



**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**

**1406 Holly Street**

**April 17, 2013**

**Application:** Demolition; New construction-infill

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

**Council District:** 06

**Map and Parcel Number:** 08309044000

**Applicant:** John Root, rootARCH

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

**Description of Project:** Applicant proposes to demolish the non-contributing building currently located at 1406 Holly Street and construct a 1.5 story, single-family dwelling utilizing the existing garage.

**Recommendation Summary:** Staff recommends approval of demolition and new construction; finding the project meets the design guidelines II.B. for new construction and IV.B for demolition.

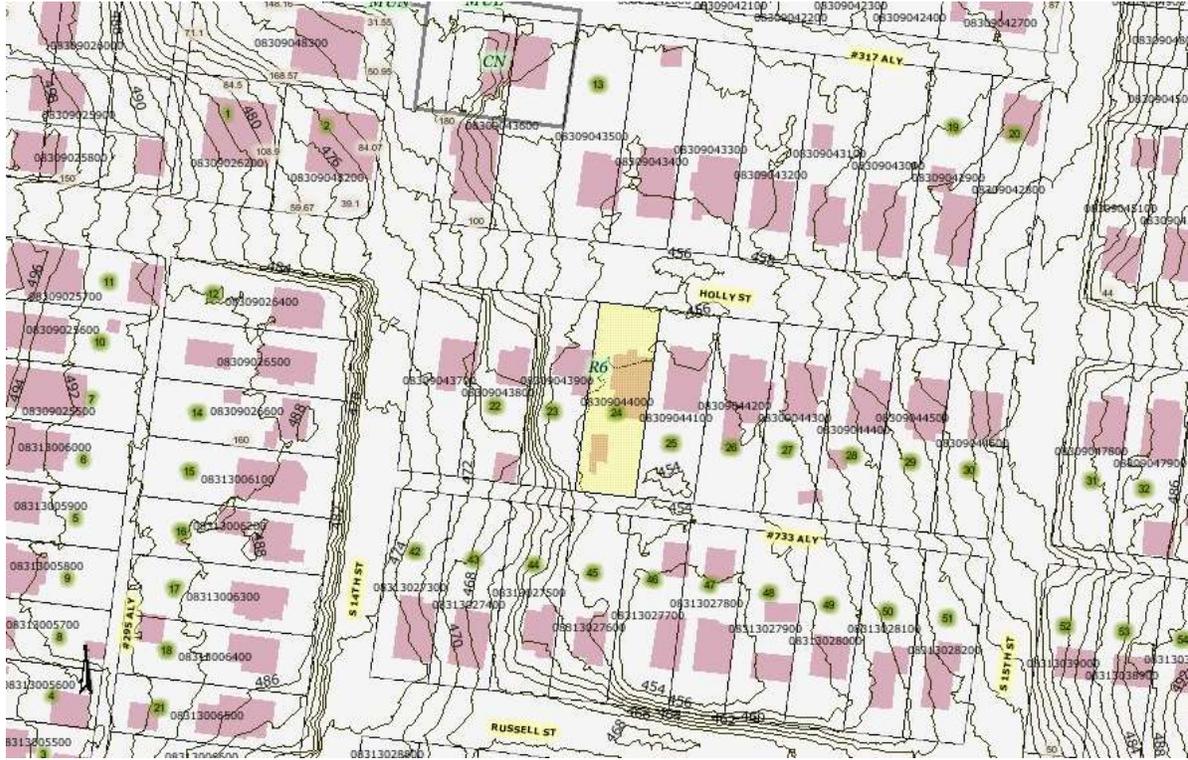
**Attachments**

**A:** Photographs

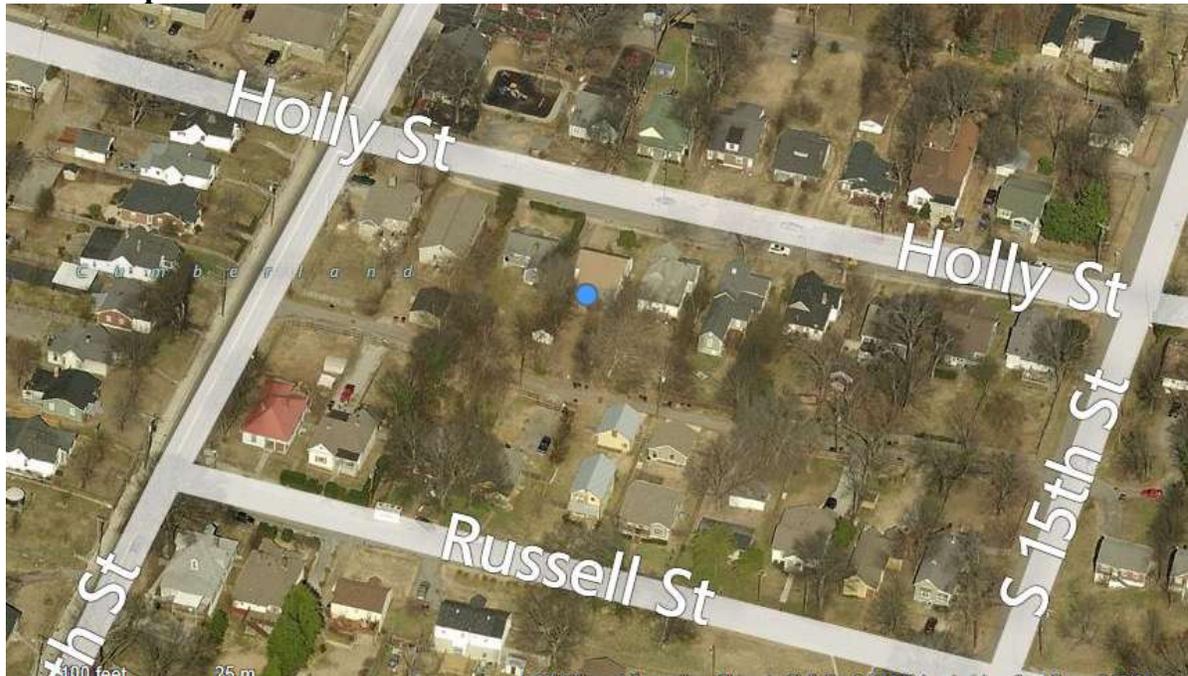
**B:** Site Plan

**C:** Elevations

**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.

#### **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.*

## **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.*

## 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:** The applicant proposes to demolish the non-contributing house on this lot and construct a new single-family dwelling, keeping the existing garage. This property is located in a low point on Holly Street and the grade rises steeply on both sides.



### Analysis and Findings:

#### Demolition

According to the property assessor's website the building was constructed in 1940. Although non-contributing even before alterations, it has undergone changes that greatly alter its design including synthetic siding and an A-frame entrance. The low sloped roof without overhangs, small windows, and A-frame entrance are atypical features for historic homes in this neighborhood.

The applicant proposes to keep the existing garage.

Demolition of the building is appropriate as removal will result in a more historically appropriate visual effect on the district, meeting section IV.B.2.b.

## New Construction

**Height & Scale:** The proposed house is one and one-half story home, as are the majority buildings in the immediate vicinity. The foundation height is approximately two feet (2') tall from the lowest grade point as seen from the front, which is in keeping with the historic buildings on either side.



The eave height is approximately eleven feet (11') from the foundation line and the ridge is approximately twenty-nine feet (29') from the foundation line or approximately thirty-one feet (31') from grade. The historic context along Holly Street varies greatly between seventeen and thirty-four feet (17'-34') tall from grade, with the closest homes being in the seventeen to twenty six foot (17'-26') range. The majority of Lockeland Springs-East End is very eclectic in style and massing, with homes ranging between one and three stories. There are a few areas where all the development happened at the same time with homes very consistent in massing and style. This area is of the more eclectic variety, so although the properties immediately around the lot have shorter homes than what is proposed; staff did not find the condition to be an unusual for this portion of the district. For instance, in the 1200 block of Holly Street there is an approximately twenty-one foot (21') tall house flanked by homes that are approximately thirty-two feet (32') tall from grade. Just behind this proposed project, in the 1400 block of Russell Street, there is an approximately sixteen foot (16') tall building next to a twenty-five foot tall house.

The width of the front of the home is approximately twenty-five feet (25') and it gains in width about half way back to approximately thirty feet (30'). This is in keeping with the widths of neighboring historic buildings which vary between twenty five and thirty three feet (25'-33'). The depth of the building is almost exactly like the historic building to the left. The project meets section II.B.1 and 2.

**Setback and Rhythm of Spacing:** The project meets all bulk zoning setback requirements. The house is towards the left side of the lot, as is the historic building to the left and incorporates an existing driveway on the right. The front setback is similar to the historic building to the left. The project meets section II.B.3.

**Relationship of Materials, Textures, Details, and Material Colors:** The foundation shall be split faced CMU, the siding cement fiber lap siding with a mix of reveals of 10" on the first floor and 5" on the second level as well as cedar shake shingle. Typically the Commission has not allowed for lap siding reveals of more than five inches (5") but there have been instances where wider reveals have been approved when it is mixed with the more appropriate five inch (5") reveal, as proposed here. The roof is asphalt shingle in a graphite gray color. The floors of the porches are concrete, the posts milled wood, and the roof of the porches are standing seam metal, color unknown. The windows are Pella Proline, aluminum clad, two-over-one and one-over-one windows. The doors are Jeld-

Wen with the main entrance being a ¼-light door and the rear doors being full-light doors. Chimney is brick. The walkway material is concrete.

All materials and material colors are appropriate for the district and have been approved by the Commission in the past. The project meets section II.B.4.

**Roof Shape:** The roof form is a cross-gable with rear shed-roof dormers. The exterior side chimney does not penetrate the roof but truncates at the side vergeboard. The roof pitches are 14/12 which match historic roof pitches throughout the district. Staff finds the roof shape to be appropriate and meets section II.B.5 of the design guidelines.

**Orientation:** The building is oriented towards Holly Street with a primary entrance, porch and walkway leading to the sidewalk, as are other historic buildings in the district. The depth of the porch is six (6') which has been a minimum depth required by the Commission to result in a usable porch. The project meets section II.B.6.

**Proportion and Rhythm of Openings:** The windows are twice as tall as they are wide. There are no instances where there is more than eight foot (8') of linear wall space without a break with a window, door, or chimney. Paired windows have the minimum four inch (4") mullion required by the Commission on past projects. The project meets section II.B.7.

**Outbuildings:** An existing garage will be retained. There are no known alterations to this building.

**Appurtenances & Utilities:** Beyond the new walkway discussed under "orientation" and "materials" there are no known appurtenances. The utilities will not be visible from the street as they are located on the left side of the house, beyond the midpoint and behind the bump out. The project meets section II.B.9 of the design guidelines.



## **Recommendation**

Staff recommends approval of demolition and new construction; finding the project meets the design guidelines II.B. for new construction and IV.B for demolition.



Context across the street from the proposed project.



Context cross the street from the proposed project



Context to the right of the project.



Context to the left of the proposed project



Additional context on the 1400 block of Holly Street.

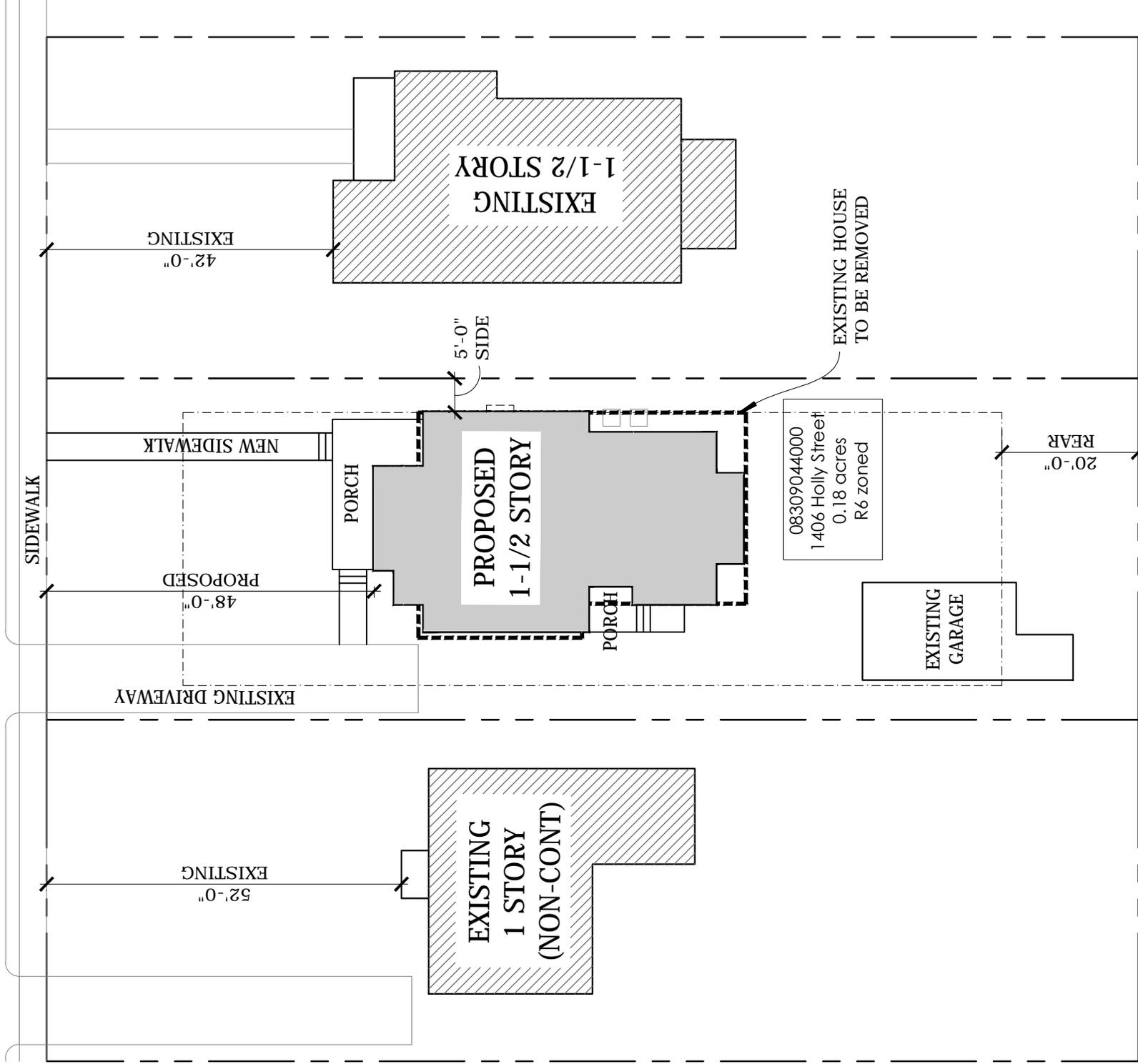


Existing driveway



Existing garage to be retained.

# HOLLY STREET



08309044000  
1406 Holly Street  
0.18 acres  
R6 zoned

## SP1 SITE PLAN

SCALE: 1"=20'-0"



## ALLEY

### SITE PLAN

#13130  
NEW CONSTRUCTION:  
**1406 Holly Street**  
NASHVILLE, TN 37206

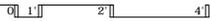
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**EL4** SIDE ELEVATION  
SCALE: 1/8"=1'-0"



EXTERIOR ELEVATIONS

#13130

NEW CONSTRUCTION:  
**1406 Holly Street**  
NASHVILLE, TN 37206

REV. DATE: DESC.

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04.03.13 REVISION

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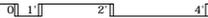
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**EL2** SIDE ELEVATION

SCALE: 1/8"=1'-0"



EXTERIOR ELEVATIONS

#13130

NEW CONSTRUCTION:  
**1406 Holly Street**  
NASHVILLE, TN 37206

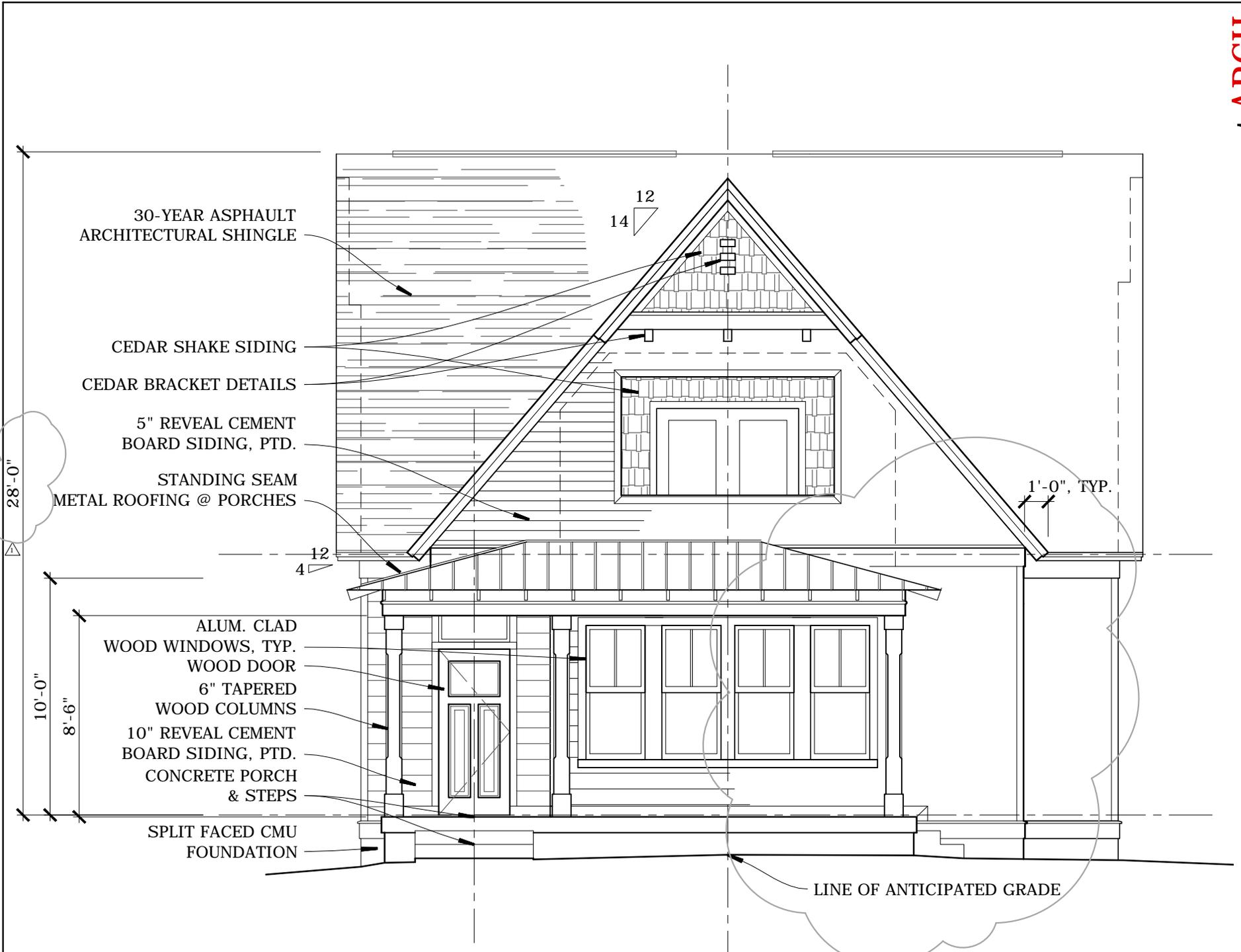
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CEDAR SHAKE SIDING

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STANDING SEAM METAL ROOFING @ PORCHES

ALUM. CLAD WOOD WINDOWS, TYP.

WOOD DOOR

6" TAPERED WOOD COLUMNS

10" REVEAL CEMENT BOARD SIDING, PTD.

CONCRETE PORCH & STEPS

SPLIT FACED CMU FOUNDATION

12  
14

1'-0", TYP.

28'-0"

10'-0"

8'-6"

12  
4

LINE OF ANTICIPATED GRADE

EL1 FRONT ELEVATION

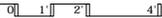
SCALE: 3/16"=1'-0"



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**EL3** REAR ELEVATION

SCALE: 3/16"=1'-0"



EXTERIOR ELEVATIONS

#13130

NEW CONSTRUCTION:

**1406 Holly Street**

NASHVILLE, TN 37206

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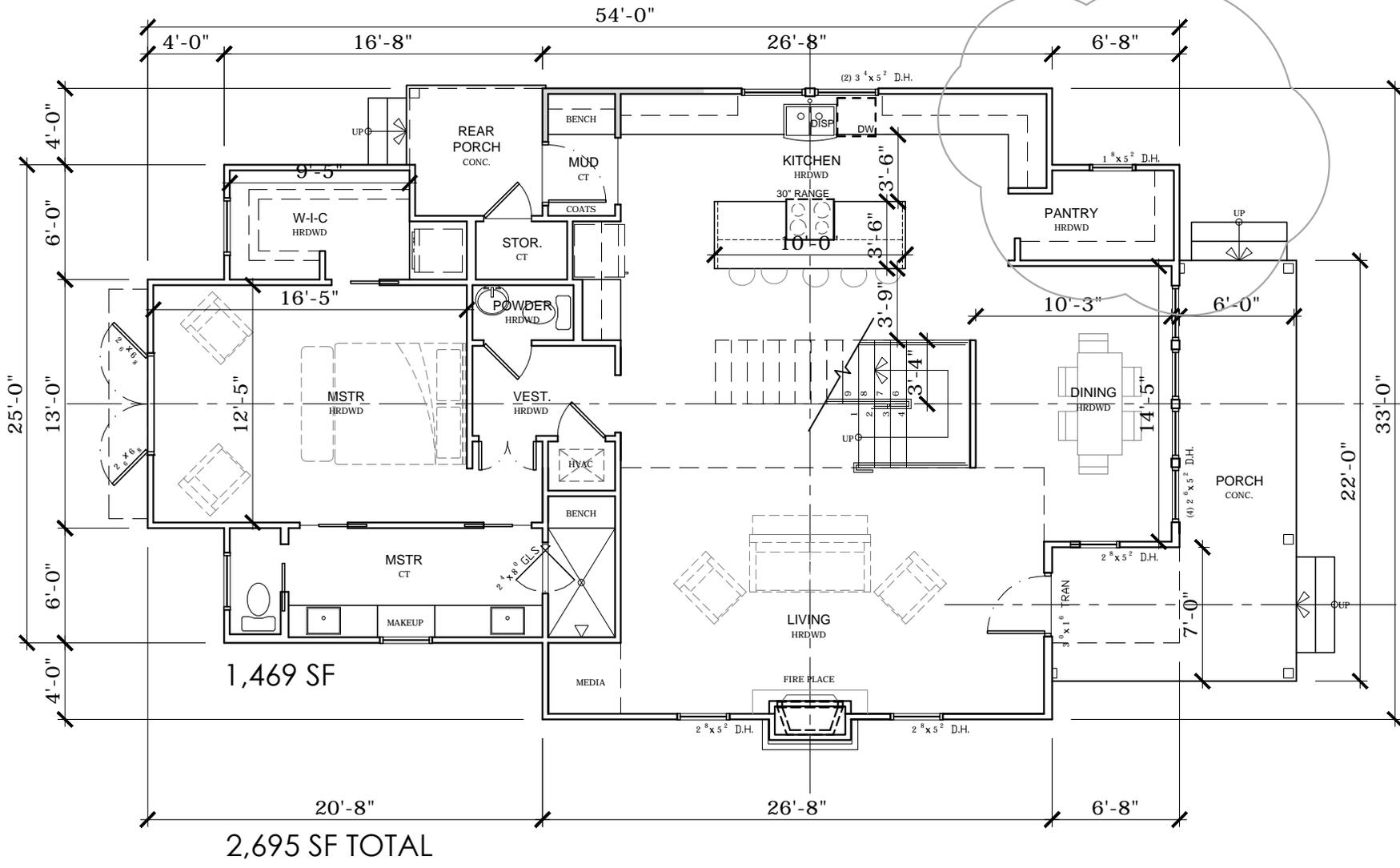
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**A1** FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0" 0 1' 2' 4'

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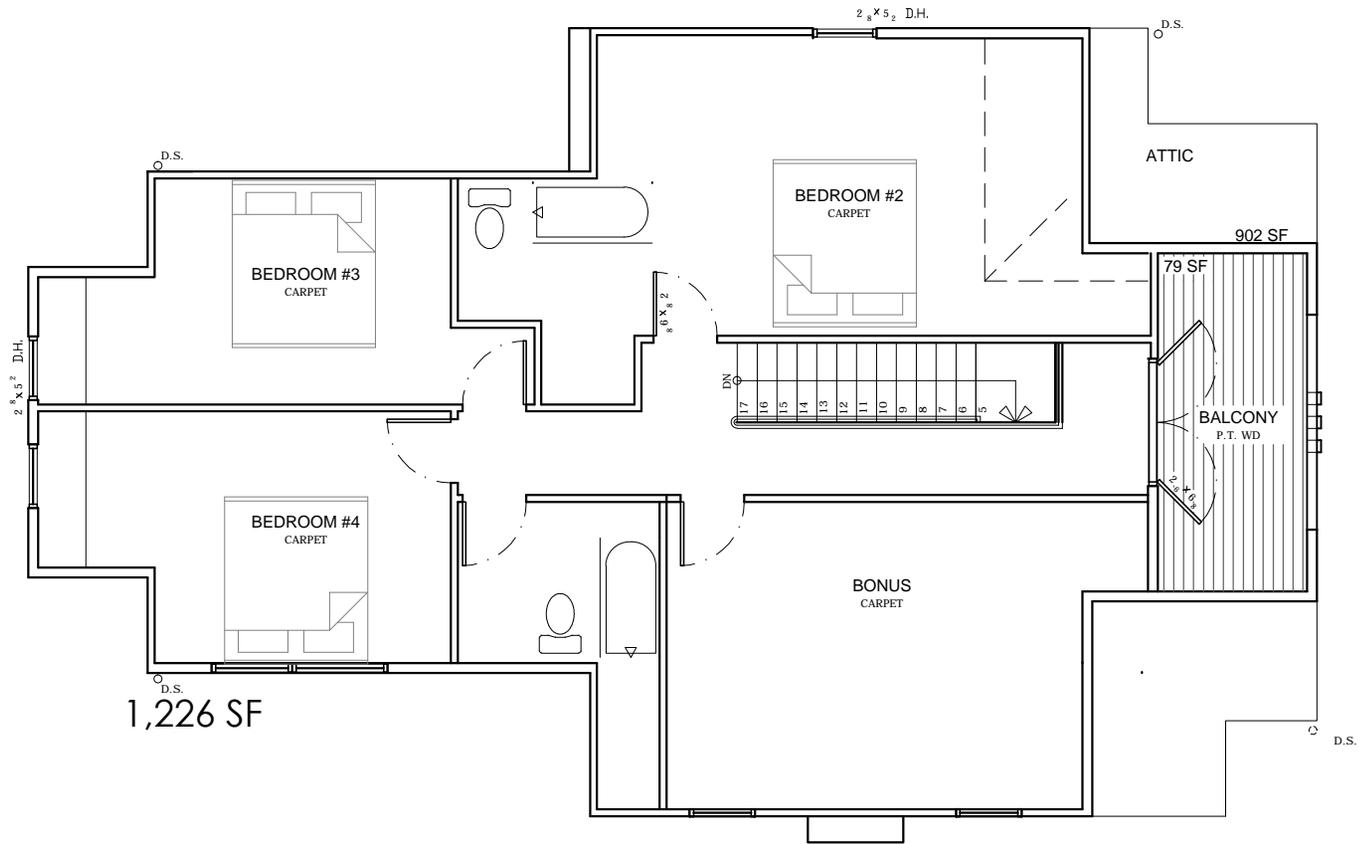
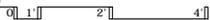
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FLOOR PLANS  
#13130

NEW CONSTRUCTION:  
**1406 Holly Street**  
 NASHVILLE, TN 37206

**A2** SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FLOOR PLANS

#13130

NEW CONSTRUCTION:  
**1406 Holly Street**  
 NASHVILLE, TN 37206

A2.2

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