

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

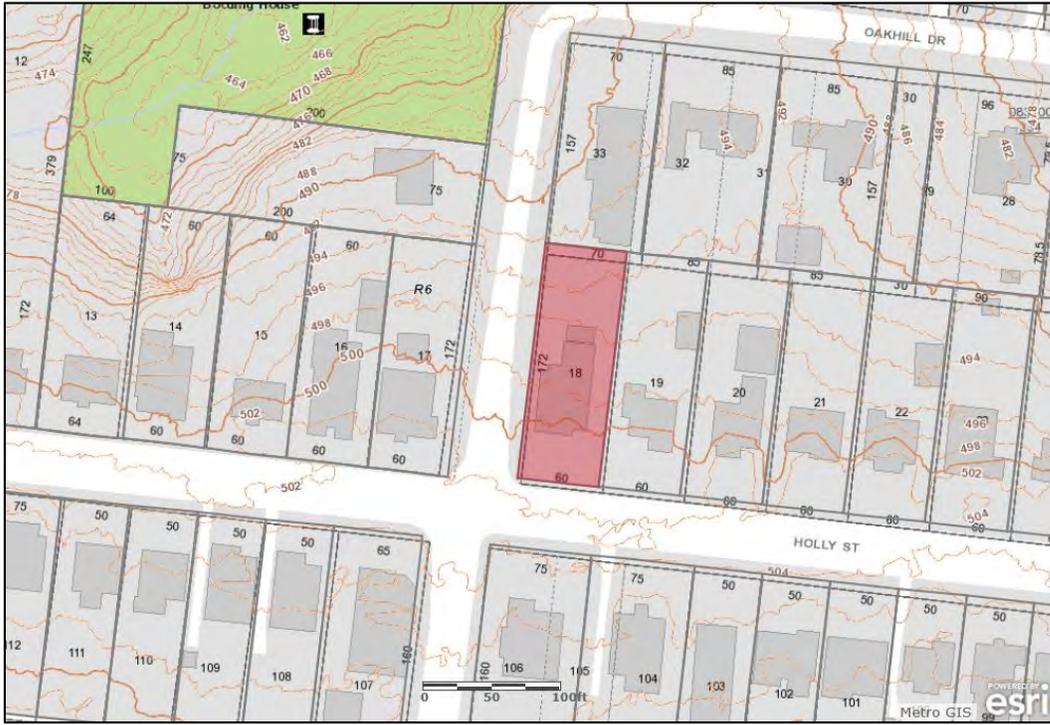
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
1901 Holly Street
September 16, 2020

Application: New Construction—Infill and Outbuilding; Setback Determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08314001700
Applicant: Aaron Armstrong, Owner; Jamie Pfeffer and David Brawner, Architects
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: A proposal to construct a new house, replacing a structure that was demolished by the tornado on March 3rd. The new building will be one-and-one-half-stories tall, with an outbuilding at the rear of the lot.</p> <p>Recommendation Summary: Staff recommends approval of the proposed infill and outbuilding at 1901 Holly Street with conditions that:</p> <ol style="list-style-type: none"> 1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; 2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field; 3. The first story windows should be as tall or taller than those of the upperstory; 4. The window and door selections shall be approved by MHZC Staff; 5. The roof color and brick and stone selections shall be approved by MHZC Staff; and 6. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade. <p>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. Springs East-End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Context Photographs B: Site Plan C: 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.

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 be 12'.

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.

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- a. *Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.*

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings. DADUs or outbuildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing

principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.

· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors

· Publicly visible windows should be appropriate to the style of the house.

· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.

· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim

· Brick, weatherboard, and board-and-batten are typical siding materials.

· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

· Stud wall lumber and embossed wood grain are prohibited.

· Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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 clad buildings.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

· Where they are a typical feature of the neighborhood; or

· When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principal dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
- Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
- The DADU may not exceed the maximums outlined previously for outbuildings.
- No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

Density.

- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

Ownership.

- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
- The DADU cannot be divided from the property ownership of the principal dwelling.
- The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
- Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

- The living space of a DADU shall not exceed seven hundred square feet.

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding 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.

Background: On March 3, 2020, a tornado hit Nashville, causing significant damage across the city. Holly and Russell Streets in the Lockeland Springs and East End neighborhoods were hit particularly hard.

The building at 1901 Holly Street, a one-story Minimal Traditional house, was severely damaged.



Figure 1: Previous structure at 1901 Holly Street

MHZC staff issued an emergency demolition permit under the Rules of Order and Procedure VI.C.2.c, which allow for administrative issuance of demo permits for any structure that has become a major life-safety hazard.

Analysis and Findings: The applicant proposes to construct a new house and outbuilding on the lot.

Height & Scale: The new house will be one-and-one-half-stories, with a roof-ridge height of thirty-one feet (31') from the floor level, or thirty-two feet, six inches (32'-6") from grade, with a foundation height of one foot, six inches (1'-6") at the front. The eave height will be thirteen feet, six inches (13'-6") from grade, or eleven feet (11') from the floor level. The historic context on this block is composed of one-story houses ranging from thirteen feet (13') to twenty-four feet (24') tall, and one and one-half-story houses ranging from twenty-five feet (25') tall to thirty-five feet (35') tall. Staff finds that the height of the proposed new one and one-half-story house is compatible with the surrounding context.

The new building will be forty-two feet (42') wide and will have a primary depth of sixty-five feet (65'). Historic houses in the interior of the block range from twenty-eight feet (28') to forty feet (40') wide, but the houses on other corner lots are forty-three feet (43') and forty-four feet (44') wide. Staff finds the width of the proposed house to be compatible because 1901 Holly Street is a corner lot. The house will have a recessed partial-width porch on the front of the house, twenty-five feet (25') wide and eight feet (8') deep, which is similar to the porch configuration on nearby historic houses.

The relationship of height, width, and depth is such that a proposal may have appropriate maximum dimensions and still have a massing that is perceived to be incompatible with the surrounding context. With the proposed house at 1901 Holly Street, while the height and width are both in the upper ranges for the context, the massing is broken up so that only a small portion of the building near the center reaches the tallest height, and the footprint of the building is articulated so that the width at the front does not exhibit the full width that occurs further back.

With a condition that the foundation height is compatible with the historic houses on the block, to be verified at the start of construction, staff finds that the height, width, and massing of the proposed new building is appropriate and the proposal meets sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The front edge of the building is proposed to be thirty-three feet (33') from the front of the property, or thirty-nine feet (39') from the curb. This matches the front setback of the previous building. Although several contributing houses on the north side of this block were lost as a result of the March 3rd tornado, three contributing houses remain. Staff finds that matching the street setback of the remaining historic houses is compatible with the surviving context.

The building's side setbacks will be ten feet (10') on the left side and eight feet (8') on the right. The separation between the proposed new building at 1901 and the house to the right will be twenty-eight feet (28'), because there will be a driveway along the left side of the house at 1903 Holly Street. Staff finds that the side setbacks are consistent with the rhythm of spacing in the historic context.

Staff finds that the front and side setbacks will meet section II.B.3 of the design guidelines.

Roof form: The roof of the building will be cross-gabled form with a pitch of 12/12 on the primary side-gabled component, with a front-projecting gable with a pitch of 14/12. The roof pitches are compatible with roofs on historic houses on the block, which includes Tudor Revival houses with similarly steep pitches. The front porch will have a flat roof with a parapet. This porch roof form might not be appropriate in many locations, but it is similar to the form of Spanish Eclectic or Mission Revival houses which are present nearby to this property.

There will be a small shed-roofed dormer on the front of the house, and a larger shed-roofed dormer on the rear. The pitch of these dormers is 6/12, which is a common roof form for dormers. The front dormer will not be stepped back from where the primary roof bears on the first-story wall, it will be stepped back from the actual front wall of the house which is twelve feet (12') further toward the front of the house.

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

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Stone	Selection Needs Approval	Yes	X

Primary Cladding	Brick	Selection Needs Approval	Yes	X
Secondary Cladding	Cement-Fiber Clapboard	Smooth-Faced, 5" Reveal	Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Front Porch floor/steps	Poured Concrete	Typical	Yes	
Front Porch Columns	Brick	Selection Needs Approval	Yes	X
Rear Porch Columns	Brick	Selection Needs Approval	Yes	X
Walkway Columns	Brick Bases, Wood Posts	Brick Needs Approval	Yes	X
Rear Porch Railing	Wood	Typical	Yes	
Windows	Divided Light	Marvin Elevate (Fiberglass)	Yes	X
Front Door	Full-Glass, Divided Light, Sidelights	Selection Needs Approval	Yes	X
Roofing	Asphalt Shingles	Color Needs Approval	Yes	X
Walkway	Concrete	Typical	Yes	

With a condition that staff shall approve the window and door selections as well as the roof color and brick selection, staff finds that the proposal would meet section II.B.4 of the design guidelines.

Orientation: The new building will have a primary entrance inside the recessed partial-width front porch. This configuration is compatible with nearby buildings. A new curb-cut and driveway will be constructed the left side of the lot from South 19th Street. A walkway will be constructed from the front porch to the street in front of the house. This configuration is compatible with nearby houses, as there is not an alley at the rear of this block.

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

Proportion and Rhythm of Openings: There will be three bays on the front façade of the house on the first story, with three doors on the left bay inside the front porch, a door and sidelights in the center bay, and a set of three double-hung windows on the right. While not symmetrical, this façade is balanced and is compatible with the rhythms of nearby houses.

The side elevations will have multiple windows on each level, evenly spaced on the façades. The upperstory windows on the left side façade, facing South 19th Street, are taller than the majority of the first story, whereas historically the windows on a first story were taller than upperstory windows. The front, rights side, and rear all have appropriate window proportions.

With a condition that a majority of the first story windows shall be at least as tall as those of the upperstory on the left side, 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: A new walkway in the front yard will connect from the front porch to the front of the lot, and a new driveway will be constructed on the left side of the new outbuilding at the rear of the lot. These features will replace an earlier front walkway, and a parking area behind the previous houses. These features are compatible with the surrounding area as there is no alley at the rear of this block. The location of the HVAC and other utilities were not noted.

With the condition that the HVAC is located on the rear façade, or on a side façade beyond the midpoint of the house, Staff finds the appurtenances will be compatible with surrounding historic properties and will meet section II.B.9 of the design guidelines.

Outbuilding: The proposal also includes a one and one-half-story detached outbuilding at the rear of the lot. The outbuilding is not proposed to include a detached accessory dwelling unit.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot greater than 10,000 sq. ft.	Proposed footprint
Maximum Square Footage	1000 sq. ft.	956 sq. ft.

	Potential 1-Story or 1.5-Story Outbuilding	Proposed Outbuilding
Ridge Height	Up to 25', not to exceed principal building height.	24'-1"
Eave Height	10'	9' at front, 11' at rear 10' (average)

The footprint size, roof, height, and eave heights are compatible with the corresponding heights of the house and are less than the maximums allowed by the design guidelines.

Staff finds that the application meets Section II.B.8.a. of the design guidelines for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Cross-gable.	Yes
Primary Roof Slope	12/12	Yes
Secondary Roof Slope	14/12	Yes

The proposed outbuilding will have a cross-gabled roof, with pitches matching those of the house.

Staff finds that the roof forms of the proposed outbuilding meets Section II.B.8.a. of the design guidelines for roof form.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Concrete Block	Brick, Slab on Grade	Yes	X
Cladding	Fiber-cement Clapboard	Smooth, 5" Exposure	Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Roofing	Asphalt Shingles	Color Needs Approval	Yes	X
Windows	Not indicated	Selection Needs Approval	Unknown	X
Pedestrian Doors	Not indicated	Selection Needs Approval	Unknown	X
Garage Door	Not indicated	Selection Needs Approval	Unknown	X

With a condition that the window and door selections and roof colors are approved prior to purchase and installation, Staff finds that the project meets section II.B.8.a. for new construction-materials on outbuildings.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	34'-6"
Rear setback	5'	5'
Left side setback	20'	10'
Right side setback	5'	20'
How is the building accessed?	-	Side-access (no alley)
Two different doors rather than one large door (if street facing)?	-	Two Doors

The outbuilding will have garage doors facing South 19th Street. Although the standard setback for garage doors facing a street is twenty feet (20'), the MHZC has typically allowed garages to have a ten foot (10') setback from a side street because garages, historically, were often built close to the street. Staff finds that the location and setbacks for the proposed outbuilding will be appropriate and that the proposal meets Section II.B.8.b. of the design guidelines.

Staff finds that the project meets section II.B.8. of the design guidelines for outbuildings.

Recommendation: Staff recommends approval of the proposed infill and outbuilding at 1901 Holly Street with conditions that:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
3. The majority of the first story windows on the left side should be as tall or taller than those of the upperstory; and
4. The window and door selections shall be approved by MHZC Staff;
5. The roof color and brick and stone selections shall be approved by MHZC Staff; and
6. The utility connections and 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 new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: CONTEXT PHOTOGRAPHS



Historic houses at 1901, 1903, and 1905 Holly Street before the March 3rd tornado.



Historic houses at 1900 and 1902 Holly Street before the March 3rd tornado.



Previous building at 1901 Holly Street, circa 1985.



1907 Holly Street, the nearest surviving contributing house on the block, circa 1985.



context plan

one thirty-seconds inch equals one foot



PFEFFER TORODE

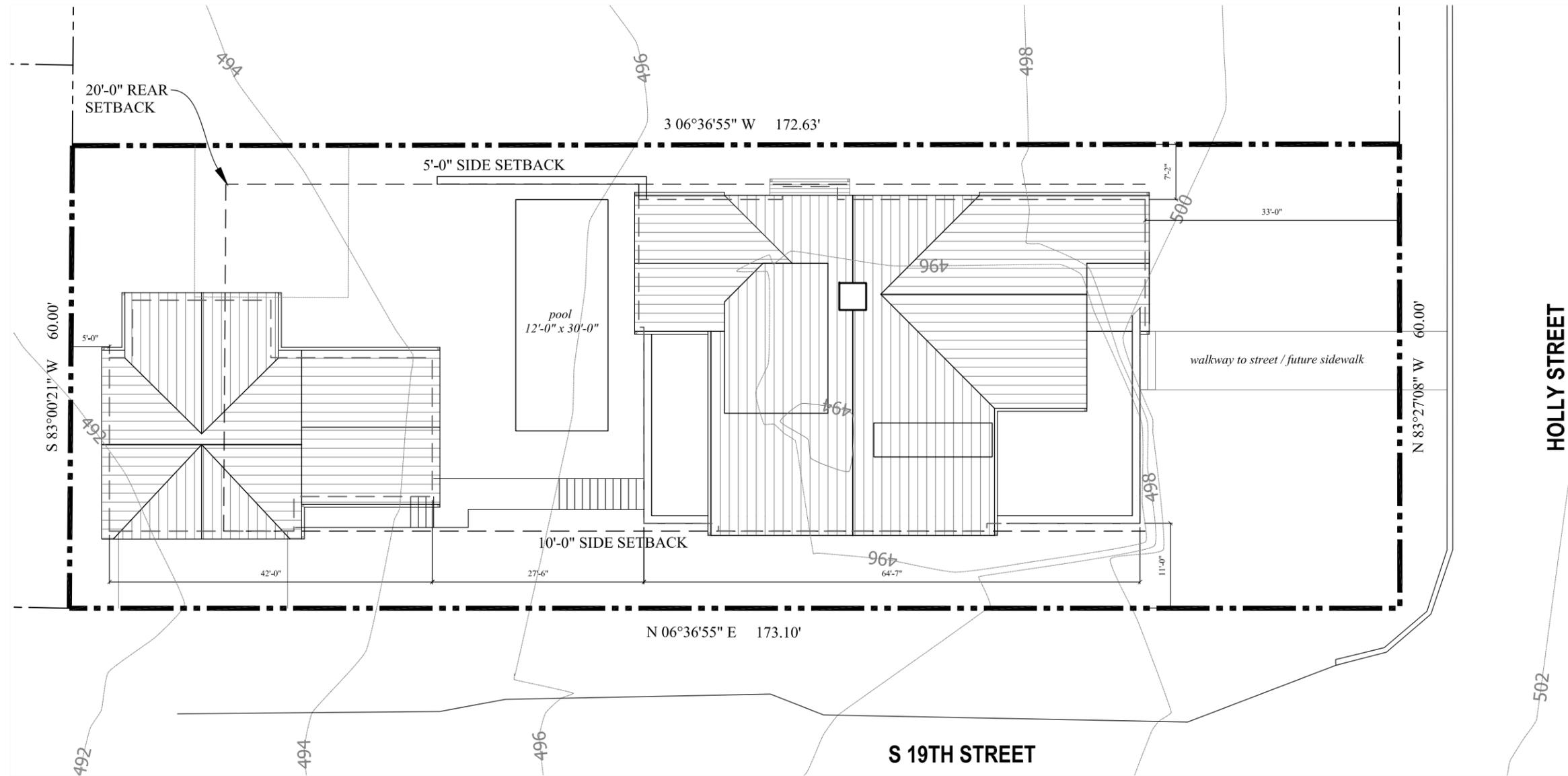
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PROJECT:
ARMSTRONG RESIDENCE
1901 HOLLY STREET

SHEET:
CONTEXT PLAN

8 SEP 2020

MHZC-1



site plan

one sixteenth inch equals one foot



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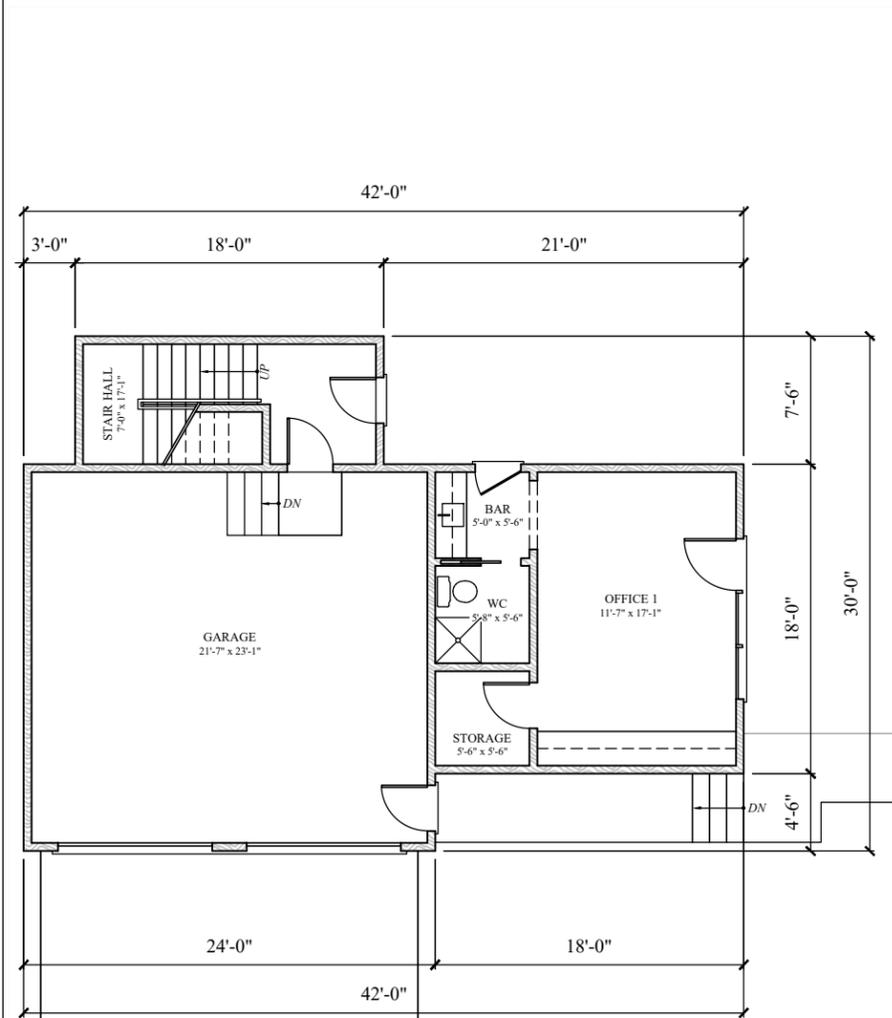
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PROJECT:
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1901 HOLLY STREET

SHEET:
SITE PLAN

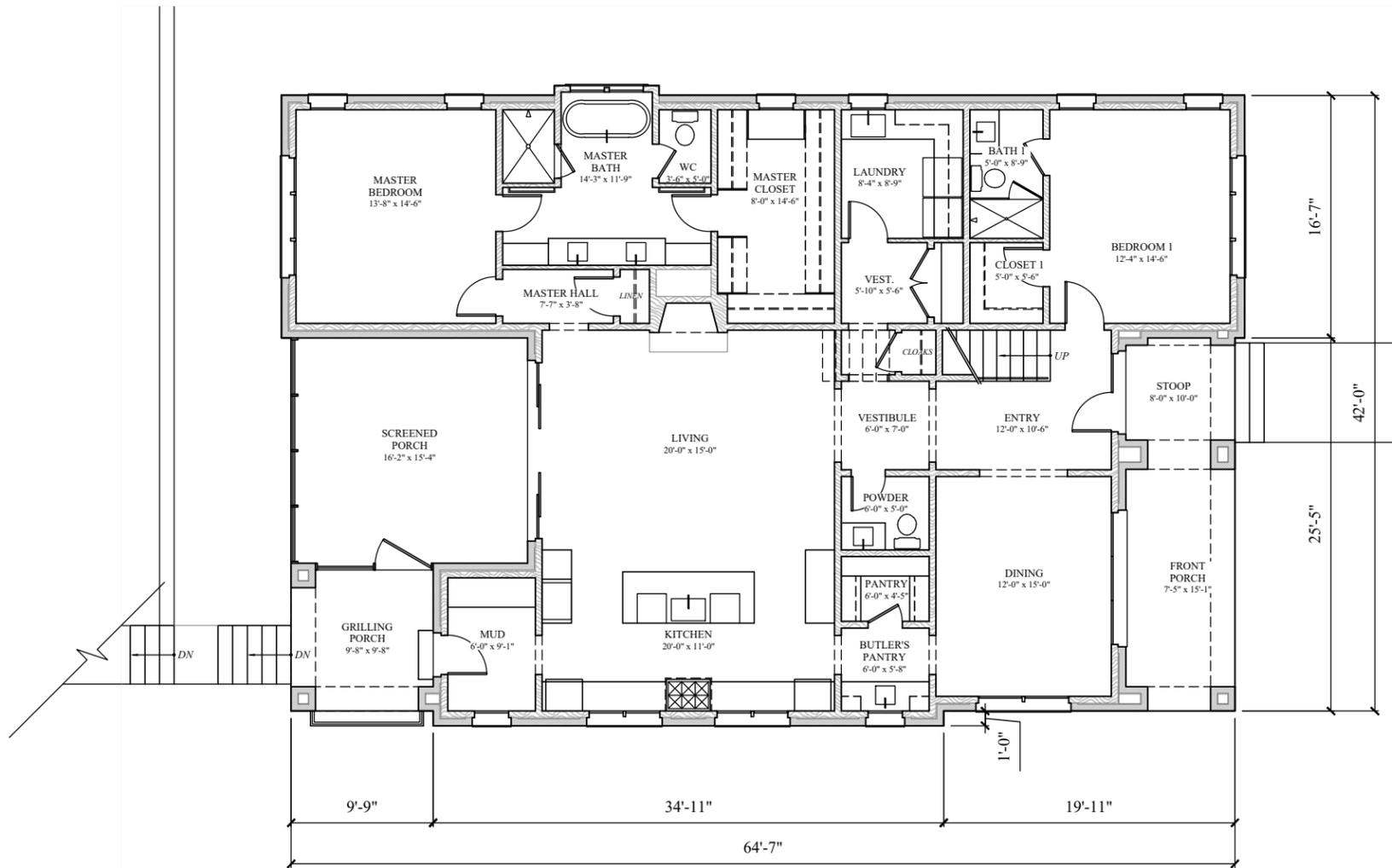
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MHZC-2



garage entry level

three thirty-seconds inch equals one foot



ground floor

three thirty-second inch equals one foot

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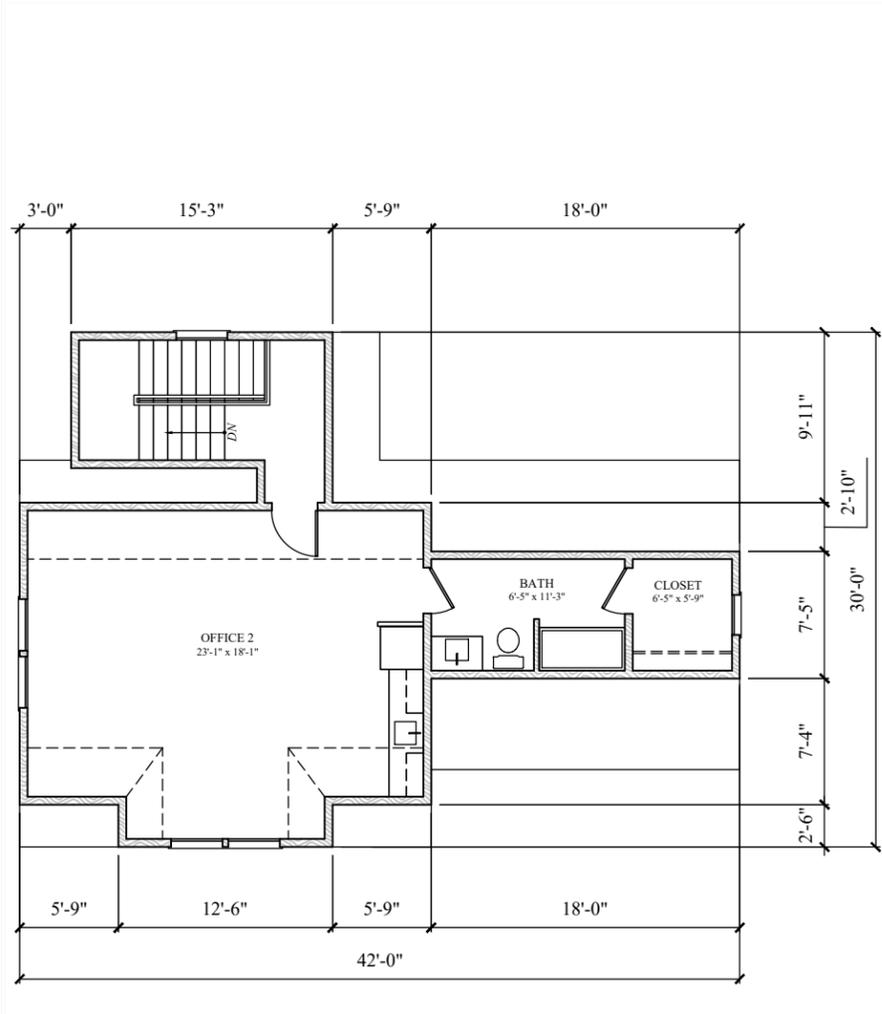
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PROJECT:
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1901 HOLLY STREET

SHEET:
FLOOR PLANS

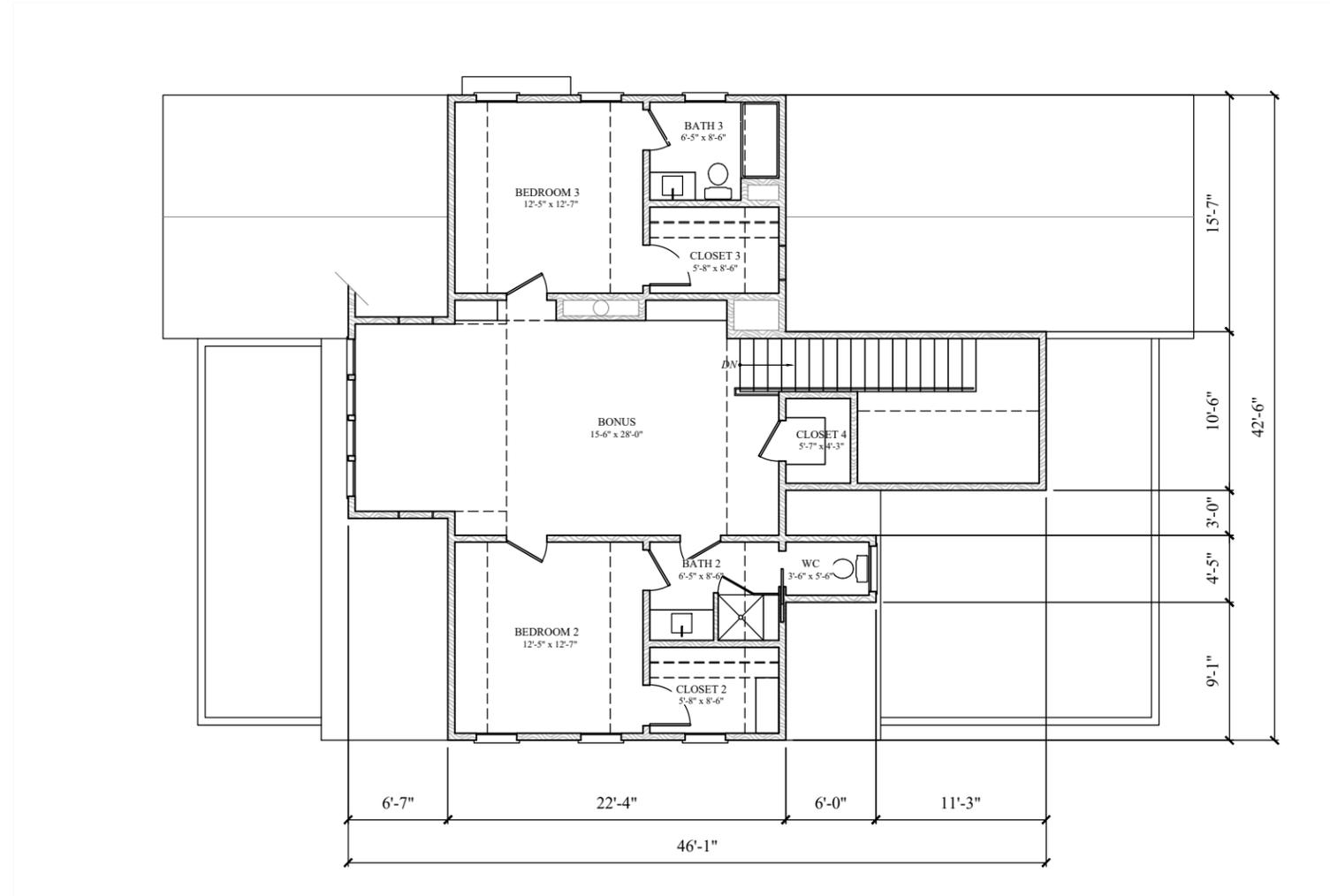
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garage upper level

three thirty-seconds inch equals one foot



upper floor

three thirty-seconds inch equals one foot

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holly street elevation

three thirty-seconds inch equals one foot

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PROJECT:
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SHEET:
EXTERIOR ELEVATIONS

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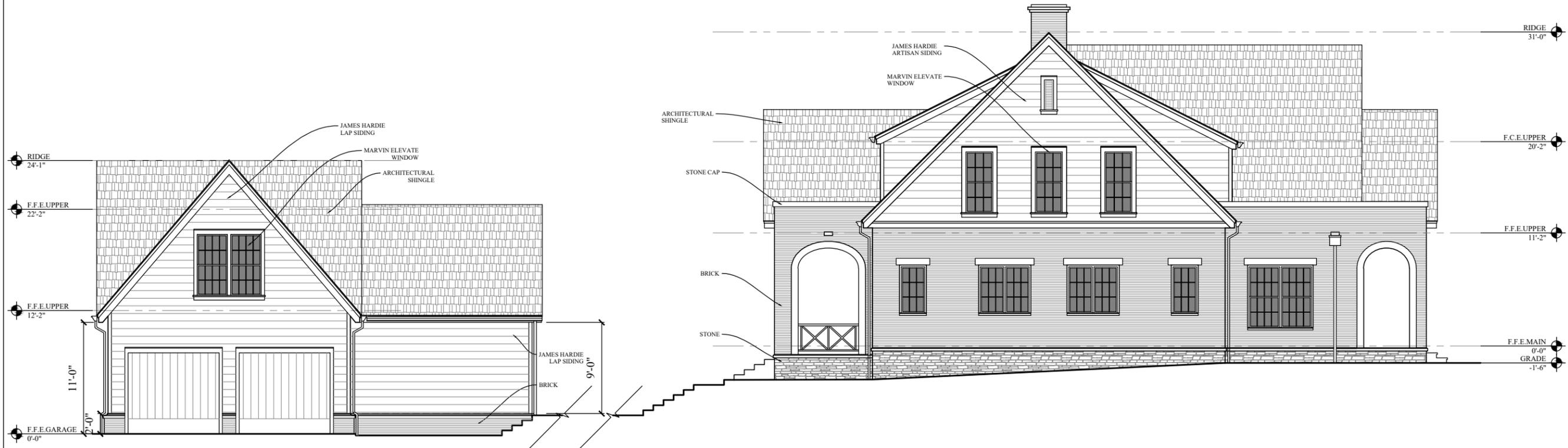
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PROJECT:
ARMSTRONG RESIDENCE
1901 HOLLY STREET

SHEET:
EXTERIOR ELEVATIONS

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MHZC-6



south 19th street elevation

three thirty-seconds inch equals one foot

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PROJECT:
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1901 HOLLY STREET

SHEET:
EXTERIOR ELEVATIONS

8 SEP 2020

MHZC-7



east elevation

three thirty-seconds inch equals one foot



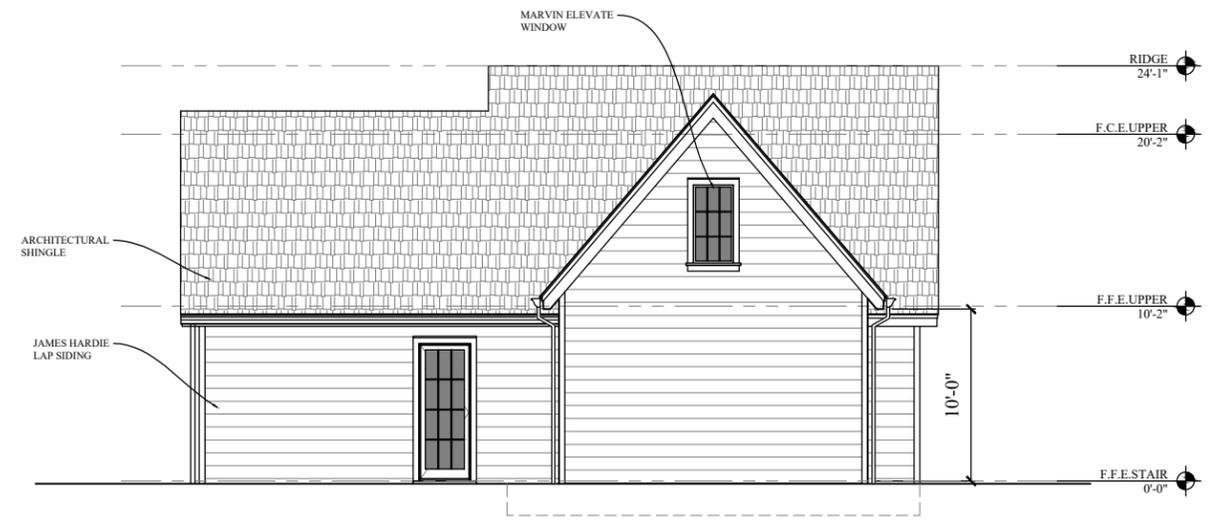
rear elevation

three thirty-seconds inch equals one foot



north elevation

three thirty-seconds inch equals one foot



east elevation

three thirty-seconds inch equals one foot



south elevation

three thirty-seconds inch equals one foot



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PROJECT:
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1901 HOLLY STREET

SHEET:
RENDERINGS

31 AUG 2020

MHZC-9



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1901 HOLLY STREET

SHEET:
RENDERINGS

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MHZC-10



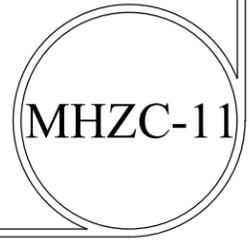
SHEET:
RENDERINGS

PROJECT:
ARMSTRONG RESIDENCE
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1901 HOLLY STREET

SHEET:
RENDERINGS

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MHZC-12



1901 HOLLY STREET



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SHEET:
SITE PHOTOS

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