



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
1608 Holly Street
June 18, 2014

Application: New construction-addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 0831403000
Applicant: Craig Kennedy
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: This application is for a rear addition and screened porch to this contributing home.</p> <p>Recommendation Summary: Staff recommends approval of the application with the conditions:</p> <ul style="list-style-type: none"> • That Staff review roofing color, windows and doors prior to their purchase and installation; and • The screened porch shall have a one foot (1') inset for a depth of at least two feet (2'). <p>Meeting these conditions, Staff finds that the project meets section II.B of the Design Guidelines for the Lockeland Springs-East End Neighborhood Conservation Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

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.

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.

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.

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.

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.

In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- *An extreme grade change*
- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

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.

Background: 1608 Holly Street dates to 1900 and is a contributing building to the Lockeland Springs-East End Neighborhood Conservation Overlay.

Analysis and Findings: The scope of the application includes a rear addition to the right rear of the house, and a screened porch on its left rear.

Height & Scale: The addition will be eighteen feet (18') wide and will reach a height of twenty-three feet (23'), matching the ridge height of the house, at a distance of sixty-six feet (66') from the front wall of the house. A small mud room with a roof height of eighteen feet (18') will connect the addition to the house. The screened porch will have a maximum height of twenty-one feet (21'). Foundation and eave height will match the house. The addition is appropriately subordinate to the house, and the project meets sections II.B.1 and 2.

Location & Removability: The addition and screened porch will be at the rear of the house. The plans submitted do not indicate an inset for the screened porch. The applicant has agreed to set in this portion one foot (1') for at least two feet (2') back, in accordance with design guidelines, before it widens to approximately four feet (4') past the side of the house. The design guidelines state that a rear addition that is wider than an existing historic building may be appropriate when the building is shifted to one side of the lot, which is the case here. With the condition that the screened porch shall have a one foot (1') inset for a depth of at least two feet (2'), the project meets section II.B.2 and 10.

Design: With the modification to include an inset for the screened porch, the addition will be distinguished from the historic form by insets on each side. The new construction will also be modest enough not to adversely impact the original form of the building. It would be possible to remove the addition and porch without impacting the historic house. The proposed addition is appropriately subordinate to the house. Staff finds the project meets section II.B.2 and 10.

Setback & Rhythm of Spacing: The project meets all base zoning setbacks. Although the screened porch extends past the left rear corner of the house, Staff finds it to be acceptable with the requested inset. It will be approximately ten feet (10') from the side property line, meeting setback requirements. The project meets section II.B.3.

Materials: The addition will be clad in smooth face cement fiberboard with a four inch (4") reveal. Window trim, corner boards and band board will be smooth face cement fiberboard. The deck and screened porch will be cedar or pressure-treated wood. The site plan indicates a patio to be built, but no details for its materials were provided. The foundation will be concrete block with a parge coat. The roof will be asphalt shingles; staff requests approval of the roofing color prior to installation. Staff also requests

approval of the final window and door selections prior to purchase and installation. With the Staff's final approval of the windows, doors and roofing color, Staff finds that the known materials meet section II.B.4

Roof form: The addition and mud room connection will have a gabled roof form with 12/12 and 6/12 pitch respectively. The porch will have a hipped roof with 12/12 pitch. These roof forms and pitches are compatible with the context. Staff finds the project meets section II.B.5.

Proportion and Rhythm of Openings: Most of the windows on the addition are generally twice as tall as they are wide, meeting the historic proportions of openings. Two small horizontal windows are acceptable in their location towards the rear of the side elevations. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities: The project includes a new deck and patio. No other changes to the site's appurtenances were indicated on the drawings. The proposed HVAC location, beyond the midpoint of the house on the right side, is appropriate. The project meets section II.B.9.

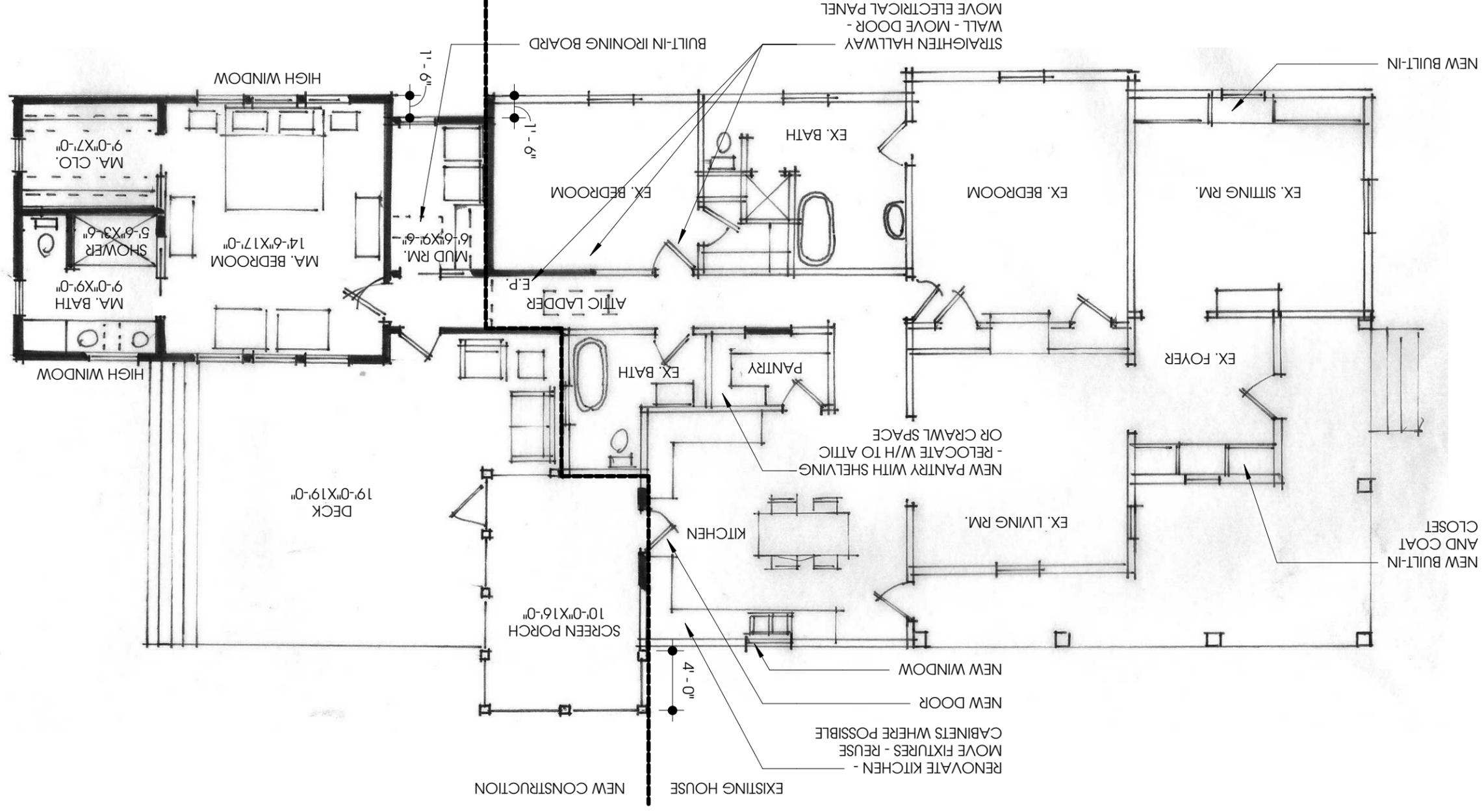
Recommendation:

Staff recommends approval of the application with the conditions:

- That Staff review roofing color, windows and doors prior to their purchase and installation; and
- The screened porch shall have a one foot (1') inset for a depth of at least two feet (2').

Meeting these conditions, Staff finds that the project meets section II.B of the Design Guidelines for the Lockeland Springs-East End Neighborhood Conservation Overlay.

FLOOR PLAN



2014 JUNE 2
PROJECT #14.006

H.1

FLOOR PLAN

PRESERVATION PERMIT

MULVANEY RESIDENCE

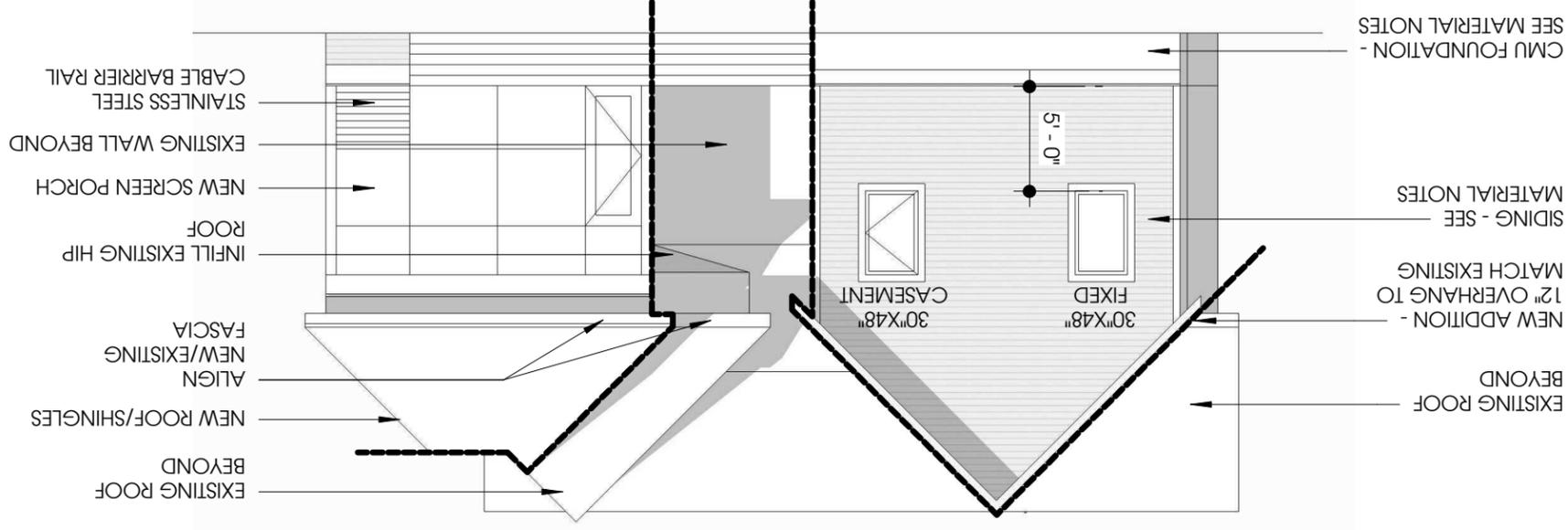
1608 HOLLY STREET NASHVILLE,
TENNESSEE . 37206

1432 GREENWOOD AVENUE
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(615) 715-4078
CRAIG KENNEDY, AIA

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2

SOUTH ELEVATION

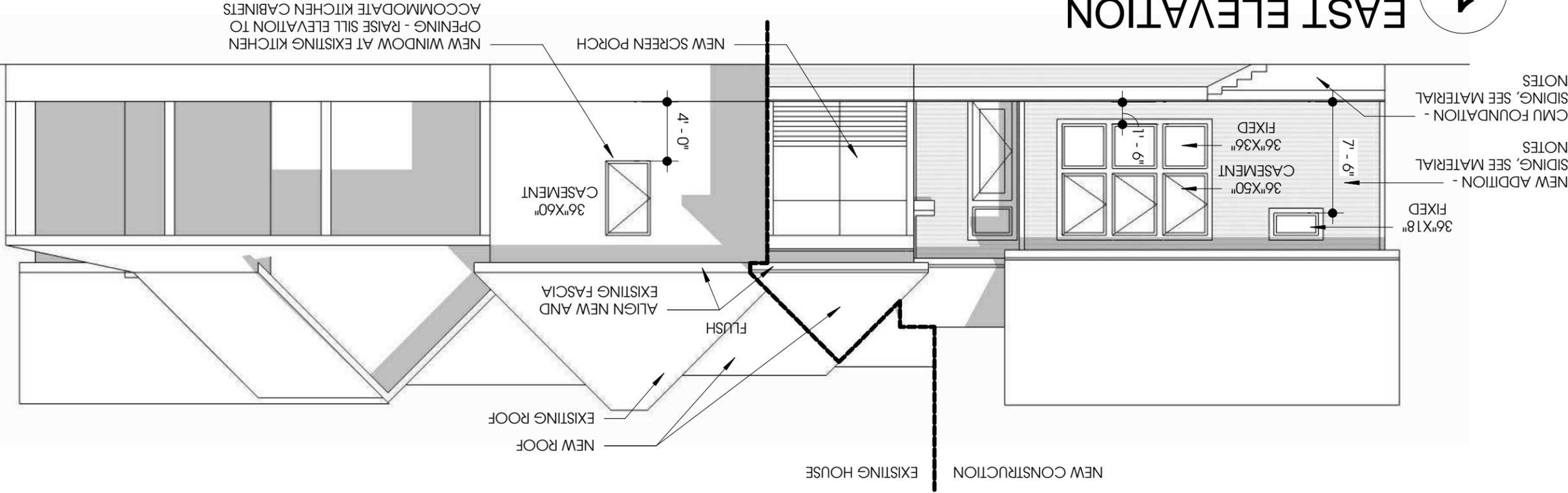


- MATERIAL NOTES**
- ALL SIDING SHALL BE 4" EXPOSURE (TO MATCH EXISTING) SMOOTH FACED FIBER CEMENT PLANKS
 - ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
 - BAND BOARD SHALL BE 5/4 FIBER CEMENT BOARD TO MATCH WIDTH OF EXISTING TRIM
 - ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
 - NEW WINDOWS AND DOORS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
 - ALL NEW CMU FOUNDATIONS SHALL BE PARGE COATED.
 - ROOFING WILL BE ASPHALT SHINGLES OF A BLACK, GRAY, OR BROWN PALATE.



1

EAST ELEVATION



- NEW ADDITION - SIDING, SEE MATERIAL NOTES**
- 36"X18" FIXED
 - 36"X50" CASEMENT
 - 36"X36" FIXED
 - 7'-6"
- EXISTING HOUSE**
- EXISTING ROOF
 - EXISTING FASCIA
 - FLUSH
 - ALIGN NEW AND EXISTING FASCIA
 - NEW WINDOW AT EXISTING KITCHEN OPENING - RAISE SILL ELEVATION TO ACCOMMODATE KITCHEN CABINETS
 - NEW SCREEN PORCH
 - 36"X60" CASEMENT
 - 4'-0"

H2.0

ELEVATIONS

2014 JUNE 2
PROJECT #14.006

PRESERVATION PERMIT

MULVANEY RESIDENCE

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H2.1

ELEVATIONS

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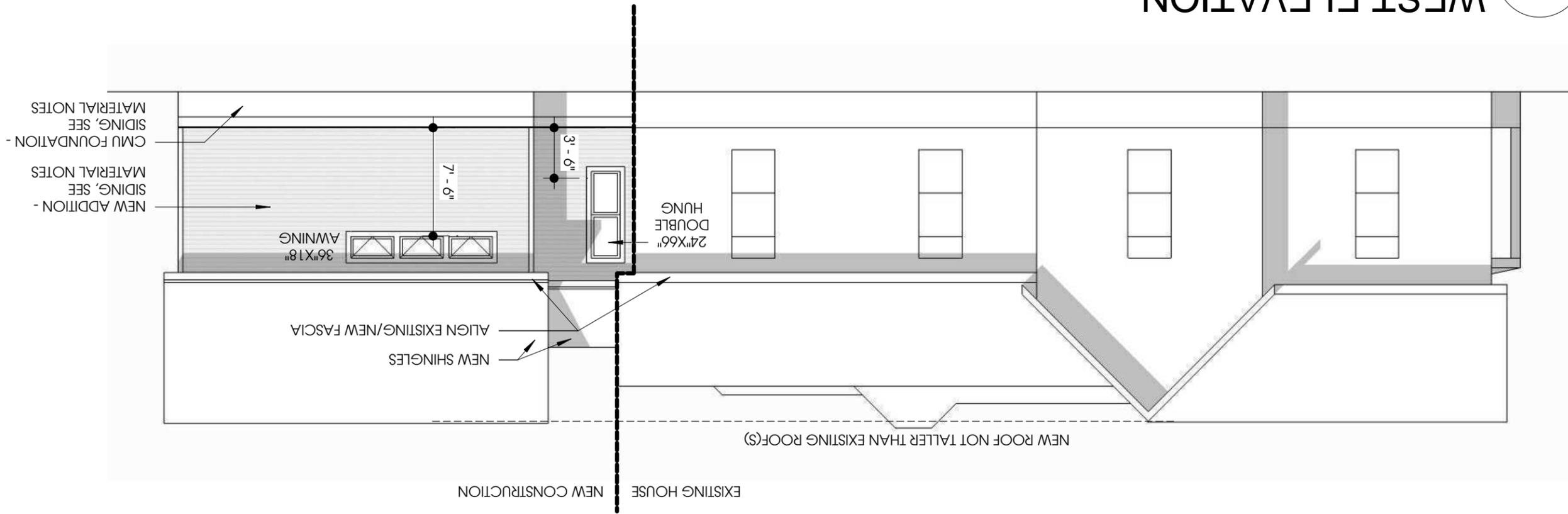
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- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4 FIBER CEMENT BOARD TO MATCH WIDTH OF EXISTING TRIM
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS AND DOORS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE PARGE COATED.
- ROOFING WILL BE ASPHALT SHINGLES OF A BLACK, GRAY, OR BROWN PALATE.



WEST ELEVATION



H2.2

THREE DIMENSIONAL
VIEWS

2014 JUNE 2
PROJECT #14.006

PRESERVATION PERMIT

MULVANEY RESIDENCE

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