

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
Fax: (615) 862-7974

STAFF RECOMMENDATION

207 South Twelfth Street

March 15, 2017

Application: New construction—infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08309024500

Applicant: James and Libby Cain, property owners

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct new infill.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of roof color, board and batten material, windows, doors, front porch steps, driveway/parking pad and walkway prior to purchase and installation;
3. Siding shall have a smooth finish and a maximum reveal of five inches (5");
4. The driveway and/or parking pad shall be shown on the site plan prior to issuance of the preservation permit;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve the masonry color, dimensions and texture.

With these conditions, staff finds that the new construction meets Sections II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

The Commission does not have the authority to approve the use.

Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

<p><i>This recommendation is for the design of the building based on the proposed use.</i></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 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.

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 existing structure at 207 South Twelfth Street dates to c. 1966 (Figure 1). It does not contribute to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. A preservation permit to demolish the non-contributing house was issued in January 2017.



Figure 1. 207 South 12th Street

Analysis and Findings: Application is to construct new infill.

Height & Scale: The proposed infill is one and one-half (1.5) stories at the front with an overall height of thirty-one feet, eight inches (31'-8") from grade, including a foundation height of approximately two feet (2'). The overall height of the infill is modest compared to the historic context, which includes two story homes, including the two adjacent homes that range from thirty-six to thirty-eight feet (36'-38') in height. The infill will have an eave height of approximately nine feet, eight inches (9'-8"), which is appropriate for a one and one-half (1.5) story home.

The new infill will be thirty feet (35') wide, which is appropriate for the context. Historic buildings in the immediate vicinity on similar lots range from twenty-nine to thirty-five feet (29'-35') wide.

Staff finds that the height and scale of the infill is appropriate for the historic context and that the project meets section II.B. 1 and 2 for infill.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. The side setbacks will be seven feet (7') on both sides, which maintains the rhythm of spacing on the street. At twenty-three feet (23'), the front setback will be consistent with the front setback of the historic house to the left at 205 South Twelfth Street. The rear setback will be approximately seventy-two feet (72').

The project meets section II.B.1.c.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Painted	Yes	
Cladding	cement fiber cement lap siding	Painted, reveal and texture unknown	Yes	X
Secondary Cladding	Board-and- batten	Unknown	Yes	X
Roofing	Architectural asphalt shingles	Color unknown	Yes	X
Dormer Roofing	Metal	Color unknown	Yes	X
Trim	Fiber cement lap siding	Smooth faced, painted	Yes	X
Front Porch floor/steps	Concrete/ unknown	Natural Color	Yes	X
Front Porch Posts	Painted fiber cement or wood	Smooth	Yes	
Rear Deck/Stairs	Stained Wood	Stained	Yes	
Rear Porch Posts	Painted fiber cement or wood	Smooth	Yes	
Windows	Not indicated	Needs final approval	Unknown	X
Principle Entrance	Half light with side lights	Needs final approval	Yes	X
Side/rear doors	Wood/metal			X
Walkway	Not indicated	Needs final approval	Unknown	X
Driveway/ Parking Pad	Not indicated	Needs final approval	Unknown	X

The infill will have a painted brick foundation, fiber cement lap siding with board and batten accent, and an asphalt shingle roof. The reveal and finish for the siding is not noted, so staff recommends a condition that the siding have a smooth finish and a maximum reveal of five inches (5”). With the condition that staff review the roof color, masonry, board and batten, windows, doors, front porch steps, driveway/parking pad, and walkway material prior to purchase and installation, staff finds that the project meets section II.B.1.d.

Roof form: The roof will be side-gabled with a 6:12 pitch and includes shed dormers on both the front and rear façades with a 3:12 pitch. Staff finds that the roof form and pitches are compatible with the historic context and meet section II.B.1.e.

Orientation: The proposed structure is oriented toward South Twelfth Street, with an eight foot (8') deep full width front porch that deepens to thirteen feet (13') near the entrance. The infill includes a walkway that connects to the public sidewalk. Staff finds this to be consistent with the historic context and that the proposed infill will meet section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed infill 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.1.g.

Appurtenances & Utilities: The infill includes a walkway leading from the street to the front porch. The driveway and/or parking pad location is not noted on the plans, and staff asks that this be shown on the site plan prior to issuance of the preservation permit. The location of the HVAC and other utilities was not noted on the plans. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, to ensure that the project meets section section II.B.1. i.

Recommendation:

Staff recommends approval of the project with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of roof color, board and batten material, windows, doors, front porch steps, driveway/parking pad and walkway prior to purchase and installation;
3. Siding shall have a smooth finish and a maximum reveal of five inches (5");
4. The driveway and/or parking pad shall be shown on the site plan prior to issuance of the preservation permit;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve the masonry color, dimensions and texture.

With these conditions, staff finds that the new construction meets Sections II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

Context Photos:



House next door at 205 South 12th Street



House next door at 211 South 12th Street



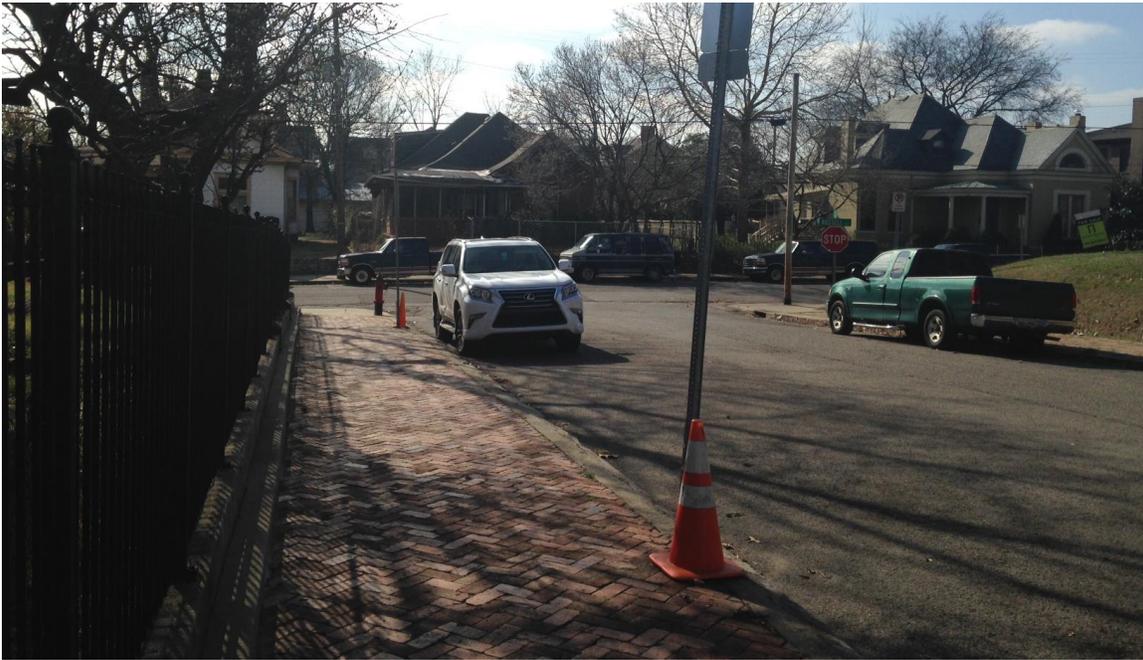
116 South 12th Street, at the corner of Holly Street, across the street from the site



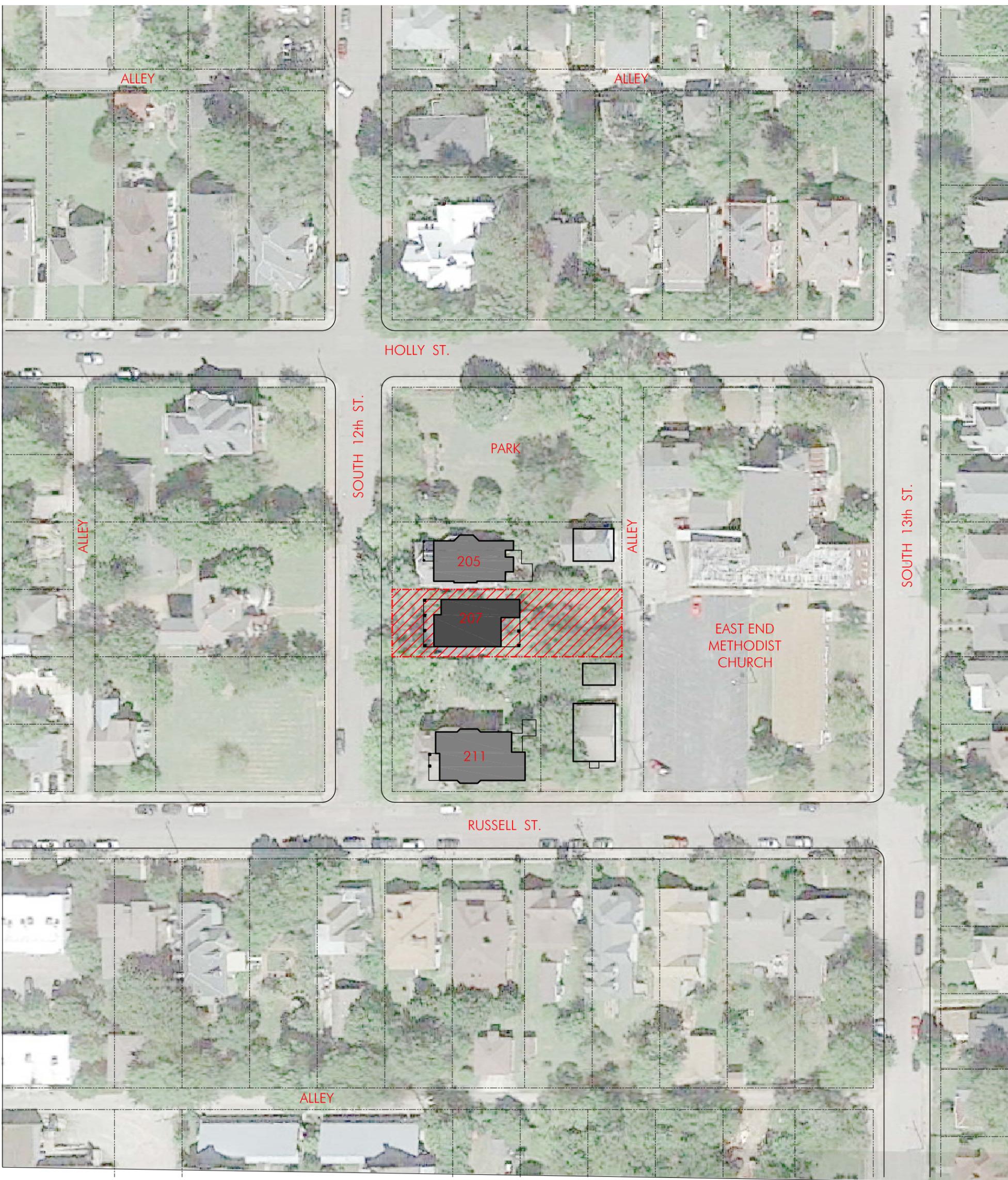
122 South 12th Street, across the street from the site



Looking north down South 12th Street, towards Holly Street



Looking south down South 12th Street, towards Russell Street.



VICINITY SITE PLAN DIAGRAM

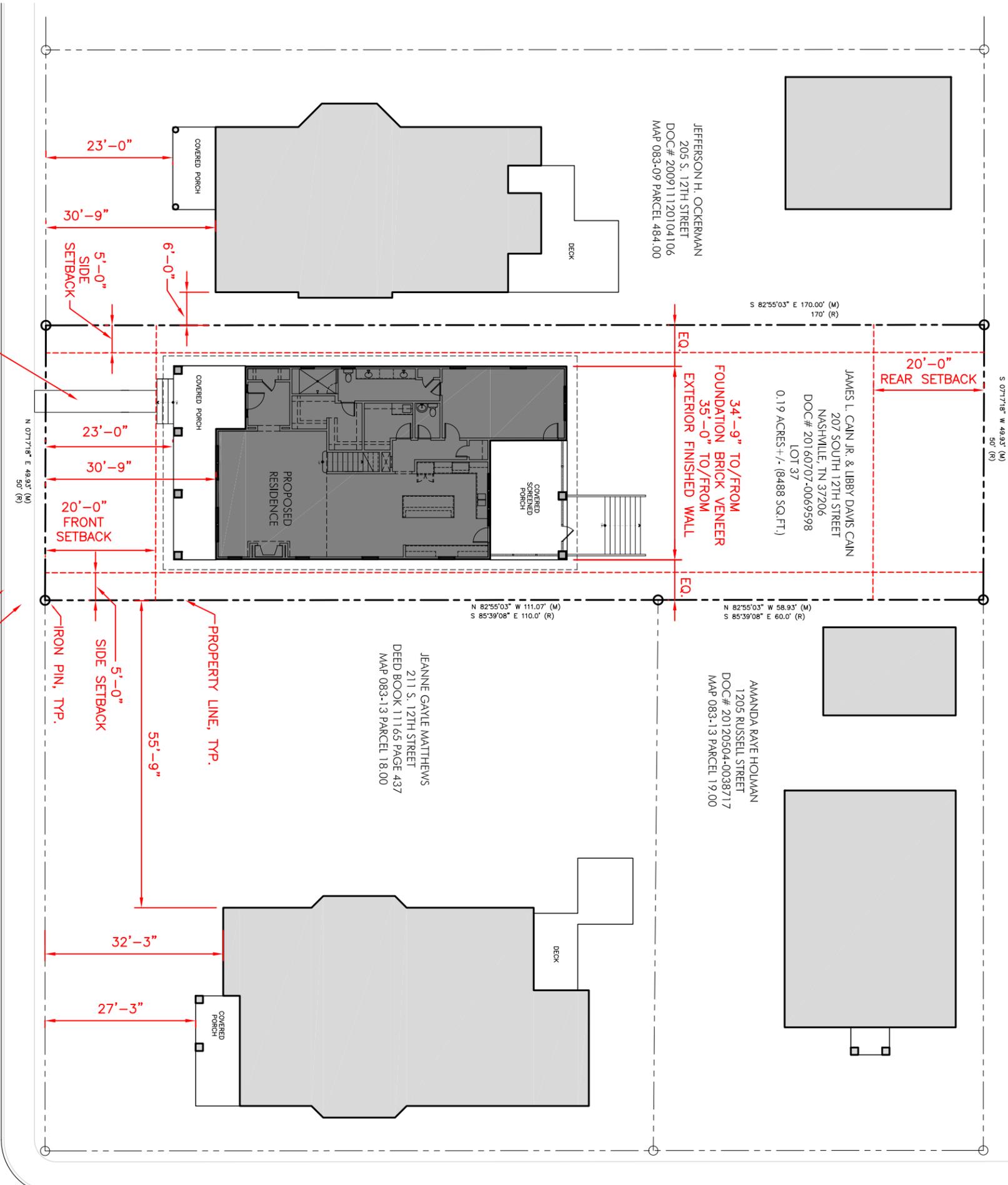
CAIN RESIDENCE

207 SOUTH 12th STREET
NASHVILLE, TN 37207

SCALE: 1" = 70'
DATE: 01.24.17

EAST END METHODIST CHURCH
1212 HOLLY STREET

ALLEY
16' PUBLIC R.O.W.

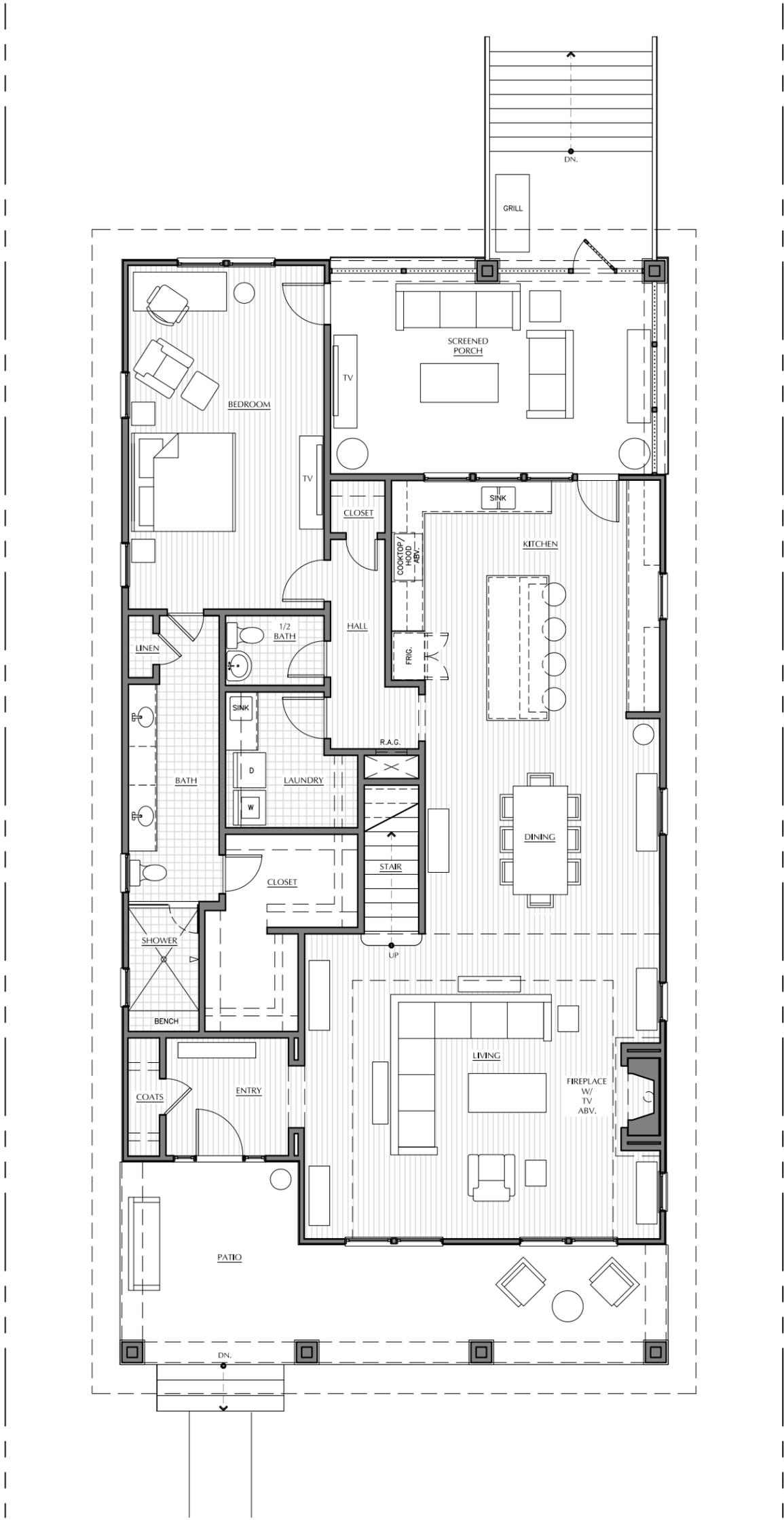


NEW WALKWAY
SOUTH 12th STREET
(50' PUBLIC R.O.W.)
EXISTING CONCRETE SIDEWALK, TYP.
EXISTING CONCRETE CURB, TYP.

CAIN RESIDENCE

207 SOUTH 12th STREET
NASHVILLE, TN 37207

SCALE: 1" = 20'
DATE: 01.24.17



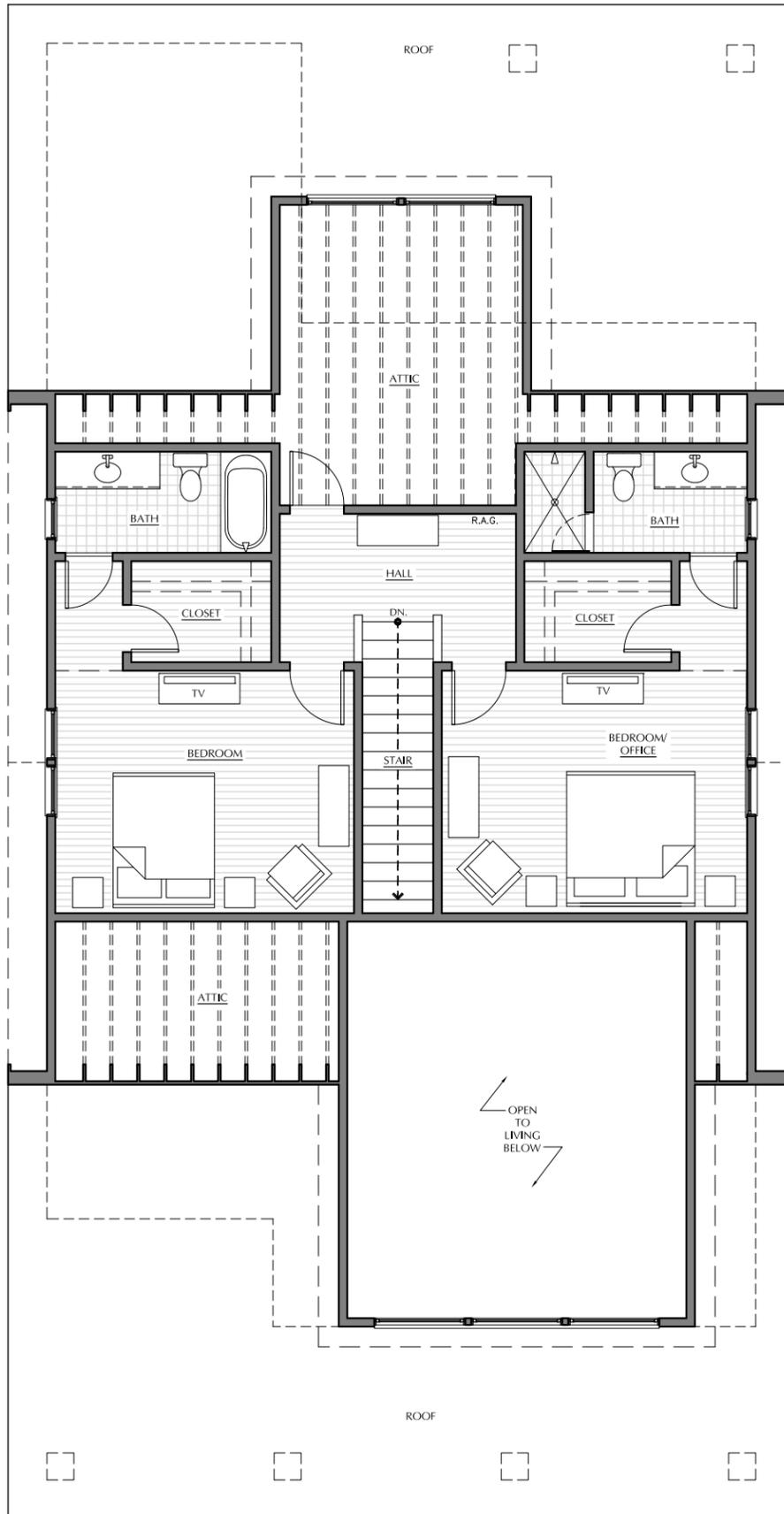
MAIN LEVEL PLAN

CAIN RESIDENCE

207 SOUTH 12th STREET
NASHVILLE, TN 37207

SCALE: 1/8" = 1' - 0"
DATE: 02.24.17

MAIN LEVEL = 1,863 SQ. FT.
UPPER LEVEL = 792 SQ. FT.
TOTAL = 2,655 SQ. FT.

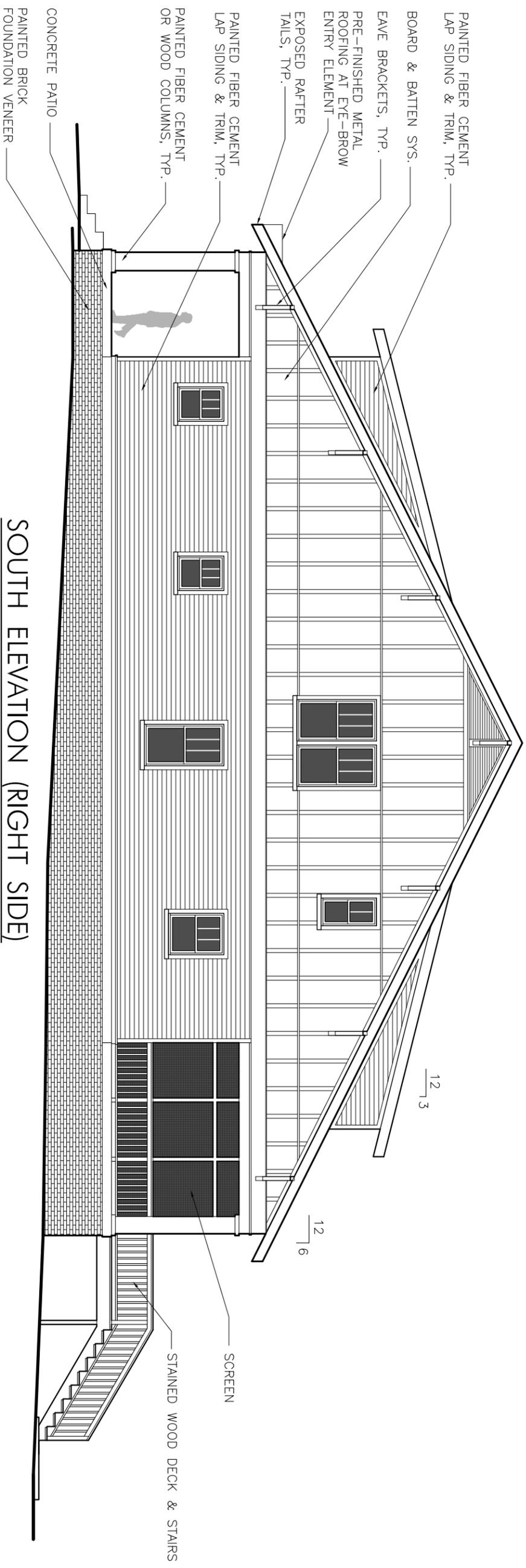


 UPPER LEVEL PLAN
NORTH

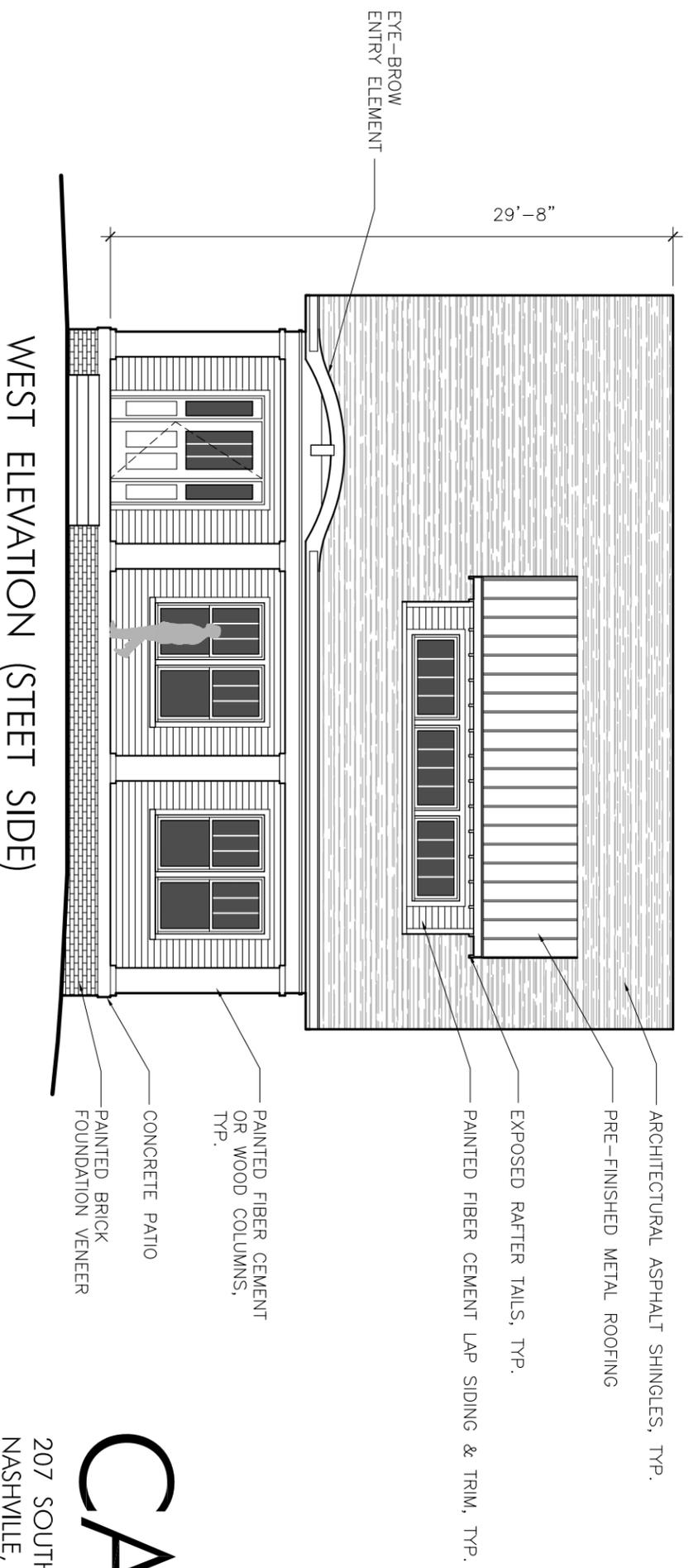
CAIN RESIDENCE

207 SOUTH 12th STREET
NASHVILLE, TN 37207

SCALE: 1/8" = 1' - 0"
DATE: 02.24.17



SOUTH ELEVATION (RIGHT SIDE)



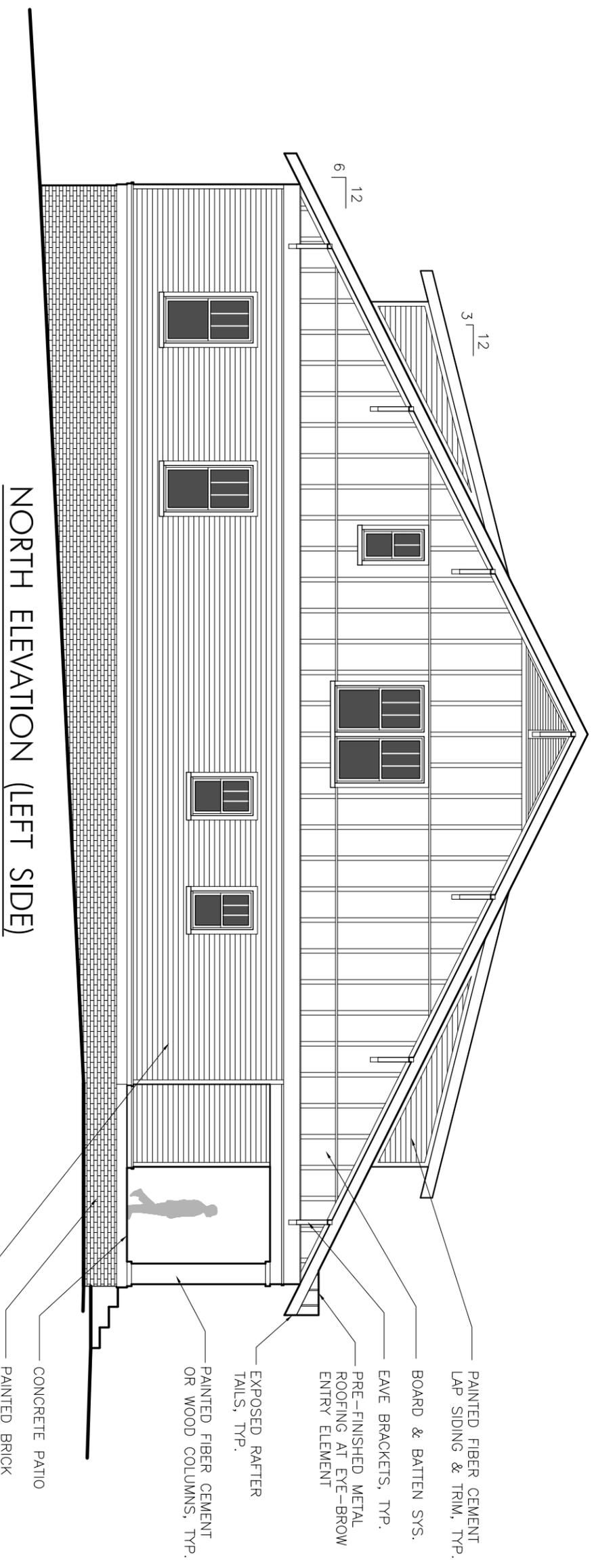
WEST ELEVATION (STREET SIDE)

ALL EXTERIOR OUTSIDE VERTICAL CORNER TRIM AT SIDING LOCATIONS, PERIMETER TRIM AROUND WINDOWS AND DOORS, AND MULLION TRIM BETWEEN GROUPED WINDOWS HAVE A NOMINAL 4" WIDTH

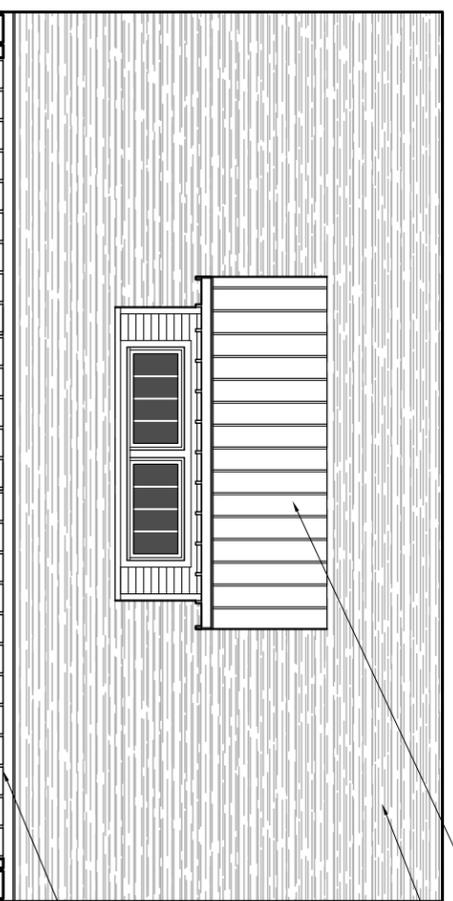
CAIN RESIDENCE

207 SOUTH 12th STREET
NASHVILLE, TN 37207

SCALE: 1/8" = 1'-0"
DATE: 02.24.17



NORTH ELEVATION (LEFT SIDE)



EAST ELEVATION (ALLEY SIDE)

ALL EXTERIOR OUTSIDE VERTICAL CORNER TRIM AT SIDING LOCATIONS, PERIMETER TRIM AROUND WINDOWS AND DOORS, AND MULLION TRIM BETWEEN GROUPED WINDOWS HAVE A NOMINAL 4" WIDTH

CAIN RESIDENCE

207 SOUTH 12th STREET
NASHVILLE, TN 37207

SCALE: 1/8" = 1'-0"
DATE: 02.24.17