



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 1410 Lillian Street November 19, 2014

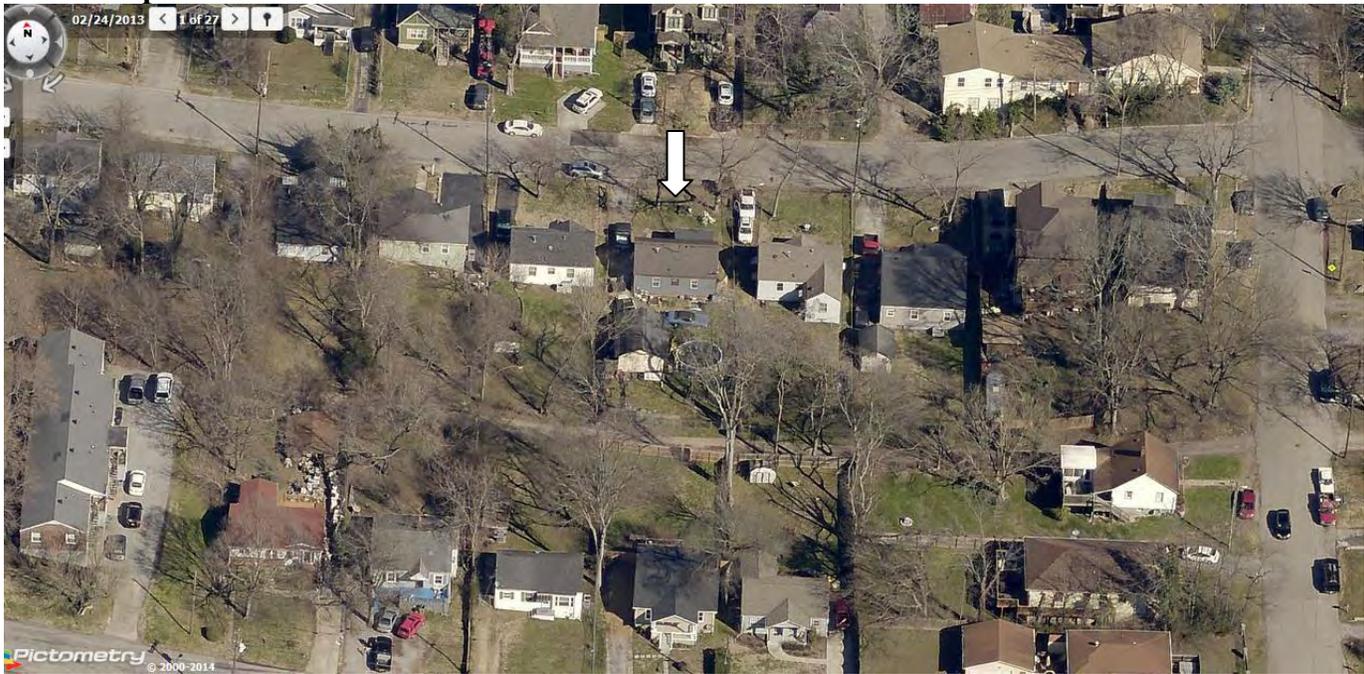
Application: New construction-infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313032600
Applicant: Van Pond, Jr.
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: This application is for new construction of a two-family residence. Demolition of the non-contributing house on the lot has already been approved administratively.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none"> 1. The width be reduced to thirty-six feet (36') to be compatible with recently-approved infill; 2. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; 3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and, 4. Staff approve the roof color and masonry color, dimensions and texture. <p>Staff finds that the project meets 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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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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

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.

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. 17.40.410).

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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

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 the primary building(s) that faces 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.

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.

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 existing house at 1410 Lillian Street was built circa 1952. It is not a contributing building to the district and was administratively approved for demolition in July 2014.

Analysis and Findings: The applicant proposes new construction of a two-family residence on the lot.

Height & Scale: The new building will be one and a half stories with a roof height of twenty-five feet, eight five inches (25'8") from grade. The foundation height of the new house will be one foot (1'). The height is compatible with the context of contributing buildings which have a ridge height from seventeen feet (17') to twenty-eight feet, six inches (28'6").

The building is proposed to be forty feet (40') in width. This is wider than the widest homes in the context by approximately four feet (4'). Although the historic context of this stretch of Lillian Street is not as strong as in other parts of Lockeland Springs; the nearby buildings are non-contributing homes built after 1950, or larger homes built within the last two years. Because the immediate context is minimal, staff used recent construction as the contextual measure. The MHZC approved several new construction projects replacing non-contributing houses on Lillian Street in the last two years. These recent infill projects, at 1228, 1230, 1232, 1238, 1306 and 1314 Lillian Street, range in width from twenty-nine feet to thirty-six feet (29'-36'). Staff recommends the width of the building be brought to no more than thirty-six feet (36') to be compatible with recent approvals. The scale would not contrast greatly with the scale of historic houses in the overlay. With this condition, the project meets section II.B.1. and 2.

Setback & Rhythm of Spacing: The proposed building will be centered on the lot, five feet (5') from the side property lines and forty feet (40') from the rear, meeting base setback requirements of five feet (5') and twenty feet (20') respectively. The front of the covered porches is in line with the street setback of the existing buildings adjacent. Although the project meets minimum setback requirements, typically houses in the vicinity have greater side setbacks. With the condition on reducing the width of the building (under the section on Height & Scale above), the side setbacks will be increased two feet (2') on each side to be more in keeping with the surrounding historic context. Staff finds the project meets section II.B.3.

Materials: The infill will have fiber cement lap siding with a five inch (5") reveal. Foundation will be split-face concrete block. The roof will be architectural fiberglass shingles; Staff requests final approval of the color of the roofing. Trim will be wood or fiber cement. The porch will have a concrete floor, brick veneer piers, and fiber cement columns. With the staff's final approval of the roofing color, masonry, windows and doors, staff finds that the known materials meet section II.B.4.

Roof form: The side-gabled portions of the roof have 9/12 pitch; the connecting portion between is 4/12. Gabled dormers are 6/12, and rear-facing shed dormer is 4/12. The proposed roof shape and pitches are compatible with the historic context. The project meets section II.B.5.

Orientation: The orientation of the proposed infill is consistent with that of adjacent buildings. The front porches are ten feet (10') deep and address Lillian Street appropriately. A walkway will connect each unit's porch to the street. Vehicular access will be via parking pads at the rear. The project meets section II.B.6.

Proportion and Rhythm of Openings: The windows on the proposed are generally twice as tall as they are wide, meeting the historic proportion of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities: The location of the HVAC at the side façades beyond the midpoint of the house meets section II.B.9.

Recommendation:

Staff recommends approval with the conditions:

1. The width be reduced to thirty-six feet (36') to be compatible with recently-approved infill;
2. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
4. Staff approve the roof color and masonry color, dimensions and texture.

Staff finds that the project meets the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Project Property Information

PROPERTY INFORMATION:
DAVIDSON COUNTY PARCEL ID#08313032600

ADDRESS: 1410 LILLIAN STREET
NASHVILLE, TENNESSEE 37206

LOT AREA: 7,500 S.F. / 0.138 AC +/-

ZONING: R-6 - ONE + TWO FAMILY 6,000 SQUARE FOOT LOT
URBAN ZONING OVERLAY +
NEIGHBORHOOD CONSERVATION OVERLAY

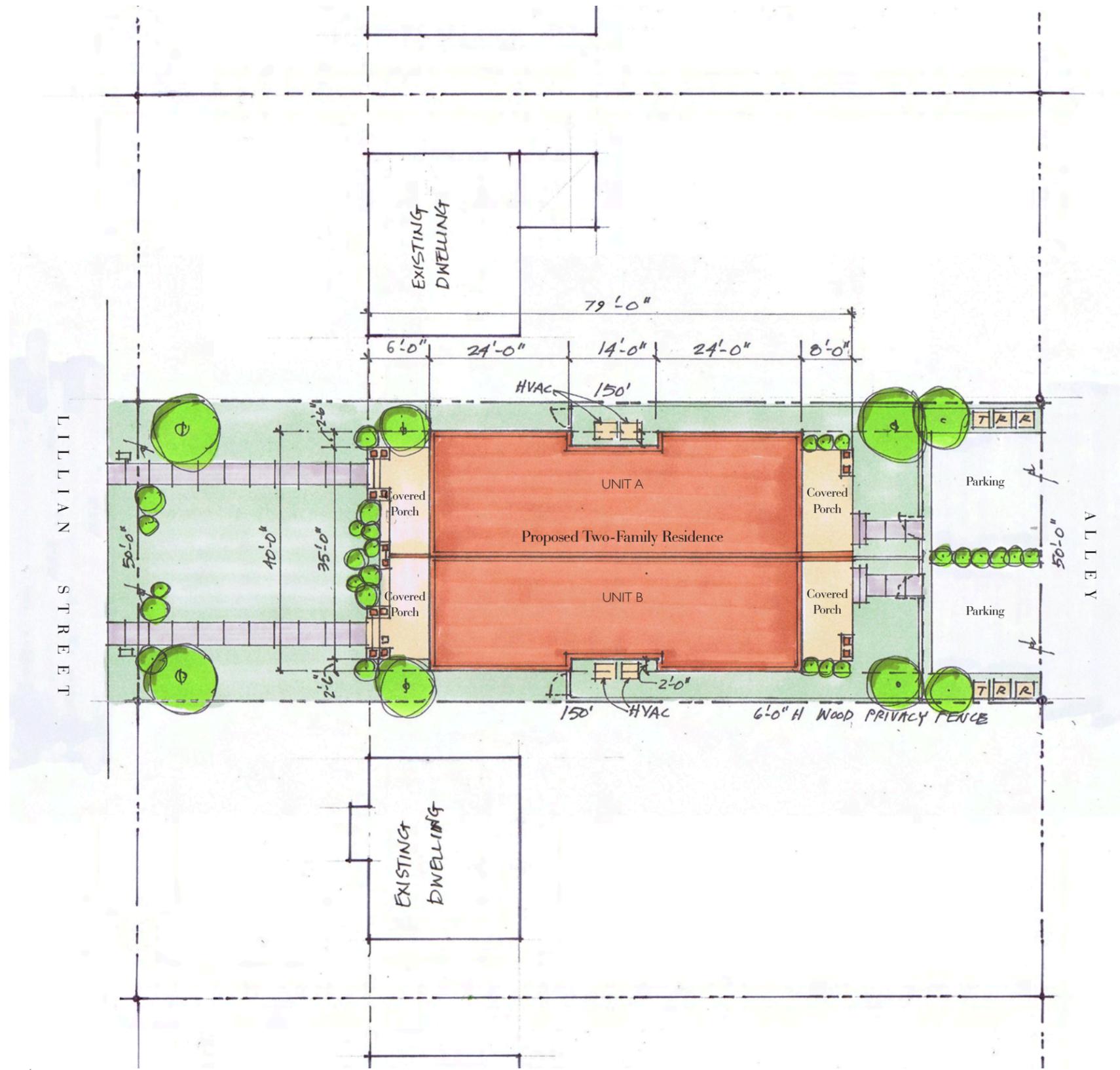
Area Calculations

BUILDING FOOTPRINT AREAS

NEW FOOTPRINT AREA (CSF):	2,480 S.F.
TOTAL FOOTPRINT AREA (CSF):	2,480 S.F.

BUILDING COVERAGE

ALLOWABLE BUILDING COVERAGE FOR R-6 ZONING IS 50% (50% OF 7,500 S.F.):	3,750 S.F.
TOTAL PROPOSED BUILDING COVERAGE AREA (CSF):	2,480 S.F.



A New Two-Family Residence at 1410 Lillian Street

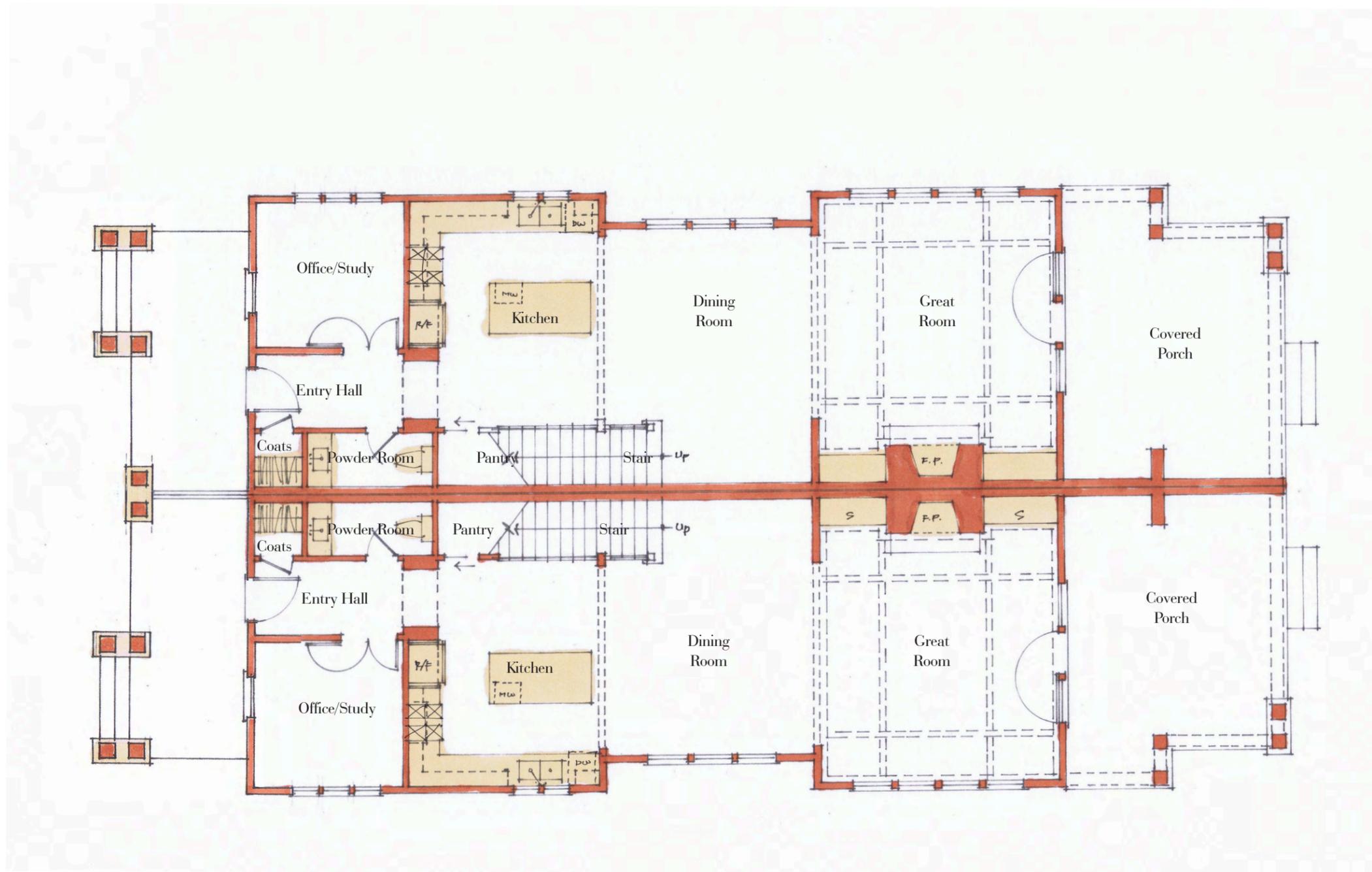
Nashville, Tennessee 37206

METROPOLITAN HISTORIC ZONING COMMISSION DESIGN SUBMITTAL

31 OCTOBER 2014



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Proposed Main Floor Plan
 1/8"=1'-0"

A New Two-Family Residence at
1410 Lillian Street

Nashville, Tennessee 37206

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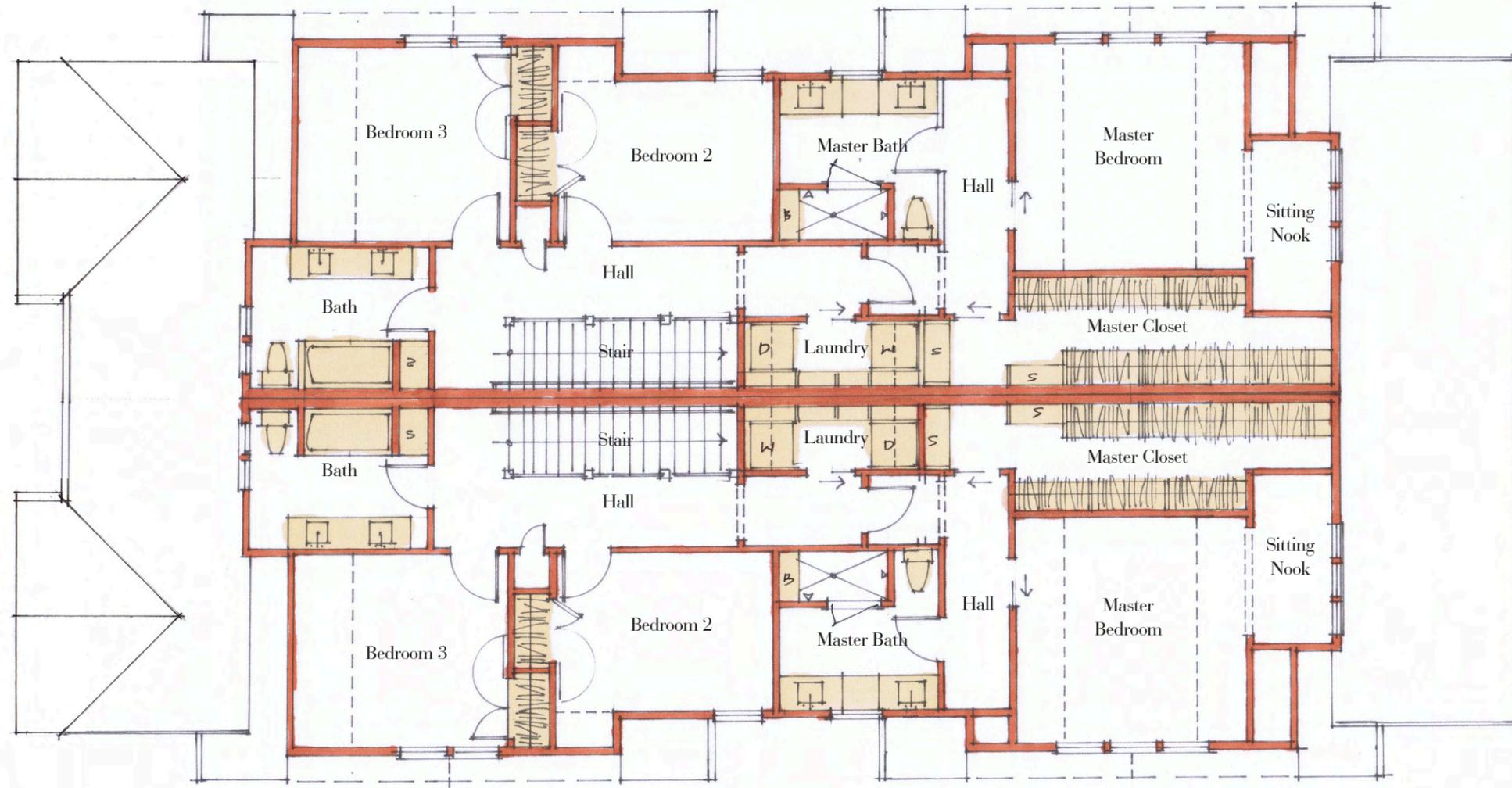


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Proposed Upper Floor Plan
 1/8"=1'-0"

A New Two-Family Residence at
1410 Lillian Street

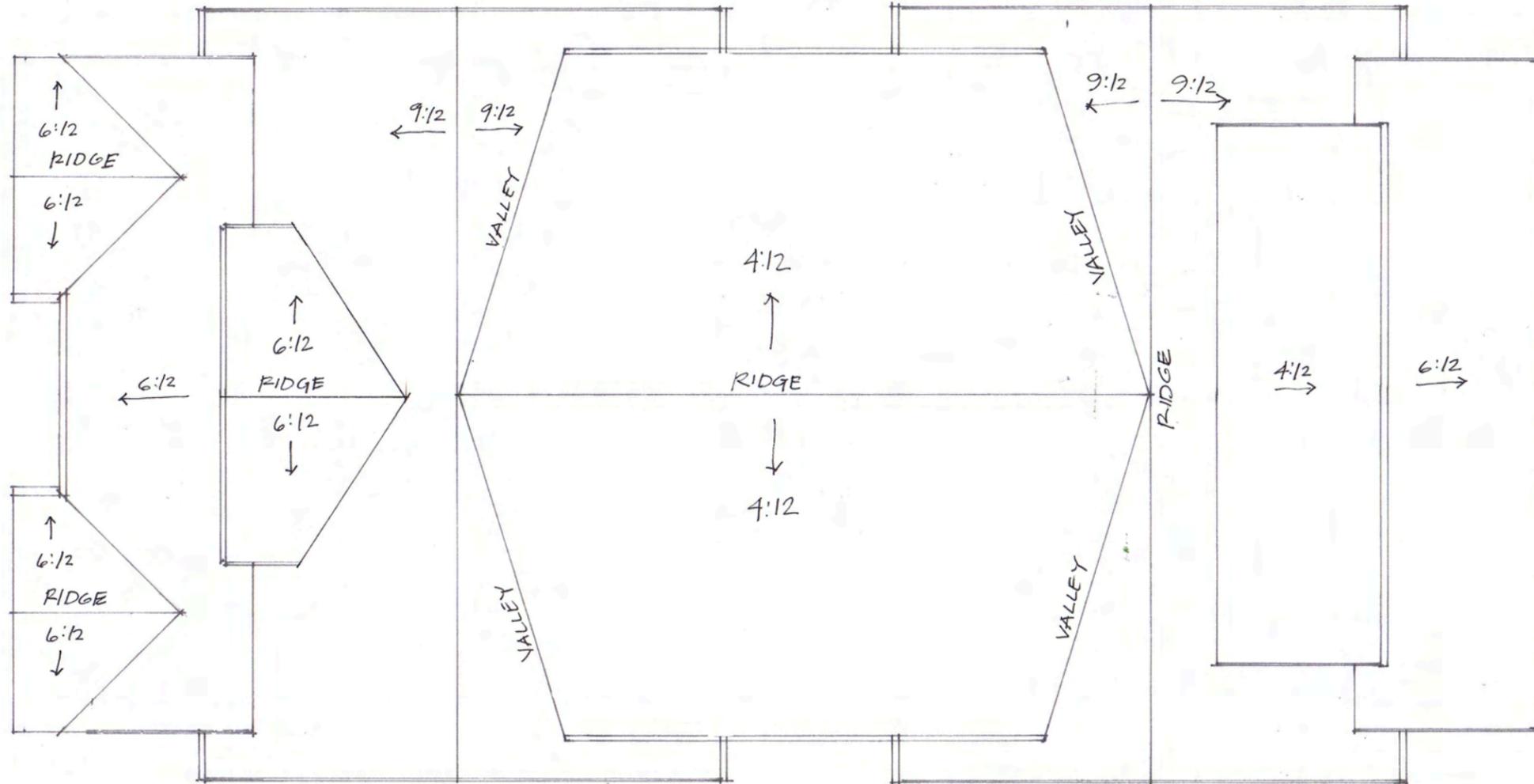
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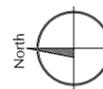
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 Proposed Roof Plan
 1/8" = 1'-0"

A New Two-Family Residence at
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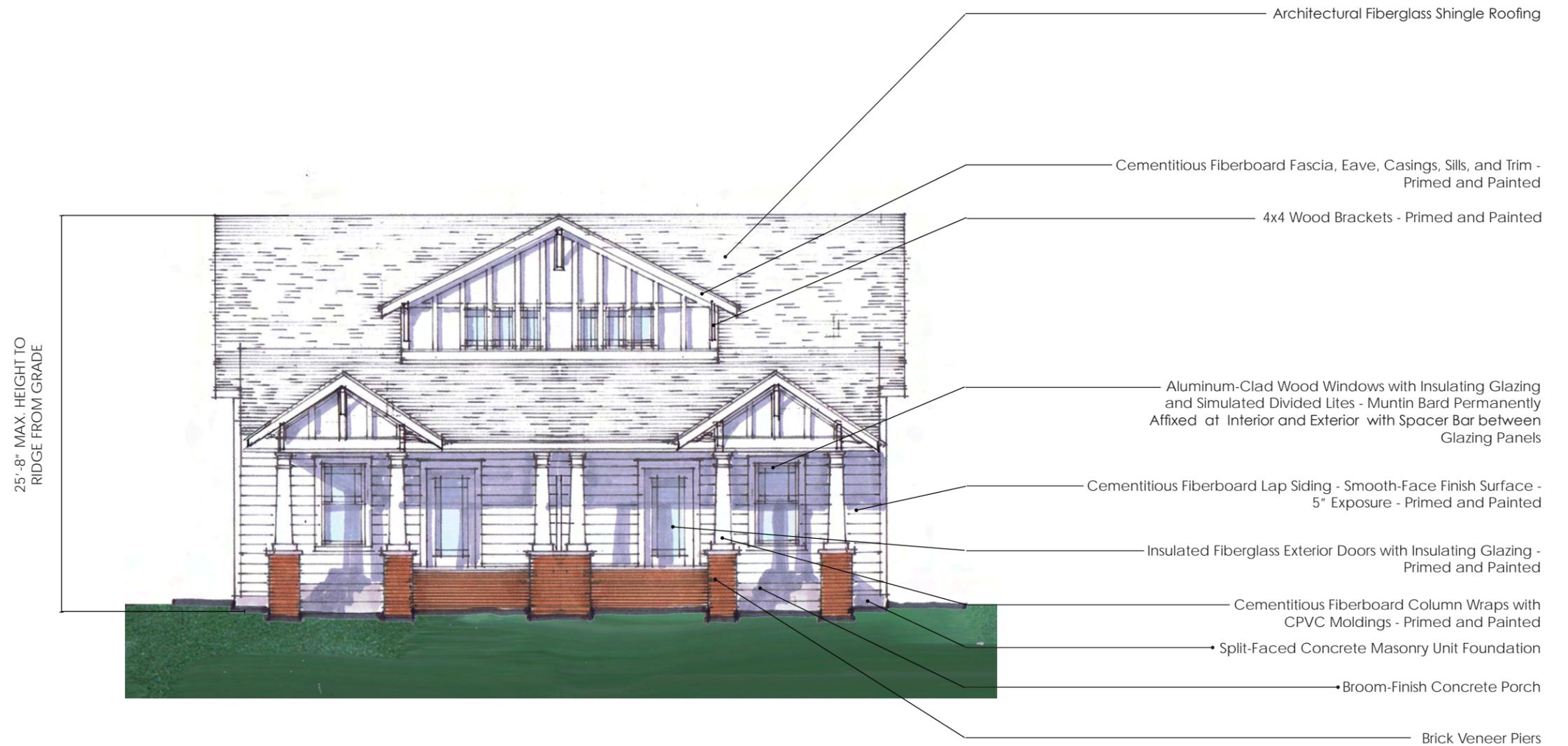
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Proposed Street (North) Elevation
 1/8"=1'-0"

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Architectural Fiberglass Shingle Roofing

Cementitious Fiberboard Fascia, Eave, Casings, Sills, and Trim -
Primed and Painted
Cementitious Fiberboard Lap
Siding - Smooth-Face Finish
Surface - 5" Exposure -
Primed and Painted

Aluminum-Clad Wood Windows
with Insulating Glazing

Cementitious Fiberboard Column Wraps with
CPVC Moldings - Primed and Painted

Brick Veneer Piers

Broom-Finish Concrete Porch

Split-Faced Concrete Masonry Unit Foundation



25'-8" MAX. HEIGHT TO
RIDGE FROM GRADE

Proposed Side (West) Elevation - East Mirror Image
1/8"=1'-0"

A New Two-Family Residence at
1410 Lillian Street

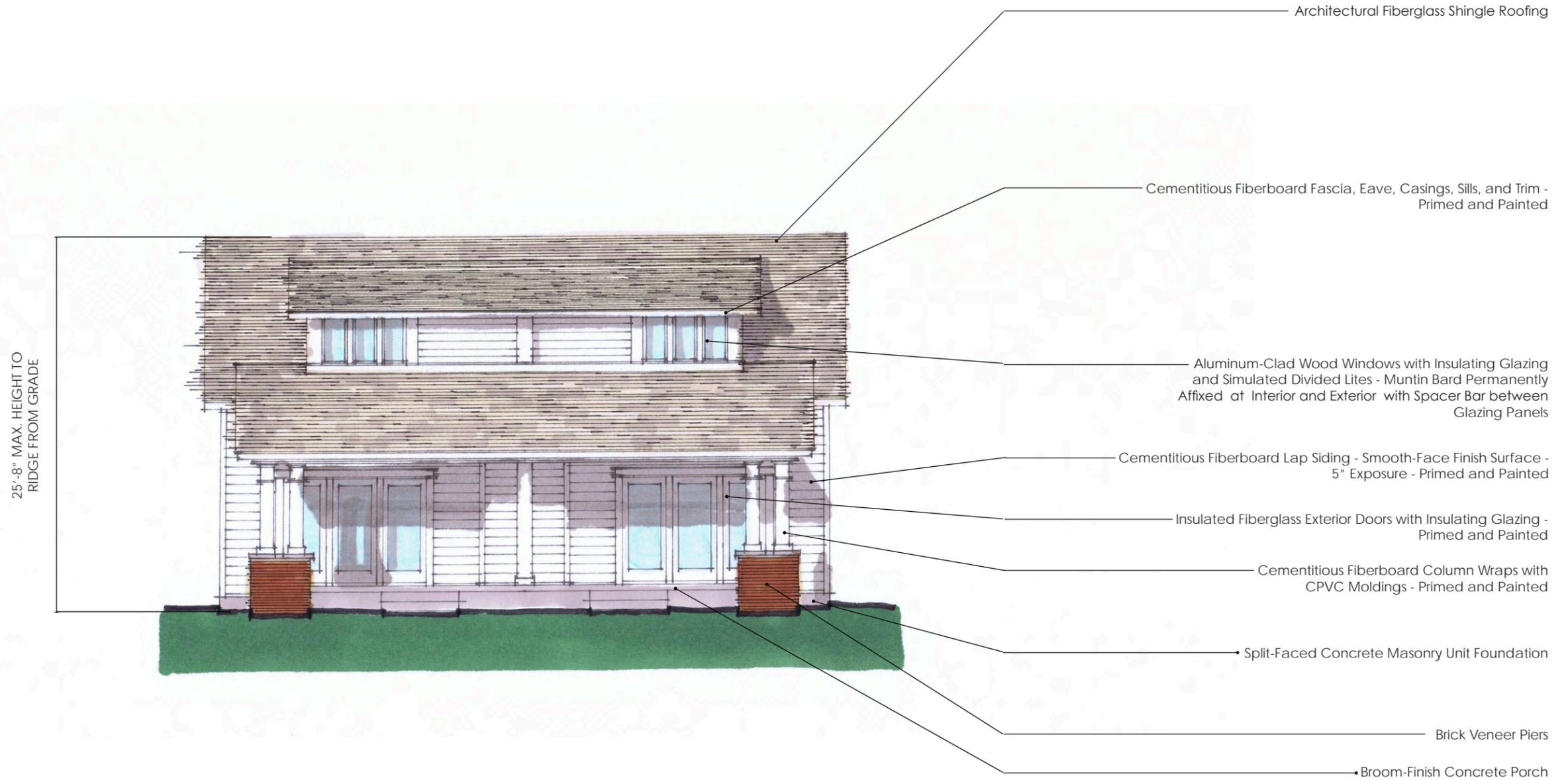
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25'-8" MAX. HEIGHT TO
RIDGE FROM GRADE

Proposed Rear (South) Elevation
1/8"=1'-0"

A New Two-Family Residence at
1410 Lillian Street

Nashville, Tennessee 37206

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