



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 1115 Lillian Street July 15, 2015

Application: Demolition, New construction-infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313012400
Applicant: John Root, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant is proposing to demolish a non-contributing structure and to construct a new one and one-half story house with attached parking.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The porch be a minimum of six feet (6') deep along the front façade;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
5. Staff approve the roof color, dimensions and texture.

With these conditions, Staff finds that the demolition and infill will meet 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.

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.

Porches

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.

Parking areas and Driveways

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

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.
- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.
- 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

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: 1115 Lillian Street was constructed c. 1955, and it does not contribute to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figures 1 & 2).



Figures 1 & 2. 1115 Lillian Street

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. However, 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 and 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.

In January 2015, MHZC approved infill next door to this site at 1113 Lillian Street, and construction for this infill is almost complete (Figure 3). This infill shares many of the same characteristics as the proposed infill for 1115 Lillian Street.



Figure 3. Infill under construction at 1113 Lillian Street, approved by MHZC, and similar in height and scale to the proposed infill at 1115 Lillian.

Analysis and Findings: The applicant is proposing to demolish the existing structure and construct a new one and one-half story dwelling on the lot.

Demolition: The style, form, and detailing of the existing building do not match the historic context of neighborhood. Its low slope roof, shallow eaves, fenestration pattern, and details are inconsistent with the predominant historic character of Lockeland Springs. In addition, the building is not a good example of its period of development. Staff

therefore finds that the structure does not contribute to the architectural and historical character and significance of the district. Staff finds that its demolition meets Section IV.B.2. and does not meet Section IV.B.1. of the design guidelines.

Height, Scale. The new house will be one-and-a-half stories and will have a roof height of thirty feet, six inches (30'-6") above grade, including a two foot (2') tall foundation at the front. The primary eave heights will be between twelve and thirteen feet (12' – 13'). Although there are no historic houses in the immediate vicinity, recently approved infill on the street ranges from twenty-four feet (24') to thirty-two feet (32') tall, and staff therefore finds the infill's height to be appropriate.

The new house will have a maximum width of thirty-four feet (34'), although at the front, the house will be approximately twenty-six feet (26') wide. This width is compatible with nearby houses including recent infill, which range from twenty-eight to thirty-eight feet (28'-38') wide.

Staff finds that the height and scale of the proposed one-and-a-half story house would be compatible with surrounding buildings and would meet Sections II.B.1 and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The front wall of the infill will be located approximately nineteen feet (19') from the front property line, and the porch will extend out another five to six feet (5' – 6') into the front yard. By comparison, the front wall of the infill next door is approximately sixteen feet, nine inches (16'9") from the front property line, but this property does not have a front porch. The non-contributing structure at 1117 Lillian Street is set back approximately twenty feet (20') from the front property line. Staff finds that the proposed front setback is appropriate to the context. The building's side setbacks will be approximately five feet (5') on the right side and eleven feet (11') on the left. This meets bulk zoning requirements and is consistent with the rhythm established by existing houses on the street. Staff finds that the project will meet Section II.B.1.3. of the design guidelines.

Materials: The exterior materials will include a split-faced concrete block foundation, smooth-faced cement-fiber siding, and an asphalt single roof. The color of the roof is not known. The siding will have a twelve inch (12") reveal on the lowest five courses, with the remaining majority of the siding having a five inch (5") reveal. Although a five inch (5") reveal is typically required, the Commission has approved greater reveals when used as an accent, as it is here, and not the full design. The exterior trim, including cornerboards, window casings, and porch columns will be wood and cement-fiberboard. The porch floor is concrete. The windows will be Ultrex clad, which is a fiberglass material. Staff recommends a review of the proposed windows and doors if they have not been approved by the Commission in the past. With a condition that the roof color and the final selections of windows and doors are approved administratively, Staff finds that the known materials of the proposal meet Section II.B.4. of the design guidelines.

Roof Shape: The roof will be a front-facing gable with a 16:12 pitch, with pairs of side-facing gables on both sides. The front shed dormer will be set off the ridge and will be inset at least two feet (2') from the wall below. These roof forms are compatible with those of surrounding houses. Staff finds that the infill meets Section II.B.5. of the design guidelines.

Rhythm and Proportion of Openings: The windows on the house will be generally twice as tall as they are wide, and the first story windows will be taller than those on the upperstory, as seen historically. The windows have four to six inch (4"-6") mullions between them, also as seen historically. There will be no expanse greater than eleven feet (11') without an opening on any of the primary elevations. Staff finds that the proposal will meet Section II.B.7. of the design guidelines.

Orientation: The new structure will be aligned with the front elevation parallel to Lillian Street. It will have a front porch that wraps around to the left side of the house. The portion of the porch that is attached to the front façade is only five feet (5') deep, and staff recommends that this portion of the porch be a minimum of six feet (6') deep, to be in keeping with the Commission's past decisions regarding a usable porch depth. The portion of the porch that runs along the left elevation porch will be six feet (6') wide and twenty-one feet (21') deep, with the primary entrance at the rear of the porch. The Commission approve a similar recessed entry at 1113 Lillian Street in January 2015 (Figure 4).

A concrete walkway will lead from the front porch to a driveway running along the right side of the house. As Lillian Street does not have an alley at the rear, this configuration is typical for other similarly situated houses. Staff finds that the orientation of the building meets Section II.B.6. of the design guidelines.

Outbuildings: The roof of the house will extend toward the rear with a gable over



Figure 4. The recessed entry at 1113 Lillian Street.



Figure 5. The attached carport at the rear of 1113 Lillian Street

an open-sided parking area. Although attached garages and carports are not typical of the area, Staff finds this feature of the proposed infill to be appropriate for a number of reasons. First, this block of Lillian does not have an alley at the rear, and the lots are significantly shallower than the majority of lots nearby. This lot is approximately fifty feet (50') shorter than the typical lot. Therefore, the preferred location of a detached outbuilding at the rear of the lot is not possible. The parking area is underneath the primary roof and is obscured by components that step out wider than the primary mass of the house so it will not be greatly visible from the right-of-way. In addition, this block has little to no historic context. The Commission approved a similar attached carport at 1113 Lillian Street in January 2015 (Figure 5).

Staff finds that the proposed attached carport meets Section II.B.8. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not indicated on the drawings, Staff recommends a condition that they be located on the rear façade or on a side façade beyond the midpoint of the house. There will be a concrete driveway on the right side of the house, to which a concrete walkway will connect to the front porch. With a condition that the location of the HVAC is administratively approved, Staff finds that the proposal will meet section II.B.9.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The porch be a minimum of six feet (6') deep along the front façade;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
5. Staff approve the roof color, dimensions and texture.

With these conditions, Staff finds that the demolition and infill will meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

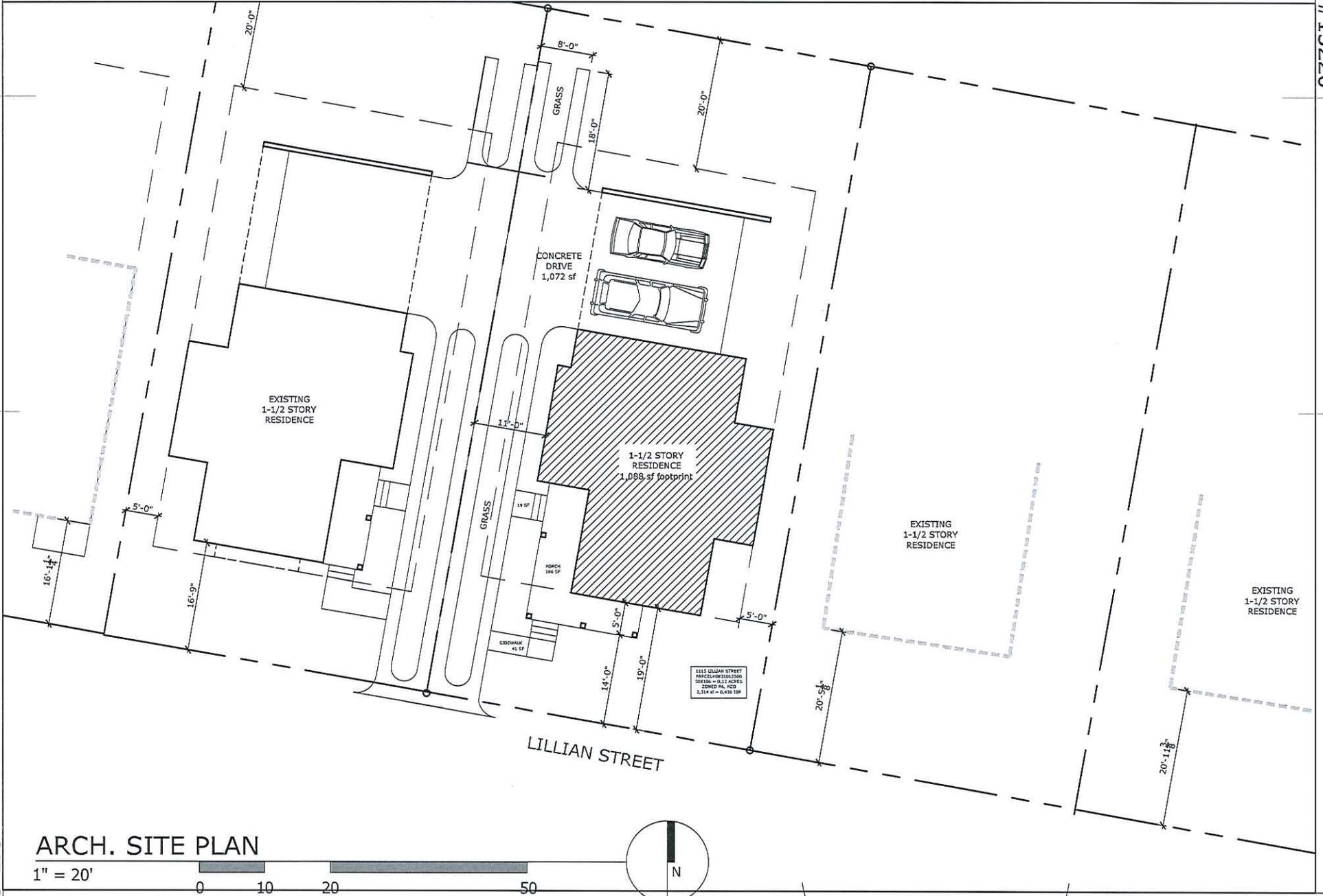
Context Photos:



1113 Lillian Street under construction



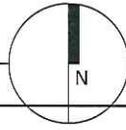
1116 Lillian Street, across from 1113 Lillian Street



07.06.15

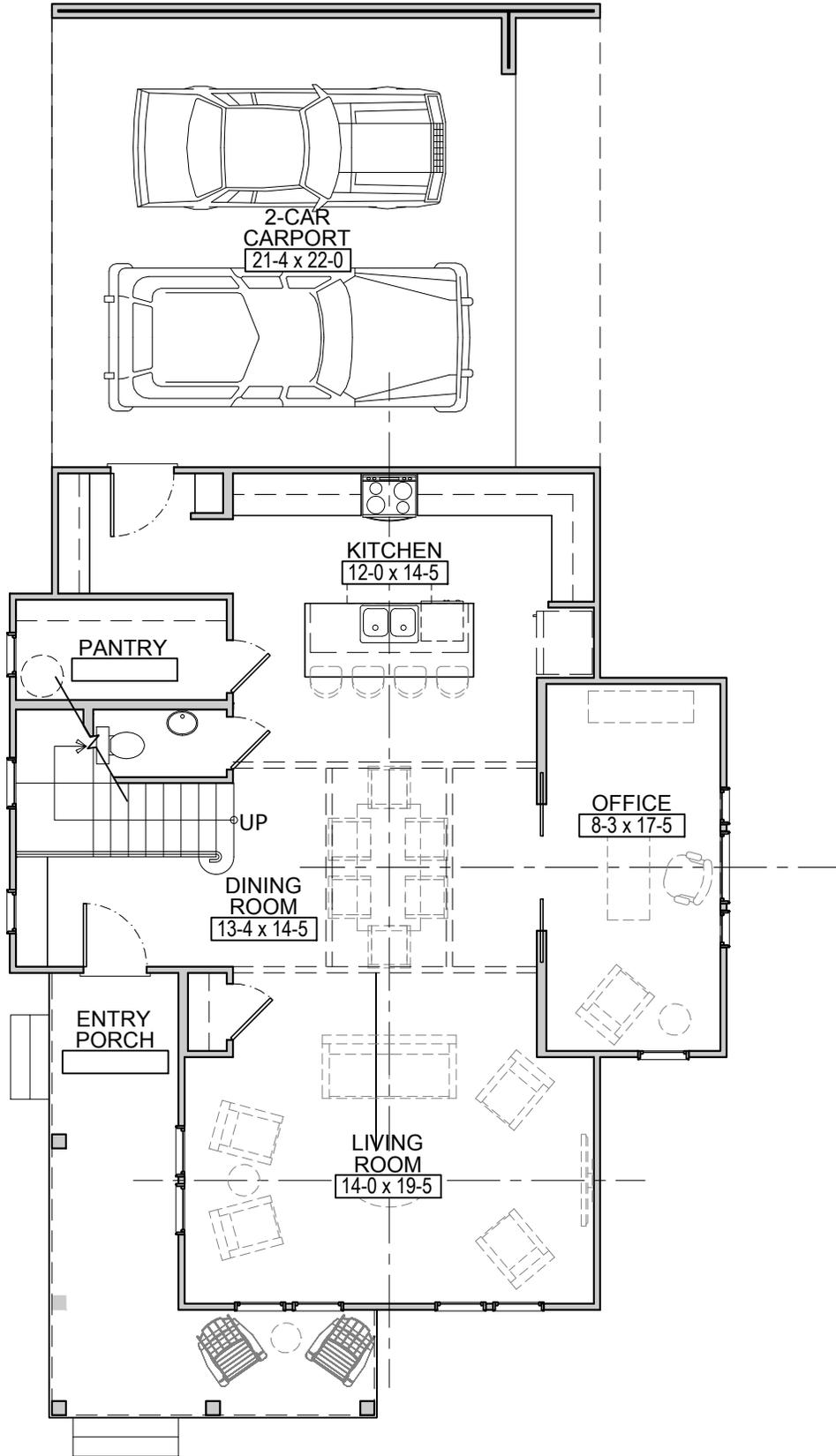
ARCH. SITE PLAN

1" = 20'



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1115 LILLIAN STREET, NASHVILLE, TN

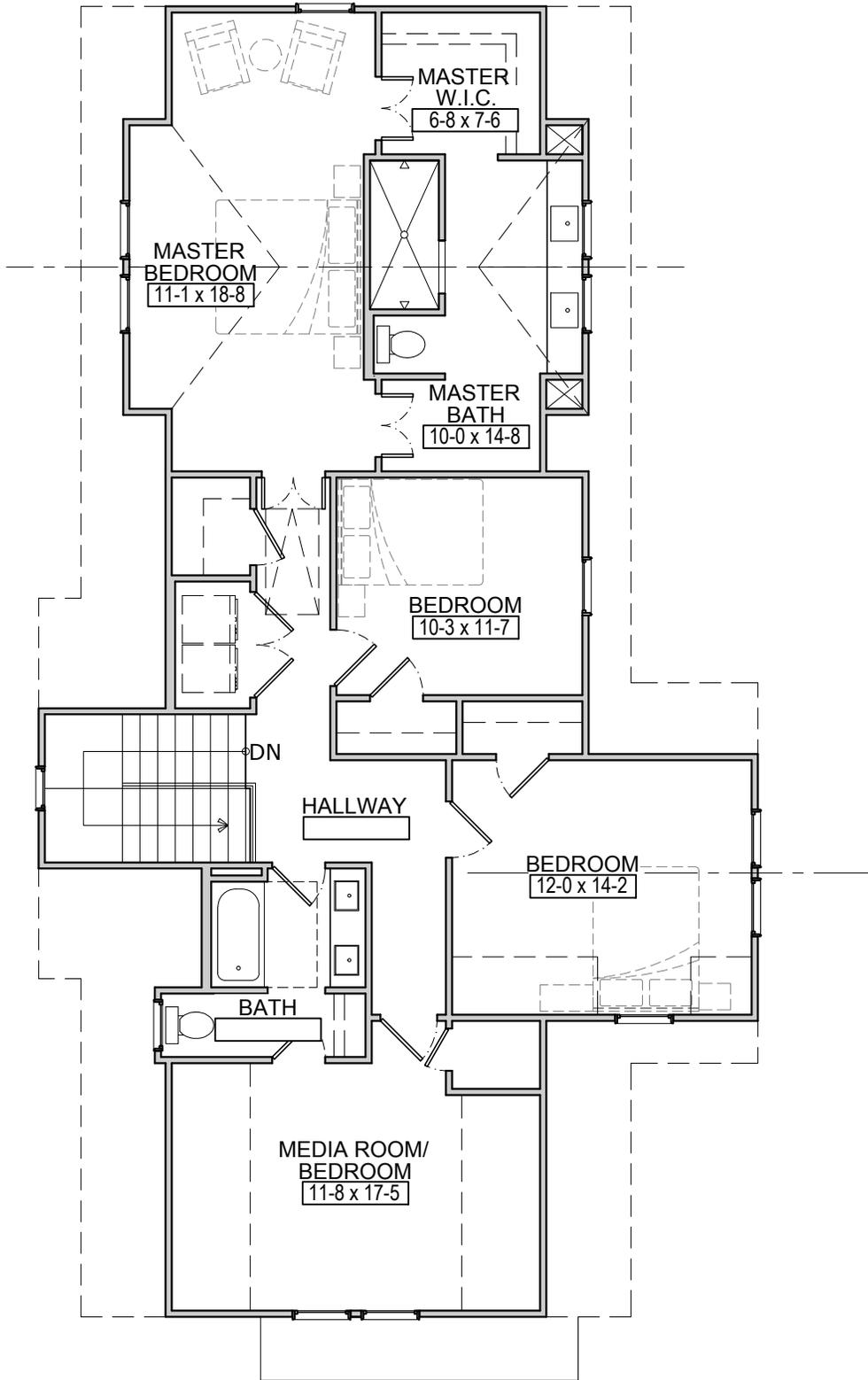


LOWER FLOOR PLAN - 1,088 SF



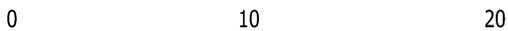
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UPPER FLOOR PLAN - 1,283 SF

1/8" = 1'-0"



06.29.15



EAST ELEVATION

1/8" = 1'-0"

0 10 20

06.29.15

04

1115 LILLIAN STREET, NASHVILLE, TN 37206

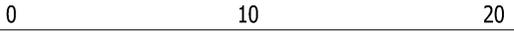
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NORTH ELEVATION

1/8" = 1'-0"



06.29.15

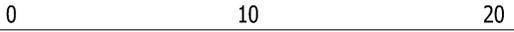
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1115 LILLIAN STREET, NASHVILLE, TN 37206



WEST ELEVATION

1/8" = 1'-0"



06.29.15

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1115 LILLIAN STREET, NASHVILLE, TN 37206