

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

312 South 11<sup>th</sup> Street

January 20, 2021

**Application:** New Construction—Addition; Setback Determination

**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Base Zoning:** R6

**Map and Parcel Number:** 08313008700

**Applicant:** Cheyenne Smith

**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Applicant proposes to construct a ridge raise and a rear addition. The project requires a setback determination. On the left side, the addition does not meet the five foot (5') base zoning setback. The addition will be just two feet, six inches (2'6") from the left side property line.

**Recommendation Summary:** With the condition that staff approve all masonry samples, windows and doors, the roof shingle color, and the location of the HVAC and utilities, staff finds that the proposed addition meets Sections II.B. and III. B of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

### Attachments

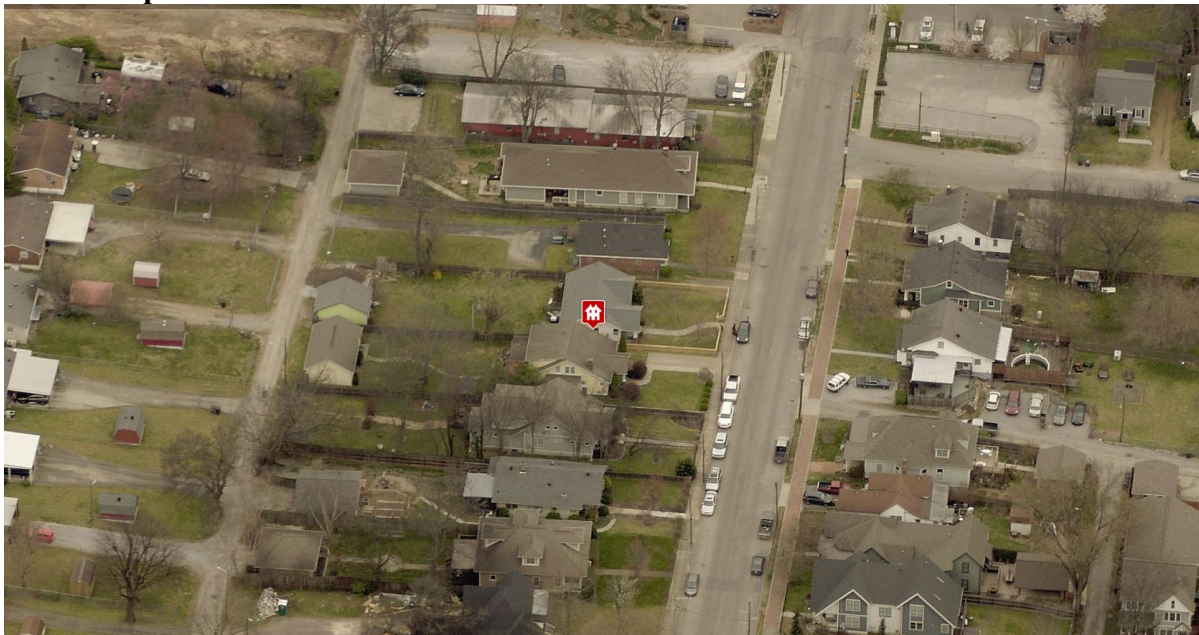
**A:** Site Plan

**B:** 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**

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.*

## **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.*

#### *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.*

#### *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.

### **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.



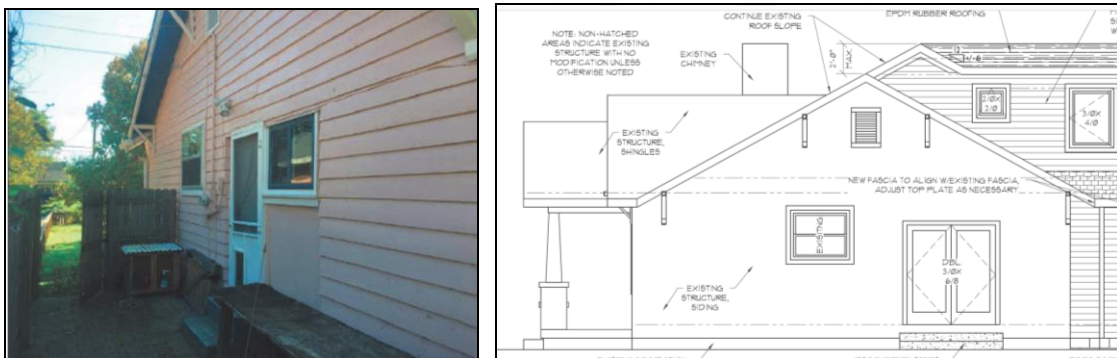
**Background:** 312 South 11<sup>th</sup> Street is a 1930s frame bungalow that contributes to the historic character of the Lockeland-Springs East End Neighborhood Conservation Zoning Overlay.



Figure 1. 312 South 11<sup>th</sup> Street

**Analysis and Findings:** Applicant proposes to construct a ridge raise and a rear addition. The project requires a setback determination. On the left side, the addition does not meet the five foot (5') base zoning setback. The addition will be just two feet, six inches (2'6") from the left side property line.

Partial Demolition. The applicant proposes to create a double door opening on the right side of the house, towards the rear, which is considered partial demolition (Figures 2 & 3). In most cases, staff finds that the creation of a double door opening on a side façade is not appropriate because that large of an opening was not seen historically on most side façades. Staff, however, finds the new opening to be appropriate in this instance because of the existing conditions on the house. The existing side façade has a door with a window directly next to it. The materials under this window have been replaced, and from the existing conditions, it appears that this used to be a door opening. For this reason and because the opening is in the back half of the side façade, staff finds creating a double door opening in this location to meet the design guidelines.



Figures 2 & 3 show the right-side door and window configuration.

Staff finds that the proposed window and door opening alterations to be appropriate demolition and to meet Section III.B.1. of the design guidelines.

Height & Scale: The addition includes a two foot (2') ridge raise that is inset two feet (2') on both sides, per the design guidelines. On the ground floor, the addition insets one foot (1') for a depth of two feet (2') on the left side and three feet (3') on the right side, before stepping back out to line up with the side walls of the house. Staff finds this to meet the design guidelines. The second level of the addition is inset two feet (2') in its entirety. The addition will have a depth of twenty-six feet (26') and a footprint of approximately nine hundred and twenty-five square feet (925 sq. ft.), which is less than the house's historic footprint of approximately thirteen hundred square feet (1,300 sq. ft.) (Note, the project does not include removal of existing additions). Overall, the addition's height and scale is compatible with the historic house and the design guidelines.

Staff finds that the addition's height and scale to meet Sections II.B.1., II.B.2., and II.B.10. of the design guideline.

Location & Removability: The addition is located behind the historic house, per the design guidelines. The addition's insets at both the ground floor level and at the ridge raise ensure that if the addition were to be removed in the future, the historic house's form and architectural integrity would remain intact.

Staff finds that the addition meets Sections. II.B.2.a. and II.B.2.d. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would not be detrimentally affected.

Staff find that the addition's design meets Sections II.B.2.a. and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets the base zoning setbacks on the right side and on the rear, but not on the left side. On the right, the addition is nine feet (9') from the side property line. The addition is about one hundred feet (100') from the rear property line. On the left side, the addition is just two feet, six inches (2'6") from the property line, which does not meet the base zoning setback of five feet (5'). Staff finds the setback of two feet, six inches (2'6") to meet the design guidelines because the existing house is also two feet, six inches (2'6") from the side property line and the

addition is no wider than the historic house. Also, the addition's depth of twenty-six feet (26') is appropriate and the addition is otherwise scaled to be compatible with the historic house and the neighborhood. Staff therefore finds that the proposed setbacks meet the design guidelines.

Staff finds that the addition's setbacks and rhythm of spacing to meet Sections II.B.3. and II.B.10. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Rock Face Block	Rock Face to Match Existing	Yes	Yes
<b>Cladding</b>	6.5" cement fiberboard lap siding (matches existing reveal)	Smooth	Yes	No
<b>Roofing</b>	Architectural Shingles	Color known	Yes	Yes
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No
<b>Rear Porch floor/steps</b>	Wood	Typical, smooth	Yes	No
<b>Rear Porch Posts</b>	Wood	Typical, smooth	Yes	No
<b>Chimney</b>	Brick	Not indicated	Yes	Yes
<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Side/rear doors</b>	Not indicated	Needs final approval	Unknown	Yes

With staff's approval of all masonry samples, windows, doors, and the roof shingle color, staff finds that the materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The addition includes a ridge raise that is inset two feet (2') on both sides and extends up two vertical feet (2'), per the design guidelines. The ground level's roof are 6/12 gables connected with a low shed. The dormers at the second level are low-sloped shed dormers. Staff finds that the addition's roof forms are compatible with the historic house's roof and meets Sections II.B.5. and II.B.10. of the design guidelines.

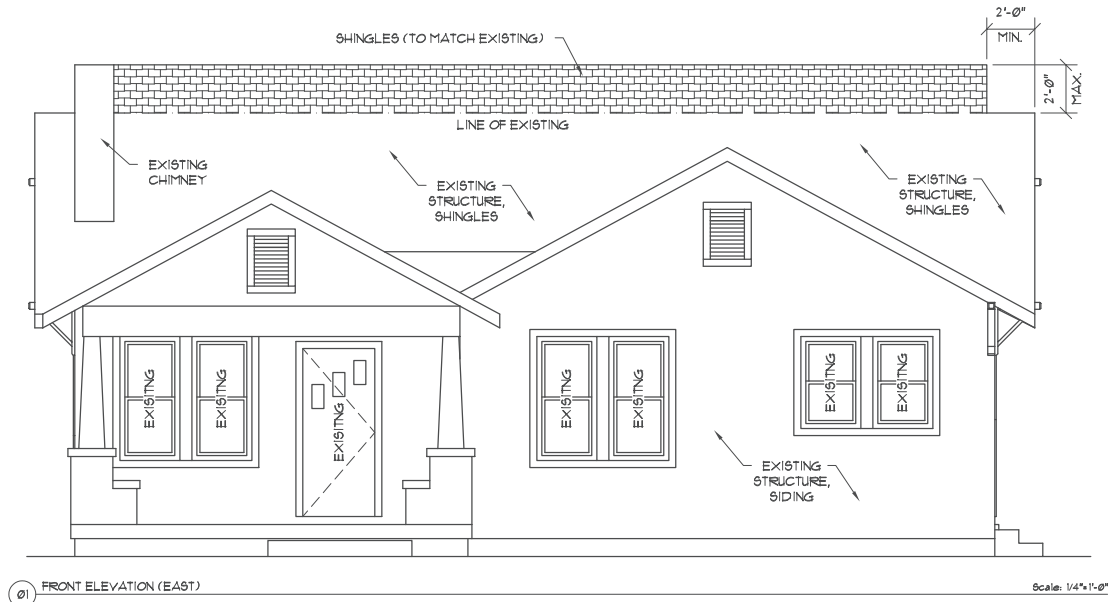
Proportion and Rhythm of Openings: The change to the window and door openings on the historic house are discussed under “Partial Demolition.” The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large 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.7.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC and utilities be located on the rear façade, or on a side façade beyond the midpoint of the house.

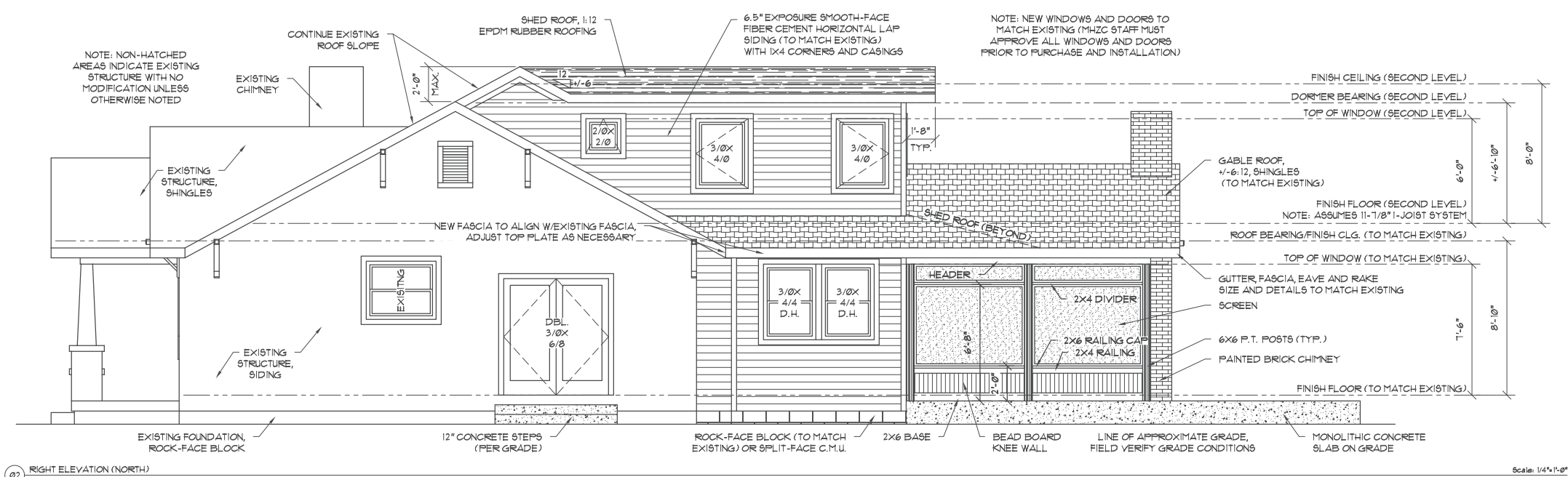
**Recommendation:** With the condition that staff approve all masonry samples, windows and doors, the roof shingle color, and the location of the HVAC and utilities, staff finds that the proposed addition meets Sections II.B. and III. B of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.







01 FRONT ELEVATION (EAST) Scale: 1/4"=1'-0"



02 RIGHT ELEVATION (NORTH) Scale: 1/4"=1'-0"

ISSUE DATE: 01.04.21

REV	DATE	DESCRIPTION
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MHZC REVIEW DRAWINGS  
 NOT FOR CONSTRUCTION

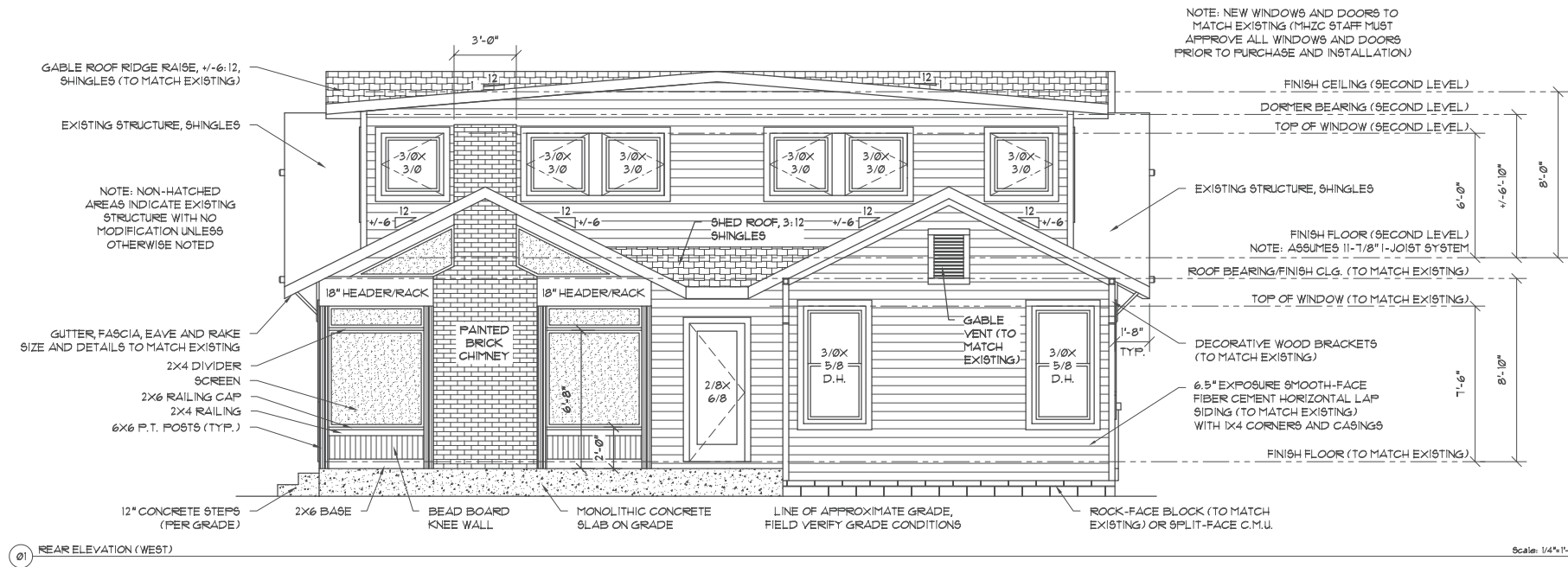
PLOT TO FULL SCALE  
 ON 22" X 34" PAPER

PLOT TO HALF SCALE  
 ON 11" X 17" PAPER

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

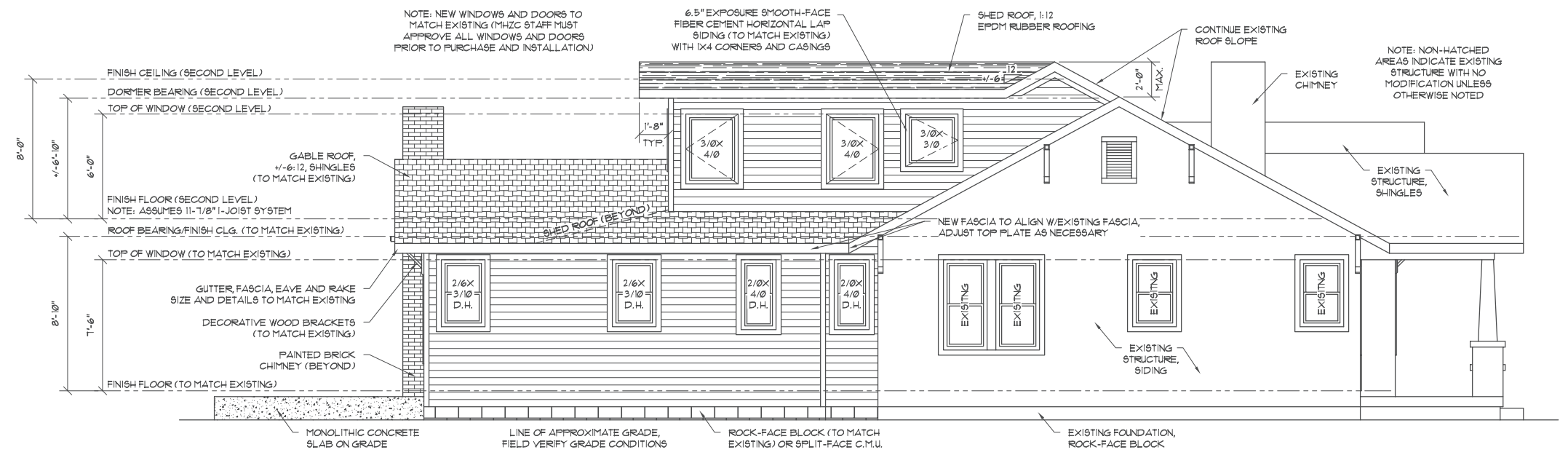
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EXTERIOR  
 ELEVATIONS



01 REAR ELEVATION (WEST)

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



02 LEFT ELEVATION (SOUTH)

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

PROPOSED RENOVATION AND ADDITION  
 312 S 11TH ST.  
 NASHVILLE, TN 37206

ISSUE DATE: 01.04.21

REV	DATE	DESCRIPTION
△		
△		

MHZC REVIEW DRAWINGS  
 NOT FOR CONSTRUCTION

PLOT TO FULL SCALE  
 ON 22" X 34" PAPER

PLOT TO HALF SCALE  
 ON 11" X 17" PAPER

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

A103

EXTERIOR  
 ELEVATIONS