

JOHN COOPER
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

STAFF RECOMMENDATION

1620 Forrest Avenue

January 20, 2021

Application: New Construction—Addition

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08310018300

Applicant: Lynn Taylor

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant proposes to enlarge existing dormers on the historic house's roof.

Recommendation Summary: Staff recommends disapproval of the proposed dormers, finding that their size and location do not meet Sections II.B.10. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments

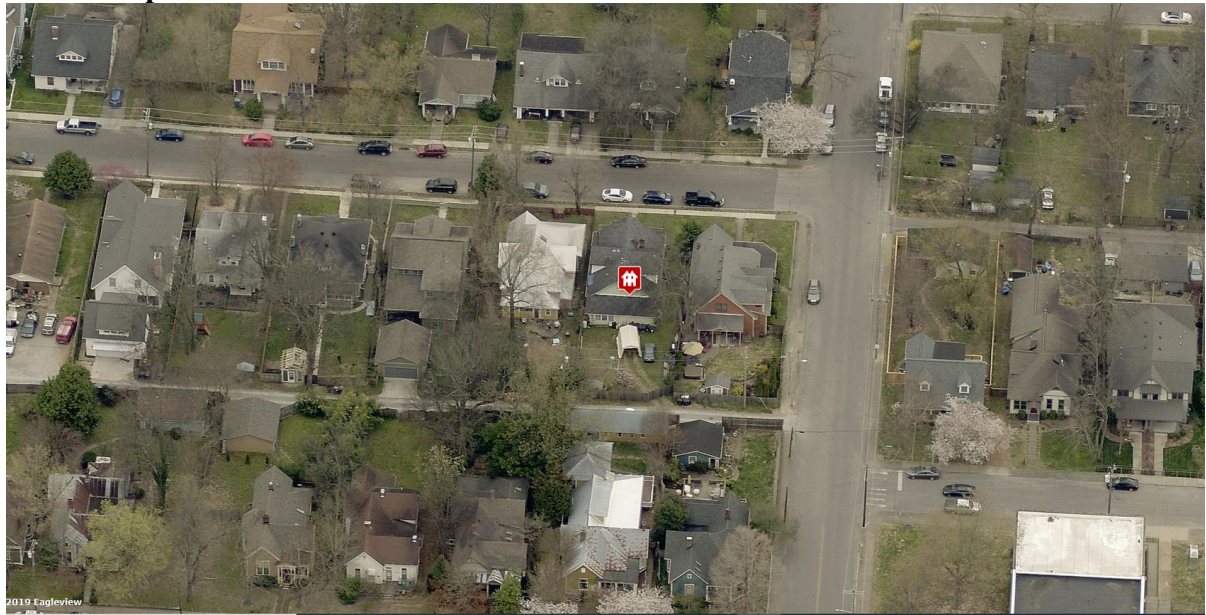
A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

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.

10. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building*

that is similar in style and massing.

- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. 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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

Background: 1620 Forrest Avenue is a c. 1920 craftsman bungalow with a front facing gable.



Analysis and Findings: Applicant proposes to enlarge existing dormers on the historic house's roof.

Dormer: The existing dormer on the left side of the house is approximately sixteen feet, ten inches (16'10") wide, and the dormer on the right side is approximately twelve feet three inches (12'3") wide (Figures 2 & 3). Both dormers are stacked on the wall below. The proposed addition to the dormers would extend the wall of the dormers back to the primary back wall of historic house. The new dormer portions are proposed to be inset two feet (2') from the wall below.



Figure 2 (left) is the left side dormer and Figure 3 (right) is the right side dormer.

If approved, the resulting dormers would be approximately twenty-six feet, seven inches (26'7") wide. The main portion of the house has a depth of forty-four feet (44'), and therefore the proposed extension of the dormers would result in dormers that cover more than one half of the roof on both facades. In addition, historic dormers are frequently the width of or less than the width of the openings below, such as a single or paired window, and the proposed will be significantly wider. Staff finds that the new dormers are out of scale with the historic house's roof and do not meet the design guidelines. Side dormers that cover more than fifty percent (50%) of an historic house's roof form are not commonly found on historic houses in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. As proposed, the dormer tips the balance of the house's scale from a one-and-a-half story to more of a two-story structure.

Staff finds that the dormers' width and overall scale do not meet Section II.B.10. of the design guidelines.

Materials:

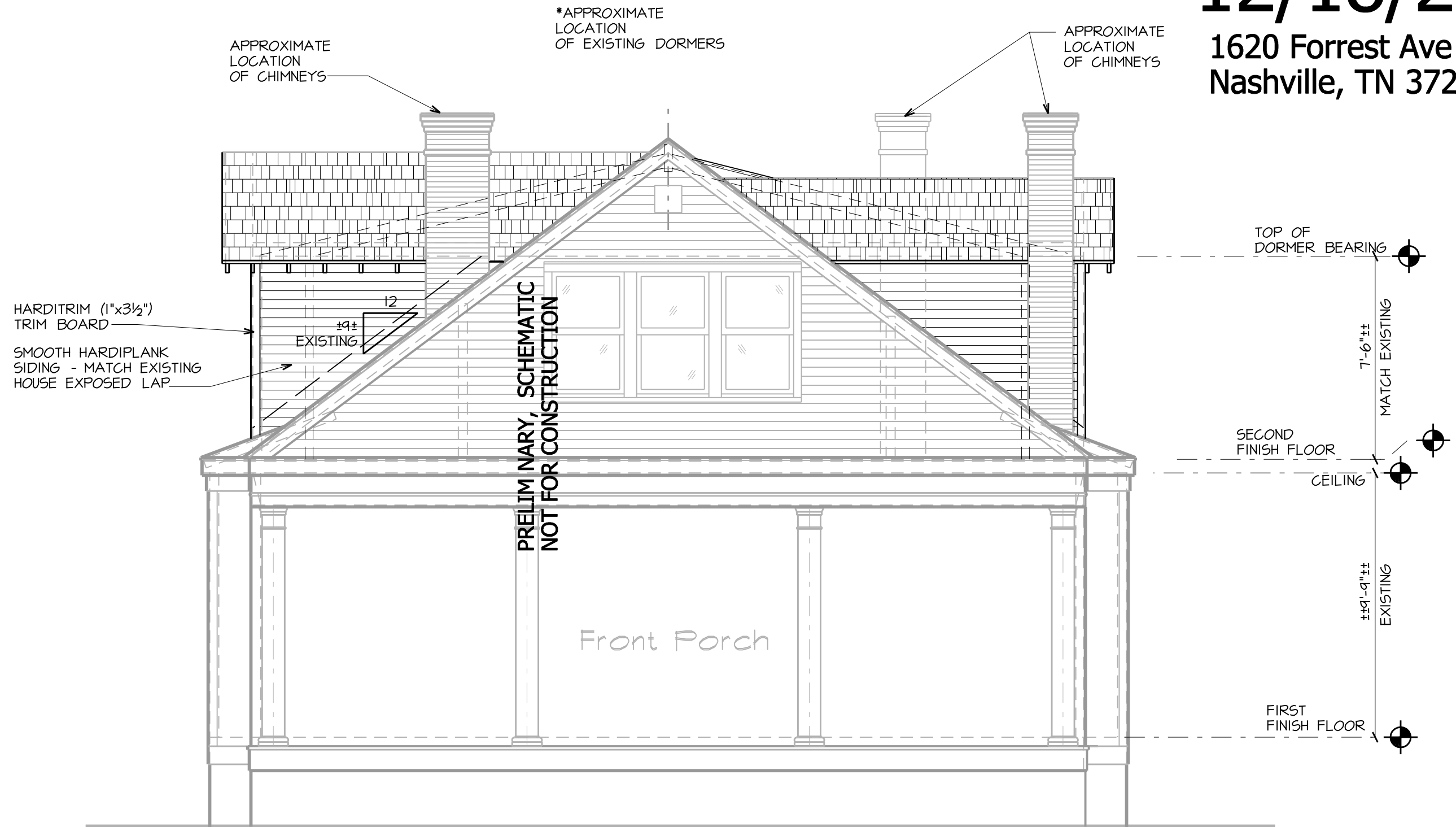
	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Cladding	cement fiberboard lap siding with a reveal to match that of the historic house	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Not indicated	Unknown	Yes

With staff's final approval of the roof shingle color and the window selection, staff finds that the materials meet Section II.B.4. of the design guidelines.

Recommendation: Staff recommends disapproval of the proposed dormers, finding that their size and location do not meet Sections II.B.10. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

12/18/2020

1620 Forrest Ave
Nashville, TN 37206



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1

FRONT ELEVATION

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

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1620 Forrest Ave
Nashville, TN 37206

*APPROXIMATE
LOCATION
OF EXISTING DORMERS

EXISTING DORMER WIDTH
SHINGLE MOLDING
ON 2x6 FLY RAFTER

APPROXIMATE
LOCATION
OF CHIMNEYS



2

LEFT SIDE ELEVATION

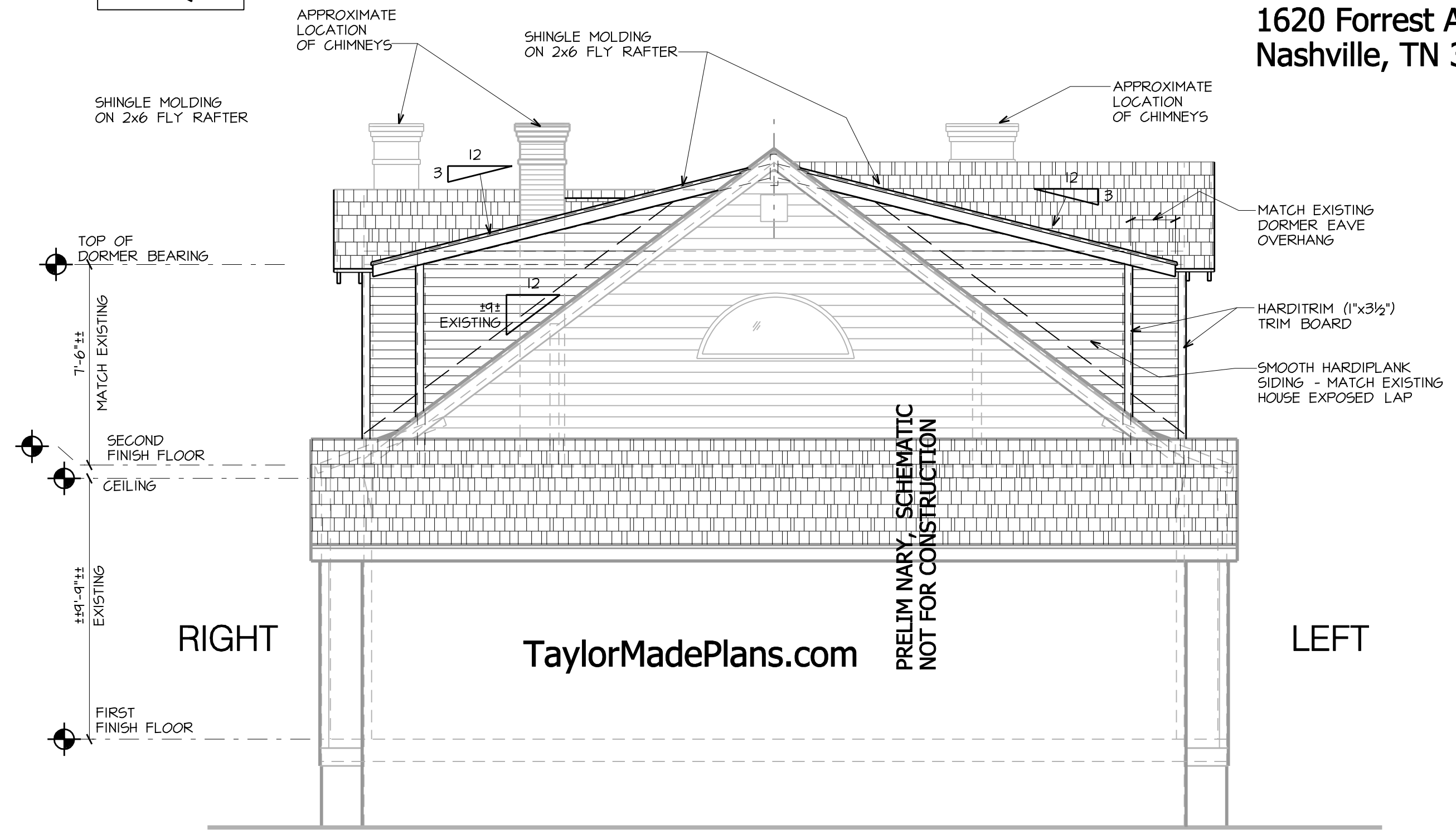
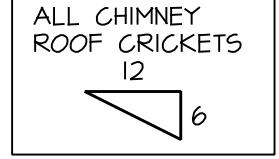
SCALE: 1/4" = 1'-0"

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FRONT
FRONT PORCH
NOT SHOWN

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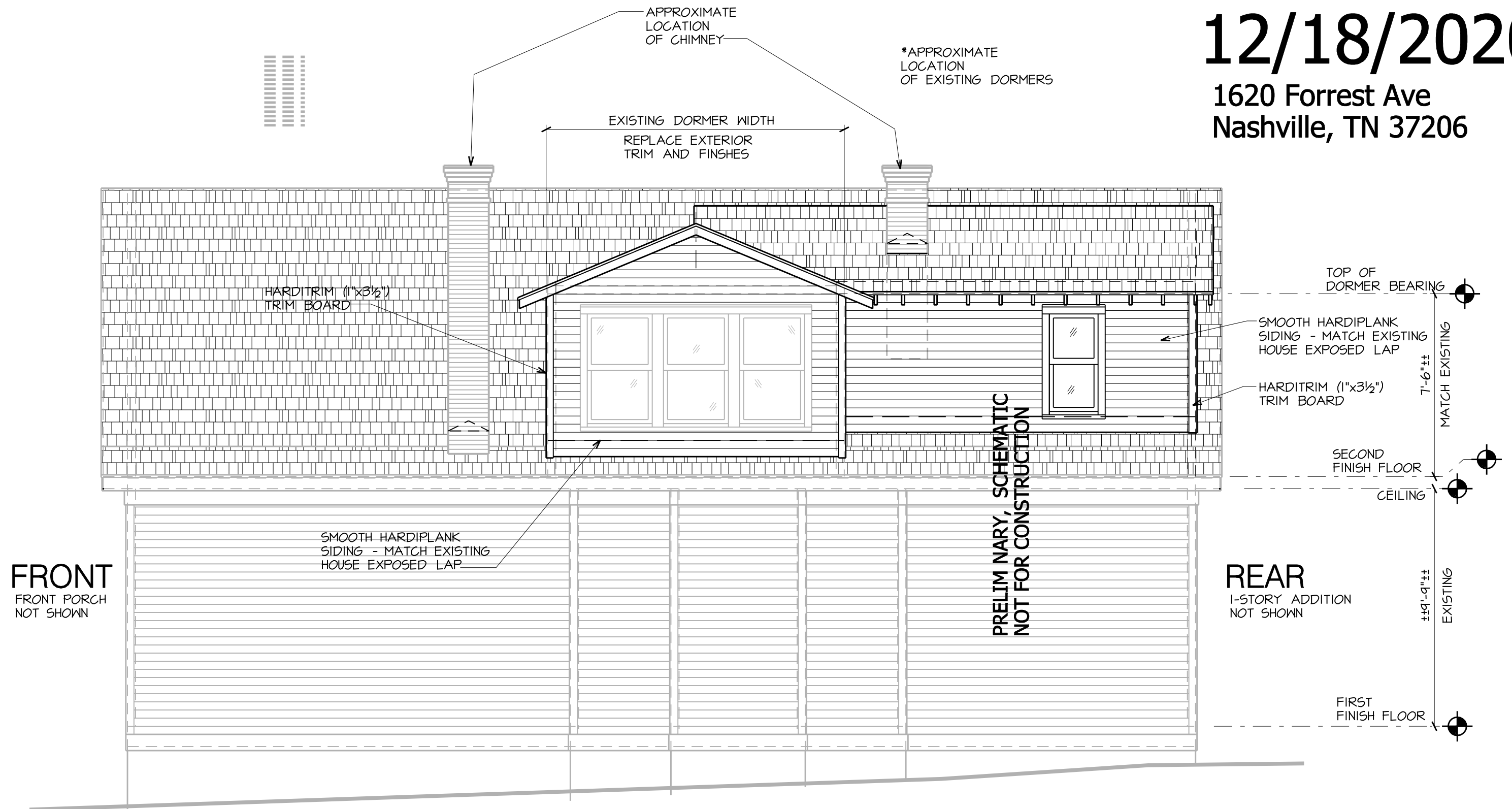
4

REAR ELEVATION

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

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3

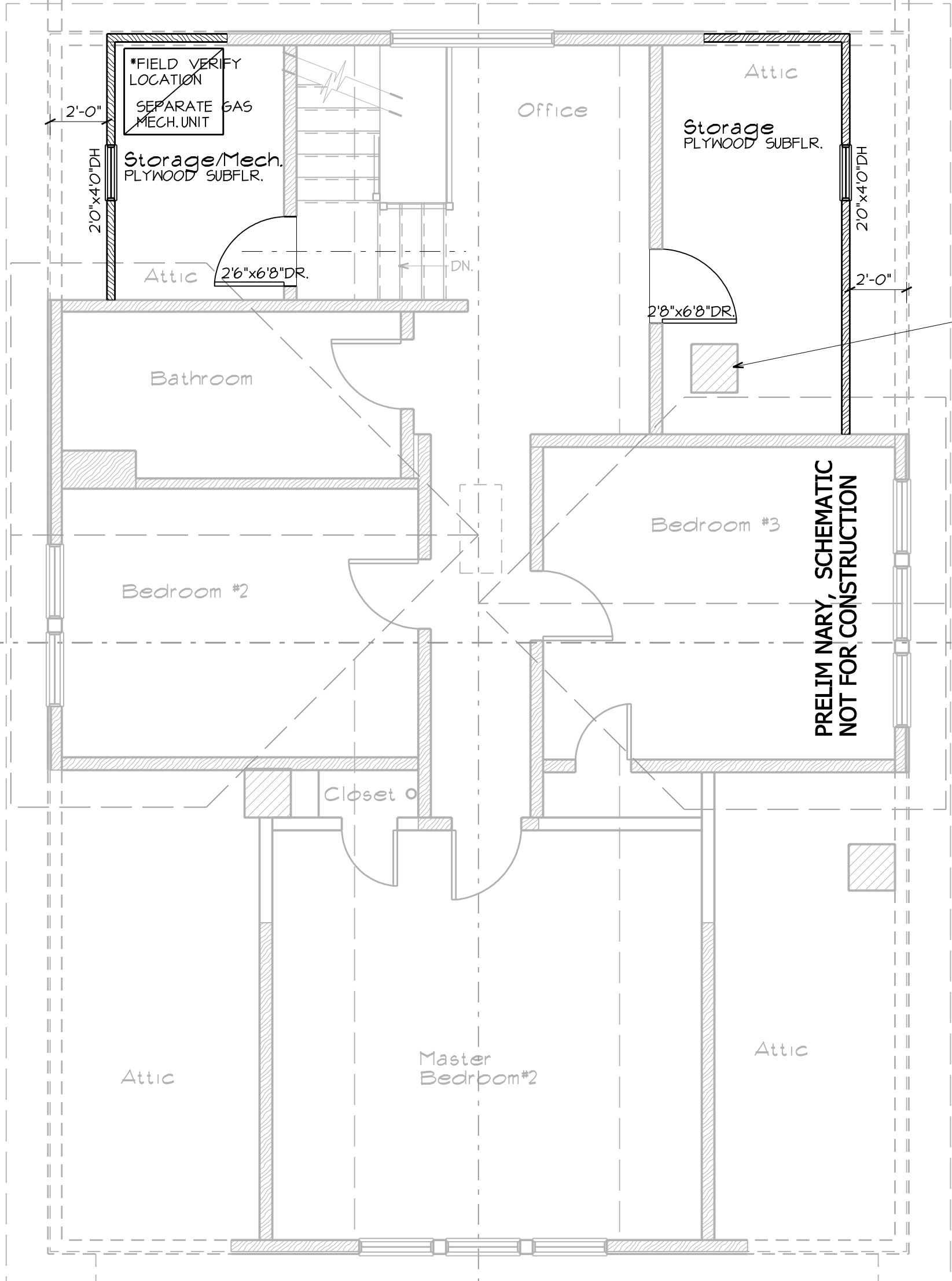
RIGHT SIDE ELEVATION

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

12/18/2020

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One-Story Below



APPROXIMATE
LOCATION
OF CHIMNEY

PRELIMINARY, SCHEMATIC
NOT FOR CONSTRUCTION

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One-Story
Porch Below

NEW CONSTRUCTION SECOND FLOOR PLAN

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

WALL LEGEND

- EXISTING ITEMS TO REMAIN 
- DEMOLITION 
- NEW CONSTRUCTION 