



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
1112 Lillian Street
February 19, 2014

Application: New construction - infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313013500
Applicant: Jeff Zeitlin, Martin Construction
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a new two-story house with attached garage on a narrow lot. The house will be narrower and taller than the closest historic context.</p> <p>Recommendation Summary: Staff recommends approval of the application to construct a new one and one-half story house at 1112 Lillian Street, with the conditions that:</p> <ul style="list-style-type: none">• A window is added to the left side of the building;• That the drawings are revised to call out dimensions and materials. <p>Meeting those conditions, Staff finds that the proposal will meet the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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

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.

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.

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.

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

- 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.

Outbuildings: 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 street-facing dormer should sit back at least 2' from the wall of the floor below.

- 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:

· Where they are a typical feature of the neighborhood; or

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.

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.

Background:

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, but 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.

The typical lot on Lillian Street is fifty feet (50') wide, although this one and 1114 Lillian Street are thirty-three feet (33') wide.

A non-contributing house on the lot approved for demolition by the MHZC in January.

Analysis and Findings: The applicant is proposing to construct a new dwelling on the lot.

Height, Scale

The new building will be one and one-half stories with a maximum roof height of twenty-nine feet (29') above grade with eaves at fifteen feet (15'). There will be one foot (1') of foundation exposed and a one foot (1') water-table band between the foundation and the finished floor level. Due to a drop in grade, the structure will gain an additional story in the basement level at the rear. The plans show the basement-level as having a bedroom, a bathroom, and a two-car garage.

The building will be twenty-two feet (22') wide and fifty-two feet (52') deep, including a six foot (6') deep recessed front porch.

Other homes on Lillian Street are generally between one or one and one-half stories and range between twenty-four and thirty-two feet (24' - 32') wide, however they are on larger lots that allow for houses to be wider and even taller.

Given the atypically narrow lot, staff finds that the height and scale of the proposed one and one-half story house would be compatible with surrounding buildings and would meet guidelines II.B.1 and II.B.2.

Setback & Rhythm of Spacing:

The building will be located with the front edge in line with adjacent structures, between eighteen and twenty feet (18' - 20') from the street, which is an appropriate setback. The building's side setbacks will be approximately five feet (5') on each side. 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 guideline II.B.1.3.

Materials:

The exterior materials will include a split-faced concrete block foundation, smooth-faced cement-fiber siding with a five inch (5") reveal, and a gray asphalt single roof. The

exterior trim, including cornerboards, window casing, and porch columns, will be wood. The windows and doors will also be wood. Staff finds that the proposal meets guideline II.B.4. (The materials are not labeled on the drawings, but were communicated to staff by email.)

Roof Shape:

The roof will be a front-facing gable with a 12:12 pitch. There will be shed-roofed wall dormers on each side of the roof with a pitch of 4:12. Wall dormers are not common features on historic houses nearby, but because the width of the lot forces the house to be narrower than other houses nearby, setting dormers in would not be feasible. Staff finds that the proposal meets guideline II.B.5.

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. With the exception of a section on wall on the left side, there will be no expanse greater than ten feet (10') without an opening. Typically, historic houses have a no more than eight to twelve feet (8' – 12') of wallspace between window openings. Staff finds that with the addition of a window on the left side of the house, the proposal will meet guideline II.B.7.

Orientation:

The new structure will be aligned with the front elevation parallel to Lillian Street, matching the orientation of the surrounding context. A concrete walkway leading from the front porch to the street will engage the street. Staff finds that the orientation of the building will meet guideline II.B.6.

Outbuildings:

The new house will have a garage in the basement, accessed from the rear. The policy of the Commission has been that they are appropriate when they are in the basement, accessed from the rear, and in the location typical of historic garages. Staff finds that the proposal meets these criteria, and that the proposal meets guideline II.B.8.

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:

Staff recommends approval of the application to construct a new one and one-half story house at 1112 Lillian Street, with the conditions that:

- A window is added to the left side of the building;
- That the drawings are revised to call out dimensions and materials.

Meeting those conditions, Staff finds that the proposal will meet the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1110, 1108 Lillian Street



1109 Lillian Street



1111 Lillian Street



1113 Lillian Street



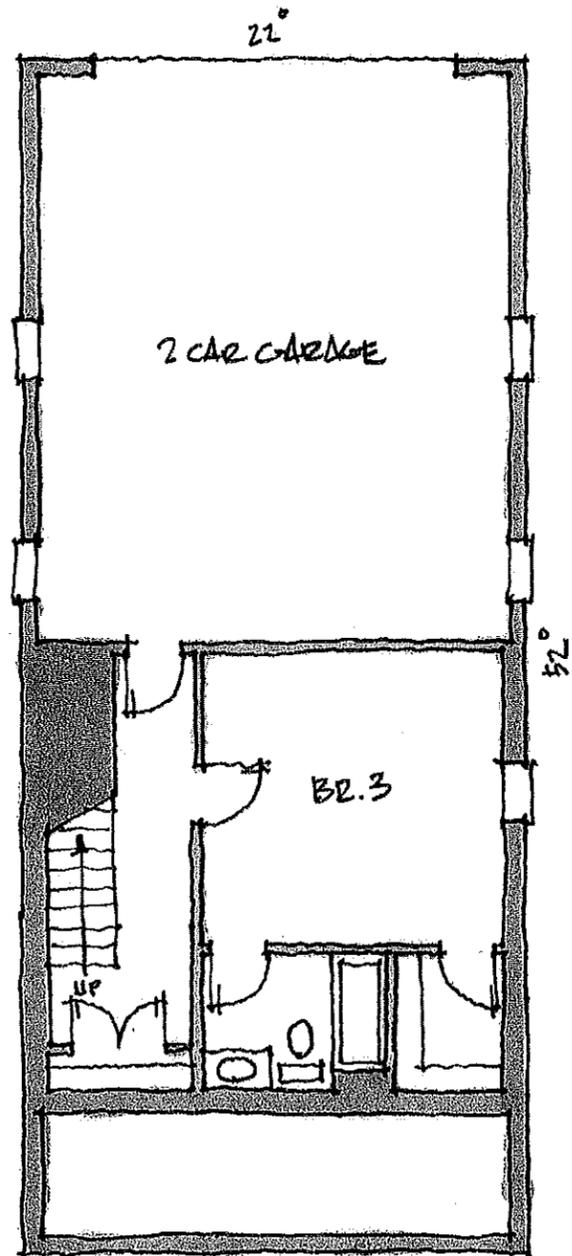
1114 Lillian Street



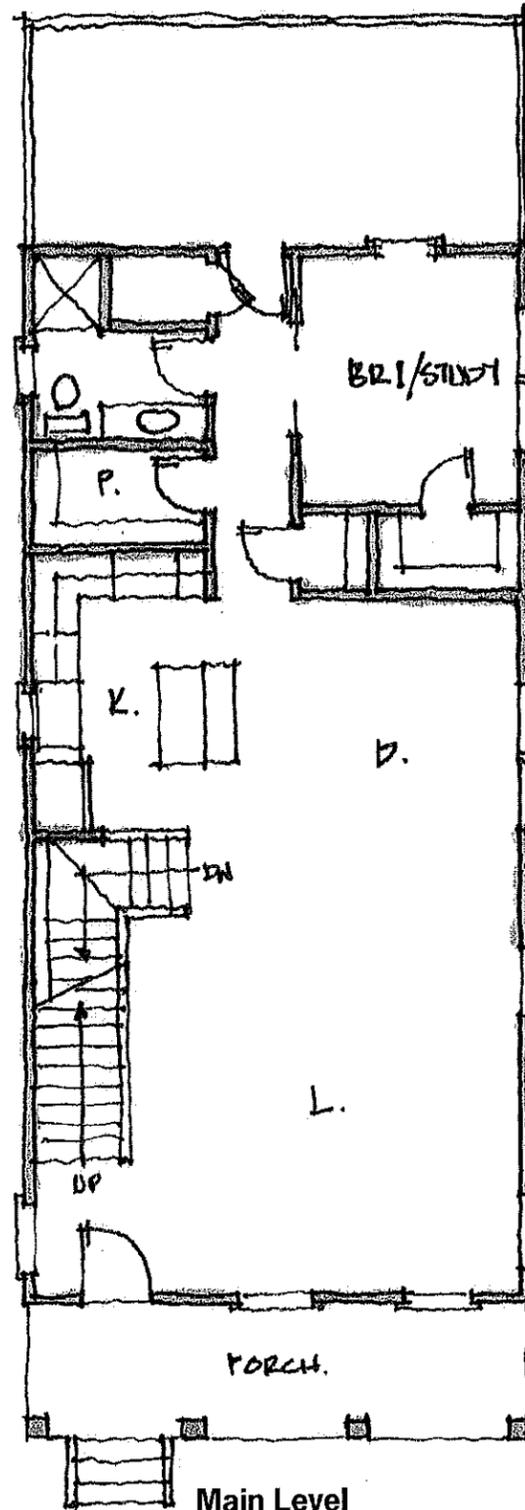
1111 Lillian Street



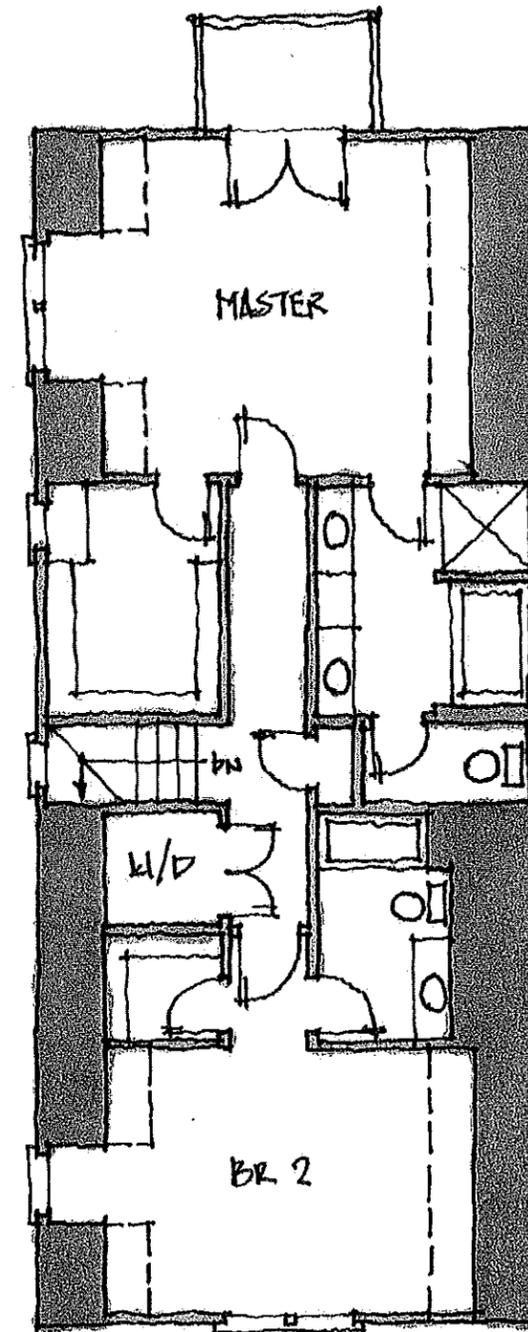
Alternate Front Elevation
w/ Shingle Siding



Basement



Main Level



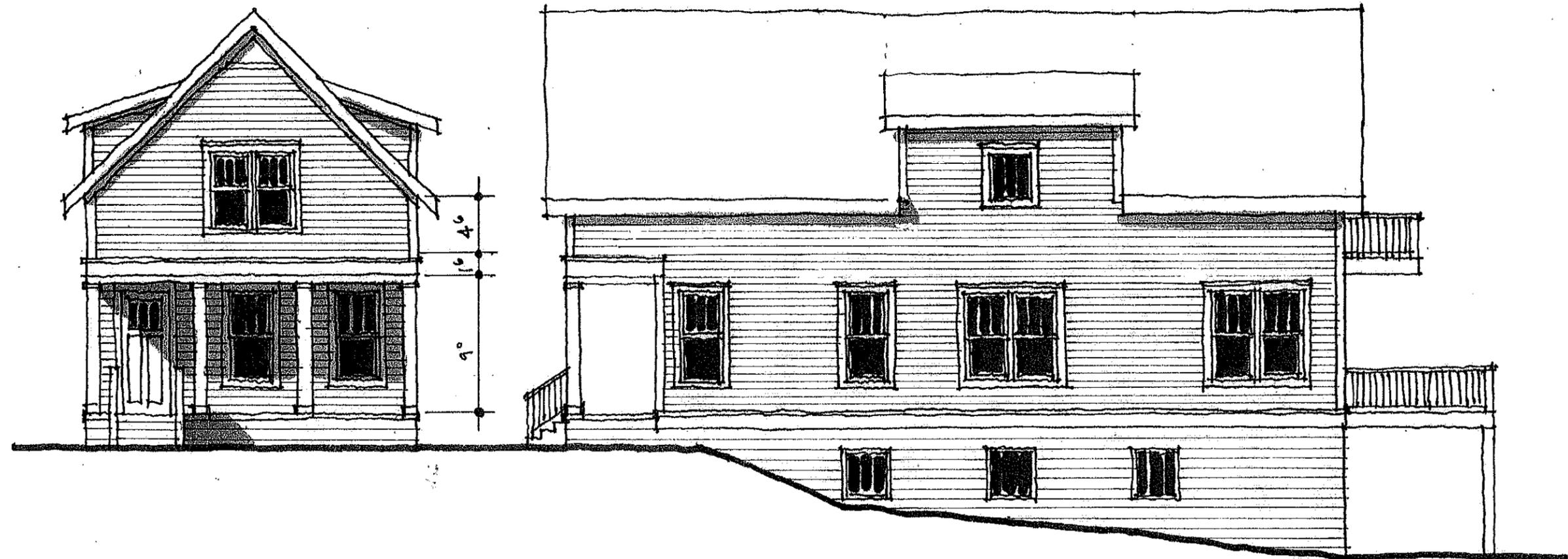
Upper Level

1112 & 1114 Lillian Street Infill Project
Floor Plans

1:8

1.14.14

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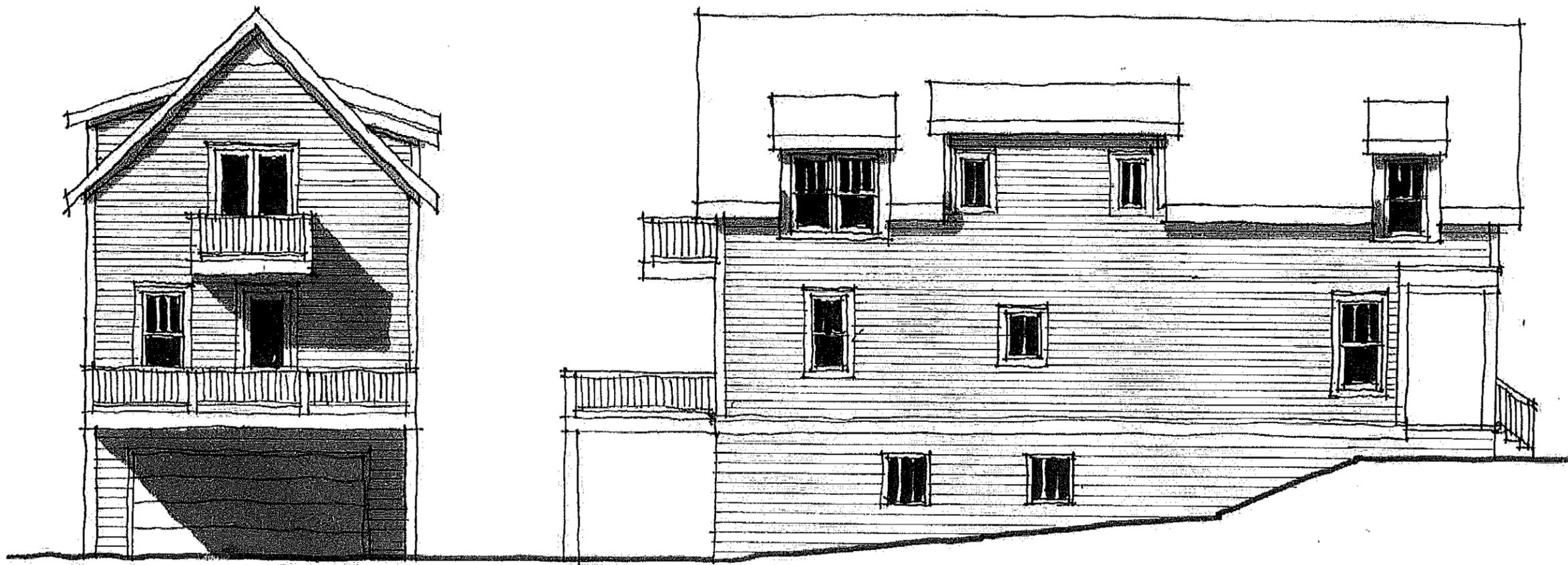


1112 & 1114 Lillian Street Infill Project
Front Elevation and Right Side Elevation

1:8

1.14.14

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1112 & 1114 Lillian Street Infill Project
Rear Elevation and Left Side Elevation

1:8

1.14.14

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