



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
404 South 16th Street
November 19, 2014

Application: New construction-infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313048300
Applicant: Lynn Taylor, designer
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

| | |
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| <p>Description of Project: The proposal is to construct three small homes on one lot that have been approved with a Specific Plan (SP) by the Planning Commission.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ol style="list-style-type: none"> 1. Staff approve the final details, dimensions, and materials of windows and doors prior to purchase and installation; 2. All the railings have an open design; 3. All siding have a maximum reveal of five inches (5”) unless used as an accent material; 4. Staff provide final review of metal color and materials for walkways, driveways, and retaining walls as well as the unknown material on the front of the middle house; 5. The drawings for the alley house be revised to either all show a corner porch or not; 6. The HVAC shall be located behind the houses or on either side, beyond the mid-points of the houses; 7. Staff approve the roof color and masonry color, dimensions and texture; 8. All windows on the street-facing facades have a vertical orientation rather than a horizontal; and 9. And the porch sides have larger openings. <p>With these conditions, staff finds the project to meet the design guidelines for new construction in this unique portion of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p> | <p>Attachments A: Site Plan B: 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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.

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

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.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

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.

Porches

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.

Parking areas and Driveways

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.

Multi-unit Developments

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.

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.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The historic home on this lot was demolished prior to the expansion of the overlay. The applicant began the process of a Specific Plan (SP) that allows for three units, prior to the establishment of new procedures for review of SPs and prior to the expansion of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Figure 1: 404 South 16th Street prior to demolition.

Analysis and Findings:

Height & Scale:

The project includes three small homes on one lot in an area with little historic context. Most of the properties in immediate vicinity are non-contributing; they are either post-1950s smaller residences or larger two to three story homes constructed within the last ten years, prior to the expansion of the overlay to this part of Lockeland Springs. Therefore comparing the height and scale of these two infill houses to the immediate context is difficult. However, staff finds that they meet the larger historic context of this southern part of Lockeland Springs, where historic houses range in width from thirty to

forty feet (30'-40'), and heights are in the range of eighteen feet to twenty-nine feet (18'-29').

| | Alley House | Middle House | Boscobel House | Max Allowed |
|--------------|-------------|--------------|----------------|-------------|
| Ridge Height | 23' | 30' | 29' | 29' |
| # of Stories | 2 | 2 | 2 | 2 |
| Width | 20' | 20' | 36' | 40' |

Eave height was not considered, as it typically is, because of the roof forms that are not common in the overlay but found to be appropriate in this section of the overlay because of the lack of historic context. Across Boscobel will be two new homes on one lot to replace the two homes that were initially there.



Figure 2: Two existing homes on one lot across from Boscobel Street.

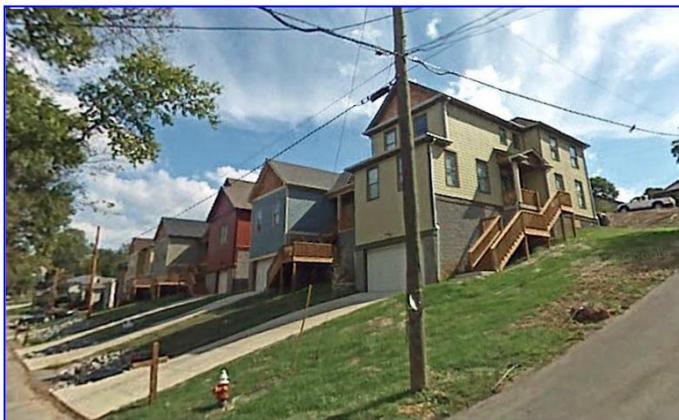


Figure 3: Existing conditions across South 16th Street.



Figure 4: Homes to the right of the building that will face Boscobel Street.

Although it is not common, this type of corner lot configuration where a house at the front faces the primary street and a separate house at the rear of the lot faces the side street can be found in the Lockeland Springs neighborhood and in most of those cases there was just one rear home, rather than two, that was approximately 2/3 the size of the principle dwelling. Examples include the sites at 1521 Russell Street at 16th Street and 1611 Holly Street at Evander Street. In this case, all three units are quite small with footprints of approximately six hundred square feet (600 sq. ft.). The widest home is facing Boscobel Street with a wrap-around porch, providing it with the perception of slightly more massing than those behind it. Although the homes are located on a steep grade from Boscobel to the alley, the chosen roof forms keep the rear homes from overwhelming the “primary” dwelling on Boscobel Street.

The project meets section II.B.1.and 2.

Setback & Rhythm of Spacing: The setbacks were determined by the SP and based on the steep grade. Section II.B.3 is not applicable.

Materials: The foundations will be split-face block, the siding will be smooth cement fiber lap siding of various reveals, and the roof will be metal, color unknown. Trim will be primarily wood with metal trim around windows and doors. The materials of the windows themselves are not indicated. There is a portion of siding and a railing on the front of the middle house that is not indicated. The rear decks and steps will be pressure treated wood. The floor of the front porches will be concrete.

Some railings are proposed to be metal siding which staff finds to be inappropriate since front porches typically had open railings, reinforcing the building’s orientation to the street. The metal siding is also used as an accent material on bays, which staff finds to be appropriate for this modern design. Staff recommends open railings for front porches. Staff also recommends that all siding have a maximum reveal of five inches (5”) unless used as an accent material, and that staff provide final review of metal color, windows and doors and materials for walkways, driveways, and retaining walls. With these condition, staff finds that the known materials to meet Section II.B.4.

Roof form: The roof forms vary from steep shed roofs to almost flat roofs, which is appropriate for this portion of the district where the design guidelines allow for flat roofs. The project meets section II.B.5.

Orientation: The home at the corner of Boscobel and South 16th Street is oriented to Boscobel with a wrap-around porch and a primary entrance facing Boscobel. The parking pad is located in the front yard, which, although typically considered inappropriate, is compatible with new construction in this portion of the district due to the steep grades. The new homes, just across Boscobel, have front-facing garages. The rear two homes are oriented to South 16th Street. The middle house will have a curb cut with side stacked-parking. The rear home will have parallel parking along the alley. The location of parking areas was approved as a part of the SP.

The homes are not fully oriented to the street due to the enclosed sides to the porches. Staff recommends larger openings on these sides to complete the homes' orientations.

The alley house shows a wrap-around porch on the first floor plan and the site plan but not on the elevations. Staff recommends the drawings be revised so that they are consistent, prior to the issuance of the permit.

With these conditions, the project meets section II.B.6.

Proportion and Rhythm of Openings: Many windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings but not all. Staff recommends that all horizontal windows on the front of each building have a more vertical orientation. 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: The location of the HVAC and other utilities was 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: No outbuildings were proposed.

The project meets section II.B.8 of the design guidelines.

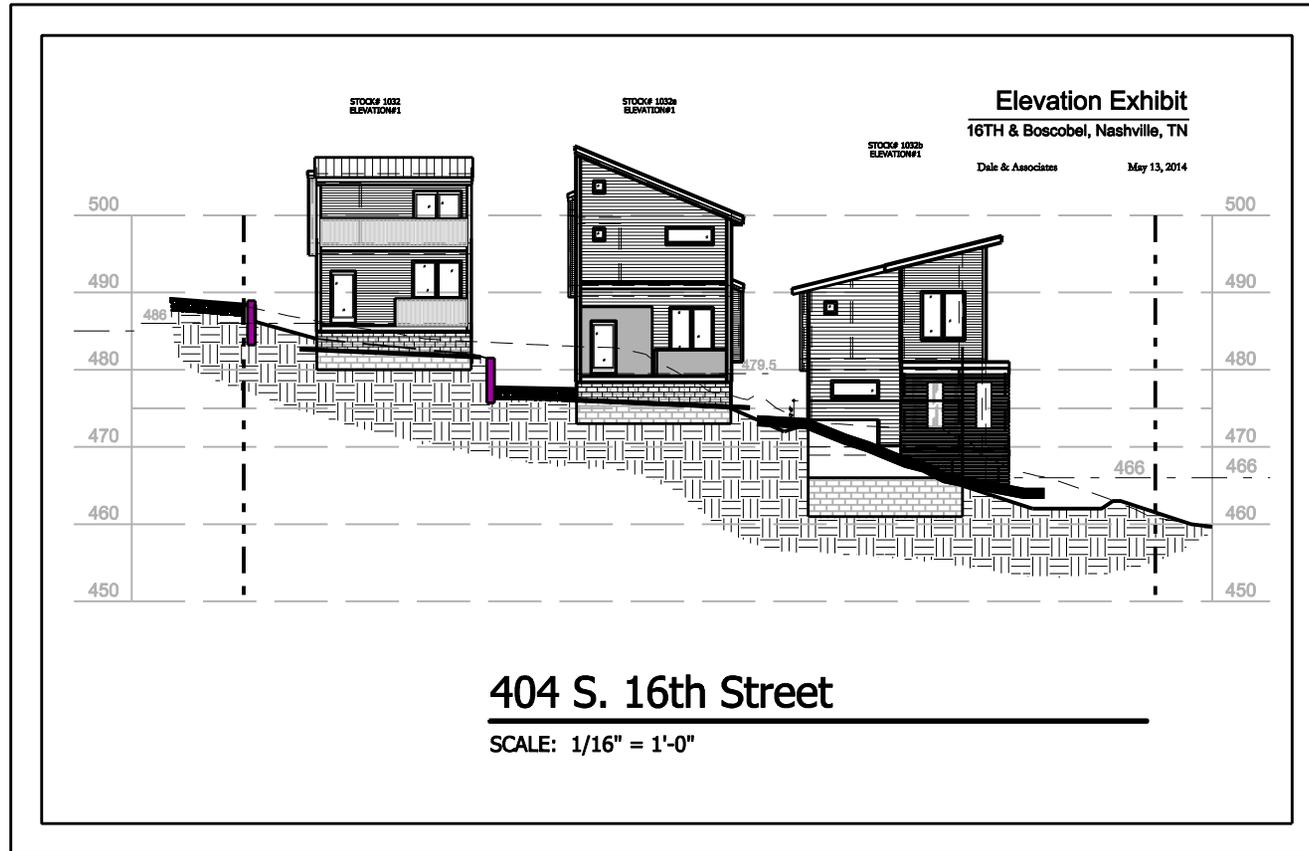
Recommendation:

1. Staff recommends approval with the conditions that:
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. All the railings have an open design;
4. All siding have a maximum reveal of five inches (5") unless used as an accent material;
5. Staff provide final review of metal color and materials for walkways, driveways, and retaining walls as well as the unknown material on the front of the middle house;
6. The drawings for the alley house be revised to either all show a corner porch or not;
7. The HVAC shall be located behind the houses or on either side, beyond the mid-points of the houses;
8. Staff approve the roof color and masonry color, dimensions and texture;
9. All windows on the street-facing facades have a vertical orientation rather than a horizontal; and
10. And the porch sides have larger openings.

With these conditions, staff finds the project to meet the design guidelines for new construction in this unique portion of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

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GILL DESIGN & CONSTRUCTION, LLC
MAP 83-13
PARCEL 482

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404 S. 16th Street
Nashville, TN 37206

PARK CENTER, INC.
MAP 83-13
PARCEL 493

Contractor to Ensure Positive
Drainage in Driveway, to be
Directed Around Building

Proposed Drainage Swale to Direct
Runoff into Rain Garden

Step Wall
Weep Holes
Wall 'C2'

ALLEY
N83°11'38"W 56.00'

Wall 'A1'
Wall 'A2'

5' M.B.S.L.

STOCK# 1032
ALLEY HOUSE
PROPOSED
BUILDING
#1
FFE = 486

STOCK# 1032a
ALLEY HOUSE
PROPOSED
BUILDING
#2
FFE = 479.5

STOCK# 1032b
ALLEY HOUSE
PROPOSED
BUILDING
#3
1ST
FLOOR/BASEMENT
FFE = 470

FRONT

RAINGARDEN

S83°09'50"E 56.00'

Emergency
Overflow
Spillway

BOSCOBEL STREET
(60' R.O.W)

S. 16th STREET
(50' R.O.W)

Site Benchmark
Mag Nail found in
PTP
Elev=464.96
(NAVD88)

Ex. San MH
Top Casting = 490.09
IE 8"VCP West = 484.6
IE East 490.60

SITE PLAN

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

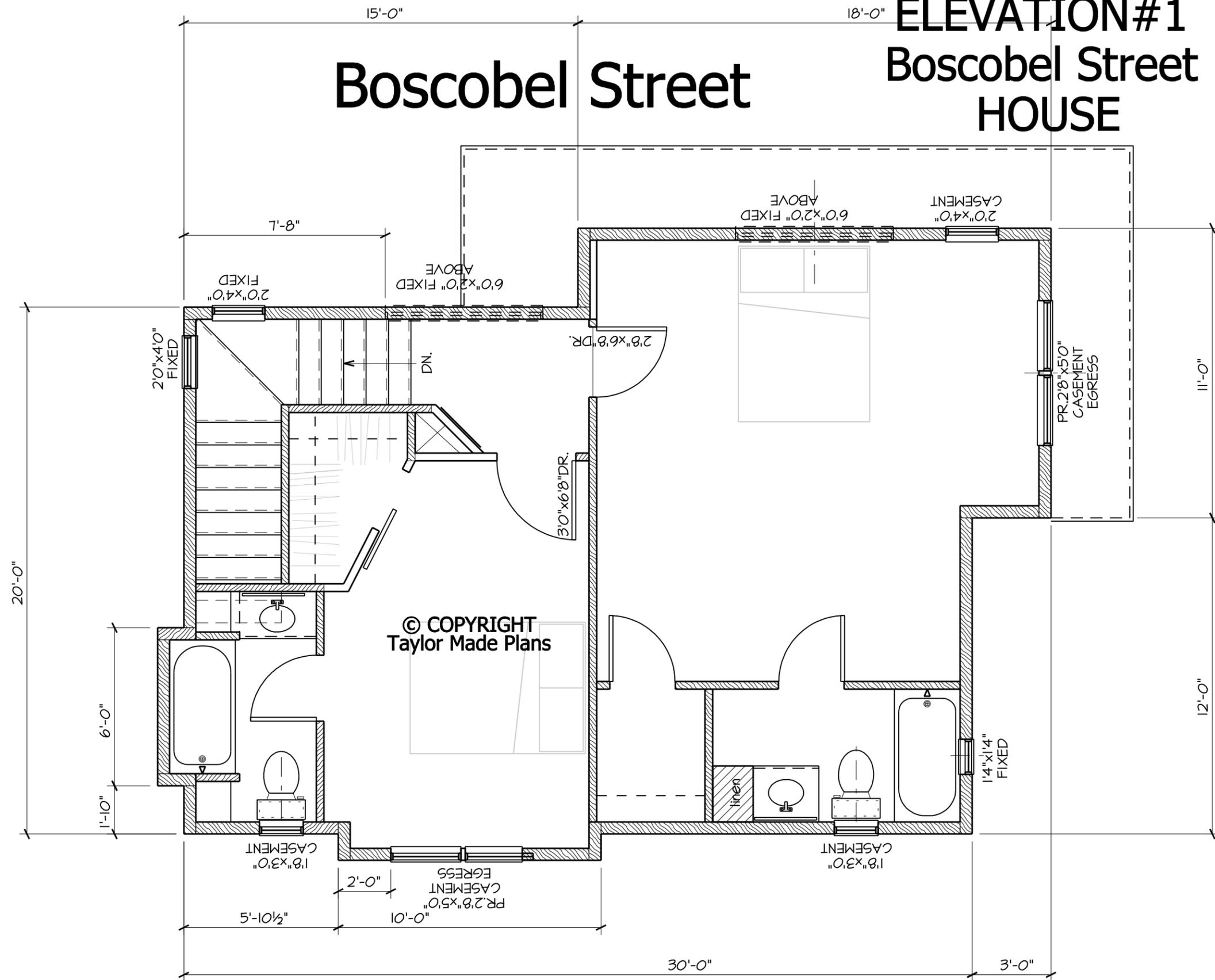
WILLIE D. MAULL III
MAP 83-13
PARCEL 484

41-S-14

STOCK# 1032b
ELEVATION#1
Boscobel Street
HOUSE

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SECOND FLOOR PLAN

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

SCHEMATIC PLANS
NOT FOR CONSTRUCTION

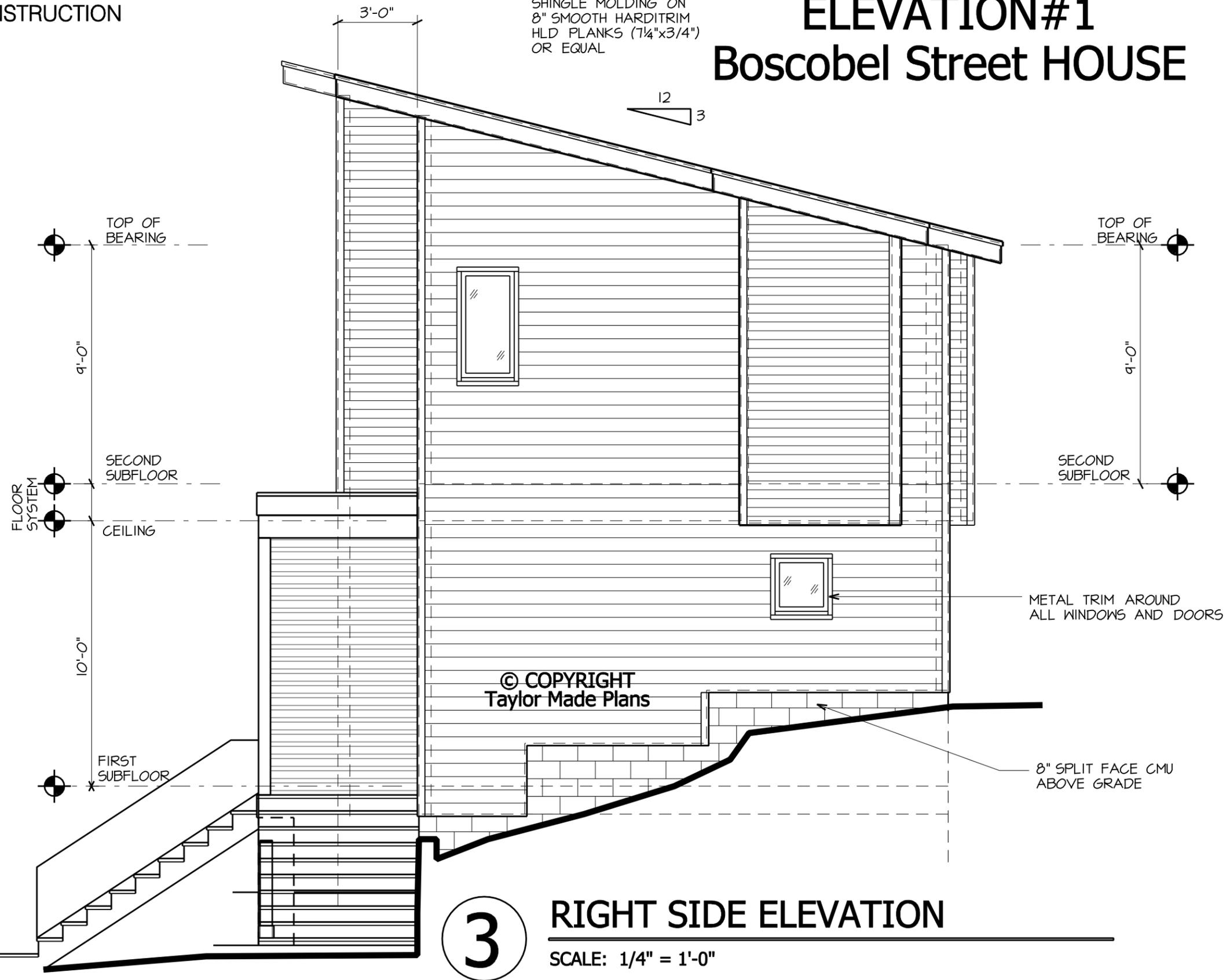
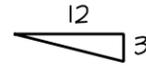
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STOCK# 1032b ELEVATION#1 Boscobel Street HOUSE

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SHINGLE MOLDING ON
8" SMOOTH HARDITRIM
HLD PLANKS (7¼"x3/4")
OR EQUAL



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STOCK# 1032b
ELEVATION#1
Boscobel Street HOUSE

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Nashville, TN 37206



4

LEFT SIDE ELEVATION

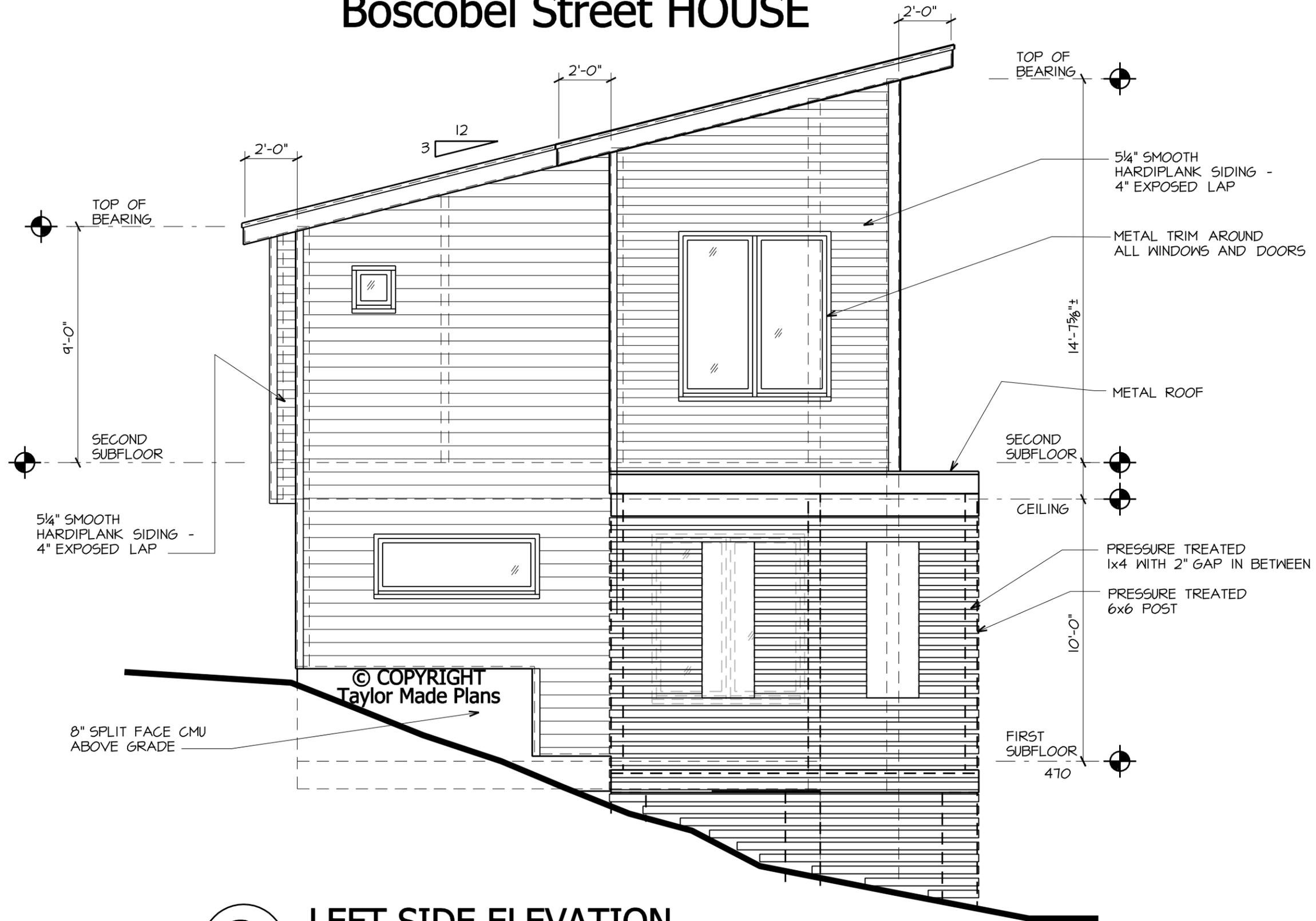
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STOCK# 1032b ELEVATION#1 Boscobel Street HOUSE

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

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STOCK# 1032b
ELEVATION#1
Boscobel Street HOUSE



1

FRONT ELEVATION

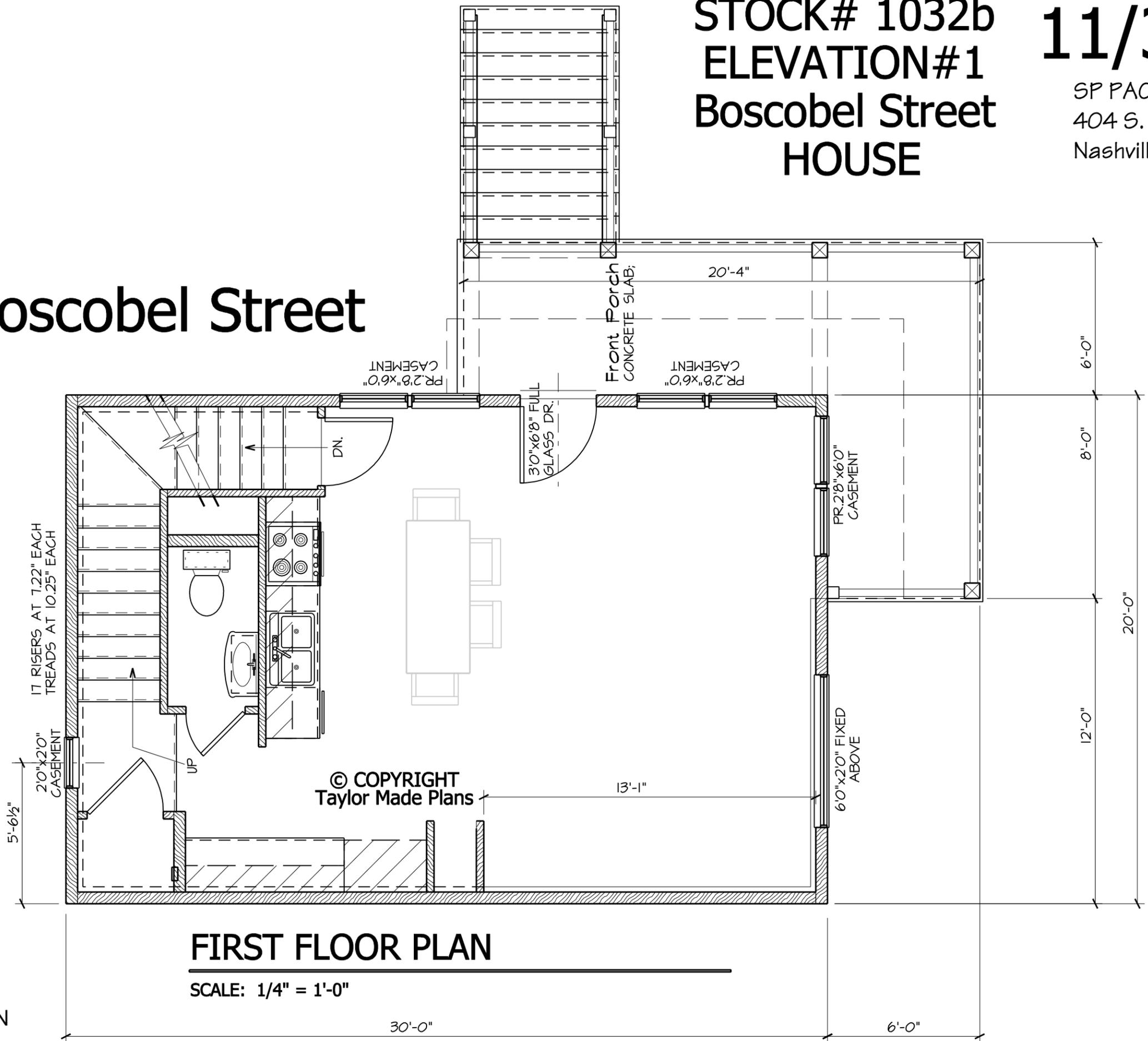
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STOCK# 1032b
ELEVATION#1
Boscobel Street
HOUSE

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Boscobel Street



FIRST FLOOR PLAN

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

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30'-0"

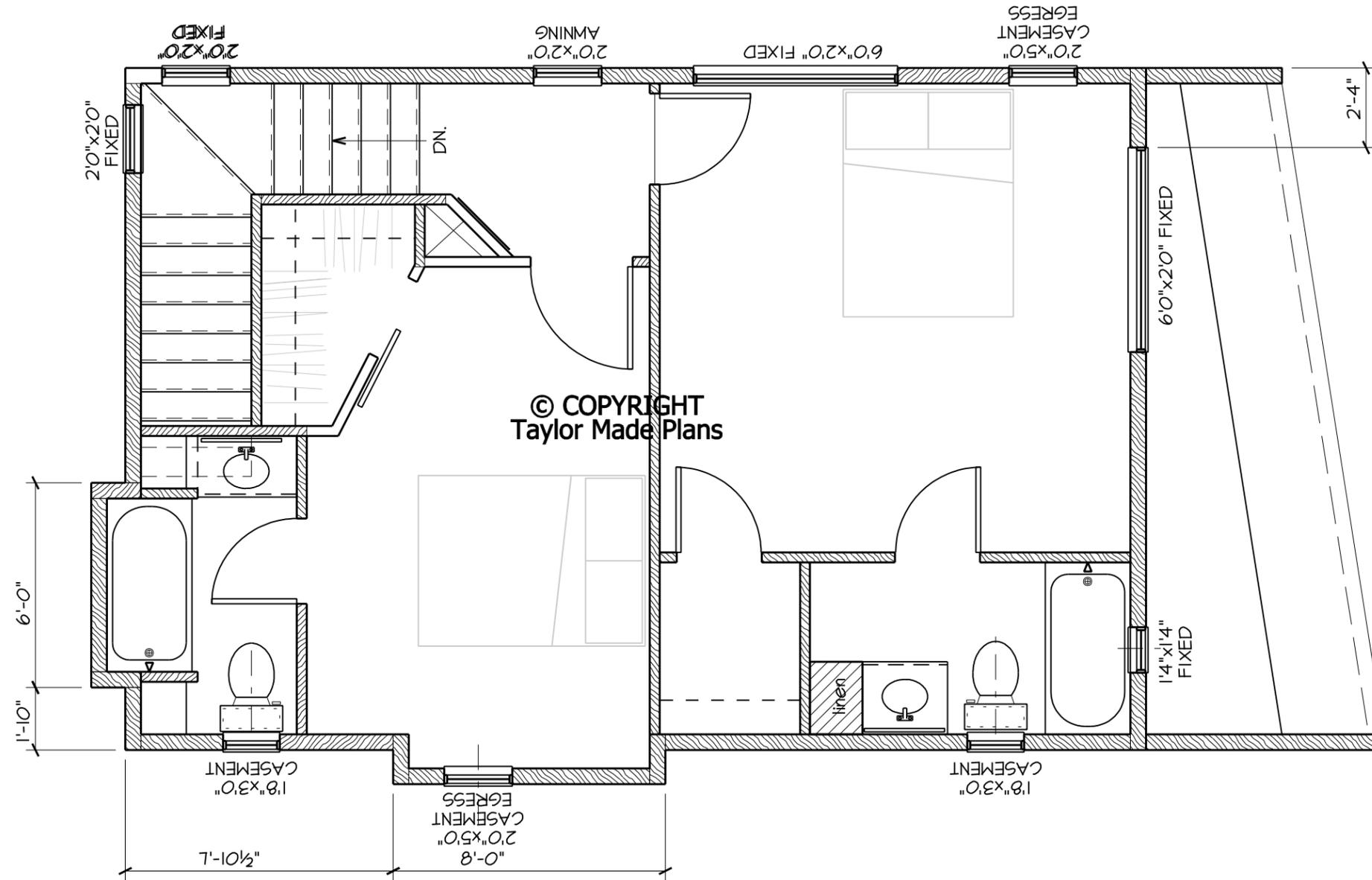
6'-0"

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STOCK# 1032a
ELEVATION#1
Middle HOUSE



SECOND FLOOR PLAN

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

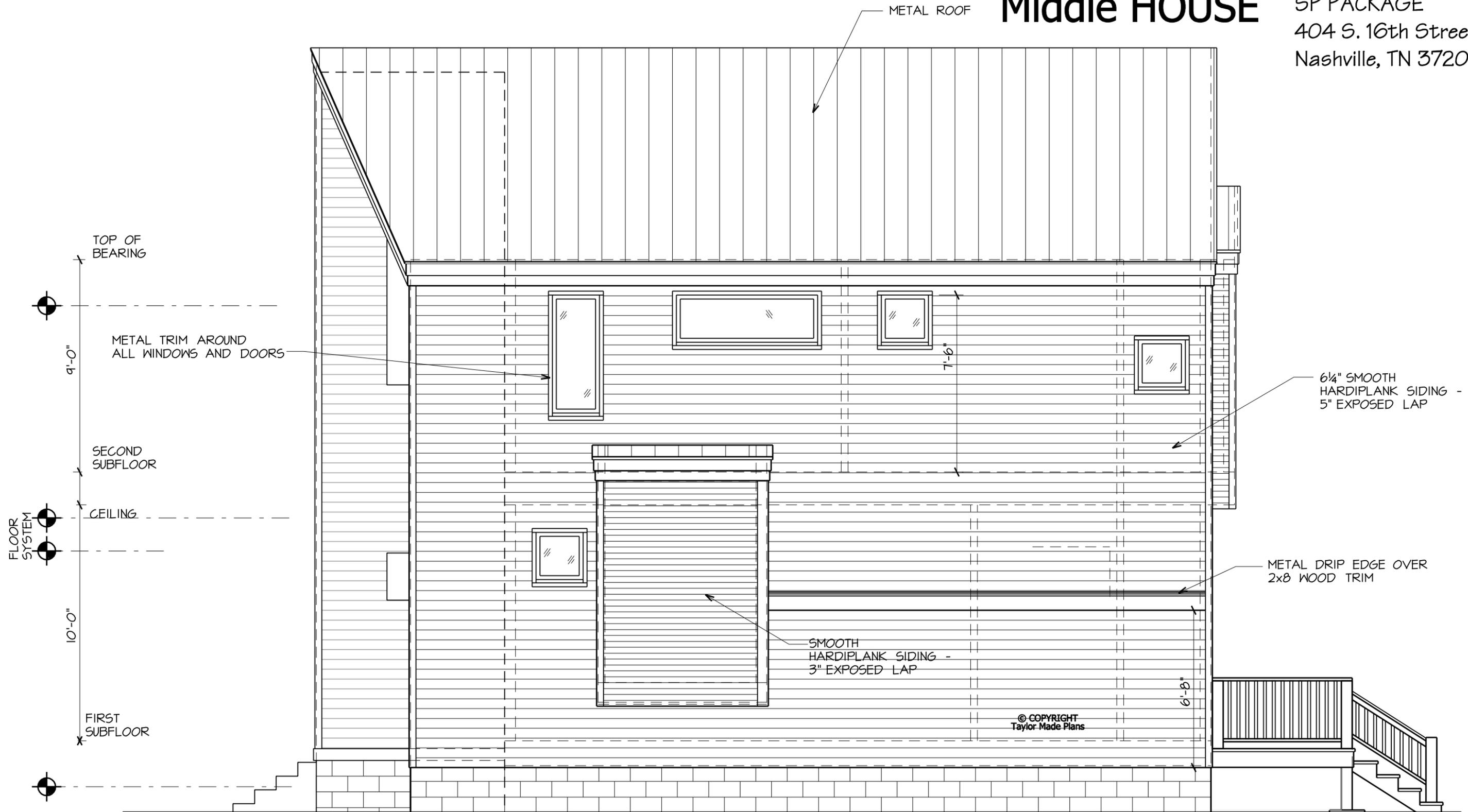
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STOCK# 1032
ELEVATION#1
Middle HOUSE

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2

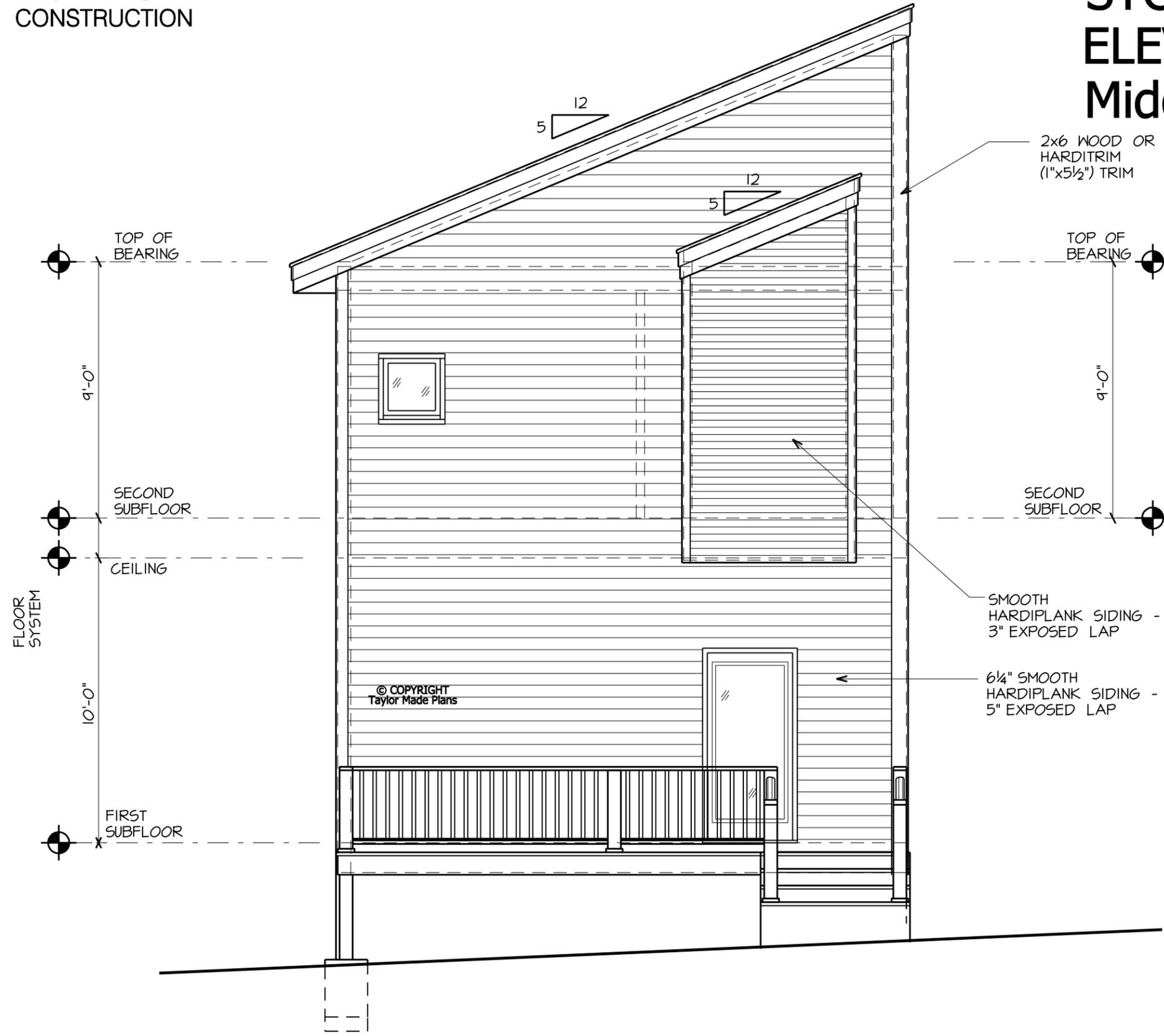
RIGHT SIDE ELEVATION

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

SCHEMATIC PLANS
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STOCK# 10321
ELEVATION#1
Middle HOUSE

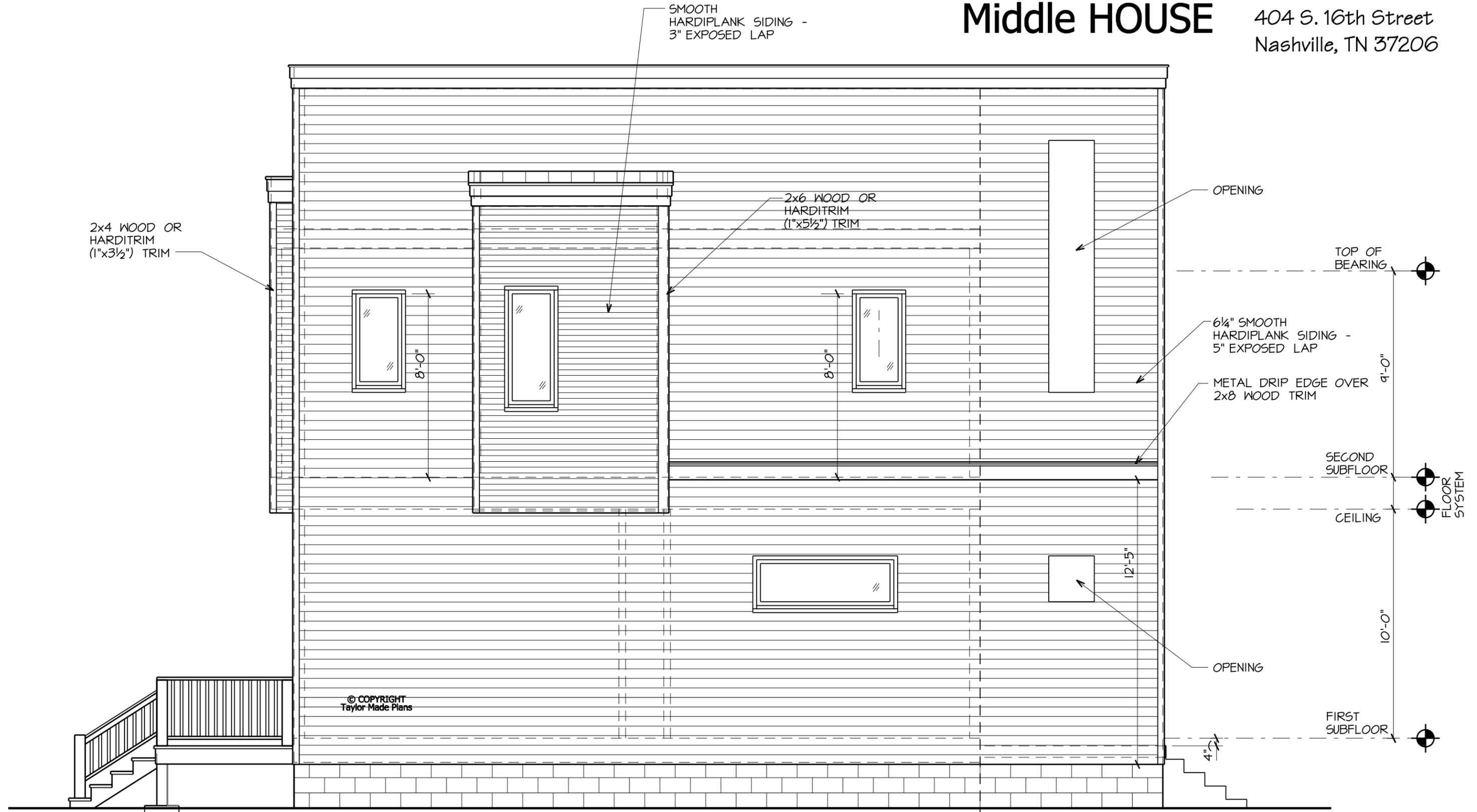
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1

REAR ELEVATION

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



SMOOTH
HARDIPLANK SIDING -
3" EXPOSED LAP

2x4 WOOD OR
HARDITRIM
(1"x3½") TRIM

2x6 WOOD OR
HARDITRIM
(1"x5½") TRIM

OPENING

TOP OF
BEARING

6¼" SMOOTH
HARDIPLANK SIDING -
5" EXPOSED LAP

METAL DRIP EDGE OVER
2x8 WOOD TRIM

SECOND
SUBFLOOR

CEILING

FLOOR
SYSTEM

12'-5"

OPENING

10'-0"

FIRST
SUBFLOOR

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2

LEFT SIDE ELEVATION

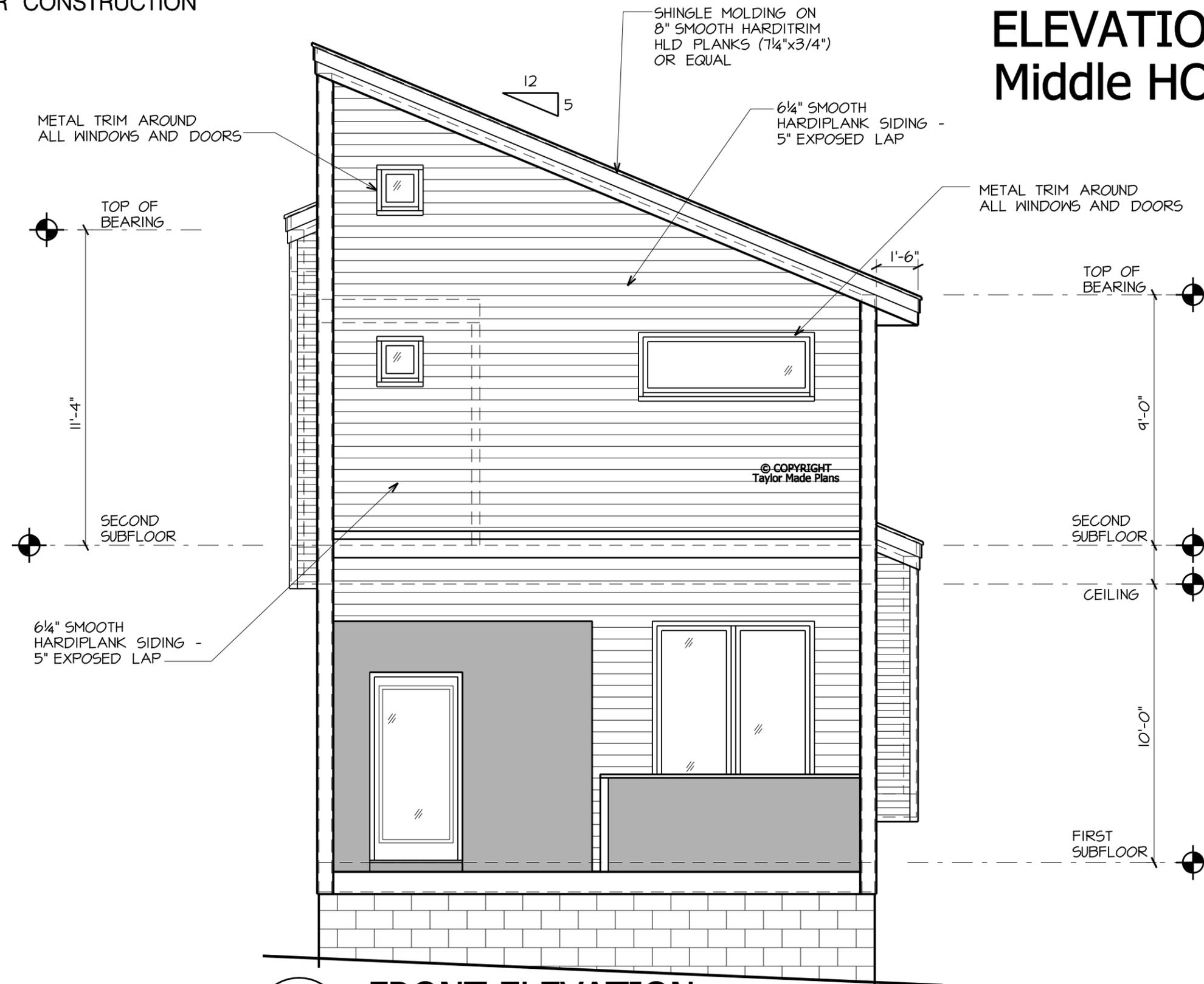
SCALE: 1/4" = 1'-0"

SCHEMATIC PLANS
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STOCK# 1032 ELEVATION#1 Middle HOUSE

11/3/2014

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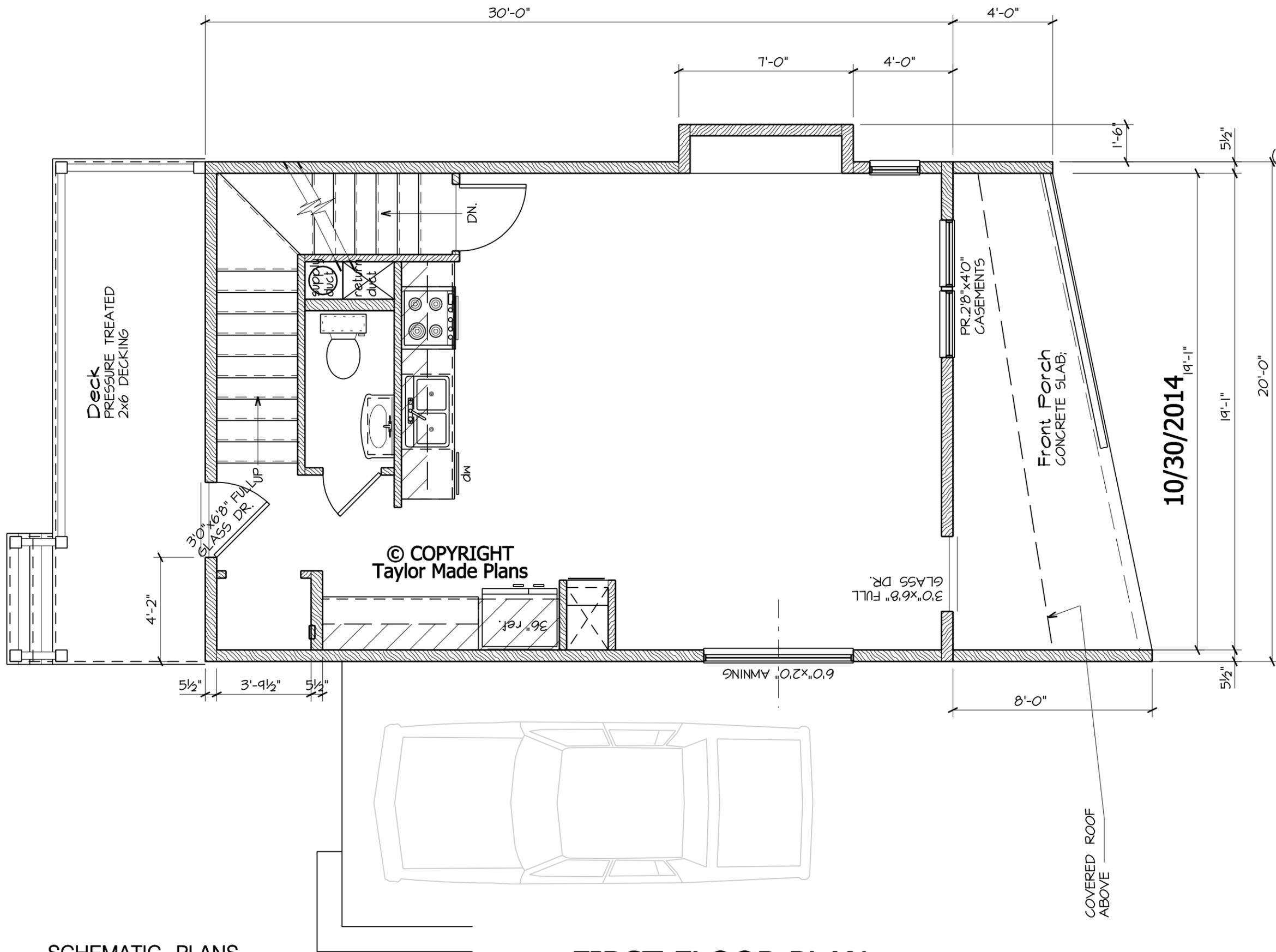


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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STOCK# 1032a
ELEVATION#1
Middle HOUSE



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10/30/2014

SCHEMATIC PLANS
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FIRST FLOOR PLAN

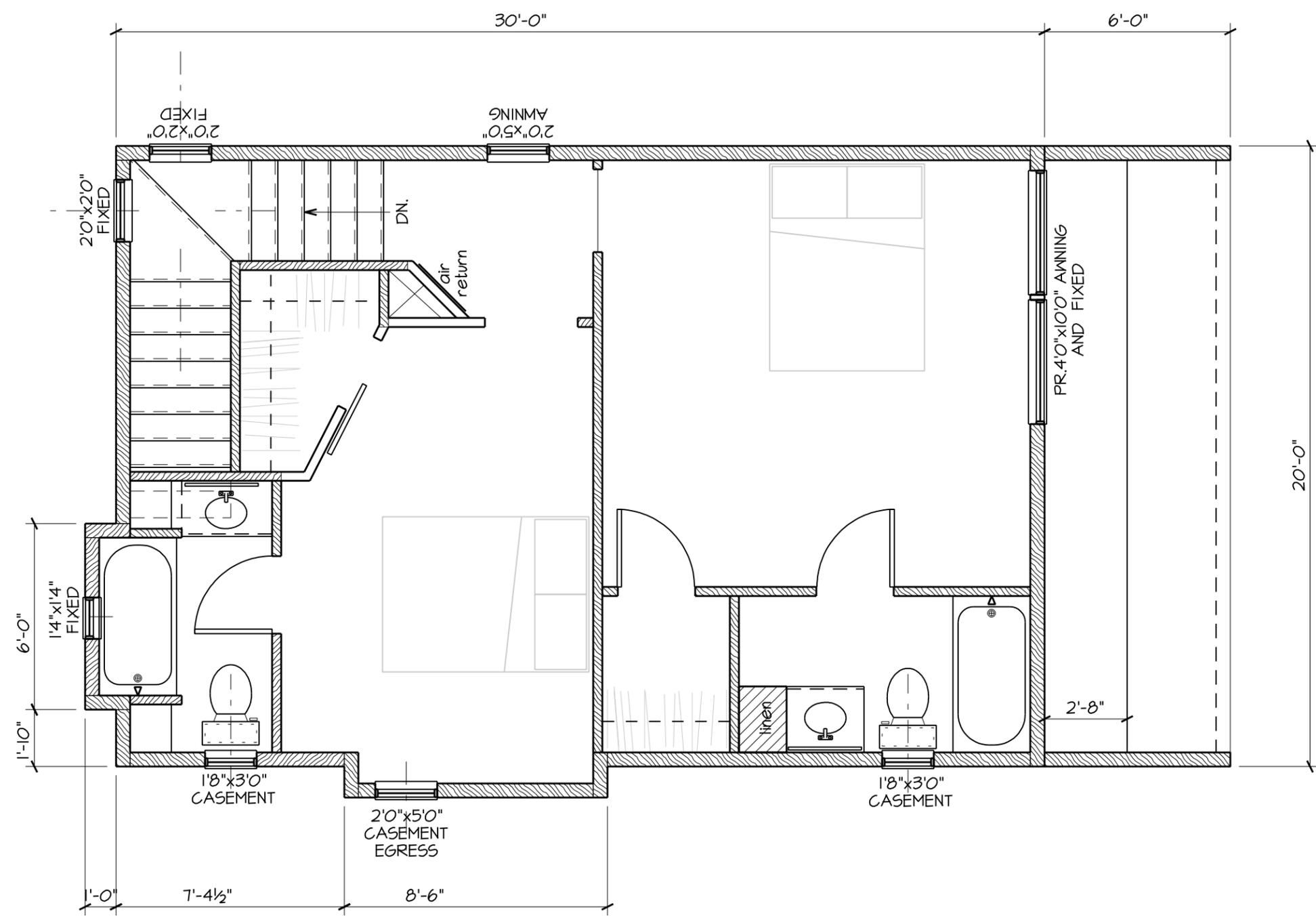
SCALE: 1/8" = 1'-0"

SCHEMATIC PLANS

STOCK# 1032
ELEVATION#1
ALLEY HOUSE

11/3/2014

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SECOND FLOOR PLAN

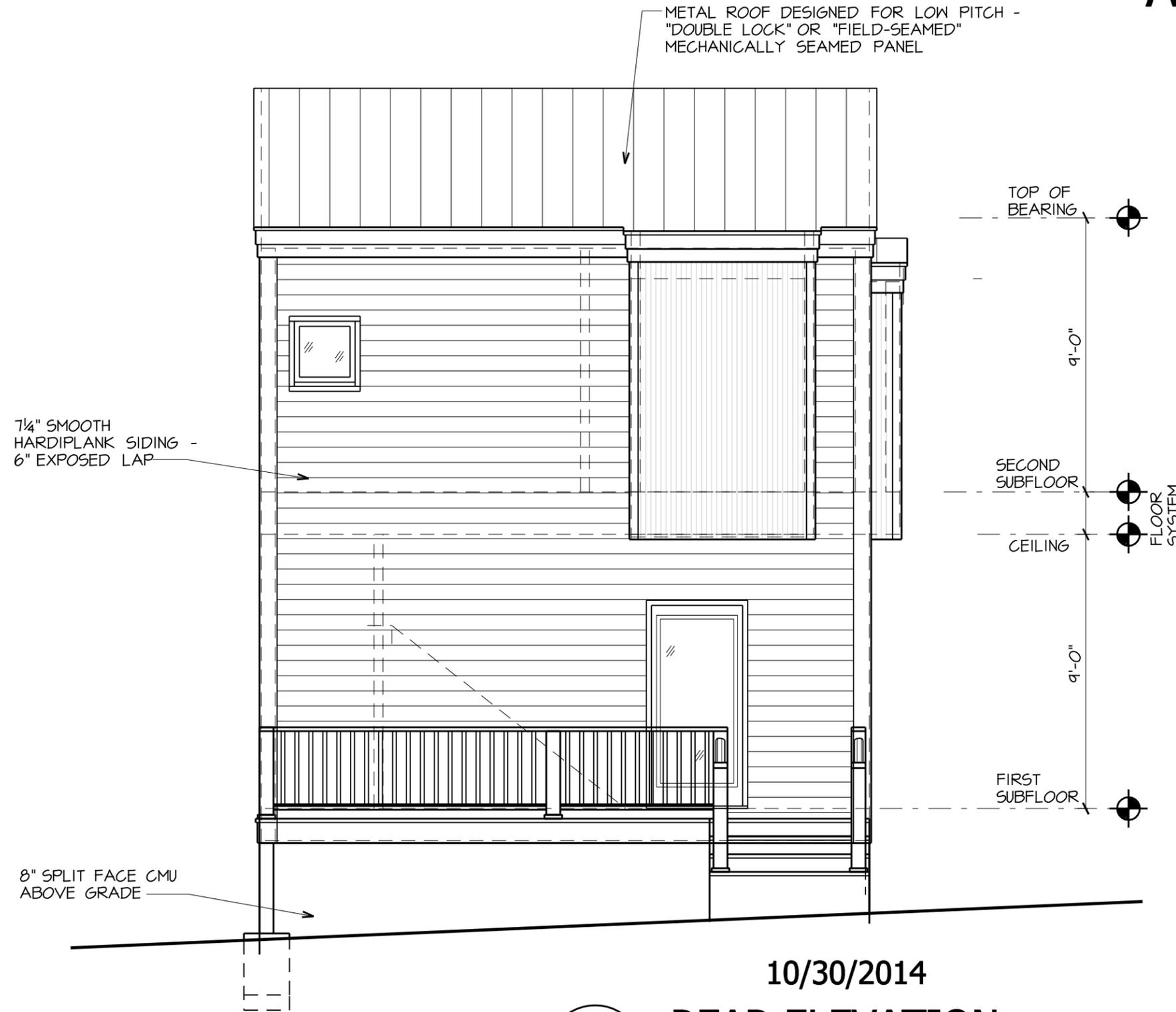
SCALE: 1/8" = 1'-0"

SCHEMATIC PLANS
NOT FOR CONSTRUCTION

SCHEMATIC PLANS
NOT FOR CONSTRUCTION

STOCK# 103211/3/2014
ELEVATION#1
ALLEY HOUSE

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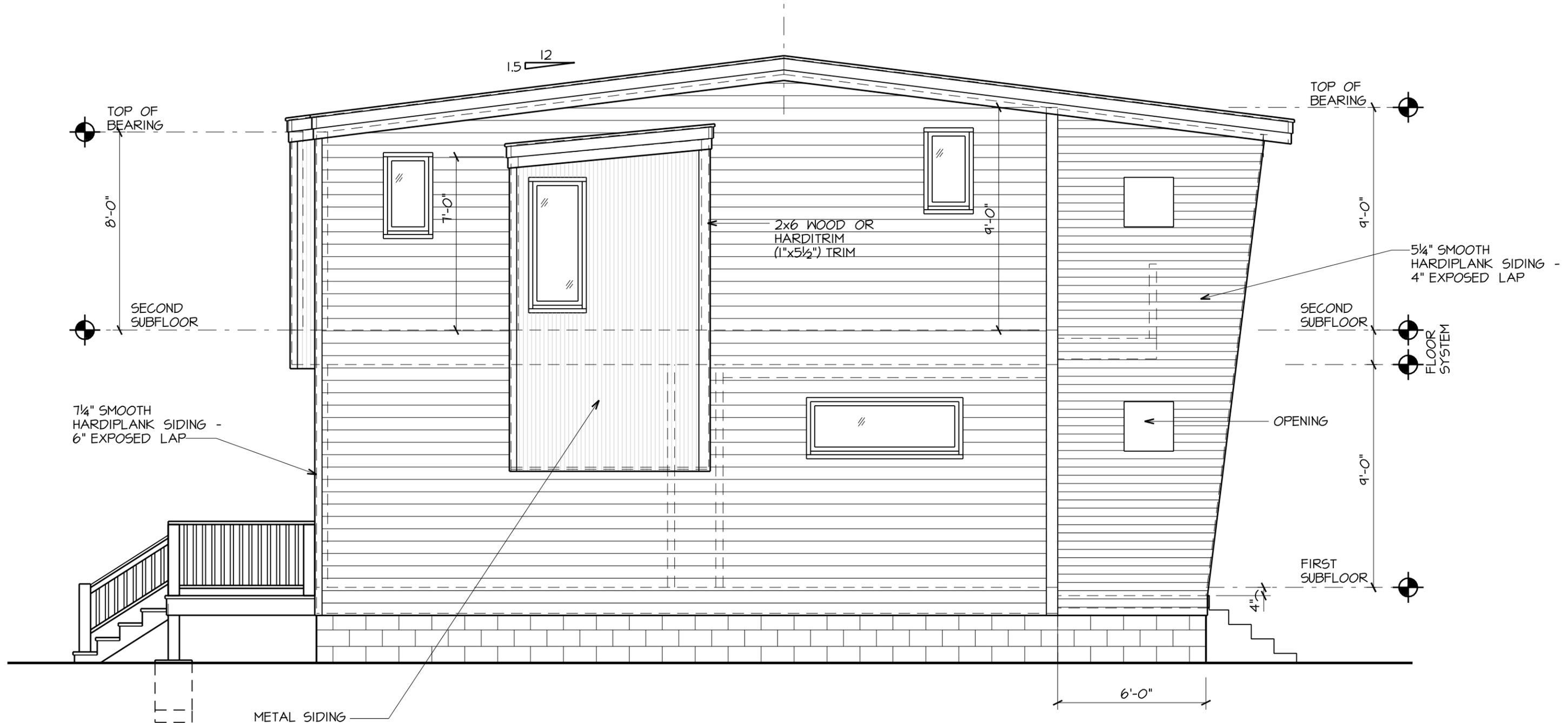


10/30/2014

1

REAR ELEVATION

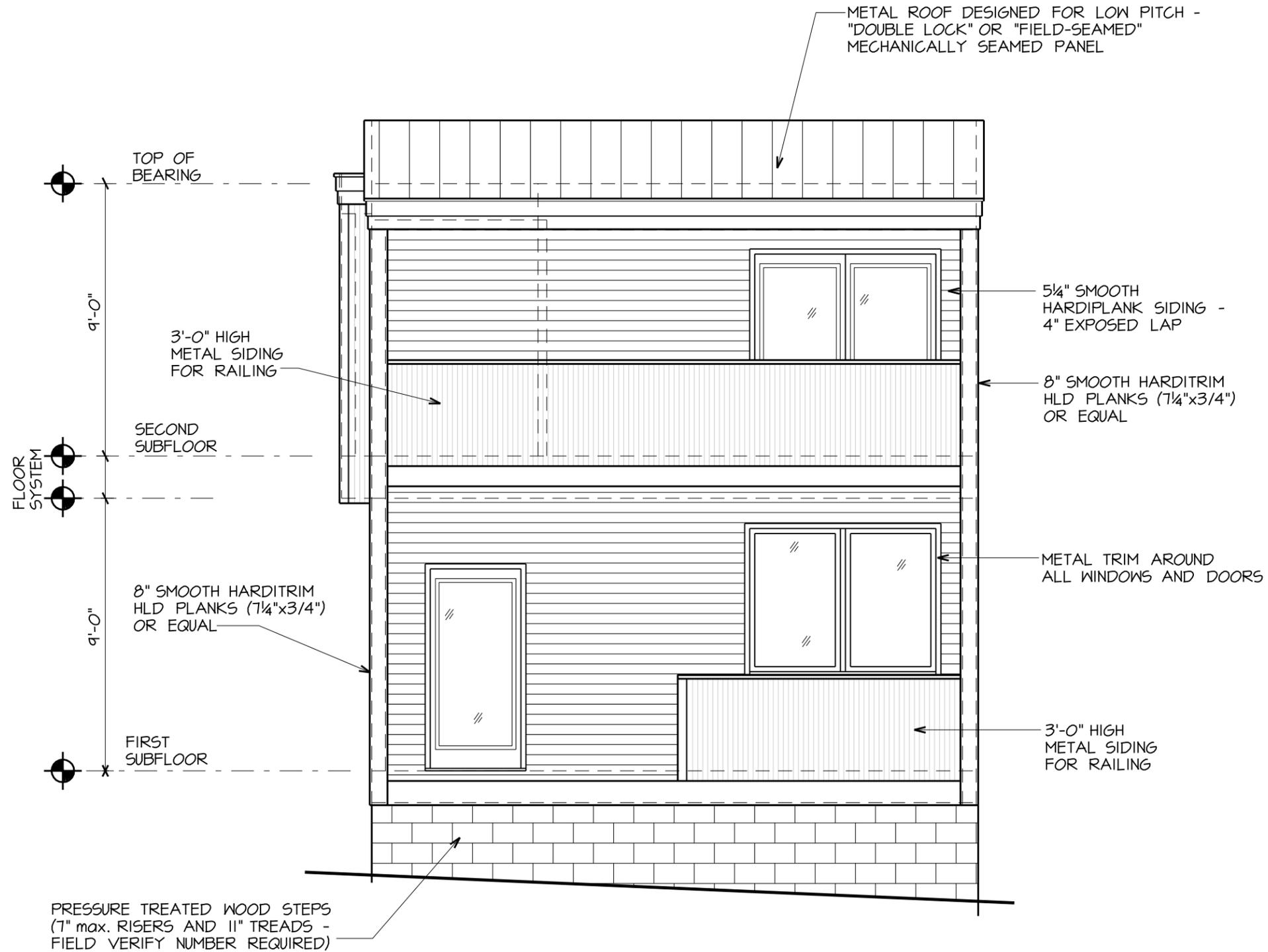
SCALE: 1/4" = 1'-0"



2

LEFT SIDE ELEVATION

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



1

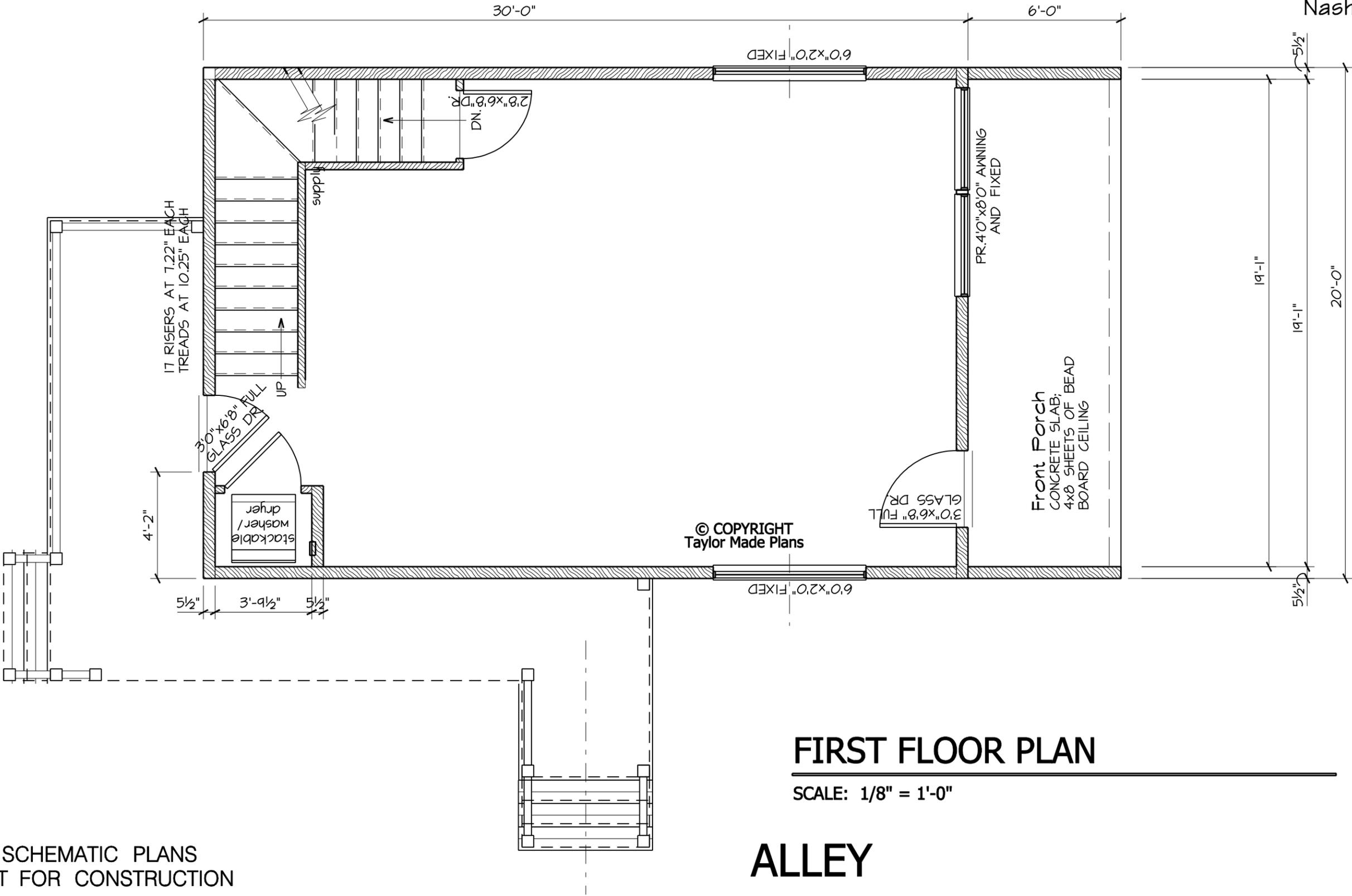
FRONT ELEVATION

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

STOCK# 1032
ELEVATION#1
ALLEY HOUSE

11/3/2014

SP PACKAGE
404 S. 16th Street
Nashville, TN 37206



FRONT

FIRST FLOOR PLAN

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

ALLEY

SCHEMATIC PLANS
NOT FOR CONSTRUCTION

SCHEMATIC PLANS