



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 1205 Lillian Street September 19, 2012

Application: Demolition; New construction – infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313012100
Applicant: Jamie Pfeffer, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing structure and construct a new one and one-half story house. The house will have a side-gabled roof with a front projecting gable wing and two front gabled dormers, and will have a form similar to that of a Transitional/Folk Victorian house, a common historic house type in the district.</p> <p>Recommendation Summary: Staff recommends approval of the application for the proposed demolition of a non-contributing structure and new construction of a primary building with the condition that staff provide final approval of windows and doors.</p> <p>With that condition, Staff finds the project to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Floorplans D: Elevations</p>
--	---

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.

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.
 - 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.

IV. B. Demolition

2. Demolition is appropriate:
 - a. 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;
 - b. 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
 - 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 91.65 of the historic zoning ordinance.

Background: The structure at 1205 Lillian Street is a non-contributing structure, which the Sanborn maps indicate was constructed circa 1950.

Analysis and Findings: The applicant proposes to demolish the structure and construct a new primary building.

Demolition

Because the existing structure does not contribute to the historic character of the district and was constructed at the edge of the period of significance, the application to demolish meets guideline IV.B.2.

Height, Scale

The new primary building will be one and one-half stories tall. The adjacent houses are non-contributing, one story houses. Nearby 1238 Lillian Street is approximately twenty-seven feet (27') tall and 1230 Lillian Street is approximately twenty-five feet tall (25'). Both are new construction; however, there is little historic context in the immediate vicinity. The broader historic context further up Lillian Street and adjacent

streets have mostly one and one-half story houses.

The new structure will be twenty-five feet (25') tall from the floor level to the roof peak, and thirty-eight feet, six inches (38' 6") wide. A two-foot (2') tall foundation and one foot (1') of the flooring system will bring the total height to twenty-eight feet (28). It will have a front porch across two thirds of the width of the front elevation and a front projecting gable on the remaining third. This form is similar to that of Transitional/Folk Victorian gable-wing houses, which is a common historic house type in the area.

Staff finds the height and scale of the proposed new building to meet guidelines II.B.1 and II.B.2.

Setbacks

The setback rhythm of the street is established by non-contributing houses and recently approved infill, but it is consistent with nearby areas with stronger historic integrity. The front setback of the proposed new building will align with the adjacent houses. The side setbacks will be roughly six feet (6') on each side. These side setbacks are consistent with those found in nearby areas with stronger historic character and meet bulk zoning requirements. Staff finds the setbacks and rhythm of spacing to meet guideline II.B.4.

Materials

The exterior materials of the new building will be: smooth-faced cement-fiber siding with a five inch (5") exposure, split-faced concrete block foundation, gray-brown fiberglass asphalt shingle roof, and wood trim. The porch floor and railing will also be wood. The front porch will have an unpainted metal roof. The windows will be wood, but the materials of the door. These materials are compatible with those of surrounding historic houses and meet guideline II.B.4.

Roof

The primary roof of the new building will be a side-facing gable with a 9:12 pitch. The front projecting gable and two front gable dormers will have a 12:12 pitch. The front walls of the dormers will be set two feet (2') behind the first story wall. Staff finds these roofs are compatible with those of surrounding historic houses and meet guideline II.B.5.

Orientation

The siting of the new house will match that of adjacent houses, with the front facade parallel to the street. The primary entrance is centered with a connection to the street via a concrete walkway. The orientation of the new building meets guideline II.B.6.

Proportion and Rhythm of Openings

The front facade of the new building will have three evenly spaced bays. The left elevation will have a three-part window in the center of the wall, and the right elevation will have three evenly spaced window bays. The majority of windows will be approximately twice their width in height. The proportion and rhythm of windows is compatible with surrounding historic houses and meets guideline II.B.7.

Appurtenances

The new building will have a concrete walkway leading to a paved parallel parking area at the very front edge of the property. Front parking is generally not appropriate, however, because the lot rises significantly from the front to the rear, and because the property does not have alley access, rear parking is not feasible. There is no sidewalk.

Recommendation: Staff recommends approval of the application for the proposed demolition of a non-contributing structure and new construction of a primary building with the condition that staff provide final approval of windows and doors.

With that condition, Staff finds the project to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1205 Lillian Street, front.



1205 Lillian Street, looking East.

BUILDING DATA

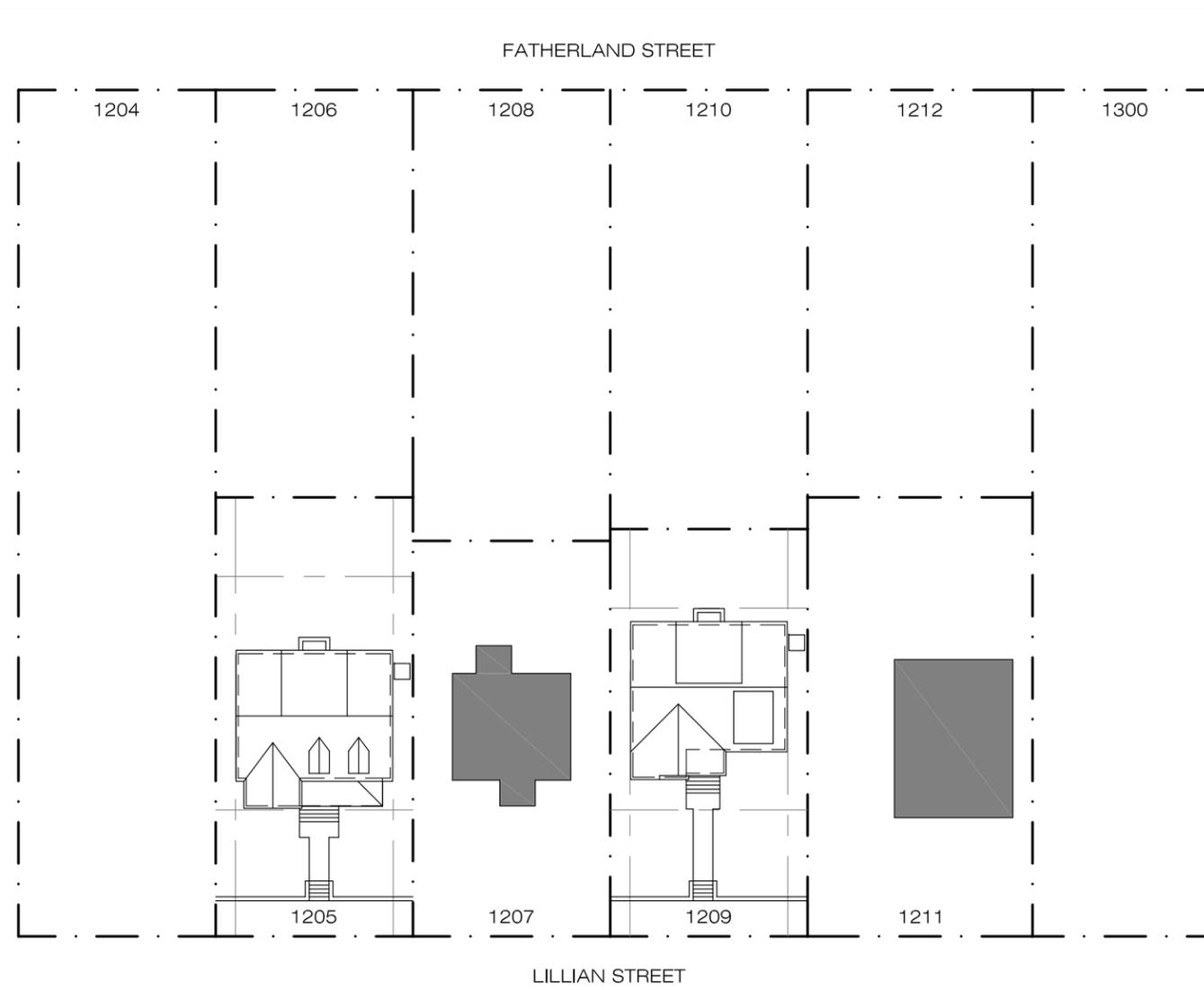
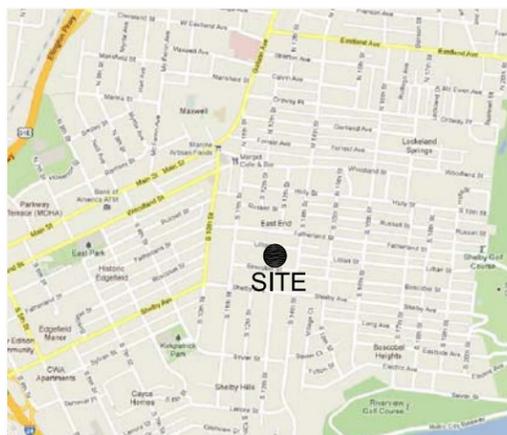
ADDRESS: 1205 LILLIAN STREET
 NASHVILLE, TENNESSEE 37206
 PARCEL ID: 08313012100
 DESCRIPTION: LOT 101 E EDGEFIELD ADDN
 LOT AREA: .11 ACRES
 DIMENSIONS: 50' X 111'
 ZONING: RS7.5
 PROPOSED BUILDING AREAS:
 TOTAL LIVING AREA: 2,083 SF

PROJECT TEAM

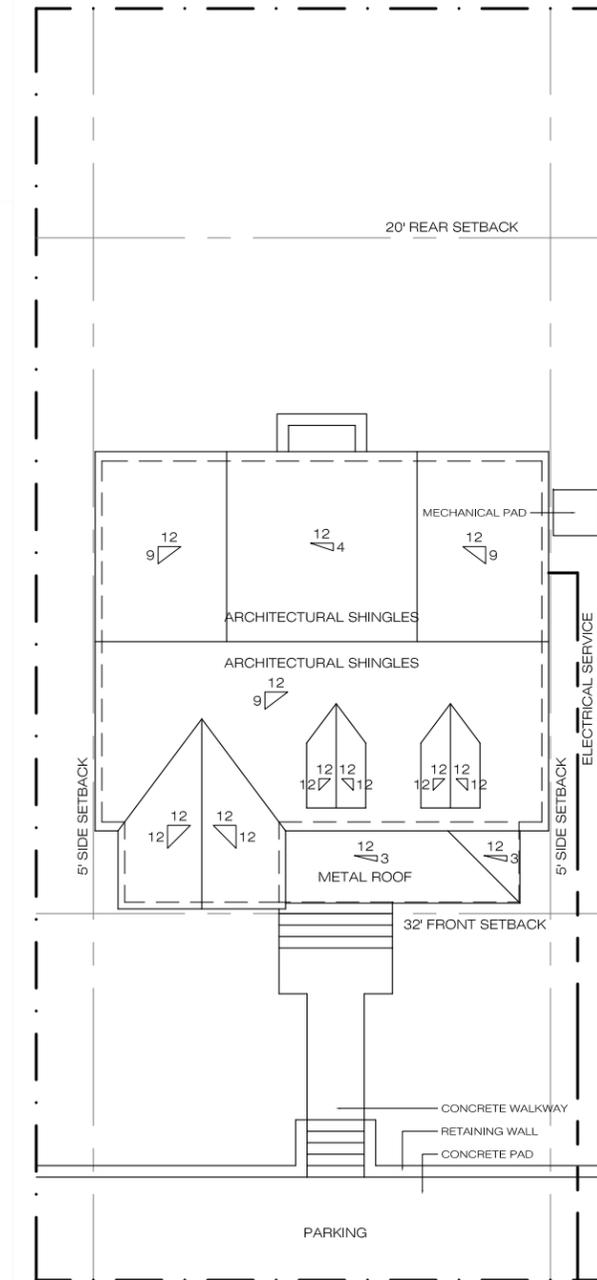
DEVELOPER
 JUSIN HICKS
 615-260-5523
 justin@buildingmasters.com

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

VICINITY MAP



1 SITE PLAN
 SCALE 1" = 40'



2 PROPERTY PLAN
 SCALE 1/16" = 1'-0"

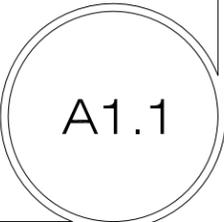
ARCHITECT:

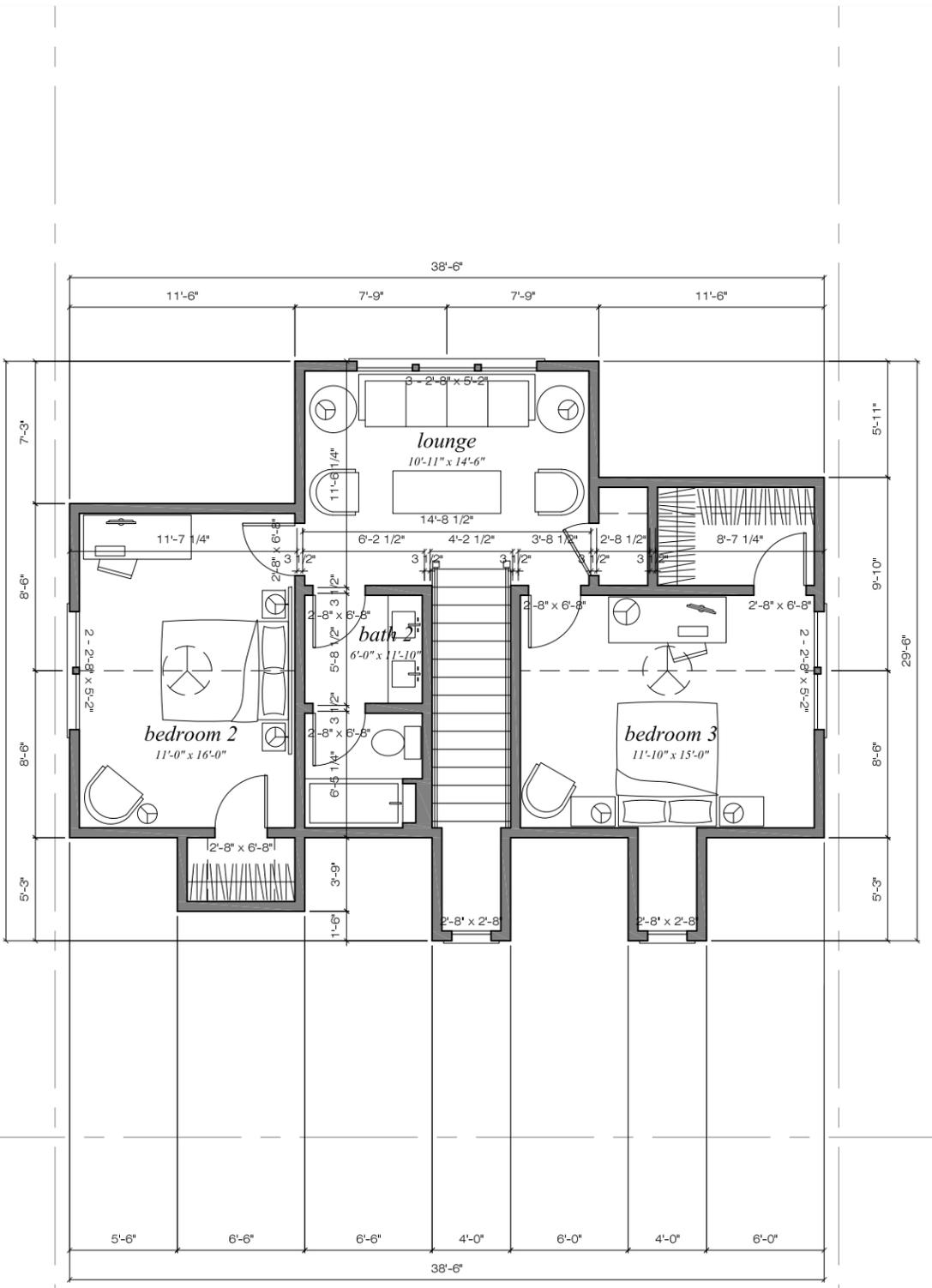
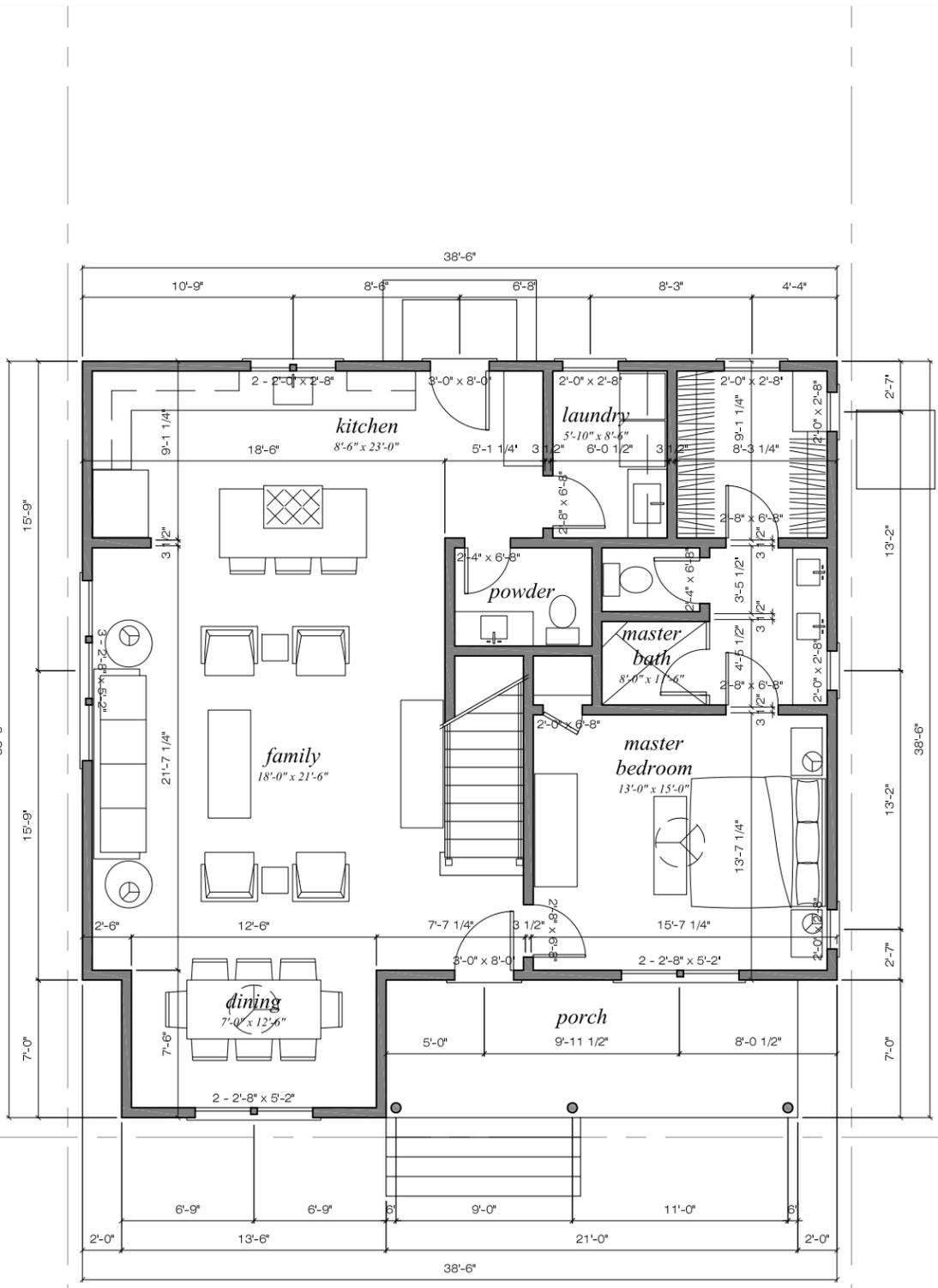


Pfeiffer Torode Architecture
 1123 Glenwood Avenue, Nashville, Tennessee 37204
 www.pfeffertorode.com
 615-618-3565

PROJECT:
 1205 LILLIAN STREET
 NASHVILLE, TENNESSEE 37206

7 APRIL 2012





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

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

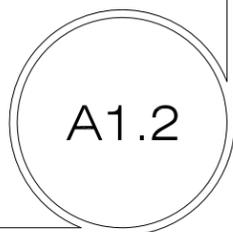
ARCHITECT:



Pfeffer Torode Architecture
1123 Glenwood Avenue, Nashville, Tennessee 37204
www.pfeffertorode.com
615-618-3565

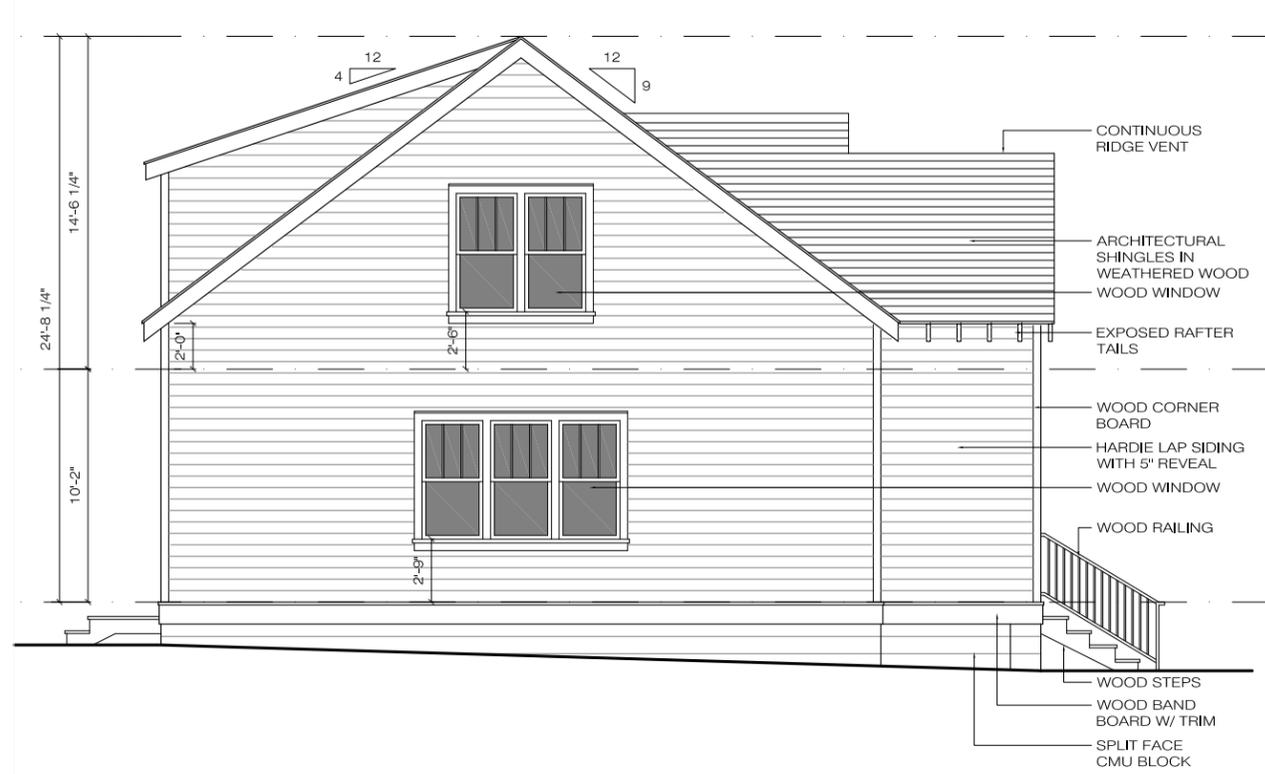
PROJECT:
1205 LILLIAN STREET
NASHVILLE, TENNESSEE 37206

7 APRIL 2012





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



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



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



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

ARCHITECT:



Pfeiffer Torode Architecture
1123 Glenwood Avenue, Nashville, Tennessee 37204
www.pfeifertorode.com
615-618-3565

PROJECT:
1205 LILLIAN STREET
NASHVILLE, TENNESSEE 37206

7 APRIL 2012

A2.1