



# 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 1906 Holly Street August 21, 2013

**Application:** New construction-addition  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08314007900  
**Applicant:** Ronee Swafford and Daniel Long  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

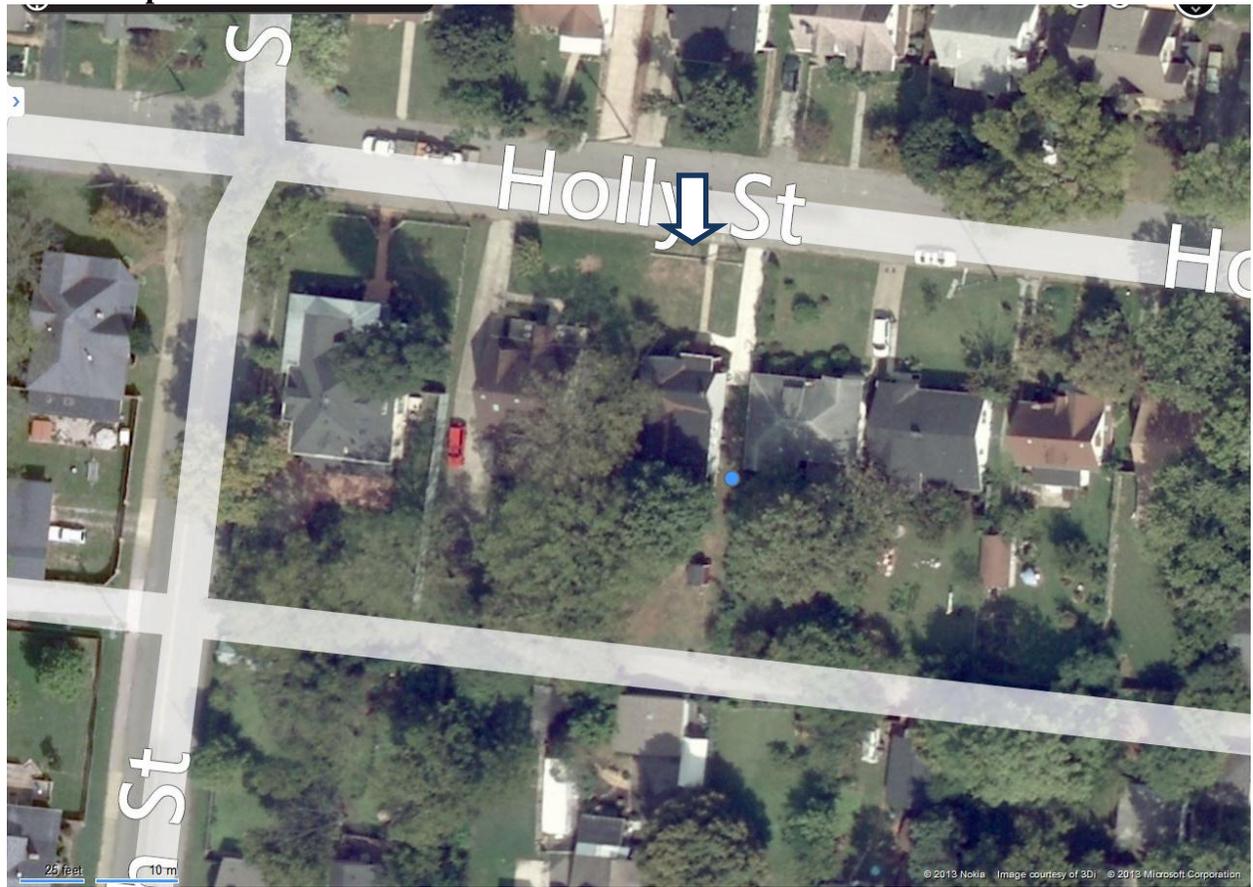
<p><b>Description of Project:</b> The applicant is proposing to construct a one-story addition to a one-story house.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"><li>1. The addition be inset a minimum of one foot (1') from each of the side walls of the house.</li><li>2. Staff review and approve the window and door specifications and the asphalt shingle color, and the concrete block be split faced.</li><li>3. The major measurements, including eave height, ridge height, width, depth, etc., be marked on all drawings prior to issuing the permit.</li></ol>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

**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.

## **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.*

## **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.*

#### *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.*

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

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.*

#### **IV. B. Demolition**

##### **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:** 1906 Holly is a one-story contributing house constructed c. 1920 with a gabled-ell form (Figure 1). The structure was included in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay expansion in 2004. The Commission disapproved a proposed two-story rear addition to this house in June 2013.



Figure 1. 1906 Holly from street

On the left side of the house is an addition with a shed roof that was constructed sometime after 1986 because it does not appear in a photo from that year (Figures 2 & 3).



Figures 2 & 3. The 1986 photo (left) doesn't show the current addition seen in the right photo.

On the right side of the house, behind the bay, is a gabled portion of the house that staff believes to be part of the original structure of the house, although at least the roof framing has been reconstructed (see Figures 4 & 5). The foundation material on this side of the house matches the rest of the house, although the house was likely originally built on piers and the foundation block added later. A similar addition appears in a photo of the house from 1969 (See Figure 6). Staff inspected the interior framing, and the framing for this portion behind the bay appeared to be new and did not match the framing of the rest of the historic house. However, the wood framing in the attic space was painted, suggesting that the house suffered a fire. The Codes' department database shows a permit to repair fire damage at this house from 2003. Staff believes that this portion of the house was reconstructed in 2003 to closely match the original form.



Figures 4 & 5. The gabled portion of the house appears to have been an original part of the house that was reconstructed after a fire in 2003.



Figure 6. 1906 Holly Street in 1969, showing a similar rear to what is behind the bay now.

**Analysis and Findings:**

The applicant is proposing to construct a one-story addition to a one-story house.

Partial Demolition. The applicant proposes to retain most of the existing house. However, they are proposing to demolish the back rear wall of the (Figure 7). Staff finds that the rear façade is not a significant architectural feature, and that the demolition of the rear wall is appropriate on the condition that the addition step in a minimum of one foot (1') from each of the side walls of the house. This will ensure that the back corners of the house are preserved, the original dimensions of the structure can be easily discerned and help to create an appropriate scale for the addition. This is a common request that the Commission has required on all but very small additions. With the condition that the addition step in a minimum of one foot (1') from each of the back walls of the house, staff finds that the demolition of the back wall of the house meets Section IV.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figure 7. Rear wall that will be demolished

Location and Setback: The proposed addition meets all base zoning requirements for setbacks, and it is located at the rear of the building. Staff therefore finds that proposed addition meets Sections II.B.3 and II.B.10 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The proposed addition is no taller and no wider than the existing house. The historic house is approximately twenty-one feet (21') tall, thirty-three feet (33') wide, and forty-three feet (43') deep. The addition will add approximately thirty-eight feet (38') to the back of the house. On the east elevation, the applicant is proposing to raise the height of the existing addition by two feet (2'), and the new addition will continue back from that point. On the west elevation, the addition will extend from the existing back gable.

The addition does not step in from the back side walls of the house but continues the line of the existing house on both sides. The design guidelines states, “*Generally rear additions should inset one foot, for each story, from the side wall.*” When the Commission and staff have approved insets of less than one foot (1') in the past, it has generally been because there is a change in materials or other specific features of the addition that differentiate it from the historic structure. In addition, the additions with minimal insets have been more modest in scale than the one proposed. Because the proposed addition does not involve a change in material or other feature to differentiate it from the existing house, and because the addition nearly doubles the footprint of the house, staff finds it is critical that the addition step in at least one foot (1') from the side

walls of the house. After an initial inset, the addition can step back out to match the line of the house.

On the west elevation the addition's eave height and ridge height will match that of the historic structure. On the east elevation, the eave height will be two feet (2') taller than the existing eave height, but the ridge height will match that of the historic house. The foundation height of the addition will step up approximately one foot (1') on both sides of the addition in order to accommodate the site's slope and to reflect an interior step. Although staff typically asks that the foundation of an addition match the height of the historic house's foundation line, the site of the slope makes the increase in foundation height necessary.

If the applicant insets the addition a minimum of one foot (1') from each of the side walls of the house, staff finds that the proposed addition meets Sections II.B.1., II.B.2., and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: This historic house has a gabled ell form with an approximate 10.5/12 slope. On the west elevation, the addition will continue the roof form of the house and will match the existing slope. On the east side, a shed roof with a slope of approximately 3.5/12 will be added. Although the design guidelines typically like to see a slope of at least 6/12, staff finds the 3.5/12 slope to be appropriate because the existing addition also has a shed roof with a low slope, and the lower slope will help differentiate the addition from the historic house.

The shed will tie into the point of the cross gable. The new shed roof will require the removal of some of the original roof form. A portion of the back slope of the east side gable will be removed, and the eastern slope of the back gable will be removed entirely. Staff finds that if the addition steps in one foot (1') from each of the house's sidewalls, thereby differentiating the existing house from the addition, the alteration to the house's historic roof form is acceptable. The front portion of the roof will remain largely unaltered, and enough of the roof will remain for the original roof form to be discernible.

With the condition that the addition step in a minimum of one foot (1') from each of the house's side walls, staff finds that the roof form meets Sections II.B.5. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The drawings indicate a few changes to the door and window pattern of the existing house. On the east elevation, the applicant is proposing to remove two window opening and install a new doorway and a new window opening. Staff finds these changes to the openings appropriate because they are located on the portion of the existing house which was built after 1986. On the west elevation, the applicant is proposing to remove an existing tall and narrow window opening and replace it with an opening that is two feet, six inches by four feet, four inches (2'6" X 4'4"). Staff finds the alteration of this window opening to be appropriate because the

window is located at the back of the existing house, behind a protruding bay. It will be only minimally visible from the street.

The windows on the addition are generally taller than they are wide, thereby meeting the historic proportions for window openings. The largest expanse without a door or window opening is thirteen feet (13'). Because this expanse occurs approximately fifty feet (50') behind the front wall of the house, staff finds it to be appropriate. Staff finds the project's proportion and rhythm of openings meet Section II.B.7. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: No major changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with a reveal to match that of the existing house. The skirt boards, corner trim boards, and window and door trim will be wood or cement fiberboard. The foundation will be concrete block, and staff asks that the concrete block be split face. The roof will be asphalt shingle, and staff asks to approve the color of the shingle. The windows will be Anderson composite windows. Many composite windows have been deemed to not be appropriate for the historic and conservation zoning overlays. Staff will need to review a window sample to assess the appropriateness of the windows. The materials for the door were not specified.

With the staff's final approval of the windows, doors, and asphalt shingle color, and with the condition that the concrete block for the foundation be split face, staff finds that the known materials meet Sections II.B.4. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Appurtenances: An existing driveway on the site will remain. No other appurtenances were indicated for the site.

Drawings. Because the drawings are not drawn to typical architect's or engineer's scale, staff asks that a condition of approval be that all major measurements, including eave height, ridge height, width, depth, etc, be included on all drawings before the permit is issued for inspection purposes.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The addition be inset a minimum of one foot (1') from each of the side walls of the house.
2. Staff review and approve the window and door specifications and the asphalt shingle color, and the concrete block be split faced.
3. The major measurements, including eave height, ridge height, width, depth, etc., be included on all drawings, prior to issuing the permit.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

**Additional Photos:**







20' Alley

**OVERLAY DISTRICT:  
OV-UZO, URBANZONING  
OVERLAY**

**Date Effective:  
7/25/2007**

**Case Number:  
2007Z-080U-05**

**Bill Number:  
BL2007-1426**

**Overlay District:  
OV-NHC,  
NEIGHBORHOOD  
CONSERVATION  
OVERLAY**

**Date Effective:  
5/21/2003**

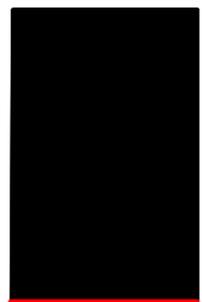
**Case Number:  
2003Z-035U-05**

**Bill Number:  
BL2003-1369**

Parcel ID. 08314007900  
Lot 103 BLK D PRIEST HOME  
DB-00001852 0000606  
RDDC, TN.  
Zoning: R6, ONE&TWO  
Family 6,00 SQ.FT. LOT  
Bill Number 073-650

160'

50'



New Addition



Existing



160'



160'

50'

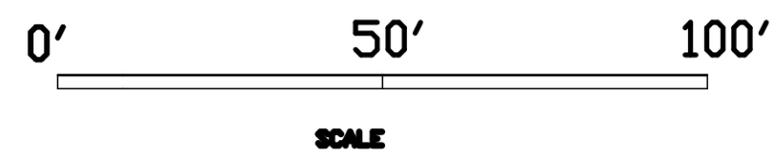
40' +/-

75'

75'

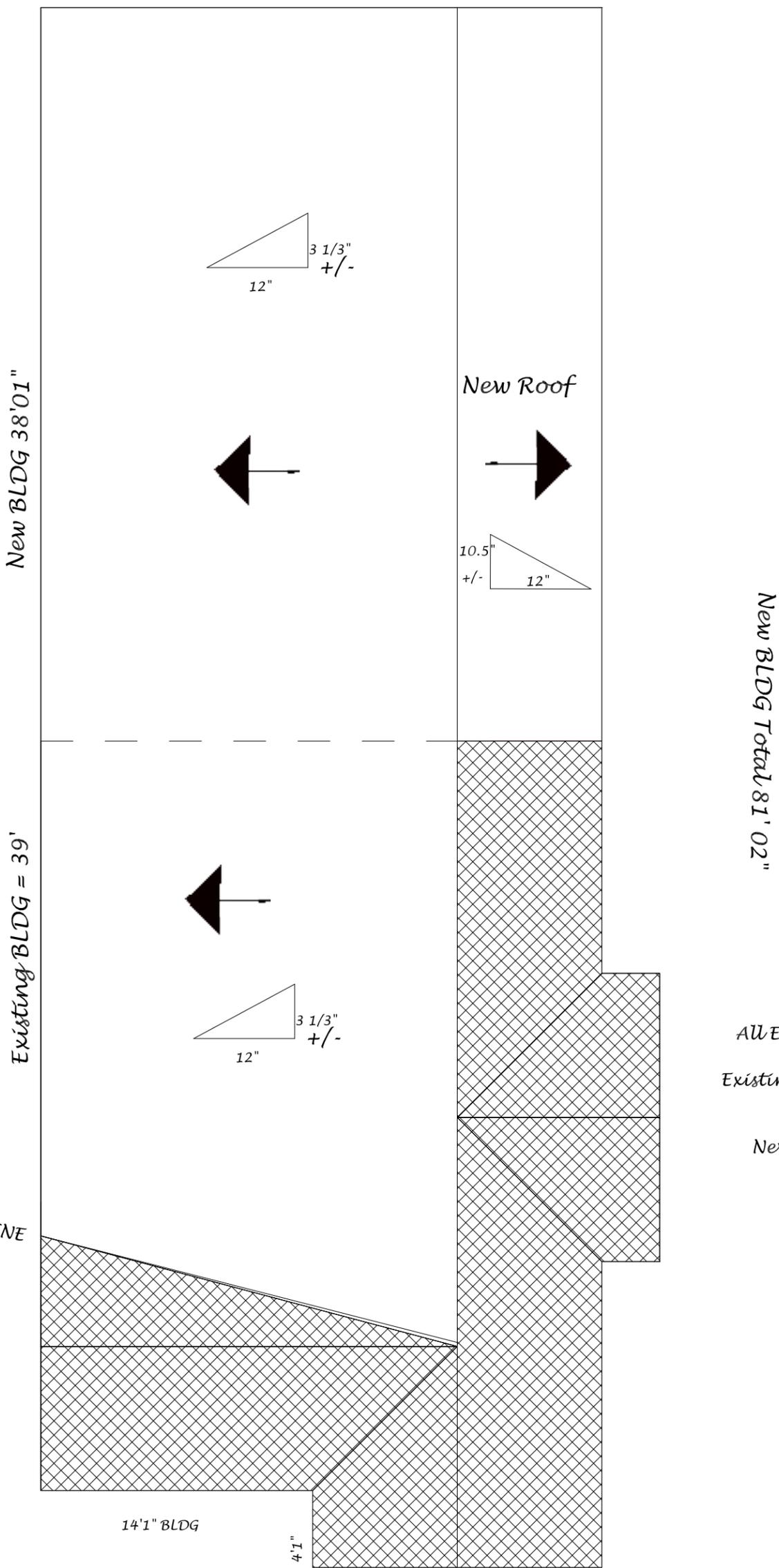
HOLLY STREET (50' R.O.W)

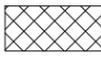
S 19th Street



 1011 15th Ave. South Nashville, TN 37212	Project		Revisions		Sheet No. <b>1</b>
	DATE		NO.	DATE	

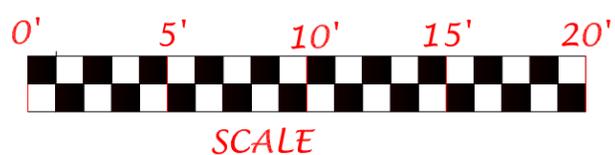
29'1" BLDG WIDTH

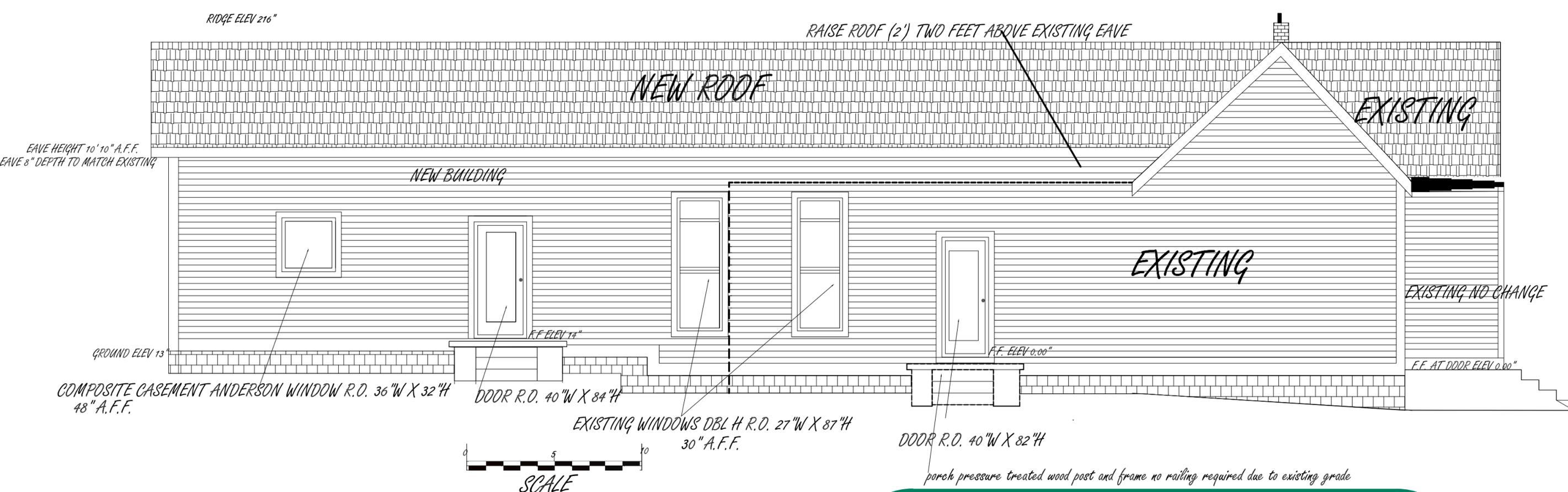


All Existing Roof pitch is 10.5/12  
 Existing Roof   
 New Roof 

# ROOF PLAN

 1011 15th Ave. South Nashville, TN 37212	Project:		Revisions		Sheet No.  <b>1</b>	
	1906 Holly Street		NO.	DATE		Description
			1	8.01.13		CHANGE LABELING FOR CLARITY





COMPOSITE CASEMENT ANDERSON WINDOW R.O. 36" W X 32" H  
48" A.F.F.

DOOR R.O. 40" W X 84" H  
F.F. ELEV 14"

EXISTING WINDOWS DBL H R.O. 27" W X 87" H  
30" A.F.F.

DOOR R.O. 40" W X 82" H  
F.F. ELEV 0.00"

porch pressure treated wood post and frame no railing required due to existing grade

F.F. AT DOOR ELEV 0.00"

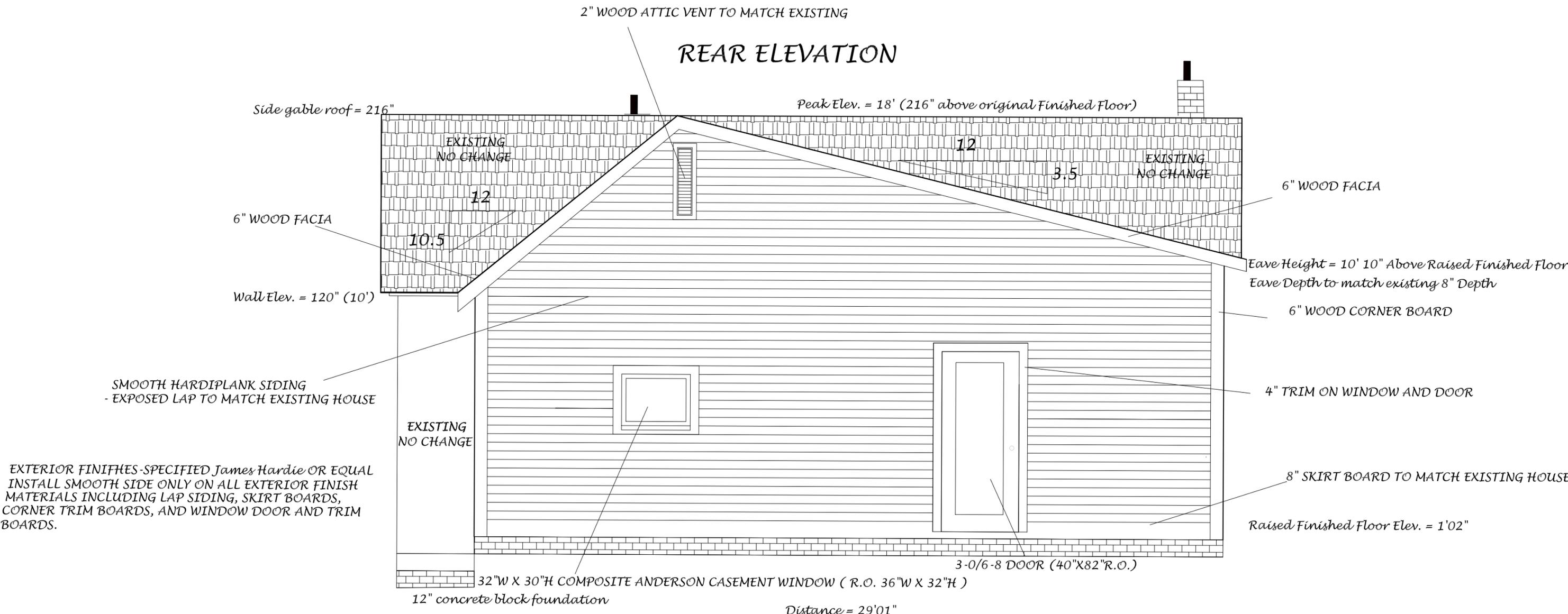


- ALL WINDOW TRIM TO BE 4" WOOD
- ALL DOOR TRIM TO BE 4" WOOD
- ALL CORNER BOARD TO BE 4" WOOD
- FACIA OF SIDE GABLE TO REMAIN UNCHANGED
- NEW FACIA TO BE 6" TO MATCH EXISTING FACIA
- SKIRT BOARD TO BE 8" TO MATCH EXISTING

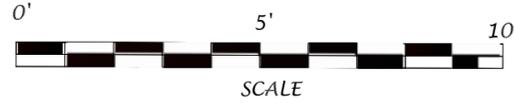
<p>1011 15th Ave. South Nashville, TN 37212</p>	Project		Sheet No.													
	1906 HOLLY STREET															
	DATE 6.19.13															
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Revisions																
NO.	DATE	Description														
1.	7.25.13	ADDED R.O.														
2.	7.31.13	LABELS & NOTES ADDED														
3.	8.02.13	WINDOWS AND DOORS ADJUSTMENTS AS DIRECTED														
<h1>3</h1>																

## EASTSIDE ELEVATION

# REAR ELEVATION

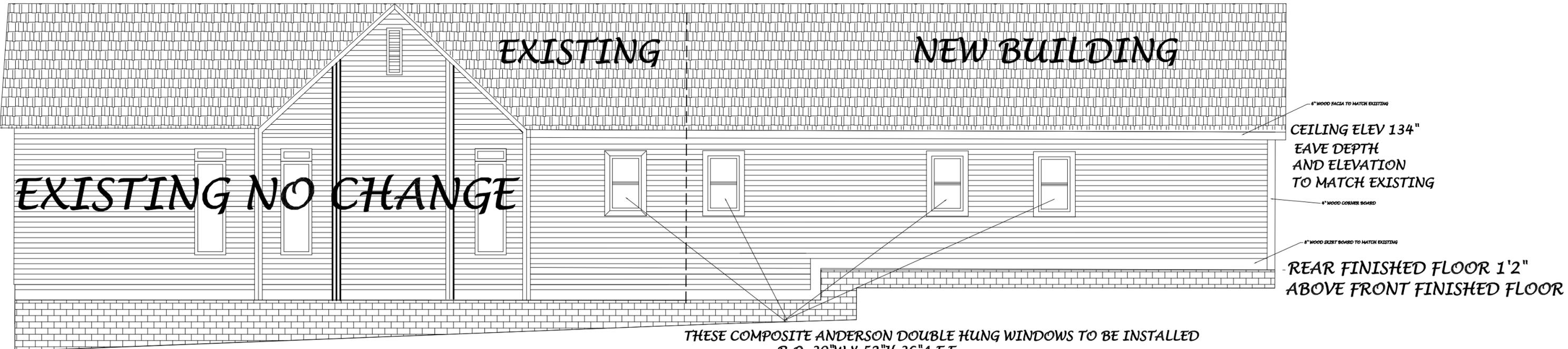


EXTERIOR FINIFHES - SPECIFIED James Hardie OR EQUAL  
 INSTALL SMOOTH SIDE ONLY ON ALL EXTERIOR FINISH  
 MATERIALS INCLUDING LAP SIDING, SKIRT BOARDS,  
 CORNER TRIM BOARDS, AND WINDOW DOOR AND TRIM  
 BOARDS.



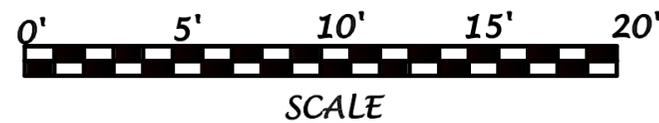
 1011 15th Ave. South Nashville, TN 37212	Project:	Revisions	Sheet No.
	1906 Holly Street	NO. DATE Description	2

ROOFER TO INSTALL *Timberline* SHINGLES AND  
*Weatherwatch* UNDER LAYMENT PRODUCT by  
 GAF.com ON ROOF EAVES AROUND CHIMNEYS,  
 ROOF INTERSECTIONS, VENT PIPES, AND VALLEYS;  
 INSTALL PER MANUFACTURERS RECOMMENDATION



THESE COMPOSITE ANDERSON DOUBLE HUNG WINDOWS TO BE INSTALLED  
 R.O. 30"W X 52"H 36"A.F.F.

ALL WINDOW TRIM TO BE 4" WOOD



 1011 15th Ave. South Nashville, TN 37212	Project	1906 HOLLY ST.		Sheet No. <b>4</b>
	DATE:	7.21.13		
		Revisions		
No.	DATE	Description		
1	7.27.13	DRAWING DETAILS ADJUSTED TO MATCH EXISTING CONDITIONS AND PLAN REVISIONS		
2	8.02.13	DRAWING DETAILS ADJUSTED AND CORRECTED AS INSTRUCTED PER REVIEW		

# WEST SIDE ELEVATION