



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
1511 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: 8313043500
Applicant: Mona Hodge, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new one and one-half story house on a vacant lot.

Recommendation Summary: Staff recommends approval of the proposed infill, with conditions that:

- The height of the finished floor level be consistent with adjacent houses; and
- Staff shall approve the foundation material, front porch floor, step and walkway material, porch column trim, brick color, roof color, and the final selection of the windows and doors.
- Staff shall approve the location of the HVAC unit.
- Final drawings showing all corrections and revisions are provided to Staff.

Meeting those conditions, Staff finds that the proposal would meet the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

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.

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.

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.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: 1511 Lillian Street is a vacant lot. The lot slopes up steeply from the street toward the rear.

Analysis and Findings:

Height & Scale: The new house will have one and one-half stories, with four foot (4') tall foundation and a maximum roof height at twenty-seven feet, three inches (27'-3") above the finished floor level. Because the lot slopes steeply upward, the roof height of the building will actually be twenty-eight feet, six inches (28'-6") above grade at the front of the building and at the peak of the primary roof gable. The foundation height is compatible with other houses on the same side of the street, which are generally taller at the front because the grade rises toward the rear. The overall height is also compatible with surrounding houses, which range between twenty feet (20') and thirty feet (30').

The house will have a leading eave height of eleven feet (11') above the finished floor level, and a front-projecting gabled component with a roof height of twenty-four feet, six inches (24'-6") above floor level. These heights are compatible with surrounding historic structures.

The house will have an asymmetrical front façade with a fourteen foot (14') projecting component and a twenty foot (20') wide partially-recessed front porch. The thirty-four foot (34') total width is greater than the typical historic house on this block, which range from twenty-six feet (26') to thirty-two feet (32'). Several of the houses on this block, however, are non-contributing. On the next block there are several historic houses that are thirty-six feet (36') wide or more. Given that there is not strong historic context on the 1500 block of Lillian, and that the proposal is compatible with the scale of historic houses nearby, staff finds the proposal to meet sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The front setback of the new building will be thirty-one feet (31'), which is the average of other houses on the block. The side setbacks will both be eight feet (8'). These setbacks are in keeping with the setbacks of surrounding houses, and will maintain the established rhythm of spacing on the street. The project meets section II.B.3.

Materials: The new building will primarily be clad in smooth face cement fiberboard, with sections of smooth-faced clapboard siding with a reveal of five inches (5") and vertical board-and-batten siding with a twelve inch (12") reveal. A front dormer will also have board-and-batten siding. Although material changes typically occur vertically at floor levels, in this case the change is in an interior porch corner and will not be seen from either side or the front directly. The trim and porch columns and railing will be wood, but staff asks that the columns have capital and base trim as would be typical of historic houses. There will be a brick chimney on the left side of the house, the material and color of which is not known. Currently, the chimney and porch columns are not depicted the same on the front and side elevations, which will need to be corrected before permitting. Because of the height of the foundation, a porch railing will likely be needed. The foundation will be concrete block. The texture of the foundation is not specified, so staff recommends that it be parge-coated or split-faced block. The roof will be architectural fiberglass shingles. The color of the roof is not specified, so staff asks that the approval of the roof color be a condition of approval. The windows will be fiberglass but the door material is not specified, so staff would also require that the final window and door selections be approved administratively prior to purchase and installation and that there be four to six inch (4"-6") mullions between paired windows. The material of the porch floor and front stairs and walkway is not known. The rear porch will be covered with a wooden trellis.

With a condition that the final elevations be provided and with staff's approval the foundation material, front porch floor, step and walkway material, porch column trim, brick color, roof color, and the final selection of the windows and doors, staff finds that the known materials meet section II.B.4

Roof form: The primary roof of the new building will be a side gable with a pitch of 10:12. From the primary roof ridge, a rear-facing gable will extend toward the rear, with a 6:12 pitch and eaves at sixteen feet (16') above grade at the rear. The front-projecting gable and front dormers will have a pitch of 12:12 and the front porch will have a shed roof with a pitch of 4:12.

These roof forms are compatible with those of surrounding historic houses, which includes a variety of Craftsman Bungalows and Transitional Victorian houses. Staff finds the roofs of the proposal to meet section II.B.5.

Orientation: The orientation of the proposed house will match the surrounding historic context, with a walkway connecting the front porch to the street. The plans do not indicate any driveways or paved parking area. The project meets section II.B.6.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions 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.

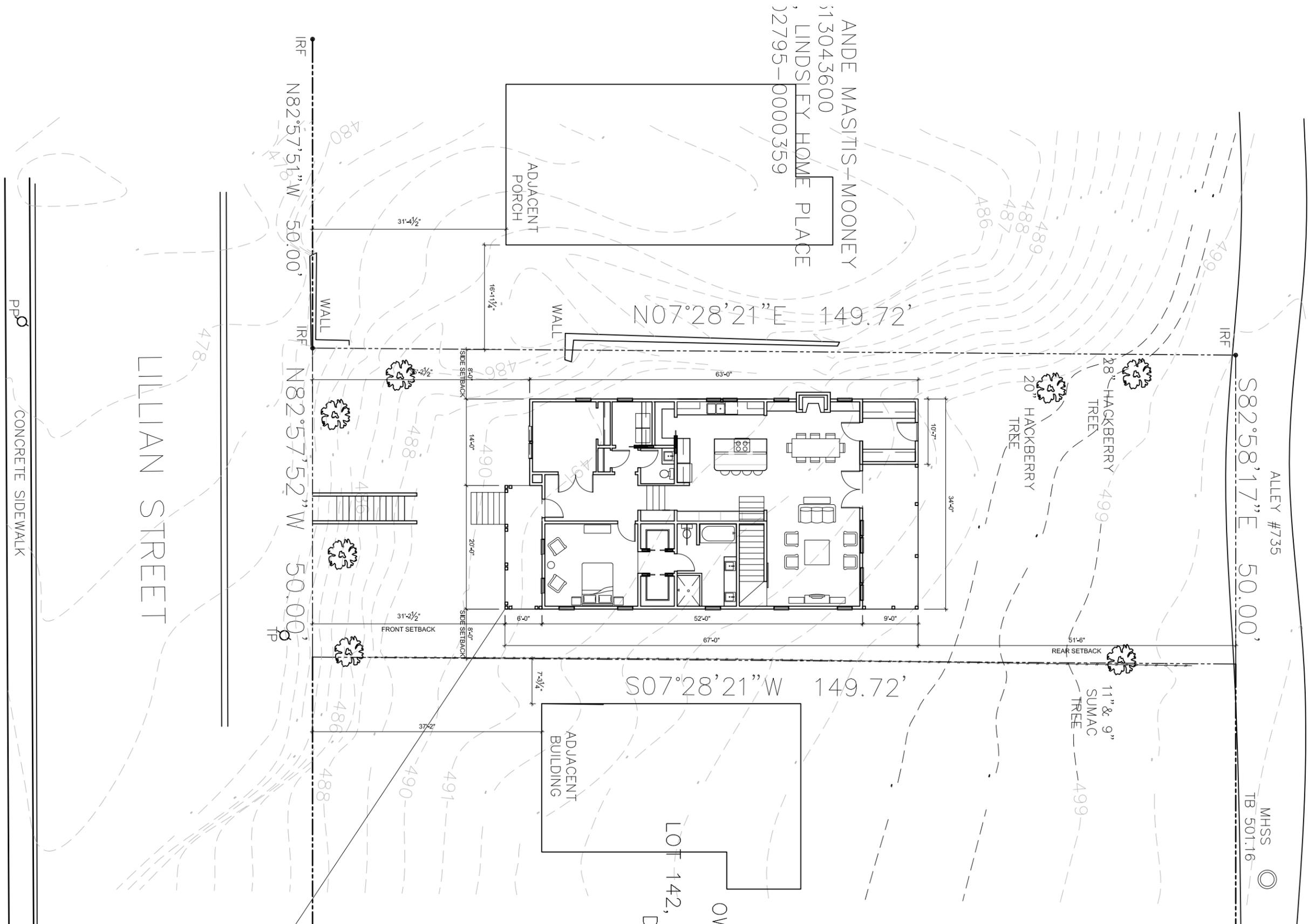
Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.9.

Recommendation:

Staff recommends approval of the proposed infill, with conditions that:

- The height of the finished floor level be consistent with adjacent houses; and
- Staff shall approve the foundation material, front porch floor, step and walkway material, porch column trim, brick color, roof color, and the final selection of the windows and doors.
- Staff shall approve the location of the HVAC unit.
- Final drawings showing all corrections and revisions are provided to Staff.

Meeting those conditions, Staff finds that the proposal would meet the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



SITE PLAN

**1511 LILLIAN STREET
 - HODGE RESIDENCE -
 SCALE 1/16" = 1'-0"**

ANDE MASITIS+MOONEY
 ;13043600
 ; LINDSEY HOME PLACE
 ;2795-0000359

ALLEY #735
 S82°58'17"E 50.00'

MHSS
 TB 501.16

LILLIAN STREET

CONCRETE SIDEWALK

LOT 142,
 OV

ADJACENT
 BUILDING

ADJACENT
 PORCH

20 HACKBERRY
 TREE

28 HACKBERRY
 TREE

11' & 9"
 SUMAC
 TREE

IRF N82°57'51"W 50.00' IRF N82°57'52"W 50.00' IRF

N07°28'21"E 149.72'

S07°28'21"W 149.72'

31'-4 1/2"

16'-1 1/2"

8'-0"
 SIDE SETBACK

14'-0"

8'-0"
 SIDE SETBACK

31'-2 1/2"
 FRONT SETBACK

37'-2"

7'-3 1/4"

8'-0"
 SIDE SETBACK

20'-0"

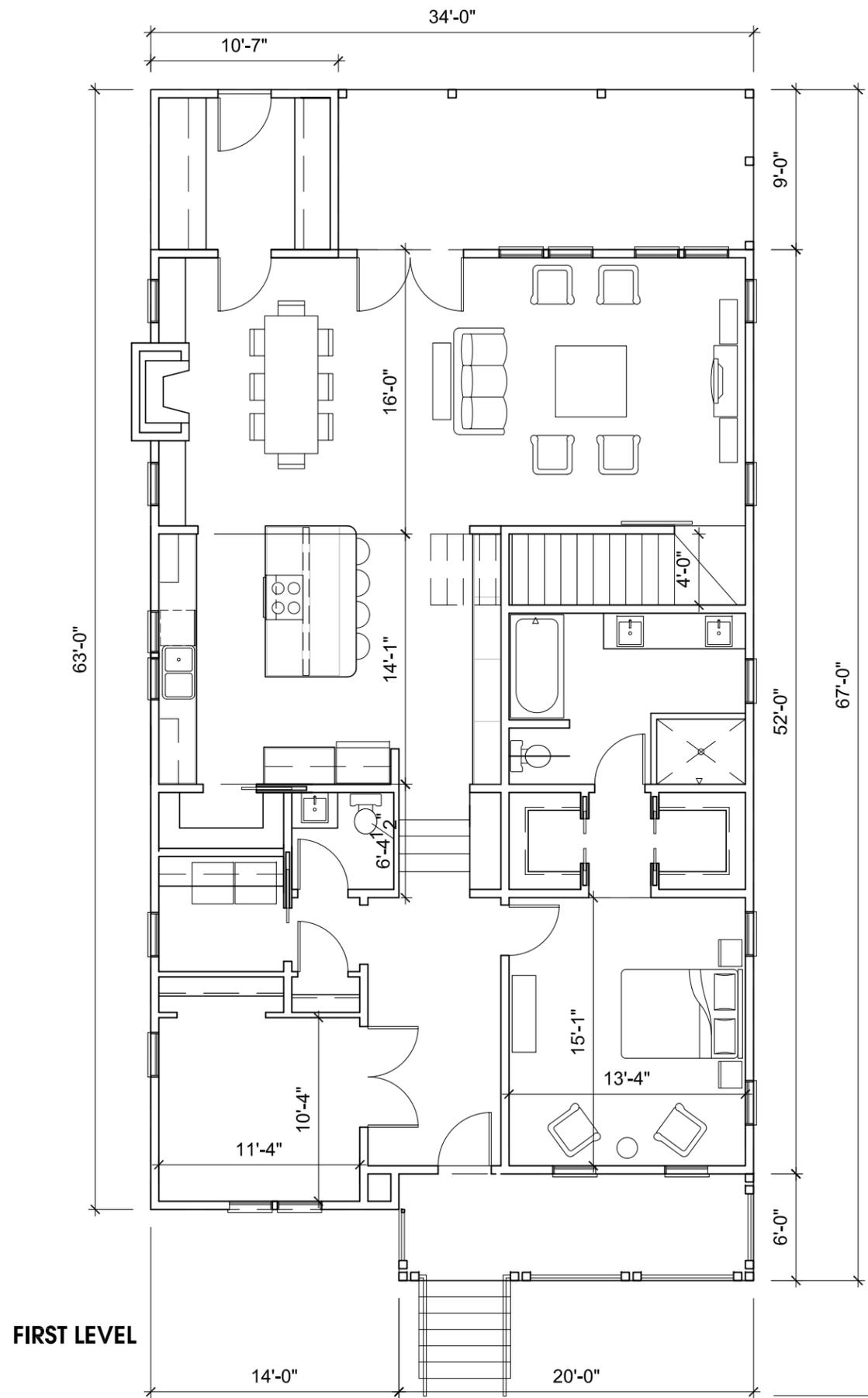
8'-0"
 SIDE SETBACK

14'-0"

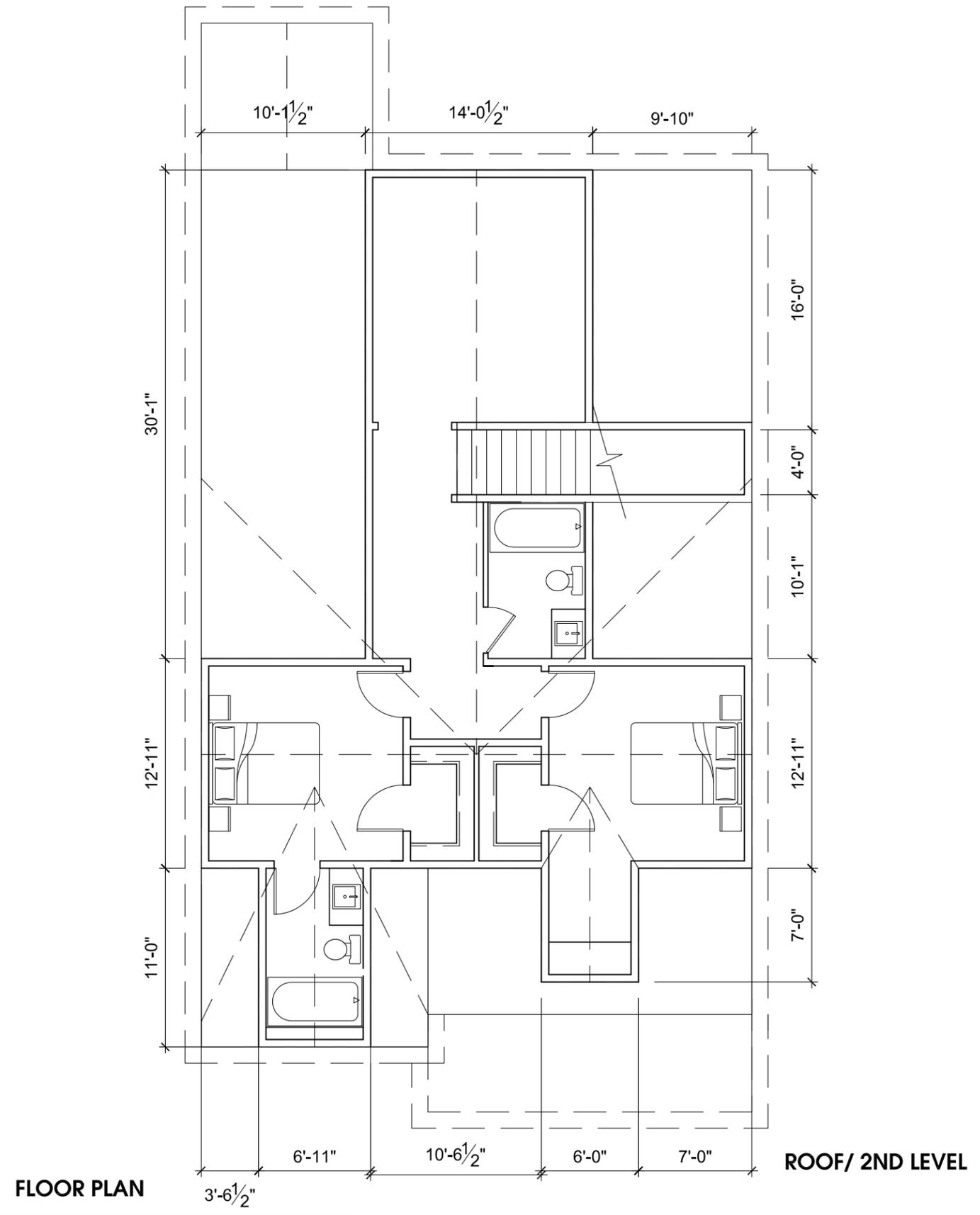
8'-0"
 SIDE SETBACK

20'-0"

8'-0"
 SIDE SETBACK



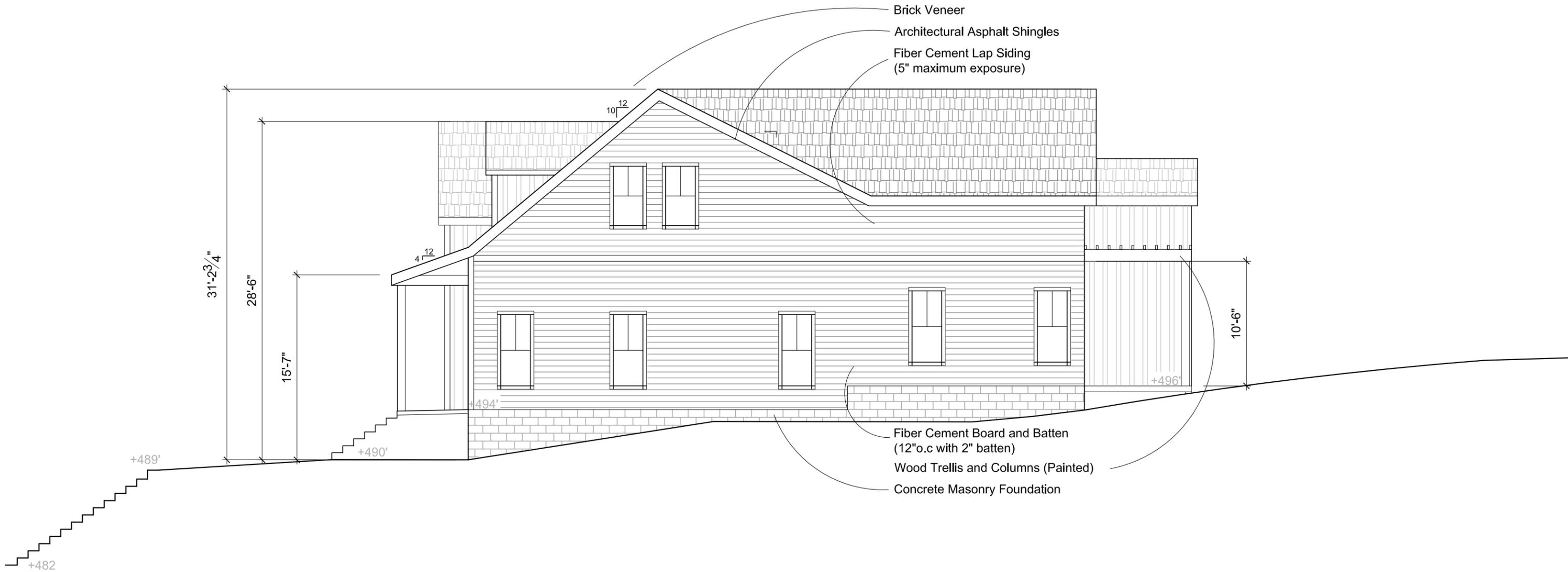
FIRST LEVEL



FLOOR PLAN

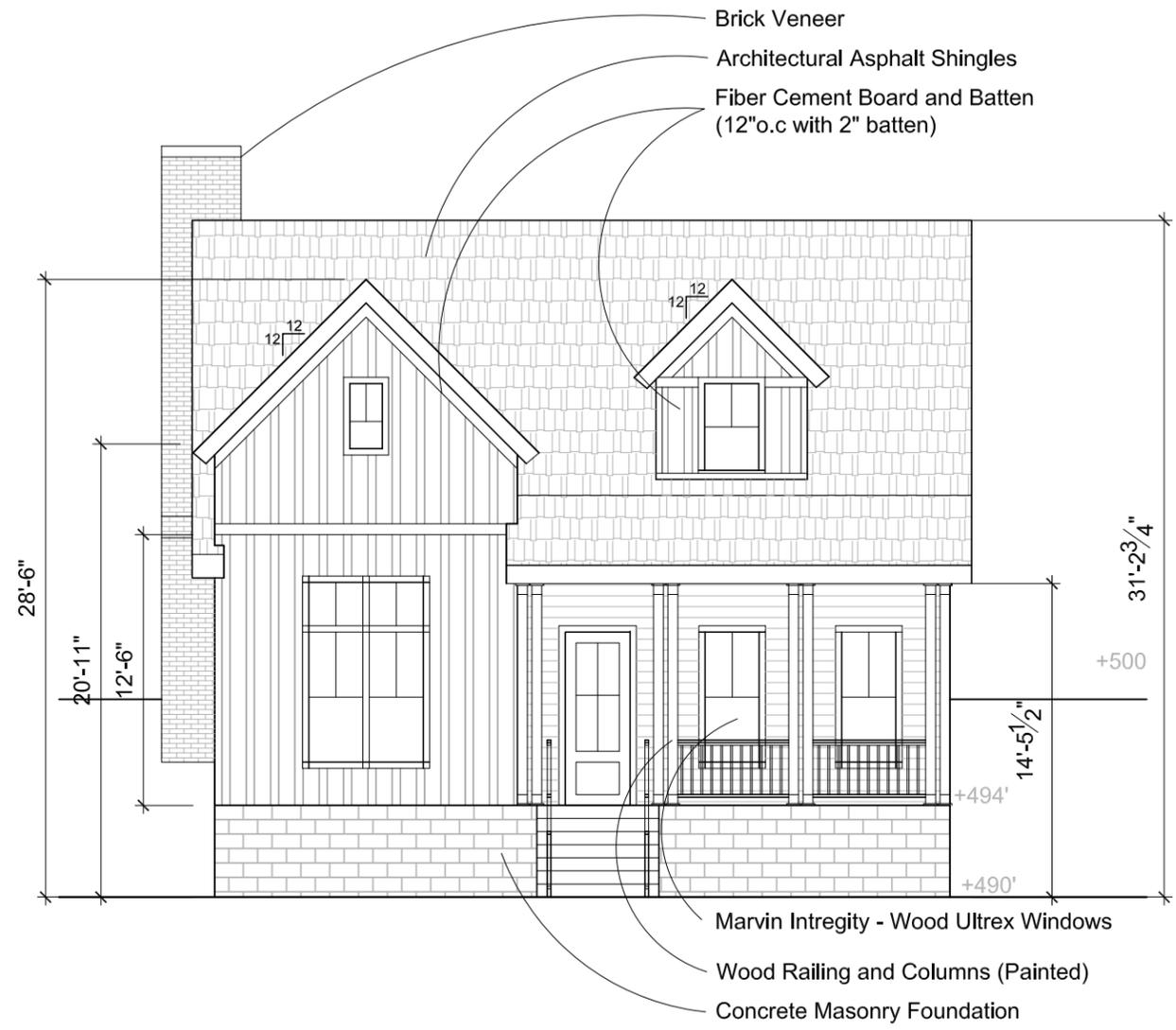
ROOF/ 2ND LEVEL

1511 LILLIAN STREET
 - HODGE RESIDENCE -
 SCALE 1/8" = 1'-0"



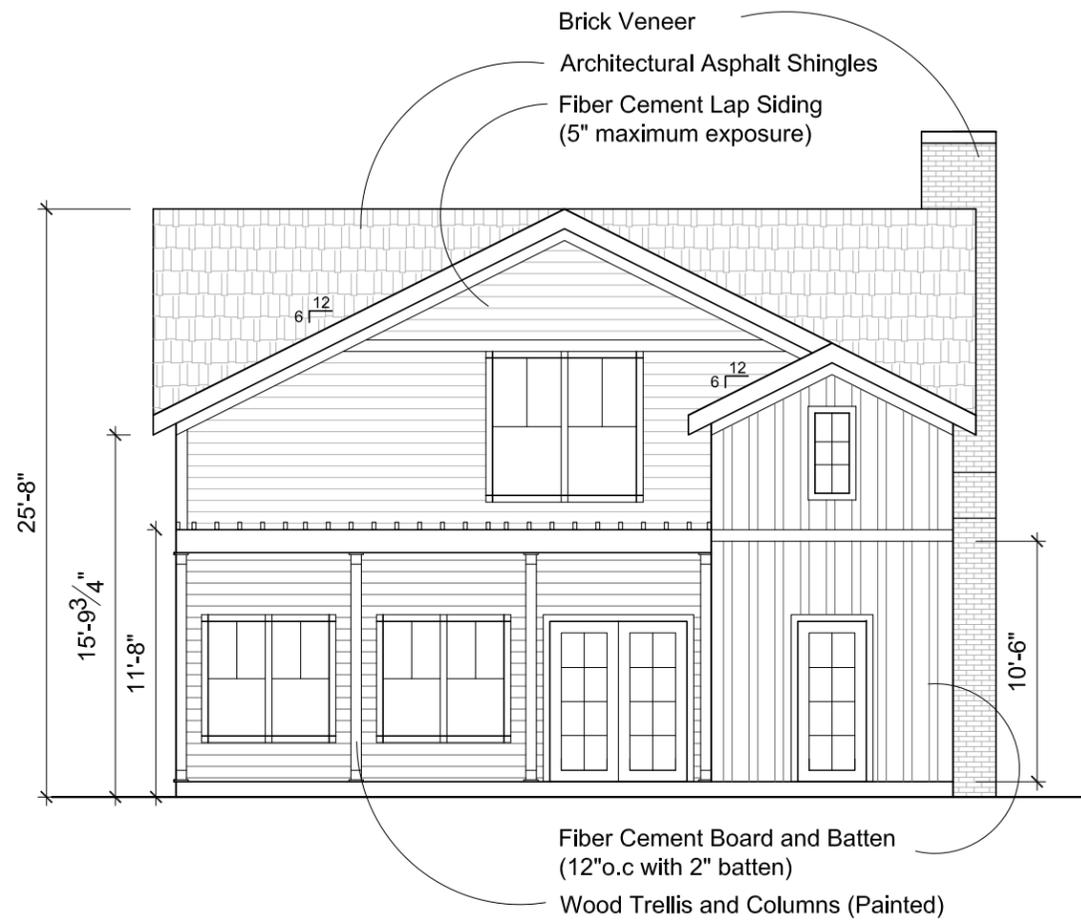
EAST ELEVATION

1511 LILLIAN STREET
- HODGE RESIDENCE -
 SCALE 1/8" = 1'-0"



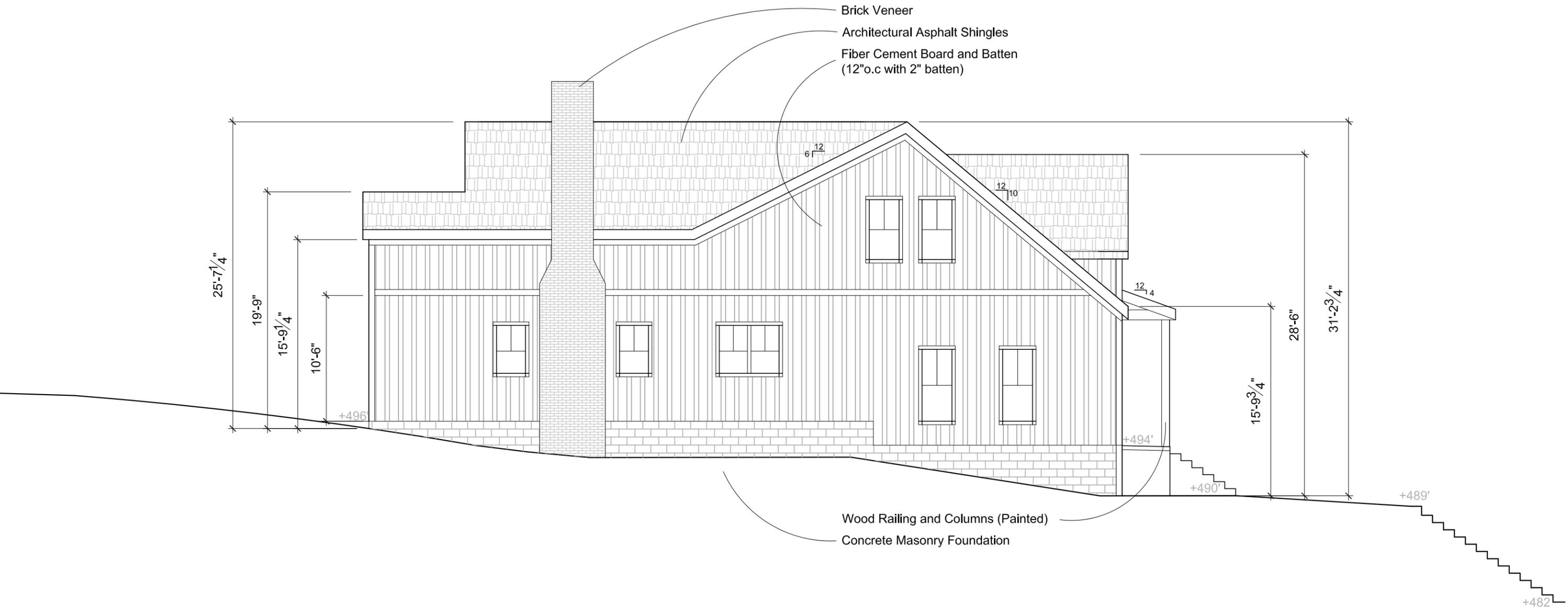
FRONT ELEVATION

1511 LILLIAN STREET
- HODGE RESIDENCE -
 SCALE 1/8" = 1'-0"



REAR ELEVATION

1511 LILLIAN STREET
- HODGE RESIDENCE -
 SCALE 1/8" = 1'-0"



WEST ELEVATION

**1511 LILLIAN STREET
 - HODGE RESIDENCE -
 SCALE 1/8" = 1'-0"**