



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
319 South Seventeenth Street
August 19, 2015

Application: New construction-addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314027500
Applicant: Craig Kennedy, Bootstrap Architecture
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: A rear screened porch and rear addition that is wider on one side than the existing contributing house.

Recommendation Summary: Staff recommends approval with the conditions:

1. The addition's overall height and eave height not be taller than the ridge and eaves of the existing historic building;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation.

With these conditions, Staff finds that the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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

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.

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. 17.40.410).

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.

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.

10. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side 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, one-story 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.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure than an addition has achieved proper scale, the addition should:

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions 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 taller and extend wider.

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.

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).

- b. The creation of an addition through enclosure of a front porch is not appropriate.

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

- c. 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. 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.

- e. Additions should follow the guidelines for new construction.



Figure 1. 319 South Seventeenth St

Background: 319 South Seventeenth St is a contributing home built circa 1930. A rear addition was constructed in 2010, prior to the overlay expansion in this area.

Analysis and Findings: This application is for a side addition to the existing rear addition, as well as a rear screened porch.



Figure 2. In this rendering, the existing rear addition is in red. The proposed addition for this application is in grey.

Height & Scale: The rear screened porch measures twenty-five feet (25') across, and ten feet, ten inches (10'10") deep. The proposed addition has a footprint of one hundred and five square feet (105 sq. ft.). It extends six feet and six inches (6'6") from the left side of the house. At only twenty-eight feet (28') wide the house is narrow enough to meet the conditions of the design guidelines that allow for additions to extend beyond the sidewall of the house. However, wider additions have typically been required to be lower in height than the existing house and narrow in width to assure that they are subordinate. The proposed addition is one foot and eight inches (1'8") taller than the ridge of the house. The proposed eave height of twelve feet, eight inches (12'8") is higher than the eave height of the house, which is approximately ten feet (10'). Staff recommends that the addition have a ridge height and eave height no taller than the existing ridge height and eave height of the house. With this condition, the project will meet section II.B.1 and 2.

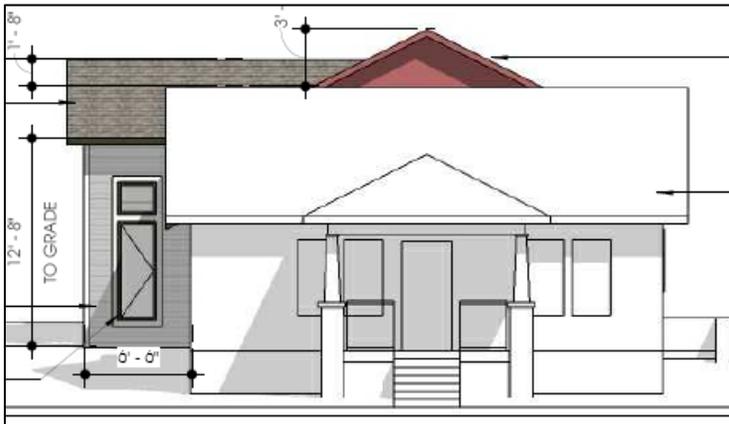


Figure 3. Front elevation. The proposed addition extends to the side and above the existing ridge line.

Design, Location & Removability: The location of the screened porch and the addition at the rear of the existing building is appropriate. The addition's design is contemporary and differentiated from that of the house. As the addition is proposed to be added to an existing addition, Staff finds the location and removability meets the design guidelines. The project meets section II.B.1.10.

Setback : The addition will have a side setback of five feet (5'). The screened porch has side setbacks of six feet (6') and seventeen feet (17'), and a rear setback of twenty-six

feet (26'). The project's setbacks meet base setback requirements of five feet (5') on the sides and twenty feet (20') at the rear. The project meets section II.B.1.3.

Materials: The addition will be clad in smooth face cement fiberboard with a reveal of five inches (5"). Window trim and corner boards will be wood. The foundation will be split-face concrete block, and the roof will be asphalt shingles in a color to match the existing roof. The screened porch roof will be a low-sloped membrane roof. The porch will have cedar posts and trim. Staff requests to approve the final window selections prior to purchase and installation. With the staff's final approval of the windows, staff finds that the known materials meet section II.B.1.4 and II.B.1.10.

Roof form: The addition has a side-gabled roof form with 5/12 pitch. This is an appropriate roof form as it matches the historic home and is common in the district. The project meets section II.B.1.5.

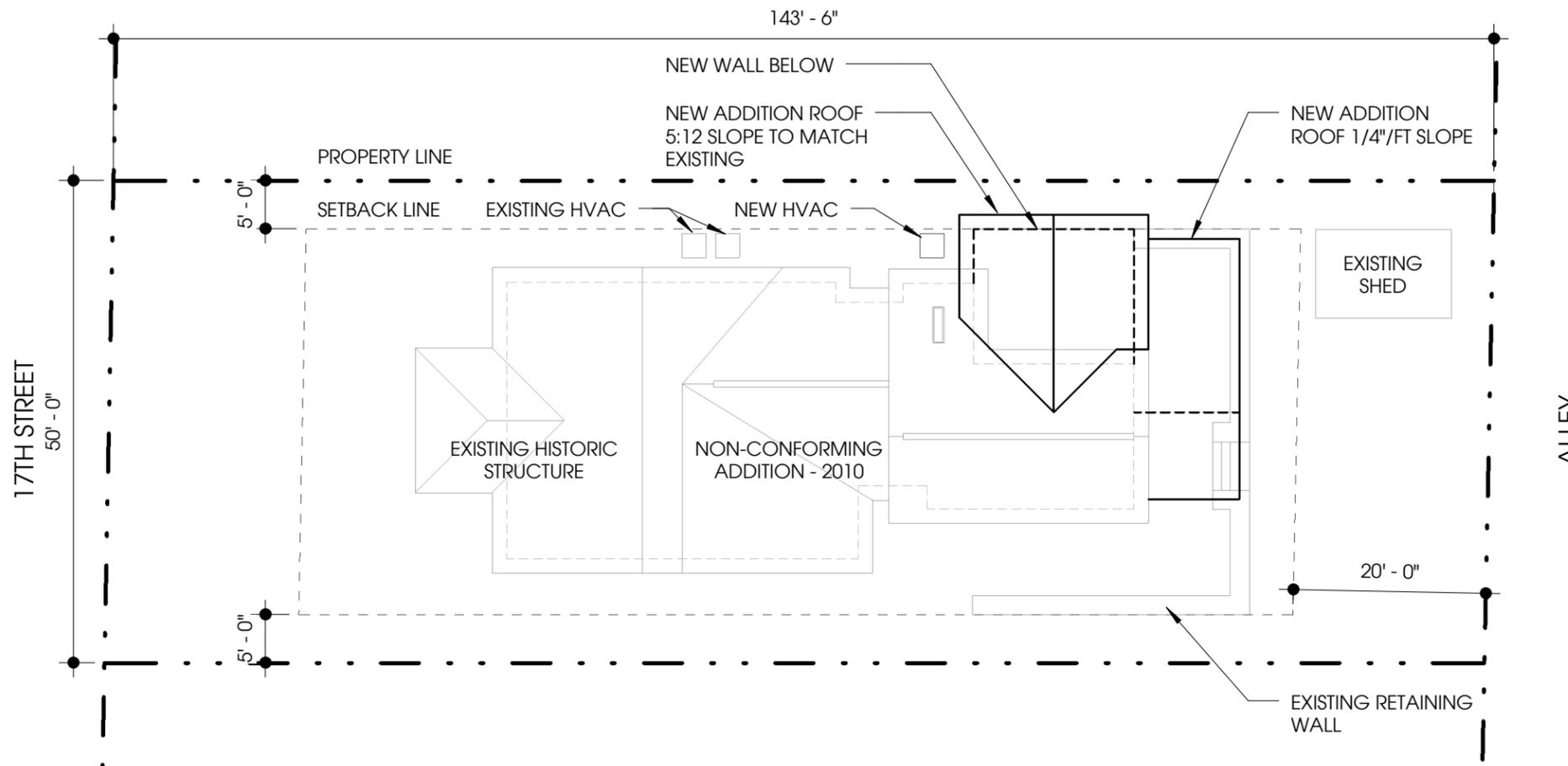
Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.7.

Appurtenances & Utilities: A new HVAC unit is in front of the proposed addition. This location meets the design guidelines for minimal visibility. The project meets section II.B.1.9.

Recommendation: Staff recommends approval with the conditions:

1. The addition's overall height and eave height not be taller than the ridge and eaves of the existing historic building;
2. Staff approve the windows prior to purchase and installation.

With these conditions, Staff finds that the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1 **SITE PLAN**

0' 8' 16' 32'

PLAN NORTH

JONES RESIDNECE
319 17TH STREET
NASHVILLE . TN . 37206

HISTORIC SUBMITTAL

PROJECT INFORMATION

ZONING:
- PARCEL #08314025700
- R-6
- NEIGHBORHOOD CONSERVATION OVERLAY
- URBAN ZONING OVERLAY

PROJECT SUMMARY:
THE PROJECT SCOPE INCLUDES A REAR ADDITION AND INTERIOR RENOVATION.

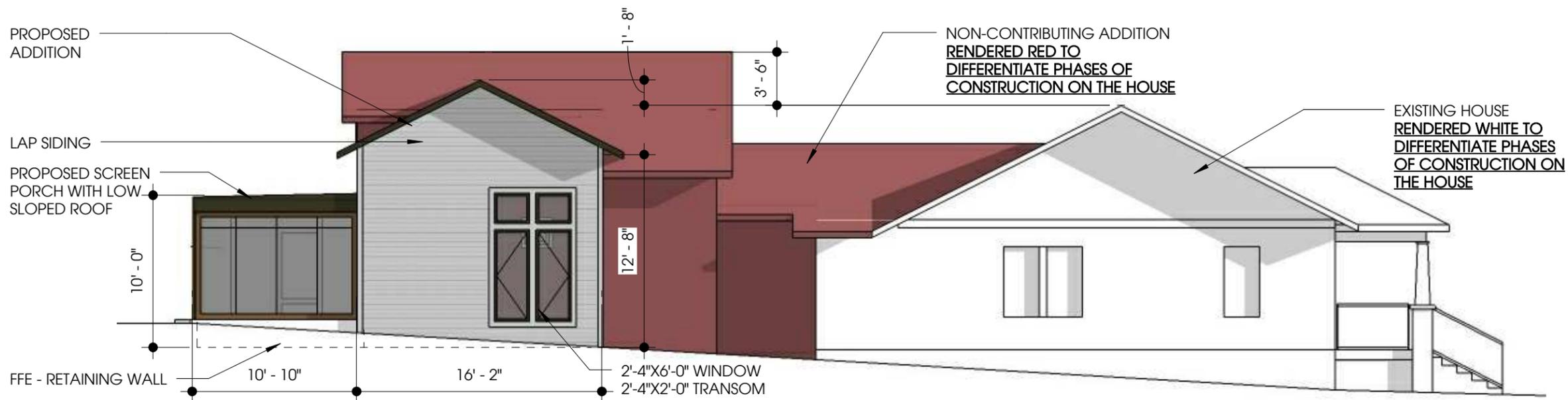
EXISTING HOUSE:
3 BED AND 2 BATH
2,000 SF

ADDITION:
KIDS LIVING ROOM = 224 SF
SCREEN PORCH = 180 SF

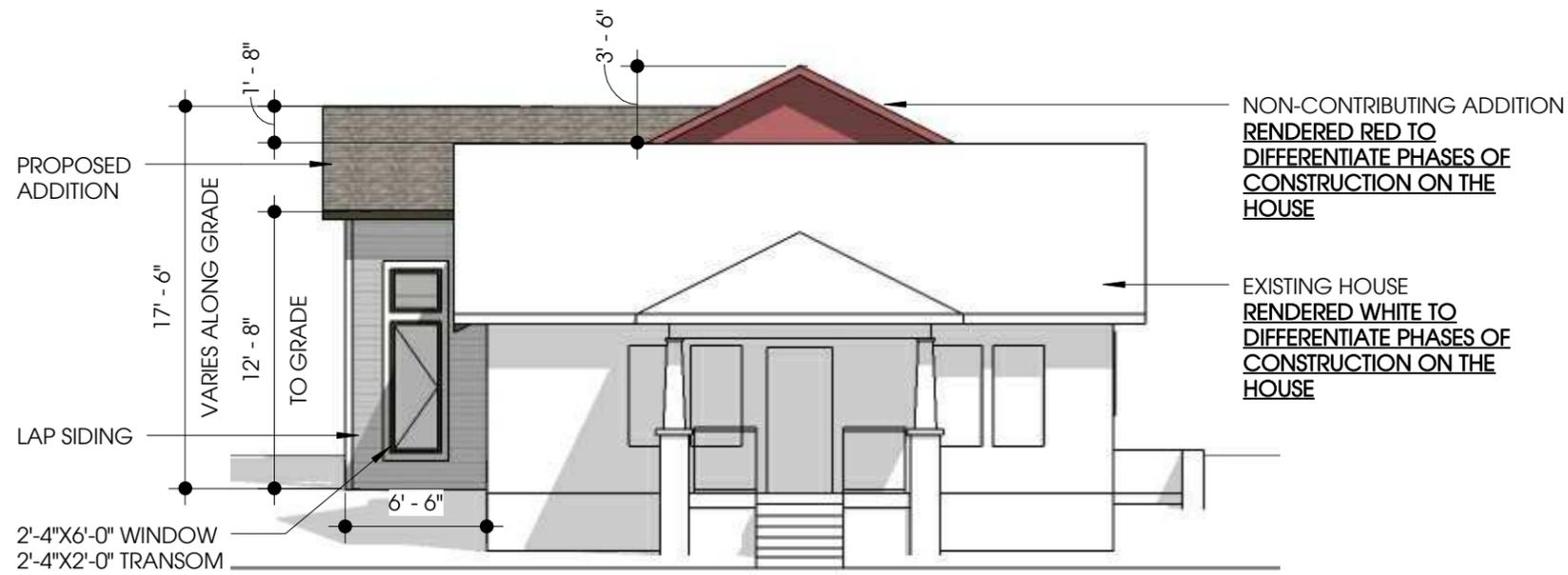
SITE PLAN

H0.1

2015 AUGUST 3
PROJECT #15.016



2 NORTH ELEVATION



1 EAST ELEVATION



EXTERIOR MATERIAL NOTES

- ALL SIDING SHALL BE 5" EXPOSURE SMOOTH FACED FIBER CEMENT PLANKS
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED PAULOWNIA WOOD
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED PAULOWNIA WOOD
- NEW WINDOWS AND DOORS SHALL BE PAINT WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW EXPOSED CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING
- SCREEN PORCH WILL BE CEDAR POSTS AND CEDAR TRIM
- LOW SLOPE ROOFING WILL BE EPDM OR TPO (WHITE OR BLACK) WITH PRE-FINISHED BREAK METAL FASCIA TO MATCH EXISTING GUTTER/DOWNSPOUTS

JONES RESIDNECE

319 17TH STREET
NASHVILLE . TN . 37206

HISTORIC SUBMITTAL

ELEVATIONS

H2.0

2015 AUGUST 3
PROJECT #15.016

JONES RESIDNECE

319 17TH STREET
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HISTORIC SUBMITTAL

ELEVATIONS

H2.1

2015 AUGUST 3
PROJECT #15.016

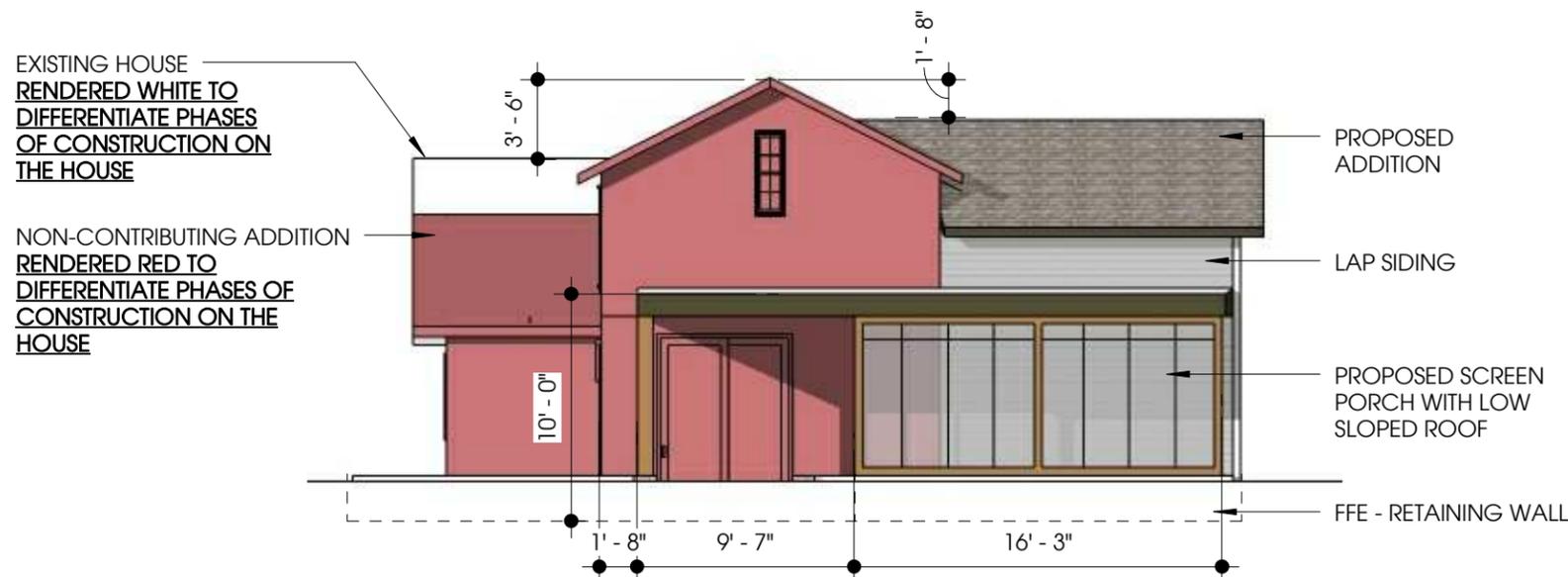


2 0-SOUTH ELEV



EXTERIOR MATERIAL NOTES

- ALL SIDING SHALL BE 5" EXPOSURE SMOOTH FACED FIBER CEMENT PLANKS
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED PAULOWNIA WOOD
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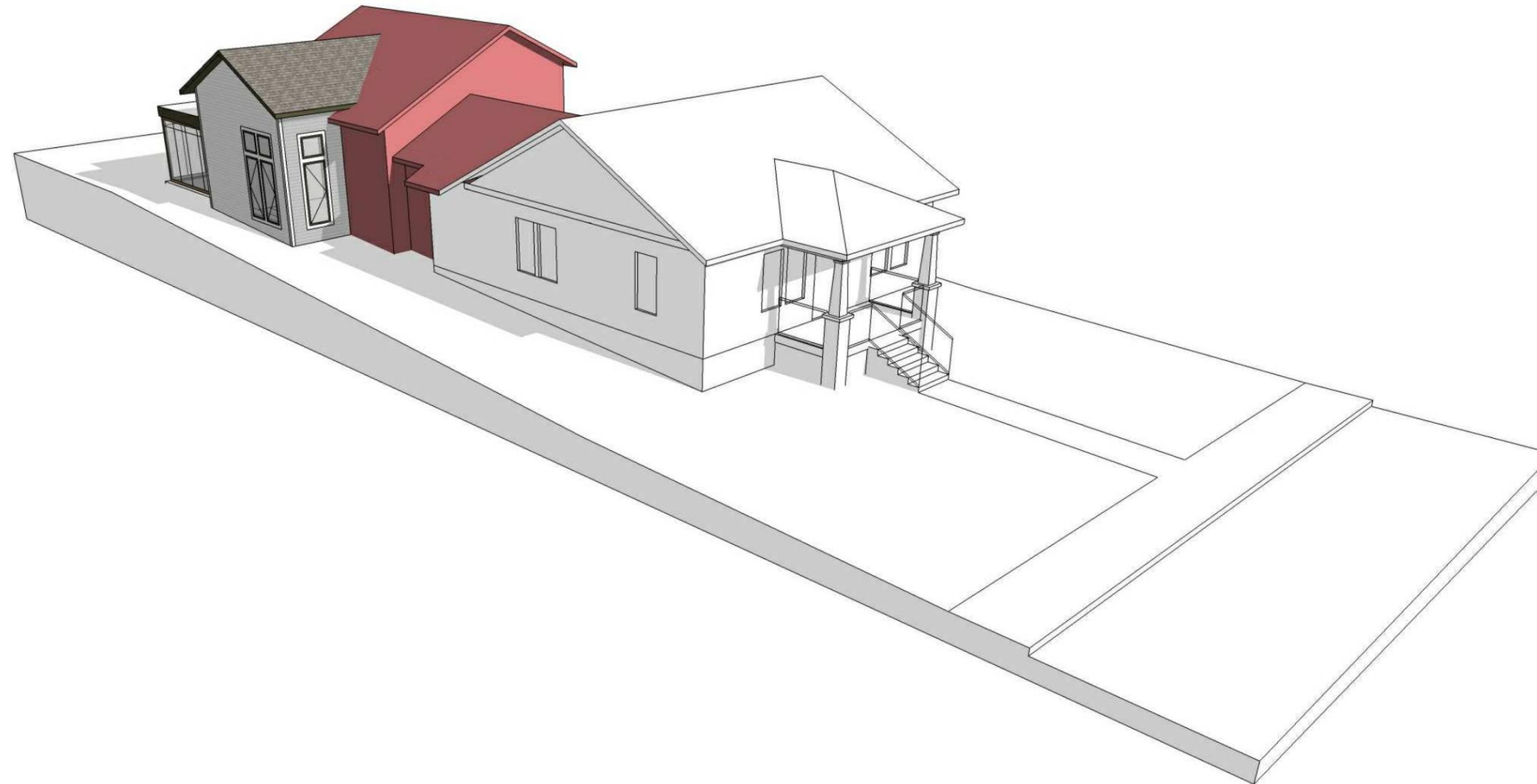


1 0-WEST ELEV



bootstrap
architecture + construction

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CRAIG KENNEDY, AIA



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HISTORIC SUBMITTAL

AERAIL VIEW

H3.1

2015 AUGUST 3
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HISTORIC SUBMITTAL

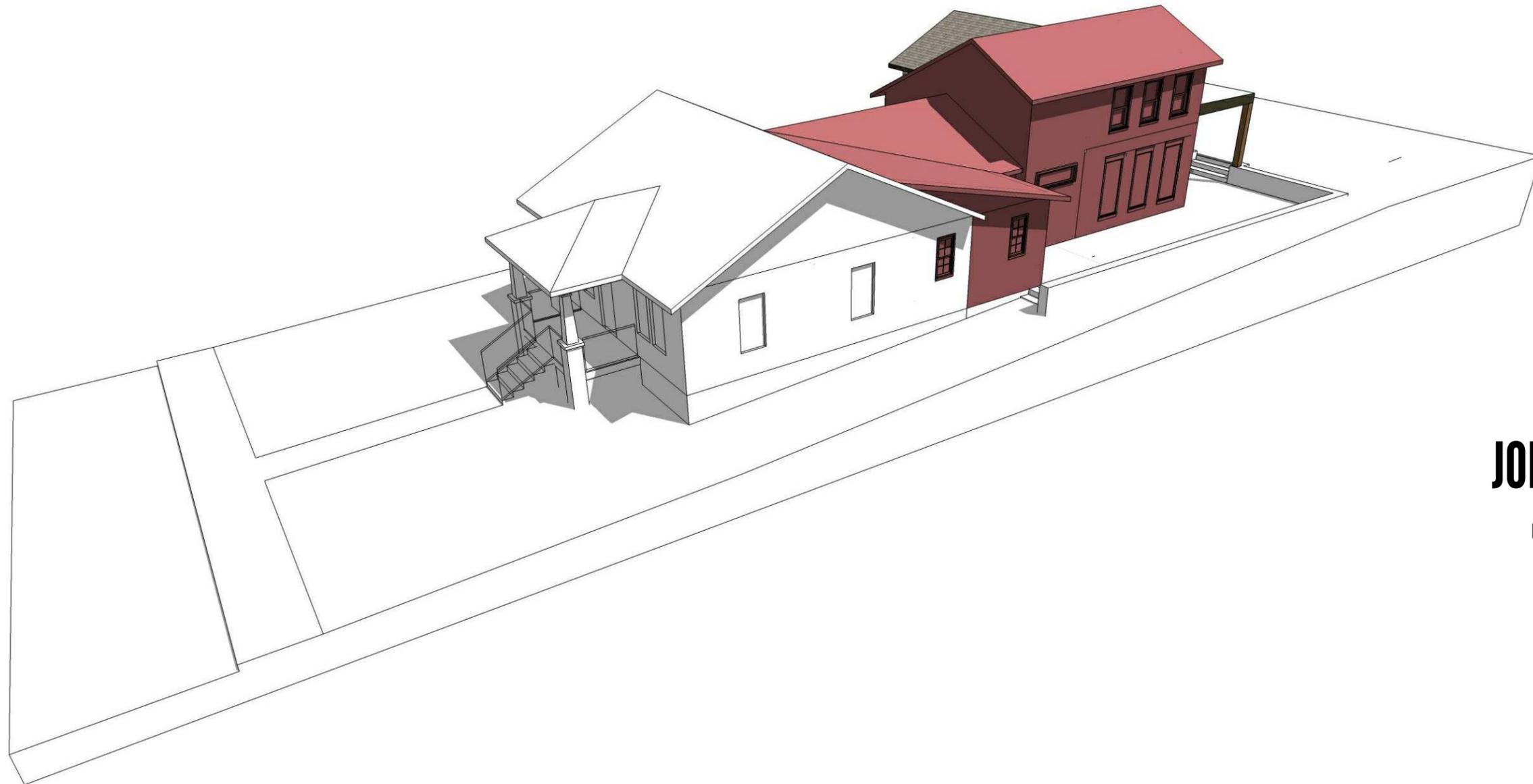
AERIAL VIEW

H3.2

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JONES RESIDENCE

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HISTORIC SUBMITTAL

AERIAL VIEW

H3.3

2015 AUGUST 3
PROJECT #15.016