

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
1612 Lillian Street
November 18, 2015

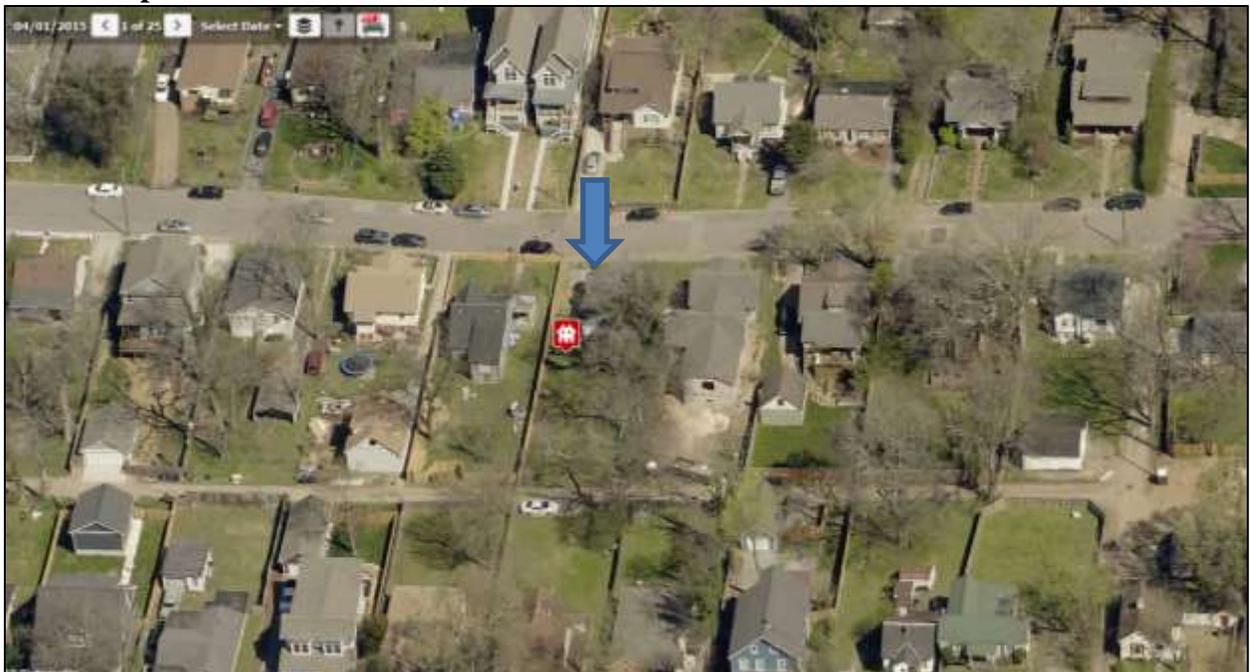
Application: New construction-addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314023200
Applicant: Rich McCoy
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: Construction of a rear addition to a historic home.</p> <p>Recommendation Summary: Staff recommends disapproval of this application, finding that the addition fails to meet the design guidelines for appropriate scale, specifically Sections II.B.2 and II.B.10.a and the Secretary of Interior's Standards.</p> <p><i>Staff has not recommended approval with conditions, as reducing the size of the addition would likely require a full redesign.</i></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.

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.

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.

10. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure than an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*
 - An extreme grade change*

· *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

e. Additions should follow the guidelines for new construction.

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.



Figure 1. 1612 Lillian Street

Background: 1612 Lillian Street is a contributing building in the Lockeland Springs-East End overlay. It was built circa 1930.

Analysis and Findings: The applicant is proposing a rear addition of one thousand, eight hundred and fifty square feet (1,850 sq. ft.) to the house. Staff’s review is that the addition is out of scale with the existing house.

Demolition: The vinyl and metal siding on the existing house will be removed. The condition of the original siding is unknown. The addition would require removal of most of the rear wall of the existing house. Staff finds that removing this section will not be detrimental to the architectural and historical character of the house. The proposed partial demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition’s height is approximately one foot (1’) lower than the ridge of the house. The proposed eave height and foundation height match those of the house. To the rear of its insets, the addition’s width is approximately six feet (6’) wider than the house; the screened porch adds another four feet (4’) of width for a distance of sixteen feet (16’). Staff finds the added width to be acceptable in this case, as the historic building is very narrow, at only twenty-six feet (26’) wide, and is also offset on the lot.

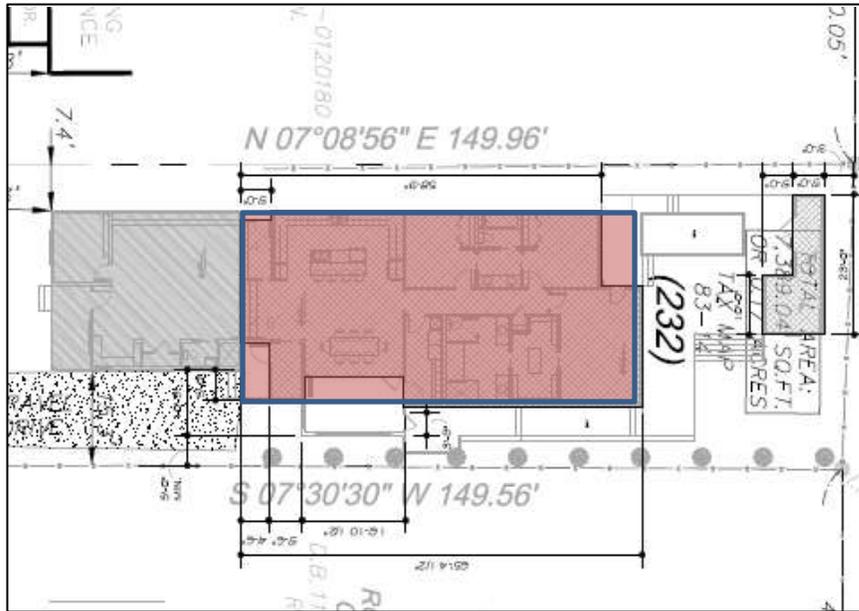


Figure 2. The footprint of the proposed addition, compared to the existing footprint.

The footprint of the proposed addition is one thousand, eight hundred and fifty square feet (1,850 sq. ft.). The footprint of the existing house is eight hundred and seventy-seven square feet (877 sq. ft.) The proposed added length is sixty-five feet, four inches (65'4"), compared to the existing thirty-one feet (31') of the house. Italicized information in section II.B.10 of the design guidelines for Additions reads *“No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale.”* The purpose of this clarification and interpretation is so that an addition will not “will not disturb either front or side facades,” as outlined in section II.B.10.a, assure that the new construction is “compatible” as outlined in section II.B.2 and to meet the Secretary of Interior Standards, as mandated by state law. Secretary of Interior Standard #9 states, “new work shall be...compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.” In the past, the Commission has found that additions that more than double the size of the home are incompatible with massing, size and scale of the historic building.

Staff finds that the proposed addition will meet section II.B.1 for height, but does not meet section II.B.2 for compatibility in scale.



Figure 3. Rear view of the house. The addition's footprint has been staked out in the foreground.

Design, Location & Removability: The location of the addition to the rear of the house is appropriate. The design, material change and insets differentiate it from the existing structure. The addition is distinguished from the existing structure with insets of four feet (4') on the right side, and one foot, six inches (1'6") on the left. If the addition were to be removed in the future, the integrity of the historic building would remain. The project meets section II.B.10.a, and d.

Setback: The side setbacks are seven feet (7') and nine feet (9') on the left and right sides, respectively. The rear is proposed at twenty-four feet (24'). The project's setbacks meet the base setback requirements and the project meets section II.B.3.

Materials: The addition will be clad in smooth-faced cement fiberboard with a five inch (5") reveal. The trim will be fiber cement board. The foundation will be split-faced concrete block, and the roof will be composite shingles. The windows will be wood. The known materials meet section II.B.4 and II.B.10.e.

Roof form: The addition's roof is a gabled form with 6/12 pitch. The screened porch roof and towers on the east elevation feature the same roof form and pitch. The roof form is common in the district, and the project meets section II.B.5.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. There are four horizontal windows on the east elevation; the Commission has discouraged these windows except when they read as a transom or are toward the rear of the new construction. As these are toward the front of the addition, Staff would recommend that these windows be redesigned to a more historic proportion. With this revision, the project would comply with section II.B.6 for proportion and rhythm of openings.

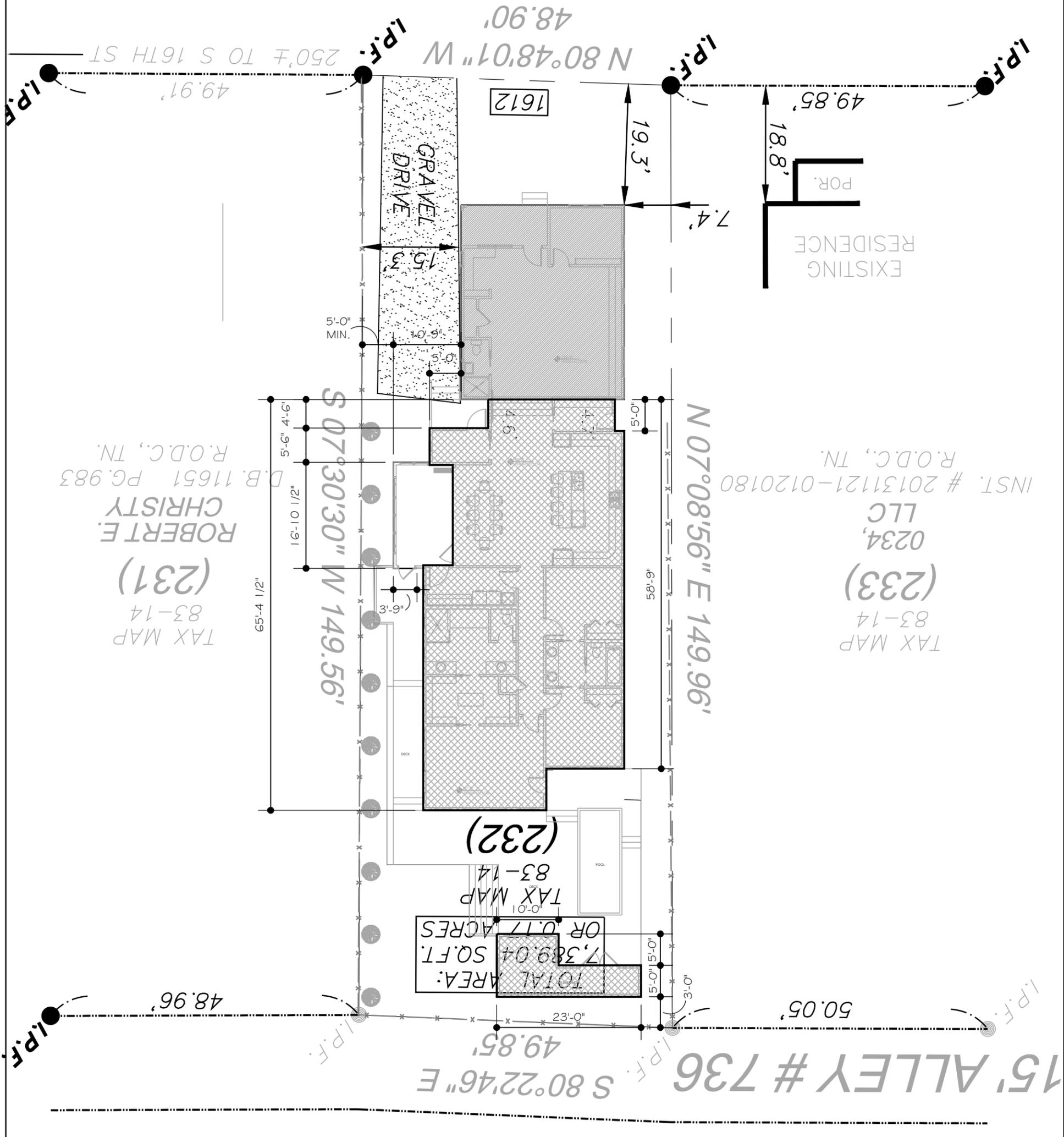
Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Utilities should be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: An outbuilding is proposed with the project. The outbuilding is a small shed and has a footprint of one hundred seventy square feet (170 sq. ft.). It meets the design guidelines in all respects. See Attachment A for details. The project meets section II.B.9 of the design guidelines.

Recommendation: Staff recommends disapproval of this application, finding that the addition fails to meet the design guidelines for appropriate scale, specifically Sections II.B.2 and II.B.10.a and the Secretary of Interior's Standards.

LILLIAN STREET

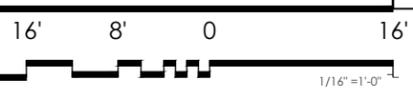
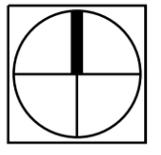
50' R.O.W.



ROBERT E. CHRISTY
 (231)
 83-14
 TAX MAP
 R.O.D.C., TN.
 D.B. 11651 PG. 983

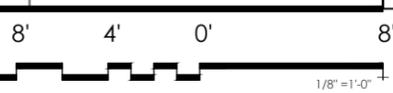
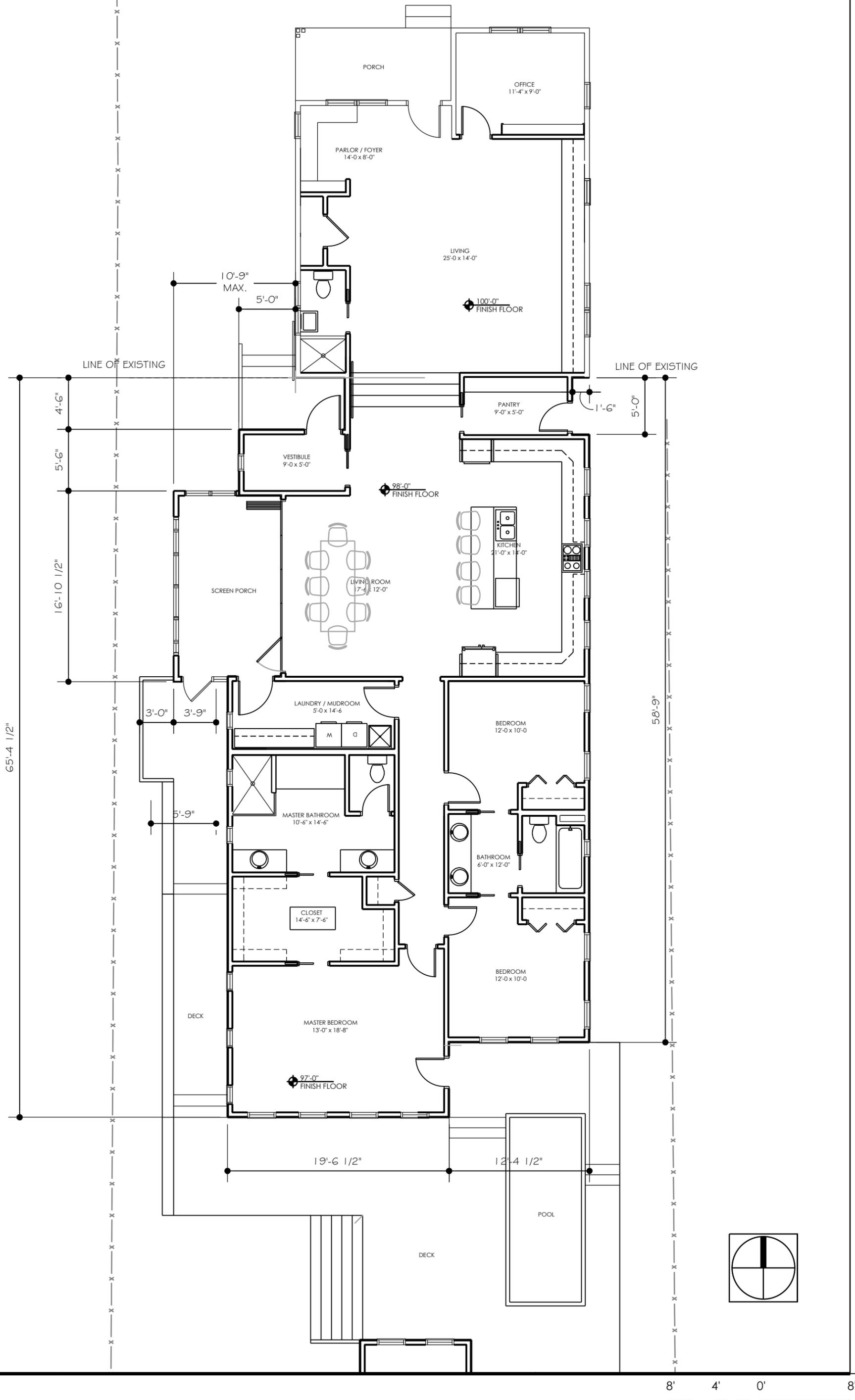
INST. # 20131121-0120180
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 83-14
 TAX MAP
 R.O.D.C., TN.

TOTAL AREA:
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 OR 0.17 ACRES
 TAX MAP
 83-14
 (232)



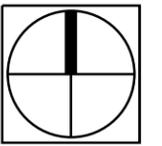
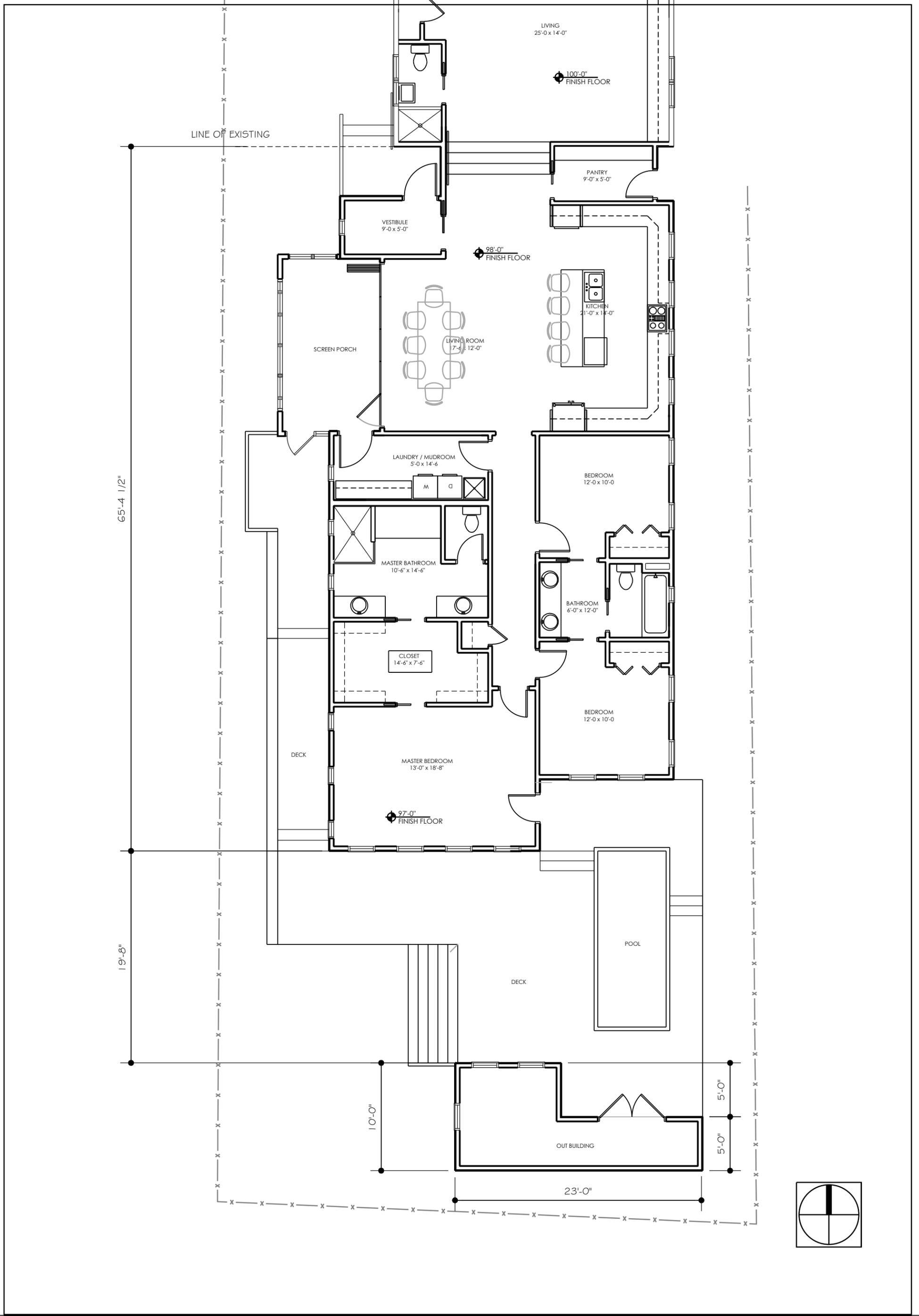
1612 Lillian Street
 Nashville, Tennessee

SITE PLAN



1612 Lillian Street
Nashville, Tennessee

MAIN LEVEL PLAN



8' 4' 0' 8'

1/8" = 1'-0"

1612 Lillian Street
Nashville, Tennessee

MAIN LEVEL PLAN

rem3studio
rem3studio@att.net

november 1, 2015



WEST ELEVATION



NORTH ELEVATION

EXISTING VINYL & ALUMINUM VENEER REMOVED AND ORIGINAL DETAILS AND SIDING TO BE DISCOVERED. NEW OR EXISTING VENEER TO BE DETERMINED - COORDINATE WITH MHZC STAFF

EXTERIOR FINISH NOTES

ROOF IS COMPOSITE SHINGLES ON #30 FELT W/ RIDGE VENTS

TRIM & SIDING IS CEMENT-FIBER BOARD ON VAPOR BARRIER ON 1/2" APA RATED PLYWOOD SHEATHING

CORNER BOARD TRIM IS 4"

HORIZONTAL SIDING IS 5" EXPOSURE

BOARD & BATTEN IS SMOOTH FINISH WITH 2" BATTENS @ 16" O.C.

TRANSITION BOARD IS 8" WITH 1" DRIP CAP

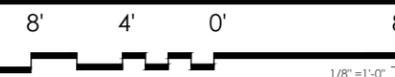
FOUNDATION WALLS ARE SPLIT-FACED CMU BLOCK W/ 8"x16" PREFINISHED ALUMINUM VENTS

WINDOWS ARE SINGLE-HUNG OR CASEMENT PREFINISHED WOOD CLAD

ALL FLASHING AND IS TO BE PREFINISHED ALUMINUM

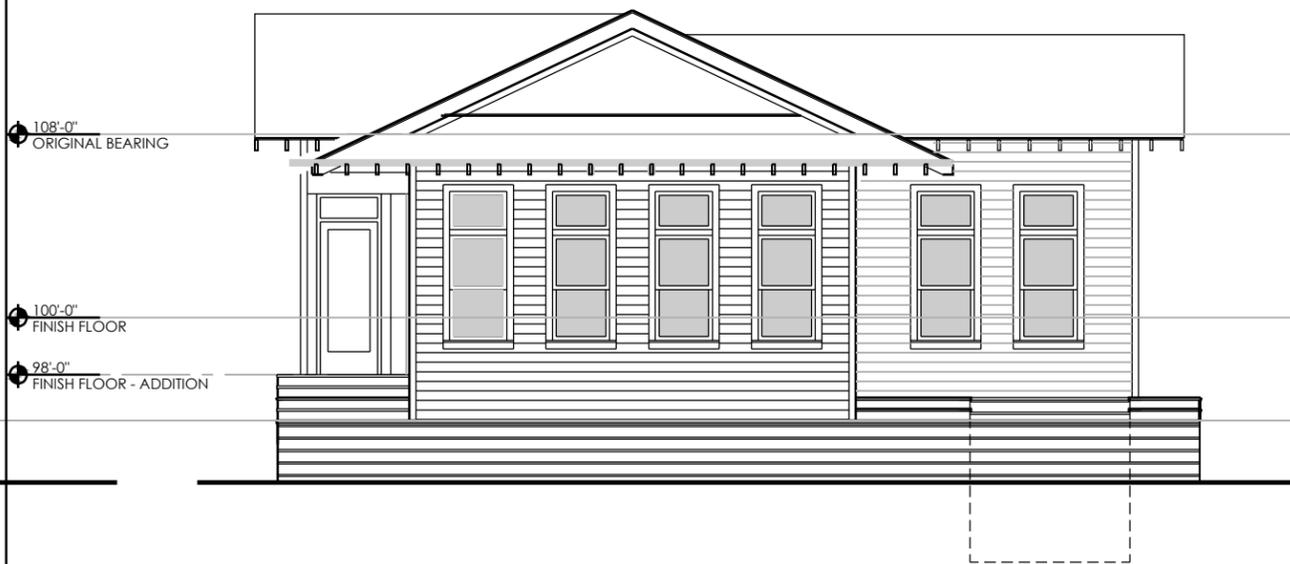
GUTTERS AND DOWNSPOUTS TO BE PREFINISHED ALUMINUM

DECKS ARE PRESSURE TREATED FRAMING & DECKING DECK SURROUNDS ARE 6" CEDAR BOARD

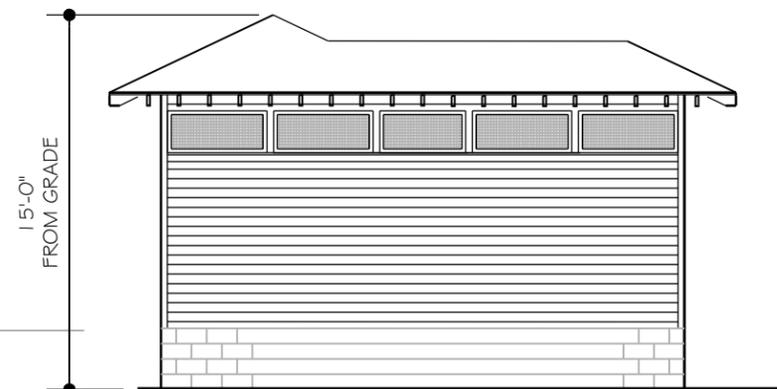




EAST ELEVATION



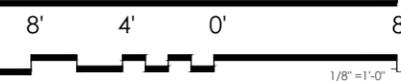
SOUTH ELEVATION



NORTH ELEVATION - SHED



SOUTH ELEVATION - SHED



1612 Lillian Street
Nashville, Tennessee

ELEVATIONS