

MEGAN BARRY
MAYOR



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
1505 Holly Street
November 18, 2015

Application: New construction—addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309045300
Applicant: Craig Kennedy
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to add a front porch and a side entry roof to a non-contributing duplex structure.

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

1. The column bases be a masonry material, and staff approve the masonry color, dimensions and texture; and
2. The porch railings extend further towards the house wall and the column bases.

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

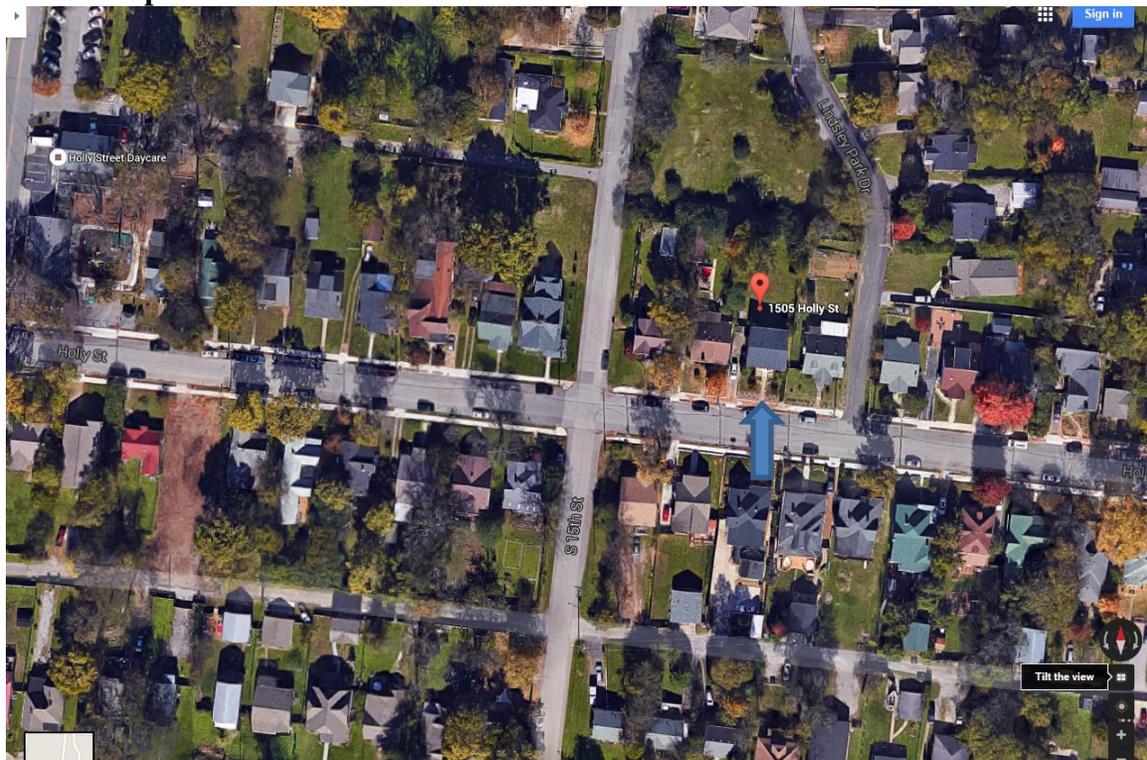
Attachments

- A:** Site Plan
B: 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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

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.

Porches

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.

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

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.
- b. The creation of an addition through enclosure of a front porch is not appropriate.

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

c. 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. 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.

e. Additions should follow the guidelines for new construction.

Background: 1505 Holly Street is a duplex constructed c. 1980 (Figure 1). It is considered to be non-contributing.



Figure 1. 1505 Holly Street

Analysis and Findings: Application is to add a front porch and a side entry roof to a non-contributing duplex structure.

Height & Scale: The new front porch will cover the existing un-covered entry platform. It will be approximately sixteen feet (16') wide and eight feet, six inches (8'6") deep. The porch roof will have an eave height of approximately eight feet, six inches (8'6") from the porch floor and eleven feet (11') from grade. Its ridge height will be about eleven feet, six inches (11'6") from the porch floor and fourteen feet (14') from grade.

On the left façade, the applicant proposes to construct a shed roof over an existing side entry (Figure 2). The roof will be eight feet (8') wide and will be located about ten feet (10') above the entry platform.

Staff finds that the project's height and scale meet Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.



Figure 2 shows the location of the proposed side entry roof

Location & Removability: Because this duplex is non-contributing, constructing an addition on its front is appropriate. The proposed location of the new porch addition frames the two entries and makes use of the existing concrete platform. Removability is not an issue for this addition since the structure is non-contributing. Staff finds that the project meets Section II.B.10. of the design guidelines.

Design: The design of the porch addition is appropriately scaled to the existing structure and adds an architectural element that is typical for historic structures in the immediate vicinity. Staff notes that the front porch railings do not extend all the way to the house wall and to the porch columns, leaving a gap of approximately three inches (3"). Staff recommends that the railings either touch or extend further over to the columns and house wall. With the condition that the railings extend further over to the house wall and columns, staff finds that the addition meets Section II.B.10. of the design guidelines.

Setback & Rhythm of Spacing: The new front porch addition will not significantly impact the setback and rhythm of spacing of the existing structure. It will not increase the width of existing building, and will be constructed over an existing entry platform. The covered porch will approximately line up with the front of the porch next door at 1517 Holly Street. Staff therefore finds that the addition's setback and rhythm of spacing meets Sections II.B.3. and II.B.10. of the design guidelines.

Materials: Several changes to the existing building's materials are planned as part of this project. The existing siding will be replaced with smooth face fiber cement siding with a five inch (5") reveal. New wood or cement fiberboard trim will be installed at the corners and around the windows. Board and batten will be installed in the upper portions

of the side gable. The brick will be painted. The existing side stairs, deck, and HVAC screen will be cleaned and stained.

The porch materials include fiber cement columns and fiber cement board and batten bases. Staff recommends that the bases be a masonry material like stone, brick, or stucco, as column bases that extend to the ground were historically masonry. Staff also recommends approval of the masonry sample prior to purchase and installation. Wood or cement fiberboard columns typically stop at the porch floor and do not extend in front of the porch to the ground. Although the building itself is not historic, alterations should be appropriate for the overall district. The porch roof will be asphalt shingles in a color to match that of the existing house. Board and batten will be used to clad the gable fields of the porch roof, and fiber cement trim will be used for the porch rack and soffit. The porch will include a painted wood railing with galvanized pipe hand rail.

With the condition that the porch column bases be a masonry material, staff finds that the know materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The porch roof will have a shed roof form with a slope of 3/12. The side entry roof will also have a shed roof with a slope of 3/12. Staff finds that these roof forms are typical for porches throughout Lockeland Springs, and finds that they meet Sections II.B.5. and II.B.10. of the design guidelines.

Orientation: The proposed front porch and side entry roof will not affect the structure's primary orientation towards Holly Street. The porch will frame the two front entries and will give the structure a more traditional primary entry. The side entry roof is subordinate to the front porch and will help the side entry read as a secondary entry. Staff finds that the proposed orientation meets Sections II.B.6. and II.B.10 of the design guidelines.

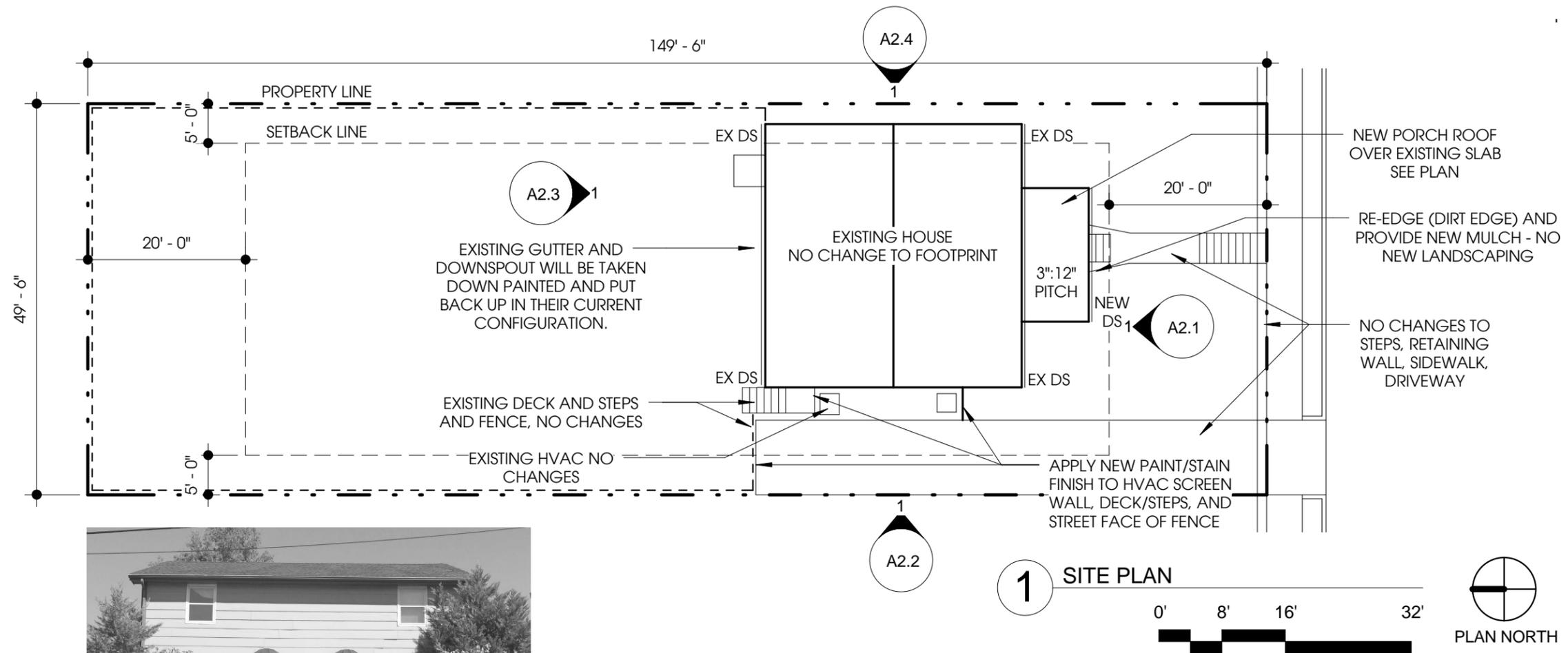
Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. Therefore the proposed project will not affect the structure's proportion and rhythm of openings.

Appurtenances & Utilities: No changes to the site's appurtenances or location of the HVAC and utilities were indicated on the drawings. Staff finds that the project meets Sections II.B.9. and II.B.10. of the design guidelines.

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

1. The column bases be a masonry material, and staff approve the masonry color, dimensions and texture; and
2. The porch railings extend further towards the house wall and the column bases.

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



GENERAL DESCRIPTION

ZONING:
 - PARCEL #08309045300
 - R-6
 - LOCKELAND SPRINGS / EAST END NEIGHBORHOOD CONSERVATION OVERLAY
 - URBAN ZONING OVERLAY

APPLICABLE CODES:
 2006 INTERNATIONAL RESIDENTIAL CODE

PROJECT SUMMARY:
 THE PROJECT SCOPE INCLUDES REMOVAL AND REPLACEMENT OF SIDING, EXTERIOR RE-PAINTING, AND ADDITION OF A FRONT PORCH ROOF AND SIDE DOOR AWNING.

GRAPHIC SYMBOLS



GENERAL NOTES

1. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATIONS.

DRAWING INDEX

A0.1 SITE PLAN
 A1.0 FLOOR PLAN PORCH
 A2.1 ELEVATION
 A2.2 ELEVATION
 A2.3 ELEVATION
 A2.4 ELEVATION
 A2.5 ELEVATION

DISCLAIMER

THIS SET OF DRAWINGS IS A BASIC BUILDER'S SET TO BE USED BY BOOTSTRAP ARCHITECTURE + CONSTRUCTION FIELD PERSONNEL

KAALBERG EXTERIOR

PRESERVATION PERMIT

2015 NOVEMBER 2
 PROJECT #15.030

SITE PLAN

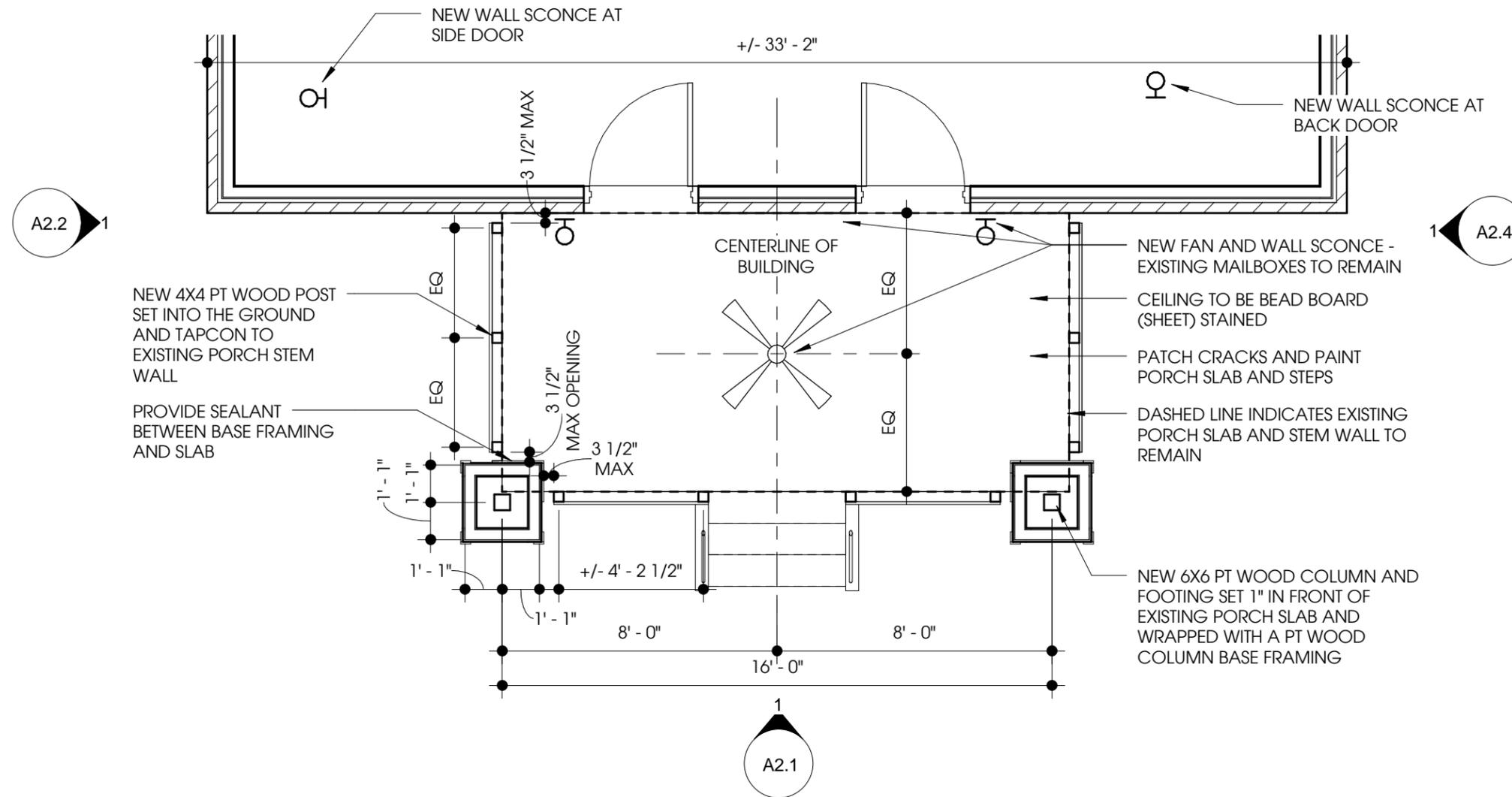
A0.1

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FLOOR PLAN - PORCH

A1.0

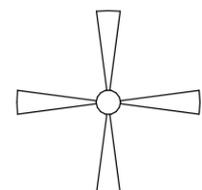


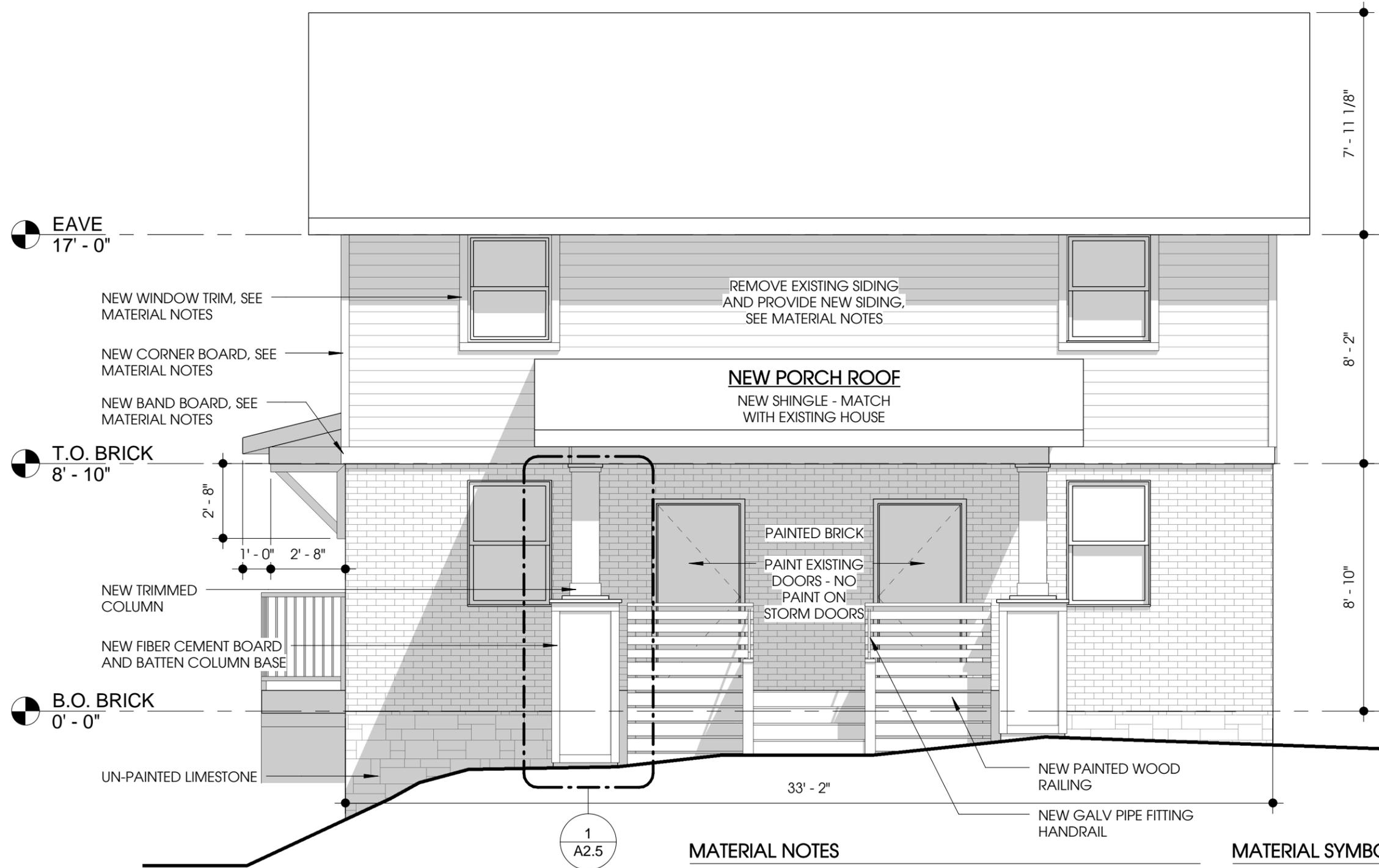
1 FLOOR PLAN



LIGHTING SYMBOLS LEGEND

 WALL SCONCE - SURFACE MTD.

 CEILING FAN



1 SOUTH ELEVATION



MATERIAL NOTES

1. LIMESTONE FOUNDATION WILL REMAIN UNPAINTED.
2. ALL BRICK WILL BE PAINTED.
3. ALL SIDING WILL BE PRE-PRIMED AND FILED PAINTED 5" EXPOSURE FIBER CEMENT SMOOTH TEXTURE. THESE PLANS ASSUME THAT EXISTING BUILDING WRAP, WRAPS INTO OPENINGS. WE WILL APPLY NEW BUILDING WRAP UP TO EXISTING OPENINGS AND NEW WINDOW FLASHING TAPE AT WINDOW FLANGE.
4. ALL BOARD AND BATTEN TRIM SHALL BE 1X4 SMOOTH FACED FIBER CEMENT.
5. EXISTING SOFFIT AND FASCIA TO REMAIN AND BE REPAINTED.
6. WINDOW TRIM AND CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT.
7. BAND BOARD SHALL BE 5/4X8 FIBER CEMENT.
8. WINDOWS AND DOORS ARE EXISTING - NO CHANGES.
9. SHINGLE ROOFING IS EXISTING - EXCEPT WHERE NOTED AS NEW.

MATERIAL SYMBOLS

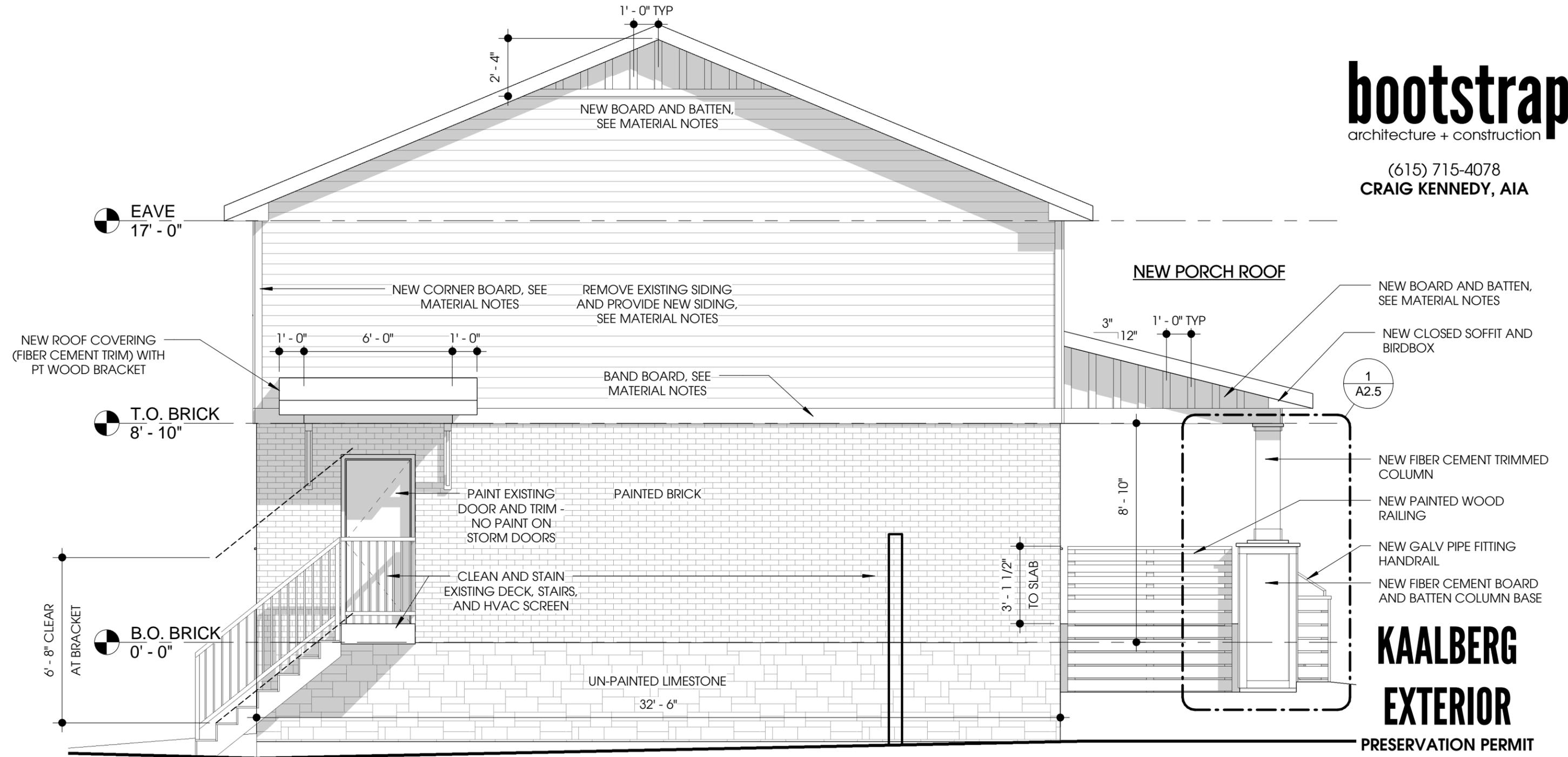
	BOARD AND BATTEN
	PAINTED BRICK
	5" EXPOSURE SIDING
	LIMESTONE (UNPAINTED)

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**2015 NOVEMBER 2
PROJECT #15.030**

ELEVATION

A2.1



1 WEST ELEVATION



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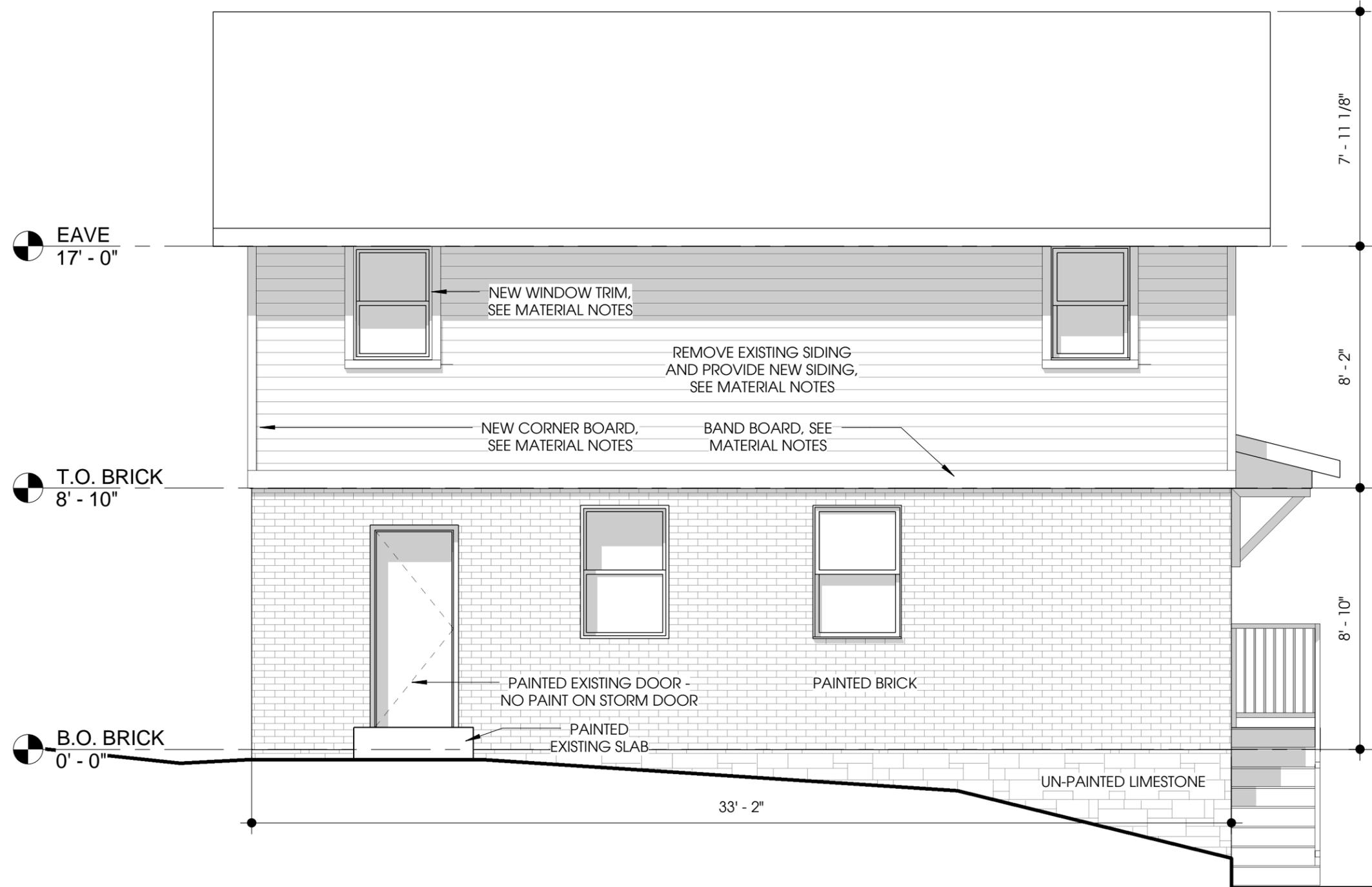
- BOARD AND BATTEN
- PAINTED BRICK
- 5" EXPOSURE SIDING
- LIMESTONE (UNPAINTED)

KAALBERG EXTERIOR

PRESERVATION PERMIT

2015 NOVEMBER 2
 PROJECT #15.030

ELEVATION
A2.2



1 NORTH ELEVATION



MATERIAL NOTES

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MATERIAL SYMBOLS

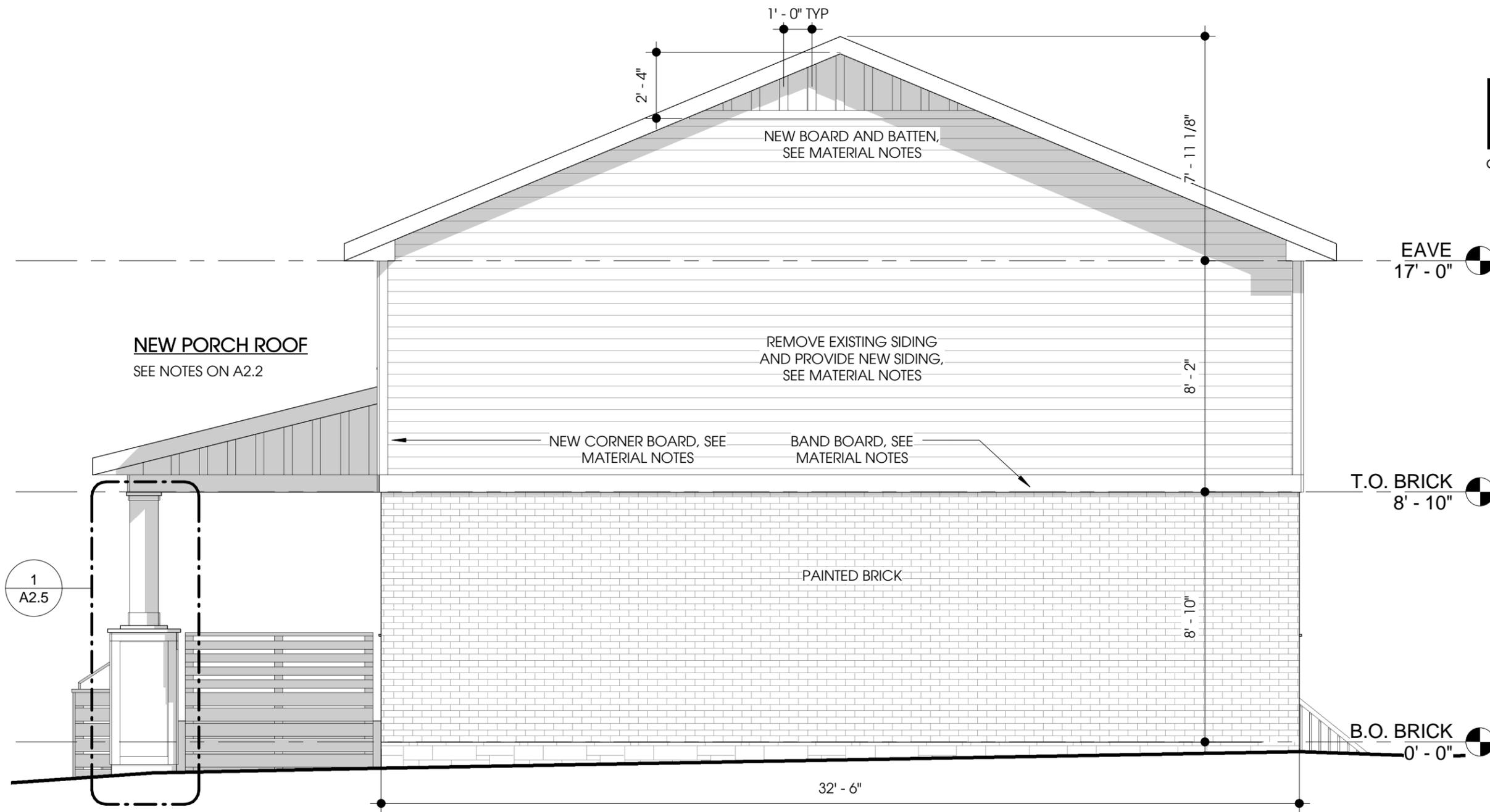
-  BOARD AND BATTEN
-  PAINTED BRICK
- 5" EXPOSURE SIDING
-  LIMESTONE (UNPAINTED)

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ELEVATION

A2.3



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ELEVATION

A2.4

1 EAST ELEVATION

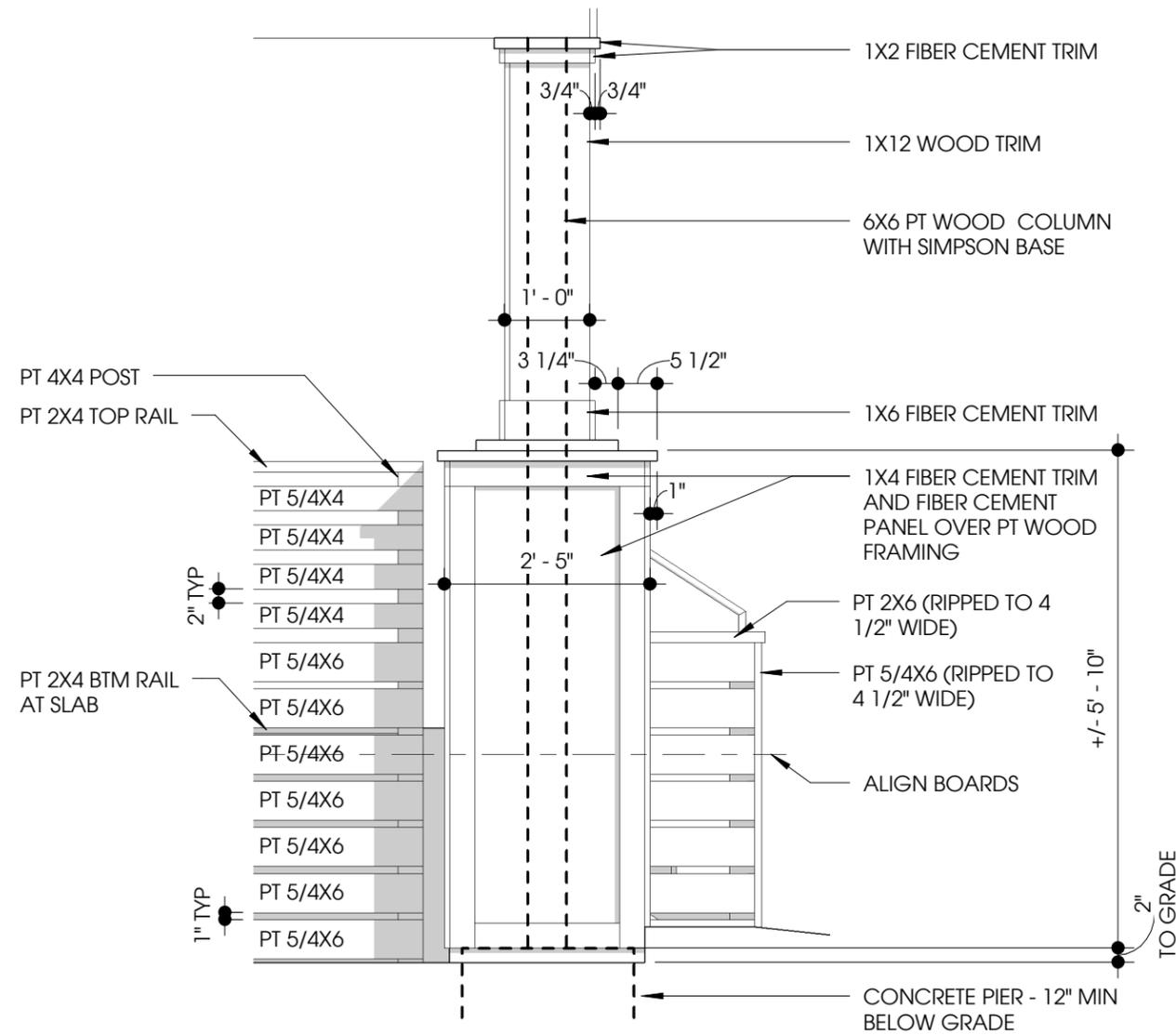


MATERIAL NOTES

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MATERIAL SYMBOLS

-  BOARD AND BATTEN
-  PAINTED BRICK
-  5" EXPOSURE SIDING
-  LIMESTONE (UNPAINTED)



1 ENLARGED ELEVATION
0' 1' 2' 4'

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2015 NOVEMBER 2
PROJECT #15.030

ELEVATION
A2.5