



**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**

**1605 Forrest Avenue**

**May 21, 2014**

**Application:** New construction - infill

**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08310017000

**Applicant:** John Root, Architect

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to construct a new house on a vacant lot. The new house will be one and one-half stories tall with an asymmetrical form, similar to a Queen Anne, with a primary front-projecting gable with smaller gables projecting to the front and both sides.

**Recommendation Summary:** Staff recommends approval of the new house with conditions that:

- The front setback is increased to align with the adjacent house to the right.
- Staff approves the brick, windows, and doors prior to selection.
- Staff approves the material of the front walkway and rear driveway.

Meeting those conditions, staff finds that the house will meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

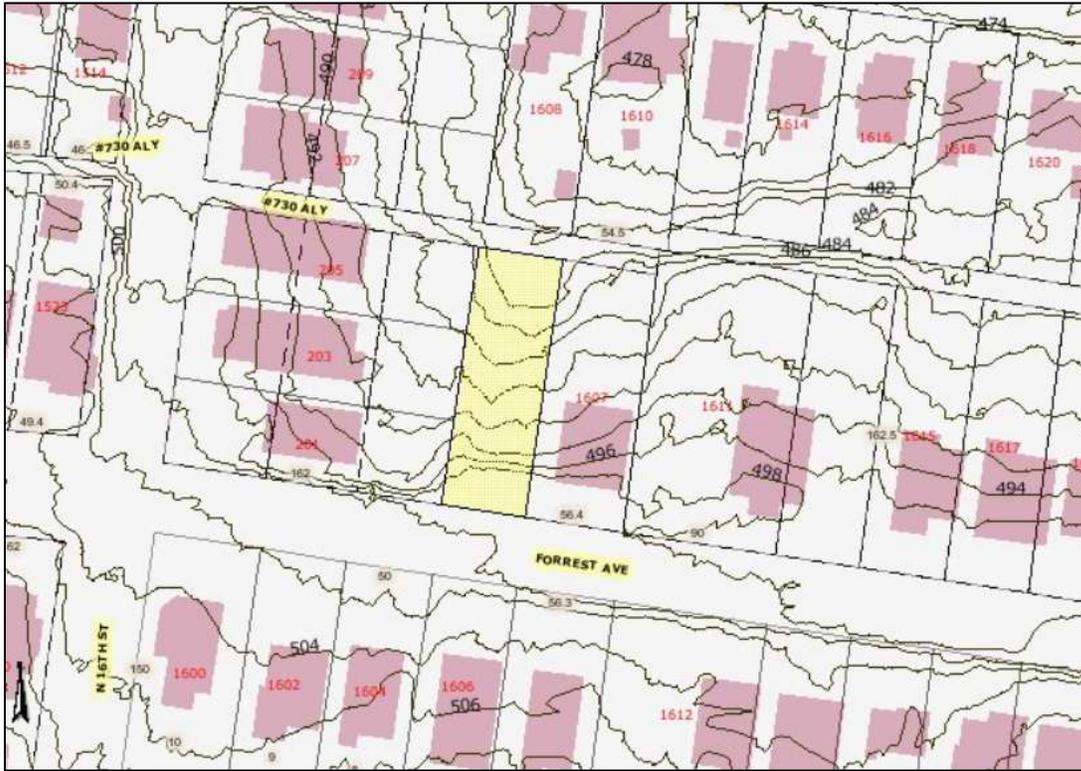
**Attachments**

**A:** Photographs

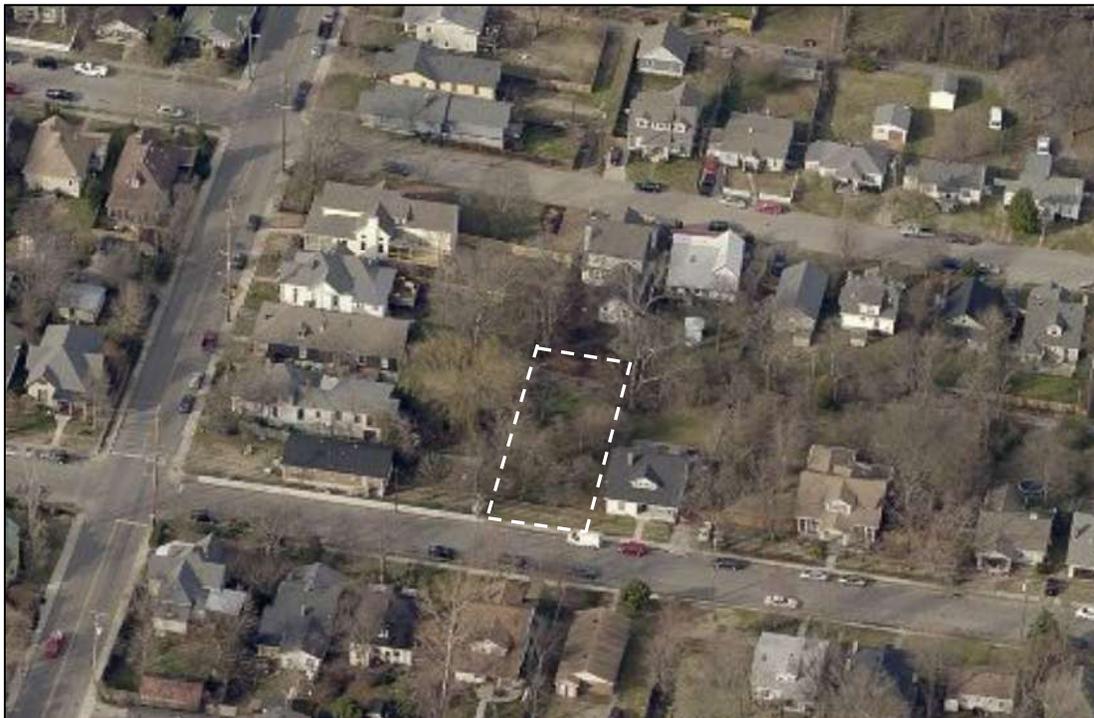
**B:** Site Plan

**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.

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

*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.*

**Background:** 1605 Forrest Avenue is a vacant lot.

**Analysis and Findings:** The applicant proposes to build a new one and one-half story house on the vacant lot.

### **Height & Scale:**

The new house will be one and one-half stories tall. Although contemporary in its composition and ornamentation, the form of the new house will be similar to that of a Queen Anne house with a tall center “core” and smaller projections to the front and sides, and a wrap-around front porch. This form is common historic throughout the Lockeland Springs neighborhood.

The primary mass of the house will be thirty-feet (30’) wide and a clipped gable roof with a height of thirty-one feet (31’) above the floor level. This is comparable to historic houses in the area range between twenty-three feet (23’) and thirty-three feet (33’) in

height. The floor level will be approximately two feet (2') above grade at the front of the house, with the grade dropping to the rear creating an additional story in the basement. At the midpoint of the building, on each side of the house, there will be a gabled projection that ties in to the side slope of the roof four feet (4') below the primary ridge. The eaves of all of these roofs will be fourteen feet (14') above the floor level. The gabled projections will widen the house to thirty-eight feet (38') in total by adding six feet (6') to the left and two feet (2') to the right. These proportions and the asymmetrical form overall are similar to many historic houses in the area, which range from twenty-six feet (26') to thirty-eight feet (38') in width, and includes several similar one and one-half story houses.

With the wider portion of the building set back approximately twenty-four feet (24') from the front, and with the heights and widths compatible with those of surrounding historic houses, Staff finds that the height and scale of the new house meet guidelines II.B.1. and II.B.2.

#### Setback & Rhythm of Spacing:

The front setback of the new house will be twenty feet (20'). Staff recommends as a condition of approval that the new house align with the adjacent historic house to the right, approximately twenty-three feet (23'). The building to the left faces South Sixteenth Street and is not historic. The new house will have side setbacks of seven feet (7') on the left and five feet (5') on the right. Because the form of the house is asymmetrical, the setbacks will appear greater at the front of the house, helping to maintain the rhythm of spacing established by historic houses on the street.

With the front setback increased so that the building aligns with the adjacent house to the right, Staff finds that the project will meet guideline II.B.3.

#### Materials:

The new house will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5'). Accent cladding includes wood board-and-batten and cedar shingles. The trim will be wood. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles in a graphite or gray color. The windows and doors will be aluminum-clad wood, and staff asks to approve the final window and door selections prior to purchase and installation. The house will have a brick chimney with a copper cap. The color of the brick is not known. The porch has a concrete floor with wood columns. The material of the rear stairs, garage doors, and of the walkway and driveway are unknown. With the staff's final approval of the brick, windows and doors, rear stairs, garage doors, walkway, and driveway, staff finds that the known materials are compatible with those of surrounding historic houses and meet guideline II.B.4

#### Roof form:

The roofs of the new house will be gables with a pitch of 12:12. The front-facing gables will be clipped with arched rake ends, creating an effect similar to the decorative bargeboards that are common on Queen Anne houses. The front wrap-around porch will

have a 4:12 pitched hip roof, and a small side dormer will have a 4:12 pitched shed dormer. These roofs are compatible with the roofs of surrounding historic houses.

Staff finds that the project meets guideline II.B.5.

Orientation, Outbuilding:

The orientation of the house will be compatible with surrounding historic houses, which are typically aligned with a front entrance facing the street with a concrete walkway connecting the porch to the sidewalk.

There will be a driveway at the rear of the house to access a basement-level garage from the alley. The Commission has determined that attached garages are appropriate when they are in a basement, alley accessed, and in the location of historic outbuildings. Staff finds that the orientation of the proposed addition is compatible with the existing structure, and that meets the criteria for attached garages.

Staff finds the project to meets guidelines II.B.6 and II.B.8

Proportion and Rhythm of Openings:

The windows on the proposed new house are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities:

The location of the HVAC will be on the left side of the house, beyond the midpoint of the structure. This is an appropriate location for the HVAC, and meets guideline II.B.9.

**Recommendation:**

Staff recommends approval of the new house with conditions that:

- The front setback is increased to align with the adjacent house to the right.
- Staff approves the brick, windows, and doors prior to selection.
- Staff approves the material of the front walkway and rear driveway.

Meeting those conditions, staff finds that the house will meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1605 Forrest Avenue, currently a vacant lot.

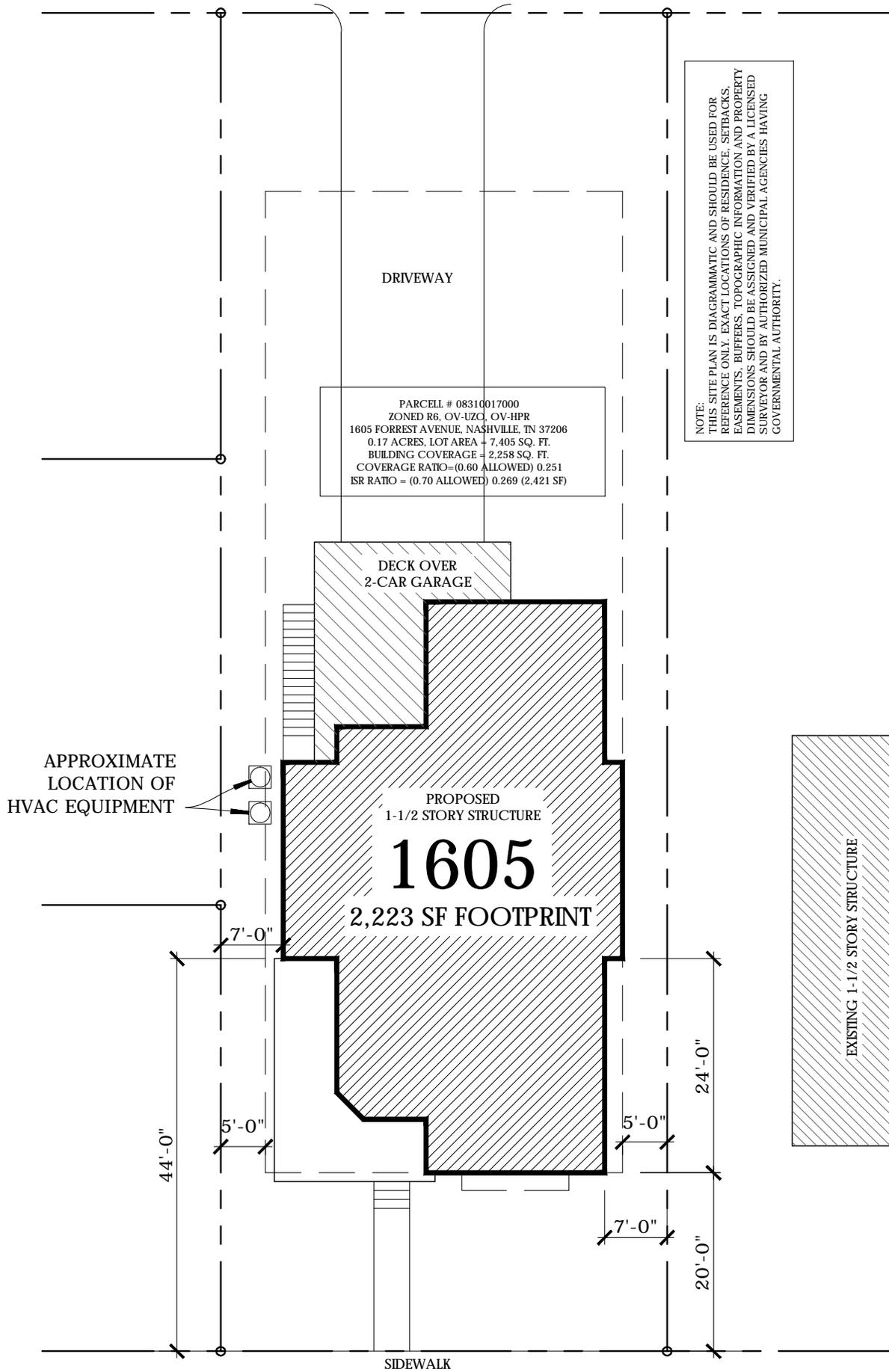


1607 and 1609 Forrest Avenue



201 South 16<sup>th</sup> Street, to left of 1605 Forrest.

SERVICE ALLEY



FORREST AVENUE

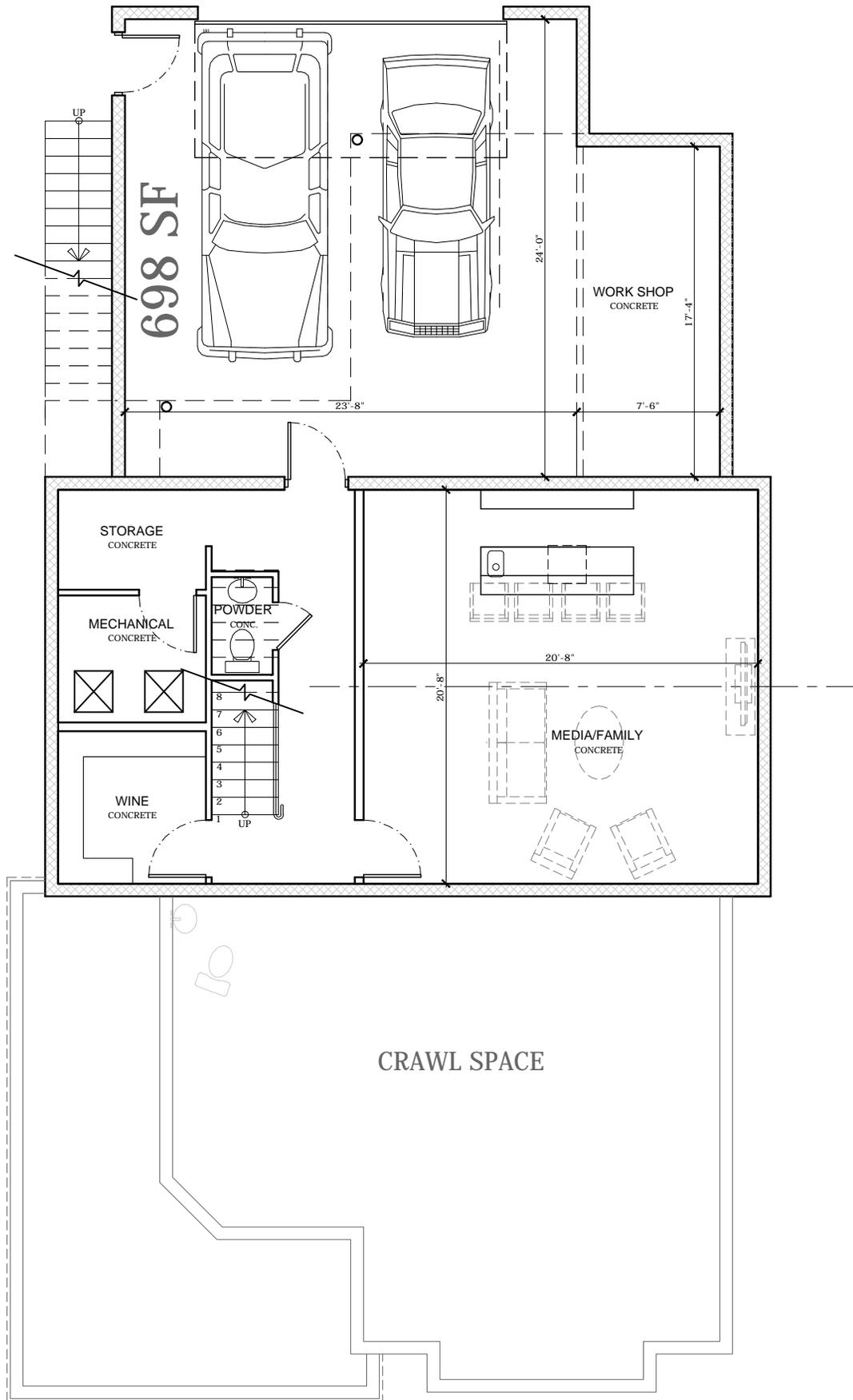
ARCHITECTURAL SITE PLAN

1/16" = 1'-0"



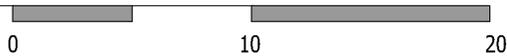
NOTE:  
THIS SITE PLAN IS DIAGRAMMATIC AND SHOULD BE USED FOR  
REFERENCE ONLY. EXACT LOCATIONS OF RESIDENCE, SETBACKS,  
EASEMENTS, BUFFERS, TOPOGRAPHIC INFORMATION AND PROPERTY  
DIMENSIONS SHOULD BE ASSIGNED AND VERIFIED BY A LICENSED  
SURVEYOR AND BY AUTHORIZED MUNICIPAL AGENCIES HAVING  
GOVERNMENTAL AUTHORITY.

757 SF

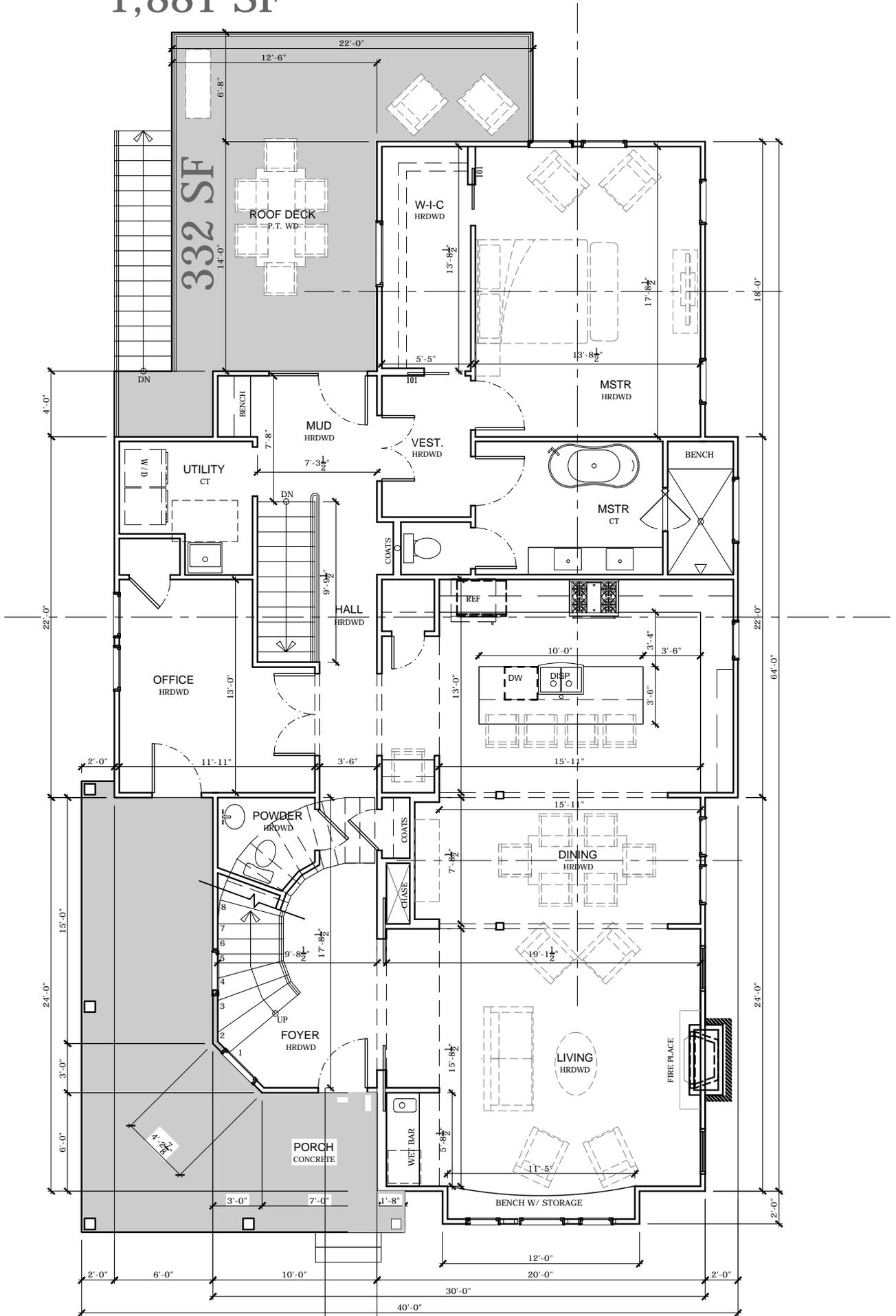


**BASEMENT PLAN**

1/8" = 1'-0"

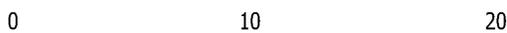


# 1,881 SF

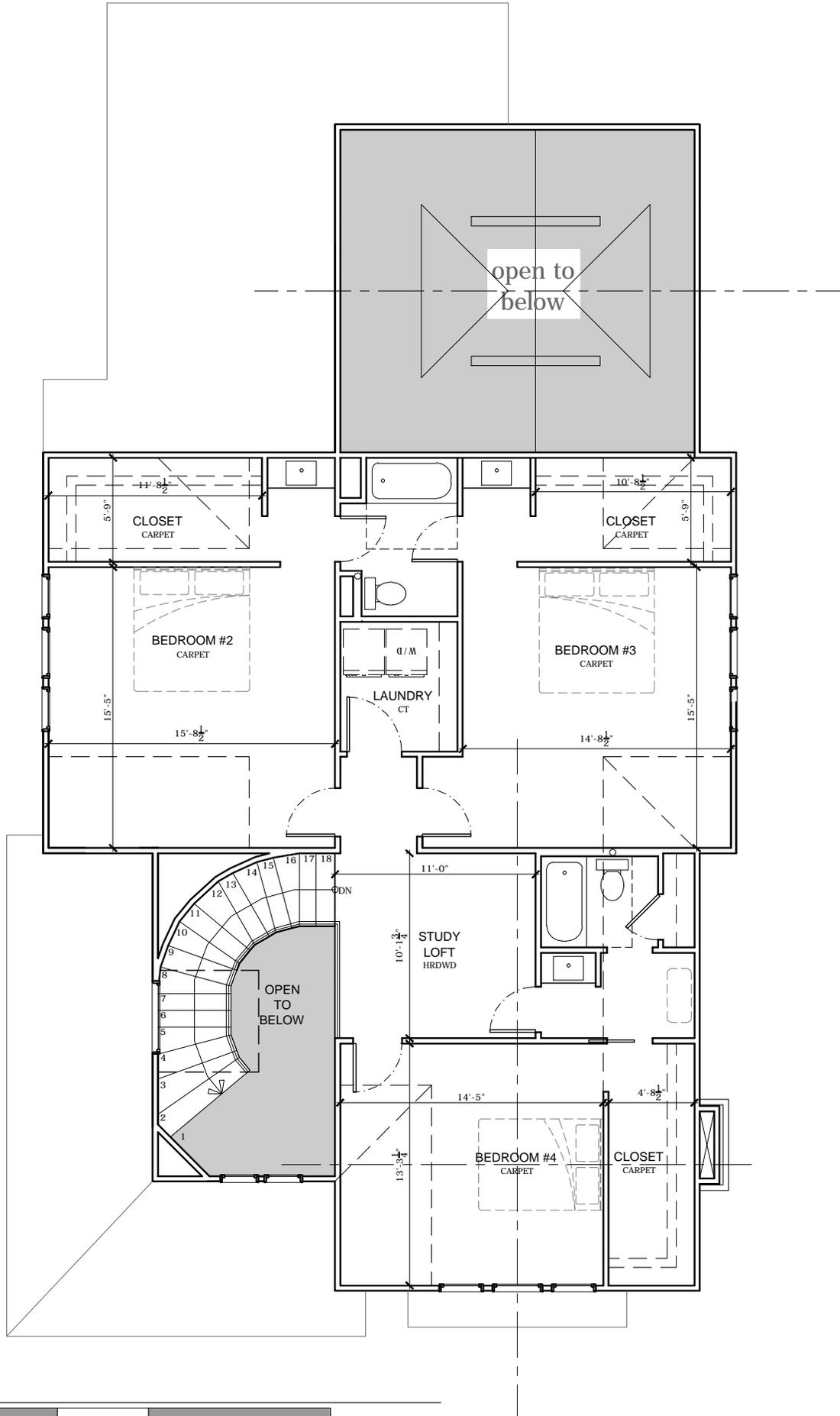


LOWER FLOOR PLAN

1/8" = 1'-0"

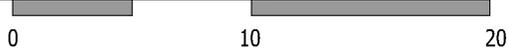


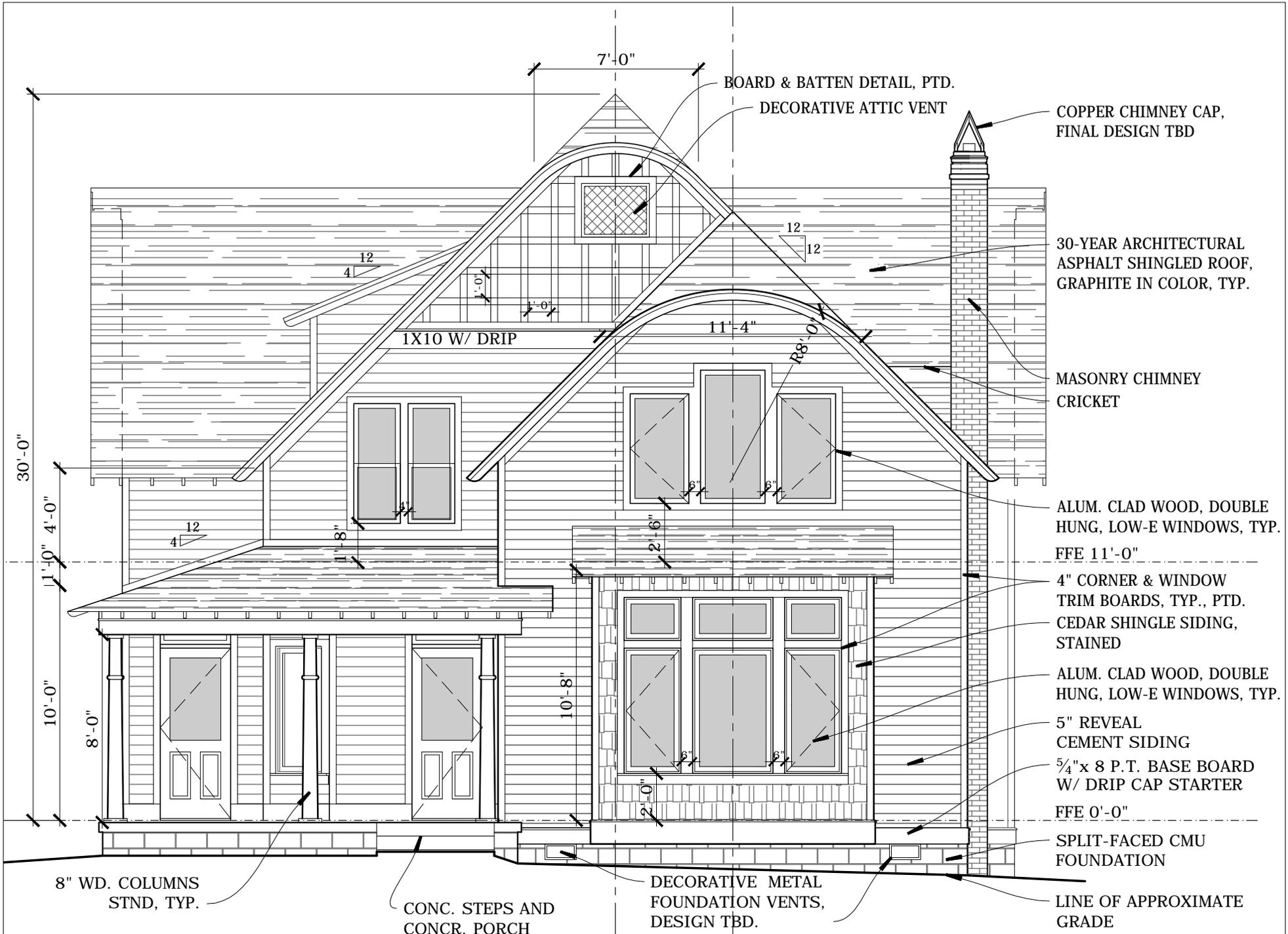
# 1,316 SF



UPPER FLOOR PLAN

1/8" = 1'-0"





FRONT ELEVATION





SIDE ELEVATION

1/8" = 1'-0"

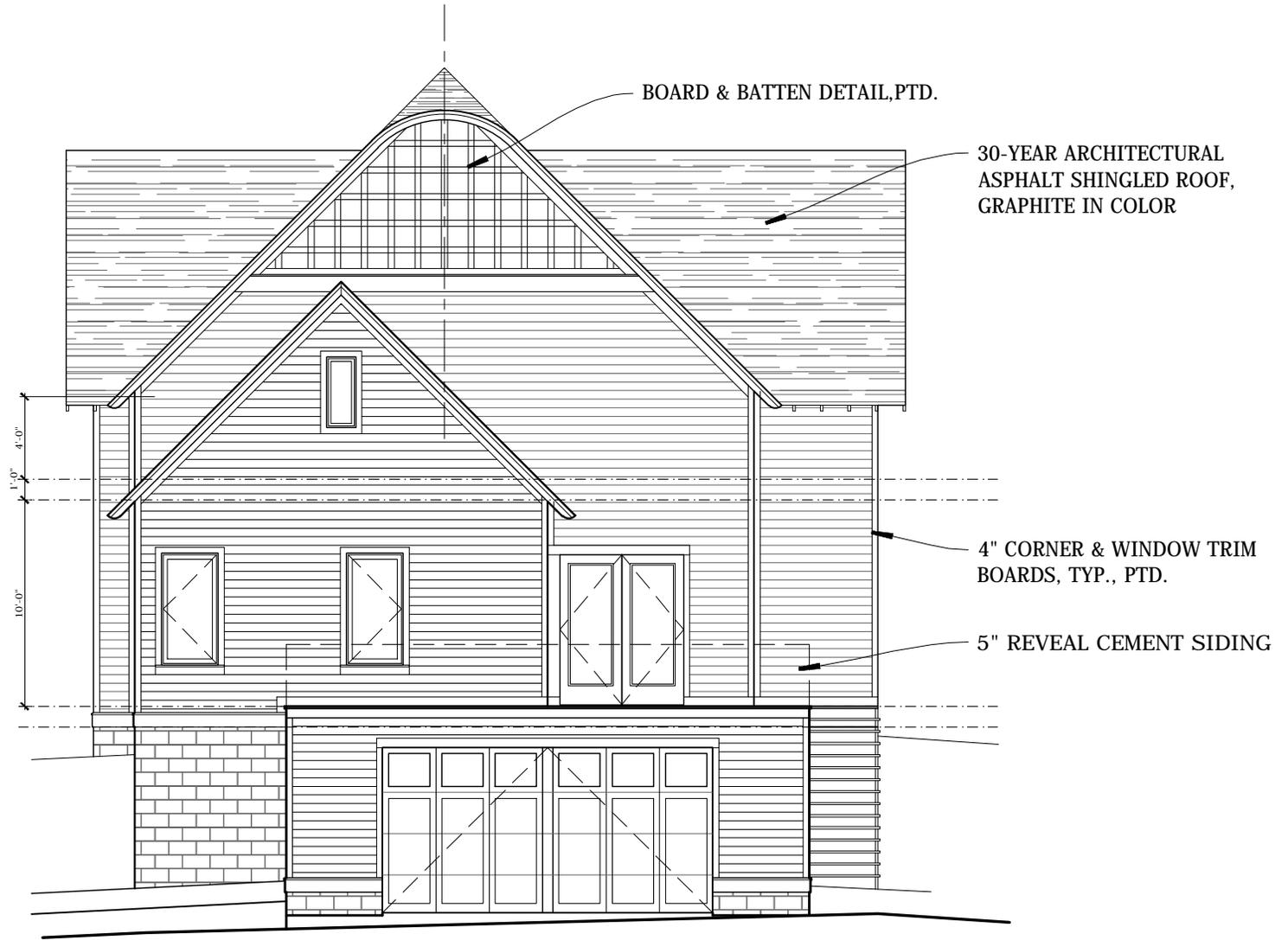
0 10 20



SIDE ELEVATION

1/8" = 1'-0"

0 10 20



REAR ELEVATION

1/8" = 1'-0"

