

MEGAN BARRY
MAYOR



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

**1621 Forrest Avenue
December 20, 2017**

Application: New construction-infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08310016300

Applicant: Todd Austin, Owner

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

Description of Project: The applicant proposes to construct a new one-story house with a cross-gabled roof, matching the size and bungalow form of an historic house that previously stood on the lot.

Recommendation Summary: Staff recommends approval of the proposed new house, with the condition that window, door, and brick selections are approved by MHZC Staff prior to installation, finding that the proposal meets the design guidelines for new construction 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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. 17.40.410).

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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

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. The reveal for lap siding should not exceed 5".

Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

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.

Porches

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.

Parking areas and Driveways

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.

Background: An historic Craftsman style house, constructed circa 1925, stood on this lot until recently. The house had a fire in the summer of 2017 and was subsequently approved for demolition. The house has been demolished but the foundation has been left intact.



The surrounding context comprises mainly one story and one and one-half story houses, and includes historic styles from the late nineteenth century through the middle of the twentieth century, with some more recent non-contributing houses scattered throughout.

Analysis and Findings: The applicant is proposing to construct a new house, matching the previous house in size and form.

Height & Scale: The new house will have a side-gabled bungalow form with projecting front-gabled porch and a rear-gabled wing. The house will have a roof height of nineteen feet (19") above the floor level with an eave height of nine feet, above an exposed foundation approximately two feet (2') tall at the front. Due to a drop in grade, an additional six feet (6') of foundation will be visible at the rear. These heights match the heights of the previous historic house, and are compatible with other surrounding historic houses.

Staff finds that the project meets sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The footprint of the new house will match the previous one, in the same location. In fact, the applicant intends to reuse the foundation from the recently demolished house. The front setback of will match the previous house, as will the left and right setbacks of sixteen feet and thirteen feet (16' and 13'), respectively. These setbacks are compatible with the setbacks of the surrounding historic context and meet section II.B.3 of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Re-use existing Concrete Block	Pressed stone pattern	Yes	
Primary Cladding	Cement-fiber Clapboard	Smooth faced 5"exposure	Yes	
Trim	Wood & Cement- fiber		Yes	
Roofing	Asphalt Shingles	Gray (matching previous)	Yes	
Chimney	Reusing existing		Yes	
Front Porch floor/steps	Concrete	Smooth	Yes	
Front Porch Columns	Square bases with tapered columns	Brick, wood	Yes	X
Rear Porch floor/steps	Re-use existing concrete deck		Yes	
Rear Porch Columns	Re-use existing metal posts and stairs		Yes	
Windows	Double-hung, Divided light	Not-indicated	Yes	X
Principle Doors	Full light, divided, with matching sidelights	Not-indicated	Yes	X
Driveway/ Parking	Re-use existing for garage and carport	Stone block, Steel posts.	Yes	
Garage Door	Panel with windows	Not-indicated	Yes	X
Walkway	Re-use existing concrete walkway from porch to sidewalk		Yes	

Staff finds the materials proposed for the new house to be compatible with those of historic houses in the surrounding area. With a condition that window and door selections are approved by MHZC Staff prior to purchase and installation, the project will meet section II.B.4 of the design guidelines. Additionally, if the existing foundation or chimney cannot be reused, Staff asks to approve any new material prior to construction.

Roof form: The house will be side-gabled with the front porch underneath a projecting front gable. The pitches of the roof slopes will be 7:12, matching the roof of the previous structure. The chimney from the previous house has been left intact, and it will be incorporated into the new roof. Staff asks that the elevations are revised to show the chimney. With that condition, Staff finds the roof form and pitches to be compatible with roofs on surrounding historic houses and to meet section II.B.5 of the design guidelines.

Orientation: The primary facade of the new house will face Forrest Avenue directly, in the same direction and manner as the previous structure and other historic buildings on the block. There is an existing paved walkway connecting the porch to the Forrest Avenue that is to be retained. The right side of the house, facing North 17th Street, will have a basement level garage facing the street, as there was on the previous house. Staff finds that the orientation of the project meets section II.B.6 of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed new house will match the locations and proportions of openings on the previous structure. The windows will be double hung, most will have divided light sashes with others having single-light sashes, matching the windows on the previous structure. The house will have a street-facing garage in the basement level on the right side. Although not very common, this will match the condition of the previous historic house that was on the lot. For this reason and because the proportion and rhythm of openings on the new building are generally compatible with historic houses, Staff finds that the new house will meet section II.B.7 of the design guidelines.

Appurtenances & Utilities: No changes to the site's paving or other appurtenances were indicated on the drawings. The HVAC condensers for on the previous building were located on the left side of the house toward the rear, but their location on the new building has not been indicated. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house on the non-street-facing side. With that condition, staff finds that the project will meet section II.B.9 of the design guidelines.

Recommendation: Staff recommends approval of the proposed new house, with the condition that window and door selections are approved by MHZC Staff prior to installation, finding that the proposal meets the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1621 Forrest Avenue, after a fire in the summer of 2017.



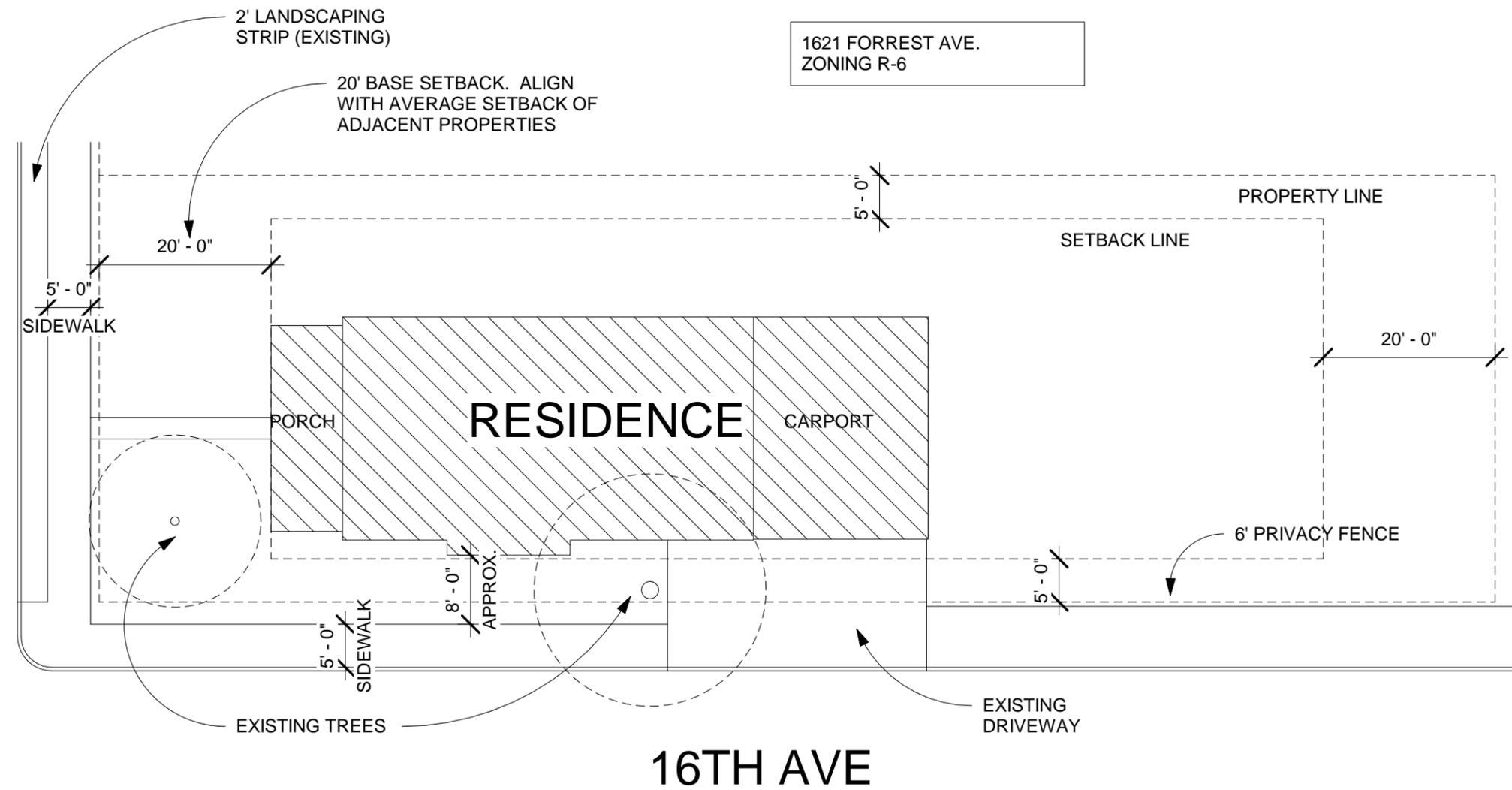
View of house after demolition, showing concrete porch slab and brick chimney, both of which are to be re-used in the new house.



View from North 17th Street showing foundation and rear porch/carport, both of which are to be reused in the new house.

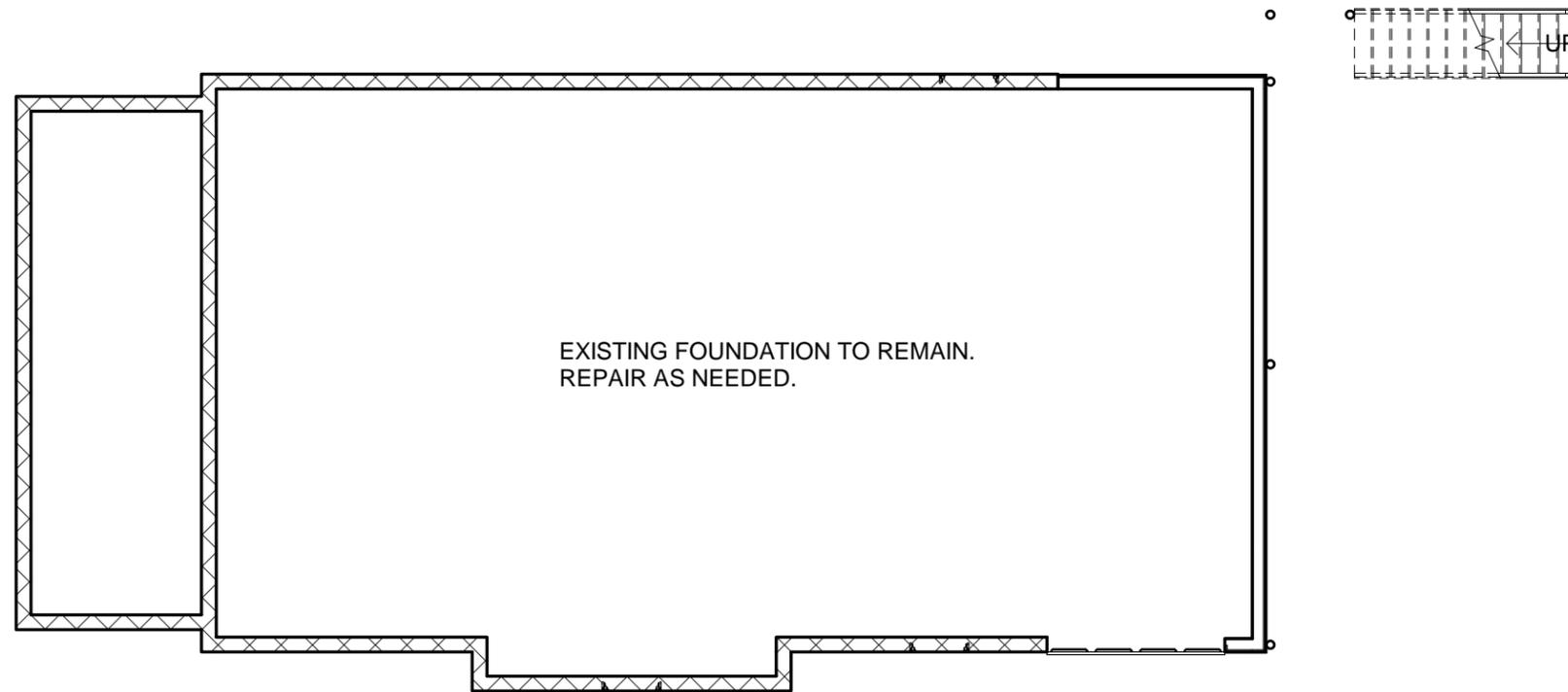


FORREST AVE



1 SITE PLAN
1/16" = 1'-0"





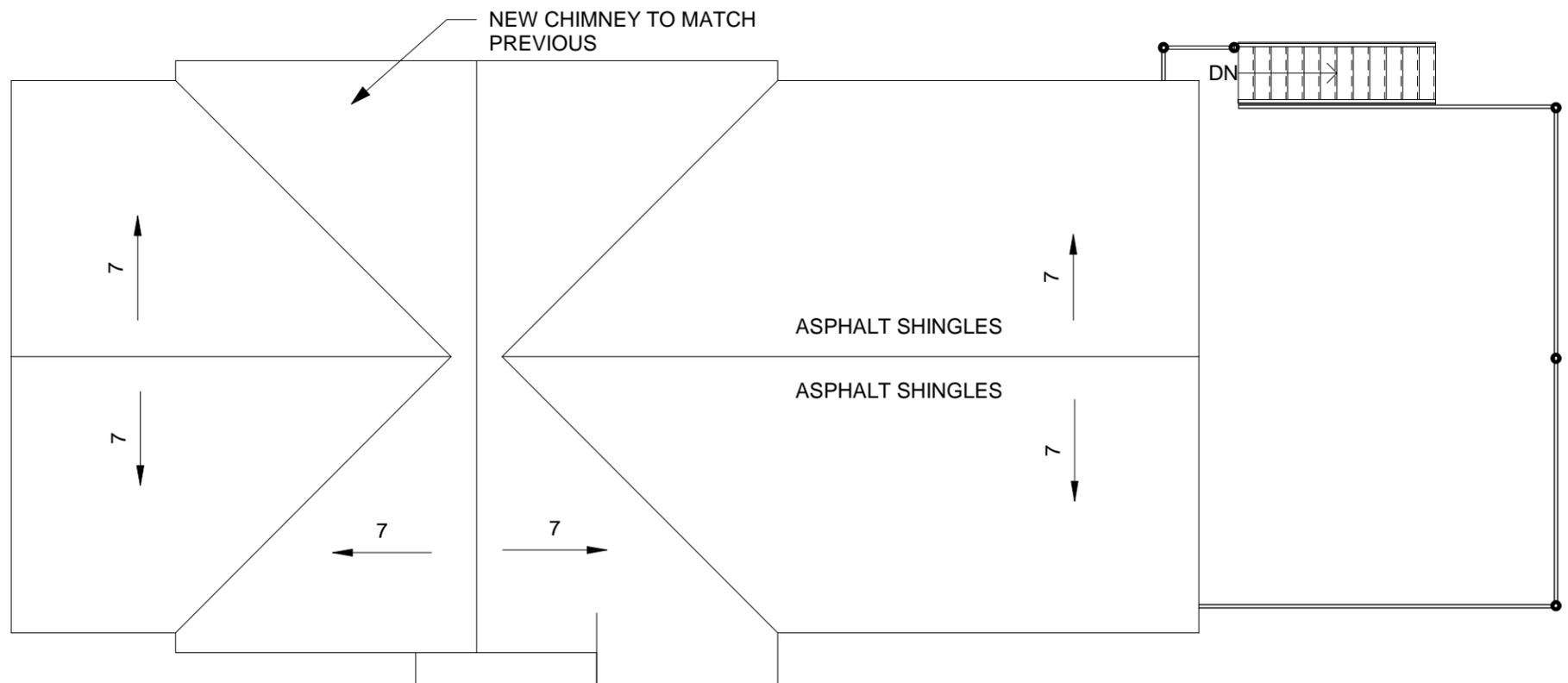
PROJECT SCOPE/REBUILD NOTES:

THE SCOPE OF THIS PROJECT IS TO REBUILD A HISTORIC HOME DESTROYED BY FIRE. THE FOUNDATION, FRONT PATIO, CONCRETE PATIO (REAR) AND GARAGE CONCRETE HAVE BEEN FOUND STRUCTURAL SOUND AND WILL REMAIN. NEW CONSTRUCTION WILL REBUILD THE HOME TO MATCH THE HOME AS IT STOOD BEFORE THE FIRE. PHOTO DOCUMENTATION HAS BEEN ATTACHED FOR THE REBUILD DESIGN.

① FOUNDATION - NEW
1/8" = 1'-0"

HISTORIC RENOVATION NOTES:

- NEW WINDOW AND DOORS TO MATCH PREVIOUS DESIGN OR CURRENT HISTORIC GUIDELINES AND APPROVAL
- NEW EXTERIOR MATERIALS TO MATCH PREVIOUS DESIGN OR CURRENT HISTORIC GUIDELINES AND APPROVAL
- NEW EXTERIOR DIMENSIONS, ROOF SLOPE, TRIM DETAILS MATCH PREVIOUS DESIGN OR CURRENT HISTORIC GUIDELINES AND APPROVAL



② ROOF
1/8" = 1'-0"

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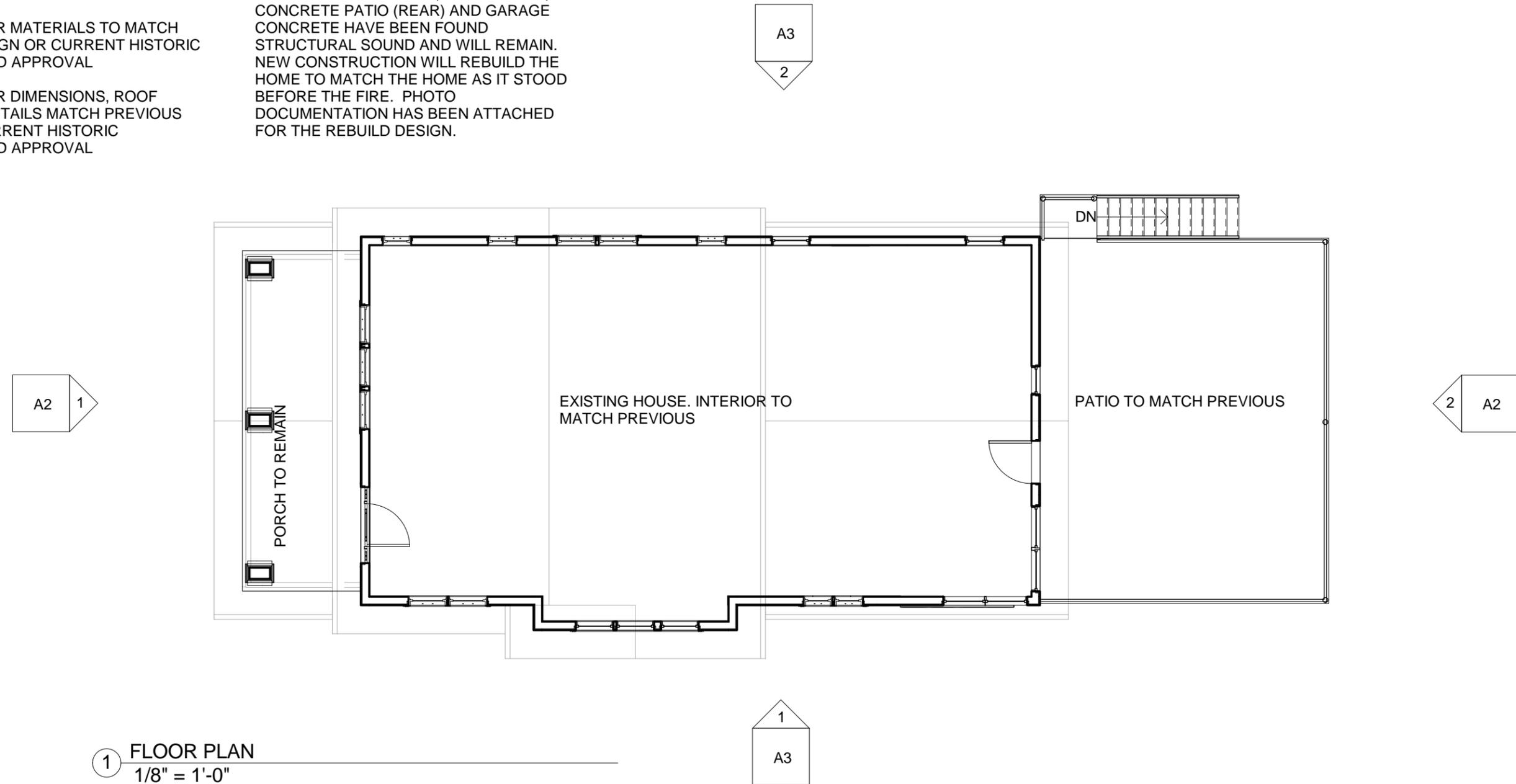
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1 FLOOR PLAN
1/8" = 1'-0"



DEUS EX DESIGN

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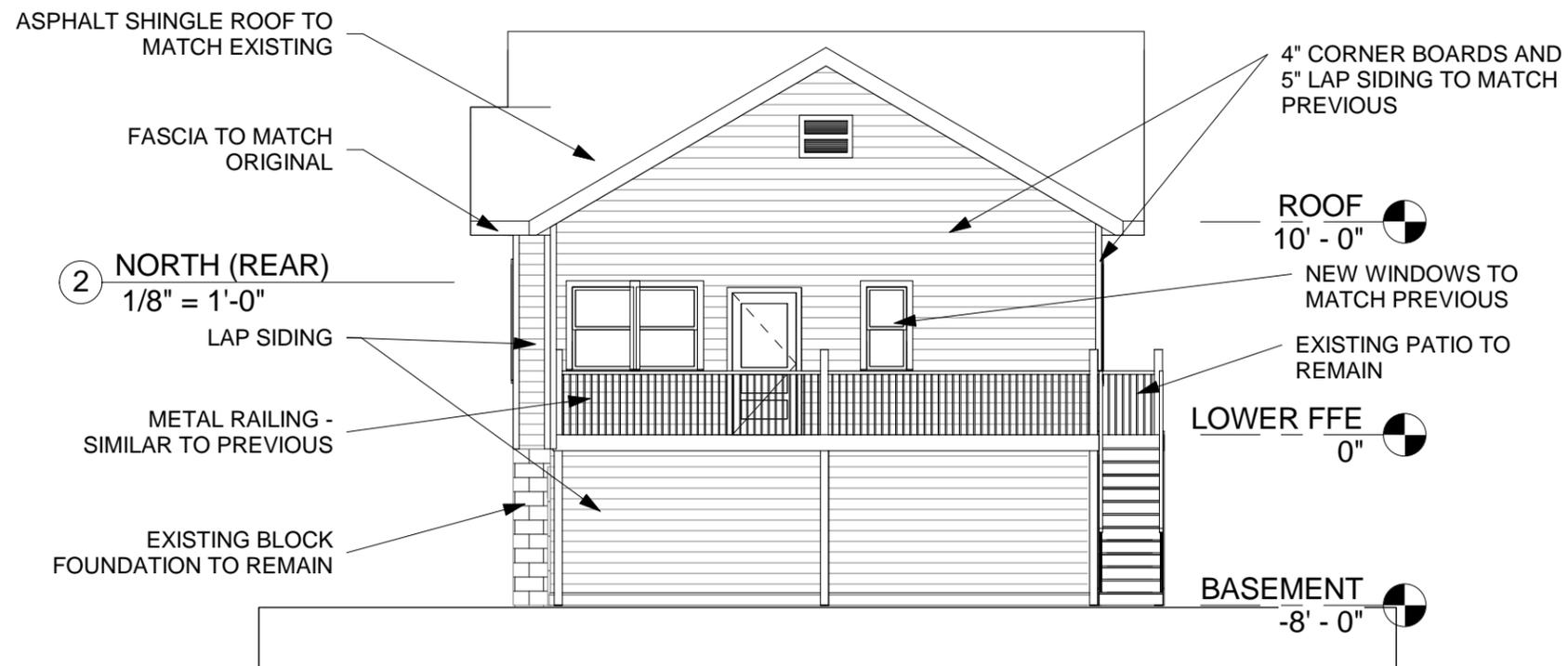
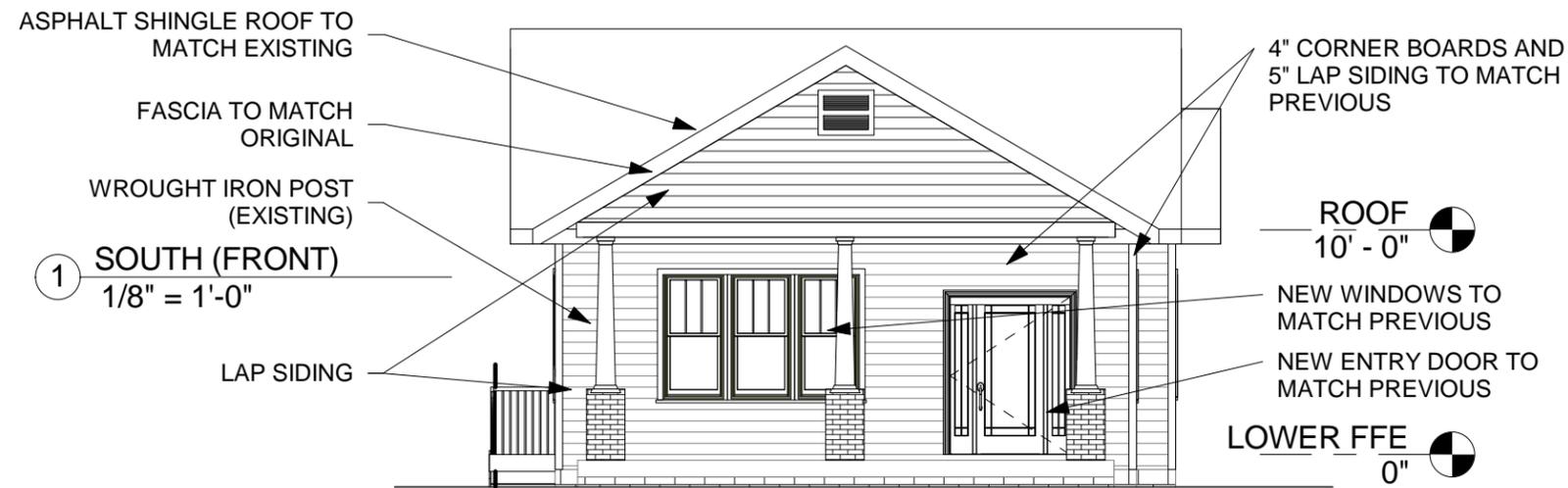
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