



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
110 South 17th Street
November 20, 2013

Application: New construction-addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310021900
Applicant: David Baird, Building Ideas
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes to build a one and a-half story rear addition to the existing home and a new one story garage at the rear of the lot. The addition is taller than the existing ridge but not wider.</p> <p>Recommendation Summary: Staff recommends approval of the addition to 110 S. 17th Street and garage with the condition that staff approves material of roofing, windows and doors, finding that the project meets section II.B of the Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

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 be 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.

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.

IV. B. Demolition

1. 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.*

2. 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: 110 South 17th Street is a one and a half-story Craftsman bungalow of rubblework masonry with brick quoins on the first story and clapboard siding in the gable fields. It is a contributing structure to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay based on its construction date of 1930 and its characteristic features of the Craftsman style. Removal of the rear mudroom and dormer are necessary for the addition.



Analysis and Findings:

Demolition:

The addition will require the removal of a rear dormer and a small rear bay. Although the bay, at least, is original to the home, removal of these two features are appropriate as they are not character-defining and will not significantly alter the look of the building. Removal of these elements meets section IV.B.2.b.



Height & Scale:

The proposed addition is one and a half stories. It reaches a height of twenty- three feet and four inches (23'4") which is two feet (2') taller than the ridge of the existing house. The new roof is clipped, and its maximum height begins forty-four feet (44') back from the front of the house. Because the additional height is minimal and does not take place until far back on the lot and because the additional height will be roofing material, the addition will be minimally visible from the street and will not disrupt the original character of the house. The addition sets in two feet (2') on the side for two feet (2') before it bumps back out to the same width as the house.

The foundation and eave heights of the addition match those of the existing house.

Staff finds this project meets sections II.B.1 and 2.

Location & Removability:

The addition is attached to the rear of the home, as is appropriate according to the design guidelines. The addition is set in two feet (2') on each side and will not impact the sides of the existing home. Removal of the addition in the future would not impact the integrity of the existing home. The project meets section II.B.2.

Design:

The design of the addition is compatible with that of the historic house. The side dormers reach an equal height as the ridge of the existing house. The use of compatible substitutes for historic materials such as fiber cement siding and battens, as well as the two foot (2') insets, differentiates the addition as new construction. The addition is no wider than the historic house and does not interfere with the rhythm of spacing on South 17th Street. The project meets section II.B.2.

Setback & Rhythm of Spacing:

The addition matches the setbacks of the existing house, five feet (5') on the right and twelve feet (12') on the left. The project meets all bulk zoning requirements and does not alter the rhythm of spacing of the block. The project meets section II.B.3.

Materials:

Renovations to the historic house are part of this project. Existing roofing will be replaced with new asphalt shingles; staff asks to approve the color prior to installation. Stone, brick and stucco surfaces will be cleaned and repaired as needed. Existing windows are not original and are being replaced with new insulated wood and glass windows in a traditional double-hung three-over-one Craftsman style. No other changes to the historic house's materials were indicated on the drawings.

The addition will primarily be clad in smooth face fiber cement siding with a four inch (4") reveal. Trim will be fiber cement battens to match the historic house. The foundation will be concrete block. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the project meets section II.B.4 for materials.

Roof form:

The addition's roof is clipped front to back at a pitch of 9/12 with gabled dormers to each side. It is joined to the existing roof by one of the same pitch. The dormers are pitched 6/12. The brick chimney centered on the front roof will be cleaned and repaired as necessary, and will receive a new metal cap. The project meets section II.B.5.

Proportion and Rhythm of Openings:

No changes to the window and door openings on the existing house were indicated on the plans. The house is a duplex historically, and the applicant has agreed to maintain the original doors on the front porch even though the conversion is to single-family. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall

space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities:

A new concrete rear drive from the alley to the garage is proposed. No other changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.9.

Outbuildings:

The proposed garage is a single story, fifteen foot (15') tall from grade building with a footprint of six hundred and seventy-two square feet (672 sq. ft.) and a side-facing gabled roof with 6/12 pitch. Compared to the twenty-three foot (23') height of the house, the building is subordinate to the primary dwelling. The eaves are nine feet (9') tall from grade. Materials are the same as those to be used on the addition. Its design is compatible with the existing house, its location is consistent with the neighborhood context, and it is not disruptive to the character of surrounding buildings. The project meets section II.B.8 of the design guidelines.

Recommendation:

Staff recommends approval of the proposed addition to 110 South 17th Street, with the conditions that staff approve roofing material and color, final design of windows and doors prior to installation, and that the location of the HVAC be at the rear of the building or on a side façade, beyond the midpoint of the house, if a new location is needed. Staff finds the application meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



110 S 17th St, front



110 S 17th St, rear, mudroom and dormer to be demolished

110 S. 17th Street

ADDRESS:
110 South 17th Street
Nashville, TN 37206



HISTORIC HOUSE TO
REMAIN

BUILDING IDEAS, LLC
Architecture Design Planning

David Baird, Architect
NCARB, LEED-AP

5007 Wyoming Avenue
Nashville, TN 37209

T 615-585-9410

dbaird@building-ideas.net

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 110

Project Phase:

MH2C SUBMITTAL

Date: 10.18.2013

PHOTOGRAPH OF EXISTING
STRUCTURES

PHOTOGRAPH OF EXISTING STRUCTURES
110 S. 17TH STREET

A0.03 H

110 S. 17th Street

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Architecture Design Planning

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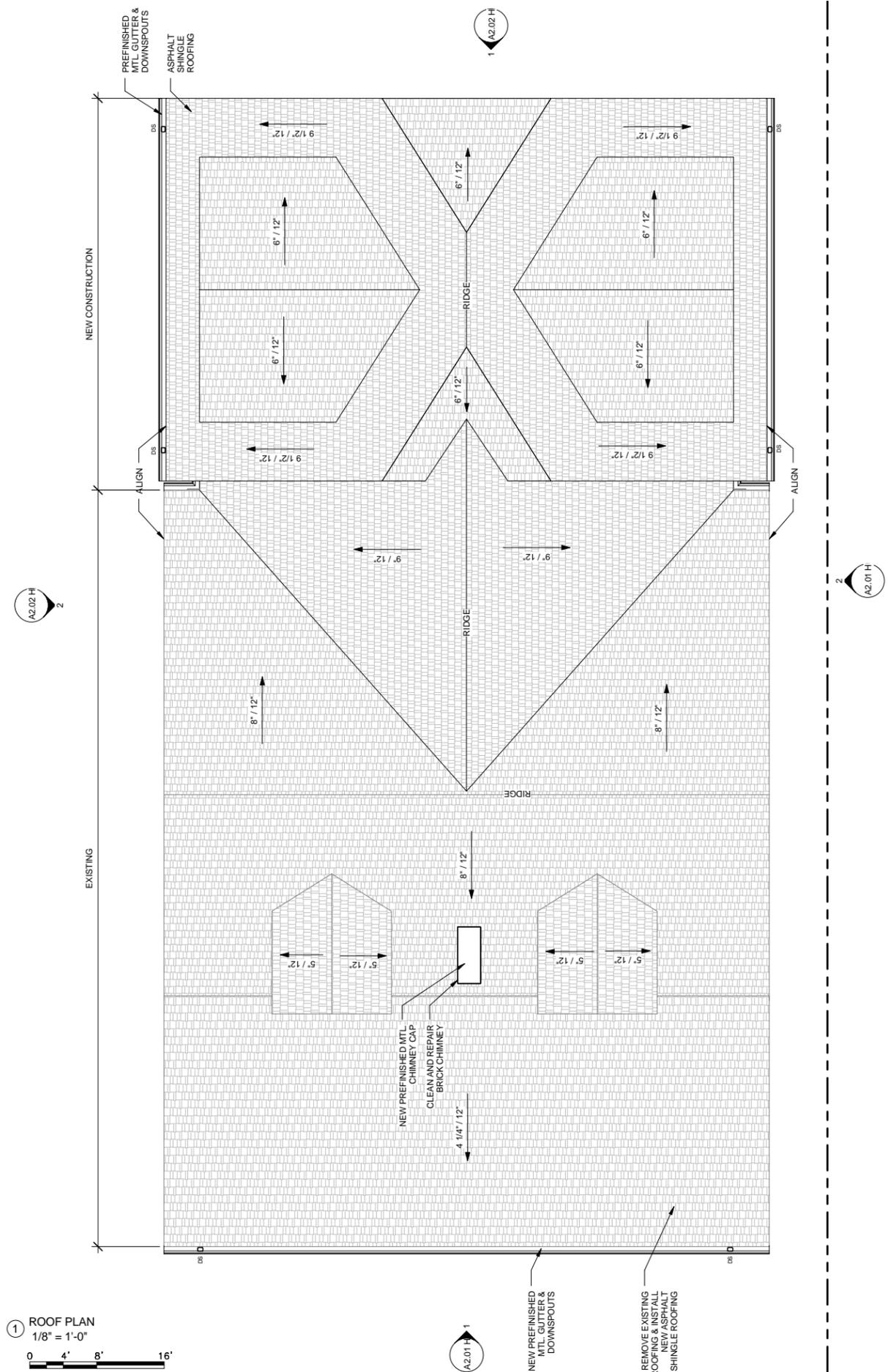
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ROOF PLAN

A1.02 H



1 ROOF PLAN
1/8" = 1'-0"
0 4' 8' 16'

110 S. 17th Street

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Architecture Design Planning

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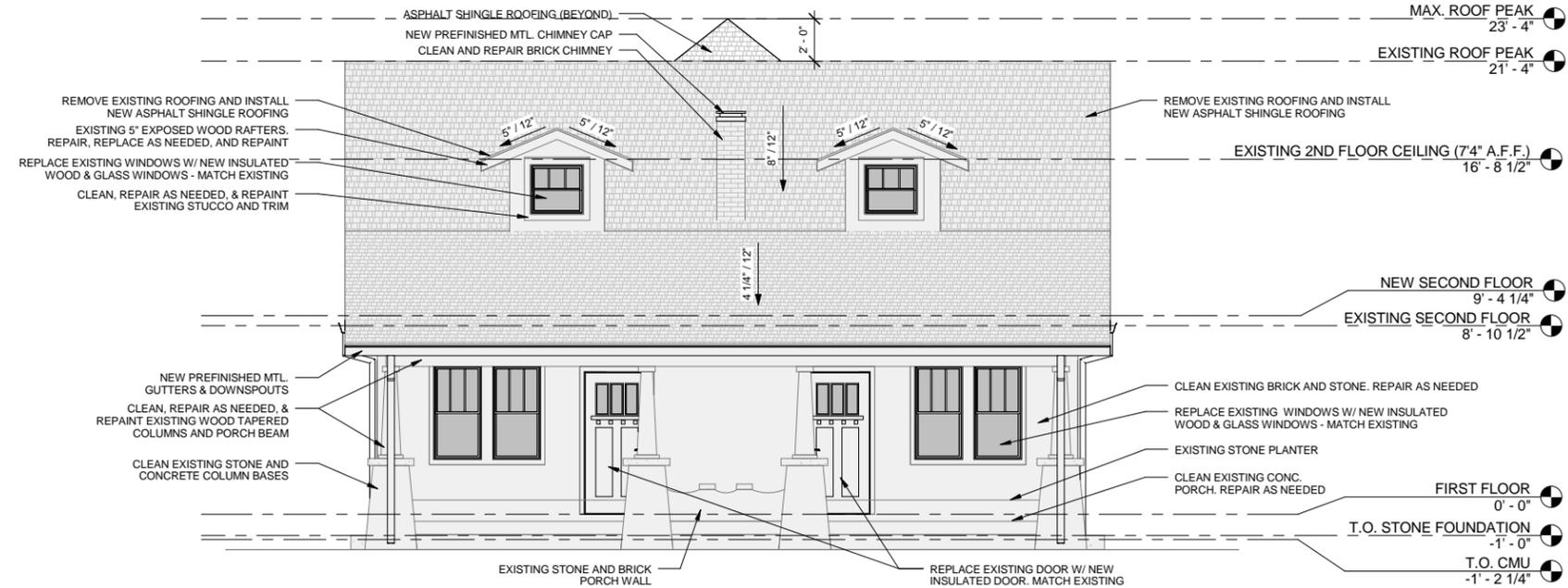
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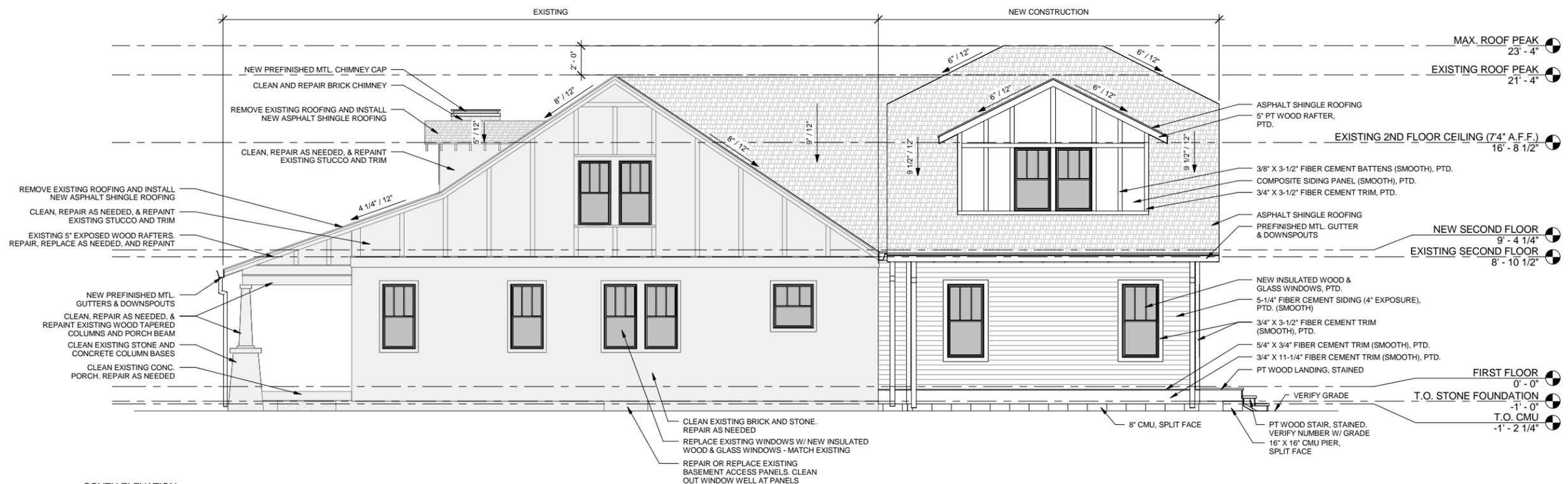
Date: 10.18.2013

BUILDING ELEVATIONS

A2.01 H



② WEST ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



① SOUTH ELEVATION
1/8" = 1'-0"
0 4' 8' 16'

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Architecture Design Planning

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NCARB, LEED-AP

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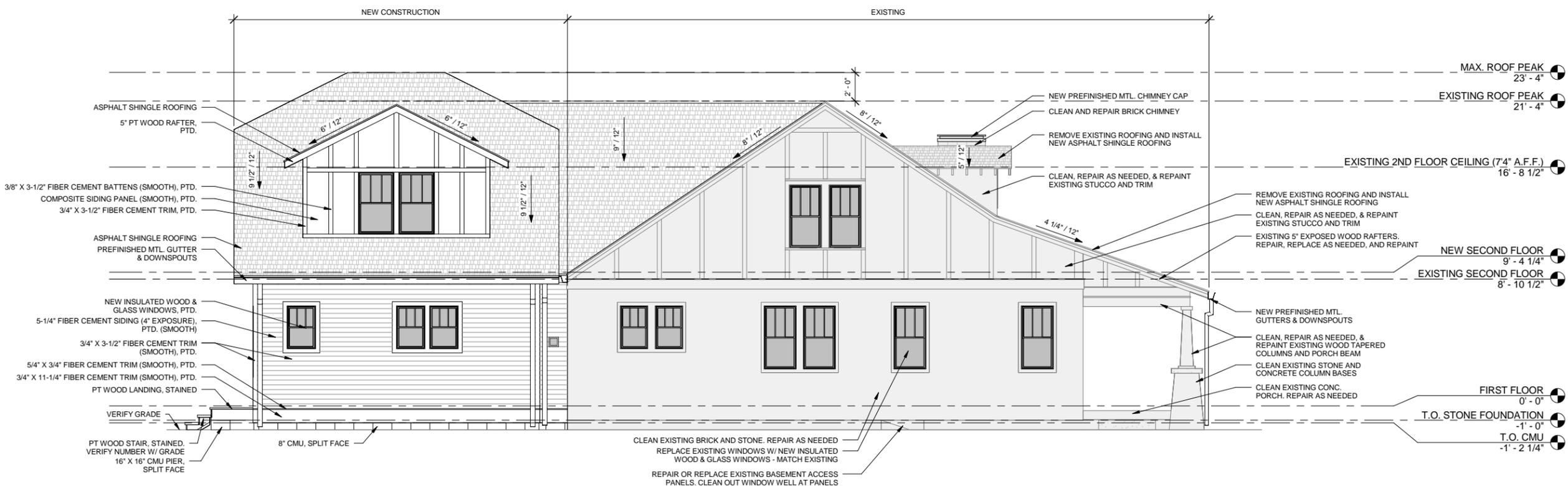
Date: 10.18.2013

BUILDING ELEVATIONS

A2.02 H



② EAST ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



① NORTH ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



① 3D VIEW 1



② 3D VIEW 2

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Architecture Design Planning

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Nashville, TN 37209
T 615-585-9410
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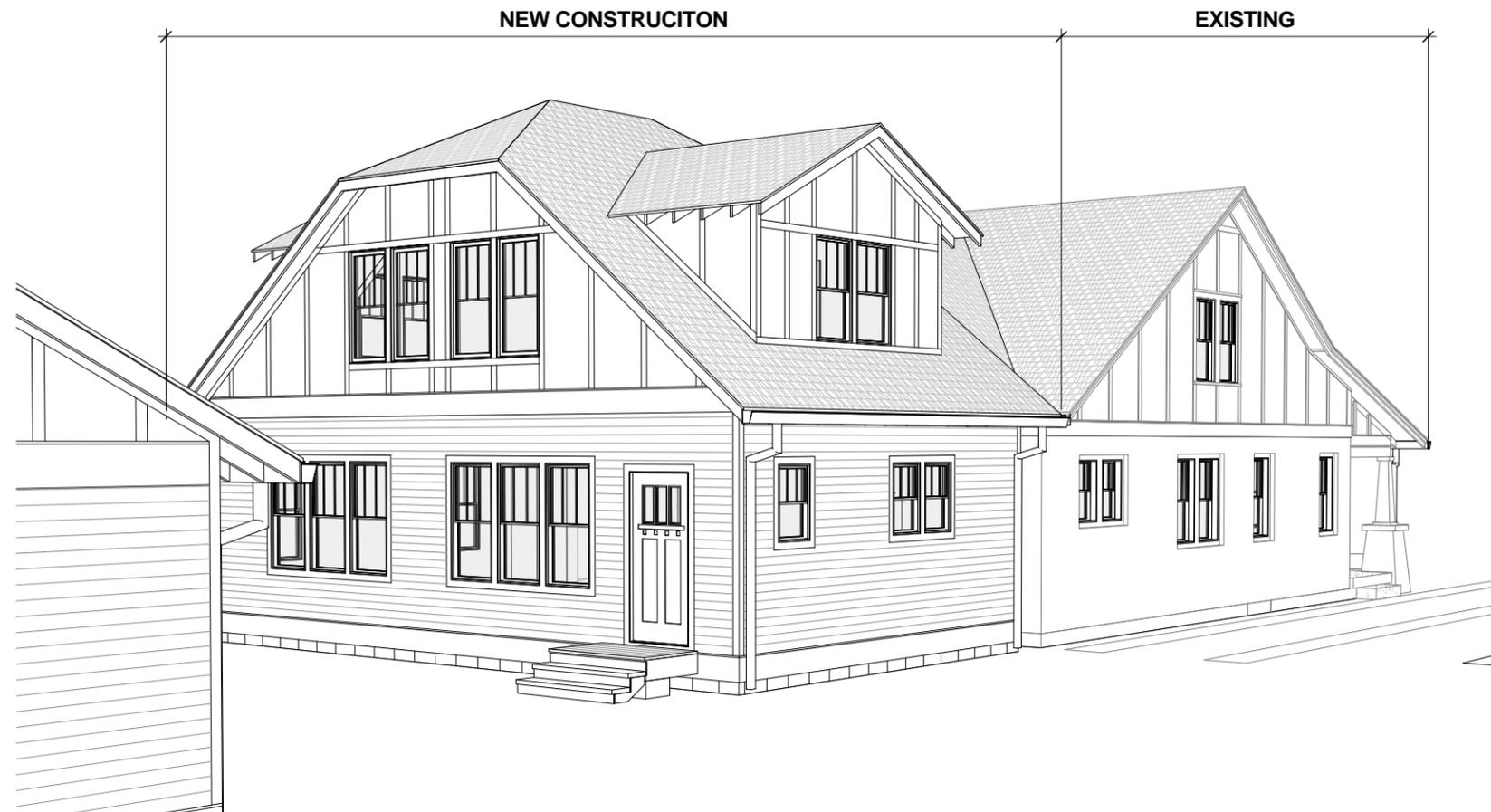
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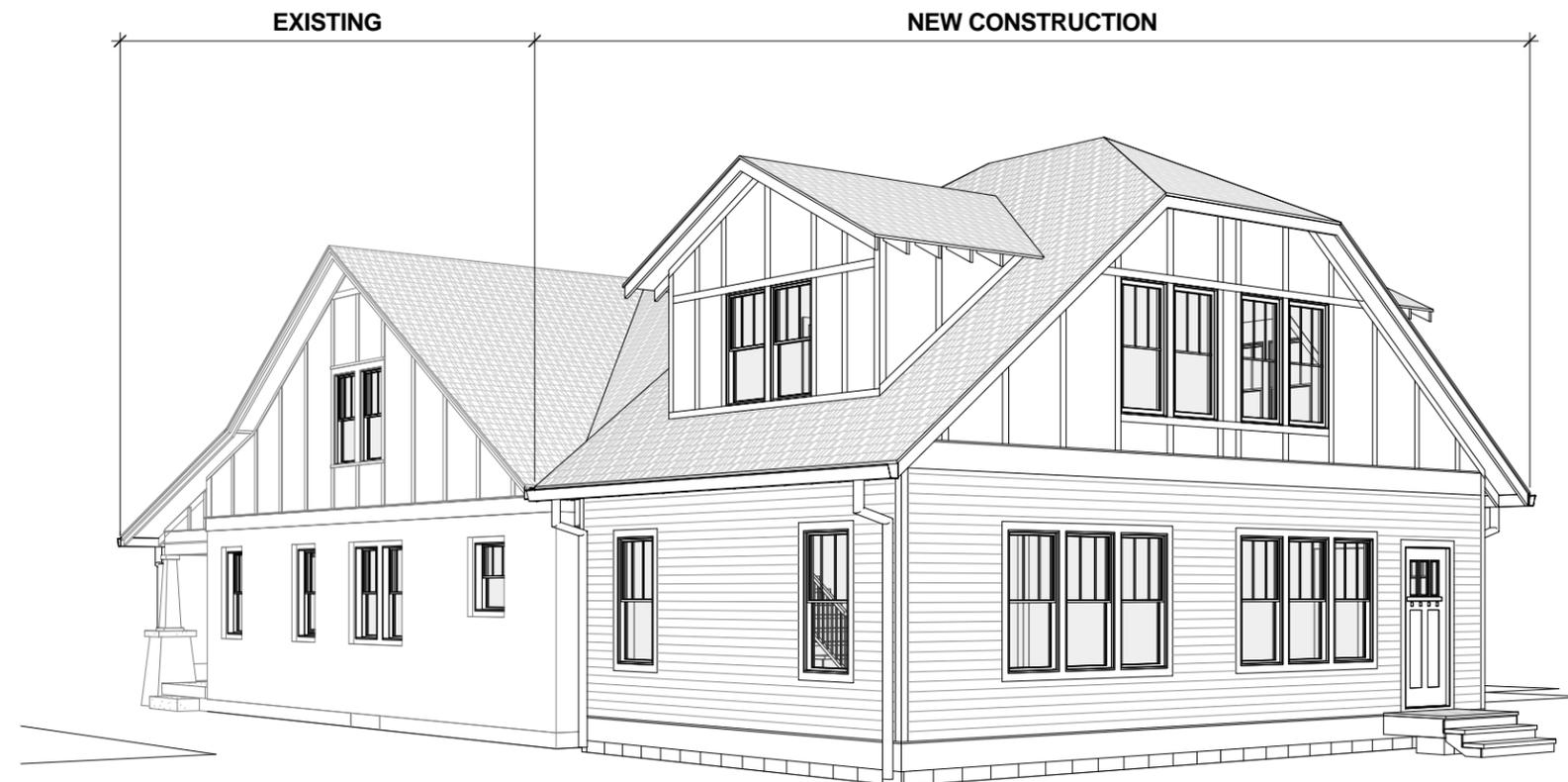
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3D VIEWS

A3.01 H



① 3D VIEW 3



② 3D VIEW 4

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Architecture Design Planning

David Baird, Architect
NCARB, LEED-AP

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Nashville, TN 37209

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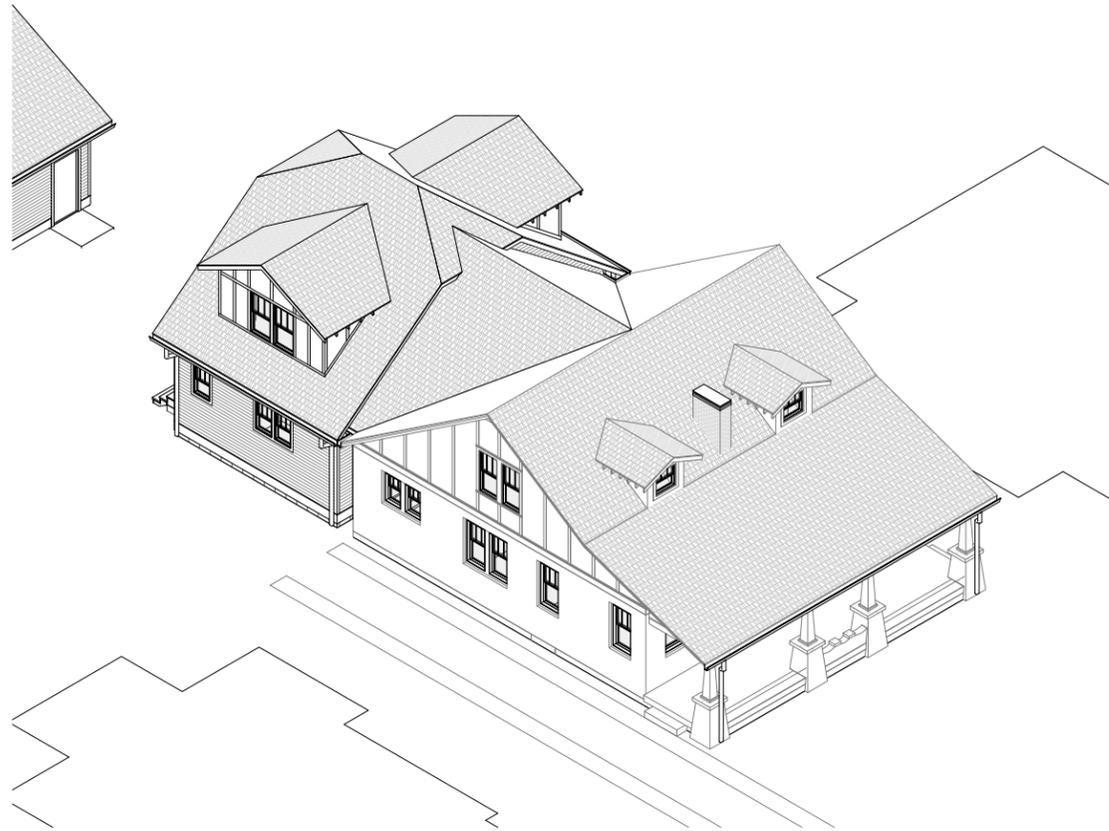
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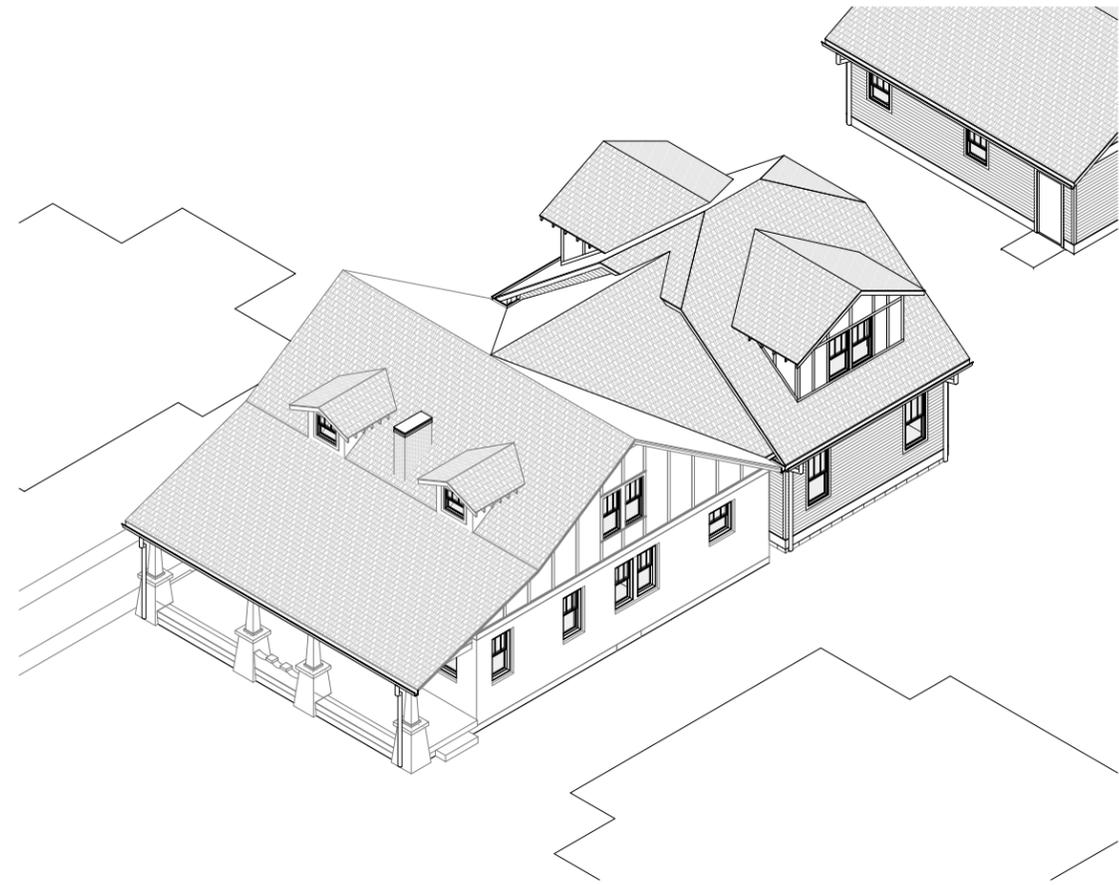
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3D VIEWS

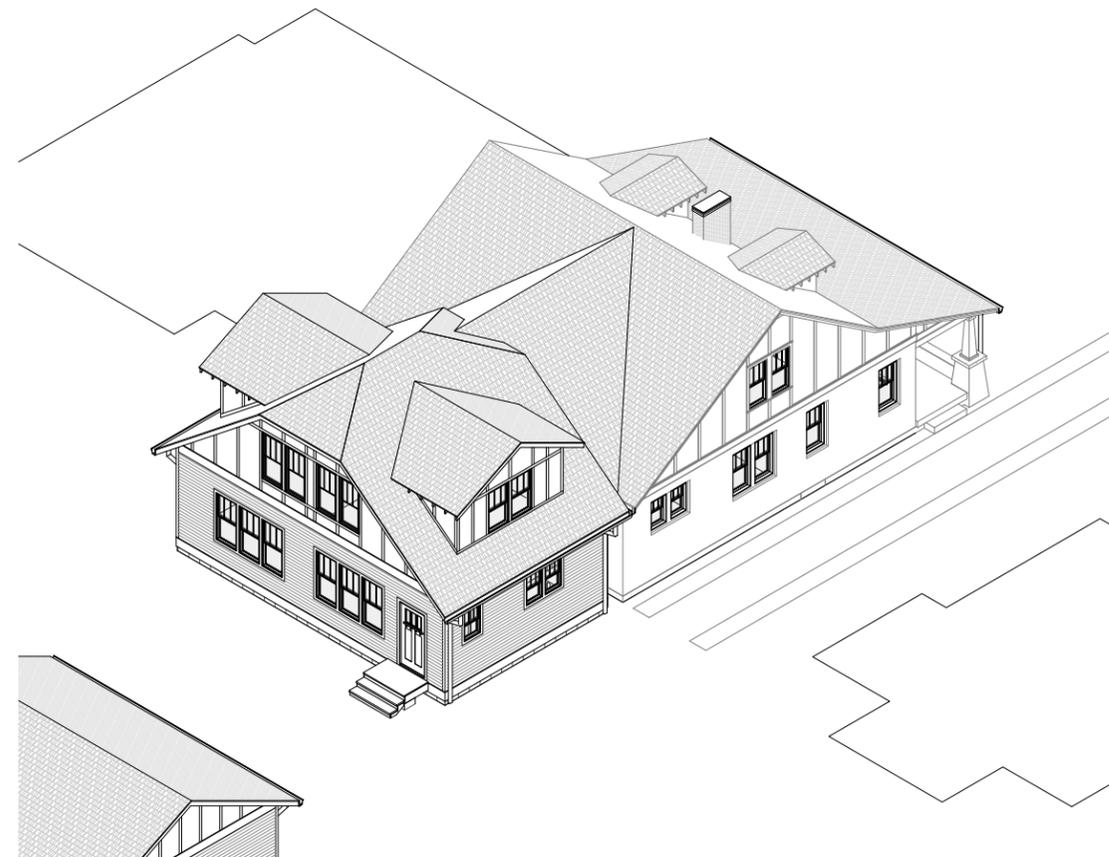
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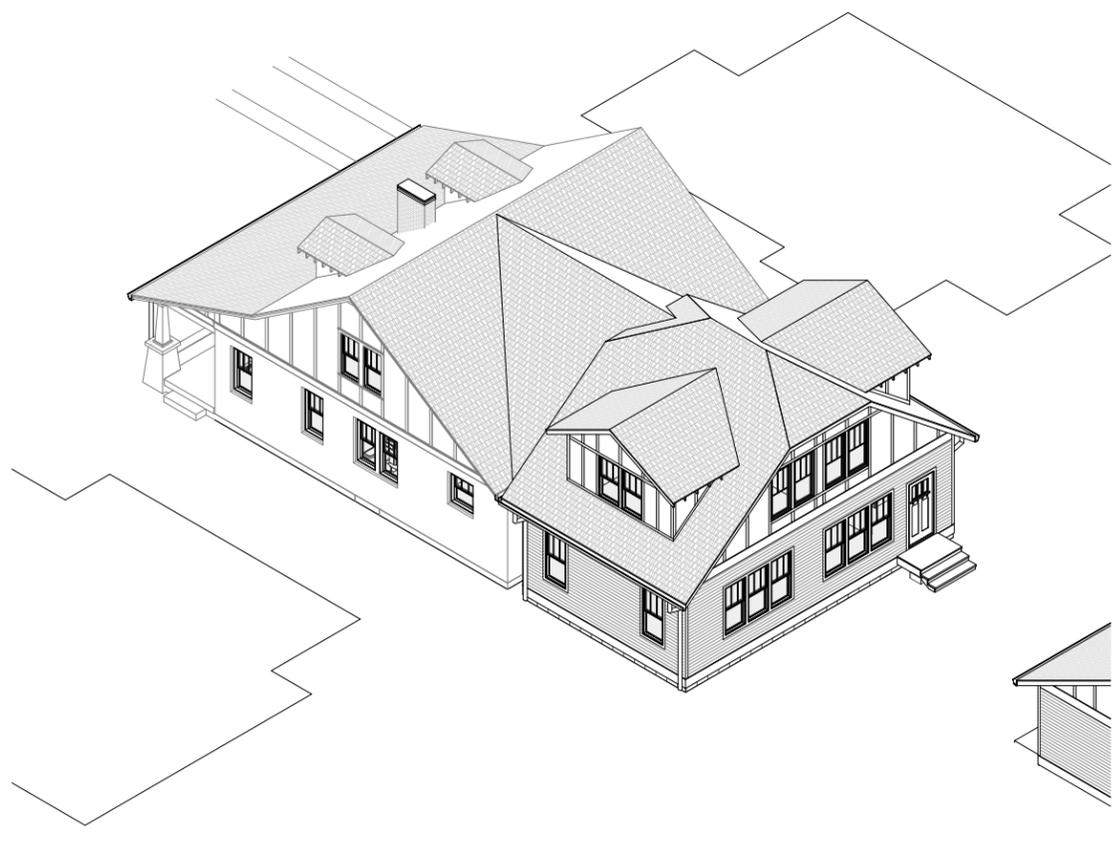
② 3D VIEW 6



① 3D VIEW 5



④ 3D VIEW 8



③ 3D VIEW 7

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3D VIEWS

A3.03 H

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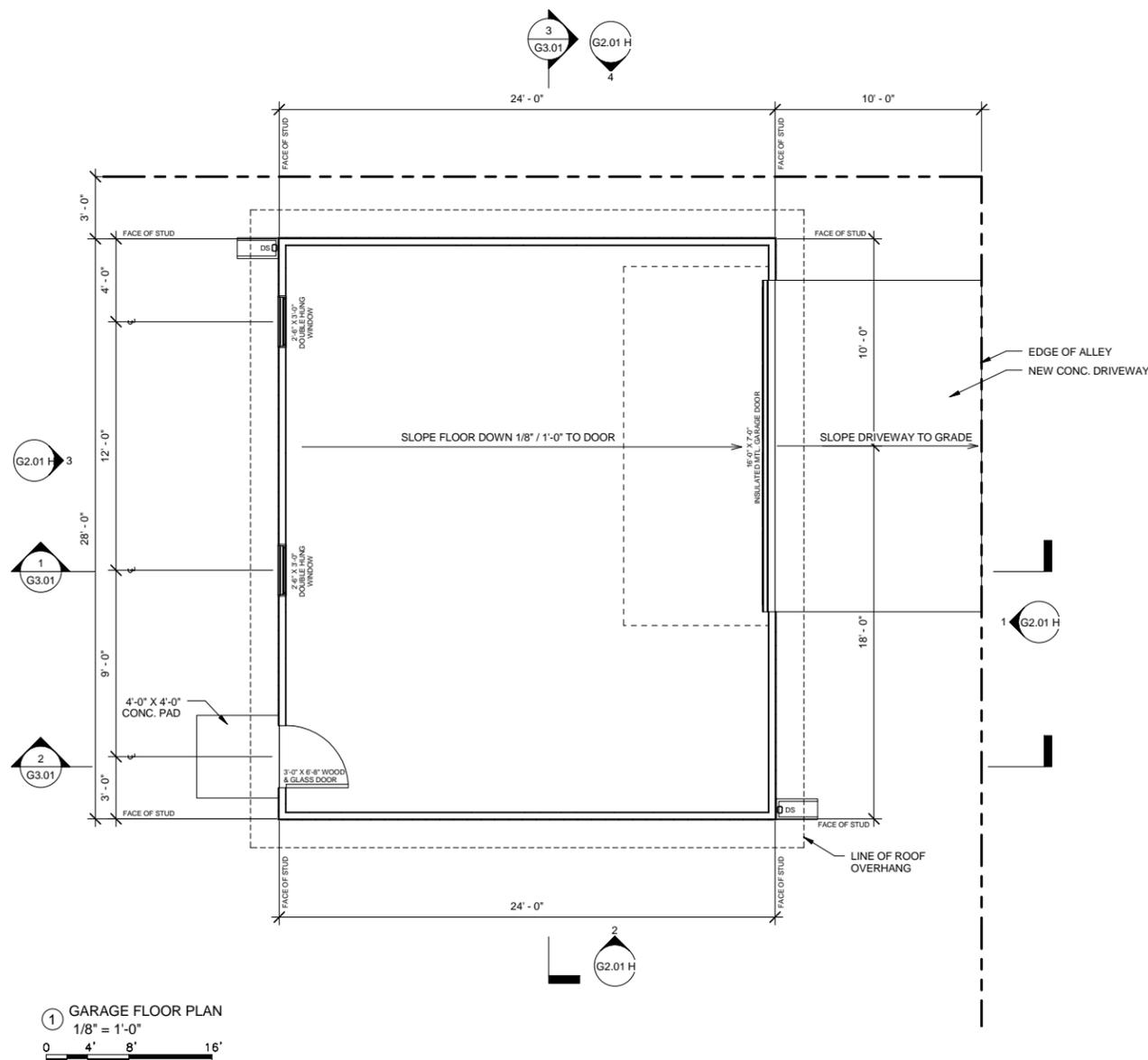
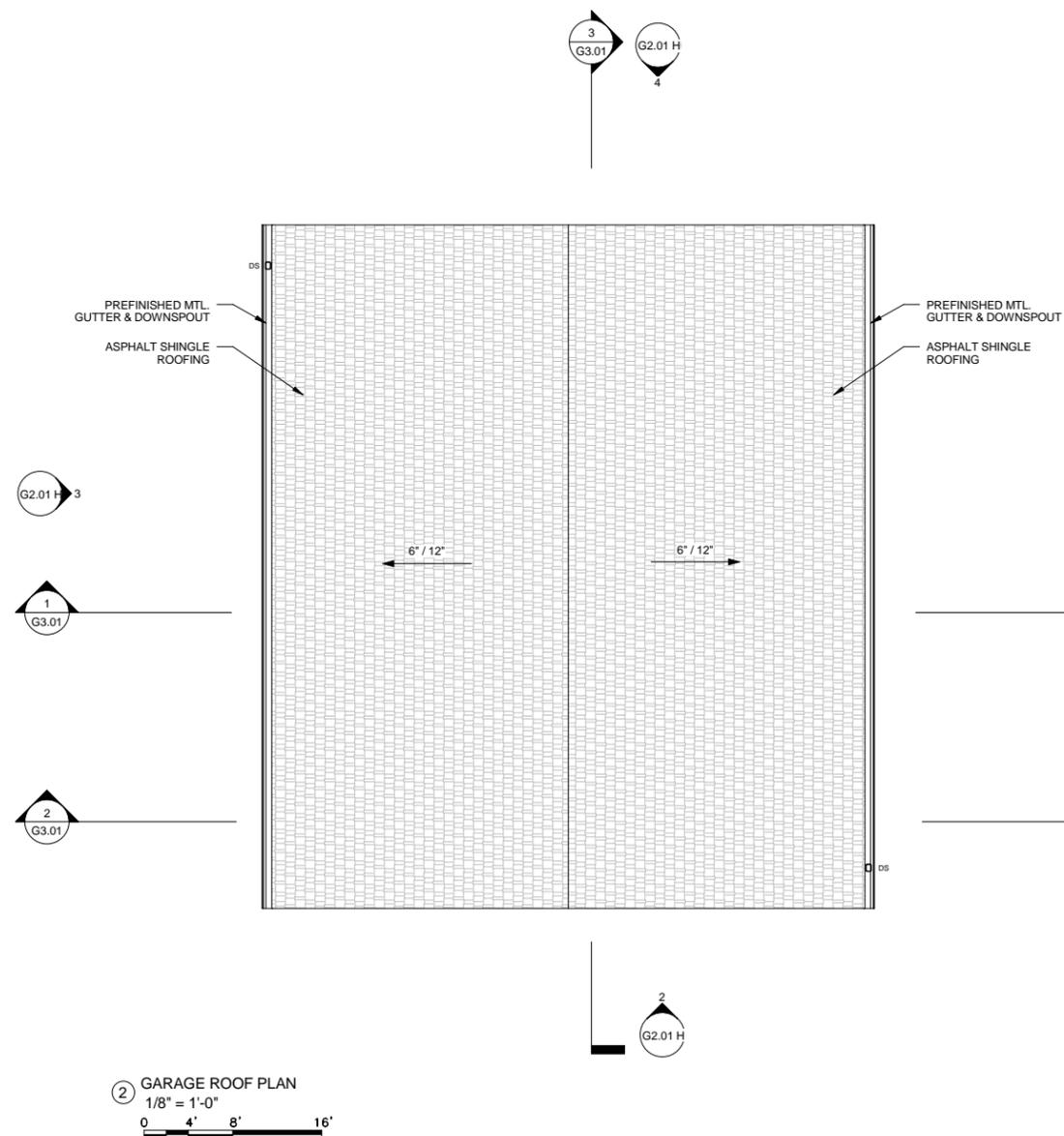
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GARAGE PLANS

G1.01 H



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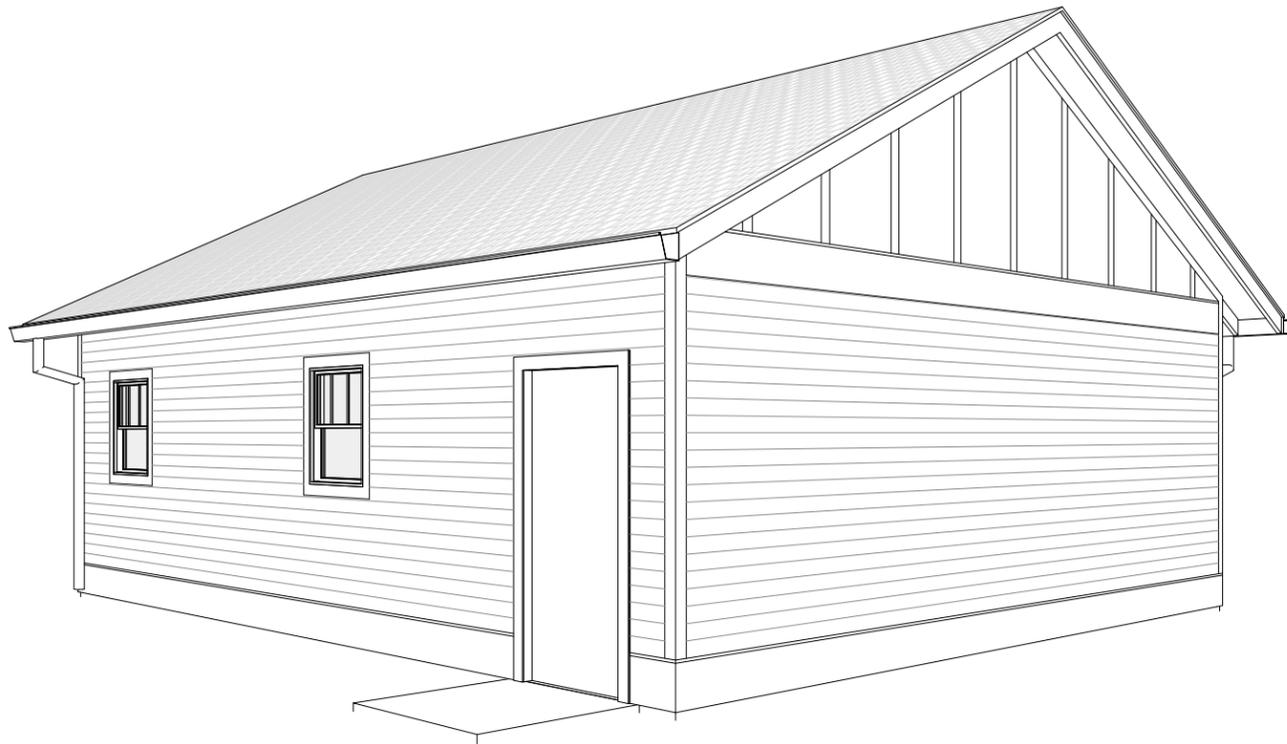
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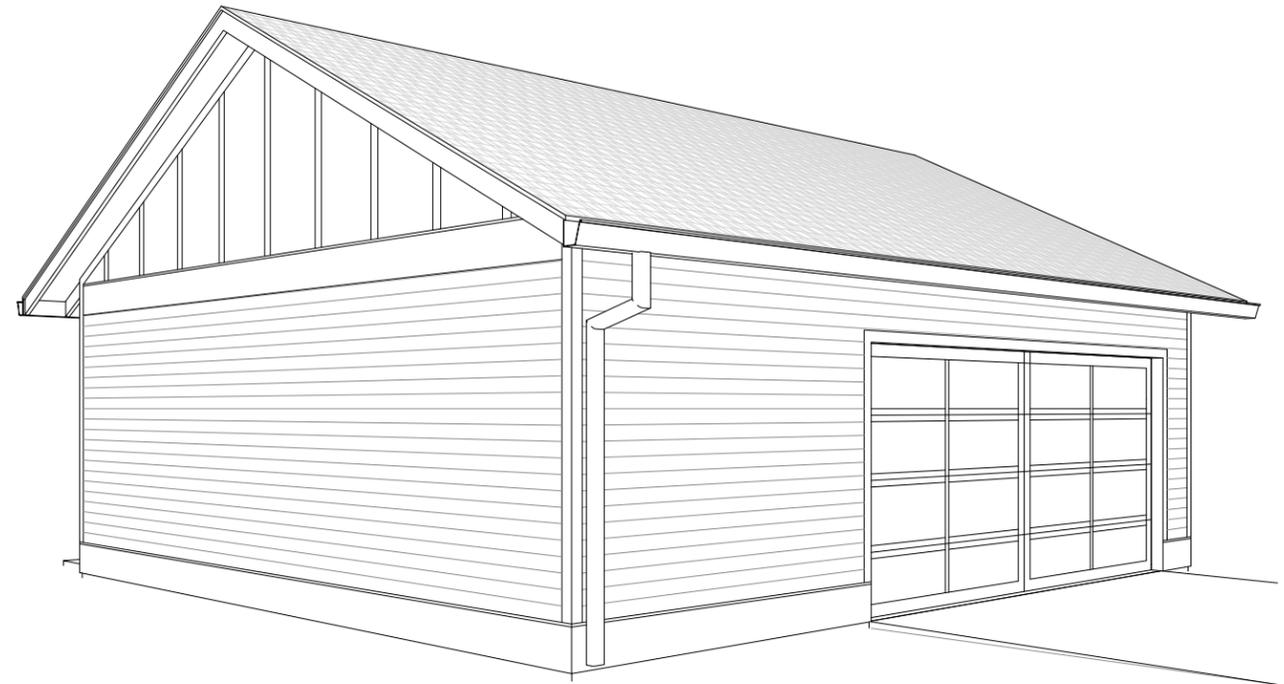
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GARAGE 3D PERSPECTIVE
VIEWS

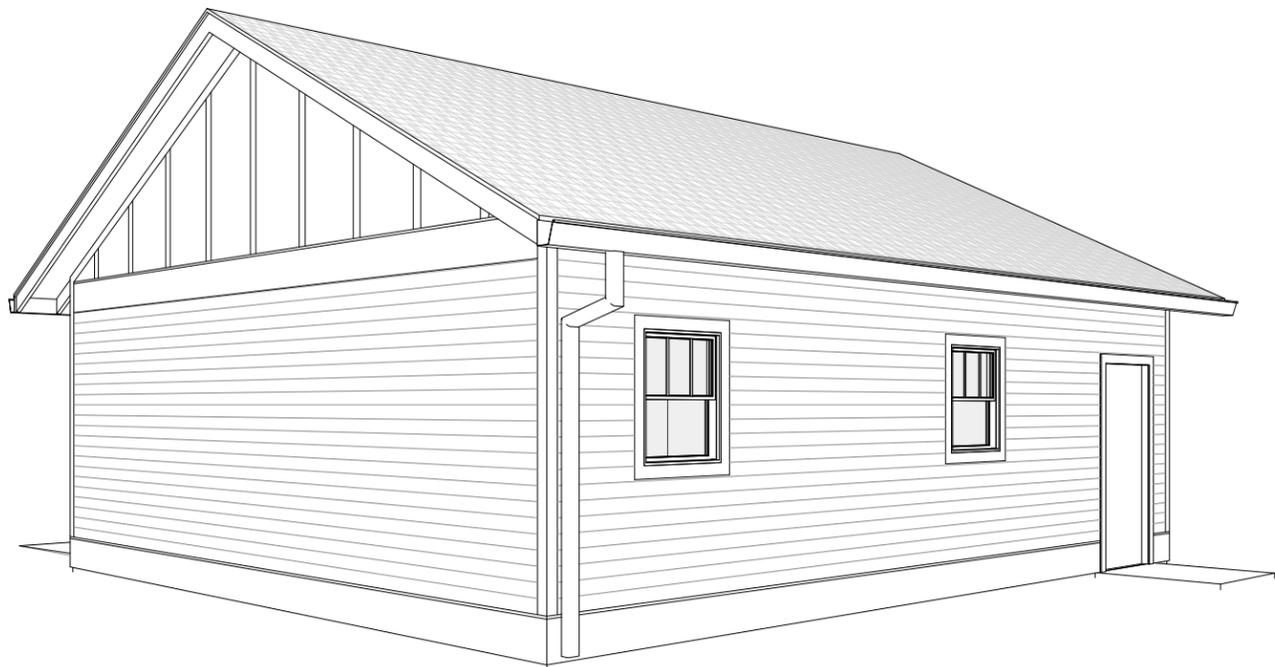
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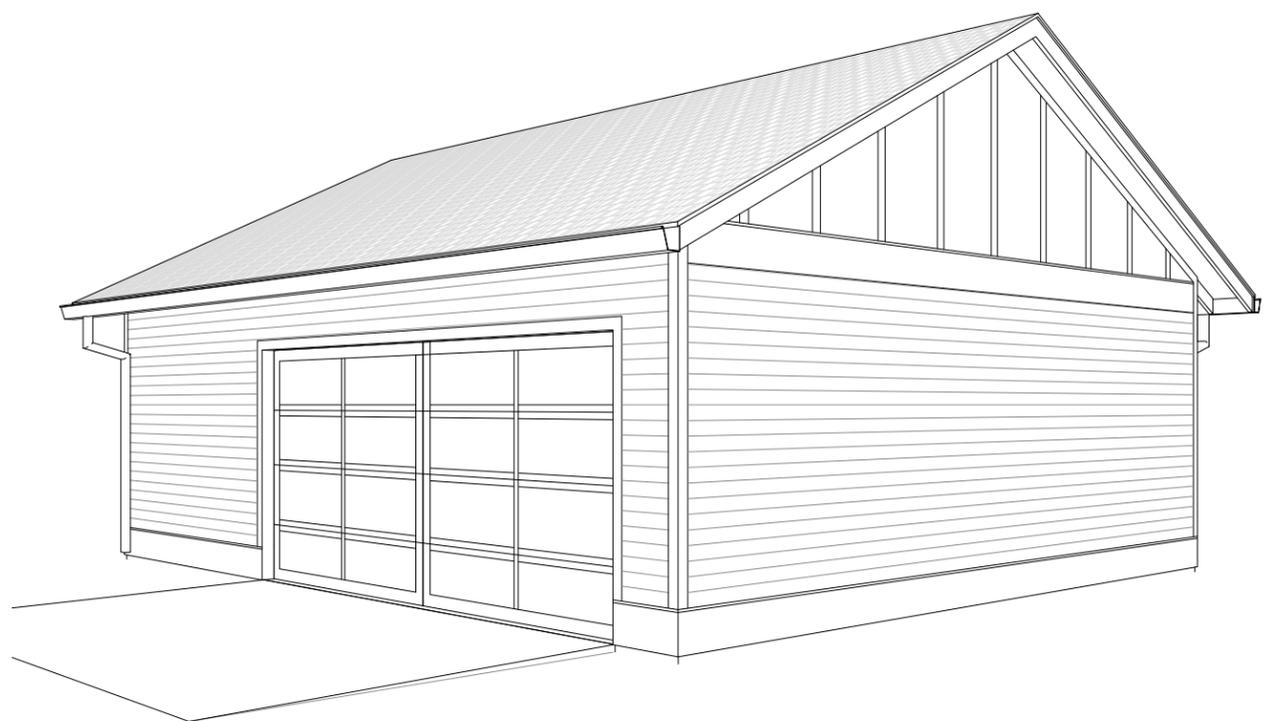
② H GARAGE SW - 3D VIEW



① H GARAGE SE - 3D VIEW



④ H GARAGE NW - 3D VIEW



③ H GARAGE NE - 3D VIEW

110 S. 17th Street

ADDRESS:
110 South 17th Street
Nashville, TN 37206



BUILDING IDEAS, LLC
Architecture Design Planning

David Baird, Architect
NCARB, LEED-AP

5007 Wyoming Avenue
Nashville, TN 37209

T 615-585-9410

dbaird@building-ideas.net

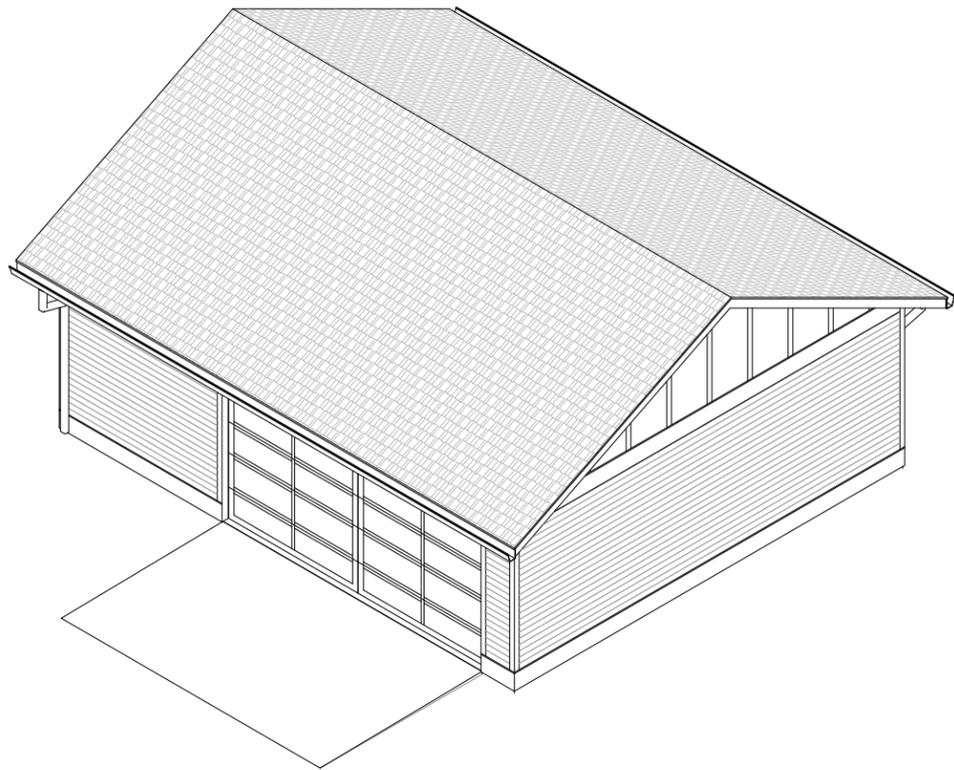
REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 110

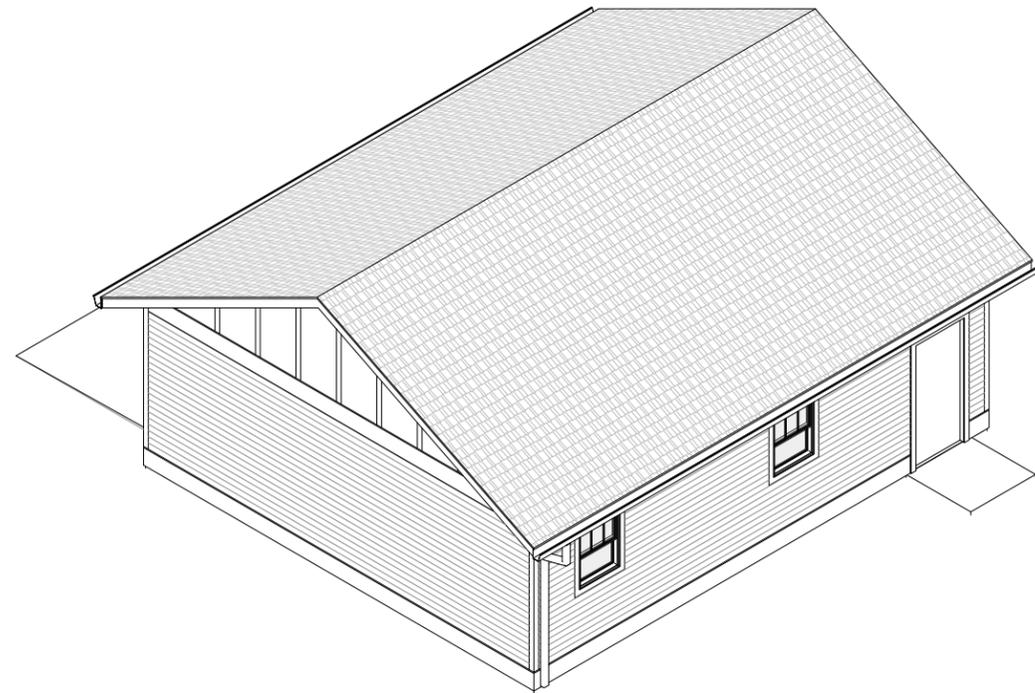
Project Phase:
MHZC SUBMITTAL

Date: 10.18.2013
GARAGE 3D VIEWS

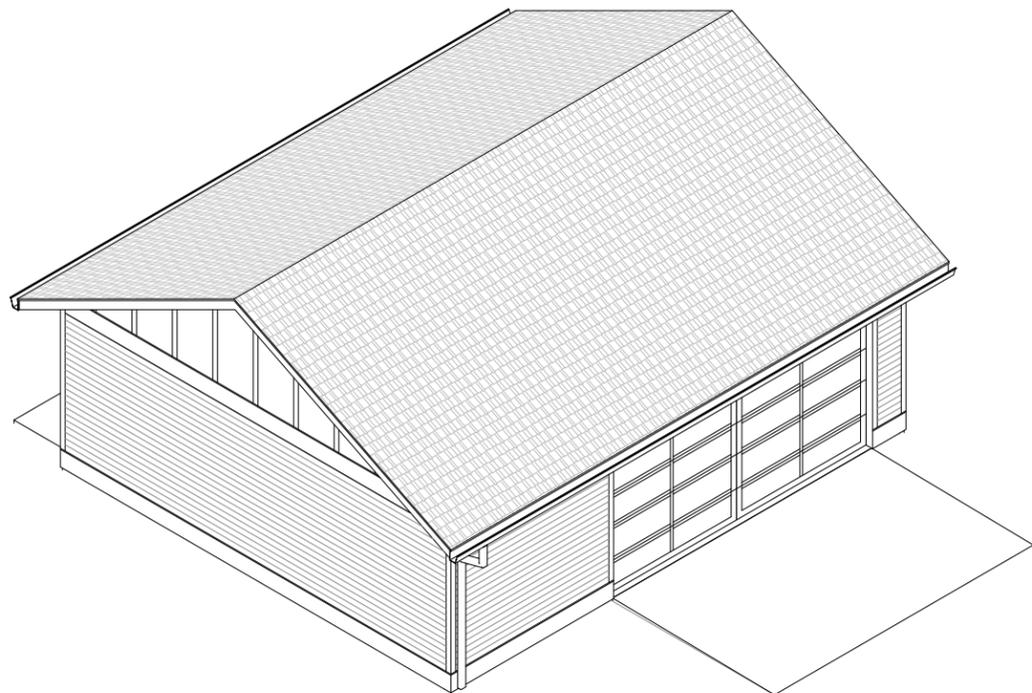
G4.02H



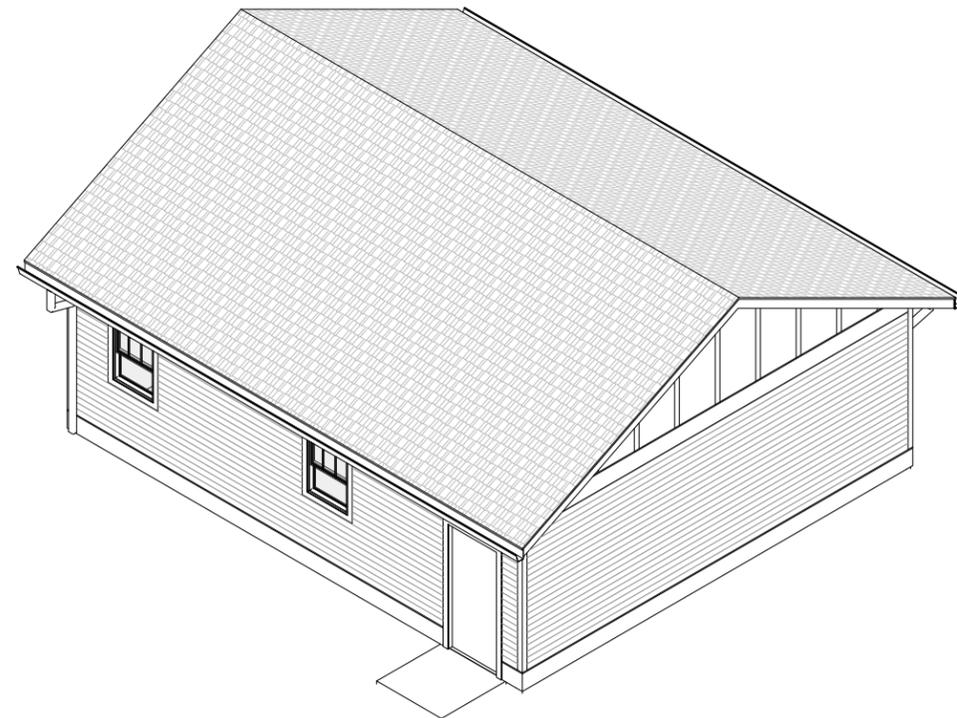
② H GARAGE NE - BIRD'S EYE VIEW



① H GARAGE NW - BIRD'S EYE VIEW



④ H GARAGE SE - BIRD'S EYE VIEW



③ GARAGE SW - BIRD'S EYE VIEW