

MEGAN BARRY
MAYOR



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
1201 Lillian Street
October 21, 2015

Application: Demolition, New construction-infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313012300
Applicant: John Root, Architect
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The applicant is proposing to demolish a non-contributing structure and to construct a new one and one-half story house with attached parking.

Recommendation Summary: Staff recommends approval of the application with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Incorporate an additional window on the west façade near the front of the house so that there will be no expanse greater than eleven feet (11') without an opening on any of the primary elevations;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
5. Staff approve the roof color, dimensions and texture.

With these conditions, Staff finds that the demolition and infill will meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

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

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.

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.

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.

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

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.

IV. B. Demolition

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically 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 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The house located at 1115 Lillian Street was constructed around 1955 and does not contribute to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1201 Lillian Street

The historic character of this section of Lillian Street is not as well-defined as in other parts of the overlay, and most of the houses in this section of Lillian Street do not contribute to the historic character of the neighborhood. However, the historic character of surrounding blocks is intact. There is one historic two-story house at 1214 Boscobel Street, but otherwise the adjacent blocks include only one and one-half story houses. Several recent infill projects approved on the 1200 and 1300 blocks of Lillian Street, including the two properties located immediately west of the site, are also all one and one-half story.

In August 2015, MHZC approved infill next door to this site at 1115 Lillian Street, and construction for this infill is underway. This infill shares many of the same characteristics as the structure that was approved for 1115 Lillian Street.

Analysis and Findings: The applicant is proposing to demolish the existing non-contributing structure and construct a new one and one-half story dwelling on the lot. The proposed structure has a 1,184 square foot footprint and incorporates an attached open carport that is accessed via the driveway proposed along the eastern property line. The carport is not likely to be visible from Lillian Street.

Demolition: The style, form, and detailing of the existing building does not match the historic context of neighborhood. Its low slope roof, shallow eaves, fenestration pattern, and details are inconsistent with the predominant historic character of the neighborhood.

In addition, the building is not a good example of its period of development. Staff finds that the structure does not contribute to the architectural and historical character and significance of the district. In addition, staff finds that the proposed demolition meets Section IV.B.2. and does not meet Section IV.B.1. of the design guidelines. Therefore, demolition is appropriate in this case.

Height, Scale. The new house will be one-and-a-half stories and will have a roof height of twenty-nine feet, three inches (29'-3") above grade, including a maximum two foot (2') tall foundation at the front that varies with the change in grade. The primary eave heights will be between ten and eleven feet (10' – 11'). Although there are no historic houses in the immediate vicinity, recently approved infill on the street ranges from twenty-four feet (24') to thirty-two feet (32') tall, and staff therefore finds the proposed height to be appropriate.

The new house will have a maximum width of thirty-four feet (34'), although at the front, the house will be approximately twenty-six feet (26') wide. This width is compatible with nearby houses including recent infill, which range from twenty-eight to thirty-eight feet (28'-38') wide.

Staff finds that the height and scale of the proposed one-and-a-half story house would be compatible with surrounding buildings and would meet Sections II.B.1 and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The front wall of the infill will be located approximately twenty feet, five inches (20'5") from the front property line, and the porch will extend out another six feet (6') into the front yard. By comparison, the front wall of the infill approved next door is approximately twenty feet (20') from the front property line and also has a porch with a depth of six feet (6'). The non-contributing structure at 1203 Lillian Street is set back approximately twenty-one feet (21') from the front property line. Staff finds that the proposed front setback is appropriate to the context. The side setbacks will be approximately eleven feet (11') on the east side and five feet (5') on the west. 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 Section II.B.1.3. of the design guidelines.

Materials: The exterior materials will include a split-faced concrete block foundation, smooth-faced cement-fiber siding, and an asphalt shingle roof. The front façade also incorporates a cedar shingle accent on the front gable. The color of the roof is not known. The siding will have a twelve inch (12") reveal on the lowest five courses, with the remaining majority of the siding having a five inch (5") reveal. Although a five inch (5") reveal is typically required, the Commission has approved greater reveals when used as an accent. The exterior trim, including cornerboards, window casings, and porch columns will be wood and cement-fiberboard. The porch floor is concrete. The windows will be primarily two-over-one simulated divided light Ultrex clad, which is a fiberglass material, and is appropriate. With a condition that the roof color and the final selections

of windows and doors are approved administratively, Staff finds that the known materials of the proposal meet Section II.B.4. of the design guidelines.

Roof Shape: The roof will be a front-facing gable with a 16:12 pitch, with pairs of side-facing gables on both sides. The front shed dormer will be set off the ridge and will be inset at least two feet (2') from the wall below. These roof forms are compatible with those of surrounding houses. Staff finds that the infill meets Section II.B.5. of the design guidelines.

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, as seen historically. The windows have four to six inch (4"-6") mullions between them, also as seen historically. Staff recommends that the west façade incorporate an additional window near the front of the house so that there will be no expanse greater than eleven feet (11') without an opening on any of the primary elevations. Staff finds that the proposal meets Section II.B.7. of the design guidelines with the condition recommended by Staff.

Orientation: The proposed structure fronts Lillian Street with front elevation parallel to the street. It will have a front porch that extends most of the width of the house at the front setback. The structure includes a porch with a depth of six feet (6') which is in keeping with the Commission's past decisions regarding a usable porch depth. The primary entrance to the building is on the front façade and is accessed via concrete stairs and a walkway that leads from the front porch to the driveway on the east side of the house.

As Lillian Street does not have alley access, this configuration is typical for other similarly situated houses. Staff finds that the orientation of the building meets Section II.B.6. of the design guidelines.

Outbuildings: The roof of the house will extend toward the rear with a gable over an open-sided parking area. Although attached garages and carports are not typical of the area, Staff finds it is appropriate in this case for a number of reasons. First, this block of Lillian does not have an alley at the rear, and the lots are significantly shallower than the majority of lots nearby. This lot is approximately fifty feet (50') shorter than the typical lot in the area. Consequently, the depth of the lot makes it difficult to locate a detached outbuilding at the rear of the lot, as recommended in the Design Guidelines. The parking area is underneath the primary roof and is unlikely to be greatly visible from the street as it is obscured by components that step out wider than the primary mass of the house. In addition, there is very little historic context present along this block of Lillian Street. The Commission

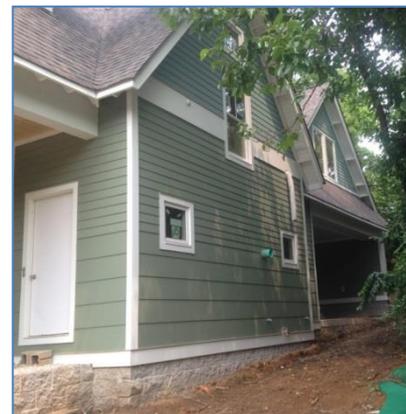


Figure 2. The attached carport at the rear of 1113 Lillian Street is similar to this request.

approved a similar attached carport at 1113 Lillian Street in January 2015 (Figure 2) and at 1115 Lillian Street in August 2015.

Staff finds that the proposed attached carport meets Section II.B.8. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities are not indicated on the drawings. Staff recommends a condition that they be located on the rear façade or on a side façade beyond the midpoint of the house. There will be a concrete driveway on the east side of the house, to which a concrete walkway will connect to the front porch. With a condition that the location of the HVAC is administratively approved, Staff finds that the proposal will meet section II.B.9.

Recommendation Summary: Staff recommends approval of the application with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Incorporate an additional window on the west façade near the front of the house so that there will be no expanse greater than eleven feet (11') without an opening on any of the primary elevations;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
5. Staff approve the roof color, dimensions and texture.

With these conditions, Staff finds that the proposed demolition and infill will meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



1113 Lillian Street under construction



1116 Lillian Street, across from 1113 Lillian Street

Metropolitan Historic Zoning Commission

Sunnyside in Sevier Park □ , 3000 Granny White Pike □ Nashville, TN 37204 □ , (615) 862-7970 / 862-7974 fax

APPLICATION FOR A PRESERVATION PERMIT

- HISTORIC ZONING DISTRICT
 NEIGHBORHOOD CONSERVATION ZONING DISTRICT
 HISTORIC LANDMARK ZONING DISTRICT

PROPERTY ADDRESS 2001 LILLIAN STREET

APPLICANT (All communication will be with the applicant for the duration of the described work.)

Name rootARCH

Mailing Address 753 Alloway Street

City Nashville Zip code 37203

E-Mail Address john@rootarch.com

Contact Phone 615.292.2142

Fax Number _____

Owner Contractor Architect Other _____

PROPERTY OWNER (If different from applicant)

Name Odyssey Construction, LLC.

Mailing Address 14307 Old Hickory Blvd.

City Antioch Zip code 37013

E-Mail Address troy@odysseytn.com

Contact Phone 615.891.8431

Fax Number _____

DESCRIPTION OF WORK (Attachments Included: Yes No) _____

New construction of a single family home. See the attached drawings and site plan for details.

Please note: Filing Deadline for the MHZC Hearing is two (2) weeks prior to the hearing.

Any substitution or deviation from the approved work items listed on the Preservation Permit requires further review and approval by the Historic Zoning Commission **prior** to being undertaken. Accurate scale elevations, drawings, and site plans are needed for project review.

The Metropolitan Historic Zoning Commission retains copies of all materials submitted.

ESTIMATED COST OF WORK unknown

SIGNATURE _____

DATE 09.22.15

I/We the above signed do hereby make application for a Preservation Permit (Certificate of Appropriateness) following plans and proposals to be undertaken within the boundaries of a Neighborhood Conservation Zoning District pursuant to Article IX of the Metropolitan Code.

ADDITIONAL INFORMATION TO BE SUBMITTED WITH APPLICATION

! All Applications must have documentation which clearly illustrates the proposed exterior appearance of the project

****ALL DRAWINGS AND SITE PLANS MUST BE TO SCALE****

NEW CONSTRUCTION

1. Site plan showing the entire lot from street to alley to property lines with setbacks noted.
2. Elevation drawings of each façade with dimensions and material specifications.
3. Drawings, photographs, samples, product literature manufacturer's illustrations, etc.
4. Plans showing all associated site improvements, e.g., sidewalks, lighting, pavement, etc.

DEMOLITION

1. Written description of the structure's condition and reason for demolition.
2. Photographs of structure's current condition showing all elevations and interior.
3. Describe the proposed reuse of the site, including plans of any proposed new structure.

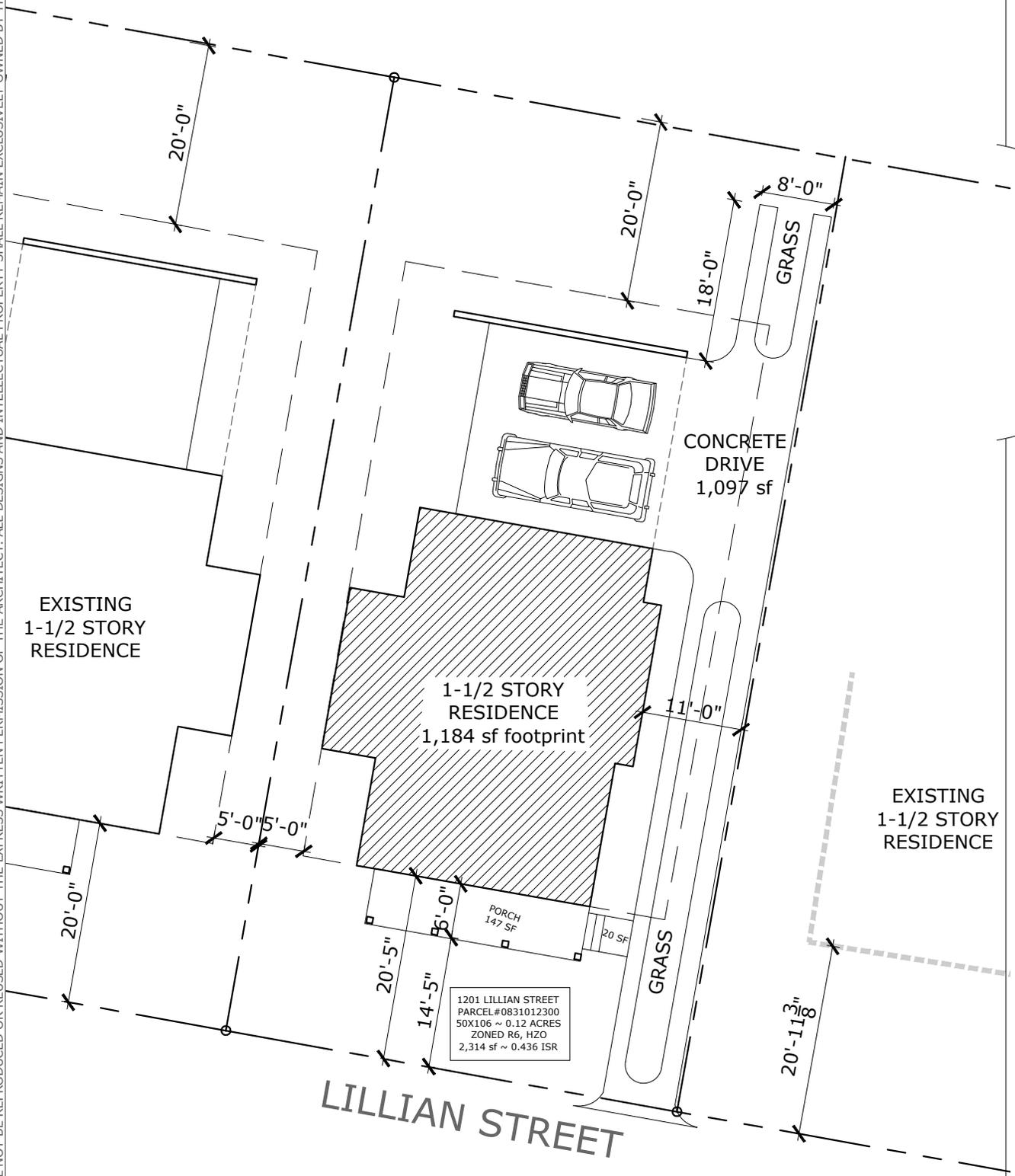
REHABILITATION (if item is not listed please fully explain in description)

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Awing or canopy | <input type="checkbox"/> Light fixture | <input type="checkbox"/> Porch flooring | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Cleaning | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Railings | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Curb Cut | <input type="checkbox"/> Masonry work | <input type="checkbox"/> Retaining wall | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Mechanical system | <input type="checkbox"/> Roofing | <input type="checkbox"/> Skylights |
| <input type="checkbox"/> Door | <input type="checkbox"/> Ornamentation | <input type="checkbox"/> Satellite dish | <input type="checkbox"/> Steps |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Painting | <input type="checkbox"/> Security doors | <input type="checkbox"/> Storm doors |
| <input type="checkbox"/> General repair | <input type="checkbox"/> Paving | <input type="checkbox"/> Security windows | <input type="checkbox"/> Storm windows |
| <input type="checkbox"/> Guttering | <input type="checkbox"/> Porch columns | <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Windows |

1. Check each item for which approval is requested.
2. List and describe in detail all work to be done for each item checked. Include the following:
 - a. Plans, drawings, photographs, specifications, manufacturer's literature or other.
 - b. For any landscape or site proposals, include a site plan to scale.
 - c. If material changes are proposed, include samples.

! All Applications must have documentation which clearly illustrates the proposed exterior appearance of the project

THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.



1201 LILLIAN STREET
 PARCEL#0831012300
 50X106 ~ 0.12 ACRES
 ZONED R6, HZO
 2,314 sf ~ 0.436 ISR

EXISTING
 1-1/2 STORY
 RESIDENCE

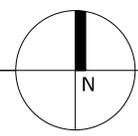
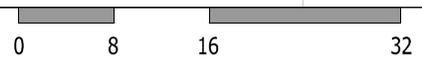
1-1/2 STORY
 RESIDENCE
 1,184 sf footprint

CONCRETE
 DRIVE
 1,097 sf

EXISTING
 1-1/2 STORY
 RESIDENCE

LILLIAN STREET

01 SITE PLAN
 1/16" = 1'-0"



09.22.15



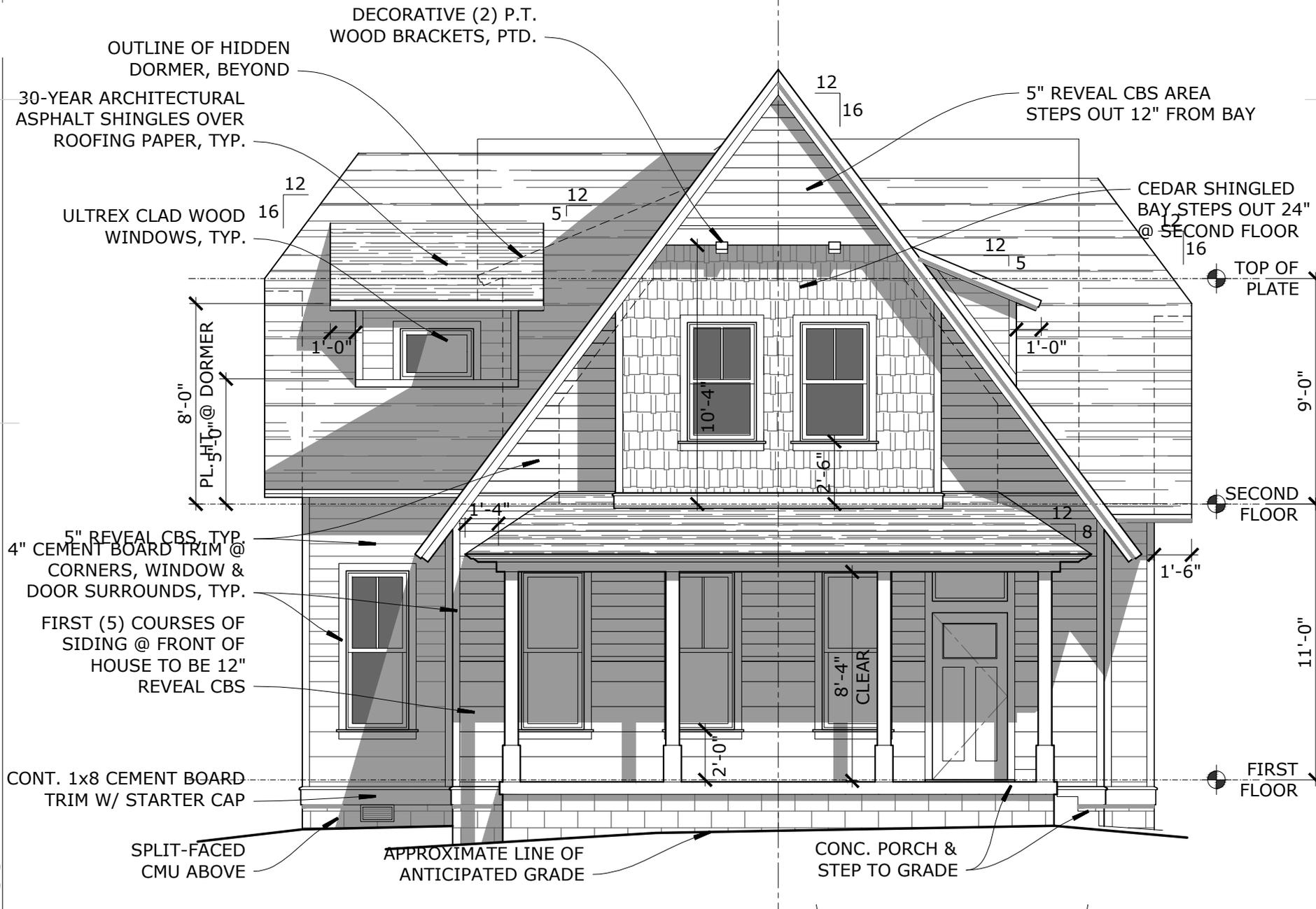
1113



1115



1201



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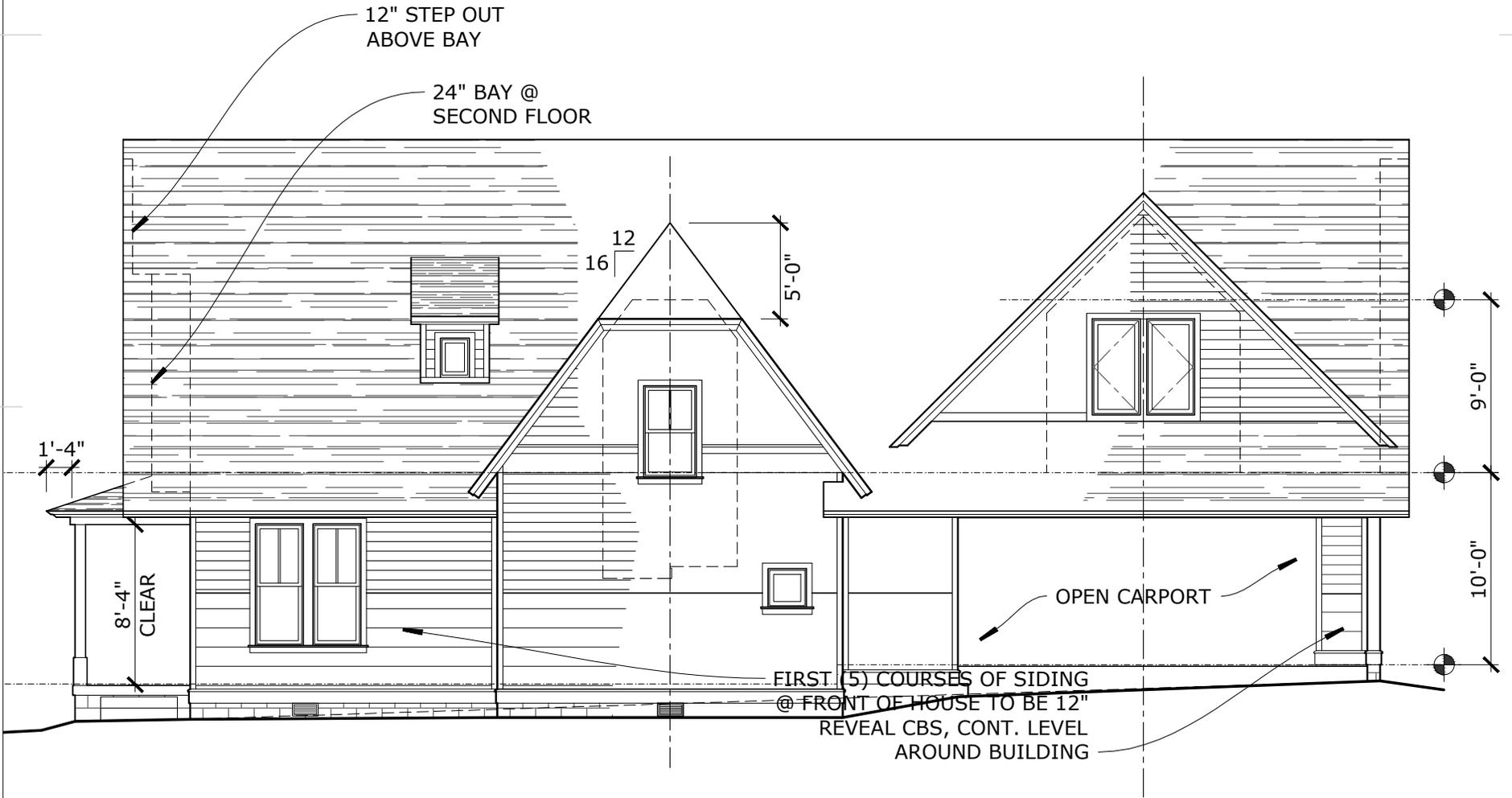
04

STREET ELEVATION

3/16" = 1'-0"

0 5 10 15

1201 LILLIAN STREET, NASHVILLE, TN 37206



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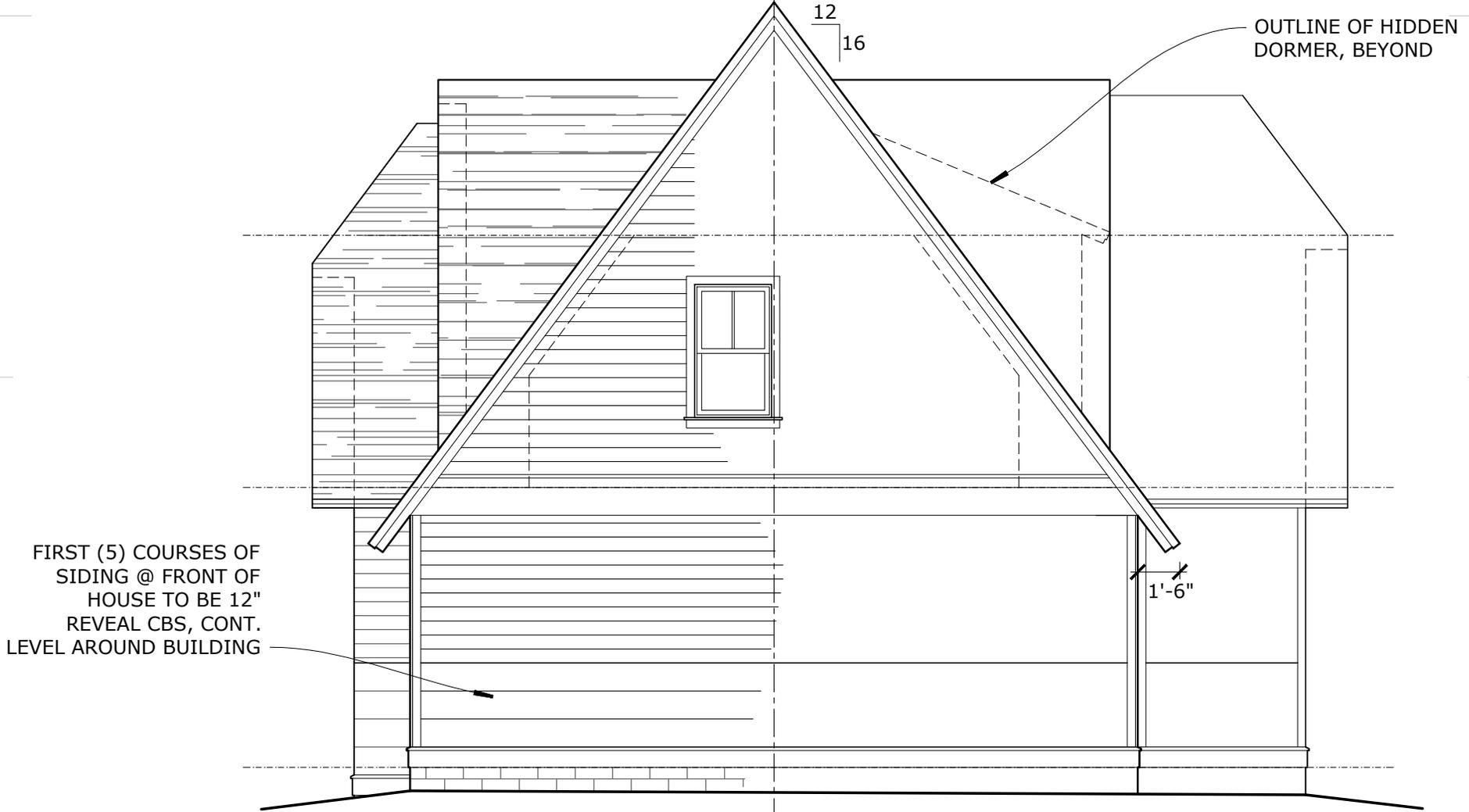
05

EAST ELEVATION

1/8" = 1'-0"



1201 LILLIAN STREET, NASHVILLE, TN 37206



FIRST (5) COURSES OF
SIDING @ FRONT OF
HOUSE TO BE 12"
REVEAL CBS, CONT.
LEVEL AROUND BUILDING

OUTLINE OF HIDDEN
DORMER, BEYOND

1'-6"

12
16

09.22.15

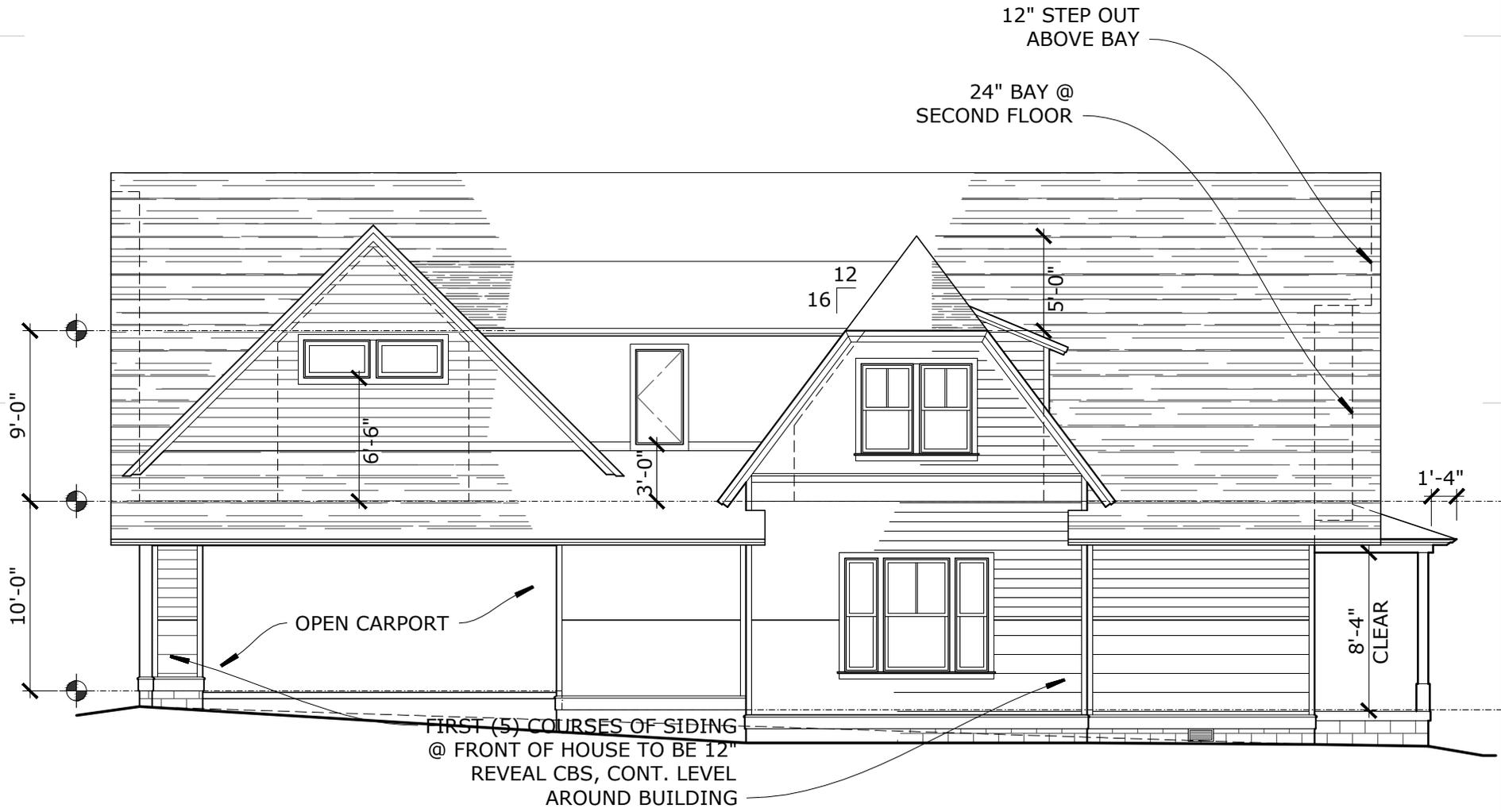
06

REAR ELEVATION

3/16" = 1'-0"



1201 LILLIAN STREET, NASHVILLE, TN 37206



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07

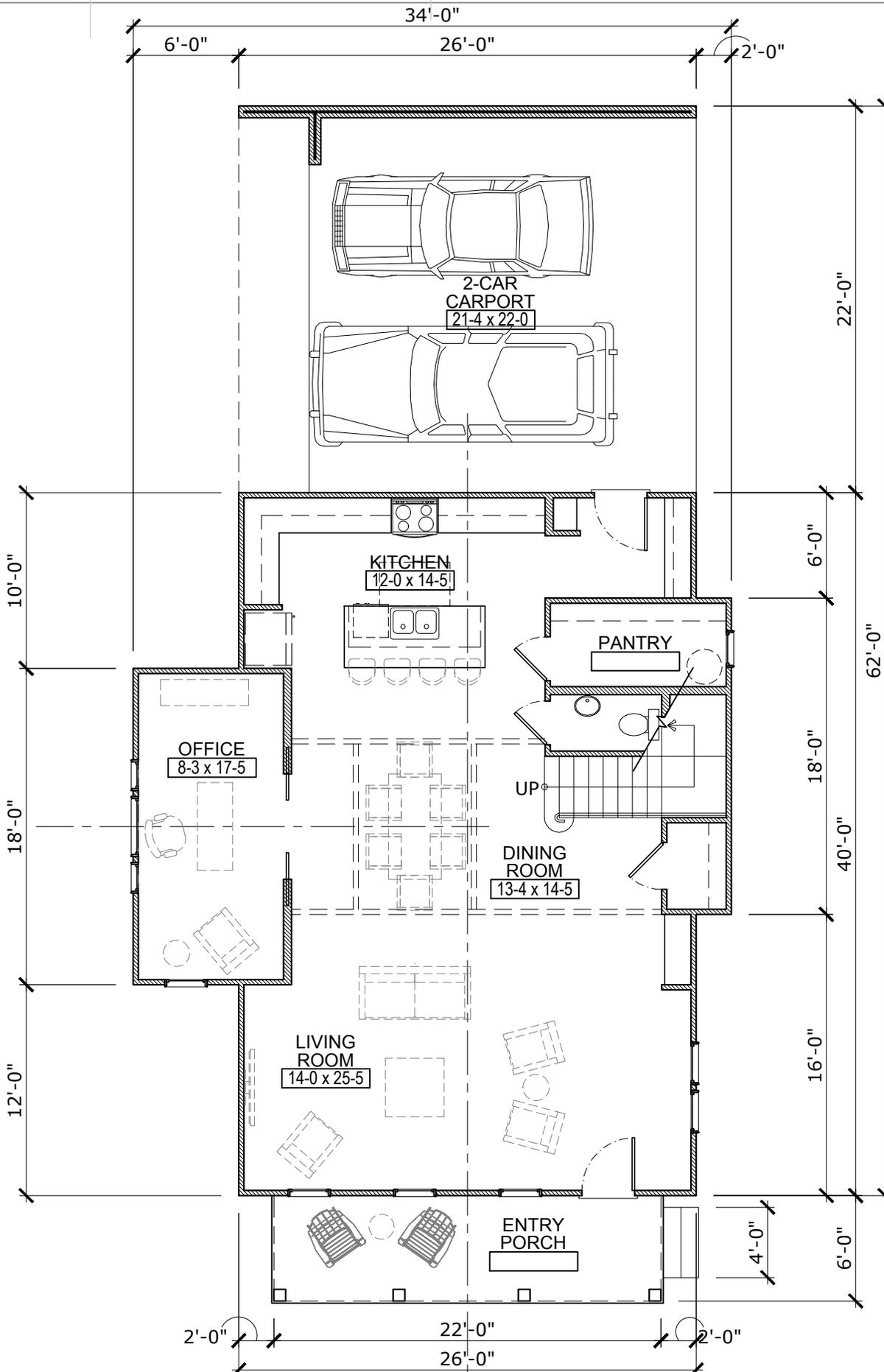
WEST ELEVATION

1/8" = 1'-0"



1201 LILLIAN STREET, NASHVILLE, TN 37206

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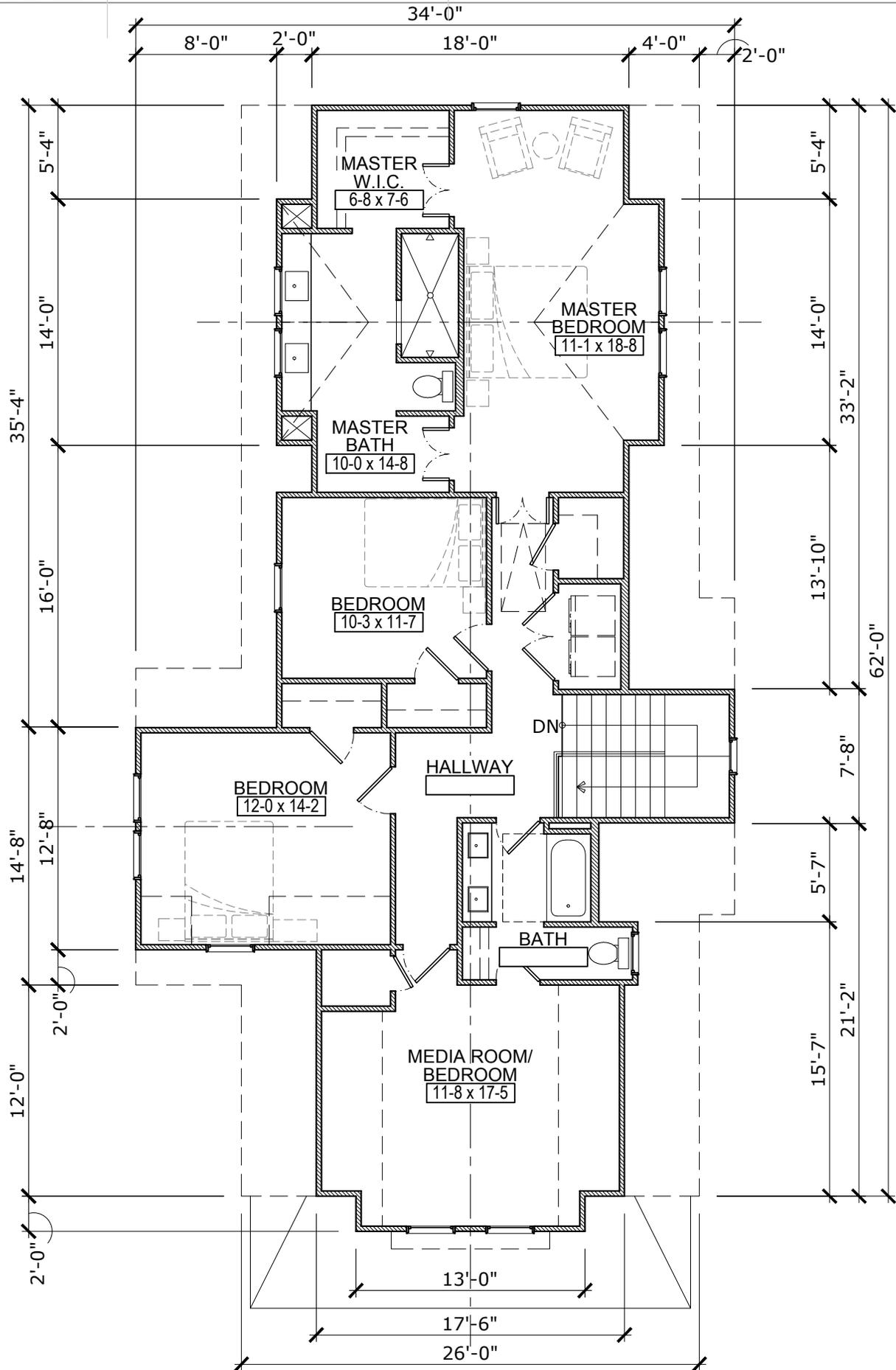


FIRST FLOOR PLAN

1/8" = 1'-0"

0 10 20

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SECOND FLOOR PLAN

1/8" = 1'-0"

0 10 20