JOHN COOPER
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

STAFF RECOMMENDATION
1914 Holly Street
June 17, 2020

Application: New Construction—Addition; Setback Determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08314008300
Applicant: Thomas Agee, Bootstrap Architecture + Construction
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: A proposal to enlarge a non-contributing house with an upperstory addition, and with new wrap-around porches on the front and rear. **Recommendation Summary:** Staff recommends approval of the additions to 1914 Holly Street with conditions that: 1. The window and door selections shall be approved by MHZC Staff; and 2. The roof color shall be approved by MHZC Staff; and 3. Capital and base trim shall be added to the porch columns. With those conditions met, Staff finds that the project will meet the design guidelines for new construction in 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.
For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be12'.
For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.
For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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 cl++oser 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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The building at 1914 Holly Street is a one-story house, constructed circa 1950. The building does not contribute to the historic character of the area due to its relatively recent date of construction and its lack of architectural distinction.

Figure 1: 1914 Holly Street, before March 3rd tornado.

Analysis and Findings: The applicant proposes to enlarge the house with an upperstory addition, and with new wrap-around porches on the front and rear. Although the first story of the existing building will remain, staff applied the design guidelines for new construction and additions because the scope of work is so extensive.

Height & Scale: With the upperstory addition, the building will be one and one-half-stories tall, with a roof-ridge height of twenty-nine feet (29') above grade. The eave height will be ten feet (10') tall from the finished floor level, or twelve feet, seven inches (12'-7") above grade. The existing foundation, two feet, seven inches (2'-7") tall from grade, is consistent with the surrounding context and will remain unchanged. The historic context on this block is composed of one-story and one and one-half story houses, ranging from nineteen feet (19') to thirty feet (30') tall, and a particularly tall one and one-half story house at the end of the street that is thirty-five feet (35') tall. Staff finds the height of the house with the added upperstory will be compatible with the surrounding historic context.

The width of the building's primary mass is twenty-nine feet (29') wide, which is also consistent with the surrounding context and will remain unchanged. The existing left side porch, which is seven feet (7') wide, will be expanded to the front to connect it with the front stoop. The existing foundation of the side porch will be reused, and the width will not change. An existing stoop on the right side of the house will be removed and replaced with a new stoop further toward the rear. (See Figure 2.) This stoop and a covered walkway along the right side of the house and wrapping across to the rear will be five feet, six inches (5'-6") wide. With the primary mass unchanged, and the overall width of the porches not changing significantly despite being enlarged toward the front and rear, staff finds the

Figure 2: 1914 Holly Street, after March 3rd tornado.

total width of the building at forty-one feet (41') to be compatible with the surrounding context, where houses range from thirty feet (30') to forty-one feet (41') wide.

Staff finds that the height, width, and massing of the proposal is appropriate and meets sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The wall of the building's primary mass is in line with the historic house to the right and will not change. The front porch depth will be expanded from four feet (4') to seven feet (7'). While this brings the front edge of the house forward of the adjacent structure, the overall appearance is appropriate because front porches are a typical feature on historic houses nearby. The building's left side porch currently sits four feet (4') in from the property line, which is one foot (1') shorter than the current setback requirement. Although the porch is being expanded to the front and rear, the new portions encroach into the setback buffer but they will match the existing width and not encroach further into the setback buffer. The new stoop and walkway on the right side of the house will meet the standard five-foot (5') setback requirement.

Staff finds that the building's setbacks will be compatible with the established street pattern and will meet section II.B.3 of the design guidelines.

Materials: The existing one-story building has a concrete block foundation and stucco walls on the first story. These materials will remain.

	Proposed	**Color/Texture/ Make/ Manufacturer**	**Approved Previously or Typical**	**Requires Additional Review**
New Foundation	Concrete Block	Smooth, Match Existing	Yes	
Upperstory Wall Cladding	Cement-Fiber Clapboard	Smooth-Faced, 5" Reveal	Yes	
Dormer Wall Cladding	Cement-Fiber Clapboard	Board and Batten	Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Roofing	Asphalt Shingles	Color Needs Approval	Yes	X
Front Porch floor/steps	Poured Concrete	Typical	Yes	
Front Porch Columns	Wood Posts	Typical	Yes	
Rear Porch floor/steps	Poured Concrete	Typical	Yes	
Rear Porch Columns	Wood Posts	Typical	Yes	

Windows	Double-hung, Casement	Selections Need Approval	Yes	X
Front Door	Full Light, Divided	Selection Needs Approval	Yes	X
Walkway	Concrete	Typical	Yes	

The new porch foundation will be smooth concrete block, matching the foundation on the existing house. Staff recommends that the porch columns have capital and base trim. With that and a condition that staff shall approve the window and door selections as well as the roof color, staff finds that the proposal would meet section II.B.4 of the design guidelines.

Roof form: The primary roof will be a front-oriented gable with a pitch of 12/12, with four upperstory shed dormers with a pitch of 2.5/12. The two dormers on the right side and one on the left will be stepped back two feet (2') from the first story below, but the rear-most dormer on the left side will not be stepped back. Typically, dormers on historic houses are stepped back, and new dormers on new construction are not permitted to "stack" on first story walls. Staff finds that this dormer will not be highly visible because it is near the midpoint of the building, on a façade facing the wall off a two-story house that was constructed in 2011.

Staff finds the roofs of the proposed buildings to be compatible with surrounding houses and finds that the project will meet section II.B.5 of the design guidelines.

Orientation: The building will have a prominent projecting front porch, with the primary entrance evident on the front of the building.

Staff finds that the orientation of the project meets section II.B.6 of the design guidelines.

Proportion and Rhythm of Openings**:** The front and side elevations will have windows in single sets, pairs, and sets of three, in a rhythm consistent with historic houses and without any large expanse of wall without any opening. The majority of windows will be vertically oriented with proportions similar to windows typical on historic houses. On the right side there will be a pair of square windows near the front, in the location of the door in the stoop that is being relocated. These windows match an existing square window near the center of that façade. There will be additional square windows near the rear of the building, on the sides of an earlier addition that are stepped in from the primary building mass. The door in the relocated stoop will be in the location of an existing window.

Staff finds that the proposal will be compatible with the surrounding context and that the project will meet section II.B.7 of the design guidelines.

Appurtenances & Utilities: An existing walkway in the front yard connects the front porch to the right-of-way, and the HVAC units are on the left side of the house at the

approximate midpoint of the building. No changes to these appurtenances have been indicated.

Recommendation: Staff recommends approval of the additions to 1914 Holly Street with conditions that:

1. The window and door selections shall be approved by MHZC Staff;
2. The roof color shall be approved by MHZC Staff; and
3. Capital and base trim shall be added to the porch columns.

With those conditions met, Staff finds that the project will meet the design guidelines for new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

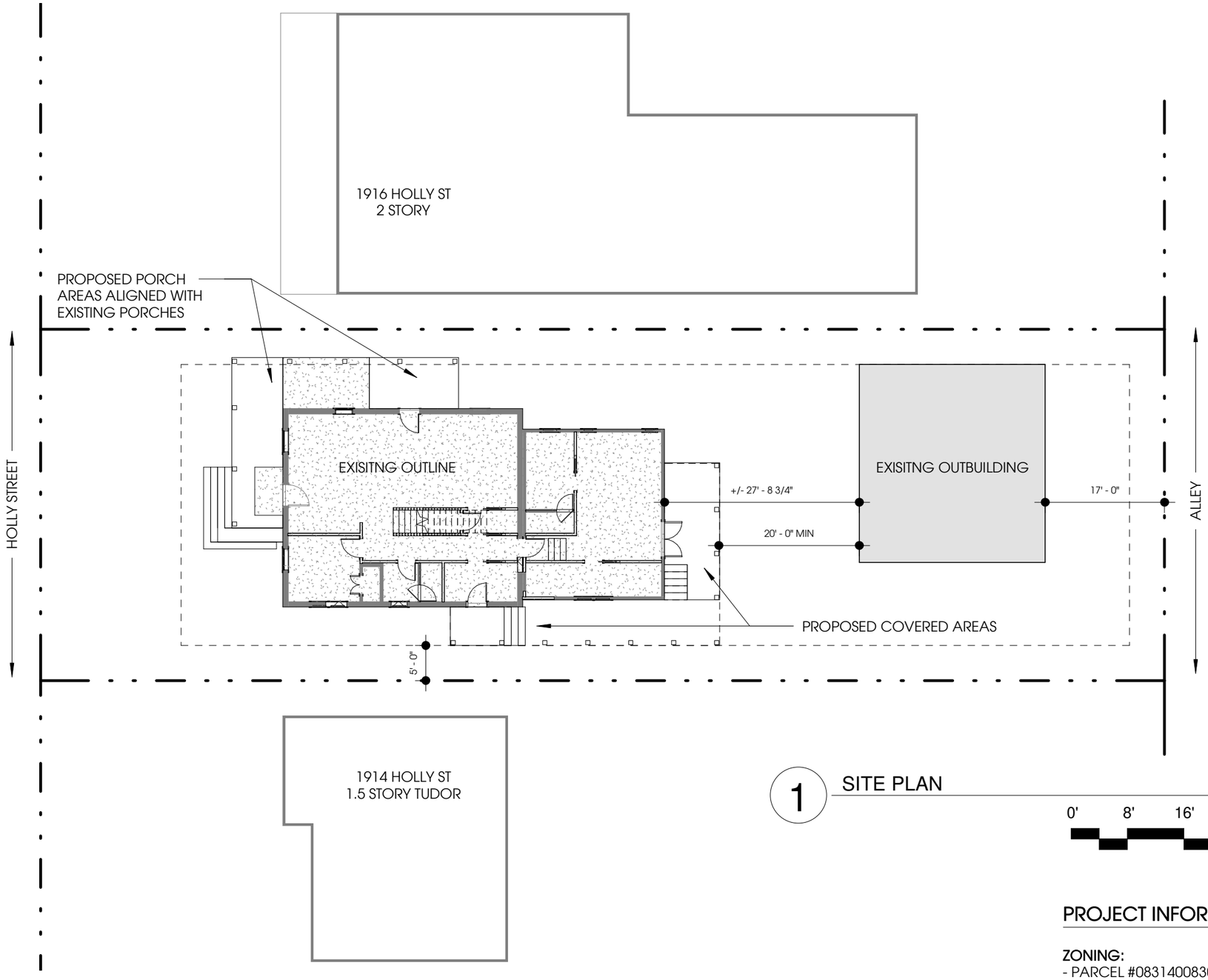
ATTACHMENT A: PHOTOGRAPHS

1914 Holly Street before March 3rd tornado.

1808 Holly Street after March 3rd tornado.

1808 Holly Street after March 3rd tornado (left).

COPYRIGHT - THESE DOCUMENTS ARE THE PROPERTY OF BOOTSTRAP. THEY HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF BOOTSTRAP. REPRODUCTION IS PROHIBITED.



1 SITE PLAN

0' 8' 16' 32'

PLAN NORTH

PROJECT INFORMATION

ZONING:
- PARCEL #08314008300
- R6
- LOCKELAND SPRINGS NEIGHBORHOOD CONSERVATION OVERLAY
- URBAN ZONING OVERLAY

PROJECT SUMMARY:
THE PROJECT SCOPE INCLUDES AN UPPER LEVEL ADDITION AND INTERIOR RENOVATION.

bootstrap

(615) 715-4078
CRAIG KENNEDY, AIA

1914 HOLLY ST

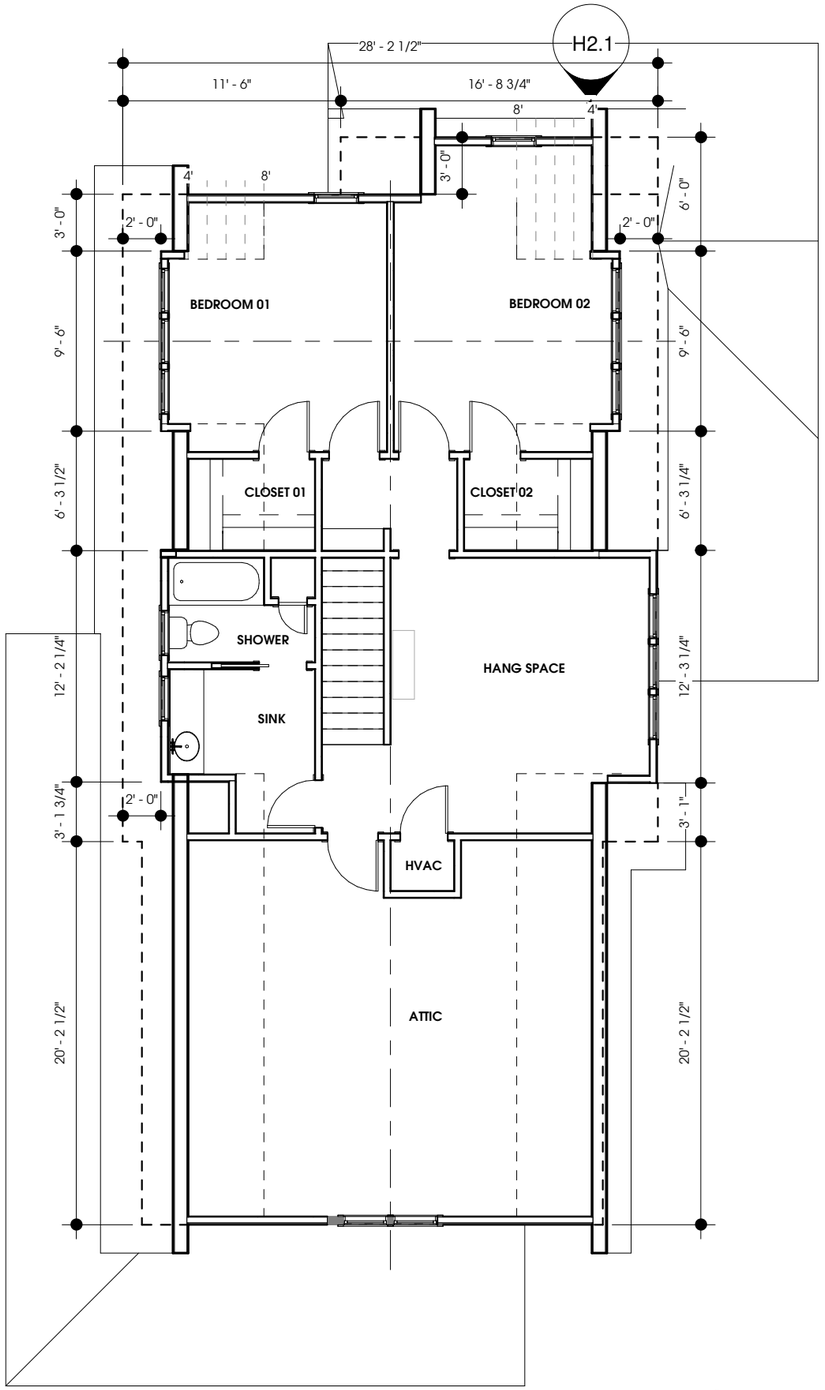
HISTORIC SUBMITTAL

2020 JUNE 08
PROJECT #20.016

SITE PLAN

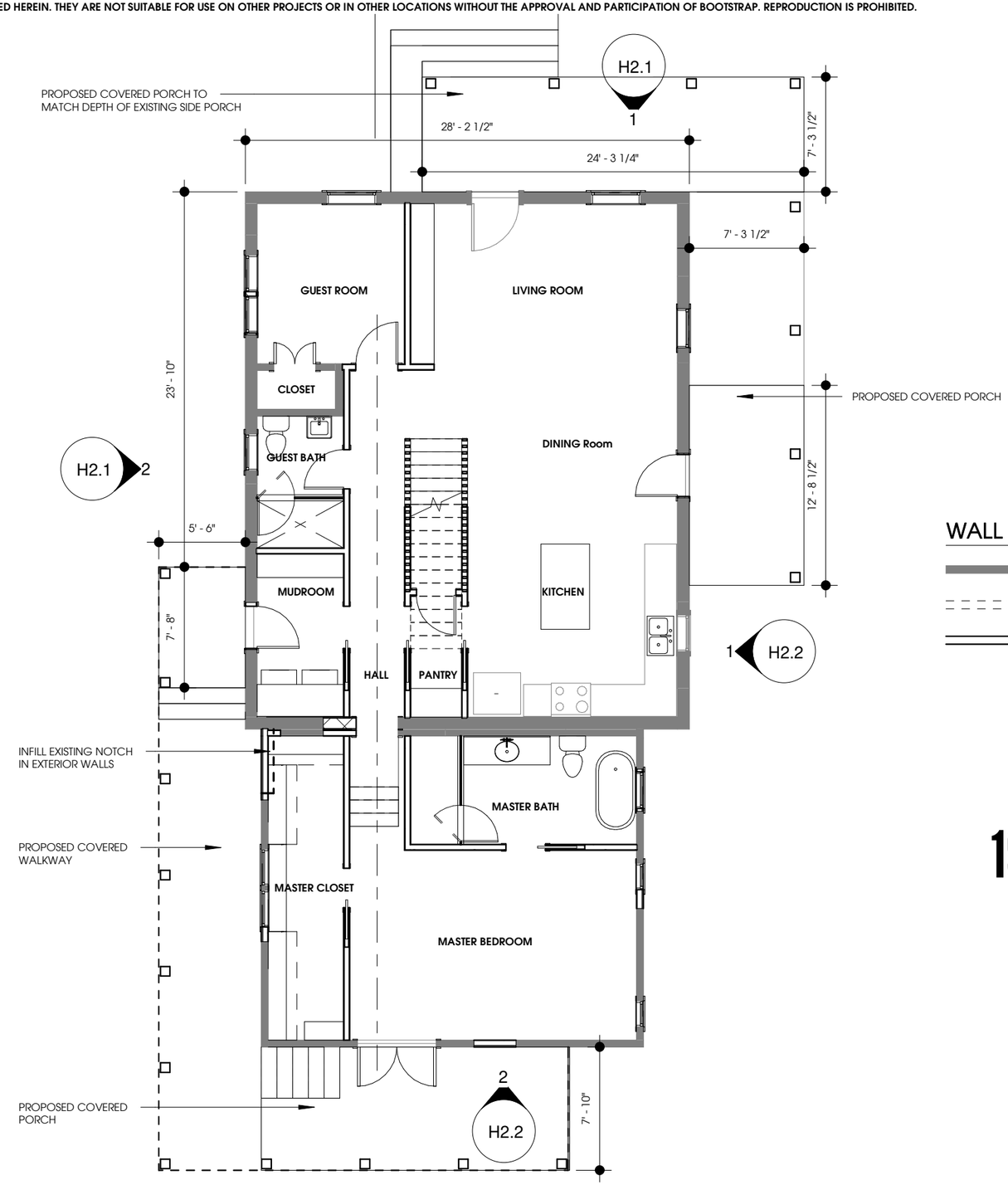
H0.1

COPYRIGHT - THESE DOCUMENTS ARE THE PROPERTY OF BOOTSTRAP. THEY HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF BOOTSTRAP. REPRODUCTION IS PROHIBITED.



2 UPPER LEVEL

0' 4' 8' 16'



1 MAIN LEVEL

0' 4' 8' 16'

bootstrap

(615) 715-4078
CRAIG KENNEDY, AIA

WALL LEGEND

- EXISTING TO REMAIN
- DEMOLISHED
- NEW CONSTRUCTION

1914 HOLLY ST

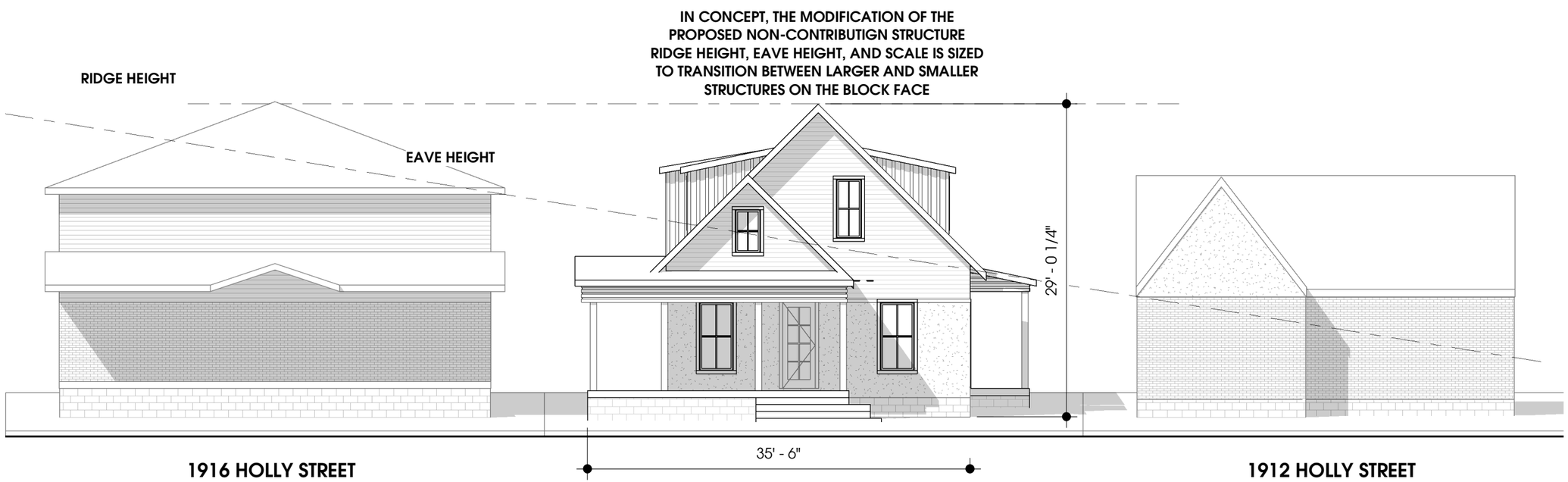
HISTORIC SUBMITTAL

2020 JUNE 08
PROJECT #20.016

FLOOR PLAN

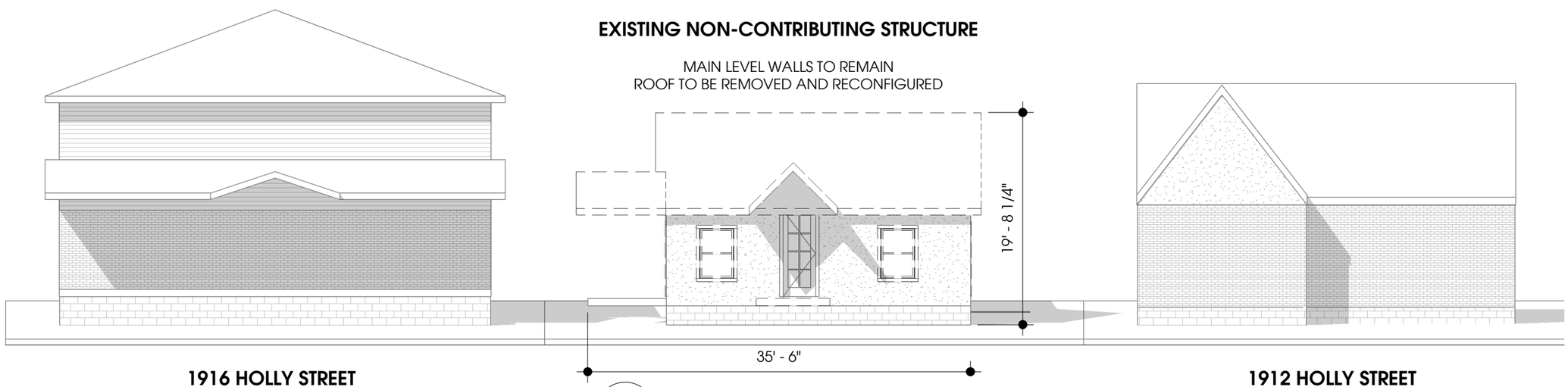
H1.1

COPYRIGHT - THESE DOCUMENTS ARE THE PROPERTY OF BOOTSTRAP. THEY HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF BOOTSTRAP. REPRODUCTION IS PROHIBITED.



2 STREET VIEW - PROPOSED

0' 4' 8' 16'



1 STREET VIEW - EXISTING

0' 4' 8' 16'

bootstrap

(615) 715-4078
CRAIG KENNEDY, AIA

1914 HOLLY ST

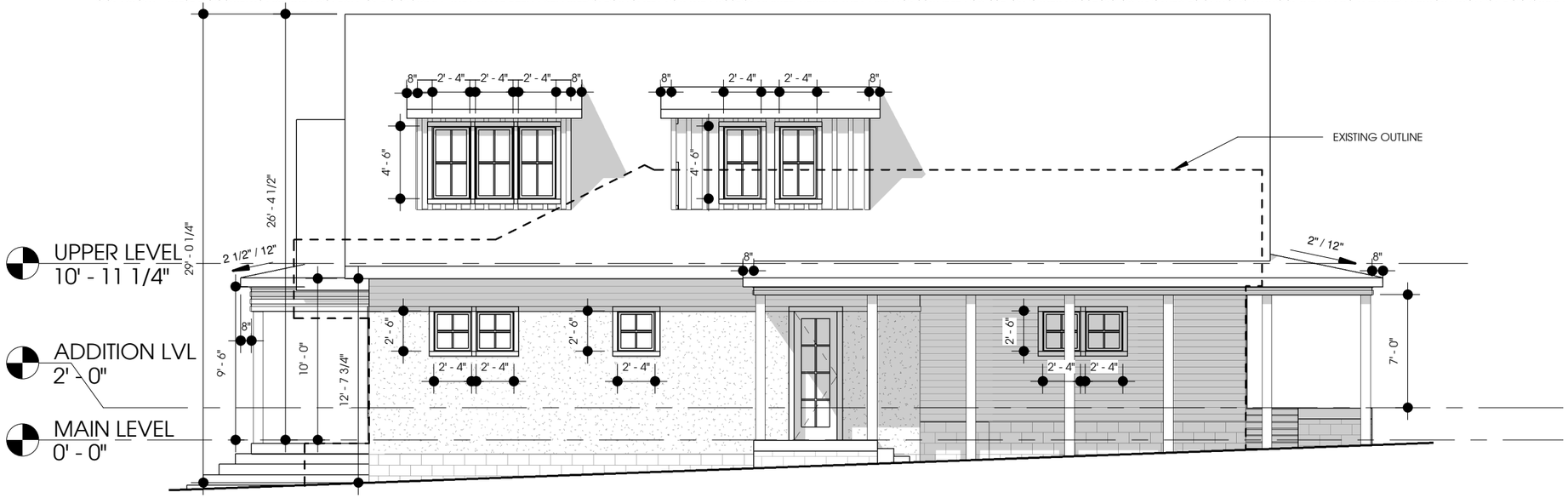
HISTORIC SUBMITTAL

2020 JUNE 08
PROJECT #20.016

ELEVATION

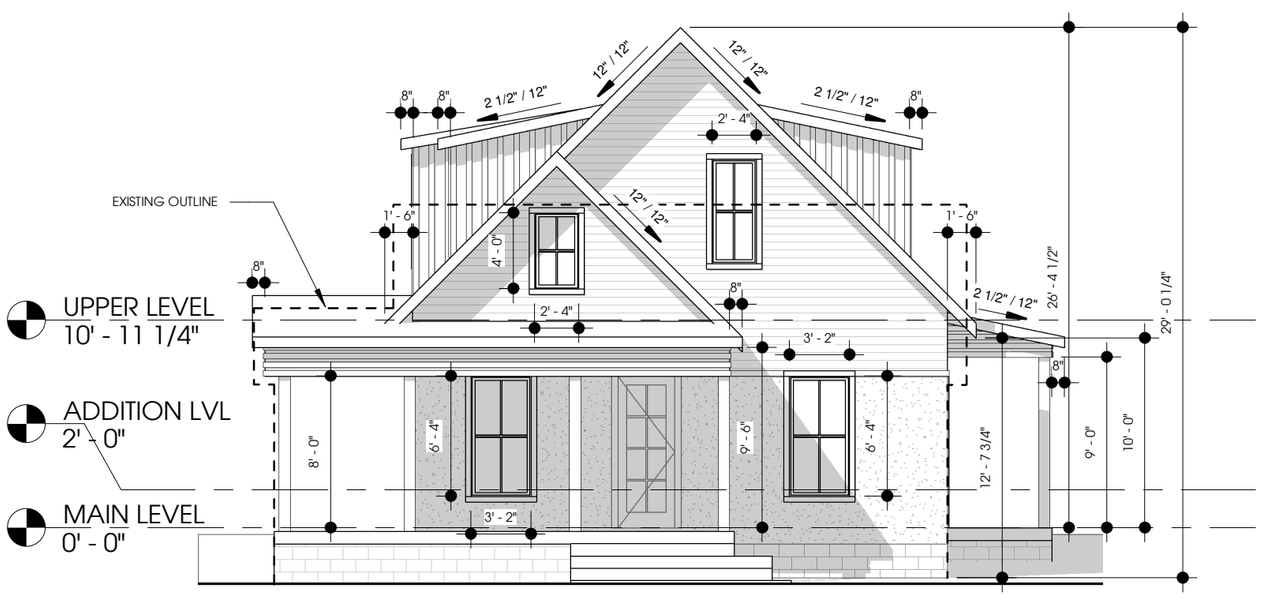
H2.0

COPYRIGHT - THESE DOCUMENTS ARE THE PROPERTY OF BOOTSTRAP. THEY HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF BOOTSTRAP. REPRODUCTION IS PROHIBITED.



2 WEST ELEVATION

0' 4' 8' 16'



1 NORTH ELEVATION

0' 4' 8' 16'

MATERIAL SYMBOLS

- BOARD AND BATTEN
- SIDING
- STUCCO
- SMOOTH FACE CMU

MATERIAL NOTES

- ALL TRIM SHALL BE SMOOTH FACED FIBER CEMENT
- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4X 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 SMOOTH FACE CMU TO MATCH EXISTING
- ROOFING WILL BE ASPHALT SHINGLES

bootstrap
(615) 715-4078
CRAIG KENNEDY, AIA

1914 HOLLY ST

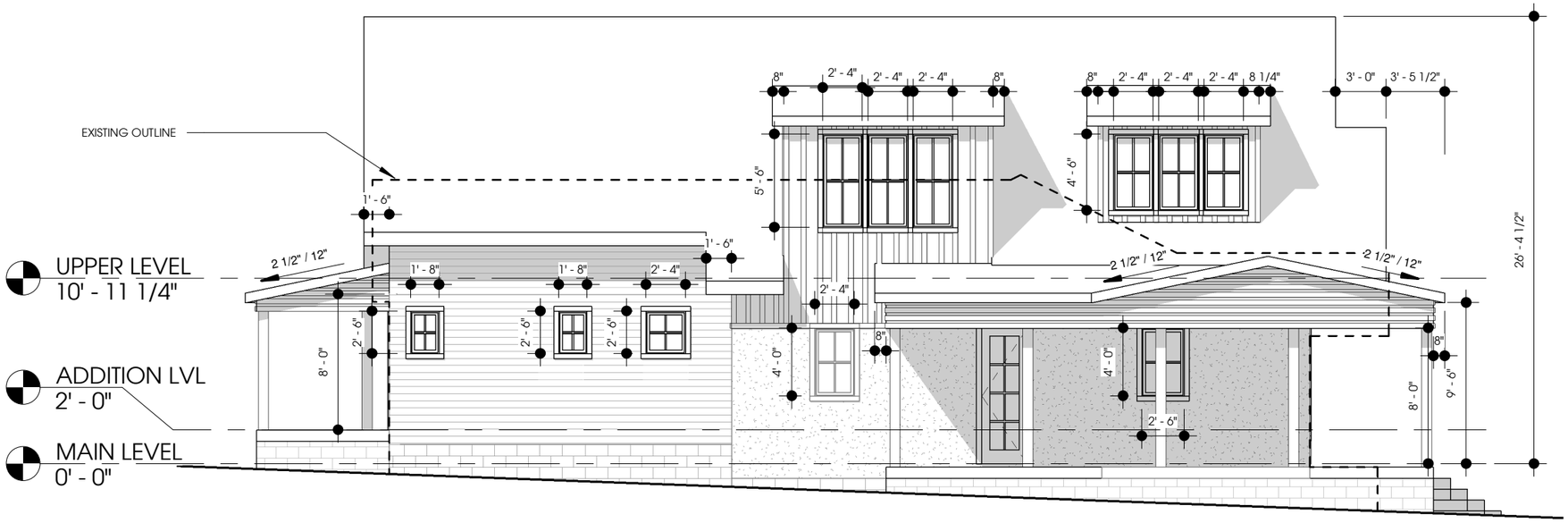
HISTORIC SUBMITTAL

2020 JUNE 08
PROJECT #20.016

ELEVATIONS

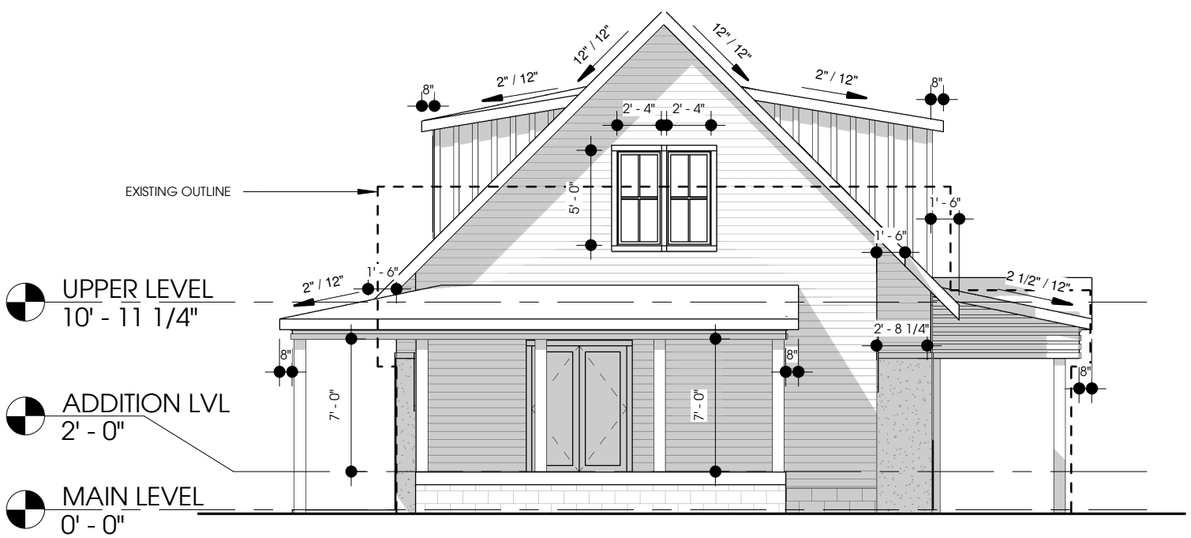
H2.1

COPYRIGHT - THESE DOCUMENTS ARE THE PROPERTY OF BOOTSTRAP. THEY HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF BOOTSTRAP. REPRODUCTION IS PROHIBITED.



1 EAST ELEV - HISTORIC

0' 4' 8' 16'



2 SOUTH ELEV - HISTORIC

0' 4' 8' 16'

MATERIAL SYMBOLS

- BOARD AND BATTEN
- SIDING
- STUCCO
- SMOOTH FACE CMU

MATERIAL NOTES

- ALL TRIM SHALL BE SMOOTH FACED FIBER CEMENT

- WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS

- BAND BOARD SHALL BE 5/4X 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 SMOOTH FACE CMU TO MATCH EXISTING

- ROOFING WILL BE ASPHALT SHINGLES

bootstrap

(615) 715-4078
CRAIG KENNEDY, AIA

1914 HOLLY ST

HISTORIC SUBMITTAL

2020 JUNE 08
PROJECT #20.016

ELEVATIONS

H2.2