

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

1515 Holly Street

July 15, 2020

Application: New Construction—Addition

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08309045800

Applicant: Martin Wieck, Nine12 Architects

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

Description of Project: The applicant proposes to alter the roof and upperstory of an existing rear addition to an historic house. The addition is wider than the historic house, and the new roof will be taller than the historic house.

Recommendation Summary: Staff recommends approval of the proposed addition at 1515 Holly Street:

1. The door selection and roof color shall be approved by MHZC Staff; and,
2. If relocated, the HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

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

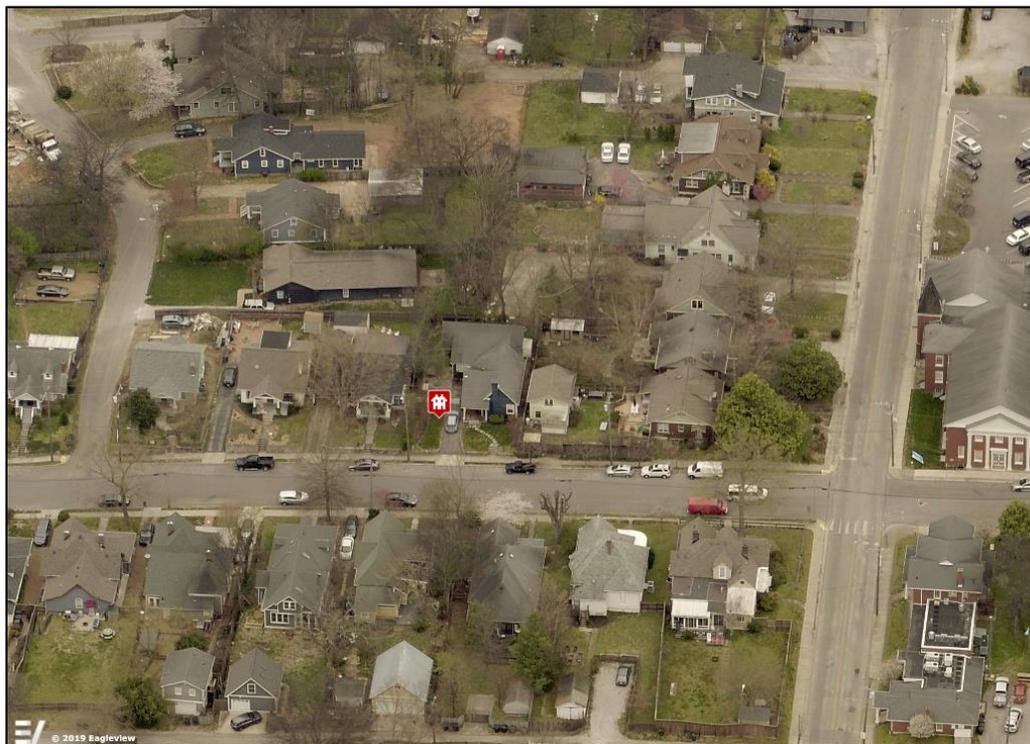
Attachments

- A:** Photographs
- B:** Site Plan
- C:** Floorplans
- D:** 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

- a. 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.

- b. 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.
- c. 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.
- d. 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.

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.

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic* buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

10. ADDITIONS

- 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 taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

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: The original structure at 1515 Holly Street is a one-story cross-gabled house, constructed circa 1925. A rear addition to the house was constructed in 2004. This addition connected to the house at the rear without impacting the front or sides, but it extended eighteen feet (18') wider than the house to the left. The addition has a fifteen-foot (15') rear setback, which was approved, at that time, by the Board of Zoning Appeals. (This was prior to the ordinance that allows the MHZC to determine appropriate setbacks.)



Figure 1: 1515 Holly Street, taken c. 2019.

The March 3rd tornado removed the roof of the original structure, including the distinctive front-wall chimney, but the damage to the addition was not as severe. .



Figure 1: 1515 Holly Street, after 2020 tornado.

Analysis and Findings: Along with the reconstruction of the original roof form, the applicant proposes to alter the roof of the 2004 addition. The footprint and exterior configuration of the exterior walls on the house, both original and on the addition, will not change.

Demolition: The project involves demolishing the roof of the 2004 addition. Because this addition is not historic, it does not contribute to the historic character of the house and its demolition is appropriate.

Staff finds that this partial demolition also meets section III.B.2 of the design guidelines.

Location & Removability: The new roof will attach to the reconstructed original roof at the rear, in much the same way as before, stepped in one foot (1') from the right side and tying into the rear wing of the original roof that is obscured behind the side-facing gable on the left.

A new shed dormer will be added on the right side of the reconstructed original roof, near the rear. The dormer will tie into the roof ridge, will be eight feet (8') wide, and will be stepped two feet (2') back from the first-story wall below, as is typical of dormers historically. Appropriately scaled dormers are permitted at or beyond the mid-point on the sides of an historic house.

There will also be a shed dormer on the rear slope of the addition, stepped in two feet (2') from the sides of the primary side-gabled roof. Staff finds this dormer to also be appropriate.

Staff finds that the location and attachment of the addition to be appropriate and to meet sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The design of the addition is similar to the historic house in its detailing, with a compatible roof form and matching exterior materials. Staff finds that the character of the addition is compatible and meets sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The roof on the addition currently has a side-gabled primary component with a secondary shed component facing the front. The roof will be replaced with a simpler side-gable only form, with a new ridge height that is two feet, four and one-half inches (2'-4 1/2") taller than the original roof.

The footprint of the 2004 addition is not changing, but it is eighteen feet (18') wider and it is generally not appropriate for additions to be both wider and taller than an historic house. Staff finds that increasing the height to be also taller may be appropriate here for three reasons:

Firstly, the original house is extremely small at only twenty-two feet (22') wide and thirty-six feet (36') deep, at only one story with a ridge height of twenty-one feet (21').

Secondly, matching the original 8/12 pitch would generally be appropriate, but with the existing footprint this will result in the addition being one foot (1') taller than the original roof. The proposed slightly different pitch of 9/12 is not noticeably steeper, and the one foot (1') of extra height will not be perceptible from the street.

Thirdly, the lot is only one-hundred feet (100') deep which precludes any addition from going further toward the rear.

For these reasons, Staff finds the scale of the proposed addition to be subordinate to the historic house and to meet sections II.B.1 and II.B.2 of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	No New Foundation	N/A	N/A	
Primary Cladding	Cement-Fiber Clapboard	Smooth 5" Reveal	Yes	
Trim	Cement-Fiber Clapboard	Smooth	Yes	
Roofing	Asphalt Shingle	Color Not Indicated	Yes	X
Windows	Fixed Sash & Double Hung	Marvin Elevate	Yes	
Doors	Full-Light	Not Indicated	Yes	X

Staff finds the known materials to be compatible with historic houses and meet section II.B.4 of the design guidelines and recommends that the door selections and roof color shall be approved administratively prior to construction.

Roof form: The new side-gable will have a pitch of 9/12, which is slightly steeper than the 8/12 pitch on the original house. This roof will have a gabled dormer on the front. The dormer will be seven feet (7') wide, stepped down one foot (1') off the ridge, and will be stepped two feet (2') back from the wall below.

The gabled roof of the dormer addition will also have a 9/12 pitch, and the shed dormer on the right side of the reconstructed original roof will have a 3/12 pitch. The new shed dormer on the rear will have a 2.25/12 pitch, which is lower than that of similar nearby roofs but will not be visible because it is on the rear.

Staff finds the roof forms will be compatible with the historic house and meet section II.B.5 of the design guidelines.

Proportion and Rhythm of Openings: The window openings on the first story of the original house will remain unchanged, but a new window will be added in the left-facing gable in the reconstructed roof. Staff finds that this new window will not impact the character of the house.

Most new windows on the addition will be vertically oriented, with the exception of two pairs of horizontal windows, one on each side of the house. The horizontal windows exist currently on the right side, but on the left side there is currently a pair of taller double-hung windows. Staff finds that the horizontal windows here do not significantly impact the character of the house because they are on the right side currently, and the left side wall is largely obscured by an adjacent contributing

Staff finds that the window proportion and rhythm of openings are generally compatible with the historic house and that the project will meet section II.B.7 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 was also not noted. Staff asks that if the HVAC are relocated that they are located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, Staff finds that the project meets section II.B.9 of the design guidelines.

Recommendation: Staff recommends approval of the new roof and upperstory to the existing addition at 1515 Holly Street, with the following conditions:

1. The door selections and roof color shall be approved by MHZC Staff; and,
2. If relocated, the HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

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

ATTACHMENT A: PHOTOGRAPHS



1515 Holly Street, prior to 2004 addition.



1515 Holly Street, Metro tax record photo circa 2018.



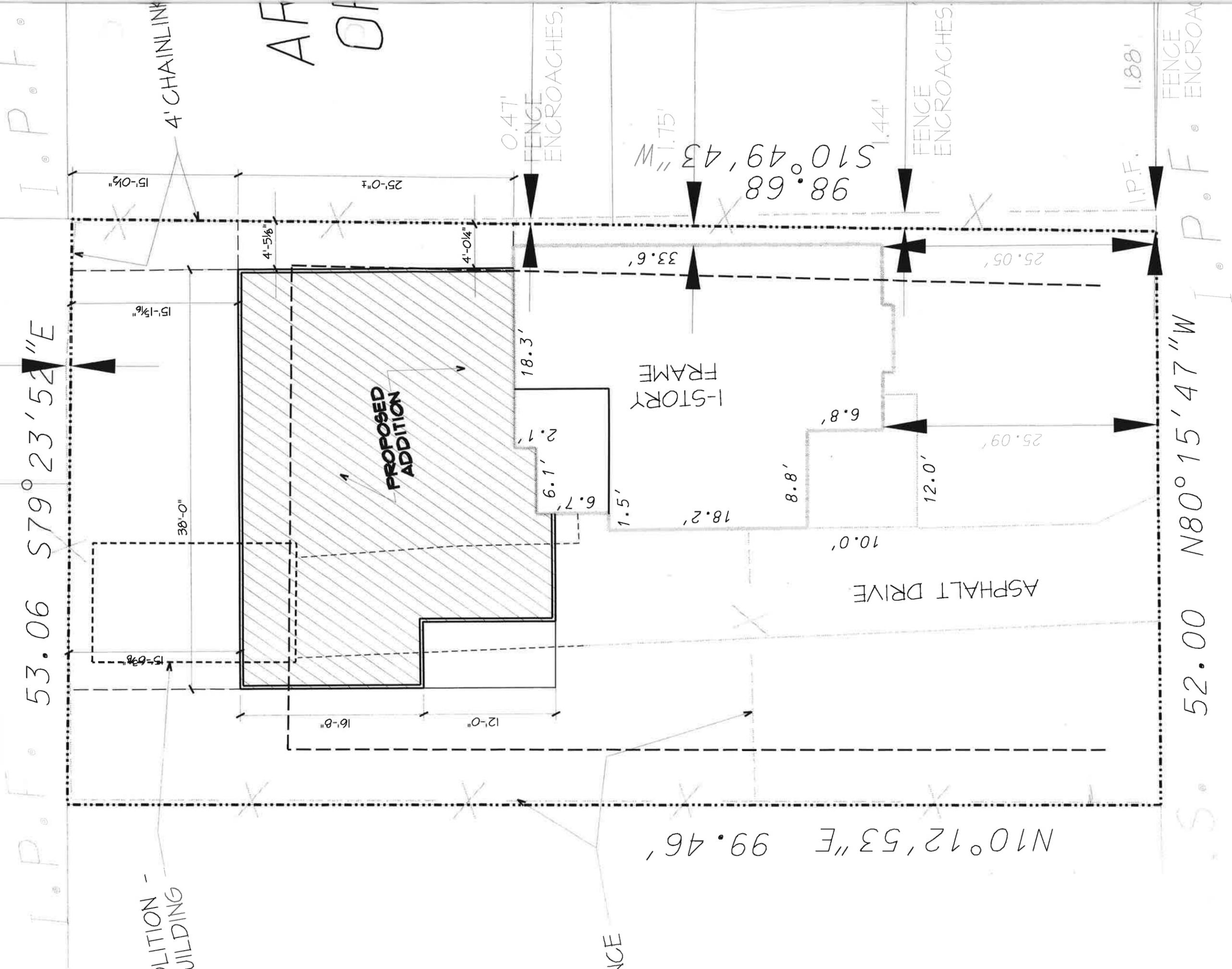
1515 Holly Street, front, after March 3rd tornado.



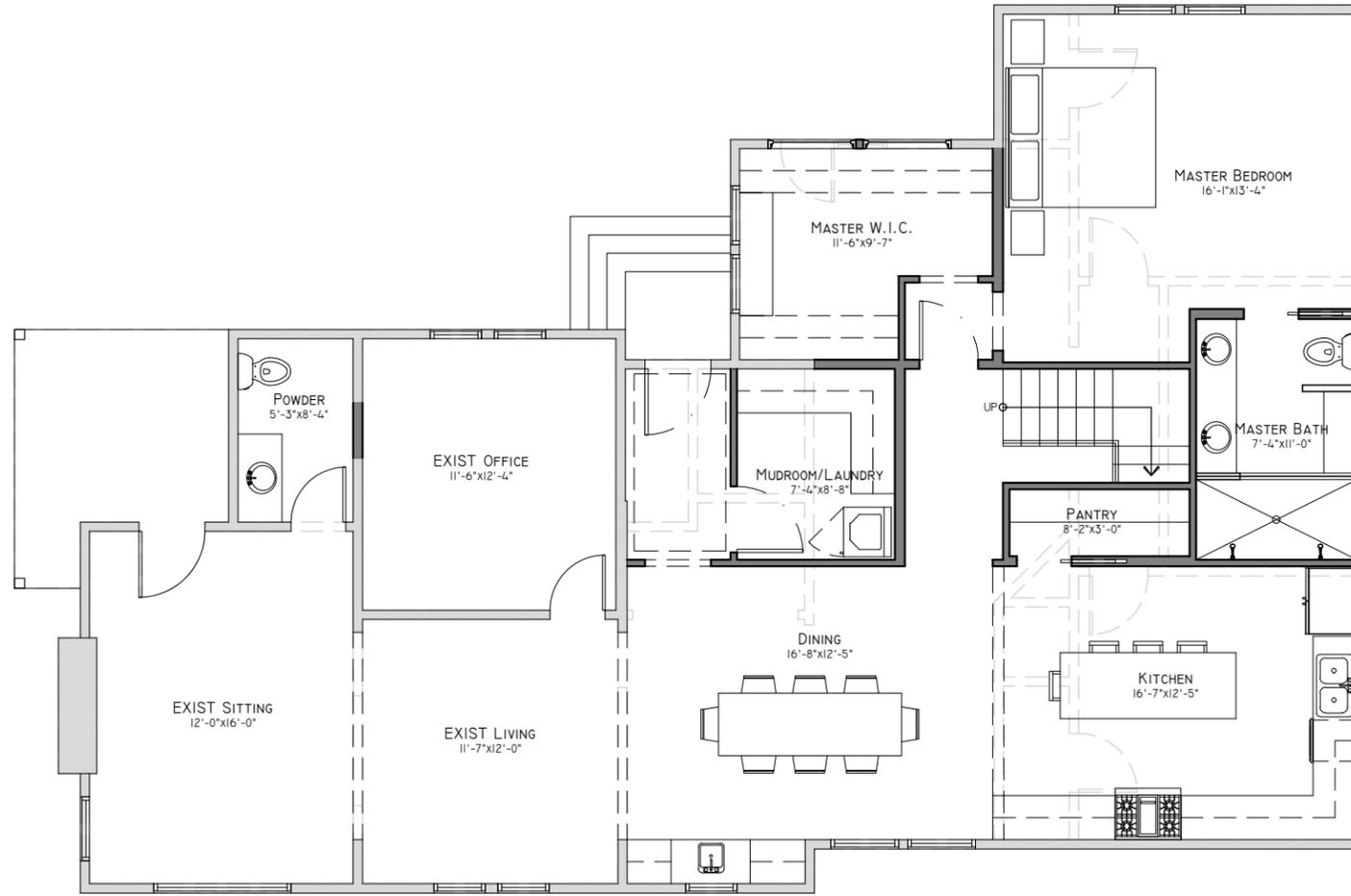
1515 Holly Street, left-front oblique, after March 3rd tornado.

SITE PLAN

SCALE: 1/8" = 1'-0"



Y STREET



FIRST FLOOR PLAN



SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

NINE12 ARCHITECTS PROJECT #20187:

RENOVATION & ADDITION AT:
1515 HOLLY STREET
 NASHVILLE, TN 37206

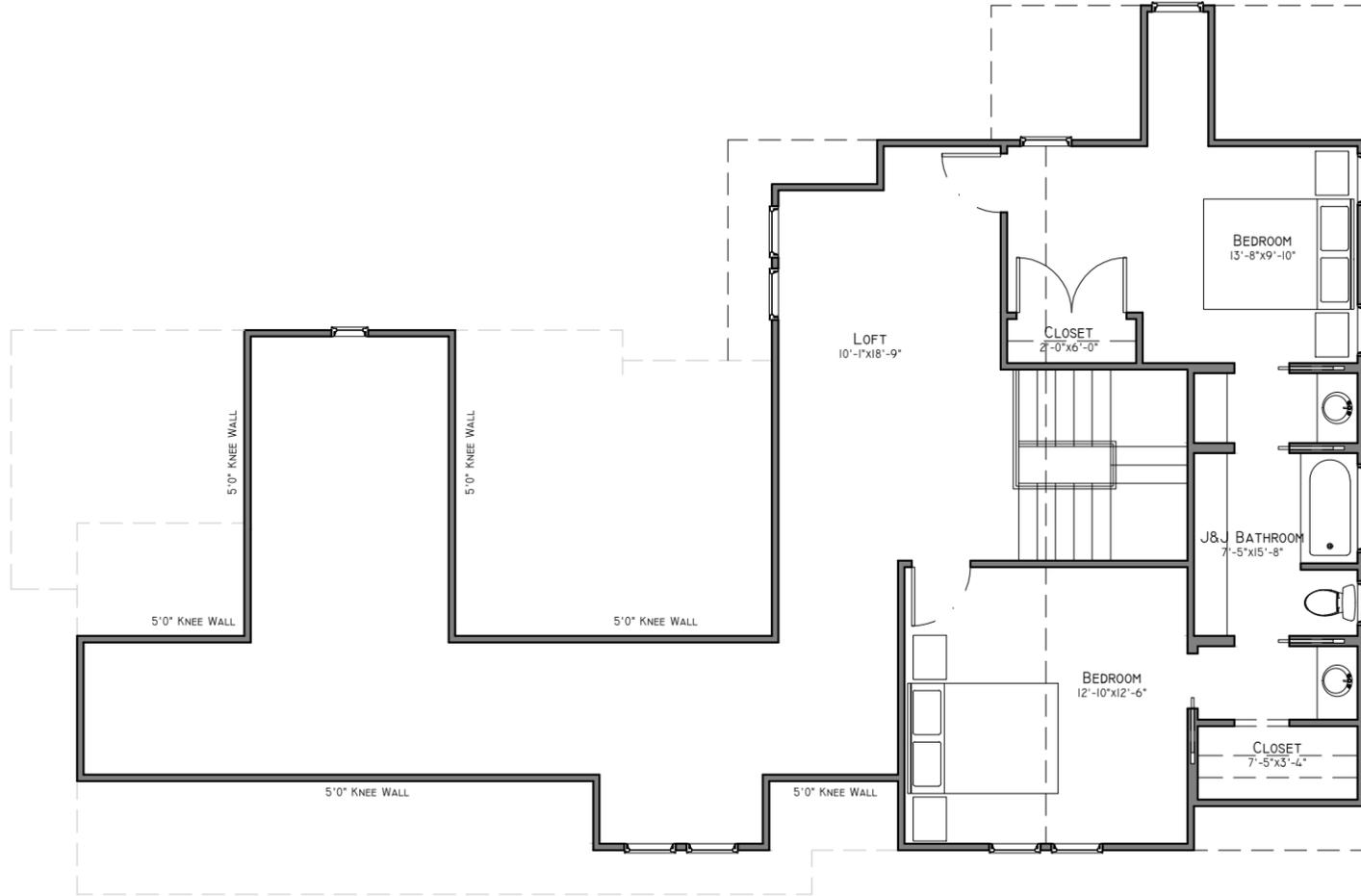
REV: DATE: DESC:

0 06.29.20 MHZC SUBMISSION

FLOOR
 PLANS

01

INFO@NINE12ARCHITECTS.COM
 615.761.9902
 WWW.NINE12ARCHITECTS.COM



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

FLOOR
PLANS
02

INFO@NINE12ARCHITECTS.COM
615.761.9902
WWW.NINE12ARCHITECTS.COM

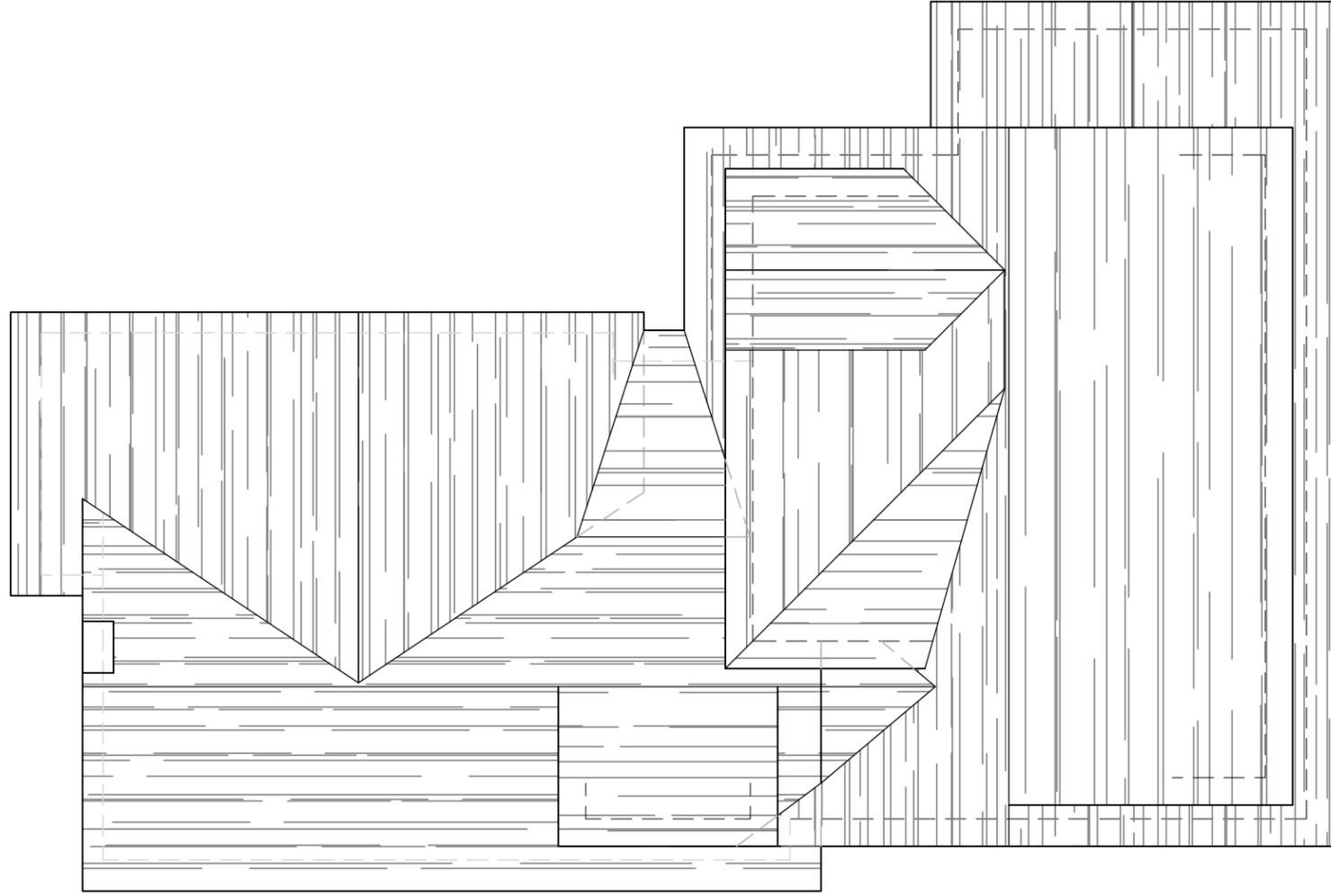


NINE12 ARCHITECTS PROJECT #20187:

RENOVATION & ADDITION AT:
1515 HOLLY STREET
NASHVILLE, TN 37206

REV: DATE: DESC:

0 06.29.20 MHZC SUBMISSION



ROOF PLAN



SCALE: 1/8"=1'-0"

INFO@NINE12ARCHITECTS.COM
615.761.9902
WWW.NINE12ARCHITECTS.COM



NINE12 ARCHITECTS PROJECT #20187:

RENOVATION & ADDITION AT:
1515 HOLLY STREET
NASHVILLE, TN 37206

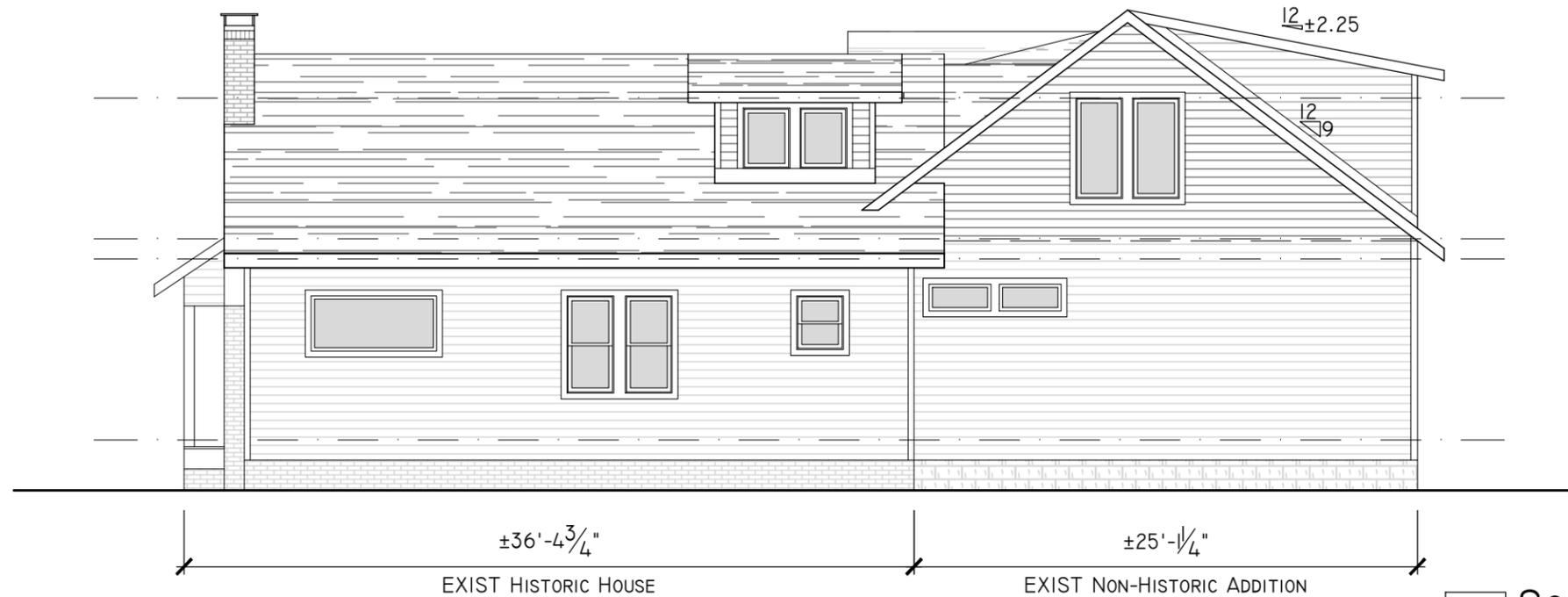
NOT FOR CONSTRUCTION

REV: DATE: DESC:

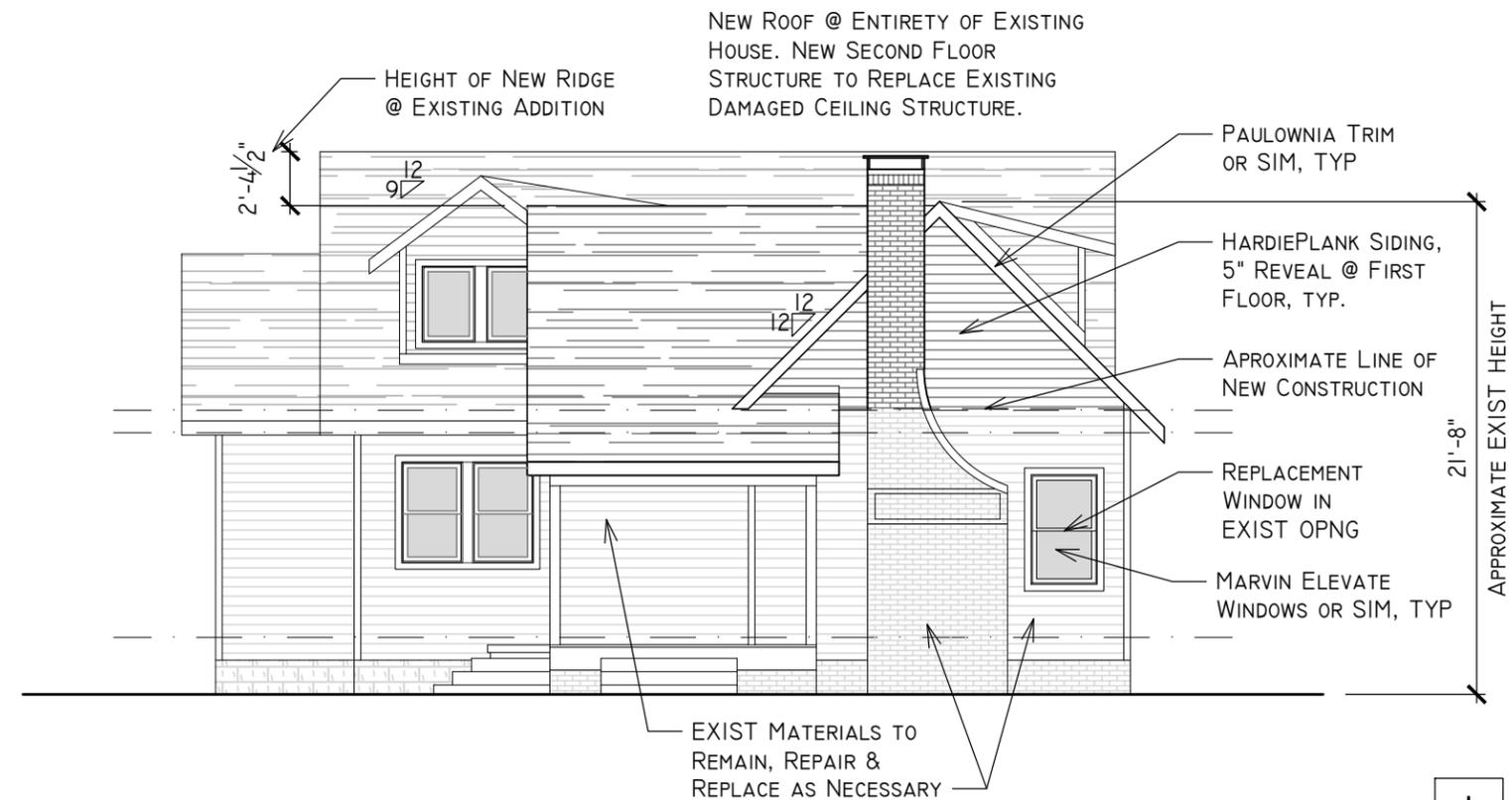
0 06.29.20 MHZC SUBMISSION

FLOOR
PLANS

03



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION I
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	06.29.20	MH2C SUBMISSION
1	07.06.20	MH2C REVISIONS

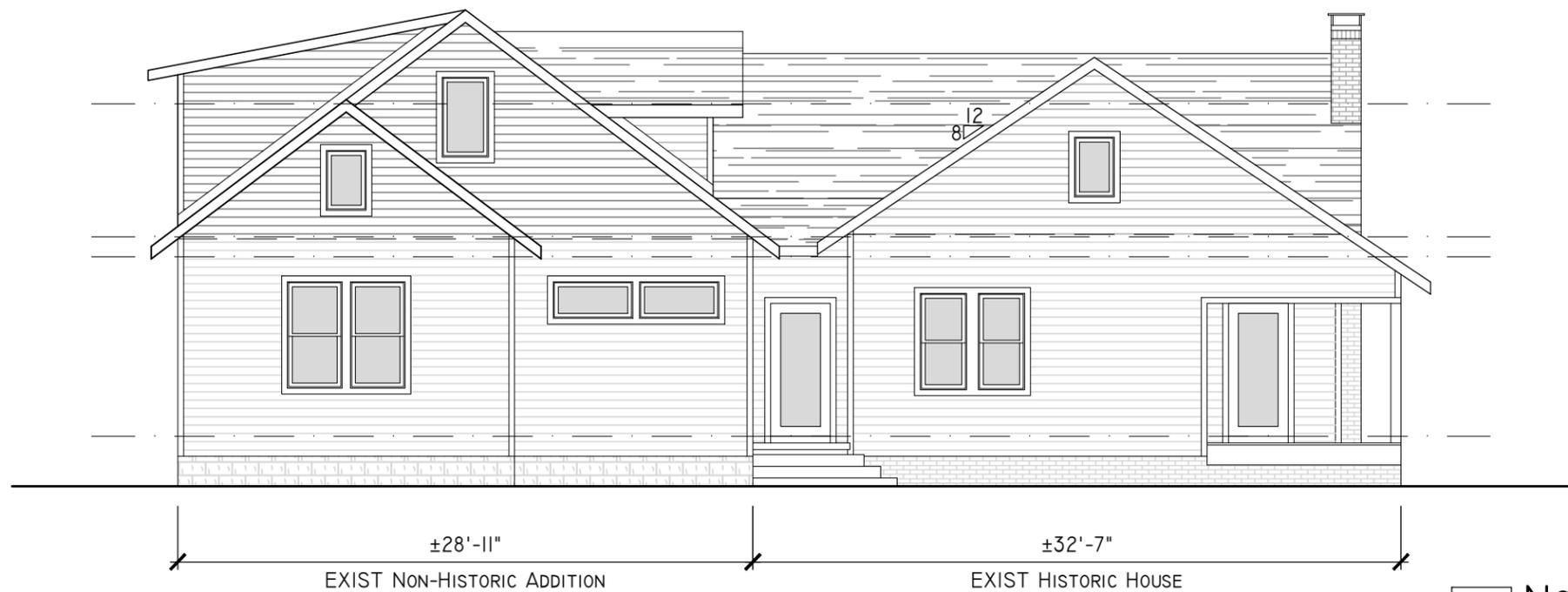
NINE12 ARCHITECTS PROJECT #20187:
RENOVATION & ADDITION AT:
1515 HOLLY STREET
NASHVILLE, TN 37206



INFO@NINE12ARCHITECTS.COM
615.761.9902
WWW.NINE12ARCHITECTS.COM

EXTERIOR ELEVATIONS

04



2 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



1 EAST ELEVATION
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	06.29.20	MHZC SUBMISSION
1	07.06.20	MHZC REVISIONS

NINE12 ARCHITECTS PROJECT #20187:
 RENOVATION & ADDITION AT:
1515 HOLLY STREET
 NASHVILLE, TN 37206



INFO@NINE12ARCHITECTS.COM
 615.761.9902
 WWW.NINE12ARCHITECTS.COM

EXTERIOR
 ELEVATIONS
05