



**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**  
**1315 Lillian Street**  
**February 18, 2015**

**Application:** New construction - infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08313054900  
**Applicant:** Teresa Prince  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to construct a one and one-half story house on a vacant lot.

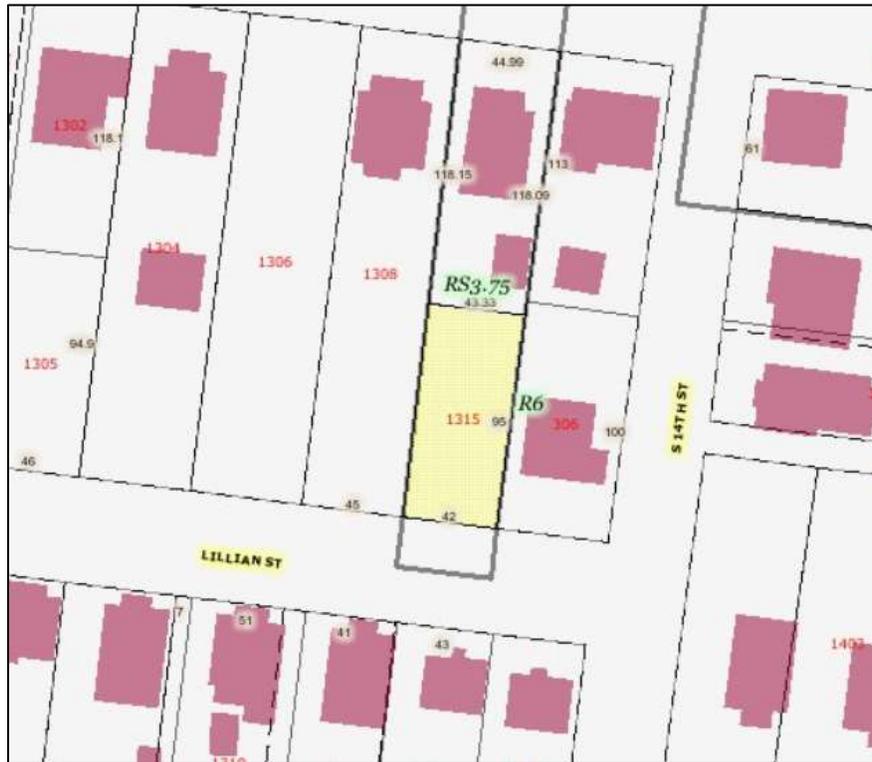
**Recommendation Summary:** Staff recommends approval of the proposal to construct a new house with the conditions that:

- Staff verifies that the front setback is compatible with surrounding houses;
- Staff verifies that the floor height is compatible with surrounding historic houses;
- The window and door selections are approved by Staff;
- The roof color is approved by Staff;
- That there is a front walkway, and any off-street parking is approved by Staff;
- The HVAC is located behind the structure or on the sides, beyond the mid-point of the structure.

Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for infill in 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.*

#### **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.*

*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.*

## **Background:**

This is a vacant, interior lot, in a section of Lillian Street that is not as well-defined as in other parts of the overlay, with the majority of houses being non-contributing buildings, but the historic character of the surrounding blocks is intact. Several recent infill projects constructed on the 1200 and 1300 blocks of Lillian Street are all one and one-half story.

This lot was originally the rear half of a lot facing Fatherland Street, and was only recently subdivided off for development.

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

#### Height, Scale

The new building will be one and one-half stories tall with a roof height of twenty-four feet, six inches (24'-6") above the finished floor level and an eave height nine feet (9') above the floor level. The plans show the house having a four foot (4') tall foundation at the front, with the grade rising to cover all but one foot (1') of foundation at the rear. During construction, Staff will verify that the floor height is compatible with surrounding historic houses.

The house will be twenty-nine feet (29') wide and thirty-nine feet (39') deep from front to back, including the front porch.

Recent infill projects nearby at 1228, 1230, 1232, 1238 and 1306 Lillian Street, range in height from twenty-four feet to twenty-nine feet (24'-29') and in width, twenty-nine feet to thirty-four feet (29'-34'). Staff finds the scale of the proposed infill at 1315 Lillian Street is compatible with that of recent approvals, and would not contrast greatly with the scale of historic houses in the overlay. Staff finds that the height and width of the proposed infill is appropriate and that the project meets sections II.B.1 and II.B.2.

#### Setback & Rhythm of Spacing:

The building will have a front setback of approximately thirty feet (30'). Prior to construction, Staff will verify that this is in line with nearby historic structures. The left side setback will be three feet, three inches (3'-3"), which is an appropriate setback given the context and the size of the lot. The right side setback will be ten feet, four inches (10'-4"). The building is off center to accommodate a sewer easement. This setback meets bulk zoning requirements and is consistent with the rhythm established by existing houses on the street. Staff finds that the project will meet guideline II.B.1.3.

#### Materials:

The new building will primarily be clad in smooth-faced cement fiberboard with a reveal of five inches (5"). The trim will be wood and cement-fiberboard. The foundation will be split-faced concrete block and the roof will be asphalt shingles in a gray or brown color. The porch stairs and floor will be concrete, and the porch columns and railings will be wood. The windows and doors will be wood or aluminum-clad, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the brick, the roof color, and the window and door selections, staff finds that the known materials meet Sections II.B.1.d of the design guidelines.

#### Roof Shape:

The roof will be a side-facing gable with a pitch of 8:12, with a shed-roofed dormer on the front slope sitting six inches (6") below the primary ridge and two feet (2') back from the first story wall as is typical of historic dormers. Staff finds these roofs to be compatible with those of historic houses nearby and that the project meets section II.B.5 of the design guidelines.

Rhythm and Proportion of Openings:

The windows on the proposed new building 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 guideline II.B.7.

Orientation:

The new structure will be aligned with the front elevation parallel to Lillian Street with a six foot (6') deep full-width porch on the front facade. The site plan does not show a walkway from the front porch to the street as would be typical of houses in the surrounding area. No off-street parking is proposed, and would need to be coordinated with Staff at a later time. With a walkway added to connect the house to the street and any off-street parking approved by Staff, Staff finds that the orientation of the proposed infill will be compatible with surrounding historic houses and will meet section II.B.6 of the design guidelines.

Appurtenances & Utilities:

The location of the HVAC and other utilities was not indicated on the drawings. The HVAC should be located on the rear façade or on a side façade beyond the midpoint of the house in order to meet section II.B.9.

**Recommendation:**

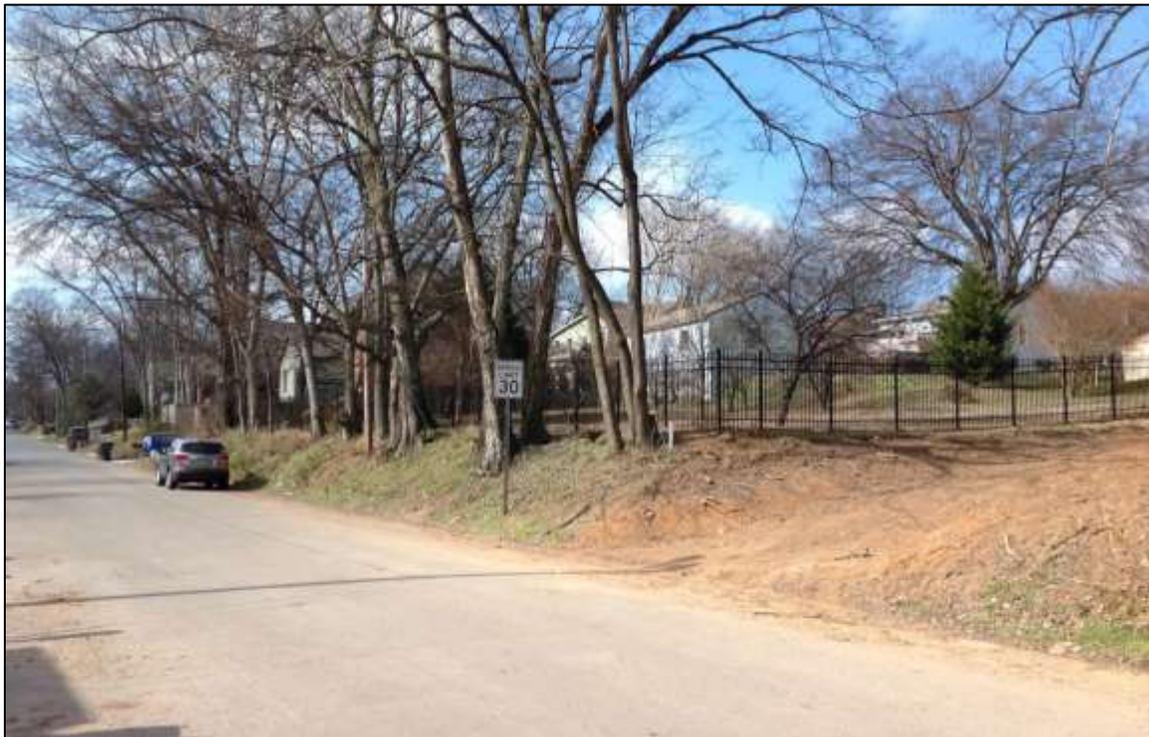
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Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for infill in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1315 Lillian Street, facing rear of 1310 Fatherland Street.



Facing west from 1315 Lillian Street.



Recent infill at 1209, 1211 and 1305 Lillian Street. Green cross-gabled building is an accessory building for 1300 Fatherland Street.



VICINITY MAP

**NOTES**

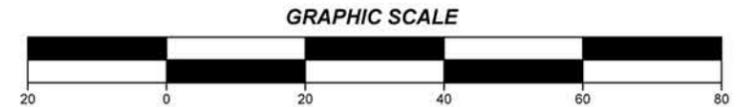
1. BEARINGS BASED ON THE PLAT OF RECORD OF RESUBDIVISION, EAST EDGEFIELD SUBDIVISION, AS RECORDED IN PLAT BOOK 20141007-0092696 R.O.D.C.TN.
2. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY TAX MAP NO. 083-13.
3. I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1: 10,000 AS SHOWN HEREON AND WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
4. ZONING: RS-3.75

OWNER / DEVELOPER MUST VERIFY MINIMUM BUILDING SETBACK REQUIREMENTS WITH METRO DAVIDSON COUNTY ZONING / CODES DEPARTMENTS PRIOR TO ANY DESIGN OR CONSTRUCTION OF ANY NEW STRUCTURES.

STORMWATER CALCULATIONS BASED ON METRO STORMWATER REQUIREMENTS FOR IMPERVIOUS AREAS AND WERE TAKEN FROM PRECONSTRUCTION CONDITIONS AND PROPOSED BUILDINGS PLANS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE APPROVAL, DESIGN, INSTALLATION OR MAINTAINENCE OF THESE STORMWATER FACILITIES.

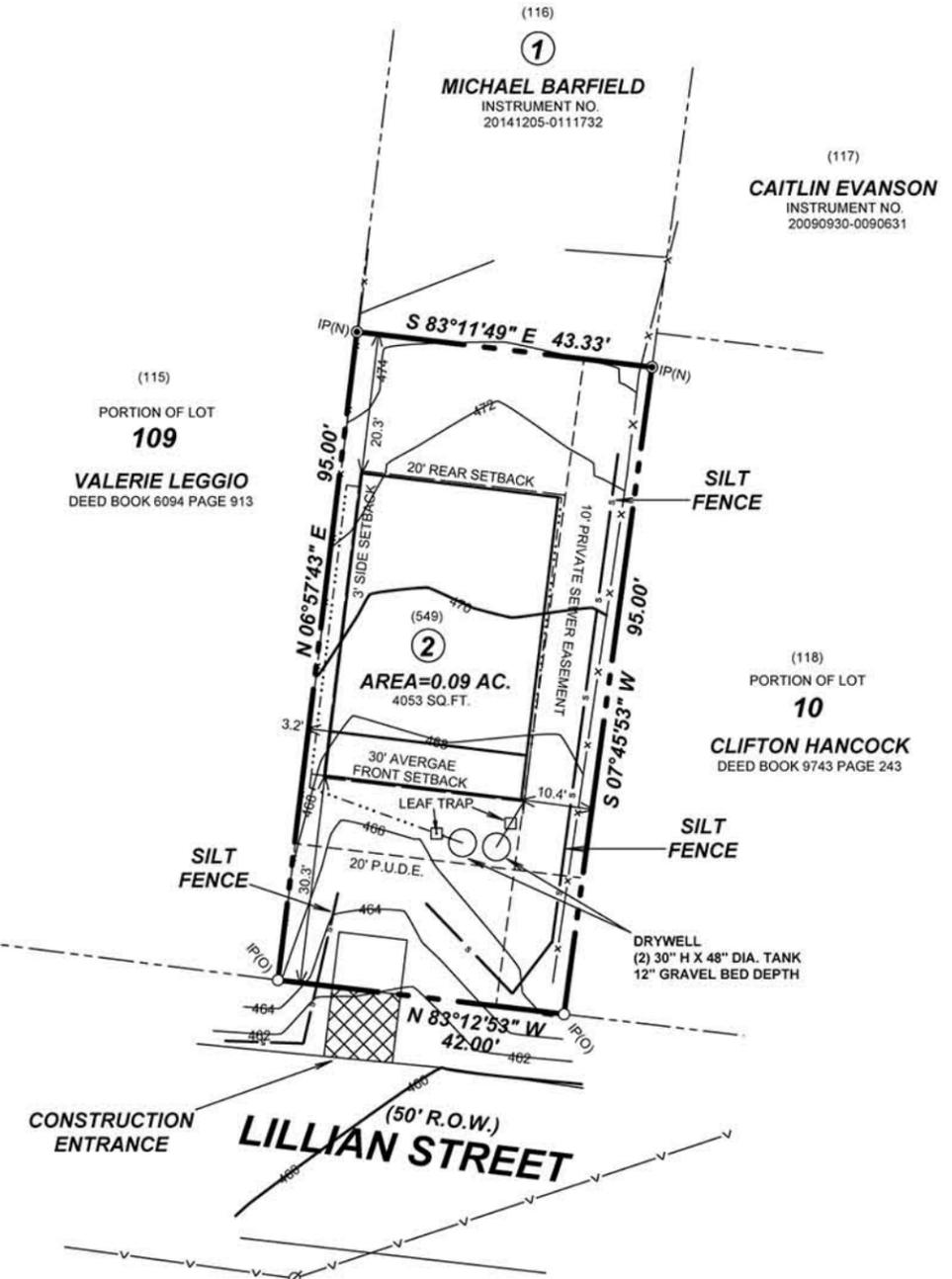
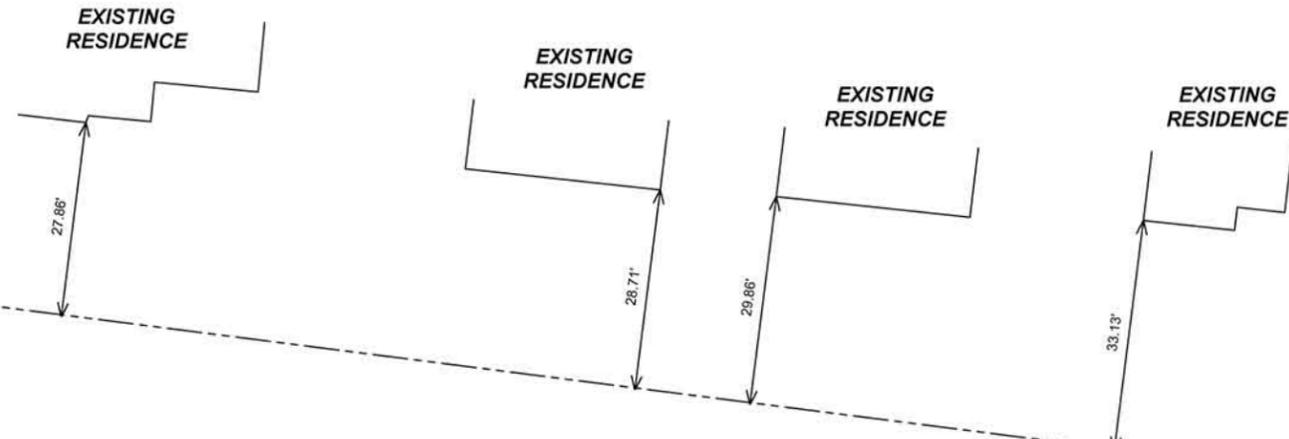
**LEGEND**

- BOUNDARY LINE
- IRON PIN NEW
- IRON PIN OLD
- MONUMENT OLD
- EASEMENT LINE
- POWER POLE



SCALE: 1" = 20'

NORTH  
SEE NOTE NO. 1



**SITE PLAN  
LOT 2  
RESUBDIVISION OF LOTS 109 & 110  
EAST EDGEFIELD  
SUBDIVISION  
FOR  
ED GAW**

PROPERTY ADDRESS:  
1315 LILLIAN STREET  
NASHVILLE, TN. 37206

6TH COUNCIL DISTRICT  
NASHVILLE, DAVIDSON COUNTY

PRE IMPERVIOUS AREAS:  
TOTAL = 0.0 SQ.FT.

STORMWATER CALCULATIONS

ROOF AREA = 1424 SQ.FT.  
DRIVE = 80 SQ.FT.  
TOTAL IMPERVIOUS AREA = 1504 SQ. FT.  
POST IA = 1504 SQ.FT. - 0.0 SQ.FT. (PRE IA) = NET IA OF 1504 SQ.FT.

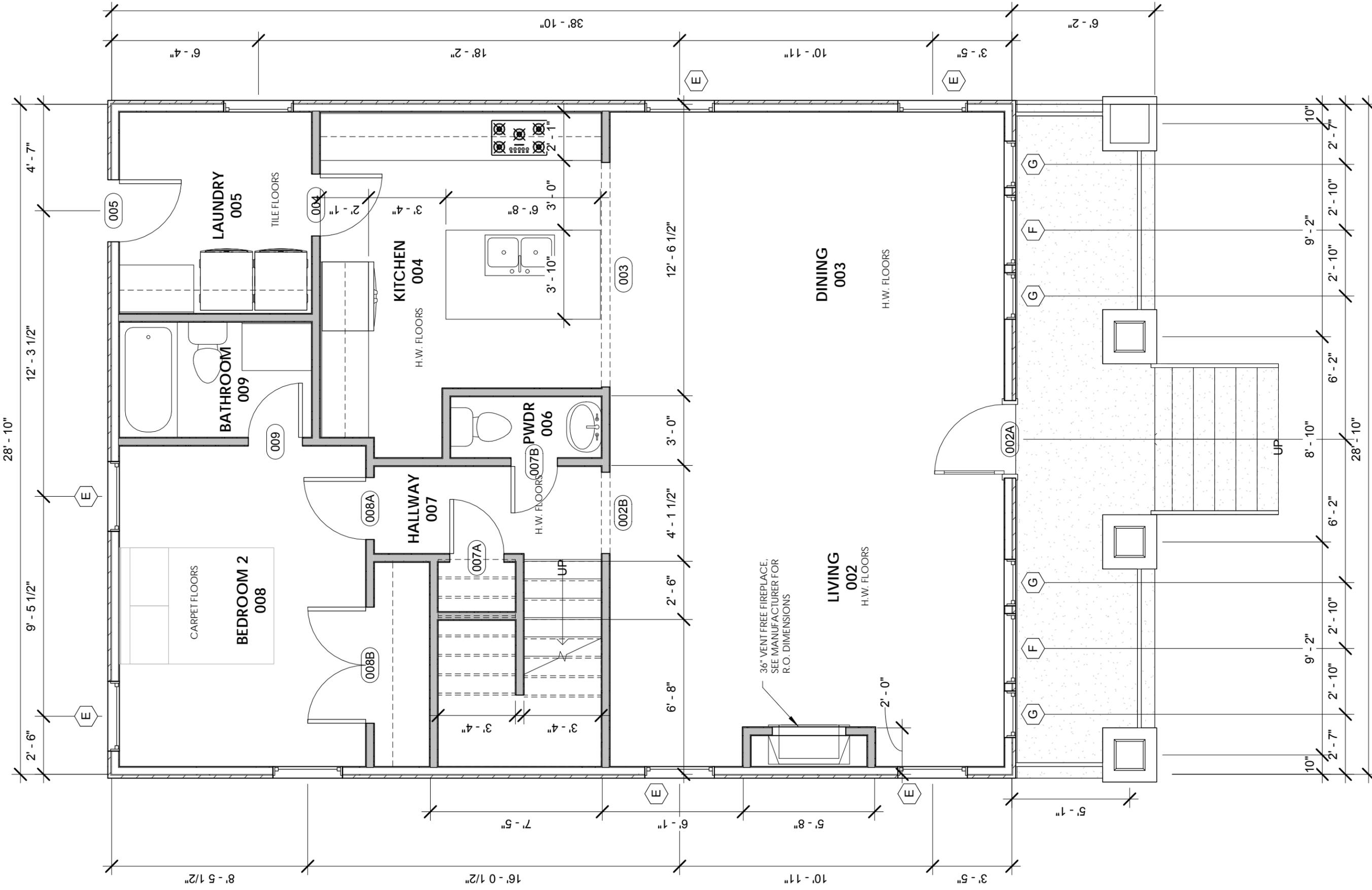
DRY WELL:  
1504 SQ.FT. OF CONTRIBUTING DRAINAGE AREA



JASON F. SMITH TN. RLS NO. 1961

**SMITH LAND SURVEYING, LLC**

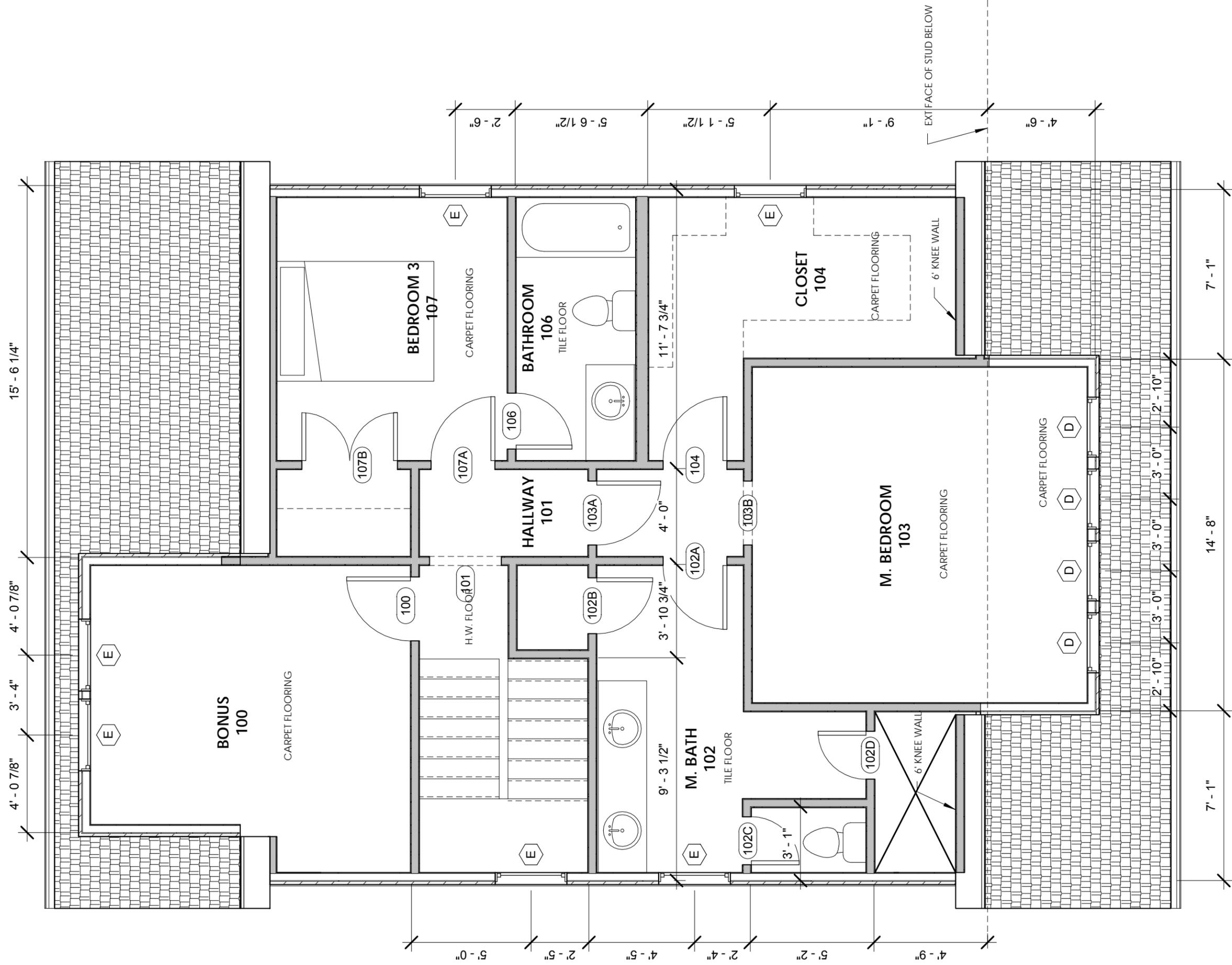
9101 MEADOWLAWN DRIVE BRENTWOOD, TN. 37027  
TFI (615)371-2454

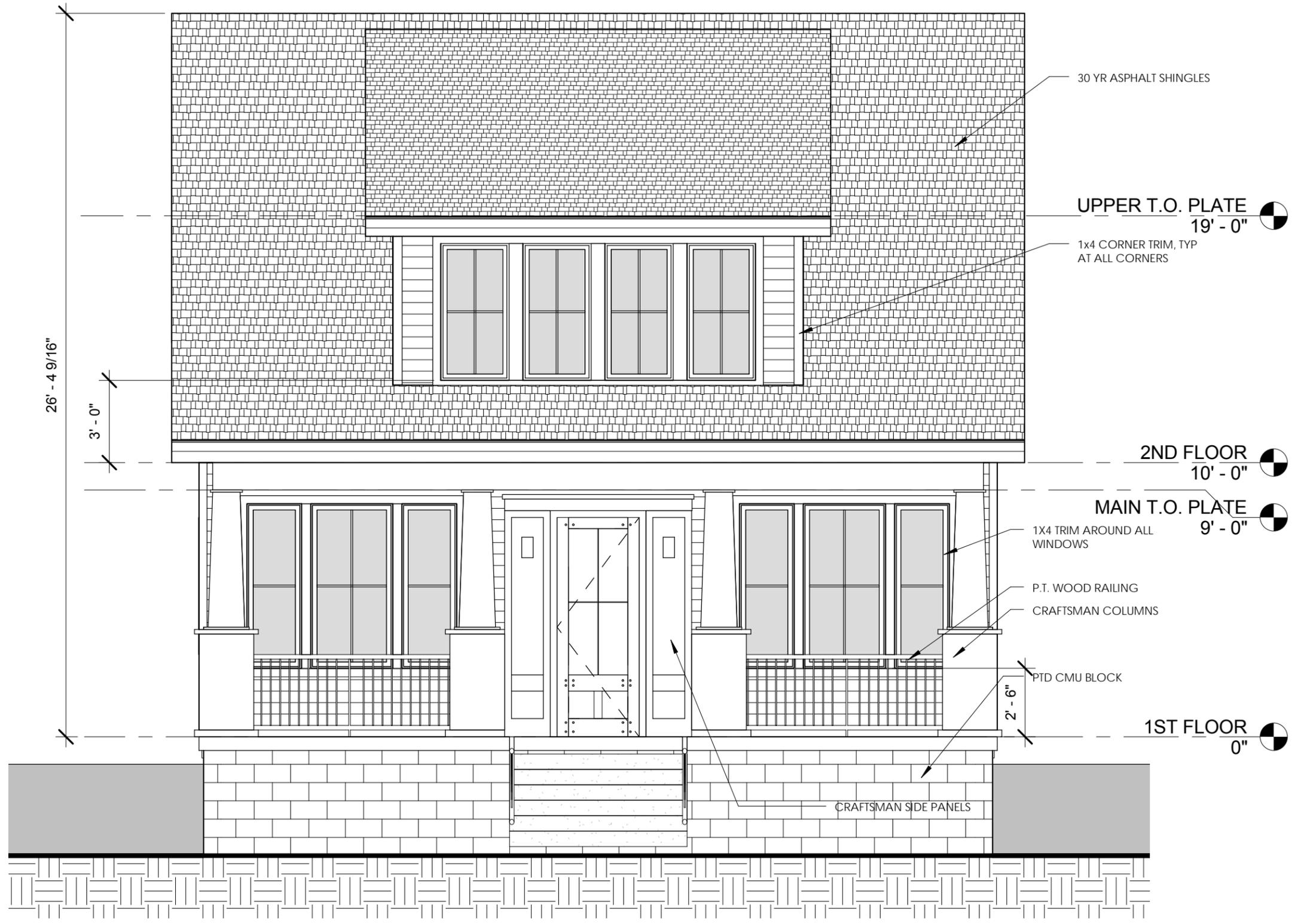


1

MAIN FLOOR PLAN  
1/4" = 1'-0"

1315 LILLIAN ST.





1315 LILLIAN ST.

02/05/15

1 FRONT ELEVATION  
1/4" = 1'-0"



2ND FLOOR  
10' - 0"

MAIN T.O. PLATE  
9' - 0"

1ST FLOOR  
0"

30 YR ASPHALT SHINGLE

HORIZONTAL HARDIE SIDING,  
7" EXPOSURE

1X4 CORNER BOARDS

1X10 TRIM

SPLIT FACE CMU

1315 LILLIAN ST.

02/06/15

1 NORTH ELEVATION (REAR)  
1/4" = 1'-0"

UPPER T.O. PLATE  
19' - 0"

2ND FLOOR  
10' - 0"

MAIN T.O. PLATE  
9' - 0"

1ST FLOOR  
0"



1315 LILLIAN ST.

02/06/15

1 RIGHT ELEVATION  
1/4" = 1'-0"

MAX HEIGHT 30'



UPPER T.O. PLATE  
19' - 0"

2ND FLOOR  
10' - 0"

MAIN T.O. PLATE  
9' - 0"

1ST FLOOR  
0"

1315 LILLIAN ST.

07/01/10

1 LEFT ELEVATION  
1/4" = 1'-0"