



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
February 19, 2014

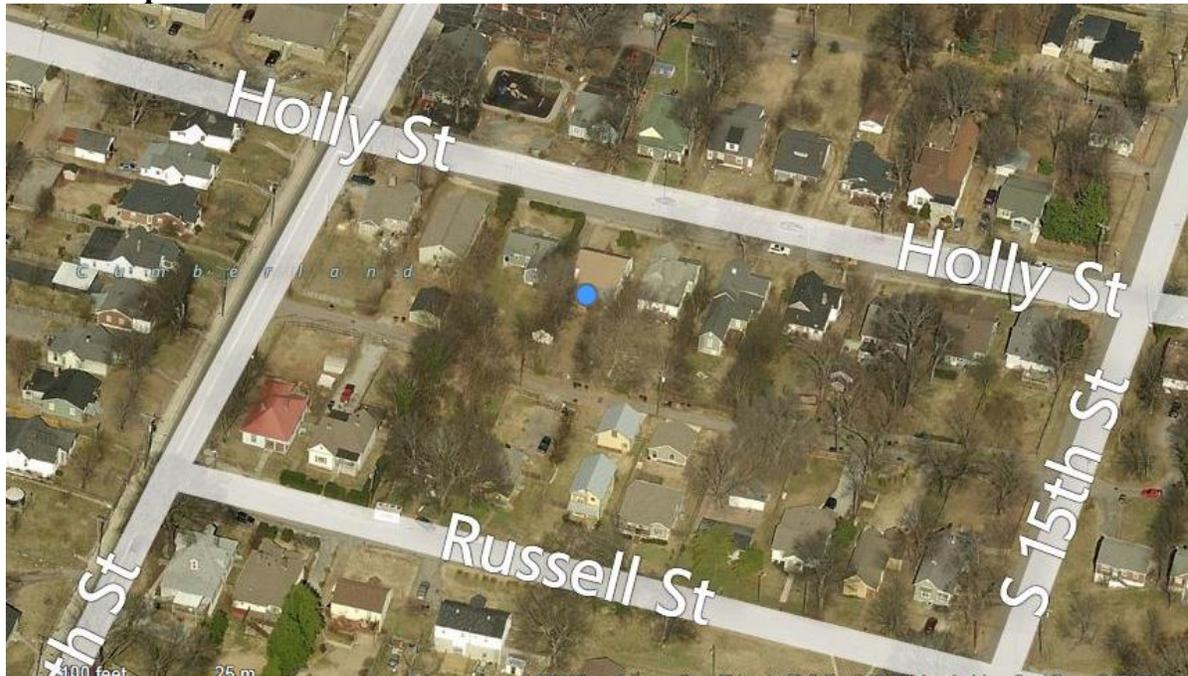
Application: New construction—Amend previously approved design for an infill;
Demolition—outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309044000
Applicant: John Root, rootARCH
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Applicant proposes to amend the design for infill approved by the Commission in April 2013, and to demolish an existing outbuilding.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
<p>Recommendation Summary: Staff recommends approval of the infill’s redesign and the demolition of the outbuilding with the following conditions:</p> <ol style="list-style-type: none">1. The width of the structure be reduced at the front to a maximum of thirty-four (34’) feet for a depth of at least twenty feet (20’);2. The applicant submit revised drawings reconciling the window pattern on the floor plans and elevations.	
<p>With these conditions, staff finds that the project meets the design guidelines II.B. for new construction and IV.B for demolition.</p>	

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: In April 2013, the Commission approved the demolition of a non-contributing structure at 1406 Holly Street (Figure 1). The building has been demolished. The Commission also approved the design of a single-family infill. The applicant would like to amend the previously-approved plans for the infill in order to construct a duplex on the site.



Figure 1. The house at 1406 Holly Street was demolished after the Commission's April 2013 approval.

Analysis and Findings:

Height & Scale: The infill that the Commission approved in April 2013 was one-and-a-half stories in height. The revised drawings show no change in the eave and foundation heights. The ridge height will be six inches (6") taller than what was previously approved, for a total height of twenty-eight feet, six inches (28'6") and a six foot (6') wide peak that is two feet, eight inches (2'8") taller than the primary ridge. Staff finds the slight increase in height of the structure to match the historic context along Holly

Street, which varies greatly between seventeen and thirty-four feet (17'-34') tall from grade.

The width of the previous and the revised varies at different points in the design. The revised width is primarily thirty-six feet (36') wide; by comparison, the widths of neighboring historic buildings vary between twenty five and thirty three feet (25'-33'). Staff finds that the width of the revised infill does not meet the historic context, and staff asks that the house be reduced in width so that it no more than thirty-four feet (34') wide at the front for at least a depth of twenty feet (20').

The depth of the previously-approved infill was fifty-four feet (54'), and the revised infill's depth is sixty-six feet (66'). Staff finds that the increase in the building's depth will not significantly impact the historic character of Holly Street. With the reduction in the infill's width, staff finds that the revised design meets section II.B.1 and 2. of the design guidelines.

Setback and Rhythm of Spacing: Due to sewer easements on the front and east side yards, the new infill design is shifted so that it is nine feet (9') from the east property line and five feet (5') from the west property line. It is pushed back from Holly Street so that the front porch is forty-nine feet (49') from the front property line, and the front wall of the house is fifty-five feet (55') from Holly Street. The front wall of the house will line up with the front wall of the house at 1404 Holly Street, which is a non-contributing structure. The infill's porch will be seven feet (7') back from the porch of the historic house at 1408 Holly. Staff finds the new setbacks to be appropriate given the front and side yard easements and because it will line up with the neighboring structure at 1404 Holly Street. Staff therefore finds that the revised design meets section II.B.3.

Relationship of Materials, Textures, Details, and Material Colors: No significant changes to the infill's materials were indicated on the drawings. The foundation will be split faced CMU, and the siding will be cement fiber lap siding with a mix of reveals of ten inches (10") on the first floor and five inches (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 porch roofs are standing seam metal, color unknown. The windows are aluminum clad, two-over-one and one-over-one windows. The doors are wood with the main entrances being a 1/4-light door. 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 of the redesigned infill is not significantly different than what was previously approved for the site. It is a cross-gable with slopes of 14/12, which matches other roofs in the district. Beyond the side gables, there is a wall-dormer type section that is inset two feet (2') from the side gable. While wall dormers are generally

not approved, staff finds this one to be appropriate because it is forty feet (40') behind the front porch, and is inset from the side gable portion of the house. It will likely not be visible. Also on the side facades are shed dormers that are set back two feet (2') from the wall below. Staff finds the roof shape to be appropriate and meets section II.B.5 of the design guidelines.

Orientation: The previous design had one primary entrance oriented to the street. The new design has two-entrances with a wrap-around porch and two walkways oriented to the street. The porch has a minimum depth of six feet (6') and a maximum depth of thirteen feet (13'). Staff finds that the revised infill meets section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The fenestration pattern of the infill has not significantly changed in the redesign. The primary windows are twice as tall as they are wide. There are no large expanses of wall space without a door or window opening. Staff notes that the second story floor plan shows two windows in the side gables, but the elevation just shows one window. Staff asks that the drawings be corrected prior to issuance of the permit. Paired windows have the minimum four inch (4") mullion required by the Commission on past projects. Staff finds that the infill meets section II.B.7. of the design guidelines.

Outbuildings/Demolition: In the previous application, the applicant proposed to retain an existing outbuilding (Figure 2). The revised site plan indicates that the outbuilding will be demolished. Staff finds that the outbuilding does not contribute to the historic character of the site or the district, and that its demolition meets section IV.B.2.b. of the design guidelines.



Figure 2. The existing outbuilding will be demolished.

Appurtenances & Utilities: No significant changes to the site's appurtenances were indicated on the plans.

Recommendation Summary: Staff recommends approval of the infill's redesign and the demolition of the outbuilding with the following conditions:

1. The width of the structure be reduced at the front to a maximum of thirty-four (34') feet for a depth of at least twenty feet (20');
2. The applicant submit revised drawings reconciling the window pattern on the floor plans and elevations.

With these conditions, staff finds that the project meets the design guidelines II.B. for new construction and IV.B for demolition.

Additional Photos



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

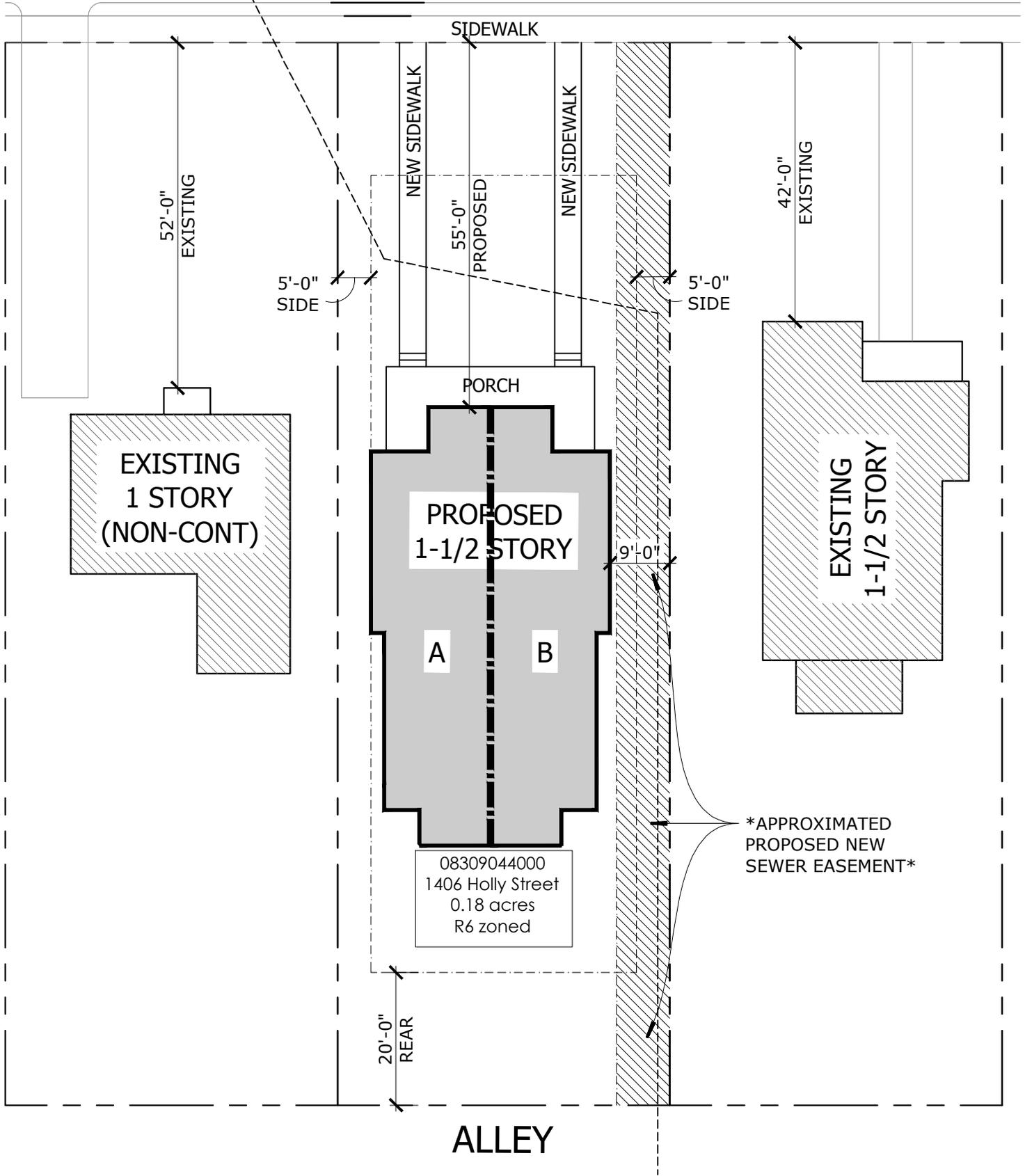


Additional context on the 1400 block of Holly Street.



Existing driveway

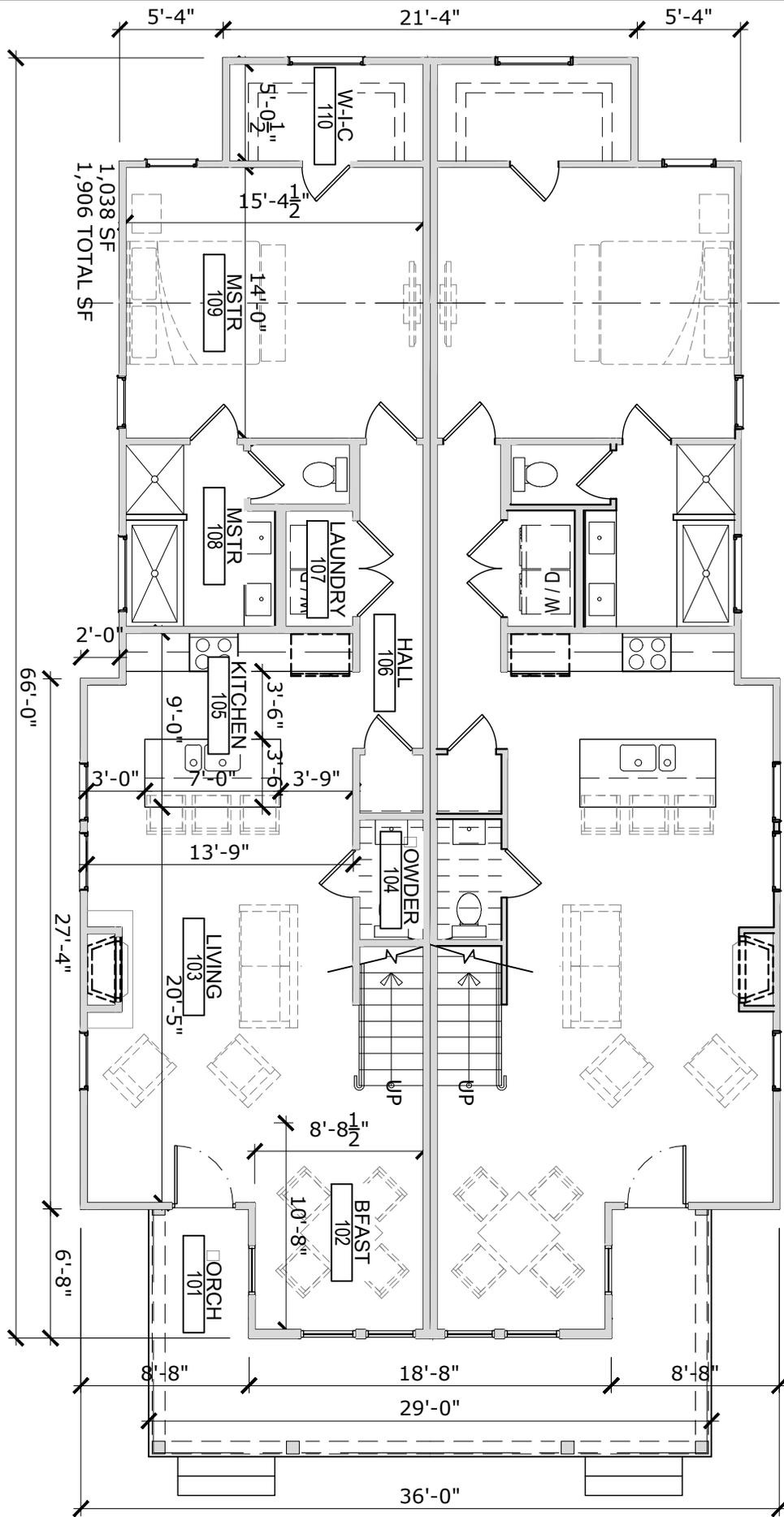
HOLLY STREET



A1 FIRST FLOOR PLAN

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

1" 2" 4"



FLOOR PLANS

#13130

NEW CONSTRUCTION:
1406 Holly Street
NASHVILLE, TN 37206

A2.1

REV: DATE: DESC:

0	04.01.13	FOR HISTORIC
1	01.31.14	DUPLEX REVISION

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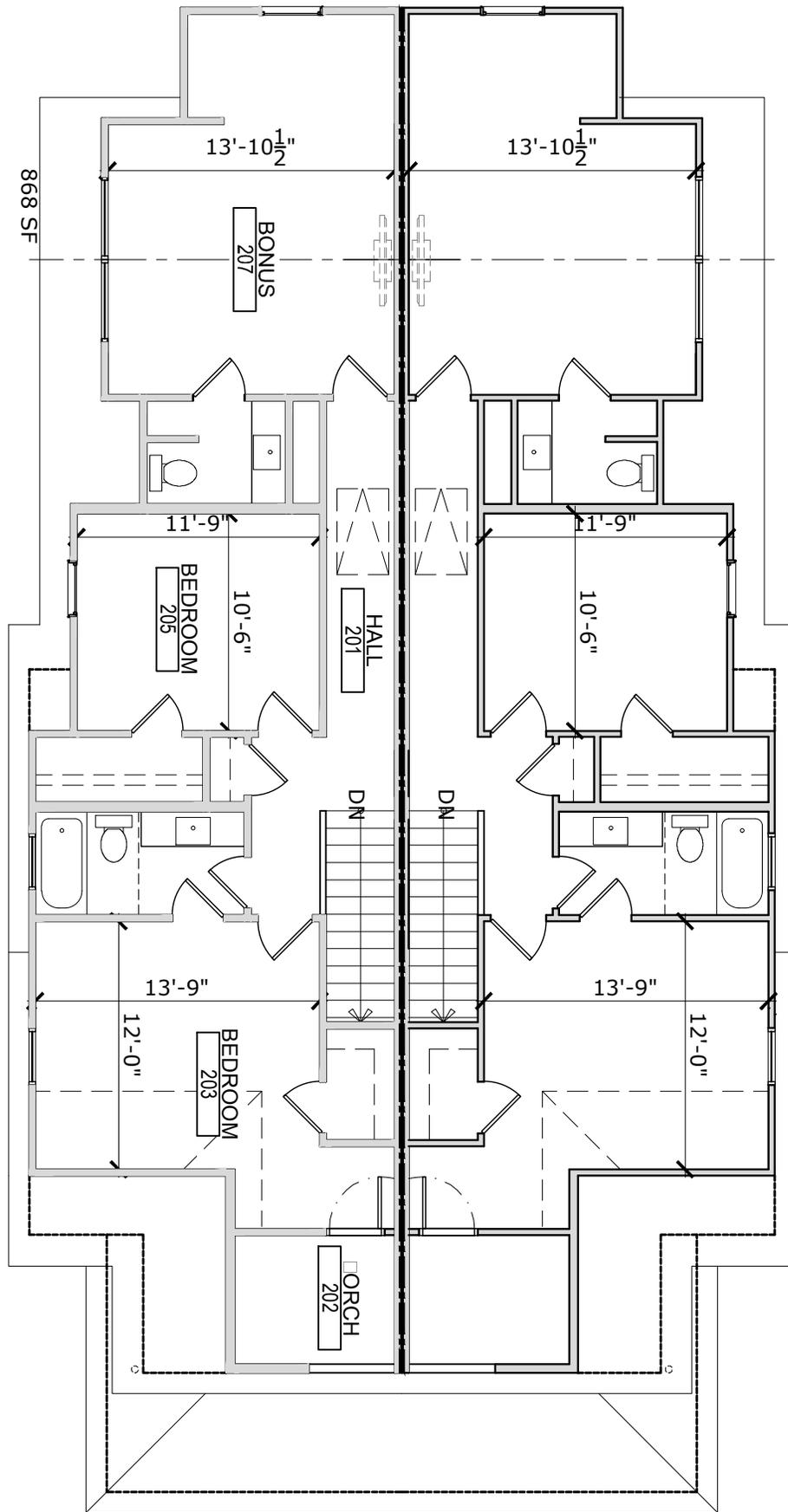
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A2 SECOND FLOOR PLAN

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



FLOOR PLANS

#13130

NEW CONSTRUCTION:
1406 Holly Street
 NASHVILLE, TN 37206

REV: DATE: DESC:

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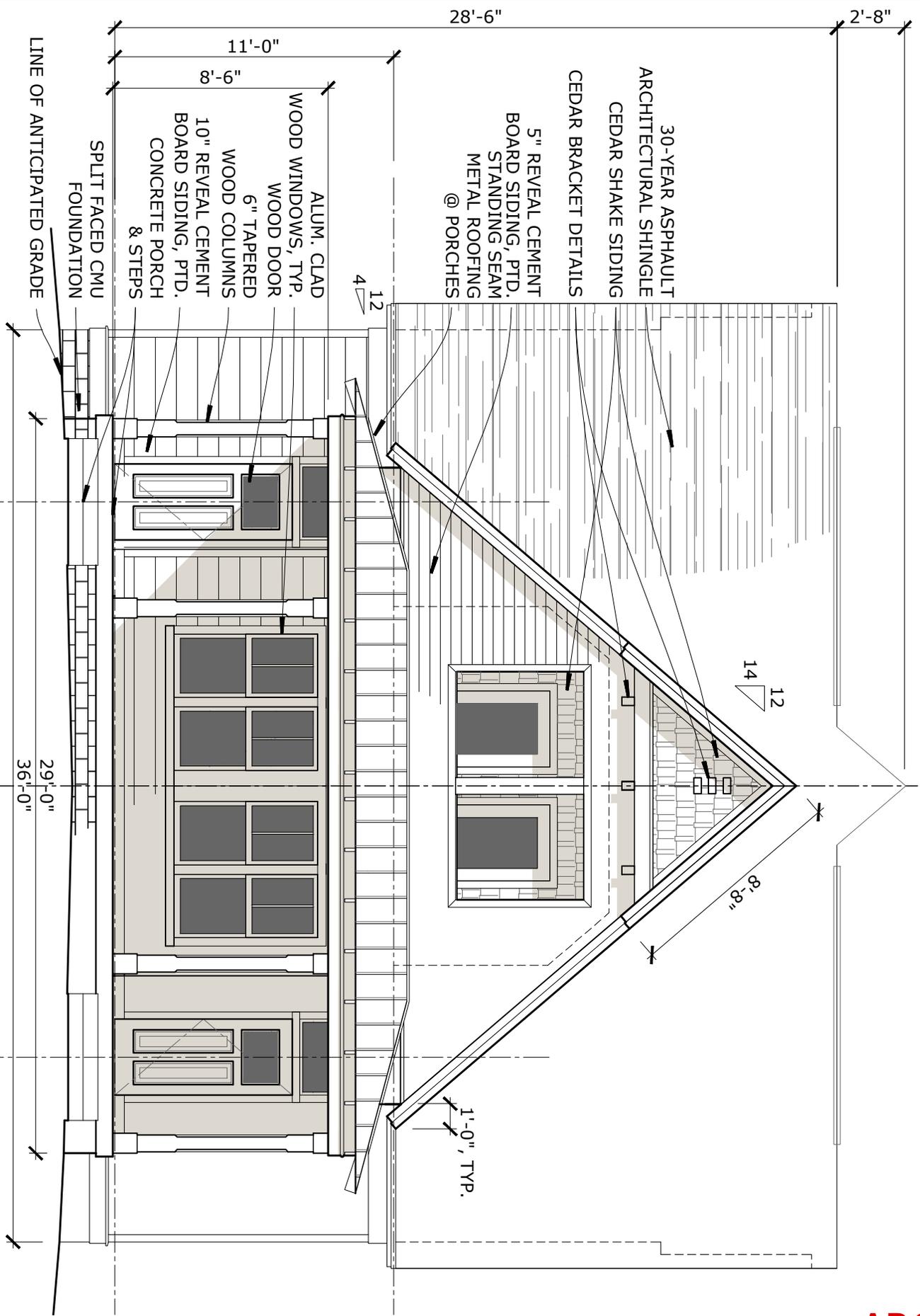
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A2.2

EL1 FRONT ELEVATION

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



EXTERIOR ELEVATIONS

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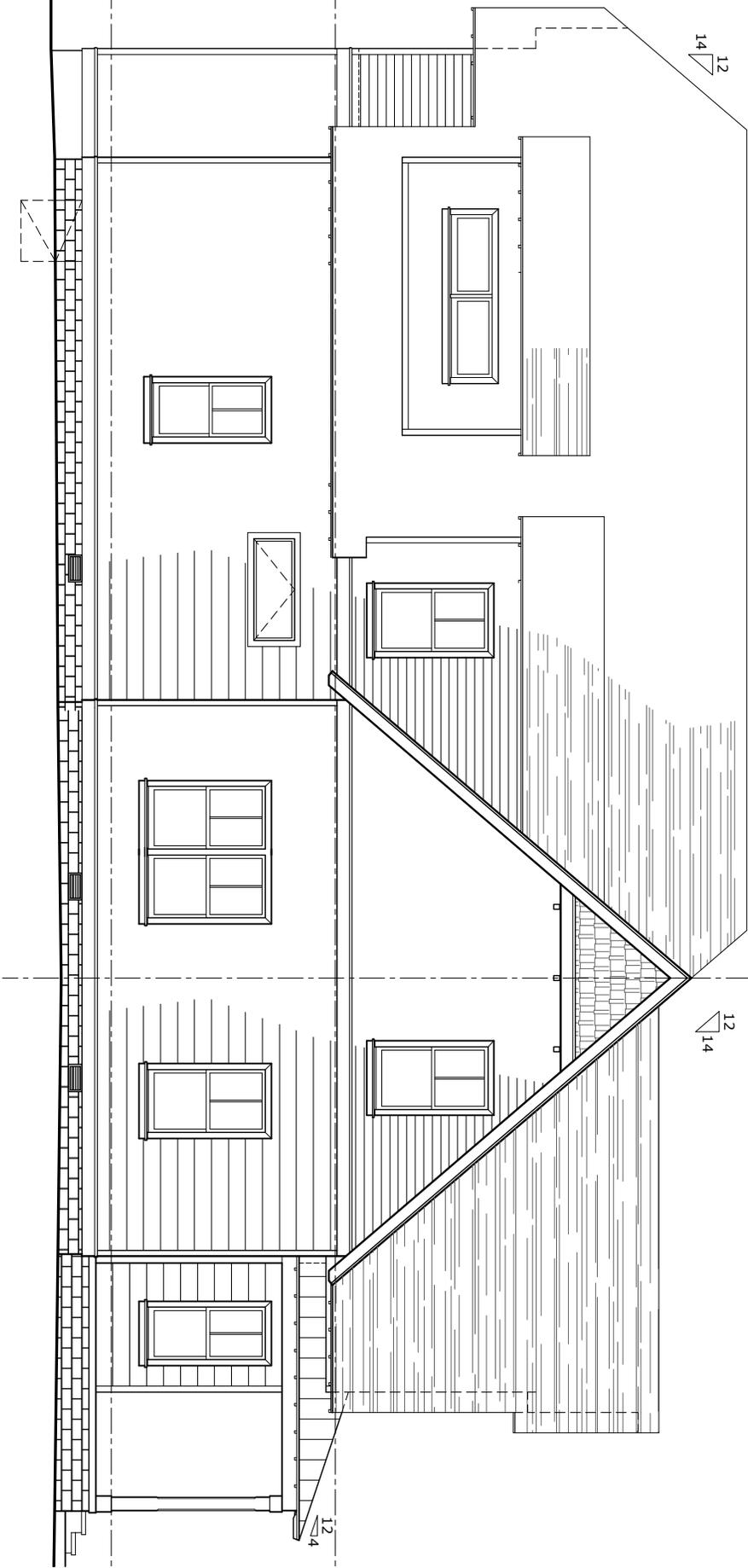
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A4.1

UPPER PLAN



EL2 (TYPICAL) SIDE ELEVATION

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



EXTERIOR ELEVATIONS

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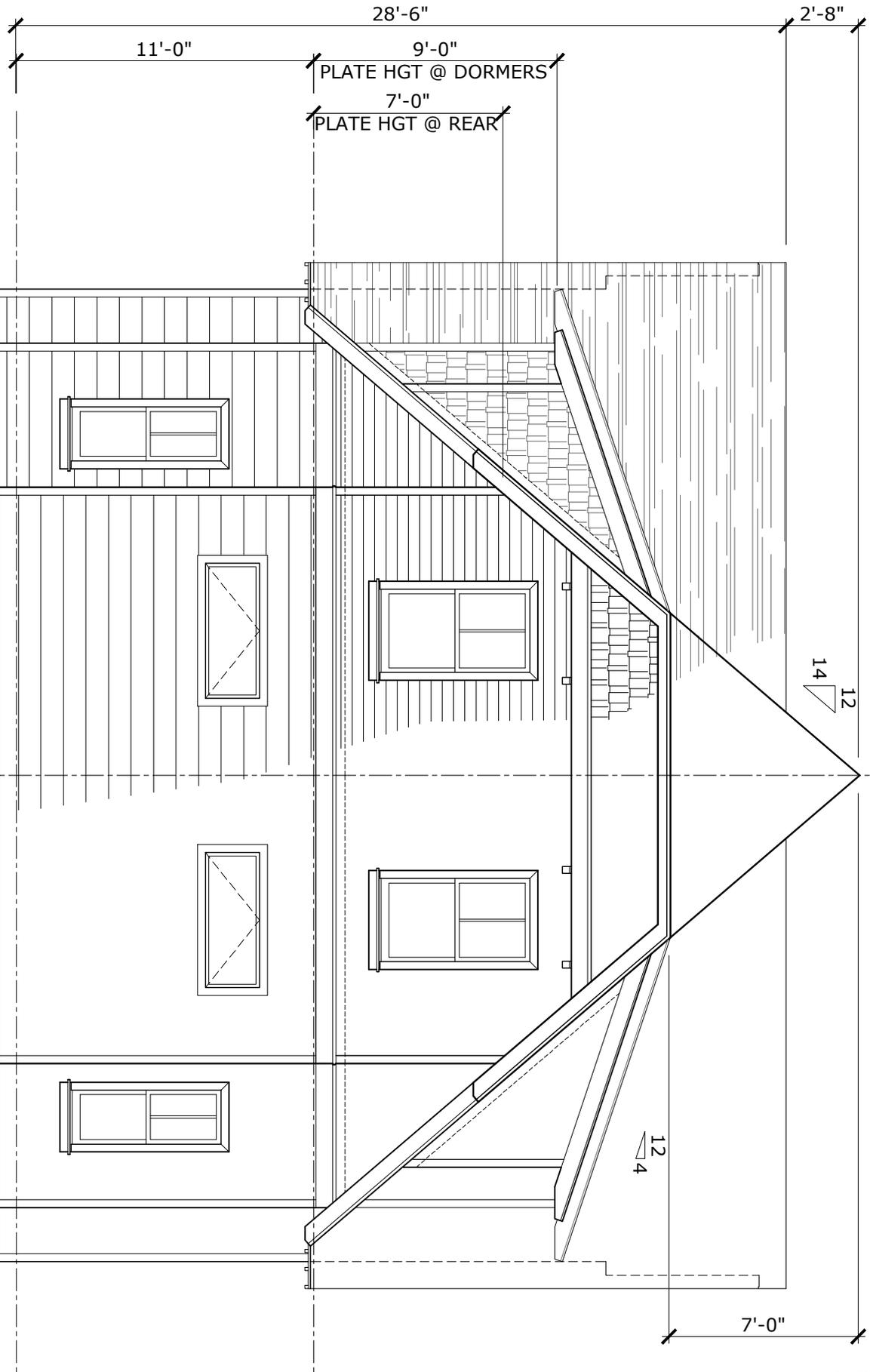
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A4.2

EL3 REAR ELEVATION

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

0 1 2 4



EXTERIOR ELEVATIONS

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A4.3

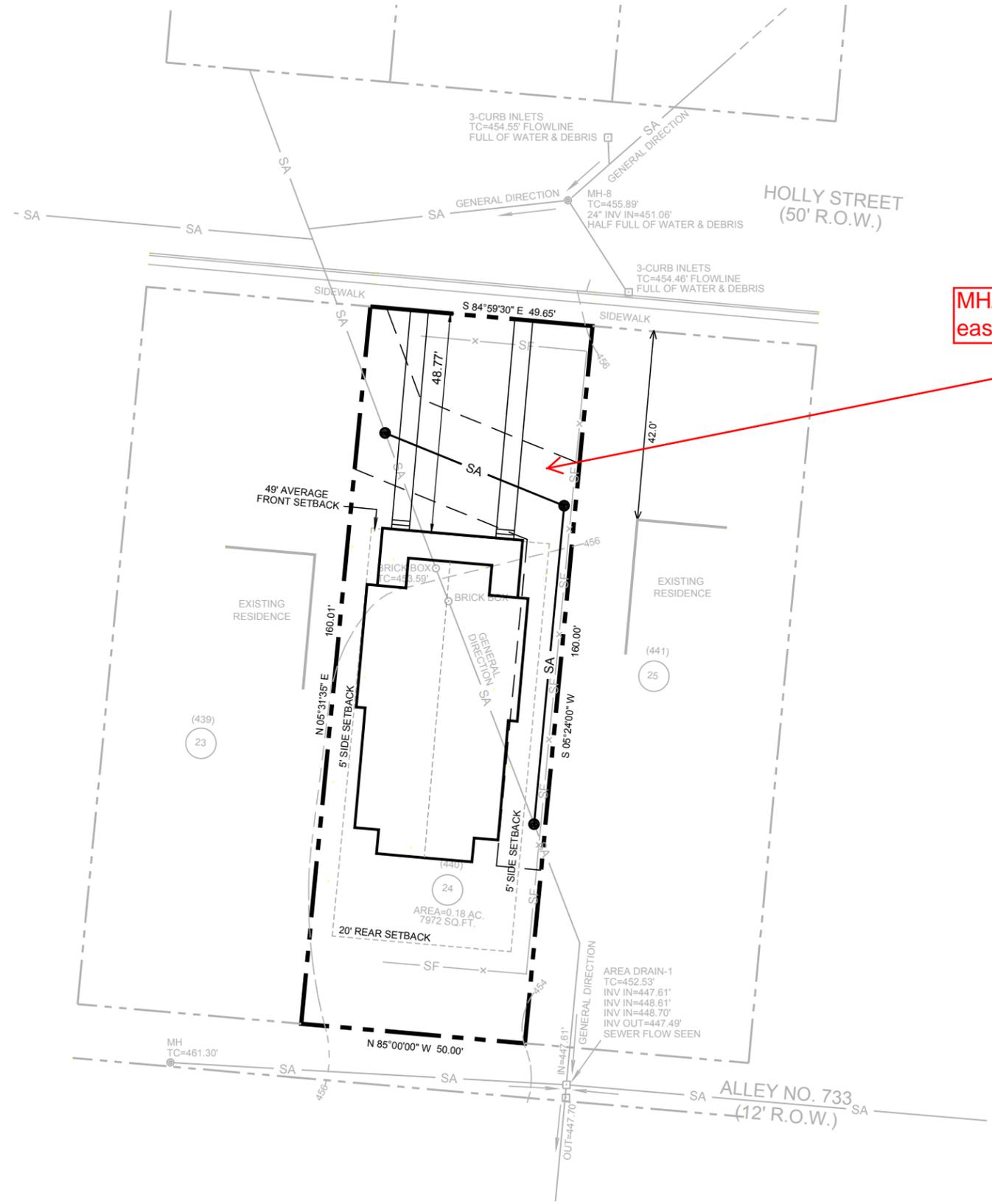
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NEW CONSTRUCTION:
1406 Holly Street
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MHZC Note: Sewer easement.

