

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

STAFF RECOMMENDATION 1813 Holly Street July 16, 2014

Application: New construction-addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314001500
Applicant: Kim Kennedy, Bootstrap Architecture & Construction
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The application is for a rear one-and-a-half story addition to this contributing Craftsman-style home.</p> <p>Recommendation Summary: Staff recommends approval with the condition that the selections of windows and doors and the patio be approved by Staff.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

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.

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.

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

10. Additions to Existing Buildings

- a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

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

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

- b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

Placement

Additions should be located at the rear of an existing structure.

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

Generally rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- *An extreme grade change*
- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

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

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

Roof

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

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

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

c. Additions must not imitate earlier styles of periods of architecture.

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

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

d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should follow all New Construction guidelines.

Background: 1813 Holly Street, built circa 1930, is a Craftsman-style home that is a contributing building in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Figure 1. 1813 Holly Street

Analysis and Findings: The applicant proposes a one-and-a-half story rear addition to the home. It will not be taller than the house, but will be approximately six feet (6') wider on the left side.

Demolition: The existing rear deck will be removed for the new addition. The rear deck is not of historical or architectural interest, and its demolition meets design guidelines for appropriate demolition.

Height & Scale: The addition will set in two feet (2') on each side, and then will extend out to be thirty-six feet (36') wide at its widest point. It will match the existing ridge height of approximately seventeen feet (17') from finished floor height. A connector between the old and new will tie into the existing roof two feet (2') below the ridge, with the bulk of the addition matching the height of the existing house. The eaves will match the eave height of the house. The dormers will sit nine inches (9") below the ridge of the addition. The typical requirement of two feet (2') off the ridge for the dormers wasn't applied here because they are fifty-six feet (56') back from the front of the house, and it is difficult to add on to a front-gable form in a way that minimizes the addition. Therefore the use of the dormers is an appropriate way to achieve livable second-story space in the addition. The project meets sections II.B.1, 2 and 10.

Design, Location & Removability: The addition will be at the rear of the house and will be set in from the house on each side by two feet (2'). Five feet (5') back, the addition will match the width of the house on the right side, and will be six feet, four inches (6'4") wider on the right. The design guidelines for additions state, that "Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30'." In this case, the house is twenty-nine feet, nine inches (29'9") wide. In addition, the visible portion will have a minimal massing with just one and one-half stories; therefore, Staff finds the additional width to be appropriate.

The addition will be distinguished from the historic form by a connector that is both narrower and shorter than the historic house. The smaller connector allows the addition to be easily removed without affecting the historic form of the house. The project meets section II.B.2 and 10.



Figure 2. Location of the addition, at the rear of the house

Setback & Rhythm of Spacing: The addition will be eight feet (8') from the side property lines, which meets the side setback requirement of five feet (5'). It will be forty-three

feet (43') from the rear, which meets the requirement of twenty feet (20'). The project meets base zoning setbacks and therefore meets section II.B.3.

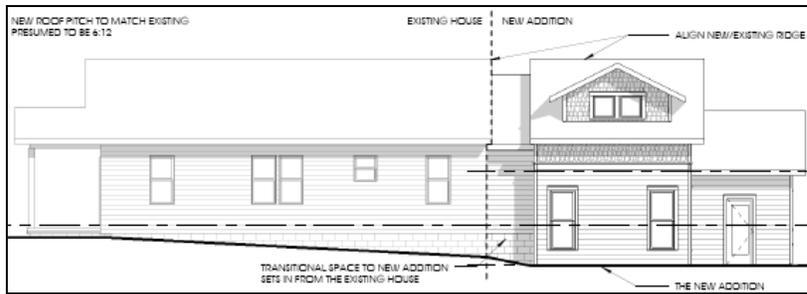


Figure 3. Side elevation of proposed addition

Materials: The addition will be clad in smooth face cement fiberboard with a five inch (5") reveal and cement fiber shakes. Trim pieces will be fiber cement boards. The foundation of the connection will be concrete block; the main portion of the addition occurs at grade. The roof will be architectural fiberglass shingles in a color to match the existing roof. The windows and doors were not specified, and staff asks to approve the final window and door selections. The only change to the existing house will be replacing the asphalt shingles in the front gable field with new fiber cement shakes, which is an action not reviewed in this overlay. With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.4.

Roof form: The addition will have gables facing the rear; roof pitch will match the existing pitch. Side dormers with the same pitch will sit below the ridge. The roof forms and pitches are compatible with the existing house, and staff finds the project meets section II.B.5.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The square windows in the dormers are appropriate in that location. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities: The location of the HVAC unit beyond the midpoint of the house, in the structural alcove, is appropriate. A new patio is proposed, but details were not provided. There are no alterations to the site, such as fencing and lighting or to the existing garage or driveway noted on the plans. The project meets section II.B.9.

Recommendation:

Staff recommends approval with the condition that the selections of windows and doors and the patio be approved by Staff. With this condition, the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



PRESERVATION PERMIT APPLICATION

METROPOLITAN HISTORIC ZONING COMMISSION

3000 Granny White Pike, Nashville, TN 37204

615-862-7970, 615-862-7974 fax, histlap1@nashville.gov, <http://nashville.gov/Historical-Commission.aspx>

DEADLINE: Complete applications must be received a minimum of 16 days prior to the next MHZC hearing which takes place on the third Wednesday of the month. Please visit www.nashville.gov for the schedule. Incomplete applications will not be scheduled until all information has been received.

PROPERTY ADDRESS: 1813 Holly Street, Nashville TN 37206

APPLICANT (All communication by phone, fax, email or mail will be with the applicant.)

Name Craig Kennedy, AIA

Mailing Address 1432 Greenwood Avenue

City Nashville Zip Code 37206

Contact Phone 615-715-4078 Fax Number _____ Email craig@project-bootstrap.com

Owner Contractor Architect/Designer Other _____

PROPERTY OWNER (If different from applicant.)

Name Nathaniel and Janna Landsperger

Mailing Address 1813 Holly Street

City Nashville Zip code 37206

Contact Phone _____ Fax Number _____ Email _____

TYPE OF WORK New Construction (Addition) Demolition Renovation Other _____

(Only exterior projects are reviewed.)

DESCRIPTION OF WORK (Please use a separate sheet of paper for longer descriptions.)

Two-story rear addition.

Any substitution or deviation from the approved work items listed on the Preservation Permit requires further review and approval by the Historic Zoning Commission prior to being undertaken. Accurate scale elevations, drawings, and site plans are needed for project review. The MHZC retains copies of all materials submitted.

Does the project require an alteration to base zoning? Please see bottom of page 2 for more information.

Yes NO

Estimated Cost of Work _____

Code Administration's Temporary Bldg Permit # _____

(This number starts with a "T" followed by the year. It may also be obtained later.)

Covenant Instrument # _____

(Required for Detached Accessory Dwelling Units)

SIGNATURE Craig B. Kennedy, AIA **DATE** 06-30-14

I/We the above signed do hereby make application for a Preservation Permit following plans and proposals to be undertaken within the boundaries of an historic preservation overlay pursuant to Article IX of the Metropolitan Code.

INFORMATION TO BE SUBMITTED WITH APPLICATION

All applications must have documentation which clearly illustrates the proposed exterior appearance of the project. **Incomplete applications will not be scheduled for a MHZC public hearing until they are complete.** Design Guidelines available online at <http://nashville.gov/Historical-Commission/Services/Preservation-Permits/Districts-and-Design-Guidelines.aspx>.

NEW CONSTRUCTION (Including Additions)

At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.

- Site plan showing the entire lot with property lines and with all setbacks clearly noted. For infill projects, the footprints of the abutting properties should be shown in relation to the proposed building and elevation contour lines. *Basic site plans may be obtained at <http://nashville.gov/Planning-Department/Mapping-and-GIS/Interactive-Maps.aspx>. More accurate maps may be obtained at Community Plans/Planning Commission.*
- Elevation drawings of each façade with dimensions (including roof pitch) and materials specified. For additions, existing and proposed should be clearly delineated. For infill projects, the building height and porch floor heights of the abutting properties should be shown in relation to the proposed building.
- Floor Plans
- Plans showing all associated site improvements, e.g. sidewalks, lighting, pavement, etc.
- Window and door manufacturer and model
- Current photographs of building or site. (Digital preferred)
- Drawings, samples, product literature manufacturer's illustrations may be required
- Roof plan may be necessary for complex additions or new construction
- Demolition plans are required for projects that require partial demolition.
- A filed Restrictive Covenant is required for Detached Accessory Dwelling Units.
- Any additional information requested

DEMOLITION

At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.

- Written description of the structure's condition and reason for demolition.
- Photographs of structure's current condition showing all elevations, interior, accessory buildings and site features.
- Describe the proposed reuse of the site, including plans of any proposed new structure.
- Any additional information requested

REHABILITATION (Historic Preservation Districts Only)

At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.

- Plans or drawings illustrating the proposed work
- Photographs (detail and overall) of the relevant facades
- Specifications, manufacturer's literature and samples may be required
- Window and door manufacturer and model
- Any additional information requested

ECONOMIC HARDSHIP (When demolition has been denied.)

The Economic Hardship process is to determine the economic hardship of the property, not the property owner.

- Estimated cost of demolition
- Report from a licensed engineer
- Estimated market value of current condition and after alterations to meet basic code requirements
- Estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehab as to the economic feasibility of rehab or reuse of the structure
- Amount Paid for the property, date of purchase, who purchased from including a description of the relationship, if any, and terms of financing between seller and buyer
- For income producing properties: Annual gross income for the previous two years, itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service
- Any additional information requested

SETBACK REDUCTIONS

The MHZC has the ability to reduce the setbacks required by base zoning where there is historic precedence. If your project does not meet the base zoning setback requirements it is your responsibility to notify all adjacent (all properties around the subject property) property owners of the public hearing and the request for a setback reduction. A sample letter may be requested. In addition, the MHZC will post a sign in the front yard seven days prior to the hearing.

DECISION MAKING

Decisions of the MHZC are guided by design guidelines based on the National Park Services' Secretary of Interior Standards for Rehabilitation. To view the design guidelines, visit www.nashville.gov.

SUBMITTING AN APPLICATION Applications may be scanned and emailed to histlap1@nashville.gov.

LANDSPERGER RESIDENCE

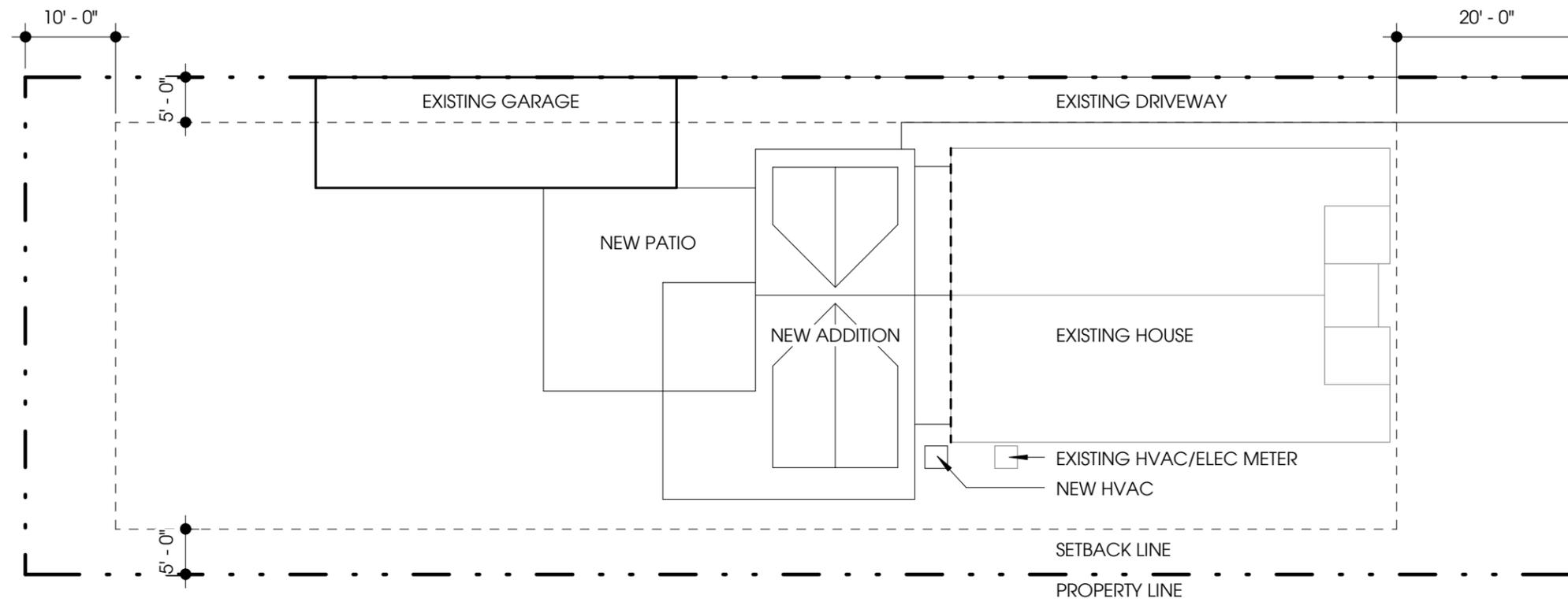
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NASHVILLE, TENNESSEE . 37206

PRESERVATION PERMIT

2014 JUNE30
PROJECT #14.011

SITE PLAN

H0.1



1 SITE PLAN



PROJECT INFORMATION

ZONING:

- PARCEL #08314001500
- R-6
- NEIGHBORHOOD CONSERVATION OVERLAY
- URBAN ZONING OVERLAY

PROJECT SUMMARY:

THE PROJECT SCOPE INCLUDES A REAR ADDITION AND INTERIOR RENOVATION.

EXISTING HOUSE:

1,150 SF

ADDITION:

MAIN LEVEL - 837 SF
UPPER LEVEL - 530 SF

bootstrap
architecture + construction

1432 GREENWOOD AVENUE
NASHVILLE, TN 37206

(615) 715-4164
KIM KENNEDY, AIA

LANDSPERGER RESIDENCE

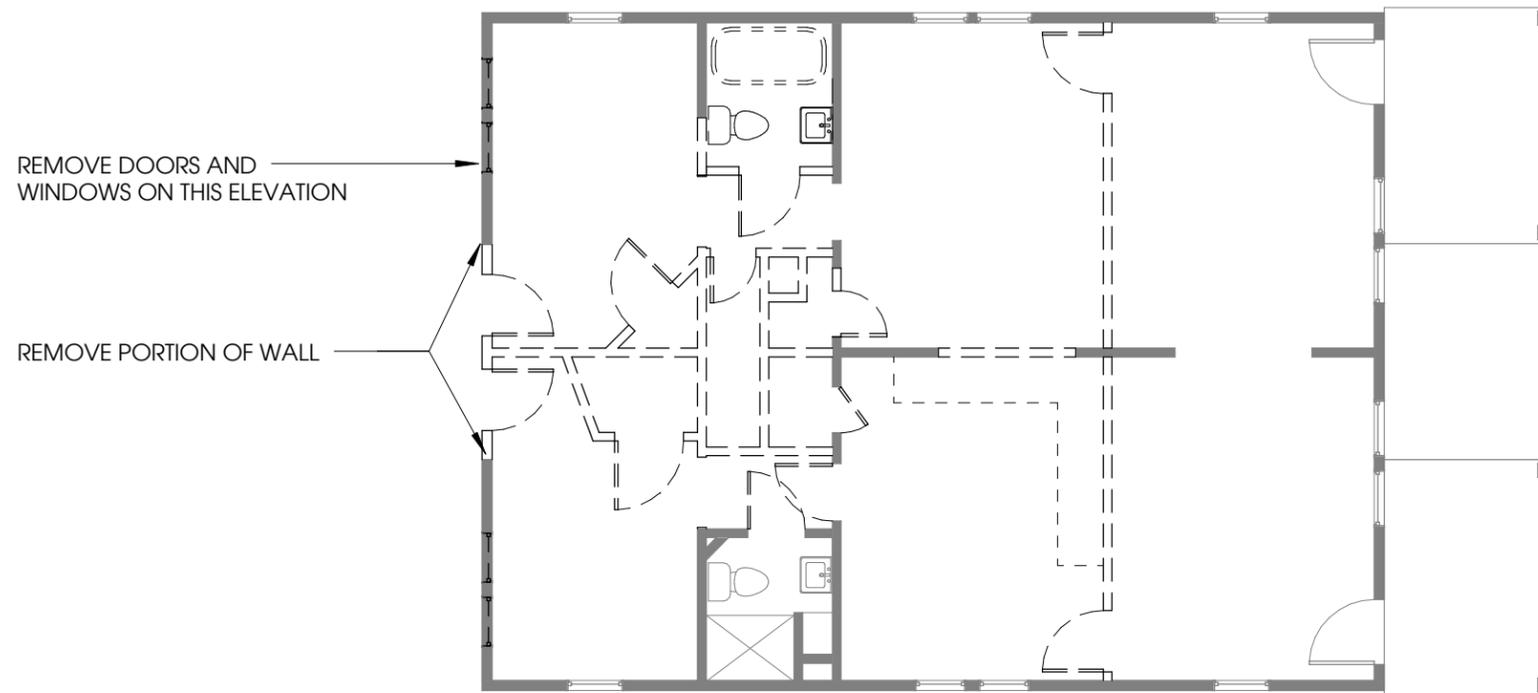
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DEMOLITION PLAN

H1.0



1

DEMOLITION PLAN



WALL LEGEND

- EXISTING TO REMAIN
- - - DEMOLISHED
- == NEW CONSTRUCTION

LANDSPERGER RESIDENCE

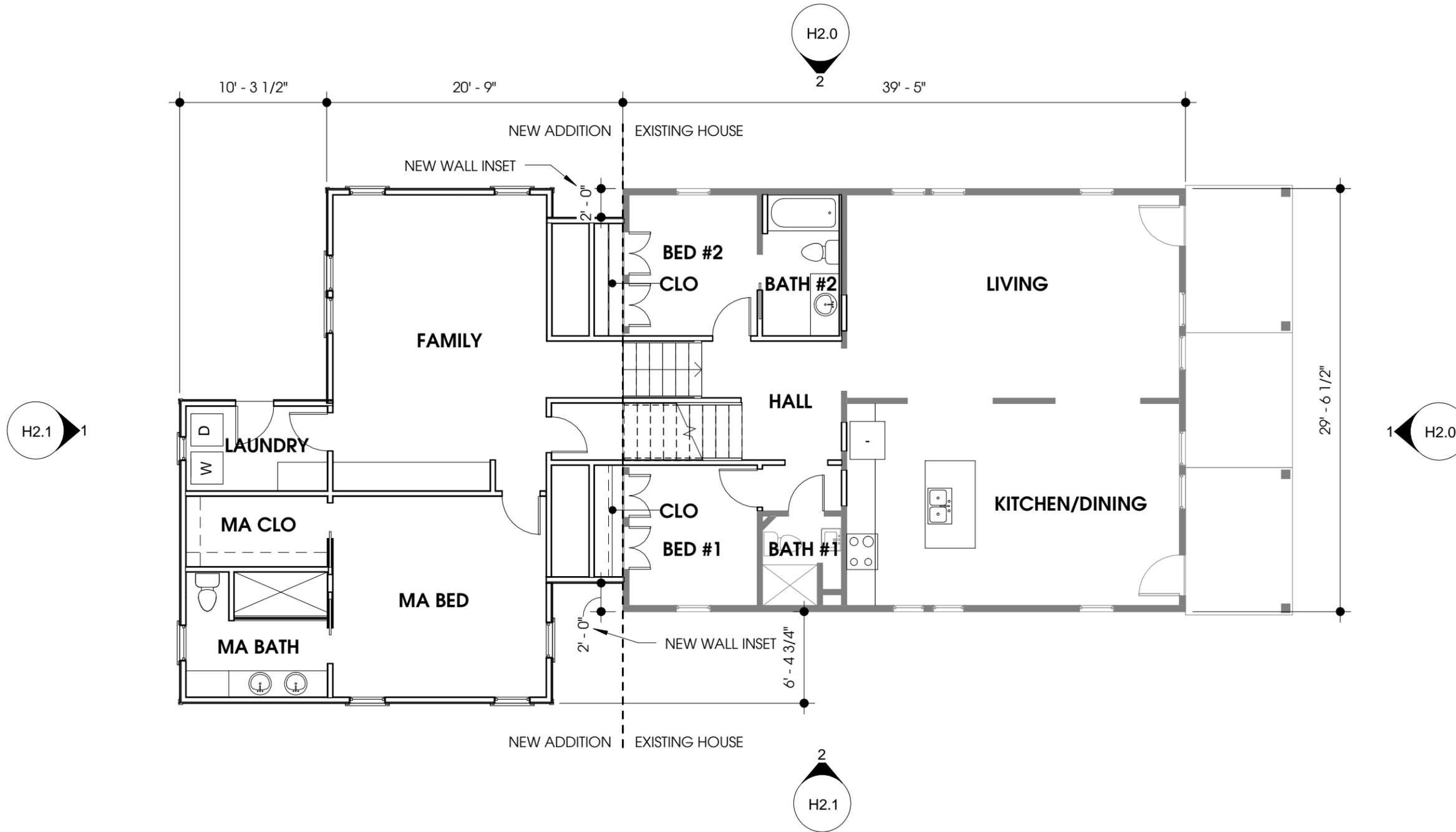
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FLOOR PLAN

H1.1



1

FLOOR PLAN - MAIN LEVEL



WALL LEGEND

-  EXISTING TO REMAIN
-  DEMOLISHED
-  NEW CONSTRUCTION

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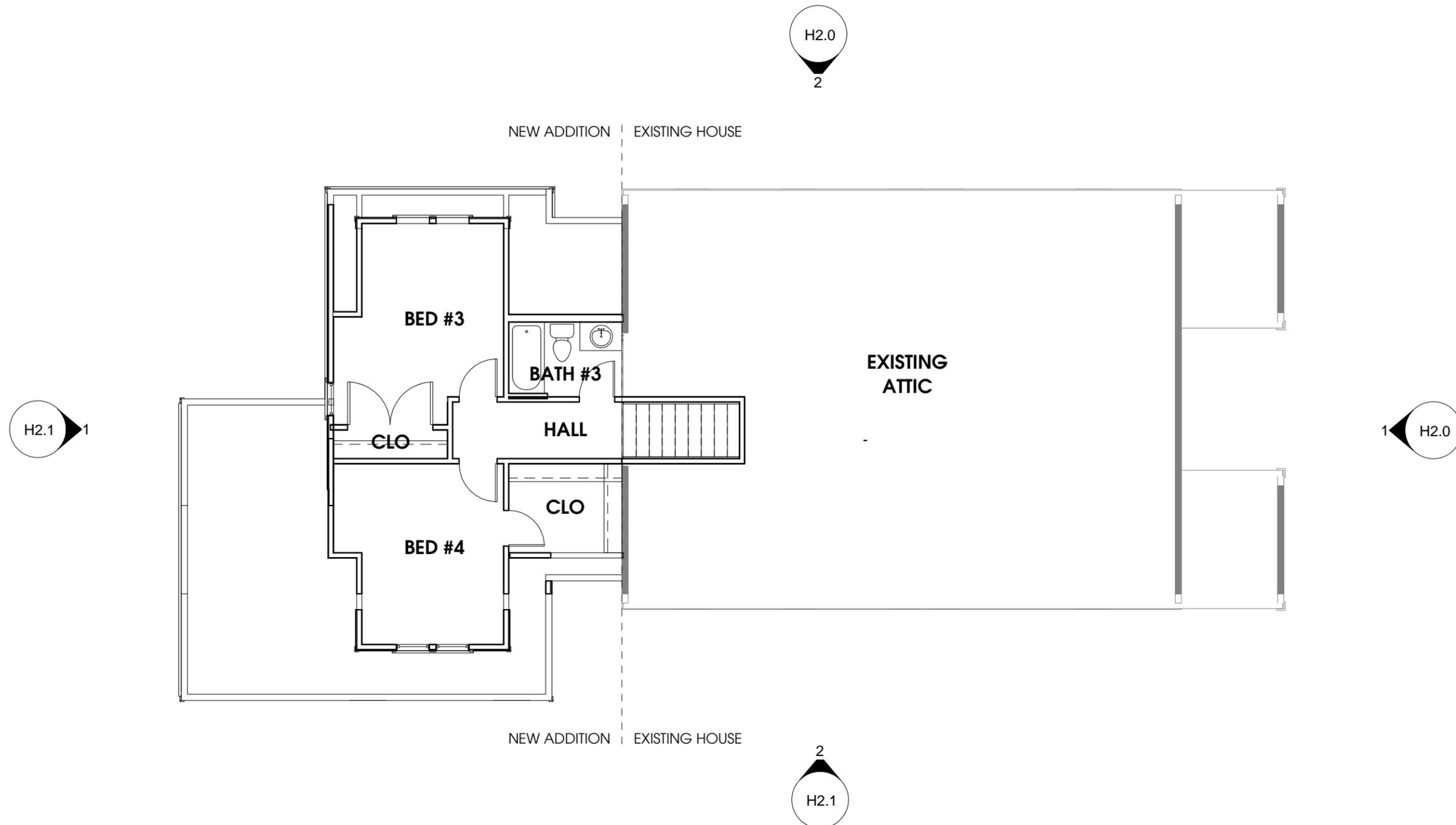
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**UPPER LEVEL FLOOR
PLAN**

H1.2



1 FLOOR PLAN - UPPER LEVEL



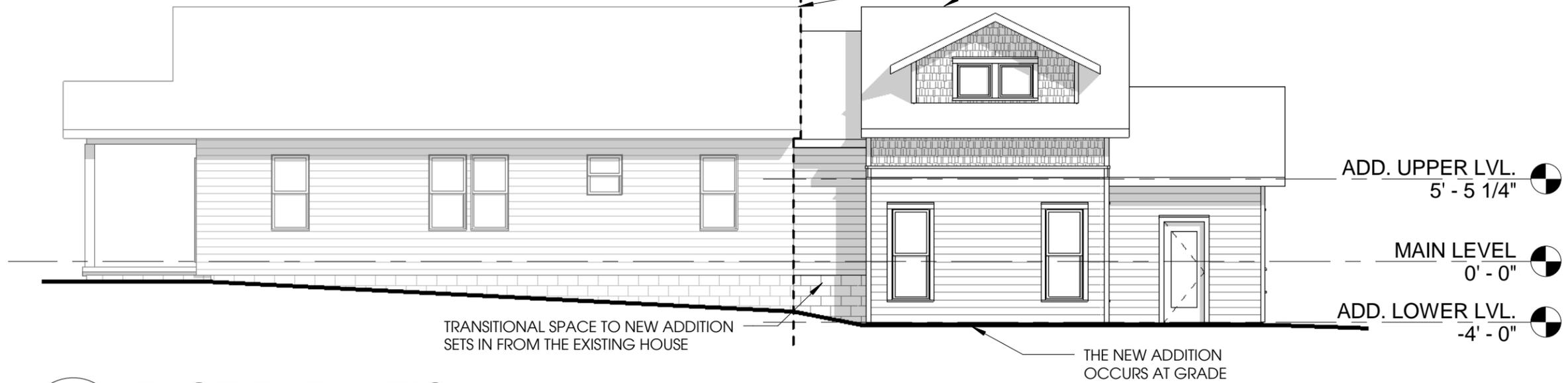
WALL LEGEND

	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION

NEW ROOF PITCH TO MATCH EXISTING
PRESUMED TO BE 6:12

EXISTING HOUSE | NEW ADDITION

ALIGN NEW/EXISTING RIDGE



2 EAST ELEVATION

NEW ROOF PITCH TO MATCH EXISTING
PRESUMED TO BE 6:12

REPLACE EXISTING ASPHALT SHINGLE
ON FRONT GABLES WITH NEW FIBER
CEMENT SHAKES - NO OTHER
CHANGES TO THE FRONT ELEVATION

ADDITION BEYOND (MORE
THAN 50 FEET SET BACK
FROM FRONT ELEVATION)



1 SOUTH ELEVATION

MATERIAL SYMBOLS

-  5" LAP SIDING
-  SHAKES
-  SPLIT FACE CMU



MATERIAL NOTES

- ALL SIDING SHALL BE 5" EXPOSURE (TO MATCH EXISTING) SMOOTH FACED FIBER CEMENT PLANKS
- NEW DORMERS AND GABLES WILL BE FIBER CEMENT SHAKES - SMOOTH TEXTURE
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4X8 FIBER CEMENT BOARD
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS AND DOORS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES OF A BLACK, GRAY, OR BROWN PALATE.



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ELEVATIONS

H2.0

LANDSPERGER RESIDENCE

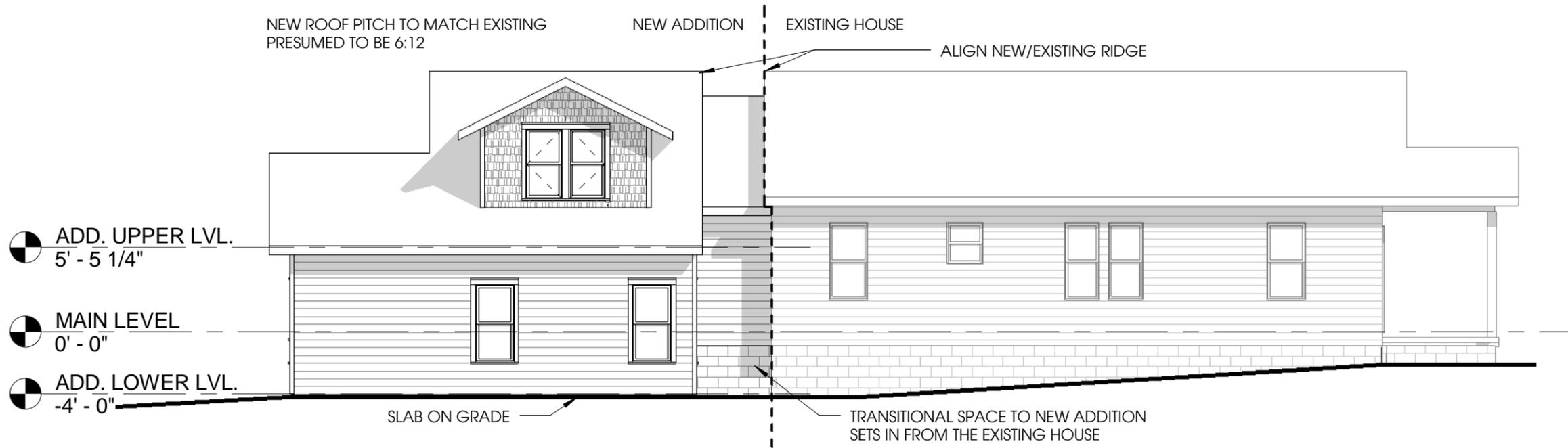
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2014 JUNE30
PROJECT #14.011

ELEVATIONS

H2.1



2 WEST ELEVATION

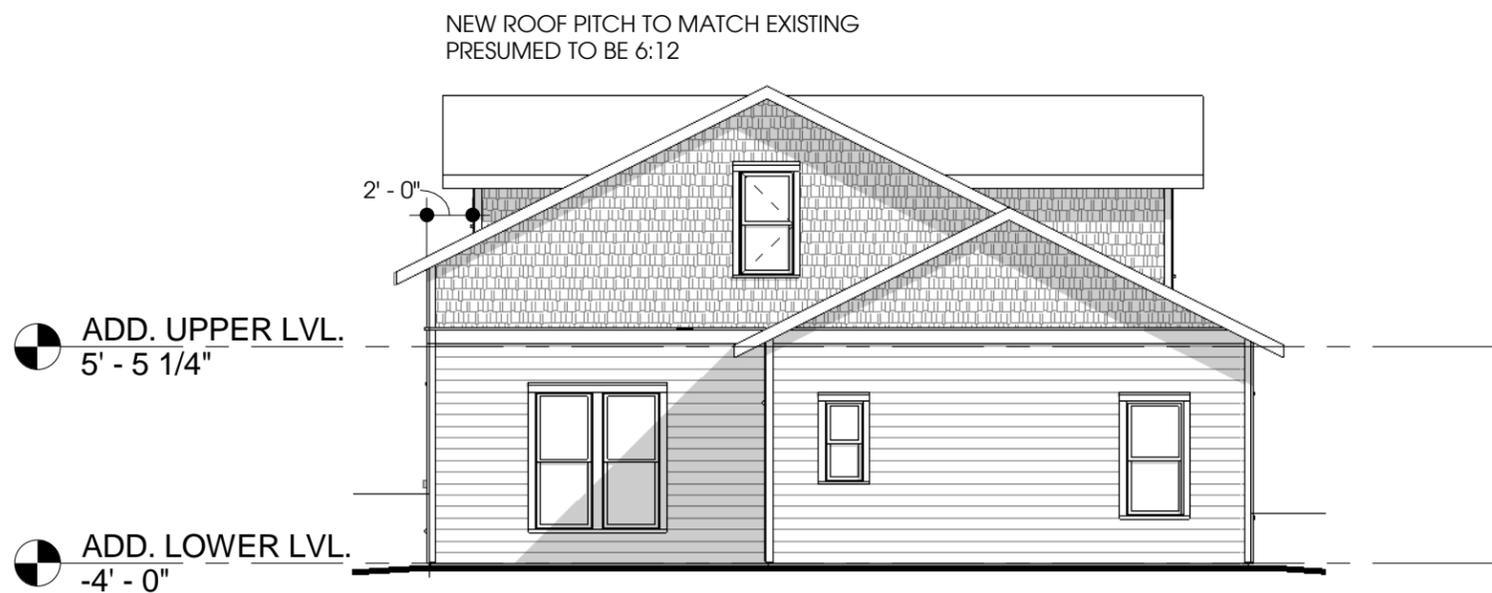


MATERIAL SYMBOLS

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- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES OF A BLACK, GRAY, OR BROWN PALATE.



1 NORTH ELEVATION

