

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  
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**STAFF RECOMMENDATION**  
**1800 Holly Street**  
**December 16, 2015**

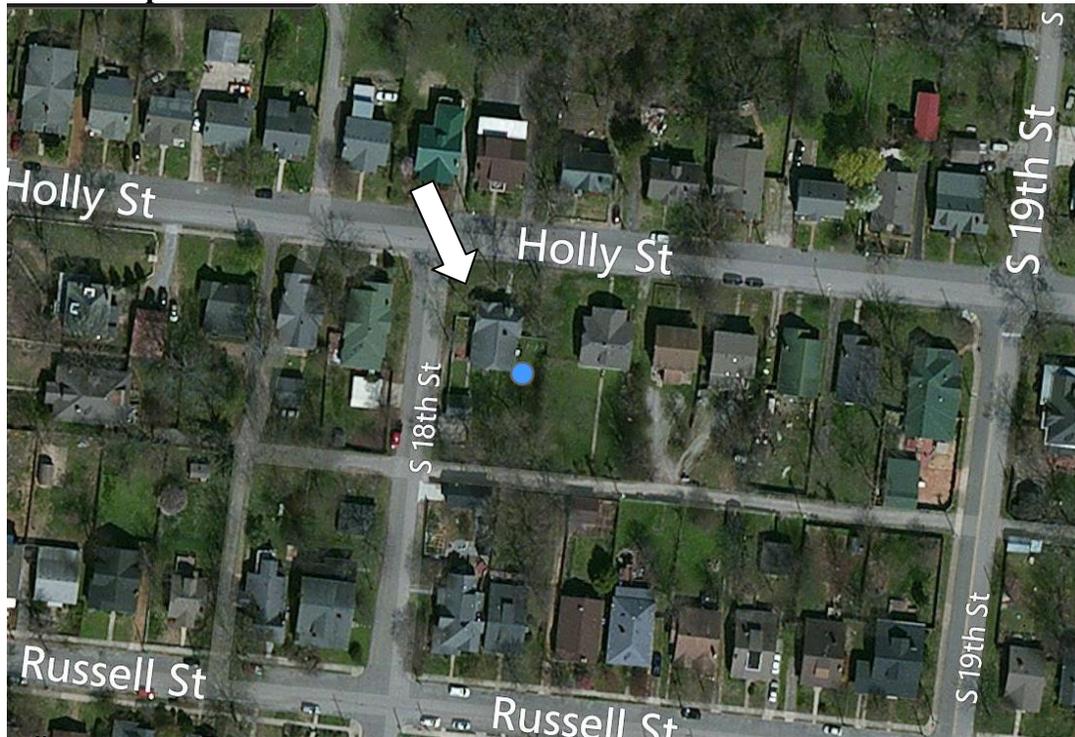
**Application:** New construction—addition  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08314006300  
**Applicant:** Kim Kennedy, Bootstrap Architecture  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to construct a side and rear addition.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the condition that staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation. With this condition, staff finds that the project meets Section II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
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**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.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setback reductions will be determined based on:*

- *The existing setback of the contributing primary buildings and accessory structures found in the*

- immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **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.

*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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **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.*

### *Parking areas and Driveways*

*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.*

### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

## **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.*

### ***Public Spaces***

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

## **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.

### ***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, one-story 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.*

*Additions that tie-into the existing roof must be at least 6" below the existing ridge line.*

*In order to assure that an addition has achieved proper scale, the addition should:*

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions 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 taller 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).*

#### *Side Additions*

*When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. 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.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

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:** 1800 Holly Street is a c.1925 bungalow which contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). The site is located at the southeast corner of Holly Street and South 18<sup>th</sup> Street. In 2014, MHZC staff approved an application to convert an existing accessory structure into a Detached Accessory Dwelling Unit (Figure 2).



Figure 1. 1800 Holly Street primary structure.



Figure 2. 1800 Holly Street detached accessory dwelling unit.

**Analysis and Findings:** The applicant proposes to construct a side and rear addition to the principle dwelling.

**Location & Removability:** The addition will be located to the side of the existing house, towards the rear. The design guidelines state that side additions can be appropriate if the lot is wider than sixty feet (60'), the addition is located beyond the midpoint of the house, and is subordinate in height and scale to the historic house. Staff finds that the proposed addition meets all of the guidelines for side additions. The lot is seventy-five feet (75')

wide, on a block where lots are typically fifty feet (50') wide. The side addition will be located towards the rear of the house, and is approximately two feet (2') shorter than the historic house. The historic house is thirty-four feet (34') wide, and the side addition will extend seventeen feet (17') beyond the side wall of the house. The addition's hipped roof with clipped forms mimics the historic house's roof. The addition does wrap the back corner of the existing structure. However, it attaches to a portion of the house that is inset, has a separate roof form, and that reads as an addition, and staff finds the design to be appropriate (Figure 3).



Figure 3. The addition will attach to the rear section of the house, which is inset and has a separate roof form from the primary portion of the house.

Staff finds that the addition is designed in such a way that it could be removed in the future without affecting the historic integrity of the house. Staff therefore finds that the addition meets Sections II.B.2.a and d. of the design guidelines.

**Height & Scale:** As previously mentioned, the addition will be two feet (2') shorter than the historic house. Its eave height and foundation height will match those of the historic house. The addition will extend seventeen feet (17') beyond the wall of the historic house, which is appropriate. The rear portion of the addition will be six feet (6') deep and approximately fourteen feet, five inches (14'5") wide. Staff finds that the proposed height and scale meet Section II.B.1., II.B.2., and II.B.10. of the design guidelines.

**Design:** The addition is distinguished from the historic structure by being located to its side and by its separate roof form and modern materials. At the same time, the addition's roof form, fenestration pattern, materials, height, scale, and orientation are all compatible with the historic structure and do not distract from its historic integrity. Staff finds that the addition meets Sections II.B.2.a and e. of the design guidelines.

**Setback & Rhythm of Spacing:** The addition meets all base zoning setbacks. It will be over fourteen feet from the side property line, and will be over eighty feet (80') from the rear property line. The addition will not interrupt the rhythm of spacing along the street because the lot is so wide and because the addition is located beyond the midpoint of the historic house. Staff finds that the addition's setback and rhythm of spacing meet Sections II.B.3. and II.B.10. of the design guidelines.

Materials: No changes to the historic house's materials were indicated on the site plan. All of the addition's known materials have been approved by the Commission in the past. The siding will be channel wood siding to match the historic house's siding. The widow bays will be clad in fiber cement board and batten. The trim will be cement fiberboard. The foundation will be split face concrete block, and the roof will be asphalt shingles in a color to match the existing. The final selection of windows was not indicated on the plans, and staff recommends approval of the window specifications prior to purchase and installation. With the staff's approval of the windows, staff finds that the addition's materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The addition's roof form will mimic that of the historic house. It will have a hipped form with clipped areas. The roof slopes will match those of the historic house's roof. Staff finds that the proposed roof form meets Section II.B.5. and II.B.10. of the design guidelines.

Orientation: The proposed addition will not contain any exterior doors and will not alter the historic house's orientation towards Holly Street. Staff finds that the proposed addition meets Section II.B.6. and II.B.10. of the design guidelines.

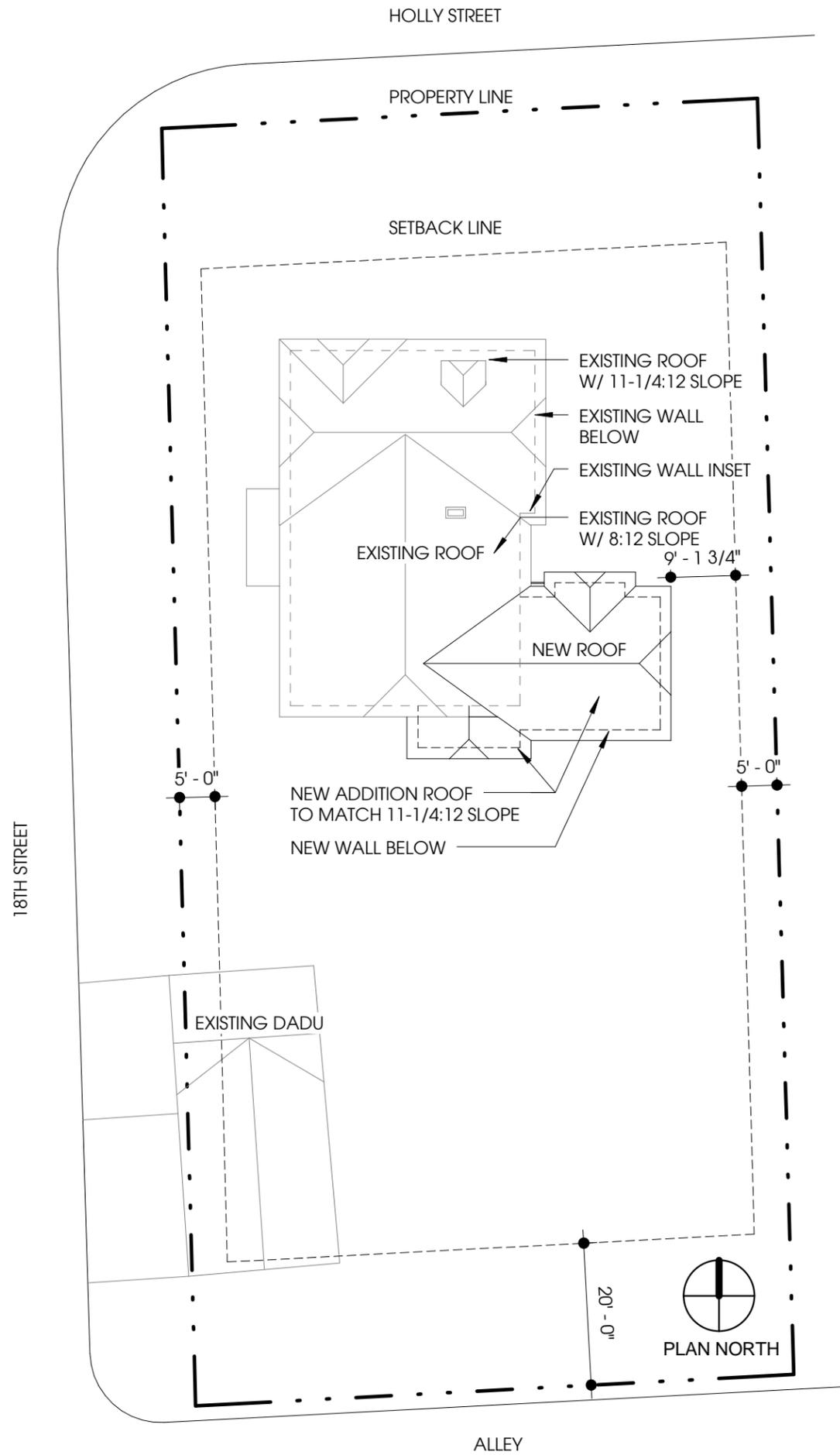
Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. On the front façade, the existing semi-circular window in the gable area isn't shown on the plans, but the applicant has confirmed that the window will not be altered as part of the project. The windows on the proposed addition are all 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 meet Sections II.B.7. and II.B.10. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities will remain in its current location, which is on the left side façade, at about the midpoint of the house, behind the inset.

**Recommendation Summary:** Staff recommends approval of the project with the condition that staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation. With this condition, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.







**PROJECT INFORMATION**

**PROJECT LOCATION:**  
 1800 HOLLY STREET  
 NASHVILLE, TN 37206

**EXISTING HOUSE:**  
 3 BED AND 1 BATH  
 1,490 SF

**ZONING:**  
 - PARCEL #08302006700  
 - R-6  
 - NEIGHBORHOOD CONSERVATION OVERLAY  
 - URBAN ZONING OVERLAY

**ADDITION:**  
 MAIN LEVEL - 475 SF

**PROJECT SUMMARY:**  
 THE PROJECT SCOPE INCLUDES A REAR AND SIDE ADDITION AND INTERIOR RENOVATION.

**bootstrap**  
 architecture + construction

(615) 715-4164  
**KIM KENNEDY, AIA**

**THE GEIGER  
 RESIDENCE**

1800 HOLLY STREET  
 NASHVILLE, TN, 37206

**HISTORIC SUBMITTAL**

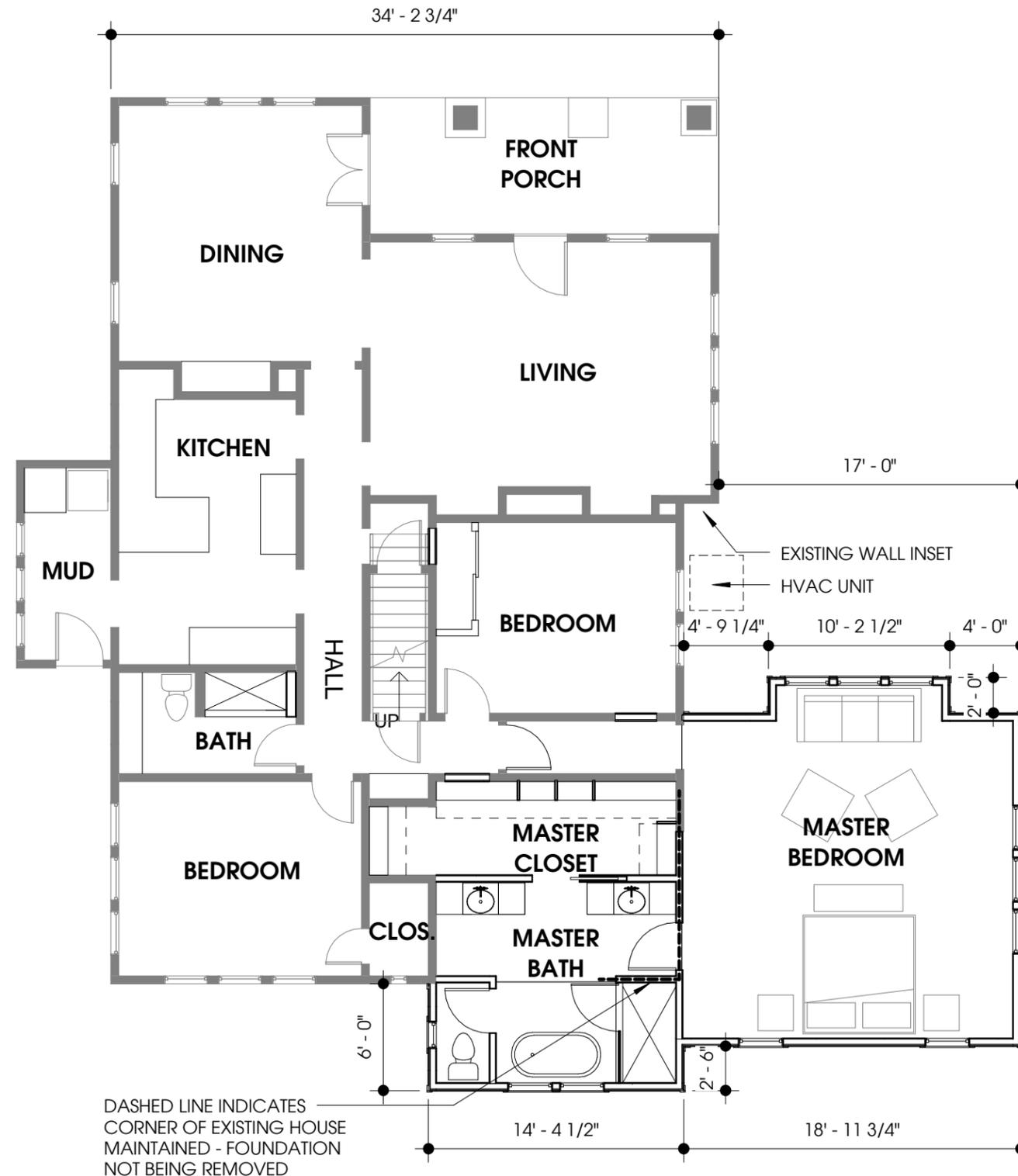
SITE PLAN

**H0.1**

2015 NOVEMBER 30  
 PROJECT #15.031

1 SITE PLAN





**WALL LEGEND**

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION

**THE GEIGER RESIDENCE**

1800 HOLLY STREET  
NASHVILLE, TN, 37206

HISTORIC SUBMITTAL

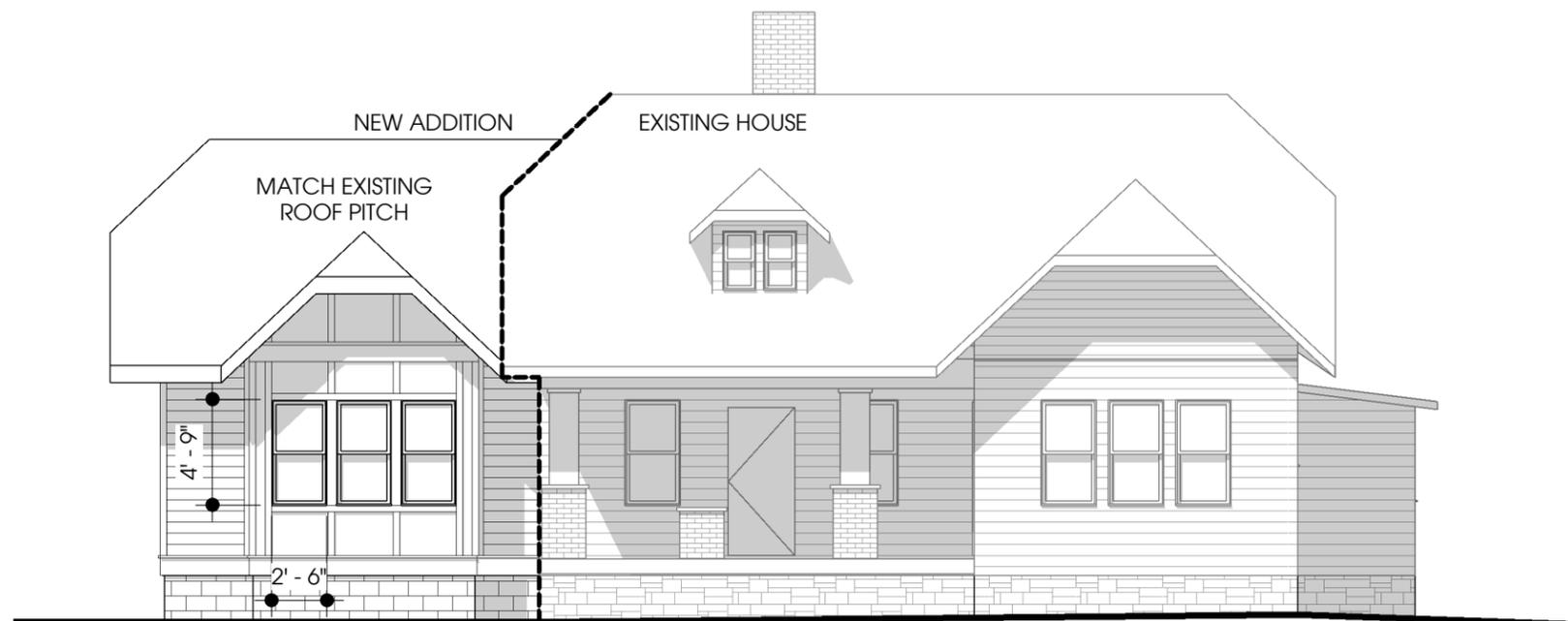
FLOOR PLAN

**H1.1**

2015 NOVEMBER 30  
PROJECT #15.031



**2** SIDE (EAST) ELEVATION  
0' 4' 8' 16'



**1** FRONT (NORTH) ELEVATION  
0' 4' 8' 16'

**MATERIAL SYMBOLS**

-  SIDING
-  EXISTING LIMESTONE
-  NEW SPLIT FACE CMU

**MATERIAL NOTES**

- NEW CHANNEL SIDING TO MATCH EXISTING
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4X10 FIBER CEMENT BOARD WITH SLOPED DRIP CAP
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING SHINGLES.

**THE GEIGER  
RESIDENCE**

1800 HOLLY STREET  
NASHVILLE . TN . 37206

**HISTORIC SUBMITTAL**

**ELEVATIONS**

**H2.0**

**2015 NOVEMBER 30**  
PROJECT #15.031



**2** WEST (SIDE) ELEVATION



**MATERIAL SYMBOLS**

- SIDING
- EXISTING LIMESTONE
- NEW SPLIT FACE CMU

**MATERIAL NOTES**

- NEW CHANNEL SIDING TO MATCH EXISTING
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4X10 FIBER CEMENT BOARD WITH SLOPED DRIP CAP
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW CMU FOUNDATIONS SHALL BE SPLIT FACE CMU.
- ROOFING WILL BE ASPHALT SHINGLES TO MATCH EXISTING SHINGLES.

**THE GEIGER RESIDENCE**

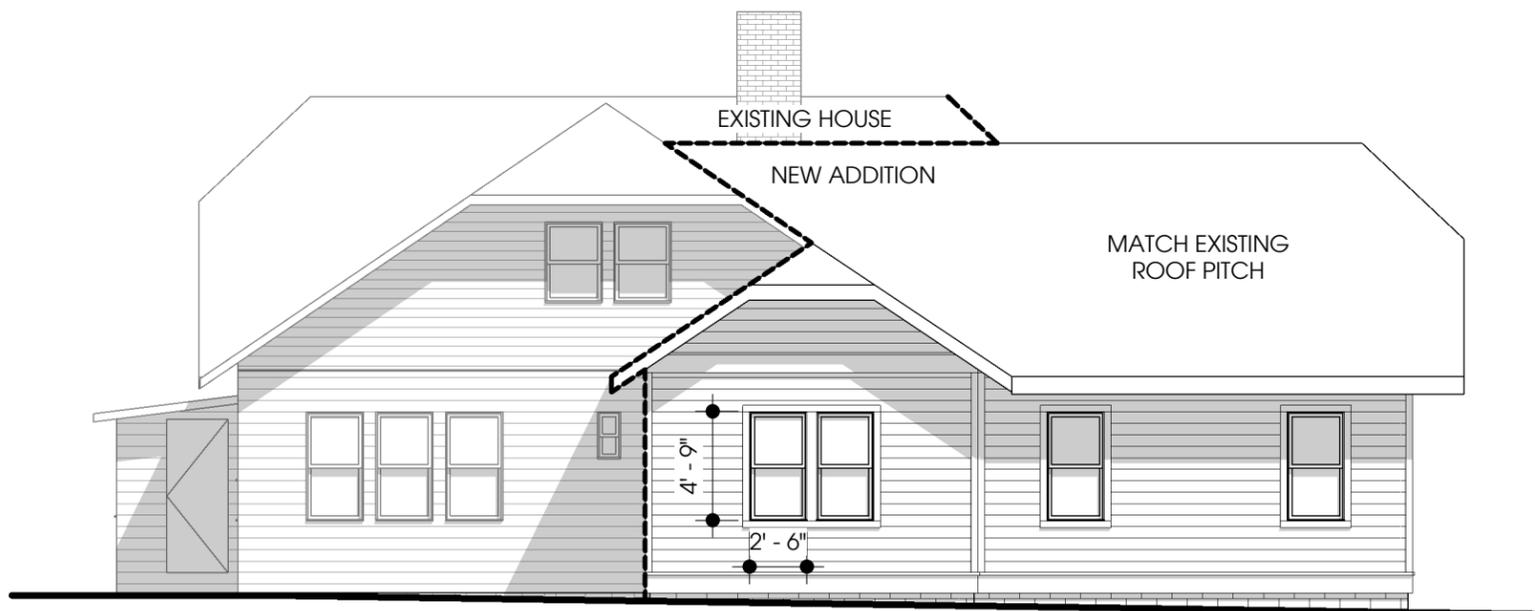
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**HISTORIC SUBMITTAL**

**ELEVATIONS**

**H2.1**

2015 NOVEMBER 30  
PROJECT #15.031



**1** SOUTH (REAR) ELEVATION

