



**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  
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**STAFF RECOMMENDATION**

**1419 Holly Street**

**July 18, 2012**

**Application:** Demolition and New construction-primary building

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

**Council District:** 06

**Map and Parcel Number:** 08309042800

**Applicant:** John Root

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

**Description of Project:** The proposed project is to demolish an existing non-contributing building at the rear of a lot at the corner of Holly and North 15<sup>th</sup> Streets and to construct a new single-family home with two-car garage.

**Recommendation Summary:** Staff recommends approval with the conditions that Staff provide final review of windows and doors and that the overall height of the house be lowered by one foot (1'). With this condition, the project meets section II.B for new construction in the Lockeland-Springs Neighborhood Conservation Zoning Overlay.

**Attachments**

**A:** Photographs

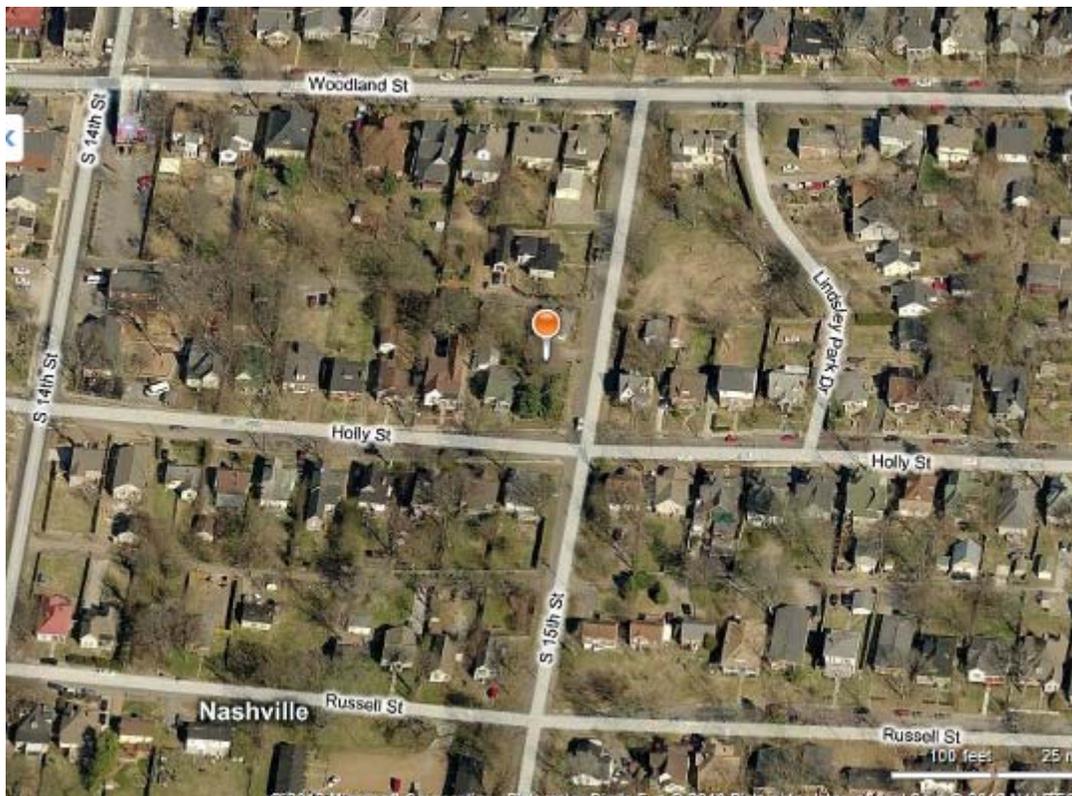
**B:** Site Plan

**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



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

## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### 1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### 2. Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

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

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

*Examples are a change in material, coursing or color.*

#### 3. Setback and Rhythm of Spacing

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

#### 4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*T-1-11- type building panels, "permastone", E.I.F.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a minimum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

#### 5. Roof Shape

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

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

#### 6. Orientation

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

*New buildings shall incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

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

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

*Shared driveways should be a single lane, not just two driveways next to each other.*

*Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

*Generally, curb cuts should not be added.*

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

*Generally, utilities connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

#### 7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in new buildings shall be visually compatible with the surrounding buildings.

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

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

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

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

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

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. (Brick molding is only appropriate on masonry buildings.)*

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

8. Outbuildings

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

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

*Roof*

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

*Windows and Doors*

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

*Siding and Trim*

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

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

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

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

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

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

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

**IV. B. Demolition**

1. Demolition is inappropriate:

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

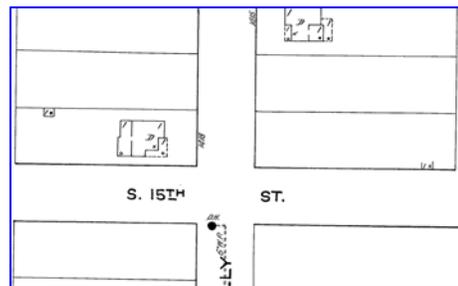
2. Demolition is appropriate:

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

**Analysis and Findings:**

The applicant proposes to demolish an existing non-contributing building and construct a new single-family home with detached garage.

Demolition: This lot has been empty, at least since 1914. (See 1914 Sanborn Fire Insurance map to the right.) At the rear of the lot sits a c.1950 secondary dwelling that has undergone multiple alterations. It first appears on the Sanborn Fire Insurance maps and in the city directories in 1951. The foundation is concrete block, the siding Masonite and the roof asphalt



shingle. Since it was constructed outside of the period of significance for the overlay and does not contribute to the historic character in terms of style or construction method, staff finds demolition is appropriate and meet section III.B.2.

**Height & Scale:** The homes in the immediate context are mostly one and one-half story homes that range between seventeen and twenty-six feet (17'-26') tall from grade. The proposed building is also a one and one-half story building that varies in height due to the grade. The front, which faces Holly Street, will range between approximately twenty nine feet and thirty one feet (29'-31') from existing grade, which is a foot lower than the last time this house was presented to the Commission. Staff believes the house could be lowered another foot and so makes that recommendation to bring it closer to the context. The foundation height on the Holly Street side ranges between approximately two and three and one-half feet (2'-3.5') from existing grade to finished floor.

The proposed house and garage has approximately seventy-five percent (75%) open space which meets the context.

**Location, Setback and Rhythm of Spacing:** The width of the historic buildings in the area range between thirty and thirty-five feet (30'-35') and the homes are roughly centered on the lot. The width of the proposed is approximately thirty feet (30') and so meets the context. The porch that extends into the setback is appropriate since the historic context exhibits sides of corner buildings being as close as approximately five feet to the street. Staff finds that the setback reduction and rhythm of spacing meets section II.B.3.

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

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

**Orientation:** The house faces Holly Street, in keeping with the historic context, with an off-center wrap-around porch and entrance. A walk-way leads to the street. The porch is approximately seven feet (7') deep at the front and six feet (6') on the side.

Vehicular access for the project is a driveway leading from the alley to a two-car garage. The project meets section II.B.6.

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

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

The garage is subordinate to the primary dwelling as it is approximately nineteen feet (19') tall from finished floor, compared to the primary dwelling which is approximately twenty seven feet (27') tall from finished floor level. In addition it has a footprint of four-hundred square feet (400 sq. ft.) compared to the eighteen hundred and fifty eight square feet (1858 sq. ft.) of the primary building. The design and materials of the garage will match the existing house. Staff finds the project to meet section II.B.8.

Appurtenances: The mechanicals are located on the interior lot line side beyond the midpoint of the house and so are located in an appropriate location. A three foot, six inch (3'6") wooden picket fence will encircle the front of the property with a six foot tall (6') wood privacy fence around the rear of the property. Small lights are located to either side or over entrances.

Note: The applicant previously presented an application for a duplex and initially submitted a site plan showing a 'future' footprint on this lot. At this time, the Commission does not have the ability to review detached duplexes and has found that duplexes attached with the narrow eight foot (8') connector required by current code does not meet the design guidelines. This report and recommendation for approval is only based on the single-family home proposed and does not consider the possibility of a second home on this property.

Staff recommends approval with the conditions that Staff provide final review of windows and doors and that the overall height of the house be lowered by one foot (1'). With this condition, the project meets section II.B for new construction in the Lockeland-Springs Neighborhood Conservation Zoning Overlay.

**EXISTING BUILDING**





**EXISTING CONDITIONS**



Holly Street



Corner of Holly and North 15th Streets



North 15<sup>th</sup> Street



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

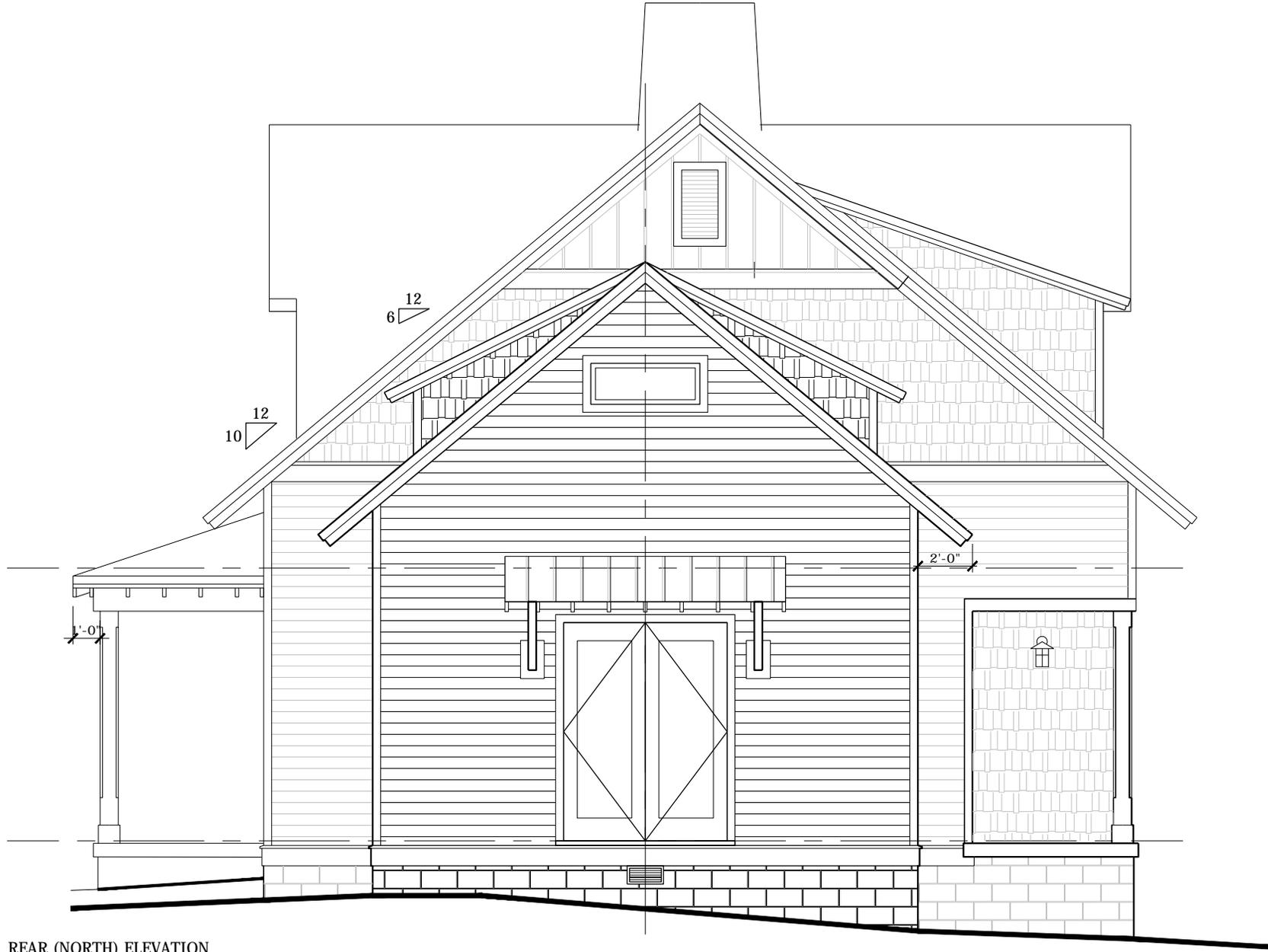
EXTERIOR ELEVATIONS

#1282  
 NEW CONSTRUCTION:  
**1419 Holly Street**  
 NASHVILLE, TN 37206

REV.	DATE:	DESC:	HISTORIC APPROVAL
0	07.02.12		

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

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0	07.02.12		

EXTERIOR ELEVATIONS

# 1282  
 NEW CONSTRUCTION:  
**1419 Holly Street**  
 NASHVILLE, TN 37206



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

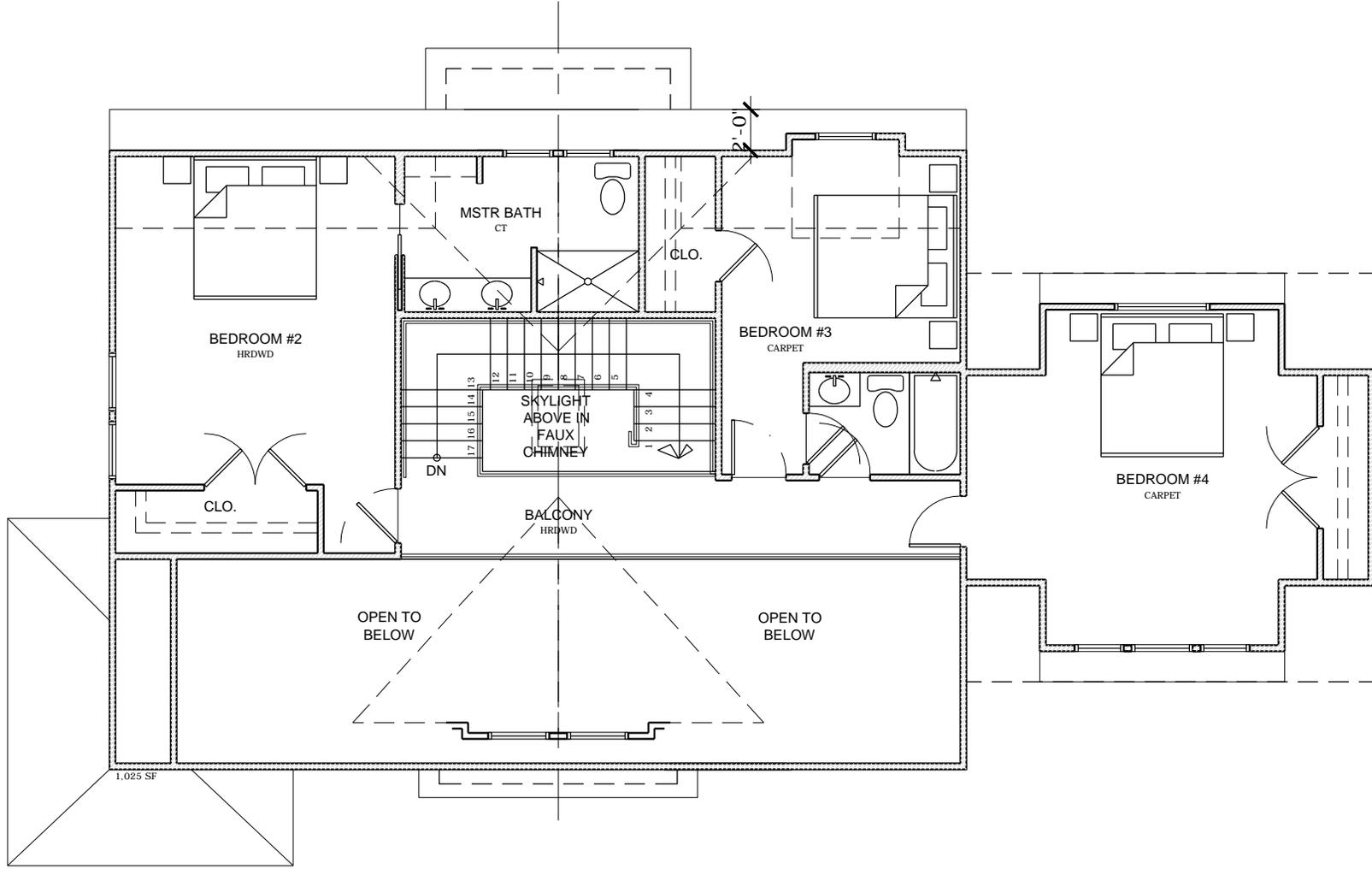
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EXTERIOR ELEVATIONS

# 1282  
 NEW CONSTRUCTION:  
**1419 Holly Street**  
 NASHVILLE, TN 37206





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

CONSTRUCTION PLANS

# 1282

NEW CONSTRUCTION:  
**1419 Holly Street**  
 NASHVILLE, TN 37206

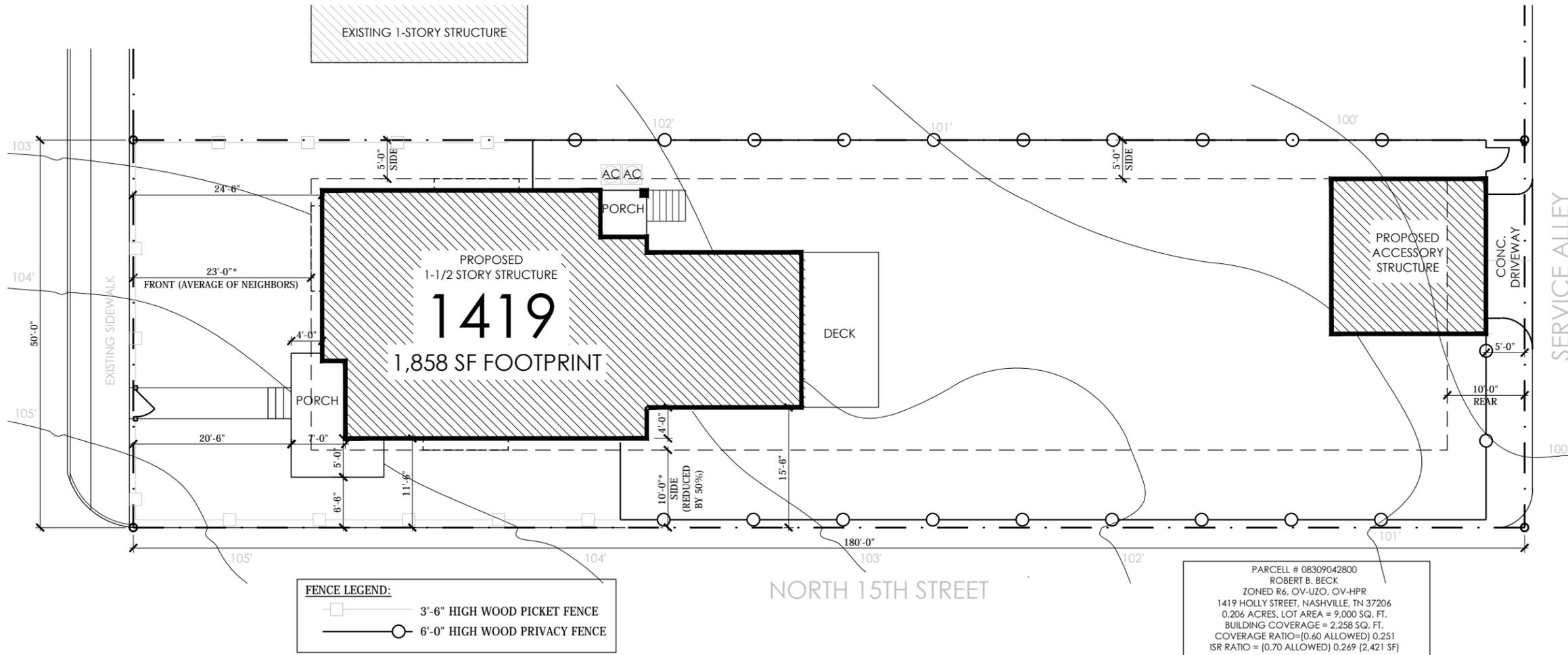
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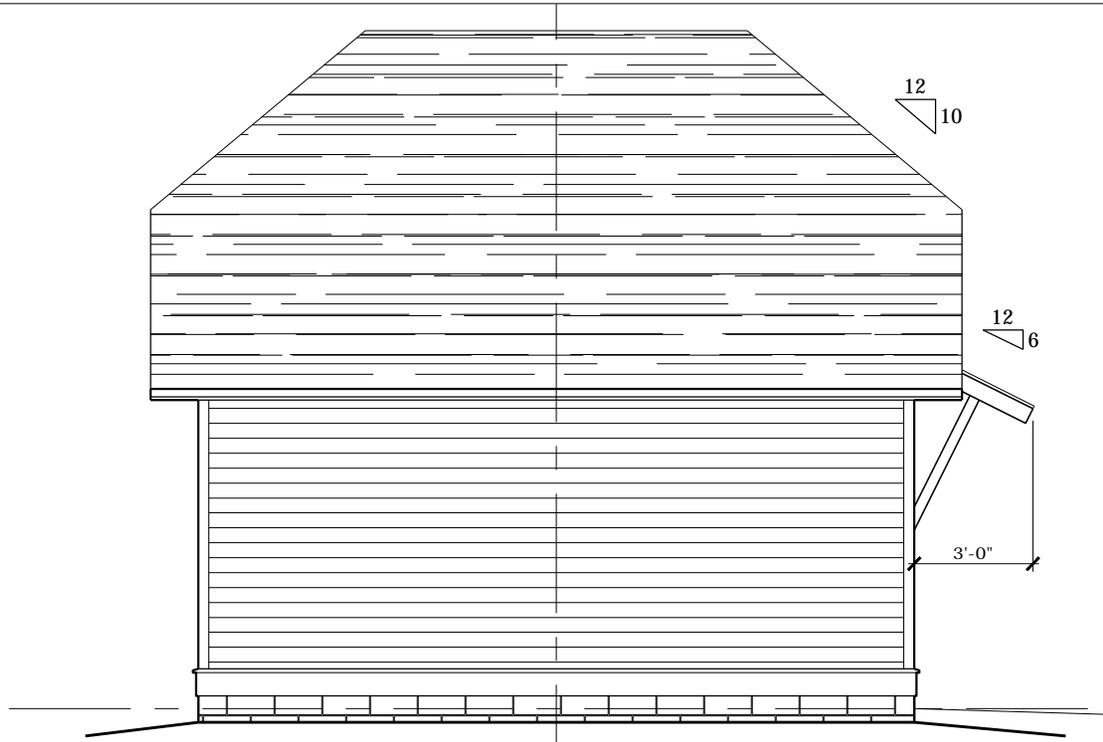


**A1** ARCHITECTURAL SITE PLAN  
SCALE: 1/16"=1'-0"

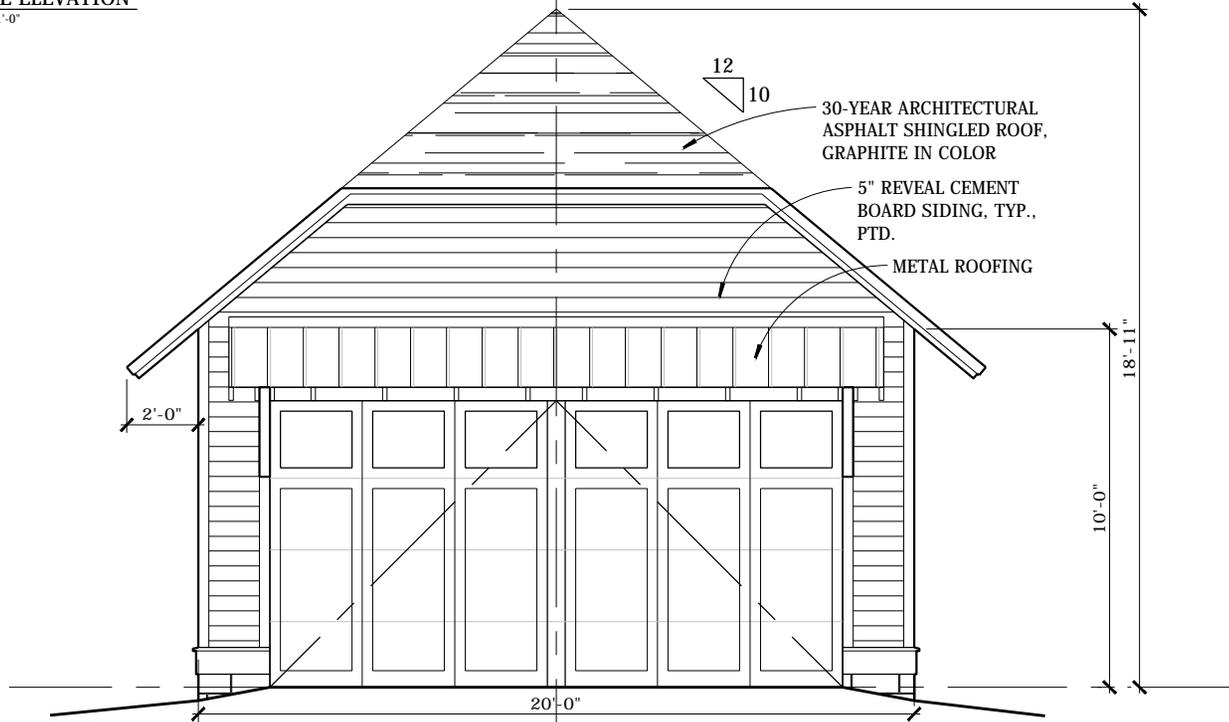


PARCELL # 08309042800  
ROBERT B. BECK  
ZONED R6, OV-UZO, OV-HPR  
1419 HOLLY STREET, NASHVILLE, TN 37206  
0.206 ACRES, LOT AREA = 9,000 SQ. FT.  
BUILDING COVERAGE = 2,258 SQ. FT.  
COVERAGE RATIO=(0.60 ALLOWED) 0.251  
ISR RATIO = (0.70 ALLOWED) 0.269 (2,421 SF)

**FENCE LEGEND:**



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



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

REV.	DATE:	DESC.	HISTORIC APPROVAL
0	07.02.12		