



**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**

**1620 Holly Street**

**May 15, 2013**

**Application:** Request for a rehearing

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

**Council District:** 06

**Map and Parcel Number:** 08314003600

**Applicant:** Billy West, Owner

**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

**Description of Project:** Applicant requests a rehearing of a project reviewed and decided on by the Commission at the February 2013 regularly scheduled hearing.

**Recommendation Summary:** Staff recommends disapproval of a rehearing as the current proposal does not include new plans; the applicant has not submitted evidence of new information that could not have been provided at the February 2013 meeting; and the applicant did not participate in the hearing and so is not eligible to request a rehearing, as required by the Commission's Rules of Order and Procedure.

**Attachments**

**A:** Applicable  
February 2013  
minutes  
**B:** Letter from  
Jean Dyer  
Harrison

## **Applicable Policy:**

**Metropolitan Historic Zoning Commission Rules of Order and Procedure, Adopted March 21, 2012**

### **VIII. Consideration of Applications for Preservation Permits**

#### **5. Post Hearing Requests**

##### **Request for rehearing:**

1. Any aggrieved party may, within sixty (60) days of the public hearing, in a case they participated in, request a rehearing.
2. No such request to grant a rehearing shall be considered unless new evidence is submitted which could not have reasonably been presented at the previous hearing. The
3. request must be in writing and it must recite with specificity the new evidence and the reasons for the request. The request may be accompanied by plans or diagrams, if necessary. A request for a rehearing shall be acted upon by motion of a member of the Board who voted in the majority as to the disposition of the case.
4. The affirmative vote of four (4) members for the majority is necessary to grant a rehearing. Failure to obtain four (4) votes shall be deemed a denial.
5. If the request is denied, an appropriate order shall be prepared by the zoning administrator and sent to the parties making the request. If the request is granted, the case will be set for another public hearing.

#### **Background & Analysis:**

The attached proposal was heard by the Commission on February 20, 2013 and denied based on the fact that the project did not meet the requirements for new construction and additional information was necessary to determine whether the proposed addition could be structurally accomplished before the guidelines can be applied.

On February 21, 2013, the applicant was sent a “notice of decision” letter informing him that the project was denied. When the applicant requested a rehearing, staff sent him information from the Rules of Policy and Procedure stating what information would be required for a rehearing. His attorney, Jean Dyer Harrison, submitted a request for rehearing but did not include, with specificity, new evidence that could not have been presented at the February 2013 hearing, as required by the policy.

The applicant did not participate in the original hearing by not attending the meeting and therefore is not eligible to request a rehearing, as stated by the policy.

The applicant was also informed that a “new application” could be filed but it would need to be significantly different than the application already disapproved. Staff has not received a revised application.

A request for rehearing shall be acted upon by motion of a member of the Board who voted in the majority to disapprove the case. Those Commissioners were: Rose Cantrell, Samuel Champion, Hunter Gee, Aaron Kaalberg, and Ben Mosley.

If the rehearing is approved, the staff recommendation from the February meeting is provided and includes copies of earlier permits, referenced by the applicant.



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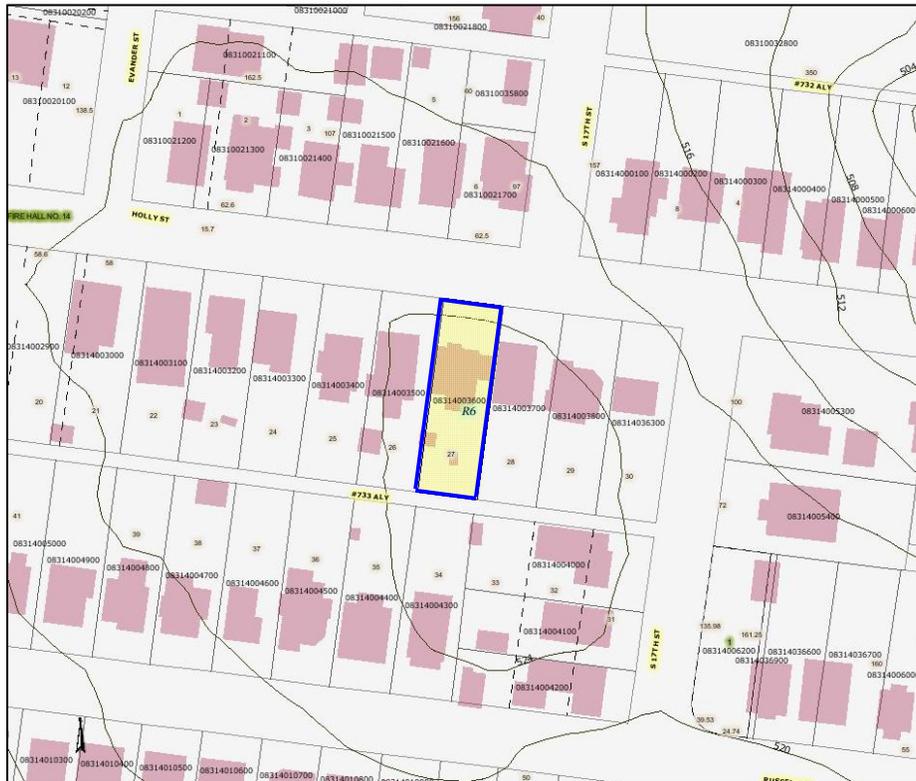
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**STAFF RECOMMENDATION**  
**1620 Holly Street**  
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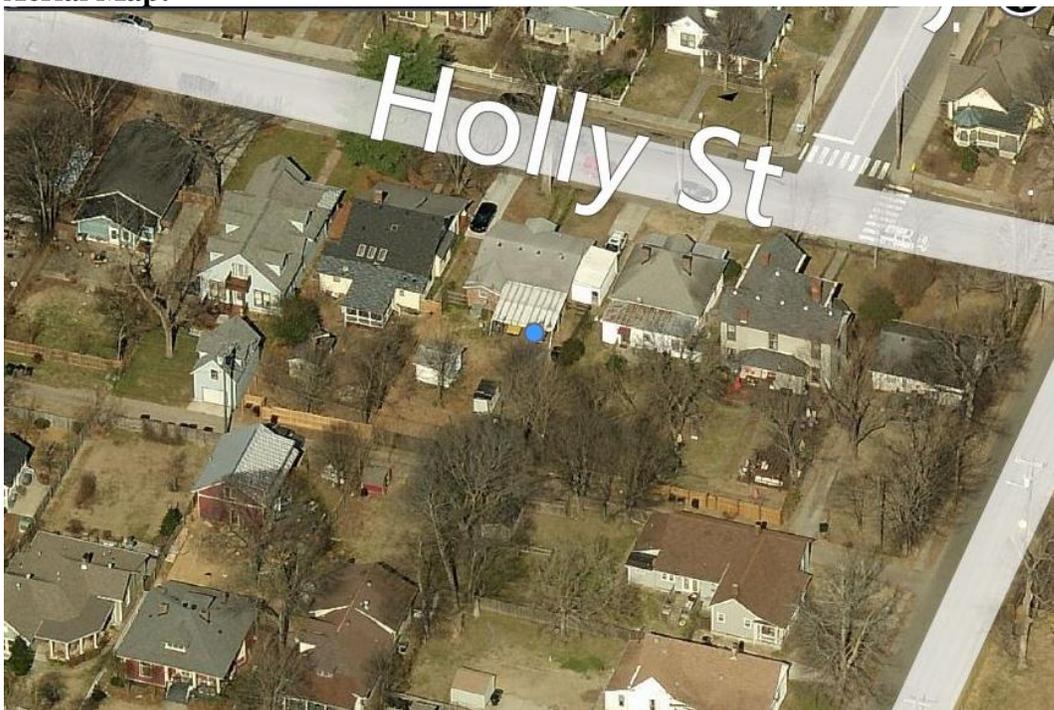
**Application:** Demolition; New construction-primary building  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08314003600  
**Applicant:** Billy West, Owner  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> Applicant proposes to demolish the existing house and construct a new two-story house. The new house is proposed to incorporate much of the materials and proportions of the existing building in its first story, including the overall width and window pattern as well as the materials and an attached front garage. The new space will also include a new attached garage at the rear and a new upperstory clad with fiber-cement siding.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the application to demolish the non-contributing house and construct a new two-story house, with the conditions that:</p> <ol style="list-style-type: none"> <li>1. The attached front-facing garage and driveway be eliminated;</li> <li>2. The scale of the new building be reduced by detaching the attached rear-left garage;</li> <li>3. The long two-story wall and continuous roof plane on the left side of the house be broken up or articulated;</li> <li>4. The foundation height be indicated on the exterior by a change in material, water table, and/or rowlock.</li> <li>5. Additional windows be added to the sides;</li> <li>6. The shutters either be eliminated or designed to be operable;</li> <li>7. The materials, textures, details, and colors (including the siding texture and reveal, the materials and colors of the foundation, brick stain, windows, doors, trim, roof, sidewalks and front steps) are approved administratively, and that cornerboards are added where needed,</li> <li>8. Cornerboards be added where needed; and</li> <li>9. Revised drawings be submitted to reflect any and all approved conditions.</li> </ol> <p>Having met those conditions, staff finds that the application would meet the design guidelines for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Previous Permits Issued  <b>C:</b> Site Plan  <b>D:</b> Elevations</p>
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**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**

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. BL2007-45).*

*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*

#### **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.*

*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.*

## **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

*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.*

*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 the primary building(s) that faces 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.*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

## 7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic* buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

## 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.*

*Outbuildings: 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 street-facing dormer should sit back at least 2' from the wall of the floor below.*

*Outbuildings: Windows and Doors*

*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.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

*Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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.*

*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 clad buildings.*

- 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:*

*· Where they are a typical feature of the neighborhood; or*

*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.

### ***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.*

## **IV. B. Demolition**

### **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.

### **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:** This building was constructed in 1973 and is a non-contributing building to the neighborhood conservation zoning overlay due to its age and design.

This project was first heard by the Commission on February 20, 2013 and denied but the applicant was not present.

A proposal for an upper half-story and rear addition was approved at this location in 2001, but it was not constructed. A permit for that scope of work was re-issued in 2010, which again was not constructed. The applicant is now proposing a new scope of work, significantly revised from that of the previously approved additions. (Please see previous permits issued attached.)

The applicant has submitted plans, greatly revised from the previously approved scope of work, in which they propose to demolish the roof and interior walls of the existing building in order to enlarge the house, keeping the foundation, first floor front and side walls, and an existing front-facing attached garage. In determining whether the proposed work is truly an addition or new construction of a primary buildings, Staff considered whether or not the existing house could accommodate a second level. An engineering report addressing that issue was requested but not submitted. In similar projects in the past, attempts to reuse even just an existing foundation have ultimately been found not to be structurally feasible. Concerned that the existing building likely cannot accommodate a second level, and because the majority or entirety of the finished project would be new material, Staff reviewed the project as new construction of a primary building, rather than as an addition.



1620 Holly Street, current appearance.

### **Analysis and Findings:**

#### Demolition

Because the existing structure does not contribute to the historic character of the district because of its age and design, staff finds the demolition of the structure in full to meet guideline IV.B.2.b. An existing rear shed will be retained.

#### Height, Scale

The proposed new building would resemble a historic Foursquare house in form, with a roughly square two-story primary component at the front with a 6:12 pitched hipped roof. The roof ridge height would be twenty-eight feet, six inches (28'-6"), and the eave height would be nineteen feet (19'). The heights of the new building would be compatible with the surrounding historic context, which includes one story and two-story houses, between twenty-five and forty feet (25'-40') tall.

The proposed structure shows brick to grade on the house, with a three course tall block foundation on the porch and a four inch (4") thick porch slab. This would give the house an appropriate finished floor level, but it is typical of historic houses to have a porch slab at least twice as thick, and have a change in material or a water table indicating the floor level on the exterior of the building. The roof of the porch, a 3:12 forward shed with an eave height at ten feet, six inches (10'-6") above grade and an eight inch thick porch rack, is appropriate. The depth of the porch is appropriate at eight feet, four inches (8'-4").

The width of primary mass of the new building would match that of the existing house, with a thirty-five foot (35') wide front wall, but it would retain an existing eleven foot (11') wide front-facing attached garage on the left side of the non-contributing building. The primary wall is compatible with the widths of surrounding historic houses, which range from twenty-two feet (22') to thirty-eight feet (38') in width, but the forty-six foot (46') total width would be greater than is typical of historic houses. Staff finds that retaining the existing attached garage with the new building does not meet guidelines II.B.2. and II.B.3.

With the footprint of the primary mass of the new building matching that of the existing building, the depth of the house (front to rear) is roughly the same on the right side, but there will be an eight foot (8') deep full-width porch added to the front. The left side, however, will be extended twenty-eight feet (28') to the rear to accommodate an attached two-car garage with a family room on the second story. Staff finds the new left wall more than fifty-seven feet (57') deep with a nineteen foot (19') eave, without any articulation of wall-planes, to be incompatible with the scale of historic houses. Reducing the scale of the rear portion would result in a more appropriate massing in order to meet guidelines II.B.2. and II.B.3.

### Setback and Rhythm of Spacing

The existing house sits approximately nine and six feet (9' & 6') behind the adjacent houses to the left and right, respectively. By maintaining the existing footprint but adding an eight foot (8') deep front porch, the front setback of the new building will be appropriate. The setbacks of the new building will be five feet (5') on the right, with the attached garage on the left extending all the way to the property line, perhaps even over it as the site plan indicates. This spacing between the new building and the adjacent parcel to the left would not be consistent with that found between historic houses. Staff finds that the setbacks and rhythm of spacing of the primary mass of the building would be appropriate and would meet guideline II.B.3 if the front-facing attached garage on the left would be eliminated from the proposal.

### Materials

The applicant proposes to retain the existing brick veneer, with a brick-to-grade foundation as is seen on the existing house. Based on the fact that the building will likely not accommodate a second level the brick may be reused but it may not be able to be maintained in the current configuration. (The house is brick veneer on frame rather than a truly masonry home with solid brick walls.) Since a change of material at the foundation, as is found on historic houses, would be more appropriate staff recommends a different masonry or stucco veneer for the foundation level. Split-faced concrete-block proposed for the foundation of the new front porch is appropriate, and would be an appropriate foundation for the rest of the house as well. New brick of a similar size and texture will be added to complete the new portions of the first story walls, which would be stained to be uniform upon completion. The upperstory will be fiber-cement siding with fiber-cement belt-course and trim. The siding texture and reveal has not been indicated on the plans. The submitted plans do not show cornerboards, which should be added unless the corners are mitred. The new roof will be asphalt shingles, but the color is not indicated. The front porch will have square fiber-cement columns with square brick bases. With conditions that the materials, textures, details, and colors (including the siding texture and reveal, the materials and colors of the foundation, brick stain, windows, doors, trim, roof, sidewalks and front steps) are approved administratively, and that cornerboards are added where needed, Staff finds the materials to generally meet guideline II.B.4.

### Roof Shape

The primary roof will be a 6:12 pitch hipped roof, with a short front-to-back ridge. Beyond the primary “Foursquare” element that roughly corresponds with the footprint of the existing structure, the roof will step down two feet, six inches (2’-6”) and carry back over the left-rear portion of the new building with one continuous surface. The front porch will have a 3:12 shed roof. Large unbroken roof surfaces like that on the left side of the house are not typical of historic houses in the area, just as large un-articulated walls like the left wall below it are not typical. Reducing the scale of the extended rear portion would break up the massing of the house and result in a more appropriate roof form. Otherwise, the pitch and form of the roofs are generally appropriate and meet guideline II.B.5.

### Orientation

The new building will match the orientation of adjacent historic buildings, the fronts of which are parallel to Holly Street. In addition to an existing front driveway that would be retained, a new walkway would be added to allow the new building to more appropriately address the street. Staff finds the orientation to meet guideline II.B.6.

### Window Pattern

The applicant’s proposal is to attempt to retain the front and side walls for the first story of the new building, therefore the front and side elevations will maintain existing window patterns and proportions; however, as stated previously, staff has reviewed the project as full new construction. On the front elevation, the existing openings are asymmetrically placed but are generally appropriate in proportion to the window patterns of historic houses. Shutters are shown on the front elevation windows, which would not be appropriate unless they are operable. The side elevation window patterns, however, are not appropriate. The right side would have only one small window behind the midpoint of the primary “Foursquare” mass, and the left side would have a single door behind the midpoint of the structure. The existing attached metal garage would occupy the majority of the left wall of the “Foursquare.” Staff recommends adding a vertically oriented window to the ground level, right side, towards the front of the house and one or two windows on the ground level where the current side garage is proposed. The windows in the upperstory are regularly spaced and compatible on all three public facades. With the condition of additional windows on the side, Staff finds the window patterns of the upperstory and front elevation to meet guideline II.B.7.

### Outbuildings

Historically, it was typical for lots in Lockeland Springs to have a primary building at the front and a detached accessory building at the rear. Often these accessory buildings were located very near the rear property line. In fact, the 1914 Sanborn map shows a previous house on this lot had a detached garage right on the alley. The proposed new building would retain the existing attached front-accessed garage of the non-contributing building and would have a new attached rear-facing garage. Attached garages are inappropriate because they are not consistent with the historic pattern of development and because they increase the scale and lot coverage of a primary building, making the primary building

less compatible and potentially precluding the later construction of a more appropriate detached garage.

In 2011, the MHZC developed a policy on garages to provide guidance on situations where attached garages may be appropriate, based on a survey of historic garages compiled by Staff. This policy allows attached garages if they are a typical feature of the neighborhood or 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.

Eliminating the two attached garages will not mean that the applicant cannot have a garage and does not necessarily delay the applicant's project. A detached garage that is no more than 700 square feet, has an eave height that is no more than 10' and a ridge height that is no more than 20' and is located in an appropriate location that meets bulk zoning can be approved by Staff upon receipt of a complete application.

Staff finds the two attached garages on the new building do not meet guideline section II.B.8.

#### Appurtenances

The proposal would retain the existing curb-loaded driveway and add a new sidewalk from the front of the house to the street. Although curb-loaded driveways are not very common, there are some present within the surrounding area. Staff is recommending removal of the side garage, as it does not meet the design guidelines, therefore the existing front curb cut would not be needed. Staff recommends removal of the existing driveway and curb cut. The HVAC and mechanicals would be behind the house as they are now. Staff finds the proposed front paving and appurtenances to meet guideline II.B.9.

#### **Recommendation**

Staff recommends approval of the application to demolish the non-contributing house and construct a new two-story house, with the conditions that:

1. The attached front-facing garage and driveway be eliminated;
2. The scale of the new building be reduced by detaching the attached rear-left garage;
3. The long two-story wall and continuous roof plane on the left side of the house be broken up or articulated;
4. The foundation height be indicated on the exterior by a change in material, water table, and/or rowlock.
5. Additional windows be added to the sides;
6. The shutters either be eliminated or designed to be operable;
7. The materials, textures, details, and colors (including the siding texture and reveal, the materials and colors of the foundation, brick stain, windows, doors, trim, roof, sidewalks and front steps) are approved administratively, and that cornerboards are added where needed,

- 8. Cornerboards be added where needed; and
  - 9. Revised drawings be submitted to reflect any and all approved conditions.
- Having met those conditions, staff finds that the application would meet the design guidelines for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

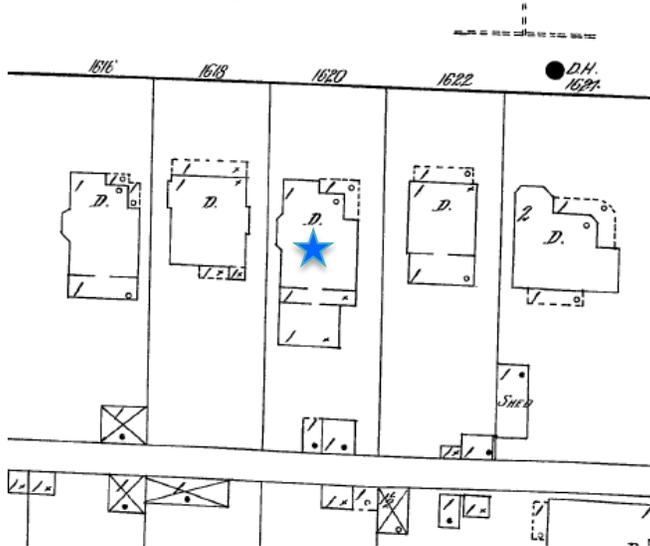
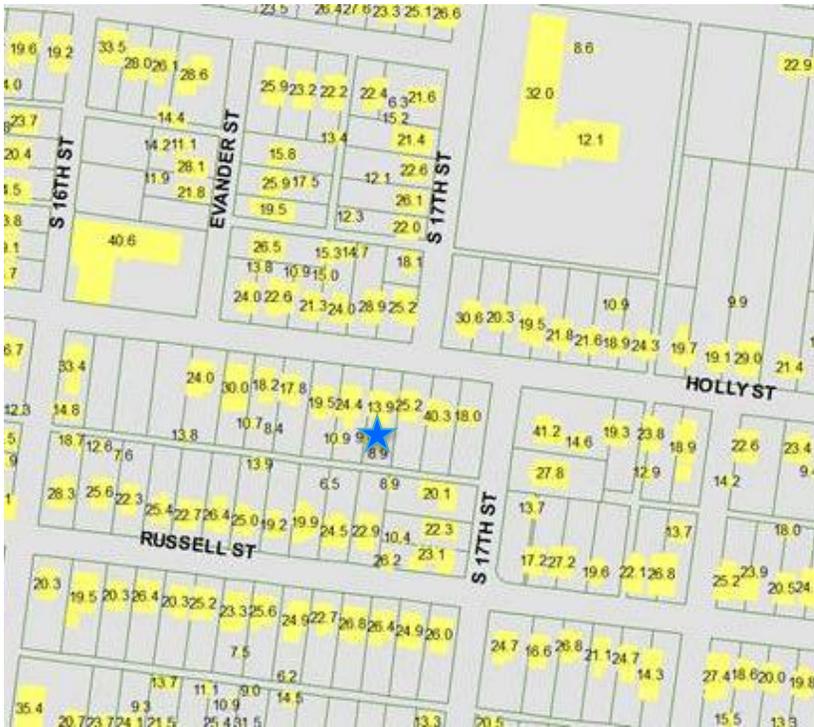


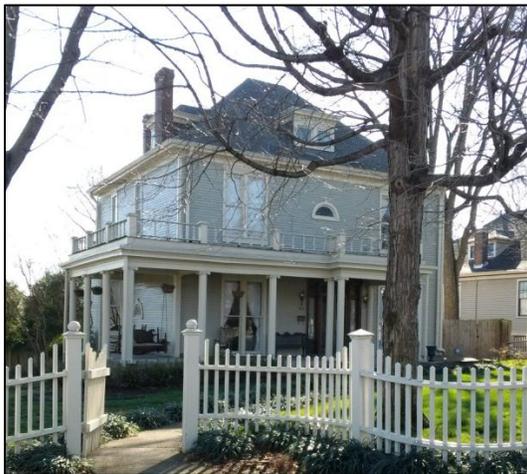
Image from 1951 Sanborn Map.



Heights of surrounding buildings.



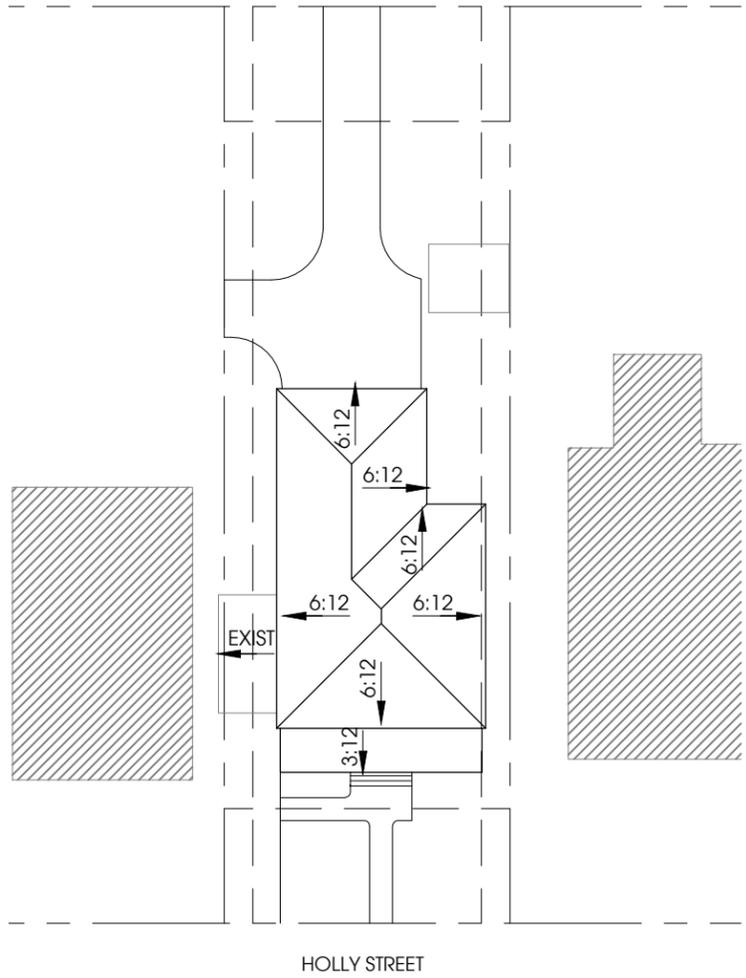
1620 Holly Street and adjacent houses.



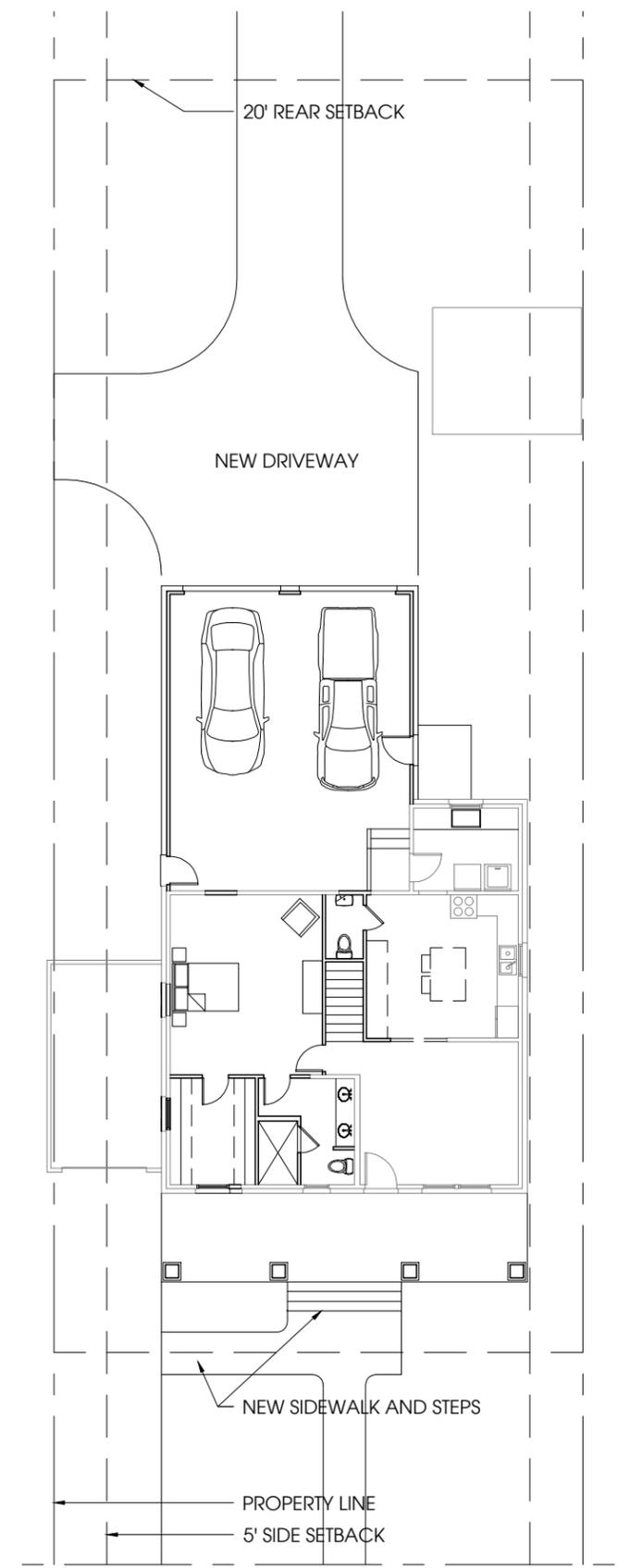
121 South 17<sup>th</sup> Street



1624 Holly Street

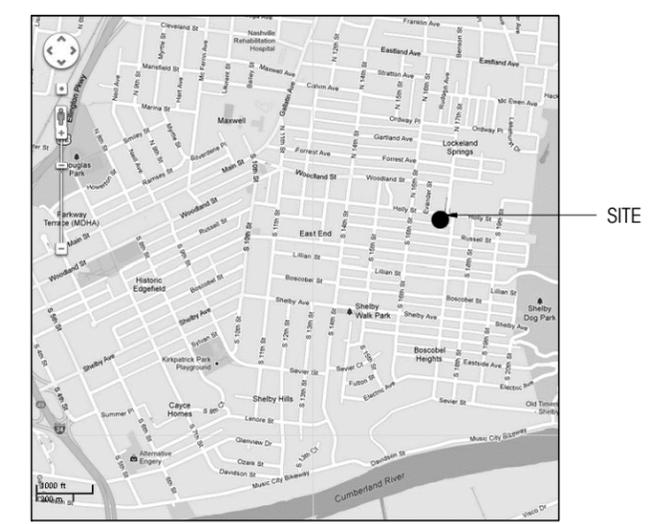


**2 PROPERTY PLAN**  
 0 4' 8' 16' 32'



**1 SITE PLAN**  
 0 2' 4' 8' 16'

**VICINITY MAP**



**GENERAL DESCRIPTION**

**PROJECT NAME:** WEST RESIDENCE

**PROJECT LOCATION:** 1620 HOLLY STREET  
 NASHVILLE, TN 37206  
 PARCEL ID# 08314003600

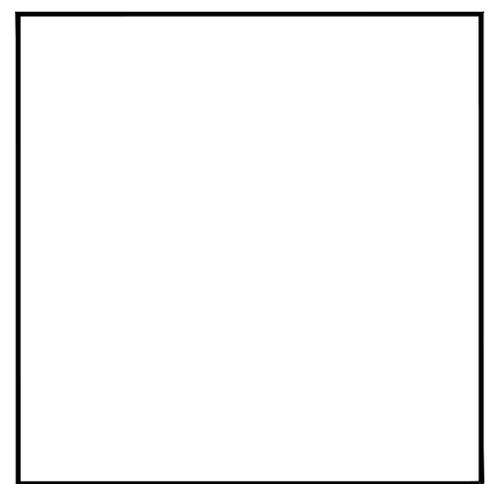
**PROJECT SUMMARY:** THE DEMOLITION OF THE ROOF ON A ONE LEVEL NON-CONFORMING BUILDING AND THE ADDITION OF AN ATTACHED GARAGE AND A SECOND LEVEL OVER THE EXISTING HOUSE AND THE NEW GARAGE IS PROPOSED FOR THE WEST RESIDENCE. THE MATERIALS OF THE FIRST LEVEL WILL REMAIN BRICK AND THE SECOND LEVEL WILL BE CONSTRUCTED WITH FIBERCEMENT SIDING AND COMPOSITE SHINGLE ROOFING.

**ZONING:** R-6  
 PROPERTY IS IN NEIGHBORHOOD CONSERVATION OVERLAY  
 PROPERTY IS IN URBAN ZONING OVERLAY

**APPLICABLE CODES:** 2006 INTERNATIONAL RESIDENTIAL CODE

**SQUARE FOOTAGE CALCULATIONS**

EXISTING HOUSE	1095 S.F.
SECOND LEVEL	1765 S.F.
<b>TOTAL HEATED &amp; COOLED SQUARE FOOTAGE</b>	<b>2860 S.F.</b>
GARAGE	690 S.F.
FRONT PORCH	285 S.F.
<b>TOTAL SQUARE FOOTAGE</b>	<b>3835 S.F.</b>



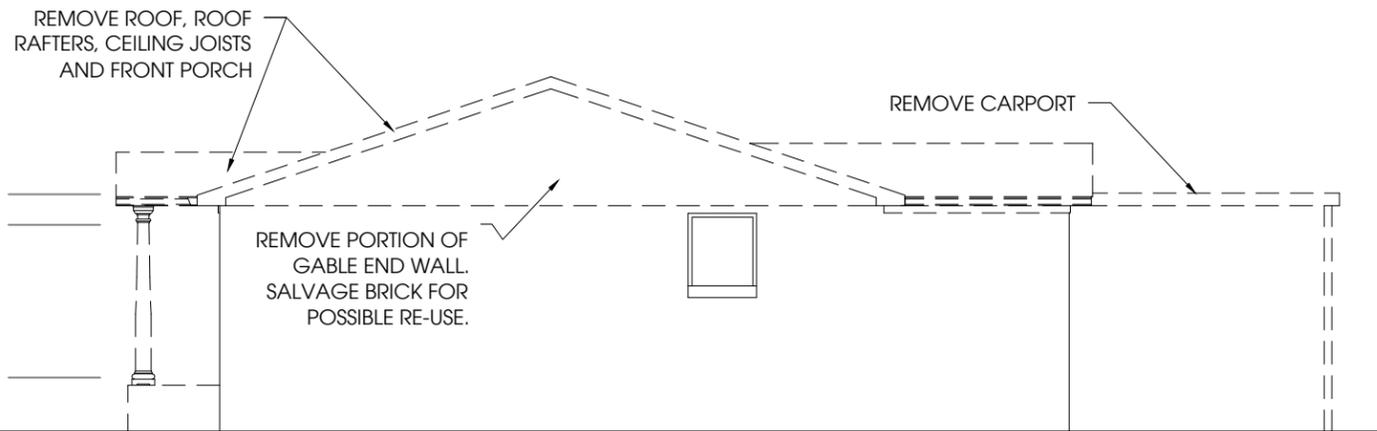
**WEST RESIDENCE**  
 1620 HOLLY STREET  
 NASHVILLE . TENNESSEE 37206

**PRESERVATION PERMIT**

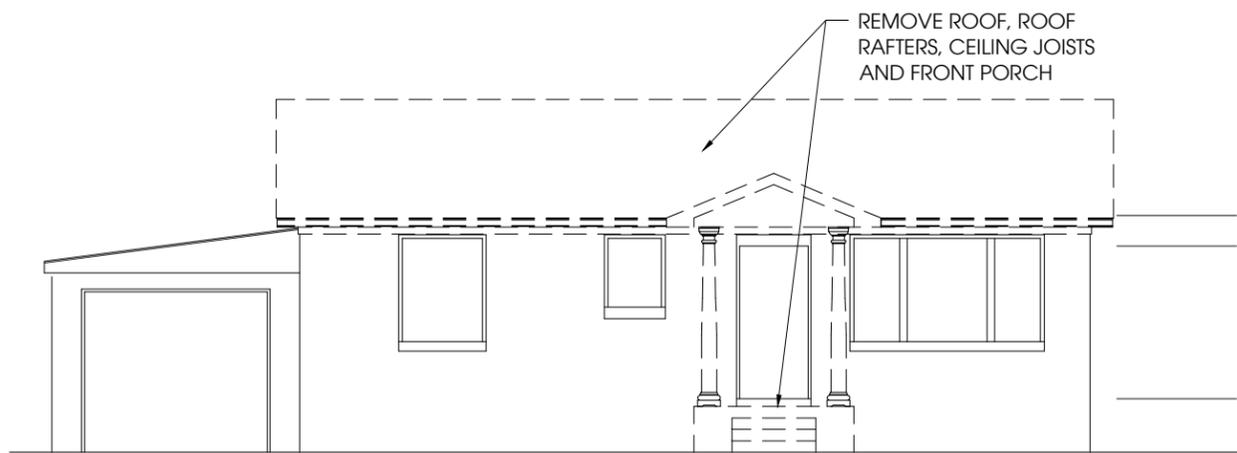
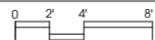
● **05 FEBRUARY 2013**

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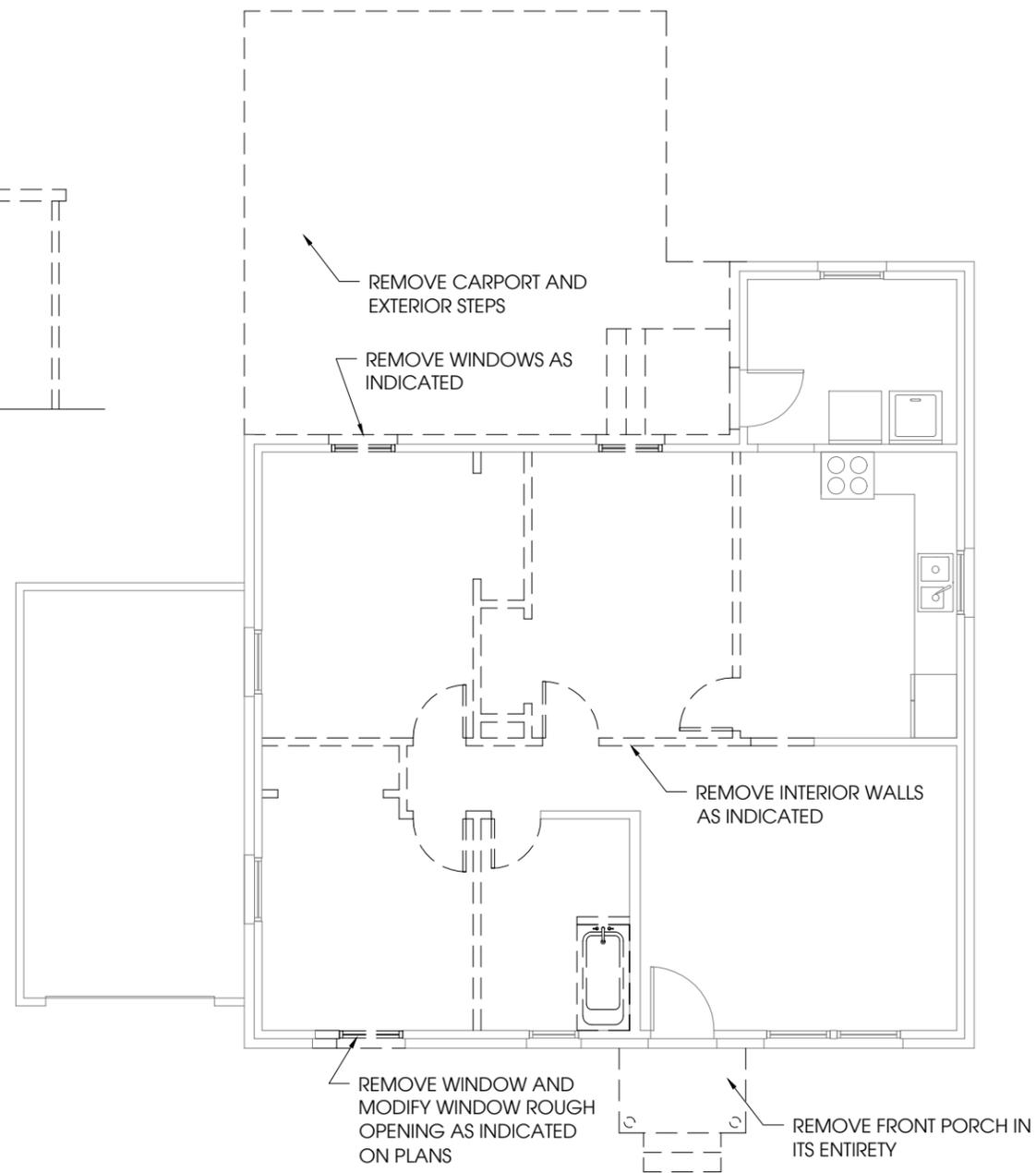
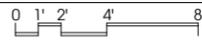
**A0.1**



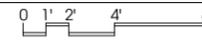
**3 SIDE ELEVATION DEMOLITION**



**2 FRONT ELEVATION DEMOLITION**



**1 FIRST FLOOR DEMOLITION PLAN**



**WEST RESIDENCE**

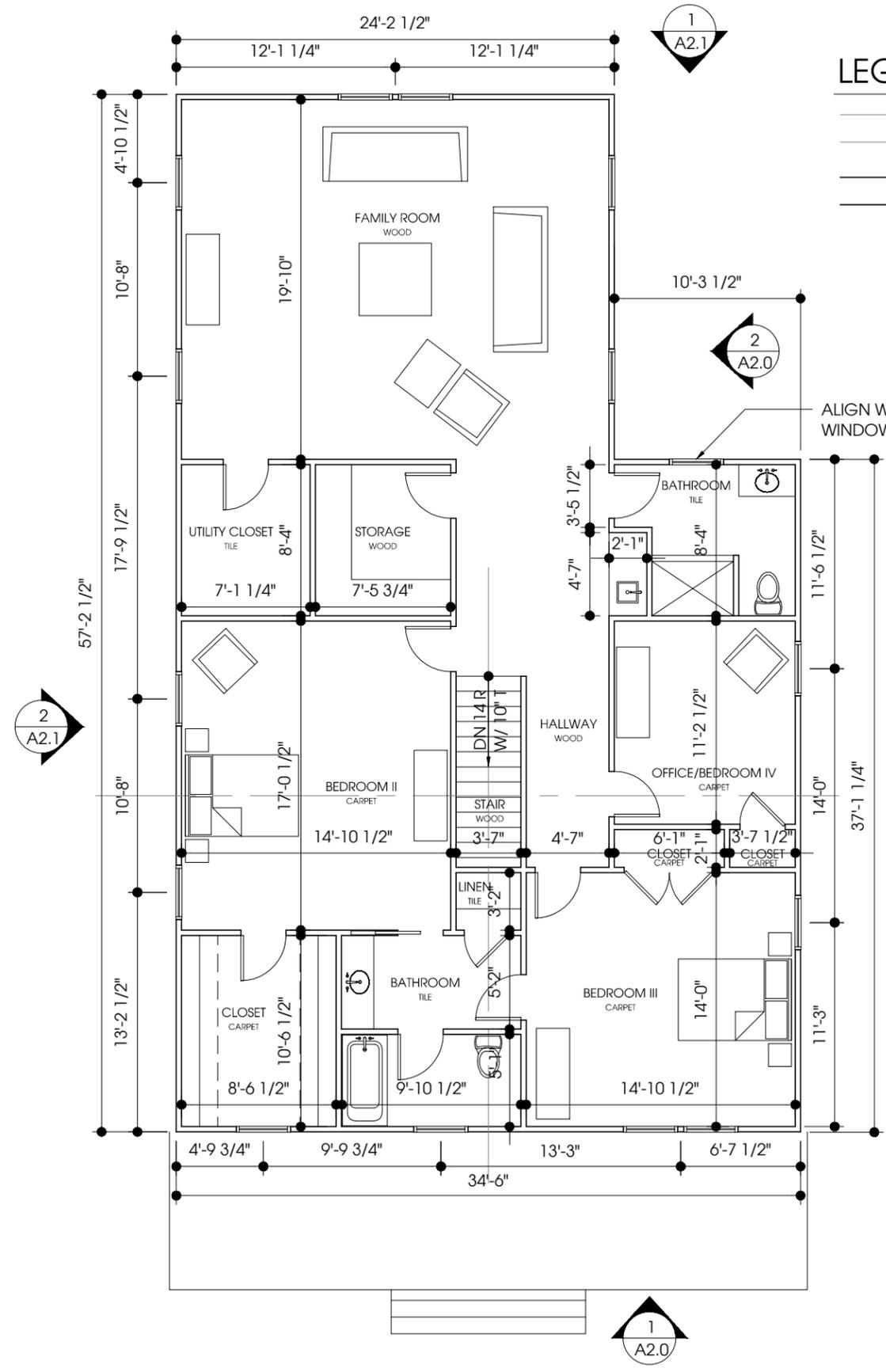
1620 HOLLY STREET  
NASHVILLE, TENNESSEE 37206

**PRESERVATION PERMIT**

● 05 FEBRUARY 2013

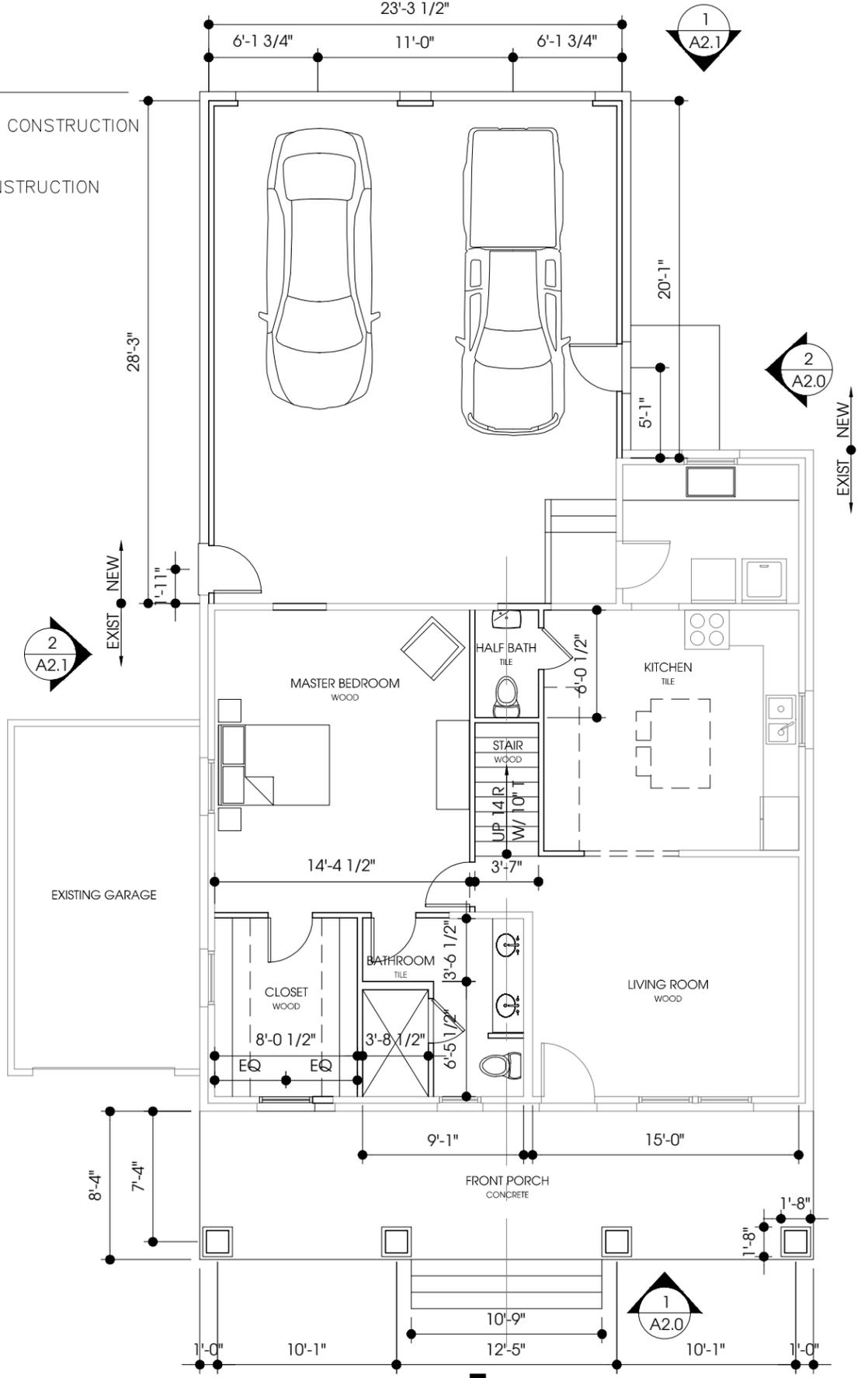


**A1.0**



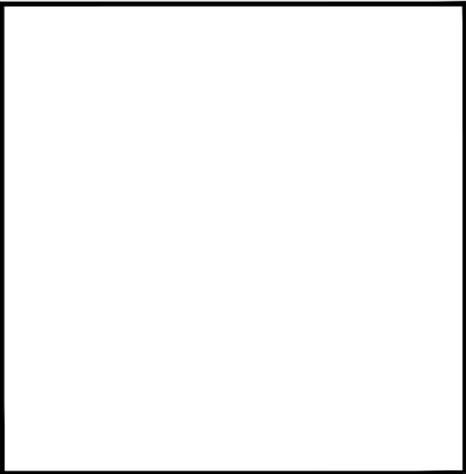
2 SECOND FLOOR PLAN

0 1' 2' 4' 8'



1 FIRST FLOOR PLAN

0 1' 2' 4' 8'



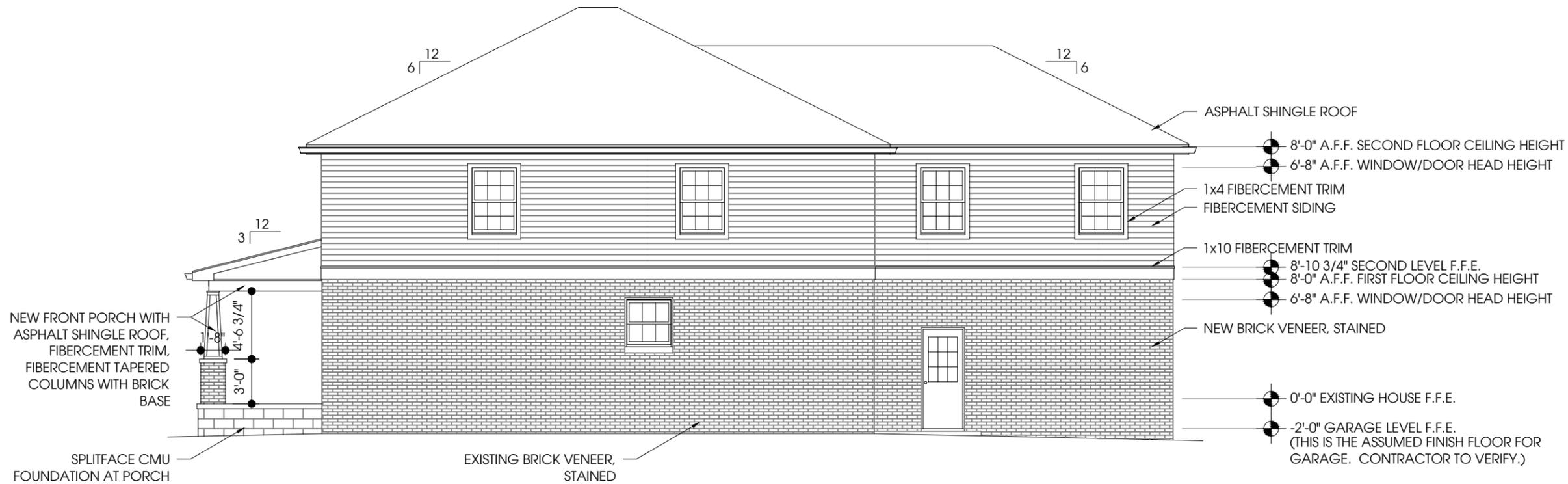
**WEST RESIDENCE**  
 1620 HOLLY STREET  
 NASHVILLE, TENNESSEE 37206

**PRESERVATION PERMIT**

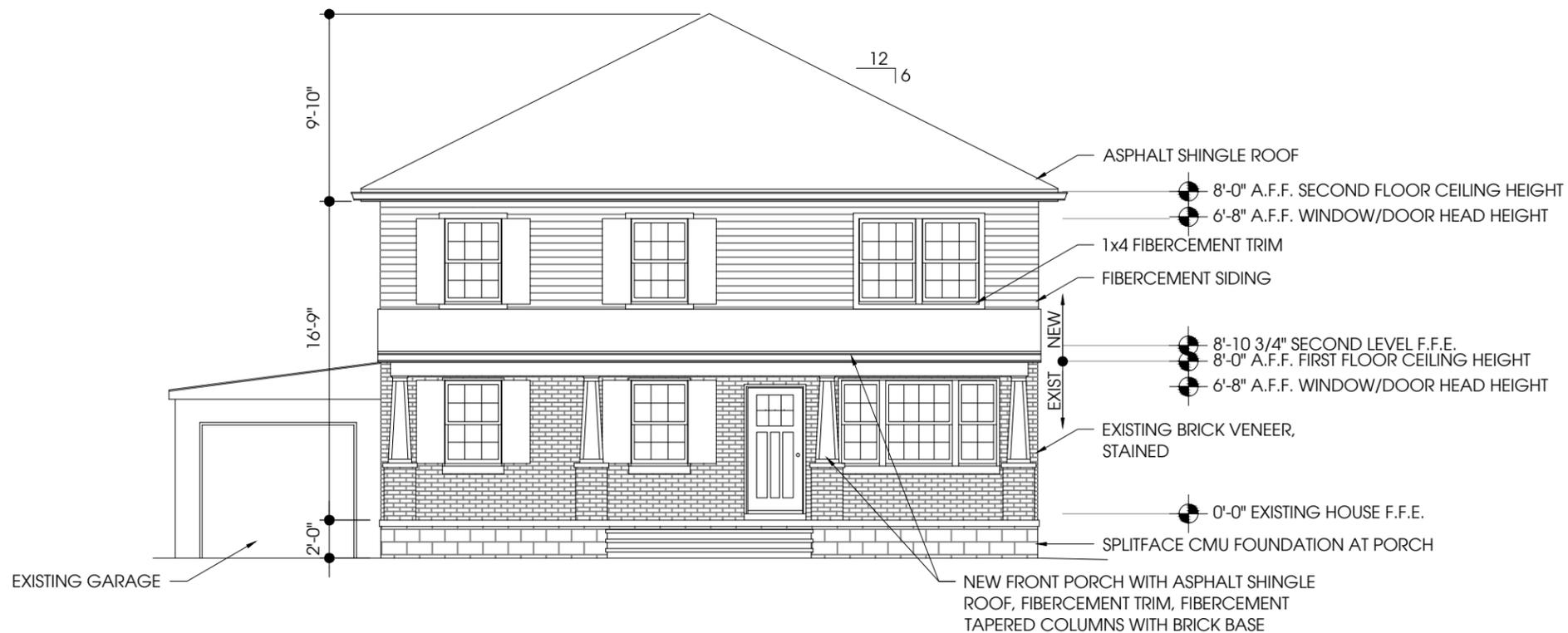
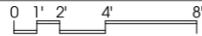
● 05 FEBRUARY 2013

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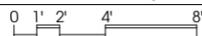
**A1.1**



**2 SIDE (WEST) ELEVATION**



**1 FRONT (NORTH) ELEVATION**



**WEST RESIDENCE**

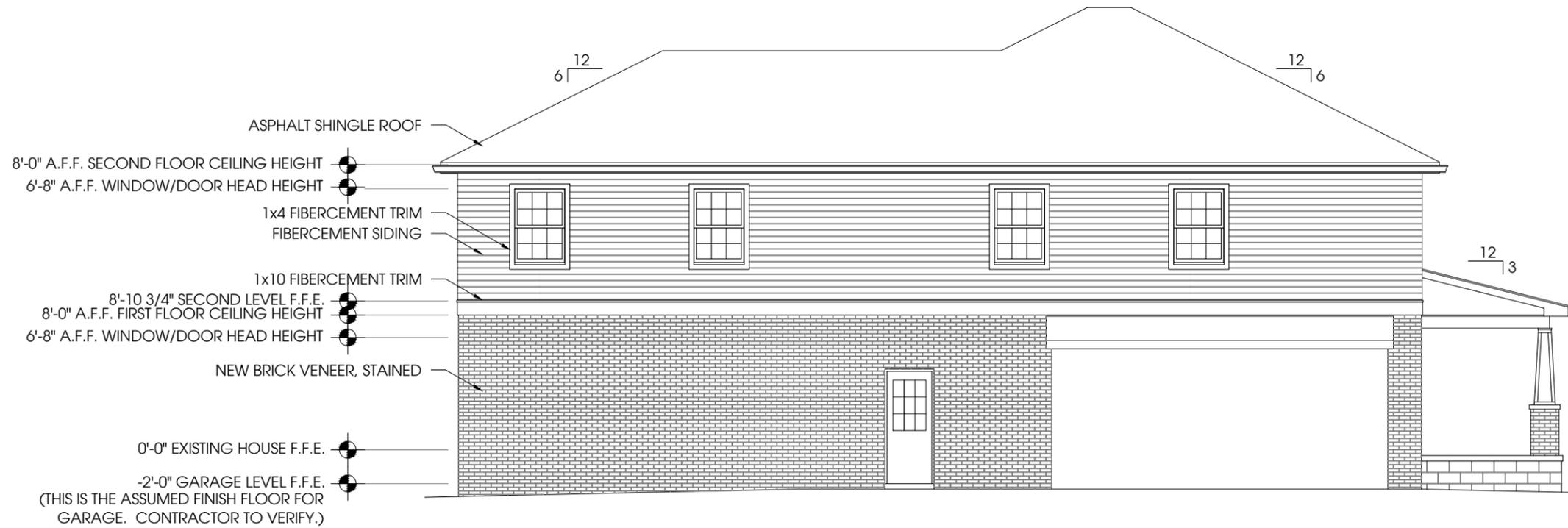
1620 HOLLY STREET  
NASHVILLE, TENNESSEE 37206

**PRESERVATION PERMIT**

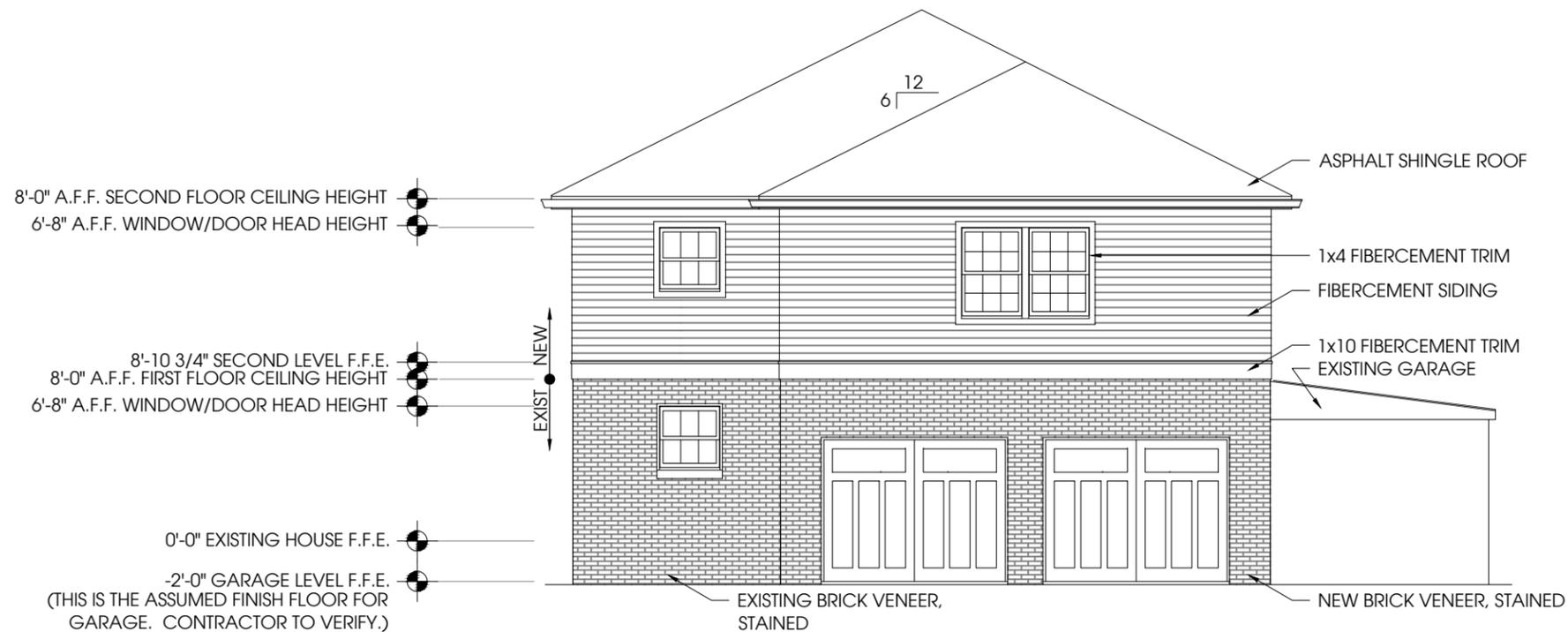
● 05 FEBRUARY 2013



**A2.0**



**2 SIDE (EAST) ELEVATION**



**1 REAR (SOUTH) ELEVATION**



**WEST RESIDENCE**  
 1620 HOLLY STREET  
 NASHVILLE, TENNESSEE 37206

**PRESERVATION PERMIT**

● 05 FEBRUARY 2013



**A2.1**

# HARRISON

LAW GROUP, P.C.

105 16th Avenue South, Suite D Nashville, Tennessee 37212  
www.harrison-lawgroup.com

Jean Dyer Harrison, Attorney

jean@harrison-lawgroup.com

615.322.9191 office 615.322.1220 fax

April 15, 2013

Robin Ziegler  
Metro Historic Zoning  
3000 Granny White Pike  
Nashville, TN 37214

Re: Billy West, 1620 Holly St.

Dear Ms. Ziegler,

I have been retained by Mr. West with regard to Historic's denial of the application for the renovation of the above-referenced home. Mr. West missed the meeting in March because he had the wrong date. That said, I have been corresponding with your attorney for some time now and had forwarded to her all the relevant documentation.

To begin with, Historic's staff report is treating this as a demolition which it is not. The structure will remain with a significant addition. That said, the problem with all of this is that Metro has previously approved the plan and cannot now reject the approval it has already given. Please note that Metro has already approved this three times. I direct your attention to Permit #2001-054, #2010-147 and #2010-148. When Mr. West submitted the amended plans in November, the only alteration made was to raise the roof line from a 1 ½ story to a 2 story home to which there was no objection. Please note the following which was provided to my client by your office:

-----  
**From:** "Nashville Permitting System@nashville.gov" <Nashville\_Permitting\_System@nashville.gov>  
**To:** BWEST7@BELLSOUTH.NET  
**Sent:** Tue, November 6, 2012 2:12:52 PM  
**Subject:** Information about permit at City Of Nashville....

Information regarding your Metro Historic Zoning Commission permit:

Additional information is available using your Permit Tracking Number at  
<https://permits.nashville.gov/kivanet/2/permit/lookup/index.cfm?fa=dsplprmt>

Permit Type: HCN - HISTORICAL COMMISSION PERMIT  
Permit Number: T201200331  
Permit Tracking Number (PID): 1897529  
Permit Address: 1620 HOLLY ST NASHVILLE TN 37206

Permit Applicant Name: BILLY WEST

Activity Code/Description: HCSCHMEET - SCHEDULE FOR COMMISSION  
Activity Decision: YES / YES

Dear applicant:

Your application is complete and your project has been scheduled for the Metro Historic Zoning Commission. The meeting will be at the Howard Conference Center at 700 Second Ave S. For directions please visit [http://www.nashville.gov/mhc/mhzc/directions\\_hob.asp](http://www.nashville.gov/mhc/mhzc/directions_hob.asp).

You will have an opportunity to present your case to the Commission but it is not mandatory. The Commission will have received your plans ahead of time and staff will make a brief presentation comparing the proposed project to the design guidelines. At a minimum, you or a representative should be present in case the MHZC has questions about your project.

For information about how the meeting works, please visit <http://www.nashville.gov/mhc/mhzc/meetings/> and scroll down towards the middle of the page.

1

As you can see, your department approved it a fourth time, but then rescinded that approval. Your department even put in writing the following in 2010:

**From:** "Schutz, Mathew T (Historical Commission)" <[Matthew.Schutz@nashville.gov](mailto:Matthew.Schutz@nashville.gov)>  
**To:** [bwest7@bellsouth.net](mailto:bwest7@bellsouth.net)  
**Sent:** Tue, June 29, 2010 6:19:04 PM  
**Subject:** 1620 Holly Street

Thanks again for your patience with the process. Please find attached the Preservation Permit and Card and feel free to call for any reason,

Matt

P.S. – the garage doors are specified as wood or metal, but since they are not visible from the street, technically, they don't fall under review.

Matt Schutz  
MHZC staff  
Metro Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, TN 37204  
(615) 862-7970  
(615) 862-7974 FAX

This electronic message transmission contains information from the Metropolitan Historical Commission and/or the Metropolitan Historic Zoning Commission of the Metropolitan Government of Nashville and Davidson County, Tennessee, which may be confidential or privileged. The information is intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited.

It appears Metro Historic has changed its mind about what it does and does not review, but my client is grandfathered in for the approval on the garage on the rear. The only thing up for discussion is the height change to two stories which the Commission indicated was not a problem.

It appears to me that what has occurred in this instance falls under the definition of arbitrary and capricious. None of this was ever presented to the board for their consideration and

I think they are entitled to hear it. This is one instance where Metro is not sitting in a fantastic position to defend its position in Chancery Court. Accordingly, I would request the courtesy of a hearing before the Board at the May meeting to present this history to them. The staff report they did review was woefully deficient in the details. I look forward to your response.

Very Truly Yours,



Jean Dyer Harrison

Cc: Billy West

Jim Richie, representing the owner, explained that he didn't have time to submit an economic hardship case and the house could not be properly inspected at the deadline date because of the amount of items left in the home when the renter left. He explained that he has been a general contractor for 20 years, the value of the property is \$70,000, and nothing about the home meets current codes. He stated that he now has a structural report, foundation is brick on top of grade, windows are decayed, the cladding beneath the siding is decayed, and there is extensive termite damage of the 862 square foot home.

Mr. Richie admitted to purchasing the home for \$125,000 that was probably more than what the home was truly worth since he was unable to inspect the home prior to purchase. It is uninhabitable and unable to be rented at this time, according to Mr. Richie, and the realtor valued the house at \$70,000.

Mr. Richie noted that they hired an architect to design a new home that is compatible with the neighborhood and that there is a new home across the street.

Commissioner Kaalberg asked if he had inspected the home prior to purchase and Mr. Richie said no.

Chairperson Tibbs explained that they could not accept new evidence at the meeting and recommended he talk to staff about putting together a true economic hardship case. He asked if he would like to defer and Mr. Richie stated that he would like to withdraw the current application and submit a new application for economic hardship next month.

Mr. Borzak, 1503 Woodland Street, stated that he has lived across the street from this house for 27 years. He claimed that a 20-year contractor should have known that the house would need extensive work, just based on an exterior inspection. He acknowledged that the house would require a lot of work but there have been other homes of this size and of equal condition that have been restored.

He asked for an explanation of economic hardship. Ms. Zeigler explained that economic hardship was not based on the hardship of the owner but the hardship of the property. The applicant will need to prove that rehabilitation of the building will far outweigh the value of the building once it has been rehabilitated.

Mr. Borzak maintained that the house could be rehabilitated and that there are other options, such as adding on to the building, or maintaining the façade and reconstructing the bulk of the house. This is one of the last streets in LSEE where people can afford to purchase homes because the houses are still small.

#### **1423 ORDWAY PL**

Application: New construction-Addition; Setback Reduction

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1908564

1423 Ordway was removed from the agenda at the request of the applicant.

#### **1620 HOLLY ST**

Application: Demolition; New construction-infill

Council District: 18

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1897529

Staff member, Sean Alexander presented the case for 1620 Holly Street.

A proposal for an upper half-story and rear addition was approved in 2001, and the same permit was re-issued in 2010, but was never constructed. The applicant is now proposing a new scope of work, significantly revised from that of the previously approved additions.

The applicant has submitted new plans to demolish the roof and interior walls of the existing building, keeping the foundation, first floor front and side walls, and an existing front-facing attached garage.

Mr. Alexander stated that Staff has reviewed similar applications in the past and found that existing foundations generally can't be reused to support such a significant increase in load. Staff requested an engineering report addressing that issue but has not received one. With the concern that the existing building cannot accommodate a full second level, and because the majority or entirety of the finished project would be new material even if it could, Staff reviewed the project as new construction of a primary building, rather than as an addition.

Because of its age and design, the existing structure does not contribute to the historic character of the district. For this reason, staff finds the demolition of the structure in full to meet guideline IV.B.2.b.

The proposed new building would resemble a Foursquare house with a hipped roof. The roof ridge height would be twenty-eight feet, six inches (28'-6"), and the eave height would be nineteen feet (19'). The width of the front wall would be thirty-five feet (35'), but it would retain an existing eleven foot (11') wide front-facing attached garage on the left side of the non-contributing building making the full width forty-six feet (46').

The width of the primary wall is compatible, but the width including the garage is not. The front garage appears to cross the property line as well, but without it the setbacks are appropriate.

The heights of the new building would be compatible with the surrounding historic context, which includes one story and two-story houses, between twenty-five and forty feet (25'-40') tall.

Mr. Alexander referred to the side elevations and reiterated what was presented in the Staff Recommendation: Behind the two-story primary mass having the same general footprint of the existing structure, is a two story wing with an attached garage on the first floor level.

Staff finds this scale to be inappropriate because of this long wall and roof on the East Elevation without any breaks or articulation. The scale is such because of the attached garage and staff finds that the scale would be more compatible if it was eliminated and detached.

Also:

- The foundation height on the house should be indicated on the exterior by a change in material, as is shown on the front porch.
- Additional windows on the sides are needed for the window pattern to be compatible.
- The shutters on the front façade should either be eliminated or designed to be operable;
- The materials, textures, details, and colors (including the siding texture and reveal, the materials and colors of the foundation, brick stain, windows, doors, trim, roof, sidewalks and front steps) would need to be approved administratively,
- Cornerboards should be added where needed;

Apart from the scale, staff finds that the proposal would be appropriate in terms of materials, and window pattern with those conditions being met.

Historically, it was typical for lots in Lockeland Springs to have a primary building at the front and a detached accessory building at the rear. Often these accessory buildings were located very near the rear property line. The Sanborn map for the area shows a previous house on this lot had an detached garage right on the alley. Attached garages are inappropriate

because they are not consistent with the historic pattern of development and they make primary buildings less compatible by increasing the scale and lot coverage.

In response to getting more applications for attached garages, the Commission developed a framework to give guidance on when they may be appropriate, based on a survey of historic garages compiled by Staff. This policy allows attached garages if they are a feature typical of the neighborhood; or when the location of the attached garage is in the same 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.

Staff finds the two attached garages on the new building do not meet that policy or guideline section II.B.8.

#### Recommendation

Staff recommends approval of the application to demolish the non-contributing house and construct a new two-story house, with the conditions that:

- The attached front-facing garage and driveway be eliminated;
- The scale of the new building be reduced by detaching the attached rear-left garage;
- The long two-story wall and continuous roof plane on the left side of the house be broken up or articulated;
- The foundation height is indicated on the exterior by a change in material, water table, and/or rowlock.
- Additional windows are added to the sides;
- The shutters either be eliminated or designed to be operable;
- The materials, textures, details, and colors (including the siding texture and reveal, the materials and colors of the foundation, brick stain, windows, doors, trim, roof, sidewalks and front steps) are approved administratively, and that cornerboards are added where needed,
- Cornerboards be added where needed; and
- Revised drawings be submitted to reflect any and all approved conditions.

Having met those conditions, staff finds that the application would meet the design guidelines for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Commissioners Kaalberg, Mosley and Champion commended the staff for trying to find a way to approve the project with multiple conditions but there were so many they were concerned that they wouldn't be sure what they were actually approving.

Susan Jones stated that the applicant's attorney provided information yesterday and because she just received it from her staff today she has not had time to review. She asked if the applicant wished to defer or he may choose to continue with the information they have received so far. The applicant was not present and there were no requests for public comment.

Commissioner Mosley stated that they needed information on whether or not the foundation could support a second story and how the new and old brick would be tied together visually.

#### **Motion:**

**Commissioner Champion moved to disapprove the project. Commissioner Cantrell seconded. Commissioner Champion amended his motion to state that the project does not meet the requirements for new construction and additional information is necessary to determine whether the proposed addition can structurally be accomplished before the guidelines for additions can be applied. Commissioner Mosley seconded the amendment, which passed with one dissenting vote from Commissioner Fletcher. The final motion was approved with one dissenting vote from Commissioner Fletcher.**

#### **1300 ASHWOOD**

Application: Addition—accessory structure; Setback reduction.

Council District: 06

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**PRESERVATION PERMIT**

Certificate of Appropriateness

Metropolitan Historic Zoning Commission  
209 10th Avenue, South, Suite 414  
Nashville, Tennessee 37203  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

A Preservation Permit is hereby granted for the following by the Metropolitan Historic Zoning Commission:

PROPERTY LOCATION: Street Address: 1620 Holly Street  
Map/Parcel Number: 083-14-0/ 036.00  
District: Lockeland Springs - East End

NAME OF APPLICANT: Billy West, owner

WORK ITEMS (approved only as described in specifications below):

1. Partial demolition to allow for construction of second floor addition
2. Addition

APPROVED WORK SPECIFICATIONS:

2. a. Addition to be located as per attached site plan
- b. Addition to be constructed in accordance with attached scaled elevations with the following changes:
  1. Center 2nd floor windows under roof ridge on side elevations
  2. Add 2x8 wood belt course above brick at 2nd floor-level on side elevations
  3. Increase eave overhang from 12 inches to 18 inches
  4. Remove center column on front porch
  5. Front porch columns to be square columns on brick piers
  6. Add porch rack with 8-inch height minimum
  7. Expose rafter tails on porch eaves
  8. Move porch steps to line up with door
  9. Enlarge window (left of front door) so that sill ht. is at same level as adjacent windows
- c. Addition to be Hardiplank siding with a maximum of 5 inches of each board exposed, smooth side only
- d. 2" x 4" wood corner boards are typical on the face of each exposed corner on hardiplank addition
- e. 2" x 4" wood casing is typical at doors and windows on hardiplank addition
- f. All windows and vents to be wood

Any additional changes must be reviewed by staff of the MHZC before construction.

ADDITIONAL SPECIFICATIONS OR DRAWINGS ATTACHED?  yes \_\_\_ no

NOTICE

ANY SUBSTITUTION OR DEVIATION FROM THE WORK ITEMS APPROVED ABOVE REQUIRES FURTHER REVIEW AND APPROVAL BY THE HISTORIC ZONING COMMISSION PRIOR TO BEING UNDERTAKEN.

THE WORK ITEMS ABOVE ARE APPROVED IN ACCORDANCE WITH THE ADOPTED DESIGN GUIDELINES AND ARE NOT NECESSARILY APPLICABLE BEYOND THE UNIQUE FACTS AND CIRCUMSTANCES OF THIS PARTICULAR APPLICATION.

THIS PERMIT BECOMES INVALID SIX MONTHS AFTER ISSUE DATE.

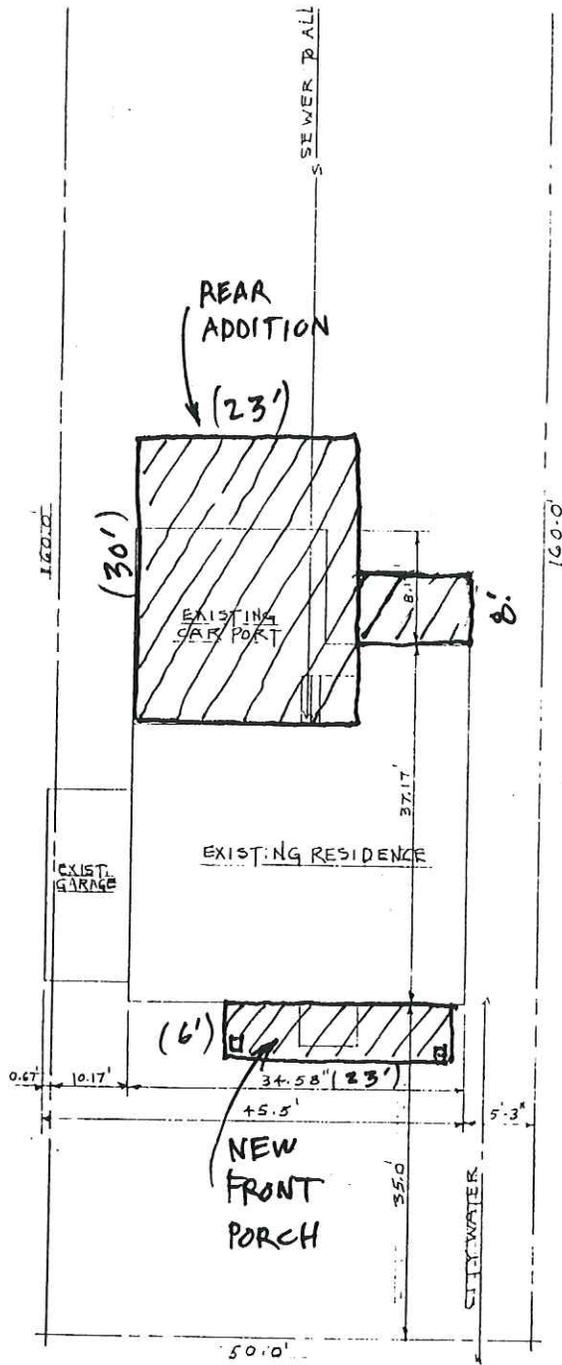
THIS IS NOT A BUILDING PERMIT. NO WORK CAN BEGIN WITHOUT APPROPRIATE REVIEW AND APPROVAL BY THE METROPOLITAN DEPARTMENT OF CODES ADMINISTRATION.



APPROVED BY W. Tim Walker

19 July 2001

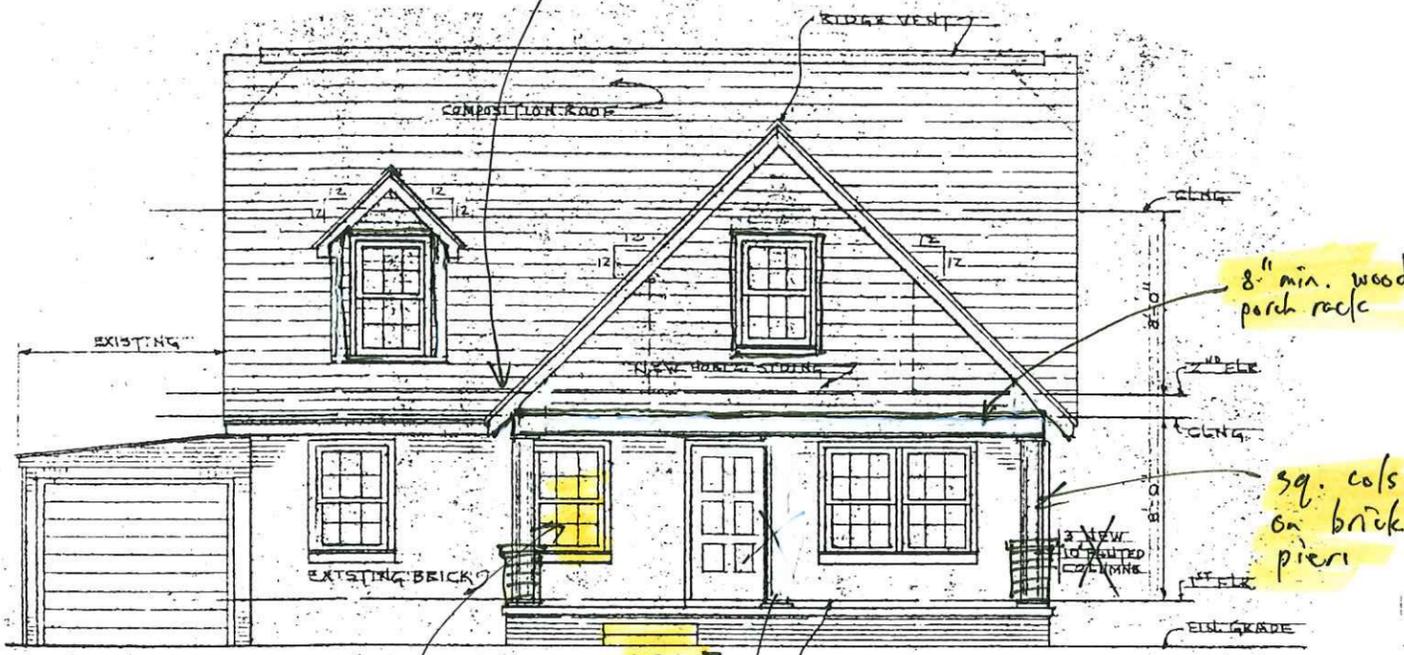
DATE



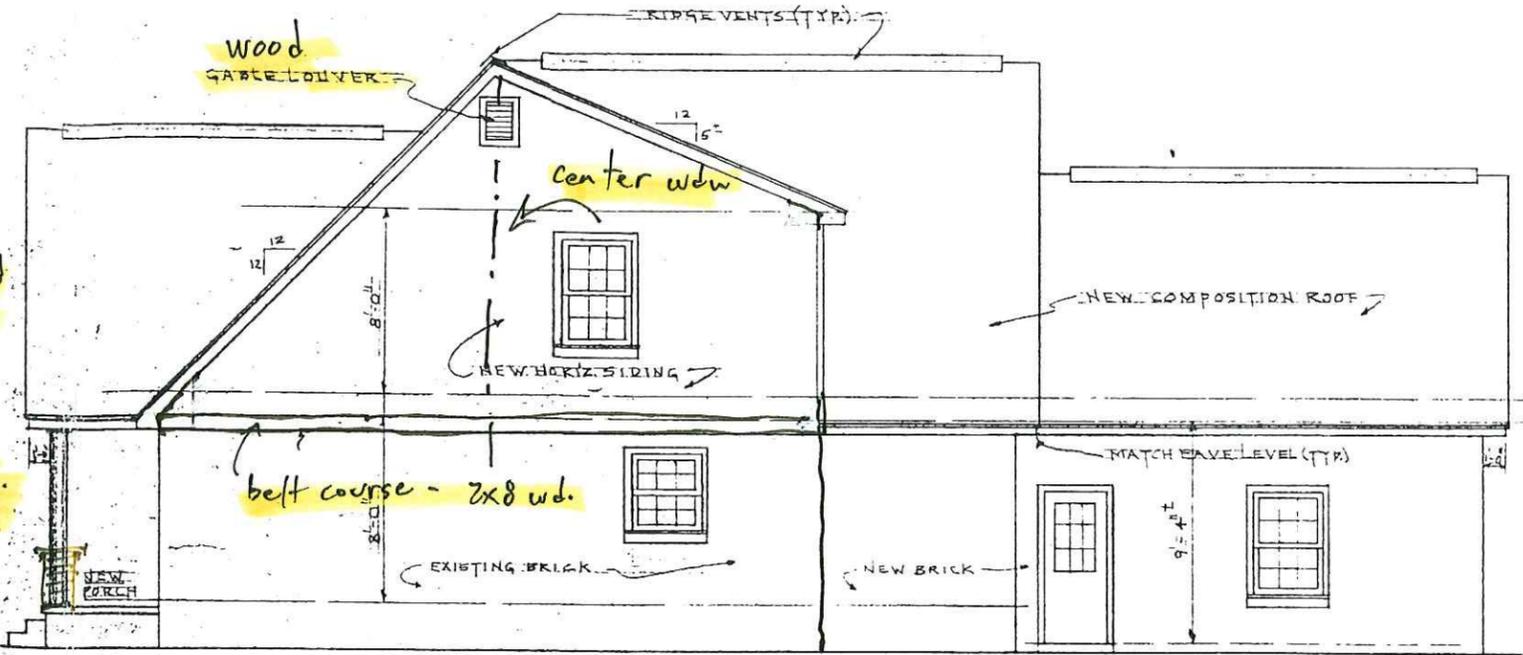
1620 HOLLY STREET  
EAST NASHVILLE

PLOT PLAN  
SCALE 1" = 20'

open rafter tails @ front porch



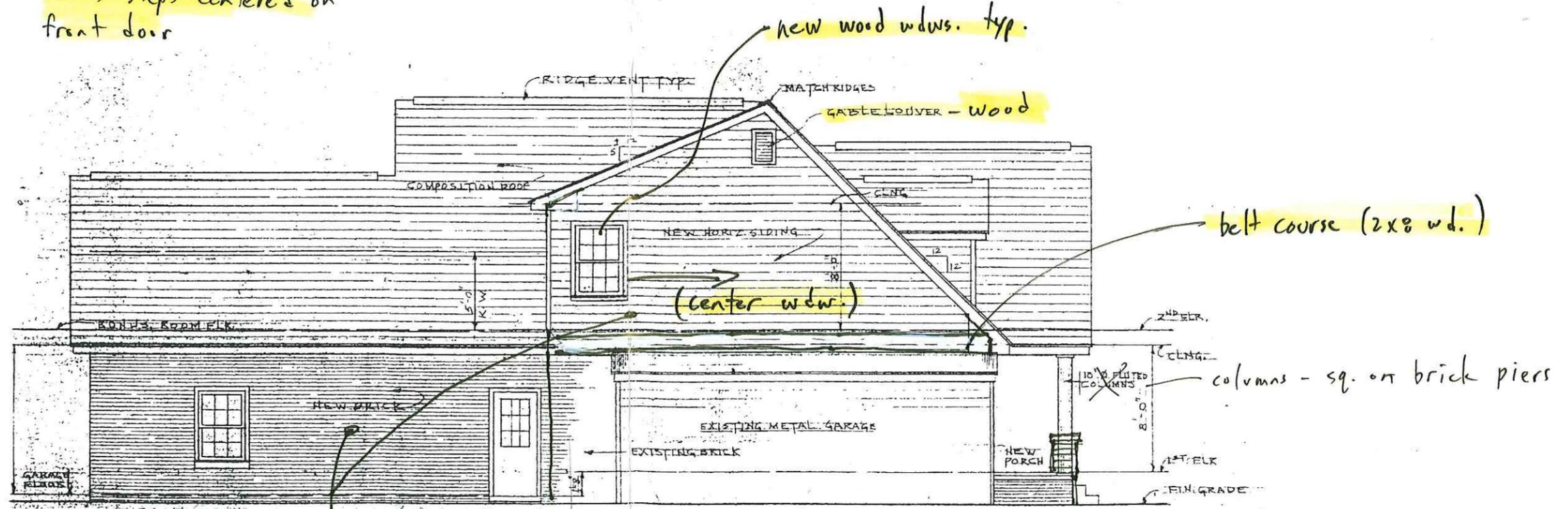
FRONT



RIGHT

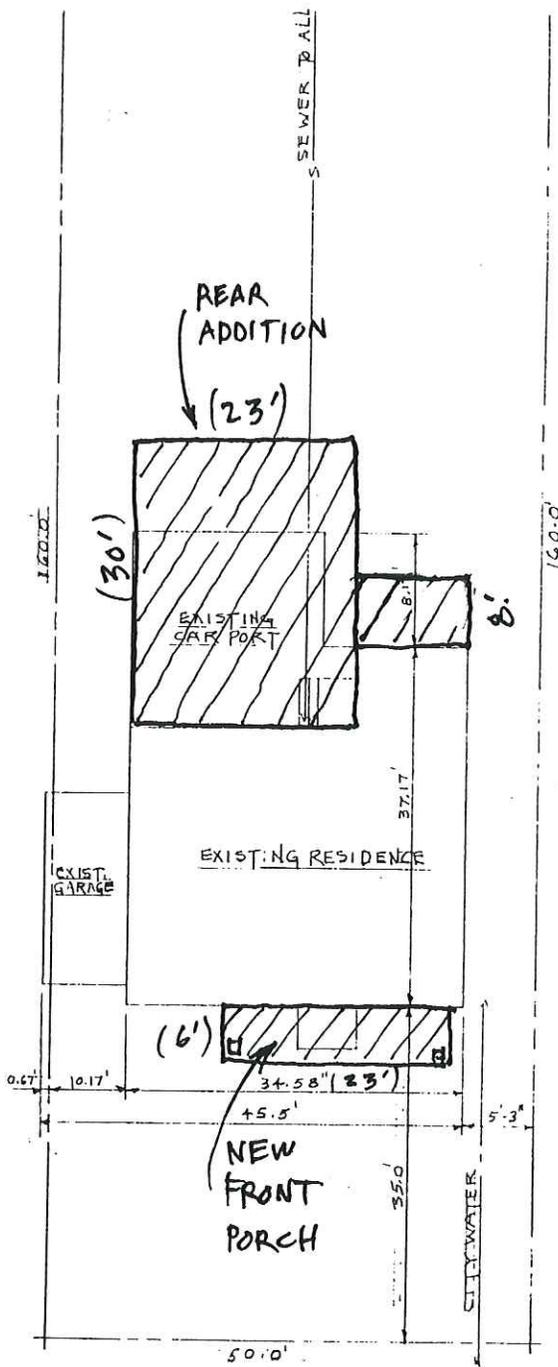
Enlarge wdw. so that bathroom wdw has same top & sill ht. as all other 1st floor front wdws.

Remove column  
Front steps centered on front door



hardiplank siding, typ.

1620 Holly Street / scale 1/8" = 1'



1620 HOLLY STREET  
EAST NASHVILLE

PLOT PLAN  
SCALE 1" = 20'

BILL PURCELL, MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
209 10th Avenue, South, Suite 414  
Nashville, Tennessee 37203  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

Billy West  
1620 Holly Street  
Nashville, TN 37206

RE: 1620 Holly Street

Mr. West:

The Metropolitan Historic Zoning Commission (MHZC) has reviewed your request for partial demolition and an addition. It was approved with conditions by the MHZC, at its meeting held on July 18, 2001 via Preservation Permit #2001-054. This approval is contingent upon the following conditions:

1. Center 2nd floor windows under roof ridge on side elevations
2. Add 2x8 wood belt course above brick at 2nd floor-level on side elevations
3. Increase eave overhang from 12 inches to 18 inches
4. Remove center column on front porch
5. Front porch columns to be square columns on brick piers
6. Add porch rack with 8-inch height minimum
7. Expose rafter tails on porch eaves
8. Move porch steps to line up with door
9. 2x4 wood casing at doors and windows on Hardiplank addition
10. 2x4 wood corner boards on the face of each exposed corner of Hardiplank addition
11. Enlarge window (left of front door) so that sill height is at same level as adjacent windows

Attached is a preservation permit and permit card covering the scope of work. If any additional changes are desired for this project, please submit them to the MHZC staff for review prior to construction. Please note that Hardiplank siding must be installed smooth side exposed with a maximum of five inches of each board revealed.

If further assistance or information is needed on this or any other project, please contact our office. Thank you.

Page 2  
7/19/01

Sincerely,

A handwritten signature in cursive script that reads "W. Tim Walker".

W. Tim Walker  
Metro Historic Zoning staff

/tw  
Encl.

p:mhzc:permits:2001-054

KARL F. DEAN  
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  
Fax: (615) 862-7974

## PRESERVATION PERMIT Certificate of Appropriateness

The Metro Historic Zoning Commission grants a Preservation Permit for the following:

**PROPERTY LOCATION:** Street Address: 1620 Holly Street  
Map/Parcel Number: 083 14 0 036.00  
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**NAME OF APPLICANT:** Billy West, Owner

**WORK ITEMS** (approved only as described in specifications below):

Roof, rear, and front porch additions to existing non-historic house (~410 sq. ft. in additional footprint)

*[This permit amends and updates Preservation Permit 2001-054, which has expired.]*

### APPROVED WORK SPECIFICATIONS:

**Note:** These conditions supersede any contradictory notes or schedules found on project drawings.

#### General Specifications

- Structure shall be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings. **Please note:** MHZC staff may have added notes to the submitted drawings.
- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with the approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
- Staff must approve the construction progress at the following points:
  - After the footprint has been staked or footers dug \_\_\_\_\_ Approved \_\_\_\_\_ Date \_\_\_\_\_
  - After the rough framing has been completed \_\_\_\_\_ Approved \_\_\_\_\_ Date \_\_\_\_\_
- Exterior materials shall be trim grade (smooth & square). Stud wall lumber or embossed wood grain is not appropriate.

#### Foundation

- Foundation walls shall line up with the existing foundation on the left side and set in approximately 11' on the right.
- Exterior foundation material shall be a concrete slab on grade, **exposed 12" or less from grade.**

#### Structure and Framing

- Primary eave and ridge height shall be 9' and 26' (respectively) from grade.
- Eaves at the front of the house shall exhibit exposed rafter tails; eaves at the back may be exposed or boxed.

#### Roofing

- Roofing material shall be green, red, or gray asphalt composite shingles; gutters shall be simple metal gutters.

#### Windows & Doors

- Pedestrian doors shall be wood or an approved exterior composite. Interior grids are not appropriate within glass panes. Door manufacturer and type shall be approved by MHZC staff prior to installation.  
Door Type \_\_\_\_\_ Approved by \_\_\_\_\_ Date \_\_\_\_\_
- Garage doors shall be wood or metal.
- Windows shall be wood or aluminum-clad wood with single-lights or **fully-simulated**, divided-lights. Muntins are to be factory installed & permanently affixed w/ exterior muntin, interior muntin, and a spacer within the double-paned glass. Window manufacturer and type shall be approved prior to installation.  
Window Type \_\_\_\_\_ Approved by \_\_\_\_\_ Date \_\_\_\_\_
- 4" (nominal) casings are required around doors, windows, and vents within walls with clapboard siding. **2.5" brick mold is only appropriate within brick walls.**

#### Cladding, Siding & Trim

- New siding shall be wood or **smooth** cement-fiberboard (e.g.: Smooth Hardiplank) with a **max. reveal of 5"**.
- 4" (nominal) corner-boards are required at the face of each exposed corner.

#### Exterior HVAC Equipment

- Any new HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located at least 15' from the front of the structure on a non-street facade.

Approved drawings attached for a total of **6** sheets, including permit.

MHZC staff must review any additional changes prior to the commencement of construction.

#### NOTICE

Any substitution or deviation from the approved work requires further review and approval by the MHZC **PRIOR** to work being undertaken. The work items above are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application.

This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.

THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School building Campus (615) 862-6500.

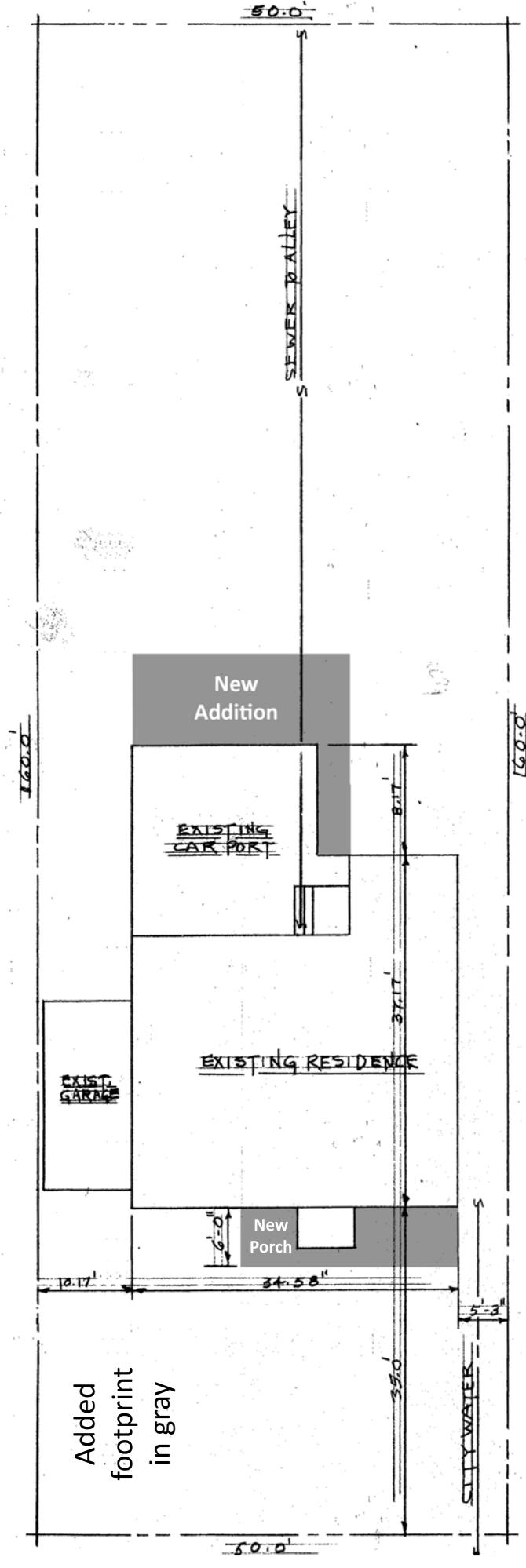
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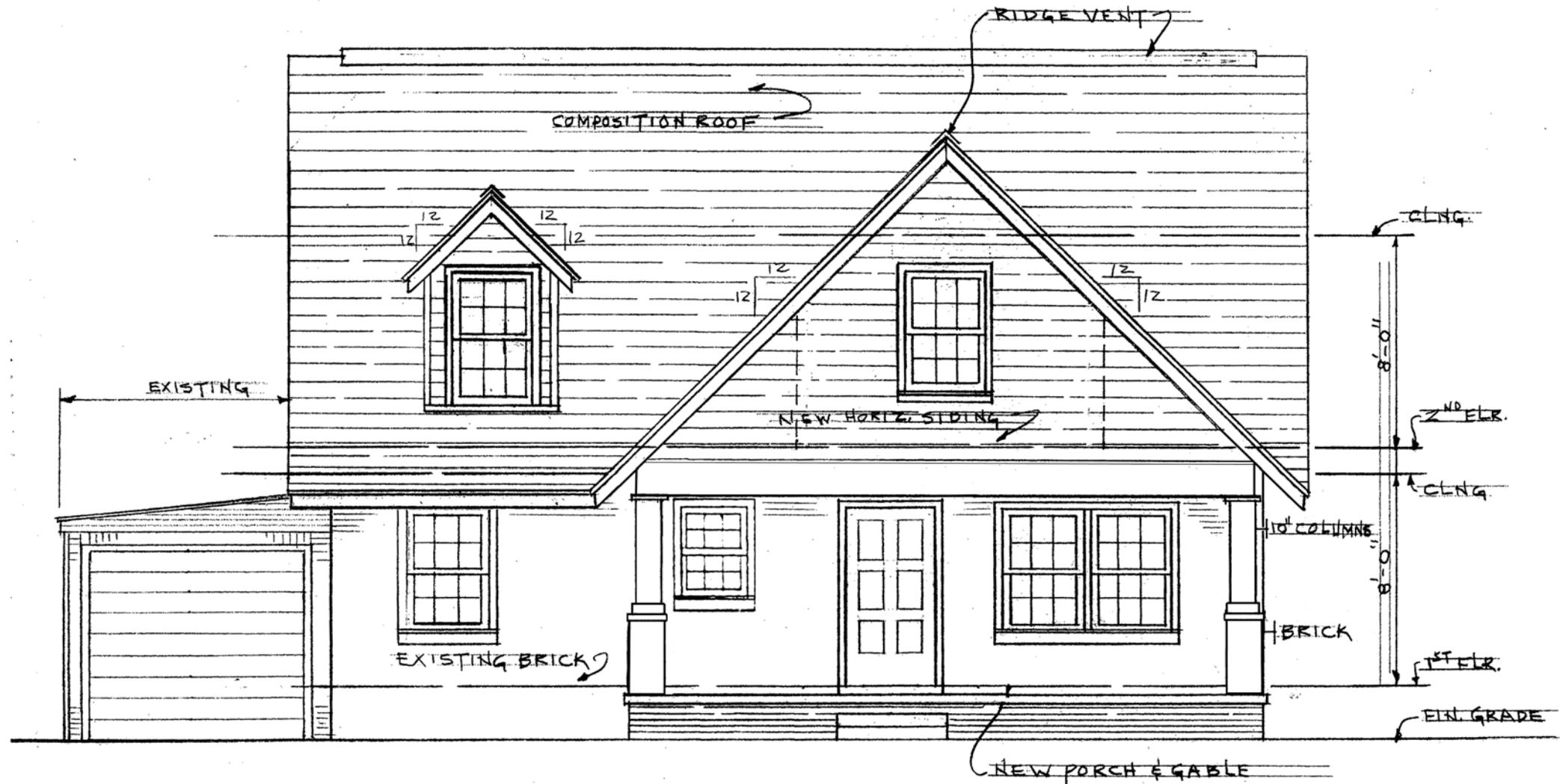
Approved by MHZC in 2001, amended and reissued by Matthew T. Schutz, MHZC staff

Date

# Site Plan

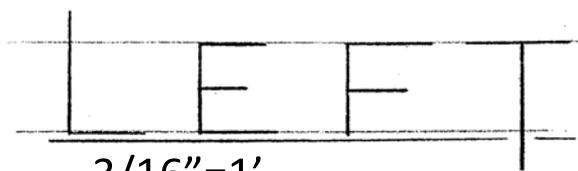
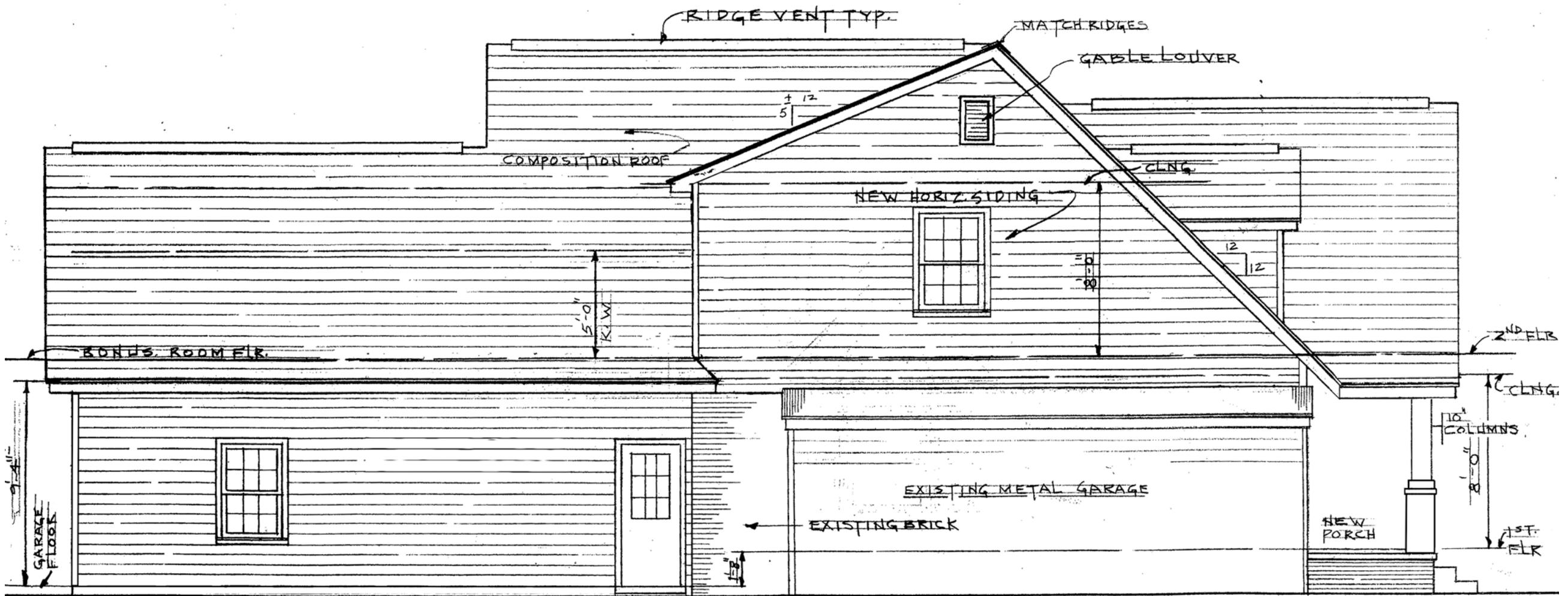
1/16"=1'



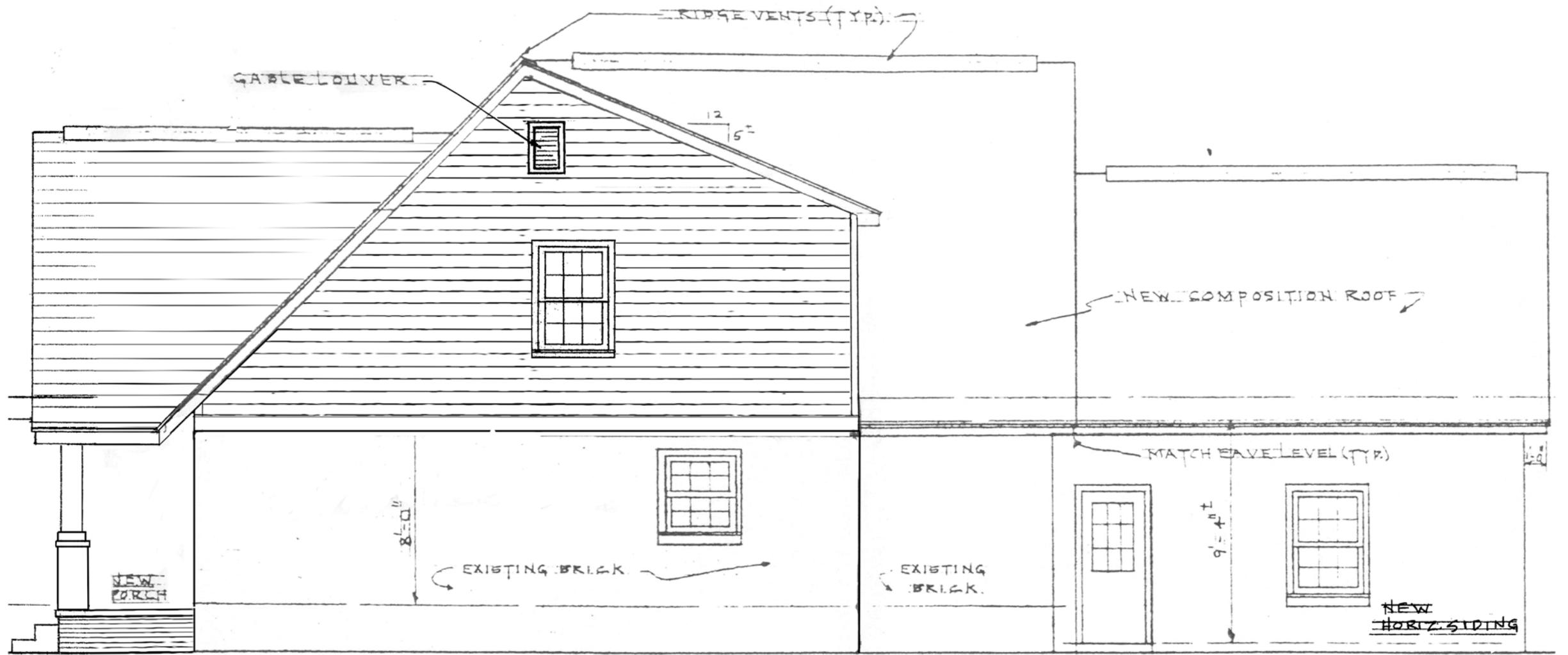


FRONT

3/16" = 1'



3/16" = 1'



RIGHT



REAR  
 3/16" = 1'