

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
102 South 14th Street
July 21, 2021

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: 08309026500
Applicant: Hunter Conley, Allard Ward Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition and partial demolition.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The window on the front-facing gable be widened to match the size of the historic opening, the dimensions of which likely still exist under the vinyl siding; 2. On the front part of the right side façade, the windows be vertically-oriented and have a height that matches the height of the window to their right; 3. Staff assess the historic siding on the house once all of the vinyl has been removed to see what pieces of siding can be retained in the renovation; 4. Partial-demolition be accomplished manually, and a partial-demolition and shoring plan be submitted prior to the permit being issued; 5. Staff approve all windows, doors, and roof shingle color prior to purchase and installation; and 6. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5’ of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). <p>With these conditions, staff finds that the proposed addition and outbuilding meet Sections III (Demolition), IV. (Materials), and VI. (Additions) of Part I of the design guidelines for the turn of the 20th century districts and the Lockeland Springs-East End chapter of Part II. of the design guidelines.</p>	<p>Attachments A: Site Plan B: Elevations</p>
---	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. DEMOLITION

A. PRINCIPLE

1. The primary purpose of neighborhood conservation zoning overlays is to prevent demolition of historic buildings and their character-defining features.
2. The demolition of a building or major portion of a building, which contributes historically, culturally, or architecturally to the character and significance of the district, is not appropriate.
3. The historic character-defining features of a historic building should not be altered, removed, or destroyed.
4. Replacement windows and doors that do not change the dimensions and location of the openings is not considered partial-demolition and so is not reviewed. Replacement of historic casings for openings is not appropriate. Alteration of the location and dimensions of window and door opening is partial-demolition and so reviewed.
5. Replacement roofing material that does not require the removal of framing material and roofing details such as trim, or roofing features such as chimneys is not considered partial-demolition and so is not reviewed.
6. The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed.

B. GUIDELINES

1. Partial-demolition of a structure

- a. Character-defining features of historic buildings shall be retained. Partial-demolition of historic buildings is appropriate if the feature to be removed is not a character-defining feature. Examples of non character-defining features are features that have lost historic integrity or that were added in recent years.
- b. Replacement of historic materials or features may be necessary in the case of extreme deterioration. In those cases, replacement materials and features should match the historic material and feature in terms of design, location, and dimensions. If the original is not known, it shall be similar to common historic examples on buildings of a similar style and form found in the neighborhood. Substitute materials may be appropriate if the material has the same dimensions, texture, design, and workability as the historic material. For instance, smooth-faced fiber-cement lap siding is a common substitute material for wood lap siding.
- c. Historic cladding shall be retained. It is appropriate to remove cladding installed over historic cladding material and repair the historic cladding. Lap siding installed over, or to replace historic masonry, or a masonry veneer installed over, or to replace historic lap siding is not appropriate. When it is appropriate to replace siding, the casings of openings should be retained. And the new siding shall replicate the reveal and dimensions of the historic siding.
- d. Historic window and door dimensions and locations should be retained. Limited changes to window and door openings may be appropriate on the rear or side facades, beyond the midpoint of the house, so long as the new window and door pattern meets the design guidelines for "proportion and rhythm of openings."

- e. Historic building wall dimensions, exterior cladding, and locations shall be retained. Generally, removal of the rear wall for an addition may be appropriate if the two rear corners are maintained.
- f. Partial-demolition of non-contributing buildings is appropriate if demolition does not result in a form or condition that would not meet the design guidelines for “new construction” or if partial-demolition brings the existing building closer into compliance with the design guidelines for new construction.

2. Full-demolition of a structure

- a. Historic buildings shall be retained unless the denial of the demolition will result in an economic hardship, as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.
- b. Full-demolition of non-contributing buildings is appropriate as they do not contribute to the historic character of the district.

IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

Please see “Partial Demolition” for replacement siding.

- A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission’s past decisions. Applicants are always welcome to propose new materials not listed as “appropriate” or re-propose materials listed as “inappropriate.”
- B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a “wood-grain” fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.
 - 1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a “speckled” or random design.*

2. *INAPPROPRIATE materials include:*

Foundations

- *Stone veneer without mortar*
- *Smooth concrete block without a parge coating*

Cladding

- *Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.*
- *T-1-11- type building panels*
- *Stud wall lumber*
- *Embossed wood grain*
- *Unpainted or unstained wood*

Chimneys

- *Fiber cement panels*
- *Lap siding*

Roofing

- Corrugated metal
- Snap-lock standing seam metal with big seams
- Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta

Windows

- Brass comes on leaded or stained glass windows.

3. APPROPRIATE materials include:

Foundations

- Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the primary cladding is not the same material as the foundation
- Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material at the floor line.

Cladding

- Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.
- Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.
- Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.
- When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.
- Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples. Four inch (4") nominal corner boards are required at the face of each exposed corner of a frame building, unless the lap siding is mitered.
- All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.

Chimneys

- Masonry or stucco is appropriate for chimneys.

Roofing

- Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.
- Clay tile ridges are appropriate.
- Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam

Trim & Architectural Features

- All wood or materials to substitute for wood should be milled and painted.
- Composite materials are appropriate for trim and decking

C. Windows with 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.

- D. 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. Paired and ribbons of multiple single- or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.
- E. Brick moulding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry buildings.

V. NEW CONSTRUCTION-INFILL

A. MASSING & SCALE

1. The height of the foundation wall, porch roof(s), walls, and ridges, and the width of a new building should be compatible with surrounding historic buildings of the same building type and on same the block face . Where there are block faces with little historic context, the adjoining blocks may be used.

B. FORM

1. The most appropriate building and roof forms for new construction are ones that are similar to historic buildings on the block face and buildings that are typical for the overall district. Considerations are the general form and orientation of the main massing of the building and roof pitches, shape, and orientation.
2. In most areas, residential roof pitches of the main form of a building are between 6/12 -12/12. Porches generally had lower pitches or were flat. In some rare cases, flat roof forms may be appropriate. In those instances, the flat roof should not include additional construction such as railings, coverings like pergolas and tents, or stair/elevator towers.
3. Dormers should be fully located on the roof; wall dormers and recessed dormers are generally not appropriate on the front and side facades, as they are not common or not found historically in most districts. The dimensions and forms of dormers visible from the street should be compatible with dormers found historically in the district. Generally, this can be accomplished with the following:
 - a. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry, or lack of symmetry within a building's design, should be used as a guide when placing dormers.
 - b. Dormers should not be located on secondary roof planes.
 - c. Eave depth on a dormer should match main roof form's eave depth or be less.
 - d. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.
 - e. The roof pitch of the dormer should generally match the roof pitch of the main roof form of the building.
 - f. The side walls of the dormer should be inset at least two feet (2') from the side walls of the building or adjacent valley. A dormer wall should not connect with the side of a gable.
 - g. The front wall of the dormer should be setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)
 - h. Dormers should generally be fully glazed and aprons below the window should be minimal.

- i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.
4. New buildings should have a primary entrance oriented towards (facing) the street. In most districts, a primary entrance is defined by a projecting or recessed porch. If the historic context supports such, decorative entrances, hoods above entrances, covered stoops, and vestibule entrances could be appropriate substitutions for a porch.
 - a. Generally, porches should be a minimum of six feet deep (6') with a visible porch beam that is 18"-36" in height and with posts that include bases and capitals.
 5. Porte-cocheres are only appropriate where they are typical of historic forms found in the district and should only be added to new buildings that have a similar form to those that historically had porte-cocheres.
 6. Some properties are zoned for two residential units on one lot. On such lots that meet all the qualifications for two units, the two units should be fully attached, with a single mass (in what looks like one building) with one or two front doors and meet all the requirements for infill. Detached infill duplexes may be appropriate in the following instances:
 - a. The second unit follows the design guidelines for an outbuilding.
 - b. There is not enough square footage to legally subdivide the lot, but there is enough street frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines and historic context and is more appropriate for the context than a single building.
 - c. The lot has double frontage and is deep enough to accommodate two buildings and associated parking in a manner that meets the design guidelines and historic context.
 - d. An existing, non-contributing building sits so far back on the lot that a building may be constructed in front of it in a manner that better meets the design guidelines than existing conditions. It is not appropriate to add a new house in front a contributing house.
 7. Building types generally should be consistent with the types in the immediate vicinity, no matter the actual use or zoning of the site. For instance, a lot zoned commercially but located within an area of residential building types should be similar in form to the residential building types in the immediate vicinity.
 8. Roof decks are not appropriate on the front or side of infill but may be appropriate on the rear if the deck is surrounded on all sides by an appropriately-pitched roof.

C. SITING, SETBACK , ORIENTATION & RHYTHM OF SPACING

1. In most residential districts, lots had a primary building facing the street. Any additional buildings on the lot were typically secondary structures that were subordinate in size to the primary building and located in the rear yard. New development should follow this pattern.
2. The setback from front- and side-yard property lines established by adjacent historic buildings should be maintained.
3. There should be a minimum of 20' between primary buildings and outbuildings.
4. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new

construction, additions, and accessory structures (ordinance no. 17.40.410).

- a. Front setbacks generally should be the average between the historic front setbacks established on either side of the proposed infill. If the lot has non-contributing or vacant lots on either side, the front setbacks of nearby historic buildings may be considered.
- b. Side setbacks should maintain the dominant rhythm along a street established by building widths and spaces between buildings. Infill buildings should maintain that rhythm even when lots are subdivided.
- c. Rear setbacks are determined based on a combination of bulk standards and an appropriately-scaled building for the district.
- d. When a building is unable to meet bulk standard setback requirements, appropriate setbacks 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
 - Property lines
 - Easements
 - The extent of and the number of protrusions beyond the footprint such as bays/oriels, balconies and roof overhangs
5. Parking pads and outbuildings should be located at the rear of the lot.
6. Vehicular storage, such as garages and carports, shall not be a part of a new primary building with a residential form unless lot constraints prevent a detached outbuilding or unless the attached garage can be fully located at the basement level and accessed from the rear or side, inset a minimum of four feet from the main side wall of the house.
7. Driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.
8. New buildings should be connected to the street with an uncovered walkway from the porch/entrance to the street/sidewalk/curb.
9. New infill buildings should be oriented to (facing) the shortest street-facing side of a lot.
10. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.
11. 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. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.
12. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall of the building or a porch post.
13. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with

the historic character of the district.

D. PROPORTION & RHYTHM OF OPENINGS

1. 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.
2. 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 eight to thirteen horizontal feet of flat wall surface should have an opening (window or door) of at least four square feet. More leniency can be given to minimally visible side or rear walls. Wide openings for sliding glass doors or roll-up doors are not appropriate on the front half of a building and a street-facing side.
3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

VI. NEW CONSTRUCTION-ADDITIONS

A. GENERAL PRINCIPLES

1. Additions to historic buildings should be compatible with the historic buildings to which they are attached.
2. Additions to non-contributing buildings should be considered in terms of new construction-infill, taking into account existing conditions and historic context. Existing conditions do not need to be altered to meet the design guidelines; however, if they are to be altered, the result must meet the design guidelines.
3. 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, material, and character of the property, neighborhood, or environment.

B. MASS, SCALE & CONNECTION

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadowline of the existing building. A side addition may be possible if all these conditions are met:
 - a. The lot width exceeds 60 feet or the standard lot width on the block.
 - b. The addition sits back from the front face of the historic structure at or beyond the midpoint of the building.
 - c. The addition is at least two feet (2') shorter than the primary massing of the historic building and one-story in height.
 - d. The width of the side addition is approximately half the width or less of the primary massing of the historic building.
 - e. The foundation is at or below the existing building's foundation.

- f. The roof form is hipped or side-gable roof form.
 - g. The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.
2. In order to ensure that an addition has achieved proper scale, the addition should be shorter and narrower than the existing building. One story additions should set in at least 1' from the rear corner and two-story additions should set in at least 2' from the rear corner.
 3. Generally, additions should not exceed the number of stories of the historic building to which it is attached. Exceptions to an addition not being narrower and shorter than the historic building follows in sections 4 and 5; however an addition may not be both taller and wider.
 4. Rear additions that extend to be wider than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
 - The lot is unusually shallow for the historic context.
 - The lot is wider than typical lots in the immediate vicinity.
 - The historic building is narrower than 30 feet on a standard lot size.
 - The historic building is shifted greatly to one side of the lot on a typical lot size.
 - The addition is designed to leave the corners of the building visible and intact and does not wrap around a corner.
 - The project does not also include a side addition to the historic building.
 - Eaves and ridges of addition do not exceed the main corresponding elements of the historic building.
 - The portion that extends beyond the side wall does not exceed one-story.
 - The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.
 5. Rear additions that are taller than the historic building may be possible when the applicant has exhausted other options and in the following conditions:
 - The grade rises steeply towards the rear of the lot
 - The historic building is one or one and one-half stories tall and one to two-feet of additional height will allow for usable second-story space that otherwise is unavailable. Additions that are taller than the historic building are not appropriate on buildings that are two-stories or more.
 - The proposed addition does not extend more than two-feet above the main roof form of the historic building.
 - The taller portion of the addition is fully inset 2' from the historic house's sidewalls.
 - The portion of the proposed addition that extends taller than the historic building is all roof, as seen from the street.
 - No portion of the proposal increases the height of the historic building itself, only the addition, with the exception of "ridge raises."
 6. Some one and one and one-half story, side-gabled, historic buildings may increase in height with a "ridge raise." The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. As such, a ridge raise is inappropriate for a proposal that adds additional stories or height beyond the ridge raise; that includes an addition that is wider than the historic house; that includes a side addition; that includes a rooftop deck or that is proposed to be on a building that is two or more stories. Ridge raises may be used in the following ways and in the following conditions:
 - The historic building is one or one and one-half stories.
 - The historic building has a side-gable roof form without clipped gables.
 - The raised portion sits in a minimum of two feet (2') from each side wall and is raised no more than two feet (2') of total vertical height within the same plane as the front roof slope.

7. Where an addition attaches to a historic roof form, it shall sit below the ridge of the roof, except in the case of “ridge raises.”
8. The height of the addition's roof, eaves, and foundation should be less than or equal to the existing structure.
9. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.
10. In order to achieve compatibility in scale, an addition should not be larger than the existing building. The diversity of housing type and size are character-defining features of the historic districts; therefore, it is not the goal of the overlay to ensure that all buildings can become the same size. Generally, the addition’s footprint should not more than double the footprint of the historic building.
11. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically.
12. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the enclosure is constructed in such a way that the historic form, openings, and features of the porch remain visible and prominent and the enclosure has an open design. “Enclosure” does not include screening-in porches that do not require the removal of porch posts or the addition of substantial new framing for the screening. This type of screening is not reviewed.
13. 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 historic structure would be unimpaired.
14. Adding front porches to contributing houses that did not have a front porch historically is not appropriate. Additions of front porches to non-historic buildings may be possible if the resulting building has an appropriate front-setback.
15. Vehicular storage such as garages, carports, and porte-cocheres should not be added to buildings where there is no historic evidence of such. An exception may be when a garage, that is part of an addition, is fully located at the basement level and accessed from the rear or accessed from the side and inset at least four feet from the back corner of the historic house.
16. When an addition includes a garage or roll up door/window, the door(s) should be located on the rear. (See previous section for guidance on attached garages.) Garage, roll up, or sliding glass doors on the side of an addition may be appropriate if the wall that includes the door is stepped back from the primary side wall of the historic building by at least 4 feet.

C. SITING & SETBACK

1. The setback from front- and side-yard property lines established by the historic buildings should be maintained.
2. There should be a minimum of 20’ between primary buildings (including additions) and outbuildings. Less than 20’ may be appropriate in the case of site constraints such as shallow lots.
3. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions, and accessory structures (ordinance no. 17.40.410).
 - a. Front additions are rarely appropriate. When they are, such as a porch for a non-historic building, the new front setback generally should be the average between the historic front setbacks established on either side of the building.

- b. Side setbacks for rear additions may maintain the existing side setback, if the primary building is historic.
 - c. Rear setbacks are determined based on a combination of bulk standards and an appropriately scaled building for the district.
 - d. When a building is unable to meet bulk standard setback requirements, appropriate setbacks 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
 - Property lines
 - Easements
 - Protrusions beyond the footprint such as bays/oriels, balconies, and roof overhangs
4. New parking pads should be located at the rear of the lot.
 5. New driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.
 6. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.
 7. 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. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.
 8. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall or a porch post.
 9. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & RHYTHM OF OPENINGS

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in an addition shall be compatible, by not contrasting greatly, with the historic building, or in the case of additions to non-historic buildings, with historic buildings in the vicinity.
2. Window openings should be representative of the window patterns of the historic building or in the case of additions to non-historic buildings, with historic buildings in the vicinity. Wide openings for sliding glass doors or roll-up doors are not appropriate on side elevations, unless stepped back from the primary side wall of the historic building by at least 4 feet.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

E. ROOF ADDITIONS: DORMERS, DECKS, SKYLIGHTS AND SOLAR PANELS

1. Rooftop additions, other than dormers, skylights and solar panels are not appropriate for buildings with pitched roofs or for buildings with flat/parapet roofs that are less than four-stories.
2. 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 features is not appropriate.
3. Front dormers should only be added to historic buildings when there is physical or pictorial evidence to show the building had a dormer, unless the specific district allows otherwise.
4. Rear dormers should be inset from the side walls of the building by a minimum of two feet (2').
5. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - a. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an existing historic dormer or another historic building is similar in style and massing.
 - b. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building's design, should be used as a guide when placing dormers.
 - c. Dormers should not be added to secondary roof planes.
 - d. Eave depth on a dormer should match a historic dormer on the building or the eave depth of the main roof.
 - e. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.
 - f. The roof pitch of the dormer should generally match the pitch of historic dormers or the roof pitch of main roof form.
 - g. The ridge of a side dormer should be at least two feet (2') below the ridge of the existing building; the sidewalls of the dormer should be inset at least two feet (2') from the wall below or adjacent valley; and the front wall of the dormer should setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)
 - h. Dormers should generally be fully glazed and aprons below the window should be minimal.
 - i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

6. Rooftop decks shall not be added to existing roof forms as they can dramatically change a historic roof form and are not typical of historic building forms. Rooftop decks are not appropriate on side additions or the side of rear additions but may be appropriate on the back or a rear addition if the deck is surrounded on all sides by an appropriately pitched roof, and if the addition does include a ridge raise and is no taller than the historic house.
7. Solar panels should be parallel with the existing roof slope and not extend beyond the roof edge. Where possible, solar panels should be located on rear or side roof planes or outbuildings rather than front roof planes of primary buildings.
8. Skylights should be parallel with the existing roof slope and have a flat profile. In general, skylights should not be located on the front roof plane and should not exceed 15 square feet on any given roof plane.

LS: DESIGN GUIDELINES

A. NEW CONSTRUCTION-INFILL

1. Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.
2. Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

Background: 102 South 14th Street is a c. 1900 Folk Victorian frame house that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). The house appears in the 1908 Hopkins map of the area). The house suffered damage in the March 3, 2020 tornado. On the lot is a non-contributing outbuilding (Figure 2). MHZC staff issued an administrative permit for the demolition of the garage in July 2021.



Figure 1. 102 South 14th Street



Figure 2. The existing garage which will be demolished.

Analysis and Findings: Applicant proposes a rear addition.

Partial Demolition: The applicant intends to remove non-historic additions to the house, alter window openings, and remove the siding, all of which are considered partial demolition.

The applicant plans to remove an existing rear addition with a shed roof (Figure 3). The addition's date of construction is sometime between 1957 and 1968 because it appears in the c. 1968 Property Assessor footprint but does not appear on either the 1914 or the 1957 Sanborn map (Figures 4, 5, 6). The addition's date of construction and separate roof form do not contribute to the historic character of the house and staff therefore finds that its removal meets the design guidelines.



Figure 3. The shed roof portion of the rear of the house will be removed as part of the project.

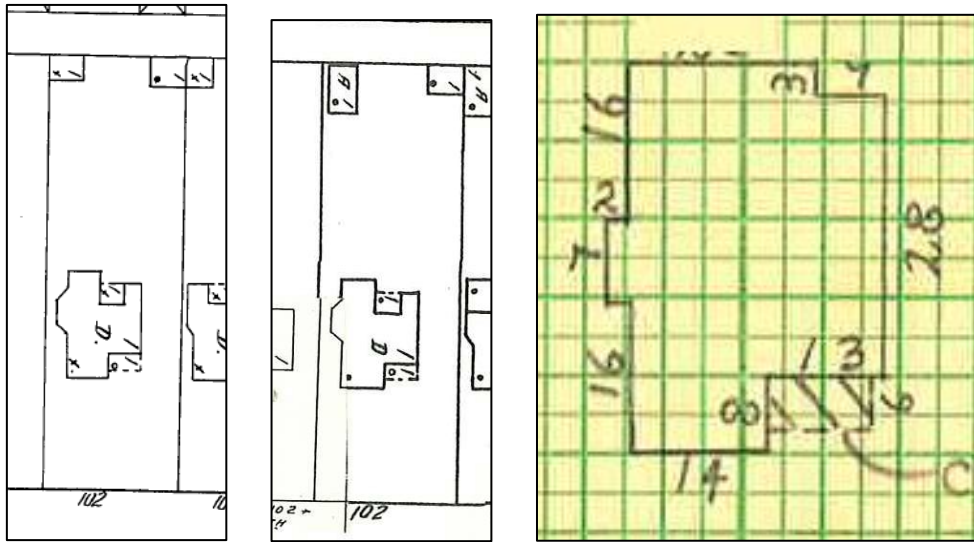


Figure 4 (left) and Figure 5 (middle) are the 1914 and 1957 Sanborn maps, which don't show the footprint of the rear addition. Figure 6 (right) is the footprint of the house on the c. 1968 Property Assessor card. The addition appears on this footprint.

The applicant also intends to alter the window openings on the front and side facades, which is considered partial demolition. On the front façade, the applicant intends to alter the main front window, which is not historic (Figures 7 & 8). The c. 1968 photo shows a larger window opening with a transom, and a c. 1986 photo shows that opening shortened (Figures 9 & 10). The proposed new window opening seems narrower than the window that is seen on the c. 1968 and c. 1986 photos. Staff recommends that opening on the front wall be widened to match the dimensions of the window that was there historically. Once the vinyl siding is removed, the architect can measure the original window opening. With this condition, staff finds that this partial demolition to meet the design guidelines because it is restoring an historic condition documented with photos.

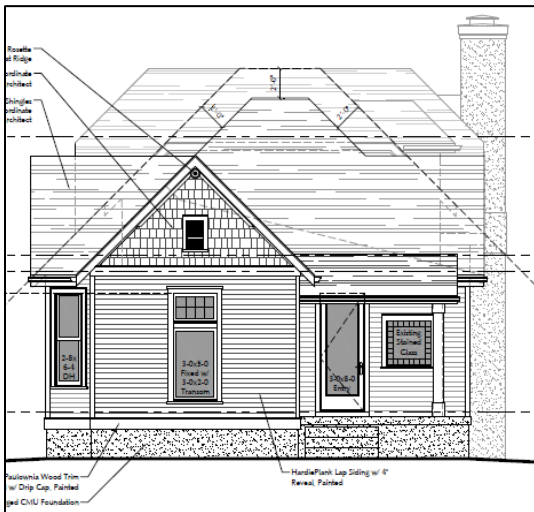


Figure 7 (Left) shows the proposed new window opening on the front façade and Figure 8 (Right) shows the existing condition.



Figure 9 (left) is the c. 1968 photo showing the historic window opening. Figure 10 (right) is a c. 1986 photo that shows the historic window opening shortened.

Several changes are planned for the window openings on the side facades. On the right façade, the applicant will be adding window openings to the front, elongating the windows on the bay, and changing the windows at the back (Figures 11-15). Staff finds that adding windows on the left façade to be appropriate even though the 1986 façade does not show windows in this location because historically, it was common to have windows on a façade like this one. In addition, the window proportions proposed for this façade are in keeping with windows openings on early twentieth century Folk Victorian houses like this one.

Similarly, even though the 1986 photo shows the window in the bay to be short like the existing window, the elongated windows are more in keeping with the proportion of windows openings that are found on houses of this style and date of construction. In addition, bays typically were primarily glazing. It is likely that the window that is there now and seen in the 1986 photo is not original. Lastly, staff finds that altering the window opening behind the bay is appropriate because it is at the back part of the historic house and not visible from the street due to the bay and because of the slope of the lot.



Figures 11 & 12. Show the existing conditions. Two windows will be added on the wall in the left photo. The two windows on the bay will be elongated and the window with the arrow pointing to will be altered

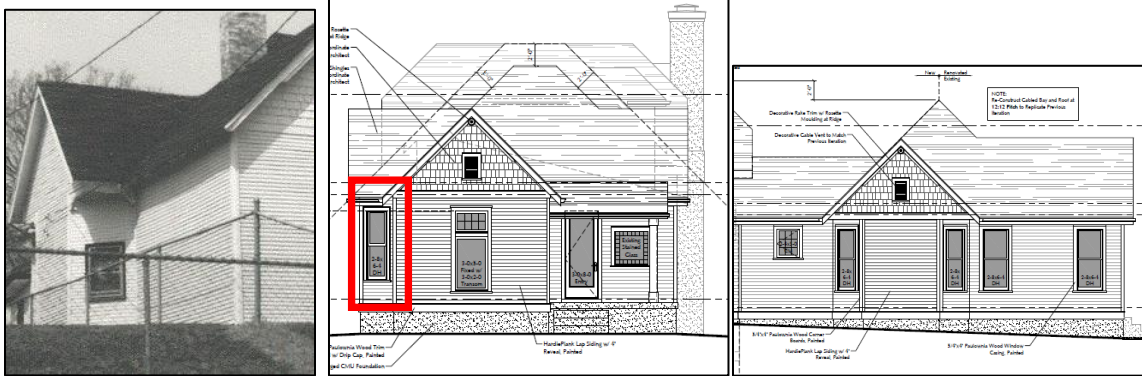


Figure 13 (left) is the c. 1986 photo showing the windows on the left façade. Figure 14 (middle) shows the elongated window on the front part of the bay, and Figure 15 (right) is the left façade elevation showing the addition of the windows at the front of the left elevation, the elongated bay windows, and the new window opening at the back.

On the right façade, the c. 1986 photo and the existing conditions where the vinyl siding has been partially removed show that there used to be one off-center vertical window in the first floor of the gable area (Figures 16, 17). Also, the vertical window opening under the hipped roof area was formerly taller and was shortened sometime after 1986. On this façade, the applicant proposes to restore the window opening under the hipped roof portion of the house and create two square window openings under the gabled portion of the house (Figure 18). Staff finds that the new window under the hipped roof portion will restore an historic condition and is therefore appropriate. However, staff finds that the two new square window openings at the front of the right façade are not appropriate because those are not typical window sizes for an early twentieth century Folk Victorian houses like this one. Staff therefore recommends that the windows be vertically oriented and match the height of the window under the hipped roof portion of this façade.



Figure 16 (left) is a c. 1986 photo of the right façade. Figure 17 (middle) is a current photo showing that the partial removal of siding revealed the original window openings. Figure 18 (right) shows how the applicant plans to add two square windows at the front of the right façade and restore the window opening under the hipped roof area of the side façade.

The plans indicate that the siding will be replaced with four inch (4") cement fiberboard lap siding, which is considered partial demolition. The historic siding and cladding were covered up sometime after 1986 with vinyl siding. The March 2020 tornado tore off some of the vinyl siding, exposing the historic wood siding in parts. Some of the historic siding that has been exposed appears to be in poor condition, but a full assessment of the siding has not been conducted (Figures 19 and 20). Staff recommends that the staff inspect all of the siding once all of the vinyl siding has been removed to assess whether or not some of the historic siding can be retained in the renovation.



Figures 19 & 20. Some of the exposed historic siding on the left façade is in poor condition.

Because the project involves substantial partial demolition, staff recommends a condition that the partial demolition is accomplished manually, and the applicant be required to submit a demolition and shoring plan.

With the conditions that partial demo is accomplished manually, that applicant submits a partial demo and shoring plan, and that staff review the historic siding prior to removal, staff finds that the proposed partial demolition meets Section III.B.1. of the design guidelines.

Mass, Scale, and Connection: The addition involves reconstructing part of the existing rear addition on the right façade. This portion of the house is non-contributing, and the applicant plans to alter the roof form, increasing the height and pitch of the shed roof. The partial demolition of this part of the house is discussed under “Partial Demolition.”

The addition is inset two feet (2') from both back corners, which meets the design guidelines. On the right side, the addition has a two foot by eleven foot, six inch (2' X 11'6") alcove. After the alcove, the addition steps back out to line up with the side wall of the historic house. On the left side, the addition is inset two feet (2') for a depth of four feet (2'). After this alcove, the addition steps back out to line up with the side bay of the house. Typically, an addition should line up with the main wall of the house, unless the addition includes a bay, and that bay can line up with the historic bay. However, staff finds the fact that the wall of the first floor of the addition lines up with the bay to be

appropriate because the historic house's primary form is less than twenty-six feet (26') in width and even with the bay and the house is less than thirty feet (30') wide, which is narrow compared to the historic context. Also, the portion of the addition that lines up with the wall of the bay is just one story in scale and has an eave height that matches that of the historic house. Because of the narrowness of the historic house and the eave height of the addition on the left facade, staff finds that first floor footprint on the left facade is appropriate.

The addition will be two feet (2') taller than the historic house, and the taller portion's side walls will line up with the side walls of the historic house. Although, typically taller portions of an addition should be inset two feet (2') from the side walls of the historic house, staff finds the proposed configuration to be appropriate because the house is unusually narrow and because the historic house's pyramidal roof form is challenging to add onto.

On the right facade, part of the addition will be two-story in scale, with a two story eave. Staff finds that this two-story portion to meet the design guidelines because it is fully inset two feet (2') from the side walls of the historic house and it has a depth of just eleven feet (11'). The rest of the right side of the addition will have a one-and-a-half story form with eave heights that match those of the historic house.

The addition will approximately double the footprint of the historic house, which meets the design guidelines. The existing house, including the additions that will be removed, has a footprint of approximately one thousand, one hundred and eighty-two square feet (1,182 sq. ft.). The addition will add approximately one thousand, one hundred and twenty-eight square feet (1,128 sq. ft.) of footprint to the historic house.

Staff finds that the addition's height and scale to meet Section VI.B. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Location & Removability: The addition's location behind the historic house is in accordance with the design guidelines. The addition's inset and separate roof form ensure that it could be removed in the future without detrimentally affecting the historic character of the historic house.

Staff finds the proposed addition to meet Sections VI.A. and IV.B. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Design: 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 still be intact.

Staff finds the proposed design to meet Sections VI.A. and VI.B. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Siting and Setback: The addition meets all base zoning setbacks. It is at least five feet (5') from the left side property line, approximately fifteen feet (15') from the right side property line, and over thirty feet (30') from the rear property line.

Staff finds the proposed siting setbacks to meet Section VI.C. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Primary Foundation	Concrete Block	Smooth and Parged	Yes	No
Primary Cladding	cement fiberboard lap siding, 4" reveal	Smooth	Yes	No
Secondary Cladding	Cedar Shakes	Stained	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Wood Paulownia	Smooth faced	Yes	No
Screen Porch Posts	Wood	Typical	Yes	No
Windows	Aluminum Clad	Needs final approval	Unknown	Yes
Side/rear doors	Unknown	Needs final approval	Yes	Yes
Chimney	Parged Block	Smooth	Yes	No

With staff's approval of all windows and doors and the roof shingle color, staff finds that the known materials meet Section IV. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Roof form: The historic house has a multi-faceted roof with gables and a central pyramidal roof with a 12/12 slope. The addition primary form is a 12/12 hip, with secondary 12/12 clipped gables. The right side façade has a small hipped roof dormer that is inset two feet (2') from the side walls of the historic house. The rear porch has a 12/12 gable. Staff finds that the proposed roof forms are compatible with the historic house's roof form and meets the design guidelines.

Staff finds the proposed roof form meet Section VI.E. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Proportion and Rhythm of Openings: The changes to the windows on the historic house were 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, or are square, which meets the design guidelines. There are no large expanses of wall space without a window or door opening.

Staff finds the proposed proportion and rhythm of openings to meet Section VI.D. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The HVAC units shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

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

1. The window on the front-facing gable be widened to match the size of the historic opening, the dimensions of which likely still exist under the vinyl siding;
2. On the front part of the right side façade, the windows be vertically-oriented and have a height that matches the height of the window to their right;
3. Staff assess the historic siding on the house once all of the vinyl has been removed to see what pieces of siding can be retained in the renovation;
4. Partial-demolition be accomplished manually, and a partial-demolition and shoring plan be submitted prior to the permit being issued;
5. Staff approve all windows, doors, and roof shingle color prior to purchase and installation; and
6. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5'

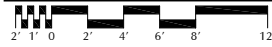
of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the proposed addition and outbuilding meet Sections III (Demolition), IV. (Materials), and VI. (Additions) of Part I of the design guidelines for the turn of the 20th century districts and the Lockeland Springs-East End chapter of Part II. of the design guidelines.

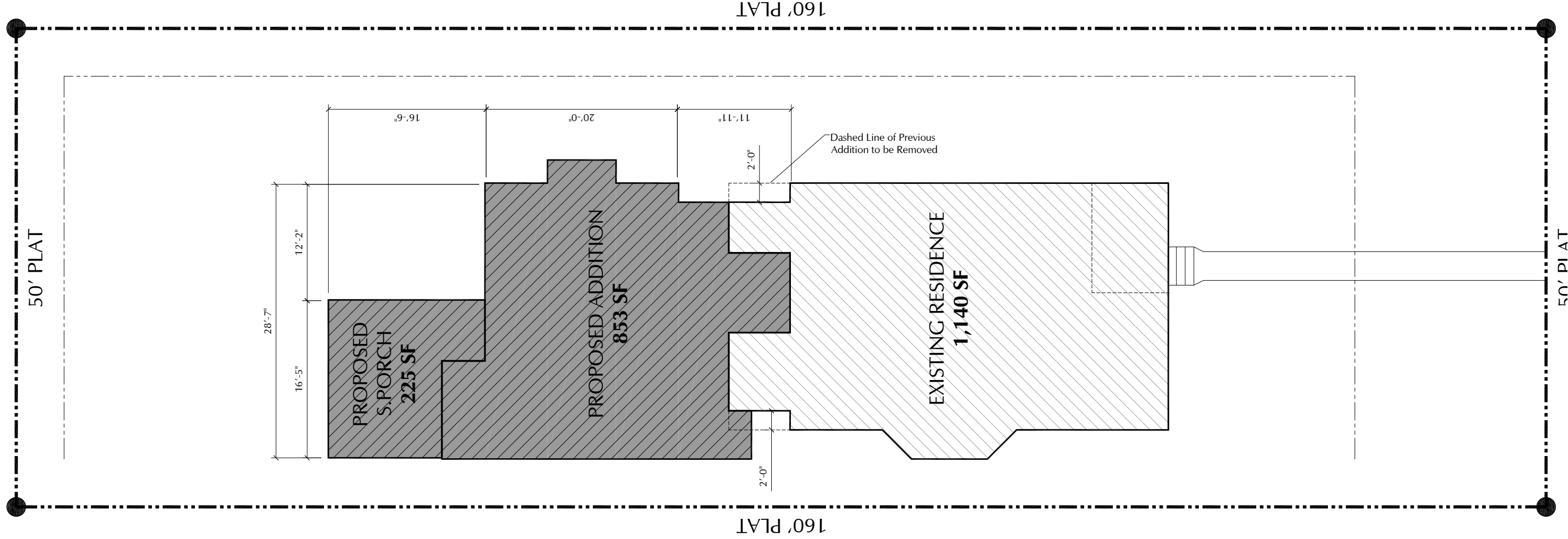


1

Site Layout Plan



Scale: 3/32" = 1'-0"



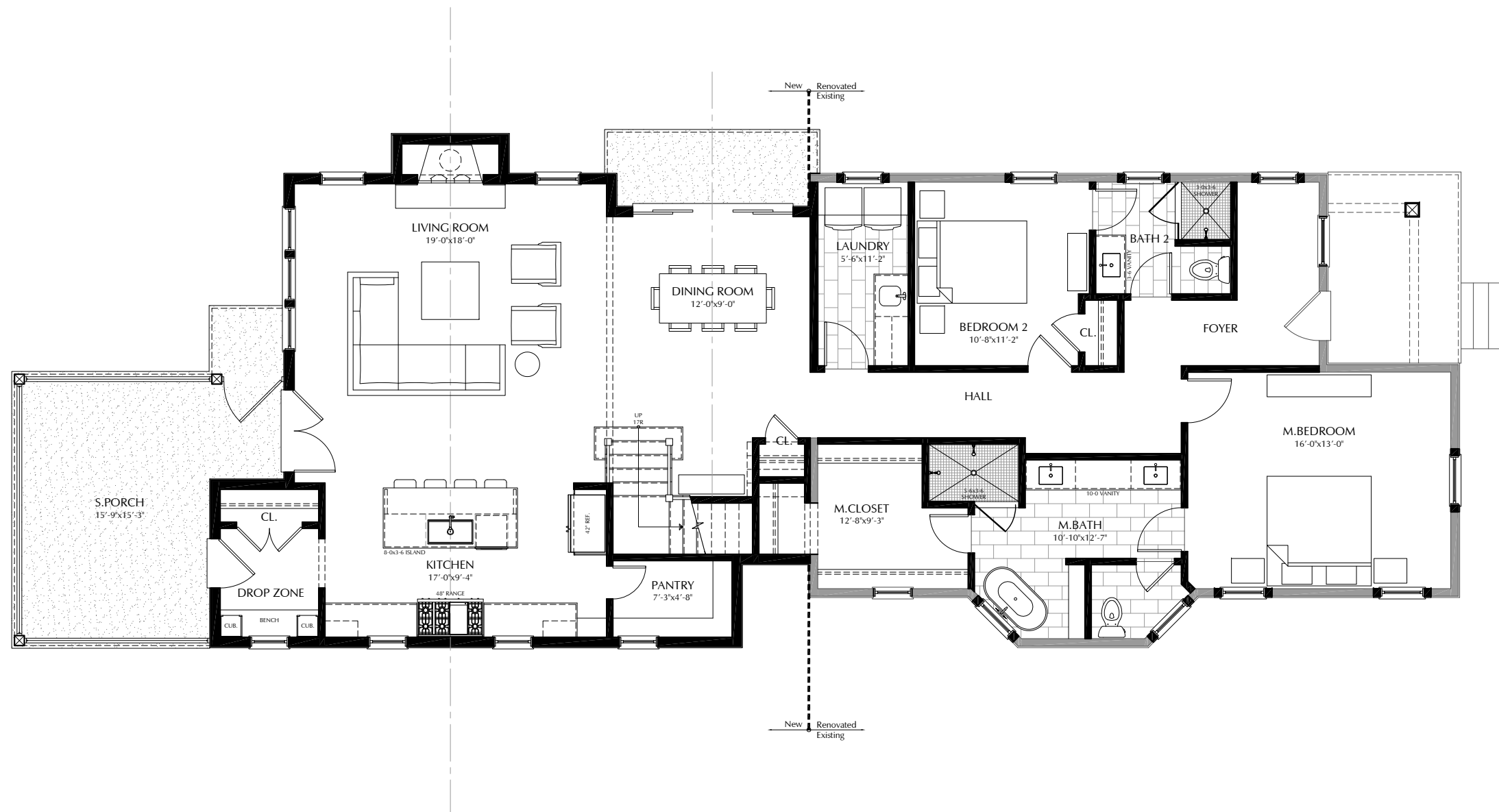


1

First Floor Plan



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



ALLARD WARD
A P C H I T E C T S
 1618 Skeneath Avenue South
 Nashville, Tennessee 37212
 allardward.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 First Floor Plan
 Date:
 07.02.21

A1.1

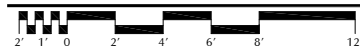
Addition and Renovations to:
APG Rentals: 102 S 14th Street
 102 S 14th Street
 Nashville, Tennessee 37206

MHZC PRESERVATION PERMIT APPLICATION

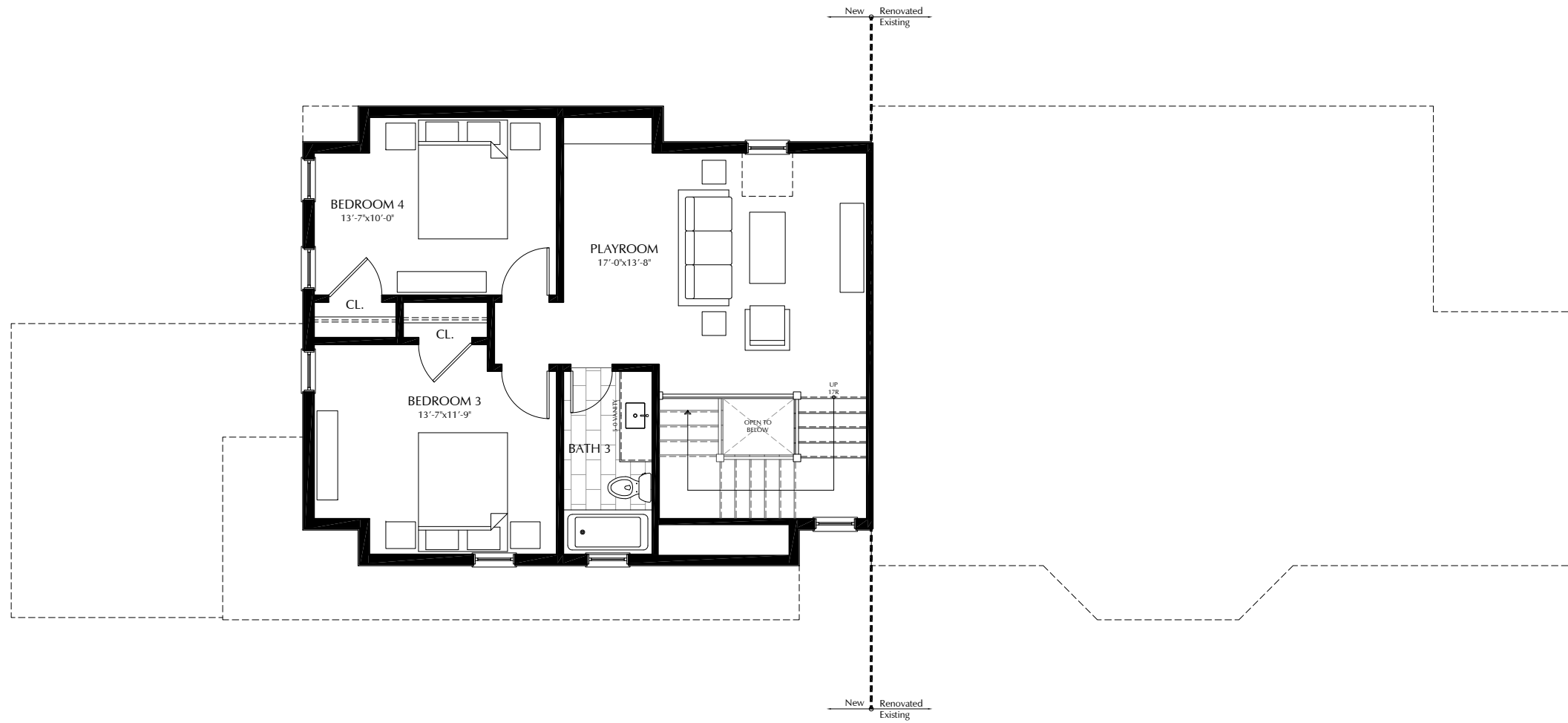


1

Second Floor Plan



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



Drawings:
Second Floor Plan

Date:
07.02.21

ALLARD WARD
ARCHITECTS
1618 Skeneath Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

A1.2

Addition and Renovations to:

APG Rentals: 102 S 14th Street

102 S 14th Street

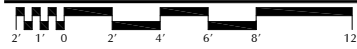
Nashville, Tennessee 37206

MHZC PRESERVATION PERMIT APPLICATION

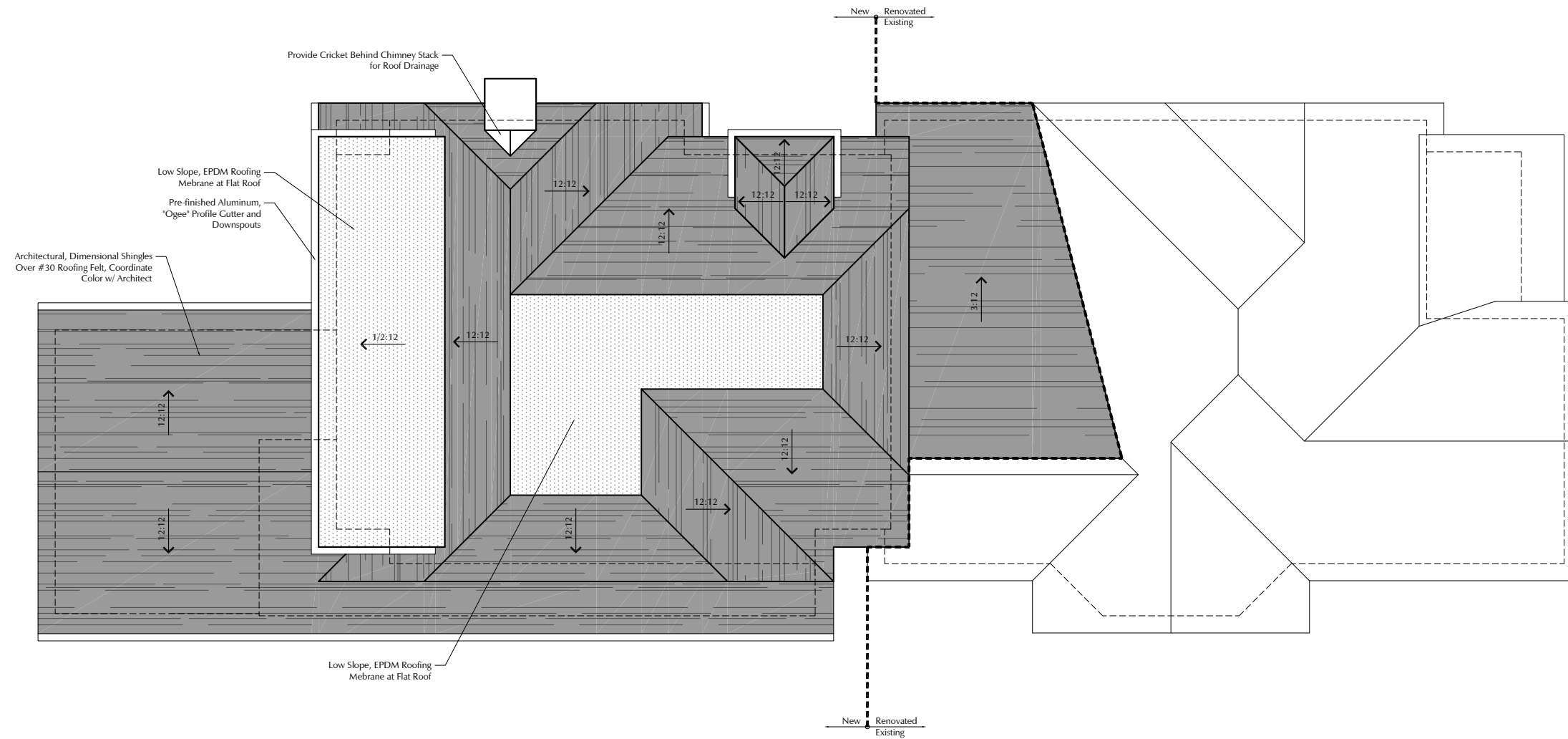


1

Roof Plan



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



Addition and Renovations to:

APG Rentals: 102 S 14th Street

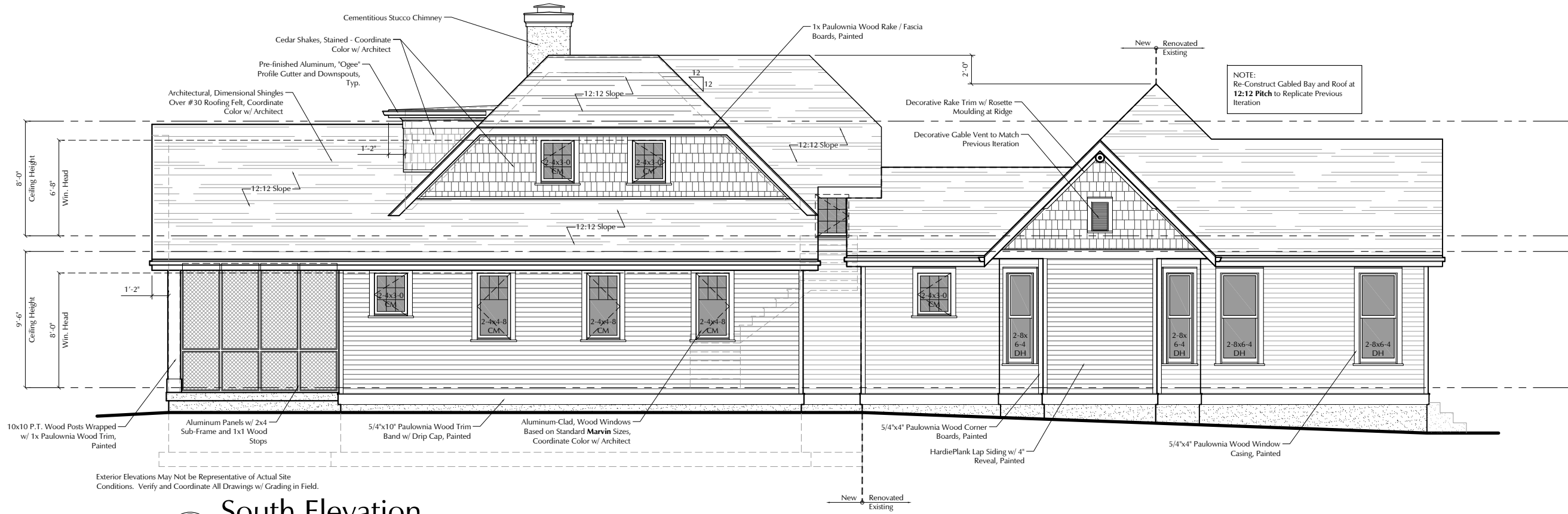
102 S 14th Street

Nashville, Tennessee 37206

ALLARD WARD
A P C H I T E C T S
 1618 Skenebly Avenue South
 Nashville, Tennessee 37212
 allardward.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 Roof Plan
 Date:
 07.02.21

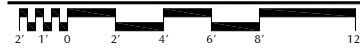
A1.3



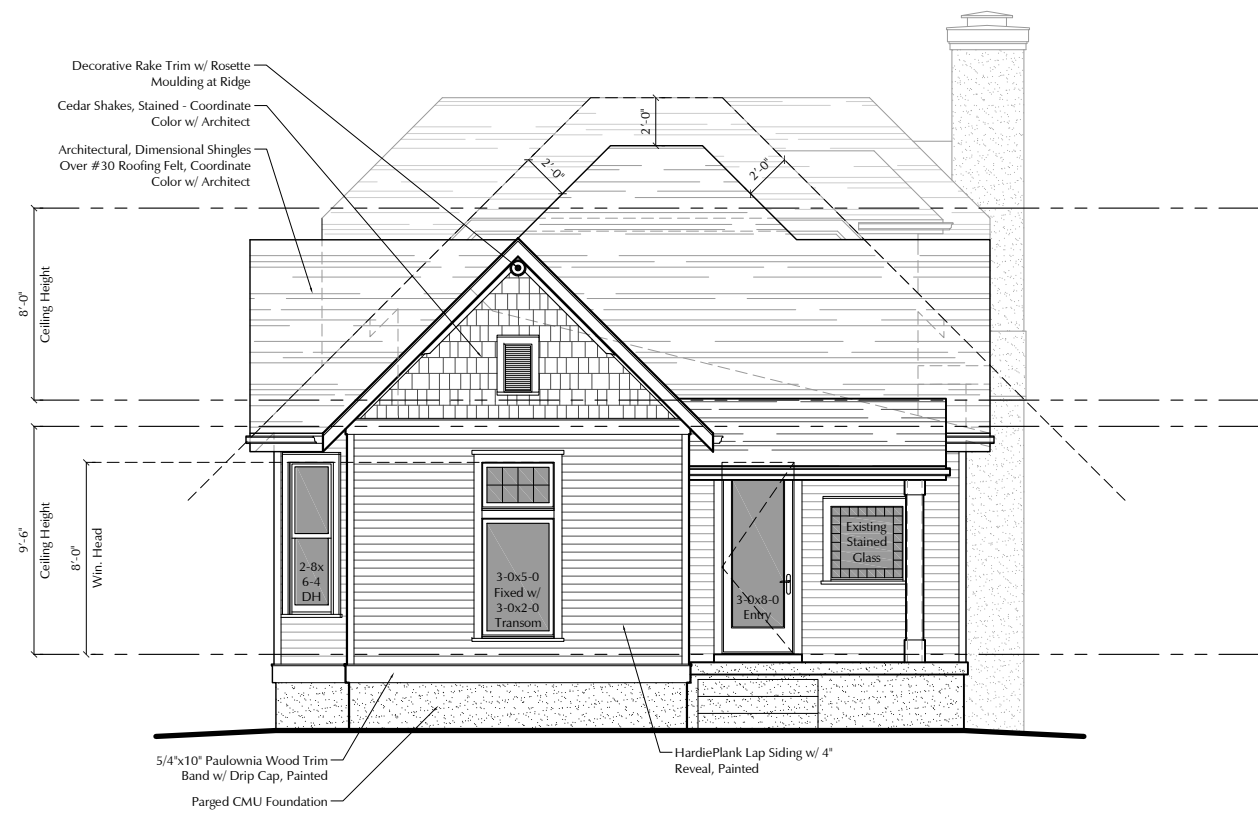
Exterior Elevations May Not be Representative of Actual Site Conditions. Verify and Coordinate All Drawings w/ Grading in Field.

2

South Elevation



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



1

East Elevation



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

Addition and Renovations to:

APG Rentals: 102 S 14th Street

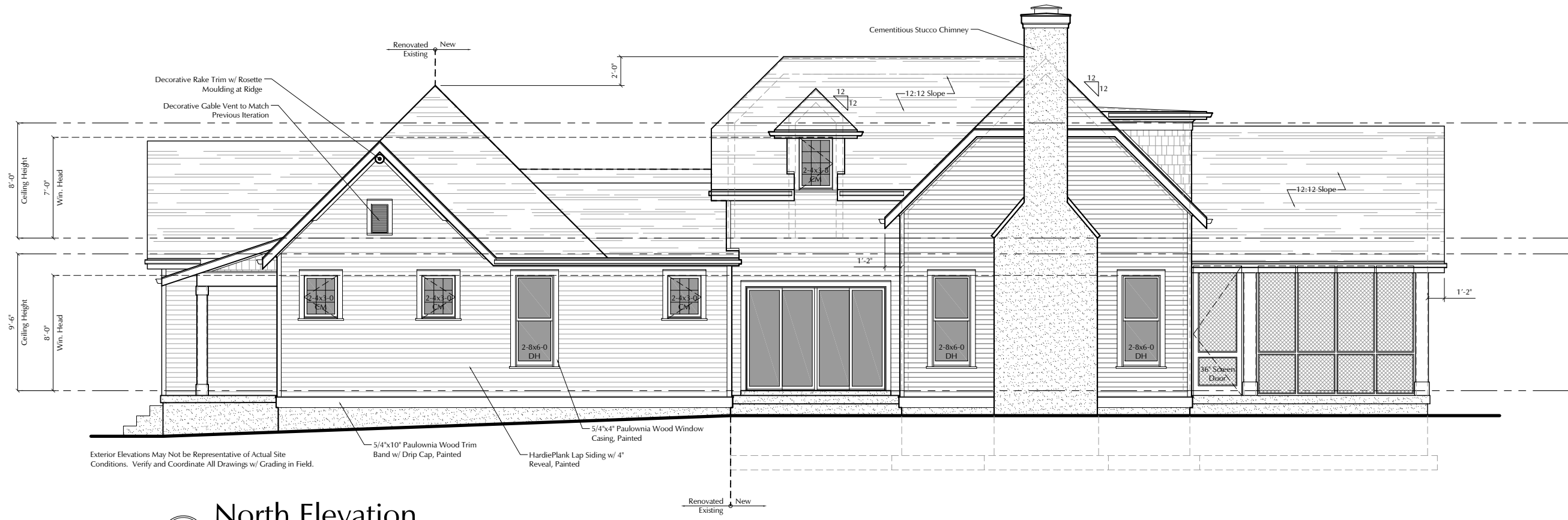
102 S 14th Street
Nashville, Tennessee 37206

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
Tel: 615.345.1010
allardward.com
Fax: 615.345.1011

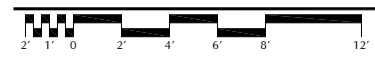
Drawings:
Elevations

Date:
07.02.21

A2.1



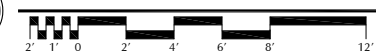
2 North Elevation



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



1 West Elevation



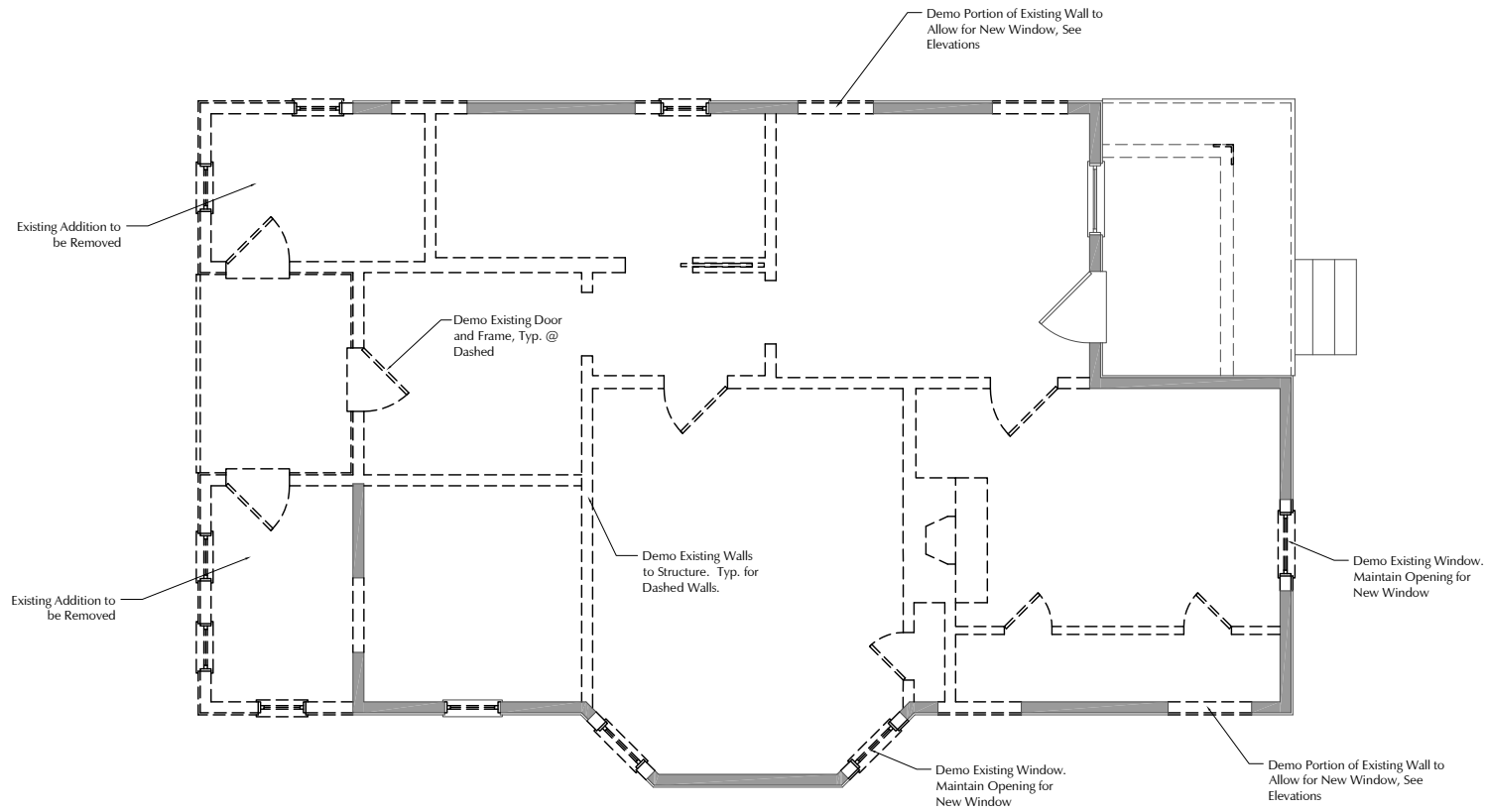
Scale: 1/8" = 1'-0"

Addition and Renovations to:
APG Rentals: 102 S 14th Street
 102 S 14th Street
 Nashville, Tennessee 37206

ALLARD WARD
 ARCHITECTS
 1618 Skeneath Avenue South
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011
 allardward.com

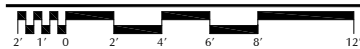
Drawings:
 Elevations
 Date:
 07.02.21

A2.2



1

First Floor Demolition Plan



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

ALLARD WARD
ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 allardward.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 First Floor Demo. Plan
 Date:
 07.02.21

D1.1

Addition and Renovations to:
APG Rentals: 102 S 14th Street
 102 S 14th Street
 Nashville, Tennessee 37206