



**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**  
**1813 Holly Street**  
**October 15, 2014**

**Application:** New construction-addition

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

**Council District:** 06

**Map and Parcel Number:** 08314001500

**Applicant:** Craig Kennedy, Bootstrap Architecture & Construction

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The application is for a rear one-and-a-half story addition to a contributing Craftsman-style home. A similar plan was approved in July of 2014. Previously, the addition would match the height of the house; in the revised plans, the addition will be taller than the historic house.

**Recommendation Summary:** Staff recommends approval with the conditions that:

- The right wall of the upperstory of the addition is pushed in two feet (2'); and
- The selections of windows, doors and patio material shall be approved by Staff.

With these conditions, the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

**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.*

## **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.*

## 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 be 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.*

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:** 1813 Holly Street, built circa 1930, is a Craftsman-style home that is a contributing building in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Figure 1: 1813 Holly Street

In July of 2014, the MHZC approved an addition to the rear of the structure. In that proposal, the addition would match the ridge height of the existing building and have dormers on both sides to give it additional upperstory space. The applicant now proposes a different design for the rear addition with the addition taller than the historic house.

**Analysis and Findings:** The applicant has revised the rear addition, making it twenty inches (20”) taller than it was approved in June and also making it two feet (2’) narrower.

**Demolition:** The existing rear deck will be removed for the new addition. The rear deck is not of historical or architectural significance, and its demolition meets design guidelines for appropriate demolition.

**Height & Scale:**

The revised addition will tie into the back of the historic house with a “hyphen” sitting in two feet (2’) on each side, and then will extend out on the left to be three-feet, eleven inches (3’-11”) wider than the historic house on that side.

The roof of the addition will tie into the house twenty inches (20”) below the existing ridge, and then step up twenty inches (20”) above the ridge at the rear.

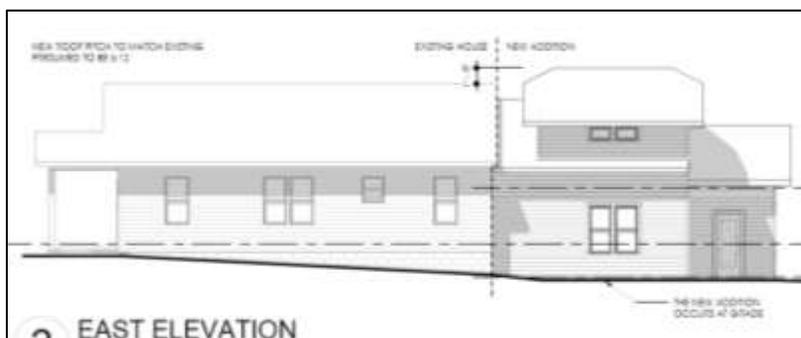


Figure 2: Right side façade.

The new roof will align with the slope of the left side of the existing roof, and because the ridge is taller, the right slope of the roof will be approximately three feet (3’) higher than the existing roof. Staff finds that with this configuration, the perceived scale of the addition will not be sufficiently subordinate to the historic house. In order to reduce the visibility of the vertical wall of this portion of the addition, staff recommends that the

right side wall of the upperstory should sit in an additional two feet (2') from the right side of the house.

#### Design, Location & Removability:

The addition will be distinguished from the historic form by a connector that is both narrower and shorter than the historic house. The smaller connector allows the addition to be easily removed without affecting the historic form of the house.

The addition sits in two feet (2') on the right side, and then will extend out on the left to be three-feet, eleven inches (3'-11") wider than the historic house on that side. The design guidelines for additions state that rear additions wider than an historic building "may be appropriate when the building is narrower than thirty feet (30')." In this case, the house is twenty-nine feet, nine inches (29'-9") wide and the lot is approximately ten feet (10') wider than a typical lot nearby. In addition, the portion of the addition on the left will have a minimal massing with just one and one-half stories. Staff finds the additional width to be appropriate.

Although the width and location of the addition are appropriate, the height of the addition as viewed from the right side will not be sufficiently subordinate to the historic house. The ability to hide additions for front-gable homes is problematic and further exacerbated by the fact that the existing house is short and narrow.

Because of these challenging conditions, the fact that the applicant has utilized a small connector, has employed a clipped gable to help hide the additional massing, and dropped the floor line of the addition,

Staff finds that the project can meet section II.B.2 and 10 of the design guidelines if the right side wall of the upperstory is inset an additional two feet (2').

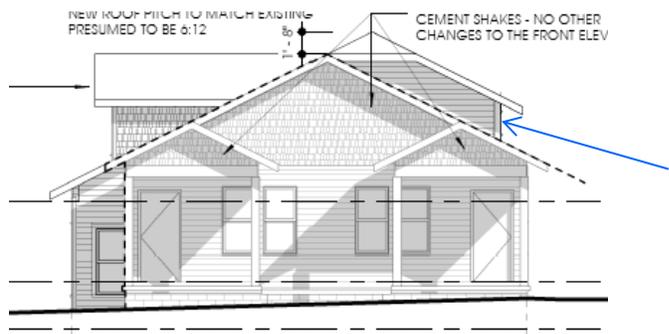


Figure 3: Front façade. Staff recommends pushing the right wall of the addition, (see arrow) in an additional two feet (2') to reduce the massing.

#### Setback & Rhythm of Spacing:

The addition will be nine feet (9') from the left side property line and sixteen feet (16') from the right, which meets the side setback requirement of five feet (5'). It will be forty-three feet (43') from the rear, which meets the requirement of twenty feet (20'). These setbacks are compatible with the established rhythm of spacing between houses on the street. The project meets base zoning setbacks and meets section II.B.3 of the design guidelines.

#### Materials:

The addition will be clad in smooth face cement fiberboard with a five inch (5") reveal and cement fiber shakes. The exterior trim will be fiber cement boards. The foundation of the connection will be concrete block; the main portion of the addition occurs at grade. The roof will be architectural fiberglass shingles in a color to match the existing roof.

The windows and doors were not specified, and staff asks to approve the final window and door selections. The only change to the existing house will be replacing the asphalt shingles in the front gable field with new fiber cement shakes, which is an action not reviewed in this overlay. With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.4.

Roof form:

The addition will have clipped gables facing the front and rear with the roof pitch matching the existing pitch. A side dormer on the left with the same pitch will sit below the ridge of the addition and will also match the original roof pitch. The roof forms and pitches are compatible with the existing house, and staff finds that the project meets section II.B.5.

Proportion and Rhythm of Openings:

The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. 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 location of the HVAC unit beyond the midpoint of the house, in the structural alcove, is appropriate. A new patio is proposed, but details were not provided. There are no alterations to the site, such as fencing and lighting or to the existing garage or driveway noted on the plans. The project meets section II.B.9.

**Recommendation:**

Staff recommends approval with the conditions that:

- The right wall of the upperstory of the addition is pushed in two feet (2'); and
- The selections of windows, doors and patio material shall be approved by Staff.

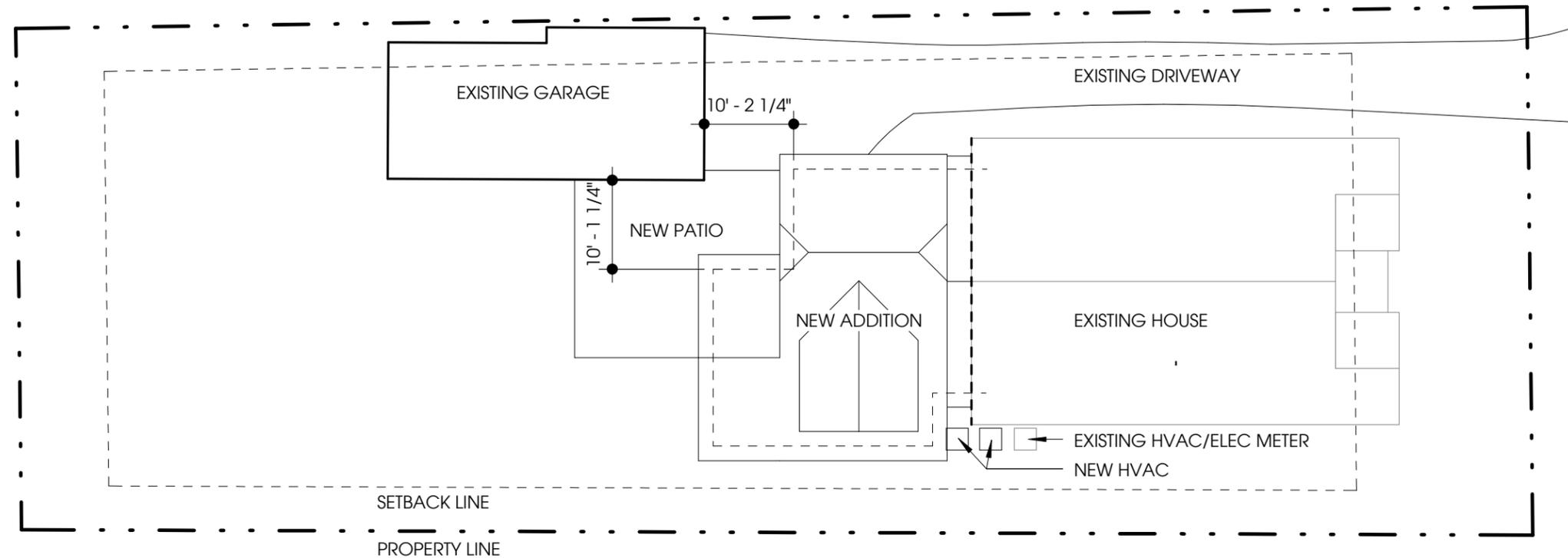
With these conditions, the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Right-front oblique of 1813 Holly Street. The proposed addition would be very visible from this perspective.



Rear-left view of 1813 Holly Street. Deck to be removed.



**1 SITE PLAN**



**PROJECT INFORMATION**

**ZONING:**

- PARCEL #08314001500
- R-6
- NEIGHBORHOOD CONSERVATION OVERLAY
- URBAN ZONING OVERLAY

**PROJECT SUMMARY:**

THE PROJECT SCOPE INCLUDES A REAR ADDITION AND INTERIOR RENOVATION.

**EXISTING HOUSE:**

1,150 SF

**ADDITION:**

MAIN LEVEL - 722 SF  
UPPER LEVEL - 490 SF

**PRESERVATION PERMIT**

**2014 OCTOBER 1**  
PROJECT #14.011

**SITE PLAN**

**H0.1**

**LANDSPERGER RESIDENCE**

1813 HOLLY STREET  
NASHVILLE . TENNESSEE . 37206

**bootstrap**  
architecture + construction

1432 GREENWOOD AVENUE  
NASHVILLE, TN 37206

(615) 715-4164  
KIM KENNEDY, AIA

**LANDSPERGER RESIDENCE**

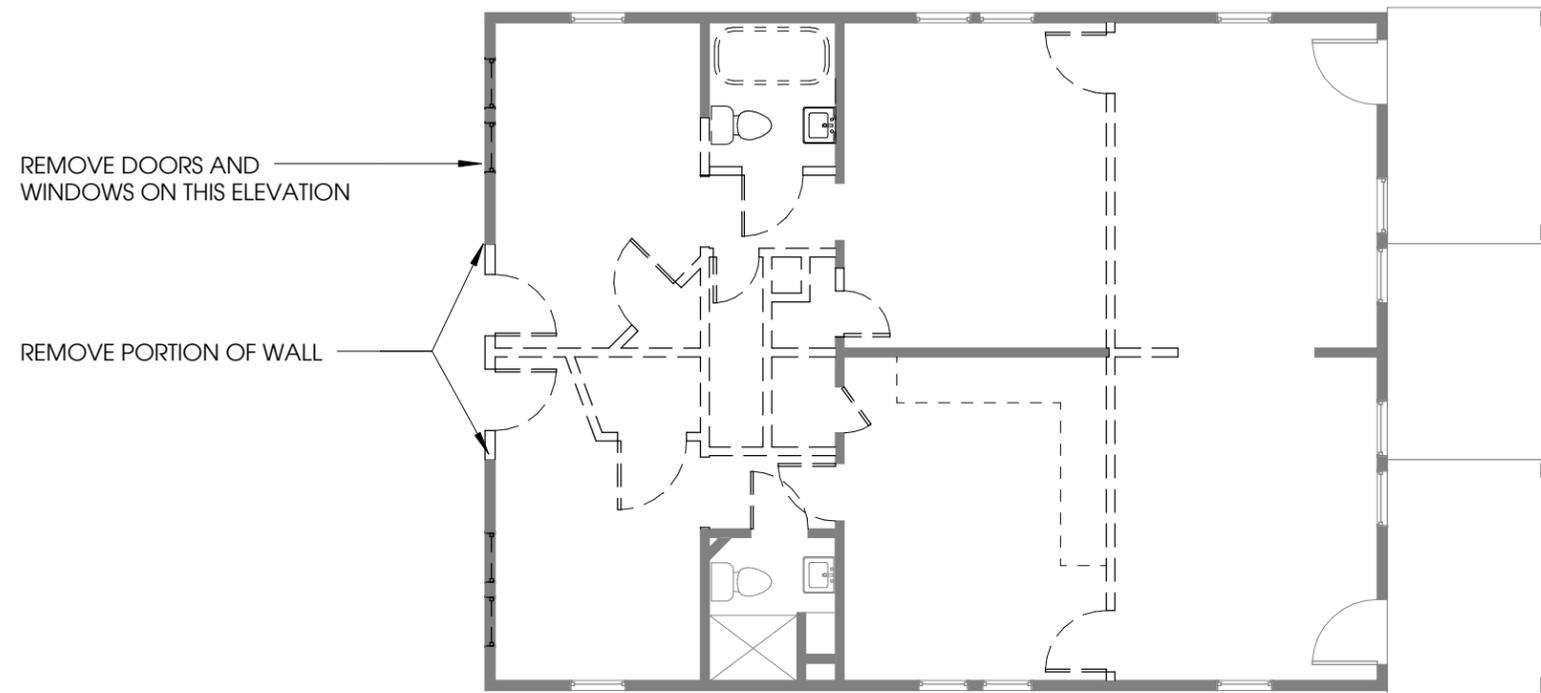
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PRESERVATION PERMIT

2014 OCTOBER 1  
PROJECT #14.011

DEMOLITION PLAN

**H1.0**



**1** DEMOLITION PLAN



WALL LEGEND

- EXISTING TO REMAIN
- - - - - DEMOLISHED
- ==== NEW CONSTRUCTION

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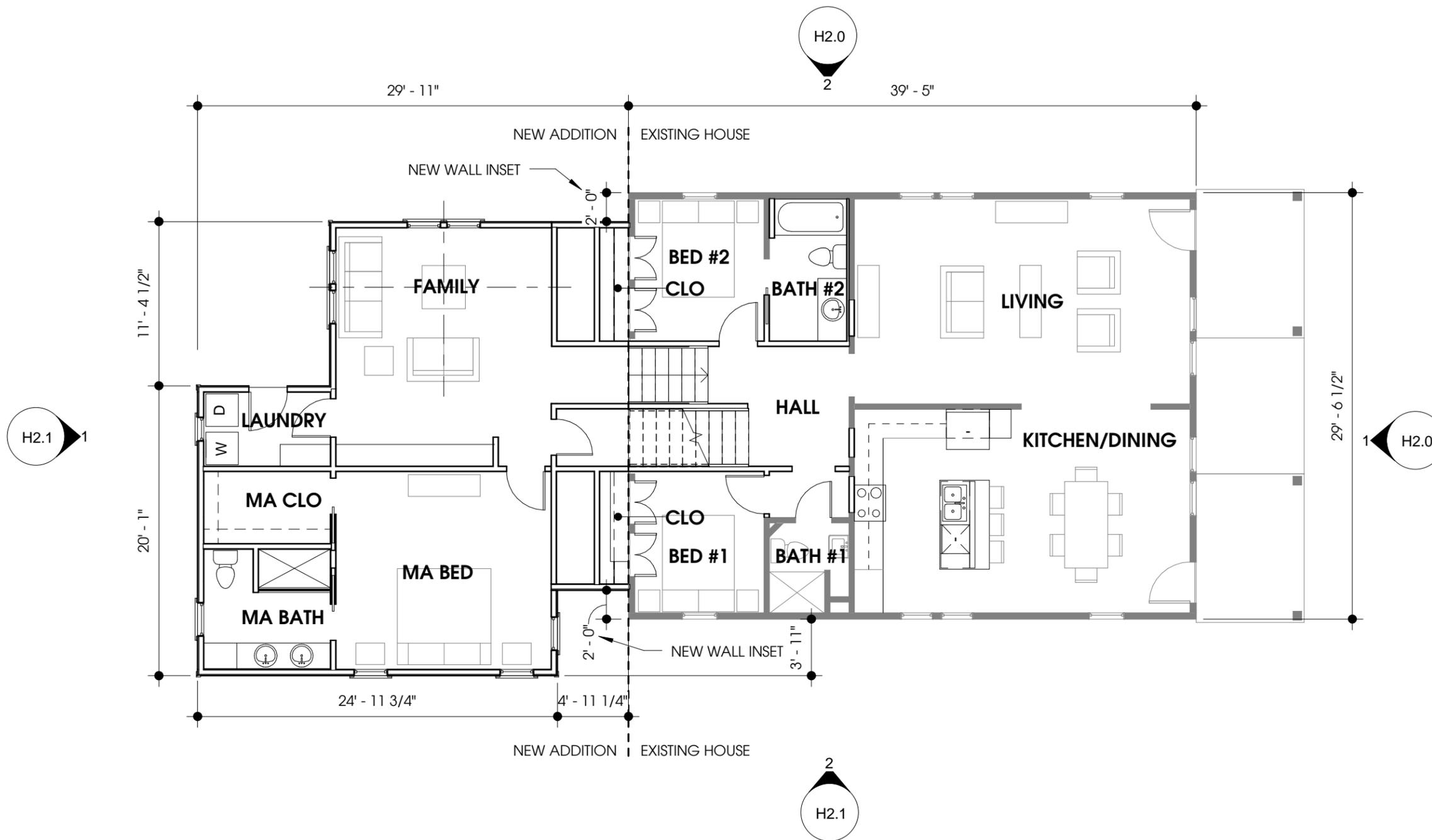
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2014 OCTOBER 1  
PROJECT #14.011

FLOOR PLAN

**H1.1**



1

**FLOOR PLAN - MAIN LEVEL**



**WALL LEGEND**

-  EXISTING TO REMAIN
-  DEMOLISHED
-  NEW CONSTRUCTION

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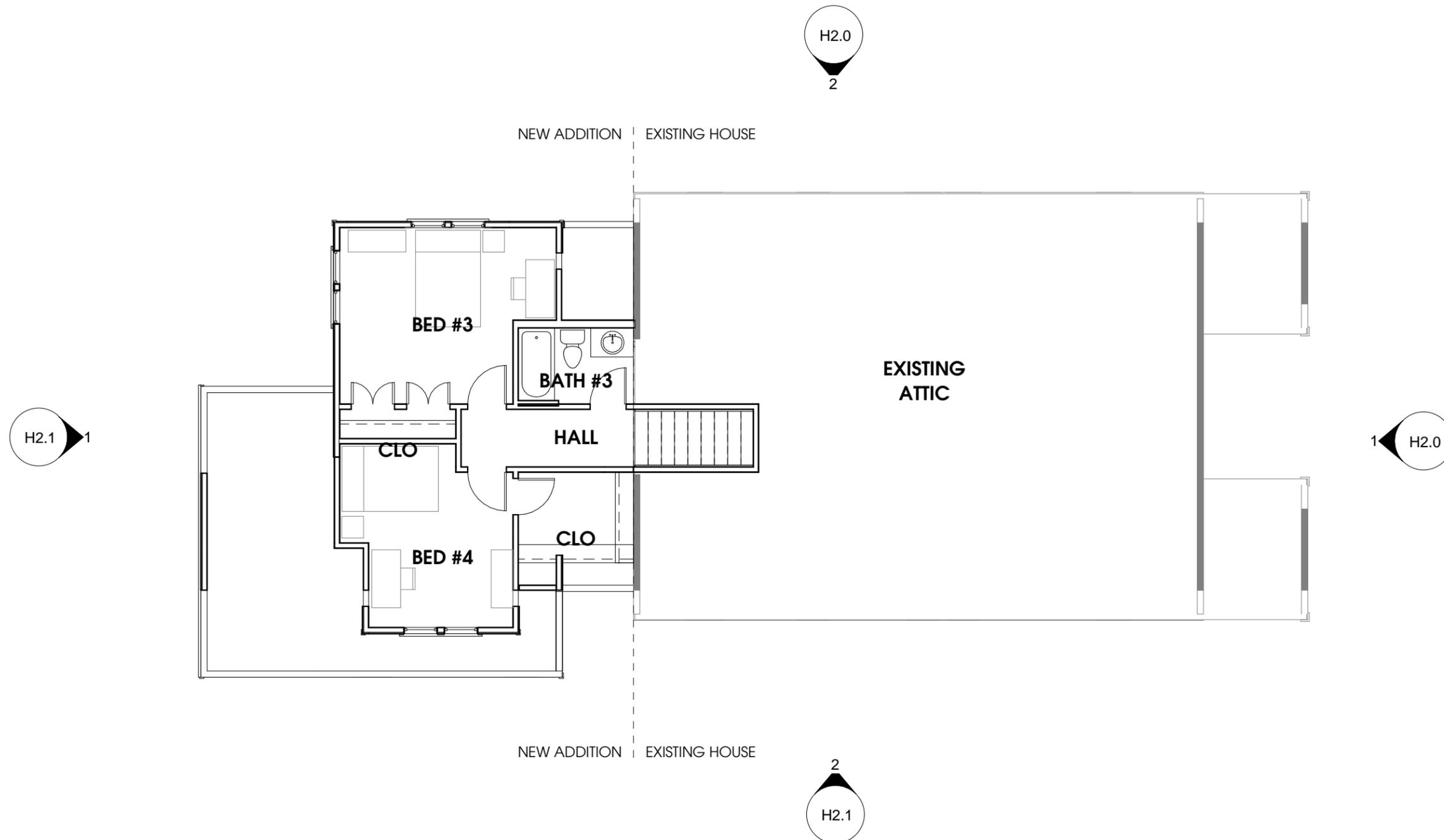
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**UPPER LEVEL FLOOR  
PLAN**

**H1.2**



**1 FLOOR PLAN - UPPER LEVEL**

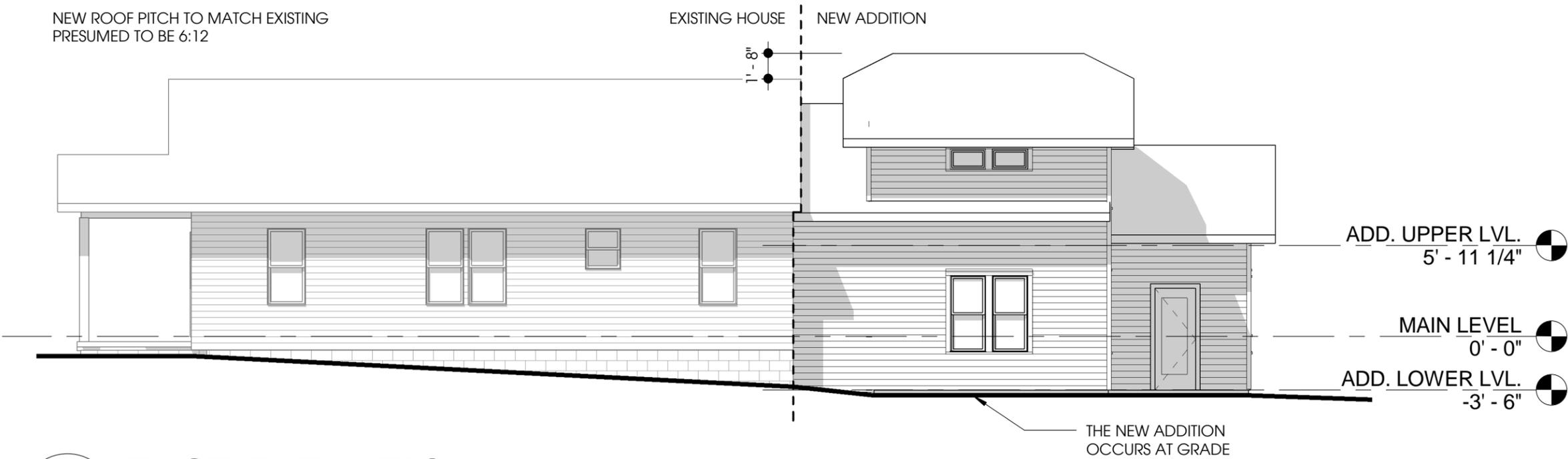


**WALL LEGEND**

	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION

NEW ROOF PITCH TO MATCH EXISTING  
PRESUMED TO BE 6:12

EXISTING HOUSE NEW ADDITION

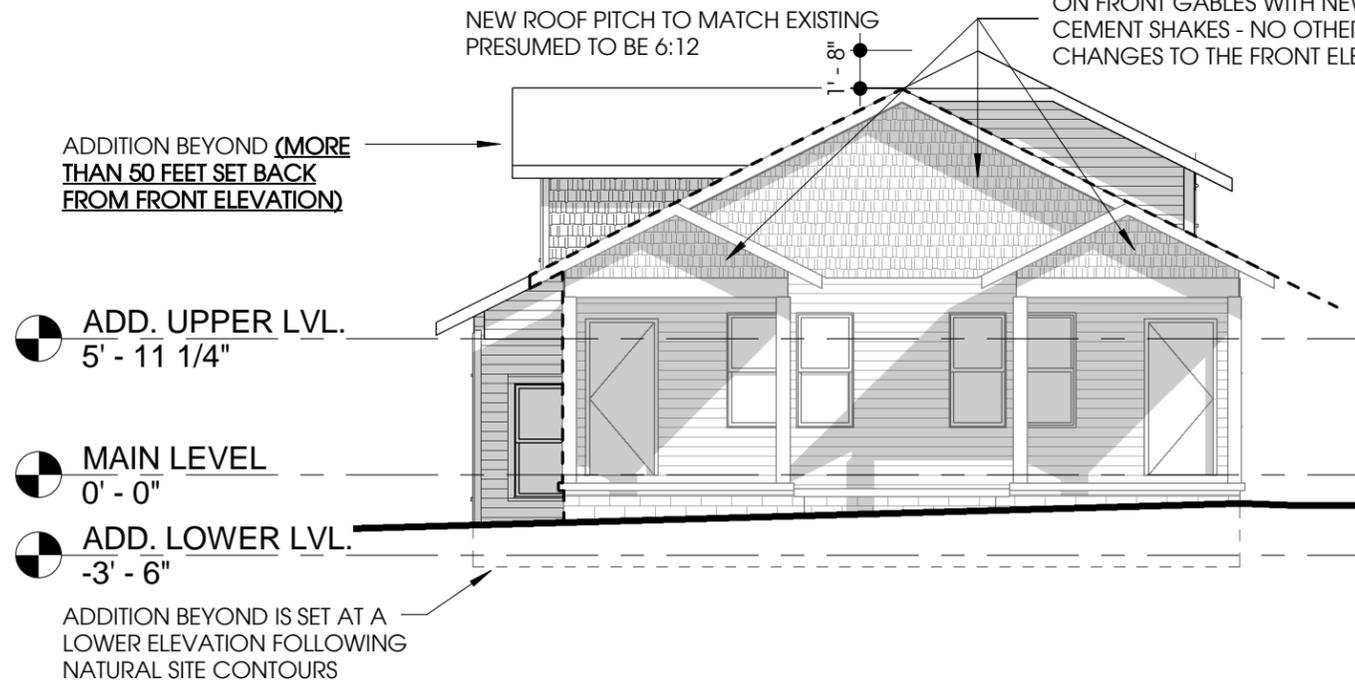


## 2 EAST ELEVATION

ADDITION BEYOND (MORE THAN 50 FEET SET BACK FROM FRONT ELEVATION)

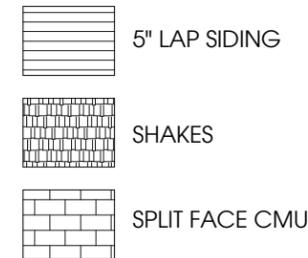
NEW ROOF PITCH TO MATCH EXISTING  
PRESUMED TO BE 6:12

REPLACE EXISTING ASPHALT SHINGLE ON FRONT GABLES WITH NEW FIBER CEMENT SHAKES - NO OTHER CHANGES TO THE FRONT ELEVATION



## 1 SOUTH ELEVATION

### MATERIAL SYMBOLS



### MATERIAL NOTES

- ALL SIDING SHALL BE 5" EXPOSURE (TO MATCH EXISTING) SMOOTH FACED FIBER CEMENT PLANKS
- NEW DORMERS AND GABLES WILL BE FIBER CEMENT SHAKES - SMOOTH TEXTURE
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4X8 FIBER CEMENT BOARD
- 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 SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES OF A BLACK, GRAY, OR BROWN PALATE.

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**2014 OCTOBER 1**  
PROJECT #14.011

**ELEVATIONS**

**H2.0**

**LANDSPERGER RESIDENCE**

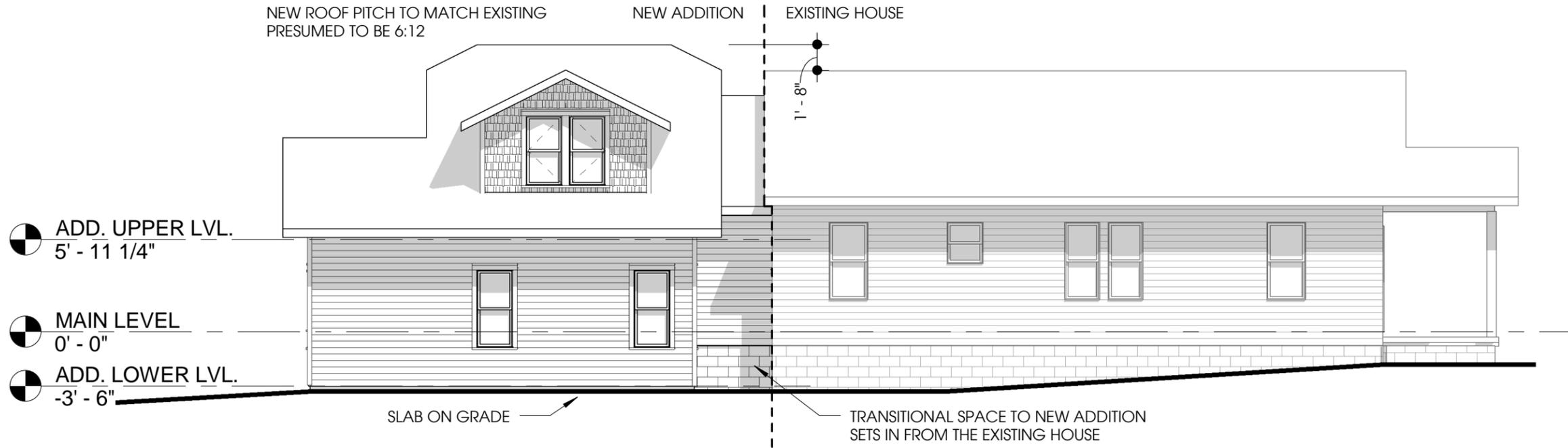
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**PRESERVATION PERMIT**

**2014 OCTOBER 1**  
PROJECT #14.011

**ELEVATIONS**

**H2.1**



**2 WEST ELEVATION**

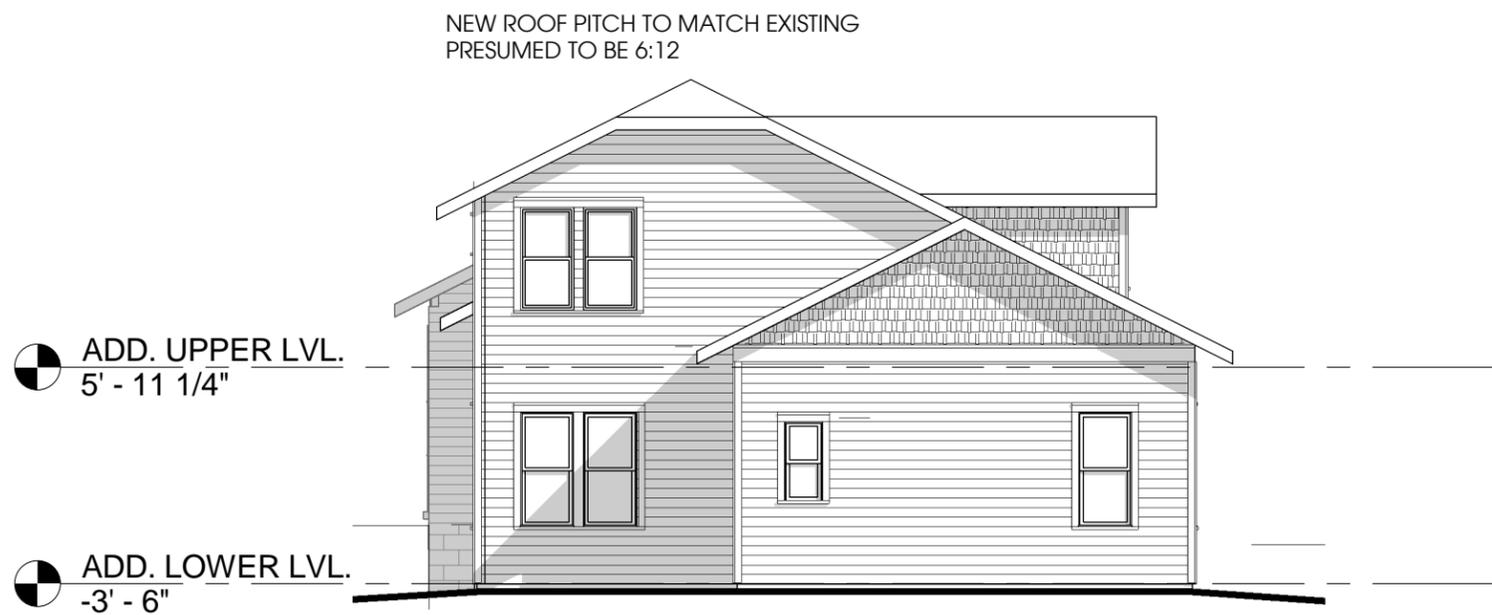


**MATERIAL SYMBOLS**

-  5" LAP SIDING
-  SHAKES
-  SPLIT FACE CMU

**MATERIAL NOTES**

- ALL SIDING SHALL BE 5" EXPOSURE (TO MATCH EXISTING) SMOOTH FACED FIBER CEMENT PLANKS
- NEW DORMERS AND GABLES WILL BE FIBER CEMENT SHAKES - SMOOTH TEXTURE
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4X8 FIBER CEMENT BOARD
- 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 SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES OF A BLACK, GRAY, OR BROWN PALATE.



**1 NORTH ELEVATION**

