



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

**0 Forrest Avenue
January 18, 2012**

Application: Infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08310027300

Applicant: S. Mitchell Hodge, AIA

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: 0 Forrest Avenue is a vacant interior lot (no street frontage) with street access on Lakehurst Avenue. Applicant proposes to construct two detached two-story single-family dwellings.

Recommendation Summary: Staff recommends approval with the condition that the applicant seek final approval from staff for windows, pedestrian and vehicular doors, and roof color and that the driveway be no more than fourteen feet (14') across. Staff finds that the project meets II.B of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines* for new construction.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

Background: 0 Forrest Avenue is a vacant interior lot without any street frontage. An easement allows for access to the lot from Lakehurst Avenue. There have never been any primary buildings on the lot. At the time of writing this staff recommendation, an application is pending with the Planning Commission to subdivide this one lot into two with a variance for lot frontage due to a topographic hardship. (January 12, 2012 Planning Commission Agenda, item number 26.) If the Planning Commission disapproves or postpones this item, it will be pulled from the MHZC's agenda as an incomplete application.

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; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing

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

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

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

T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.

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.

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.

New buildings shall 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.

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.

Generally, curb cuts should not be added.

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, utilities 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.

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 new buildings shall be visually compatible with the surrounding 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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

8. Outbuildings

- 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.

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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

Siding and Trim

- *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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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:

1. *where they are a typical feature of the neighborhood*
2. *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.*

- 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.

Analysis and Findings:

Context: 0 Forrest Avenue is a vacant lot without any street frontage. An easement allows for access to the lot from Lakehurst Avenue. The applicant proposes to construct two single-family residences and, at the time of this writing, has applied to the Planning Commission to rezone the property to allow for two detached units.

Neither home will have street frontage and both will be surrounded by existing buildings. The grade and the desire to keep the majority of trees, is the rationale behind the placement of the buildings. View of these two buildings from any public right-of-way will be minimal. The lot is bound on one side by Little Hollywood, on another by an area of minimal traditional contributing buildings and on two others by non-contributing buildings. The lot is a transition area between the turn-of-the-century neighborhood development and later mid-century development.



Height & Scale: The grade gradually drops from south to north by a total of approximately twenty-five feet (25'). Because of the grade, the two homes vary between two and three stories. The height varies from approximately twenty-four and twenty-six feet (24'-26') from ridge to the highest grade and between approximately thirty-one and thirty-four feet (31'-34') from ridge to the lowest grade. Foundation height varies from at-grade to as many as seven blocks in height. Historic buildings in the immediate area are mostly one-story but do rise to two stories because of the grade. True two-stories are also prevalent in the surrounding neighborhood, if not in the immediate context. The tallest buildings adjacent to the lot are new construction, are two-stories and are between twenty-one feet (21') and twenty-four feet (24') tall. Because of the extreme grade change, staff finds the heights to be appropriate and meet section II.B.1 of the design guidelines.

Setback and Rhythm of Spacing, Orientation: Because the buildings do not face a street, there is no context in terms of house width, rhythm of spacing, or orientation for which these new buildings can relate. For this reason, staff finds that the guidelines II.B. 2, 3, 6 and 7 are not relevant to this project.

Proportion and Rhythm of Openings: In the past, the Commission has required for openings to be generally between eight and thirteen feet (8'-13') apart in order to match the rhythm of openings found in the historic context. In this case, there is no instance where openings on either building are more than thirteen feet (13') apart. Staff finds that the project meets section II.B.7 of the design guidelines.

Materials: Materials include a painted CMU foundation; cement-fiber lap siding and board-and-batten; composite trim; wood porch railing and posts; and an asphalt shingle roof. The color of the roof and material of windows and doors is unknown at this time. All known materials are appropriate and have been approved by the Commission in the past. Staff recommends final approval of windows, pedestrian and vehicular doors, and roof color be given by staff. With this final approval, the project will meet section II.B. 4 of the design guidelines.

Roof Shape: The roof lines for the proposed buildings are gables at various pitches, mainly 5/12, 8/12 and 10/12 and shed roofs with pitches of 4/12 and 5/12. Historically, a gabled roof usually has a pitch of at least 6/12; however, because of the minimal visibility of these two structures, this one degree of difference will not negatively impact the historic character of the district. The roof shape of both buildings meets section II.B. 5 of the design guidelines.

Outbuildings: The attached garages are proposed to be located at the foundation level, which is what the Commission has required in the past for attached garages. The Commission has also required that they be in the general location of historic accessory buildings, which is usually towards the rear of the property line. Because these homes do not orient to a street, there is no real "front" and "back" to this property that would dictate the appropriate location and there is no alley access. Staff finds that the garage placement meets guidelines II.B.8.

Appurtenances: The proposed driveway is located in the only area that provides access to this lot from a public street and is therefore appropriate. It will be approximately eighteen feet (18') across and adjacent to an existing driveway for the new construction facing Ordway. Staff recommends that the entrance of the driveway be no more than fourteen feet (14') across, at least from Lakehurst to the main property line, to minimize its impact on Lakehurst. (Fourteen feet (14') has been approved by Public Works.) It will be asphalt, as required by the Public Works. There are no known plans for any fences or walls at this time.

Staff recommends approval with the condition that the applicant seek final approval from staff for windows, pedestrian and vehicular doors, and roof color and that the driveway width be no more than fourteen feet (14'). Staff finds that the project meets II.B of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines* for new construction.



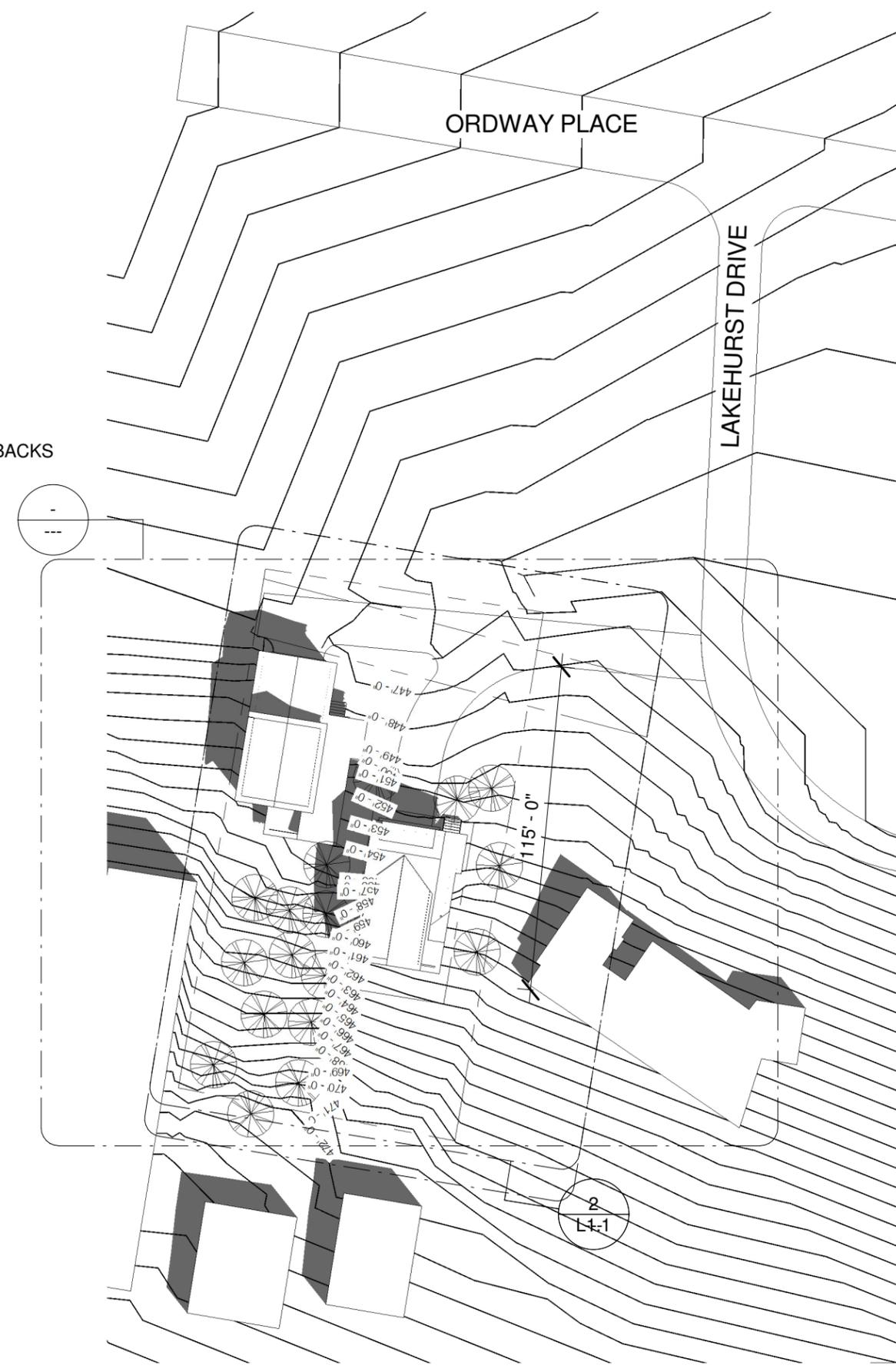
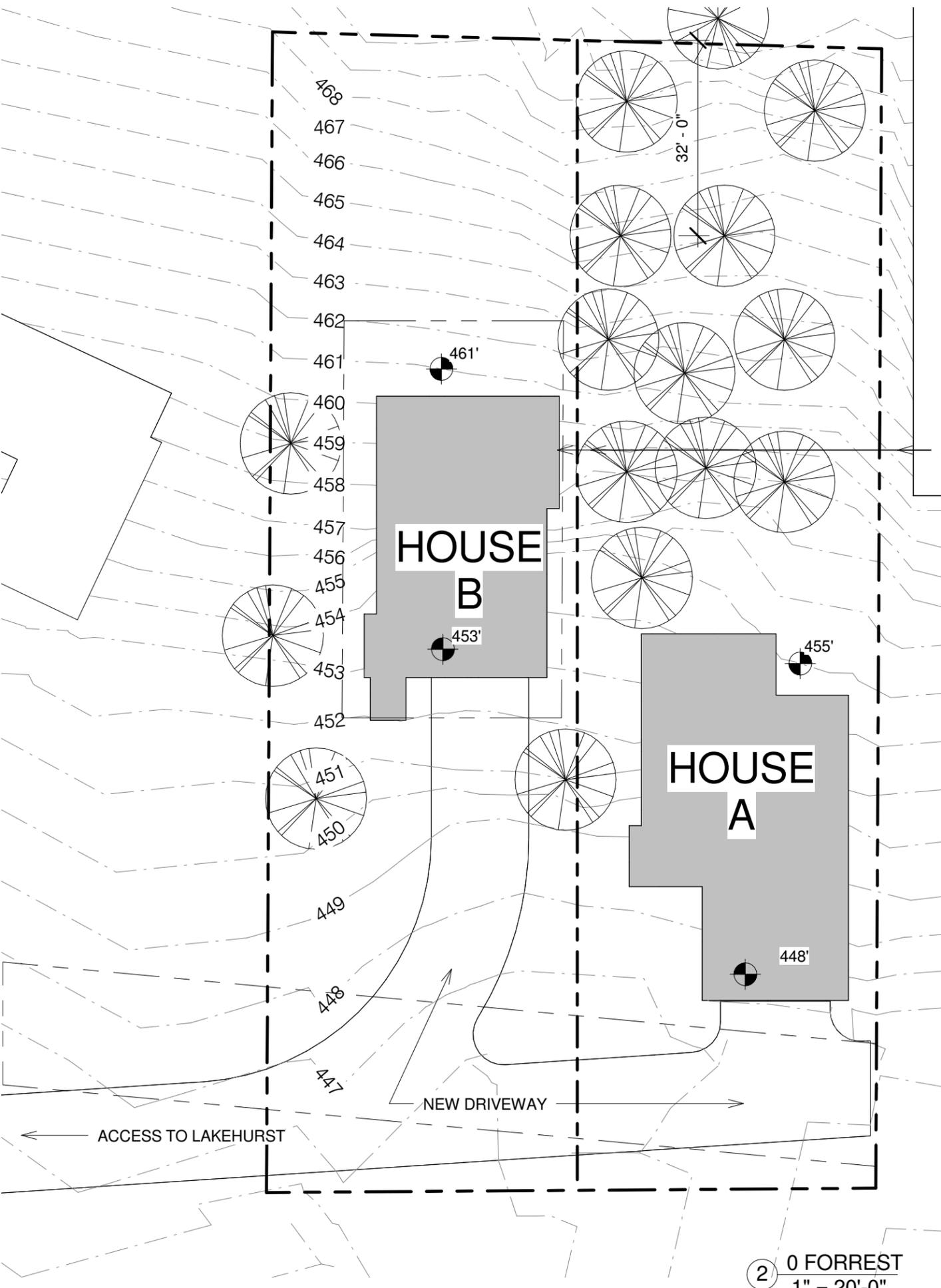
Looking from the top of Ordway Place across Lakehurst Drive.



Looking down Lakehurst Drive from Ordway Place.



Looking from Lakehurst Drive. Buildings seen behind the trees face Forrest Avenue.



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A MASTER PLAN FOR
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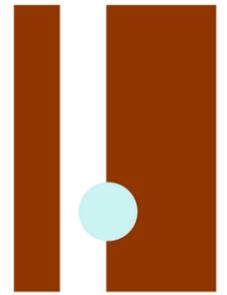
SITE PLAN

L1.1

PROJECT : 1131
DATE : 01.03.12



① 3D View 3



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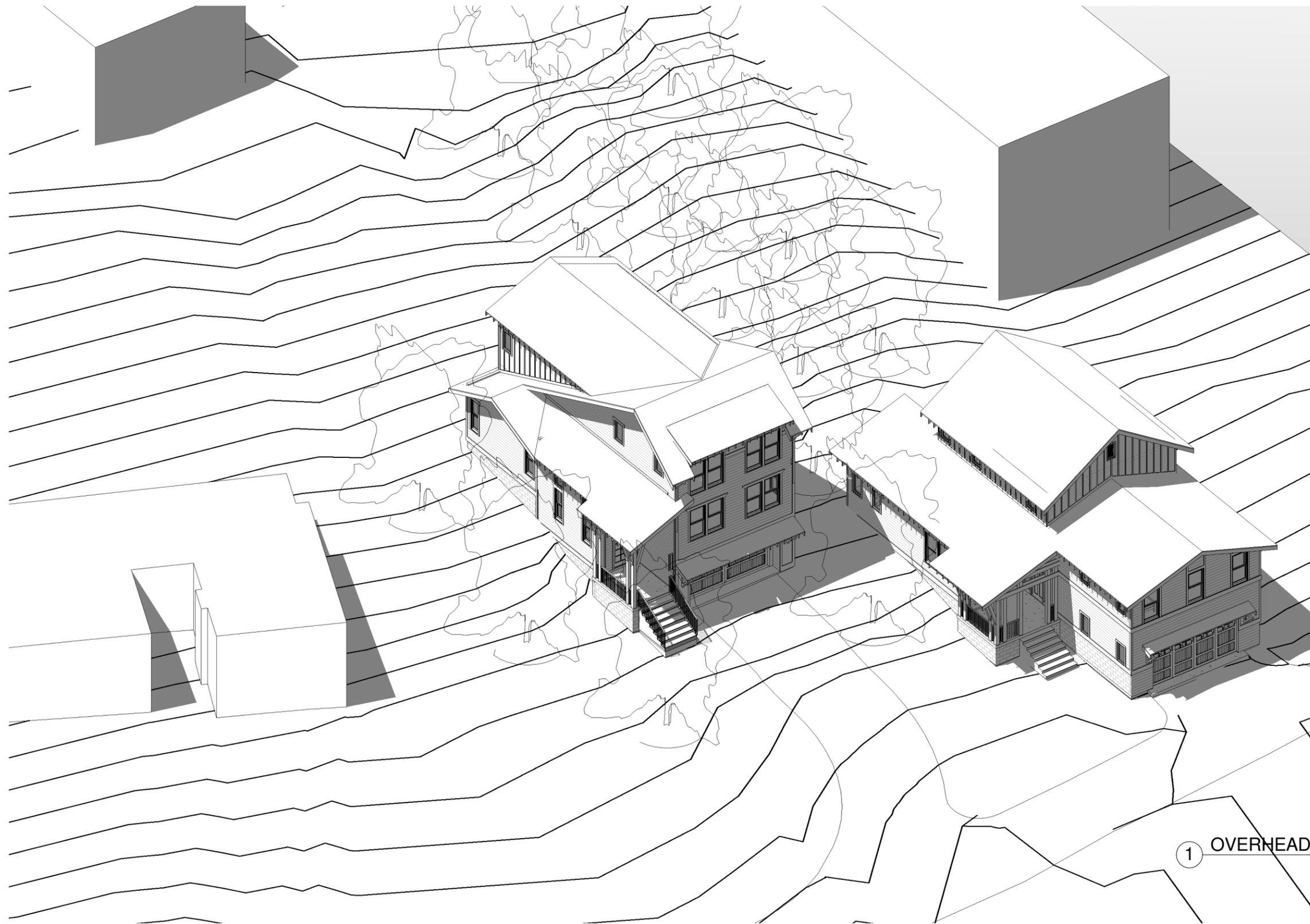
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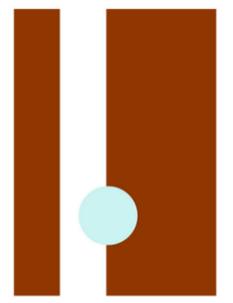
VIEWS

L1.2

PROJECT : 1131
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1 OVERHEAD



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IEWS

L1.3

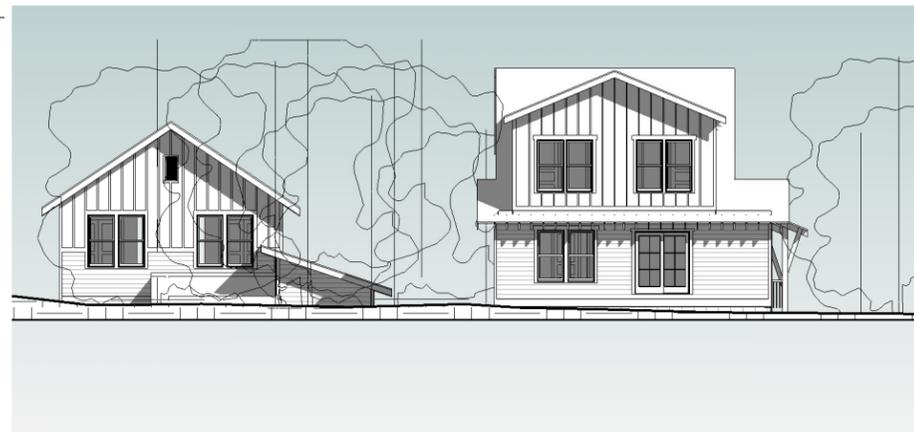
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DATE: 01.03.12



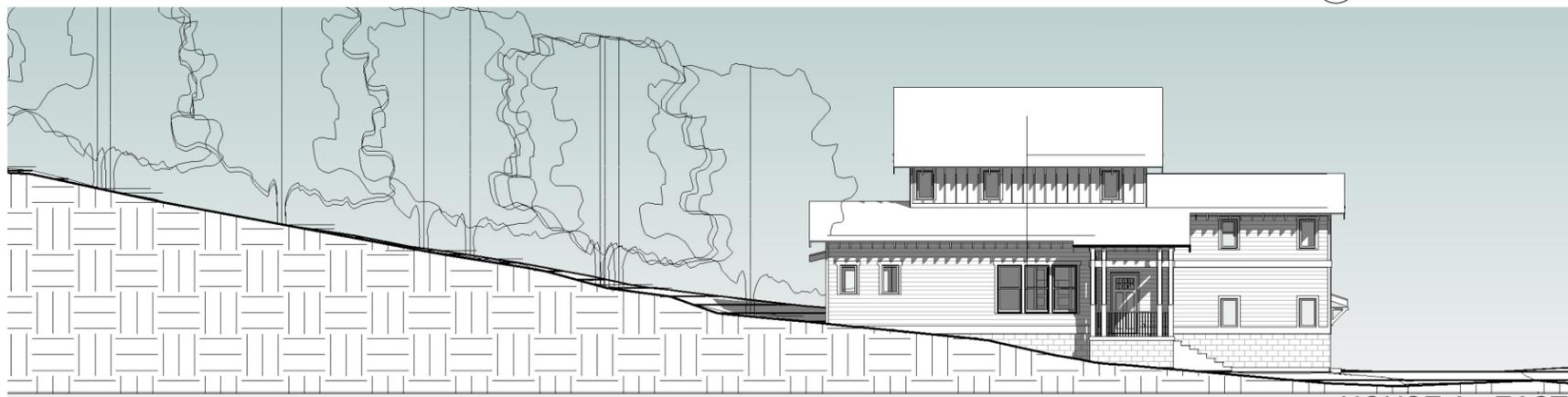
4 HOUSE B - EAST



3 HOUSE B - WEST



6 HOUSE A & B - SOUTH



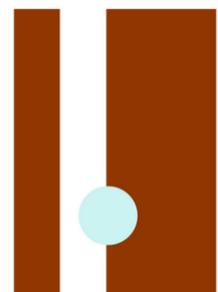
2 HOUSE A - EAST



5 HOUSE A & B - NORTH



1 HOUSE A - WEST



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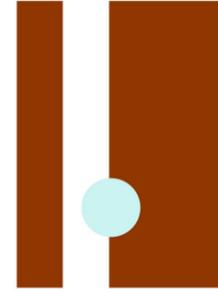
ELEVATIONS

L2.1

PROJECT : 1131
DATE: 01.03.12



1 FRONT VIEW
SD-0 1" = 1'-0"



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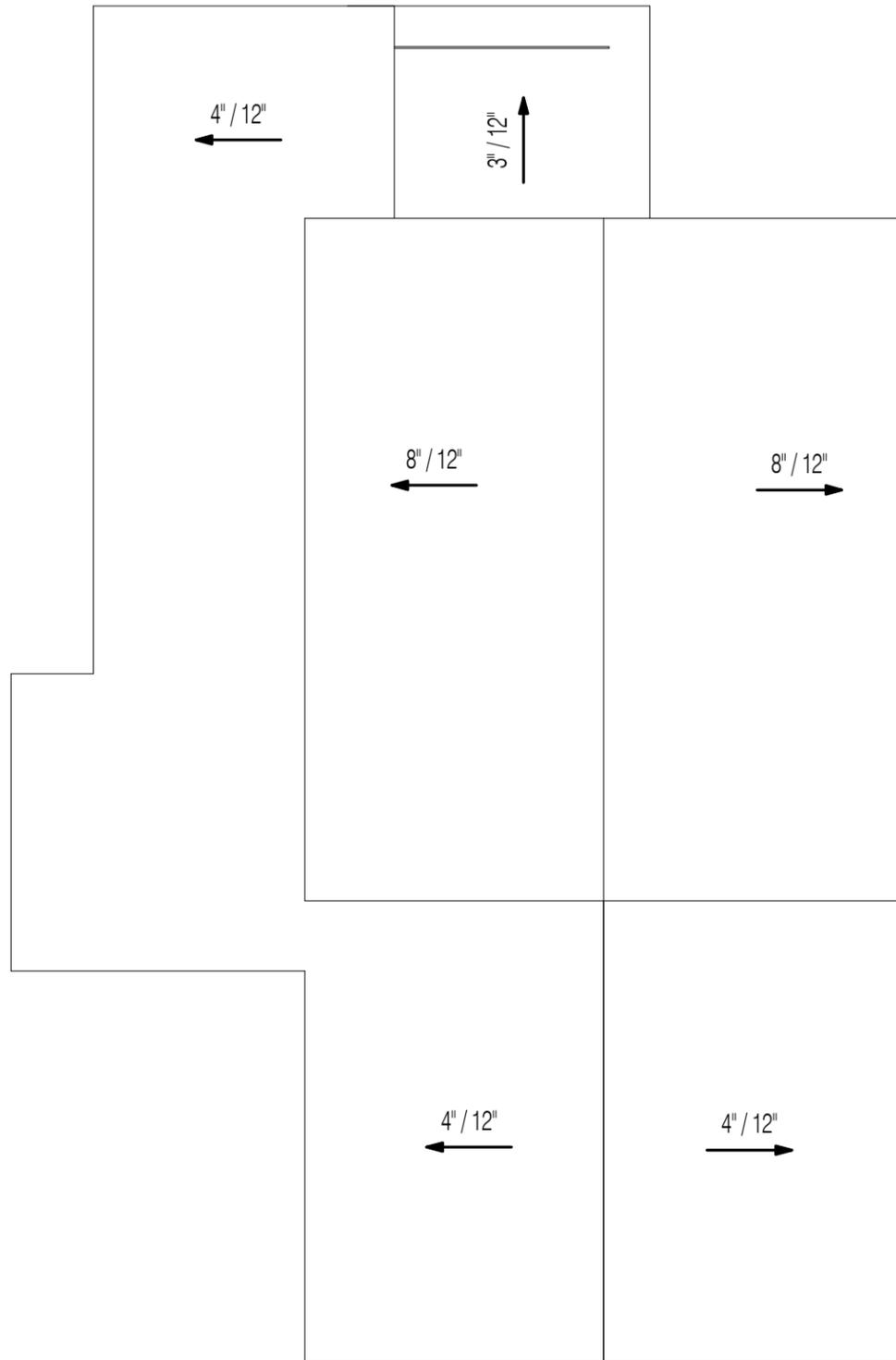
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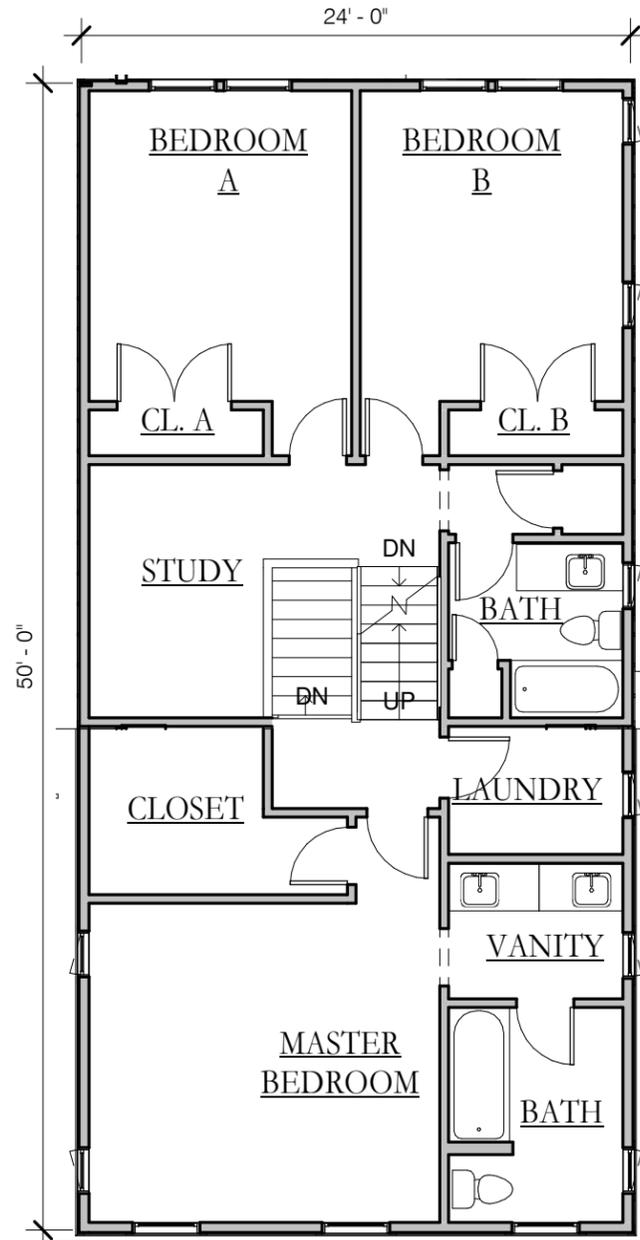
FRONT VIEW

SD-0

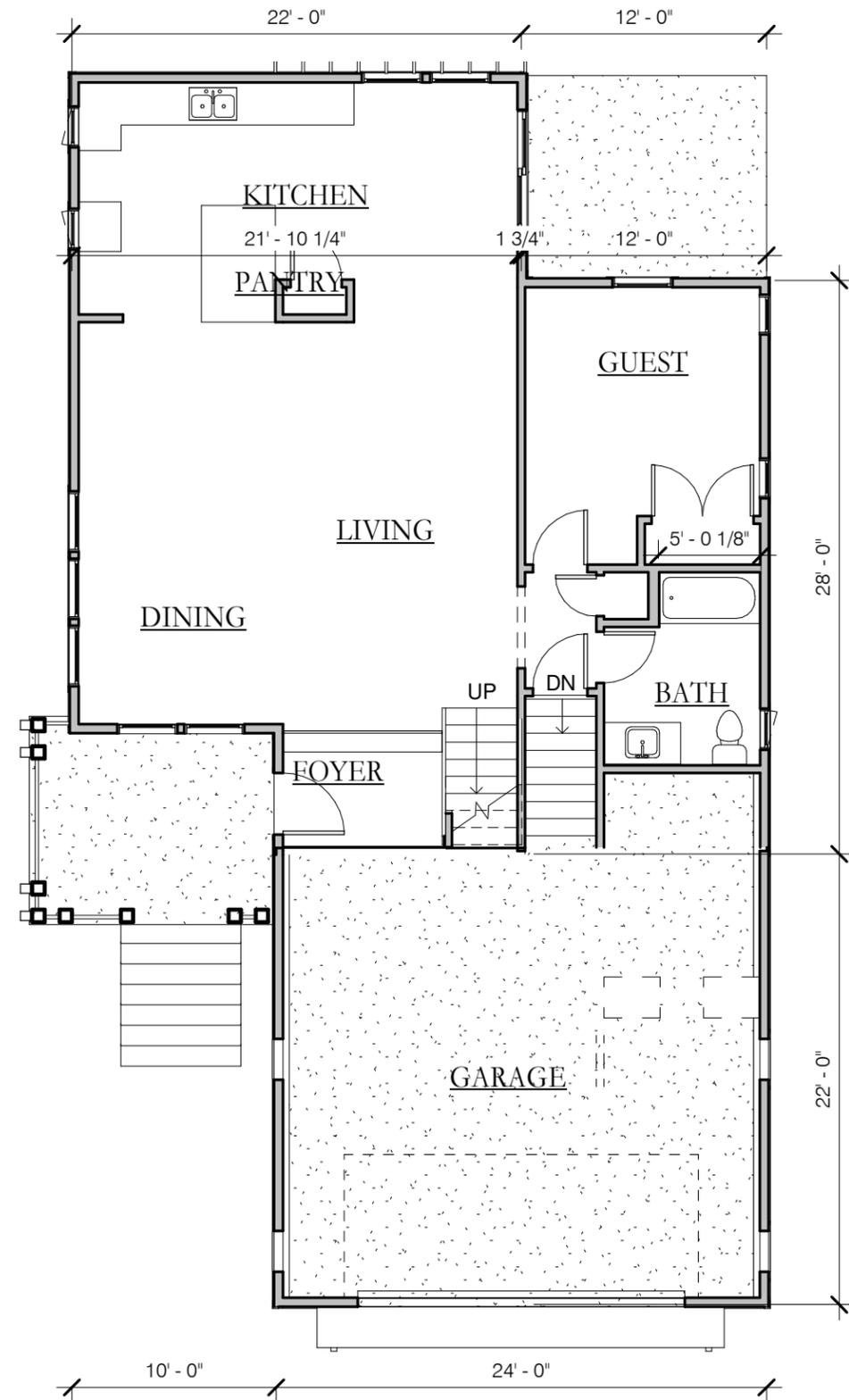
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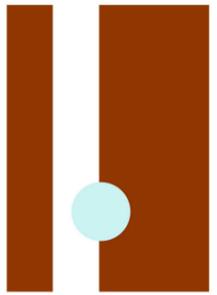
3 PROPOSED ROOF PLAN
SD-1 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR
SD-1 1/8" = 1'-0"



1 PROPOSED FIRST FLOOR
SD-1 1/8" = 1'-0"



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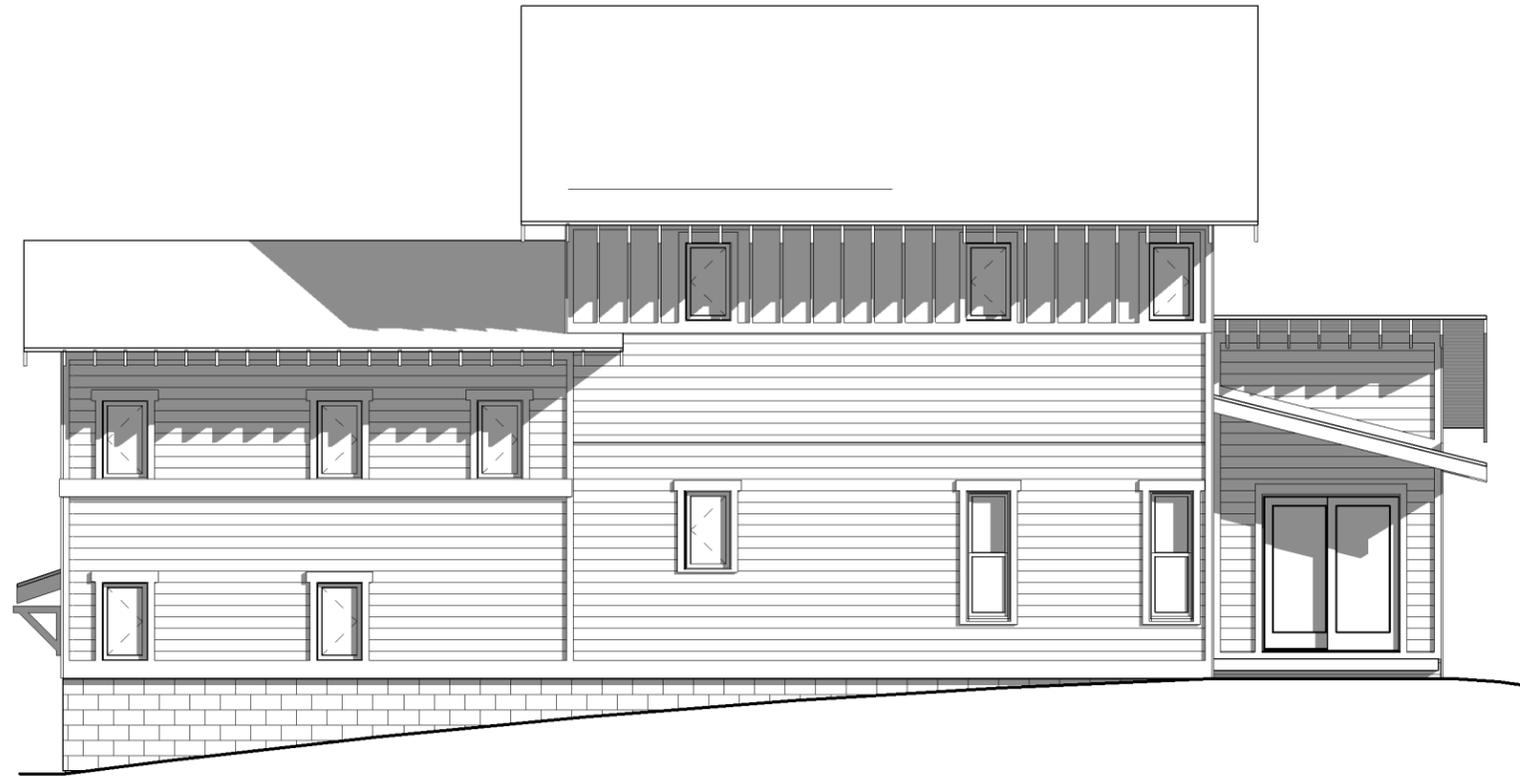
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FLOOR PLANS

SD-1

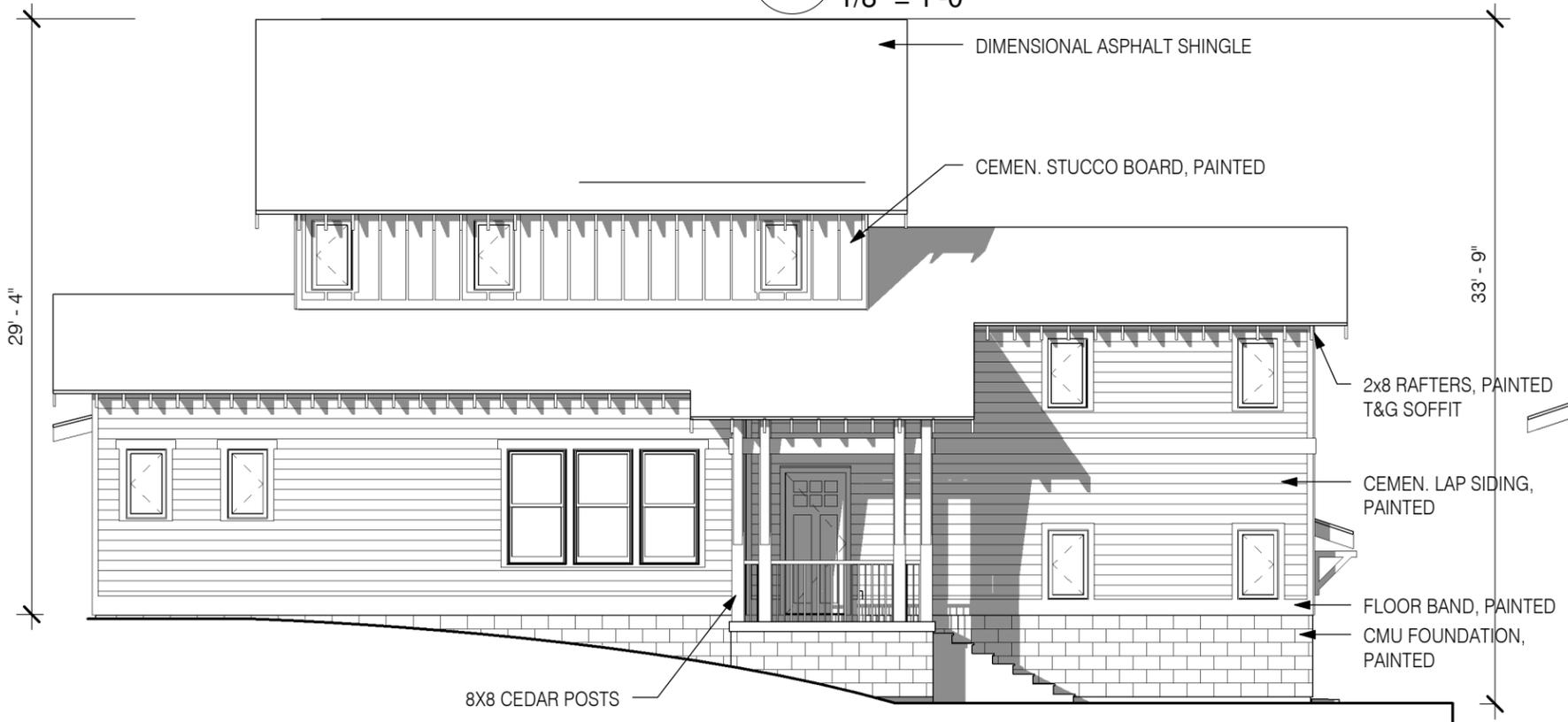
PROJECT : 1131-A
DATE : 01.03.12



4 PROPOSED - WEST - B
SD-2 1/8" = 1'-0"



2 PROPOSED - SOUTH - B
SD-2 1/8" = 1'-0"



3 PROPOSED - EAST - B
SD-2 1/8" = 1'-0"



1 PROPOSED - NORTH - B
SD-2 1/8" = 1'-0"

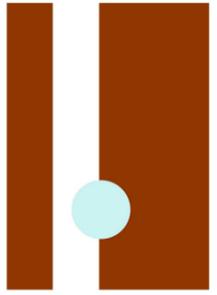
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EXTERIOR ELEVATIONS
SD-2
PROJECT : 1131-A
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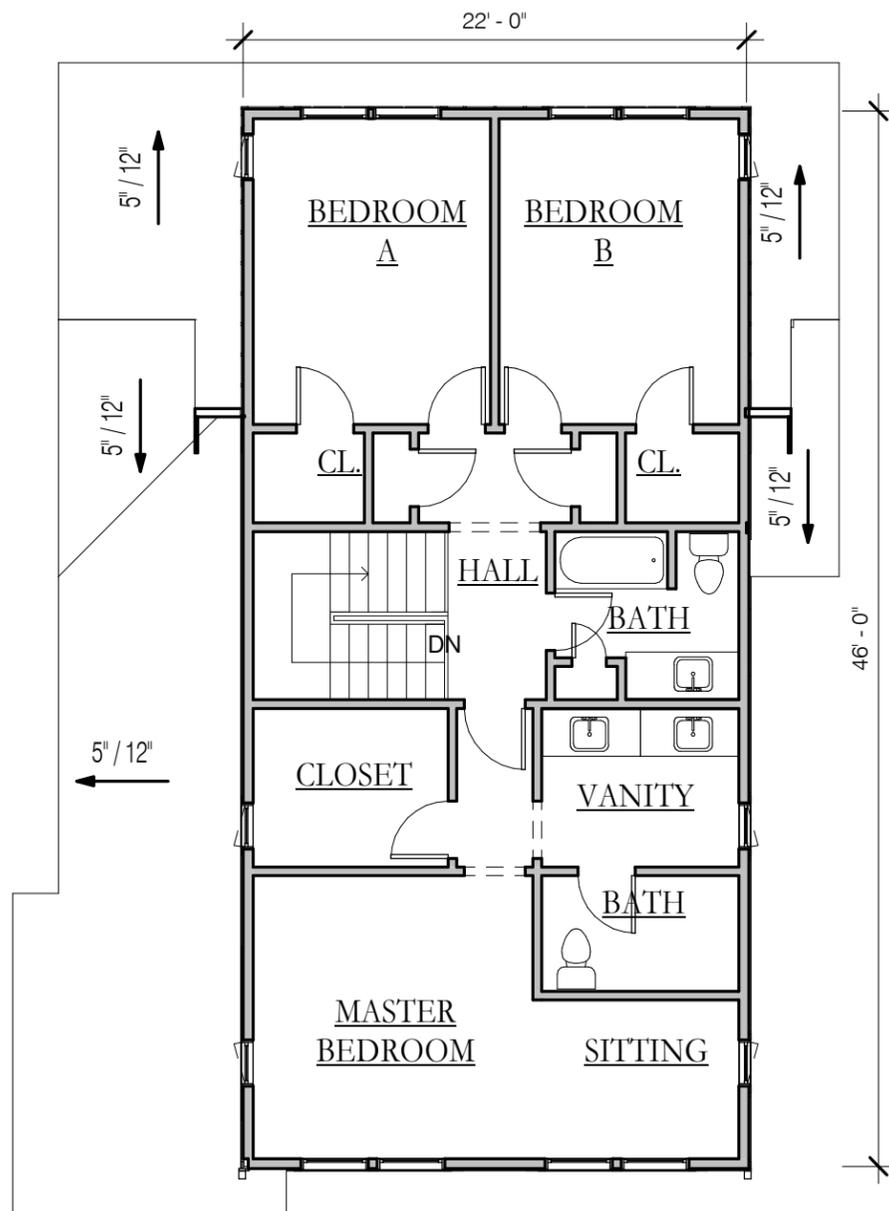
FRONT VIEW

SD-0

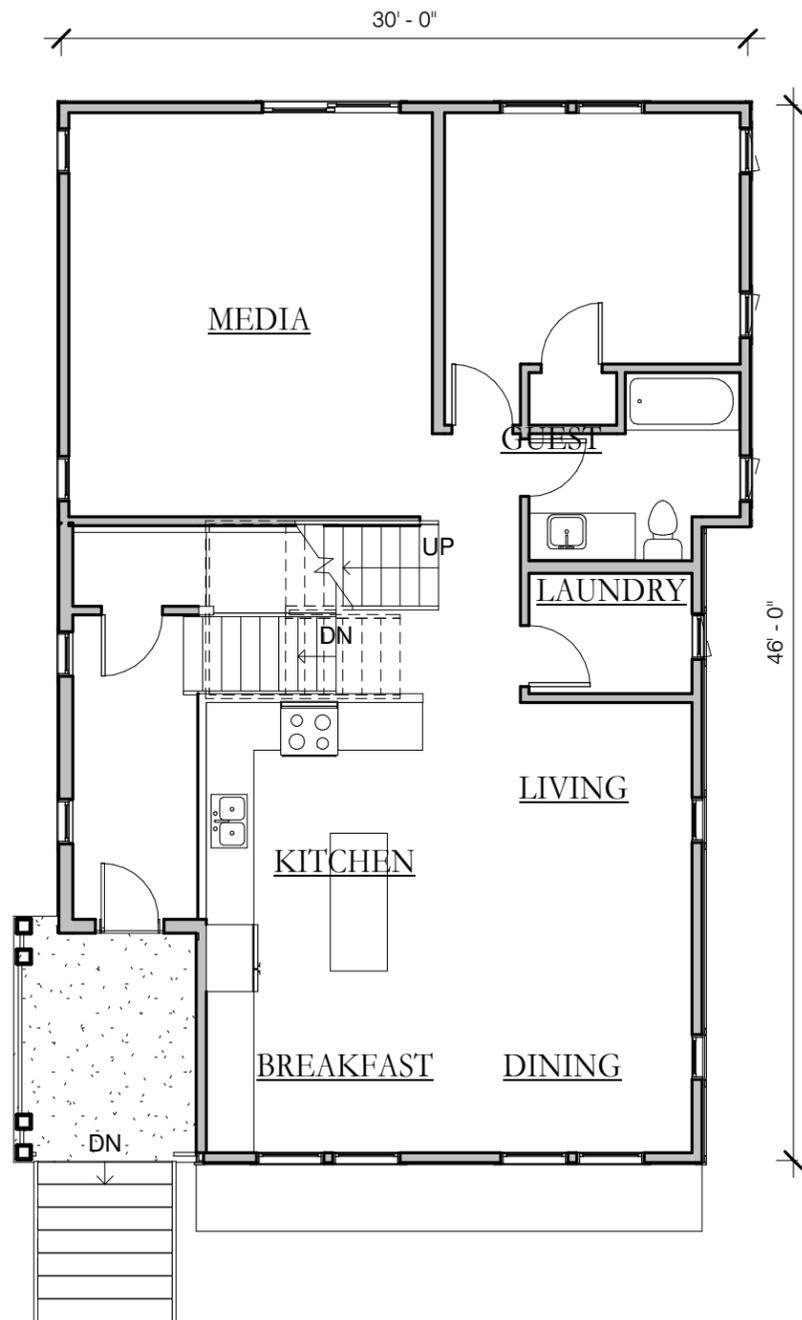
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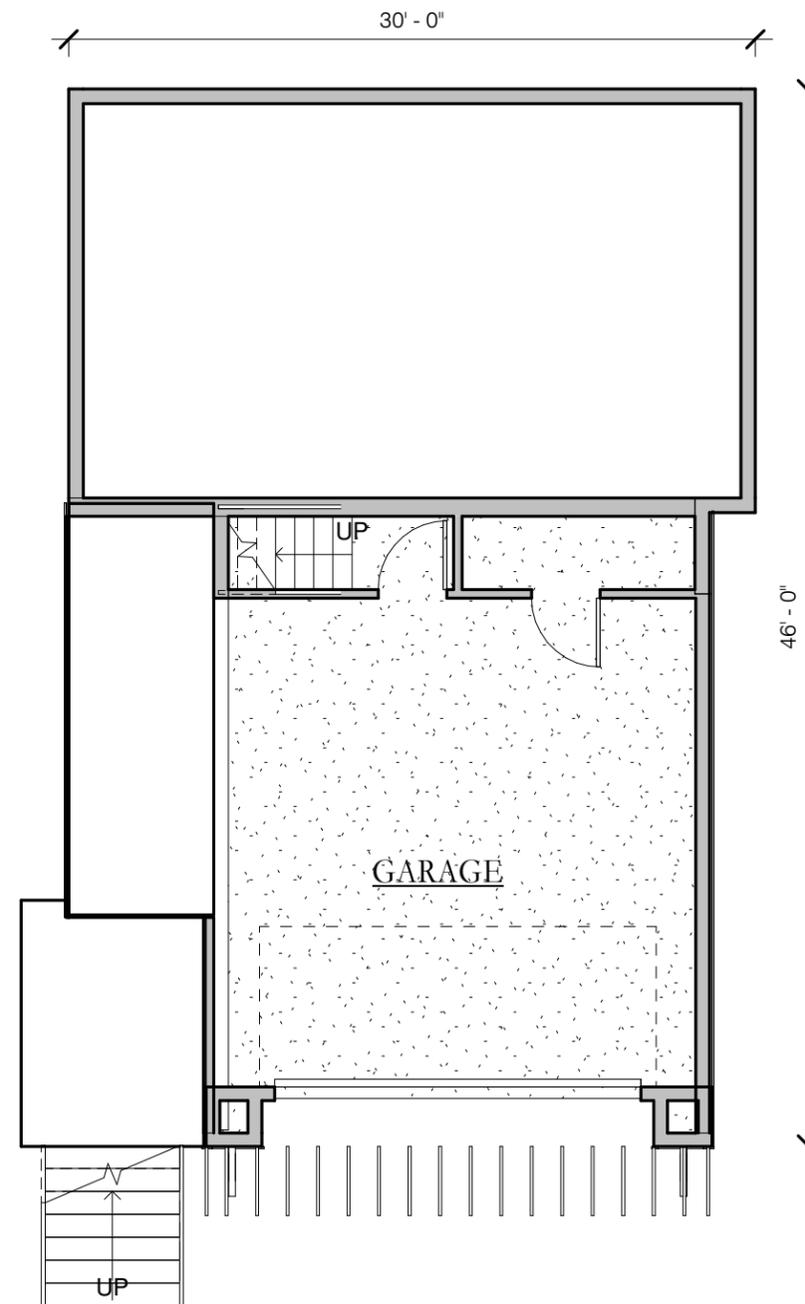
1 FRONT VIEW
SD-0 1" = 1'-0"



3 2-SECOND FLOOR - PROPOSED
SD-1 1/8" = 1'-0"



2 1-FIRST FLOOR - PROPOSED
SD-1 1/8" = 1'-0"



1 0-GARAGE - PROPOSED
SD-1 1/8" = 1'-0"

A SINGLE FAMILY RESIDENCE AT
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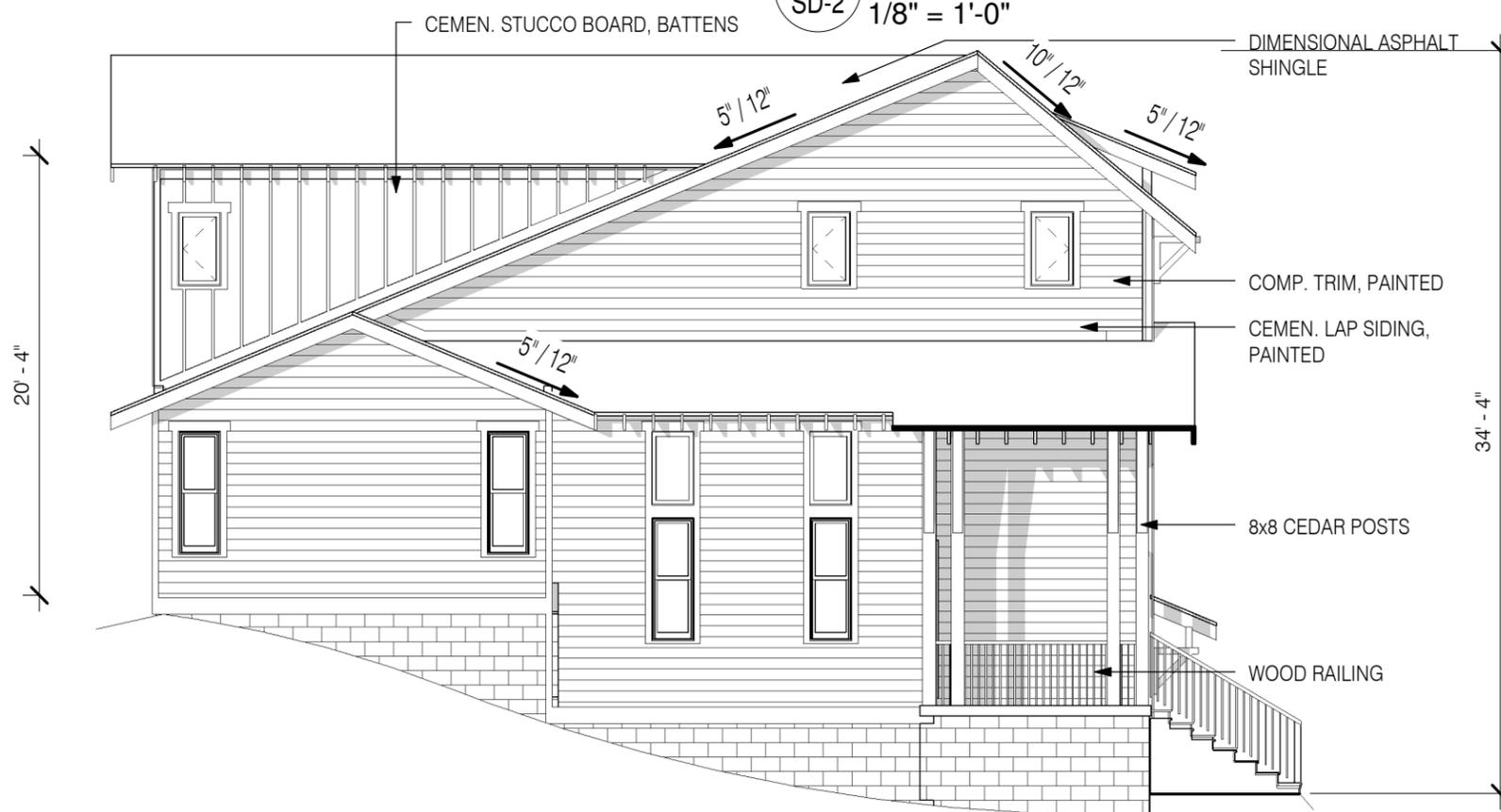
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4 WEST - PROPOSED
SD-2 1/8" = 1'-0"



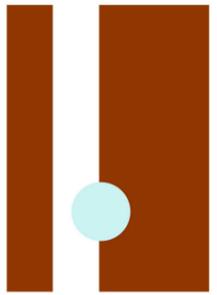
3 SOUTH - PROPOSED
SD-2 1/8" = 1'-0"



2 EAST - PROPOSED
SD-2 1/8" = 1'-0"



1 NORTH - PROPOSED
SD-2 1/8" = 1'-0"



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EXTERIOR ELEVATIONS

SD-2

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