



**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  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1232 Lillian Street**  
**June 20, 2012**

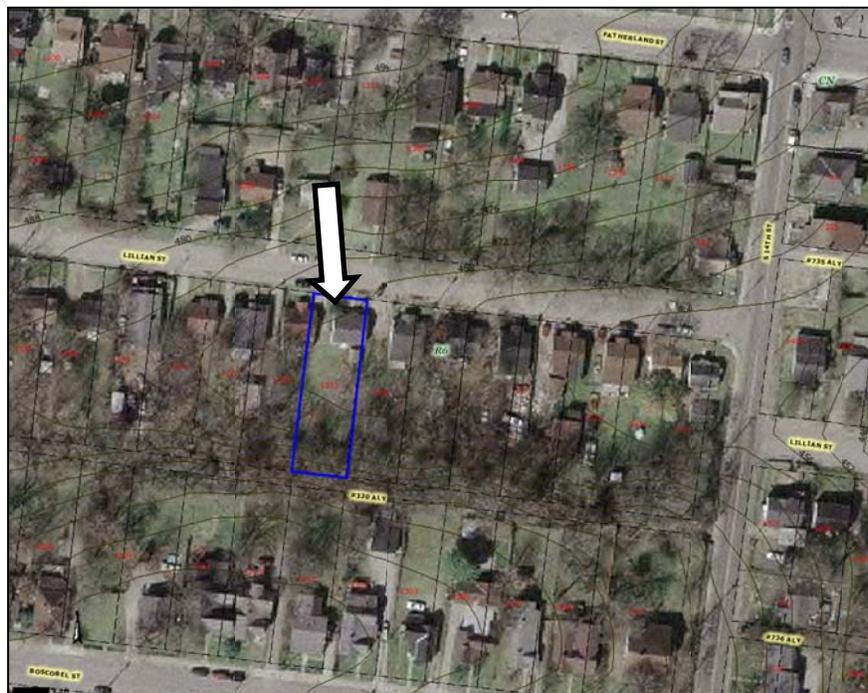
**Application:** Demolition; Infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08313014500  
**Applicant:** Jamie Pfeffer, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to demolish a non-contributing structure and replace it with a new single-family house. The house will be similar to a one and one-half story bungalow in form, with a side gabled roof twenty-eight feet (28') tall from peak to grade and thirty-four feet (34') wide across the front façade. The exterior will have cement-fiber siding, a split-faced concrete block foundation, and a fiberglass-asphalt shingle roof. The windows will be aluminum-clad, and the exterior trim will be wood.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the demolition of the non-contributing structure and the proposed new infill with the conditions that staff review final details for windows, doors and roof color and the applicant submit a site plan showing the location and materials of the driveway and mechanicals. With these conditions, the application meets the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
--	--

**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; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material.*

*Examples are a change in material, coursing or color.*

#### 3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setback reductions will be determined based on:*

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

*Appropriate height limitations will be based on:*

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

#### 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.I.F.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 minimum 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.*

#### 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.*

#### 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 shall 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.*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than those that front the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

*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.*

*Generally, curb cuts should not be added.*

*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, utilities 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.*

#### 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 new buildings shall be visually compatible with the surrounding 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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

## 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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.*

### *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 dormer must be set back at least 2' from the wall of the floor below.*

### *Windows and Doors*

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

### *Siding and 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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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:*

1. *where they are a typical feature of the neighborhood*
2. *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.

**IV. B. Demolition**

1. Demolition is inappropriate:

- a. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
- b. if a building is of such old or unusual or uncommon design and materials that it could not be reproduced without great difficulty or expense; or
- c. if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district, or would be visually incompatible.

2. Demolition is appropriate:

- c. if a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- d. if a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district; or
- e. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

**Background:** The existing structure at 1232 Lillian Street, constructed circa 1960, does not contribute to the historic character of the district and was constructed outside the period of significance for the district. The two adjacent properties are recent infill approved by the MHZC in the fall of 2011. The immediate context is mainly non-contributing. The contributing structures on the rest of the street and on nearby blocks

with more intact context are predominantly Transitional Victorian and Craftsman bungalows.

**Analysis and Findings:** The applicant is proposing to demolish the non-contributing structure and construct a new single-family dwelling.



### Demolition

Because the existing structure does not contribute to the character of the district due to its age, style and materials, its demolition meets guideline IV.B.2.

### Height, Scale

The new structure will be one and one-half story tall with a side-gabled roof and a front-facing gabled dormer. The height of the structure from the finished floor to the peak will be twenty-six feet (26'), with a foundation height of two feet (2'). The total height of the structure will be twenty-eight feet (28') with an eave line at twelve feet (12') above grade. These heights are similar to surrounding historic bungalows and recently approved infill, and meet guideline II.B.1. The footprint of the structure will be thirty-four feet (34') wide along the front, with a full-width recessed porch. The house will be forty-four feet (44') deep from the front wall to the rear, fifty-one feet (51') including the front porch. Staff finds these dimensions to be compatible with surrounding historic houses and meet guideline II.B.2.

### Setbacks, Orientation, Appurtenances

The structure will be located with the leading edge twenty feet (20') from the front property line matching the front setbacks of the two adjacent houses, and the left side will be five feet (5') from the property line. The right side setback will be eleven feet (11'). These setbacks are compatible with the rhythm established by other houses on the street, and meet guideline II.B.3. The structure will be oriented square and perpendicular to the street, consistent with historic houses in the surrounding area and meeting guideline II.B.6.

The property is not bounded on the rear by an alley, so a driveway will be added to the right of the new structure; however it is not shown on the site plans. Staff recommends a new site plan showing the location and materials for the driveway and the location of mechanicals. The driveway should be concrete strips, at least to the front wall of the house and should continue to at least the rear of the house. The mechanicals should be located on the opposite side, towards the rear of the house, so that they will not interfere with the driveway. There will also be a concrete walkway leading from the right-of-way to the front of the house. With these conditions, the locations of these appurtenances is appropriate and meet guideline II.B.9.

### Materials

The exterior materials of the new structure will be: smooth-faced cement-fiberboard siding with a five inch (5") exposure, split-faced concrete block foundation, and a fiberglass-asphalt shingle roof. The roof color is unknown. The windows will be

aluminum-clad wood, and the front door, exterior trim will be wood. The front porch columns are proposed to be battered wood columns on wood pedestals. Staff recommends final approval of window and door details and roof color. With this condition, the materials are compatible with those of surrounding historic houses and meet guideline II.B.4. There will also be an uncovered rear deck, which will be minimally visible from the right-of-way.

#### Roof Shape

The pitch of the primary side-facing gable roof of the structure and the front dormer will be 8:12. The roof slope will transition to 4:12 over the front porch, and on a rear shed dormer not visible from the street. These roof forms are similar to those of surrounding historic bungalows and meet guideline II.B.5.

#### Proportion and Rhythm of Openings

The front elevation of the structure will have a central doorway, flanked by a bay of three-part windows on each side. The window patterns on the right and left elevations match the historic context. The front dormer will be fourteen feet (14') wide with the same three-part windows as the first story. Staff finds the proportion and rhythm of windows to be compatible with surrounding historic houses and to meet guideline II.B.7.

#### **Recommendation:**

Staff recommends approval of the demolition of the non-contributing structure and the proposed new infill with the conditions that staff review final details for windows, doors and roof color and the applicant submit a site plan showing the location and materials of the driveway and mechanicals. With these conditions, the application meets the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1232 Lillian Street



New construction across street



1232 Lillian and new construction beyond.



1232 Lillian and new construction beyond.



Non-contributing buildings across the street.

## BUILDING DATA

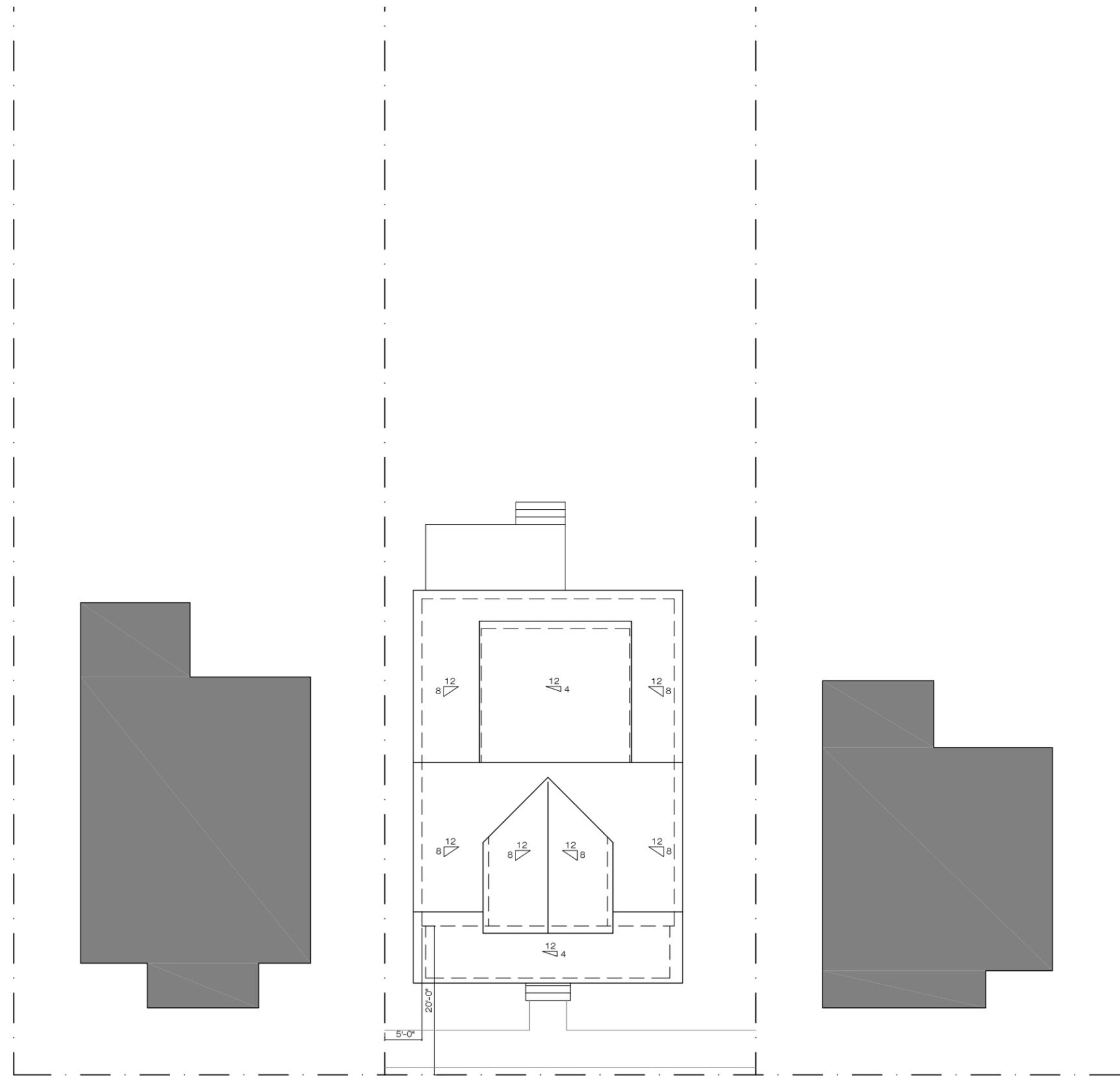
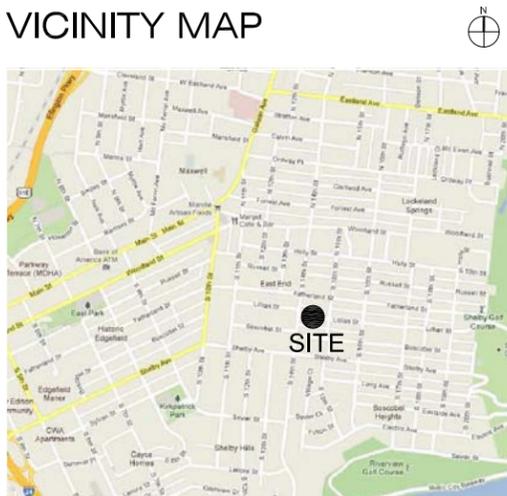
ADDRESS: 1232 LILLIAN STREET  
 NASHVILLE, TENNESSEE 37206  
 PARCEL ID: 08313014500  
 DESCRIPTION: LOT 117 E EDGEFIELD ADDN  
 LOT AREA: .2 ACRES  
 DIMENSIONS: 50' X 170'  
 ZONING: RS7.5  
 PROPOSED BUILDING AREAS:  
 BUILDING FOOTPRINT: 1,897 SF  
 TOTAL LIVING AREA: 2,526 SF

## PROJECT TEAM

DEVELOPER  
 JUSIN HICKS  
 615-260-5523  
 justin@buildingmasters.com

ARCHITECT  
 PFEFFER TORODE ARCHITECTURE  
 1123 GLENWOOD AVENUE  
 NASHVILLE, TN 37204  
 615-618-3565  
 jamie@pfeffertorode.com

## VICINITY MAP



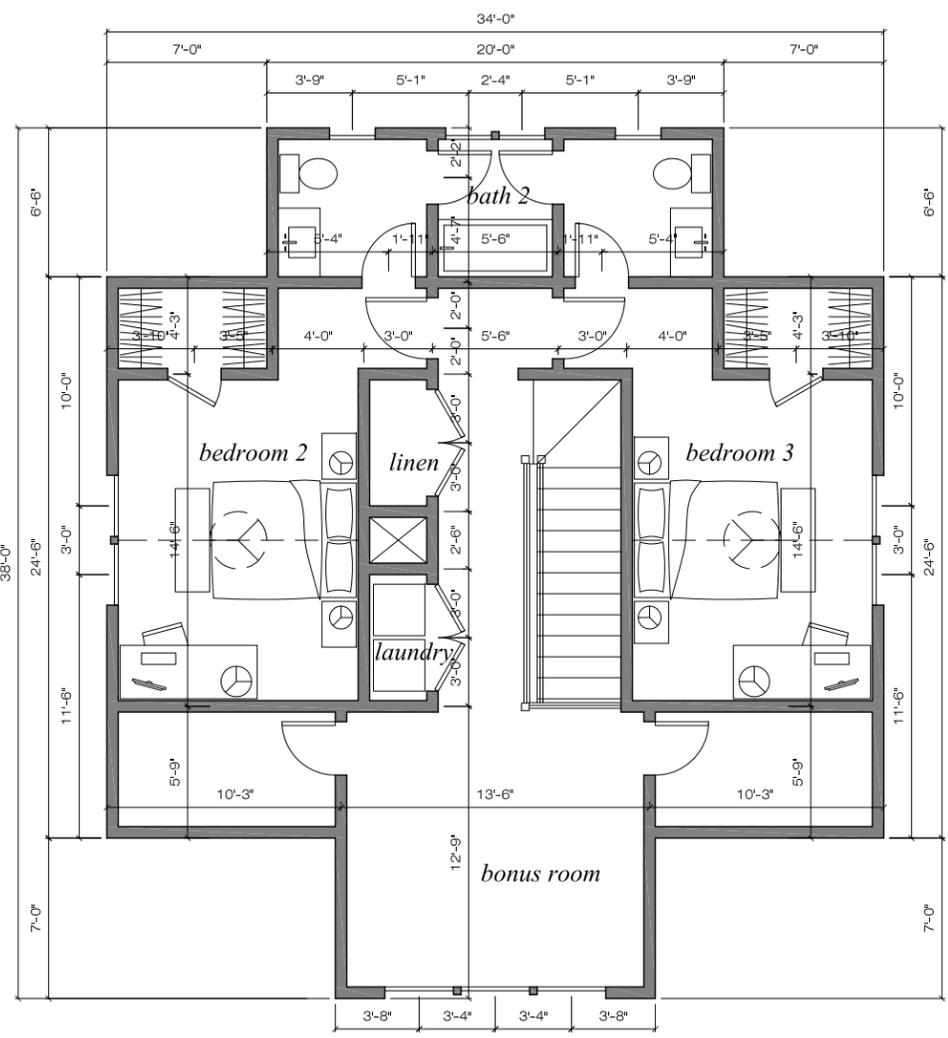
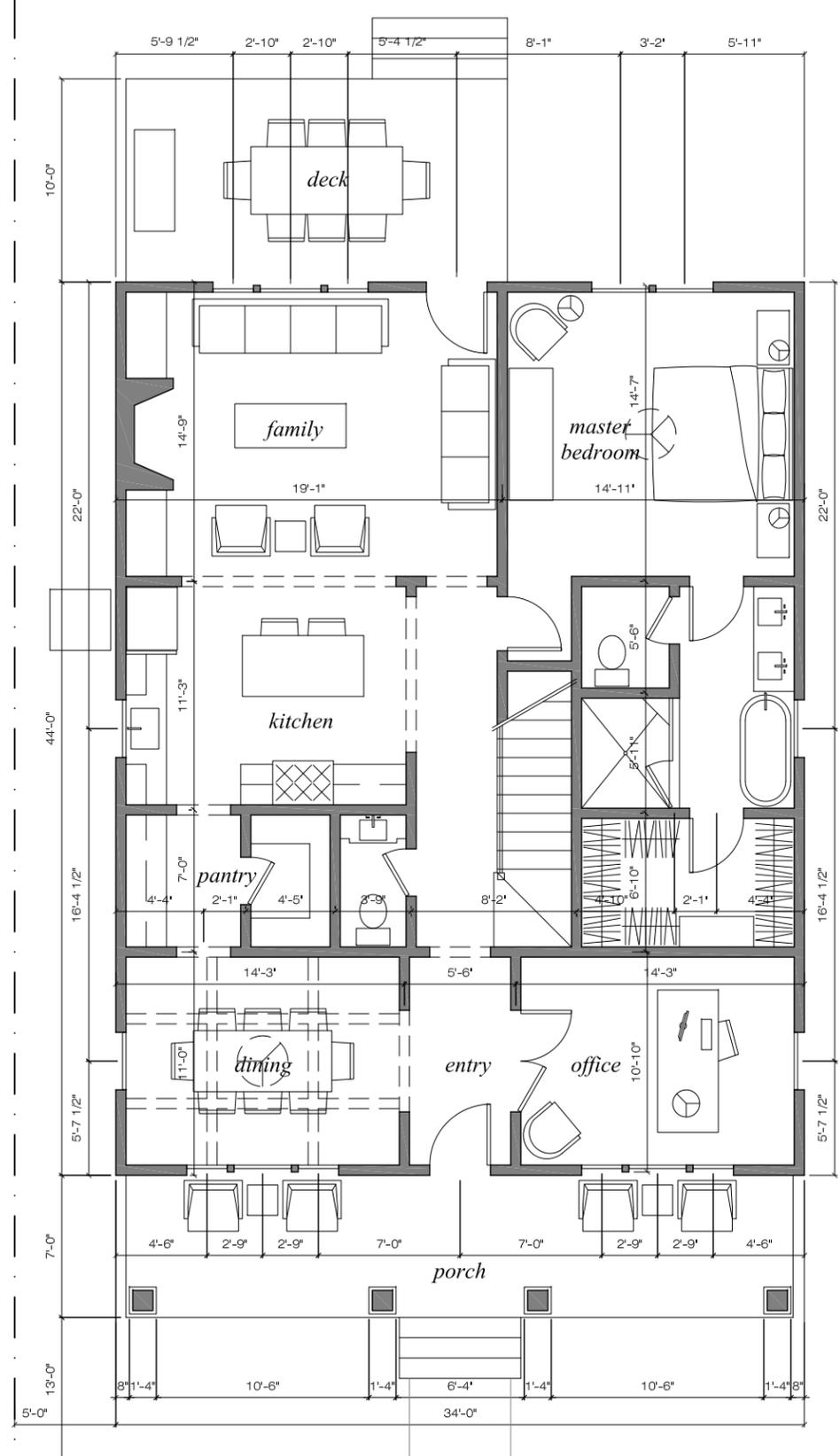
1 SITE PLAN  
 SCALE 1/16" = 1'-0"

ARCHITECT:  
 PfefferArchitecture  
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204

PROJECT:  
 1232 LILLIAN STREET  
 NASHVILLE, TENNESSEE 37206

7 APRIL 2012

A1.1

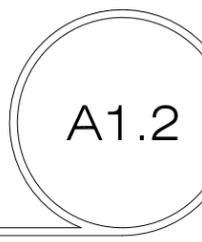


1 MAIN LEVEL PLAN  
SCALE 1/8" = 1'-0"

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

ARCHITECT:  
 PfefferArchitecture  
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204

PROJECT:  
 1232 LILLIAN STREET  
 NASHVILLE, TENNESSEE 37206

7 APRIL 2012  




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



ARCHITECT:  
 PfefferArchitecture  
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204

PROJECT:  
 1232 LILLIAN STREET  
 NASHVILLE, TENNESSEE 37206

7 APRIL 2012

A2.1



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



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

ARCHITECT:  
 PfefferArchitecture  
 1123 GLENWOOD AVENUE, NASHVILLE, TENNESSEE 37204

PROJECT:  
 1232 LILLIAN STREET  
 NASHVILLE, TENNESSEE 37206

7 APRIL 2012

A2.2