



**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**

**1423 Ordway Place**

**February 20, 2013**

**Application:** New construction – addition and Setback reduction

**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08309028300

**Applicant:** Matthew Cramer, Owner

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

**Description of Project:** The applicant proposes to enlarge a contributing house with a rear addition: partially enclosed space, partially screened, and with an attached two-car garage. The materials of the addition will include fiber-cement siding, asphalt roof shingles, and a slab-on-grade foundation.

**Recommendation Summary:** Staff recommends approval with the conditions that:

- the addition not include an attached garage;
- there be a minimum of ten feet (10') between the garage and the revised addition;
- the addition set in a minimum of one foot (1") on the left side;
- staff provide final approval of windows, doors and trim;
- applicant provide new drawings showing these conditions and that have the scale, major measurements and materials noted; and
- the applicant return to the Commission if these alterations require major changes that would not be administratively reviewable; otherwise allow staff to review the alterations.

Since the conditions will require the reduction of the size of the screened porch, staff also recommends a rear setback reduction for the newly created outbuilding of up to three feet (3') from the rear alley, which should minimize the needed reduction of the rear porch. With these conditions staff finds the project meets section II.B of the design guidelines.

**Attachments**

- A:** Photographs
- B:** Site Plan
- C:** Floorplans
- D:** 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.

*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.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.*

*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 the primary building(s) that faces 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.*

*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.*

## **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 an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- *An extreme grade change*
- *Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, 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 visual mass of the addition.*

*When an addition needs to be wider:*

*Rear additions that are wider than 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.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

#### *Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

#### *Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

#### *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). The change in material from masonry to wood allows 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. This is generally accomplished with a change in materials.*

#### *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 of periods of architecture.

*The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) 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.*

*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.*

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

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

*Additions should follow all New Construction guidelines.*

**Background:** 1423 Ordway Place is a one-story side-gable house with a wide front gabled dormer and a low-sloped projecting front porch. The house is generally in the Craftsman style, with elements of Tudor Revival in some of the upperstory detailing. Constructed circa 1921, the house is at the corner of Ordway Place and North 15<sup>th</sup> Street.



**Analysis and Findings:** The applicant is proposing to construct a rear addition comprising three main components: an enclosed “mud room,” a two-car attached garage and a screened porch. A rear setback reduction is also requested.

#### Height, Scale

At the rear of the historic house, the applicant proposes adding a seventy foot (70’) deep addition for a mud room, screened porch and attached garage. The addition would be flush with the rear wall of the existing house, stepping out two feet (2’) to the side at a point forty-two feet (42’) back. Typically, in order to sufficiently distinguish new construction from a historic form and meet section 10.b. of the design guidelines, the Commission requires the sides of a one-story addition to set in one foot (1’) from the sides of a house, especially one that is more than approximately eight feet (8’) in depth. Although the proposed addition is deep it is also significantly narrower than the existing house, with the widest portion being at the very rear. The historic house itself is only forty-nine feet (49’) deep.

The addition will add approximately twelve hundred (1200 sq. ft.) square feet to the historic house which is approximately fourteen hundred and forty two square feet (1442 sq. ft). At the tallest section at the rear, the addition will have a seventeen foot, two inch (17’-2”) ridge height, and a ten foot, three inch (10’-3”) eave height matching the eave height of the historic house. The proposed design does not meet sections II.B.1 and II.B.2 because the addition is not sufficiently subordinate to the historic house and it does not sit in from the sidewalls of the house by at least one foot (1’), distinguishing it from the historic building.

#### Setback and Rhythm of Spacing

The proposal would maintain the rhythm of spacing established by historic houses along Ordway Place by setting in five feet (5') from the side property line for rear portion and seven feet (7') for the middle portion. The rear of the addition will be ten (10') from the rear property line; however, bulk zoning requires a rear setback of a minimum of twenty feet (20'). Therefore the applicant is requesting a ten foot (10') reduction.

Since 1423 Ordway is on a corner lot, the impact of the addition would be very visible from North 15<sup>th</sup> Street. The total depth of the addition and the house would be one hundred, nineteen feet (119') from the leading edge to the rear wall, which is significantly greater than the length of surrounding historic houses. The project does not meet section II.B.3.

#### Materials

The exterior materials on the addition would include: cement-fiber siding matching the exposure of the existing siding with cement-fiber half-timbering in the gable fields, with cement-fiberboard trim and a foundation of concrete slab. The roofs of the addition, porch, and garage will all be asphalt shingles matching the roof on the existing house. With a condition that staff approves the material of the windows and doors administratively, these materials are compatible with those of surrounding historic houses and meet guideline II.B.4.

#### Roof Shape

The roofs of the addition, screened porch, and garage will be gabled with a 5:12 pitch. This matches the roof of the existing house, and meets guideline II.B.5.

#### Proportion of Openings

The open nature of the screened rear porch does not contrast greatly with the proportion of solid and open space found on surrounding historic buildings. Likewise, the amount of openings on the proposed rear portion is compatible with historic accessory buildings. Staff finds the application to meet guideline II.B.7.

#### Outbuildings

In 2011, the MHZC developed a policy on garages to provide guidance on situations where attached garages may be appropriate, based on a survey of historic garages compiled by Staff. This policy allows attached garages if 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. Staff finds the proposed attached garage addition does not meet this policy and that it does not meet guideline II.B.8.

## **Recommendation:**

Because the addition includes an attached garage and the addition is not distinguished from the historic house with the typically required one foot (1') inset, Staff finds that the project as submitted does not meet the design guidelines for "new construction-addition" for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Since the addition itself does not meet the design guidelines, staff does not recommend approval of the requested setback reduction.

Staff discussed with the applicant the possibility of separating the attached garage from the addition which would allow the project to meet the design guidelines. With sufficient physical separation from the primary building, a detached garage of a size similar to that proposed and in the same general location could have been approved by staff. A screened porch addition setting in from the sides of the house and increasing the length of the house by as much as fifty percent (50%) could also have been approved by staff.

With this solution in mind and to prevent the applicant any delay, Staff recommends approval with the conditions that:

- the addition not include an attached garage;
- there be a minimum of ten feet (10') between the garage and the revised addition;
- the addition set in a minimum of one foot (1") on the left side;
- staff provide final approval of windows, doors and trim;
- applicant provide new drawings showing these conditions and that have the scale, major measurements and materials noted; and
- the applicant return to the Commission if these alterations require major changes that would not be administratively reviewable; otherwise allow staff to review the alterations.

Since the conditions will require the reduction of the size of the screened porch, staff also recommends a rear setback reduction for the newly created outbuilding of up to three feet (3') from the rear alley, which should minimize the needed reduction of the rear porch. With these conditions staff finds the project meets section II.B of the design guidelines.

If this solution does not meet the requirements of the applicant, Staff recommends disapproval of the project as submitted and recommends the applicant submit a new design that both meets their needs and the design guidelines.



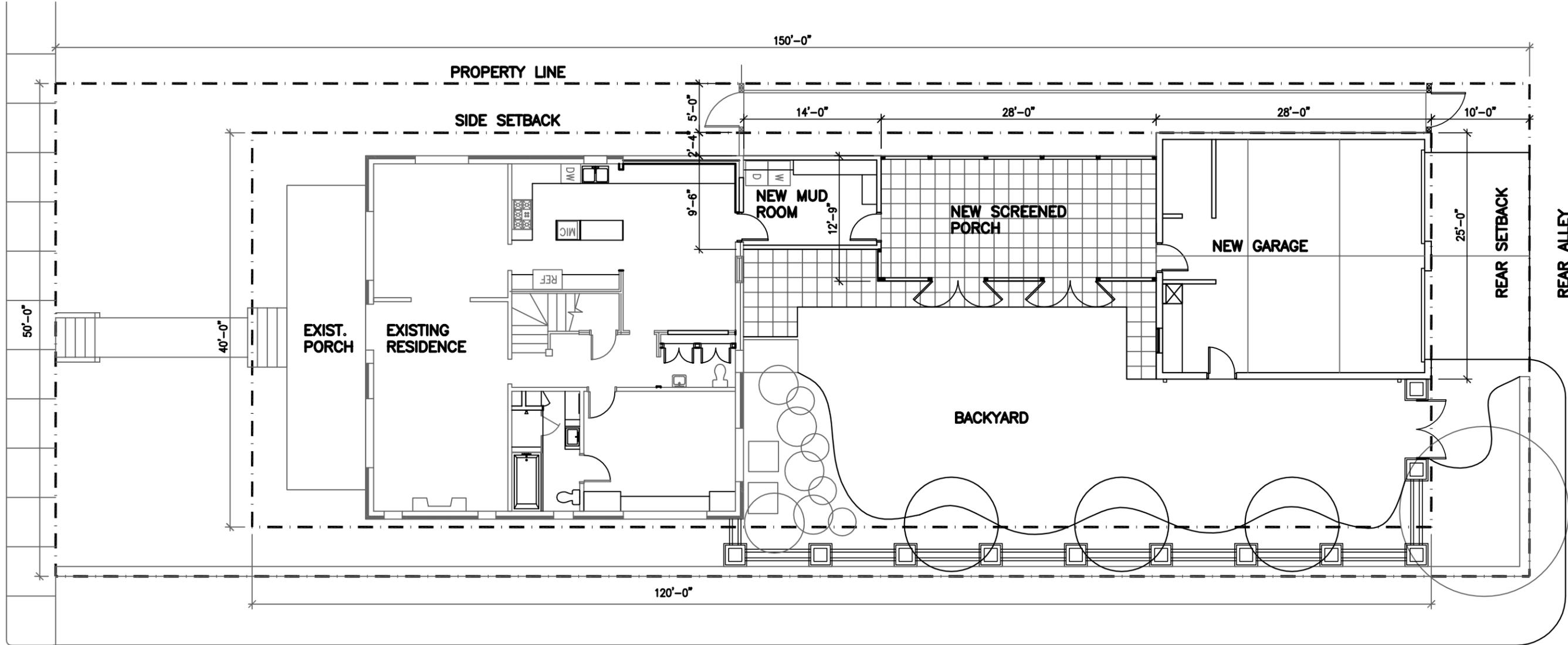
1421 Ordway Place

1423 Ordway Place



1423 Ordway Place, rear.

ORDWAY PLACE



N. 15TH ST

PLAN NORTH TRUE NORTH

SCALE: 3/32"=1 FT

Project Information

Project No.

Drawn By:

KBC

Issues



VIEW BETWEEN HOUSES FROM STREET LEVEL ON ORDWAY PLACE.



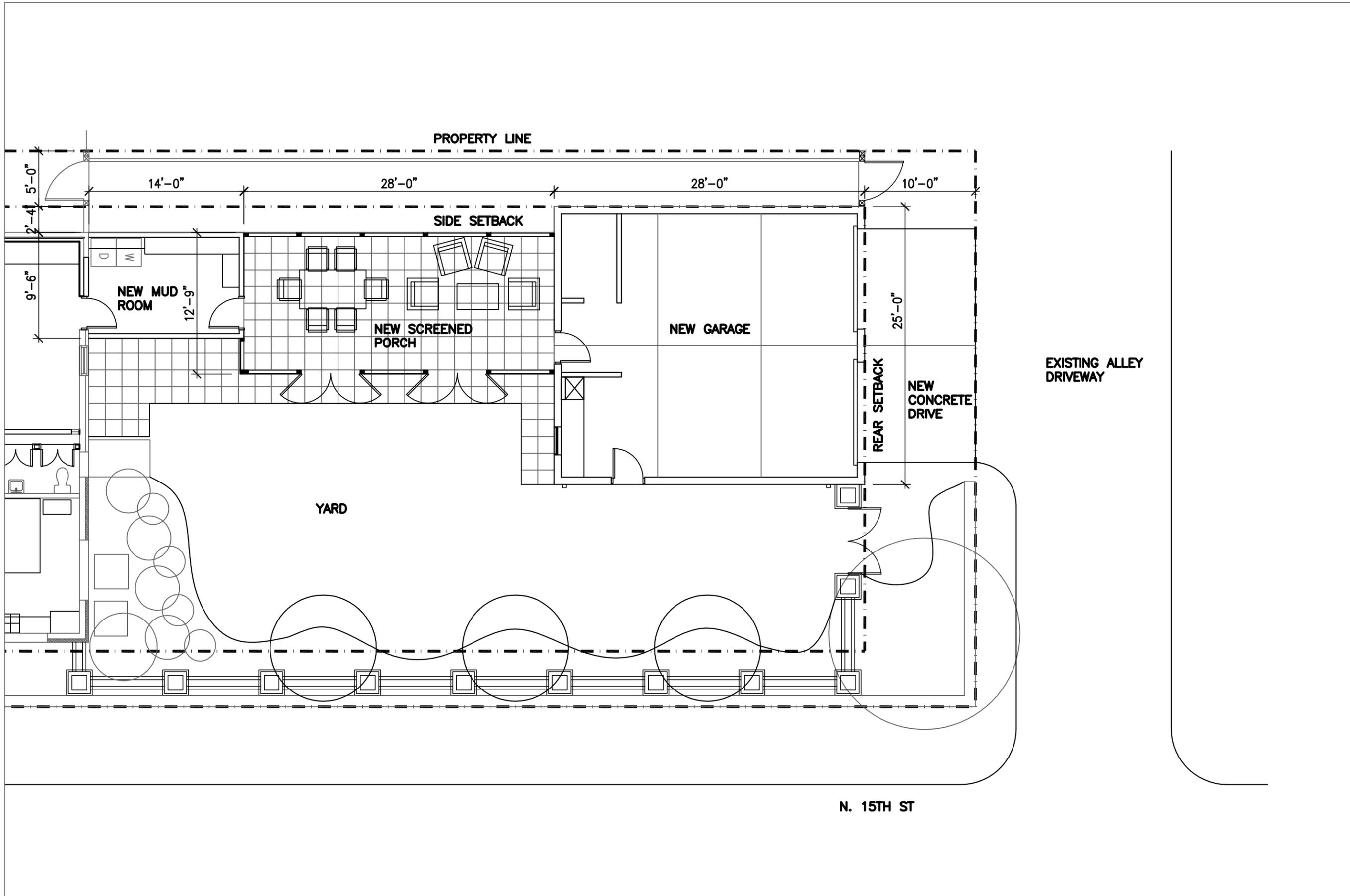
VIEW FROM STREET LEVEL AT CORNER OF N 15TH ST. & ORDWAY PLACE.



VIEW FROM STREET OF REAR YARD AND EXISTING FENCE TO BE REPLACED ON N 15TH ST.



VIEW OF REAR ALLEY ACCESS, PARKING PADS AND OTHER GARAGES WITH DIRECT ALLEY ACCESS.

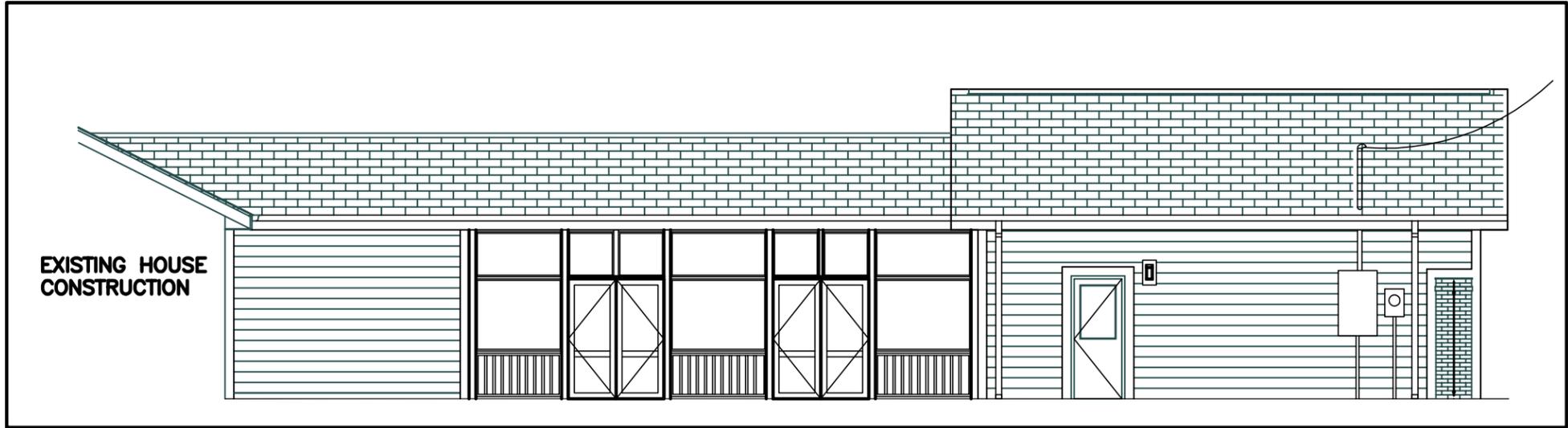


**BRENTWOOD MUNICIPAL CENTER  
 HEADQUARTER RENOVATION**  
 5211 MARYLAND WAY  
 BRENTWOOD, TN 37027  
 PHASE II

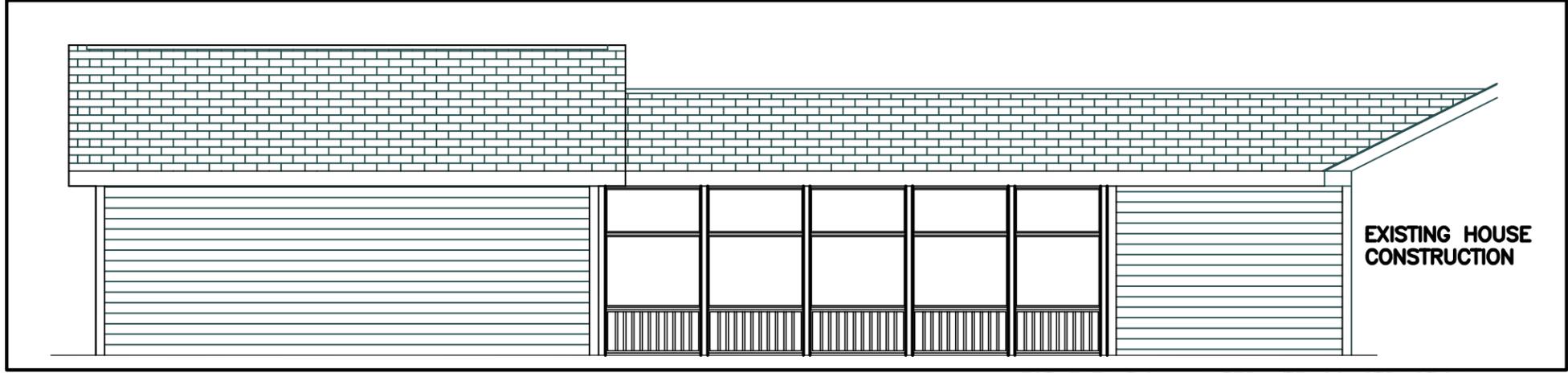
PLAN NORTH TRUE NORTH  
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 Project Information  
 Project No. 09-011-00  
 Drawn By: KBC

Issues

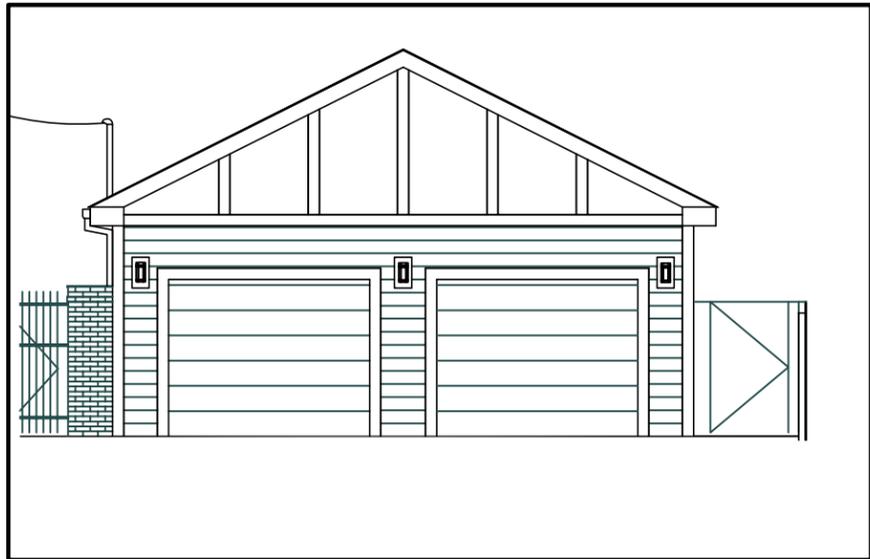
PROPOSED NEW PLAN  
 ALTERNATE  
 CONSTRUCTION



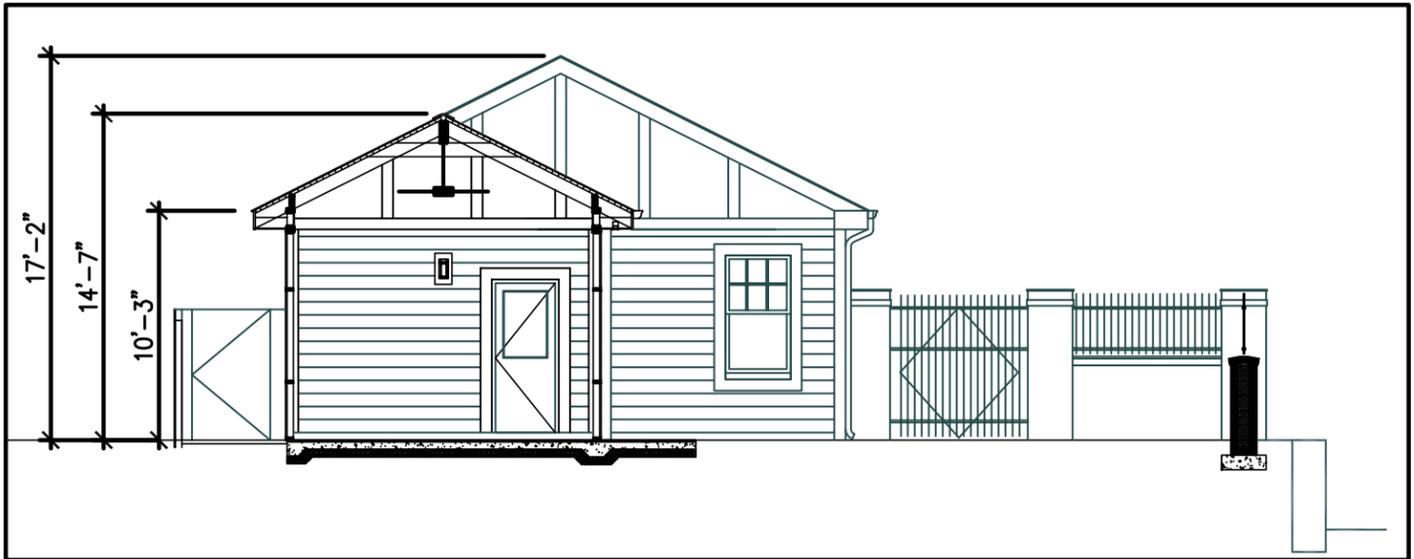
EAST ELEVATION- ALTERNATE CONSTRUCTION



WEST ELEVATION- ALTERNATE CONSTRUCTION



NORTH ELEVATION- GARAGE FACING ALLEY



SCREENED PORCH & SITE SECTION, LOOKING NORTH