

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
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STAFF RECOMMENDATION

1411 Forrest Avenue
February 21, 2018

Application: Demolition; New construction-infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309036800
Applicant: Joe Spicer, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to demolish a non-contributing house and to construct a new one and one-half story house. The house will have a form similar to several historic Craftsman houses in the area, with a side-gabled roof, a gabled dormer on the front, and a full-width porch.

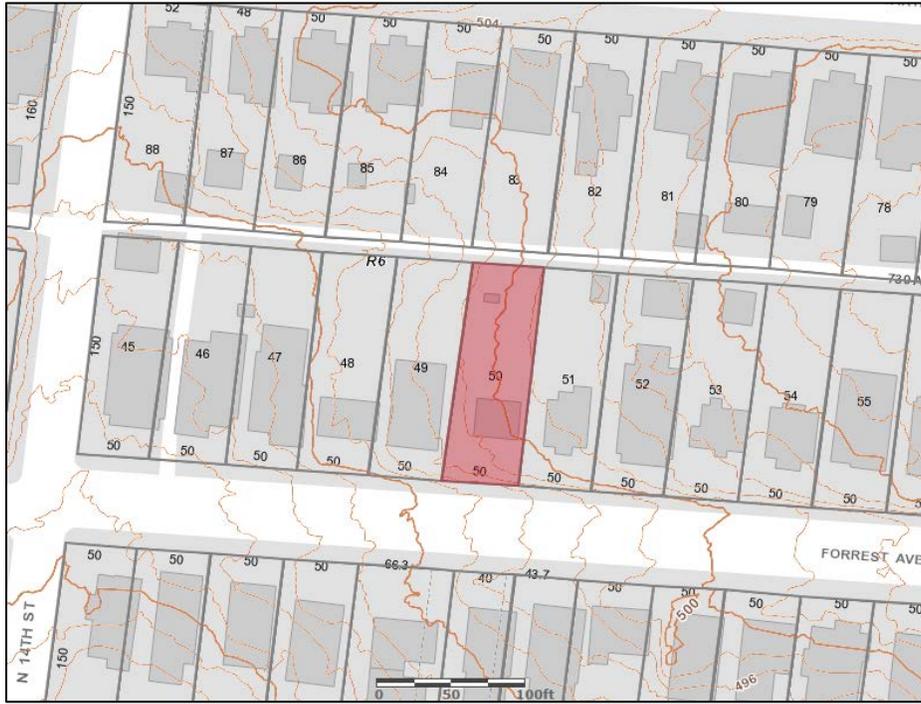
Recommendation Summary: Staff recommends approval of the application to demolish the existing house and construct a new house, with the following conditions:

- The exterior materials shall be administratively approved prior to receiving a Preservation Permit; and
- The HVAC location, paving, and other appurtenances are administratively approved prior to receiving a Preservation Permit.

With those conditions met, Staff finds that the project will meet 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.

III.B. Demolition

1. 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.

2. 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 1411 Forrest Avenue is a one story Minimal Traditional house, constructed circa 1949. The house has a small stoop in the center of the front facade, a low-pitched roof with very shallow eaves, and the walls are clad with asbestos siding.



Existing non-contributing building at 1411 Forrest Avenue.

Analysis and Findings: The applicant is proposing to demolish the existing house and to construct a new house on the lot.

Demolition: The building's low slope roof, shallow eaves, and lack of architectural details are inconsistent with the historic character of the surrounding area. The surrounding context comprises mainly of one story and one and one-half story houses with large porches, in historic styles from the late nineteenth century through the middle of the twentieth century. Because the date of construction for this building is more recent and its architecture and materials are not representative of the area's significant periods of development, the house is not considered to be

contributing to the historic character of the district. Staff therefore finds that demolition 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 one-half story, having a side-gabled form with a full-width front porch and a front-gabled dormer. This form is similar to several historic Craftsman style houses nearby. The house will be twenty-seven feet, six inches (27'-6") tall at the front, with a roof height of twenty-four feet, six inches (24'-6") above the floor level, an eave height of seven feet, eight inches (7'-8") above the floor, and an exposed foundation approximately two feet, four inches (2'-4") tall and an eight inch (8") thick floor on the porch. The grade of the lot rises toward the rear, where the foundation will only be a single course of block or approximately eight inches (8") tall. These heights are consistent with the heights of nearby historic houses, which range from twenty feet (20') to thirty-one feet (31') tall.

The building will be twenty-nine feet, eight inches wide (29'-8") wide at the front and will be fifty-two feet (52') deep including an eight foot (8') deep front porch. This is compatible with surrounding historic houses, which range from twenty-five feet (25') to thirty-six feet (36') wide and from forty feet (40') to over sixty feet (60') deep.

Staff finds that the height and scale of the proposed new house will be compatible with surrounding historic houses and will meet sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The proposal shows that the building will be located with a front setback of twenty-one feet (21'), which is consistent with the setbacks of the buildings on either side. The new building would be centered on the lot, ten feet, two inches (10'-2") from both side property lines. Staff finds that the project would 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	Concrete Block	Split-faced	Yes	
Primary Cladding	Cement-fiber Clapboard	Texture and reveal not known	Yes	X
Trim	Not indicated	Unknown		X
Roofing	Asphalt Shingles	Gray	Yes	
Front Porch floor/steps	Not indicated	Unknown		X
Front Porch Columns	Square bases with tapered columns	Brick bases, wood columns	Yes	X
Front Porch	Not indicated	Unknown		X

Railing				
Rear Porch floor/steps	Not indicated	Unknown		X
Windows	Double-hung, Divided light	Not indicated	Yes	X
Principle Doors	3/4 light, divided	Not indicated	Yes	X
Driveway/ Parking	None indicated	None indicated	Yes	
Walkway	Walkway from porch to sidewalk	Unknown		X

Additional information is necessary to ensure that the materials of the new house will be compatible with historic houses in the surrounding area and meet section II.B.4 of the design guidelines. Staff recommends that additional information is provided and approved administratively before a Preservation Permit is issued.

Roof form: The primary roof form on the house will be a side-oriented gabled with an 8:12 pitch, and the full-width front porch will have a 3:12 pitched shed roof. The front gabled dormer will have a pitch of 8:12, matching the primary roof form. These roofs are similar to those of several historic houses in the surrounding area. 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 historic buildings on the block. The house will have a clearly identifiable front facing Forrest Avenue with an eight foot (8') deep full width porch connected to the sidewalk by a paved walkway. 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 be vertical in orientation, spaced in a rhythm similar to what is typical of historic houses. The windows will be double hung with divided light sashes as is typical of historic houses, with four inch (4") mullions between paired sets. Staff finds that the new house will meet section II.B.7 of the design guidelines.

Appurtenances & Utilities: A walkway will connect from the front porch to the sidewalk, but the material of the walkway is not indicated on the plans. No other paving or other appurtenances were indicated on the drawings. Staff recommends that any parking areas or driveways be added to the site plan prior to issuing permit. In general, HVAC units should 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 that the HVAC location and any other appurtenances are administratively approved and parking and walkways are added to the site plan, staff finds that the project will meet section II.B.9 of the design guidelines.

Recommendation: Staff recommends approval of the application to demolish the existing house and construct a new house, with the following conditions:

- Materials are administratively approved prior to receiving a Preservation Permit; and
- The HVAC location, paving, and other appurtenances are administratively approved prior to receiving a Preservation Permit; and

With those conditions met, Staff finds that the project will meet the design guidelines for new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

PHOTOGRAPHS



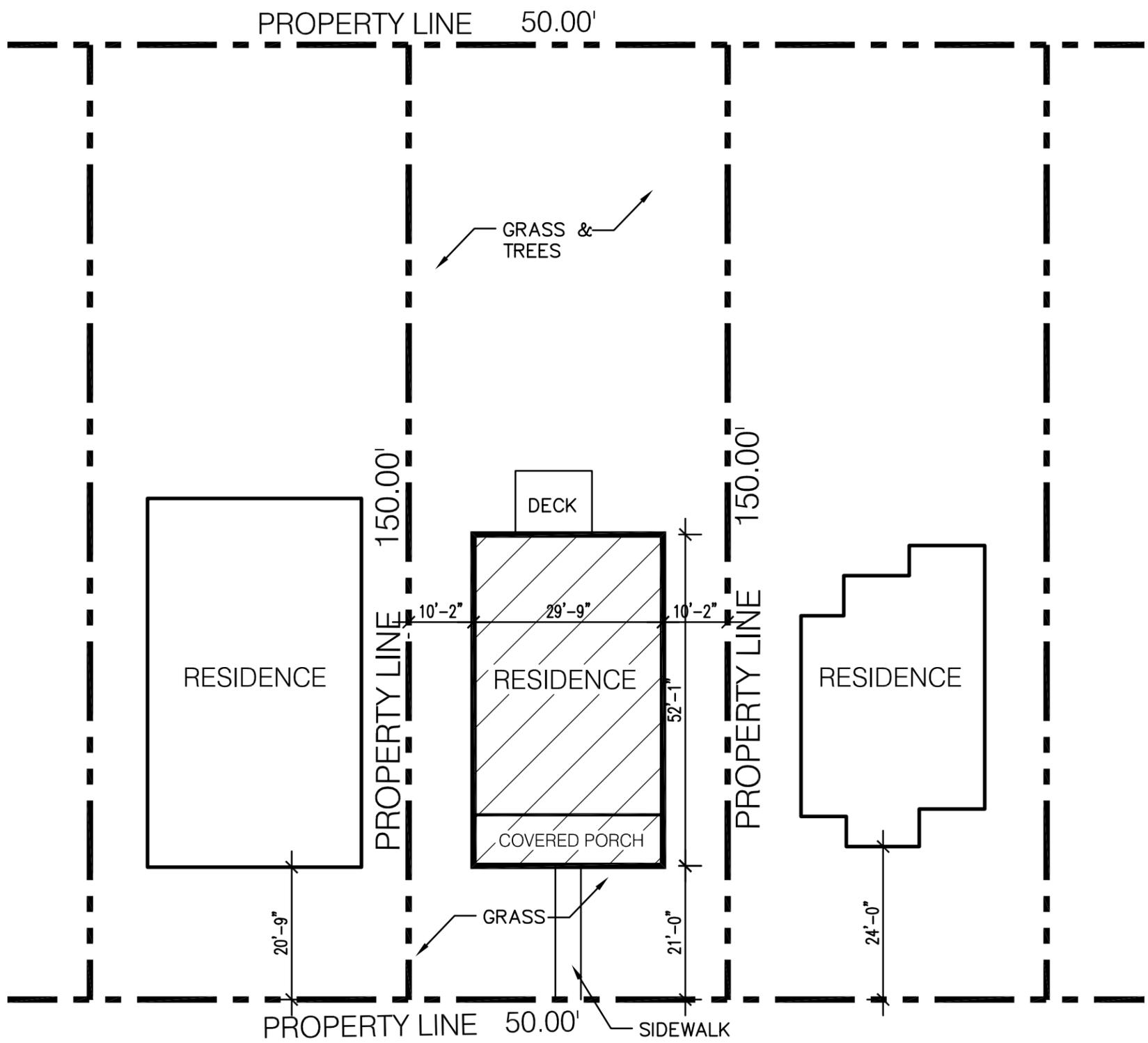
1411 Forrest Avenue.



1411 Forrest Avenue and adjacent house to the right.



Historic context directly across the street from 1411 Forrest Avenue.

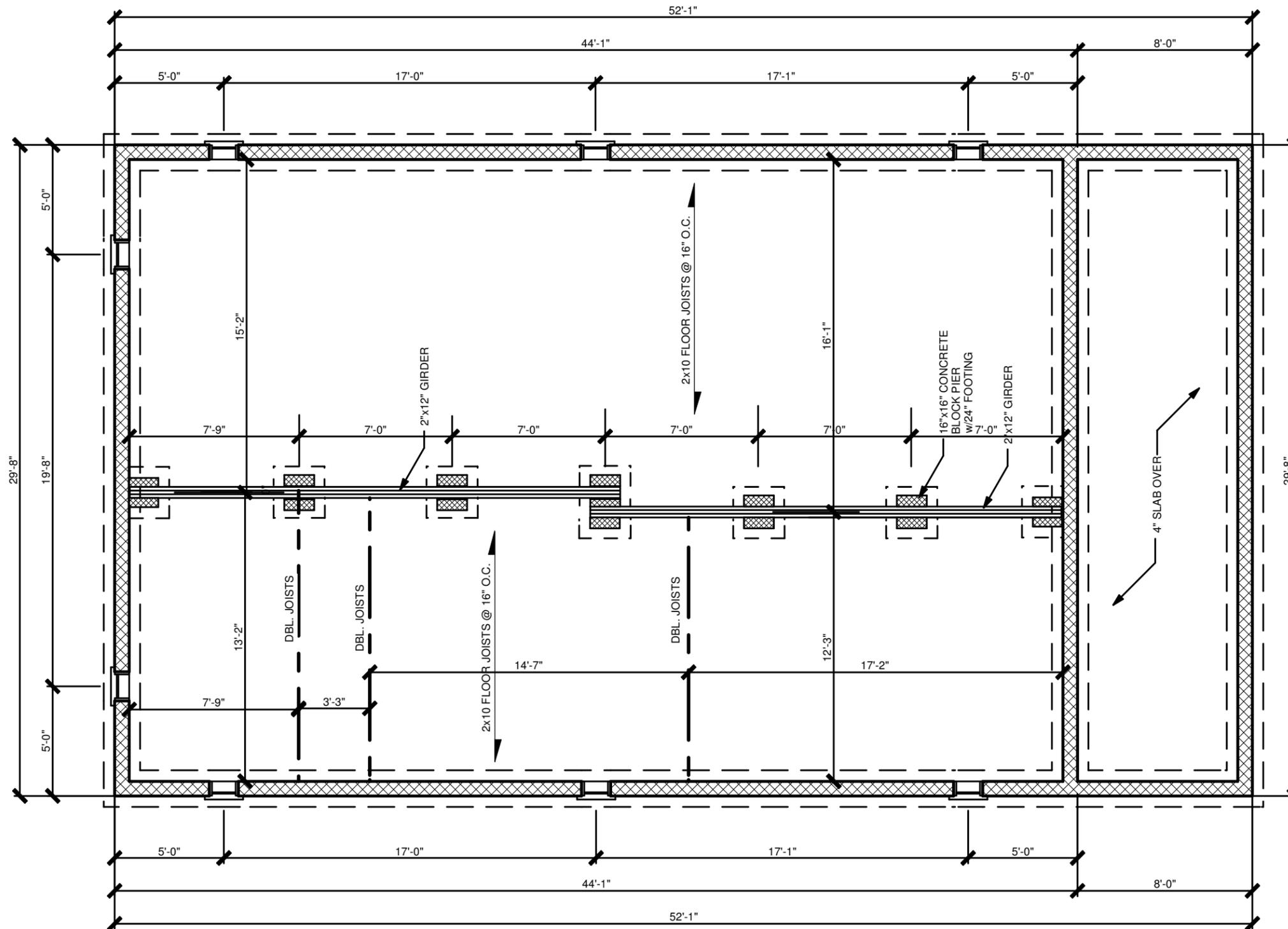


1411 FORREST AVENUE

SITE PLAN

SCALE: 1"=20'

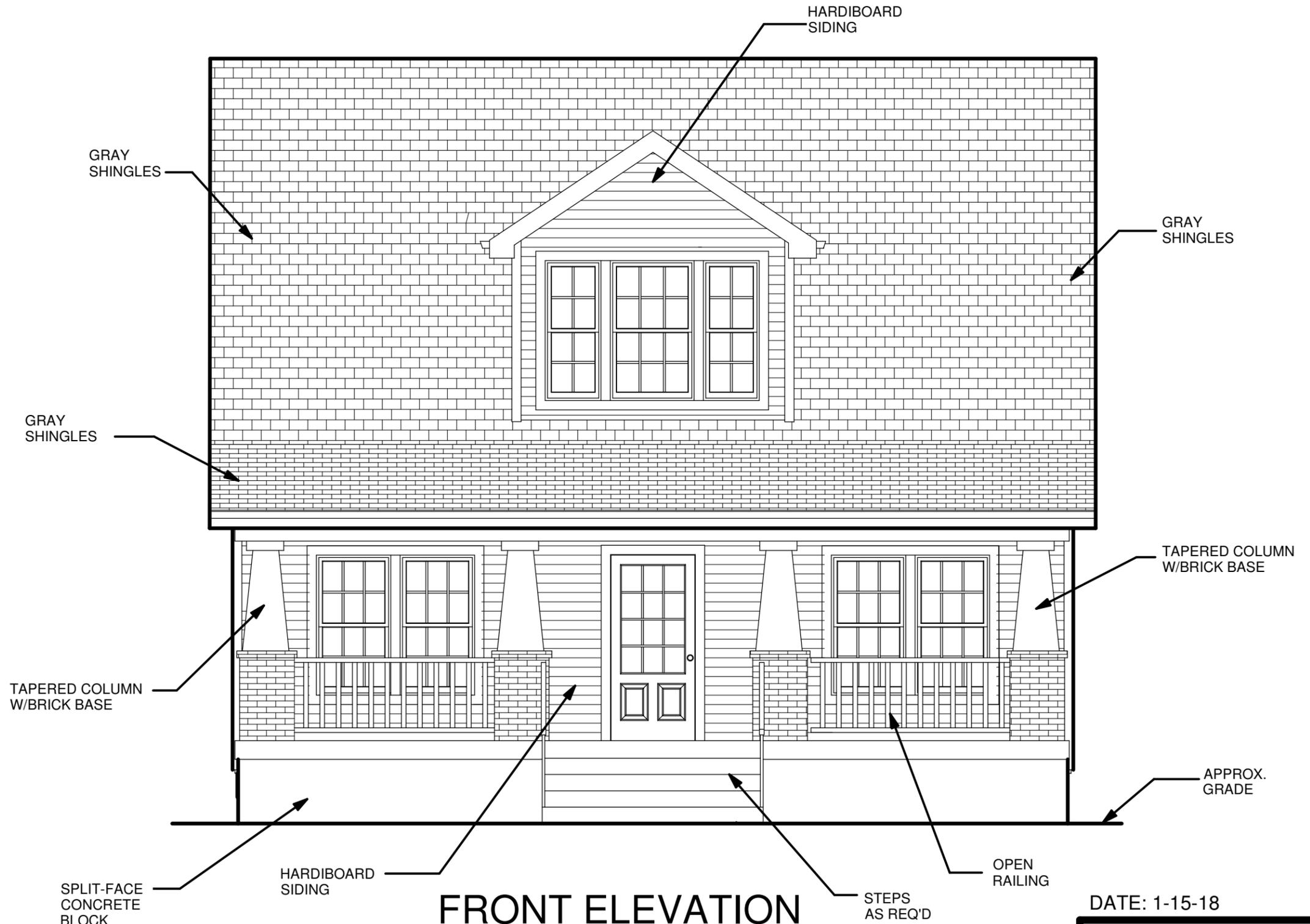
A new residence for
 1411 Forrest Avenue
 Nashville, Tennessee 37206



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

DATE: 1-15-18

A new residence located at
1411 Forrest Avenue
Nashville, TN. 37206



FRONT ELEVATION

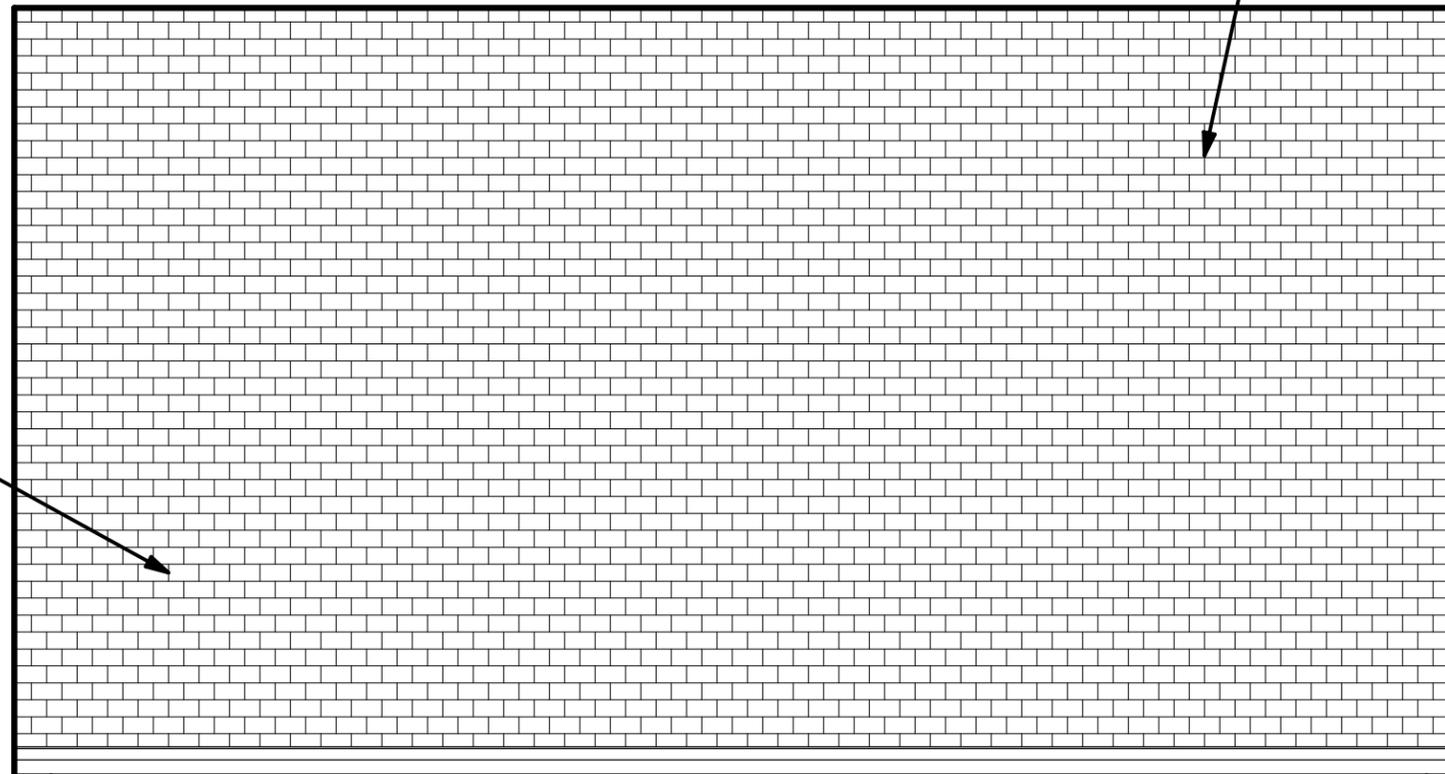
SCALE: 1/4"=1'-0"

DATE: 1-15-18

A new residence located at
 1411 Forrest Avenue
 Nashville, TN. 37206

1

GRAY SHINGLES



4" CORNER BOARD

HARDIBOARD SIDING

HARDIBOARD SIDING



SPLIT-FACE CONCRETE BLOCK

WOOD DECK

FOUNDATION VENT

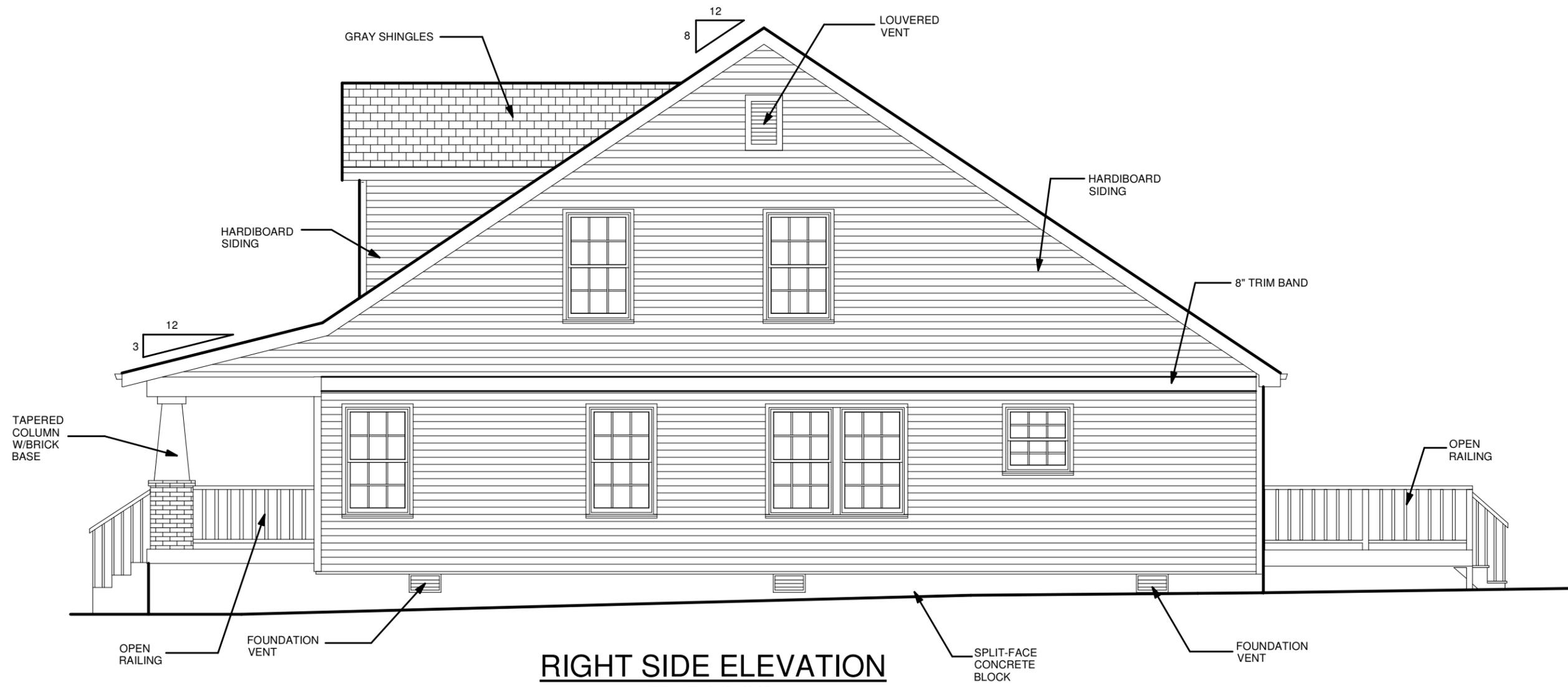
REAR ELEVATION

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

DATE: 1-15-18

A new residence located at
1411 Forrest Avenue
Nashville, TN. 37206

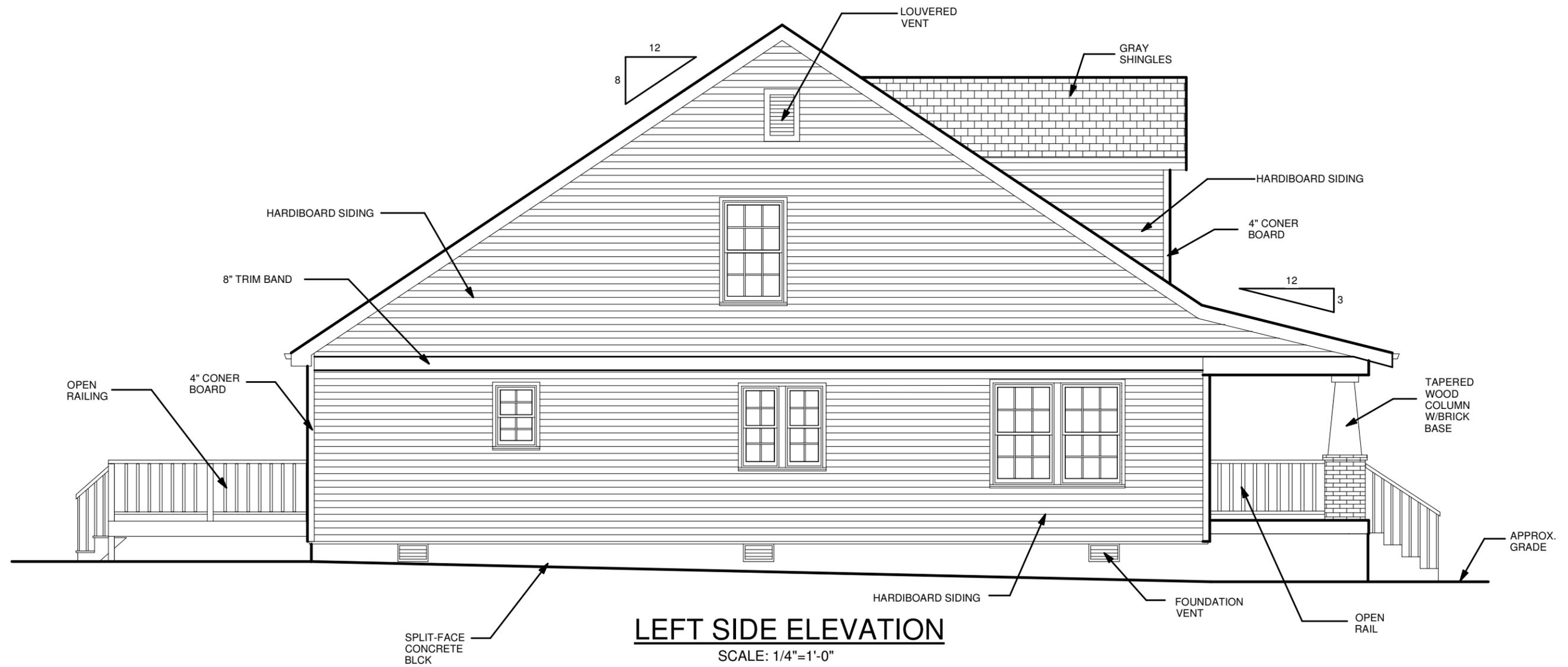
2



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

DATE: 1-15-18

A new residence located at
1411 Forrest Avenue
Nashville, TN. 37206



DATE: 1-15-18

A new residence located at
1411 Forrest Avenue
Nashville, TN. 37206