

MEGAN BARRY
MAYOR



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 1611 Gartland Avenue March 15, 2016

Application: Partial demolition; New construction--infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310014200
Applicant: Cheyenne Smith
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to alter the existing non-contributing structure with a new roof form and rear addition. Because the addition will significantly alter the existing structure, which is not historic, staff is reviewing it as an infill project.

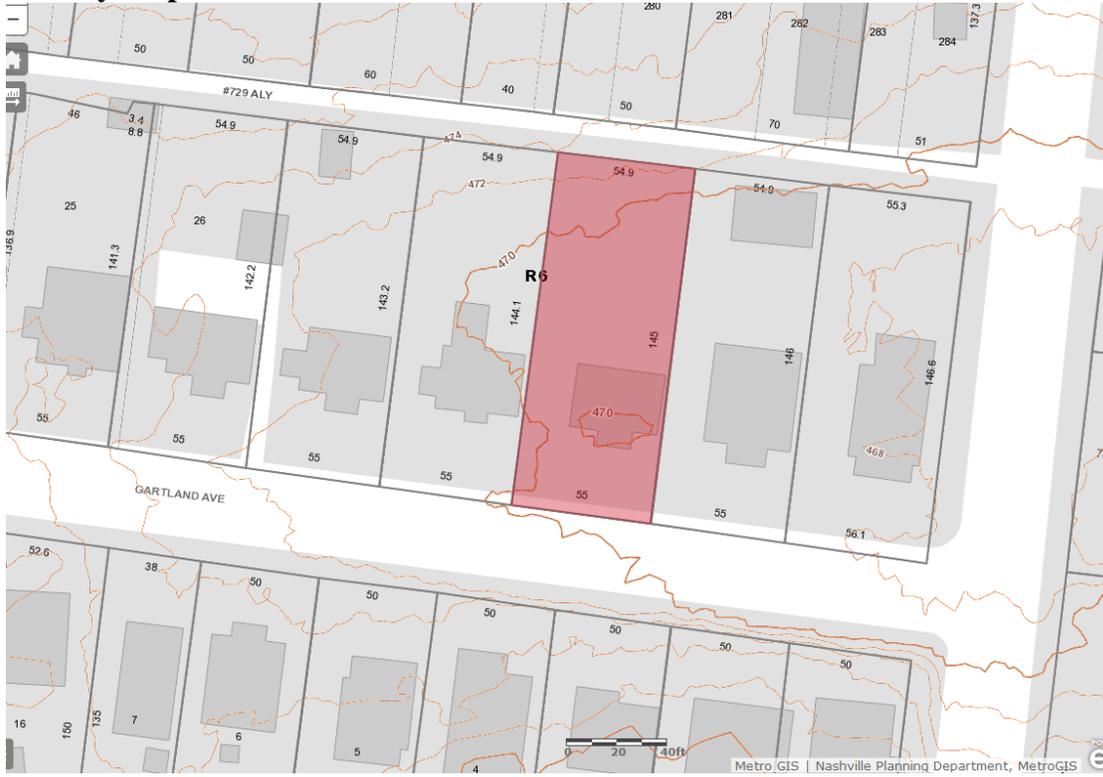
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color;
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
4. A walkway be added from the street to the front porch.

With these conditions, staff finds that the proposed project meets Sections II.B. and IV.B. of the design guidelines.

Attachments
A: Photographs
B: Site Plan
C: 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.

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 building 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.

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).

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*

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips

where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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.

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: 1611 Gartland Avenue was constructed between 1947 and 1951, outside of the period of significance of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1611 Gartland Avenue

Analysis and Findings: Application is to alter the existing non-contributing structure with a new roof form and rear addition. Because the addition will significantly alter the existing structure, which is not historic, staff is reviewing it as an infill project.

Demolition: The applicant intends to demolish the existing roof and porch and to substantially alter the existing house. Because the existing house's roof form, materials, and design do not contribute to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay, staff finds that the proposed demolition

meets Section IV.B.2 for appropriate demolition and does not meet section IV.B.1 for inappropriate demolition.

Height & Scale: The new house design will have an eave height of approximately eleven feet (11') and a ridge height of twenty-four feet, eight inches (24'8"). This is in keeping with the historic context, where historic houses range in height from nineteen feet to twenty-four feet (19'-24'). The width of the house will remain the same as the existing house and will be thirty-three feet, nine inches (33'9"). This is in keeping with the historic context where historic houses range from twenty-seven to forty feet (27'-40') wide. The depth of the house will increase from approximately twenty-three feet (23') to approximately sixty feet (60'), which staff finds to be appropriate. Staff finds that the house's height and scale meet Sections II.B.1. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The proposed house will meet all base zoning setbacks. Its front and side setbacks will remain the same as what is existing. It will be approximately thirty-six feet (36') from the front property line, fourteen feet (14') from the left side property line, and eight feet (8') from the right side property line. Staff finds that the project's setback and rhythm of spacing meet Section II.B.3. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Smooth	Yes*	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Existing Concrete	Natural Color	Yes	No
Front Porch Posts	Wood	Smooth wood	Yes	No
Front Porch Roof	Architectural Shingles	Unknown	Yes	Yes
Rear Porch floor/steps	Concrete	Smooth	Yes	No
Rear Porch Posts	Wood	Smooth wood	Yes	No
Rear Porch Roof	Architectural Shingles	Unknown	Yes	Yes

Windows	Unknown	Unknown	Unknown	Yes
Principle Entrance	¾ light with side lights	Unknown	Unknown	Yes
Rear door	Unknown	Unknown	Unknown	Yes

*MHZC typically requires that concrete block be split face. In this instance, the applicant is reusing the existing house, including the foundation, and the existing foundation is smooth face concrete block. Because of that, staff finds that the use of smooth concrete block for the new portions of the footprint is appropriate.

With staff’s review and approval of all windows and doors and the shingle color, staff finds that the known materials meet Section II.B.4. of the design guidelines.

Roof form: The new primary roof form will be a side gable with a 7/12 slope. The front slope will have two small gabled dormers that are inset five feet (5’) from the wall below. On the rear slope will be a 2/12 shed dormer and two gabled one-story bays. Staff finds the proposed roof forms are compatible with those of the historic neighborhood and meet Section II.B.5. of the design guidelines.

Orientation: The house will remain oriented to Gartland Avenue, which is appropriate. The applicant intends to use the footprint of the existing partial-width front porch, which is seven feet (7’) deep. The porch’s roof and columns will be reconfigured, which is appropriate. No garages or carports are part of this application, but since the site lacks a curb cut, vehicular access should be via the alley. Staff recommends that the applicant re-establish the front pathway leading from the street to the front porch. With this condition, staff finds that the house’s orientation meets Sections II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed house are 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. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. 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.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color;

3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
4. A walkway be added from the street to the front porch.

With these conditions, staff finds that the proposed project meets Sections II.B. and IV.B. of the design guidelines.

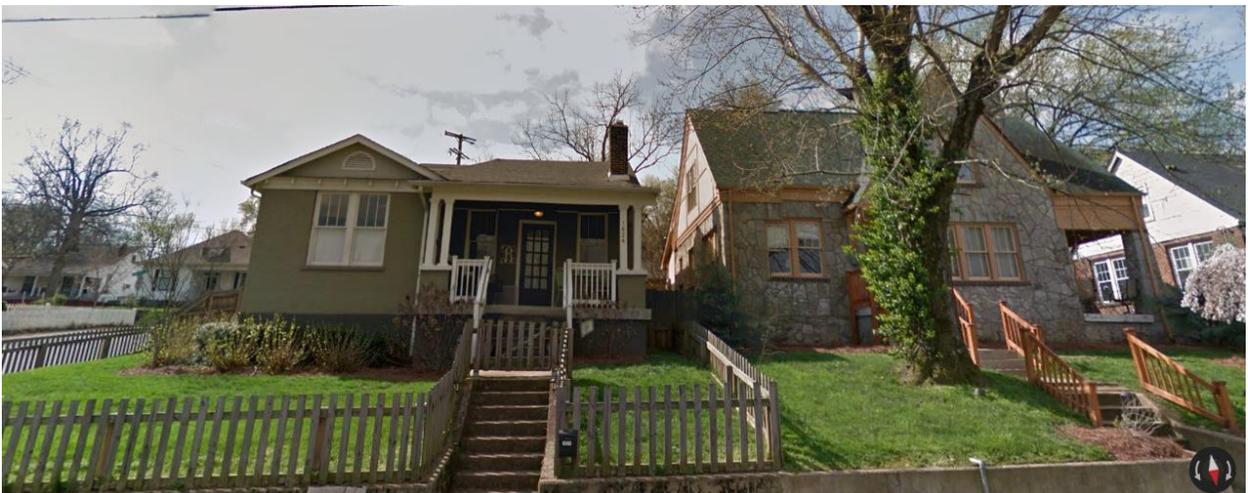
Context Photos:



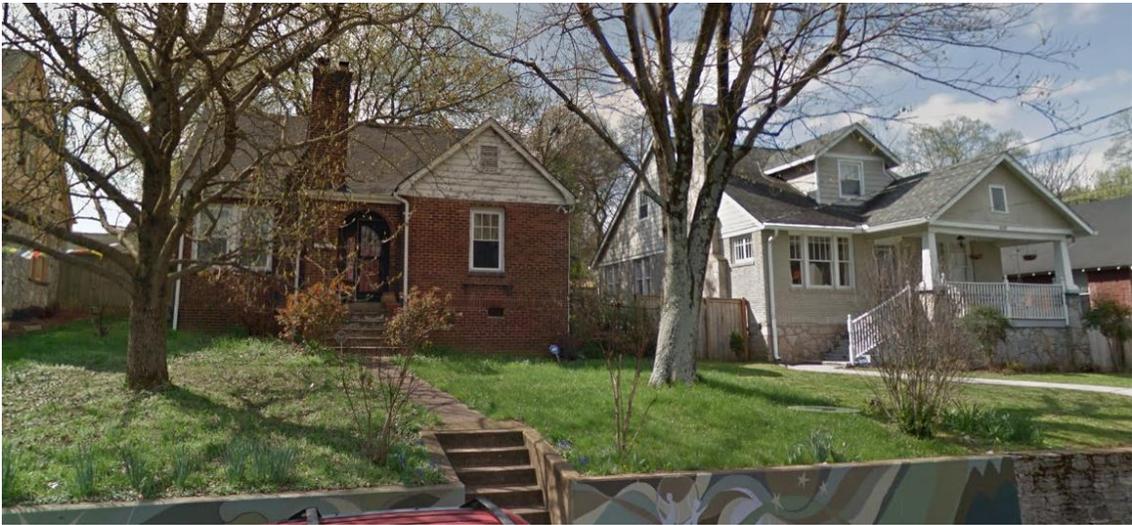
1609 and 1607 Gartland Avenue, non-contributing structures to the left of the site



1613 and 1615 Gartland Avenue, non-contributing structures to the right of the site.



1624 and 1622 Gartland, contributing structures across the street.



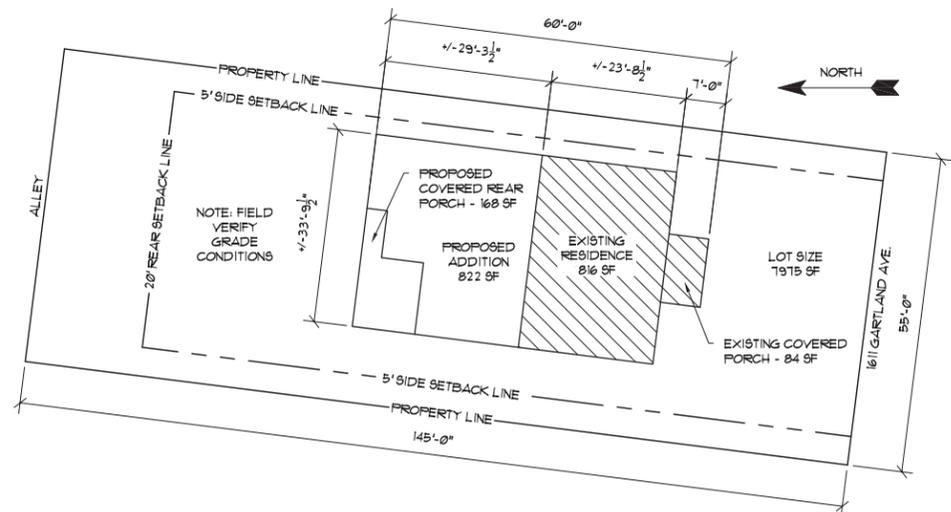
1618 and 1620 Gartland, contributing structures across the street from the site.



Looking west down the south side of Gartland, across the street from the site.

PROPOSED RENOVATION AND ADDITION
1611 GARTLAND AVE.
NASHVILLE, TN 37206

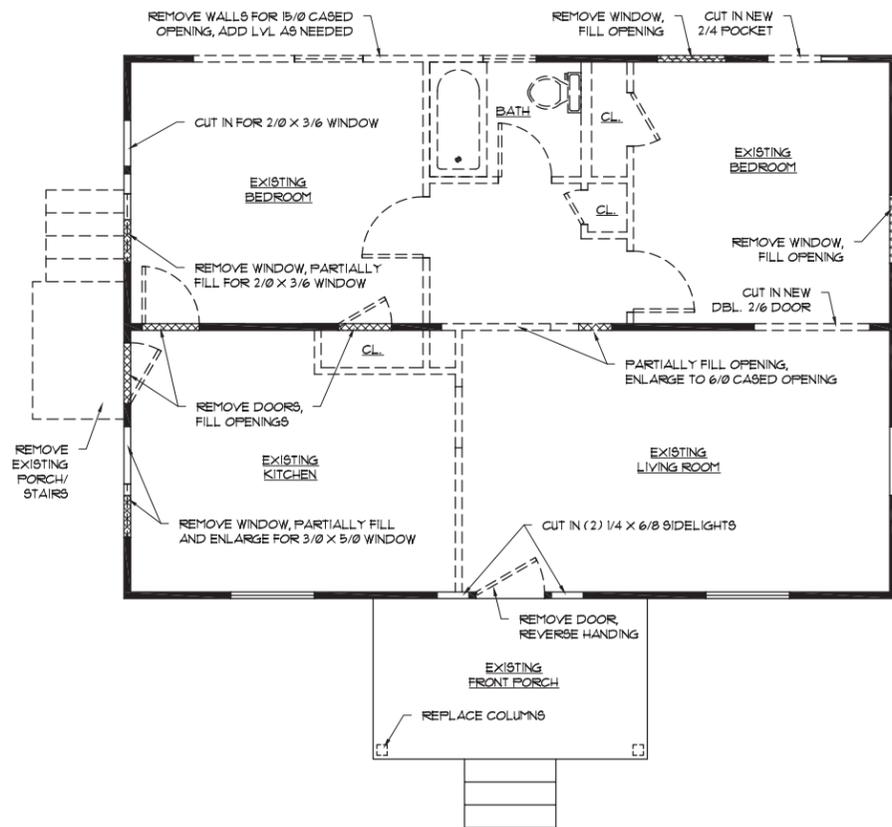
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01 SITE PLAN

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

NOTE - REMOVE EXISTING ROOF STRUCTURE AND RAISE FINISHED CL.G. AND ROOF BEARING APPROX. 1'-0" FROM 8'-0" TO 9'-0".



02 DEMOLITION PLAN

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

- FINISH CEILING 19'-2" (9'-0")
- FRONT DORMER ROOF BEARING 11'-2" (7'-0")
- TOP OF R.O. 16'-10" (6'-8")
- FINISH FLOOR 10'-2" (0'-0")
NOTE - ASSUMES UP TO A 14" I-JOIST
- FINISH CEILING/ROOF BEARING 9'-0"
NOTE - EXISTING ROOF TO BE REMOVED AND EXISTING WALLS EXTENDED APPROX. 1'-0"
- TOP OF R.O. (EXISTING) +/- 7'-0"
- NOTE: MHJC STAFF MUST APPROVE ALL WINDOWS PRIOR TO PURCHASE AND INSTALLATION
- FINISH FLOOR (EXISTING) 0'-0"

NOTE: FIELD VERIFY GRADE CONDITIONS

01 FRONT ELEVATION (SOUTH)

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



- NOTE: NON-HATCHED AREAS INDICATE EXISTING STRUCTURE WITH NO MODIFICATION UNLESS OTHERWISE NOTED
- ARCHITECTURAL SHINGLES
- NOTE: MHJC STAFF MUST APPROVE ALL WINDOWS PRIOR TO PURCHASE AND INSTALLATION
- FINISH CEILING 19'-2" (9'-0")
- FRONT DORMER ROOF BEARING 11'-2" (7'-0")
- TOP OF R.O. 16'-10" (6'-8")
- FINISH FLOOR 10'-2" (0'-0")
NOTE - ASSUMES UP TO A 14" I-JOIST
- FINISH CEILING/ROOF BEARING 9'-0"
NOTE - EXISTING ROOF TO BE REMOVED AND EXISTING WALLS EXTENDED APPROX. 1'-0"
- TOP OF R.O. (EXISTING) +/- 7'-0"
- RAILING - 2X6 CAP W/ 1X4 RAIL, 2X2 BALLUSTERS AND 1X6 BASE (36" HIGH)
- 6X6 POSTS W/1X6 BASE MOULDING AND 1X4 CROWN MOULDING
- FINISH FLOOR (EXISTING) 0'-0"
- NOTE: FIELD VERIFY GRADE CONDITIONS

01 REAR ELEVATION (NORTH)

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



PROPOSED RENOVATION AND ADDITION
1611 GARTLAND AVE.
NASHVILLE, TN 37206

ISSUE DATE: 02.27.17

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MHJC REVIEW SET

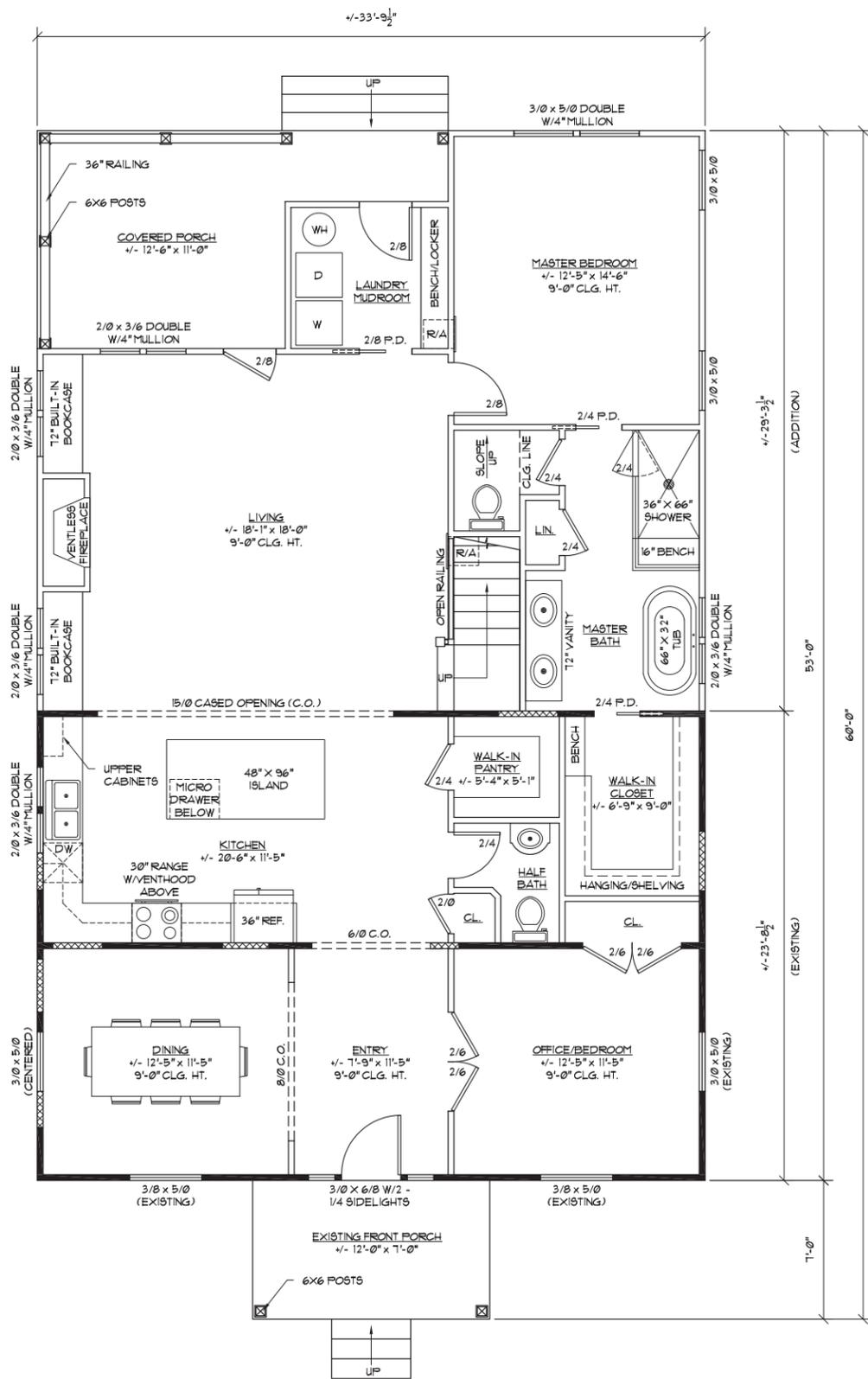
PLOT TO FULL SCALE
ON 22" x 34" PAPER

PLOT TO HALF SCALE
ON 11" x 17" PAPER

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

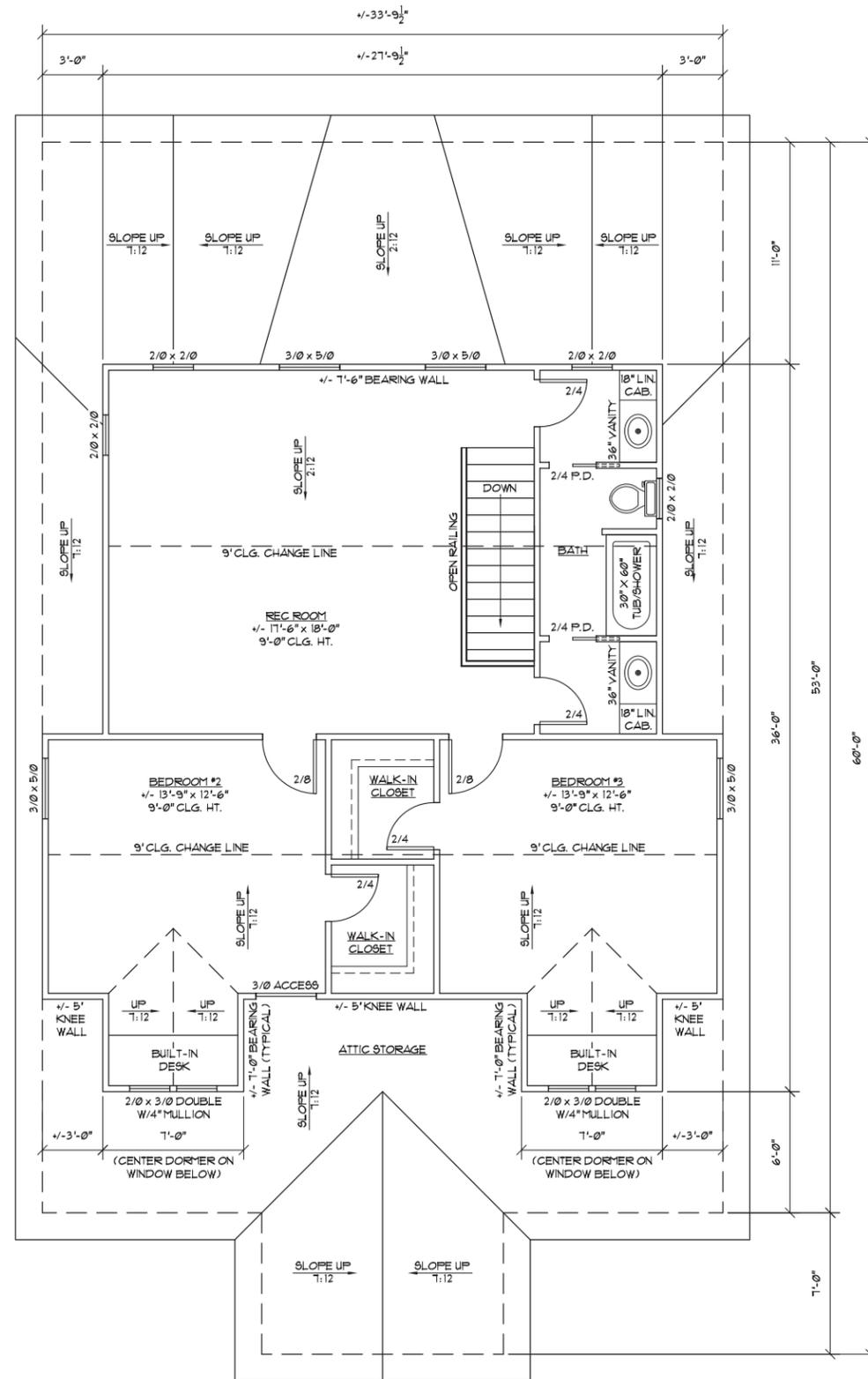
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FLOOR PLANS



01 FIRST LEVEL FLOOR PLAN

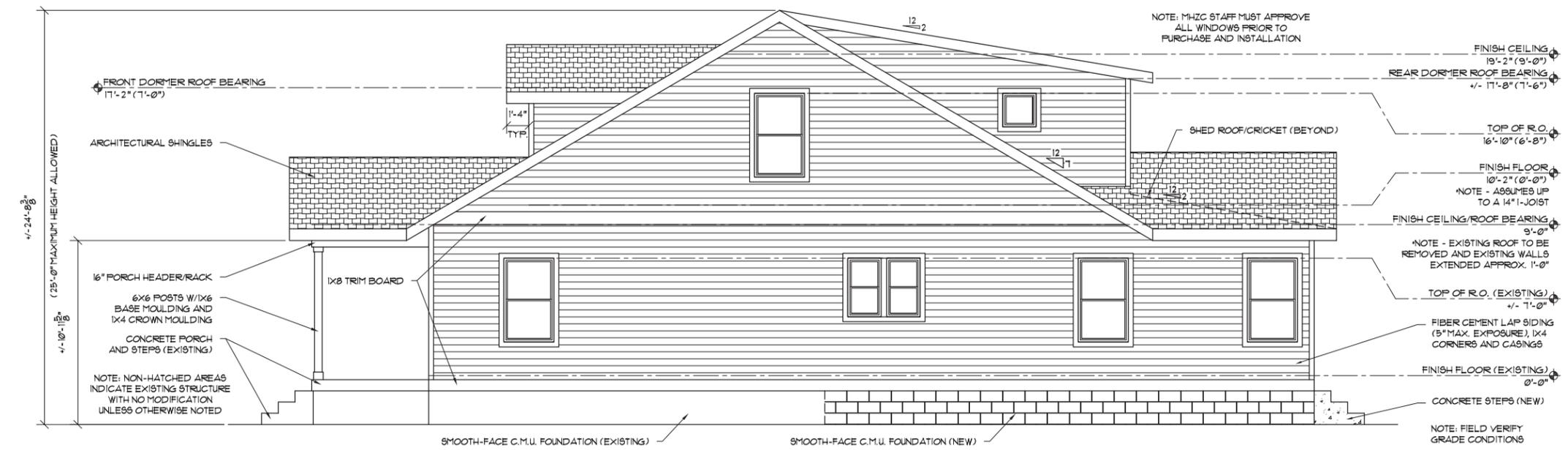
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02 SECOND LEVEL FLOOR PLAN

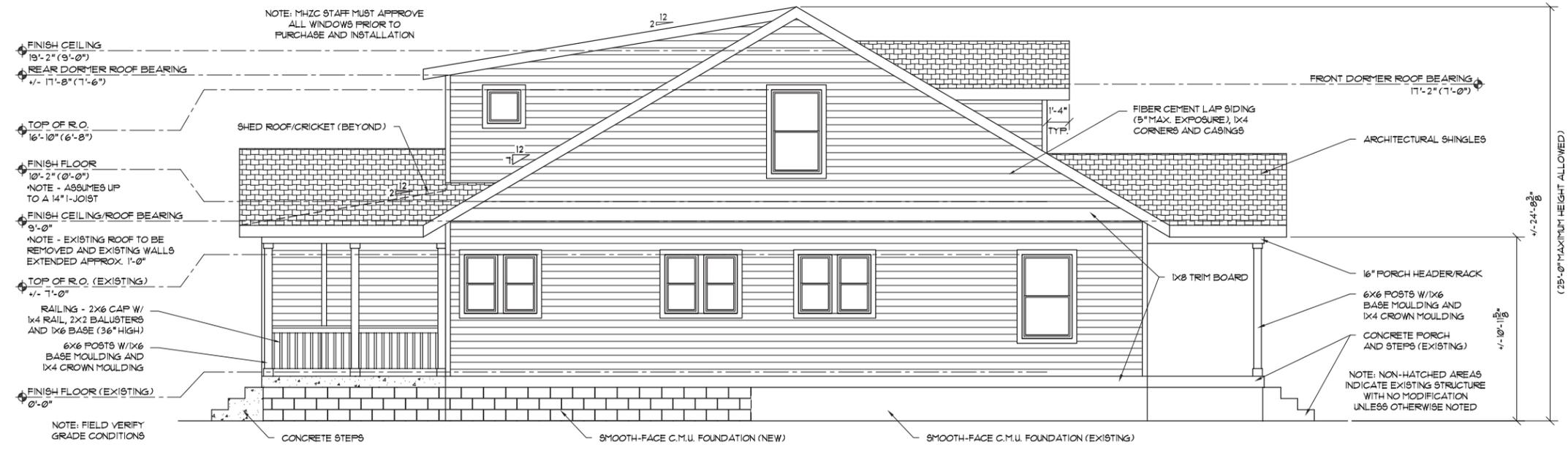
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PROPOSED RENOVATION AND ADDITION
1611 GARTLAND AVE.
NASHVILLE, TN 37206



01 RIGHT ELEVATION (EAST)

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



02 LEFT ELEVATION (WEST)

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

ISSUE DATE: 02.27.17

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MHZC REVIEW SET
PLOT TO FULL SCALE
ON 22" X 34" PAPER
PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

A102

EXTERIOR ELEVATIONS



01 FRONT PERSPECTIVE

Scale: N.T.S.



02 RIGHT FRONT PERSPECTIVE

Scale: N.T.S.



03 RIGHT PERSPECTIVE

Scale: N.T.S.



04 RIGHT REAR PERSPECTIVE

Scale: N.T.S.



05 REAR PERSPECTIVE

Scale: N.T.S.



06 LEFT REAR PERSPECTIVE

Scale: N.T.S.



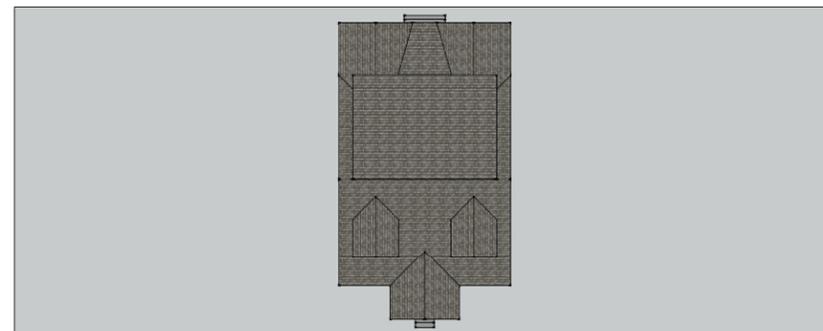
07 LEFT PERSPECTIVE

Scale: N.T.S.



08 LEFT FRONT PERSPECTIVE

Scale: N.T.S.



09 ROOF PERSPECTIVE

Scale: N.T.S.

ISSUE DATE: 02.27.17

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MHIC REVIEW SET

PLOT TO FULL SCALE
 ON 22" X 34" PAPER

PLOT TO HALF SCALE
 ON 11" X 17" PAPER

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

A103

EXTERIOR
 PERSPECTIVES