



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION

1306 Lillian Street
September 19, 2012

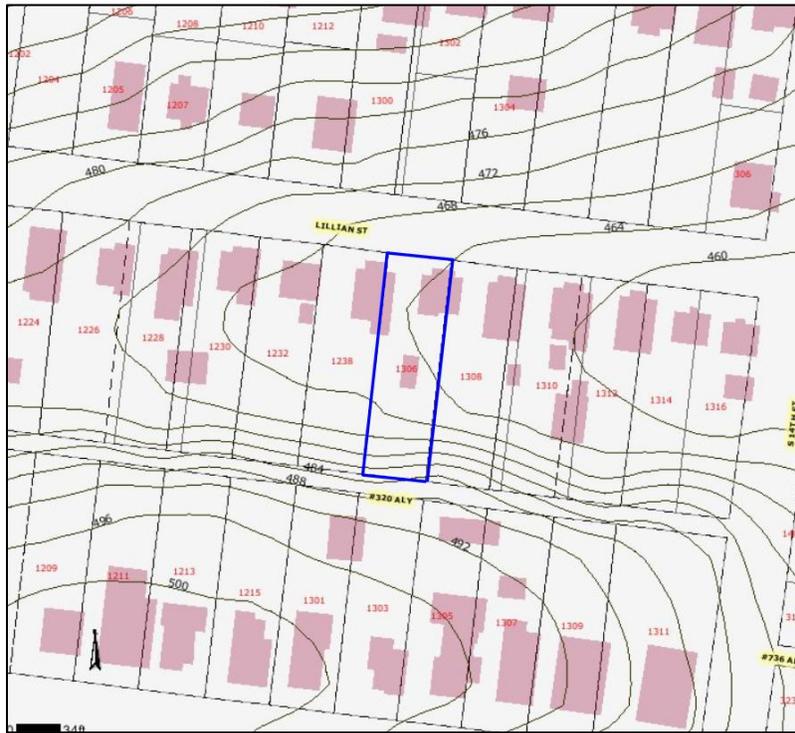
Application: Demolition; Infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313014700
Applicant: Jaime Pfeffer
Project Lead: Michelle.Taylor3@nashville.gov

Description of Project: 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-five feet, four and a half inches (25'4 1/2") tall from peak to grade and thirty-one feet, eight inches (31'8") wide across the front façade. The exterior will have cement-fiber siding, a split-faced concrete block foundation, and an architectural shingled roof. The front porch will have exposed rafter rails with a 5 V metal roof. The widows will be wood-clad, and the exterior trim will be wood.

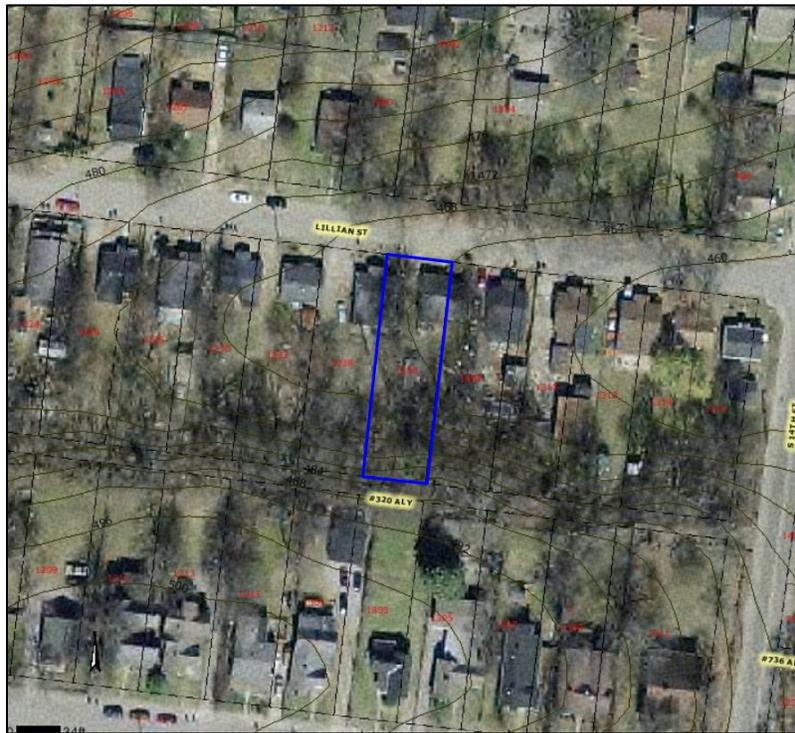
Recommendation Summary: Staff recommends approval of the demolition of the non-contributing structure and the proposed new infill with the conditions that staff review final details for windows, doors and roof color. With these conditions, staff finds that the project meets II.B and IV.B.2 of the *Lockeland Springs-East End Neighborhood Conservation District: 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; 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.

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:

- 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 1306 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. Several properties in the immediate vicinity are recent infill approved by the MHZC. 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.



Adjacent infill along Lillian St.

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 full-width covered front porch. The height of the structure from the finished floor to the peak will be twenty-five feet, four and a half inches (25'4 1/2"), with a foundation height of three feet (3'). The total height of the structure from the front grade will be twenty-eight feet, four and one half inches (28'4 1/2") with an eave line at thirteen feet, two inches (13'2") above grade. These heights are similar to surrounding historic bungalows and recently approved infill, specifically 1238 Lillian St. and 1230 Lillian St. which are twenty seven feet (27') tall and twenty five feet, six inches (25'6") tall respectively, and meet guideline II.B.1. The footprint of the structure will be approximately thirty-three feet (33') wide along the front, with a full-width covered front porch. The house will be thirty-one feet (31') deep from the front wall to the rear, forty-one feet (41') including the covered 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 seven feet (7') from the front property line matching the front setback of the existing house and the house to the left (1308 Lillian Street). The left and right side will both be eight feet (8') from the property line. These setbacks are compatible with the rhythm established by other houses on the street, meet bulk zoning requirements, 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.

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 an architectural shingled roof. The covered front porch will have a 5 V metal roof. House and porch roof colors are unknown. The windows, front door, and exterior trim will be wood. The front porch columns are proposed to be square wood columns with cap and base. 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.

Roof Shape

The pitch of the primary side-facing gable roof of the structure will be 12:12. The roof slope will transition to 3:12 over the rear shed dormer not visible from the street and 5:12

over the front porch. 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 two-part windows on each side. The window patterns on the right and left elevations match the historic context. 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. With these conditions, the application meets the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1306 Lillian Street, front and right façade



1306 Lillian Street, front and left façade



1306 Lillian Street, recent infill along Lillian Street



1306 Lillian Street, adjacent infill along Lillian Street

BUILDING DATA

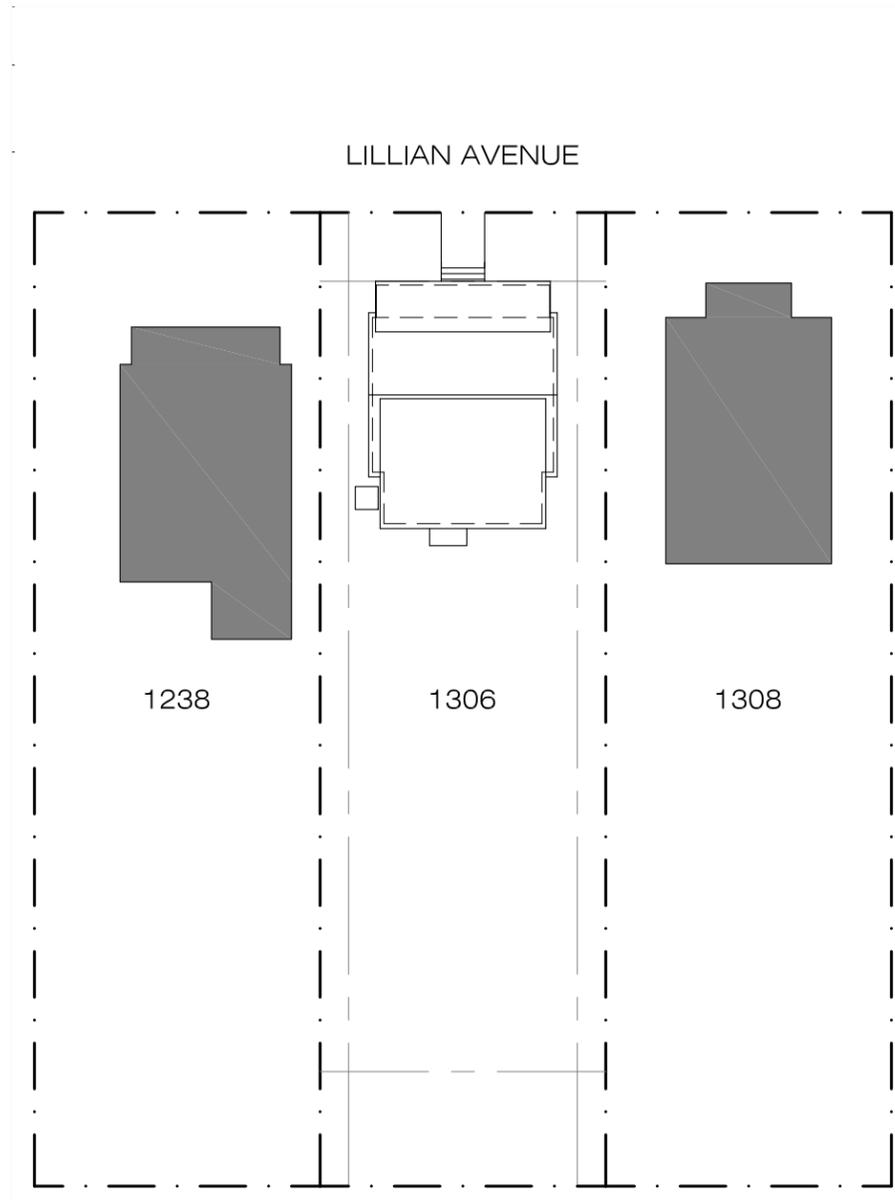
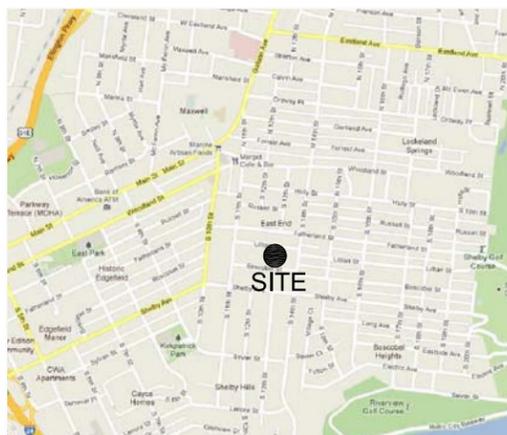
ADDRESS: 1306 LILLIAN STREET
 NASHVILLE, TENNESSEE 37206
 PARCEL ID: 08313014700
 DESCRIPTION: LOT 115 E EDGEFIELD ADDN
 LOT AREA: .2 ACRES
 DIMENSIONS: 50' X 170'
 ZONING: RS7.5
 PROPOSED BUILDING AREAS:
 TOTAL LIVING AREA: 1,958 SF

PROJECT TEAM

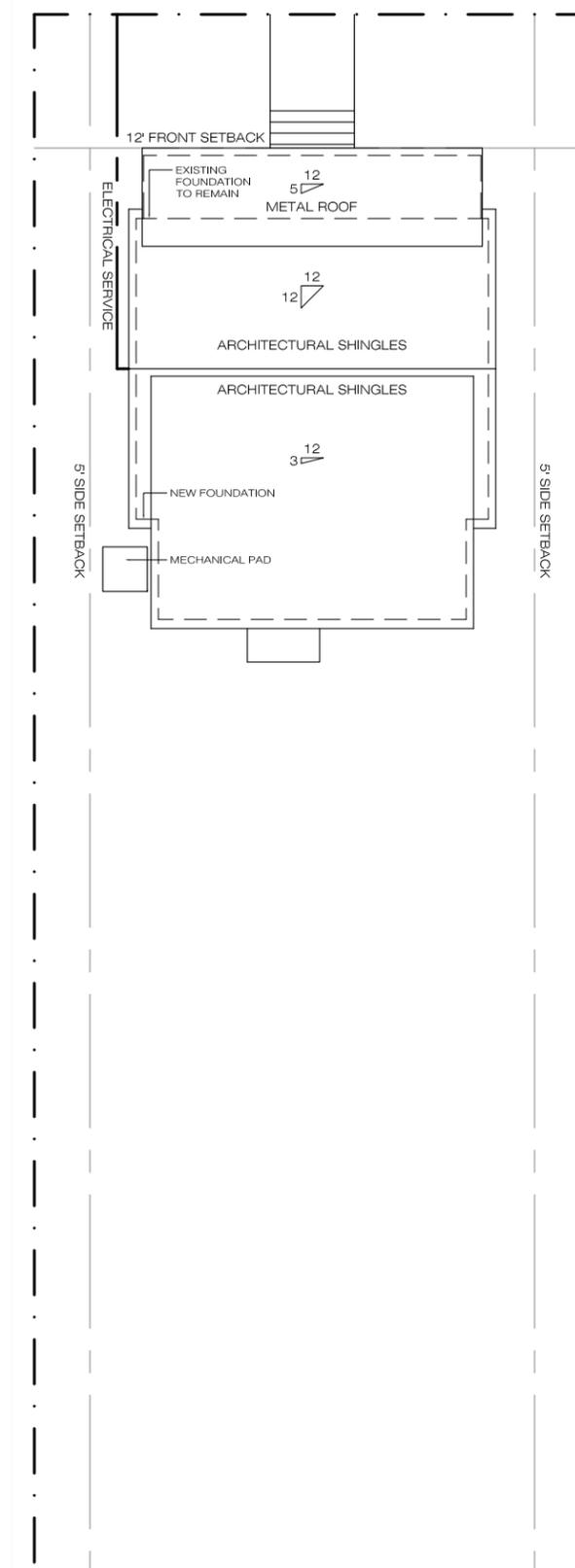
DEVELOPER
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 615-260-5523
 justin@buildingmasters.com

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

VICINITY MAP



1 SITE PLAN
 SCALE 1/32" = 1'-0"



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

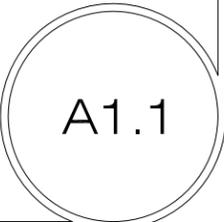
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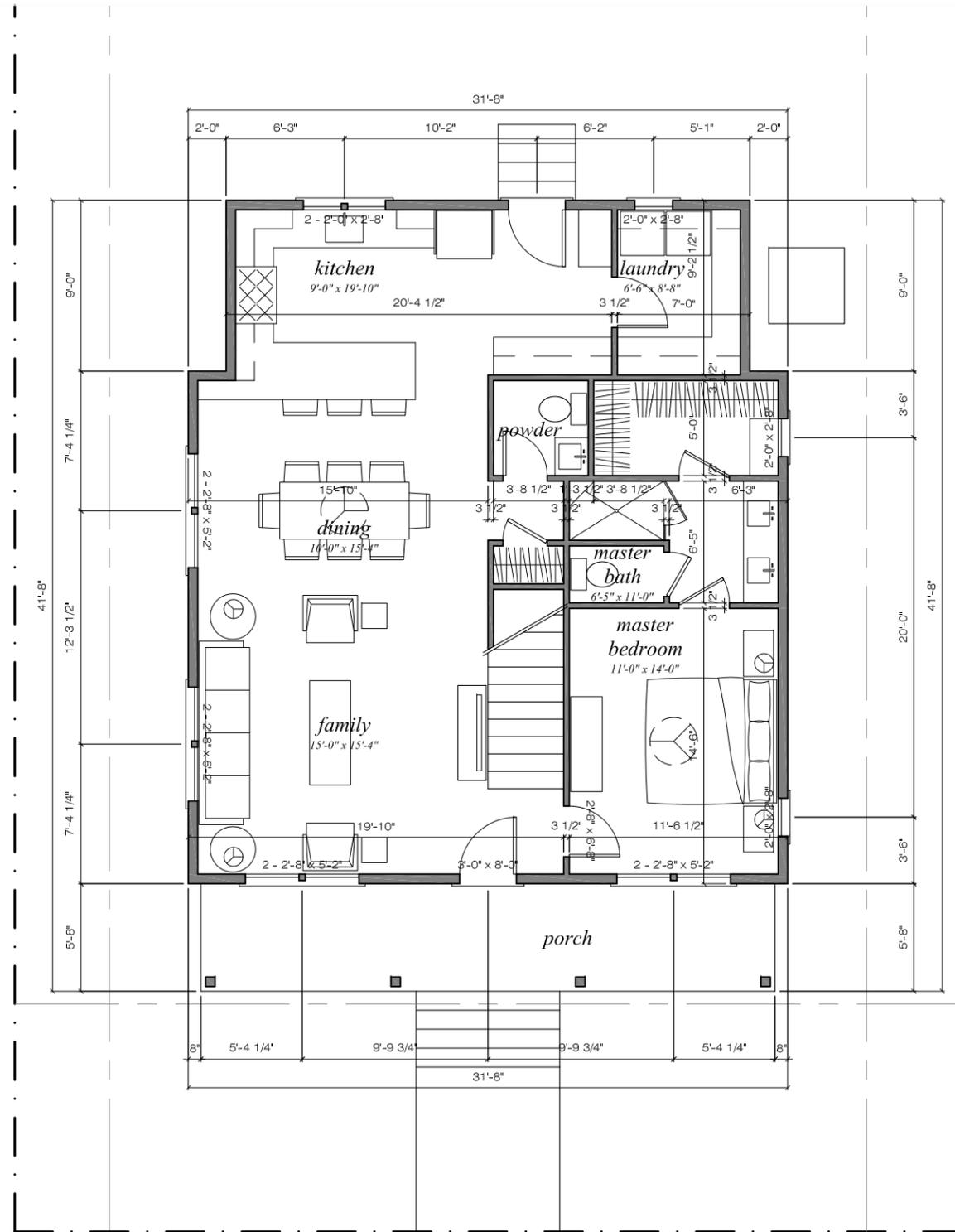


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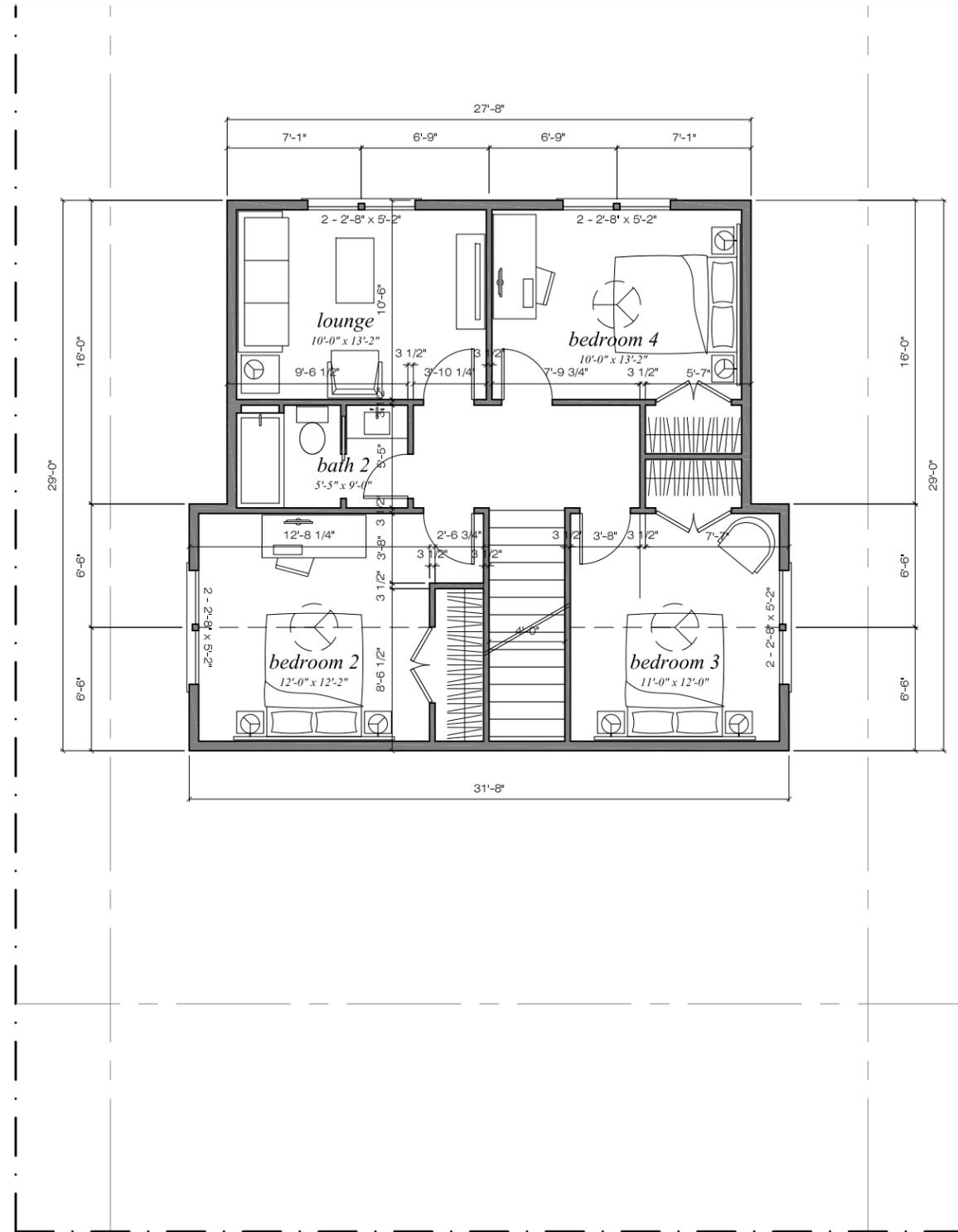
PROJECT:
 1306 LILLIAN STREET
 NASHVILLE, TENNESSEE 37206

7 APRIL 2012





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



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

ARCHITECT:

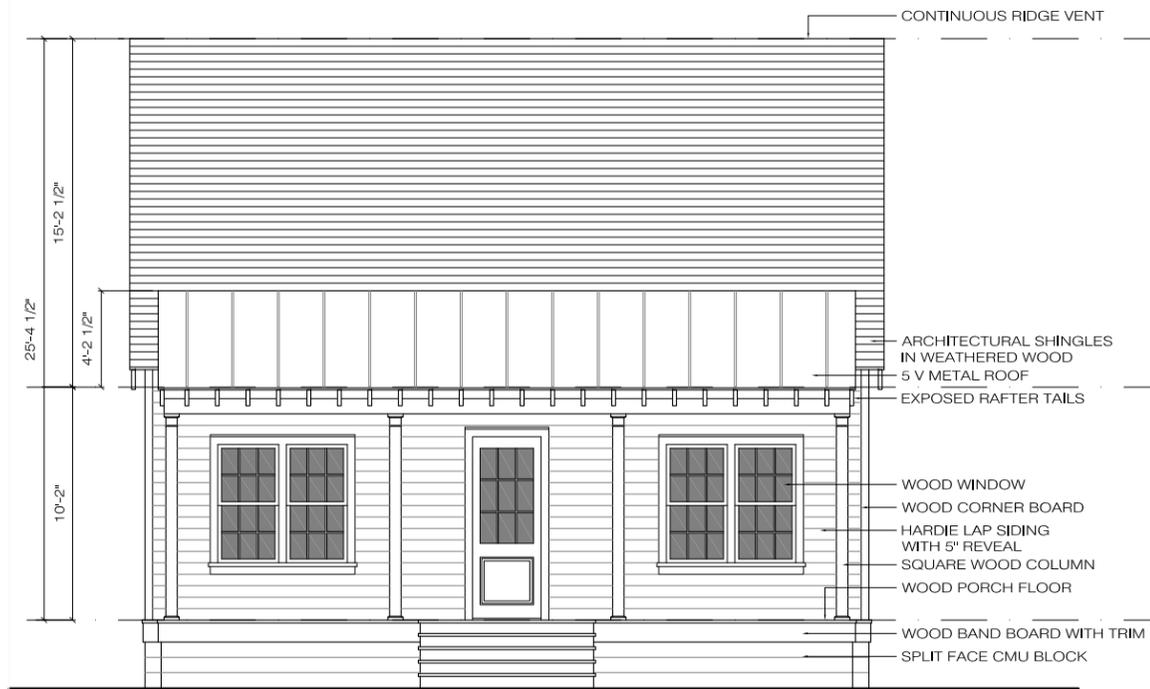


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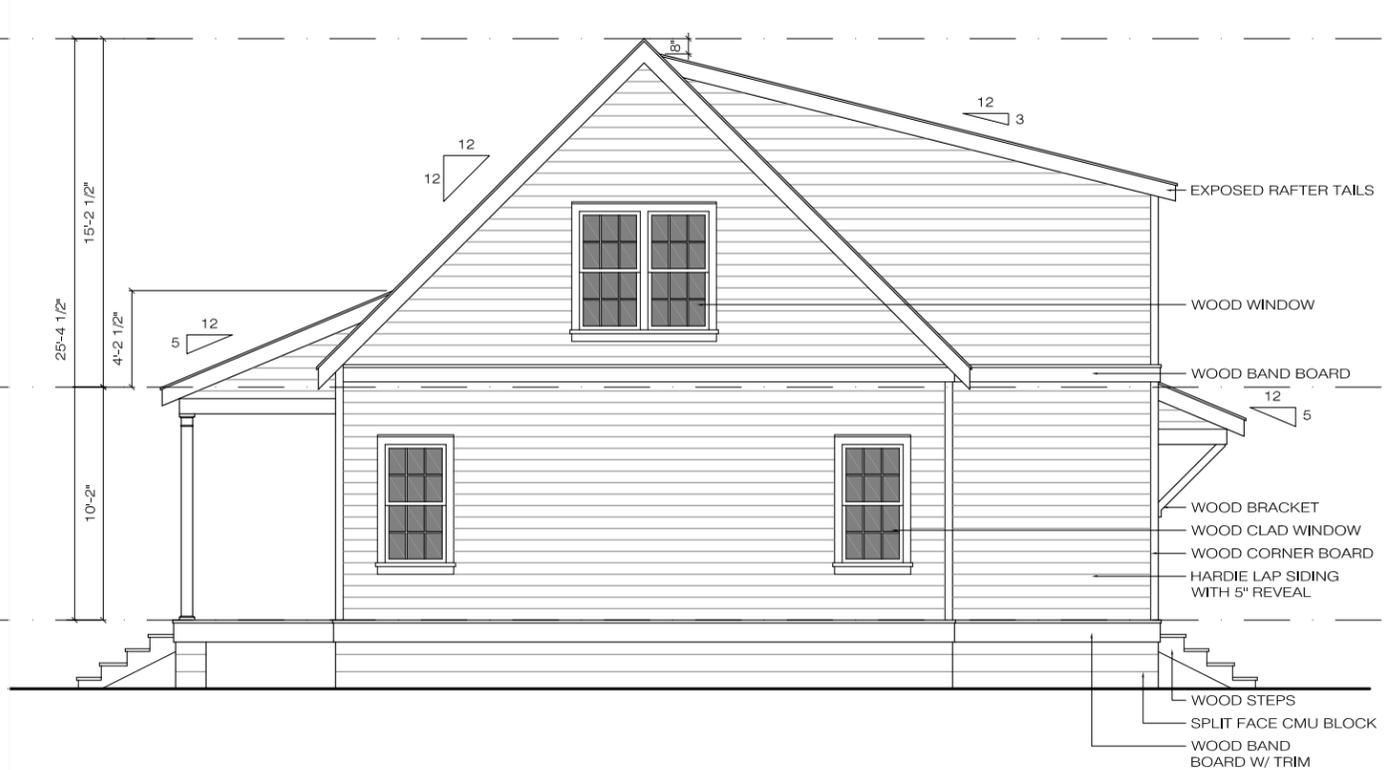
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1306 LILLIAN STREET
NASHVILLE, TENNESSEE 37206

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A1.2



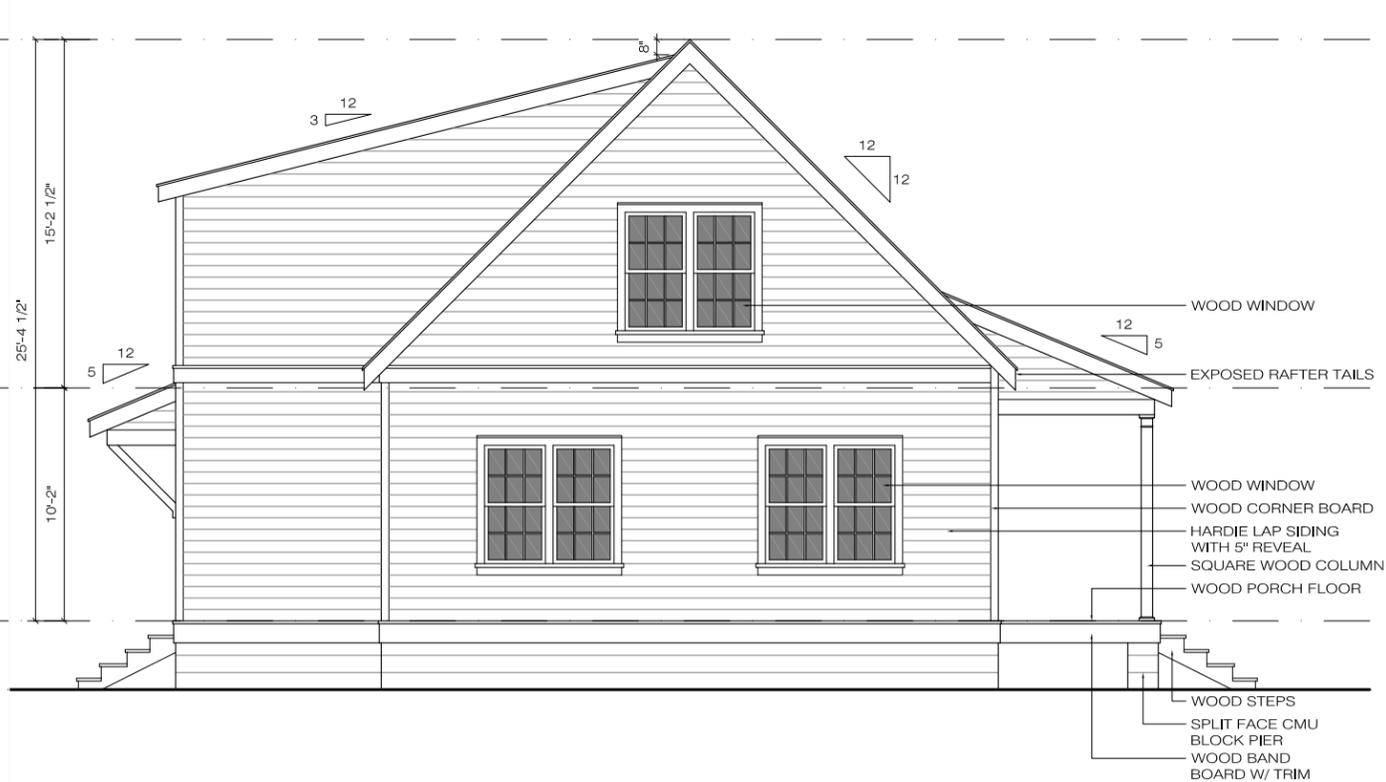
1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



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:



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