



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
1616 Forrest Avenue
October 16, 2013

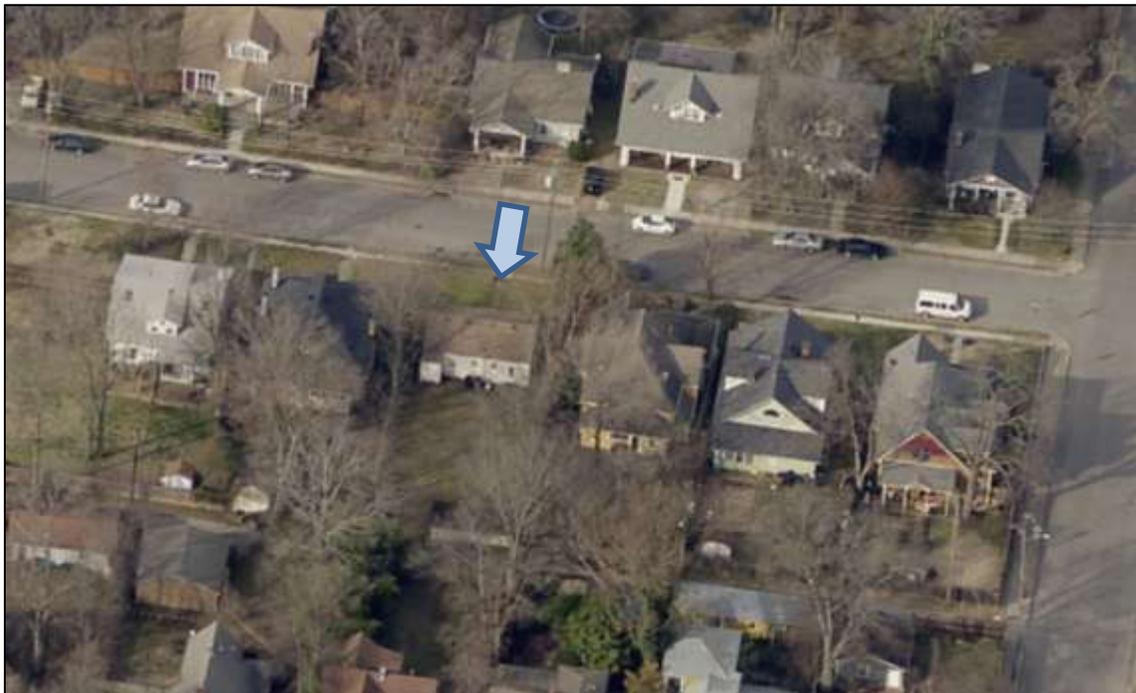
Application: Demolition; New Construction - Infill and Outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310018100
Applicant: Jeremy Bockman, Developer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing building and to construct a new one and one-half story house at 1616 Forrest Avenue. The form of the house will be similar to that of side-gabled Craftsman bungalow, a common historic house type for the area. The exterior materials will be smooth-faced cement-fiber siding, with a split-faced block foundation, and a fiberglass asphalt shingle roof. The windows and the doors will be wood. The materials of the porch columns and floor have not been specified.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
<p>Recommendation Summary: Staff recommends approval of the application to demolish the existing building at 1616 Forrest Avenue and to construct a new house and outbuilding, with the conditions that staff approves the final exterior materials prior to selection.</p>	

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).

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*

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.

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.

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.

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

- 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.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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.

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.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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.

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.

- 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.

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 house at 1616 Forrest Avenue is a one-story Minimal Traditional style house, constructed circa 1950. Due to its recent date of construction it has not acquired historic status, and therefore is considered not to be contributing to the character of the district.

Analysis and Findings: The applicant proposes to demolish the non-contributing building and to construct a new house and detached outbuilding on the lot.

Demolition:

The existing structure does not contribute to the historic character of the overlay.

The application to demolish the structure meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The new house will be one and one-half stories tall with a form similar to that of a side-gabled Craftsman bungalow, a common house-type for the area. The house will have a foundation height of approximately two feet (2') and an eave height of approximately nine feet (9') from finished floor, and ridge height of approximately twenty-four feet (24') from finished floor. Historic structures in the immediate context range between sixteen and twenty-eight feet (16'-28') from grade.

The house will be thirty-five feet (35') wide across the front. The depth of the house will be sixty-one feet (61') including a six foot (6') deep front porch. Historic structures in the immediate vicinity range between approximately thirty and thirty seven feet (30'-37') wide.

Staff finds the height and scale to be compatible with the surrounding buildings and to meet guidelines II.B.1 and II.B.2.

Setback & Rhythm of Spacing, Orientation:

The site plan notes that the front setback will be in alignment with the homes on either side. The side setbacks will be approximately seven feet (7') on each side, which is compatible with the setbacks of surrounding historic houses and meets the minimum bulk zoning requirement of a minimum of five feet (5').

The house will be oriented to address the street in the same manner as surrounding houses with a primary entrance facing Forrest Avenue and concrete walkway leading from the front steps to the sidewalk. The vehicular access will be at the rear of the property, off the alley.

Staff finds that the setbacks and orientation are appropriate because they will maintain the established rhythm of the street, and meet guidelines II.B.3. and II.B.6.

Materials:

The foundation will be split-face concrete block, the cladding a smooth-faced fiber-cement siding with a five inch (5”) exposure and the roof asphalt shingle roof in a “weathered wood” color. The exterior trim will be cement-fiber. The windows and doors will be wood. The materials for the porch columns and porch floor are not indicated. With the condition that those materials are approved by Staff, these materials meet guideline II.B.4.

Roof form: The primary roof, a side-oriented gable, will have a pitch of 8:12, as will the front gabled dormer. These roofs are compatible with those of historic houses nearby and meet guideline II.B.5.

Proportion and Rhythm of Openings:

The front elevation will have a typical Craftsman window pattern with three-over-one windows. The majority of windows are twice as tall as they are wide, which matches the proportion of windows on historic homes in the district. The rhythm of window openings will also be similar to a Craftsman style. The longest expanse without an opening is approximately twenty-feet (20’); however, this takes place beyond the midpoint of the house where it will have a minimal visual impact. Staff finds the window rhythm to meet guideline II.B.7.

Appurtenances & Utilities: Utilities

The location of mechanicals is not indicated. Staff recommends that they be located on the side, beyond the midpoint of the house or to the rear in order to meet section II.B.9.

Outbuildings:

The outbuilding will be a one story, two-car garage with an area of five hundred, twenty-eight square feet (528 sq. ft.). The building will be eighteen feet (18’) tall with a gabled roof. The materials of the outbuilding will match those of the new house. The building will be located behind the primary building and will be accessed from the alley.

The project meets section II.B.8 of the design guidelines.

Recommendation:

Staff recommends approval of the application to demolish the existing building at 1616 Forrest Avenue and to construct a new house and outbuilding, with the conditions that staff approves the final exterior materials prior to selection.



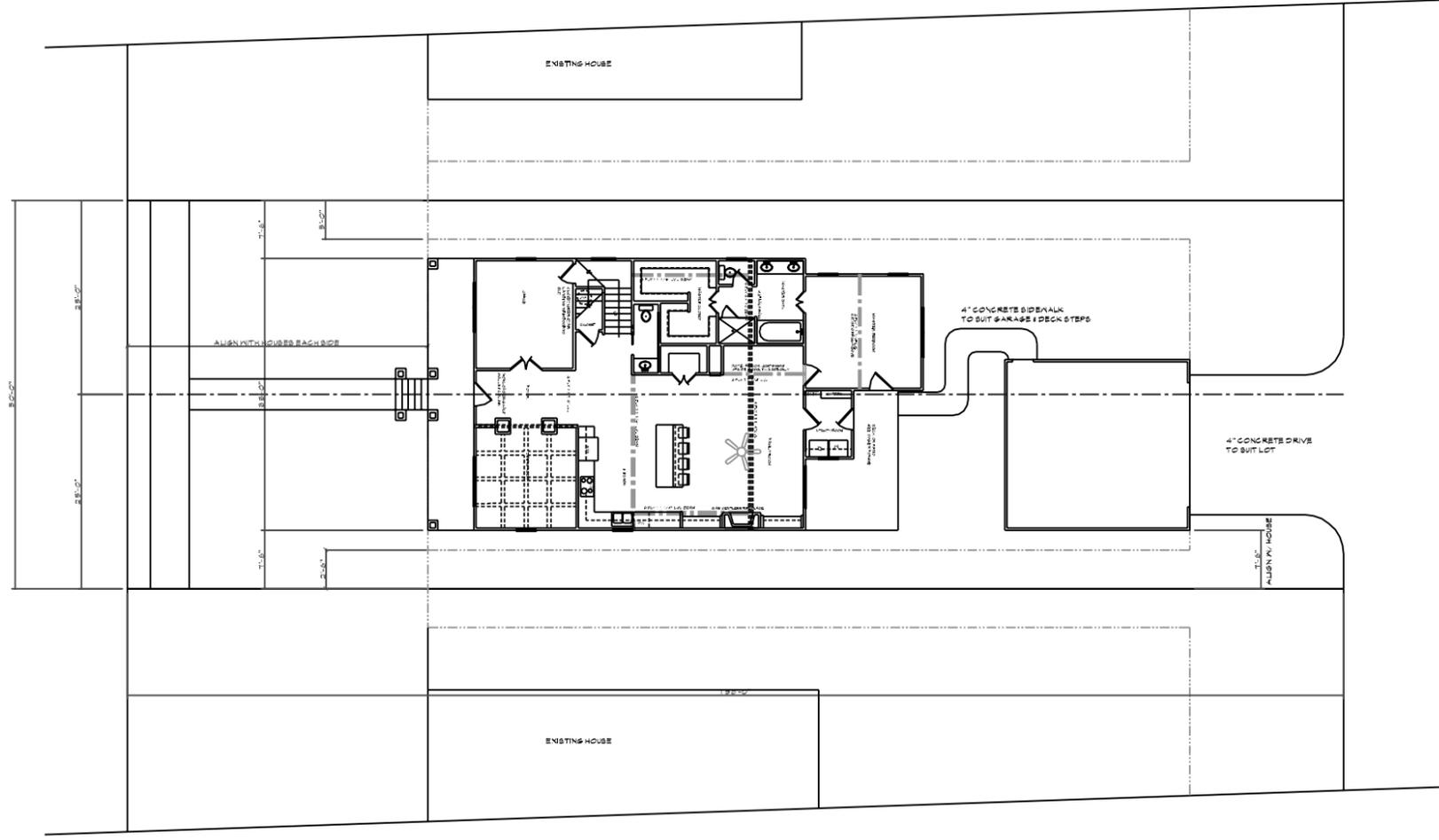
1616 Forrest, existing structure.



1618 and 1620 Forrest Avenue.



1611 Forrest Avenue.



- NOTES:**
1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.
 2. MATCH ALL EXISTING MATERIALS WHEN POSSIBLE.
 3. VERIFY 100% OPENING DOORS & WINDOWS PRIOR TO CONSTRUCTION.
 4. MAKE ALL SPACING MATCH EXISTING FOOTING PER PLAN & BOTTOM FINISHES.

SITE PLAN
NO SCALE

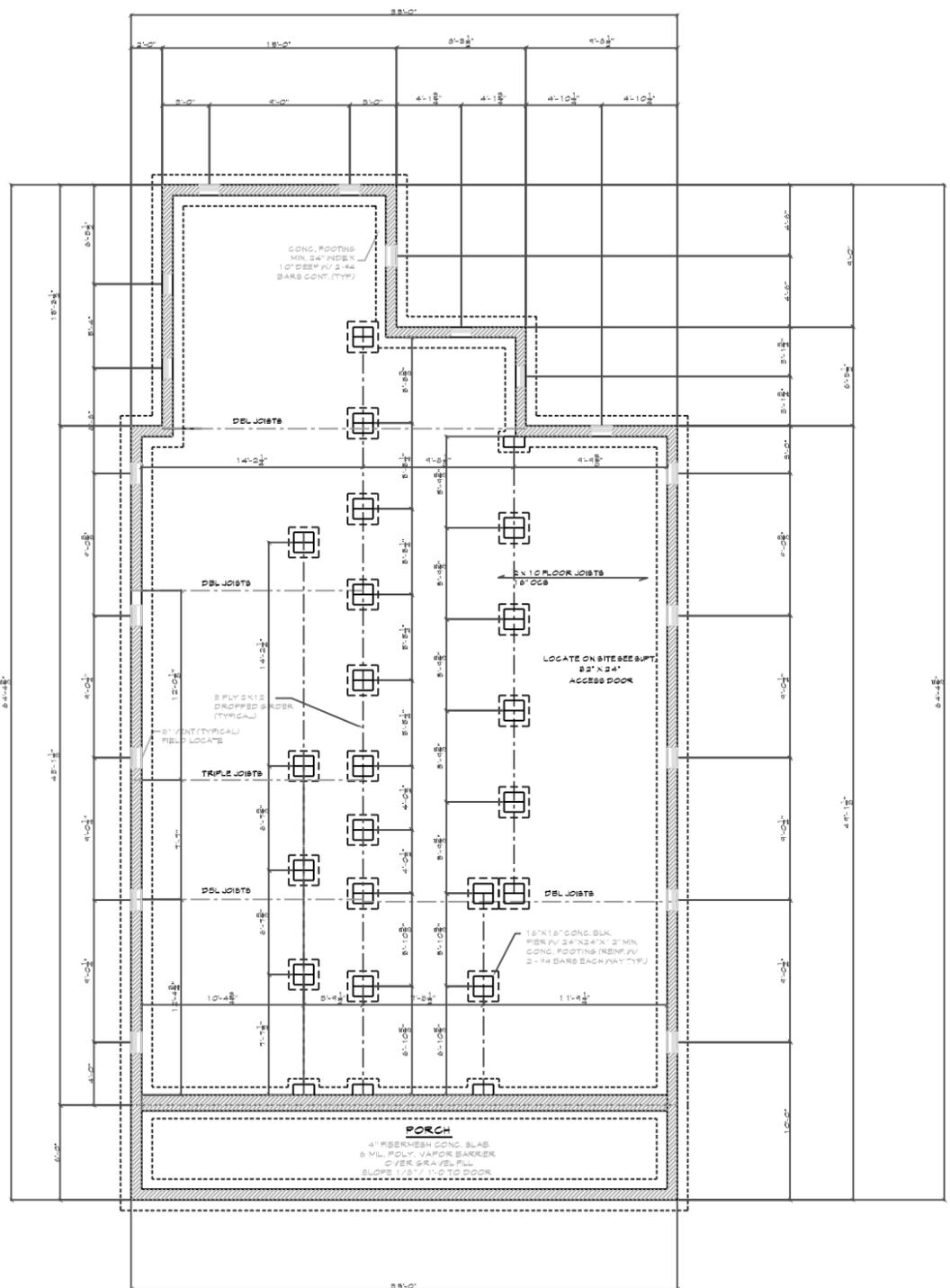
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Job#	111-2019

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TWIN TEAM INVESTORS
1616 FORREST

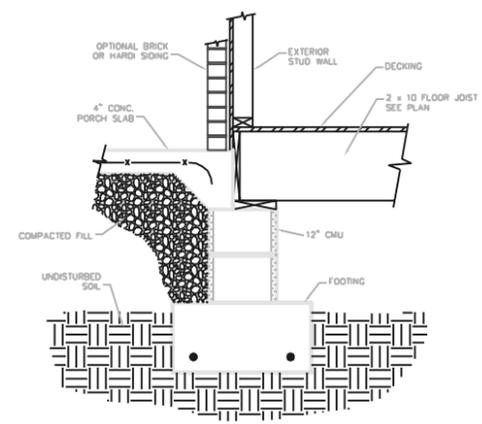
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SITE PLAN					



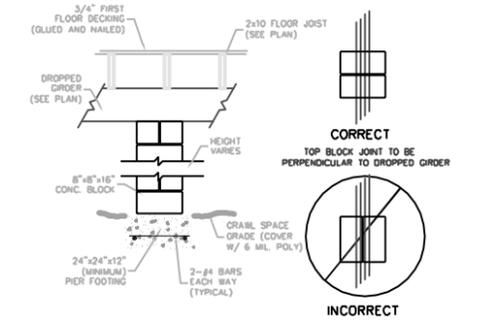
- NOTES:**
1. VERIFY ALL DATA PRIOR TO CONSTRUCTION.
 2. VERIFY ALL EXTENSION MATERIALS WHEN POSSIBLE.
 3. VERIFY JOINT OVERLAP AND DOORS PRIOR TO CONSTRUCTION.
 4. MAKE ALL SPACING MATCH WITH THE FOOTING SLOPE PER ARCH. REFER TO ARCH. DRAWINGS.

RESIDENTIAL STANDARD NOTES

- RESIDENTIAL FOUNDATIONS**
1. ALL FOOTINGS ARE 12" X 24" UNLESS NOTED.
 2. ALL INTERIOR PIERS ARE 2'-8" X 16" CMU CAPPED W/ 4" X 18" SOLID BLOCKS. ALL PIERS OVER 8'-2" HIGH ARE TO BE FILLED W/ TYPE S MORTAR.
 3. ALL FOOTINGS FOR PIERS ARE TO BE 12" X 24" CONTINUOUS UNLESS NOTED ON DAG.
 4. 8" BLOCK TYPICAL UNLESS OTHERWISE NOTED. 8" X 16" BLOCK PIERS.
 5. REINFORCE BLOCK WALLS W/ #9 GALVANIZED TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" OC VERTICAL SPACING.
 6. CONCRETE SHALL BE 3000 PSF IN 28 DAYS UNLESS NOTED.
 7. REBAR SPLICES TO BE A MINIMUM OF 24" UNLESS NOTED.
 8. LOCATE A FOUNDATION VENT WITHIN 8'-0" FROM CORNERS WHERE SPECIFIED.
 9. FOOTINGS TO BEAR ON UNDISTURBED SOIL, HAVING A 2000 PSF SAFE BEARING CAPACITY. NOTIFY CONTRACTOR IF POOR SOIL CONDITIONS EXIST. FOOTING TO BE 12" BELOW GRADE.
 10. DO NOT SCALE DAG. REFER TO ARCH DAGS.

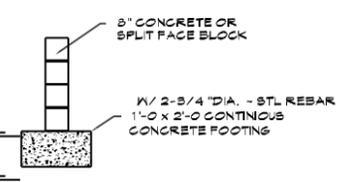


1
SCALE - 1" = 1'-0"



PIER DETAIL
SCALE: 1/2" = 1'

TYPICAL BLOCK & FOUNDATION DETAIL



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Job#	111-2019

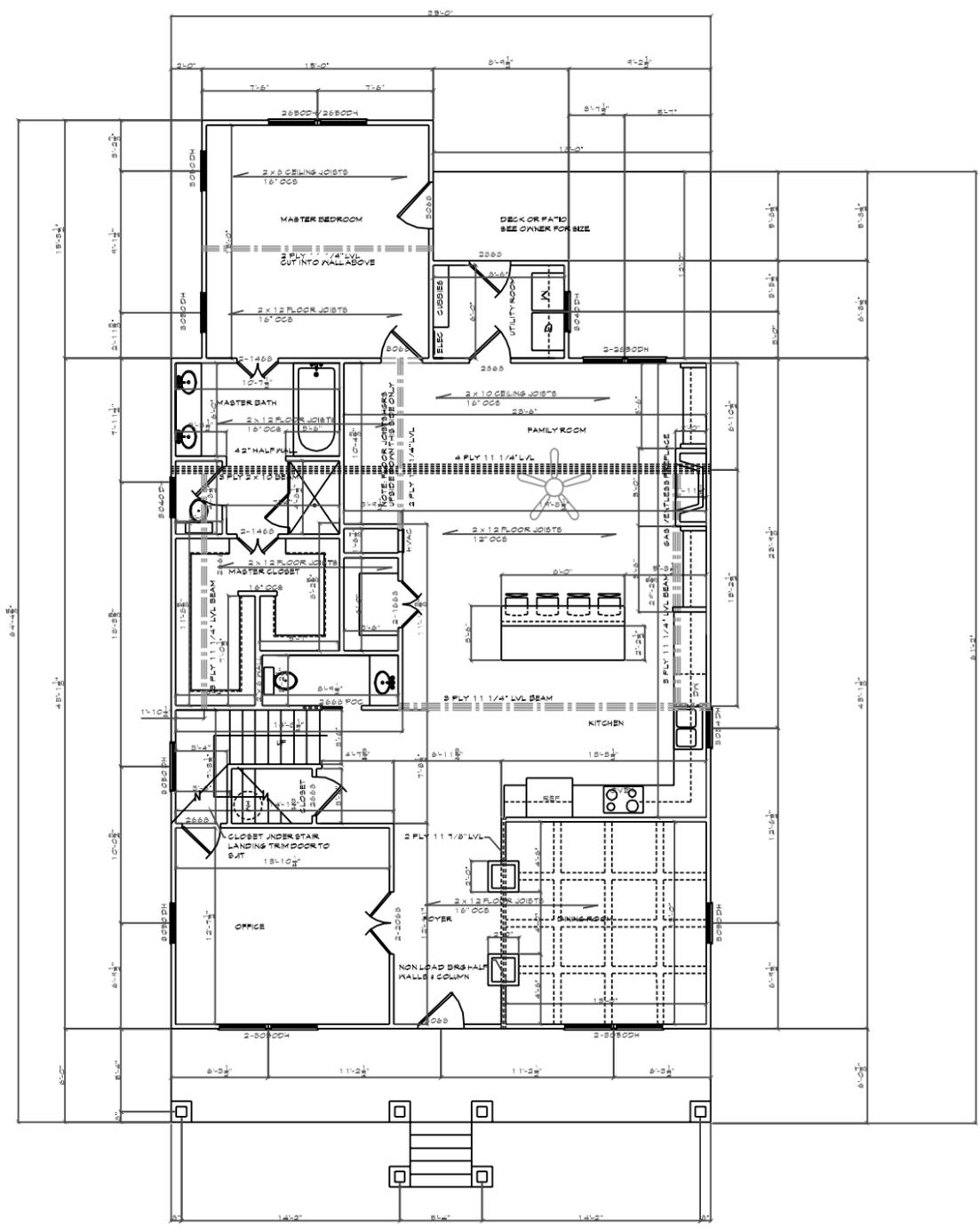
TWIN TEAM INVESTORS
1616 FORREST

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FOUNDATION DETAILS

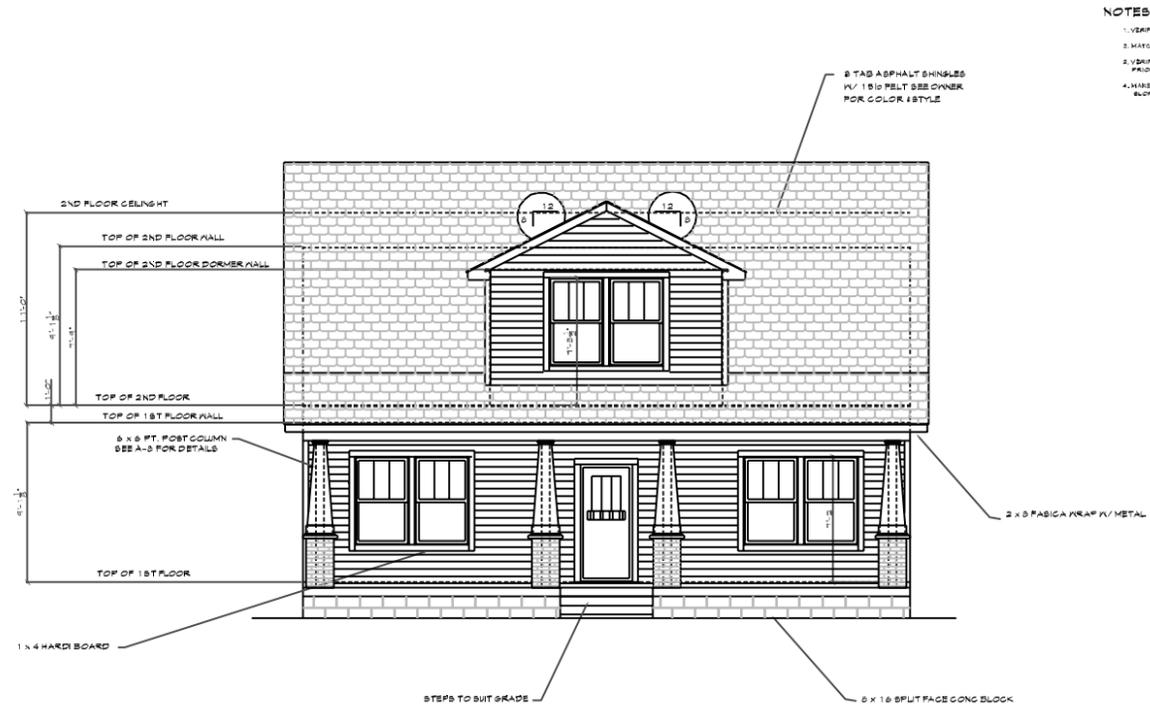
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3/8" = 1'-0"



- NOTES:**
1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.
 2. MATCH ALL EXISTING MATERIALS WHEN POSSIBLE.
 3. VERIFY WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION.
 4. MAKE ALL SPORTS MATERIALS AND EQUIPMENT AS SPECIFIED IN CONTRACT DOCUMENTS.

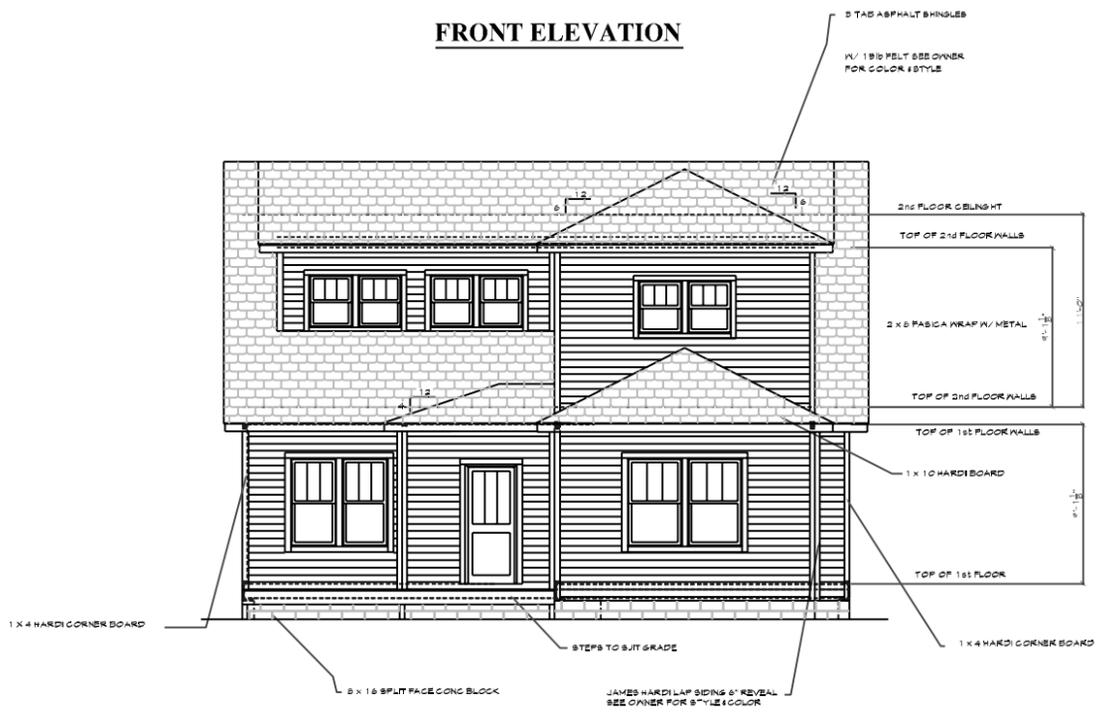
1st FLOOR PLAN

<p style="text-align: center;">TWIN TEAM INVESTORS 1616 FORREST</p>		Date	07/19/2019		<p>GARY L. FOLLIS 7301 Del Thomas Road Smryna, Tennessee, 37167 615-593-7912</p>
		DrBy	GLF		
		Rev			
		Job#	111-2019		
<p>1st FLOOR PLAN</p>		Scale:	1/8" = 1'-0"	Drawing Number	A-4
				Rev. No.	0



- NOTES:**
1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.
 2. MATCH ALL EXTERIOR MATERIALS WHEN POSSIBLE.
 3. VERIFY WITH OWNER WINDOW DOORS PRIOR TO CONSTRUCTION.
 4. MAKE ALL SPORTS MATERIALS VISIBLE UNLESS SPECIFIED OTHERWISE WHEN POSSIBLE.

FRONT ELEVATION



REAR ELEVATION

SQUARE FOOTAGE:

1ST FLOOR	1781
2ND FLOOR	1267
TOTAL HEATED	3048
FRONT PORCH	248
TOTAL UNDER ROOF	3300 SQ FT

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TWIN TEAM INVESTORS
1616 FORREST

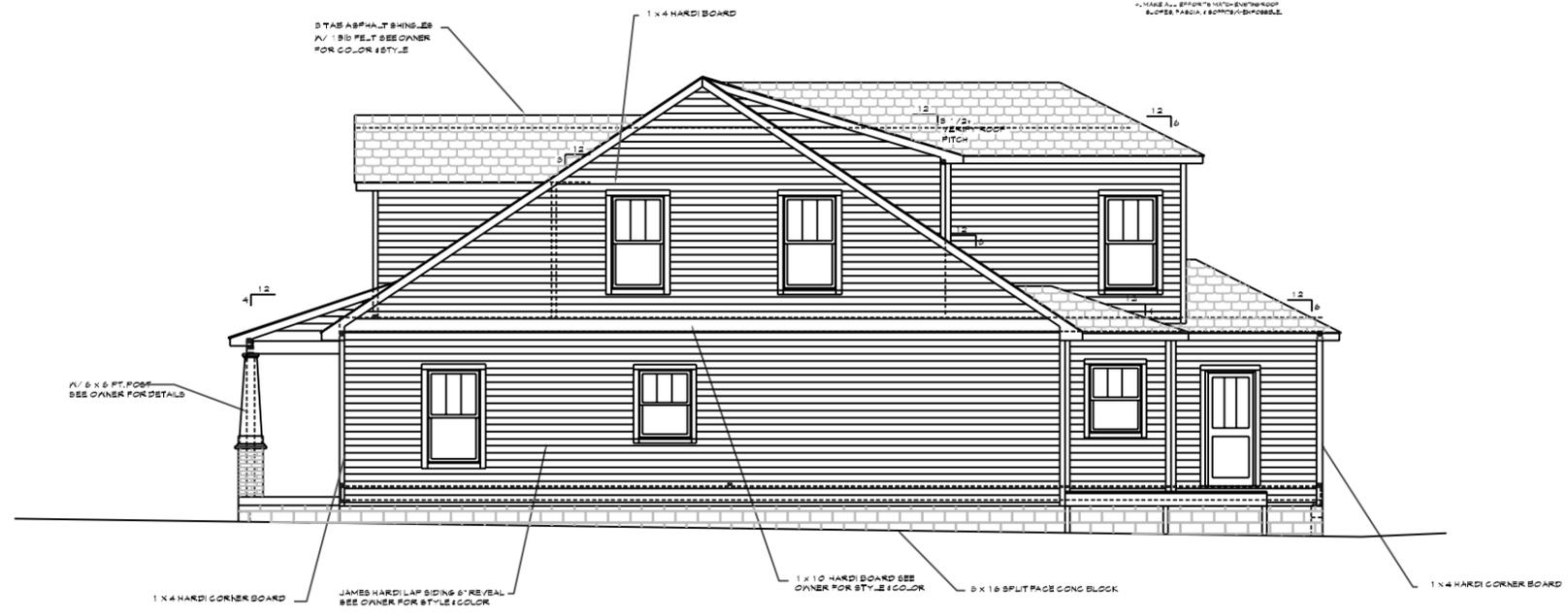
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FRONT & REAR ELEVATIONS

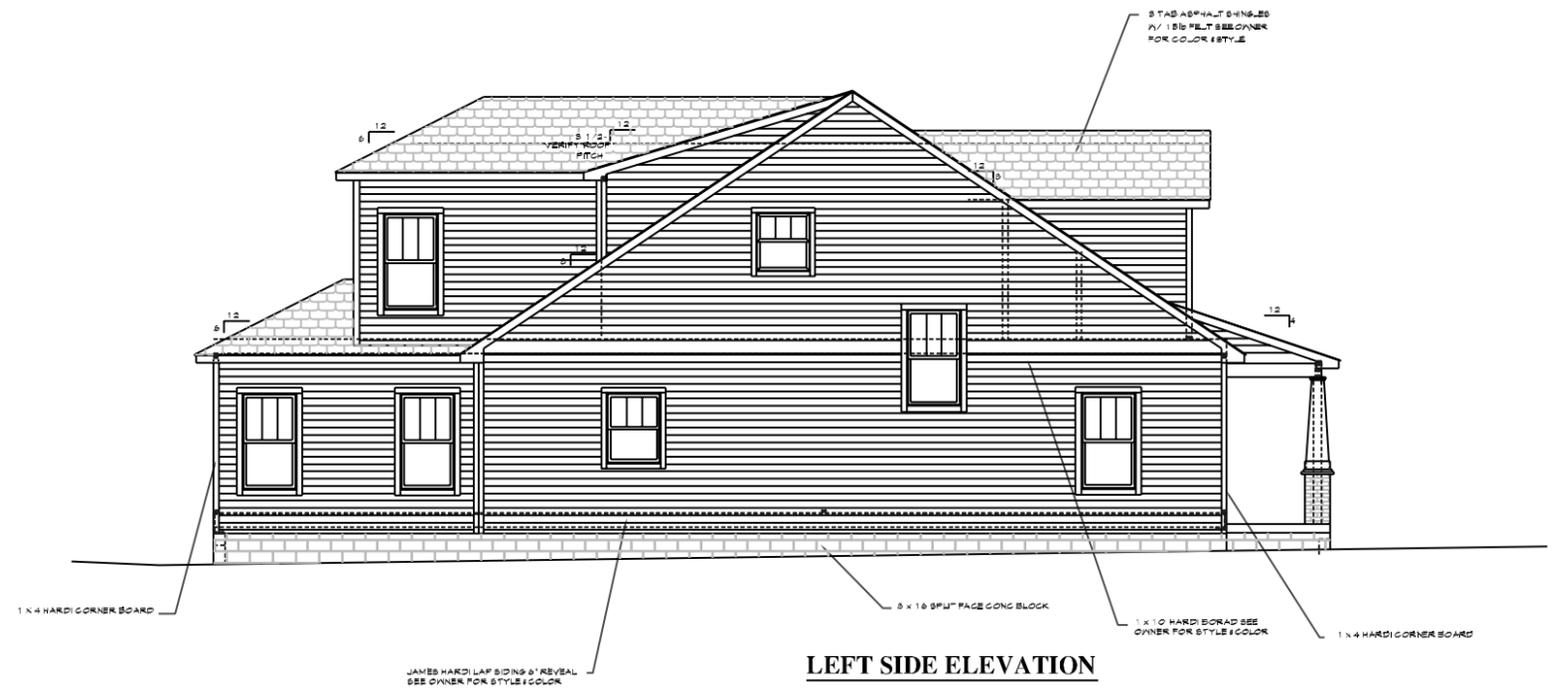
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Rev. No.
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NOTES:
 1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION
 2. MATCH ALL EXTERIOR MATERIALS WHERE POSSIBLE
 3. VERIFY ALL DOOR AND WINDOW SIZES PRIOR TO CONSTRUCTION
 4. MAKE ALL EFFORTS TO MATCH EXISTING ROOF SLOPE & FACIA / GUTTER / DOWNSPOUTS



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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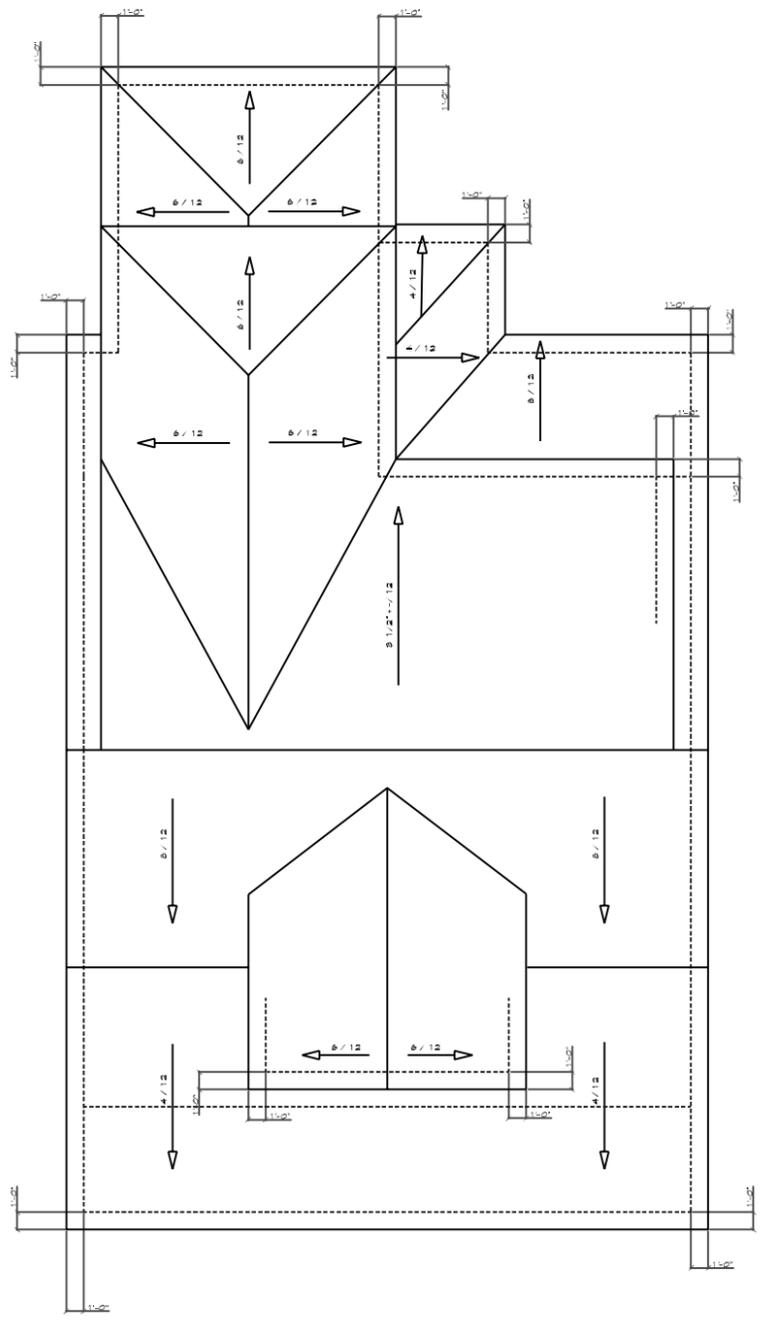
TWIN TEAM INVESTORS
 1616 FORREST

Drawing Number
A-2

LEFT & RIGHT ELEVATIONS

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

Rev. No.
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ROOF PLAN

- NOTES:**
1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.
 2. MATCH ALL EXTERIOR MATERIALS WHERE POSSIBLE.
 3. VERIFY ALL OPENINGS MATCH DOORS FROM TO CONSTRUCTION.
 4. MATCH ALL SPACERS MATCHES WITH ROOF SLOPES, PITCHES & CORNERS WHERE POSSIBLE.



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TWIN TEAM INVESTORS
 1616 FORREST

Drawing Number
A-6

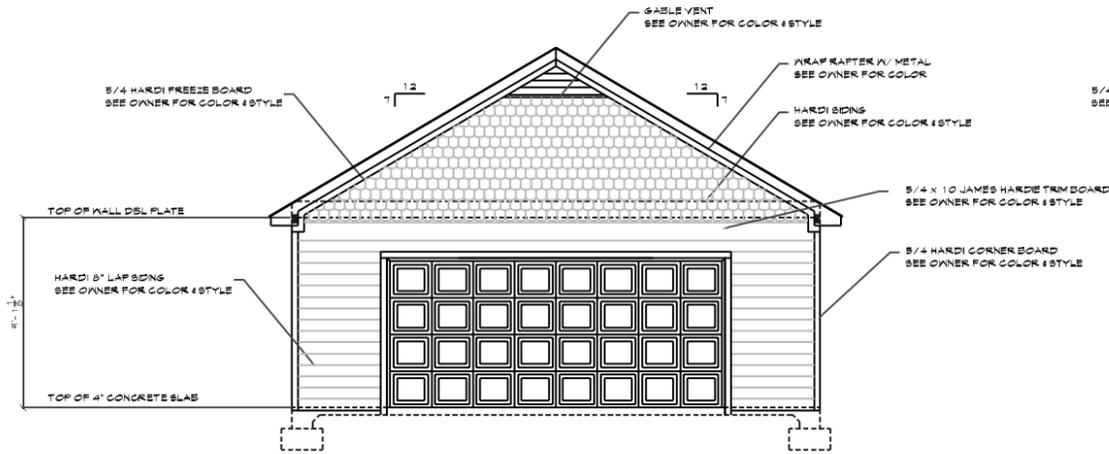
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ROOF LAYOUT

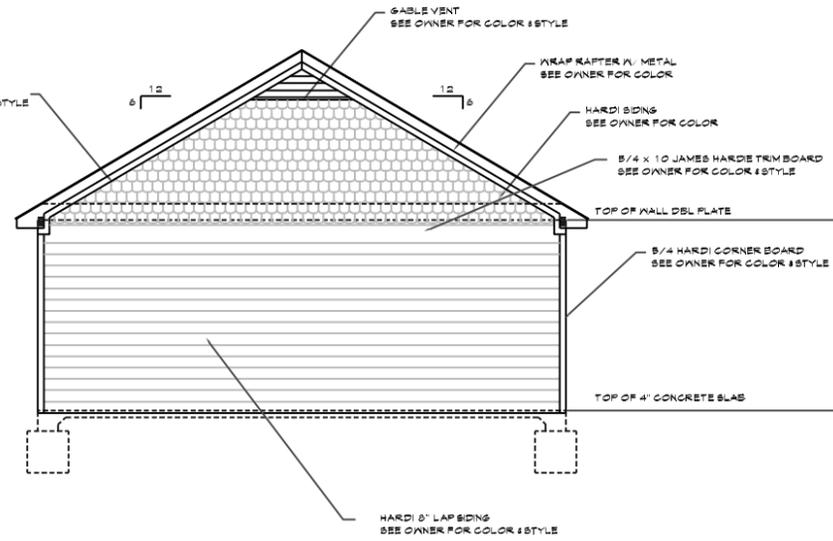
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NOTES:

1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.
2. MATCH ALL EXTERIOR MATERIALS WHEN POSSIBLE.
3. VERIFY ALL COVER WINDOWS & DOORS PRIOR TO CONSTRUCTION.



FRONT ELEVATION



REAR ELEVATION

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Date	12/01/2012
DrBy	GLF
Rev	
Job#	56-2012

TWIN TEAM INVESTORS 2685 N. Mt. JULIET RD. Mt. JULIET, TN

22'-0" X 24'-0" DETACHED GARAGE
SINGLE STORY

Scale: 1/4" = 1'-0"

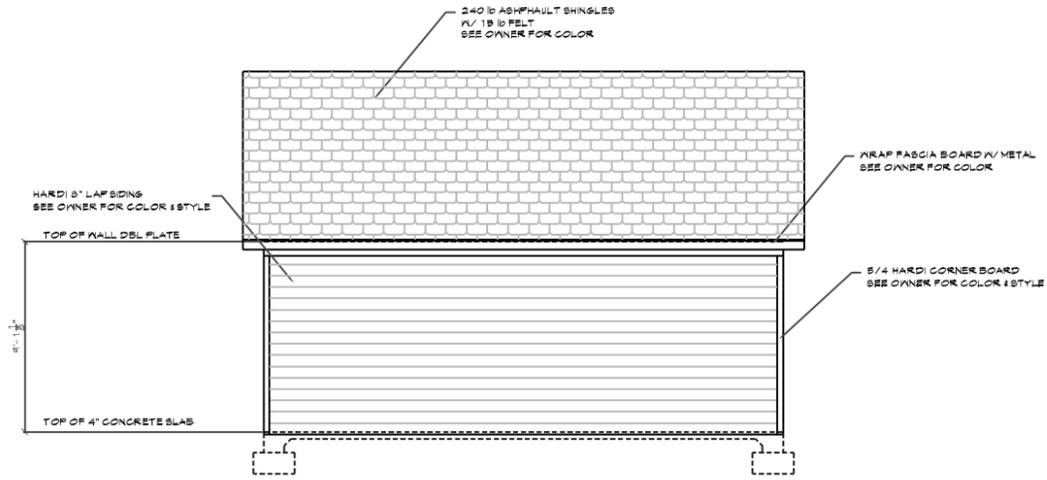
FRONT & REAR ELEVATIONS

Drawing Number
A-1

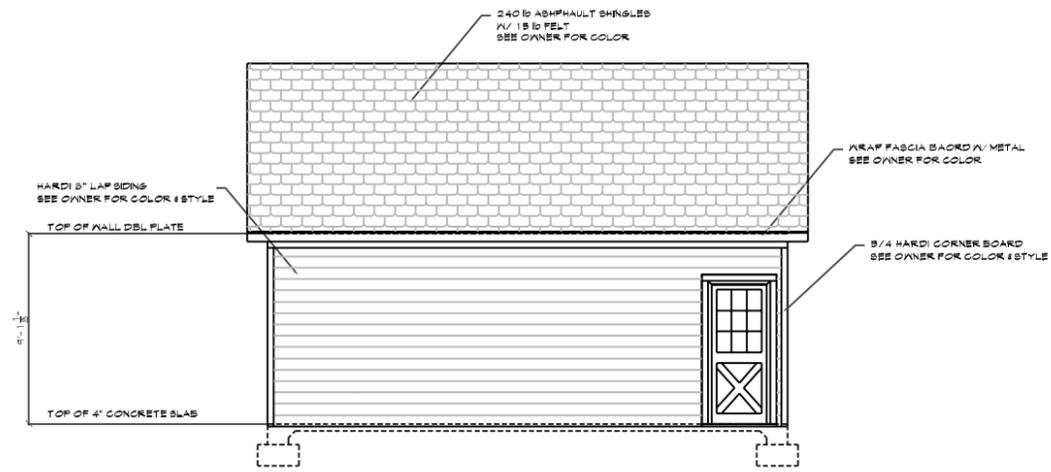
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NOTES:

1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.
2. MATCH ALL EXTERIOR MATERIALS WHEN POSSIBLE.
3. VERIFY WITH OWNER WINDOWS & DOORS PRIOR TO CONSTRUCTION.



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Date	12/01/2012
DrBy	GLF
Rev	
Job#	56-2012

TWIN TEAM INVESTORS 2685 N. Mt. JULIET RD. Mt. JULIET, TN

22'-0" X 24'-0" DETACHED GARAGE
SINGLE STORY

Scale: 1/4" = 1'-0"



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7301 Del Thomas Road
Smryna, Tennessee, 37167
615-593-7912

Drawing Number
A-2

LEFT & RIGHT ELEVATIONS

Rev. No.
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