



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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1209 Lillian Street
September 19, 2012

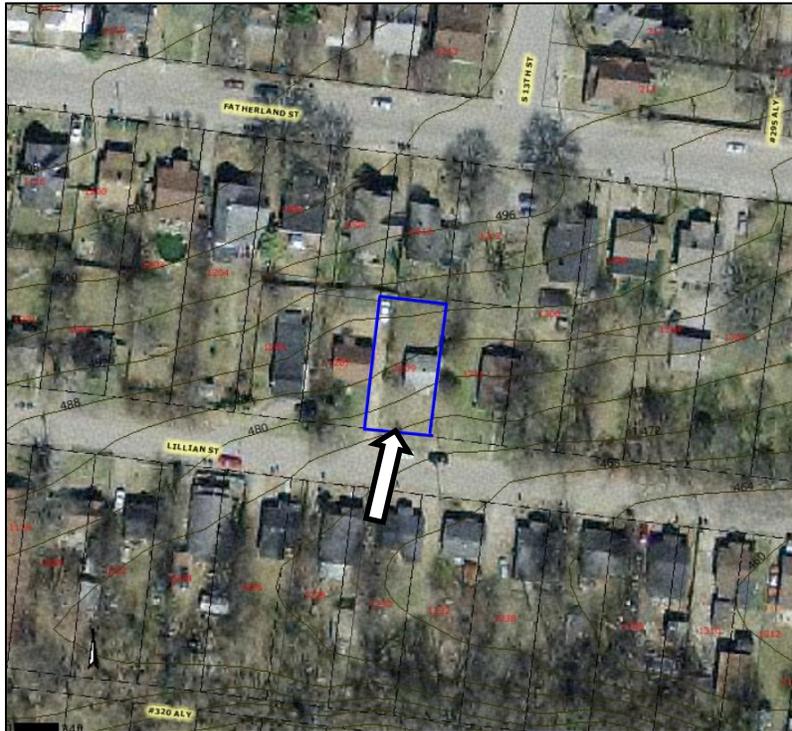
Application: Demolition; New Construction – Primary Building
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313012100
Applicant: Jamie Pfeffer, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing structure and construct a new one and one-half story house. The house will have a side-gabled roof with a front projecting gable wing and a front shed-roofed dormer, and will have a form similar to that of a Tudor Revival house, a common historic house type in the district.</p> <p>Recommendation Summary: Staff recommends approval of the application for the proposed demolition of a non-contributing structure and new construction of a primary building, with the conditions that</p> <ol style="list-style-type: none"> 1. a brick sample be approved by Staff prior to purchase; and, 2. additional windows be added to the front dormer and the right elevation. <p>With these conditions, Staff finds the application to meet the design guidelines for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Floorplans D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

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.I.F.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 minimum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

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

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

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.

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.

New buildings shall 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.

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, utilities 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.

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 new buildings shall be visually compatible with the surrounding 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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

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.

IV. B. Demolition

2. Demolition is appropriate:

- a. if a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- b. if a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Background: The structure at 1209 Lillian Street is a non-contributing structure, constructed circa 1950.

Analysis and Findings: The applicant proposes to demolish the structure and construct a new primary building.

Demolition

Because the existing structure does not contribute to the historic character of the district, due to age, character and materials the application to demolish it meets guideline IV.B.2.

Height, Scale

The new primary building will be one and one-half stories tall. The adjacent houses are non-contributing, one story houses. The broader historic context further up Lillian Street and adjacent streets have mostly one and one-half story houses. Nearby 1238 Lillian Street is approximately twenty-seven feet (27') tall and 1230 Lillian Street is approximately twenty-five feet tall (25'). Both are new construction; however, there is little historic context in the immediate vicinity.

The new structure will be twenty-seven feet (27') tall from the front grade to the roof peak, and thirty-eight feet, six inches (38'- 6") wide. The foundation will be three feet (3') tall, bringing the total height to thirty feet (30'). These heights are compatible with the nearby houses. The new building will have a six foot by ten foot (6' x 10') covered vestibule within a front projecting gable on the left half of the front facade. This form will be similar to that of a Tudor revival house, which is a common historic house type in the area. Staff finds the height and scale of the proposed new building to meet guidelines II.B.1 and II.B.2.

Setbacks

The setback rhythm of the street is established by non-contributing houses and recently approved infill, but it is consistent with nearby areas with stronger historic integrity. The front setback of the proposed new building is deeper than that of the adjacent houses. An appropriate front setback would be more in line with the adjacent houses. The side setbacks will be roughly six feet (6') on each side. These side setbacks are consistent with those found in nearby areas with stronger historic character and meet bulk zoning requirements. Staff finds the setbacks and rhythm of spacing to meet guideline II.B.4.

Materials

The exterior materials of the new building will be: brick on the first story, with cement-fiber half-timber siding in upperstory gables, split-faced concrete block foundation, gray-brown fiberglass asphalt shingle roof, and wood trim. The applicant will submit a brick sample to staff for review before purchase. The windows will be wood, but more information is needed on their final specifications and those of the front door. The elevations show shutters on the front windows, which are only appropriate when operable. The front vestibule will be brick with a concrete floor, with brick steps and a metal hand-railing, but additional information is also needed about the floor of the vestibule. These materials are compatible with those of surrounding historic houses and

meet guideline II.B.4.

Roof

The primary roof of the new building, a side-facing gable, and a front projecting gable will have a 12:12 pitch. There will be a front shed-roofed dormer with a 4:12 pitch. These roofs are compatible with those of surrounding historic houses and meet guideline II.B.5.

Orientation

The siting of the new house will match that of adjacent houses, with the front facade parallel to the street. The main entrance is on the center and connected with the street by a concrete walkway. The orientation of the new building meets guideline II.B.6.

Proportion and Rhythm of Openings

The front facade of the new building will have three evenly spaced bays. The left elevation will have a three-part window in the center of the wall in addition to a single window near the front-left corner, and the right elevation will have three evenly spaced window bays. The front dormer would be eight-feet wide with a single three-foot (3') wide window. Typically, historic dormers have windows across their entire front wall. The majority of windows will be approximately twice their width in height. With an additional window in the dormer, staff finds the proportion and rhythm of windows to be compatible with surrounding historic houses and meets guideline II.B.7.

Appurtenances

The new building will have a concrete walkway leading to a paved parallel parking area at the very front edge of the property. Front parking is generally not appropriate, however, because the lot rises significantly from the front to the rear, and because the property does not have alley access, rear parking is not feasible. There is no sidewalk.

Recommendation: Staff recommends approval of the application for the proposed demolition of a non-contributing structure and new construction of a primary building, with the conditions that

1. The front setback shall be more aligned with adjacent structures;
2. Material specifications for the windows, doors, and brick shall be approved by Staff;
3. The front shutters be removed, or they shall be operable;
4. An additional window shall be added in the front dormers.

With these conditions, Staff finds the application to meet the design guidelines for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1209 Lillian Street, front.



1209 Lillian Street and adjacent houses.

BUILDING DATA

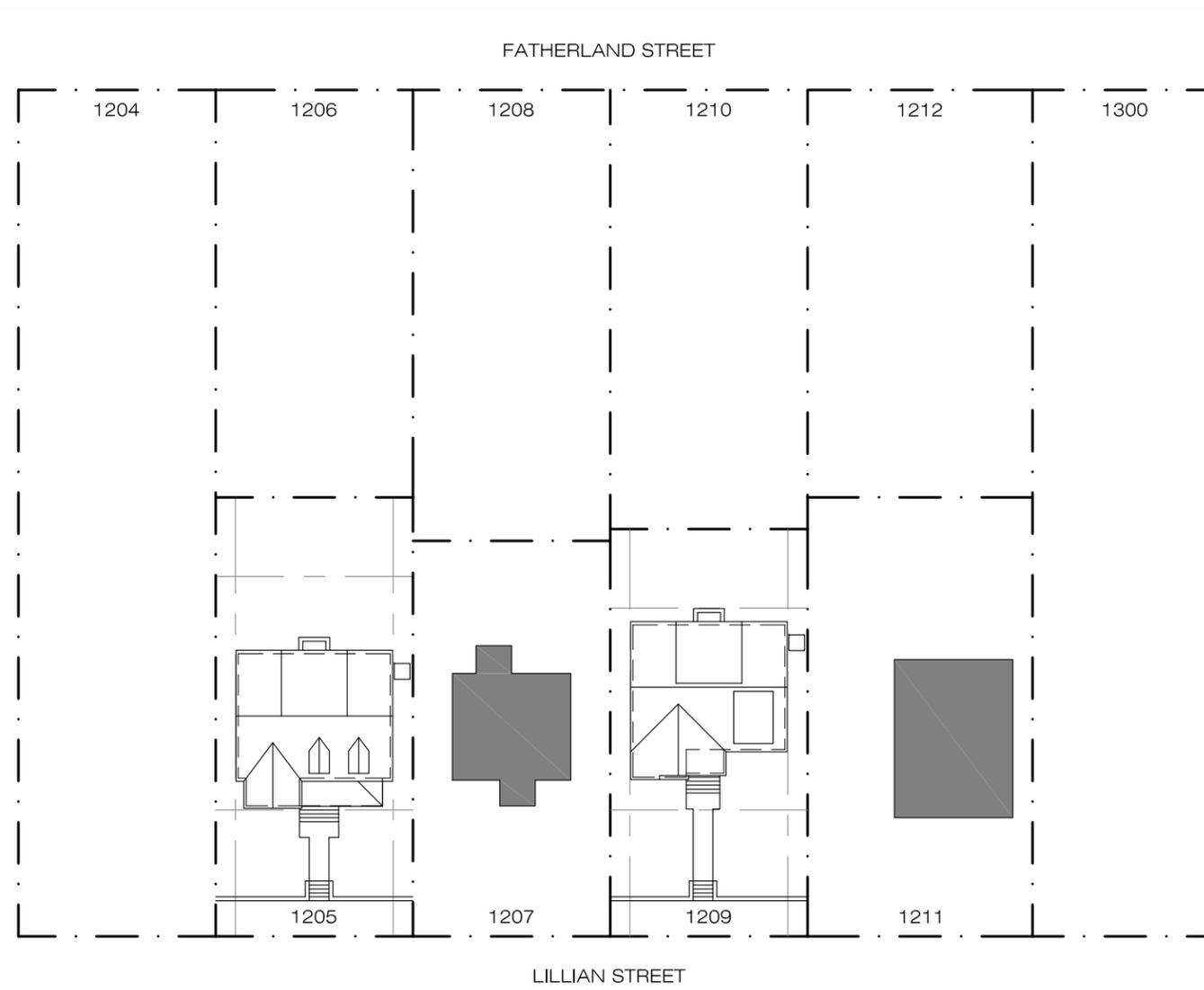
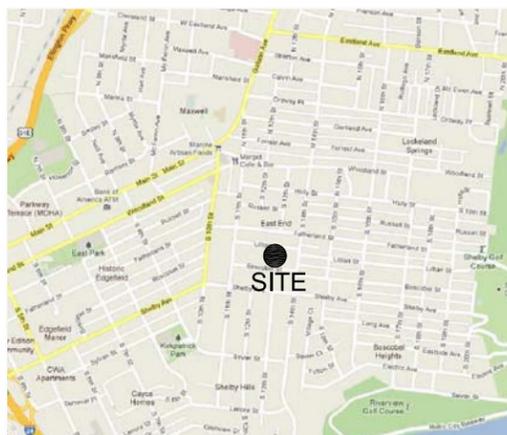
ADDRESS: 1209 LILLIAN STREET
 NASHVILLE, TENNESSEE 37206
 PARCEL ID: 08313011900
 DESCRIPTION: LOT 101 E EDGEFIELD ADDN
 LOT AREA: .11 ACRES
 DIMENSIONS: 50' X 103'
 ZONING: RS7.5
 PROPOSED BUILDING AREAS:
 TOTAL LIVING AREA: 2,175 SF

PROJECT TEAM

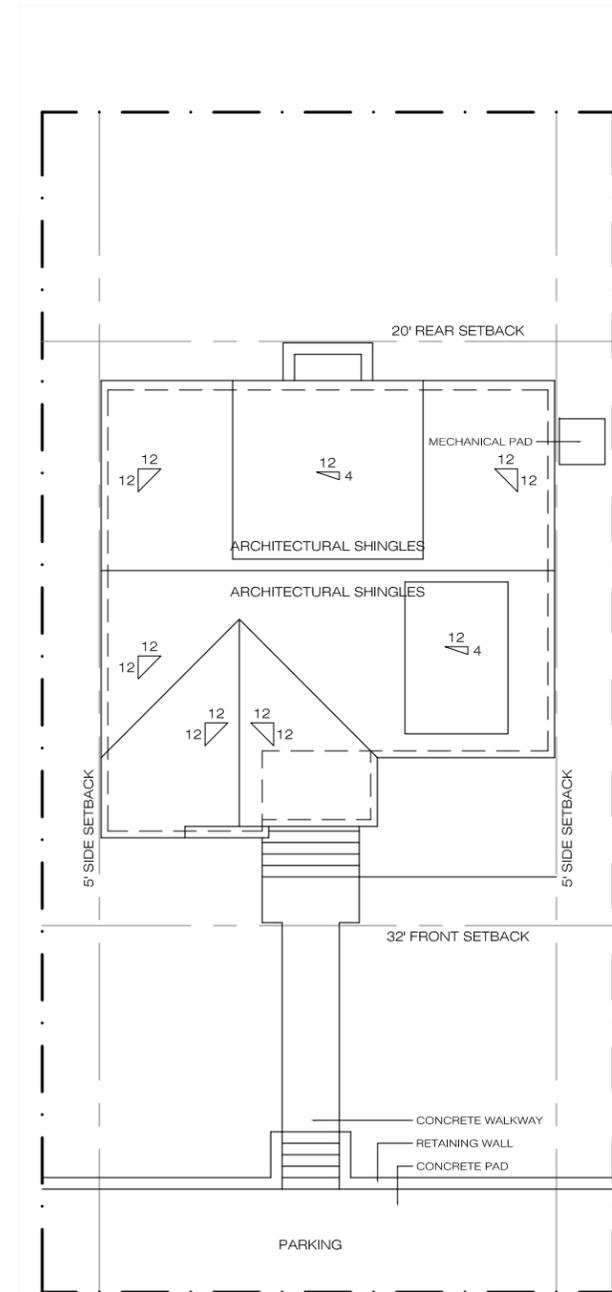
DEVELOPER
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 justin@buildingmasters.com

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 PFEFFER TORODE ARCHITECTURE
 1123 GLENWOOD AVENUE
 NASHVILLE, TN 37204
 615-618-3565
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VICINITY MAP



1 SITE PLAN
 SCALE 1" = 40'



2 PROPERTY PLAN
 SCALE 1/16" = 1'-0"

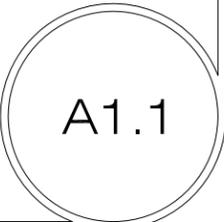
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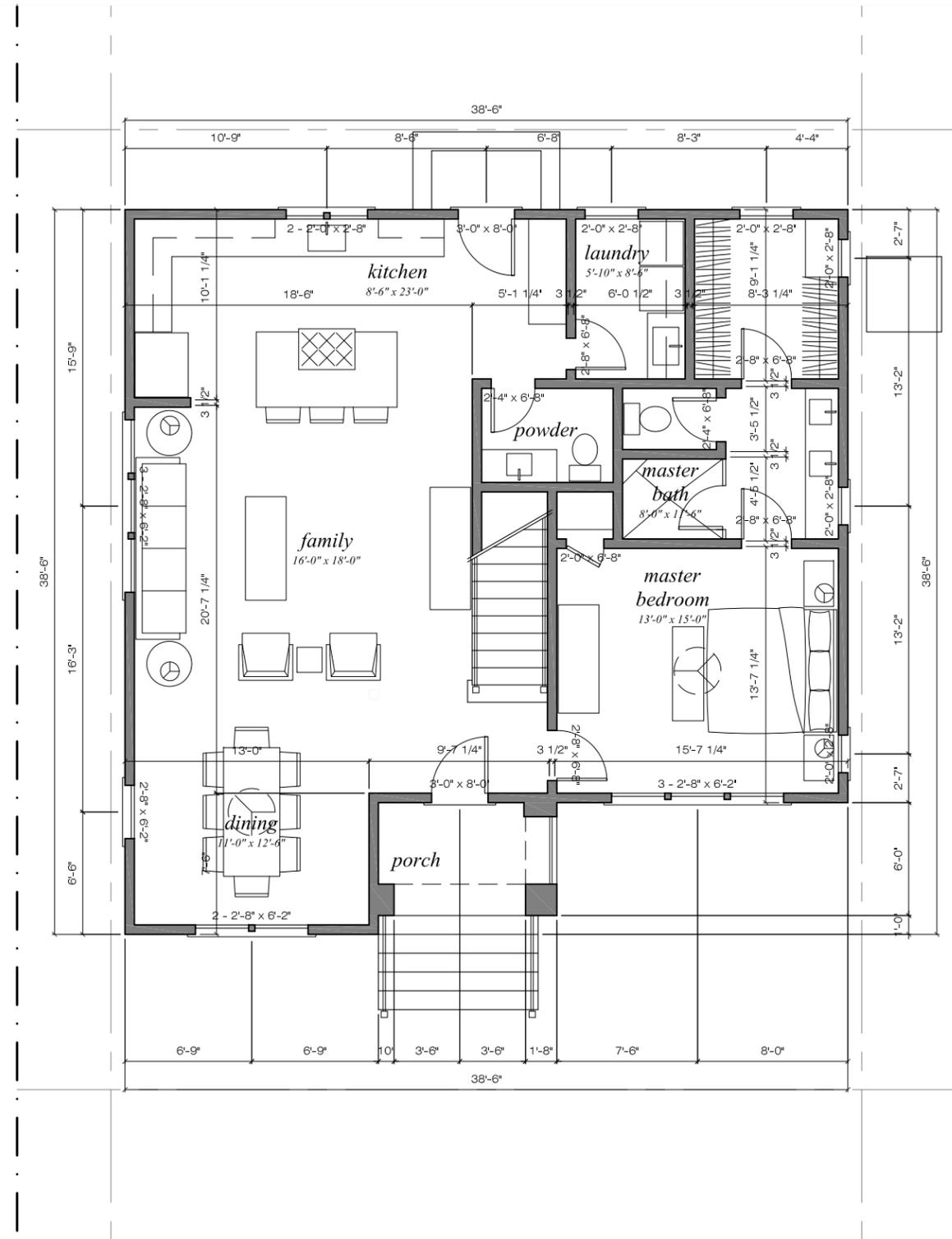


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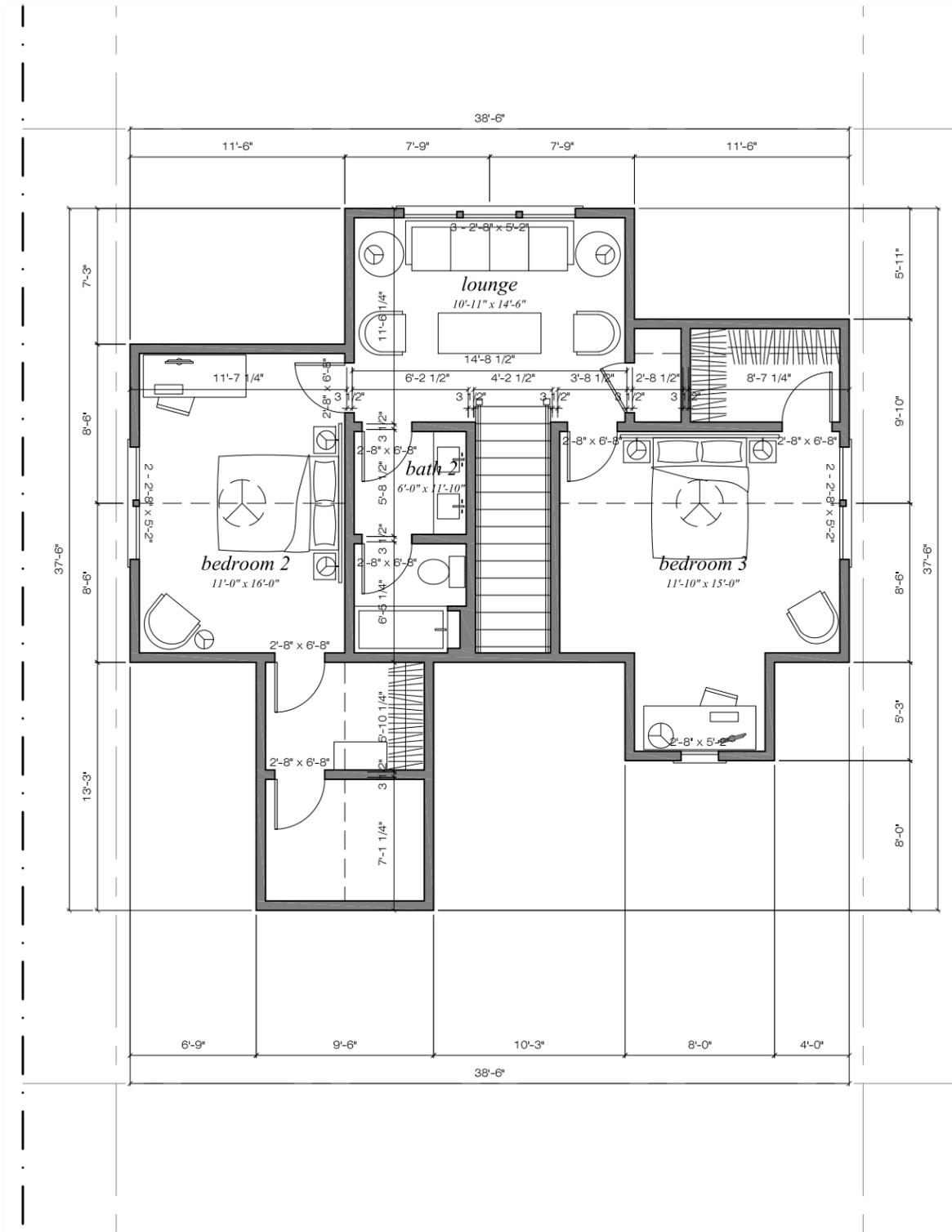
PROJECT:
 1209 LILLIAN STREET
 NASHVILLE, TENNESSEE 37206

7 APRIL 2012





1 MAIN LEVEL PLAN
SCALE 1/8" = 1'-0"



2 UPPER LEVEL PLAN
SCALE 1/8" = 1'-0"

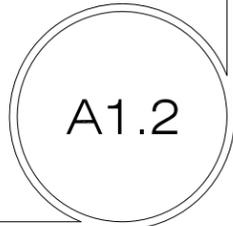
ARCHITECT:



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1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



3 SIDE ELEVATION
SCALE 1/8" = 1'-0"



2 REAR ELEVATION
SCALE 1/8" = 1'-0"



4 SIDE ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT:



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