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
1111 Lillian Street
May 17, 2017

Application: New construction – infill with setback determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313053000
Applicant: John Root, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new one and one-half story dwelling on the lot.

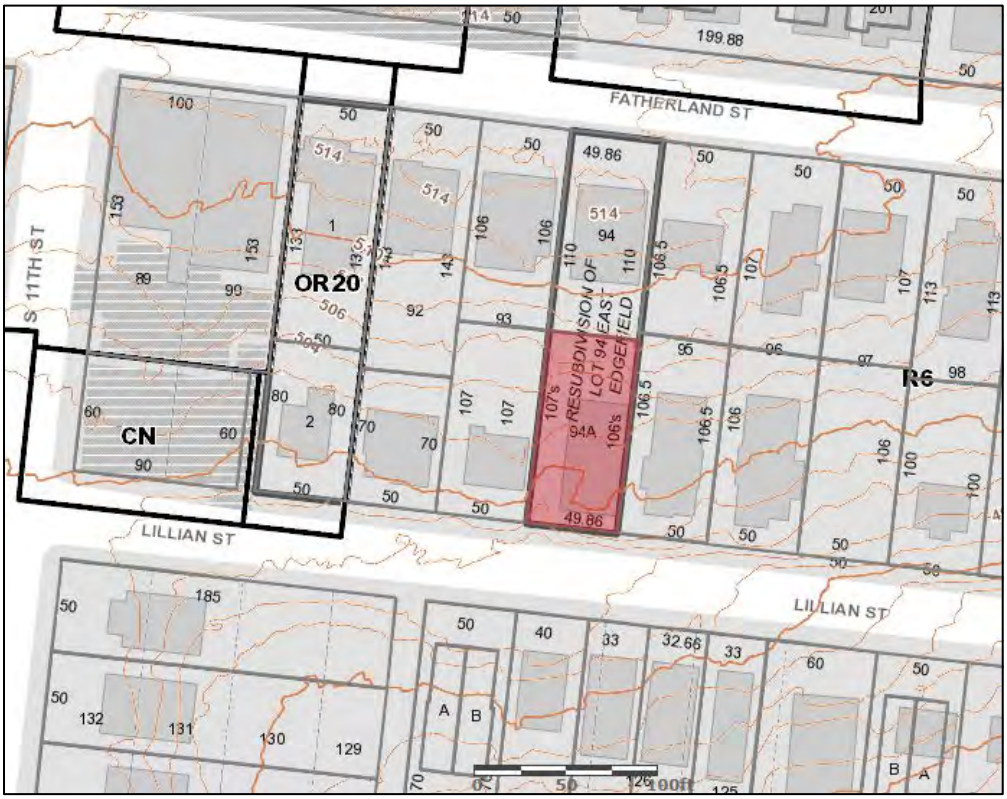
Recommendation Summary: Staff recommends approval of the application construct a new one and one-half story house with attached parking at 1111 Lillian Street, with the conditions that:

- The floor height shall be consistent with adjacent houses, to be verified by MHZC Staff during construction; and
- The roof color and the final selections of doors are administratively approved; and
- That the location of the HVAC is administratively approved.

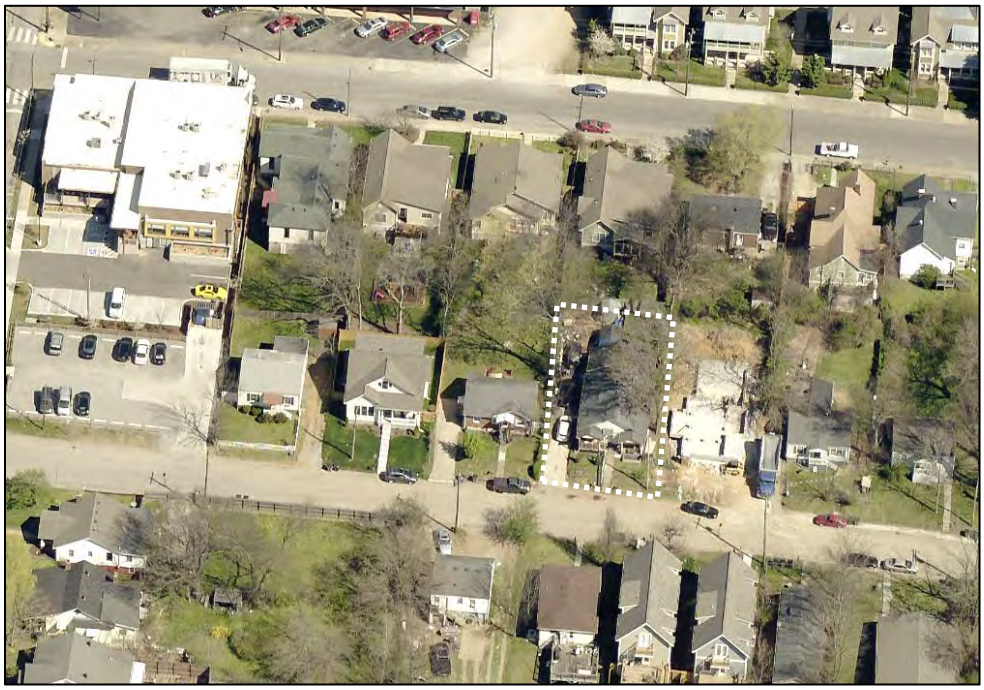
Meeting those conditions, Staff finds that the proposal will meet the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.
For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be12'.
For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.
For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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

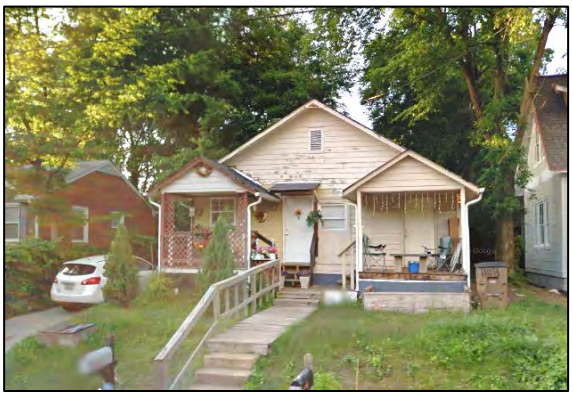
Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed 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.

Background: The historic character of this section of Lillian Street 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 surrounding blocks is intact. There is one historic two-story house at 1214 Boscobel Street, but otherwise the adjacent blocks comprise only one and one and one-half story houses. Several recent infill projects constructed on the 1100, 1200, and 1300 blocks of Lillian Street are also all one and one-half story.



A demolition permit for a non-contributing building on this property was issued in 2016.

Analysis and Findings: The applicant is proposing to construct a new one and one-half story dwelling on the lot.

Height, Scale: The new house will have a roof height of thirty feet, four inches (30'-4") above grade, including a two foot (2') tall foundation at the front. Staff asks to confirm that the floor height is consistent with adjacent buildings during construction. The primary eave height will be ten feet, six inches (10'-6") from grade. There are no historic houses in the immediate vicinity, but the proposed infill is compatible with recently approved infill on the street ranging from twenty-four feet (24') to thirty-two feet (32') tall.

The new house will be thirty-two feet (32') wide, with a partial-width and partially-recessed porch. The overall width is compatible with nearby houses including recent infill, which range from twenty-eight to thirty-eight feet (38') wide.

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

Setback & Rhythm of Spacing: The building will be located with the front setback of nineteen feet, six inches (19'-6") to the front wall. The edge of the front porch will be six feet (6') forward of the main building wall. This is consistent with adjacent structures, which have setbacks ranging between seventeen and twenty-one feet (17' - 21') from the street. The rear setback will be only eighteen feet, ten inches (18'-10"), which is less than the twenty feet (20') required by the base zoning. Staff finds the proposed rear setback to be appropriate because the lot is considerably shallower than a typical lot for the area. The building's side setbacks will be five feet (5') on the right side and eleven feet (11') on the left. The side setbacks meets bulk zoning requirements and are consistent with the rhythm established by existing houses on the street. Staff finds that the project will meet guideline II.B.1.3.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Cement fiberboard lap siding	Smooth, 5" reveal, 4" reveal at base	Yes	
Secondary Cladding	Cedar shingles		Yes	
Trim	Cement Fiberboard	Smooth faced	Yes	
Roofing	Architectural Shingles	Color not known	Yes	X
Front Porch floor/steps	Concrete	Natural Color	Yes	
Front Porch Posts	Wood		Yes	
Front Porch Railing	N/A	N/A	N/A	
Front Porch Roof	Architectural Shingles	Color not known	Yes	X
Windows	2/1 Double-hung sash, casement	Marvin Ultrex (fiberglass clad)	X	
Principle Entrance	1/3 light upper with panel lower	Needs final approval	Yes	X
Driveway	Concrete strips		X	
Walkway	Concrete		X	

With a condition that the roof color and the final selections of doors are approved administratively, Staff finds that the known materials of the proposal meet guideline II.B.4.

Roof Shape: The roof will be a front-facing gable with a 16:12 pitch, with pairs of side-facing gables on both sides. The primary front gable will have a smaller nested gable within, which helps to reduce its perceived height. The projecting component of the front porch will have an 8:12 pitched shed roof. These roofs are compatible with those of surrounding houses, therefore Staff finds that the proposal meets guideline II.B.5.

Rhythm and Proportion of Openings: The windows on the house will be generally twice as tall as they are wide, and the first story windows will be taller than those on the upperstory, as seen historically. The windows have six inch (6") mullions between, also

as seen historically. There will be no expanse greater than ten feet (10') without an opening on any of the primary elevations. The rear cross gable has horizontal windows which are not typical of the proportion of historic openings; however, staff finds them to be appropriate since they will be minimally visible. Staff finds that the proposal will meet guideline II.B.7.

Orientation: The new structure will be aligned with the front elevation parallel to Lillian Street, with a partially-recessed porch on the left side of the house. This porch will be six feet (6') deep on the front, extending to twelve feet (12') deep on the side with the primary entrance at the rear of the porch. A concrete walkway will lead from the front porch to a driveway running along the left side of the house. As Lillian Street does not have an alley at the rear, this configuration is typical for other similarly situated houses. Staff finds that the orientation of the building will meet guideline II.B.6.

Outbuildings: The roof of the house will extend toward the rear with a gable over an open-sided parking area. Although attached garages and carports are not typical of the area, Staff finds this feature of the proposed infill to be appropriate for a number of reasons. First, this block of Lillian does not have an alley at the rear, and the lots are significantly shallower than the majority of lots nearby. This lot is approximately fifty feet (50') shorter than the typical lot. Therefore, the preferred location of a detached outbuilding at the rear of the lot is not possible. The parking area is underneath the primary roof and is obscured by components that step out wider than the primary mass of the house so it will not be greatly visible from the right-of-way. In addition, this block has little to no historic context. Staff finds that the proposal meets these criteria, and that the proposal meets guideline II.B.8.

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

Recommendation:
Staff recommends approval of the application construct a new one and one-half story house with attached parking at 1111 Lillian Street, with the conditions that:

- The floor height shall be consistent with adjacent houses, to be verified by MHZC Staff during construction; and
- The roof color and the final selections of doors are administratively approved; and
- That the location of the HVAC is administratively approved.

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

Context Photos:

Recently constructed building at 1113 Lillian Street.

Recently constructed building at 1115 Lillian Street.

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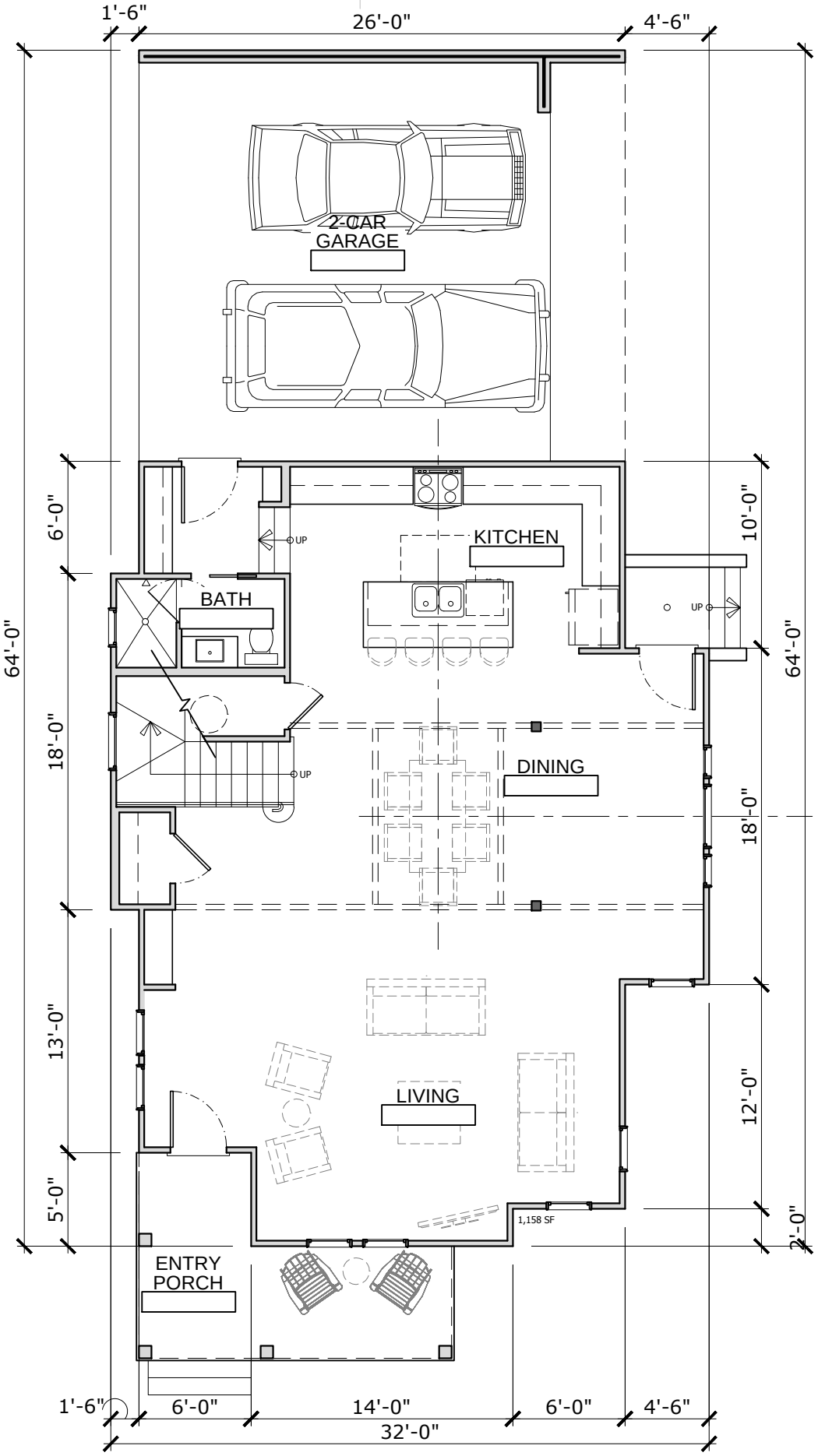

FIRST FLOOR PLAN

1/8" = 1'-0"

0 10 20

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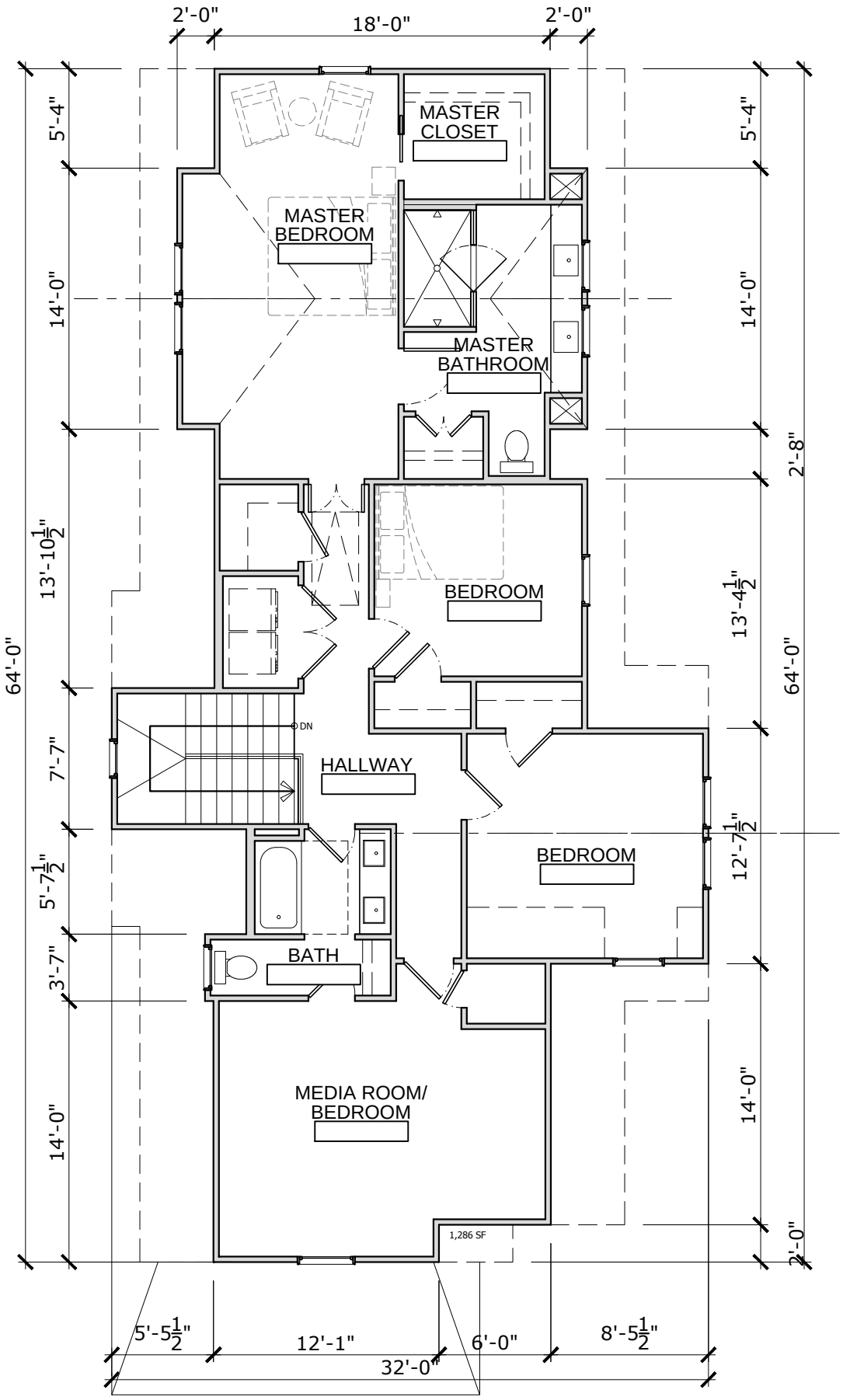

SECOND FLOOR PLAN

1/8" = 1'-0"

0 10 20

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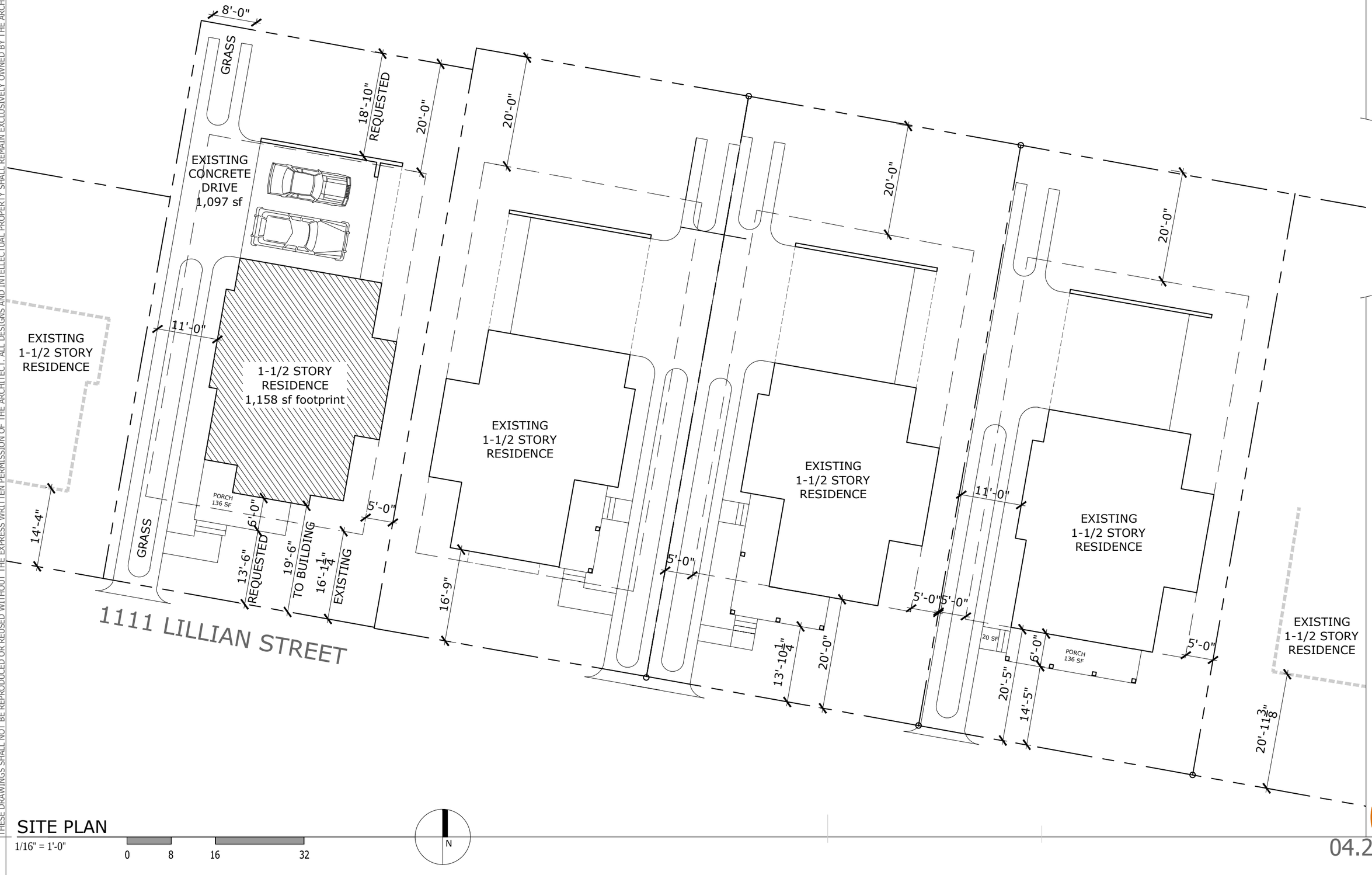

SITE PLAN

1/16" = 1'-0"

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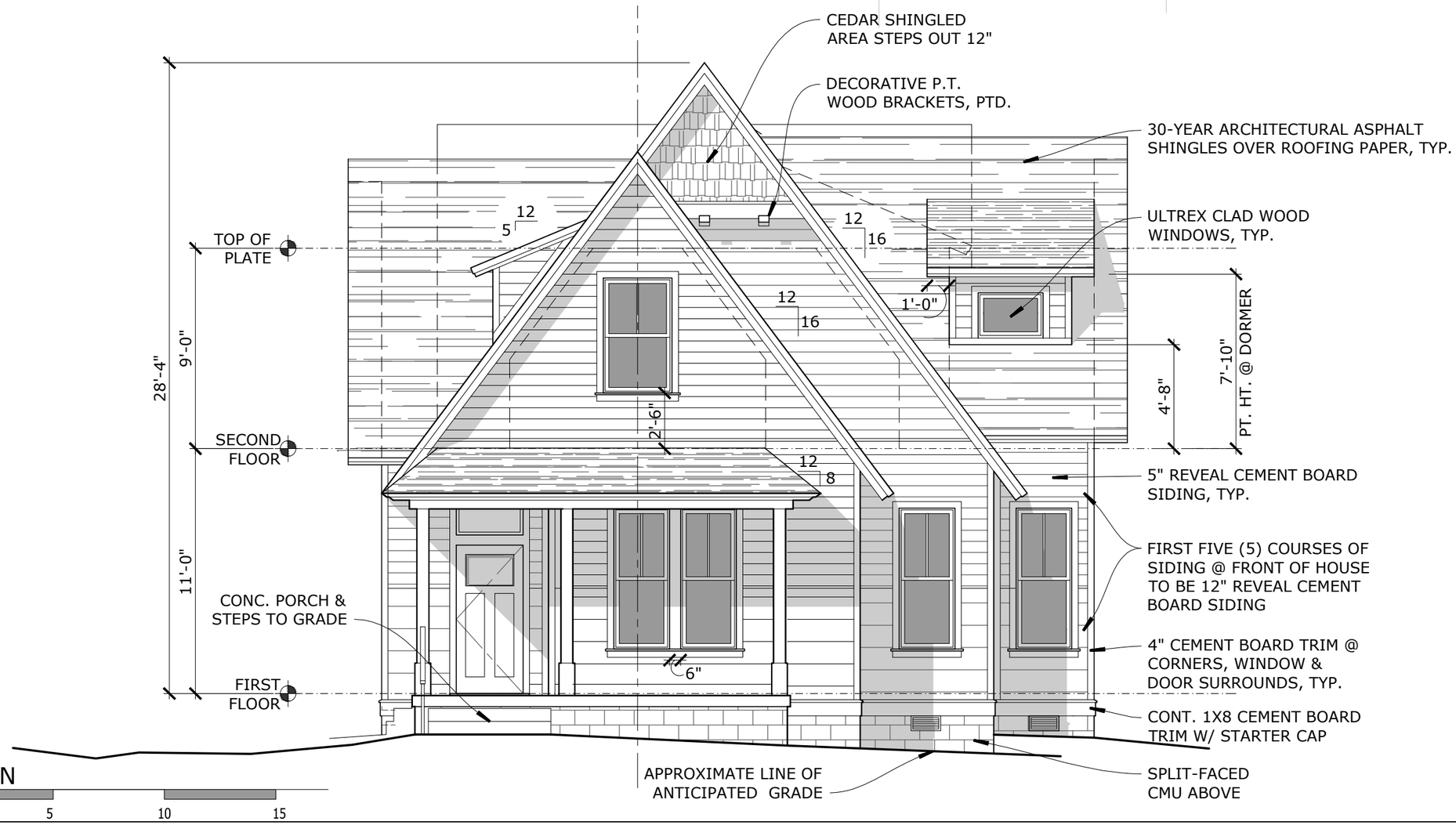
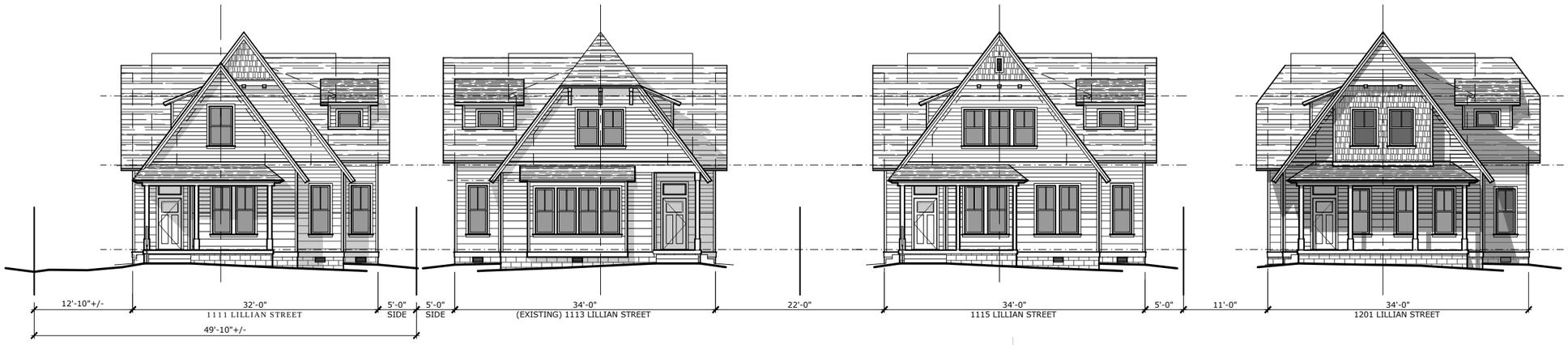


SOUTH ELEVATION

3/16" = 1'-0"

0 5 10 15



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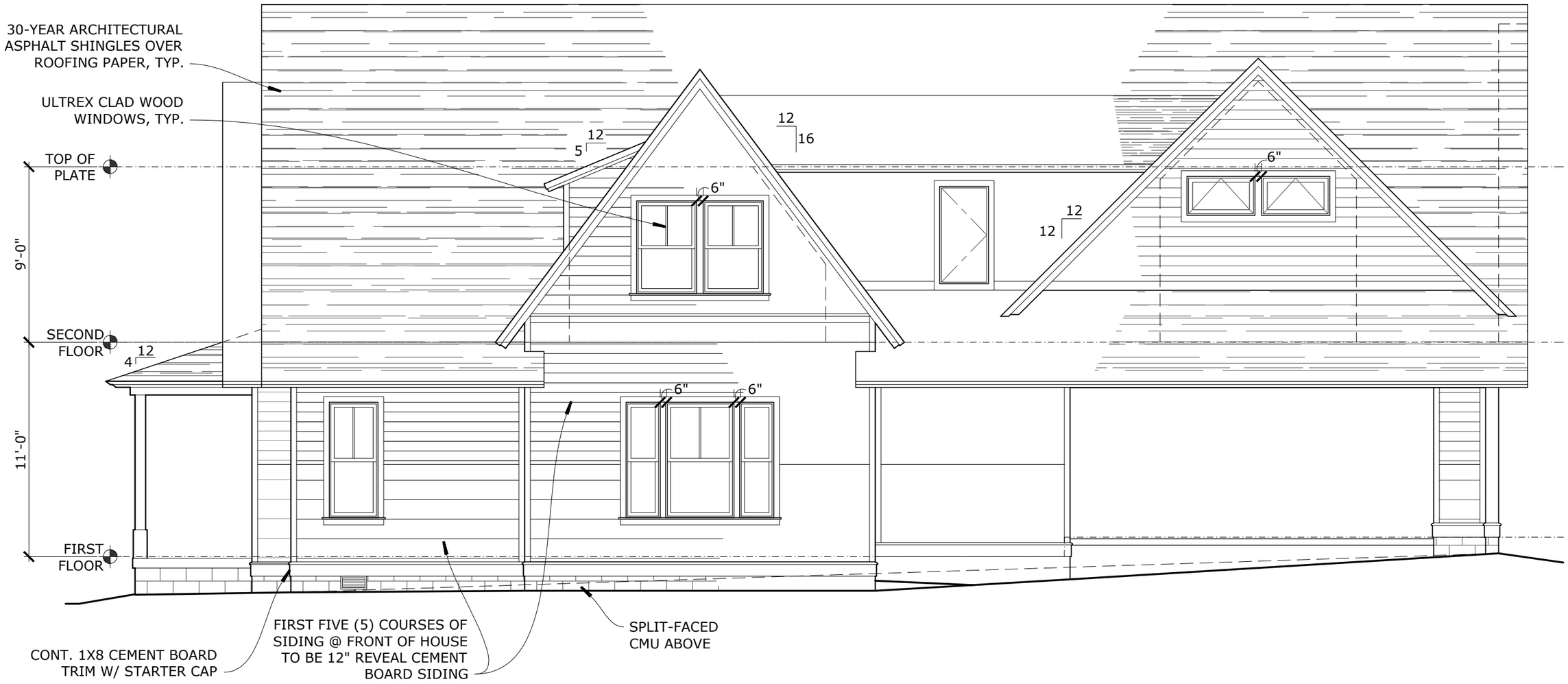

EAST ELEVATION

3/16" = 1'-0"

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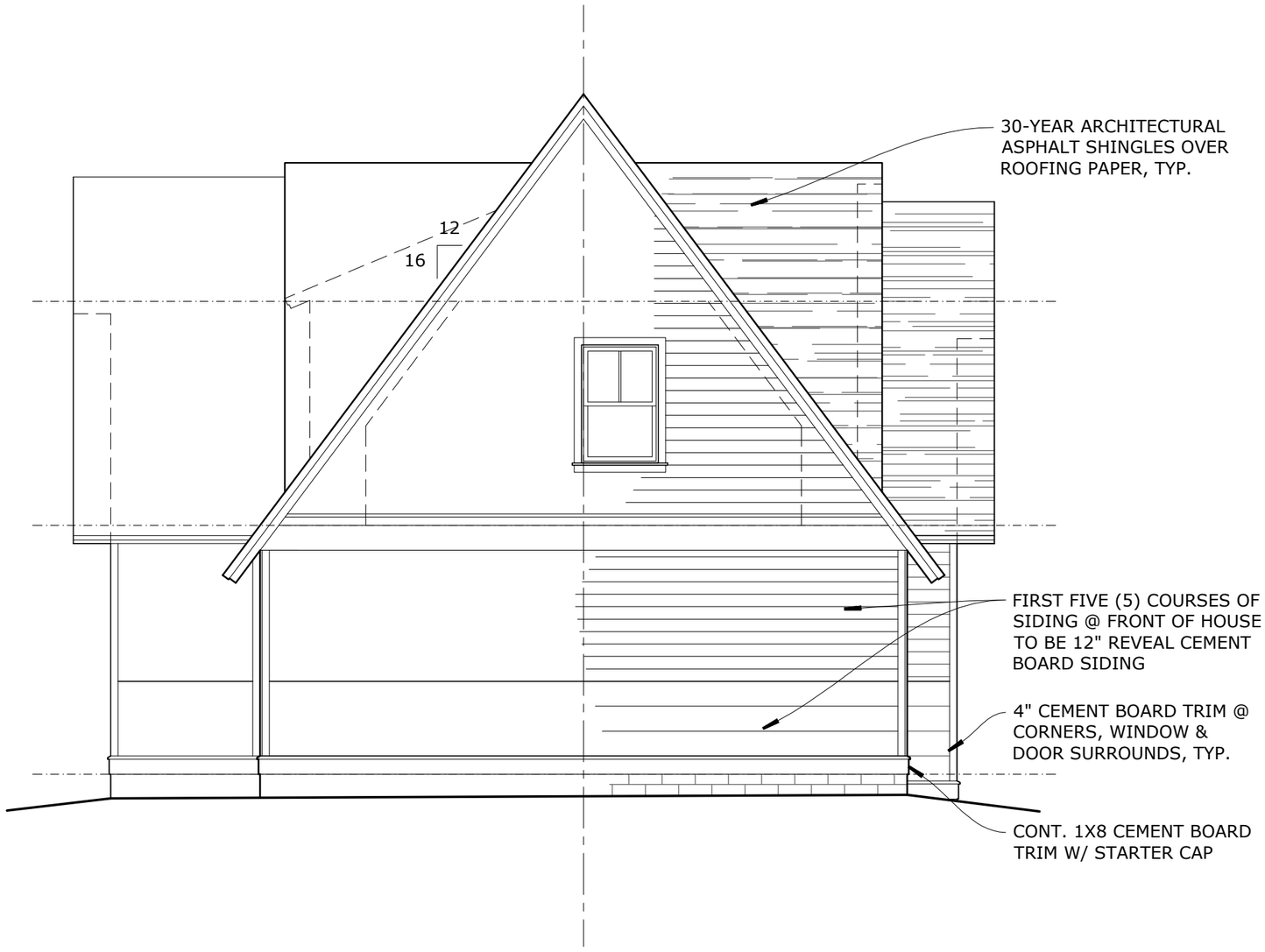

NORTH ELEVATION

3/16" = 1'-0"

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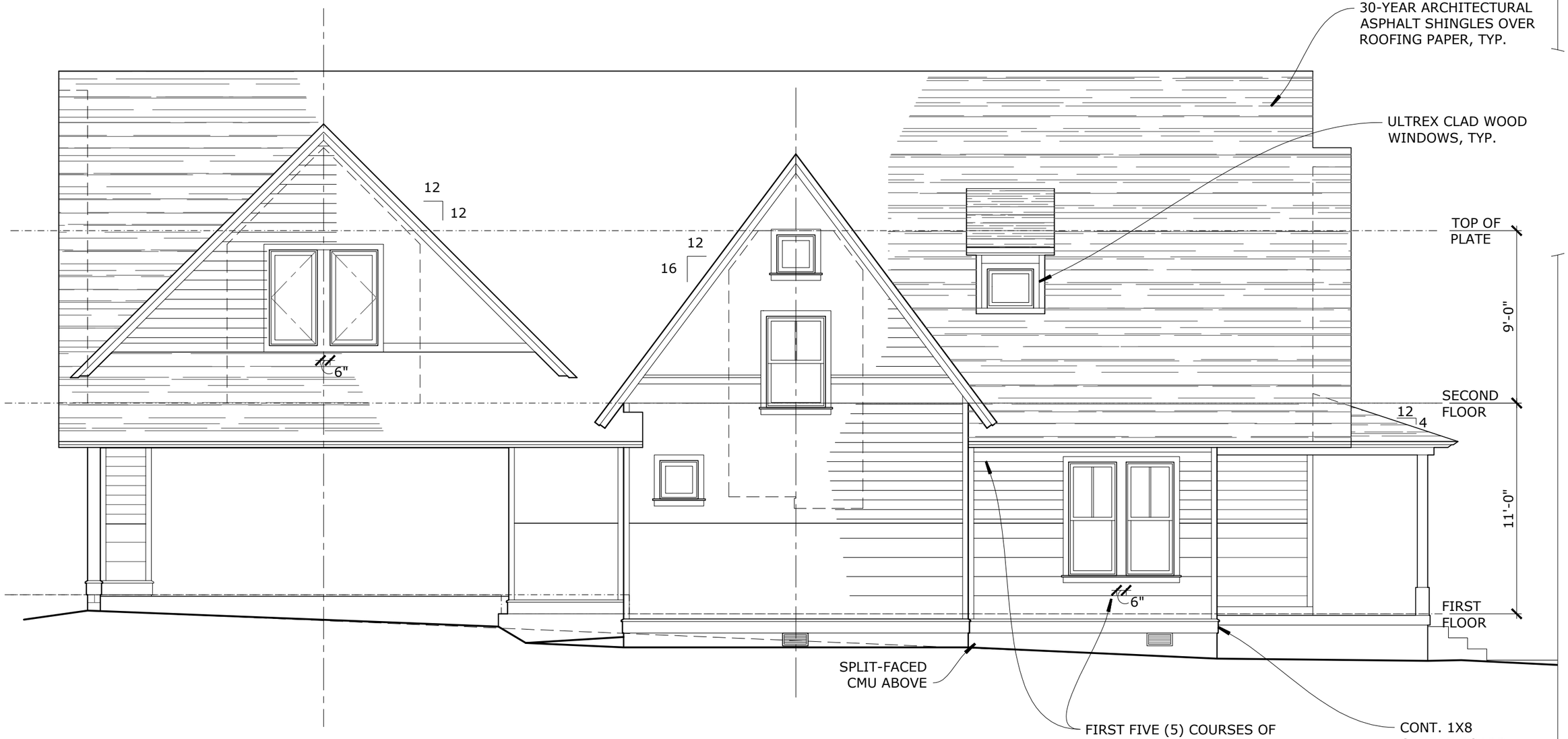

WEST ELEVATION

3/16" = 1'-0"

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