



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
1314 Lillian Street
October 16, 2013

Application: Demolition; New construction-infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313015200
Applicant: Jamie Pfeffer, Pfeffer Torode Architecture
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing building and construct a new single-family dwelling. The new building will be twenty-nine feet, six inches (29'-6") tall and twenty-eight feet (28') wide. The materials of the addition will include: cement-fiber siding, wood trim, a composition shingle roof, wood windows, and a split-faced concrete block foundation.</p> <p>Recommendation Summary: Staff recommends approval of the application to demolish a non-contributing building and construct a new one and one-half story house at 1314 Lillian Street with the conditions that Staff approve the selection of specific windows and doors and the location of exterior HVAC units, finding the proposal to 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.

8. Outbuildings

- 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.

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.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

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

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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.

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.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

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.

- 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.

IV. B. Demolition

Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically 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 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The house at 1314 Lillian Street is a one-story Minimal-Traditional cottage with a side-gabled roof and a shallow shed-roofed front porch, constructed circa 1950. Because the house's date of construction is after the significant period of development for the Lockeland Springs-East End neighborhoods (roughly 1880-1940), it is not classified as a contributing structure to the historic character of the overlay.

Several of the lots on the 1200 and 1300 blocks of Lillian Street were developed at that same period, although some were never improved.

Analysis and Findings: The applicant is proposing to demolish the existing non-contributing building and construct a new single-family dwelling on the property.

Demolition:

Because the existing structure does not contribute to the historic character of the neighborhood, Staff finds that the application to demolish it meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The new house will be one and one-half stories tall with a roof height of twenty-seven feet (27') above the finished floor level. The foundation height of the building will be eighteen inches (18") with a twelve inch (12") water-table band below the finished floor level. The total height of the building will be twenty-nine feet, six inches (29'-6") from peak to grade.

The front façade of the building will be twenty-eight feet (28') wide, and the depth will be approximately thirty-five feet (35'). A projecting front porch will increase the depth by seven feet, six inches (7'-6").

Because the historic context of the surrounding area is not as strong as in other parts of the neighborhood, several non-contributing houses on Lillian Street have been replaced with infill in the last two years, with MHZC approval. These structures (1228, 1230, 1232, 1238, and 1306 Lillian Street) range from twenty-four feet to twenty-nine feet (24' to 29') in height and from twenty-nine to thirty-four feet (29' to 34') in width. The scale of the new house proposed for 1314 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.

The project meets section II.B.1.and 2.

Setback & Rhythm of Spacing:

The new building will have a front setback of fifteen feet (15') to the leading edge of the front porch. This will be five feet (5') shorter than the setbacks of recently constructed houses on the street, but is six feet deeper (6') than the remaining non-contributing buildings. Staff finds that this setback is appropriate given the character of the context, and may facilitate the appearance of gradual setback variation with subsequent infill on the block.

The side setbacks will be five feet (5') on the left and ten feet (10') on the right, with a driveway running along the right side of the property. These setbacks are compatible with those of the surrounding context and will maintain the rhythm of spacing established by existing buildings.

The project meets section II.B.3.

Materials:

The new building will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5"). The trim will be wood. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles in "weathered wood" color.

The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.4

Roof form:

The primary roof of the new house will be a side-oriented gable with a pitch of 8:12. A front-gabled dormer will have the same pitch. This roof form and pitch are compatible with those of historic houses nearby. No roof-penetrating chimneys or skylights are indicated.

The project meets section II.B.5.

Orientation:

The front façade of the building will be match the orientation of the existing buildings nearby, with driveway running along the right side of the building to the rear of the house. A new sidewalk will connect the front porch to the driveway. The orientation and paving are appropriate for this lot because there is no front sidewalk along the street and no alley access at the rear.

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 location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.9.

Recommendation:

Staff recommends approval of the application to demolish a non-contributing building and construct a new one and one-half story house at 1314 Lillian Street with the conditions that Staff approve the selection of specific windows and doors and the location of exterior HVAC units, finding the proposal to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1314 Lillian Street.



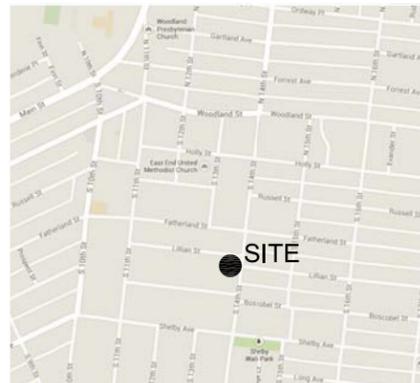
1306, 1238, 1232, 1230 Lillian Street.

1314 LILLIAN STREET

INDEX OF DRAWINGS

SHEET	DRAWING TITLE
A1.0	TITLE AND SITE/ROOF PLAN
A1.1	FLOOR PLANS
A1.2	FRONT AND REAR ELEVATIONS
A1.3	SIDE ELEVATIONS

VICINITY MAP



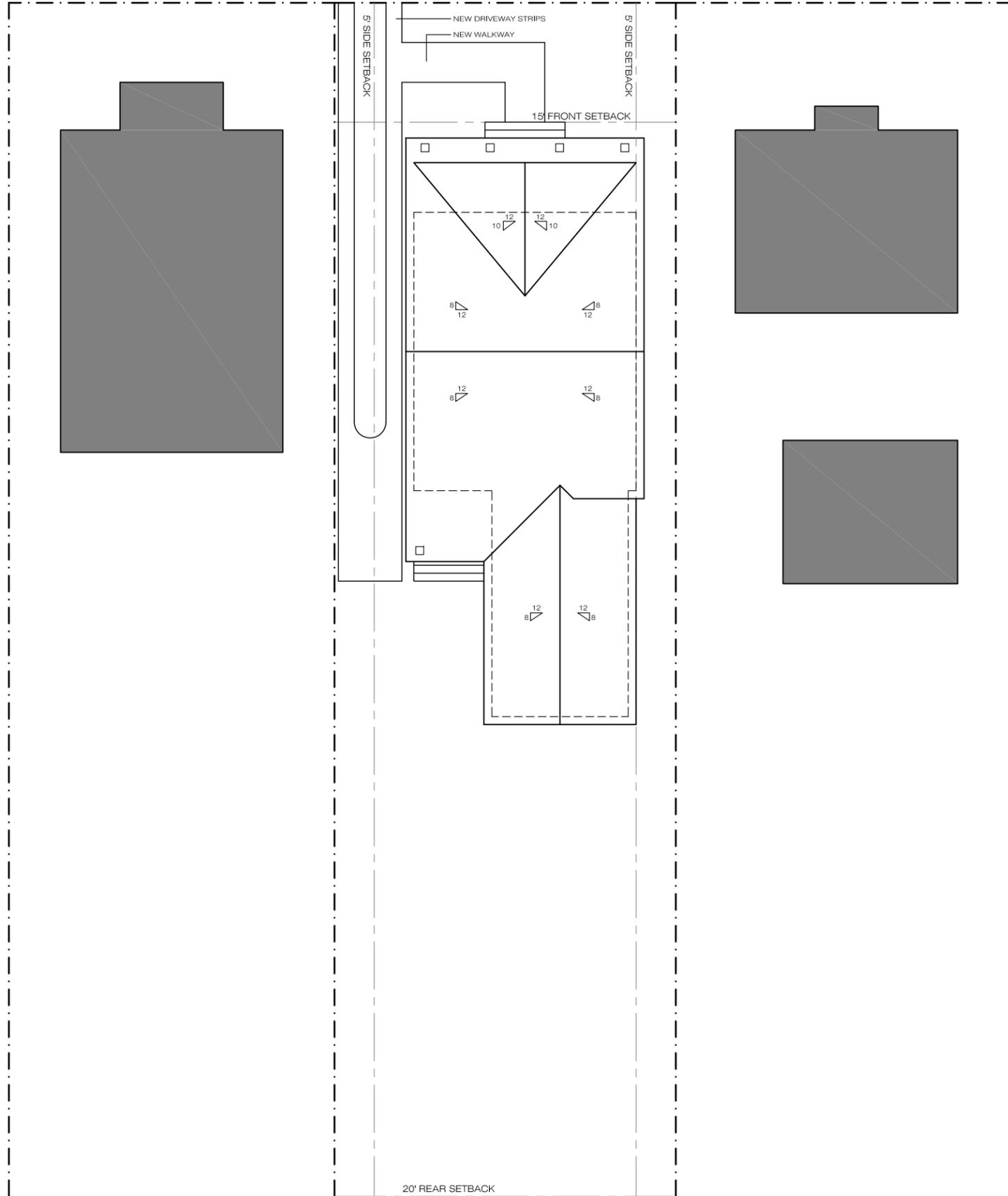
BUILDING DATA

ADDRESS: 1314 LILLIAN STREET
 NASHVILLE, TENNESSEE 37206
 PARCEL ID: 08313015200
 DESCRIPTION: PT LOTS 111 E EDGEFIELD ADDN
 LOT AREA: .16 ACRES
 DIMENSIONS: 43' x 170'-0"
 ZONING: Residential (R6)
 PROPOSED BUILDING AREAS:

CONDITIONED AREA:	2,296 SF
LOWER LEVEL SF:	1,477 SF
UPPER LEVEL SF:	819 SF
UNCONDITIONED AREA:	298 SF

PROJECT TEAM

ARCHITECT
 PFEFFER TORODE ARCHITECTURE
 521 8th AVENUE SOUTH, SUITE 103
 NASHVILLE, TN 37203
 615-618-3565
 jamie@pfefferarchitecture.com



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

ARCHITECT:



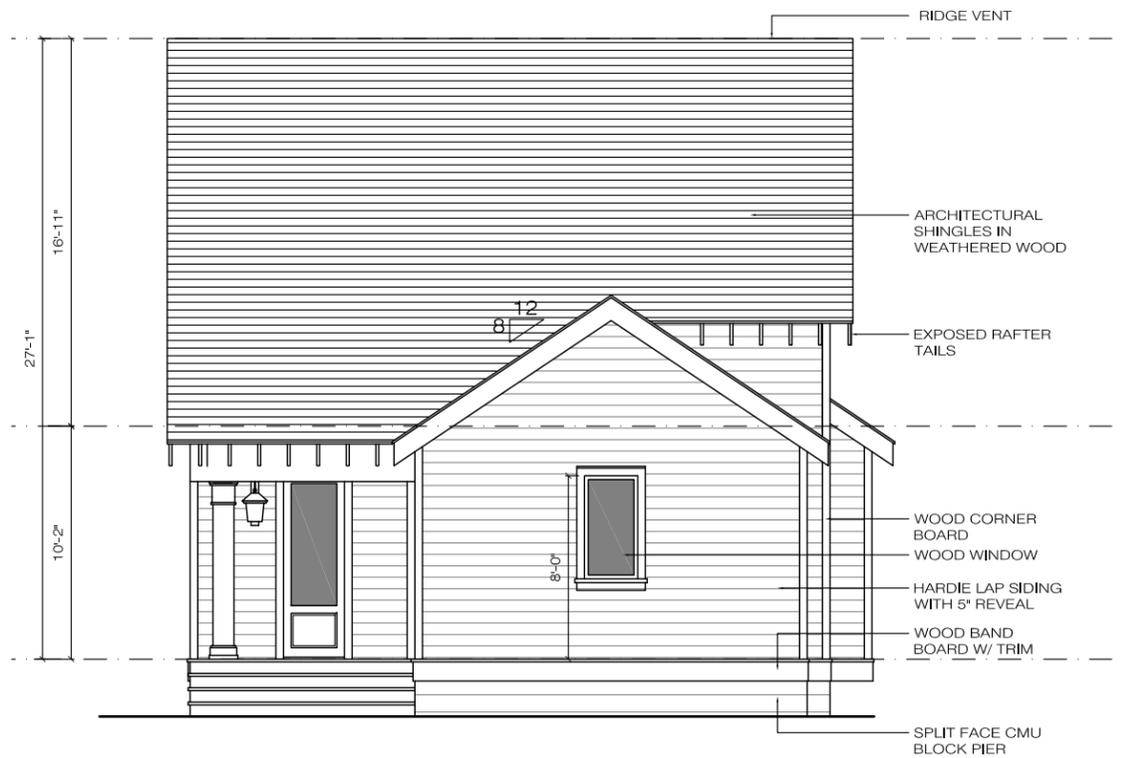
PROJECT:
 1314 LILLIAN STREET

8 OCTOBER 2013

A1.0



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



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

ARCHITECT:

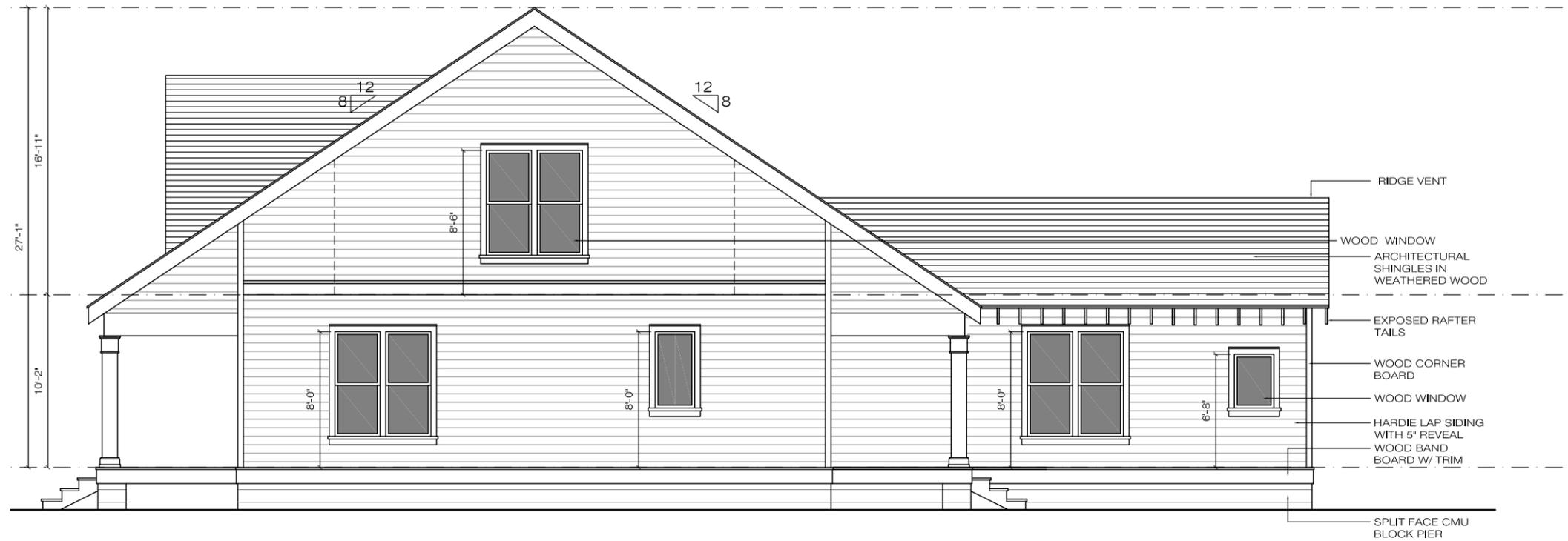


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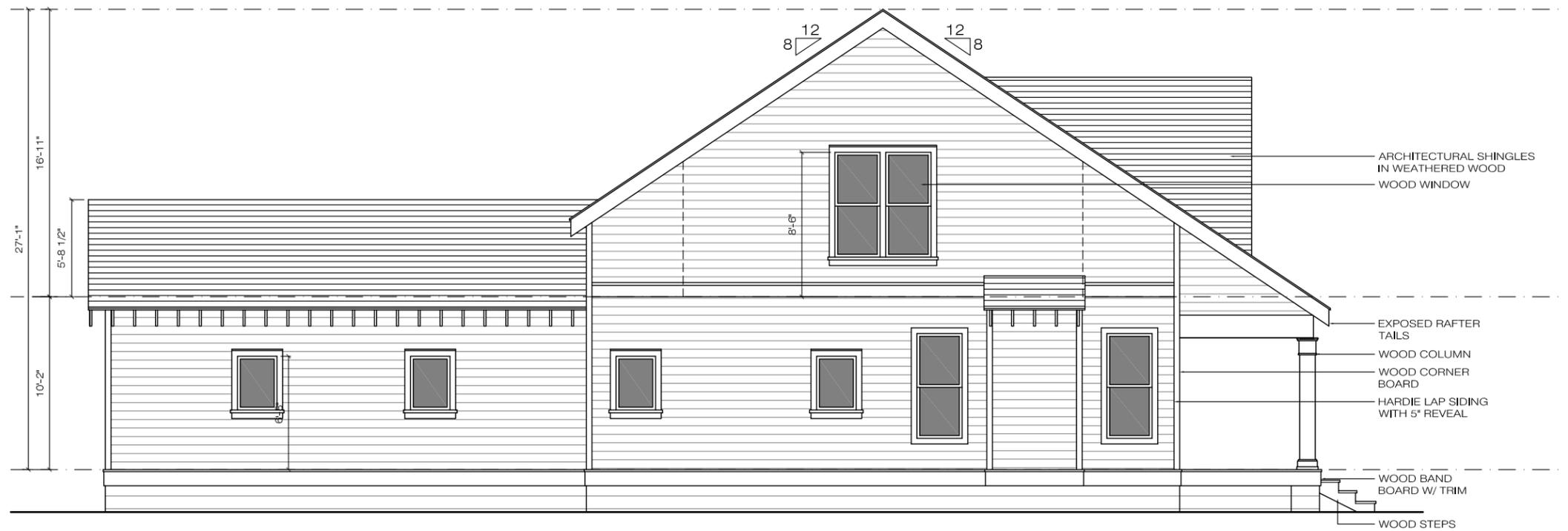
PROJECT:
1314 LILLIAN STREET

8 OCTOBER 2013

A1.2



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



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

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PROJECT:
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8 OCTOBER 2013

A1.3