

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION
105 South 12th Street
December 18, 2019

Application: New Construction—Addition; Partial Demolition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08309017300
Applicant: Kaitlyn Smous, Nine12 Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to construct dormers and alter the roof form of the historic house.</p> <p>Recommendation Summary: Staff recommends approval of the right side dormer, with the condition that staff approve the window and roof shingle selections, finding that it meets Section II.B. of the design guidelines.</p> <p>Staff recommends disapproval of the alterations to the roof on the left side of the house, finding that this proposed partial demolition and alterations to the roof form do not meet Sections II.B. and III.B. of the design guidelines for 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.

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. The reveal for lap siding

should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

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 that 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.*

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).

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be

accomplished with the following:

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

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.

III.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: 105 South 12th Street is a folk Victorian frame house that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). The house seems to have been constructed c. 1911 in the rear yard to the house at 1200 Woodland, according to old maps and newspaper articles (Figures 2, 3, 4). The houses at 1200 Woodland Street and 105 S. 5th Street were under the same ownership until 1918, according to the deeds.



Figure 1. 105 S. 12th street

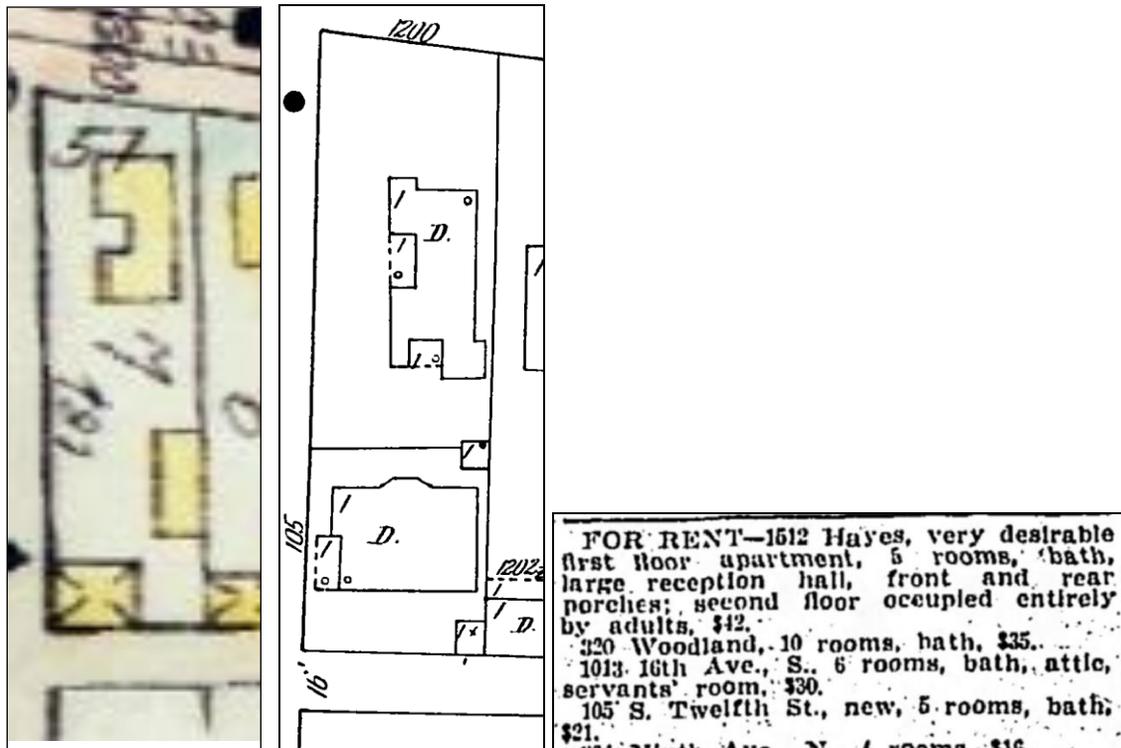


Figure 2 (left) is the 1908 Hopkins map which does not appear to show the existing house at 105 S. 12th Street. Figure 3 (center) is the c. 1914 Sanborn map, which does show the house at 105 S. 12th Street. Figure 4 (right) is an advertisement from 1911 for renting 105 S. 12th Street – it refers to the house as “new.”

Analysis and Findings: The applicant proposes to construct dormers and alter the roof form of the historic house.

Roof Form, Dormers, and Demolition: The applicant seeks to use some of the square footage in the roof for living purposes since the small site does not allow for a rear addition which makes adding onto the house challenging. The historic house’s main roof form is a hip.

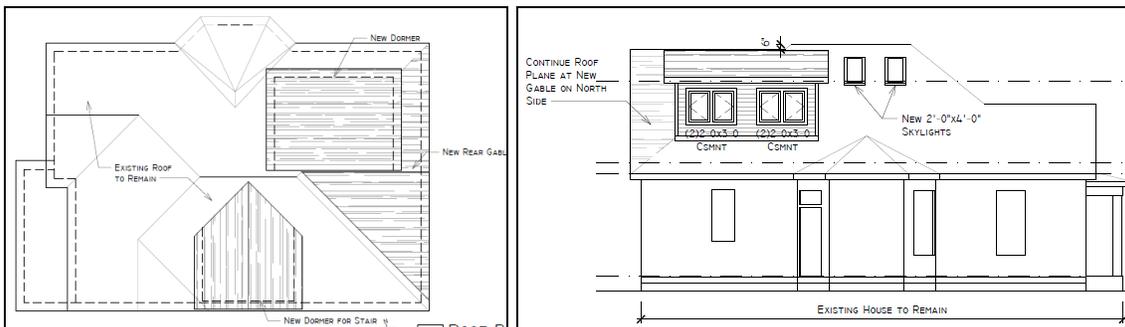
On the right side of the hip, the applicant is proposing a side dormer (Figure 5). The design guidelines state that “*The ridge of a side dormer should be at least 2’ below the ridge of the existing building; the cheeks should be inset at least 2’ from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2’ from the wall below.*” The



Figure 5 shows the location of the proposed side dormer.

The proposed dormer does not meet these requirements, as it is just six inches (6”) off of the ridge, is not set back two feet (2’) from the wall below, and is just a few inches from a valley. Staff finds in this instance that an exception could be made for this side dormer because its size and location are necessary in order to add a staircase to the second level. The dormer is larger than what the Commission would typically approve in that it is not adequately set off from the ridge, valley, and wall below. However, because there is no way to add on to the rear, as there is with almost every other house in this and other historic and conservation overlays, staff finds that that flexibility with the design guidelines is appropriate in this instance. Overall, the dormer’s scale is not overly large and is designed to be the minimal size it can be while still serving as a way to obtain a staircase to the second level.

On the rear, the applicant plans to add a gabled extension. On the right/alley side, the gable portion of the roof is offset from the roof six inches (6”), allowing the house’s original roof form to still be identified. However, on the left side, this gabled addition at the rear will not inset and will eradicate the rear hip roof form. (Figures 6, 7, 8, 9, 10).



Figures 6 (roof plan) and 7 (left side elevation) show how the back hip will be eradicated on the left side.



Figures 8, 9, 10 show the existing hipped roof form. The back ridge of the hip on the left side of the house will be removed in its entirety under this application.

While staff understands the challenges of this site and its lack of a rear yard for a rear addition, staff finds that completely removing the back hip portion of the roof is not appropriate. It alters the primary roof form, which is a significant architectural feature, in a manner that does not allow the existing roof form to be discerned. The proposed changes to the roof are also not reversible; if the addition were to be removed in the future, nothing would remain of the hip on this back left side of the house. Staff finds that the alterations to the roof form on the left side are not appropriate partial demolition.

A shed dormer is also approved for the back part of the left façade. While the dormer is offset from the ridge and inset three feet (3') from the wall below, staff finds that it is not appropriate because the dormer can only be constructed if the inappropriate alterations to back hip of the roof are constructed.

The applicant also plans to alter a window opening on the right façade, which is considered partial demolition (Figures 11 & 12). Staff is not supportive of altering this window opening, as it is highly visible from the street, it is not in the back half of the house, and the new window opening will not be an appropriate size and will not have the appropriate vertical or square proportions that historic window openings had.



Figures 11 & 12 show the window opening to be altered.

Staff finds that the proposed alterations to the historic house's roof and window opening are not appropriate and do not meet Sections II.B.5. (roof form), II.B.10. (additions), and III.B. (demolition) of the design guidelines.

Location & Removability: The alteration of the back roof hip into a larger gable form is not appropriate because it eradicates the back left ridge of the historic roof. The addition is therefore not removable.

Staff finds that the addition's location and removability do not meet Sections II.B.2.a. and II.B.2.d. of the design guidelines.

Design: While staff finds that the scale and size of the right side dormer could be appropriate given the lack of a rear yard and easy way to expand the house, staff finds that the design of the roof addition on the left side, which eliminates a significant part of the houses' hipped roof, does not meet the design guidelines.

Staff finds that the proposed design of the addition does not meet Sections II.B.2.a and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: Since the addition will not be increasing the footprint of the historic house and will not be further intruding on the rear and side setbacks, staff finds that the project meets Section II.B.3. of the design guidelines. The project meets section II.B.3.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Cladding	cement fiberboard lap siding, match reveal of existing	Smooth	Yes	No
Roofing	Architectural Shingles	Match existing	Yes	No
Trim	Wood or Cement Fiberboard to match existing	Smooth faced	Yes	No
Windows	Not indicated	Not indicated	Unknown	Yes

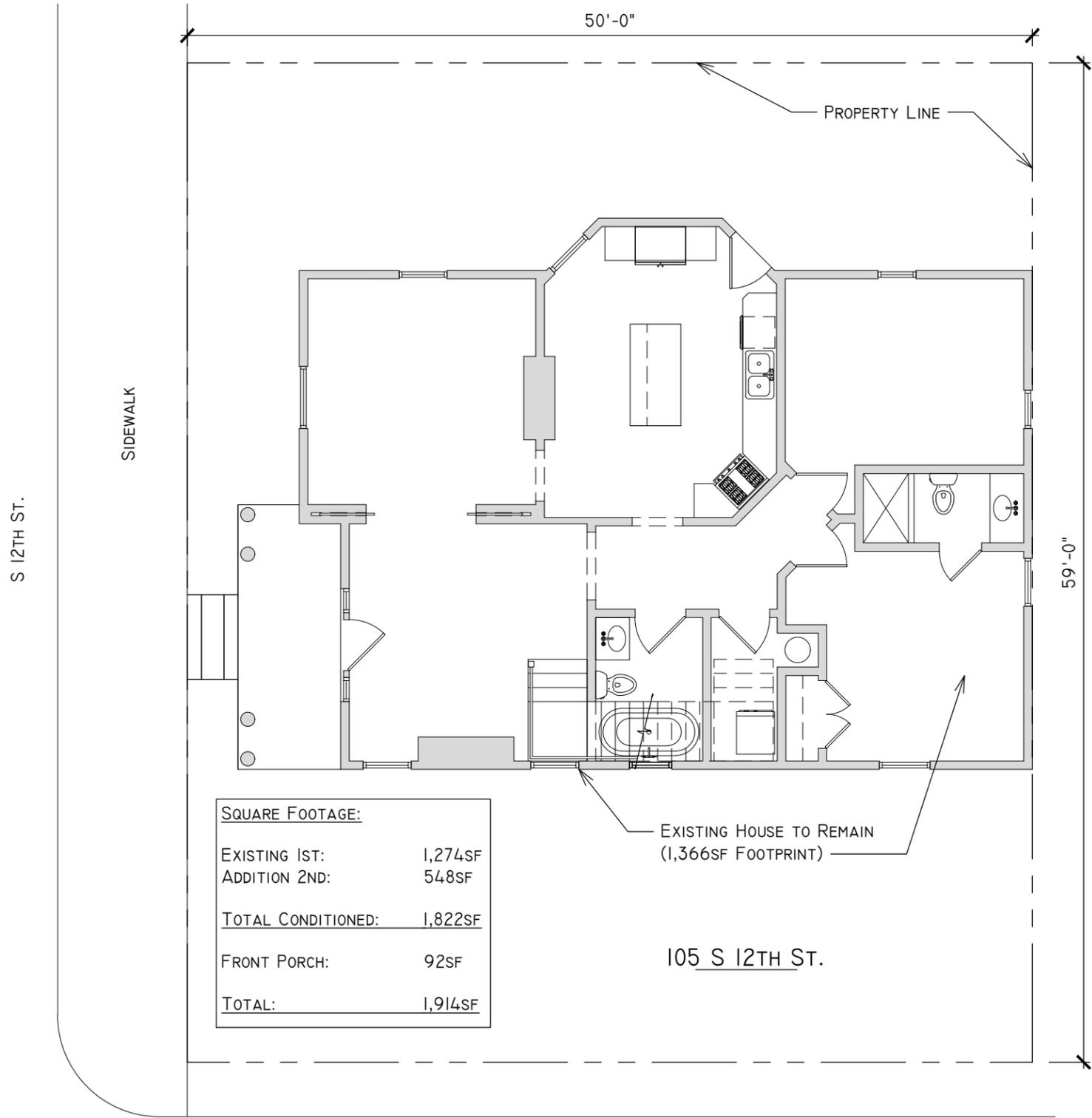
With the condition that staff approve the window selection, staff find that the known materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: See “Roof Form, Dormers, and Demolition” for the discussion of the proposed alteration to the window opening. The windows on the proposed dormers and rear elevation are appropriately scaled for their dormers and meet the design guidelines.

Staff finds the project’s proportion and rhythm of openings to meet Sections II.B.7. and II.B.10. of the design guidelines.

Recommendation Summary: Staff recommends approval of the right side dormer, with the condition that staff approve the window and roof shingle selections, finding that it meets Section II.B. of the design guidelines.

Staff recommends disapproval of the alterations to the roof on the left side of the house, finding that this proposed partial demolition and alterations to the roof form do not meet Sections II.B. and III.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	12.02.19	MHZC SUBMISSION

A RENOVATION AT:
105 S 12TH ST.
 NASHVILLE, TN 37206



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FLOOR PLANS

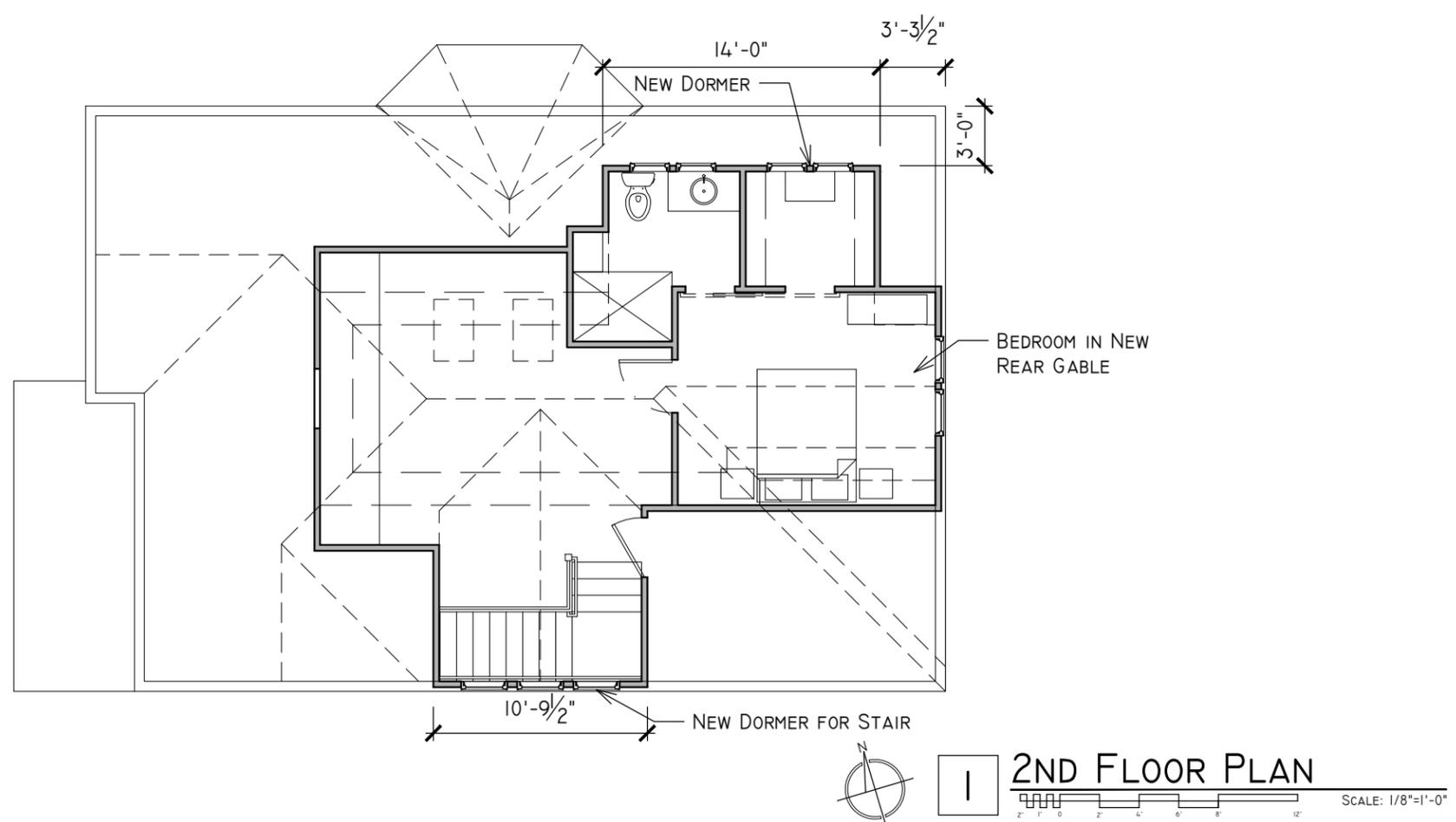
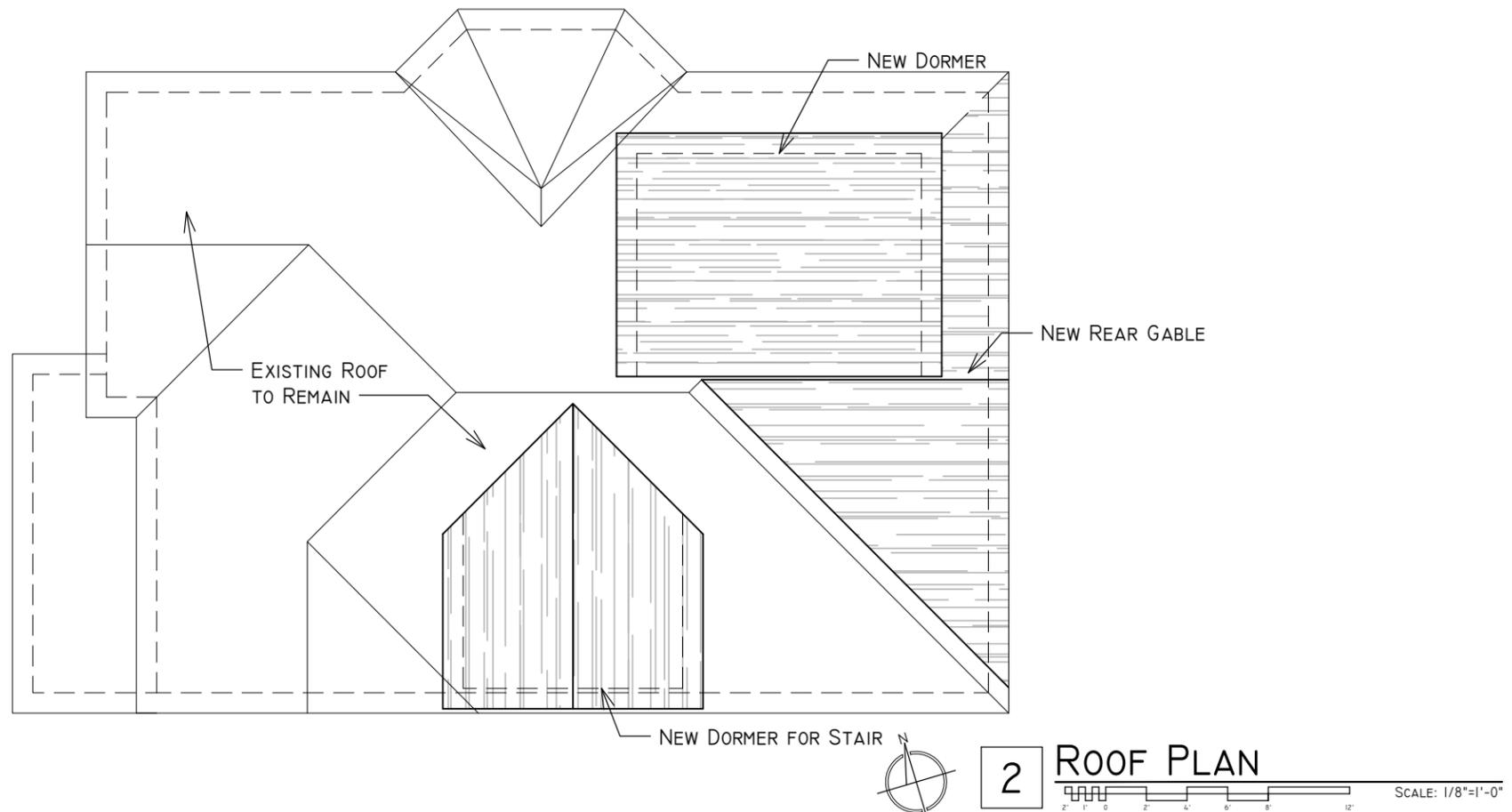
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ALLEY



1 SITE PLAN/1ST FLOOR PLAN

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



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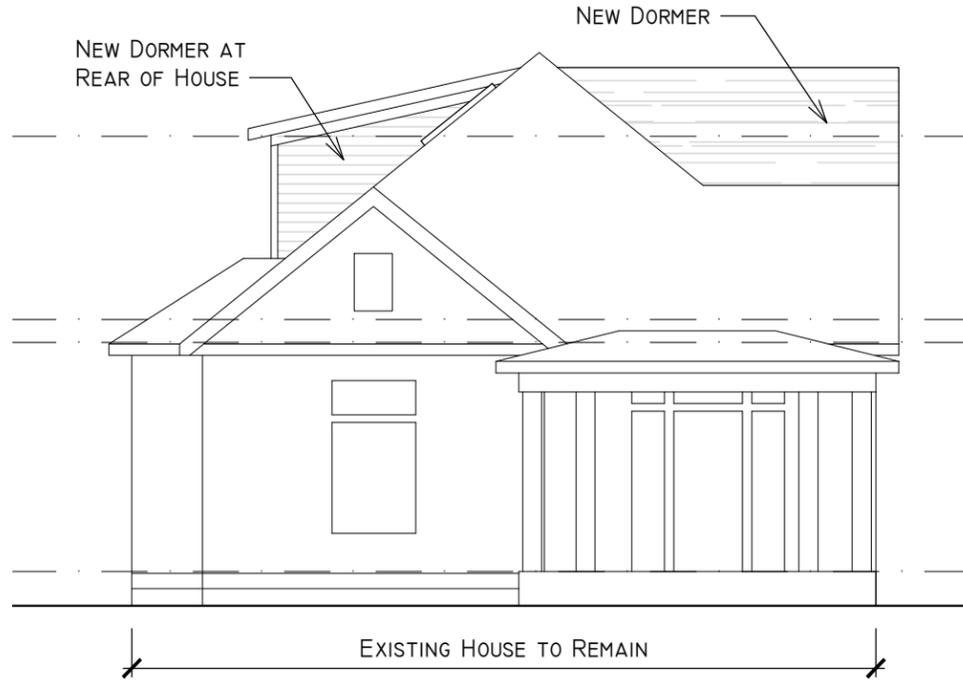
A RENOVATION AT:
105 S 12TH ST.
 NASHVILLE, TN 37206



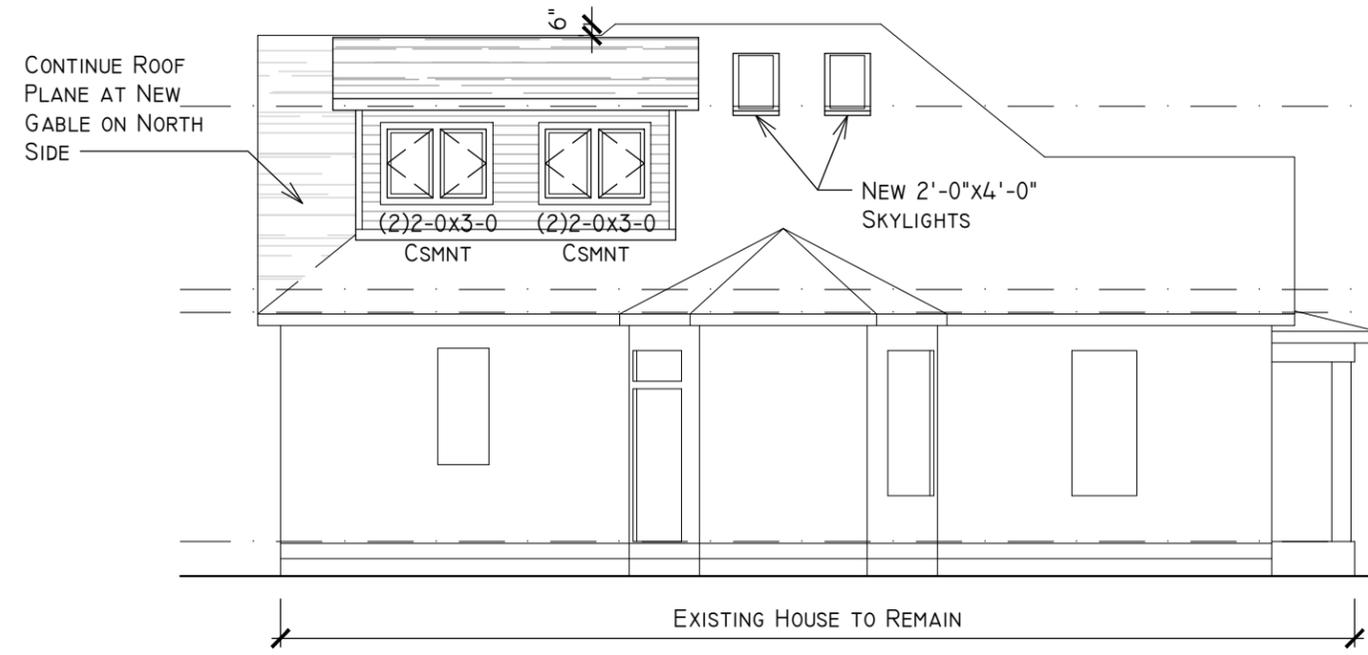
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FLOOR PLANS

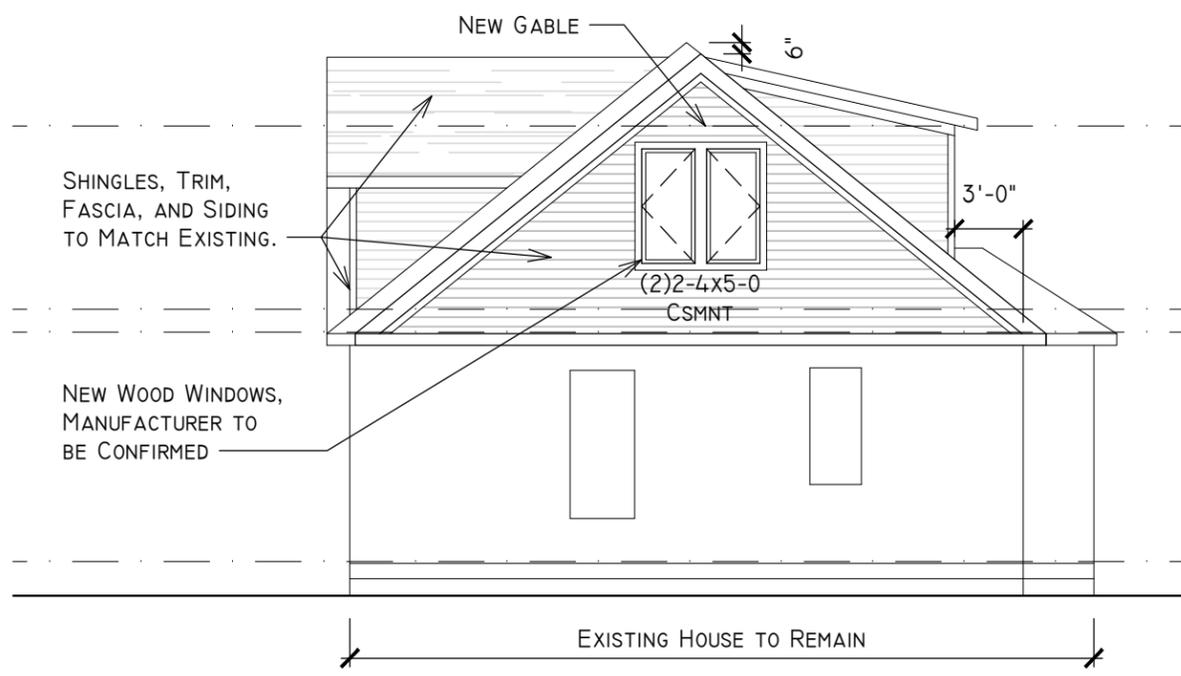
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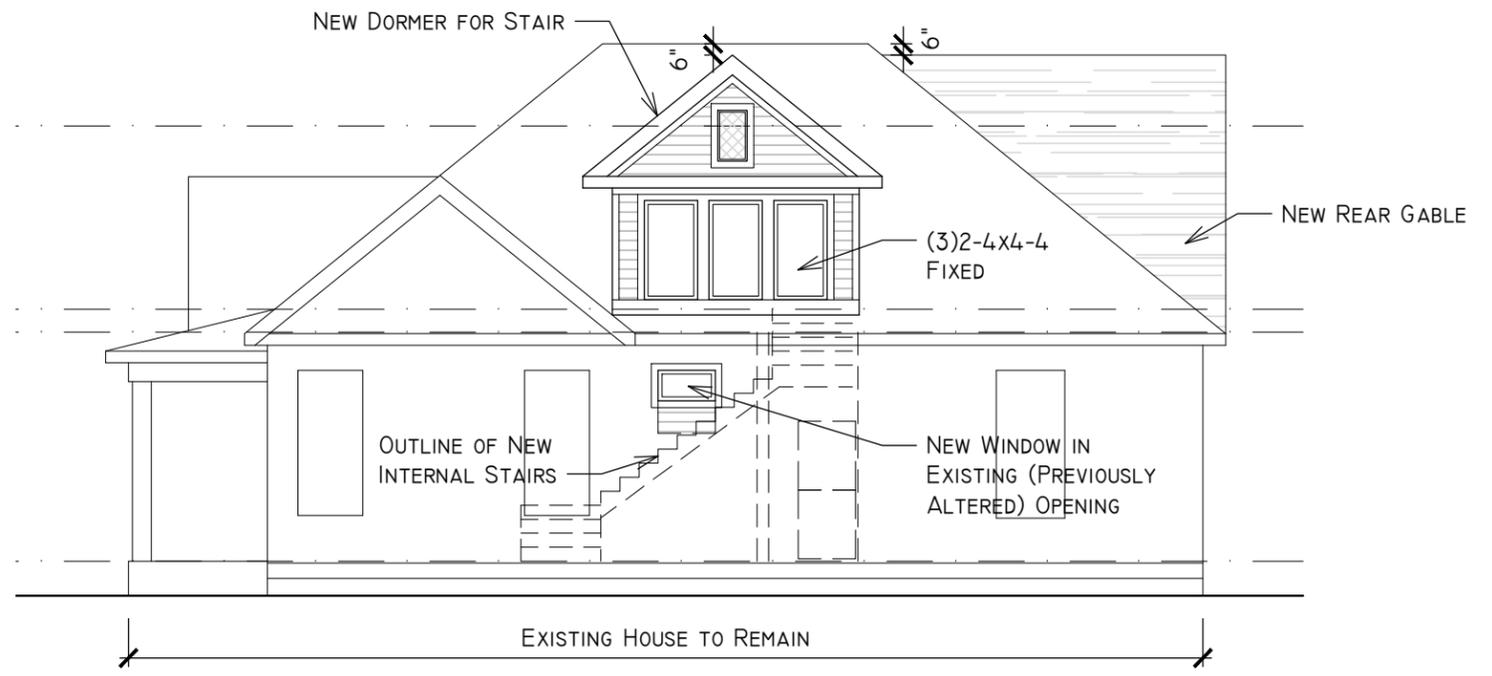
4 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



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

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ELEVATIONS

03