

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  
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### STAFF RECOMMENDATION

1220 Lillian Street

February 17, 2016

**Application:** Demolition; New construction - infill

**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08313013900

**Applicant:** Daniel Esquibel, Project Manager

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to demolish a non-contributing building and construct a new one and one-half story two-family dwelling in its place.

**Recommendation Summary:** Staff recommends approval of the proposed demolition of a non-contributing building and construction of a new one and one-half story duplex, with the conditions that the roof color and the windows and doors are approved by MHZC Staff prior to their purchase and selection.

- The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- Staff approve color of the asphalt shingle roof prior to purchase and installation; and
- Staff approve the final details, dimensions and materials of windows and doors, and other unknown materials prior to purchase and installation; and,
- The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

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

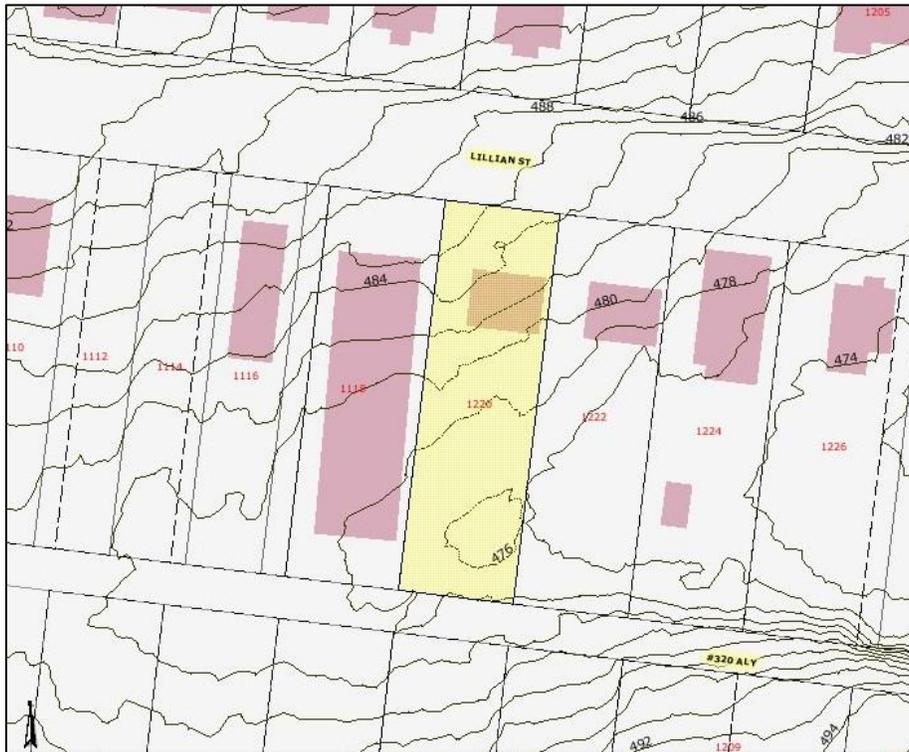
#### Attachments

**A:** Photographs

**B:** Site Plan

**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

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

#### **3. Setback and Rhythm of Spacing**

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setback reductions will be determined based on:*

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

*Appropriate height limitations will be based on:*

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they*

*are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

## **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.*

#### **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 building at 1220 Lillian Street is a one-story Minimal Traditional house, built circa 1950. The house does not contribute to the historic character of the neighborhood because of its lack of architectural significance and its recent date of construction.



**Analysis and Findings:** The applicant proposes to demolish the non-contributing building and construct a new one and one-half story two-family dwelling in its place.

Demolition: The existing building at 1220 Lillian Street has a low-pitched roof and shallow eaves, and is lacking many of the common architectural features typical of the historic character of the surrounding area. In addition, the building is not a good example of its period of development. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The new building will be one and one-half stories with a roof height of twenty-six feet, eight inches (26'-8"), with an eave height of ten feet, six inches (10'-6") and a foundation height of approximately two feet (2'). 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 with eave heights ranging from approximately ten feet, six inches (10' 6") to twelve feet (12'). Staff finds the proposed heights to be compatible with the surrounding context. As a condition of approval, Staff would ask to verify that the finished floor height is consistent with the finished floor heights of nearby historic buildings, to be verified during construction.

At the front, the building will be thirty-four feet, four inches (34'-4") wide, with a two-foot (2') wide by thirteen foot (13') deep bay on each side expanding the maximum width to thirty-eight feet, four inches (38'-4") at the middle of the building. This width is compatible with nearby houses including recent infill, which range from twenty-eight to forty feet (28'-40') wide. Behind the projecting bays the side walls will step in eighteen inches (18") on the first story and five feet (5') on the upperstory. Breaking up the walls in the manner will help to minimize the perceived scale of the building.

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 building will be situated with the front edge of the building set back approximately nineteen feet (19') from the property line. The side setbacks at the widest part of the building will be five feet, four inches (5'-4") on the left

and six feet, four inches (6'-4") on the right. Although there are no historic houses in the immediate vicinity, the front setbacks of recently approved infill on the street range between seventeen and twenty feet (17' - 20') and side setbacks range from five feet (5') to nine feet (9').

Staff finds that the new building will be compatible with the setbacks and established rhythm of spacing between existing houses on Lillian Street, and that the project therefore will meet section II.B.3 of the design guidelines.

Materials: The new building will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5"), and the trim will also be cement-fiberboard. The Commission has previously found cement-fiber siding and trim to be an appropriate alternative to wood for new construction. The foundation will be split-faced concrete block, and the roof will be asphalt-fiberglass shingles. The color of the roof is not known at this time, and staff asks that it shall be approved prior to purchase. The material of the windows is not known, and the doors are indicated as being half-light doors but their material is not known, therefore staff asks to approve the window and door selections prior to purchase and installation. Staff also asks to review the front porch railings, porch floor material, and the material of the front walkways, rear parking pads, and any permanent fencing. With the staff's final approval of the roof color and the windows and doors, and other unknown materials, staff finds that the known materials meets section II.B.4 of the design guidelines

Roof form: The primary roof of the new building will be a side-oriented gable with a pitch of 7:12. There will be a pair of shed-roofed dormers with a 3.5:12 pitch on the front slope of the roof, these dormers will sit back two feet (2') from the first story wall below. From the primary ridge and extending toward the rear will be a cross-gabled roof, with a side-oriented gable dormers on each side. The dormers will sit back one foot (1') from the first story wall below. Whereas more prominent dormers would be required to sit back two feet (2') from a wall below, Staff finds these side dormers will not be greatly visible because they are near the rear of the building and they will sit in two feet, six inches (2'-6") from the outer edge of the side bays.

Staff finds the roof forms will be compatible with surrounding historic buildings and will meet section II.B.5 of the design guidelines.

Orientation: The new house will be sited to face the street directly, with a six foot (6') deep shared front porch within the primary roof slope of the new duplex. There will be a thirty-six inch (36") tall railing between the two halves of the porch. A pair of concrete walkways will connect the front porch stairs to the right of way, as is typical of historic houses nearby. There is a front-accessed driveway along the right side of the existing non-contributing building that will be removed. Parking for the new duplex will be addressed by a pair of driveways with paved parking pads behind the building, accessed from the alley at the rear of the lot. Staff finds the orientation of the new building will be compatible with surrounding historic houses, meeting section II.B.6 of the design guidelines.

**Proportion and Rhythm of Openings:** The windows on the proposed infill are all generally twice as tall as they are wide, with the upperstory windows the same or shorter than those on the first story. This is compatible with the proportions on windows on historic two-story buildings. 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 II.B.7 of the design guidelines.

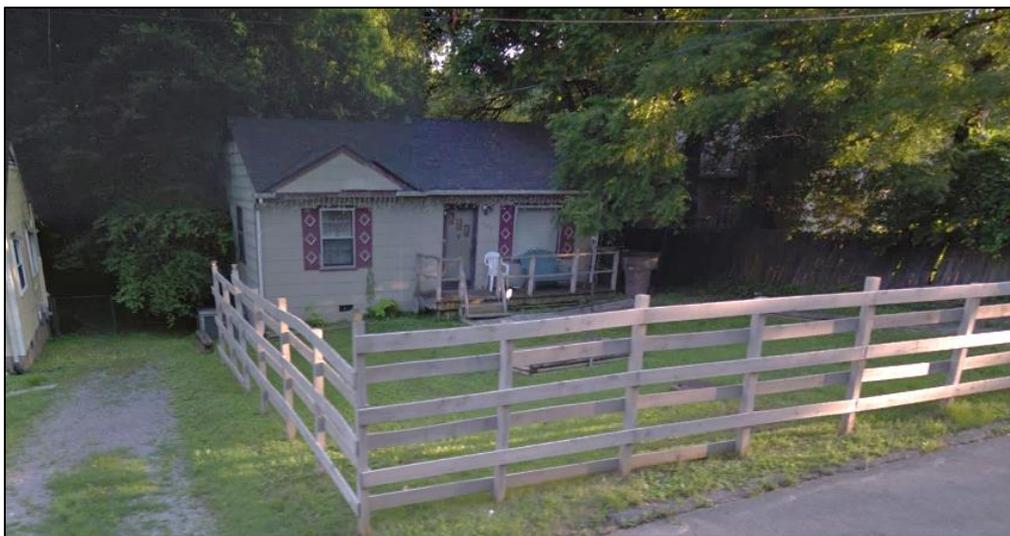
**Appurtenances and Utilities:** The location of the HVAC and other utilities was not noted on the submitted plans. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, which would meet section II.B.9 of the design guidelines.

**Recommendation:**

Staff recommends approval of the proposed demolition of a non-contributing building and construction of a new one and one-half story duplex, with the conditions that the roof color and the windows and doors are approved by MHZC Staff prior to their purchase and selection.

- The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- Staff approve color of the asphalt shingle roof prior to purchase and installation; and
- Staff approve the final details, dimensions and materials of windows and doors, and other unknown materials prior to purchase and installation; and,
- The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

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



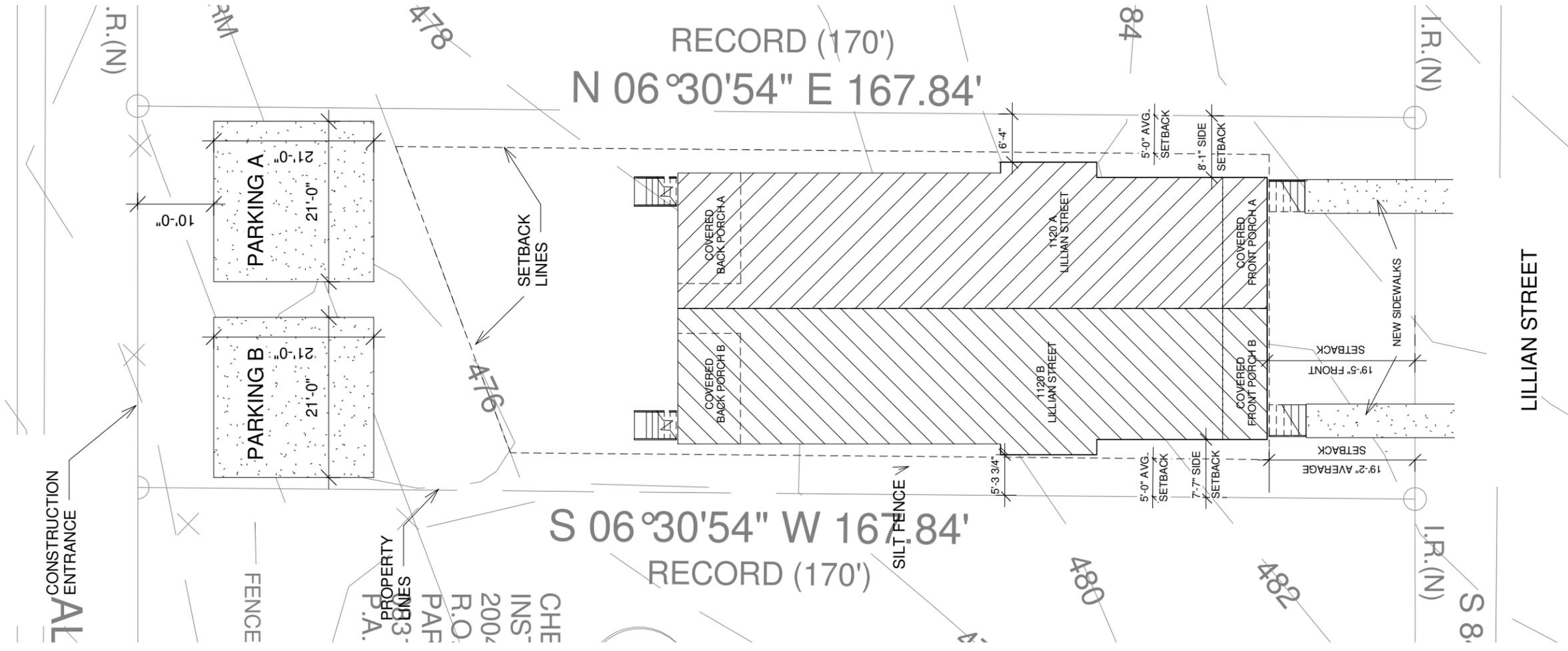
Non-contributing building at 122 Lillian Street.



Recent infill at 1113 Lillian Street, across from 1220 Lillian.



Context to east on Lillian Street.



CONSTRUCTION ENTRANCE

FENCE  
 CHE INS-2004  
 PAF R.O.  
 P.A. 3-2004  
 PROPERTY LINES

S 06°30'54" W 167.84'  
 RECORD (170')

N 06°30'54" E 167.84'  
 RECORD (170')

1 Historic Site Plan  
 1/16" = 1'-0"

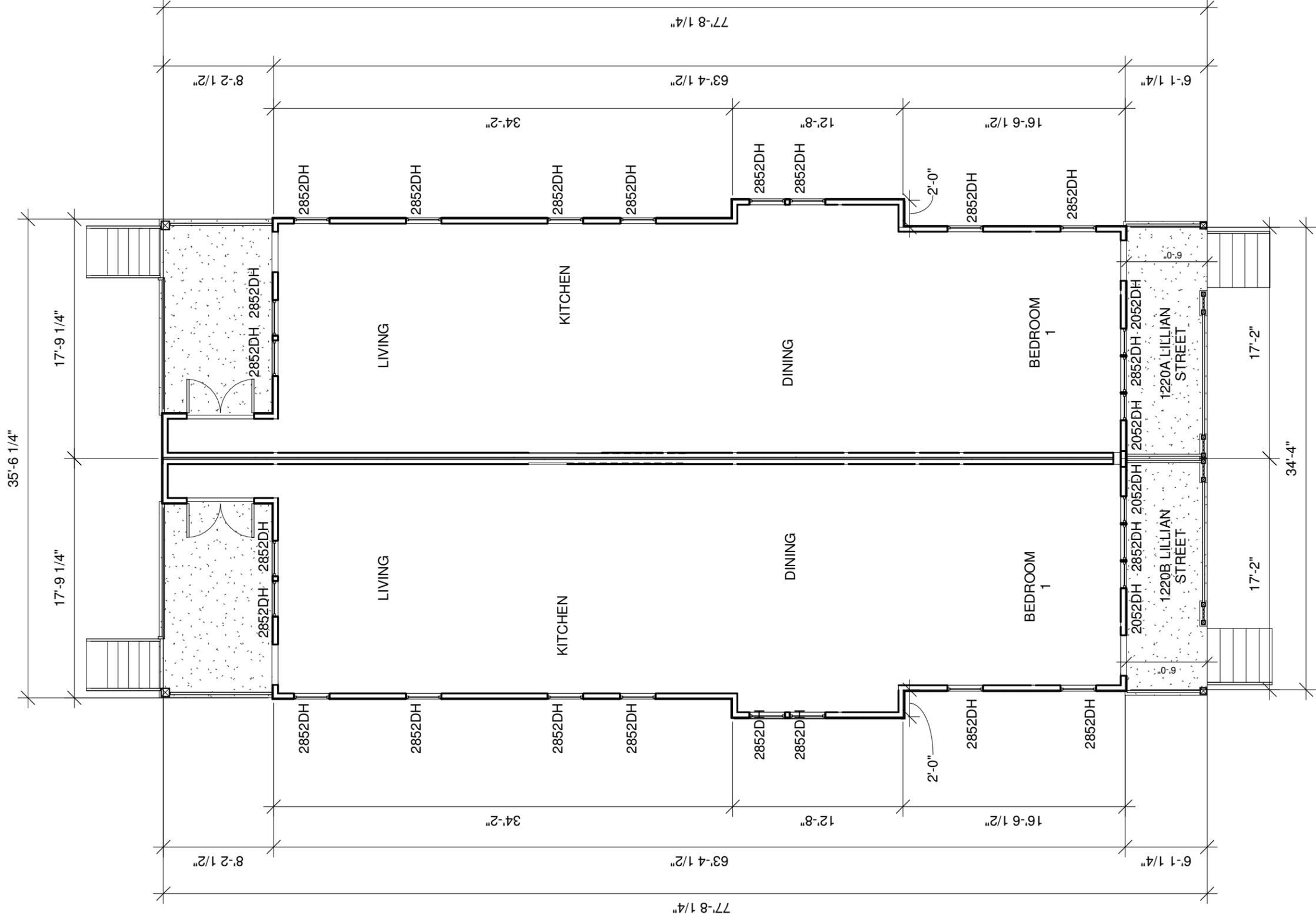
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1220 A&B Lillian Street  
 Nashville, TN 37206

Historical Siteplan

Date	2/3/2016	H1
Drawn by	L. BUTLER	
		Scale 1/16" = 1'-0"



1 Historic First Floor  
 1/8" = 1'-0"

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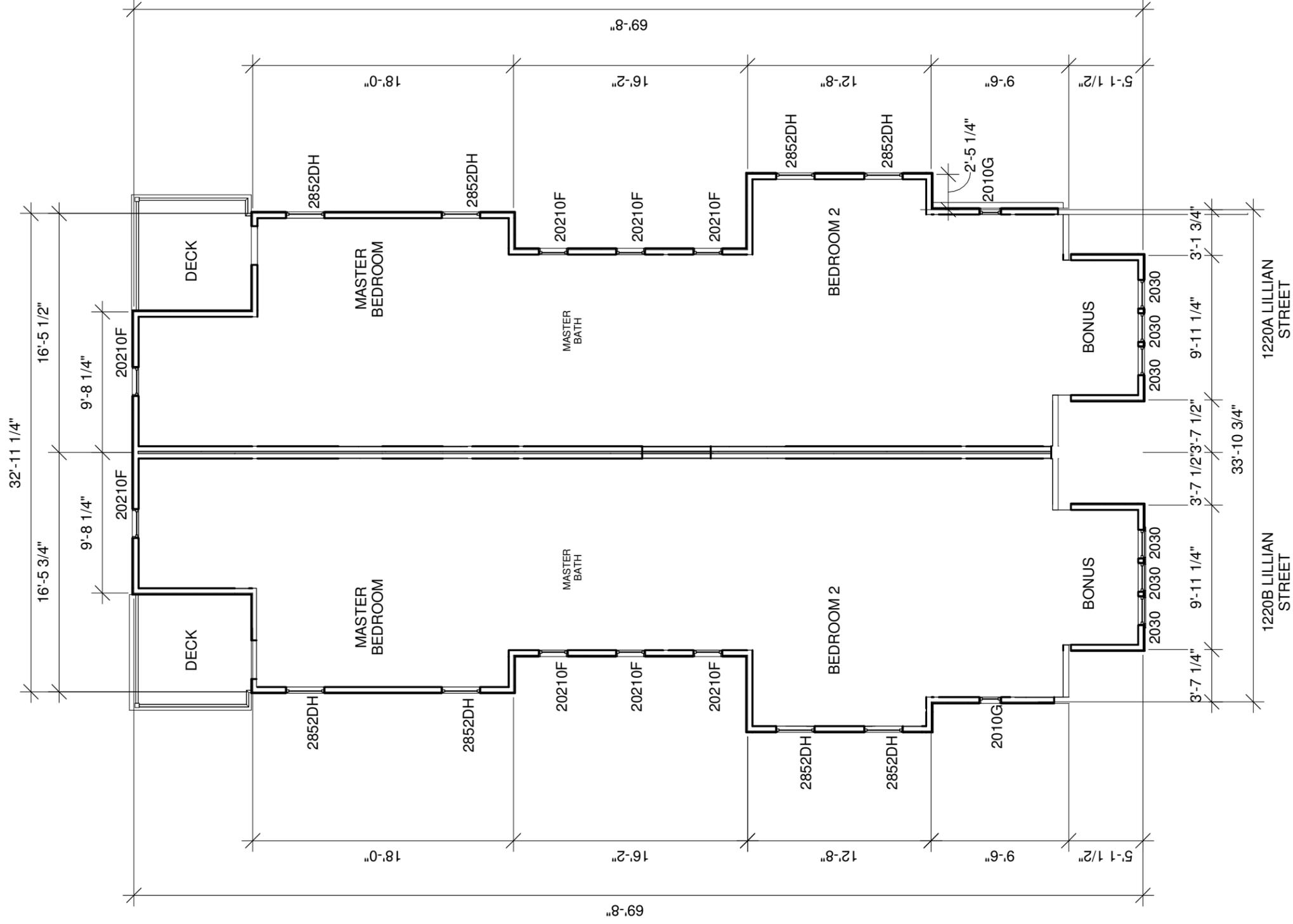
# 1220 A&B Lillian Street Nashville, TN 37206

## Historic First Floor Plan

Date 2/3/2016  
 Drawn by L. Butler

H5

Scale 1/8" = 1'-0"



1 Historic Second Floor  
 1/8" = 1'-0"

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1220 A&B Lillian Street  
 Nashville, TN 37206

Historic Second Floor Plan

Date 2/3/2016  
 Drawn by L. Butler

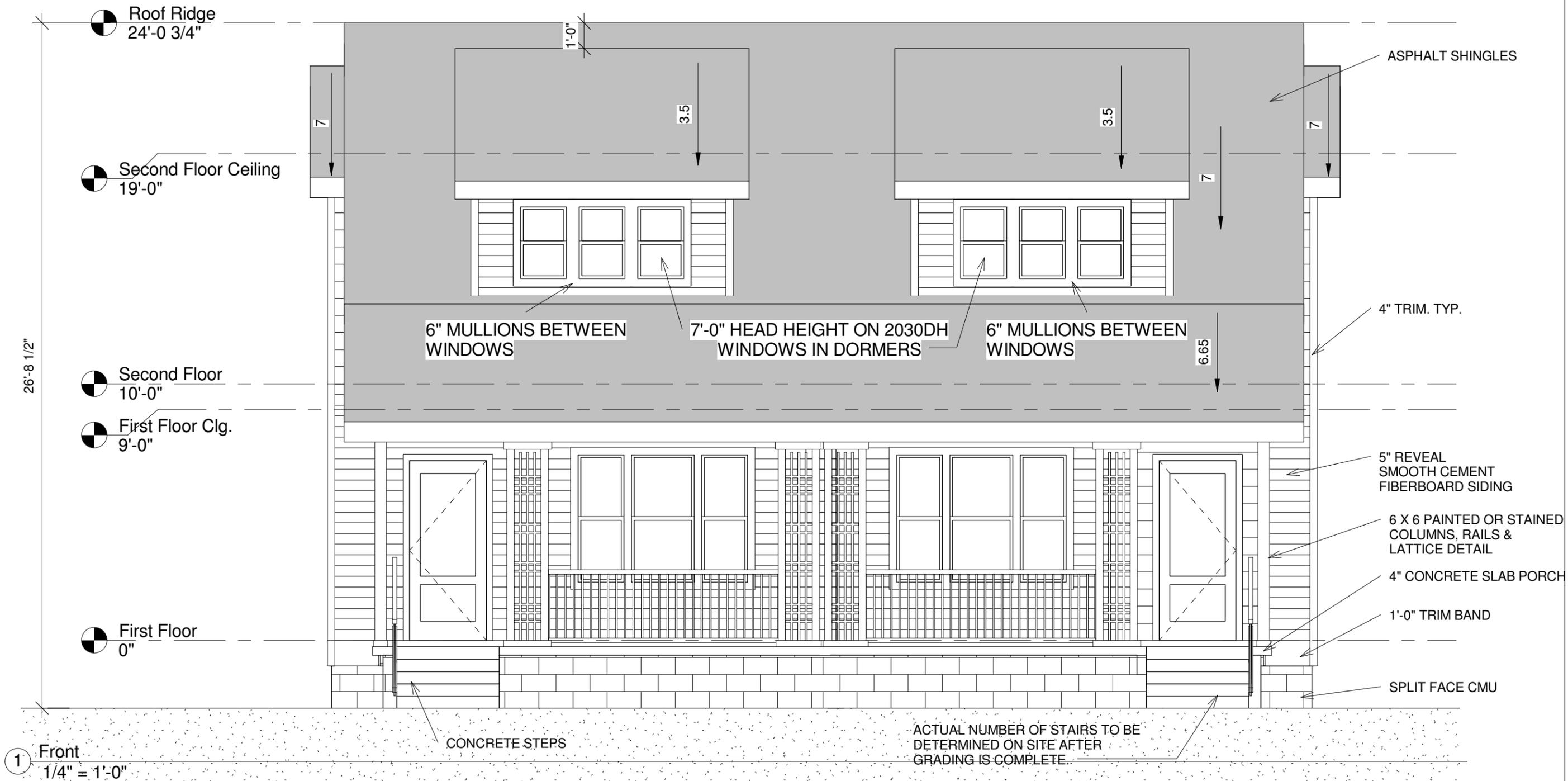
H6

Scale 1/8" = 1'-0"

NOTE:  
 ALL FIRST FLOOR WINDOWS HAVE HEAD HEIGHT OF 7'-4" ABOVE FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED.  
 ALL SECOND FLOOR WINDOWS HAVE HEAD HEIGHT OF 7'-2" ABOVE FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED

ALL ROOFS HAVE 1'-4" OVERHANGS UNLESS OTHERWISE NOTED

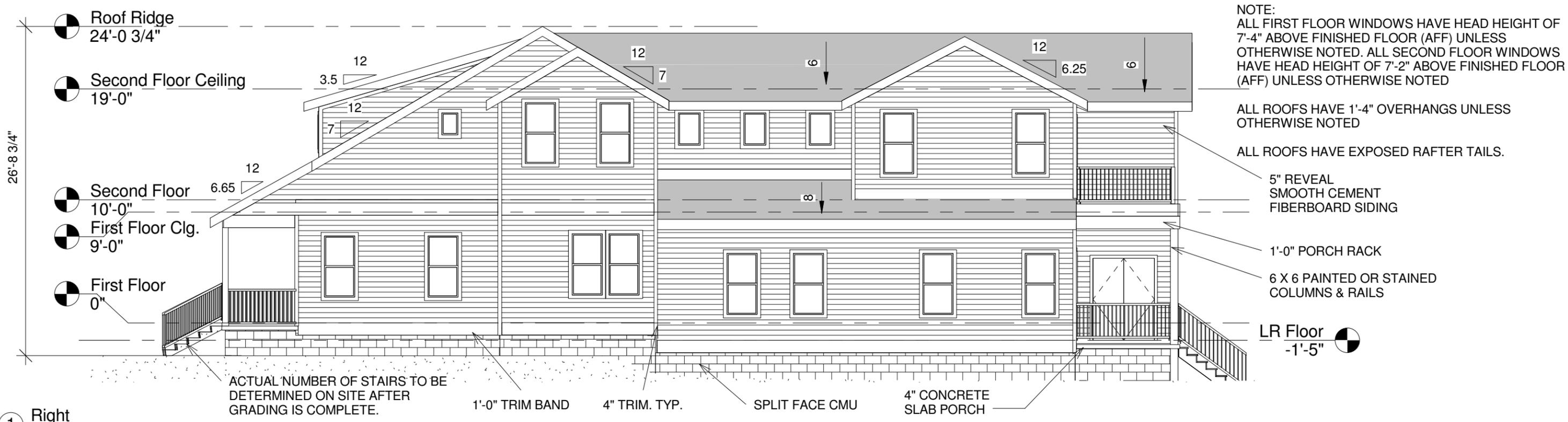
ALL ROOFS HAVE EXPOSED RAFTER TAILS.



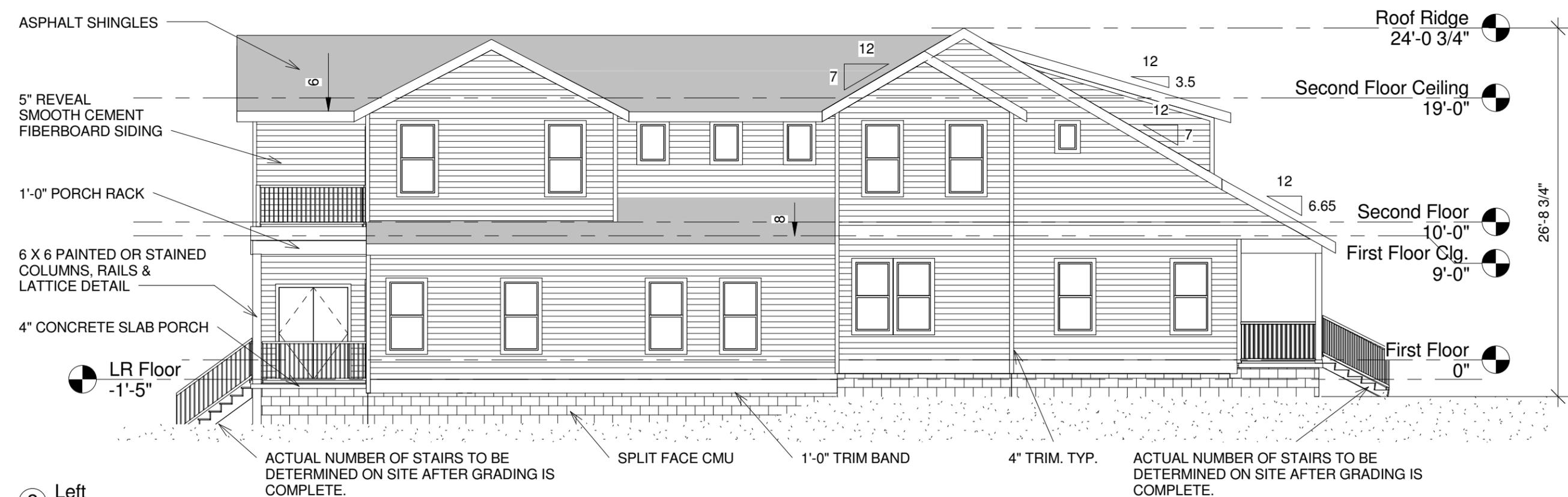
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**1220 A&B Lillian Street**  
**Nashville, TN 37206**

<b>Historic Front</b>		<b>H2</b>
Date	2/3/2016	
Drawn by	L. Butler	Scale 1/4" = 1'-0"



1 Right  
1/8" = 1'-0"



2 Left  
1/8" = 1'-0"

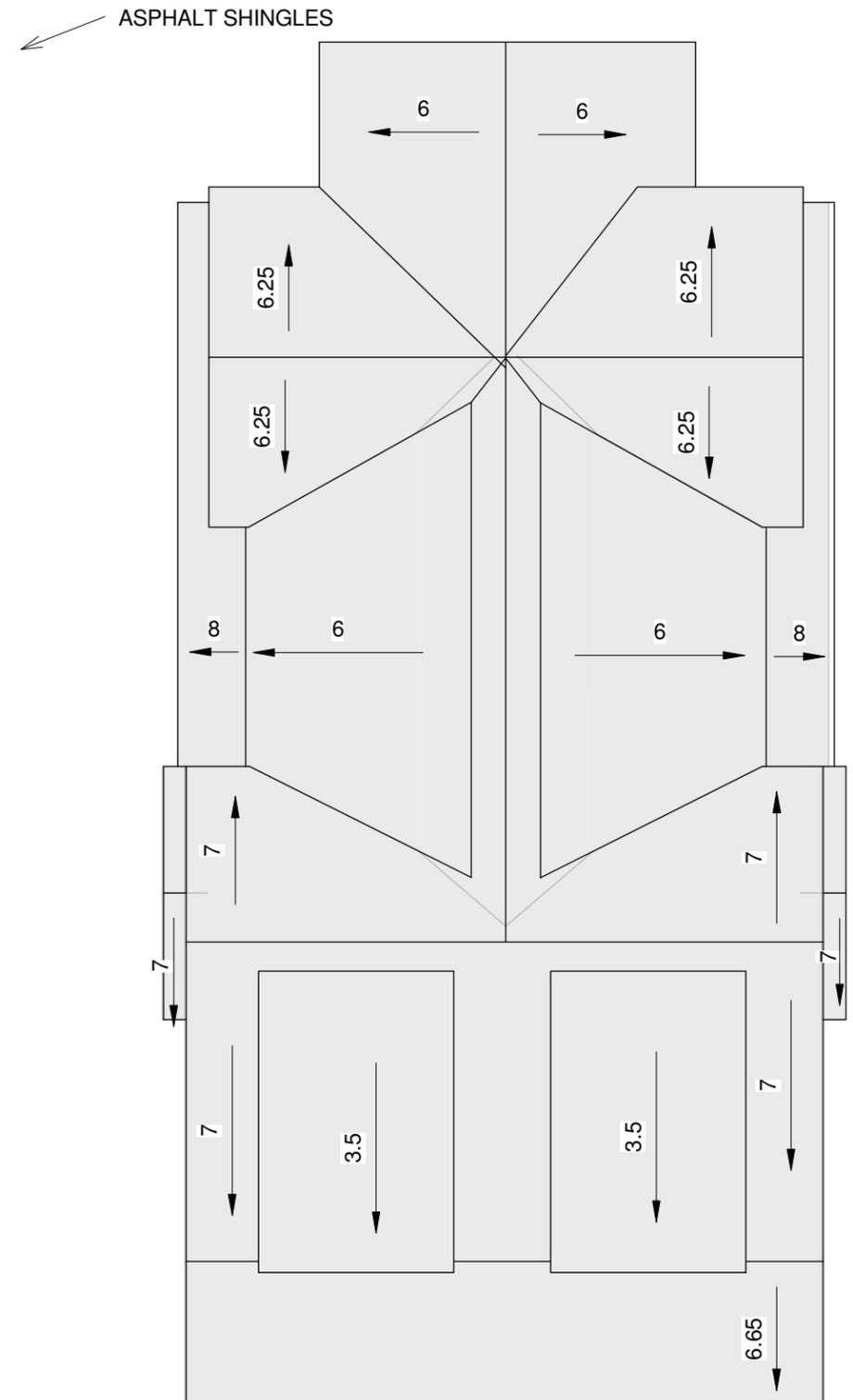
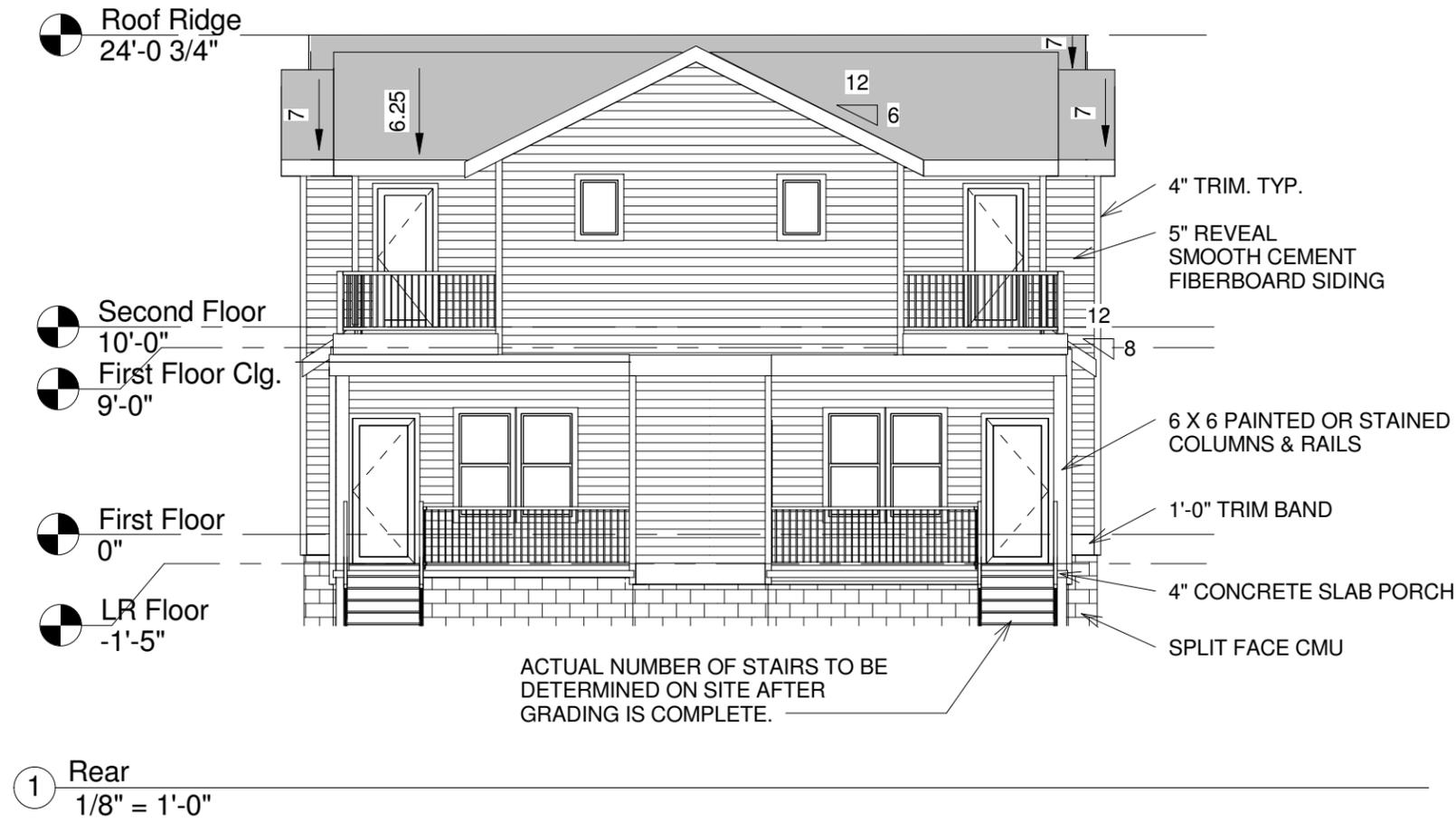


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1220 A&B Lillian Street  
Nashville, TN 37206

Historic Right & Left Elevations		H3
Date	2/3/2016	
Drawn by	Author	Scale 1/8" = 1'-0"

NOTE:  
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 ALL SECOND FLOOR WINDOWS HAVE HEAD HEIGHT OF 7'-2" ABOVE FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED  
 ALL ROOFS HAVE 1'-4" OVERHANGS UNLESS OTHERWISE NOTED  
 ALL ROOFS HAVE EXPOSED RAFTER TAILS.



2 Roof Plan  
 1" = 10'-0"



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1220 A&B Lillian Street  
 Nashville, TN 37206

Historic Rear Elevation & Roof

Date 2/3/2016  
 Drawn by L. Butler

H4

Scale As indicated