



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
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STAFF RECOMMENDATION
1305 Lillian Street
October 16, 2013

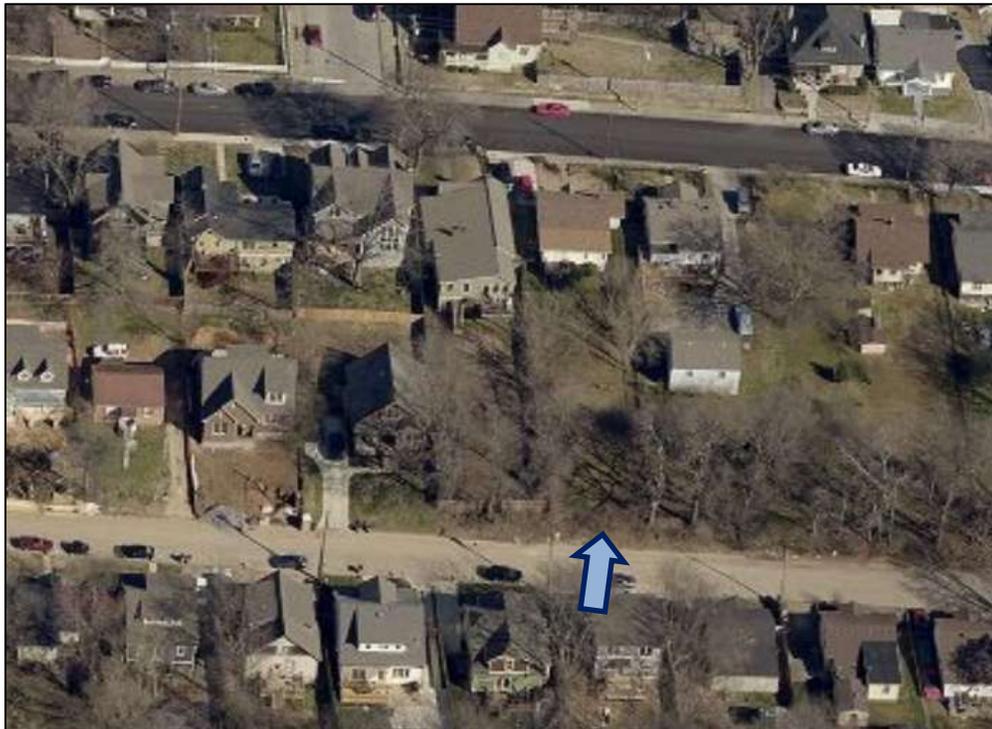
Application: New construction - infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313011201
Applicant: Jamie Pfeffer, Pfeffer Torode Architecture
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to construct a new house on a vacant lot. The house will be one and one-half stories tall with a side gabled roof and a recessed front vestibule. The house will be in the Tudor Revival style, which is not uncommon to the surrounding area. The first story walls of the house will be brick with cement-fiber siding on the upperstory walls, with a brick foundation and a composite shingle roof.</p> <p>Recommendation Summary: Staff recommends approval of the application to construct a new house at 1305 Lillian Street with the conditions that:</p> <ul style="list-style-type: none"> • The material of the foundation be changed in order to express the level of the finished first floor on the exterior of the building. • That the foundation height and grade at the front match the recently constructed houses at 1209 and 1211 Lillian Street. • Staff to have final approval of the brick, windows and doors, and the material of the stairs and walkways. <p>Meeting those conditions, Staff finds that the proposed new construction would meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: 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.

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

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.

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.

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.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

7. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

9. Appurtenances

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

Utilities

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

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

Background: The lots on both sides of the 1200 and 1300 blocks of Lillian Street are very steep. As a result most of them remained unimproved until the middle of the 20th Century, well after the significant period of development in the Lockeland Springs neighborhood. The houses on these blocks are non-contributing, including several infill projects have been approved in the last two years. The lot at 1305 Lillian is vacant.

Analysis and Findings: The applicant is proposing to construct a new single family house on the vacant parcel. The new house will be one and one-half stories tall, with architectural features of the Tudor Revival style.

Height & Scale:

The new house will have a roof ridge height of twenty-six feet (26') above the finished floor level. The floor level is not evident on the exterior of the building, but would vary from two feet (2') at the rear to seven feet (7') at the front as grade drops toward the front of the lot. The recently constructed houses at 1209 and 1211 Lillian Street have similarly sloped lots, but only have approximately five feet (5') of exposed foundation at the front.

The house will have brick on the first story walls continuing down to grade, whereas it is typical of houses in the historic district to have a visible expression of the floor level on the exterior by using different materials for the foundation and primary walls. The height of the house from floor to roof peak is compatible with other houses on Lillian Street, but the perceived height with the foundation as viewed from the right of way would be exaggerated by the material and grade. A change of materials at the foundation level and re-grading or lowering the foundation height at the front of the house to match the recently constructed buildings at 1209 and 1211 Lillian Street would be more appropriate.

The front façade of the building will be thirty-three feet (33') wide, and the depth will be approximately thirty-five feet (35'). The scale of the new house proposed for 1305 Lillian Street is compatible with the scale of those recent approvals in the immediate area, and would not contrast greatly with the scale of historic buildings throughout the overlay as a whole.

With a different material used for the foundation and lowering the height of the foundation to match the houses at 1209 and 1211 Lillian Street, Staff finds that the project meets section II.B.1.and 2.

Setback & Rhythm of Spacing:

The house will be located on the lot with the leading edge of the house thirty-three feet (33') from the front of the lot, with side setbacks of approximately five feet (5') on each side. These setbacks are compatible with the surrounding context and will maintain the established rhythm of spacing on the street.

The project meets section II.B.3.

Materials:

The primary exterior materials of the new house will be: brick on the first story with smooth-faced cement fiberboard with a reveal of five inches (5") on the upperstory walls. The trim will be wood and cement-fiberboard. The foundation will be brick to grade, and the roof will be architectural fiberglass shingles in a "weathered wood" color. It is typical of houses in the historic district to have a visible expression of the floor level on the exterior by using different materials for the foundation and primary walls. Staff asks to review the brick prior to selection in order to determine the compatibility of the color and texture. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. A projecting side bay will be clad in smooth-faced cement fiberboard panels. The material of the front stairs and walkway is not known. A retaining wall around the front parking area will be split-faced concrete block. With a different material to be used for the foundation and with staff's final approval of the brick, windows and doors, and the material of the stairs and walkways, staff finds that the known materials meet Sections II.B.4

Roof form:

The primary roof of the new house will be a side-oriented gable with a pitch of 12:12. There will be a smaller front-projecting gable with a pitch of 14:12 and a front shed dormer with a pitch of 5:12. These forms and pitches are compatible with those of surrounding historic houses and are appropriate for the Tudor Revival Style.

The project meets section II.B.5.

Orientation:

The orientation of the house will match the existing houses nearby, with a new walkway connecting the house to a paved parking area, defined by a retaining wall, at the front of the lot. Although front yard parking areas are not typical in most locations, this type of paving is necessary for this lot because there is no front sidewalk along the street and no alley access at the rear. The steep grade prevents the ability to add a usable driveway leading to a rear parking pad or garage. The parking pad is pushed back adequately to allow for a future sidewalk.

The house will have a recessed vestibule on the front with an arched doorway, which is in keeping with the Tudor Revival style of the house.

The project meets section II.B.6.

Proportion and Rhythm of Openings: The windows on the proposed new house are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities:

The HVAC units for the new house will be on the left facade behind the midpoint of the house.

The project meets section II.B.9.

Recommendation:

Staff recommends approval of the application to construct a new house at 1305 Lillian Street with the conditions that:

- The material of the foundation be changed in order to express the level of the finished first floor on the exterior of the building.
- That the foundation height and grade at the front match the recently constructed houses at 1209 and 1211 Lillian Street.
- Staff to have final approval of the brick, windows and doors, and the material of the stairs and walkways.

Meeting those conditions, Staff finds that the proposed new construction would meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



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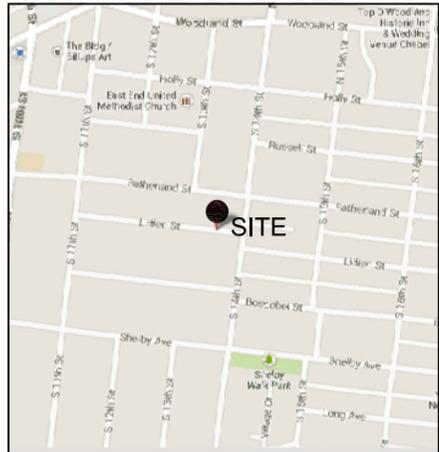
1211 Lillian Street. Plans approved by MHZC in 2011 depicted a parged concrete foundation.

1302 FATHERLAND STREET

INDEX OF DRAWINGS

SHEET	DRAWING TITLE
A1.0	TITLE AND SITE/ROOF PLAN
A1.1	FLOOR PLANS
A1.2	ELEVATIONS

VICINITY MAP



BUILDING DATA

ADDRESS: 1305 LILLIAN STREET
 NASHVILLE, TENNESSEE 37206

PARCEL ID: 08313011201

DESCRIPTION: LOT PT 106 EAST EDGEFIELD ADDN

LOT AREA: .16 ACRES

DIMENSIONS: 45' x 100'-0"

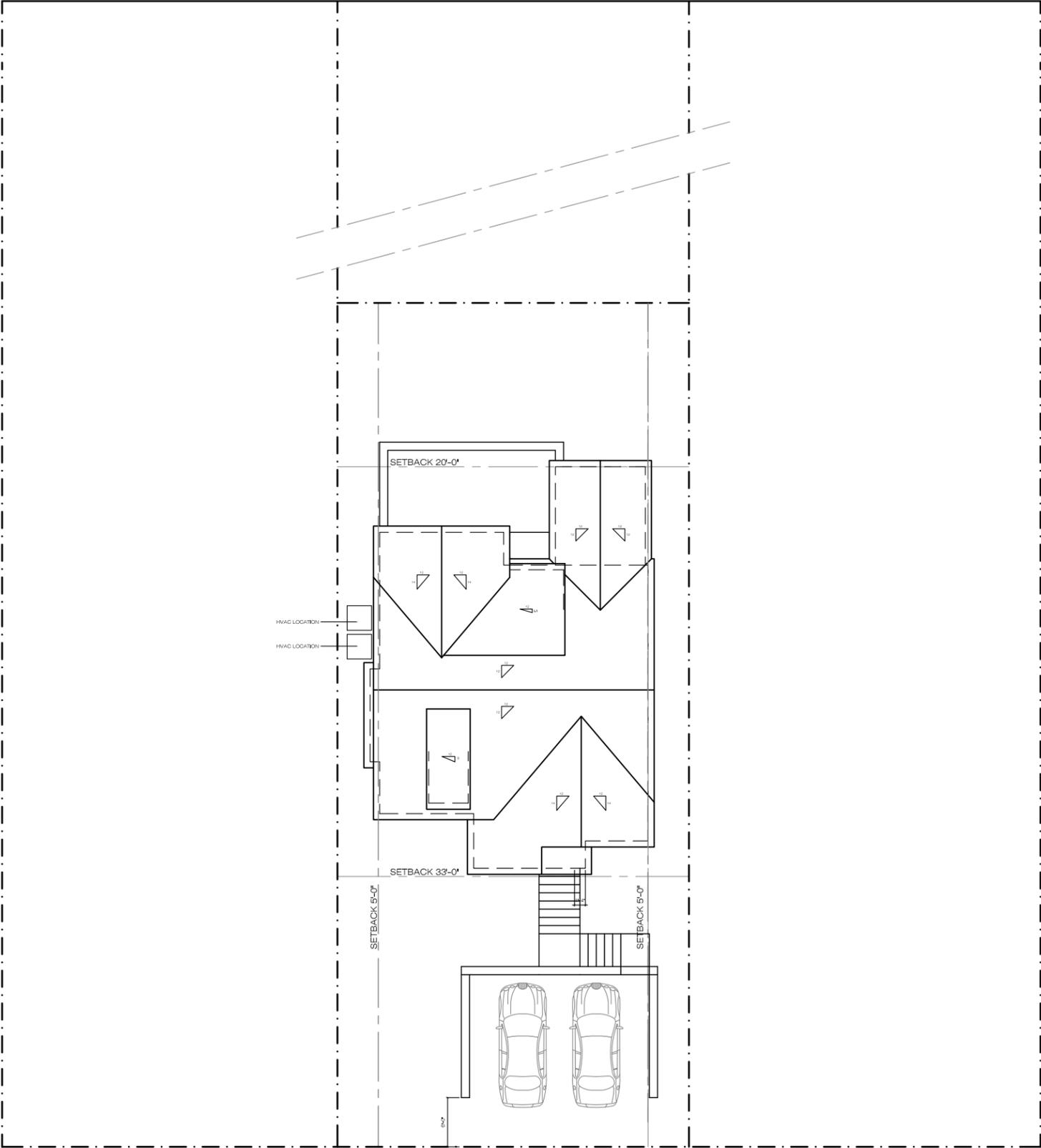
ZONING: Residential (R6)

PROPOSED BUILDING AREAS:

CONDITIONED AREA:	1,890 SF
LOWER LEVEL SF:	1,114 SF
UPPER LEVEL SF:	776 SF
UNCONDITIONED AREA:	173 SF

PROJECT TEAM

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 PFEFFER TORODE ARCHITECTURE
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 NASHVILLE, TN 37203
 615-618-3565
 jamie@pfefferarchitecture.com



1305 LILLIAN STREET

ARCHITECT:



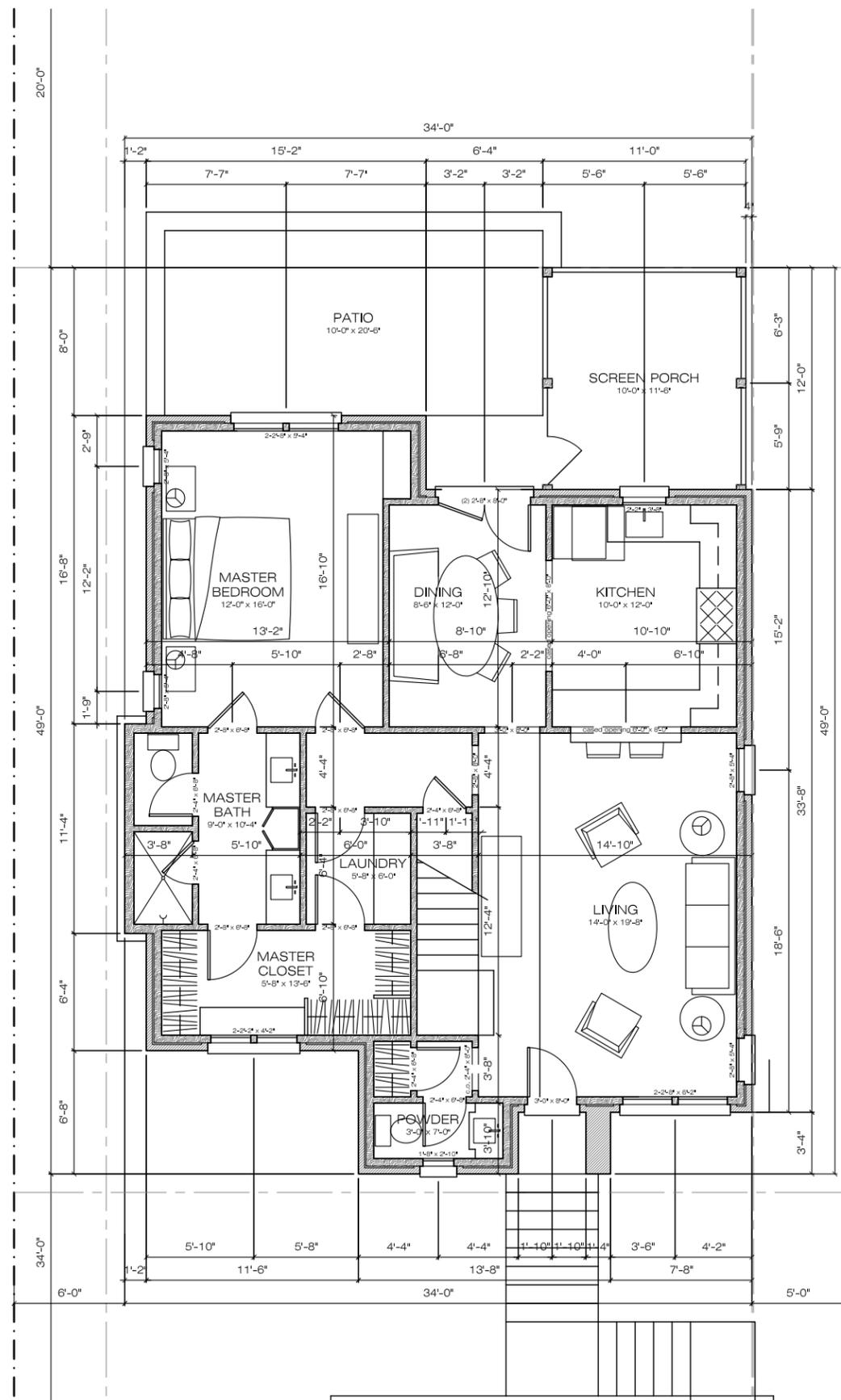
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1305 LILLIAN STREET

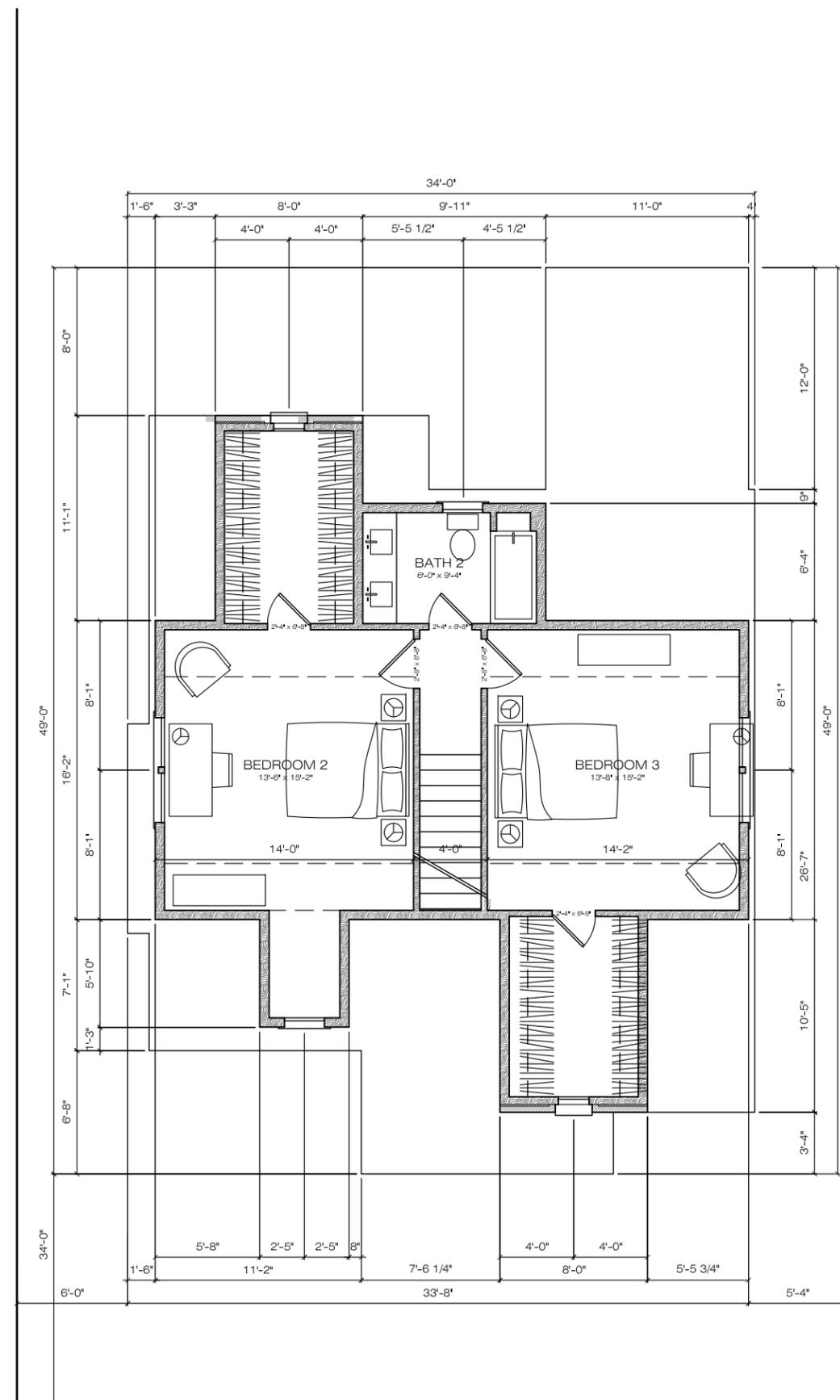
8 October 2013

A1.0

1 SITE / ROOF PLAN
 SCALE 1/16" = 1'-0"



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



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

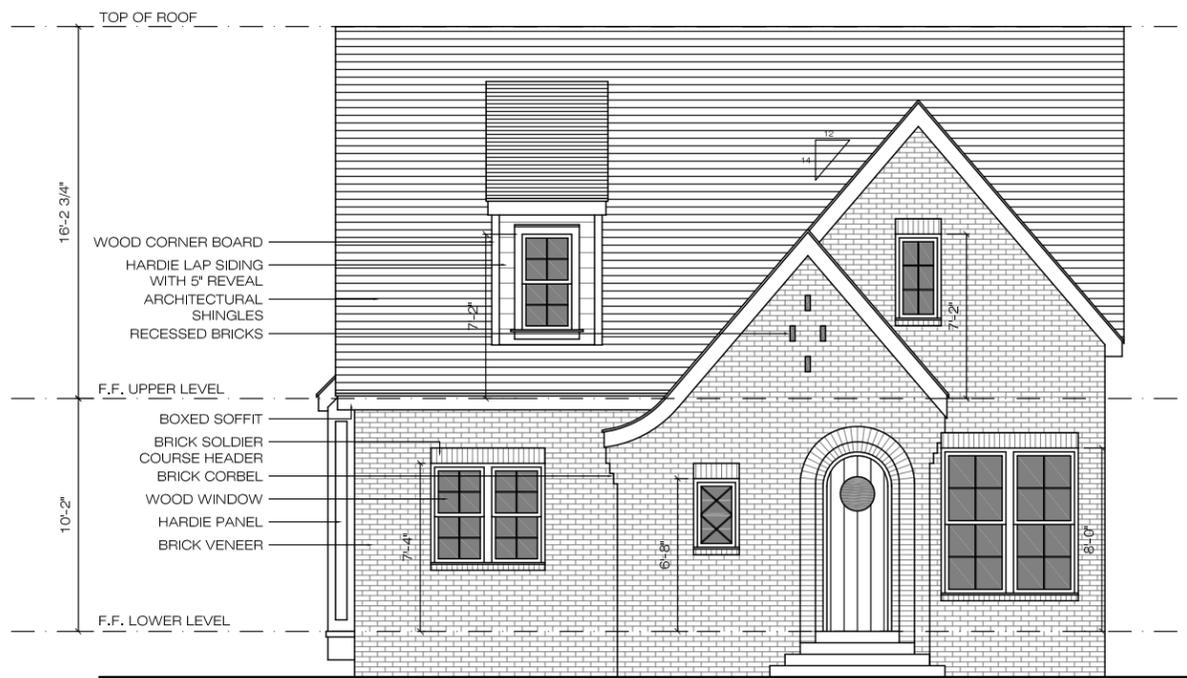
ARCHITECT:

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PROJECT:
 1305 LILLIAN STREET

8 October 2013

A1.1



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



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

ARCHITECT:

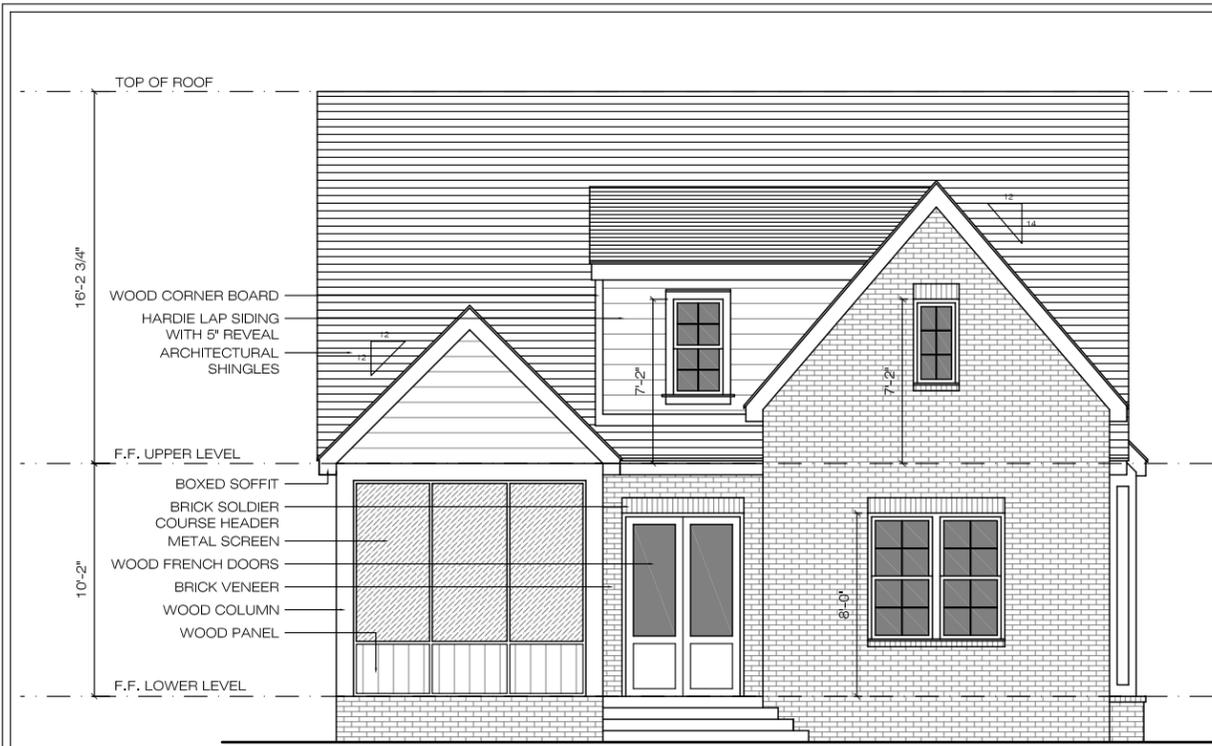


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A1.2



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



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

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PROJECT:
 1305 LILLIAN STREET

8 October 2013

A1.3