



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 1413 Lillian Street June 5, 2015

Application: New construction—addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313031400
Applicant: John TeSelle, AIA
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition. The addition is wider than the historic house.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
3. Staff approve the roof color and masonry color, dimensions and texture.

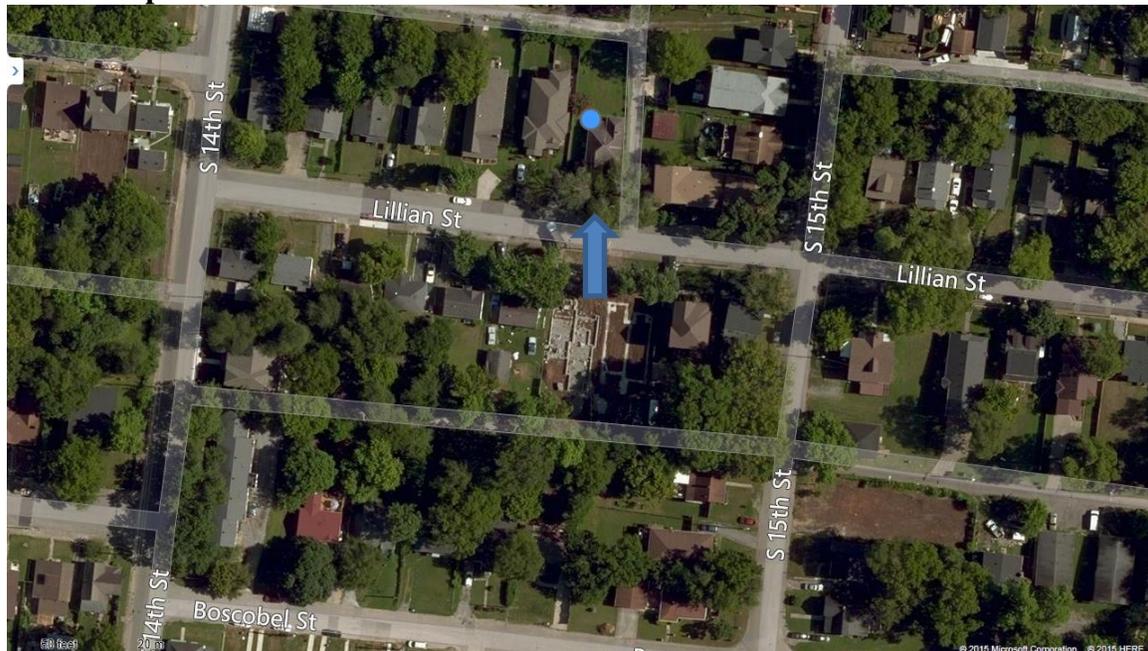
With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

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.

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.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

10. ADDITIONS

- a. Generally, 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.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure than an addition has achieved proper scale, the addition should:

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- *An extreme grade change*

- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

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

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

- b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- c. 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, color, material, and character of the property, neighborhood, or environment.

- d. 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 original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

- e. Additions should follow the guidelines for new construction.

IV. B. Demolition

1. 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.

2. 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: 1413 Lillian Street is a c. 1920 contributing house (Figure 1). Prior to applying to the Commission for a preservation permit, the applicant removed all siding and windows and doors. Although the replacement of siding and windows is not reviewed in a neighborhood conservation zoning overlay, the full removal of the walls (not just the siding), windows, doors and their original casings/openings, and porch posts rises to the level of partial-demolition. Partial-demolition would not meet the design guidelines for this property; however, the work has already been completed and the previous materials no longer exist. The applicant has agreed to replace the majority of the window and door openings in their original location and with their original size. (See discussion about “rhythm and proportions of openings.”)



Figure 1. 1413 Lillian Street, before and after

Analysis and Findings: Application is to construct a rear addition. The addition is wider than the historic house.

Partial Demolition. The applicant plans to demolish a part of the rear of the house, on the west side (Figures 2 & 3). The 1957 Sanborn map shows that this portion of the house was formerly porch which has since been enclosed (Figure 4). The portion of the house that is to be demolished has a shed roof form that is separate from the rest of the house’s hipped roof. Staff finds that the part of the house that is to be demolished does not contribute to the house’s historic and architectural character, and its demolition will not adversely affect the historic integrity of the house. Staff therefore finds that the demolition meets Section IV.B.2. for appropriate demolition and does not meet Section IV.B.1. for inappropriate demolition



Figures 2 and 3 (left and center) show the portion of the rear of the house to be demolished. Figure 4 (right) is the 1957 Sanborn map showing that this part of the house was formerly a porch.

Prior to applying to MHZC for a permit for an addition, the owner removed the windows and siding from the historic house. Such work does not typically require a permit from the Codes Department or MHZC. However, MHZC does consider the removal of the roof, siding and windows to be partial demolition, and not something that is typically approved. In this instance, staff recommends that all remaining historic material on the house remain.

Height, Scale. The applicant is proposing to add approximately one thousand, one hundred, and seventy-three square feet (1,173 sq. ft.) to the existing house, which currently has a footprint of approximately one thousand, one hundred, and eighty-one square feet (1,181 sq. ft.). The addition steps in one foot (1') from each of the back side walls. On the right/east elevation, the addition is inset one foot (1') for its entire length. On the left/west elevation, the addition is inset for a depth of thirteen feet, one inch (13'1"), after which time it steps back out and will be four feet (4') wider than historic house. This wider bay will be fourteen feet, ten inches (14'10") deep. The design guidelines state that an addition can be wider when the historic house is less than thirty feet (30') wide, or if the house is shifted to one side of the lot. In this case, the historic house is unusually narrow at twenty-eight feet, six inches (28'6") wide. It is also shifted to the right/east side of the lot so that it is five feet (5') from the right/east side property line and sixteen feet (16') from the left/west side property line. Staff therefore finds that the wider portion of the addition meets the design guidelines.

The addition will be no taller than the historic house. Its eave height will match the eave height of the historic house, and its foundation height will also match the foundation height of the historic house. The ridge of the addition will be at least six inches (6") lower than the ridge of the historic house.

Staff finds that the addition's height and scale meet Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.

Location & Removability: The proposed addition is located entirely behind the historic house and is inset one foot (1') from the back of the historic house, retaining the historic back corners of the house. Its roof is separated from the historic house's roof, and the addition will be set a minimum of six inches (6") off the ridge of the historic roof. The addition is designed so that if it were to be removed in the future, the house's historic form and character would not be significantly altered. Staff therefore finds that the addition meets Sections II.B.10.a and e. of the design guidelines.

Design: The addition is distinguished from the historic house with the inset and separate roof form. At the same time, its height, scale, materials, window pattern, and roof shape are all compatible with the historic character of the house and the neighborhood. Staff therefore finds that the addition meets Sections II.B.10.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. The addition will be approximately six feet (6') from the right/east side property line, and twelve feet (12') from the left/west side property line. It will be approximately thirty-two feet (32') from the rear property line. Staff finds that the addition's setback and rhythm of spacing meets Sections II.B.3. and II.B.10. of the design guidelines.

Materials: The historic house and the addition will be clad in fiber cement lap siding with a five inch (5") reveal. The trim will be wood or cement fiberboard. The roof will be asphalt shingle and staff recommends approval of the shingle color. The historic house's smooth face concrete block foundation, which is not historic, will have a mortar parge put over it. The addition's foundation will match this. The window and door selections have not yet been made by the applicant, and staff recommends approval of the window and door selections prior to purchase and installation. With the aforementioned staff approval of materials, staff finds that the addition meets Sections II.B.4. and II.B.10. of the design guidelines.

Roof Shape: The historic house has a hipped roof with a front projecting gabled bay. These roof forms have 8/12 pitches. The addition's roof form will be separate from the historic house's roof form, thereby preserving the main form of the historic roof. It will be gabled with an 8/12 pitch. The projecting side bay will also have a gabled roof form with an 8/12 pitch. Staff finds that the addition's roof forms meet Sections II.B.5. and II.B.10. of the design guidelines.

Rhythm and Proportion of Openings: The drawings indicate that the applicant plans to re-create the historic house's window pattern with one exception. On the right/east façade, towards the rear, a window opening will be shortened. Staff finds this appropriate since the window is located so far back on the side façade. The windows on the addition are generally twice as tall as they are wide. There are no large expanses of wall space without a window or door opening. Staff therefore finds that the addition meets Sections II.B.7. and II.B.10. of the design guidelines.

Orientation: The addition will not alter the orientation of the house towards Lillian Street. A new side entrance will be created on the left/west side façade. This entrance

will not be covered and is a simple doorway design. It will clearly read as a secondary side entrance. Vehicular access to the site is via the rear alley. Staff finds that the addition's orientation meets Sections II.B.6. and II.B.10 of the design guidelines.

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.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house; and
3. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

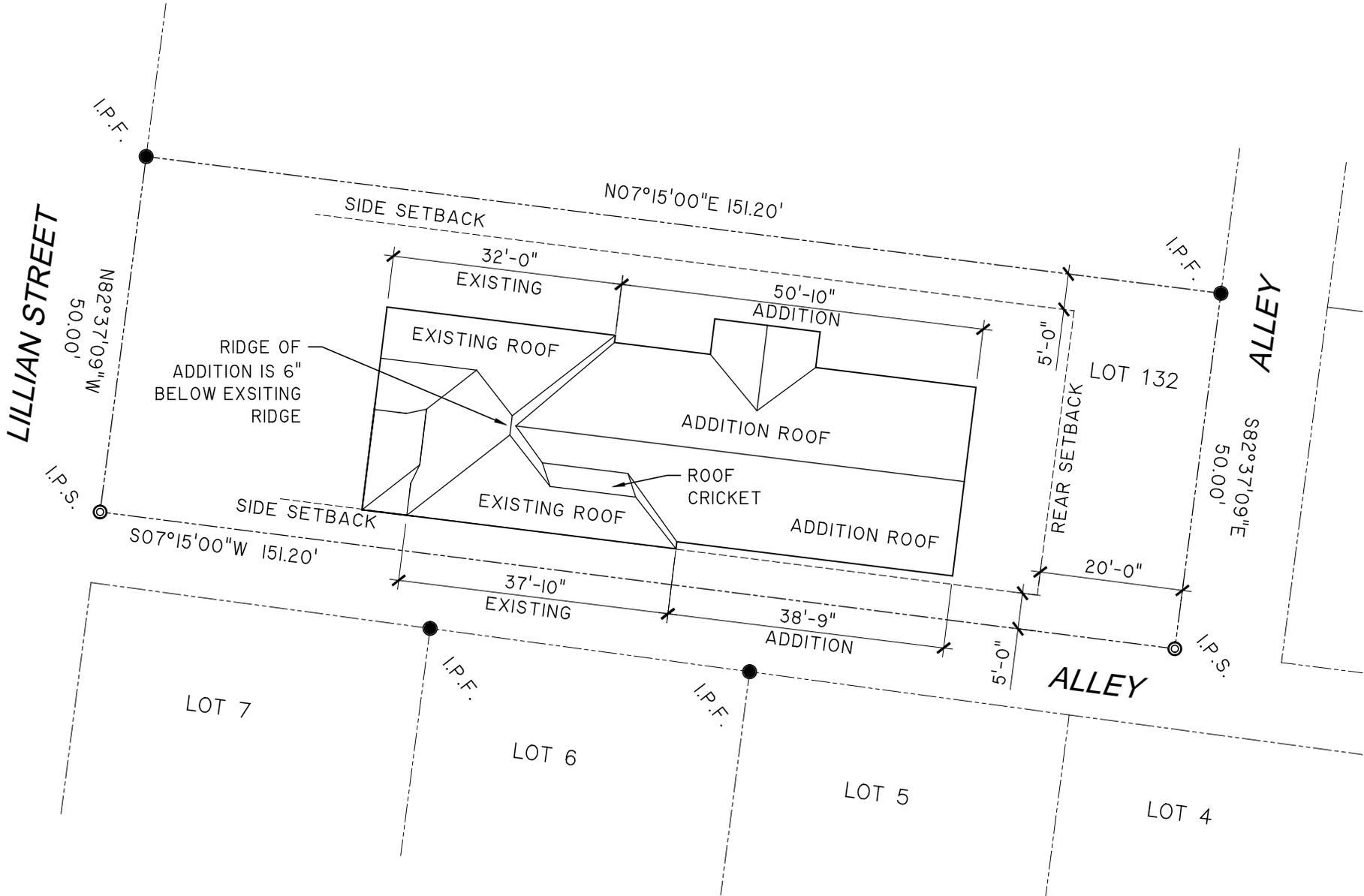
Additional Photos:

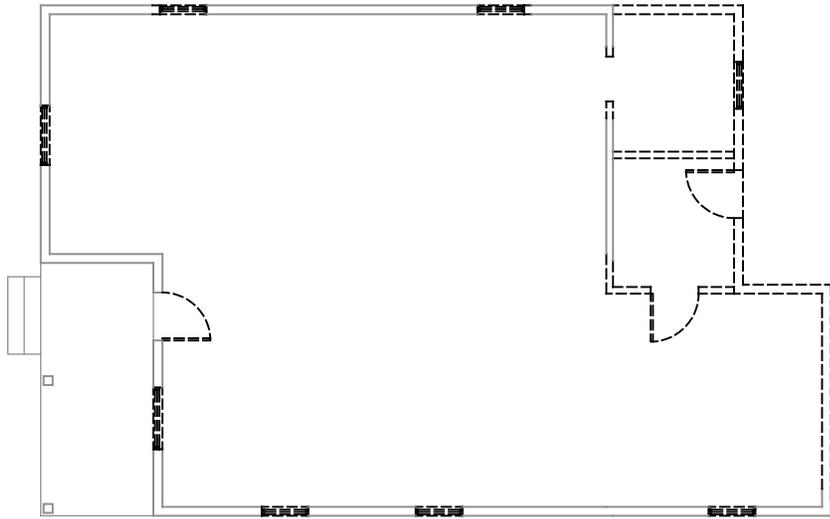






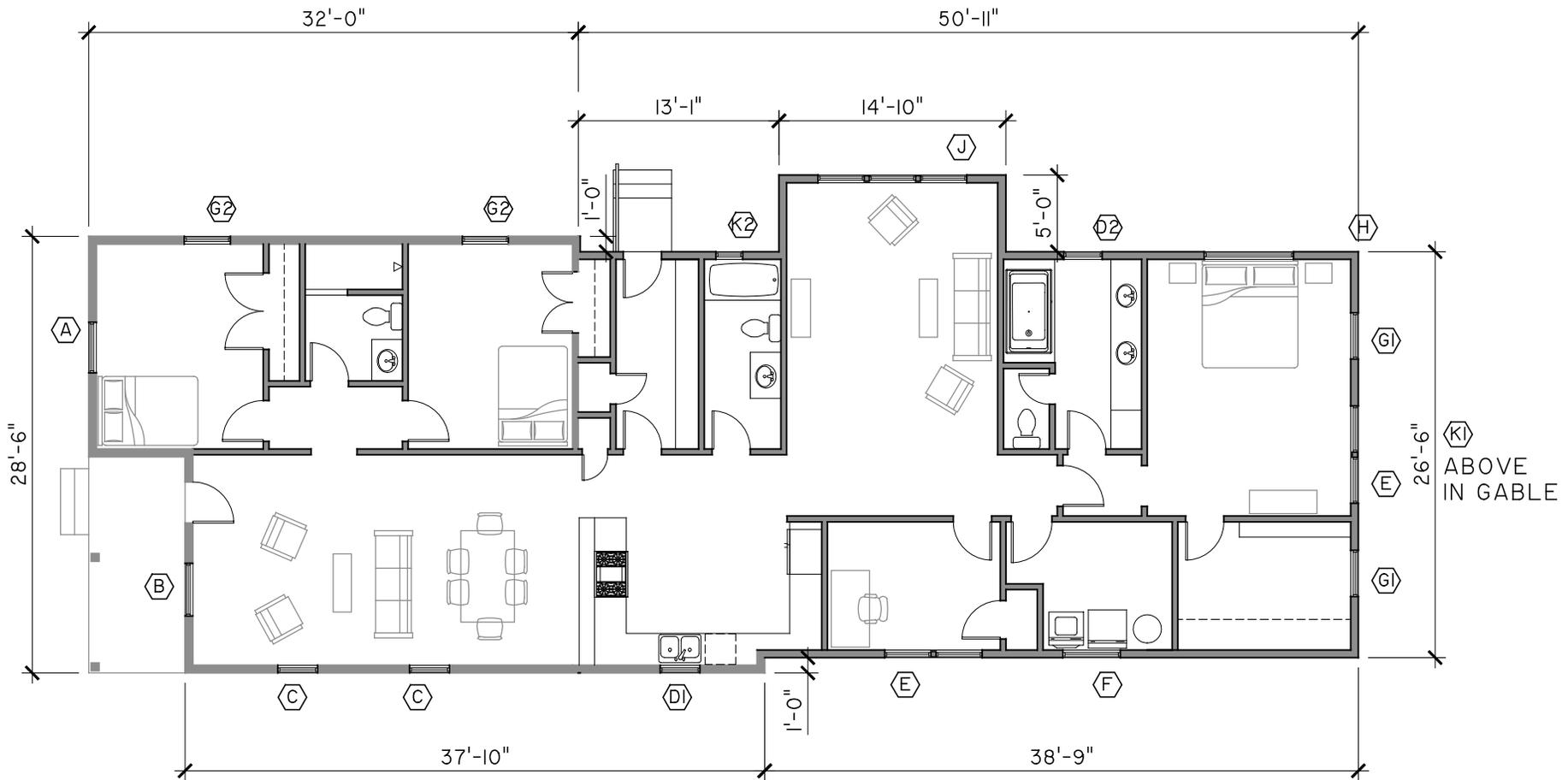






DASHED LINES INDICATE WORK
TO BE REMOVED.





EXISTING
NEW

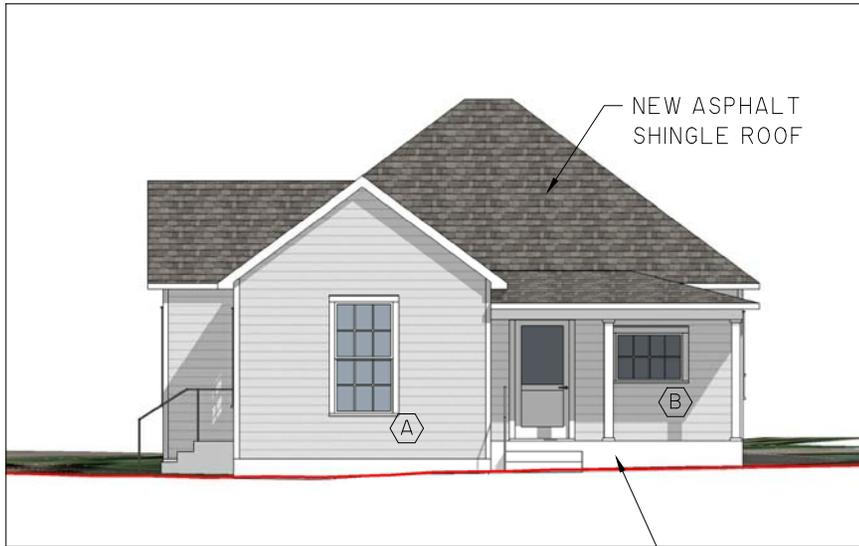
1,181 SF (including front porch and demo'd areas)
1,173 SF

WINDOW SCHEDULE

MARK	TYPE	SIZE (W x H)	R.O. HEAD (ABOVE SUBFLOOR)	REMARKS
Ⓐ	DOUBLE HUNG	39" x 75"	APPROX. 7'-11" MATCH EXISTING	REPLACE EXISTING WINDOW - MATCH SIZE CLOSELY
Ⓑ	DOUBLE HUNG PICTURE	45" x 32"	APPROX. 6'-0" MATCH EXISTING	REPLACE EXISTING WINDOW - MATCH SIZE CLOSELY
Ⓒ	DOUBLE HUNG	31" x 53"	APPROX. 6'-9" MATCH EXISTING	REPLACE EXISTING WINDOW - MATCH SIZE CLOSELY
Ⓓ	DOUBLE HUNG	31" x 37"	APPROX. 6'-9" MATCH EXISTING	REPLACE EXISTING WINDOW - NEW WINDOW SILL HIGHER TO CLEAR COUNTER
Ⓔ	DOUBLE HUNG	31" x 37"	APPROX. 6'-9"	R.O. HEAD TO ALIGN WINDOW CASING W/ INTERIOR DOOR CASING
Ⓔ	DOUBLE HUNG W/ 4" SPACE MULL	2x (36" x 60") EGRESS WINDOW	APPROX. 6'-9"	R.O. HEAD TO ALIGN WINDOW CASING W/ INTERIOR DOOR CASING WINDOW MUST MEET IRC EGRESS REQUIREMENTS
Ⓕ	DOUBLE HUNG PICTURE	45" x 32"	APPROX. 6'-9"	R.O. HEAD TO ALIGN WINDOW CASING W/ INTERIOR DOOR CASING
Ⓖ	DOUBLE HUNG	36" x 60" EGRESS WINDOW	APPROX. 6'-9"	R.O. HEAD TO ALIGN WINDOW CASING W/ INTERIOR DOOR CASING WINDOW MUST MEET IRC EGRESS REQUIREMENTS
Ⓖ	DOUBLE HUNG	36" x 60" EGRESS WINDOW	APPROX. 6'-9" MATCH EXISTING	REPLACE EXISTING WINDOW WINDOW MUST MEET IRC EGRESS REQUIREMENTS
Ⓗ	DOUBLE HUNG PICTURE	70" x 32"	APPROX. 6'-9"	R.O. HEAD TO ALIGN WINDOW CASING W/ INTERIOR DOOR CASING
Ⓙ	DOUBLE HUNG W/ 4" SPACE MULL	3x (36" x 60")	APPROX. 6'-9"	R.O. HEAD TO ALIGN WINDOW CASING W/ INTERIOR DOOR CASING
Ⓚ	DOUBLE HUNG	21" x 37"	15'-0" ABOVE FIRST LEVEL	
Ⓚ	DOUBLE HUNG	21" x 37"	APPROX. 6'-9"	R.O. HEAD TO ALIGN WINDOW CASING W/ INTERIOR DOOR CASING

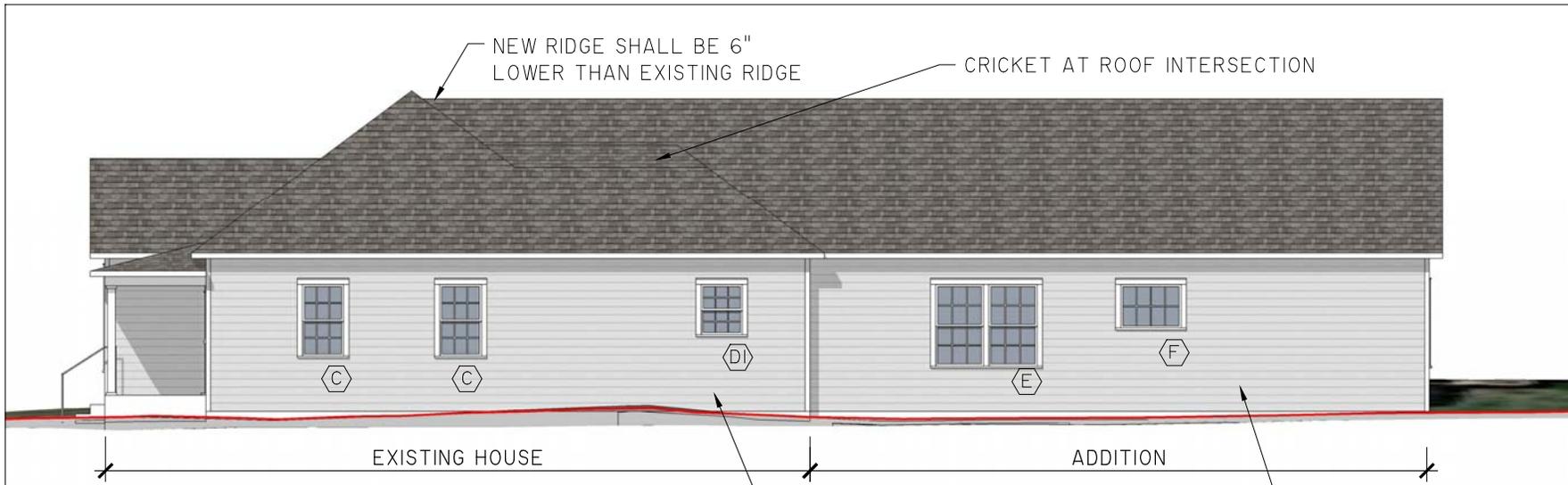
WINDOW SIZES ARE APPROXIMATE BASED ON MEASUREMENTS OF EXISTING WINDOWS. WHERE EXISTING WINDOWS ARE TO BE REPLACED, A NEW WINDOW OF DIMENSIONS AS CLOSE AS POSSIBLE TO THE EXISTING WINDOW SHALL BE USED. WHERE A WINDOW IS INSTALLED IN THE ADDITION, A WINDOW AS CLOSE IN SIZE TO THE DIMENSIONS LISTED IN THE WINDOW SCHEDULE SHALL BE USED.

WINDOWS SHALL BE OF A MANUFACTURER AND TYPE APPROVED BY THE NASHVILLE HISTORIC COMMISSION STAFF. SUBMIT WINDOWS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.



2 SOUTH ELEVATION
 0 2' 4' 8' 16' 32'

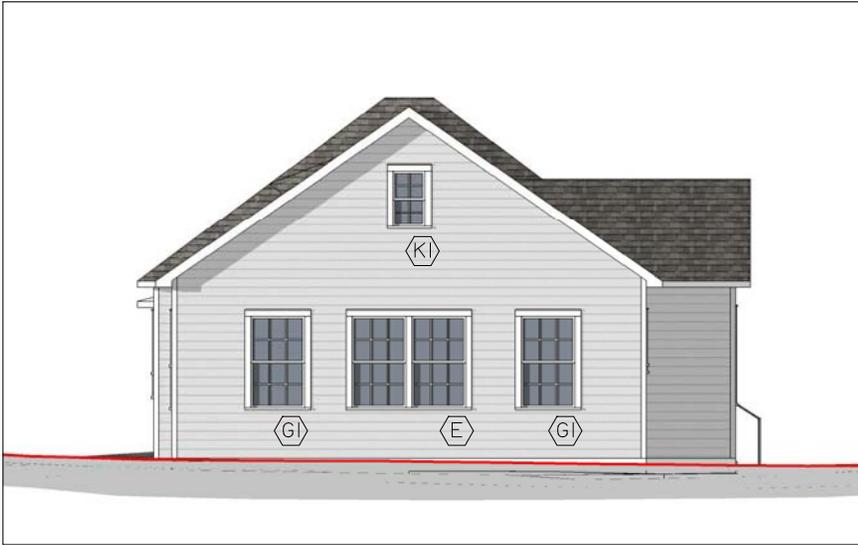
MORTAR PARING OVER
 EXISTING CMU FOUNDATION
 WALL



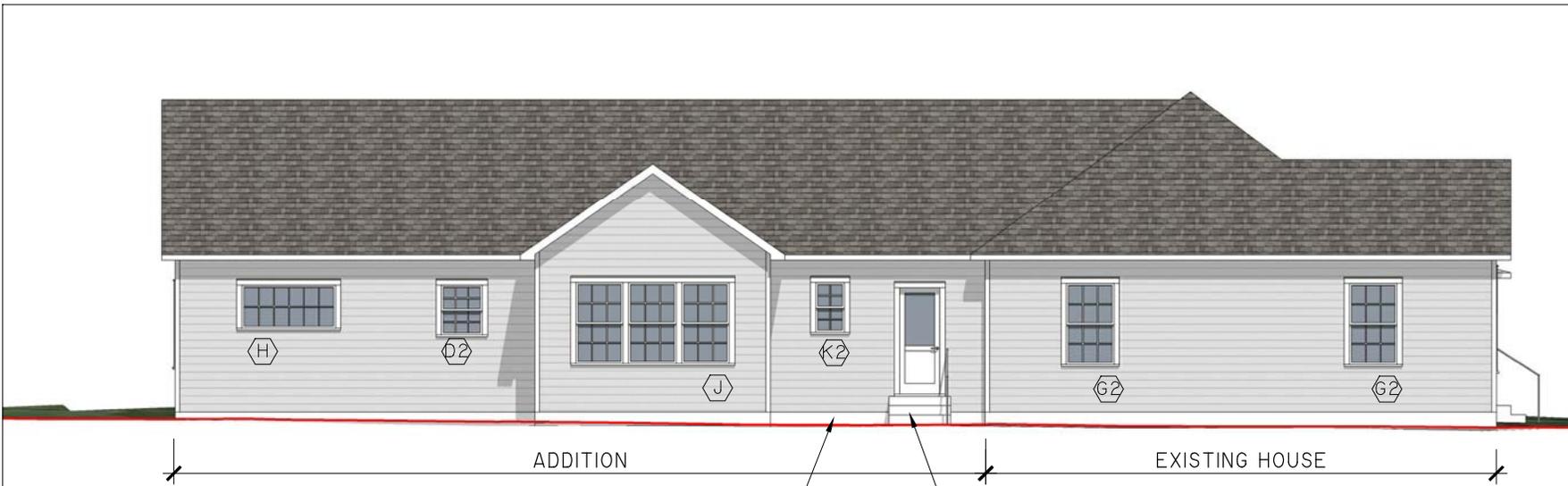
1 EAST ELEVATION
 0 2' 4' 8' 16' 32'

REPLACE EXISTING LAP SIDING
 WITH NEW HARDIEPLANK SIDING
 (5" REVEAL)

NEW HARDIEPLANK SIDING IN
 ALL AREAS, WITH 5" REVEAL



2 NORTH ELEVATION



WEST ELEVATION



MORTAR PARGING OVER NEW
CMU FOUNDATION WALL

STAIR AND HANDRAIL

