

JOHN COOPER  
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

**STAFF RECOMMENDATION**  
**1610 Gartland Avenue**  
**June 17, 2020**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

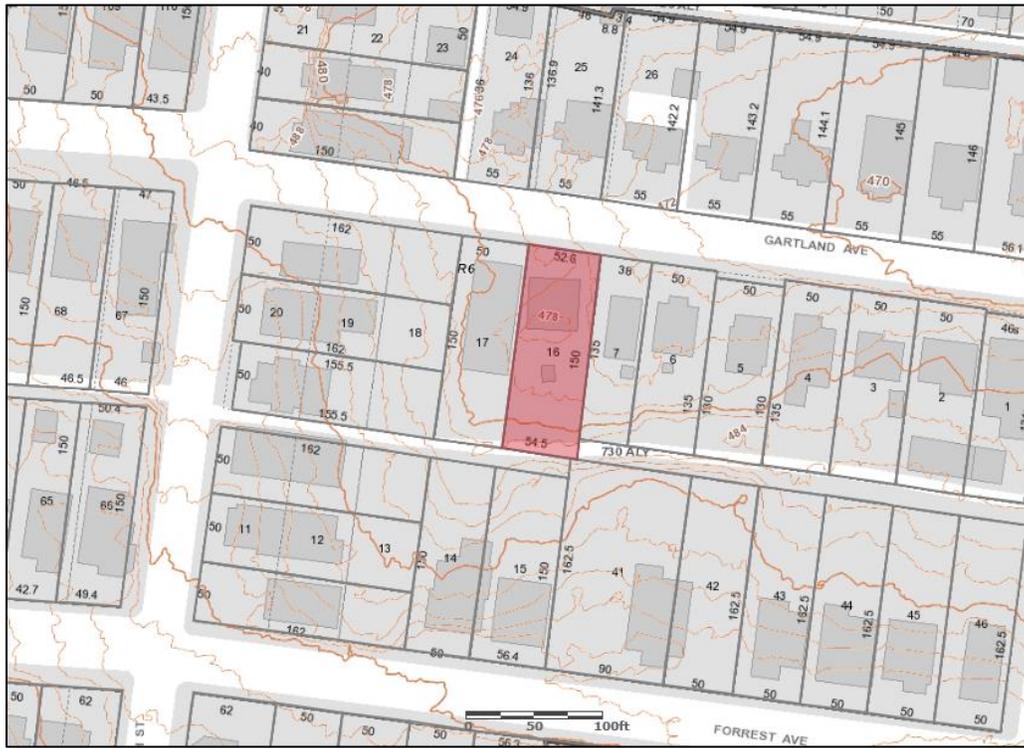
**Application:** New Construction—Addition  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Base Zoning:** R6  
**Map and Parcel Number:** 08310015500  
**Applicant:** Craig Kennedy, Bootstrap Architecture + Design  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to construct a new rear addition to an historic house. The addition will be narrower than the existing house but will be four feet (4') taller.

**Recommendation Summary:** Staff recommends approval of the proposed rear addition at 1610 Gartland Avenue, with a condition that the window and door selections shall be approved by MHZC Staff prior to construction. With those conditions met, Staff finds that the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

**Attachments**  
**A:** Sanborn Maps  
**B:** Photographs  
**C:** Site Plan  
**D:** Floorplans  
**E:** 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.*

#### **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**

- a. 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.*

- b. 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.
- c. 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.
- d. 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.*

#### **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.*

## 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.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

### *Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

### *Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a*

*minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

*Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.*

#### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

*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.*

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

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

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

e. Additions should follow the guidelines for new construction.

**Background:** Today, the structure at 1610 Gartland Avenue looks like a typical “gabled-ell cottage.” However, the oldest portion of the house had more of a “shotgun” form, which has been enlarged multiple times prior to creation of the zoning overlay, with additions to the front, right side, and to the rear.



Figure 1: 1610 Gartland Avenue

**Analysis and Findings:** The applicant is proposing to construct a new rear addition. The addition will match the width of the existing building, with a roof that will rise four feet (4') taller than the existing roof.

**Demolition:** The project involves demolishing a portion of the rear-facing wall of the house and an earlier rear addition. Because this section is an addition, it is not significant to the historic character of the house its demolition is appropriate.

Staff finds that this partial demolition meets section III.B.2 of the design guidelines.

**Location & Removability:** The addition will attach to the existing house at the rear, stepping in two feet (2') on the first story on each side before continuing back. The addition will include an upperstory component, tying into the rear of the house below the roofline. The upperstory will be roughly half the width of the first story and stepped in on both sides; eleven feet (11') on the left and four feet (4') on the right.

By stepping the addition in from the sides of the historic house and tying in below the roof ridge, staff finds that the location and attachment of the addition to be appropriate and to meet sections II.B.2.a and II.B.2.d of the design guidelines.

**Design:** The design of the addition is minimal in its detailing, with a gabled roof form similar to the historic building and compatible exterior materials. Staff finds that the character of the addition is compatible with the historic house; therefore, it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

**Height & Scale:** The first-story addition will be stepped in two feet (2;) from the sides of the house and will extend twenty-four feet (24') to the rear, where it will step in ten feet (10') further on the left side.

The upperstory component of the addition will tie into the rear of the building and will be roughly half the width of the building, stepped in from both sides. The roof will be gabled with the ridge oriented front-to-back, with a shed-dormer on the left side. The new ridge will be four feet (4') higher than the side-to-side ridge of the existing house. It is generally not appropriate for additions to be taller than historic houses, but staff finds the proposed addition here to be appropriate for three reasons. First, the original historic house has been altered several times with additions to the front and right side, and the impact of the proposed addition is relatively less significant because it is at the rear. Secondly, the upperstory of the new addition is roughly

half of the width of the existing house and has a front-to-back gable form, therefore it will be largely obscured behind the side-gabled form of the existing building. Third, while it would be preferable that the addition not be any taller than the house, the slope of the lot and the presence of a utility easement on the left side truncate the area on which it is feasible to build.

Because the addition is narrower, and the upperstory will be largely obscured, staff finds the scale of the proposed addition to be subordinate to the historic house and to meet sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The addition is narrower than the existing house, therefore the addition will not impact the perceived rhythm of spacing between house, and staff finds that the setbacks for the proposed addition will meet section II.B.3 of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/ Manufacturer</b>	<b>Approved Previously or Typical</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split-Faced	Yes	
<b>Porch Floor</b>	Not Indicated	Needs Approval		X
<b>Primary Cladding</b>	Cement-Fiber Clapboard	Smooth, 5" Reveal	Yes	
<b>Trim</b>	Cement-Fiber Clapboard	Smooth	Yes	
<b>Porch Columns</b>	Not Indicated	Needs Approval		X
<b>Chimney</b>	Brick	Needs Approval	Yes	X
<b>Roofing</b>	Standing Seam Metal	Unpainted, Matching Existing	Yes	
<b>Windows</b>	Not indicated	Not indicated	Unknown	X
<b>Skylights</b>	Not indicated	Not indicated	Unknown	X
<b>Doors</b>	Not indicated	Not indicated	Unknown	X

Staff recommends that the window, skylight, and door selections, porch floor and column material, and brick selection are approved administratively to ensure that they are compatible with historic houses and meet section II.B.4 of the design guidelines.

Roof form: The gabled roof of the addition will have an 8/12 pitch. This is lower than the 10/12 pitch of the existing house, but not so much as to be visibly contrasting. The shed roof

dormer on the left side of the addition will have a pitch between 2/12 and 3/12, which is not uncommon for dormers.

These pitches are compatible with the historic house and meet section II.B.5 of the design guidelines.

Proportion and Rhythm of Openings: The window openings on the new addition will be vertically oriented, in a pattern consistent with the placing of openings on the existing house.

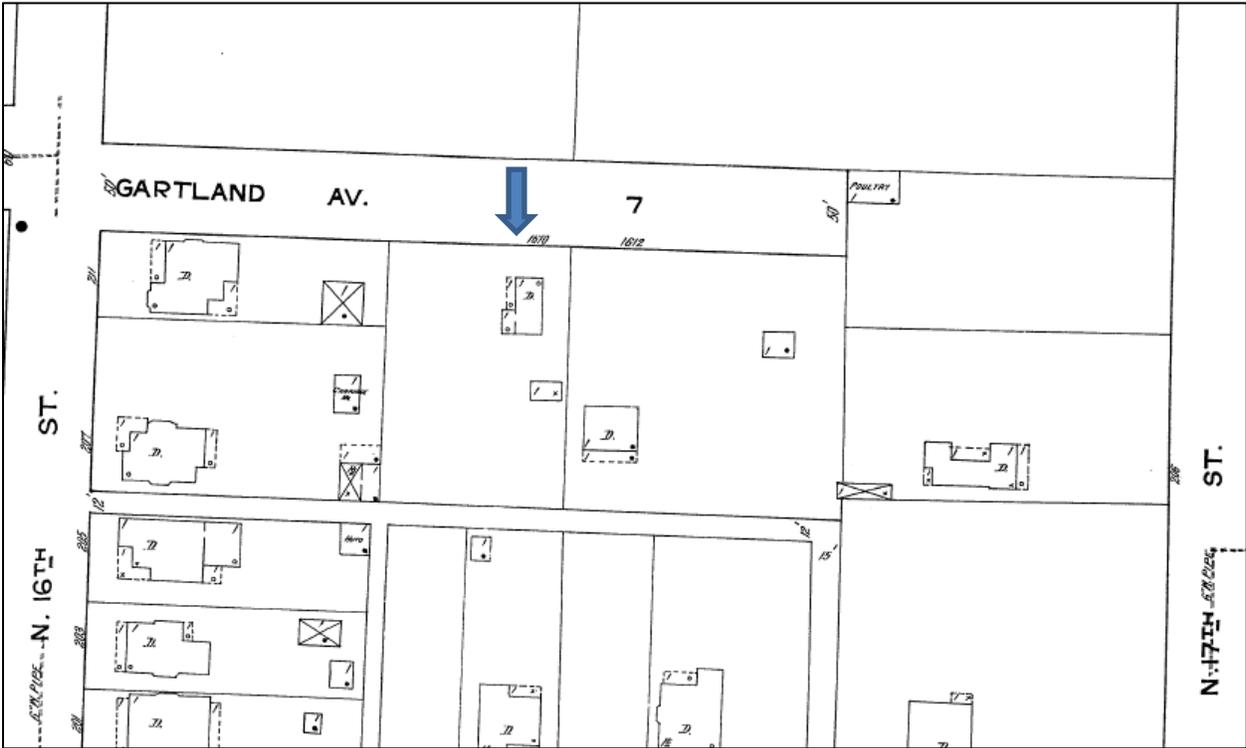
The left-side dormer is not primarily glazing as is typical of dormers historically, but because this section of the addition is stepped in eleven feet (11') from the side and will be largely obscured by the existing side-gabled roof, staff finds that it may be appropriate.

Staff finds that the window proportion and rhythm of openings are compatible with the existing house and that the project will meet section II.B.7 of the design guidelines.

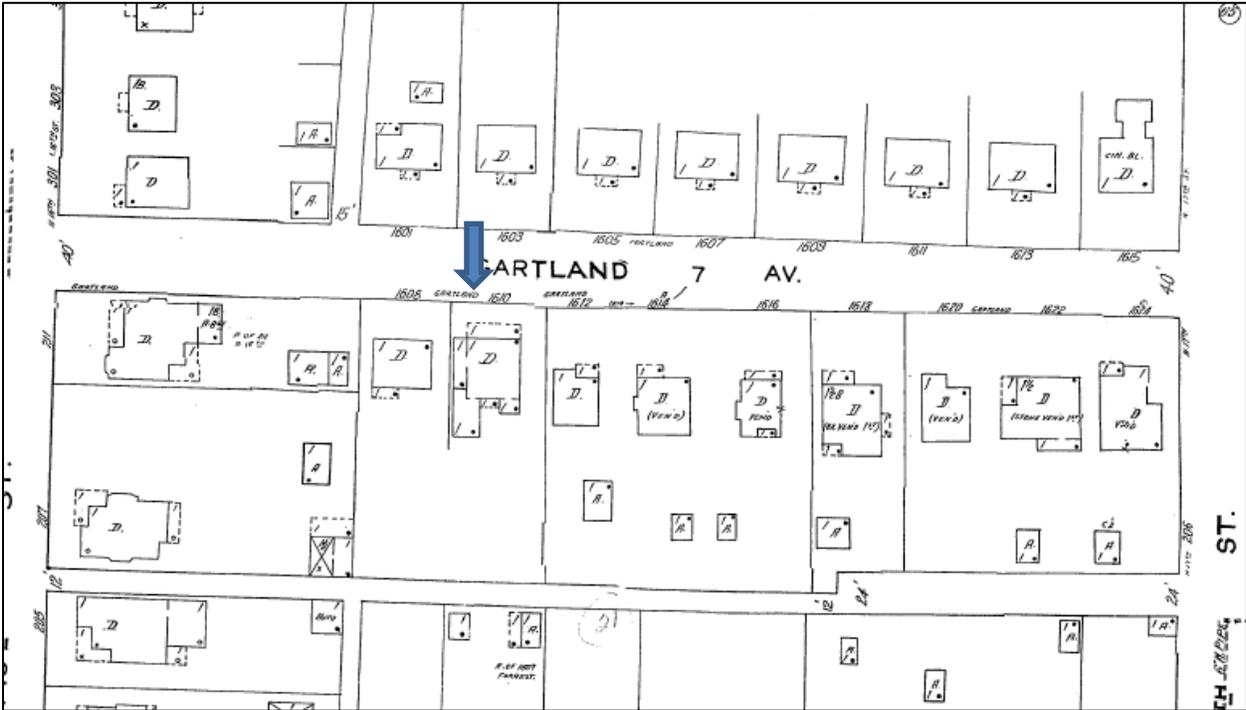
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings.

**Recommendation:** Staff recommends approval of the proposed rear addition at 1610 Gartland Avenue, with a condition that the window and door selections shall be approved by MHZC Staff prior to construction. With those conditions met, Staff finds that the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: SANBORN MAPS



1914 Sanborn Map detail showing 1610 Gartland Avenue with shotgun-house form.



1914 Sanborn Map detail showing 1610 Gartland Avenue after front, side, and rear additions.

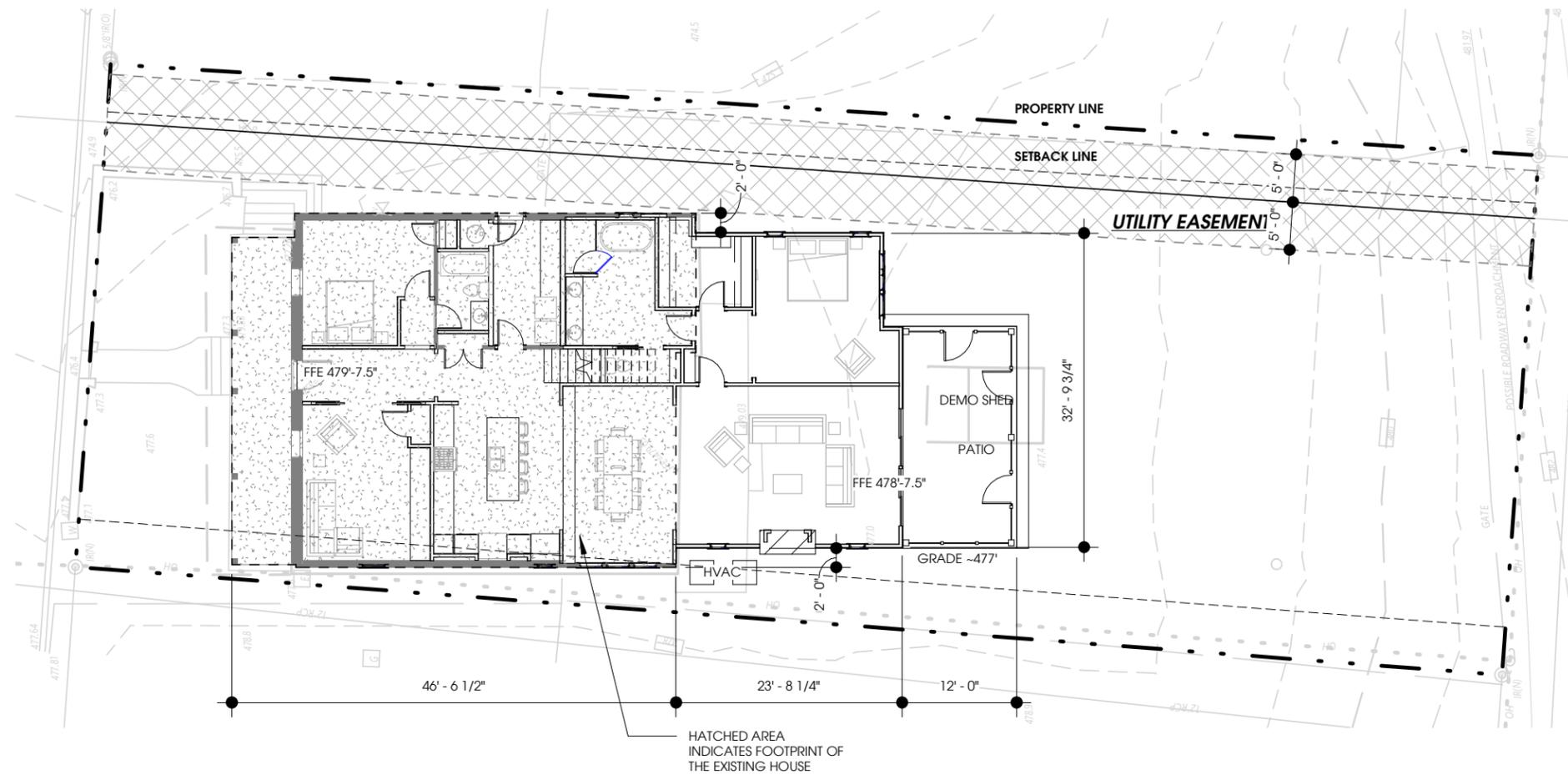
**ATTACHMENT B: PHOTOGRAPHS**



1610 Gartland Avenue, front. The front-gabled component (to left in photo) is the original house.



1610 Gartland Avenue, left side. Non-original shed-roofed addition to at the rear (to the left in photo) will be demolished.



**1610 GARTLAND  
AVENUE**  
HISTORIC SUBMITTAL

2020 JUNE 1  
PROJECT #18.031

SITE PLAN

**H0.1**

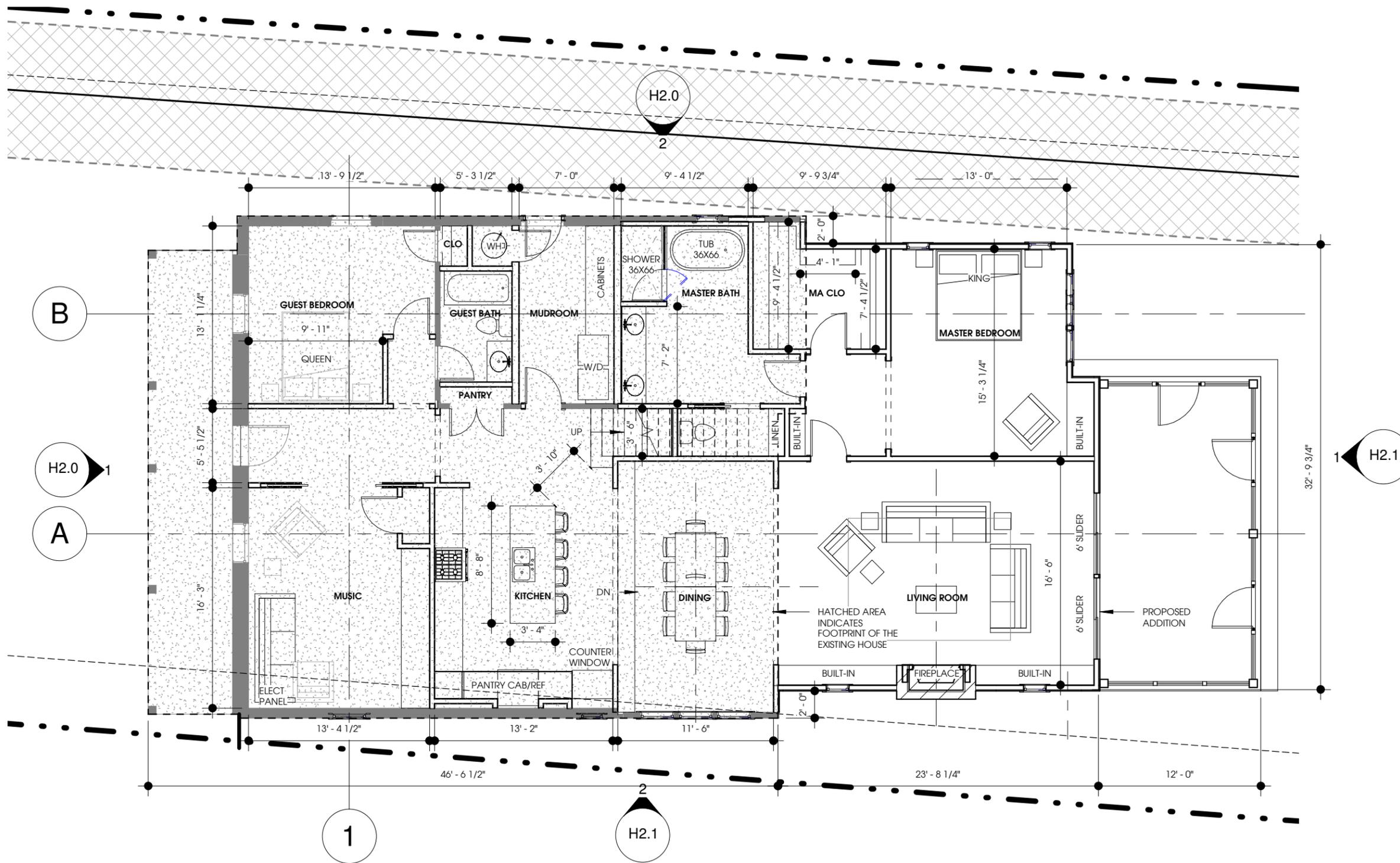
**1** SITE PLAN



**PROJECT INFORMATION**

- ZONING:**
- PARCEL #08310015500
  - R6
  - LOCKELAND SPRINGS NEIGHBORHOOD CONSERVATION OVERLAY
  - URBAN ZONING OVERLAY

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



**1** MAIN LEVEL



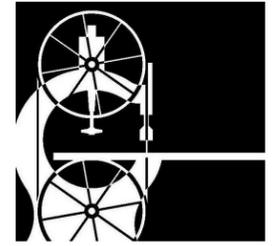
**WALL LEGEND**

	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION

**1610 GARTLAND AVENUE**  
HISTORIC SUBMITTAL

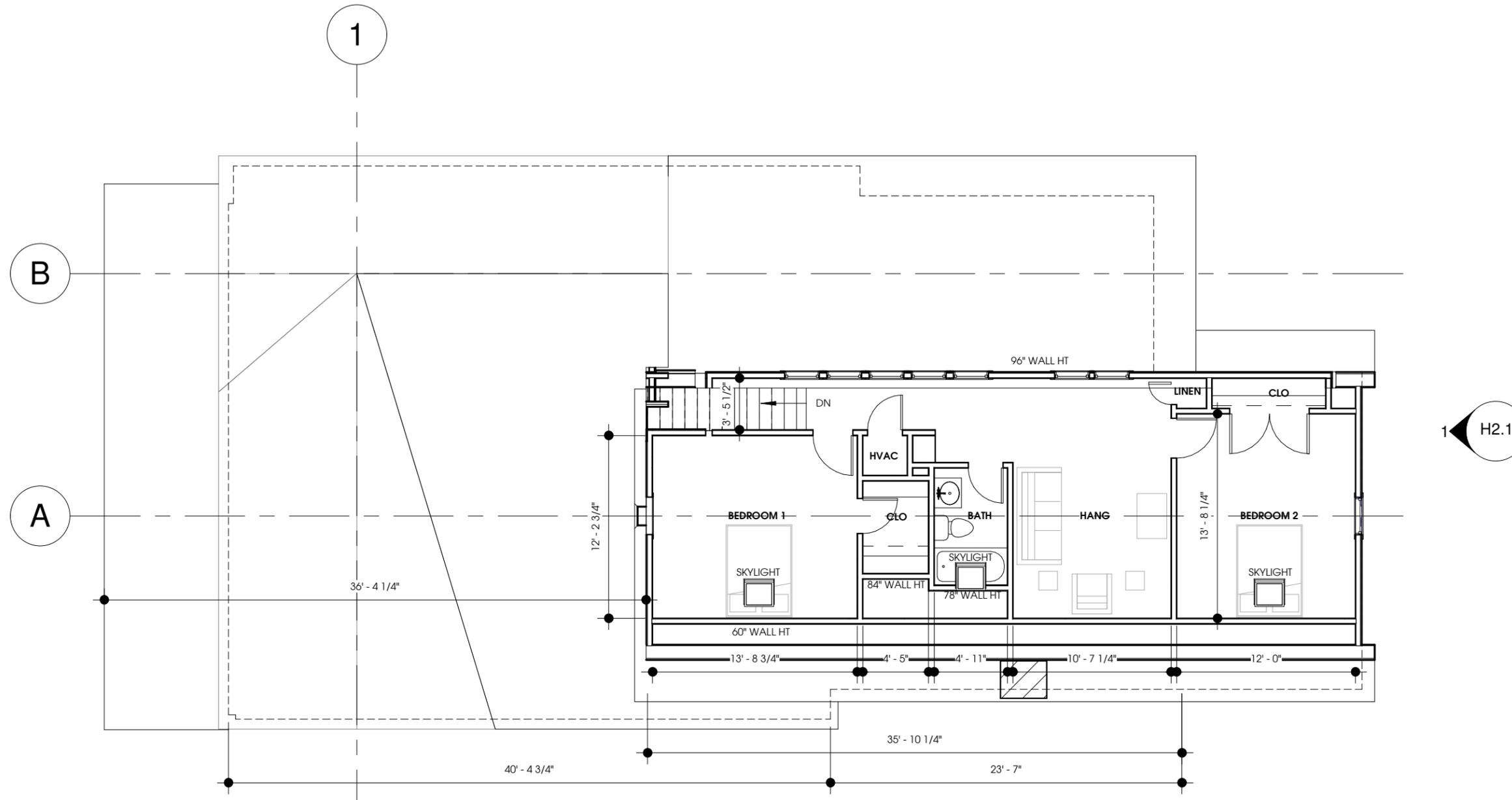
2020 JUNE 1  
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FLOOR PLAN  
**H1.1**



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**1** UPPER LEVEL



**WALL LEGEND**

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION

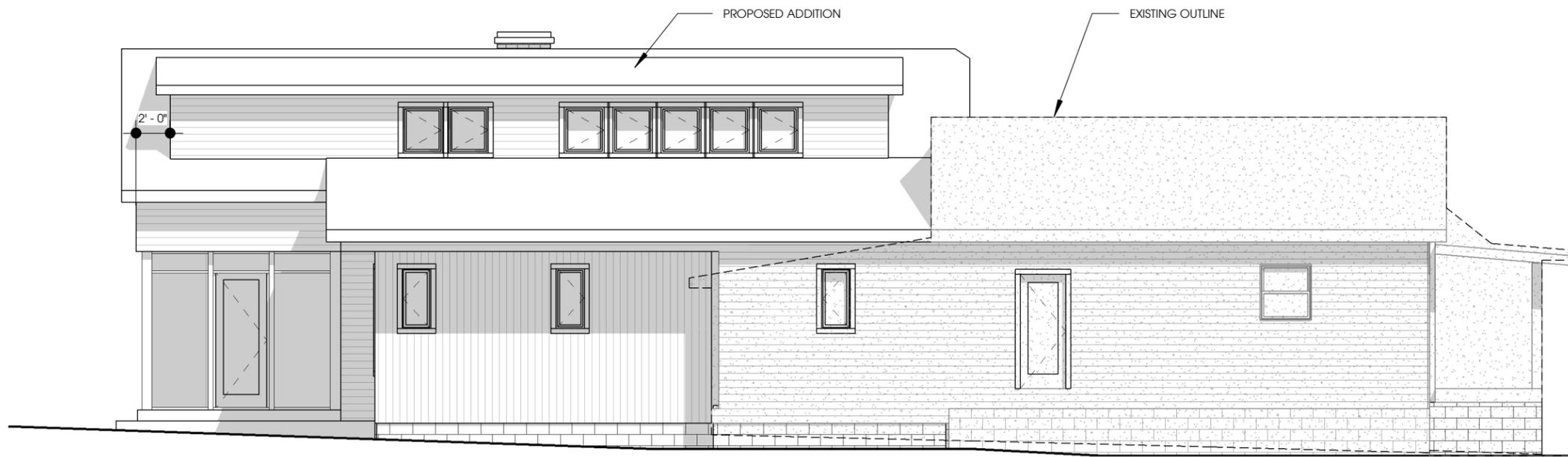
# 1610 GARTLAND AVENUE

HISTORIC SUBMITTAL

2020 JUNE 1  
PROJECT #18.031

FLOOR PLAN

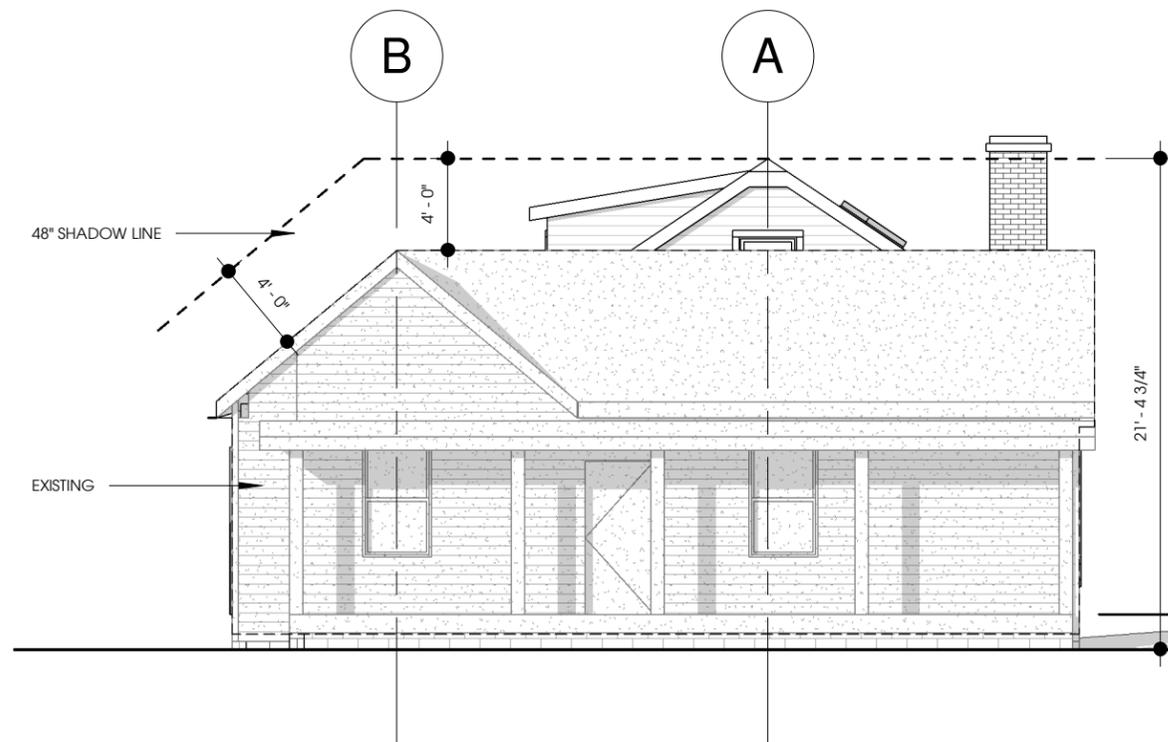
# H1.2



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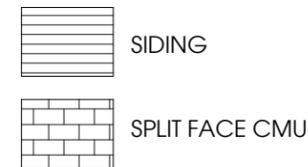
2 EAST ELEVATION



1 NORTH ELEVATION



**MATERIAL SYMBOLS**



**MATERIAL NOTES**

- ALL SIDING AND TRIM SHALL BE SMOOTH FACED FIBER CEMENT.
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS.
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS.
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE PREFINISHED METAL.

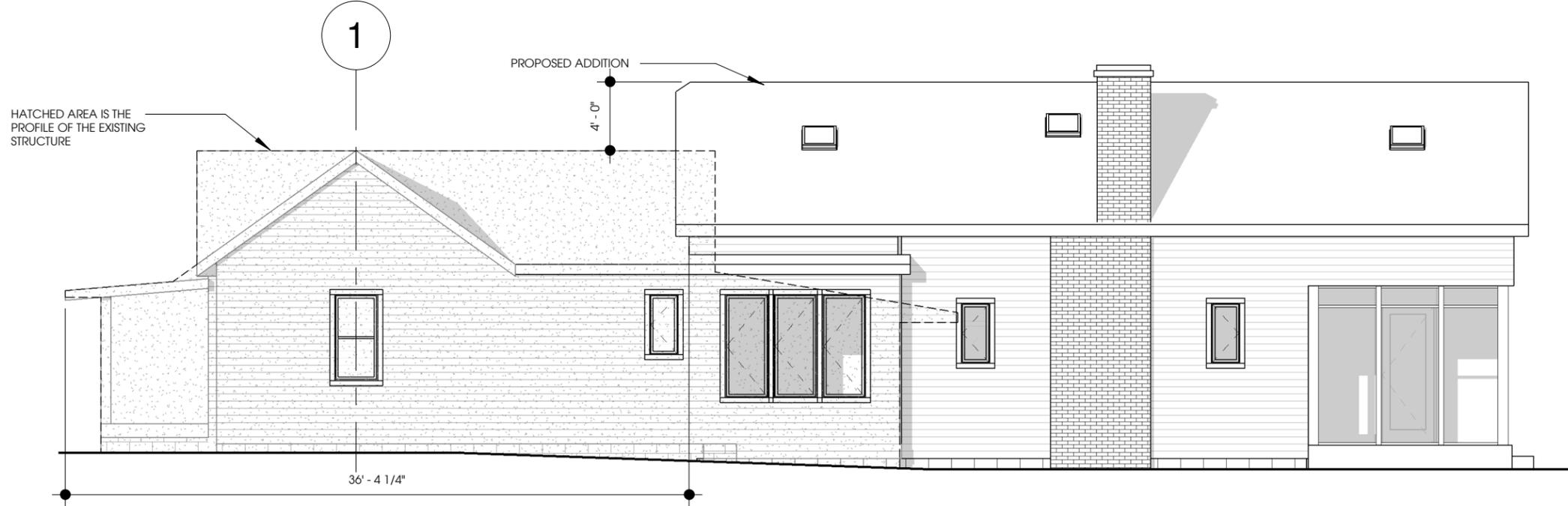
**1610 GARTLAND AVENUE**

HISTORIC SUBMITTAL

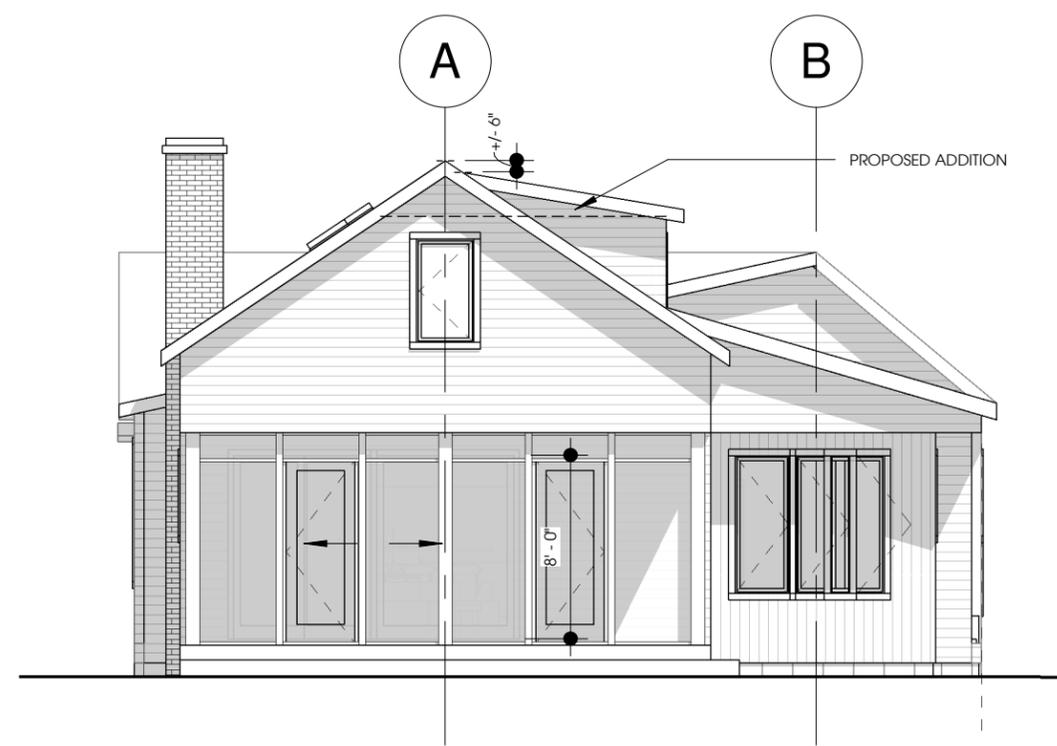
2020 JUNE 1  
PROJECT #18.031

ELEVATIONS

**H2.0**



2 WEST ELEVATION - HIST



1 SOUTH ELEVATION - HIST



MATERIAL SYMBOLS

- SIDING
- SPLIT FACE CMU

MATERIAL NOTES

- ALL SIDING AND TRIM SHALL BE SMOOTH FACED FIBER CEMENT.
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS.
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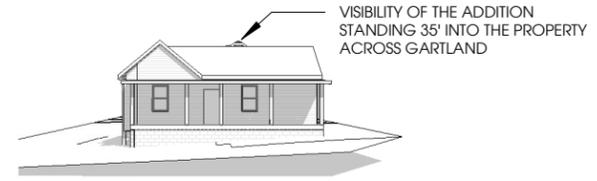
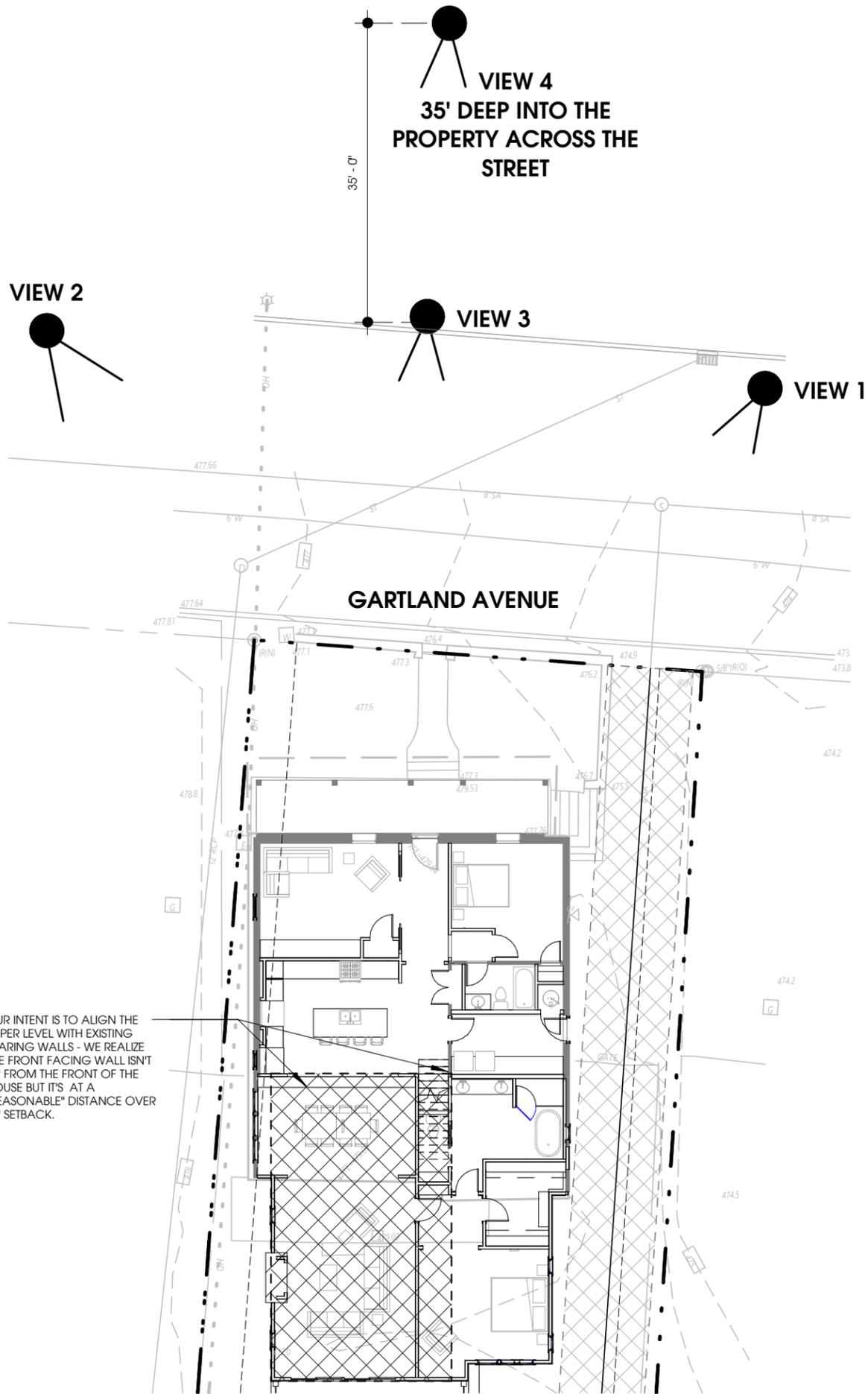
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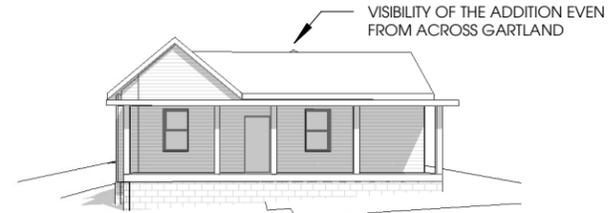
**1610 GARTLAND  
AVENUE**  
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ELEVATIONS  
**H2.1**



4 VIEW 4



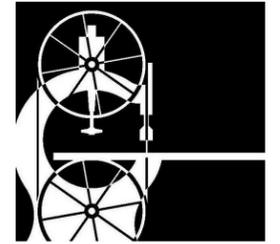
3 VIEW 3



2 VIEW 2



1 VIEW 1



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IEWS  
**H3.0**