

MEGAN BARRY
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

305 Kent Road (Hall-Harding-McCampbell House Historic Landmark)

April 20, 2016

Application: New construction – addition; Partial demolition; Alterations

Map and Parcel Numbers: 09609011900

Council Districts: 14

Applicant: Tyler LeMarinel, Allard Ward Architects

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov, 615-862-7970

Description of Project: The request is to demolish previous additions and to construct a new rear addition.

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

1. Staff approve the final details, dimensions and materials of trim, windows, railing, and doors for the addition prior to purchase and installation;
2. Staff approve any changes to the historic house including methods and materials used; and,
3. HVAC be located behind the house or to the side, beyond the midpoint.

Meeting these conditions, staff finds that the proposed demolition and addition meet the standards of Sections II and III of the *Design Guidelines for Historic Landmark Zoning Overlays*.

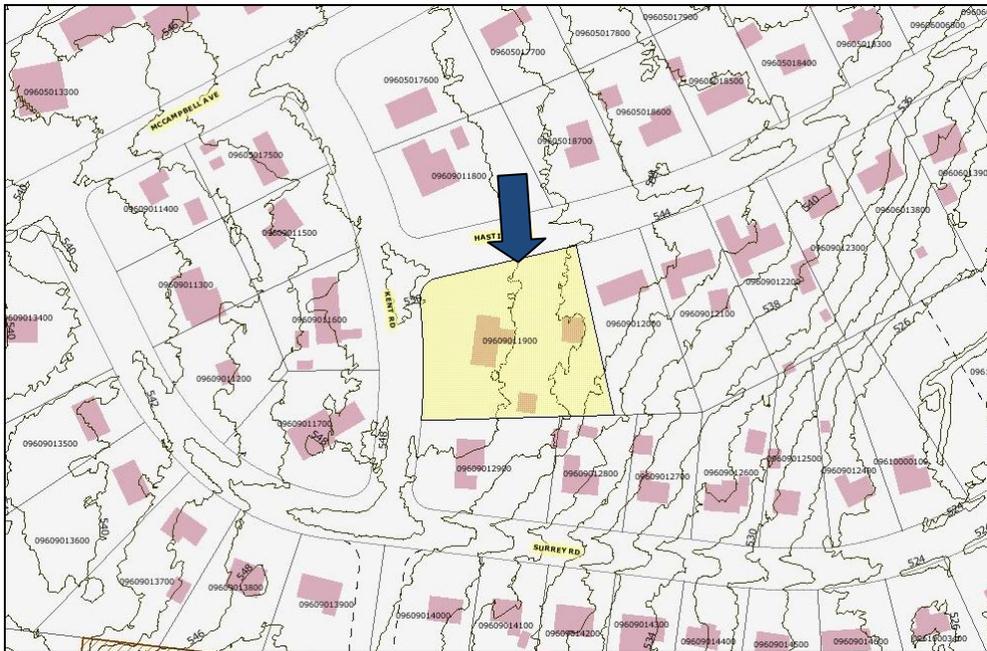
Attachments

A: Photographs

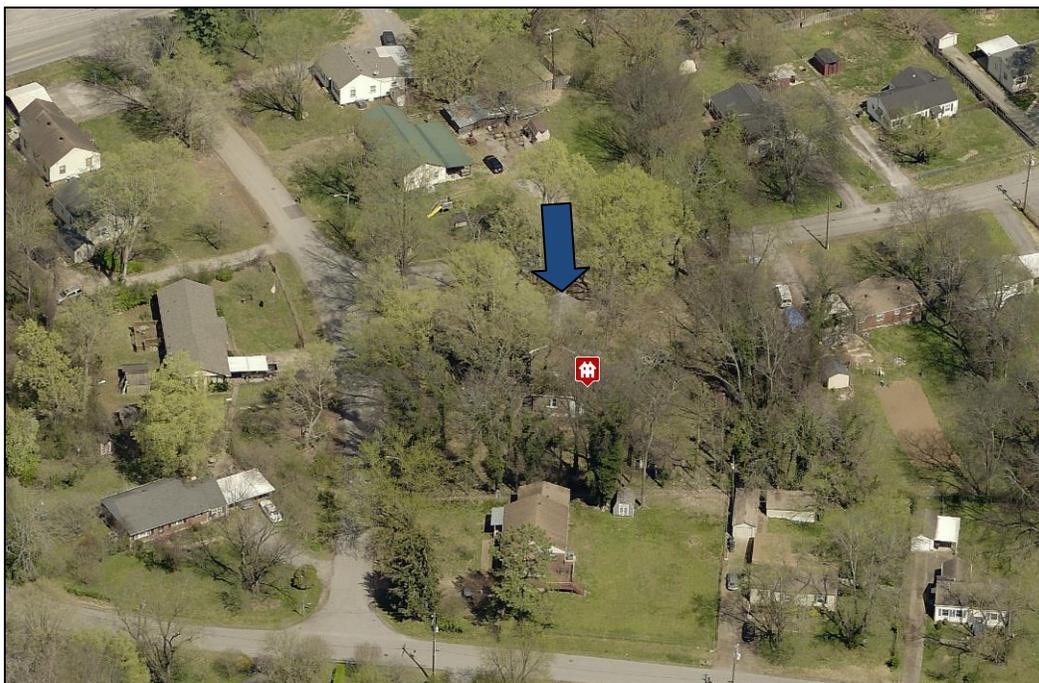
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Background:



Figure 1: McCampbell House

The Hall-Harding-McCampbell house is a two-story brick house believed to have been constructed around 1805 by William Hall. (Figure 1.) It was listed in the National Register of Historic Places in 2009 as a good example of the Federal style in Nashville and Davidson County and was part of the Civil War home front in the county.

In 1820 Hall sold the property to Thomas Harding who changed the floor plan from the original hall-and-parlor layout into the more up-to-date central hall plan. Harding sold the property to James Anderson in 1847, and he sold it in turn to Thomas McCampbell five years later. The house remained in the family until the 1940s with minimal changes other than the addition of Victorian-era front and rear porches, which are no longer extant and the c. 1948 single-story right-lateral wing and central rear addition.

The nomination states that few houses of this age exist in Davidson County. The house was previously owned by the State of Tennessee, which wanted to ensure protection of the building's historic character before the property was listed for sale. The historic landmark zoning overlay was applied to the site in 2013, and the property was auctioned in 2015.

Applicable Ordinance:

II. Building Site

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations and photographs are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

Some Historic Landmark Districts consist only of the historic building and the land immediately underneath it. Other landmark districts consist of a building *and* the landscape surrounding the landmark. Often this landscape or *site* is an integral part of the landmark's importance and construction on or alteration of the site may have an impact on the landmark building itself. The following guidelines are intended for use when construction is proposed on a landmark site:

1. Features of the site that are important in defining the overall character of the landmark should be identified, retained, and preserved. Removal or radical change of site features which are important in defining the overall historic character of the landmark should be avoided.
2. Removal or relocation of buildings or landscape features which are historically related to the landmark shall be avoided.
3. Repair of deteriorated landscape or site features rather than replacement is encouraged where

possible. Addition of conjectural landscape features which would create a false sense of historic development should not occur.

4. Construction of new buildings adjacent to the landmark building shall not detract from or diminish the value of the landmark itself. Standards 9 & 10 from the above guidelines address new construction and shall be applied when new buildings are proposed in a landmark district.

5. New or added exterior site features shall be placed so as not to detract from or diminish the value of the landmark itself.

6. Site work including construction of parking and utility work shall be undertaken carefully so as not to disturb architectural or archaeological features of the landmark site.

New parking should be placed to the rear of the landmark building to minimize adverse visual impact.

Parking surface should be selected to minimize harm to the landscape surrounding the landmark.

Excavation work should be carefully undertaken and care shall be used to properly record any archaeological materials encountered.

III. Demolition

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

B. GUIDELINES

1. Demolition is not appropriate

a. If a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. If a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. If a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the property;

b. If a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the landmark and its removal will result in a more historically appropriate visual effect on the property; or

c. If the denial of the demolition will result in an economic hardship for the property as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Analysis and Findings:

This request is to demolish the existing single-story rear addition (Figure 2), part of the existing single-story side addition (Figure 3), and the outbuildings and to construct a new single-story rear addition. The applicant also requests permission for changes to the historic house that include repairing existing windows, fascia boards, and wood trim as needed. A permit was issued to replace the roof in 2005 and March 2016.

Demolition: The single-story side addition and the rear addition were added in c. 1948. The Historic Structures Report, written by MTSU in 2009 describes these additions.

Although both had wood frame walls, they were veneered with recycled brick to better match the main house. The foundation of the side addition is made of limestone, although the quality of material and workmanship is inferior to that of the main house. The kitchen addition to the rear utilized a standard brick-veneered concrete block foundation. The framing of the floor, walls, and roof system of both additions consists of southern yellow pine lumber. The wall fabric consists of paper over plaster in the side addition, paper over drywall in the rear.

The exterior doors of both are noted as mass-produced, as are the windows of the rear addition. The lap sided portion of the rear addition is described as being in poor shape and removal is recommended as a consideration.

The plan proposes to retain the brick clad portion of the side addition and to remove the portion that is clad in siding (Figure 3). Removal of the lap sided portion of the addition is appropriate as it was in poor condition in 2009 and no maintenance or repairs have taken place since then. The Historic Structures Report recommends consideration of removal, and it was constructed either just outside of the period of significance listed in the National Register of Historic Place, c. 1805-c.1947, or towards the end of that period.

The plan proposes to remove the single-story brick rear addition as well. (Figure 2). This addition is rear-gabled and includes a side-facing porch with a shed roof. This addition was also constructed either just outside of or towards the end of the period of significance. In addition, its placement and construction keep it from being a character defining feature of the house, so its removal is appropriate.



Single-story rear addition clad in brick to be removed

Figure 2: Existing rear addition

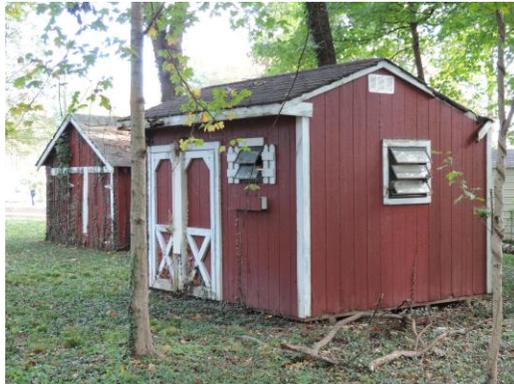


Single-story side addition clad in brick to remain

Single-story side addition clad in siding to be removed

Figure 3: Existing side addition

Three existing outbuildings are proposed to be demolished and are identified as non-contributing in the National Register nomination.



Figures 4 and 5: Three non-historic outbuildings.

Because the additions and outbuildings to be removed do not contribute to the site's historical and architectural character, staff recommends approval of demolition as meeting Section III.B.2.b of the design guidelines.

II. Building Site

The site around the McCampbell House has been significantly altered over the years. The original homestead began as two hundred and fifty-nine acres (259 ac) and is now less than one acre (1 ac). One of the landscape features that will be retained is the well at the rear of the property. No landscape features are proposed to be removed and no conjectural features are proposed to be added. The project meets section II.1. and 3 of the design guidelines.

The original house retains a high degree of integrity, and the proposed addition is appropriate given its location in relation to the original house. Very little of the rear wall will be removed to accommodate the new addition, which means that these later alterations could easily be removed and the home restored to its original configuration. Staff finds that adding a new addition to the rear of the house is appropriate as the plan complies with the Secretary of the Interior's Standards for Rehabilitation numbers 9 and 10, specifically those that address new additions. This project meets Sections II. 2. of the design guidelines.

Guideline 3 requires that new construction not create a false sense of historic development and that original features should be repaired rather than replaced. The plan proposes to inset the addition from the rear corners of the historic house and to clad the addition in a different material than the original house. Both of these measures will help to distinguish the addition from the historic house and subsequent single-story side addition. The plan also includes repair of historic windows and masonry; however, no information was provided. Staff recommends a scope of work for these, and any other repairs, be approved by Staff. With this condition, the project meets Section II.3.

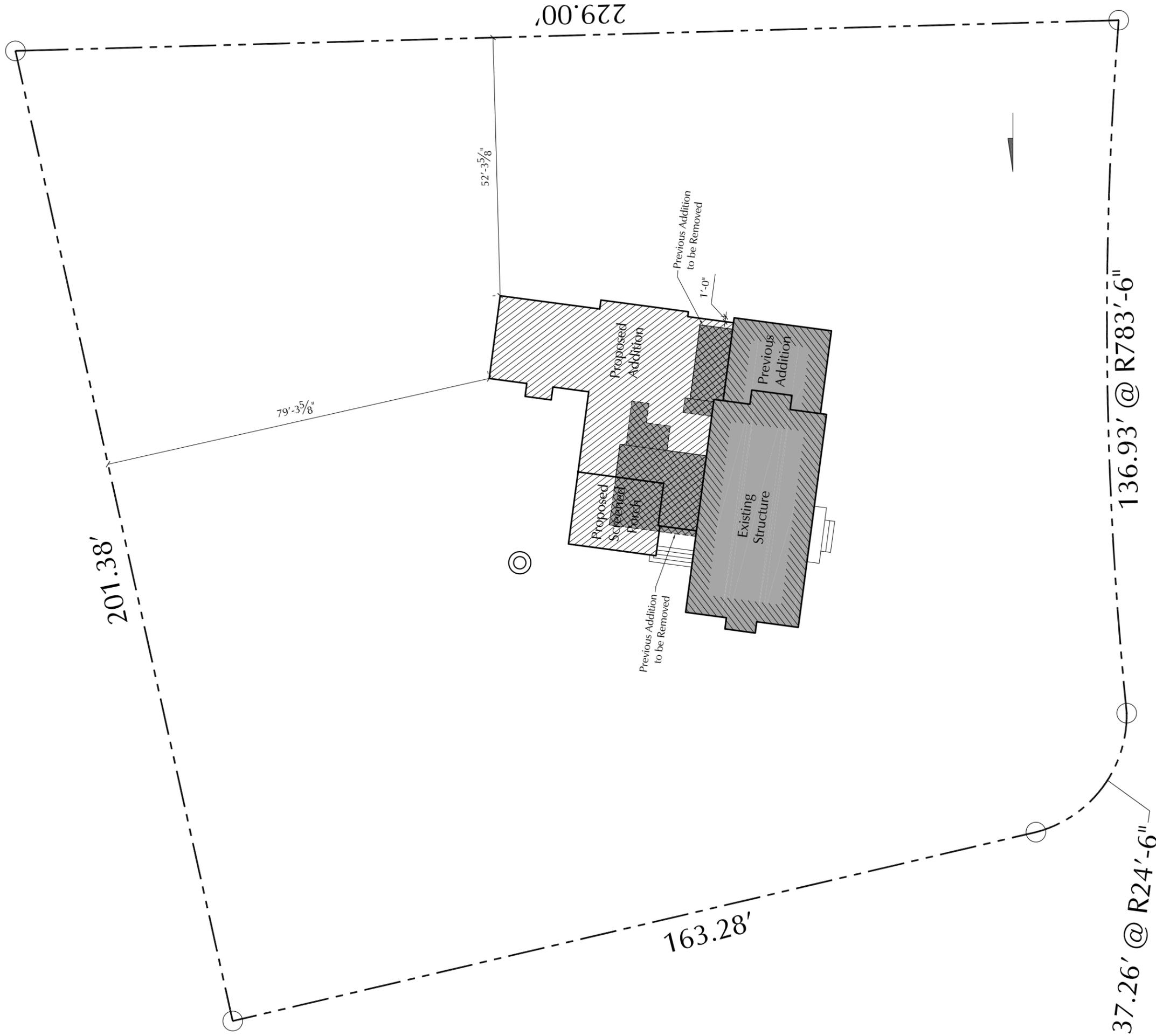
Guideline 4 requires that a new building not detract from the landmark. In this case, the addition is situated behind the historic house and is neither taller nor wider. The project meets Sections II.4 and 5.

An archaeological study has not been conducted for this site, and there are no historical documents that staff is aware of indicating archaeological features in this location. A garage is planned but not a part of this proposal. Construction is not expected to conflict with design guideline II.6.

Recommendation: Staff recommends approval of the application with the following conditions:

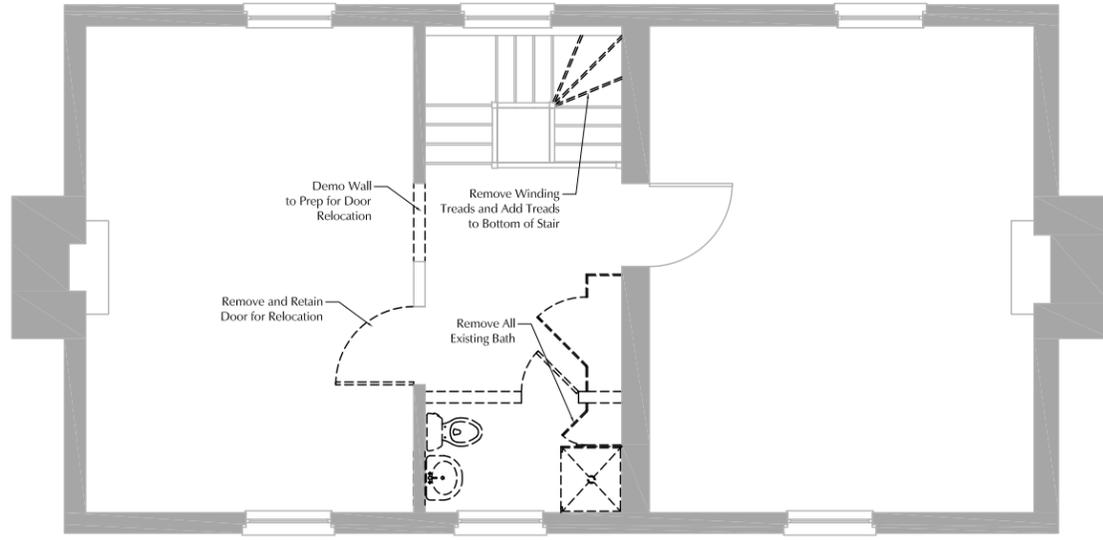
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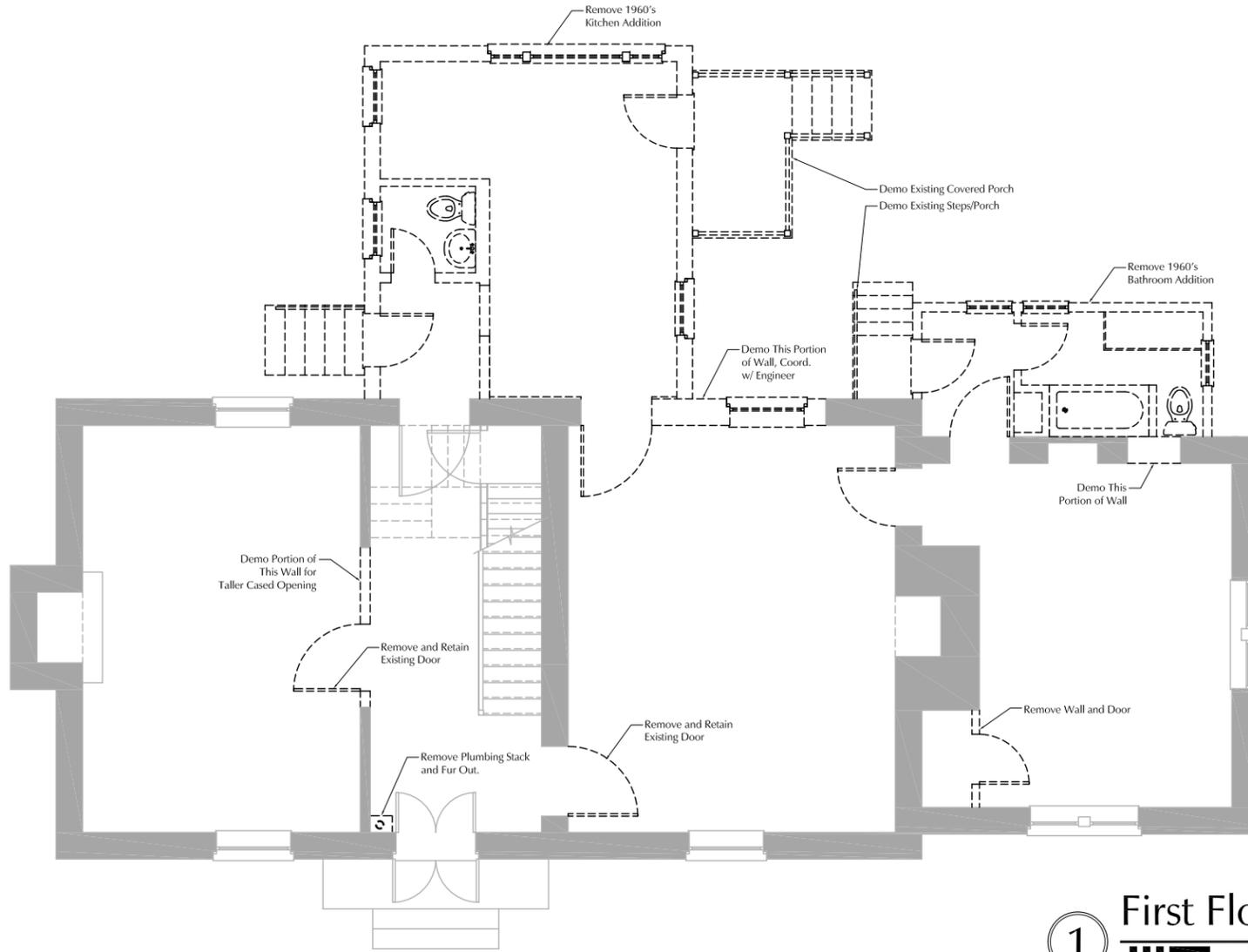


1 Site Layout Plan

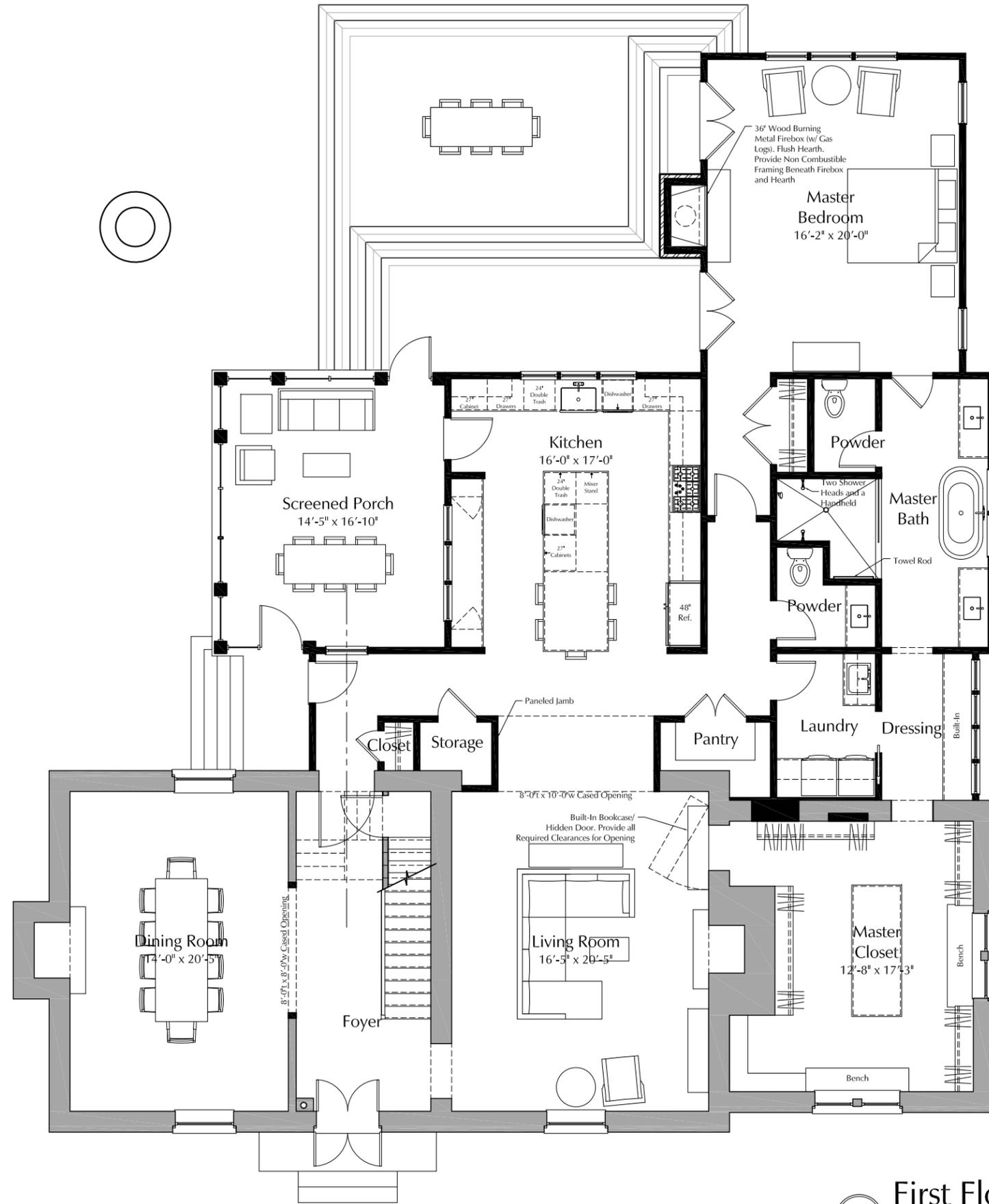




2 Second Floor Demo
 Scale: 1/8"=1'-0"



1 First Floor Demo
 Scale: 1/8"=1'-0"



1 First Floor Plan
 Scale: 1/8"=1'-0"

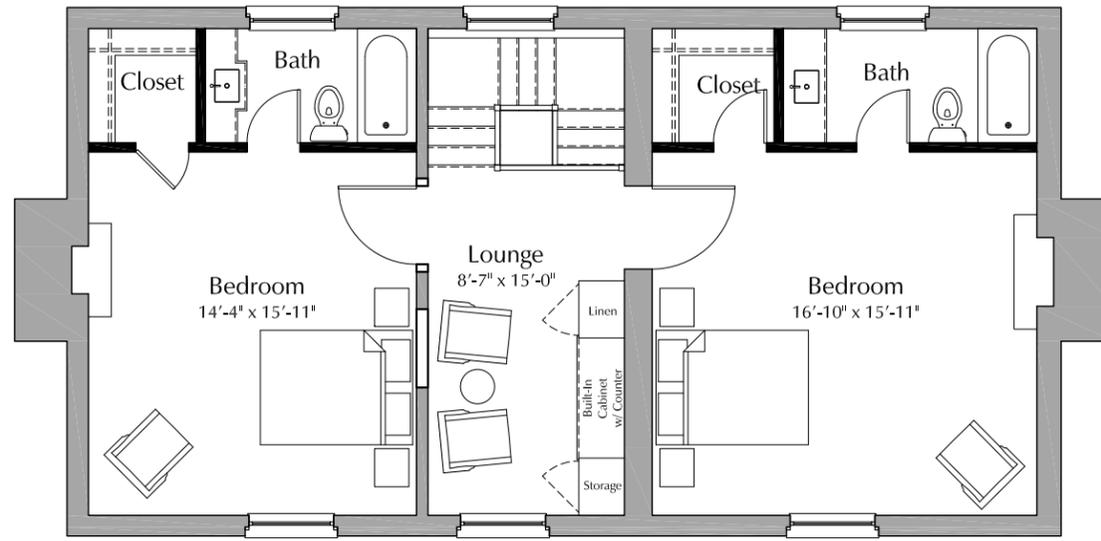
PRELIMINARY - NOT FOR CONSTRUCTION

Renovations and Additions to:
The Honeycutt Residence
 305 Kent Road
 Nashville, Tennessee 37214

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

Drawings:
 First Floor Plan
 Date:
 04.04.16

A1.1



1 Second Floor Plan
 Scale: 1/8" = 1'-0"



Drawings:
 Second Floor Plan
 Date:
 04.04.16

A1.2

Renovations and Additions to:
The Honeycutt Residence

305 Kent Road
 Nashville, Tennessee 37214

PRELIMINARY - NOT FOR CONSTRUCTION



① West Elevation
 Scale: 1/4"=1'-0"

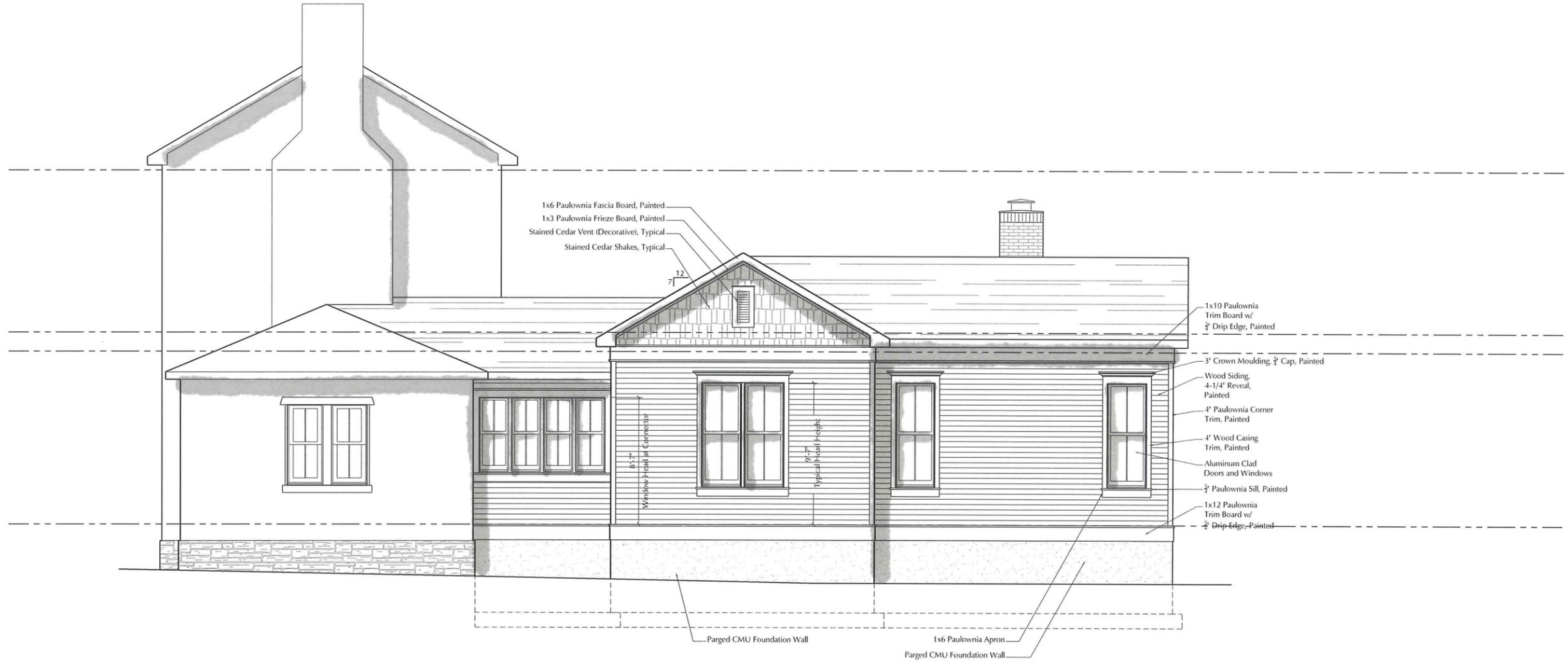
A2.2

Drawings:
 Elevations
 Date:
 04.04.16

A. ALLARD WARD ARCHITECTS
 1618 Sixteenth Avenue, Suite 101
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011
 allardward.com

Renovations and Additions to:
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 305 Kent Road
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PRELIMINARY - NOT FOR CONSTRUCTION



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

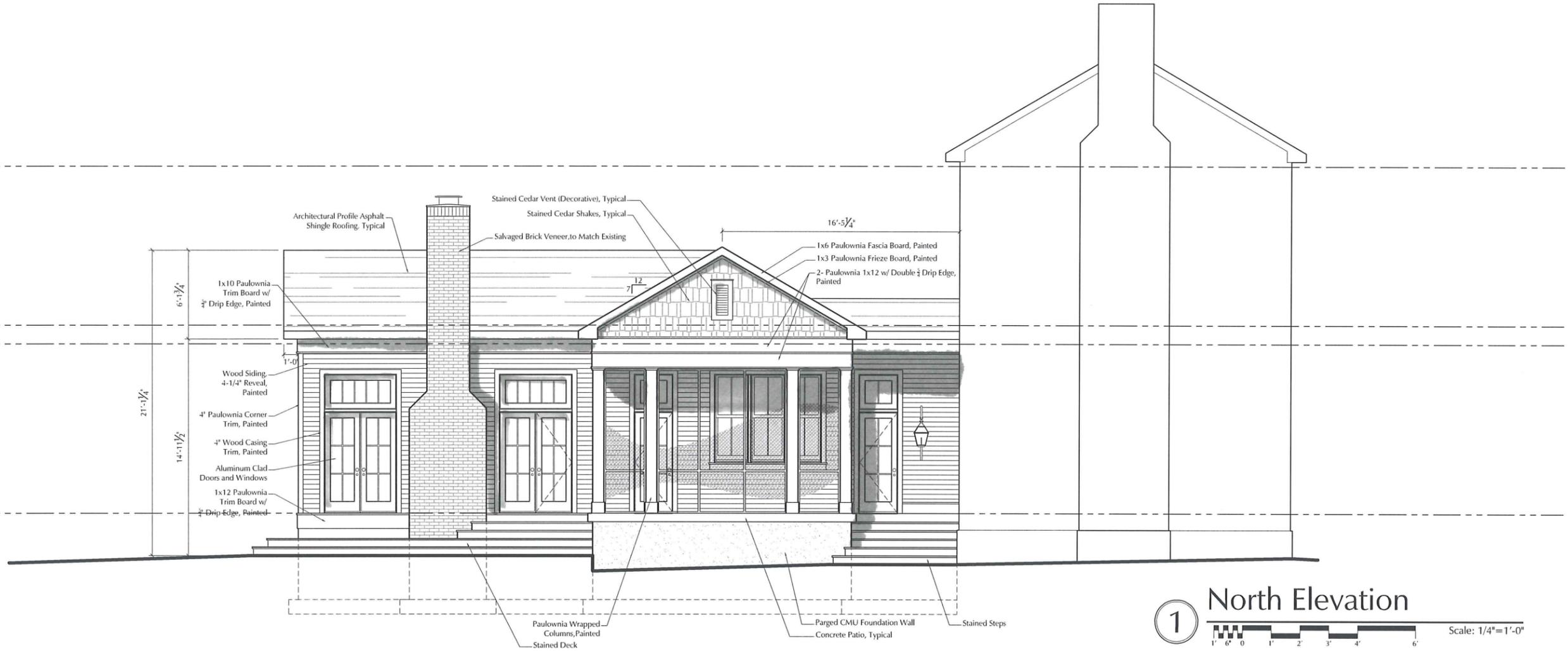
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Drawings:
 Elevations
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 04.04.16

A2.3



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

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 305 Kent Road
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 04.04.16

A2.1

PRELIMINARY - NOT FOR CONSTRUCTION



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

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 Fax: 615.345.1011

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 Elevations
 Date:
 04.04.16

A2.4

Renovations and Additions to:
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PRELIMINARY - NOT FOR CONSTRUCTION