



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

1309 Forrest Avenue

May 15, 2013

Application: New construction-addition

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08309010500

Applicant: John Root, rootARCH

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

Description of Project: The applicant proposes to remove non-historic elements, reconstruct a rear addition, construct a new addition and make alterations to the historic building.

Recommendation Summary: Staff recommends approval with the condition that Staff review a brick sample, roof color, porch decking, windows, doors and rear porch materials prior to purchase and installation. With this condition, the project meets the design guidelines for new construction and additions 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.

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

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. BL2007-45).

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

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

5. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

6. Orientation

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

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.

10. Additions to Existing Buildings

- a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

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.

- b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public 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 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.

In order to assure that an addition has achieved proper scale, the addition 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 higher and extend wider.

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).

- c. Additions must not imitate earlier styles of periods of architecture.

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.

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.

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

- d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should follow all New Construction guidelines.

IV. B. Demolition

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.

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 East Nashville Historic District National Register nomination calls the Blind Girl's Home, constructed in 1903, a vernacular interpretation of a high-style Victorian building.

It is a two-story red brick building irregular in plan with a hip roof and a high stone foundation. Tall unadorned segmentally arched windows punctuate the building's several facades at regular intervals. An ample veranda runs around the south wing. Set on brick piers with open brickwork between them, the veranda has lathe-turned posts and a simple rail without further ornamental woodwork. It was converted to an eight unit apartment building in 1983.

Analysis and Findings:

Demolition: The project includes removal of:

- Rear, multi-story staircase and interior corner frame addition;
- Side tri-partite window;
- Windows on the frame addition;
- A portion of right side of railing; and,
- One chimney.

The rear staircase is not historic and in poor condition. (See image 1.) The left double window will be replaced with a full-light door and side-lights. Since this is a secondary elevation and the opening will remain an opening of the same width as the existing windows, staff found the partial-demolition to be appropriate. (See image 2.) Only a small portion of the railing will be removed to allow stairs to be added to the side portion of the porch. Stairs are a typical feature of porches and this alteration will not change the historic character of the building. (See image 4.) Some windows on the existing non-historic addition will be removed and some will be replaced with windows that better follow the proportion of the historic windows. (See image 3.) The less visible of the two chimneys will be removed and the more character defining chimney will be retained. (See image 4.) Staff finds all partial-demolition requests to meet section IV.B.a. and b. of the design guidelines for appropriate demolition.



Image 1: A portion of the rear porch, the frame section in the corner, and the staircase will be removed.



Image 2: This side, triple, window will continue to be an opening and retain its original width but be a single-door with sidelights.



Image 3: The windows on this rear addition will be removed or replaced with new windows of a larger size.



Image 4: A portion of this railing will be removed for a staircase. The chimney seen in the background will be removed and the one in the foreground will be retained.

Location, Height & Scale: The addition is located at the rear of the building and is no taller or wider than the existing historic building. The foundation and eave heights of the addition match the foundation and eave heights of the original. The ridge height is approximately two-feet (2') lower than the existing house. The right side of the building will sit in thirty-feet (30') from the right side wall, the side facing the side street. The left side will remain as-is, with just material and window replacements on the frame portion. Because the addition does not affect the historic character of the building, does not require the removal of historic architectural features, is easily distinguished from the old and can be removed in the future, the project meets sections II.B.1 and 2 and II.B.10.a, b and c.

Setback and Rhythm of Spacing: The addition and alterations do not alter the existing front and side setbacks. The existing rear setback will only be diminished by two-feet (2') with a partial-width rear porch. The project meets all bulk zoning requirements. The project meets sections II.B.3 and II.B.10.a and c.

Relationship of Materials, Textures, Details, and Material Colors: The foundation will be split-faced CMU, the cladding brick to match the existing, and an asphalt shingle roof, color to be determined. The porch decking of the existing building will be replaced and the columns and railings will be repaired as necessary. The new side-stair will be concrete with steel handrails. The different materials of the side step will help to distinguish it as a new element to the historic porch. The decking of the portion of the rear porch that will remain will be replaced with concrete. At the rear will be a concrete ramp with steel pipe rail. The wood lap siding of the existing rear addition will be replaced with smooth-finish fiber cement siding with a minimum of a five inch (5") reveal. Details of several items were not indicated; therefore, Staff recommends Staff review a brick sample, roof color, porch decking, windows, doors and rear porch materials prior to purchase and installation. With this condition, the project meets section II.B.4 and II.B.10.a of the design guidelines.

Roof Shape: The roof shape of the primary massing of the existing building will be retained. The main portion of the addition will have a lower pitch of 12/4; however, this portion of the building is not a character defining feature of the building and the lower pitch keeps the addition subordinate to the existing building. The project meets sections II.B.5 and II.B.10.a of the design guidelines.

Orientation: The orientation will not be altered. The house will retain a primary entrance facing Forrest Avenue with a walkway leading to the sidewalk. The vehicular access will continue to be off the alley. Section II. B.6 is not applicable to this project.

Proportion and Rhythm of Openings: With the exception of the existing rear frame non-historic portion, existing openings will remain in the same locations. The new addition and new window openings on the existing addition will have windows and doors matching the proportions and rhythm of openings found on the historic building. There is no linear expanse greater than ten feet (10') without an opening, keeping the rhythm of openings similar to the historic building. The project meets sections II.B.7 and II.B.10.a.

Appurtenances & Utilities: The existing parking area and retaining wall will remain. New sidewalks will be added at the rear of the property. The existing mechanicals will be moved to a less visible location behind the right side of the house. The project meets section II.B.9 of the design guidelines.

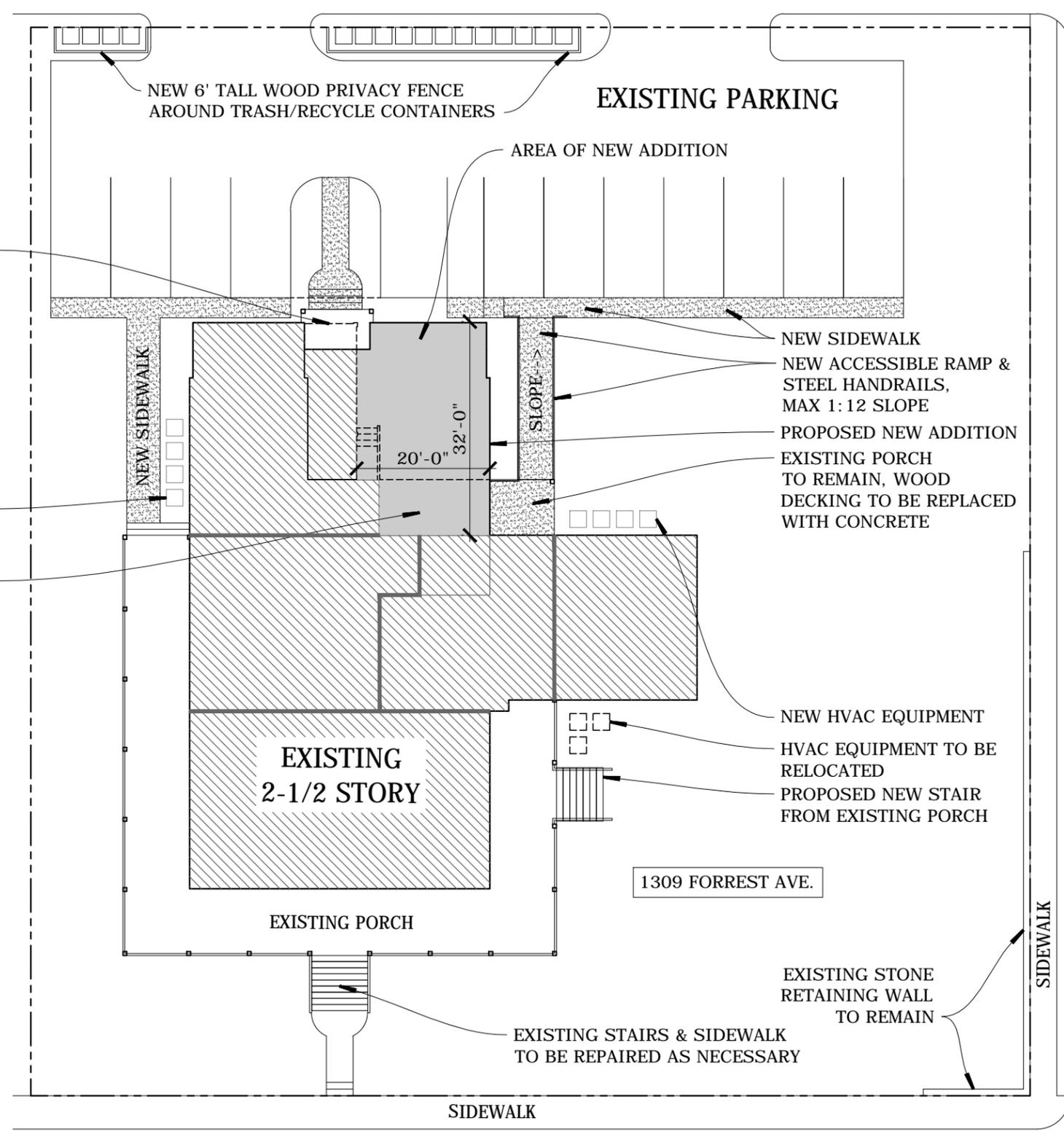
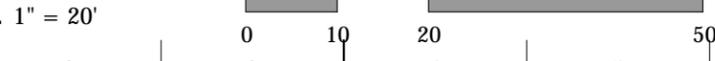
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A1 SITE PLAN

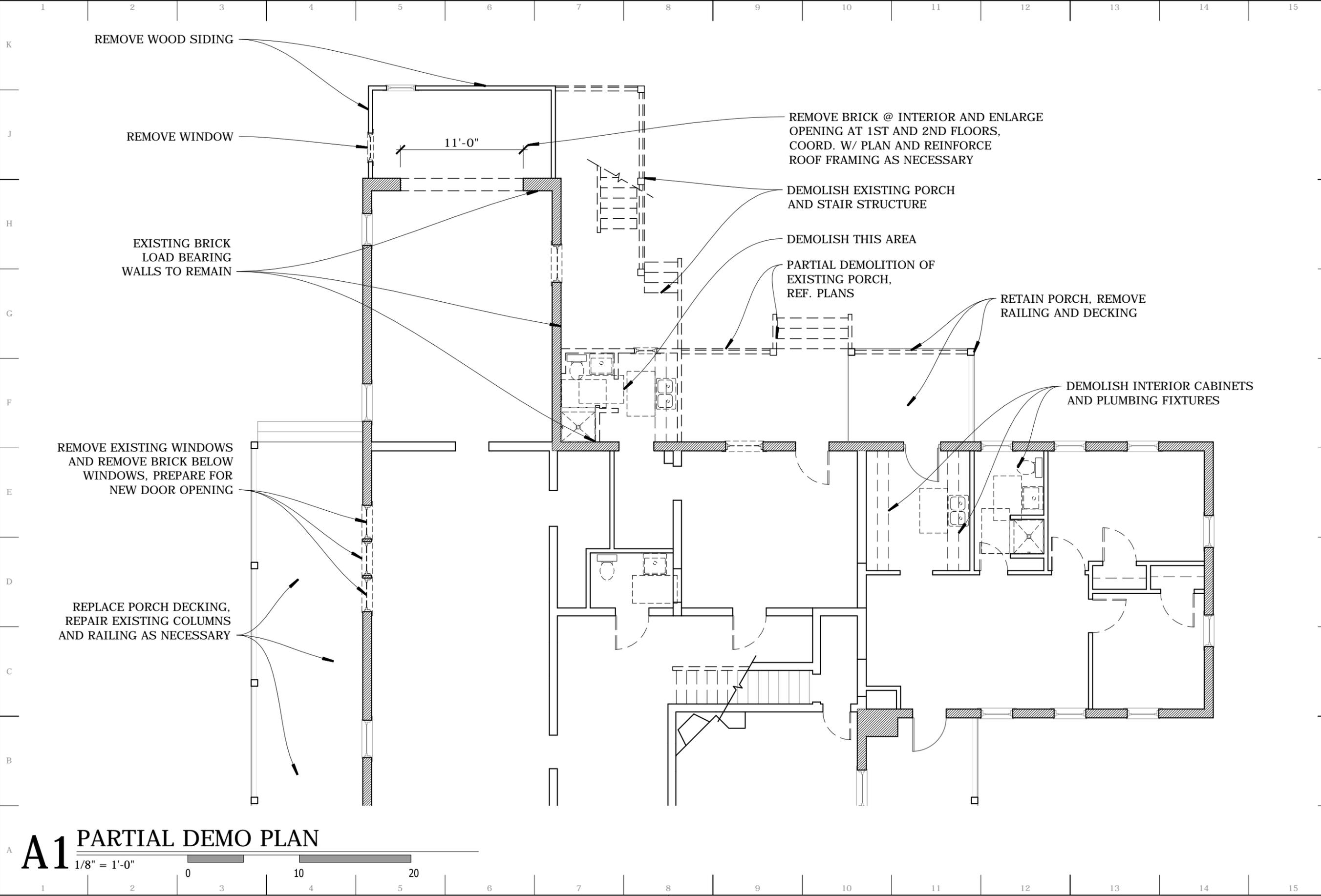


SF NOTES:	
EXISTING FOOTPRINT	3,804 SF
NEW ADDITION	737 SF
TOTAL	4,541 SF

N 14TH STREET

FORREST AVENUE

1309 FORREST AVE.



A1 PARTIAL DEMO PLAN

1/8" = 1'-0"
 0 10 20

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REV: 0
 DATE: 04.29.13
 DESC: MIZE SUBMISSION

CONSTRUCTION PLANS

#13125

RENOVATIONS TO:

1309 FORREST AVENUE
 NASHVILLE, TN 37206

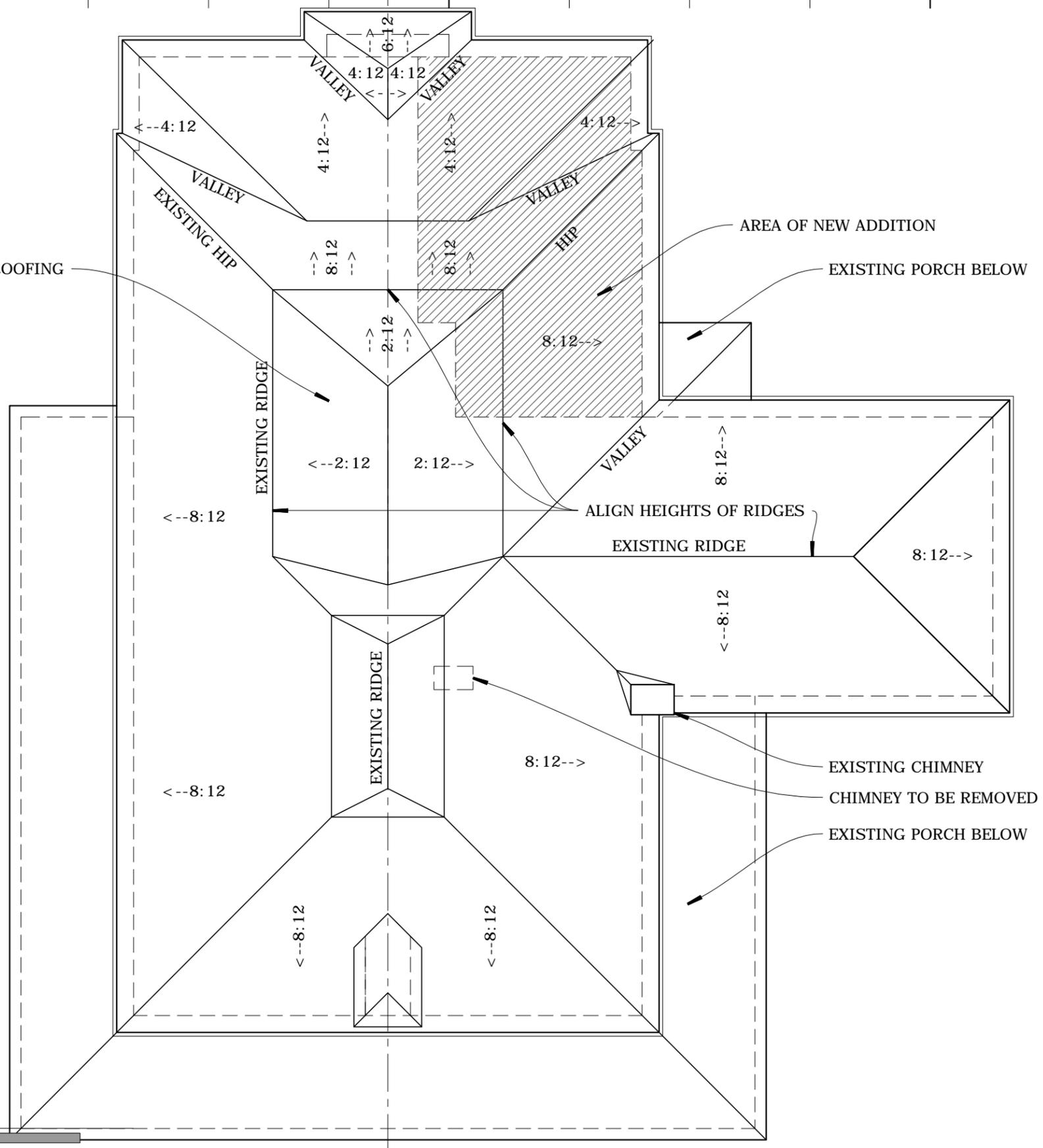
A2.0

A1 ROOF PLAN

3/32" = 1'-0"

ROOFING NOTE:
 ALL NEW AND EXISTING ROOF TO RECEIVE 30-YEAR ARCHITECTURAL ASPHALT SHINGLE ROOFING, COLOR TBD

LOW SLOPE ASPHALT ROOFING



AREA OF NEW ADDITION

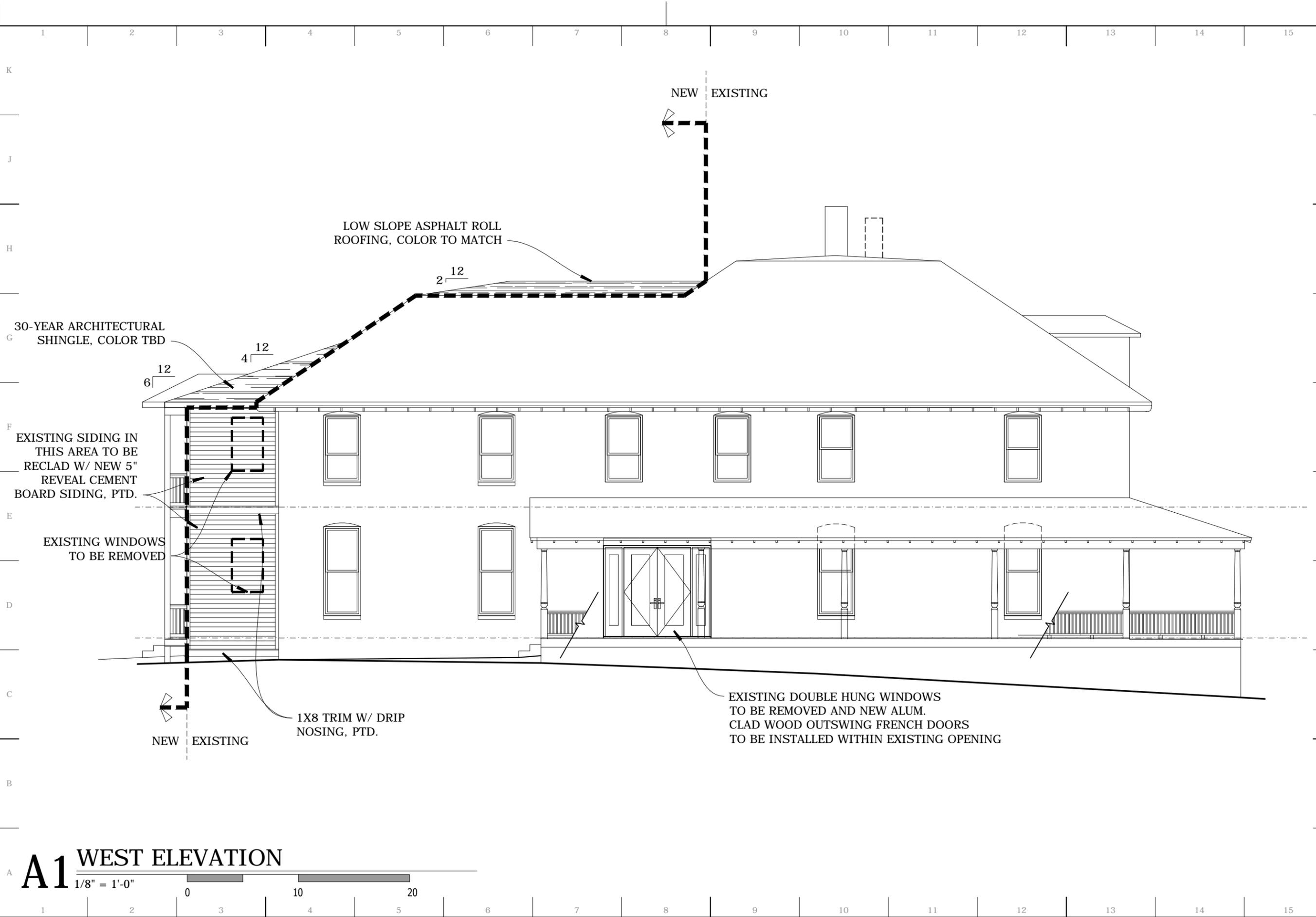
EXISTING PORCH BELOW

ALIGN HEIGHTS OF RIDGES

EXISTING CHIMNEY

CHIMNEY TO BE REMOVED

EXISTING PORCH BELOW



A1 WEST ELEVATION



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REV: 0
 DATE: 04.29.13
 DESC: MIZE SUBMISSION

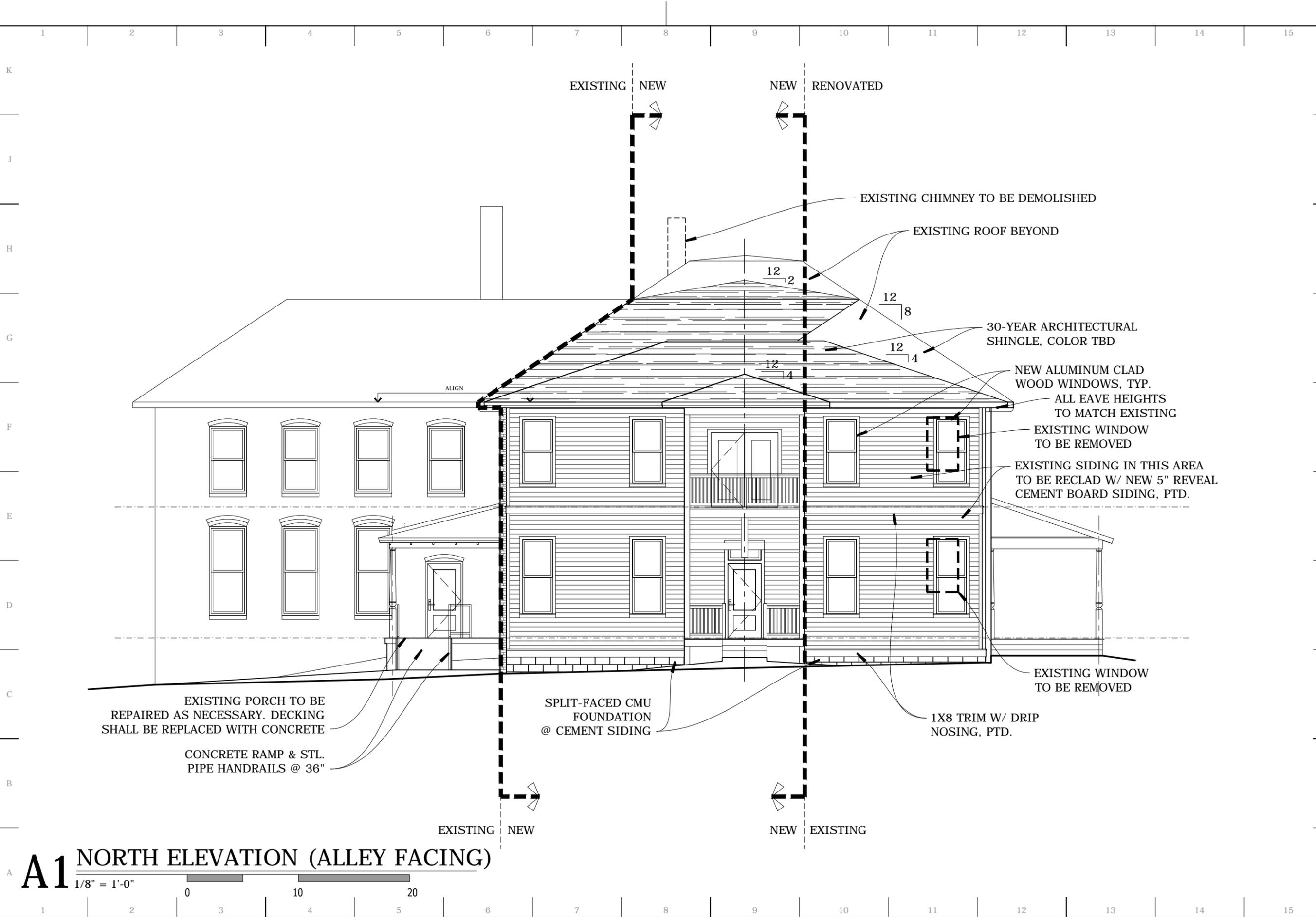
EXTERIOR ELEVATIONS

13125
 RENOVATIONS TO:

1309 FORREST AVENUE
 NASHVILLE, TN 37206

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REV: DATE: DESC:
 0 04.29.13 MIZE SUBMISSION



A1 NORTH ELEVATION (ALLEY FACING)



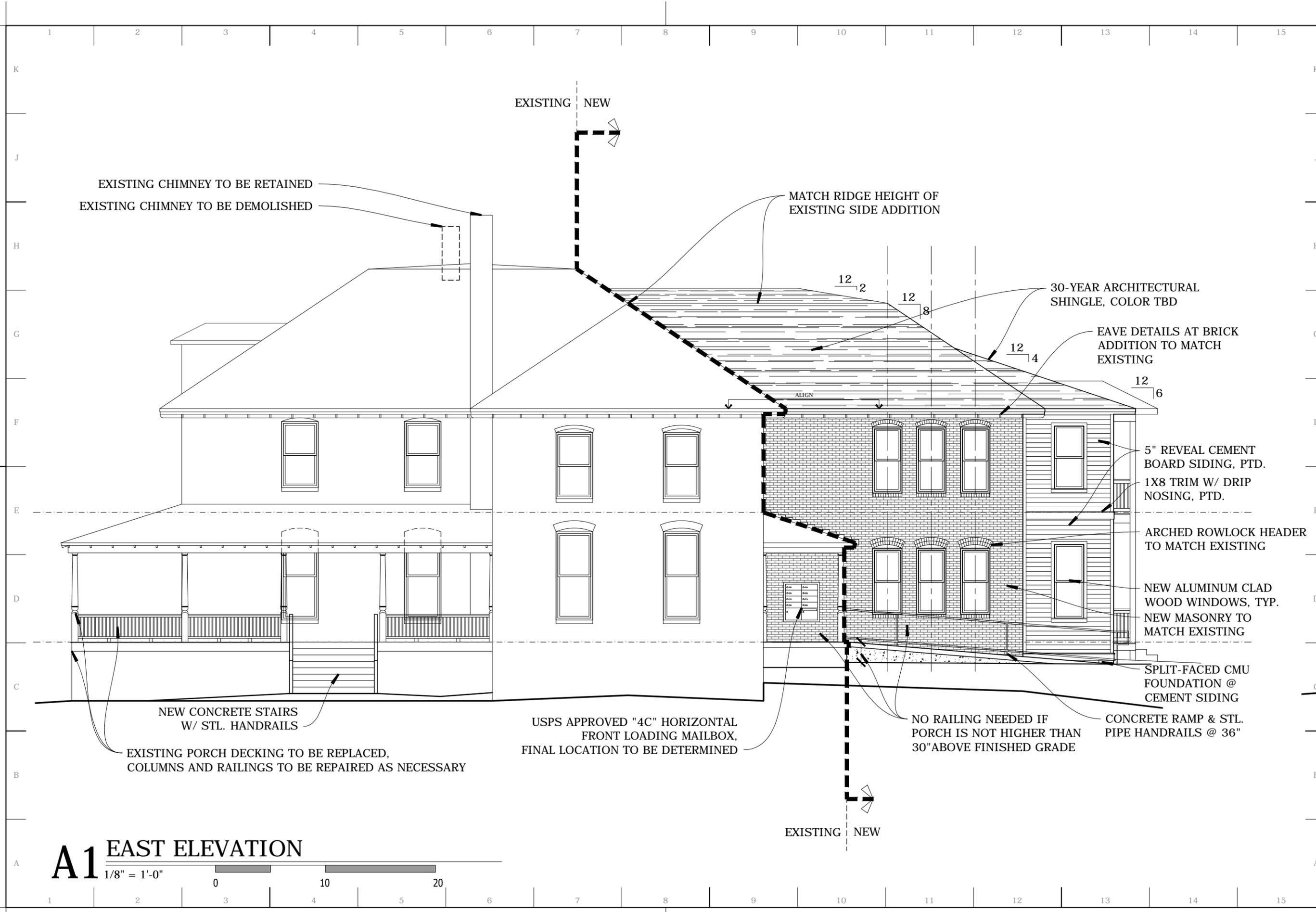
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

K J H G F E D C B A

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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A



A1 EAST ELEVATION
 1/8" = 1'-0"