from the side property line a minimum of approximately ten feet (10'). The addition is set over ninety-feet (90') from the rear property line.



Historic Addition – Inset 2 feet (2') on the left side of house.

Staff finds the location and setbacks of the proposed 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 proposed addition will be the same height as the one-story existing house. The one-story addition will have a maximum ridge height of approximately nineteen feet, (19'), which is the same as the ridge height of the historic house. The eave height will be ten feet, six inches (10'6"), matching the eave height of the house. The foundation on the addition is drawn as four bricks high, matching the foundation height of the house.

The existing house is approximately thirty feet, one inch (30'1") wide at its widest point, and approximately forty eight feet, five inches (48'5") deep. The proposed addition will have a maximum width of approximately twenty-nine feet (29') and a maximum depth of twenty-nine feet (29'), not including the concrete patio. The footprint of the existing house is approximately one-thousand four-hundred fifty five square feet (1,455 sq. ft.) and the footprint of the addition is approximately one-thousand one-hundred thirty one square feet (1,131 sq. ft.).

Staff finds the height and scale of the proposed 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. The proposed one-story addition has a front gabled roof, with a slope of five and three quarters-twelve (5.75/12).

Staff finds the addition's roof to meet Sections 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: On the existing house, some changes will be made to the window openings. On the front façade, the applicant will be restoring the original

windows in their original locations. On the left elevation, one three-foot by six inch square (3'6" x 3'6") window will be replaced with a window of the same size near the rear of the house. On the right elevation, one three-foot by five-foot (3' x 5') window will replace a non-historic window opening. Although window replacements themselves are not reviewed in neighborhood conservation zoning overlays, alterations of the dimension of original window openings is partial demolition. In this case, staff finds the alterations appropriate since they take place on the secondary façade and behind an existing bay and the proposed windows are in keeping with other existing windows.

On the addition, the dimension and design of windows and doors are similar to those on the existing house. The primary windows on the addition are taller than they are wide and therefore fit the proportions for historic window openings. There are no large expanses of wall space without a window or door opening.

Staff finds that the addition's proportion and rhythm of openings 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 primary cladding material on the addition will be smooth face Hardie plank siding with a maximum reveal of five inches (5"). The cladding material on the existing house will be repaired. The foundation of the addition will match the house's brick foundation. The roof of the existing house will be replaced with fiberglass dimensional shingles and the addition will have the same to match. The color is unknown at this time. The non-historic metal columns on the front porch will be replaced with seven inch (7") wood paired columns with cap and base. The drawings show lattice between the columns; however, staff recommends that the columns be simple in design without the lattice since the original column design is unknown. The right elevation shows two different porch posts and it is staff's understanding that the second post is simply a drawing error. A new concrete porch will replace the existing concrete porch. Broom finished concrete steps with iron handrails will replace the existing steps in the front.

The windows and doors will be wood, and staff asks that a condition of approval be that staff review and approve the window and door specifications prior to purchase and installation.

With the staff's final approval of the fiberglass shingle color, window and door specifications, brick sample, the simplified design of the four paired columns, the exclusion of the additional post on the right elevation staff finds the materials for the proposed addition to meet Sections II.B.4. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Appurtenances: The addition will include a concrete patio approximately 14-foot by 16-foot (14'x16') and a new approximate 20-foot by 20-foot square (20'x20') compacted gravel parking area.

Staff recommends approval of the application with the following conditions:

3. Staff review and approve the color of the fiberglass shingle, the window and door specifications and a brick sample prior to purchase and installation; and
4. The applicant remove the lattice between the four paired columns on the front porch and the additional porch post shown on the right elevation.

With these recommendations, staff finds that that the design, massing and siting of the addition meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



New concrete steps with iron handrails to replace existing steps

204 S. 11th Street, front façade



204 S. 11th Street, rear facade



204 S. 11th Street, front and right facades

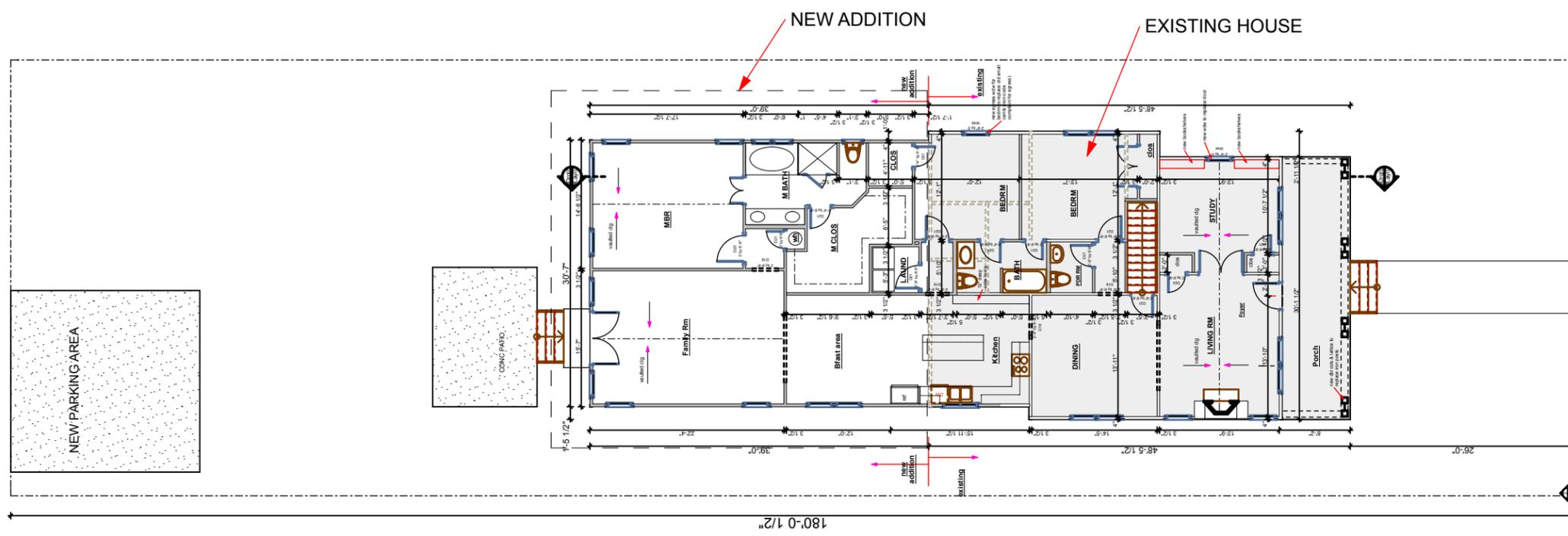


204 S. 11th Street, front and left facades

Metal posts to be replaced with 7 inch (7")
paired wood columns

Existing concrete porch to be
replaced with new concrete

ALLEY



SOUTH 11TH ST

1 SITE PLAN

SCALE: 1/16" = 1'-0"

Renovation of Residence

George Brandt
204 11th Street
NASHVILLE, TN 37206

date: 8/22/12
REVISION

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SITE PLAN

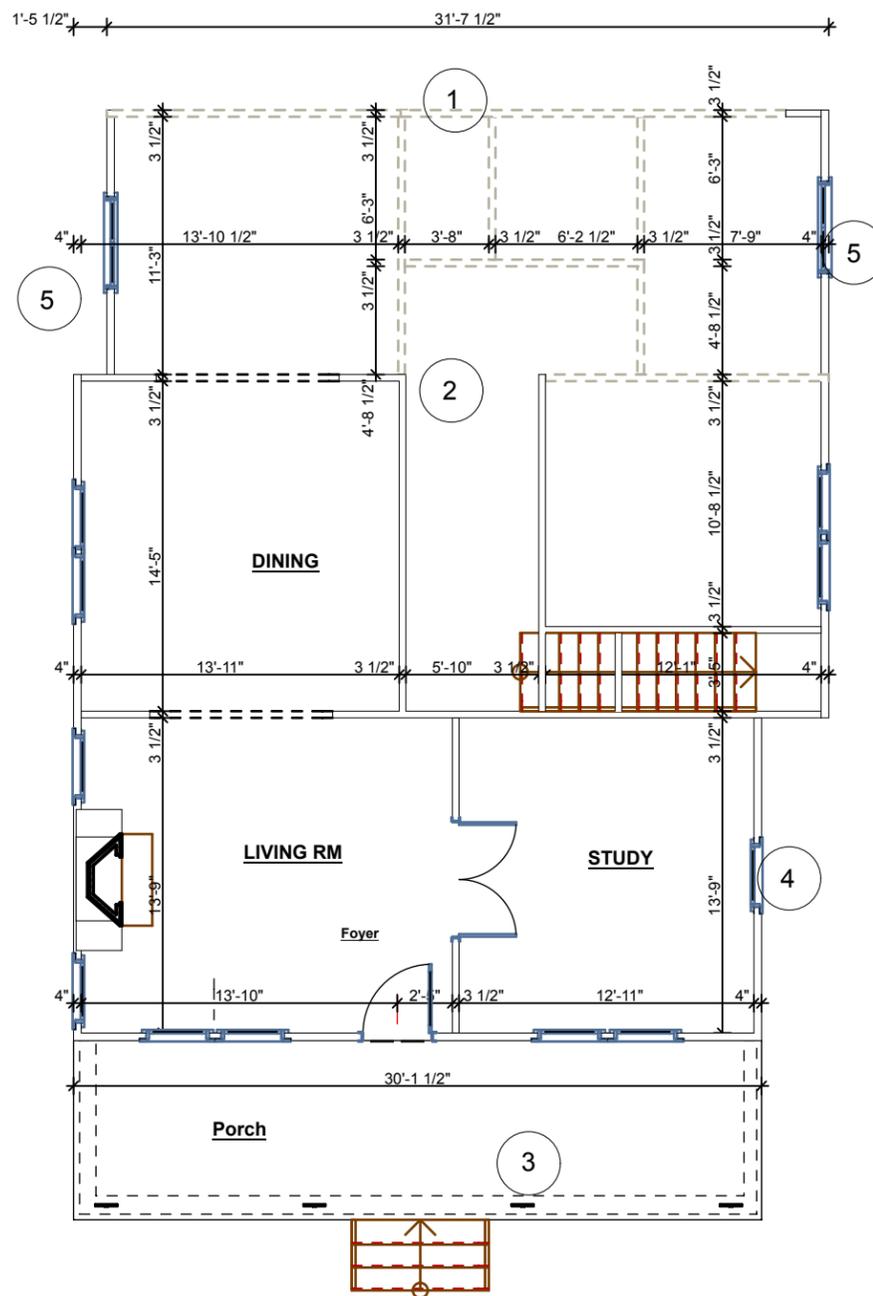
A1

SHEET 8

PHONE:
W335-0732
H298-1508

QUIRK DESIGNS

2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-5248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net



- DEMOLITION NOTES
1. REMOVE WALLS SHOWN
 2. REMOVE ALL SHINGLES - NEW SHINGLES TO BE INSTALLED
 - 3 REMOVE METAL PORCH COLUMNS
 4. REMOVE DOOR TO INSTALL NEW WDW
 5. REMOVE WDW FOR NEW WDW

1 DEMOLITION PLAN

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

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2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-5248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

QUIRK DESIGNS

PHONE:
W335-0732
H298-1508

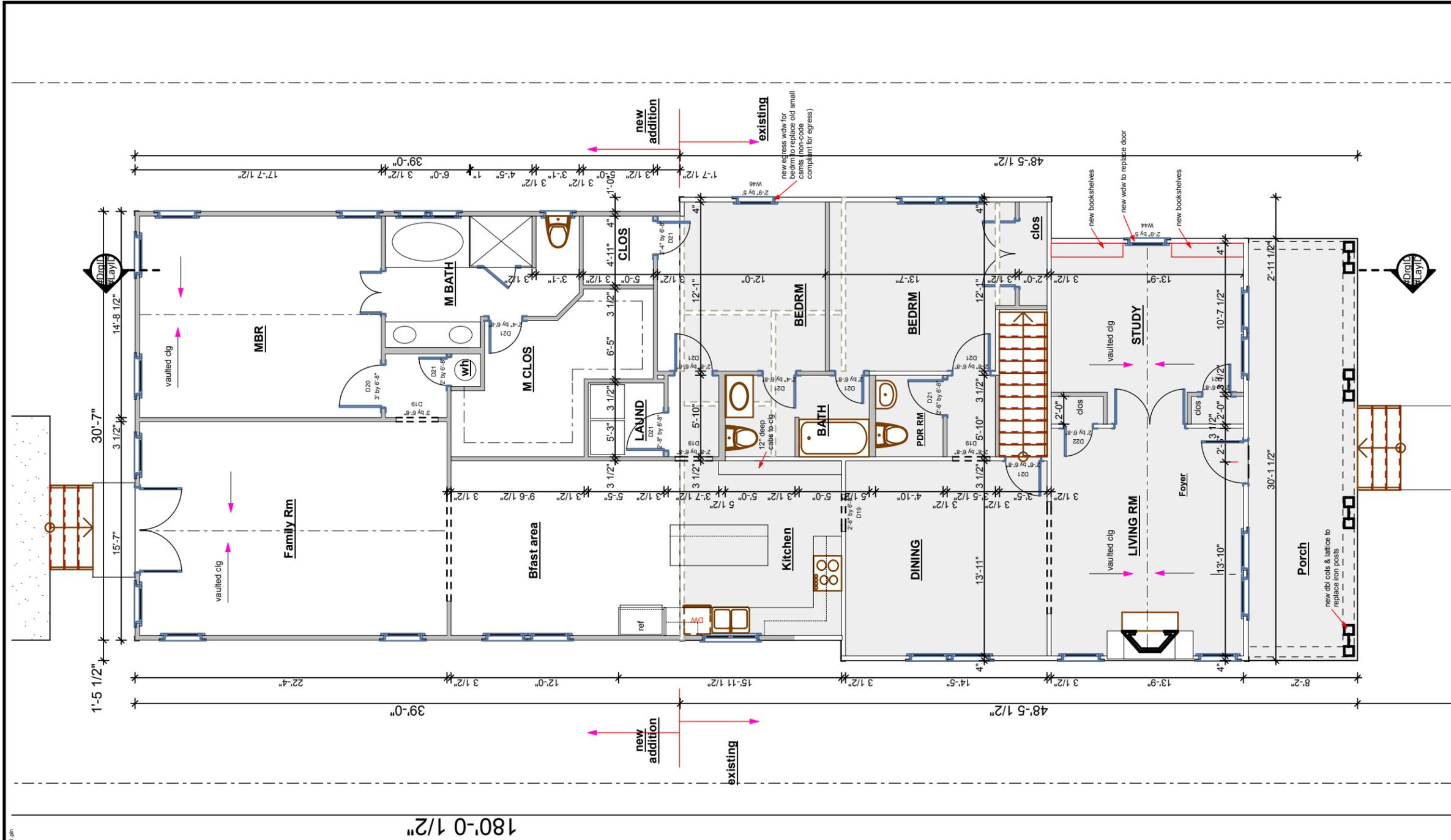
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DEMO PLAN

A2
SHEET 9



1

1ST FLOOR PLAN

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

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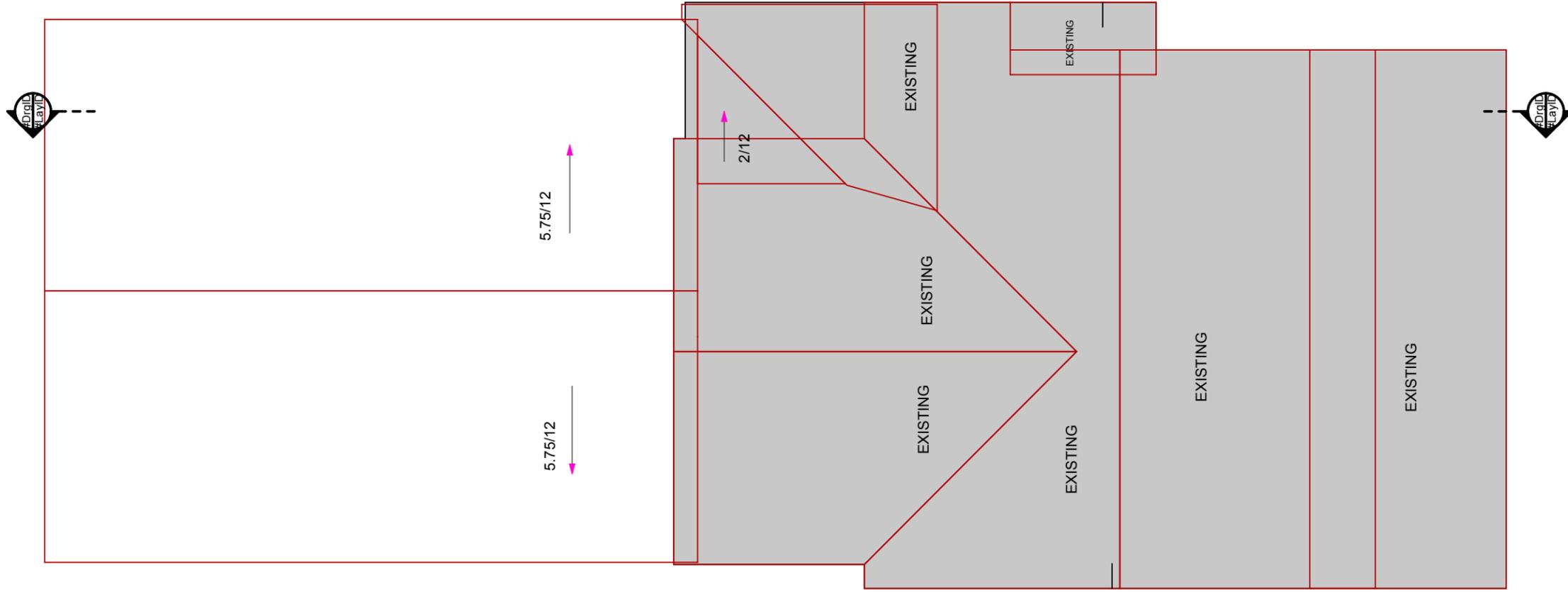
FLOOR PLAN

A3
 SHEET 10

PHONE:
 W335-0732
 H298-1508

QUIRK DESIGNS

2931 BERRY HILL DRIVE
 SUITE 200
 NASHVILLE, TN 37204
 Phone: (615) 269-5248 Fax: (615) 627-1598
 email: carol@quirkdesigns.com



1 ROOF PLAN

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

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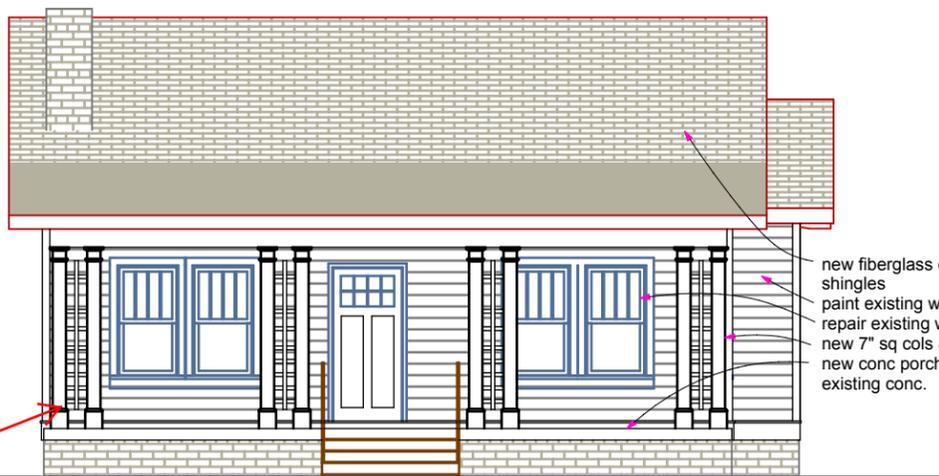
ROOF PLAN

A4
 SHEET 11

PHONE:
 W335-0732
 H298-1508

QUIRK DESIGNS
 2931 BERRY HILL DRIVE
 SUITE 200
 NASHVILLE, TN 37204
 Phone: (615) 269-5248 Fax: (615) 627-1298
 Email: quirkdesigns@comcast.net

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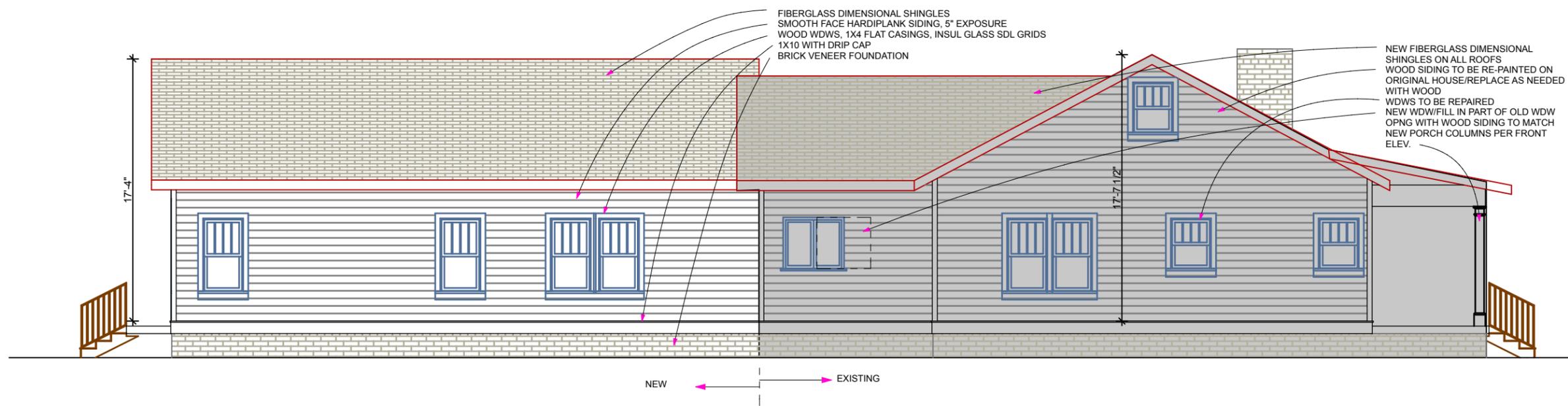


new fiberglass c shingles
paint existing w
repair existing w
new 7" sq cols &
new conc porch
existing conc.

Staff recommends
removal of lattice
between porch
posts.

2 FRONT ELEVATION

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



FIBERGLASS DIMENSIONAL SHINGLES
SMOOTH FACE HARDPLANK SIDING, 5" EXPOSURE
WOOD WDWS, 1X4 FLAT CASINGS, INSUL GLASS SDL GRIDS
1X10 WITH DRIP CAP
BRICK VENEER FOUNDATION

NEW FIBERGLASS DIMENSIONAL SHINGLES ON ALL ROOFS
WOOD SIDING TO BE RE-PAINTED ON ORIGINAL HOUSE/REPLACE AS NEEDED WITH WOOD
WDWS TO BE REPAIRED
NEW WDW/FILL IN PART OF OLD WDW OPNG WITH WOOD SIDING TO MATCH NEW PORCH COLUMNS PER FRONT ELEV.

NEW ← ———→ EXISTING

1 LEFT ELEVATION

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

2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-5248 Fax: (615) 627-1298
email: cquirkdesigns@comcast.net



PHONE:
W335-0732
H298-1508

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ELEV 1

A5
SHEET 12



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

SEE TYP. MATERIALS
NOTES ON SHT A5

Staff recommends
removal of second
porch post.



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

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SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-5248 Fax: (615) 627-1298
email: quirksdesigns@comcast.net



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W335-0732
H298-1508

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ELEV 2

A6
SHEET 13