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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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# STAFF RECOMMENDATION
## 1411 Holly Street
## July 21, 2021

**Application:** New Construction—Addition
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
**Council District:** 06
**Base Zoning:** R6
**Map and Parcel Number:** 08309043200
**Applicant:** Cheyenne Smith
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct a rear addition.

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

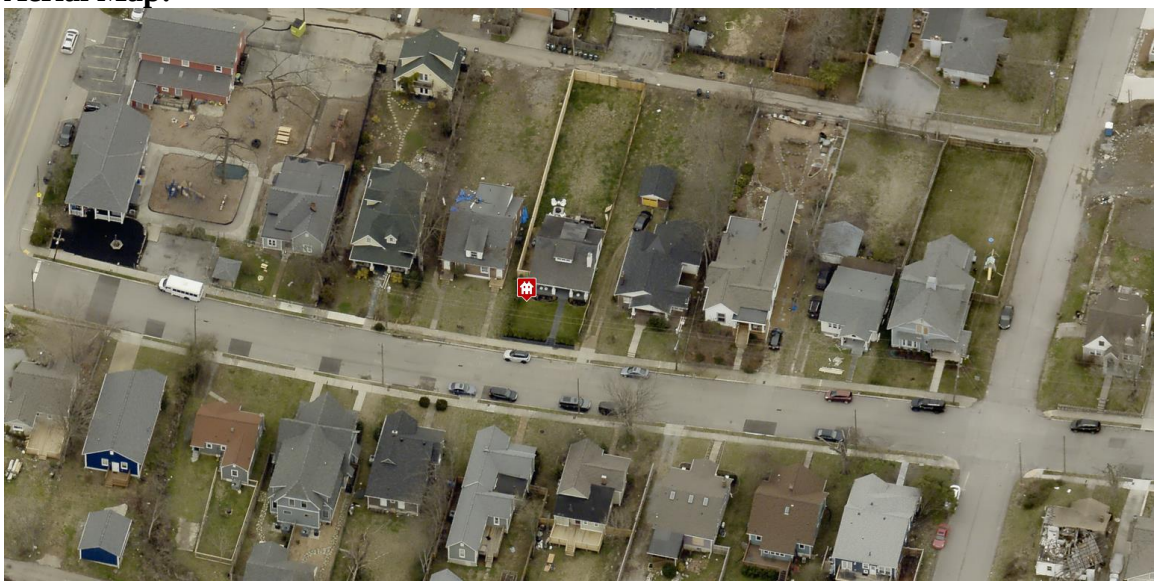
1. Partial-demolition be accomplished manually and a partial-demolition and shoring plan be submitted prior to the permit being issued;
2. The siding on the historic house remain as is, unless MHZC staff issues a permit for its alteration;
3. Staff approve all windows, doors, and roof shingle color prior to purchase and installation; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the proposed addition meets Sections III (Demolition), IV. (Materials), and VI. (Additions) of Part I of the design guidelines for the turn of the 20th century districts and the Lockeland Springs-East End chapter of Part II. of the design guidelines.

**Attachments**
**A:** Site Plan
**B:** Elevations

## Vicinity Map:


## Aerial Map:



## Applicable Design Guidelines:

**III. DEMOLITION**

**A. PRINCIPLE**

1. The primary purpose of neighborhood conservation zoning overlays is to prevent demolition of historic buildings and their character-defining features.

2. The demolition of a building or major portion of a building, which contributes historically, culturally, or architecturally to the character and significance of the district, is not appropriate.

3. The historic character-defining features of a historic building should not be altered, removed, or destroyed.

4. Replacement windows and doors that do not change the dimensions and location of the openings is not considered partial-demolition and so is not reviewed. Replacement of historic casings for openings is not appropriate. Alteration of the location and dimensions of window and door opening is partial-demolition and so reviewed.

5. Replacement roofing material that does not require the removal of framing material and roofing details such as trim, or roofing features such as chimneys is not considered partial-demolition and so is not reviewed.

6. The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed.

**B. GUIDELINES**

**1. Partial-demolition of a structure**

a. Character-defining features of historic buildings shall be retained. Partial-demolition of historic buildings is appropriate if the feature to be removed is not a character-defining feature. Examples of non character-defining features are features that have lost historic integrity or that were added in recent years.

b. Replacement of historic materials or features may be necessary in the case of extreme deterioration. In those cases, replacement materials and features should match the historic material and feature in terms of design, location, and dimensions. If the original is not known, it shall be similar to common historic examples on buildings of a similar style and form found in the neighborhood. Substitute materials may be appropriate if the material has the same dimensions, texture, design, and workability as the historic material. For instance, smooth-faced fiber-cement lap siding is a common substitute material for wood lap siding.

c. Historic cladding shall be retained. It is appropriate to remove cladding installed over historic cladding material and repair the historic cladding. Lap siding installed over, or to replace historic masonry, or a masonry veneer installed over, or to replace historic lap siding is not appropriate. When it is appropriate to replace siding, the casings of openings should be retained. And the new siding shall replicate the reveal and dimensions of the historic siding.

d. Historic window and door dimensions and locations should be retained. Limited changes to window and door openings may be appropriate on the rear or side facades, beyond the midpoint of the house, so long as the new window and door pattern meets the design guidelines for "proportion and rhythm of openings."

e. Historic building wall dimensions, exterior cladding, and locations shall be retained. Generally, removal of the rear wall for an addition may be appropriate if the two rear corners are maintained.

f. Partial-demolition of non-contributing buildings is appropriate if demolition does not result in a form or condition that would not meet the design guidelines for "new construction" or if partial-demolition brings the existing building closer into compliance with the design guidelines for new construction.

**2. Full-demolition of a structure**

a. Historic buildings shall be retained unless the denial of the demolition will result in an economic hardship, as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

b. Full-demolition of non-contributing buildings is appropriate as they do not contribute to the historic character of the district.

**IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR**

Please see "Partial Demolition" for replacement siding.

A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission's past decisions. Applicants are always welcome to propose new materials not listed as "appropriate" or re-propose materials listed as "inappropriate."

B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a "wood-grain" fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.

1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a "speckled" or random design.*

*2. INAPPROPRIATE materials include:*

*<u>Foundations</u>*

- *Stone veneer without mortar*
- *Smooth concrete block without a parge coating*

*<u>Cladding</u>*

- *Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.*
- *T-1-11- type building panels*
- *Stud wall lumber*
- *Embossed wood grain*
- *Unpainted or unstained wood*

*<u>Chimneys</u>*

- *Fiber cement panels*
- *Lap siding*

*Roofing*

- *Corrugated metal*
- *Snap-lock standing seam metal with big seams*
- *Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta*

*Windows*

- *Brass cames on leaded or stained glass windows.*

*3. APPROPRIATE materials include:*

*Foundations*

- *Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the primary cladding is not the same material as the foundation*
- *Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material at the floor line.*

*Cladding*

- *Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.*
- *Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.*
- *Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.*
- *When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.*
- *Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples.*
- *Four inch (4") nominal corner boards are required at the face of each exposed corner of a frame building, unless the lap siding is mitered.*
- *All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.*

*Chimneys*

- *Masonry or stucco is appropriate for chimneys.*

*Roofing*

- *Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.*
- *Clay tile ridges are appropriate.*
- *Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam*

*Trim & Architectural Features*

- *All wood or materials to substitute for wood should be milled and painted.*
- *Composite materials are appropriate for trim and decking*

C. Windows with 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.

D. 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. Paired and ribbons of multiple single– or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.

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

**V. NEW CONSTRUCTION-INFILL**

**A. MASSING & SCALE**

1. The height of the foundation wall, porch roof(s), walls, and ridges, and the width of a new building should be compatible with surrounding historic buildings of the same building type and on same the block face . Where there are block faces with little historic context, the adjoining blocks may be used.

**B. FORM**

1. The most appropriate building and roof forms for new construction are ones that are similar to historic buildings on the block face and buildings that are typical for the overall district. Considerations are the general form and orientation of the main massing of the building and roof pitches, shape, and orientation.

2. In most areas, residential roof pitches of the main form of a building are between 6/12 -12/12. Porches generally had lower pitches or were flat. In some rare cases, flat roof forms may be appropriate. In those instances, the flat roof should not include additional construction such as railings, coverings like pergolas and tents, or stair/elevator towers.

3. Dormers should be fully located on the roof; wall dormers and recessed dormers are generally not appropriate on the front and side facades, as they are not common or not found historically in most districts. The dimensions and forms of dormers visible from the street should be compatible with dormers found historically in the district. Generally, this can be accomplished with the following:
   a. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry, or lack of symmetry within a building's design, should be used as a guide when placing dormers.

   b. Dormers should not be located on secondary roof planes.

   c. Eave depth on a dormer should match main roof form's eave depth or be less.

   d. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.

   e. The roof pitch of the dormer should generally match the roof pitch of the main roof form of the building.

   f. The side walls of the dormer should be inset at least two feet (2') from the side walls of the building or adjacent valley. A dormer wall should not connect with the side of a gable.

   g. The front wall of the dormer should be setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)

   h. Dormers should generally be fully glazed and aprons below the window should be minimal.

i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

4. New buildings should have a primary entrance oriented towards (facing) the street. In most districts, a primary entrance is defined by a projecting or recessed porch. If the historic context supports such, decorative entrances, hoods above entrances, covered stoops, and vestibule entrances could be appropriate substitutions for a porch.

a. Generally, porches should be a minimum of six feet deep (6') with a visible porch beam that is 18"-36" in height and with posts that include bases and capitals.

5. Porte-cocheres are only appropriate where they are typical of historic forms found in the district and should only be added to new buildings that have a similar form to those that historically had porte-cocheres.

6. Some properties are zoned for two residential units on one lot. On such lots that meet all the qualifications for two units, the two units should be fully attached, with a single mass (in what looks like one building) with one or two front doors and meet all the requirements for infill. Detached infill duplexes may be appropriate in the following instances:

a. The second unit follows the design guidelines for an outbuilding.

b. There is not enough square footage to legally subdivide the lot, but there is enough street frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines and historic context and is more appropriate for the context than a single building.

c. The lot has double frontage and is deep enough to accommodate two buildings and associated parking in a manner that meets the design guidelines and historic context.

d. An existing, non-contributing building sits so far back on the lot that a building may be constructed in front of it in a manner that better meets the design guidelines than existing conditions. It is not appropriate to add a new house in front a contributing house.

7. Building types generally should be consistent with the types in the immediate vicinity, no matter the actual use or zoning of the site. For instance, a lot zoned commercially but located within an area of residential building types should be similar in form to the residential building types in the immediate vicinity.

8. Roof decks are not appropriate on the front or side of infill but may be appro-priate on the rear if the deck is surrounded on all sides by an appropriately-pitched roof.

**C. SITING, SETBACK , ORIENTATION & RHYTHM OF SPACING**

1. In most residential districts, lots had a primary building facing the street. Any additional buildings on the lot were typically secondary structures that were subordinate in size to the primary building and located in the rear yard. New development should follow this pattern.

2. The setback from front- and side-yard property lines established by adjacent historic buildings should be maintained.

3. There should be a minimum of 20' between primary buildings and outbuildings.

4. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new

construction, additions, and accessory structures (ordinance no. 17.40.410).

a. Front setbacks generally should be the average between the historic front setbacks established on either side of the proposed infill. If the lot has non-contributing or vacant lots on either side, the front setbacks of nearby a. historic buildings may be considered.

b. Side setbacks should maintain the dominant rhythm along a street established by building widths and spaces between buildings. Infill buildings should maintain that rhythm even when lots are subdivided.

c. Rear setbacks are determined based on a combination of bulk standards and an appropriately-scaled building for the district.

d. When a building is unable to meet bulk standard setback requirements, appropriate setbacks 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
· Property lines
· Easements
· The extent of and the number of protrusions beyond the footprint such as bays/oriels, balconies and roof overhangs

5. Parking pads and outbuildings should be located at the rear of the lot.

6. Vehicular storage, such as garages and carports, shall not be a part of a new primary building with a residential form unless lot constraints prevent a detached outbuilding or unless the attached garage can be fully located at the basement level and accessed from the rear or side, inset a minimum of four feet from the main side wall of the house.

7. Driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.

8. New buildings should be connected to the street with an uncovered walkway from the porch/entrance to the street/sidewalk/curb.

9. New infill buildings should be oriented to (facing) the shortest street-facing side of a lot.

10. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.

11. 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. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.

12. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall of the building or a porch post.

13. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with

the historic character of the district.

**D. PROPORTION & RHYTHM OF OPENINGS**

1. 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.

2. 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 eight to thirteen horizontal feet of flat wall surface should have an opening (window or door) of at least four square feet. More leniency can be given to minimally visible side or rear walls. Wide openings for sliding glass doors or roll-up doors are not appropriate on the front half of a building and a street-facing side.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

**VI. NEW CONSTRUCTION-ADDITIONS**

**A. GENERAL PRINCIPLES**

1. Additions to historic buildings should be compatible with the historic buildings to which they are attached.

2. Additions to non-contributing buildings should be considered in terms of new construction-infill, taking into account existing conditions and historic context. Existing conditions do not need to be altered to meet the design guidelines; however, if they are to be altered, the result must meet the design guidelines.

3. 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, material, and character of the property, neighborhood, or environment.

**B. MASS, SCALE & CONNECTION**

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadowline of the existing building. A side addition may be possible if all these conditions are met:

   a. The lot width exceeds 60 feet or the standard lot width on the block.

   b. The addition sits back from the front face of the historic structure at or beyond the midpoint of the building.

   c. The addition is at least two feet (2') shorter than the primary massing of the historic building and one-story in height.

   d. The width of the side addition is approximately half the width or less of the primary massing of the historic building.

   e. The foundation is at or below the existing building's foundation.

f. The roof form is hipped or side-gable roof form.

g. The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.

2. In order to ensure that an addition has achieved proper scale, the addition should be shorter and narrower than the existing building. One story additions should set in at least 1' from the rear corner and two-story additions should set in at least 2' from the rear corner.

3. Generally, additions should not exceed the number of stories of the historic building to which it is attached. Exceptions to an addition not being narrower and shorter than the historic building follows in sections 4 and 5; however an addition may not be both taller and wider.

4. Rear additions that extend to be wider than the historic building may be possible when the applicant has exhausted other options and in the following conditions:

· The lot is unusually shallow for the historic context.
· The lot is wider than typical lots in the immediate vicinity.
· The historic building is narrower than 30 feet on a standard lot size.
· The historic building is shifted greatly to one side of the lot on a typical lot size.
· The addition is designed to leave the corners of the building visible and intact and does not wrap around a corner.
· The project does not also include a side addition to the historic building.
· Eaves and ridges of addition do not exceed the main corresponding elements of the historic building.
· The portion that extends beyond the side wall does not exceed one-story.
· The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.

5. Rear additions that are taller than the historic building may be possible when the applicant has exhausted other options and in the following conditions:

· The grade rises steeply towards the rear of the lot
· The historic building is one or one and one-half stories tall and one to two-feet of additional height will allow for usable second-story space that otherwise is unavailable. Additions that are taller than the historic building are not appropriate on buildings that are two-stories or more.
· The proposed addition does not extend more than two-feet above the main roof form of the historic building.
· The taller portion of the addition is fully inset 2' from the historic house's sidewalls.
· The portion of the proposed addition that extends taller than the historic building is all roof, as seen from the street.
· No portion of the proposal increases the height of the historic building itself, only the addition, with the exception of "ridge raises."

6. Some one and one and one-half story, side-gabled, historic buildings may increase in height with a "ridge raise." The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. As such, a ridge raise is inappropriate for a proposal that adds additional stories or height beyond the ridge raise; that includes an addition that is wider than the historic house; that includes a side addition; that includes a rooftop deck or that is proposed to be on a building that is two or more stories. Ridge raises may be used in the following ways and in the following conditions:

· The historic building is one or one and one-half stories.
· The historic building has a side-gable roof form without clipped gables.
· The raised portion sits in a minimum of two feet (2') from each side wall and is raised no more than two feet (2') of total vertical height within the same plane as the front roof slope.

7. Where an addition attaches to a historic roof form, it shall sit below the ridge of the roof, except in the case of "ridge raises."

8. The height of the addition's roof, eaves, and foundation should be less than or equal to the existing structure.

9. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

10. In order to achieve compatibility in scale, an addition should not be larger than the existing building. The diversity of housing type and size are character-defining features of the historic districts; therefore, it is not the goal of the overlay to ensure that all buildings can become the same size. Generally, the addition's footprint should not more than double the footprint of the historic building.

11. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically.

12. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the enclosure is constructed in such a way that the historic form, openings, and features of the porch remain visible and prominent and the enclosure has an open design. "Enclosure" does not include screening-in porches that do not require the removal of porch posts or the addition of substantial new framing for the screening. This type of screening is not reviewed.

13. 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 historic structure would be unimpaired.

14. Adding front porches to contributing houses that did not have a front porch historically is not appropriate. Additions of front porches to non-historic buildings may be possible if the resulting building has an appropriate front-setback.

15. Vehicular storage such as garages, carports, and porte-cocheres should not be added to buildings where there is no historic evidence of such. An exception may be when a garage, that is part of an addition, is fully located at the basement level and accessed from the rear or accessed from the side and inset at least four feet from the back corner of the historic house.

16. When an addition includes a garage or roll up door/window, the door(s) should be located on the rear. (See previous section for guidance on attached garages.) Garage, roll up, or sliding glass doors on the side of an addition may be appropriate if the wall that includes the door is stepped back from the primary side wall of the historic building by at least 4 feet.

**C. SITING & SETBACK**

1. The setback from front- and side-yard property lines established by the historic buildings should be maintained.

2. There should be a minimum of 20' between primary buildings (including additions) and outbuildings. Less than 20' may be appropriate in the case of site constraints such as shallow lots.

3. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions, and accessory structures (ordinance no. 17.40.410).

   a. Front additions are rarely appropriate. When they are, such as a porch for a non-historic building, the new front setback generally should be the average between the historic front setbacks established on either side of the building.

b. Side setbacks for rear additions may maintain the existing side setback, if the primary building is historic.

c. Rear setbacks are determined based on a combination of bulk standards and an appropriately scaled building for the district.

d. When a building is unable to meet bulk standard setback requirements, appropriate setbacks 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
· Property lines
· Easements
· Protrusions beyond the footprint such as bays/oriels, balconies, and roof overhangs

4. New parking pads should be located at the rear of the lot.

5. New driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.

6. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.

7. 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. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.

8. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall or a porch post.

9. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

**D. PROPORTION & RHYTHM OF OPENINGS**

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in an addition shall be compatible, by not contrasting greatly, with the historic building, or in the case of additions to non-historic buildings, with historic buildings in the vicinity.

2. Window openings should be representative of the window patterns of the historic building or in the case of additions to non-historic buildings, with historic buildings in the vicinity. Wide openings for sliding glass doors or roll-up doors are not appropriate on side elevations, unless stepped back from the primary side wall of the historic building by at least 4 feet.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

**E. ROOF ADDITIONS: DORMERS, DECKS, SKYLIGHTS AND SOLAR PANELS**

1. Rooftop additions, other than dormers, skylights and solar panels are not appropriate for buildings with pitched roofs or for buildings with flat/parapet roofs that are less than four-stories.

2. 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 features is not appropriate.

3. Front dormers should only be added to historic buildings when there is physical or pictorial evidence to show the building had a dormer, unless the specific district allows otherwise.

4. Rear dormers should be inset from the side walls of the building by a minimum of two feet (2').

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

a. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an existing historic dormer or another historic building is similar in style and massing.

b. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building's design, should be used as a guide when placing dormers.

c. Dormers should not be added to secondary roof planes.

d. Eave depth on a dormer should match a historic dormer on the building or the eave depth of the main roof.

e. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.

f. The roof pitch of the dormer should generally match the pitch of historic dormers or the roof pitch of main roof form.

g. The ridge of a side dormer should be at least two feet (2') below the ridge of the existing building; the sidewalls of the dormer should be inset at least two feet (2') from the wall below or adjacent valley; and the front wall of the dormer should setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)

h. Dormers should generally be fully glazed and aprons below the window should be minimal.

i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

6. Rooftop decks shall not be added to existing roof forms as they can dramatically change a historic roof form and are not typical of historic building forms. Rooftop decks are not appropriate on side additions or the side of rear additions but may be appropriate on the back or a rear addition if the deck is surrounded on all sides by an appropriately pitched roof, and if the addition does include a ridge raise and is no taller than the historic house.

7. Solar panels should be parallel with the existing roof slope and not extend beyond the roof edge. Where possible, solar panels should be located on rear or side roof planes or outbuildings rather than front roof planes of primary buildings.

8. Skylights should be parallel with the existing roof slope and have a flat profile. In general, skylights should not be located on the front roof plane and should not exceed 15 square feet on any given roof plane.

**LS: DESIGN GUIDELINES**

**A. NEW CONSTRUCTION-INFILL**

1. Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

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

**Background:** 1411 Holly Street is a c. 1930 Craftsman bungalow that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Figure 1. 1411 Holly Street

**Analysis and Findings:** Applicant proposes a rear addition.

Partial Demolition: The applicant intends to alter the window openings on the side facades, which is considered partial demolition. On the right façade, the applicant intends to create a door opening out of an existing window opening (Figures 2 & 3). Staff finds this atleration to be appropriate because the window is at the back of the side façade and because the door opening will not be substantially larger or different than the existing opening.

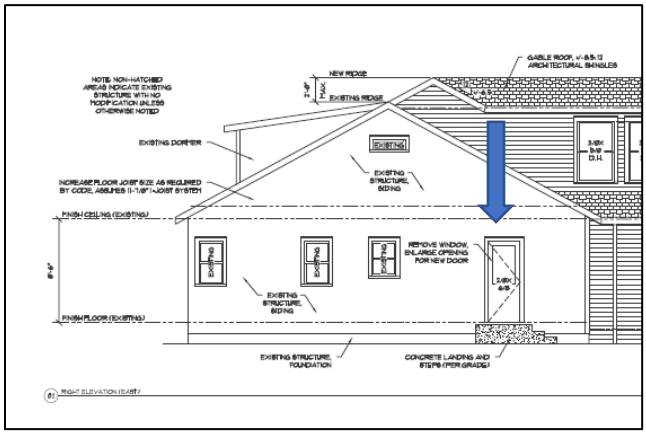



Figure 2 (left) shows the existing window opening and Figure 3 (right) shows the proposed door opening.

On the left side elevation, the applicant intends to remove a short paired window opening and replace it with a taller, vertical window opening (Figures 4 & 5). Staff finds this to be appropriate because the alteration to the window opening is at the rear of the side façade, the new window opening is an appropriate size and scale and there will still be an opening at this location.

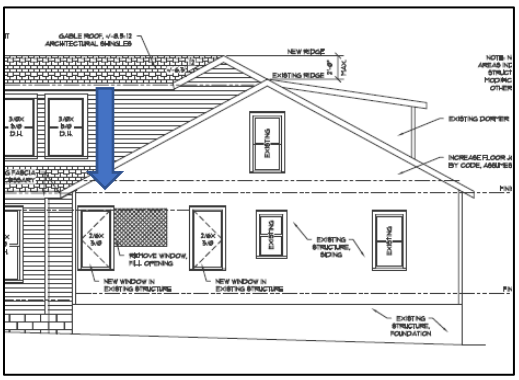



Figure 4 (left) shows the existing window opening and Figure 5 (right) shows the proposed new opening.

The drawings did not indicate any alterations to the existing siding. MHZC staff must review the removal and replacement of any siding on the historic house, as the removal of siding is considered to be partial demolition.

Because the rear wall and a portion of the rear roof plane will be removed to accommodate this addition, staff recommends a condition that the partial demolition is accomplished manually, and the applicant be required to submit a demolition and shoring plan.

With the condition that the siding on the existing house remain unless its removal/alteration is approved by MHZC staff, partial-demolition be accomplished manually and that the applicant submits a demolition and shoring plan, staff finds that the proposed partial demolition meets Section III.B.1. of the design guidelines.

Mass, Scale and Connection: The addition is one-and-a-half stories in scale, which matches the scale of the historic house. The addition includes a two-foot (2') ridge raise that is inset two feet (2') from the side walls. The ridge raise meets the design guidelines. The addition's foundation and eave heights will match those of the historic house.

The addition is inset with one foot by two feet (1' X 2') alcoves at both back corners, after which points the side walls of the addition line up with the side walls of the historic house. The second level dormers are inset two feet (2') from the walls below, which meet the design guidelines.

The addition will not quite double the footprint of the historic house. The existing house, including the additions that will be removed, has a footprint of approximately one thousand, four hundred and sixteen square feet (1,416 sq. ft.). Once the non-historic addition is removed and the new addition constructed, the resulting footprint will be approximately two thousand, five hundred and sixteen square feet (2,516 sq. ft.). Staff finds this to be meet the design guidelines.

Staff finds that the addition's height and scale meet Section VI.B. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Location & Removability: The addition's location behind the historic house is in accordance with the design guidelines. The addition's inset and separate roof form ensure that it could be removed in the future without detrimentally affecting the historic character of the historic house.

Staff finds the proposed addition to meet Sections VI.A. and IV.B. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Design: The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the

historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds the proposed design to meet Sections VI.A. and VI.B. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Siting and Setback: The addition meets all base zoning setbacks. It is at least five feet (5') from the right side property line, approximately nine feet (9) from the right side property line, and over sixty feet (60') from the rear property line.

Staff finds the proposed siting setbacks to meet Section VI.C. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Materials:

| | **Proposed** | **Color/Texture/ Make/Manufacturer** | **Approved Previously or Typical of Neighborhood** | **Requires Additional Review** |
|---|---|---|---|---|
| **Primary Foundation** | Concrete Block | Split face | Yes | No |
| **Primary Cladding** | cement fiberboard lap siding, 6.5" reveal | Smooth | Yes | No |
| **Roofing** | Architectural Shingles | Unknown | Yes | Yes |
| **Trim** | Cement Fiberboard | Smooth faced | Yes | No |
| **Windows** | Not indicated | Needs final approval | Unknown | Yes |
| **Side/rear doors** | Unknown | Needs final approval | Yes | Yes |

With staff's approval of all windows and doors and the roof shingle color, staff finds that the known materials meet Section IV. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Roof form: The addition's primary roof form is a rear-facing gable with an 8.5/12 slope. The addition includes side-facing shed dormers with a 2/12 slope. These dormers are

inset 2' from the wall below, which meets the design guidelines. Staff finds that the proposed roof forms are compatible with the historic house's side gable form.

Staff finds the proposed roof form meet Section VI.E. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Proportion and Rhythm of Openings**:** The changes to the windows on the historic house were discussed under "Partial Demolition." The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings, or are square, which meets the design guidelines. There are no large expanses of wall space without a window or door opening.

Staff finds the proposed proportion and rhythm of openings to meet Section VI.D. of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The HVAC units shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

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

1. Partial-demolition be accomplished manually and a partial-demolition and shoring plan be submitted prior to the permit being issued;
2. The siding on the historic house remain as is, unless MHZC staff issues a permit for its alteration;
3. Staff approve all windows, doors, and roof shingle color prior to purchase and installation; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

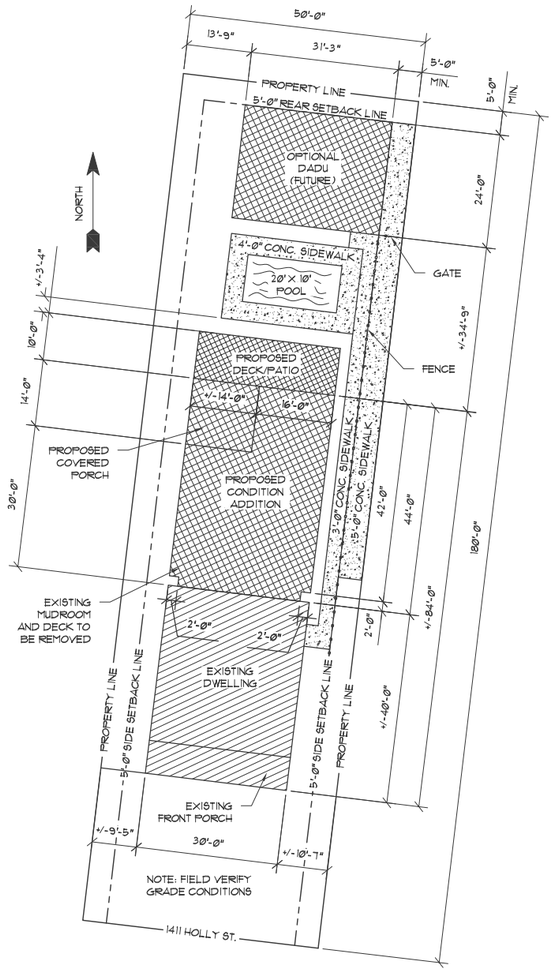
With these conditions, staff finds that the proposed addition meets Sections III (Demolition), IV. (Materials), and VI. (Additions) of Part I of the design guidelines for the turn of the 20th century districts and the Lockeland Springs-East End chapter of Part II. of the design guidelines.

## SITE PLAN NOTES

THIS SITE PLAN WAS SCALED AND CREATED FROM THE NASHVILLE PLANNING DEPARTMENT ONLINE PARCEL VIEWER. THE PROPERTY LINES AND EXISTING HOME LOCATION ARE ONLY APPROXIMATE.

THE SOLE PURPOSE OF THIS SITE PLAN IS TO SHOW THE APPROXIMATE LOCATION OF THE PROPOSED STRUCTURE AS IT RELATES TO THE BUILDING SETBACK AND PROPERTY LINES AND SHOULD NOT BE USED FOR CALCULATING IMPERVIOUS AREAS.

A BOUNDARY AND TOPOGRAPHICAL SURVEY WAS NOT PERFORMED AND IF REQUIRED FOR PERMITTING PURPOSES IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO HIRE A LICENSED LAND SURVEYOR TO PERFORM THESE DUTIES.




01 SITE PLAN — Scale: 1/16"=1'-0"

## WALL TYPE LEGEND

- EXISTING WALLS TO REMAIN
- WALLS TO DEMOLISH
- FILL EXISTING OPENINGS
- NEW WALLS

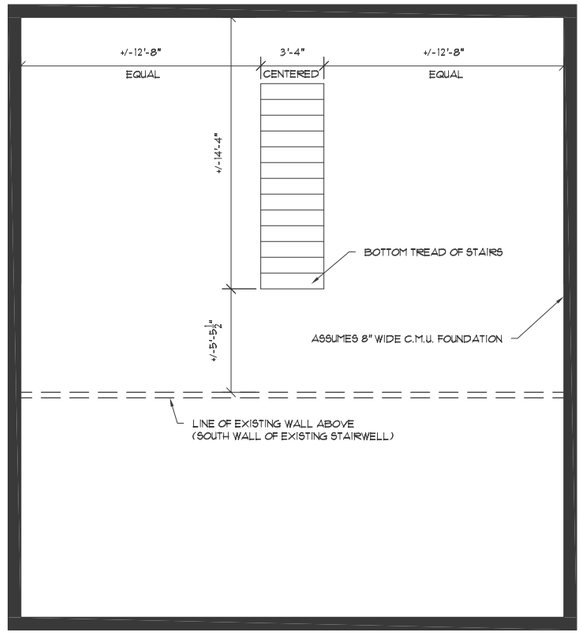
## AREA CALCULATIONS

| | |
|---|---|
| **CONDITIONED AREA** | |
| •FIRST FLOOR EXISTING: | +/-990 SF |
| •NON-CONDITIONED ENCLOSED PORCH, DEMOLISHED AND CONVERTED TO CONDITIONED: | +/-72 SF |
| ••FIRST FLOOR ADDITION (NET): | +/-1048 SF |
| SECOND FLOOR EXISTING: | +/-330 SF |
| SECOND FLOOR ADDITION: | +/-1407 SF |
| TOTAL CONDITIONED: | +/-3847 SF |
| **NON-CONDITIONED AREA** | |
| •FRONT PORCH EXISTING: | +/-210 SF |
| ••REAR PORCH ADDITION: | +/-196 SF |
| TOTAL NON-CONDITIONED: | +/-406 SF |
| TOTAL UNDER ROOF: | +/-4253 SF |
| •TOTAL FOOTPRINT EXISTING: | +/-1272 SF |
| ••TOTAL FOOTPRINT ADDITION: | +/-1244 SF |
| TOTAL FOOTPRINT: | +/-2516 SF |

•NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING. EXISTING AREA CALCULATIONS TAKEN FROM TAX ASSESSMENT RECORDS.

## CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
3. ALL NEW EXTERIOR WALLS TO BE 2X6 (5-1/2") AND ALL INTERIOR WALLS TO BE 2X4 (3-1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
4. ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
5. INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
6. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.




02 EXISTING BASEMENT PLAN — Scale: 1/4"=1'-0"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PROJECT #: 20040

# PROPOSED RENOVATION AND ADDITION
## 1411 HOLLY ST.
## NASHVILLE, TN 37206

ISSUE DATE: 07.02.21

| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

MHZC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

SCALE: AS NOTED

A100

SITE PLAN AND BASEMENT PLAN

| WALL TYPE LEGEND |
|---|
| EXISTING WALLS TO REMAIN |
| WALLS TO DEMOLISH |
| FILL EXISTING OPENINGS |
| NEW WALLS |

| AREA CALCULATIONS | |
|---|---|
| **CONDITIONED AREA** | |
| •FIRST FLOOR EXISTING: | +/- 990 SF |
| •NON-CONDITIONED ENCLOSED PORCH, DEMOLISHED AND CONVERTED TO CONDITIONED: | +/- 72 SF |
| ••FIRST FLOOR ADDITION (NET): | +/- 1048 SF |
| SECOND FLOOR EXISTING: | +/- 330 SF |
| SECOND FLOOR ADDITION: | +/- 1401 SF |
| TOTAL CONDITIONED: | +/- 3847 SF |
| **NON-CONDITIONED AREA** | |
| •FRONT PORCH EXISTING: | +/- 210 SF |
| ••REAR PORCH ADDITION: | +/- 196 SF |
| TOTAL NON-CONDITIONED: | +/- 406 SF |
| TOTAL UNDER ROOF: | +/- 4253 SF |
| •TOTAL FOOTPRINT EXISTING: | +/- 1272 SF |
| ••TOTAL FOOTPRINT ADDITION: | +/- 1244 SF |
| TOTAL FOOTPRINT: | +/- 2516 SF |

•NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING. EXISTING AREA CALCULATIONS TAKEN FROM TAX ASSESSMENT RECORDS.

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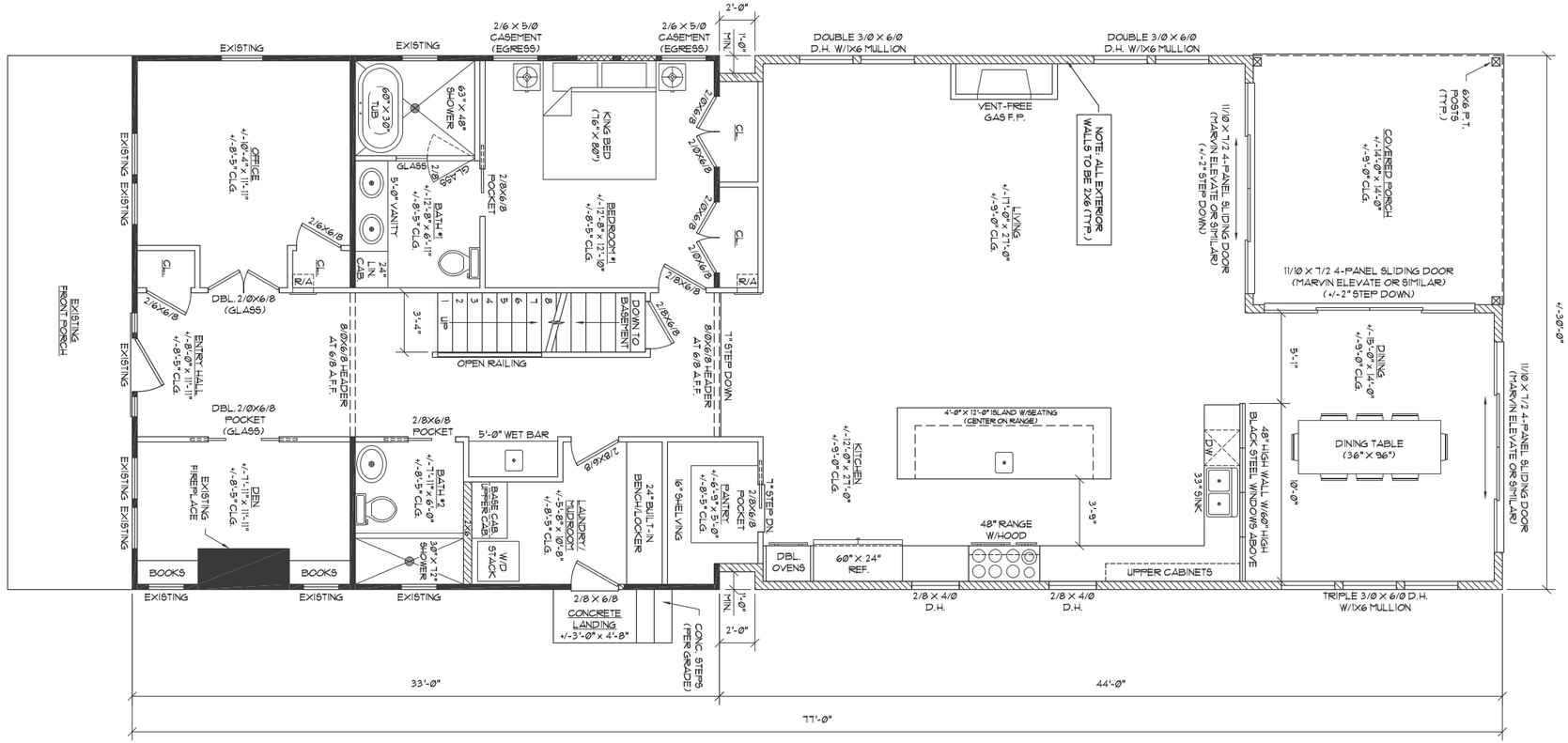
6. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.




01 FIRST LEVEL FLOOR PLAN

Scale: 1/4"=1'-0"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PROJECT #: 20040

# PROPOSED RENOVATION AND ADDITION
## 1411 HOLLY ST.
NASHVILLE, TN 37206

ISSUE DATE: 07.02.21

| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

MHZC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

SCALE: 1/4" = 1'-0"

A101

FIRST LEVEL FLOOR PLAN

| WALL TYPE LEGEND |
|---|
| EXISTING WALLS TO REMAIN |
| WALLS TO DEMOLISH |
| FILL EXISTING OPENINGS |
| NEW WALLS |

| AREA CALCULATIONS | |
|---|---|
| CONDITIONED AREA | |
| *FIRST FLOOR EXISTING: | +/-990 SF |
| *NON-CONDITIONED ENCLOSED PORCH, DEMOLISHED AND CONVERTED TO CONDITIONED: | +/-72 SF |
| *FIRST FLOOR ADDITION (NET): | +/-1048 SF |
| SECOND FLOOR EXISTING: | +/-330 SF |
| SECOND FLOOR ADDITION: | +/-1407 SF |
| TOTAL CONDITIONED: | +/-3847 SF |
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| *TOTAL FOOTPRINT EXISTING: | +/-1272 SF |
| **TOTAL FOOTPRINT ADDITION: | +/-1244 SF |
| TOTAL FOOTPRINT: | +/-2516 SF |

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| CONSTRUCTION NOTES |
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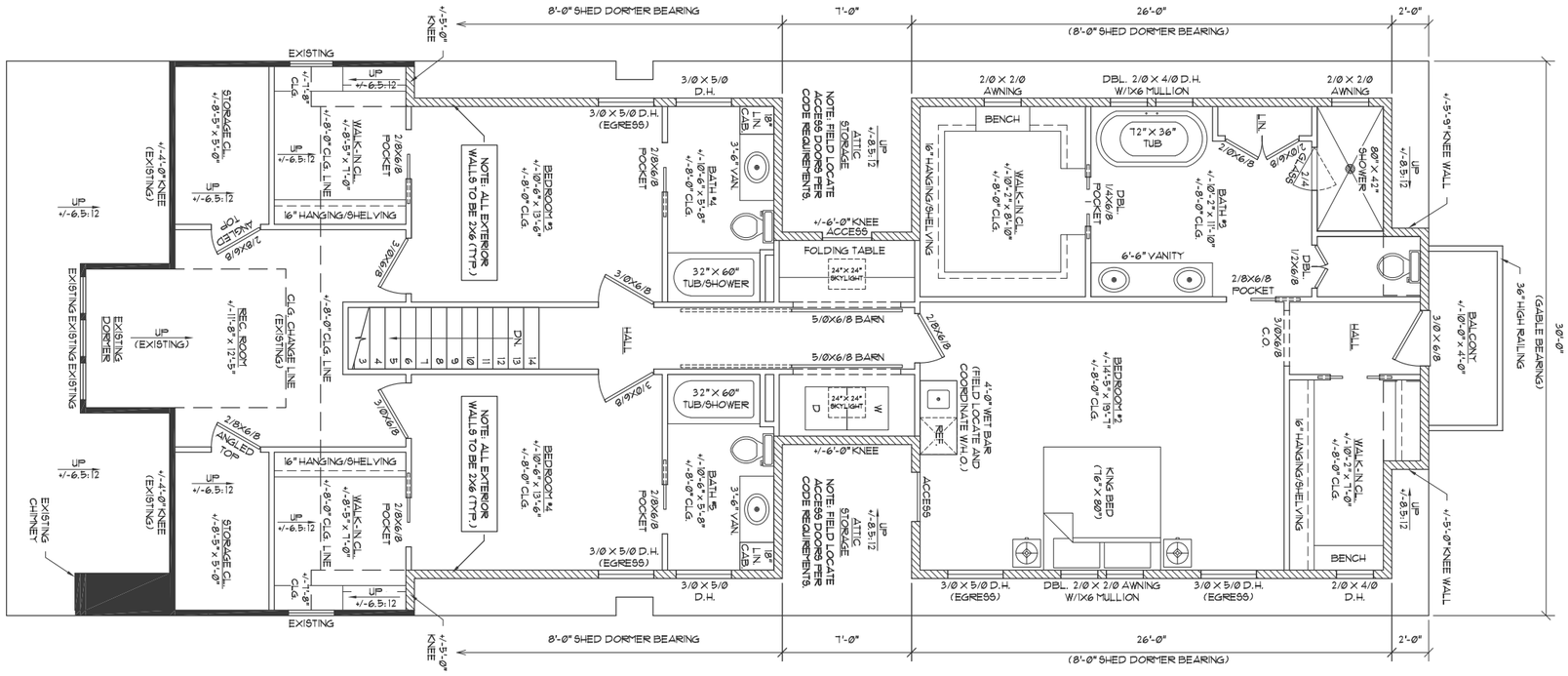
| 6. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER. |




01 SECOND LEVEL FLOOR PLAN

Scale: 1/4"=1'-0"

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1411 HOLLY ST.
NASHVILLE, TN 37206

ISSUE DATE: 07.02.21

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|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

MHZC REVIEW SET
NOT FOR CONSTRUCTION

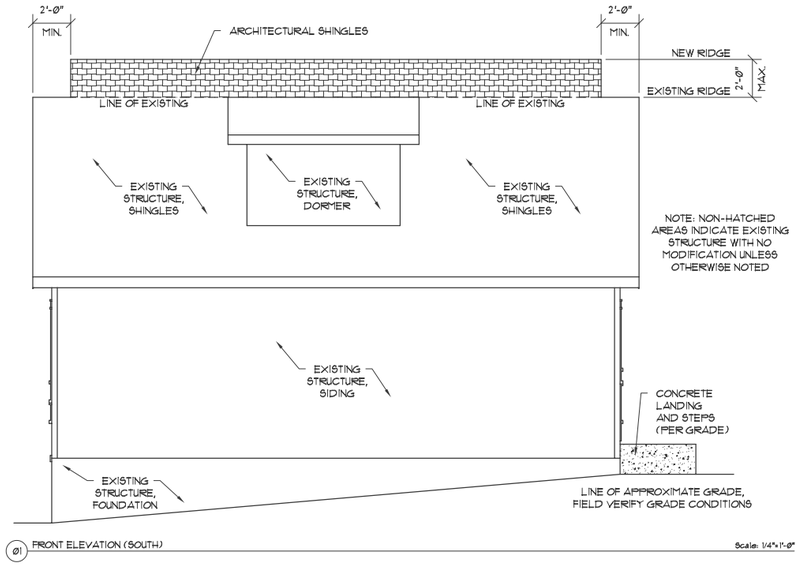
PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

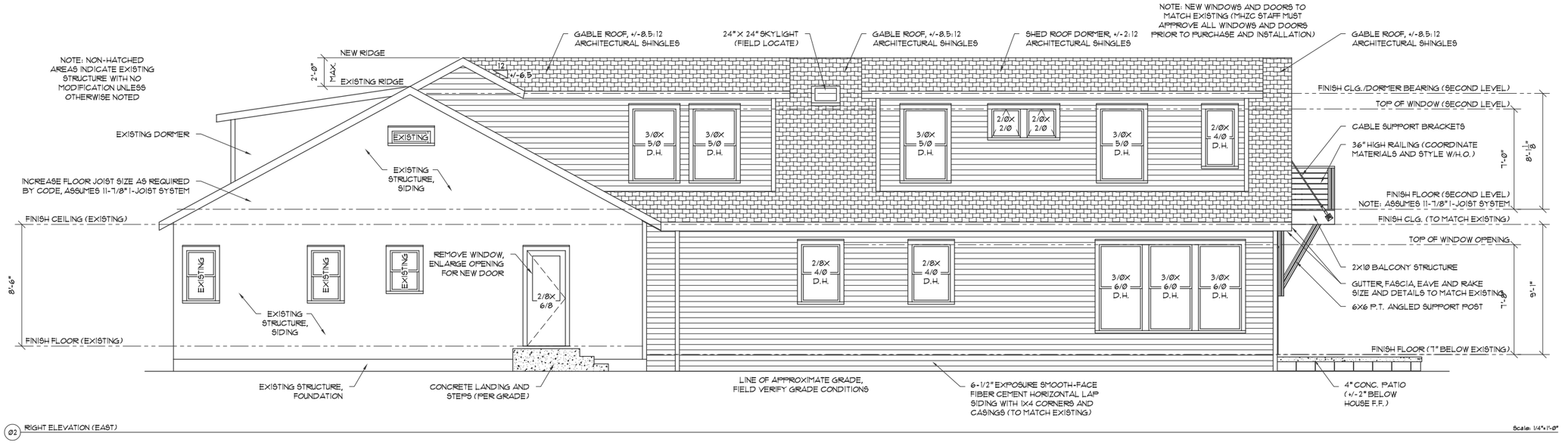
SCALE: 1/4" = 1'-0"

A102

SECOND LEVEL FLOOR PLAN




01 FRONT ELEVATION (SOUTH) Scale: 1/4"=1'-0"




02 RIGHT ELEVATION (EAST) Scale: 1/4"=1'-0"

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# PROPOSED RENOVATION AND ADDITION

1411 HOLLY ST.

NASHVILLE, TN 37206

ISSUE DATE: 07.02.21

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|---|---|---|
| 1 | | |
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| 3 | | |

MHZC REVIEW SET
NOT FOR CONSTRUCTION

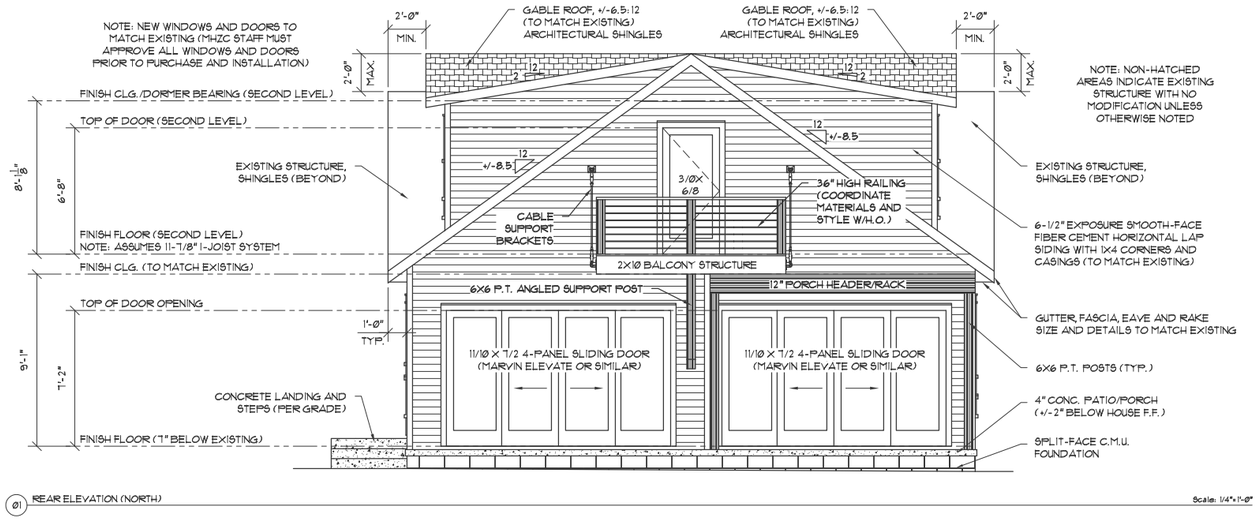
PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

SCALE: 1/4" = 1'-0"

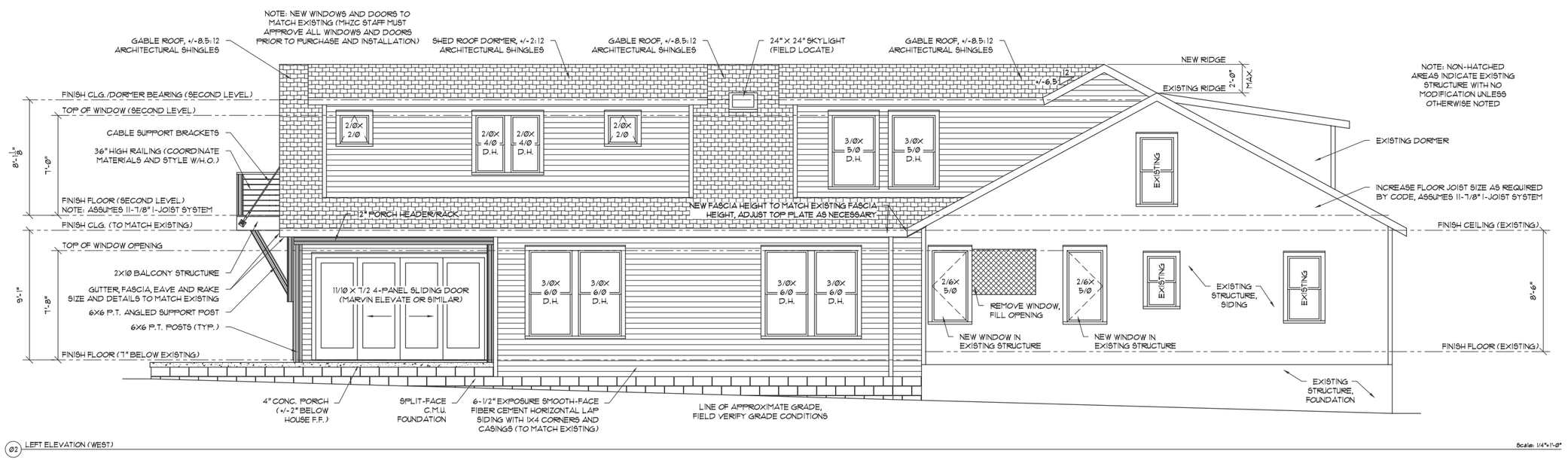
A103

EXTERIOR ELEVATIONS




Ø1 REAR ELEVATION (NORTH)

Scale: 1/4"=1'-0"




Ø2 LEFT ELEVATION (WEST)

Scale: 1/4"=1'-0"

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PROJECT #: 20040

# PROPOSED RENOVATION AND ADDITION

1411 HOLLY ST.

NASHVILLE, TN 37206

ISSUE DATE: Ø7.Ø2.21

| REV | DATE | DESCRIPTION |
|---|---|---|
| Ø1 | | |
| Ø2 | | |
| Ø3 | | |

MHZC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

SCALE: 1/4" = 1'-Ø"

A104

EXTERIOR ELEVATIONS