



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
1112 Lillian Street
January 15, 2014

Application: New construction - infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313013500
Applicant: Jeff Zeitlin, Martin Construction
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a new two-story house with attached garage on a narrow lot. The house will be narrower and taller than the closest historic context.</p> <p>Recommendation Summary: Staff recommends disapproval of the application to construct a new two-story house at 1112 Lillian Street, finding the height and scale, setbacks, rhythm of spacing, windows and doors, materials, proportion and rhythm of openings, appurtenances and utilities to be incompatible with the surrounding historic context and design guidelines II.B. 1, 2, 3, 4, 7 and 9.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

Background:

The historic character of this section of Lillian Street is not as well-defined as in other parts of the overlay, with the majority of houses being non-contributing buildings, but the historic character of surrounding blocks is intact. There is one historic two-story house at 1214 Boscobel Street, but otherwise the adjacent blocks comprise only one or one and one-half story houses. Several recent infill projects constructed on the 1200 and 1300 blocks of Lillian Street are also all one and one-half story.

The typical lot on Lillian Street is fifty feet (50') wide, although this one and 1114 Lillian Street are thirty-three feet (33') wide.

There is currently a non-contributing house at 1112 Lillian Street.

Analysis and Findings:

Height & Scale:

The new building will be two-stories tall with the peak of the roof at thirty-two feet (32') and eaves at twenty-two feet (22') above grade at the front. By comparison, the existing houses on Lillian Street range between thirteen feet (13') and twenty feet (20'). There will be two feet (2') of foundation exposed and a one foot (1') water-table band between the foundation and the finished floor level. Due to a drop in grade, the structure will gain an additional story in the basement level at the rear. The plans show the basement-level as having a bedroom, a bathroom, and a two-car garage.

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1214 Boscobel

The building will be nineteen feet, four inches (19'4") wide; whereas, homes on Lillian Street are generally between twenty-four and thirty-two feet (24' - 32') wide. Although the lot is narrower than nearby lots, the structure could be as much as four feet (4') wider, which would be more compatible with the surrounding context and meet the setback requirements of the bulk zoning regulations. The house will be sixty-six feet (66') from front-to-back, including a six foot (6') deep front porch and ten foot (10') deep rear deck.

Staff finds that the height and scale of the proposed two story house would not be compatible with surrounding buildings and would not meet guidelines II.B.1 and II.B.2.



1110, 1108 Lillian Street



1109 Lillian Street



1111 Lillian Street (Historic)



1113 Lillian Street

Setback & Rhythm of Spacing:

The front of the building will be located with the front edge in line with adjacent structures, between eighteen and twenty feet (18' - 20') from the street, which is an appropriate setback. The building's side setbacks will be approximately six feet, six inches (6'-6") on each side. Although this meets bulk zoning requirements the width and resulting side setbacks do not match the rhythm of the street, as seen in the areas of historic context.

Materials:

The exterior will be clad with cement-fiberboard clapboard siding, with a fiberglass shingle roof. The siding reveal and texture, and the color of the roof are not known. Also unknown at this time are the materials of the trim, foundation, as well as the porch columns, porch floor, and the roof of the front porch. The proposed material of the windows would be vinyl, which has not been approved for new construction in the Neighborhood Conservation Zoning Overlay.

The material for the windows does not meet the design guidelines; therefore staff recommends disapproval of the proposed windows. More information on additional materials is needed to determine if the additional materials would meet guideline II.B.4.

Roof form:

The roof of the structure will be hipped with a pitch of 8:12. The front porch will have a shed roof, also with a pitch of 4:12. The hip and shed roof forms are common for houses in the area, on historic houses and on recent infill. The roof pitches are compatible with those found on similar roofs.

Staff finds that roofs would meet guideline II.B.5.

Orientation:

The new structure will be aligned with the front elevation parallel to Lillian Street, matching the orientation of the surrounding context. A concrete walkway leading from the front porch to the street will engage the street. Staff finds that the orientation of the building will meet guideline II.B.6.

Proportion and Rhythm of Openings:

The front elevation will have three evenly-spaced bays on each story, which is compatible with the proportion and rhythm of openings on historic houses. The windows on the side elevations would be more irregular in their proportions and rhythm of placement. Additionally, both side elevations would have incompatibly large expanses of wall space without any openings. Staff finds the project's proportion and rhythm of openings would not meet guideline II.B.7.

Appurtenances & Utilities:

The location of the HVAC and other utilities was not indicated on the drawings. The HVAC should be located on the rear façade or on a side façade beyond the midpoint of the house in order to meet section II.B.9.

Outbuildings:

The new building would have a two-car garage in the basement, accessed by a driveway from the rear alley. The Commission has approved rear-accessed garages in basements when they are in the typical location of historic outbuildings. Staff finds that the project meets section II.B.8 of the design guidelines.

Recommendation:

Staff recommends disapproval of the application to construct a new two-story house at 1112 Lillian Street, finding the height and scale, setbacks, rhythm of spacing, windows and doors, materials, proportion and rhythm of openings, appurtenances and utilities to be incompatible with the surrounding historic context and that the proposal would not meet design guidelines II.B. 1, 2, 3, 4, 7 and 9.

Possible Solutions:

A one and one-half story structure with dormers creating a usable second level would be more compatible with the surrounding context. Recognizing that the narrowness of the lot creates challenges for any new construction, staff has discussed possible revisions that would help the project better meet the design guidelines.

Firstly, the current proposal would have a five hundred square foot (500 sf) garage in the basement level of the house. Staff has recommended that the garage be separated from the house and placed at the rear of the lot. The exposed basement area could then be more efficiently used as living space, reducing the amount of living space that would need to be in the upperstory. This would also be more appropriate because historically garages would have been detached and located at the rear of a lot.

Also, by widening the structure to the maximum allowed under the current setback regulations, the interior of the structure would be increased by nearly two hundred square feet (200 sf) per level.

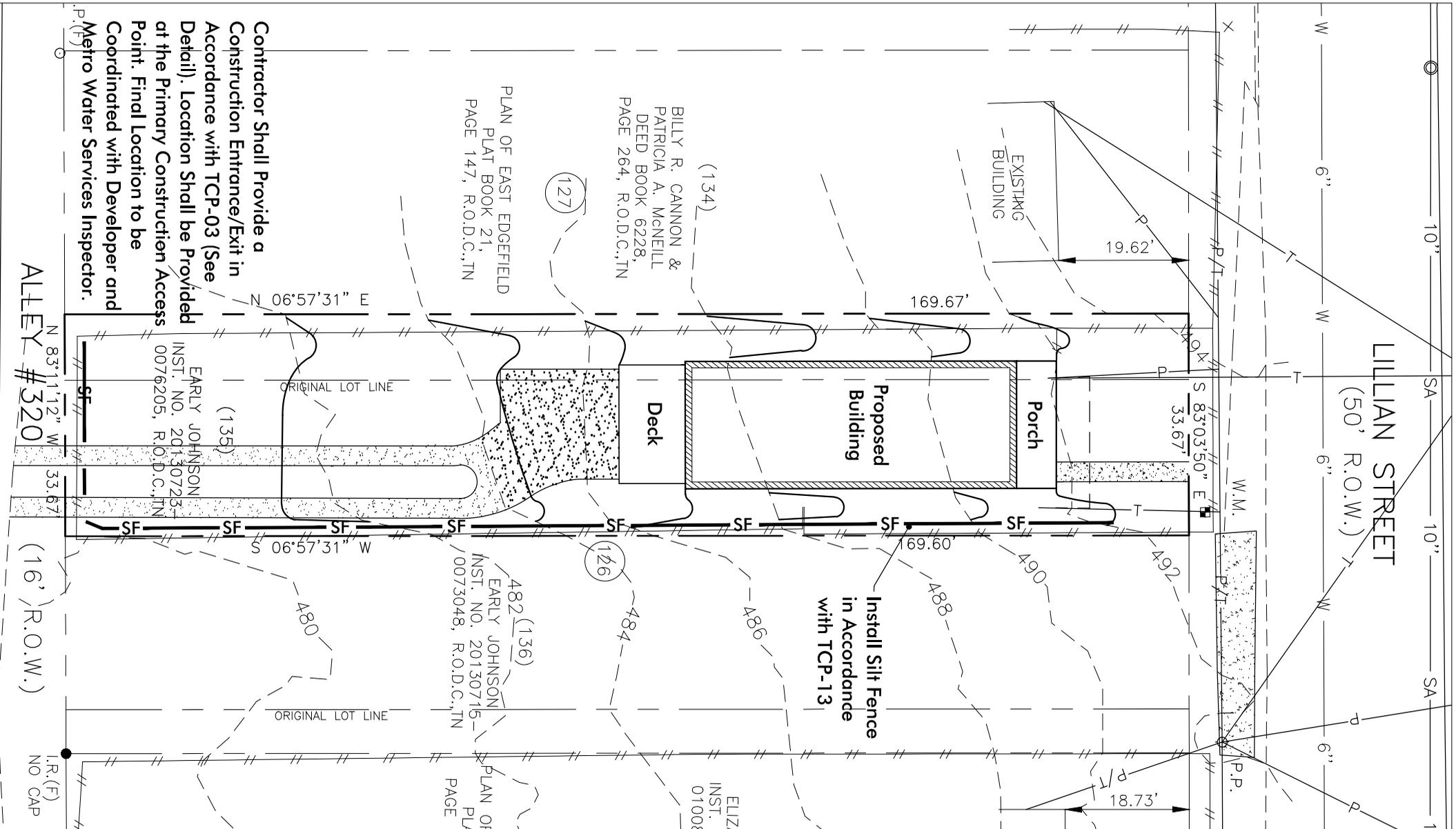
Furthermore, this lot and a similarly narrow lot adjacent at 1114 Lillian Street are being developed by the same applicant. Because of the narrowness of these lots it may be possible to reduce the required setbacks from the shared property line between them, allowing the infill to be even wider and therefore making a one and one-half story building that much more feasible.



1114 Lillian Street



1111 Lillian Street (historic)



OWNER: JOHNSON, EARLY
INST-20130723-0076250

PT LOTS 126 127 E EDGEFIELD ADDN

PLAT BOOK 21, PAGE 147

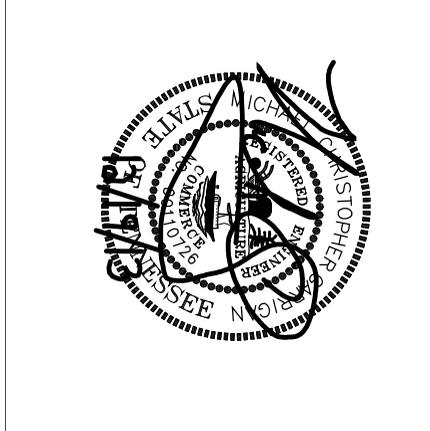
PARCEL 135 ON TAX MAP 83-13

DATE: 12-19-2013

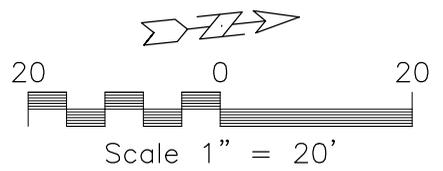
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THIS DRAWING SHOULD NOT BE REPRESENTED TO BE A LAND SURVEY. IT SHOULD NOT BE RELIED UPON FOR THE CONSTRUCTION OF FENCES OR ESTABLISHING THE EXACT LOCATION OF PROPERTY LINES.

NO CORNERS WERE SET OR RESET AT THE TIME OF THIS INSPECTION.



GRADING SITE PLAN
1112 LILLIAN STREET
A HORIZONTAL PROPERTY REGIME
WITH PRIVATE ELEMENTS



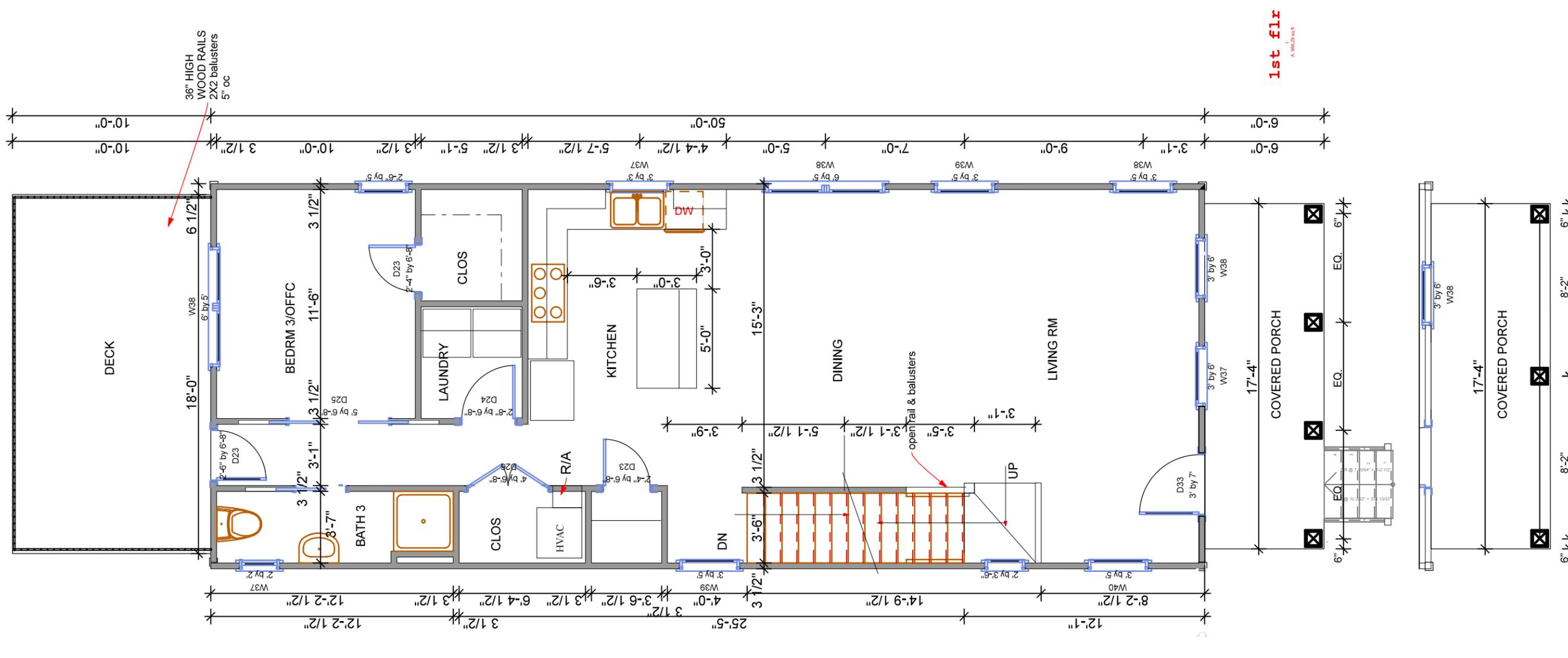
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Dale & Associates

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Landscape Architecture/Surveying

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1st flr

FLOOR AREA	
Zone Name	Area
1st flr	966
2nd flr	966
bsmt	435
	2,367 sq ft

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 2931 BERRY HILL DRIVE
 SUITE 200
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 1298-1586

New Townhomes
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 1112 & 1114 Lillian St.
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DATE: 1/2/14
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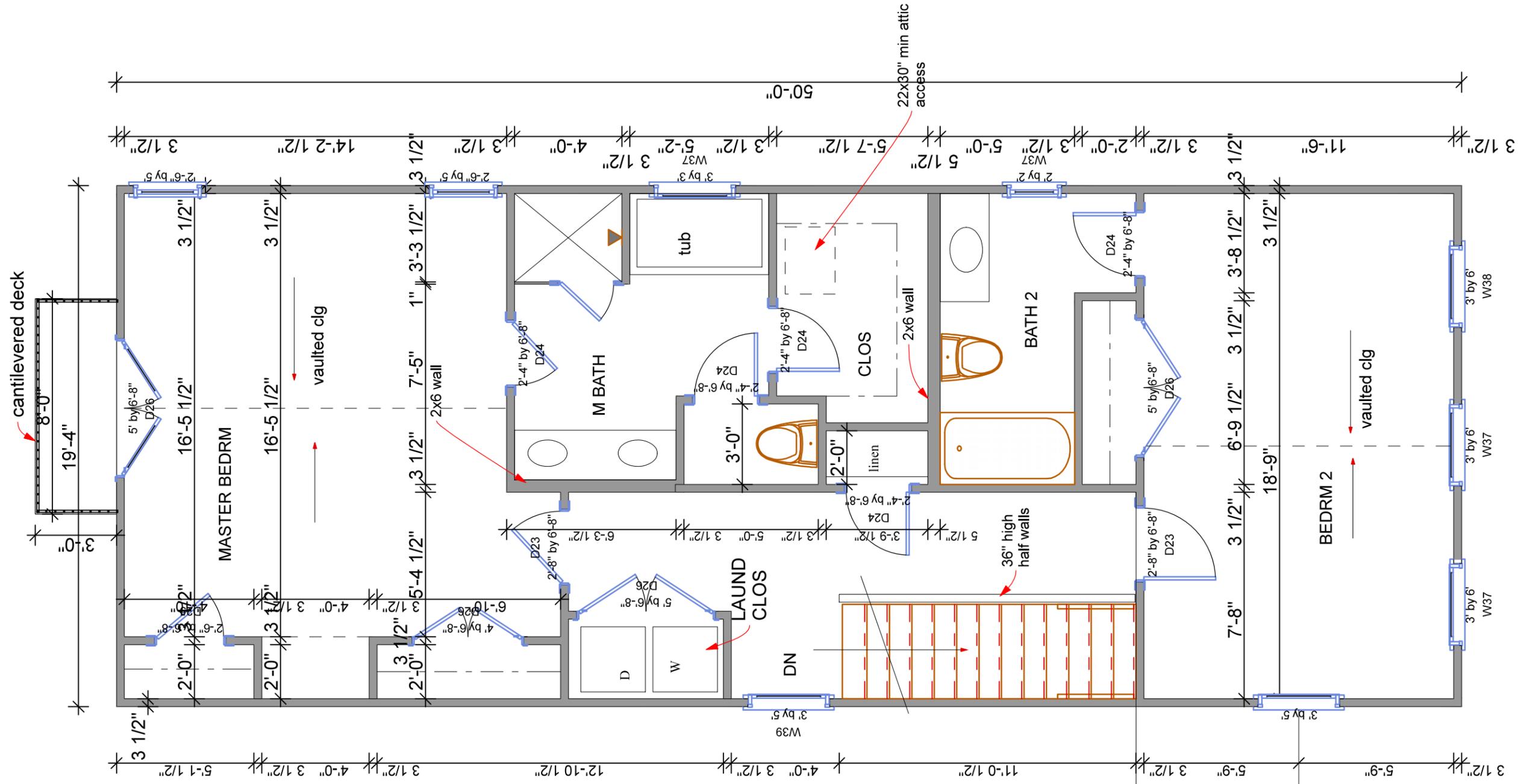
1st flr
 1/4" = 1' 0"

A2
 SHEET 2

1 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

1



2nd flr
A. 996.03 sq ft

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New Townhomes

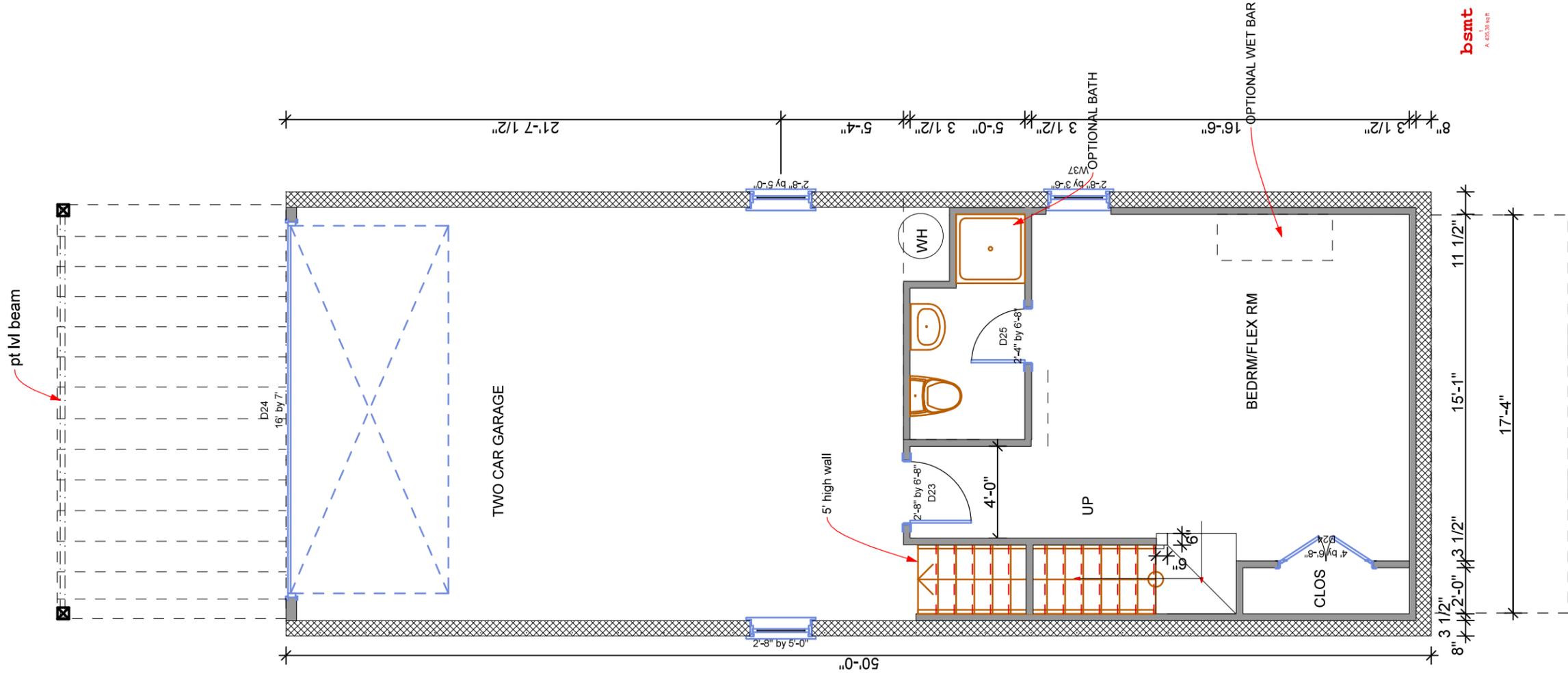
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2nd flr
1/4" = 1' 0"

A3
SHEET 3



bsmt
A. 03.2014

1 BASEMENT PLAN

SCALE: 3/16" = 1'-0"

1

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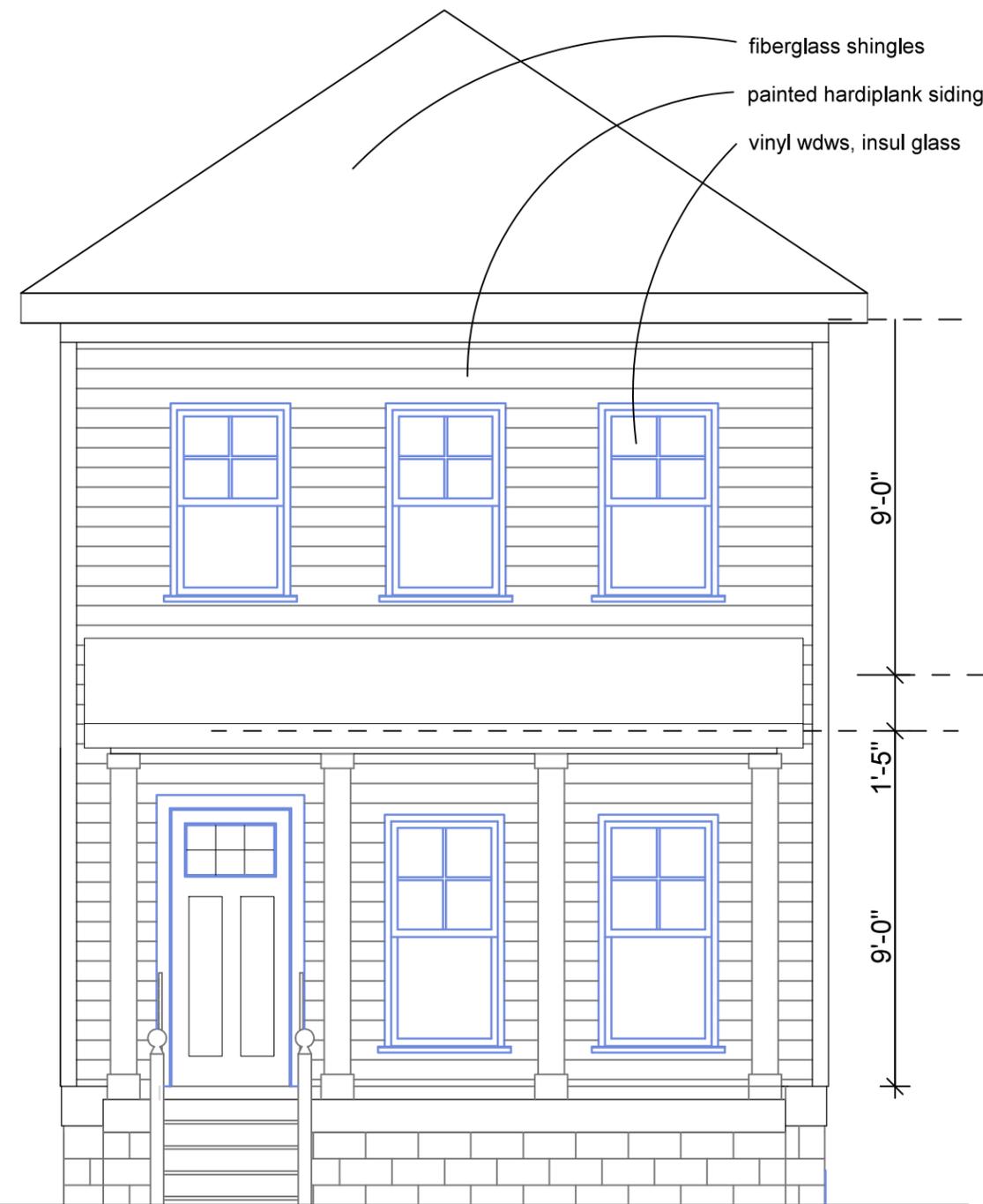
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Basement Plan
1/4" = 1'-0"

A4
SHEET 4



#1114



#1112

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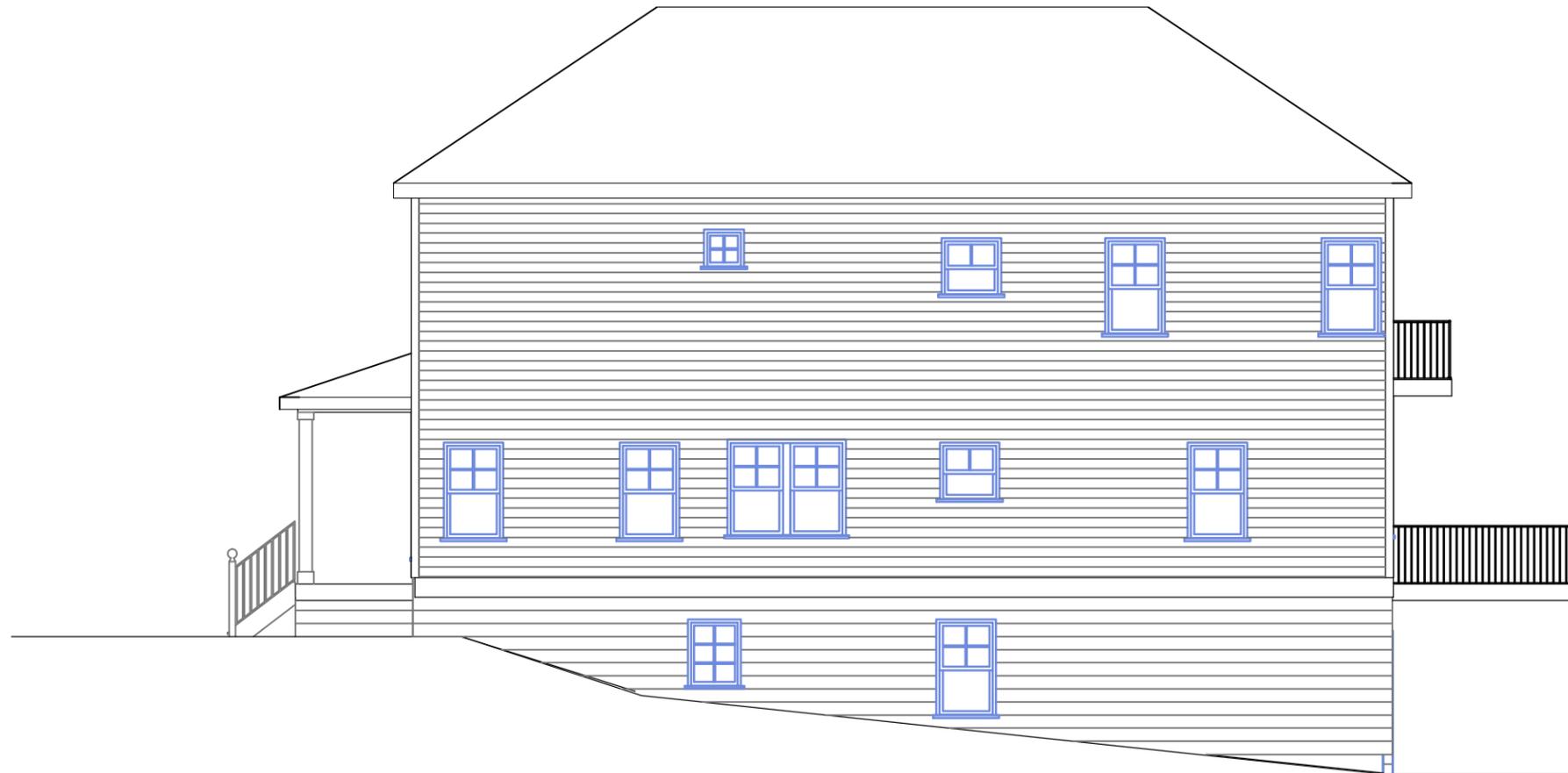
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FRONT ELEVATIONS

1/4" = 1' 0"

A5
SHEET 5



2

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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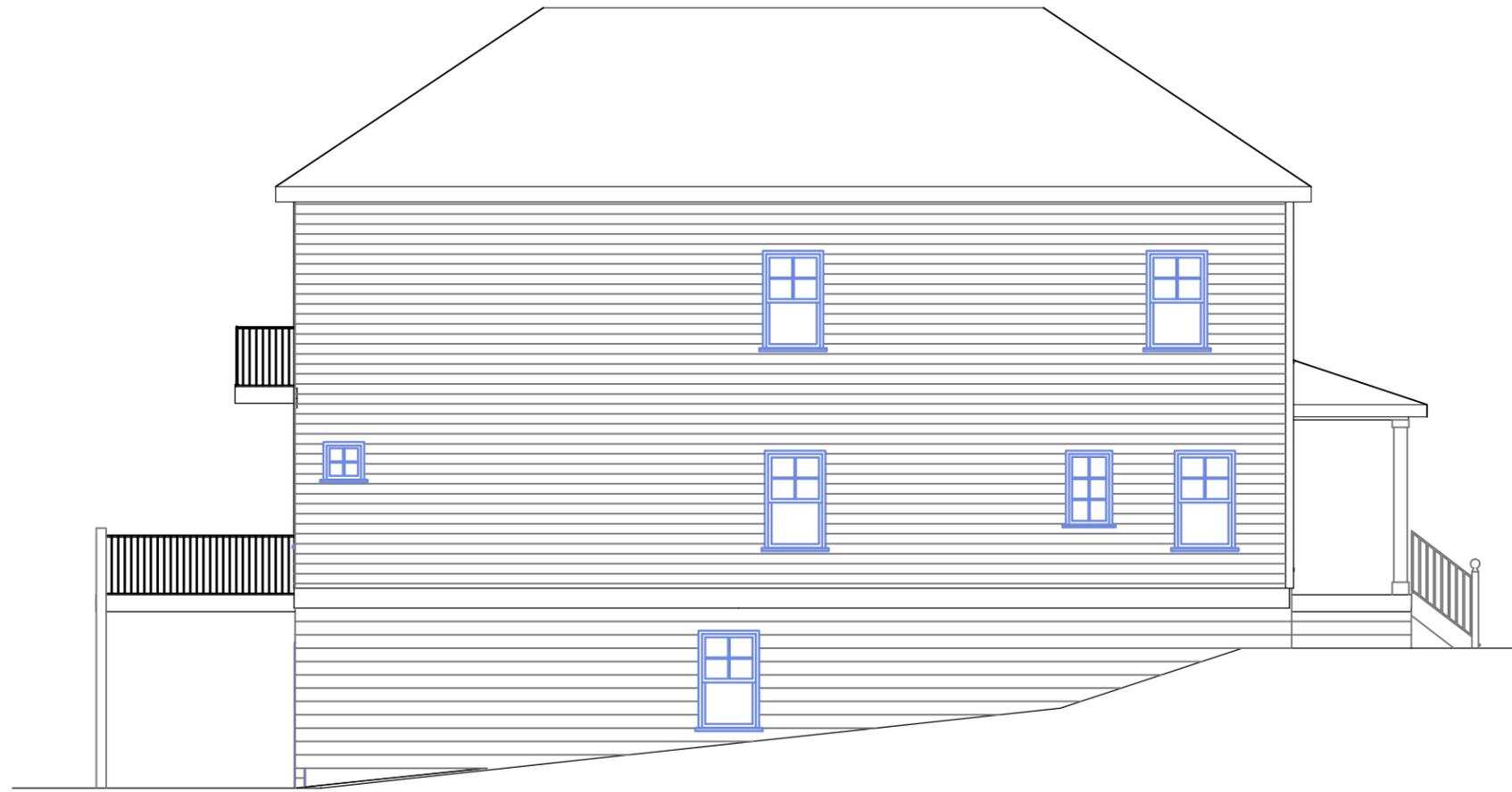
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R. SIDE ELEV.

1/4" = 1' 0"

A6
SHEET 6



1 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

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L SIDE ELEV.
 1/4" = 1' 0"

A7
 SHEET 7

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

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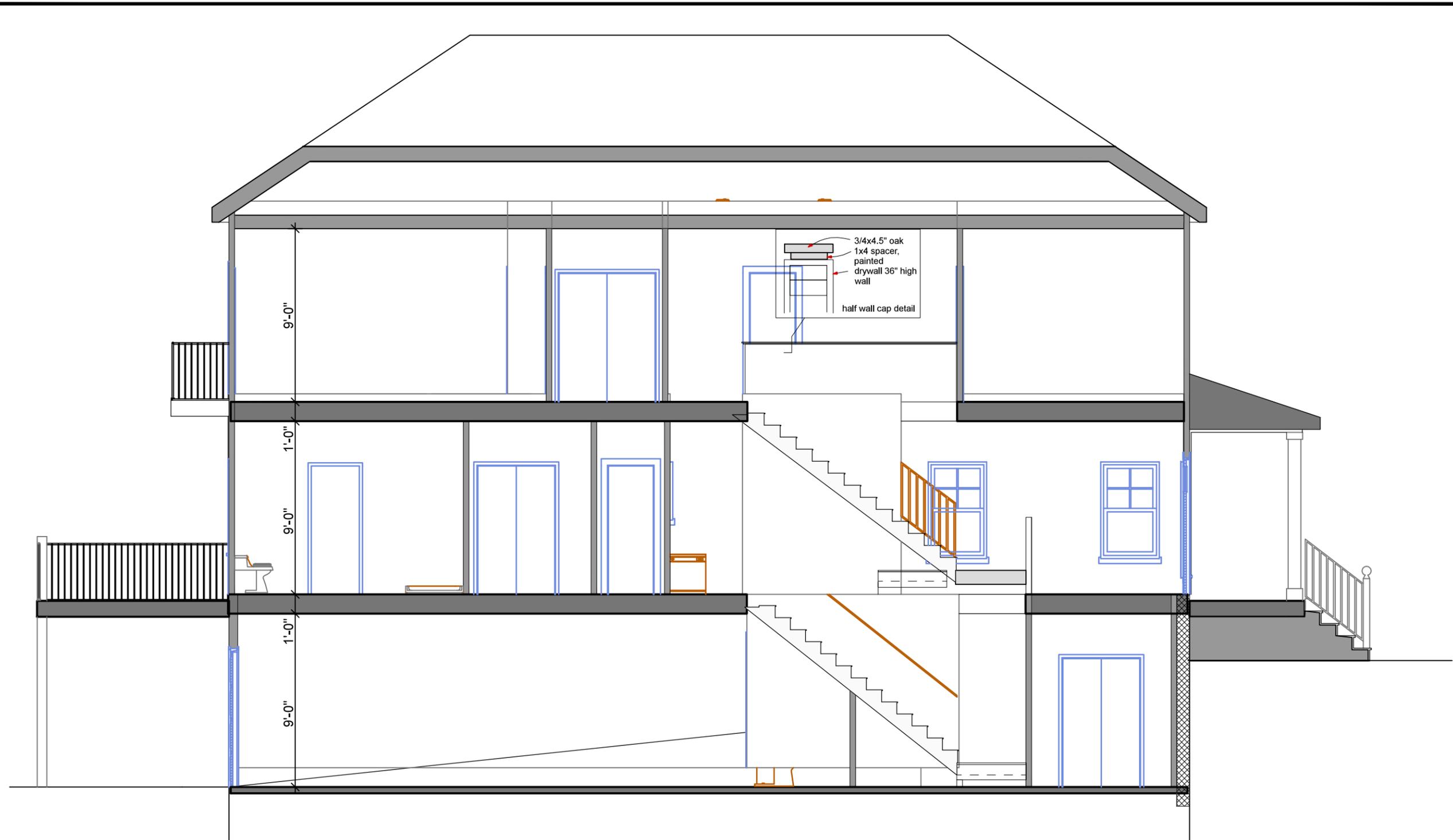
New Townhomes
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REAR ELEV
1/4" = 1' 0"

A8
SHEET 8



1 SECTION
 SCALE: 3/16" = 1'-0"

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SECTION
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A9
 SHEET 9

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