

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
Telephone: (615) 862-7970

STAFF RECOMMENDATION

203 N 18th Street

May 20, 2020

Application: New Construction—Infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 083100265

Applicant: Brittney Blanton

Project Lead: Jenny Warren jenny.warren@nashville.gov

Description of Project: Application for new construction of infill on a vacant lot.

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

1. Staff approve the final materials, including doors, windows, roofing color, brick, and walkway material;
2. The brick on Unit B shall be pulled down to approximately the finished floor height;
3. The dormers shall be inset two feet (2') from the wall below;
4. A hood shall be added to the front entrance of Unit A,
5. The driveway shall be extended to the north side of the house to eliminate front-yard parking; and
6. The HVAC be located behind the house or on either side, beyond the mid-point of the house;

With these conditions, staff finds that the proposed infill meets Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

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. 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.

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.

Background: 203 N 18th Street is an unusual lot. It has an irregular shape and a steep grade sloping away from the street. This portion of N 18th Street runs north from Forrest Avenue, and terminates in one of the only cul-de-sacs in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. There are three lots surrounding the cul-de-sac: the houses here are all non-contributing. The non-contributing house at 203 N 18th Street was recently demolished. Today there is a vacant lot, on a steep irregularly shaped site, with no immediate historic context.



Figure 1. The cul-de-sac at the end of N 18th Street. #203 is on the right and has been demolished.

Analysis and Findings: The proposal is for a one-and-a-half story duplex.

Height & Scale:

The proposed infill has a maximum height of about 26' (twenty- six feet) from grade at the highest point of the slope, and about thirty-three feet (33') high from the steepest point of grade. Nearby historic houses on Forrest Avenue on comparably sized lots are between about twenty-two to twenty-nine feet (22'-29') tall. Staff finds that, given the slope, the proposed infill could be appropriate in terms of height.



Figure 2. Proposed new construction. Solid red line is 26' high, dashed green line is 33' high. The blue dotted line is about 29' high.

The proposed form is a one-and-a-half story duplex. Due to the extreme grade and the odd lot shape, the design splits the two units and has Unit A step down the hill. This allows both units to have a one-and-a-half story form. The Commission has routinely required that when a duplex is constructed in Lockeland Springs, it needs to take the form of a single structure, as historic duplexes do. Staff has concerns that this design has the appearance of two separate houses that share a wall. However, staff finds that this stepped form could be appropriate in this specific instance, due to the complicated slope, the odd shape of the lot (which limits the potential depth of the structure significantly), and its location off of a cul-de-sac with no historic context. This site is not easily visible along the streetscape of Forrest Avenue, which is the closest historic context.

The front elevation is about sixty-four feet, five inches (64'5") wide. The historic context nearby on Forrest Avenue includes houses that range from about twenty-one to thirty-six feet (21'-36') wide. This house is nearly twice as wide as the closest historic context; however, due to the shape of the lot – and the lack of an immediate historic context - a somewhat wider house may be appropriate in this location. (Figure 3)

The proposed house will be about thirty feet (30') deep, limited by an appropriate front setback and the rear setback.

The footprint, inclusive of the covered porch, is about two-thousand-forty-three square feet (2,043sqft).

Staff finds that while this design would be inappropriate nearly anywhere else in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay, that due to the very unusual site constraints and the location on a cul-de-sac with no immediate historic context, the proposed design could be appropriate on this site in terms of height, form and massing.

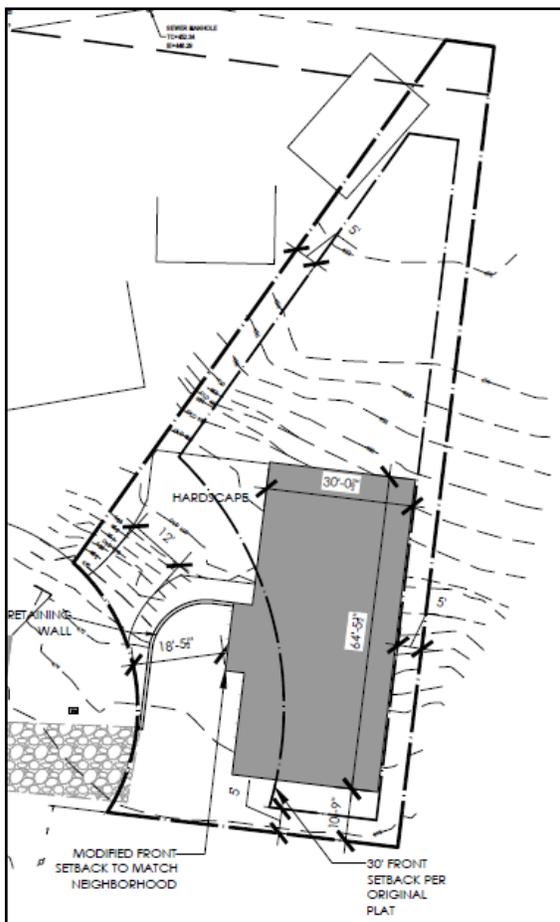


Figure 3. Site plan showing irregular lot and proposed footprint

Setback & Rhythm of Spacing:

The front setback is proposed at about eighteen feet five inches (18'5") from the front property line. This is roughly similar to the front setback of the house next door at 204 N

18th Street. On the north, east and south sides, the house will sit at least five feet (5') from the property lines.

Staff finds that the proposed setbacks and rhythm of spacing to 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	Brick	Unknown	Yes	Yes
Cladding	Board and batten	N/A	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	
Front Porch floor/steps	Concrete/wood	Painted	Yes	
Front Porch Posts	Wood	Unknown	Yes	
Front Porch pedestals	Brick	Unknown	Yes	Yes
Front Doors	Not indicated	Unknown	Yes	Yes
Rear door	Fiberglass	Unknown	Yes	
Windows	Not indicated	Unknown	Unknown	Yes
Walkway	Not indicated	Unknown	Unknown	Yes

The design includes a substantial brick foundation. While the foundation will necessarily gain height as the grade drops away, the foundation height on Unit B extends up to just below the first floor windows. Staff recommends lowering the brick on Unit B to approximately the finished floor line.

With staff's final approval of the roofing color, brick, doors, windows and walkway materials, staff finds that the known materials meet Section II.B.4. of the design guidelines.

Roof form:

The house uses a cross-gabled roof form with a 12/12 slope. This roof form is seen throughout the overlay and is consistent with the historic context. There is a dormer on each unit. The guidelines require that the front wall of the dormers be inset two feet (2') from the main wall below; however, the drawings are unclear so staff recommends final review of the dormer locations.

With the condition that the front dormers be inset two feet (2') from the wall below, staff finds that the proposed roof form meets Section II.B.5. of the design guidelines.

Orientation:

The house will be oriented on axis with N 18th Street. Staff finds this to be appropriate, though staff would also support angling the house slightly to be oriented to the cul-de-sac, thus enabling the design to take advantage of the depth of the lot. The house will have a partial-width covered front porch. The porch is six feet (6') deep. There is a walkway from the front door to the street. Unit A does not have a porch. Staff recommends that a hood be added in this location, as would often be seen on historic secondary entrances.

The application uses one curb cut for a shared driveway, which is appropriate. However, the driveway terminates in front of Unit A, creating front-yard parking, which the guidelines state is not consistent with the character of the historic neighborhoods. Staff recommends that the driveway extend to the north side of the duplex so that parking occurs on the side/rear, rather than in the front.

Staff finds that with the addition of a hood to the entry of Unit A and with the extension of the driveway to the north side of the duplex, the infill's orientation will meet Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The primary windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The exceptions are two smaller squared windows in the front dormer, which staff finds to be appropriate due to their location, and two horizontal windows on the rear. There are no large expanses of wall space without a window or door opening.

Staff finds the infill's proportion and rhythm of openings to meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

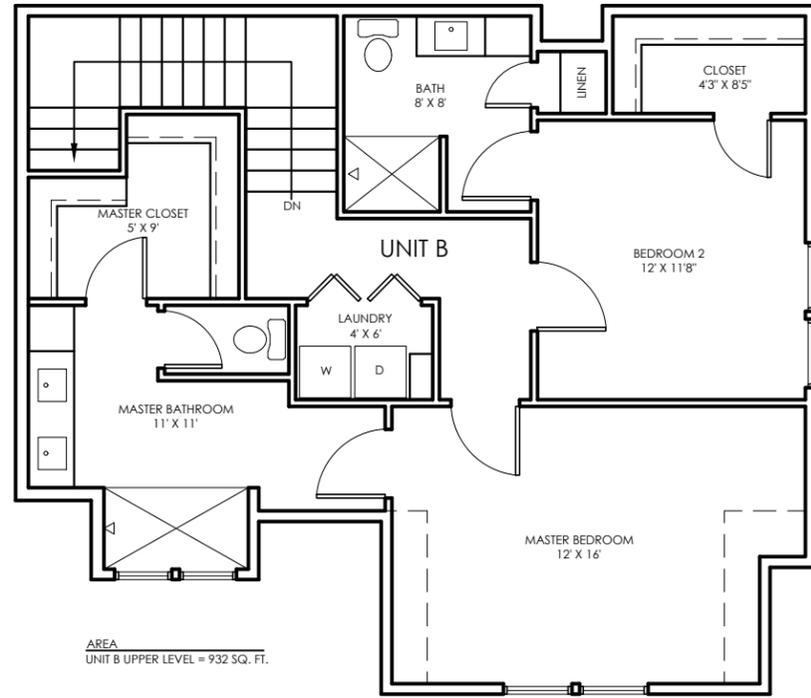
Recommendation:

Staff recommends approval of the project with the following conditions:

1. Staff approve the final materials, including doors, windows, roofing color, brick, and walkway material;
2. The brick on Unit B shall be pulled down to approximately the finished floor height;
3. The dormers shall be inset two feet (2') from the wall below;
4. A hood shall be added to the front entrance of Unit A, and

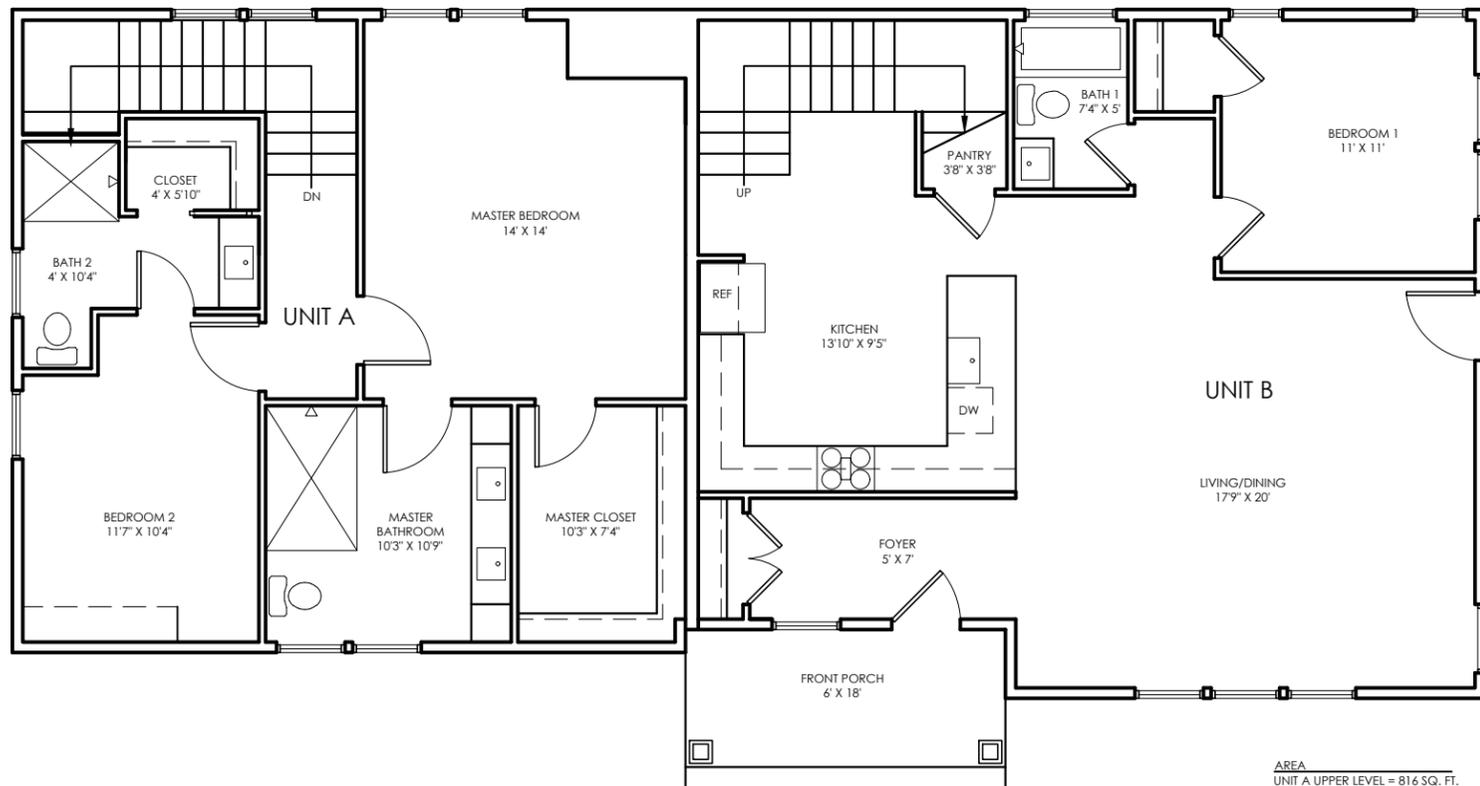
5. The driveway shall be extended to the north side of the house to eliminate front-yard parking; and
6. The HVAC be located behind the house or on either side, beyond the mid-point of the house;

With these conditions, staff finds that the proposed infill meets Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



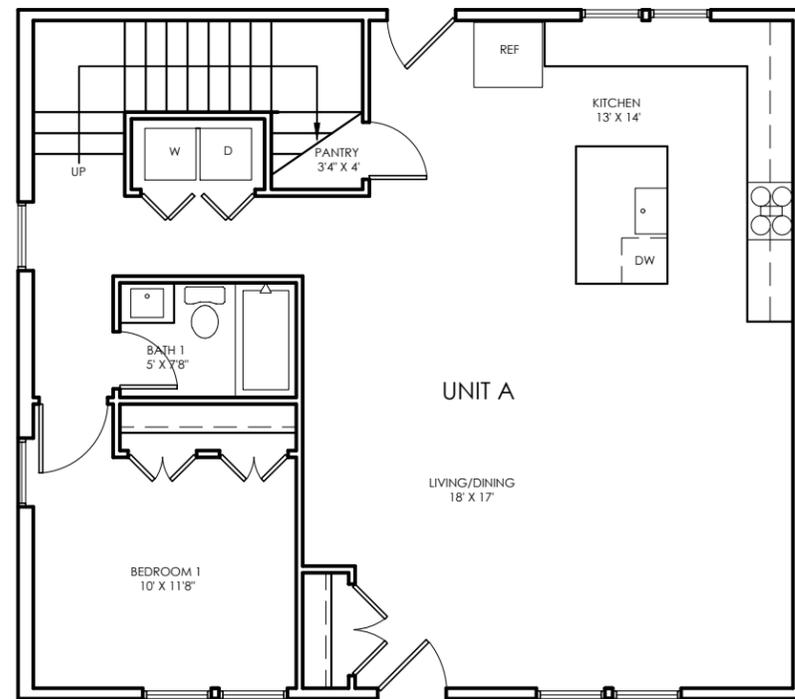
AREA
UNIT B UPPER LEVEL = 932 SQ. FT.

3 UPPER LEVEL FLOOR PLANS
H1.0 1/8" = 1'-0"



AREA
UNIT A UPPER LEVEL = 816 SQ. FT.
UNIT B MAIN LEVEL = 1002 SQ. FT.

2 UNIT A/B FLOOR PLANS
H1.0 1/8" = 1'-0"



AREA
UNIT A MAIN LEVEL = 948 SQ. FT.

1 UNIT A MAIN LEVEL FLOOR PLAN
H1.0 1/8" = 1'-0"

ISSUE	DATE
HISTORIC PLANS	5.4.20
HISTORIC PLANS	5.10.20

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PROJECT: 2002

SCALE: AS NOTED DRAWN BY: BB
SHEET TITLE: FLOOR PLANS

b. b.

b. blanton design
501 UNION STREET
NASHVILLE, TN 37219
BBLANTONDDESIGN.COM
615 757 3191

LOCKELAND SPRINGS - EAST END

203 N 18TH STREET NASHVILLE, TN 37206



2 REAR ELEVATION
H2.0 Scale: 1/8" = 1'-0"



1 FRONT ELEVATION
H2.0 Scale: 1/8" = 1'-0"

ISSUE	DATE
HISTORIC PLANS	5.4.20
HISTORIC PLANS	5.10.20

PROJECT: 2002	
SCALE: AS NOTED	DRAWN BY: BB
SHEET TITLE: EXTERIOR ELEVATIONS	

H2.0

LOCKELAND SPRINGS - EAST END

203 N 18TH STREET NASHVILLE, TN 37206

BOARD AND BATTEN SIDING

WOOD COLUMN W/ BRICK BASE

FIBERGLASS DOOR

BRICK AT BASE



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

ASPHALT SHINGLE ROOF

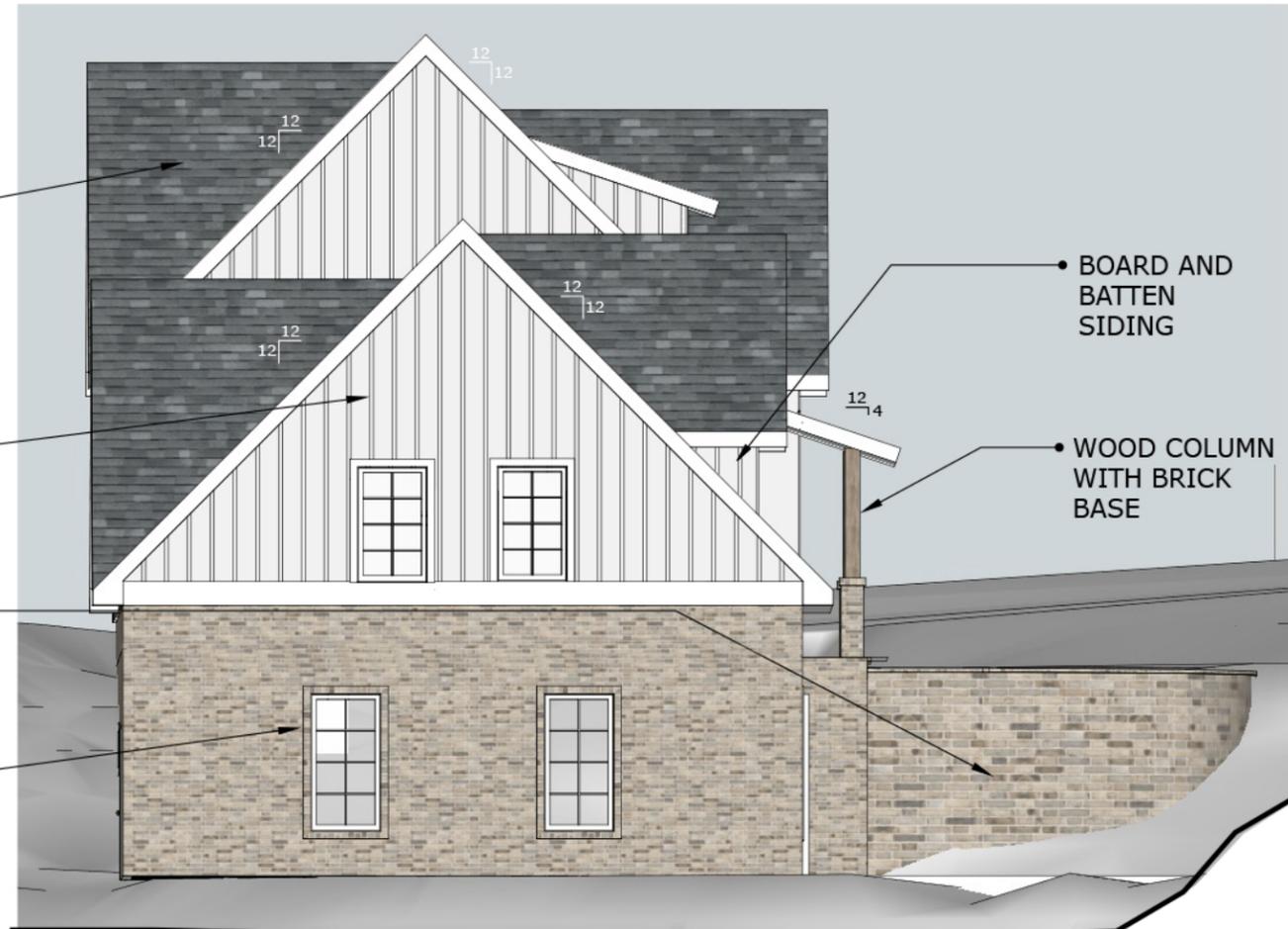
BOARD AND BATTEN SIDING

BRICK AT RETAINING WALL

BRICK AT FOUNDATION

BOARD AND BATTEN SIDING

WOOD COLUMN WITH BRICK BASE



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

ISSUE	DATE
HISTORIC PLANS	5.4.20
HISTORIC PLANS	5.10.20

PROJECT: 2002	
SCALE: AS NOTED	DRAWN BY: BS
SHEET TITLE: EXTERIOR ELEVATIONS	

H2.1