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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION

1401 Lillian Street
May 15, 2019

Application: New Construction—Addition and Outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08313031900
Applicant: Christian Noble, Noble Johnson Architects
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: A proposal to enlarge an historic house with a ridge-raise and rear additions, and to construct a one and one-half-story outbuilding. The outbuilding may be used as a Detached Accessory Dwelling Unit.</p> <p>Recommendation Summary: Staff recommends approval of the proposed New Construction—Addition and Outbuilding with the conditions:</p> <ol style="list-style-type: none">1. The window and door selections and roof colors shall be administratively approved; and2. A restrictive covenant for the DADU shall be filed before the building permit is issued. <p>With those conditions met, staff finds that the proposal meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Floor Plans D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

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

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

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 be 12'.

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.

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- a. *Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.*

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- Publicly visible windows should be appropriate to the style of the house.*

- Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
- Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
- For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
 - Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
 - Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
 - Stud wall lumber and embossed wood grain are prohibited.
 - Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
- Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- *The DADU may not exceed the maximums outlined previously for outbuildings.*
- *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

- *a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- *The DADU cannot be divided from the property ownership of the principal dwelling.*
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- *The living space of a DADU shall not exceed seven hundred square feet.*

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding 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.

10. ADDITIONS

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

Placement

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

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

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

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

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

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

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

- An extreme grade change*
- Atypical lot parcel shape or size*

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

When an addition needs to be taller:

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

When an addition needs to be wider:

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

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

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

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

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

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

Roof

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

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

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

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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

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

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

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

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

e. Additions should follow the guidelines for new construction.

III.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 1401 Lillian Street is a one-story Craftsman bungalow, constructed circa 1935. The house has been enlarged with a rear addition. There is a detached metal carport at the rear of the lot.

Analysis and Findings: The applicant is proposing to enlarge the house with a ridge-raise, rear dormer, and one-story rear addition. A new outbuilding is also proposed.



Figure 1: 1401 Lillian Street, front.

Demolition: The proposal includes demolition of a portion of the existing rear addition and the rear slope of the roof. Although visible because the house is on a corner lot, these elements are not significant to the historic character of the building.

A door and a window on the left side of the earlier addition to the house will be filled in. Because these features are not original, they do not contribute to the historic character of the house.

The non-historic metal carport at the rear of the lot will also be demolished.

Staff finds that the elements to be demolished do not contribute to the historical character and significance of the property, and that their demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Location & Removability: The proposal will include a ridge-raise and a rear addition. With the ridge-raise, the front slope of the existing side-gabled roof will be extended up and to the rear, creating a ridge two feet (2') taller than the original roof. The overhanging eaves and two feet (2') of the original ridge on each side of the house will remain unaltered as an indication of the historic form of the house. This type of addition has been approved many times previously by the MHZC for one-story houses, as a way to create usable space in an attic where the use is otherwise limited.

A rear shed-roofed dormer will be added, originating at the new higher ridge and extending back flush with the rear wall of the original structure. The sides of the new dormer will be stepped in two feet (2') from the existing gable walls helping to differentiate it as an addition and to reduce impact on the historic structure.

The addition will also include a one-story component behind the house, attaching at the rear of the earlier addition. This new addition will be stepped in two feet (2') from the sides of the existing building and will then extend back seven feet (7') before stepping back out to match the width of the historic house. Stepping in the sides of the addition from the existing walls will help to differentiate it as new construction and to reduce impact on the historic structure. Staff finds that the location and attachment of the proposed additions will not negatively impact the historic form of the house and will meet Sections II.B.2.a and II.B.2.d. of the design guidelines.

Design: The design of the addition will be differentiated from the historic house, but not to the extent that it will be visually jarring. The form and roof shape will be compatible with that of the historic house and the eaves and windows will be similar in their detailing. The form of the addition will be distinguished from the original building by stepping in from both side walls before continuing back. The materials of the addition will also be contemporary, but not contrasting with historic materials.

Staff finds that the character of the addition will be compatible with the historic house, therefore it will meet Sections II.B.2.a and II.B.2.e. of the design guidelines.

Height & Scale: The ridge raise will increase the height of the building by two feet (2'). This is typical of the increase in height approved for ridge-raises previously. The one-story addition will have a side-facing gable with a ridge one foot, nine inches (1'-9") shorter than the original ridge, with eaves matching the existing eave height.

The addition will increase the depth of the house by twenty-three feet (23'), which is less than the depth of the original structure. As previously described, the addition will be differentiated from the existing building with insets and will then match the width of the historic house.

Staff finds the height and scale of the proposed addition is compatible with the historic house and that the project meets Sections II.B.1. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The addition will match the width of the historic house, and will not impact the front or sides of the building.

Staff finds that the addition meets the setback requirements and meets section II.B.3 of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	
Primary Cladding	Cement-Fiber Clapboard	Smooth-Faced, 5" Reveal	Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Primary Roofing	Asphalt Shingles	Color Needs Approval	Yes	X
Secondary Roofing	Standing Seam Metal	Color Needs Approval	Yes	X
Porch Columns	Wood	Match Existing	Yes	
Windows	Double-hung, Fixed	Selection Needs Approval	Yes	X

With a condition that the window selections and roof colors are approved prior to construction, Staff finds that the project meets section II.B.4 of the design guidelines.

Roof form: The addition includes a shed-roofed rear dormer with a 2/12 pitch, and a side-oriented gable at the rear with a 6/12 pitch to match the original roof. A low-sloped ridge will connect the new side-gabled component to the rear of the existing building.

Staff finds that the roof forms of the addition are compatible with the historic house and will meet Section II.B.5. of the design guidelines.

Proportion and Rhythm of Openings: The addition is shown as not having windows in the new side-gabled component, and with a series of small, square windows in the inset portion of the

wall. Typically, new construction is required to have a window opening approximately every ten to twelve feet (10' – 12') of wallspace.

With a condition that a window is added on the left side of the gabled component, staff finds the rear addition's proportion and rhythm of openings will meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: The HVAC location and front walkway are shown on the plans as being unchanged. A new walkway will be added behind the house leading to a new outbuilding. The new walkway location will not impact the character of the house.

Staff finds the he project meets section II.B.9. of the design guidelines.

Outbuildings: The applicant is proposing a one and one-half-story story outbuilding at the rear of the lot, which may be used as a dwelling under the R6 base zoning. The outbuilding will have a side-oriented primary gable form, which is compatible with the form of the house.

Height & Scale:

	Primary Structure	Potential Max	Proposed
Ridge Height	19'	Match Primary 19'	18'-11"
Eave Height	10'	Match Primary 10'	10'
Footprint	1700 sq. ft	750 sq. ft.	737 sq. ft.

Staff finds that the proposed height and scale meet Sections II.B.1., II.B.2., and II.B.8.a. of the design guidelines.

Character, Materials & Details:

	Proposed	Color/Texture/ Make/Manufac turer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	
Primary Cladding	Cement-Fiber Clapboard	Smooth-Faced, 5" Reveal	Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Primary Roofing	Asphalt Shingles	Color Needs Approval	Yes	X
Secondary Roofing	Standing Seam Metal	Color Needs Approval	Yes	X
Windows	Double-hung, Fixed	Selection Needs Approval	Yes	X

Pedestrian Doors	Glass Top, Panels Below	Selection Needs Approval	Yes	X
Vehicle Doors	Glass Top, Panels Below	Selection Needs Approval	Yes	X

With a condition that the roof colors and the window and door selections are approved, Staff finds that the project’s materials meet Sections II.B.4. and II.B.8.a. of the design guidelines.

Roof Shape:

Proposed Element	Proposed Form	Appropriate?
Primary Form	Side-Oriented Gable	Yes
Primary Pitch	7/12	Yes
Dormer Form	Shed	Yes
Dormer Pitch	2/12	Yes

Staff finds that the outbuilding’s roof form meets Sections II.B.5. and II.B.8.a. of the design guidelines.

Location, Setbacks and Site:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	15’
Rear setback	5’	10’
L side setback	10’ (From Street)	10’
R side setback	5’	5’
How is the building accessed?	From Alley at Rear	

The proposed outbuilding will be separated from the rear of the principal building by fifteen feet, seven inches (15’-7”), whereas the design guidelines require twenty feet (20’). However, the front setback of 1401 Lillian Street is between four and five feet (4’ - 5’) deeper than other historic houses on the block. Staff finds that the shorter separation may be appropriate because the historic house sits farther back than other nearby historic houses, reducing the size of the rear yard.

For this reason, Staff finds that the outbuilding’s location meets Sections II.B.3. and II.B.8.b. of the design guidelines.

The proposed outbuilding will include a residential use, so in addition to meeting the design guidelines for outbuildings it must also meet the standards of ordinance 17.16.030 for a Detached Accessory Dwelling Unit (DADU). The proposed meets all the standards and design guidelines. The restrictive covenant has not been received and Staff recommends that receipt of the document be a condition of approval.

Overall, Staff finds that the project meets section II.B.8 of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

Recommendation: Staff recommends approval of the proposed New Construction—Addition and Outbuilding with the conditions:

1. The window and door selections and roof colors shall be administratively approved; and
2. A restrictive covenant for the DADU shall be filed before the building permit is issued.

With those conditions met, staff finds that the proposal meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

ATTACHMENT A: Photographs



1401 Lillian Street, left side.



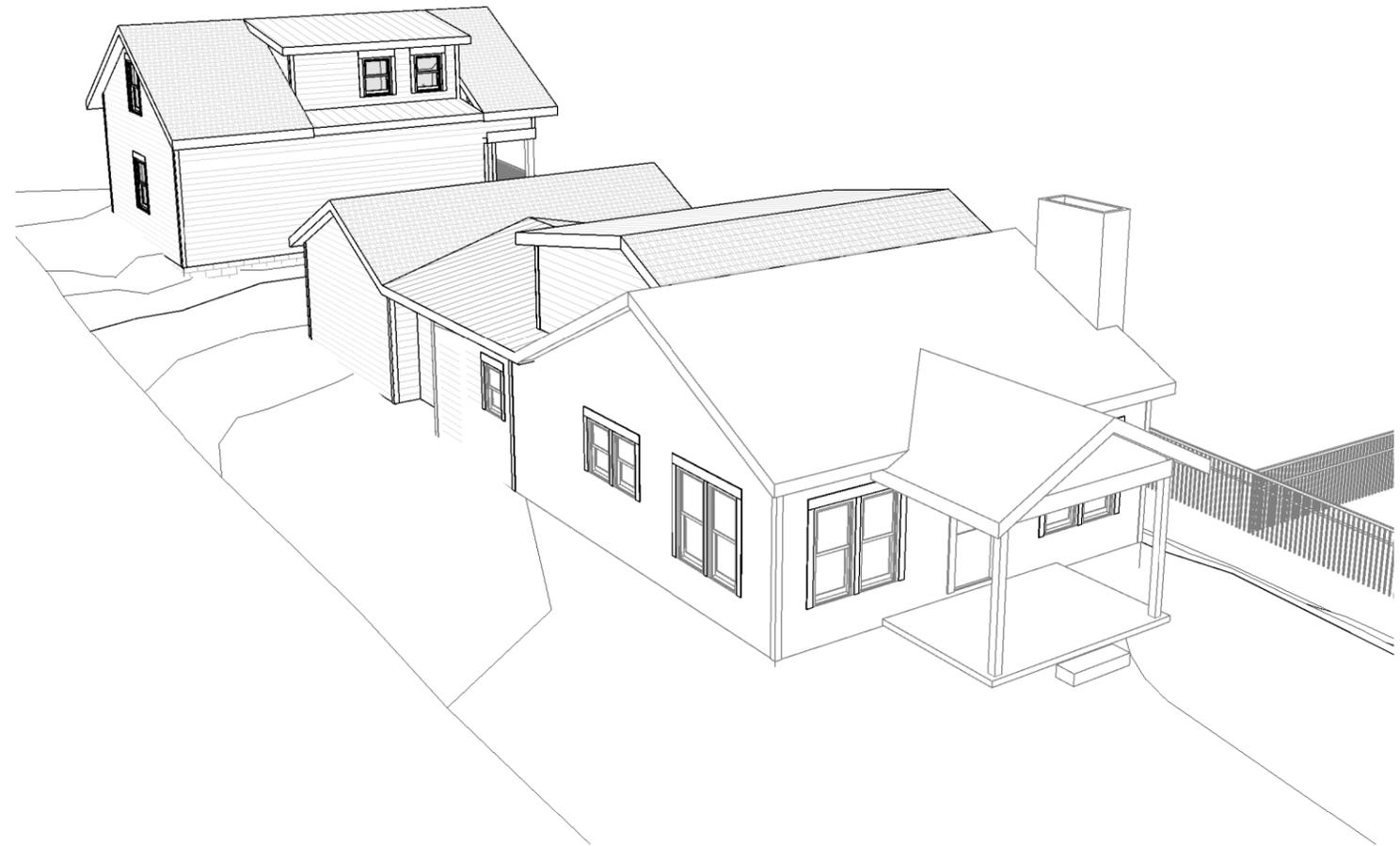
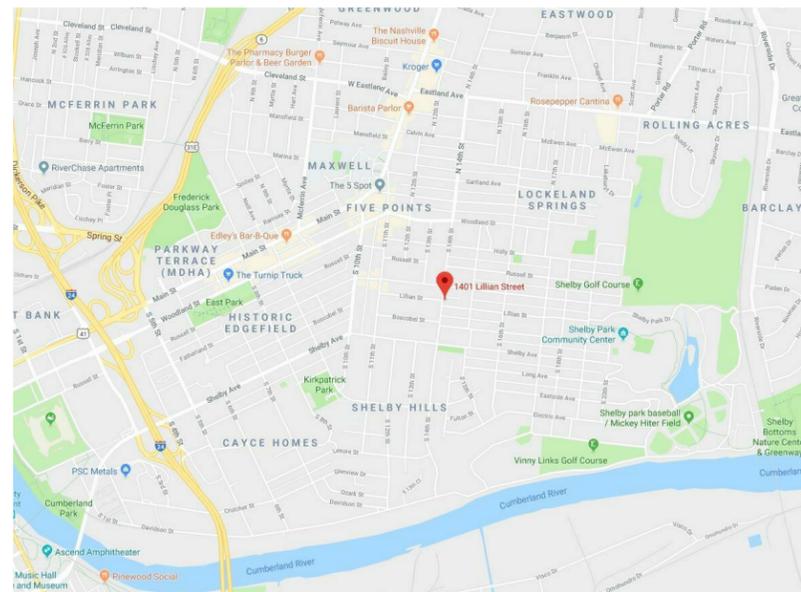
1401 Lillian Street, rear showing non-contributing metal carport.

DRAWING INDEX

ARCHITECTURE MHC

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MHC0.1	ARCHITECTURAL SITE PLAN
MHC0.2	DEMOLITION PLANS
MHC1.0	FLOOR PLAN - FIRST FLOOR
MHC1.1	FLOOR PLAN - SECOND FLOOR
MHC1.2	ROOF PLAN
MHC2.1	EXTERIOR ELEVATIONS
MHC2.2	EXTERIOR ELEVATIONS
MHC3.1	EXISTING PHOTOS
MHC3.2	EXISTING PHOTOS

LOCATION MAP



HANSEN RESIDENCE
1401 LILLIAN STREET
NASHVILLE, TENNESSEE 37206

PROJECT TEAM:

OWNERS

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1401 LILLIAN STREET
NASHVILLE, TENNESSEE 37206

NOBLE JOHNSON ARCHITECTS, LLC

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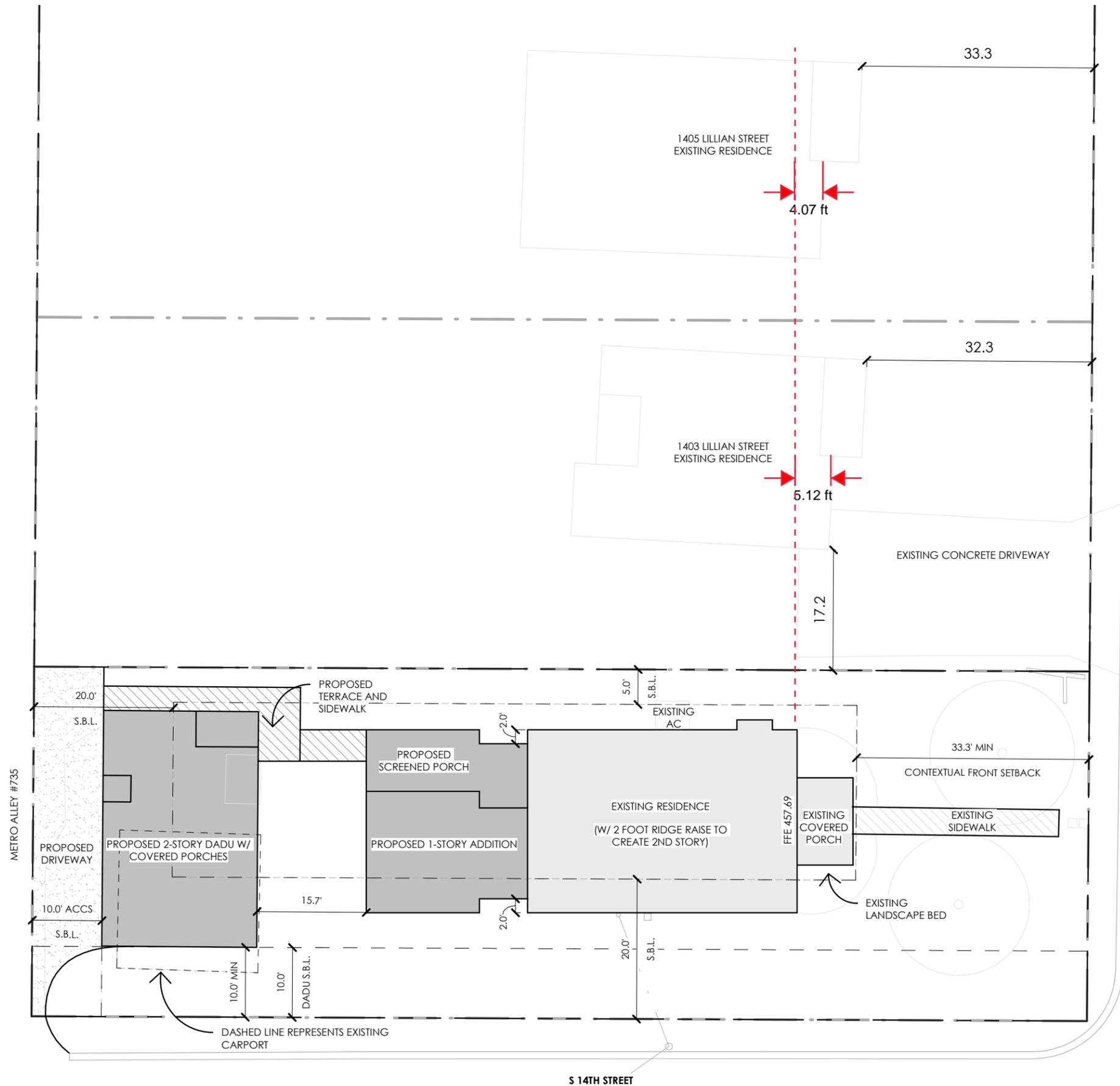
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TITLE SHEET

MHC0.0



**CONTEXTUAL FRONT SETBACK CALCULATIONS:
(PER SURVEYOR)**

1403 LILLIAN STREET	32.3'
1405 LILLIAN STREET	33.3'
1407 LILLIAN STREET	36.3'
1409 LILLIAN STREET	31.4'
AVERAGE SETBACK	33.3'

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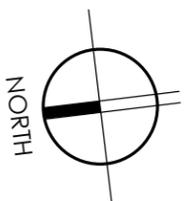
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ARCHITECTURAL
SITE PLAN

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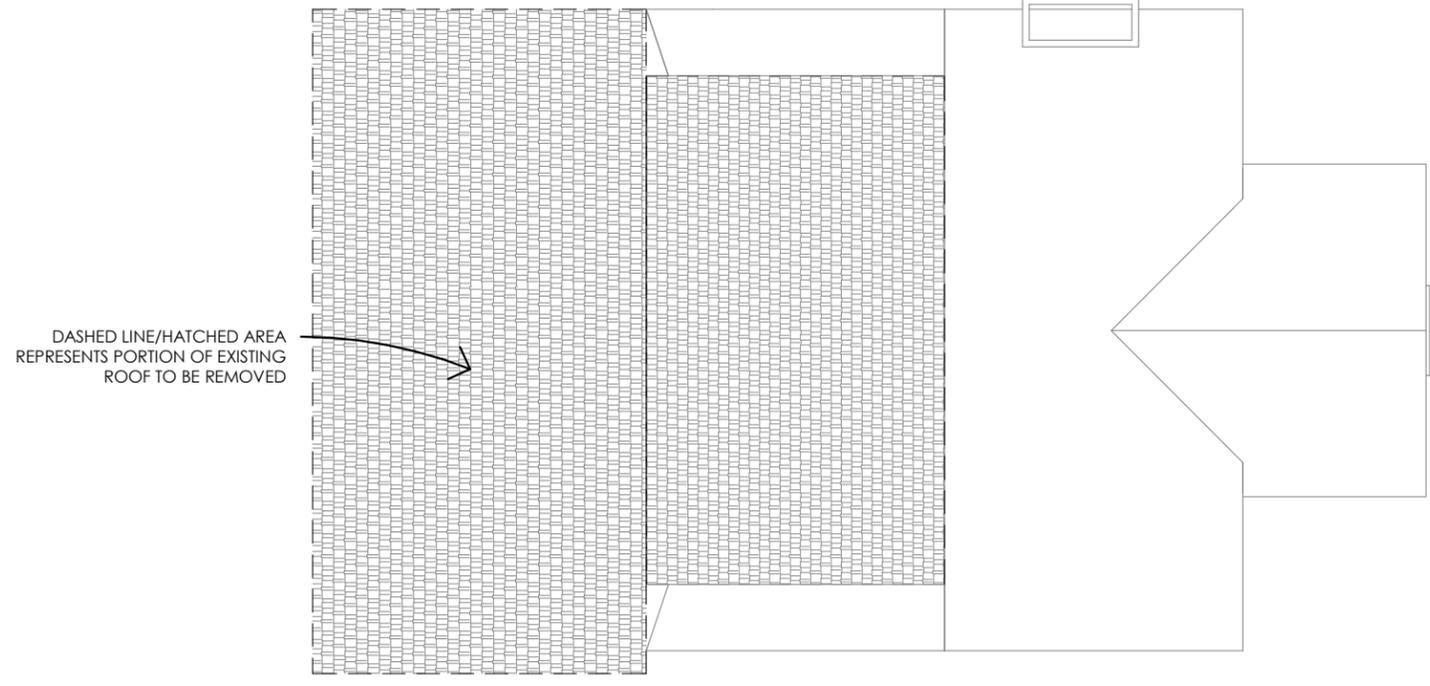


SITE PLAN - ARCHITECTURAL - MHC
SCALE: 1/16" = 1'-0"

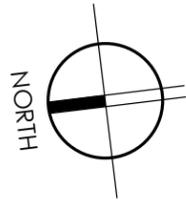
S 14TH STREET

LILLIAN STREET

MEIRO ALLEY #735

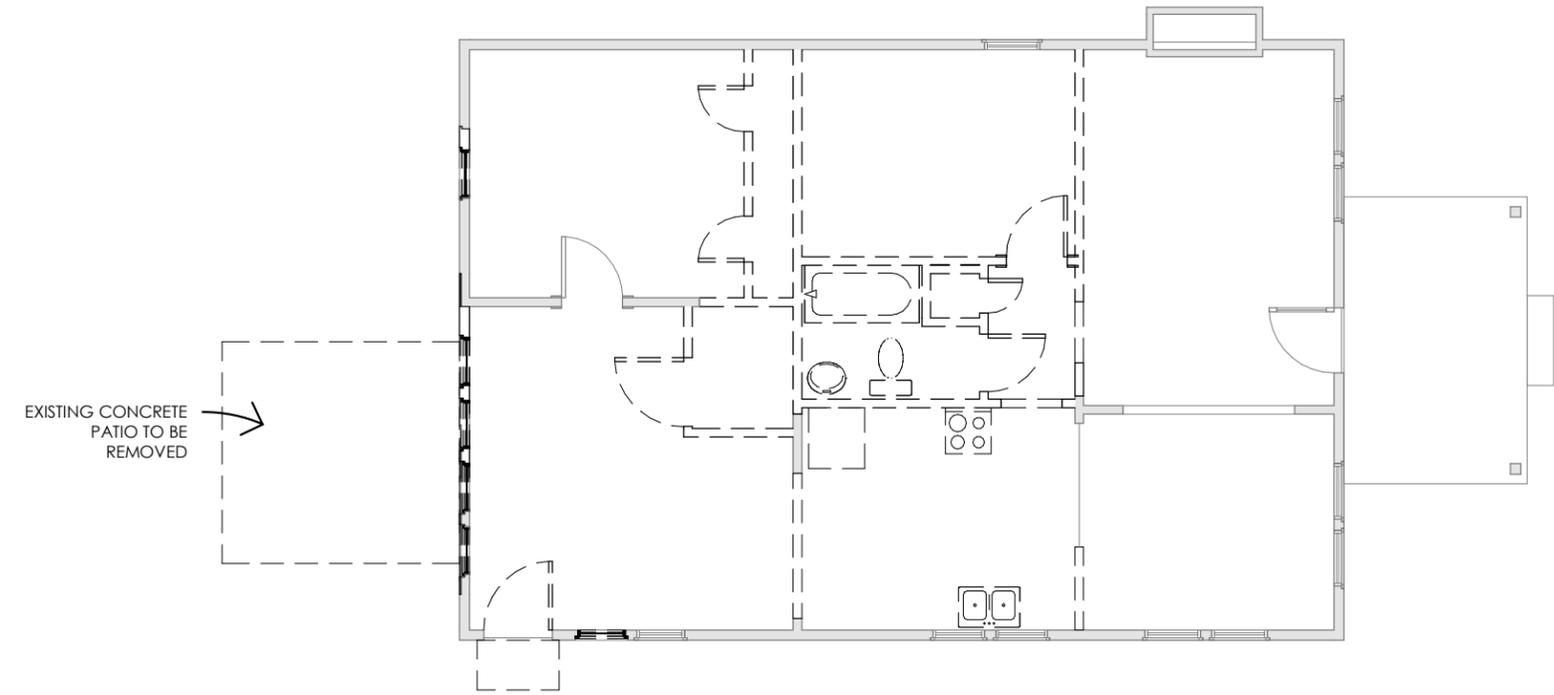


DASHED LINE/HATCHED AREA
REPRESENTS PORTION OF EXISTING
ROOF TO BE REMOVED

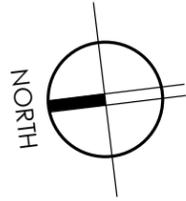


DEMOLITION - ROOF

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



EXISTING CONCRETE
PATIO TO BE
REMOVED



DEMOLITION - FIRST FLOOR

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



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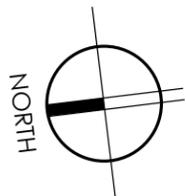
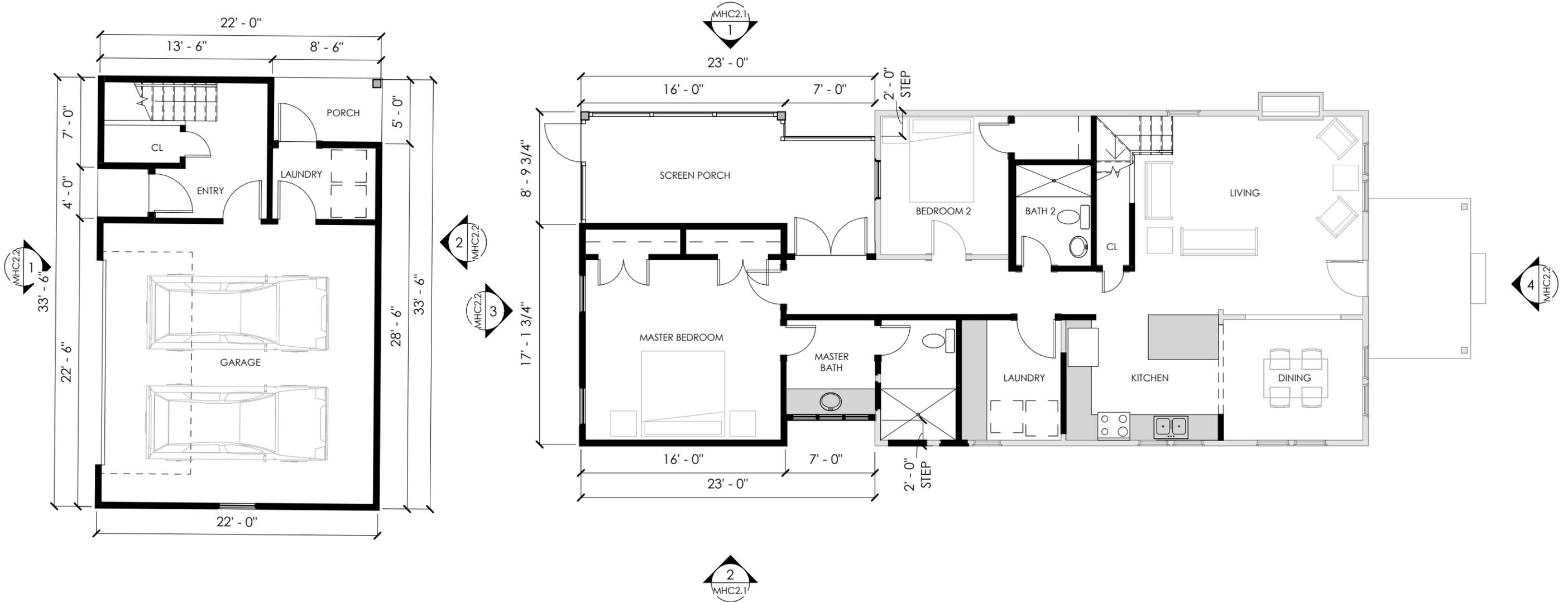
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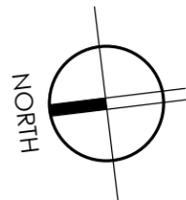
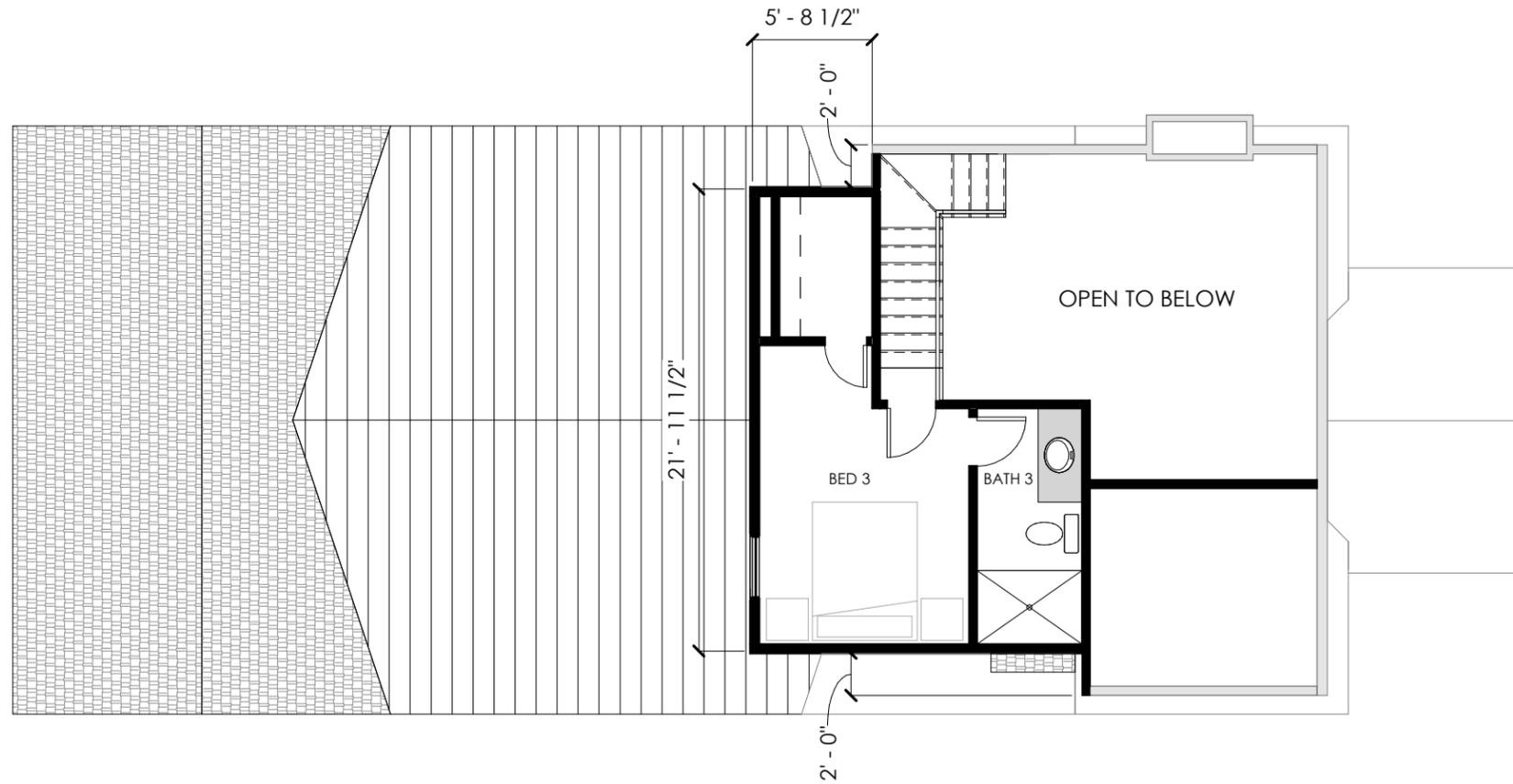
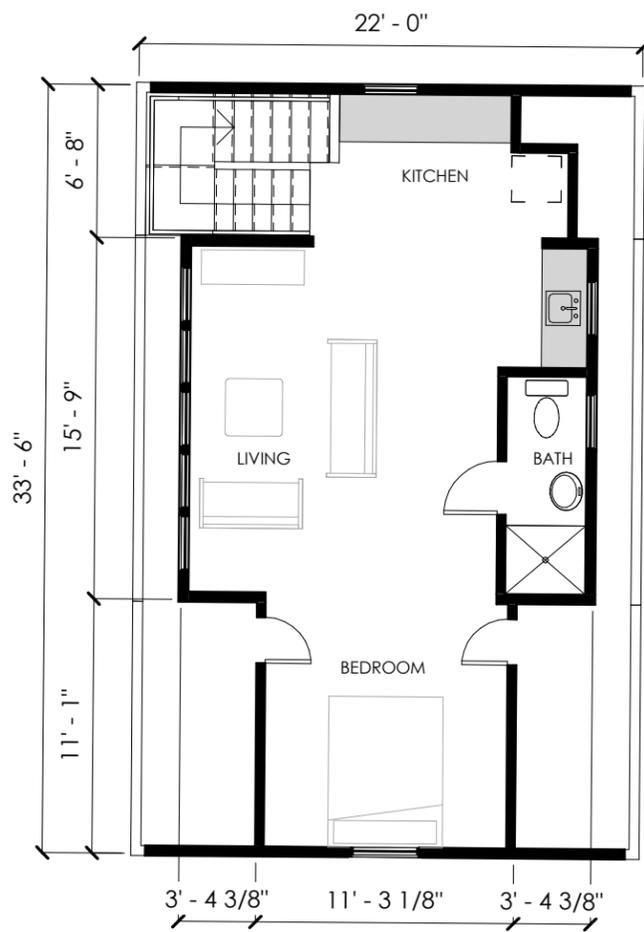
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FLOOR PLAN -
FIRST FLOOR

MHC1.0





2ND FLOOR

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

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FLOOR PLAN -
SECOND
FLOOR

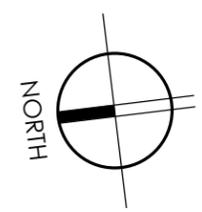
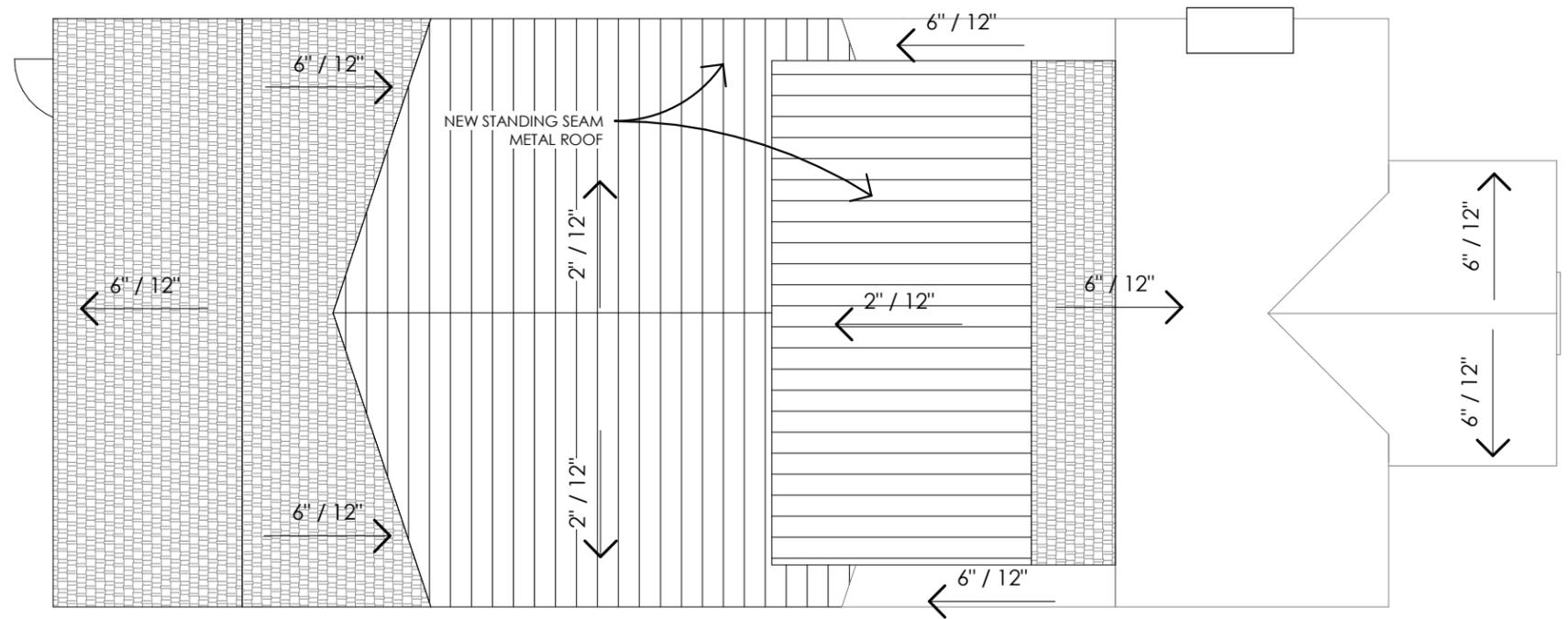
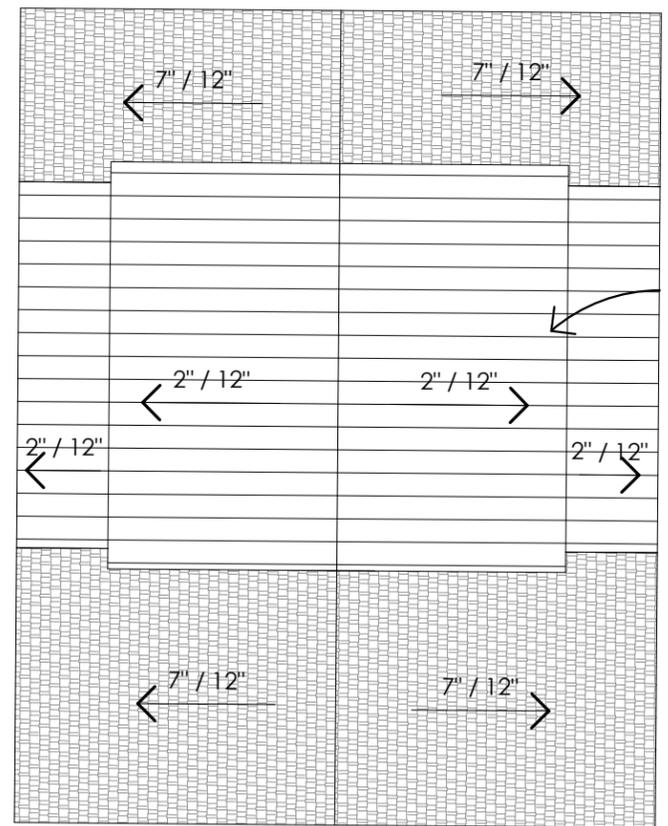
MHC1.1

ROOF NOTES:
 - PROVIDE NEW ASPHALT SHINGLE ROOF (ON EXISTING AND NEW ROOF UNLESS OTHERWISE NOTED)

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

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sheet title
 ROOF PLAN

MHC1.2

EXTERIOR NOTES:
 1) ALL EXISTING SIDING TO BE REPLACED W/ HARDIE LAP SIDING (5" EXPOSED TO WEATHER)
 2) ALL EXISTING WINDOWS TO BE REPLACED W/ NEW WINDOWS TO MATCH EXISTING STYLE.
 3) PROVIDE NEW CORNERBOARD AND WINDOW TRIM.
 4) ALL EXISTING WINDOWS TO BE REPLACED WITH NEW DOUBLE HUNG (UNLESS OTHERWISE NOTED) - NEW WINDOWS TO MATCH EXISTING IN STYLE.
 5) PROVIDE NEW ASPHALT SHINGLE ROOF (ON EXISTING AND NEW ROOF UNLESS OTHERWISE NOTED)
 6) NEW WOOD COLUMNS TO MATCH EXISTING EXTERIOR COLUMNS.

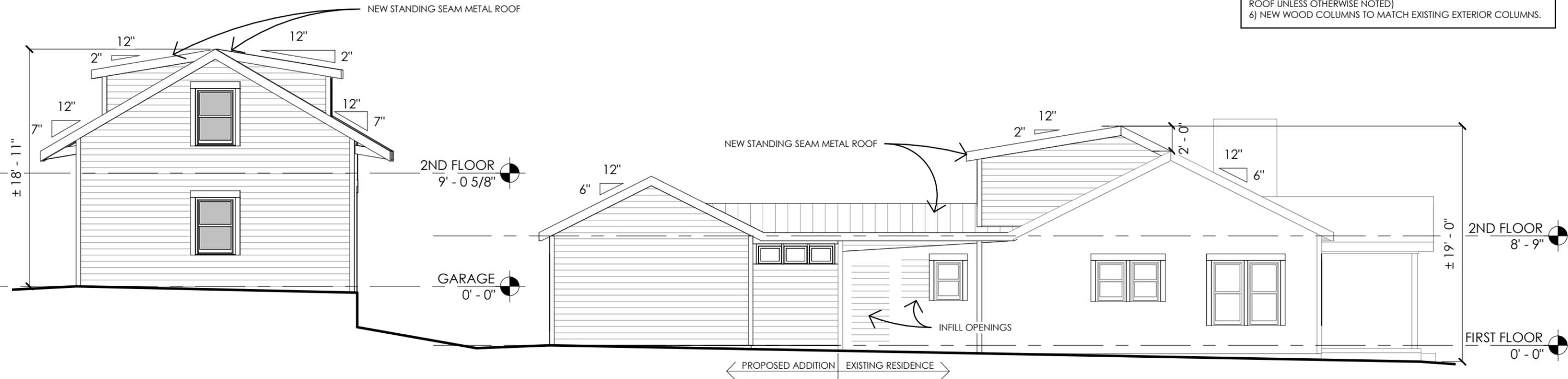
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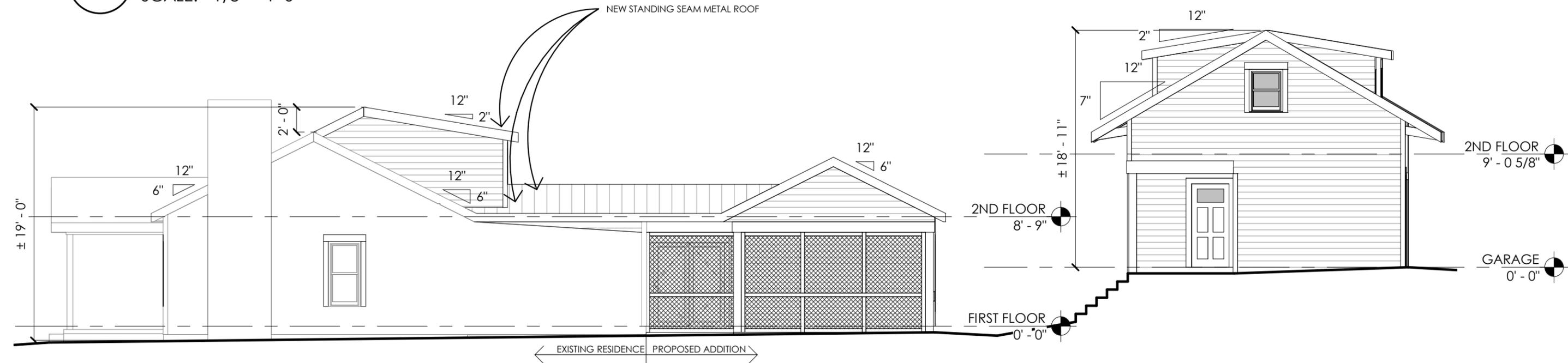
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 EXTERIOR ELEVATIONS

MHC2.1

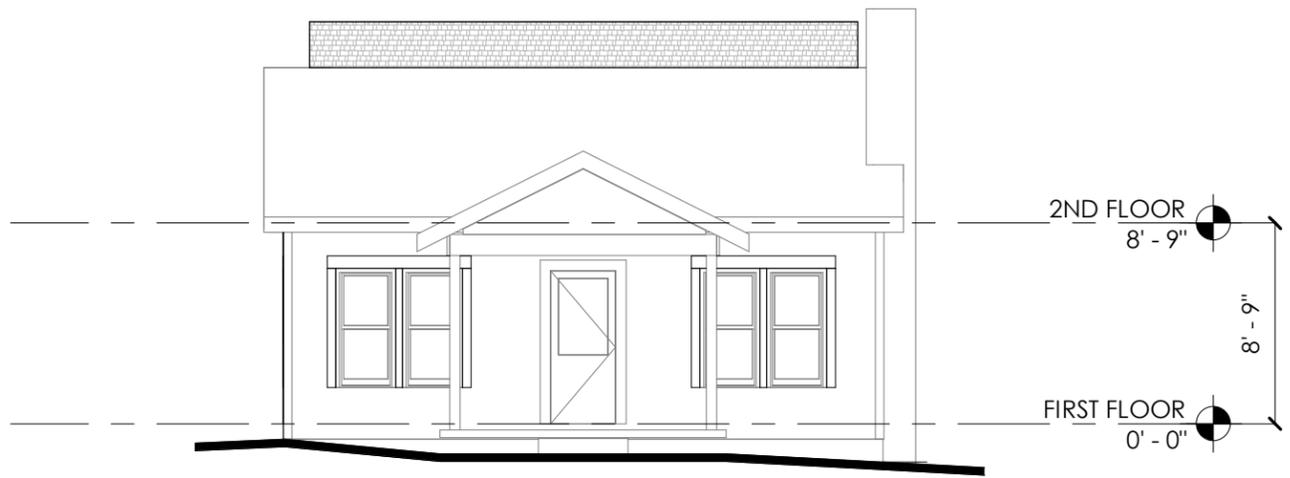


2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

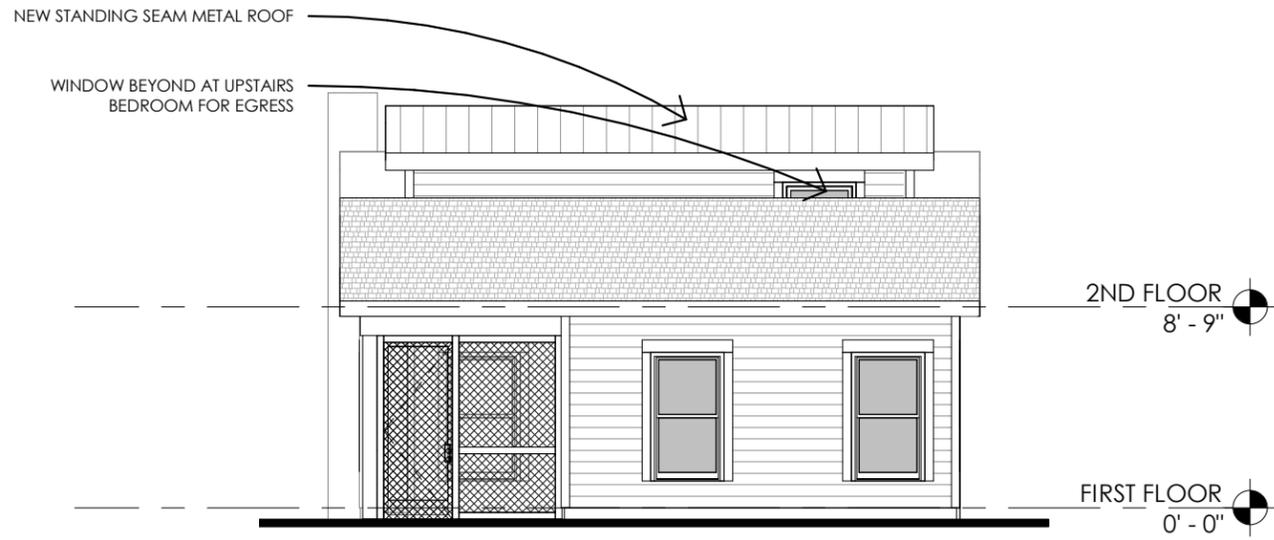


1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

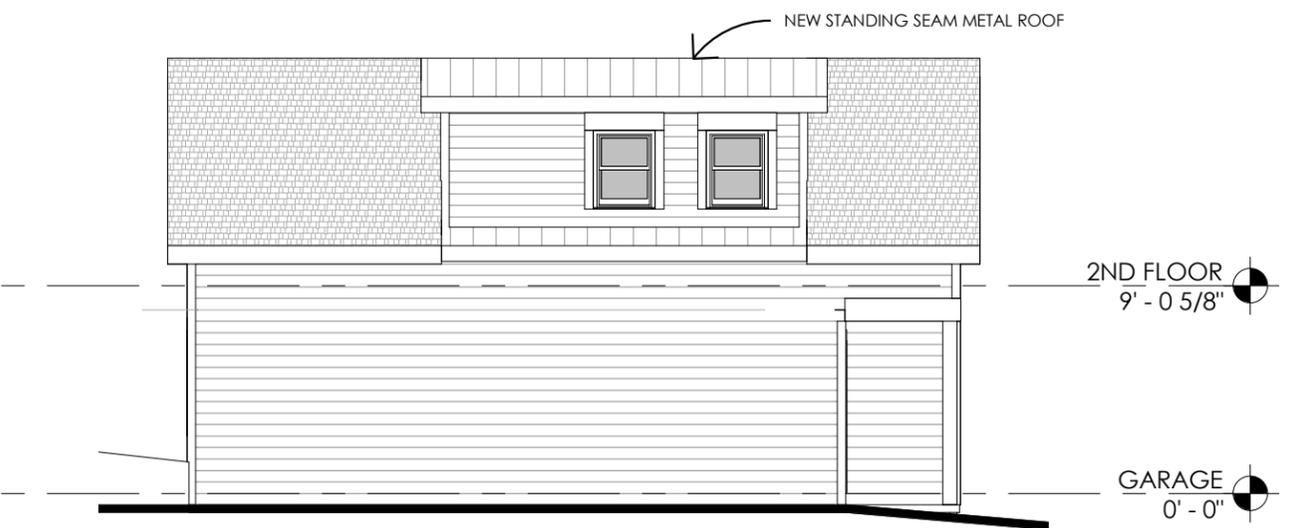
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4 SOUTH ELEVATION - MAIN HOUSE
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - MAIN HOUSE
SCALE: 1/8" = 1'-0"



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



1 NORTH ELEVATION - DADU
SCALE: 1/8" = 1'-0"

EXTERIOR NOTES:
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EXTERIOR
ELEVATIONS

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VIEW FROM S 14TH STREET



VIEW FROM S 14TH STREET



VIEW FROM LILLIAN STREET



VIEW FROM LILLIAN STREET

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EXISTING
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VIEW FROM ALLEY #735



VIEW FROM ALLEY #735

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