



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
1815 Forrest Avenue
February 20, 2013

Application: New construction—addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310027100
Applicant: Gina Emmanuel
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to alter the roof form of a non-contributing structure. The project also involves altering the window and door pattern on the building, re-roofing the structure, constructing an entry-way wall, and constructing a rear, uncovered deck.</p>	<p>Attachments A: Site Plan B: Elevations</p>
<p>Recommendation Summary: Staff recommends approval of the project with the condition that staff review and approve the asphalt shingle color, a brick sample, and the specifications for the windows and doors. With this condition, staff finds that the project meets II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</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.

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.

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.

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.

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.

Background: 1815 Forrest Avenue is a residential structure constructed circa 1963. It is considered to be non-contributing to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay due to its age, style and form. (see Figure 1).



Figure 1. 1815 Forrest Avenue

Analysis and Findings:

Application is to alter the roof form of a non-contributing structure. The project also involves altering the window and door pattern on the building, re-roofing the structure, constructing an entry-way wall, and constructing a rear, uncovered deck.

Roof Form/Addition: The existing structure has a front-gabled roof with a slope of approximately 3.5/12. The front of the gable currently projects beyond the wall of the house, and there is an overhang of approximately three feet, three inches (3'3") at its deepest. The applicant is proposing to extend the roof out to create a larger overhang for the entryway. The extended overhang would project eight feet (8') beyond the wall of the structure at its furthest point. The overhang will not attach to any posts, but will

cantilever out over the entryway. The height of the existing structure will not be altered. Staff finds that extending the roof over the front entryway meets the design guidelines because the existing structure is non-contributing and the alteration of the roof will not negatively impact the surrounding historic character of the district. Staff finds that the roof alteration meets Section II.B.5. and II.B.10 of the design guidelines.

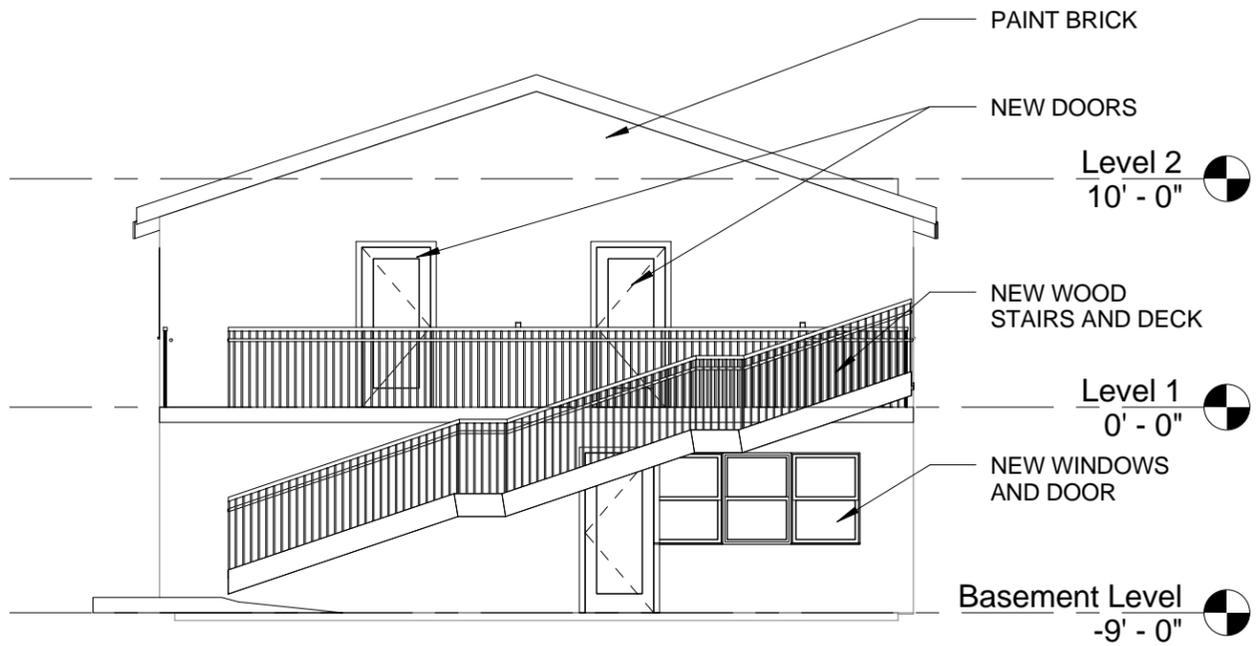
Entryway Wall. The applicant is proposing to construct a brick wall framing the entryway. It will be open on the right side. The wall will be five feet (5') tall at the front, and five feet, six inches tall (5'6") on the left side. The wall will be one foot, two inches thick on the left side. The front portion of the wall will be two feet (2') thick and will serve as a planter. Staff finds the addition of the entryway wall to meet the design guidelines because the building is a non-contributing structure and the wall will not negatively impact the historic character of the surrounding neighborhood. Staff finds that it meets Sections II.B.9. and II.B.10. of the design guidelines.

Rear Deck. The project involves constructing a rear deck that is uncovered. The Commission does not review uncovered decks on the rear of the structure in a conservation overlay like the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

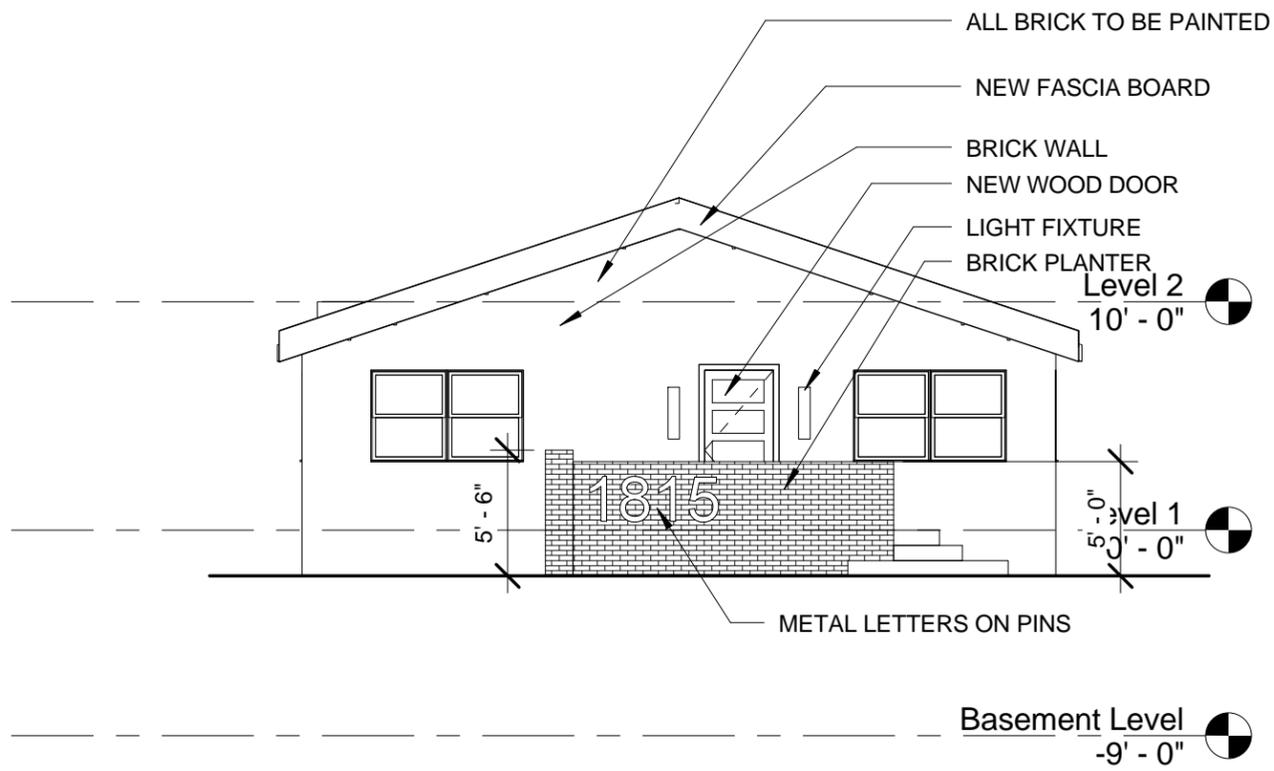
Proportion and Rhythm of Openings. The project involves altering the door and window pattern on the structure. On the front façade, there are currently two central doorways. The application involves removing the left doorway and installing a new wooden door in the right doorway. On the right elevation, the applicant will be installing two, paired window openings towards the front of the structure, and will be removing two window openings at the back of the structure. On the rear façade, two new doorways will be created, leading to the new uncovered deck. Staff finds that the alterations to the window and door openings are appropriate since the structure is non-contributing and the alterations will not negatively impact the historic character of the district. Staff does ask to review the window and door materials and specifications prior to purchase and installation. Staff finds that the changes to the window and door pattern meet Sections II.B.7. and II.B.10. of the design guidelines.

Materials. The existing structure is brick with an asphalt shingle roof. The structure will be re-roofed after the expansion of the roof, and staff asks to review the asphalt shingle color prior to purchase and installation of the material. The cantilevered roof will be supported with exposed wood framing. The new front door will be wood, and the materials for the new windows and the rear façade doors were not specified. Staff asks to review and approve the window and door materials and specifications prior to their purchase and installation. The new entryway wall will be brick, and staff asks to review a brick sample prior to purchase and installation of the material. The floor of the entryway will be painted wooden flooring, and poured concrete steps will be added to the side of the entryway. The existing structure's brick will be painted. The rear deck will be constructed of wood. With the staff's final approval of the asphalt shingle color, a brick sample, and the window and door specifications, staff finds that the application meets Section II.B.4. and II.B.10 of the design guidelines.

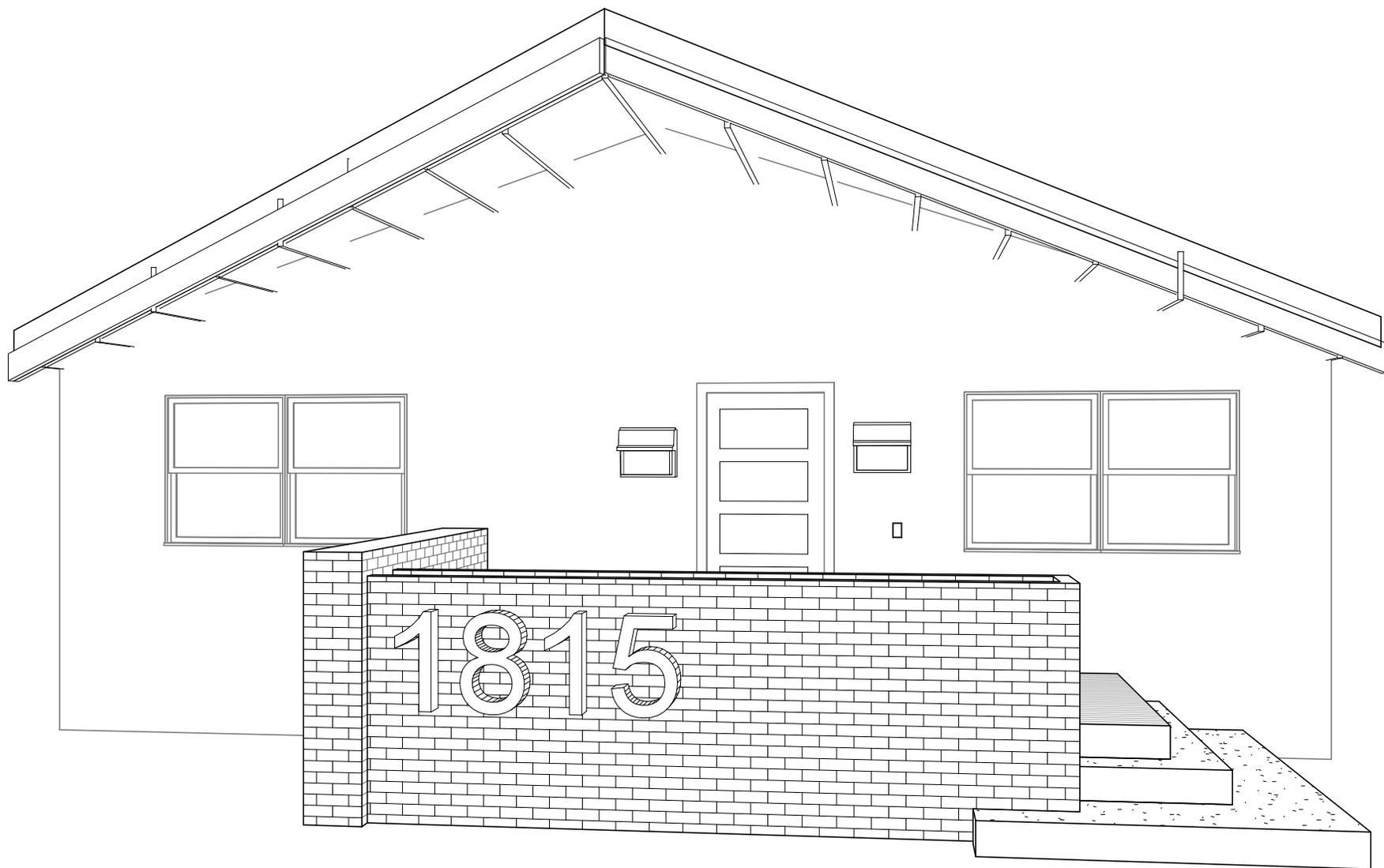
Recommendation Summary: Staff recommends approval of the project with the condition that staff review and approve the asphalt shingle color, a brick sample, and the specifications for the windows and doors. With this condition, staff finds that the project meets II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.



② North
1/8" = 1'-0"



① South
1/8" = 1'-0"



1

2

PAINT EXISTING BRICK

ASHPALT SHINGLE ROOF

SCAB ONTO EXISTING ROOF.
PROVIDE EXPOSED SUPPORT
BEAMS BELOW

Level 2
10' - 0"

NEW WOOD DECK
AND STAIRS

Level 1
0' - 0"

Basement Level
-9' - 0"

1 East
1/8" = 1'-0"

PAINT EXISTING BRICK

ASHPALT SHINGLE ROOF

SCAB ONTO EXISTING ROOF.
PROVIDE EXPOSED SUPPORT
BEAMS BELOW

Level 2
10' - 0"

NEW WOOD DECK
AND STAIRS

Level 1
0' - 0"

Basement Level
-9' - 0"

2 West
1/8" = 1'-0"

1

2

Project Name

Client Name

Enter address here

CENTRIC ARCHITECTURE

Centric Architecture
2207 Crestmoor Road, Suite 200
Nashville, TN 37215
615.385.9600
Fax: 615.385.5099
info@CentricArchitecture.com

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