



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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1419 Holly Street
May 16, 2012

Application: Infill, Demolition and Setback Reduction
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309042800
Applicant: John Root
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The proposed project is to demolish an existing non-contributing building at the rear of a corner lot at Holly and North 15th Streets and to construct two single-family residences with one oriented towards Holly Street and one oriented towards North 15th Street.

Recommendation Summary: Staff recommends approval with the conditions that:

1. Staff provide final review of windows and doors
2. The carport attached to the primary building be removed and windows be added to the north side of the building.
3. Existing driveway be redesigned to either be one lane of concrete strips or appear to be one lane by using a product such as turf-pavers.

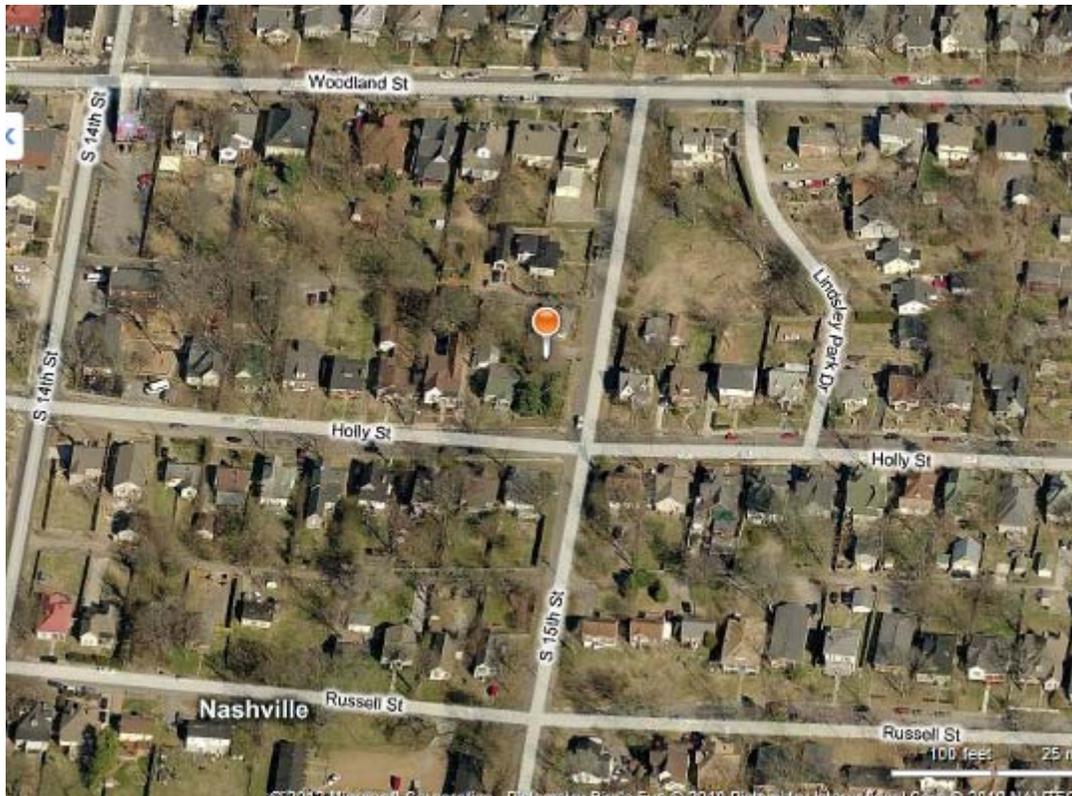
This recommendation is based on the understanding that permits can only be issued for demolition of the existing building and construction of the primary building once “historic districts” is removed from the definition of two-family. The request to bring this project to the MHZC before definition is changed is the applicant’s. With these conditions, the project meets section II.B for new construction in the Lockeland-Springs Neighborhood Conservation Zoning Overlay.

Attachments
A: Departmental Comments
B: Photographs
C: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Background: This corner lot has been vacant, at least since 1914, with the exception of the secondary dwelling constructed at the rear of the lot c. 1950.

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; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

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.I.F.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 minimum of a 5" reveal.

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.

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.

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.

New buildings shall 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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than those that front the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

Generally, curb cuts should not be added.

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, utilities 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.

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 new buildings shall be visually compatible with the surrounding 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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

Siding and Trim

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- 1. where they are a typical feature of the neighborhood*
- 2. When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding 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.

IV. B. Demolition

1. Demolition is inappropriate:

- a. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
- b. if a building is of such old or unusual or uncommon design and materials that it could not be reproduced without great difficulty or expense; or
- c. if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district, or would be visually incompatible.

2. Demolition is appropriate:

- c. if a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- d. if a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district; or
- e. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

MHZC Policy for Detached Duplexes on Corner Lots

The primary unit shall meet the design guidelines for new construction. The second unit should be towards the rear of the lot and be significantly subordinate in terms of height, massing, footprint, and scale to the primary dwelling. Secondary unit criteria:

Location: Within a space that is no more than 30% of the entire lot and at the rear of the lot

Height & Massing: same number of stories or less and 5' shorter than the primary

Footprint: 60% of the existing footprint of the primary unit or no more than 1800 square feet, whichever is less.

Orientation: The secondary unit should face the side street with a primary entrance and porch.

Vehicular access: The rear unit and preferably both units should have vehicular access from the alley, where an alley exists. A single new curb cut may be added on the side street, if no alley exists. If driveways are typical for the block, curb cuts may be added to both the main and the side streets. Driveways should be one lane.

Accessory buildings: There should be no more than 1 garage or carport and it should be one story with 1 or 2 bays. Driveways should be single-lane. Garage doors should not face either street.

Analysis and Findings:

The applicant proposes to demolish an existing non-contributing building and construct a detached duplex. The applicant initially submitted a design for attached duplexes to the MHZC on March 21, 2012 but was denied due to the fact that the massing and scale of the proposed was not appropriate for the district.

The MHZC will have the ability to remove the bulk zoning requirement that legal duplexes in a historic overlay need to be attached, if a proposed change to the definition of two-family is adopted by Metro Council this June. The applicant is proposing the project with the understanding that if approved by the MHZC, only the demolition and construction of the primary dwelling will be permitted. The secondary dwelling will only be permitted, if and when the definition is altered.



Demolition: There has not been a primary structure at this location since at least 1914. At the rear of the lot sits a c.1950 secondary dwelling that has undergone multiple alterations. The foundation is concrete block, the siding Masonite and the roof asphalt shingle. Since it was constructed outside of the period of significance for the overlay and does not contribute to the historic character in terms of style or construction method, staff finds demolition to be appropriate and meet section III.B.2.

Height & Scale:

The homes in the immediate context are mostly one and one-half story homes that range between seventeen and twenty-six feet (17'-26') tall. The proposed primary building is also a one and one-half story building that varies in height due to the grade. The front, which faces Holly Street, will range between thirty and thirty-two feet (30'-32') from existing grade. For this type of development to match the historic context, the secondary unit should be a minimum of five feet (5') shorter. In this case, the secondary unit is six feet (6') shorter. A large chimney will rise above the ridge line by two feet and nine inches (2'9"). The foundation height on the Holly Street side ranges between approximately two and three feet (2'-3') from existing grade to finished floor.

The proposed duplex meets bulk zoning requirements and covers approximately forty-one percent (41%) of the lot. The typical lot in the immediate context has a lot coverage of approximately fifteen to twenty-five percent (15%-25%) and sixty percent (60%) is allowed by bulk zoning. Because the project includes two homes, which is a typical historic development for corner lots, it is not expected to exactly match the context for interior lots. In this case, because it is well under double the coverage, staff found the lot coverage to be appropriate.

The new policy for detached duplexes on corner lots requires that the primary unit be appropriately scaled for the neighborhood, as determined above, and that the secondary unit be either 60% of the footprint of the primary or 1800 square feet, whichever is less. The secondary unit is proposed to be 1226 square feet, which is 60% of the 2044 square foot primary building. The project meets sections II.B.1 and 2.

Location, Setback and Rhythm of Spacing:

The width of the historic buildings in the area range between thirty and thirty-five feet (30'-35') and the homes are roughly centered on the lot. The width of the proposed primary is thirty-two feet (32') and the secondary home is forty-seven feet (47'). The primary home fits the context. The secondary home is wider than the context; however, this is necessary due to the lack of depth of the lot. The primary home is slightly shifted to the left in order to meet the corner lot setback requirements. The primary building has a porch that extends into the setback area by three feet (3'). The historic context exhibits sides of corner buildings being as close as approximately five feet to the street. Even with the proposed setback reduction for the porch, the house will still be seven feet (7') from the street. Staff finds that the setback reduction and rhythm of spacing meets section II.B.3.

The policy for corner detached duplexes requires that the secondary building be located in the rear 30% of the lot. The applicant is permitted to have one accessory structure and two are proposed. If the approval allows for a carport attached to the primary building, the secondary unit should be moved closer to the alley to be approximately located in the 30% region allowed; however, if the approval requires the removal of the carport and allows the rear garage to remain, the secondary unit is in the appropriate location.

Materials: The materials include a CMU foundation, cement fiber lap siding with a 5" reveal, shingles, and board-and-batten and a graphite colored asphalt shingle roof with an interior stucco chimney. The trim and porch posts shall be wood and the porch floor concrete. The windows are aluminum clad wood and the door is wood but the designs are unknown at this time. With the condition that staff approve final design of windows and doors, the project meets section II.B.4 of the design guidelines.

Roof Shape:

The roof plan is a front gable with side recessed dormers and shed roof dormers. The primary roof portion has a pitch of 10/12. The pitch is appropriate for the context. Staff finds that the project meets section II.B.5.

Orientation:

The first unit faces Holly Street with an off-center wrap-around porch and entrance. A walk-way leads to the street. The porch is only approximately seven feet (7') deep at the front and six feet (6') on the side. The secondary unit has a nine foot (9') deep porch that faces North 15th Street with an entrance that faces the street.

Vehicular access for the project is with a driveway leading from the alley to a two-car garage and a double-wide (16') driveway leading from North 15th Avenue to a two-bay carport with conditioned space above. Typically, the commission has not allowed for street-facing garages, attached garages at any location other than a basement level, and new curb cuts. In addition, the policy for corner detached duplexes is to have both units accessed from the alley, where one exists, and only one garage or carport. This project proposes both a garage and a carport as well as an additional curb cut.

Since the two homes will now appear to be separate lots, staff suggests amending the policy to allow for an additional curb cut for a primary unit, when an alley exists, to allow for access to the secondary unit. Staff suggests that the curb cut be narrowed to one lane; however, that may not be feasible since vehicles from this parking area would need to back out; therefore, staff recommends a new design for the driveway that incorporates a product such as turf-pavers and concrete strips to minimize the impact of the width. With these conditions, the project meets section II.B.6.

Proportion and Rhythm of Openings:

The windows meet the requirement of being twice as tall as they are wide and match the rhythm found in the neighborhood. The project meets section II.B.7.

Outbuildings

The design guidelines state that garages visible from the street should be located in historically appropriate locations. For this neighborhood, historic garage locations are near the alley, when present. The proposed garage is located on the alley and towards the interior lot line, which is an appropriate location.

However, the proposed carport is located at the center of the lot and attached to the house. The proposed is more than a simple carport with four posts and a roof, as this carport has substantial corners, potentially allowing for garage doors to be installed at a later date, and a second-story conditioned space. In addition, the policy for corner detached duplexes only allows for one carport or garage for the entire lot, not for each building. Staff recommends removal of the middle carport from the design and the addition of a concrete parking pad and windows to the exposed north elevation. With these conditions, the project meets section II.B.8.

Appurtenances

There are no known fences, walls or lighting associated with this project.

Staff recommends approval with the conditions that:

1. Staff provide final review of windows and doors
2. The carport attached to the primary building be removed and windows be added to the north side of the building.
3. Existing driveway be redesigned to either be one lane of concrete strips or appear to be one lane by using a product such as turf-pavers.

This recommendation is based on the understanding that permits can only be issued for demolition of the existing building and construction of the primary building once “historic districts” is removed from the definition of two-family. The request to bring this project to the MHZC before definition is changed is the applicant’s. With these conditions, the project meets section II.B for new construction in the Lockeland-Springs Neighborhood Conservation Zoning Overlay.

DEPARTMENTAL COMMENTS

Planning: This is an appropriate application of detached duplexes.

MDHA: No comment.

EXISTING BUILDING





EXISTING CONDITIONS



Holly Street



Corner of Holly and North 15th Streets



North 15th Street

CONTEXT



Context: left of property

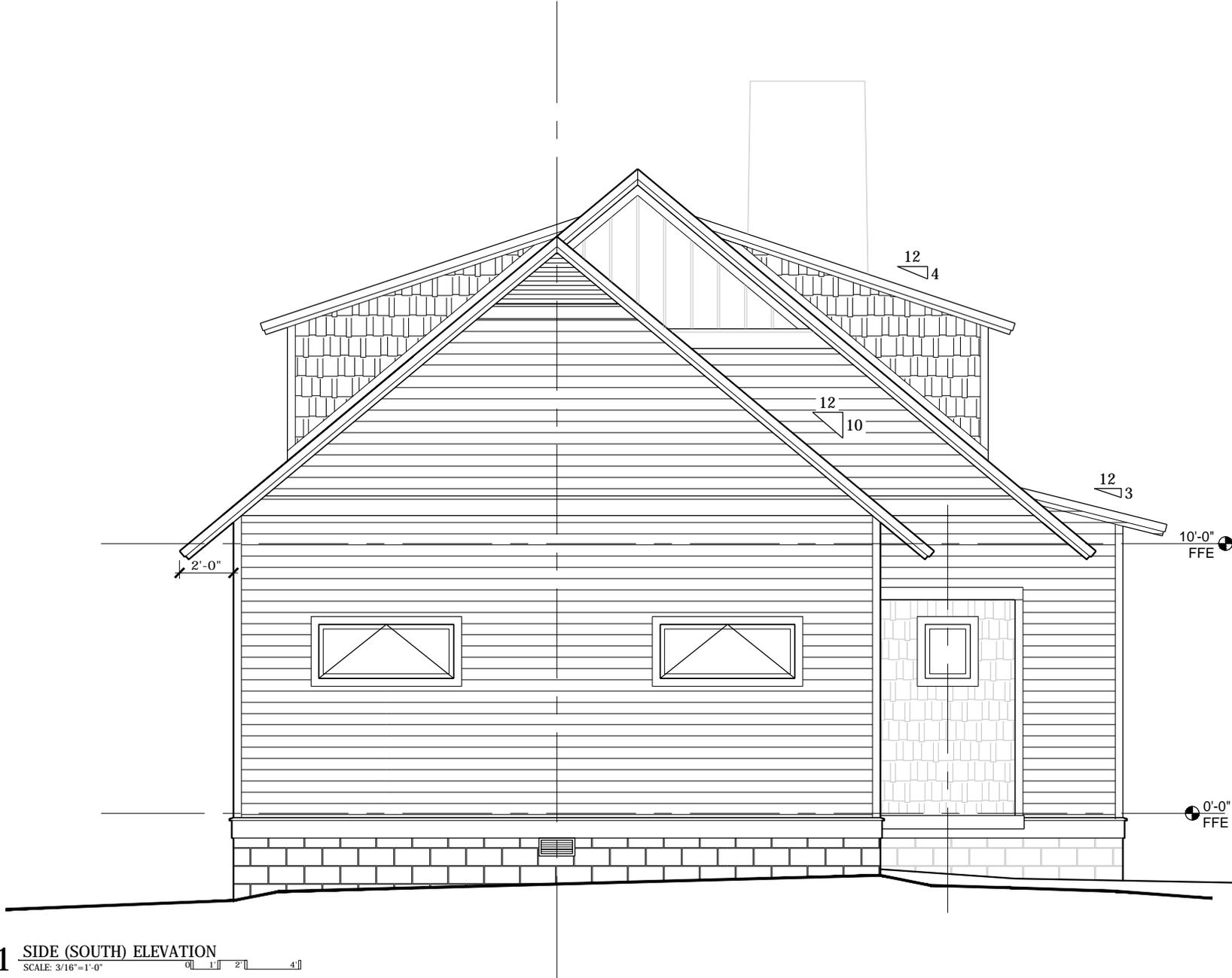


Right of property



Across the street

A1 SIDE (SOUTH) ELEVATION
 SCALE: 3/16"=1'-0" 0' 1' 2' 4'



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REV.	DATE:	DESC:
0	03.07.12	HISTORIC APPROVAL
1	05.01.12	HISTORIC APPROVAL

EXTERIOR ELEVATIONS
 # 1282

NEW CONSTRUCTION:
1419 Holly Street
 NASHVILLE, TN 37206



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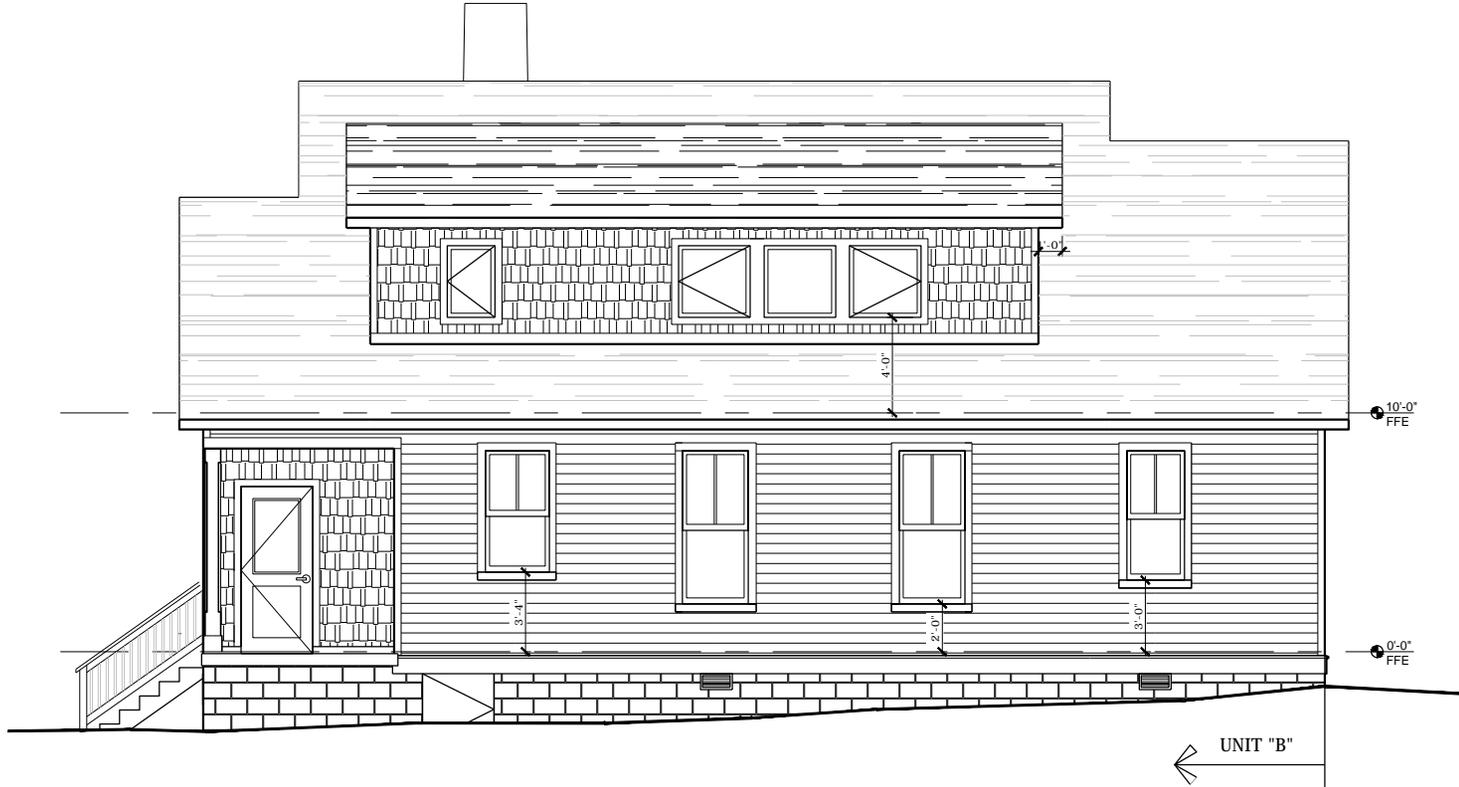
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EXTERIOR ELEVATIONS
 # 1282

NEW CONSTRUCTION:
1419 Holly Street
 NASHVILLE, TN 37206

A1 SIDE (WEST) ELEVATION
 SCALE: 3/16"=1'-0" 0 1 2 4

A1 REAR(WEST) ELEVATION
 SCALE: 1/8"=1'-0"

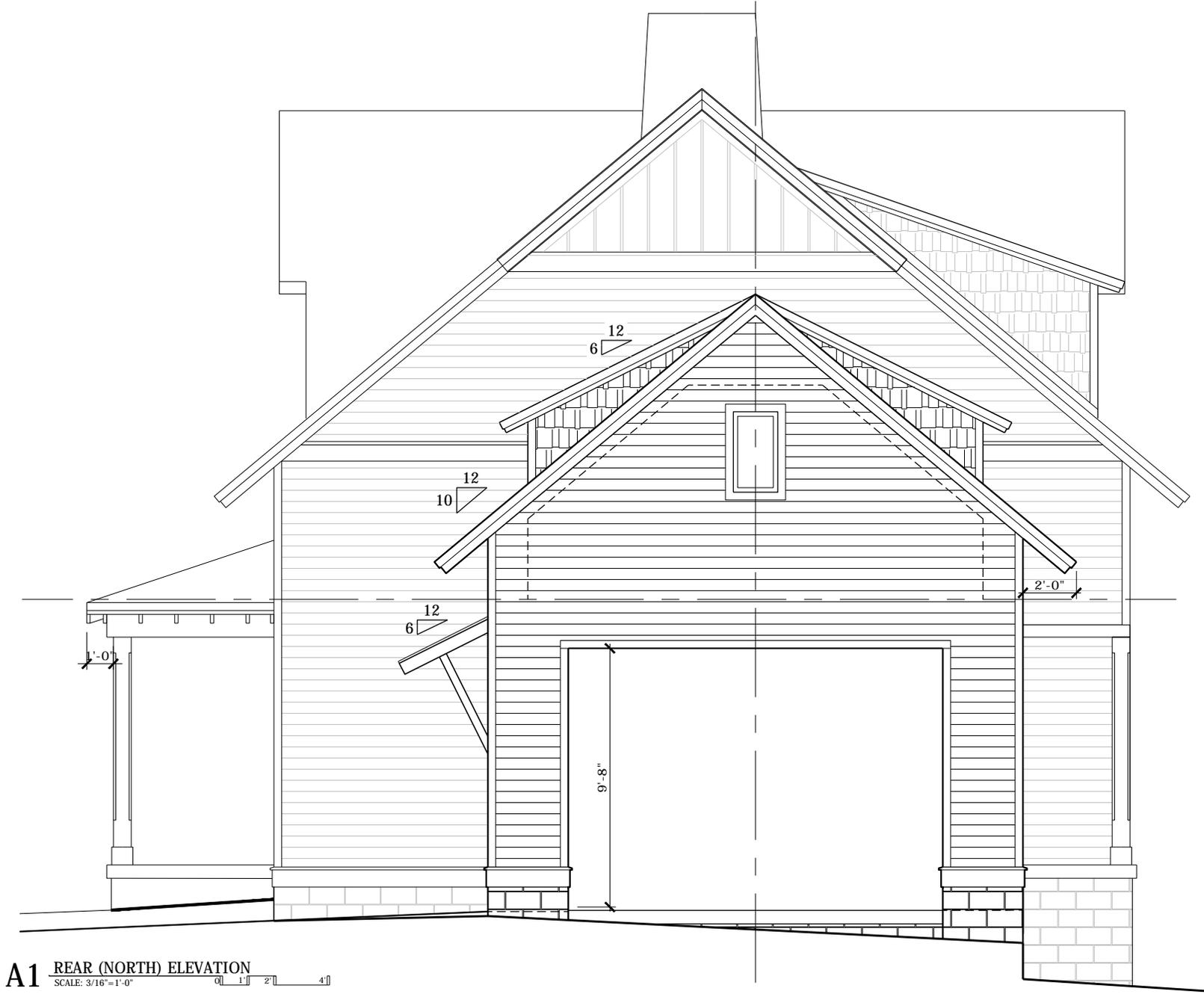


EXTERIOR ELEVATIONS

1282
 NEW CONSTRUCTION:
1419 Holly Street
 NASHVILLE, TN 37206

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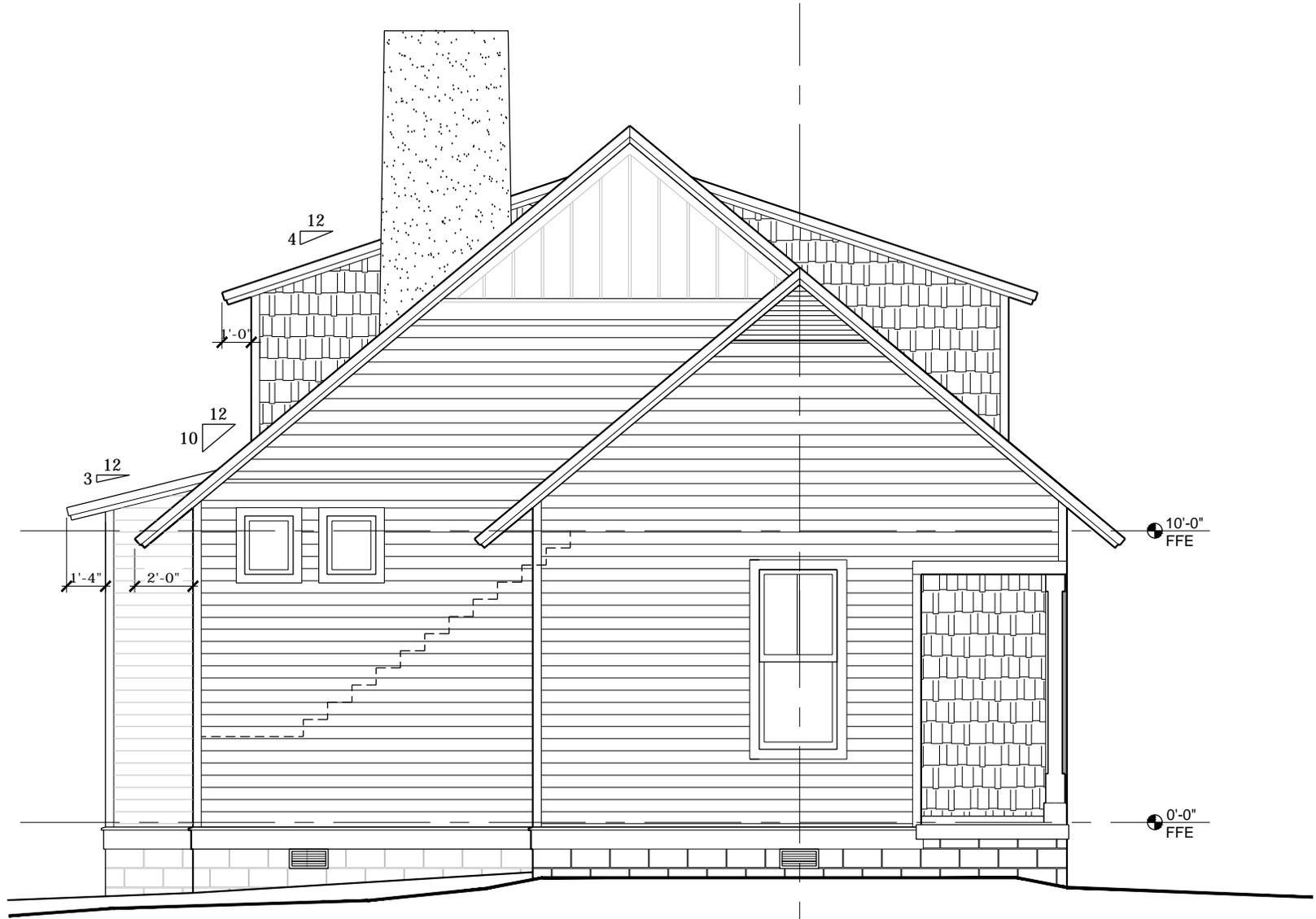
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A1 REAR (NORTH) ELEVATION
 SCALE: 3/16"=1'-0" 0 1 2 4

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A1 SIDE (NORTH) ELEVATION
 SCALE: 3/16"=1'-0"

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EXTERIOR ELEVATIONS
 # 1282

NEW CONSTRUCTION:
1419 Holly Street
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A4.2b



A1 SIDE (EAST) ELEVATION
 SCALE: 1/8"=1'-0" 0 4 8

UNIT "A"

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EXTERIOR ELEVATIONS

1282
 NEW CONSTRUCTION:
1419 Holly Street
 NASHVILLE, TN 37206

A1 FRONT (EAST) ELEVATION
 SCALE: 1/8" = 1'-0" 0 1 4 8



EXTERIOR ELEVATIONS

1282
 NEW CONSTRUCTION:
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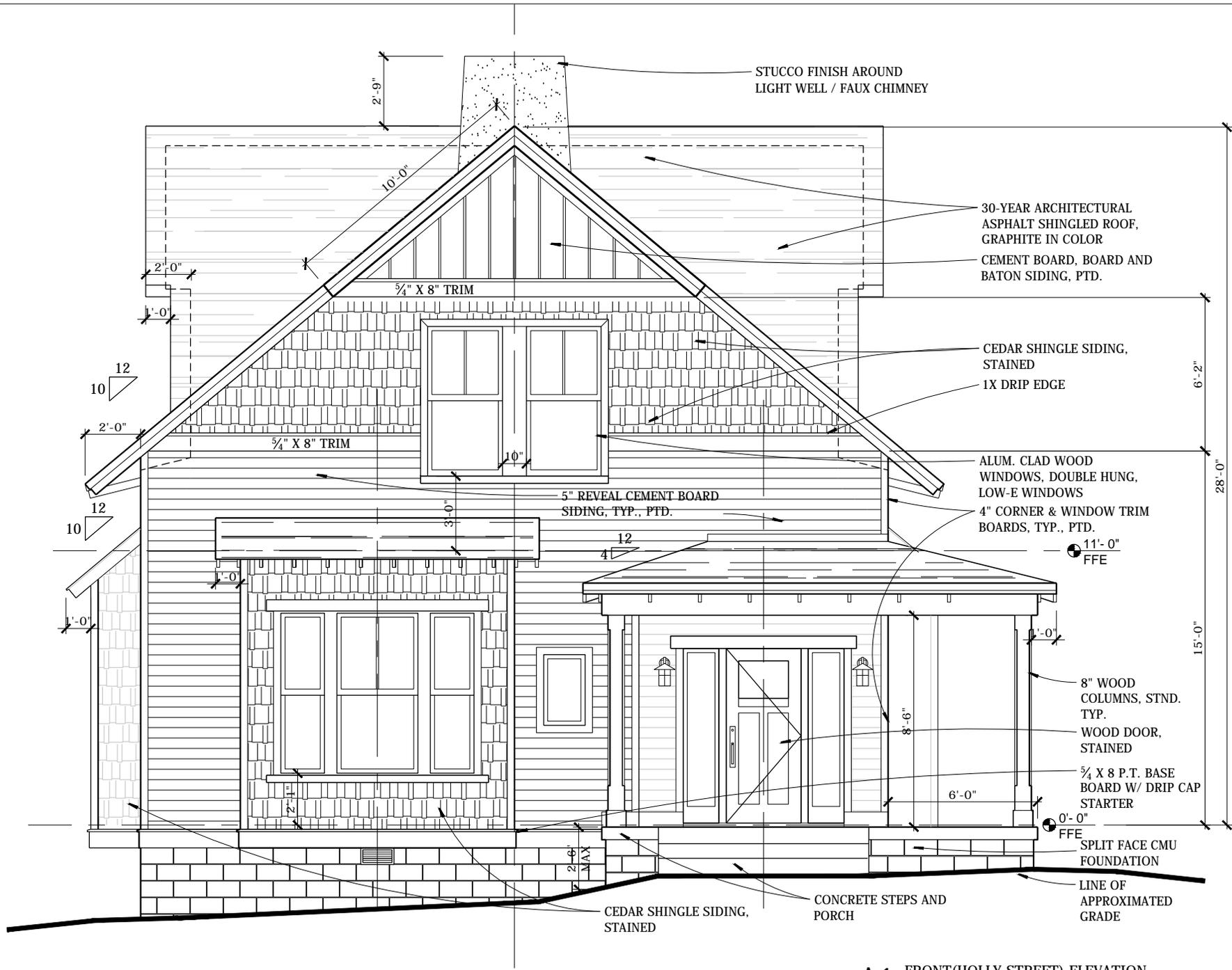
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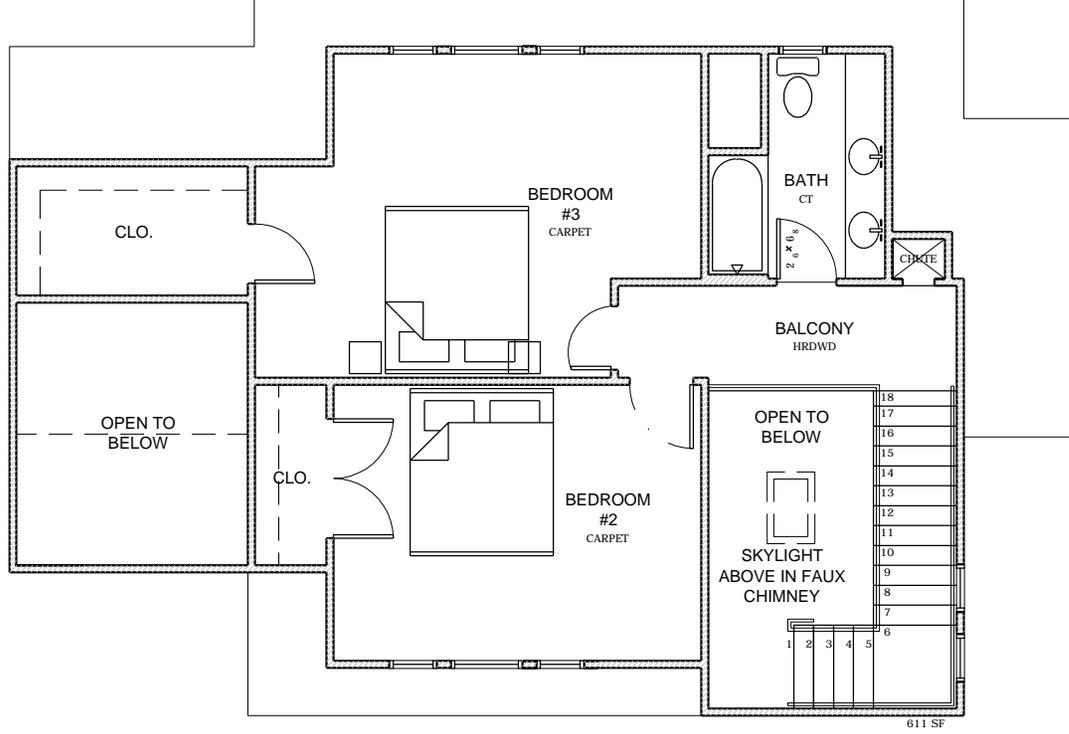
EXTERIOR ELEVATIONS

1282
 NEW CONSTRUCTION:
1419 Holly Street
 NASHVILLE, TN 37206

A4.1a



A1 FRONT (HOLLY STREET) ELEVATION
 SCALE: 3/16"=1'-0" 0 1' 2' 4'



A1 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0" 0 1 4 8

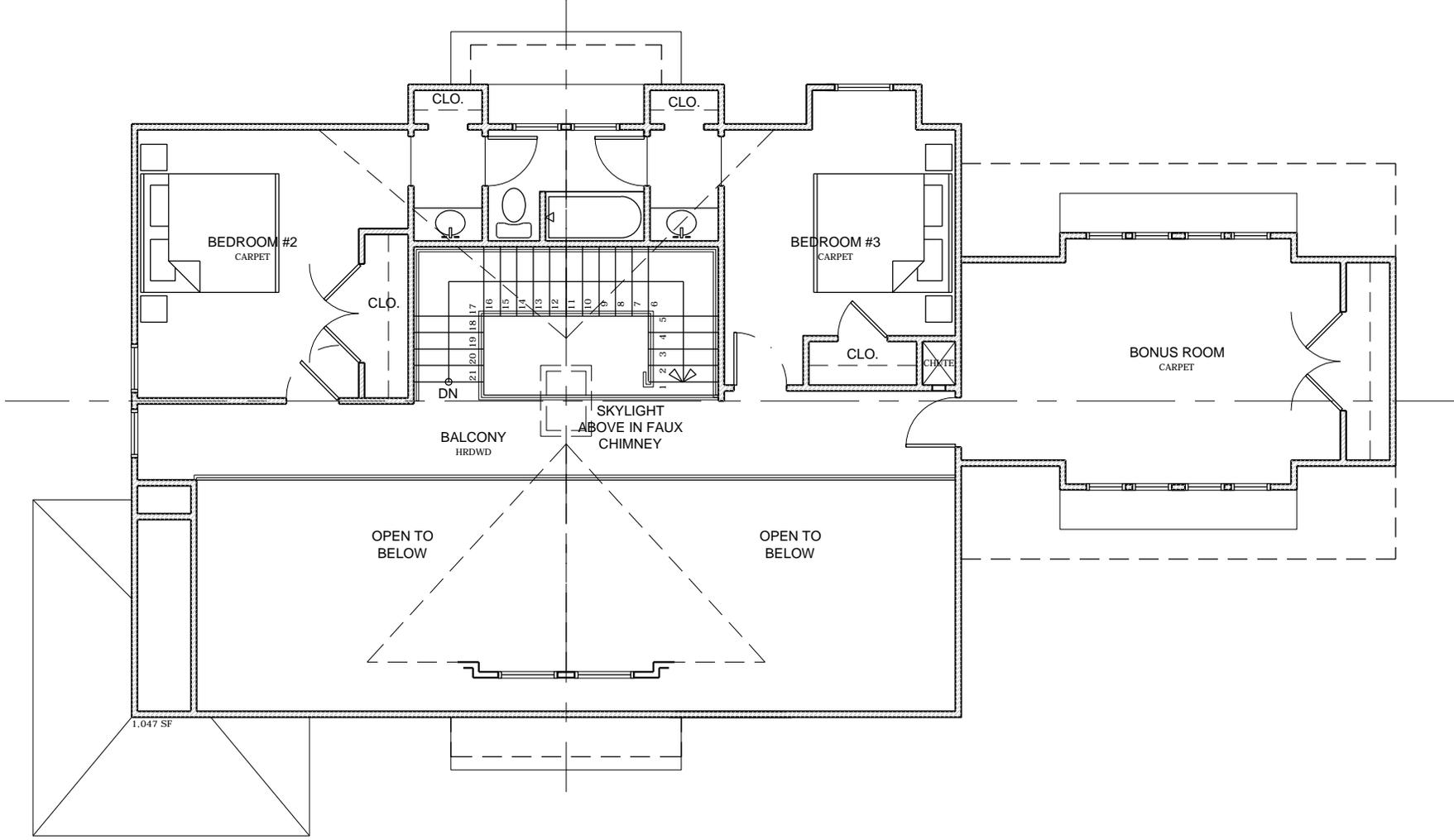
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CONSTRUCTION PLANS

1282
 NEW CONSTRUCTION:
1419 Holly Street
 NASHVILLE, TN 37206

A2.2b



A1 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0" 0 1 4 8

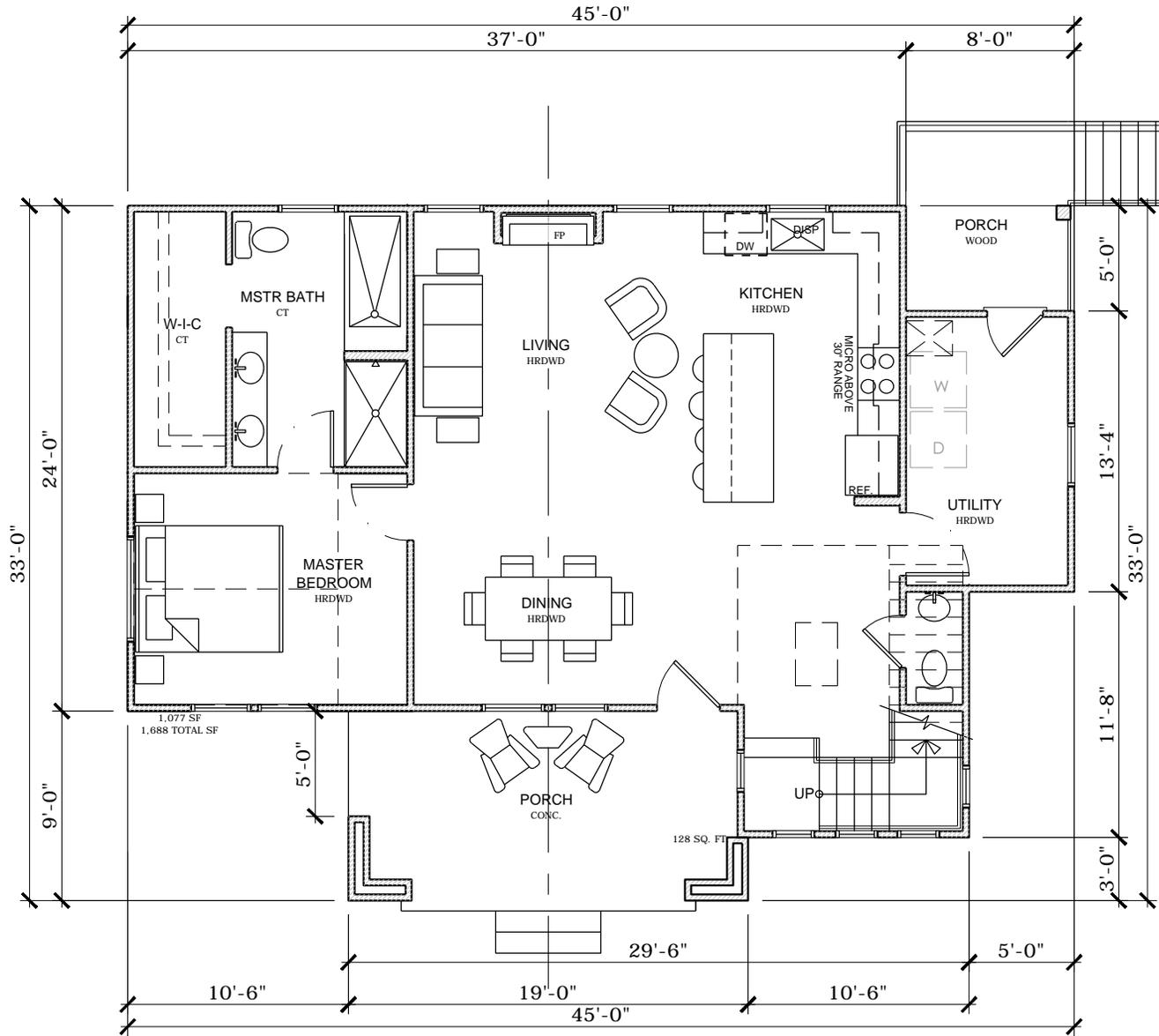
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CONSTRUCTION PLANS

1282
 NEW CONSTRUCTION:
1419 Holly Street
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A2.2a



1,077 SF
1,688 TOTAL SF

128 SQ. FT.

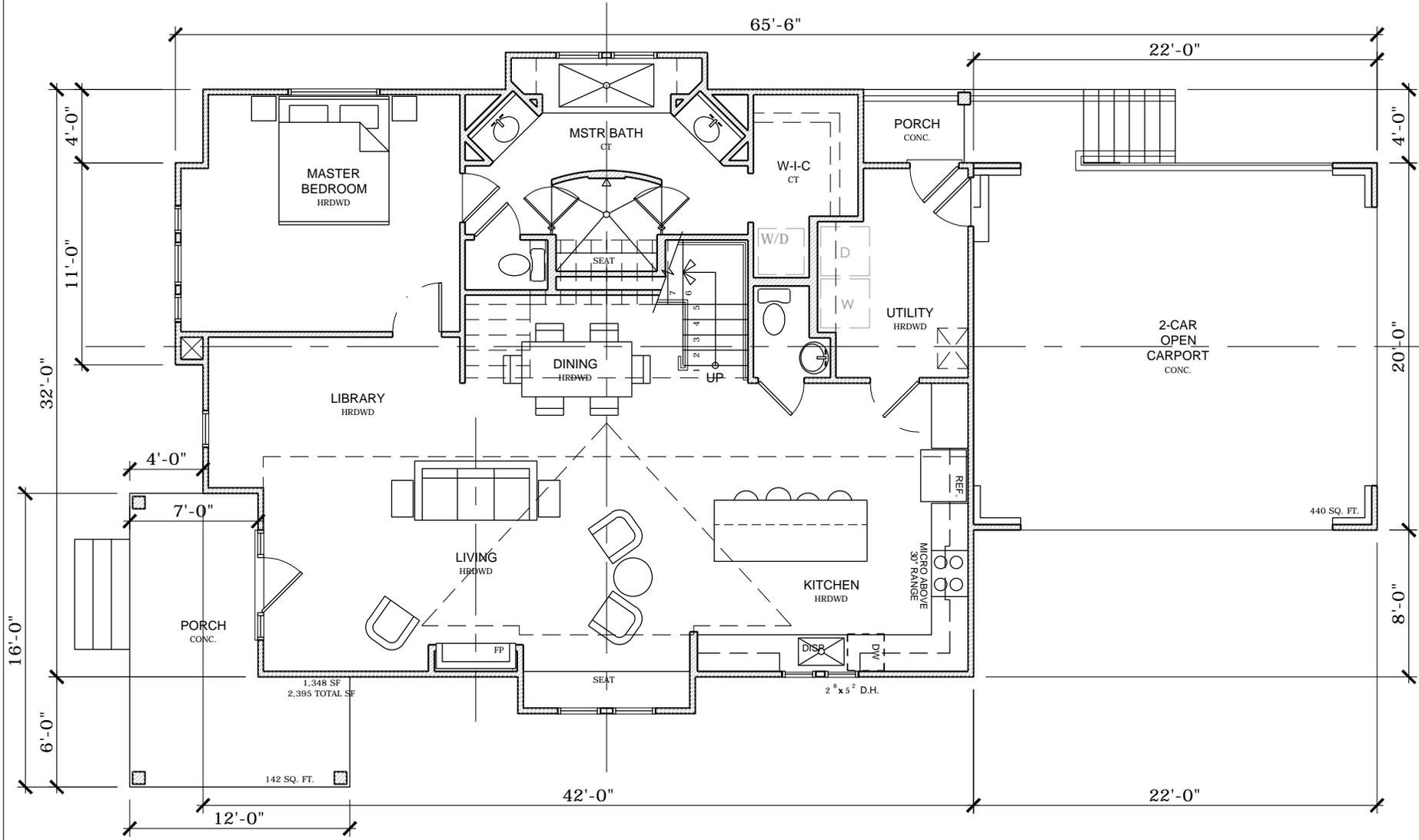
A1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" 0 4 8

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CONSTRUCTION PLANS
1282

NEW CONSTRUCTION:
1419 Holly Street
NASHVILLE, TN 37206



A1 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0" 0 1 4 8

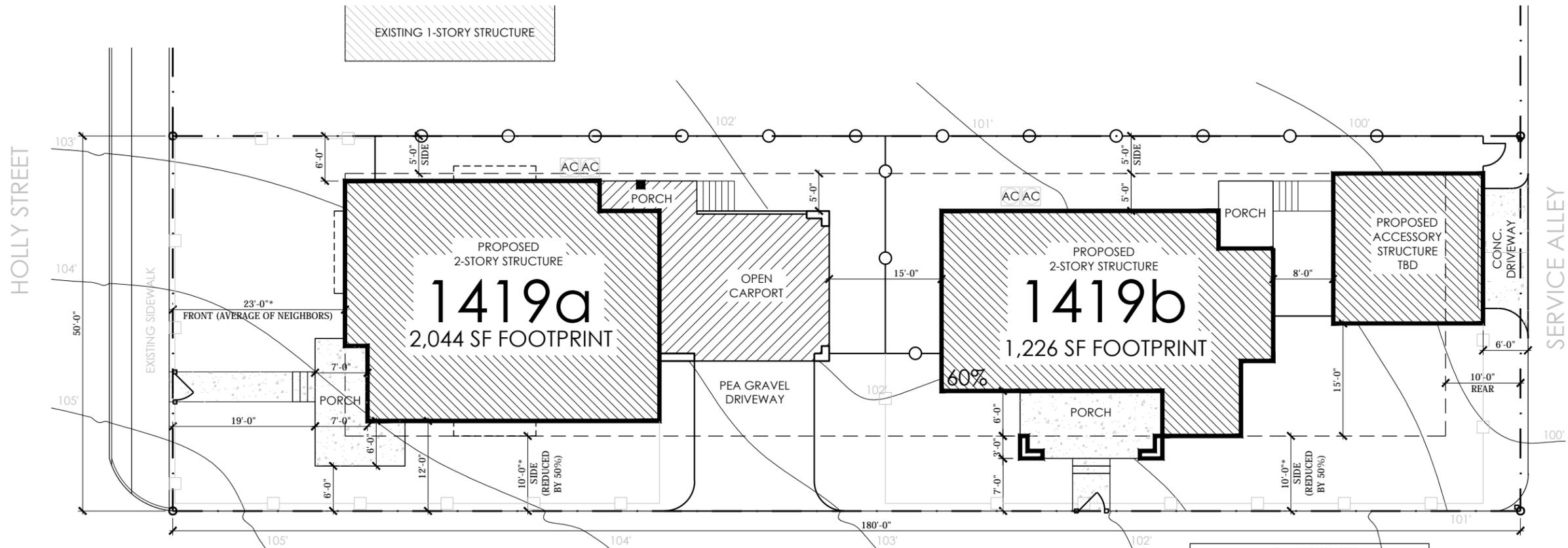
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CONSTRUCTION PLANS

1282
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A1 ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"



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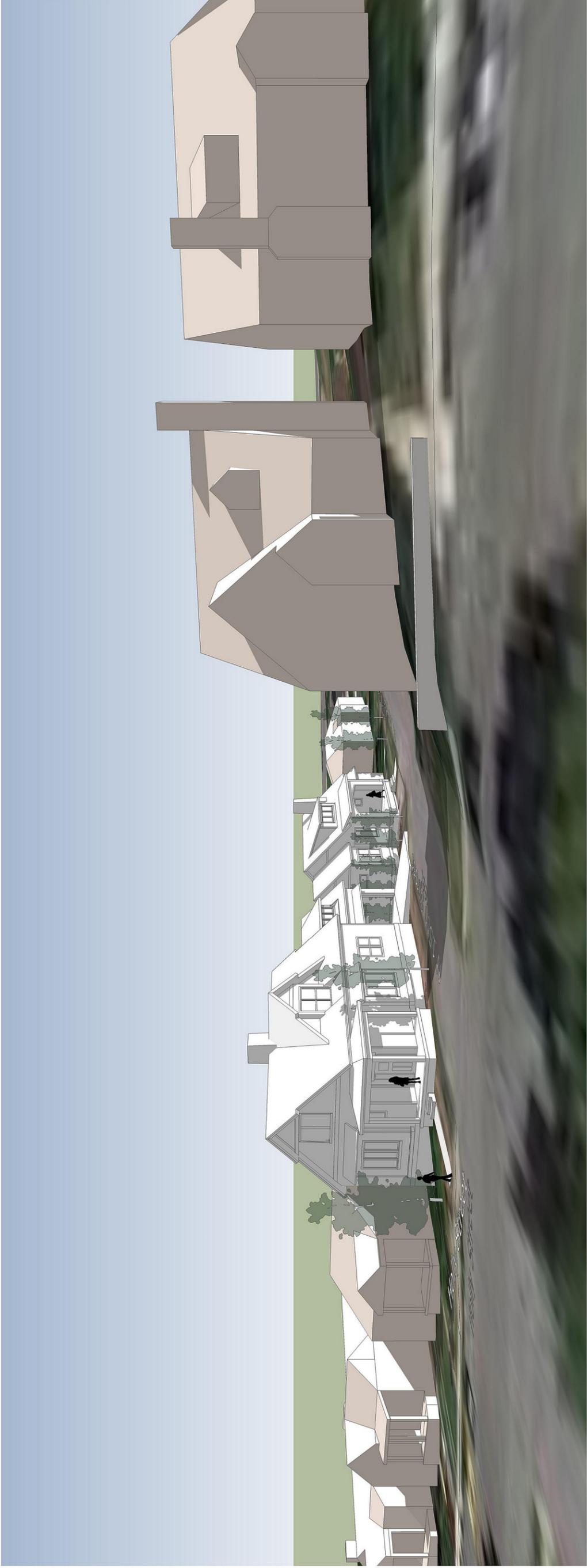
N 15th Elevations



Site Plan



N 15th Street Perspective



Holly Street Perspective #2

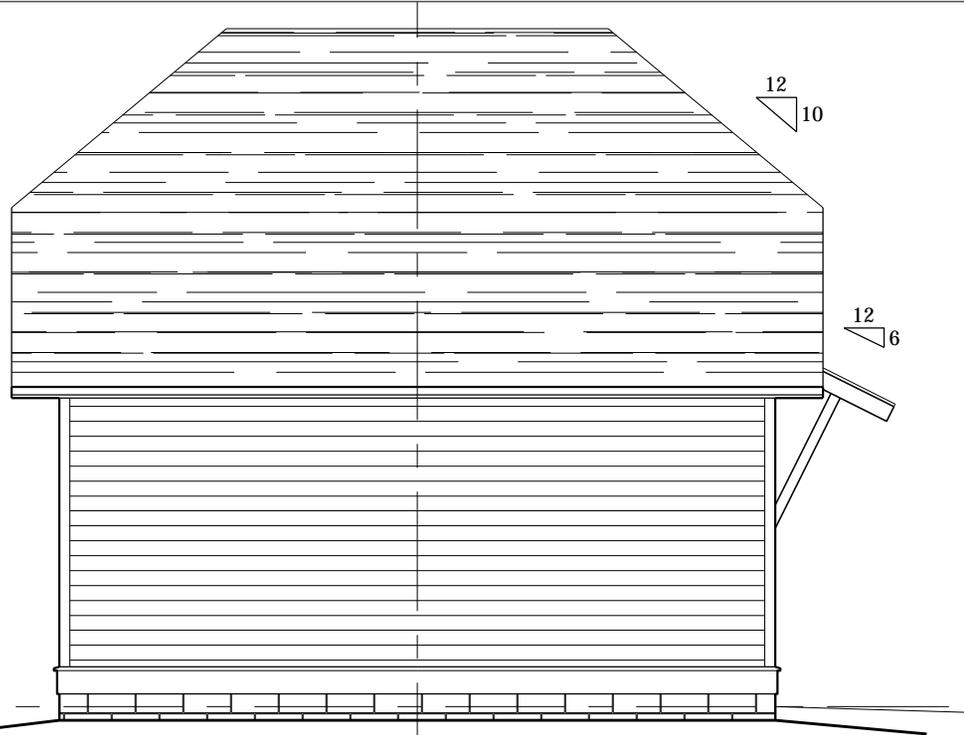


Holly Street Perspective #1

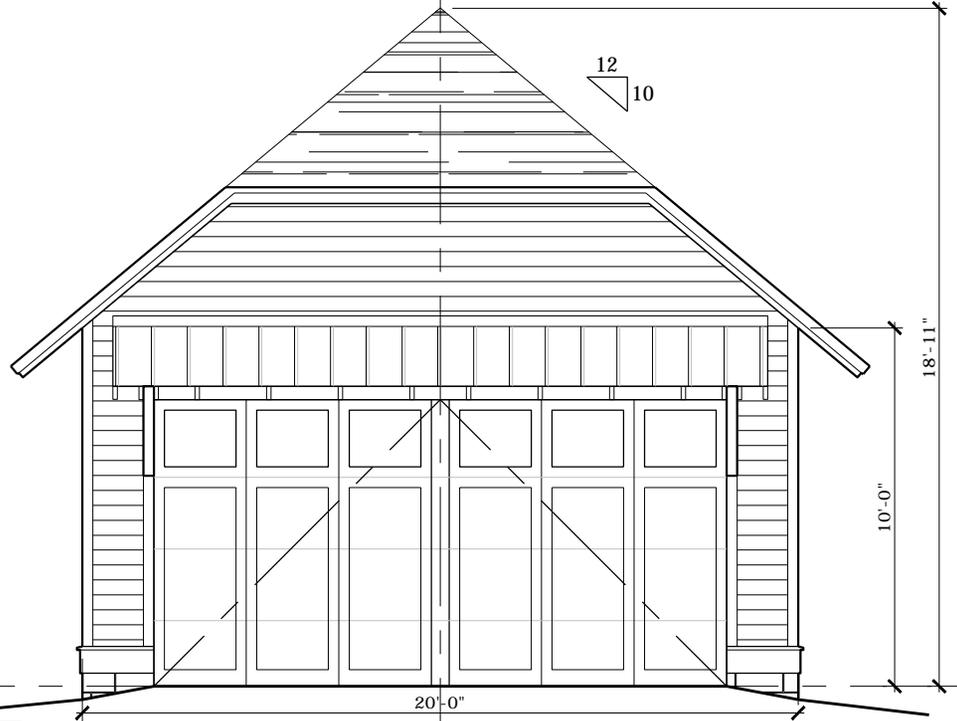


N 15th Street Perspective

A2 TYP. SIDE ELEVATION
SCALE: 3/16" = 1'-0"



A1 ALLEY ELEVATION
SCALE: 3/16" = 1'-0"



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