



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1602 Lillian Street
March 18, 2015

Application: Demolition; New construction—infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313045500
Applicant: Lynn Taylor, Taylor Made Homes
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish an existing non-contributing structure and to construct infill.

Recommendation Summary: Staff recommends approval of the project 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. A walkway be added from Lillian Street to the front porch steps;
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 project meets Sections II.B. and IV.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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.

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.

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:

1602 Lillian Street is a non-contributing structure (Figure 1). According to the Sanborn maps, it was constructed between 1951 and 1957 on the former side lot of 1600 Lillian Street (Figures 2 & 3).



Figure 1. 1602 Lillian Street

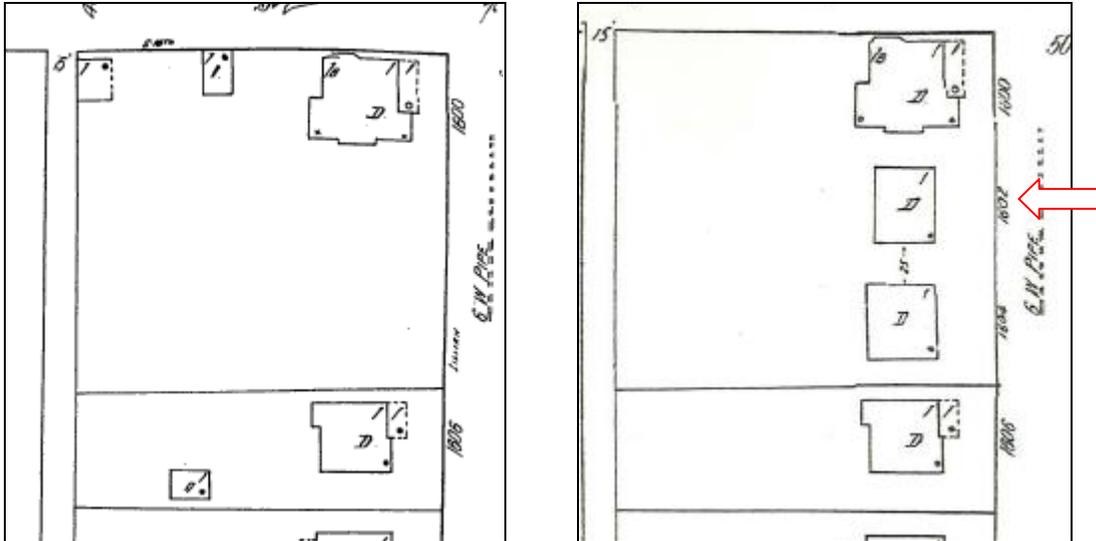


Figure 2 (left) is the 1951 Sanborn map and Figure 3 (right) is the 1957 Sanborn map. 1602 Lillian appears on the 1957 map, but not on the 1951 map.

Analysis and Findings: Application is to demolish an existing non-contributing structure and to construct infill.

Demolition. 1602 Lillian Street was constructed between 1951 and 1957, outside the period of significance for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Its date of construction, materials, and lack of architectural details do not contribute to the neighborhood’s historic character, and its demolition will not adversely impact the conservation overlay. Staff therefore finds that the demolition of 1602 Lillian Street meets Section IV.B.2. for appropriate demolition and does not meet Section IV.B.1. for inappropriate demolition.

Height, Scale. The infill is proposed to be one-story with a ridge height of approximately twenty-two feet (22’) above grade at the front of the house. This matches the historic context, where historic houses are generally one to one-and-a-half stories and range in height from eighteen to thirty feet (18’-30’). The infill’s main eave height will be approximately eleven feet, six inches (11’6”) above grade, and its porch eave height will be approximately eleven feet (11’) above grade. The foundation is drawn as three blocks high, or approximately two feet (2’) tall, and staff asks to review the height of the foundation and finished first floor system during construction to ensure that the heights are consistent with the neighboring historic houses.

The house is thirty feet (30’) wide, which is consistent with the historic context where houses range from twenty-eight feet to forty feet (28’-40’) wide. The house is approximately seventy-six, six inches (76’6”) deep.

Staff finds that the infill’s height and scale meet Sections II.B.1 and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The applicant is proposing to situate the house sixteen feet, three inches (16'3") from the front property line. This is the approximate average of the setbacks of the two adjacent properties; 1600 Lillian Street to the right/west is about twelve feet (12') from the front property line, and 1604 Lillian Street to the left/east is about twenty-one feet, six inches (21'6") from the front property line. Staff finds that this front setback is appropriate.

The house will be shifted towards the right/west side of the lot to allow for usage of an existing concrete driveway. The house will be five feet (5') from the right/west property line and fifteen feet (15') from the left/east property line, meeting the base zoning setbacks. Staff finds that infill meets Section II.B.1.3. of the design guidelines.

Materials: The primary cladding material will be five inch (5") smooth cement fiberboard lap siding. The foundation will be split face concrete block, and the roof will be architectural dimensional shingles. Staff asks to approve the shingle color. The gable fields and the porch bases will be clad in Hardie shingle. The trim will be wood or cement fiberboard. The porch steps and floor will be concrete. The materials of the windows and doors were not specified, and staff asks to approve the window and door specifications prior to purchase and installation. With the aforementioned staff approvals, staff finds that the infill's materials meet Section II.B.4. of the design guidelines.

Roof Shape: The roof will be a front-facing gable with a 7/12. The projecting gabled bay will also have a 7/12 pitch. The porch roof will be a side gable, also with a 7/12 pitch. The infill design does not include any dormers. Staff finds that the infill's roof forms meet Section II.B.5. of the design guidelines.

Rhythm and Proportion of Openings: The house's primary windows are twice as tall as they are wide, thereby meeting the historic proportion of window openings. On the left/east façade, there is an expanse of over sixteen feet (16') without a window or door opening. Staff finds this expanse to be acceptable in this instance because it will be located at the back of the house, where it will be only minimally visible from the street. Staff finds that the infill's proportion and rhythm of openings meet Section II.B.7. of the design guidelines.

Orientation: The infill will be oriented to face Lillian Street, which is appropriate. It will have a partial-width front porch that is nine feet, four inches (9'4") deep. Vehicular access to the site will be from an existing curb cut and driveway at the front and via the alley at the rear. Staff asks that a walkway be added leading from the street to the porch steps. With this condition, staff finds that the orientation of the building meets Section II.B.6. of the design guidelines.

Outbuildings: The new house will have an attached garage at the basement level, accessed from the alley. The site slopes down steeply to allow for a garage at the basement level (Figure 4). The design guidelines allow for attached garages when they are at the basement level, accessed from the rear, and in the location typical of historic

garages. Staff finds that the proposed infill meets these criteria, and that the attached garage meets Section II.B.8. of the design guidelines.



Figure 4. The rear yard of 1602 Lillian slopes steeply from the front to the back.

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. of the design guidelines.

Recommendation Summary: Staff recommends approval of the project 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. A walkway be added from Lillian Street to the front porch steps;
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 project meets Sections II.B. and IV.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos



1600 Lillian Street and view to the west



1604 Lillian Street (new construction) and view to the east



View to the east



1601 Lillian Street, across the street



Non-contributing houses across the street



View across the street and to the east

3/2/2015

Stock Plan 1002r-Elev#1
1602 Lillian St.
Nashville, TN 37206

CHRISTOPHER RILEY
LAUREN E. HARRIS
INSTRUMENT #
20100602-0042535
R.O.D.C., TN.
PARCEL ID:
08313045500
P.A.D.C., TN

329

EXISTING
COVERED
PORCH
#1600

12.3'

50.00'

CURB

I.R.(N) 500.48
S 83°13'03" E 50.00' E

I.R.(N)

6" W

LILLIAN STREET (50' R.O.W.)

N 07°04'01" E 150.00'

76'-4"

16'-0"

5'-0"

30'-0"

15'-0"

S 07°04'01" W 150.00'

STOCK# 1002r
ELEVATION#1

EXISTING
DWELLING
#1602

A/C

BLOCK
WALL

7'-0"

24.3'

24.3'

28.6'

28.6'

24.3'

16.3'

30'-0"

5'-0"

15'-0"

480

479

478

477

476

475

474

473

472

471

469

468

467

EXISTING
CONCRETE
DRIVE

EXISTING
COVERED
PORCH
#1604

21.6'

50.00'

SIDEWALK

EXISTING
COVERED
PORCH
#1606

14.0'

50.00'

ALLEY (15')

33" S

N 83°13'03" W 50.00'

EP

I.R.(N)

I.R.(N)

IR-Pulliam

485.44

30

485.61

41

485.76

JAMES M. HILLIS
ET UX
BOOK 7583, PAGE 557
R.O.D.C., TN.
PARCEL ID:
08314022900
P.A.D.C., TN

326

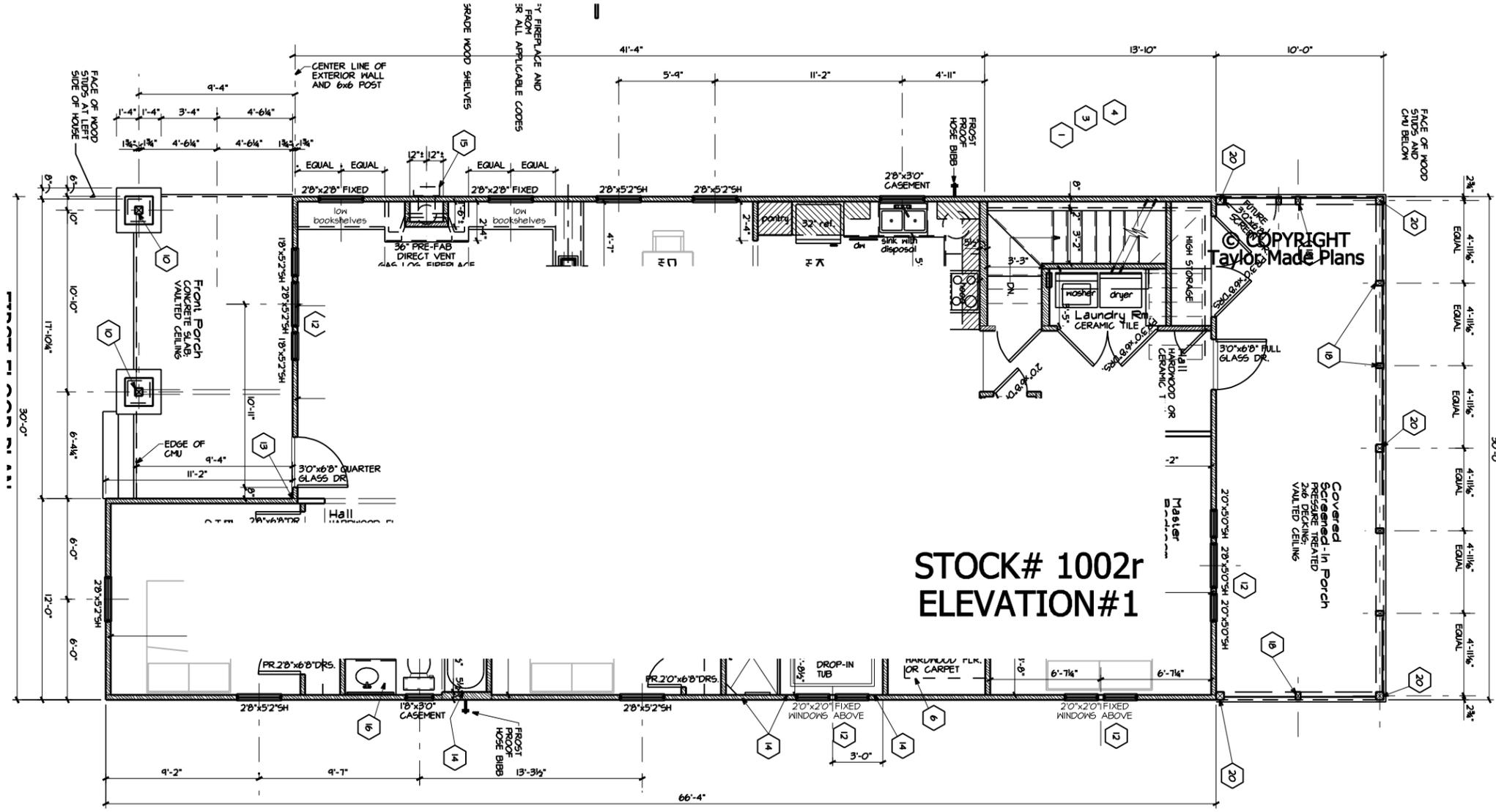
NICOLO DAVIDSON
INSTRUMENT #
20120209-0011582
R.O.D.C., TN.
PARCEL ID:
08313045600
P.A.D.C., TN

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1602 Lillian St.
Nashville, TN 37206



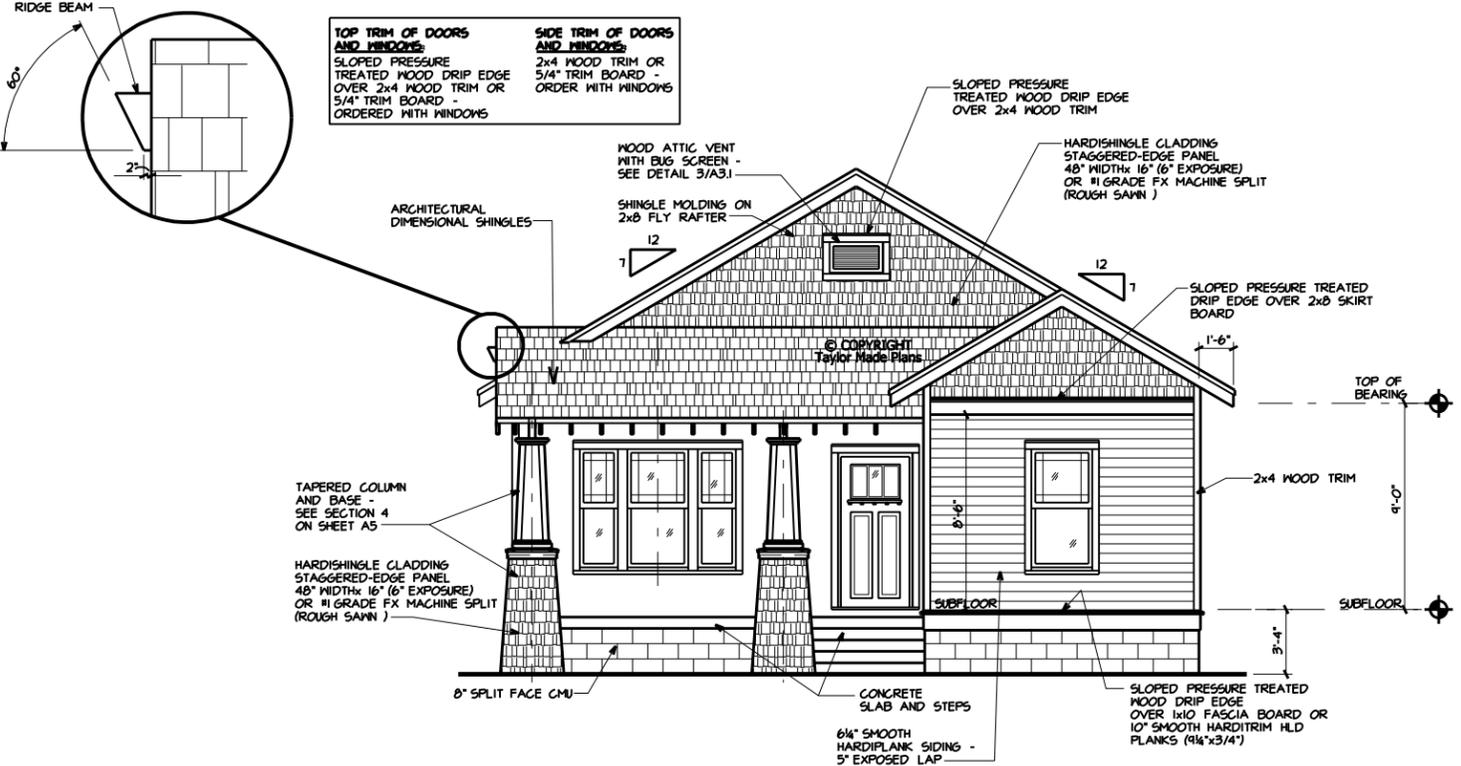
SCHEMATIC PLANS
NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

3/2/2015

1602 Lillian St.
Nashville, TN 37206



STOCK# 1002r
ELEVATION#1

1

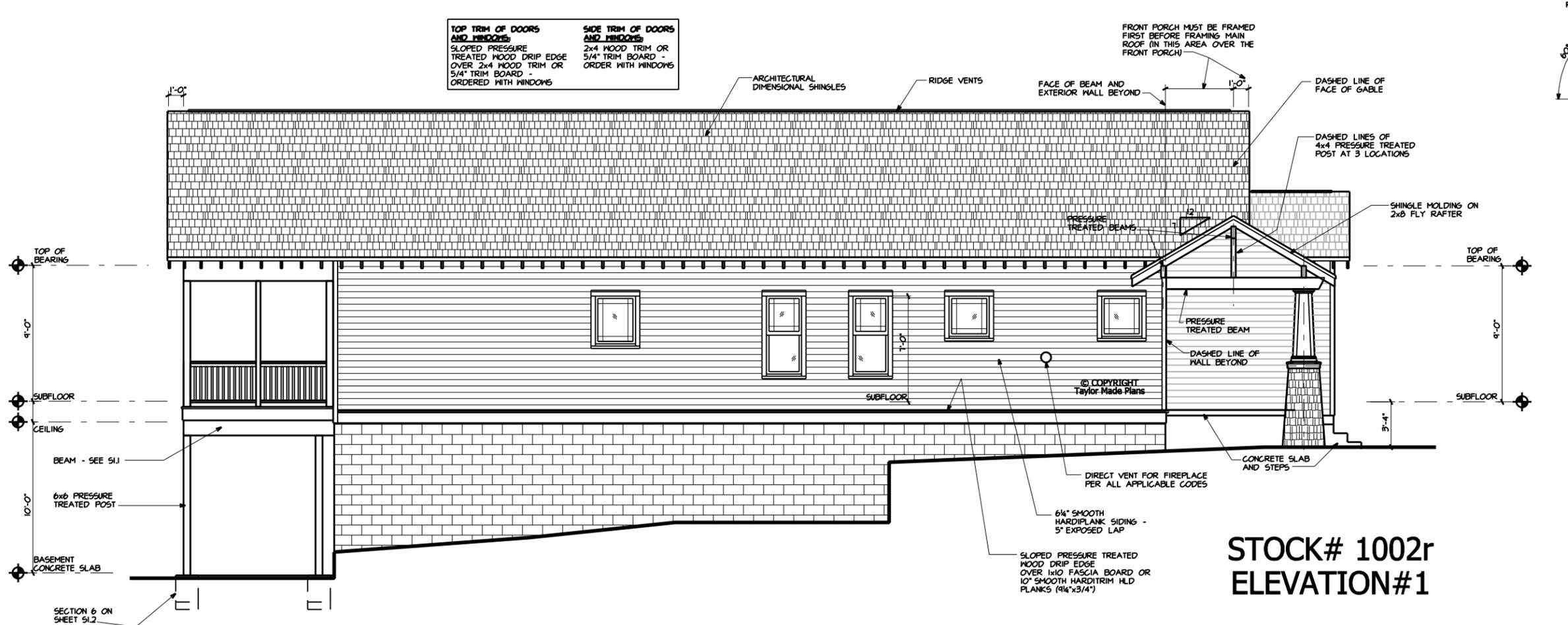
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

3/2/2015

1602 Lillian St.
Nashville, TN 37206

SCHEMATIC PLANS NOT FOR CONSTRUCTION



2

LEFT SIDE ELEVATION

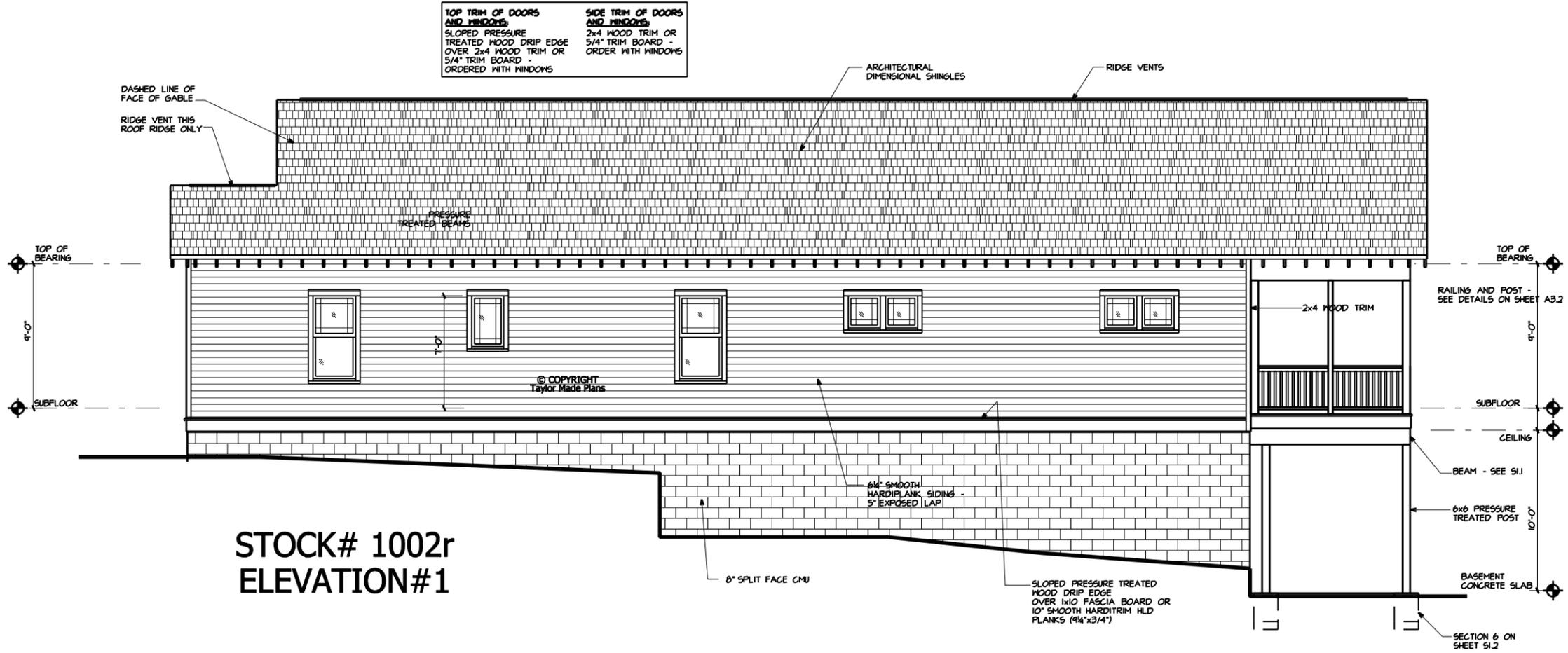
SCALE: 1/8" = 1'-0"

STOCK# 1002r
ELEVATION#1

3/2/2015

1602 Lillian St.
Nashville, TN 37206

SCHEMATIC PLANS
NOT FOR CONSTRUCTION



3

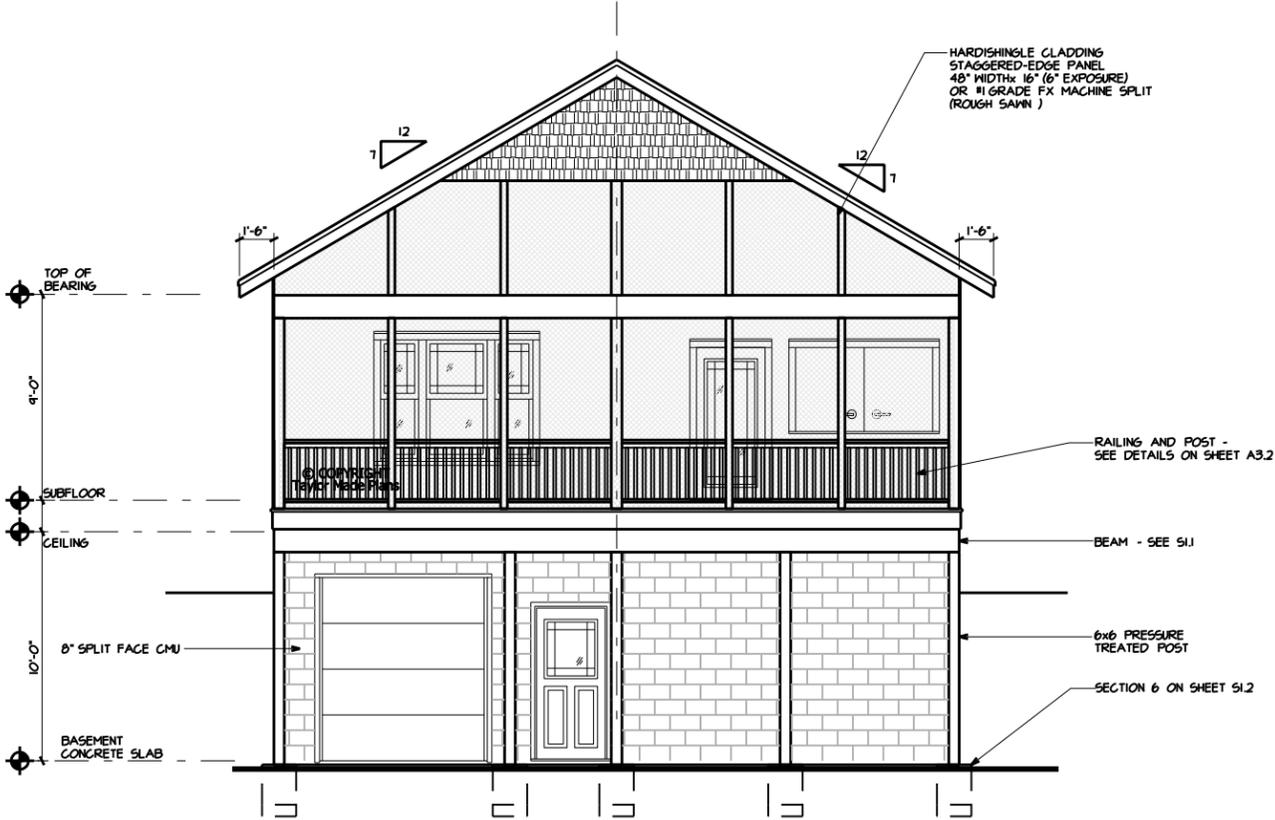
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

3/2/2015

1602 Lillian St.
Nashville, TN 37206

SCHEMATIC PLANS
NOT FOR CONSTRUCTION



STOCK# 1002r
ELEVATION#1

4

 2 REAR ELEVATION
REAR ELEVATION
 SCALE: 1/8" = 1'-0"