

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

1515 Gale Lane

March 17, 2021

Application: New Construction-Addition; Request to Revise Permit

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Base Zoning: 18

Map and Parcel Number: 11708021900

Applicant: Amber Veach

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant requests to revise permit #2020073559 with a substitute material for historic wood siding, not previously approved.</p>	<p>Attachments A: Photographs B: Applicant's submittal</p>
<p>Recommendation Summary: Staff recommends disapproval of revision of permit #2020073959 finding that the product does not meet II.A.3 and II.B.d. for "texture" and "details."</p>	

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. NEW CONSTRUCTION AND ADDITIONS

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

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.

II. A. PRINCIPLES

3. New buildings should not imitate past architectural styles; they should reflect the era of their own construction through the use of modern materials. For an exception to this principle, see number 4.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

Background:

The applicant requests to revise permit #2020073559 with a substitute material for historic wood siding, not previously approved. The permit was approved with fiber-cement lap siding.

The applicant requests approval of Everlast Advanced Composite Siding. Everlast siding has been on the market since 2009. It is an extruded material made of a combination of inorganic minerals, polymer resins, and acrylic colorants. At www.everlastsiding.com it is described as having an embossed texture "with Everlast's CedarTouch finish-the imprint of a rough sawn plan of real top-grade cedar."



Figure 1: Image of Everlast available online at www.everlastsiding.com.

Since the public hearing will be virtual, staff mailed samples of the product to the Commission, prior to the hearing.

Analysis and Findings:

Since the product is requested for new construction, staff reviewed it as a “substitute” material for wood lap siding rather than a “replacement” material for a historic building.

Substitute

The design guidelines require that substitute materials be visually compatible with historic materials, specifically in terms of texture and details.

Texture

The product is not a substitute for historic wood siding as it has a faux wood-grain texture that is not seen on local milled wood lap siding. To date, the Commission has never allowed for a textured lap siding material because it creates a “theme park effect.” The material is described as having a “rough sawn” texture whereas most historic lap siding had a smooth, milled surface. The design guidelines Principle 3 states that “fake old buildings are not appropriate.” The Commission determined, several decades ago that texture siding can create a faux old house look. (This interpretation is consistent with commissions across the country.)

Staff finds the product does not meet the guidelines in terms of texture.

Details

In the past, the Commission has considered “workability” as a “detail” of a proposed substitute material, this follows national standards and the guidance of the National Park Service. In terms of workability for replacement of historic wood lap siding, the commission has considered if the substitute material can be repaired, sanded, and painted like wood.

The material cannot be sanded due to being made of all inorganic materials. It can be painted; however, paint will void the warranty.

Because of the inorganic materials, damaged siding could not be repaired but would have to be fully replaced. Assuming that the siding might fade, like other synthetic sidings, the entire building would likely need to be re clad rather than simply replacing siding in the area of damage. At one point at www.everlastsiding.com the material is promoted as “minimal maintenance” with an occasional wash being all that is needed to maintain the material. In another it is described as “zero required maintenance.” The National Park Service’s Technical Preservation Services, created to provide more detailed information regarding applying the Secretary of Interior Standards, notes that “materials that are maintenance-free have more limited life spans, with replacement being the only response to deterioration.” ([Planning Successful Rehabilitation Projects, Substitute Materials— Technical Preservation Services, National Park Service \(nps.gov\)](#)) Meeting the Secretary of Interior Standards is fulfilling the State and Local mandates that the design guidelines follow the Historic Preservation Act of 1966.

Staff finds that the product does not meet the guidelines for details and more specifically workability.

Availability & Use

The Commission has also considered whether or not a historic material was readily available and affordable. If not, that could be a reason for a substitute material; however, wood is readily available and affordable.

Lastly, substitute materials that might not be considered to meet the design guidelines, could be allowed in very specific conditions and in specific locations when the historic material or other substitute materials are not a reasonable alternative. The proposal is for a new outbuilding so there is no condition that is specific to this project that would not apply to any outbuilding request.

To ensure that staff is guiding the Commission in national best-standards, staff reached out to other historic design review boards throughout the country. The Knoxville Historic Zoning Commission considered the material sometime between 2014 and 2016. They disapproved the product finding that it did not meet their design guidelines as it did not adequately simulate the qualities of wood siding.

Recommendation:

Staff recommends disapproval of revision of permit #2020073959 finding that the product does not meet II.A.3 and II.B.d. for “texture” and “details.”



The proposed siding is on the left. Historic siding is seen top, right and replacement wood siding is seen bottom right.



Sample of proposed material. The tab at the top shows that it is installed in a similar manner to vinyl siding, which is not an approved material.



Edge of the proposed siding. The top is the front face of the material.



On behalf of Hood Distribution and Chelsea Building Products, I am here to make our application confirming what makes Everlast Advanced Composite Siding an appropriate, authentic, and superior man-made alternative for real wood siding.

Everlast is a siding unlike any other – a siding to which wood, vinyl, fiber cement, and other composites are no match because, despite costly required maintenance, these alternatives still fade and deteriorate over time.

Everlast has been time tested since 2009 through nationwide installations on a variety of structures in every climate and environment and has proven it lasts – FOR LIFE.



Additionally, we would like to request an Everlast sample installation opportunity on a small outbuilding in the Historic Belmont-Hillsboro District at 1515 Gale Lane. We believe, once you view this new material demonstration in an historic setting, you will be compelled to approve Everlast for use on buildings within the Historic Overlays.

The homeowner, Moss Pettigrew, is eager to showcase Everlast, as well as reap the benefits of this advanced composite siding, on his new pool house.

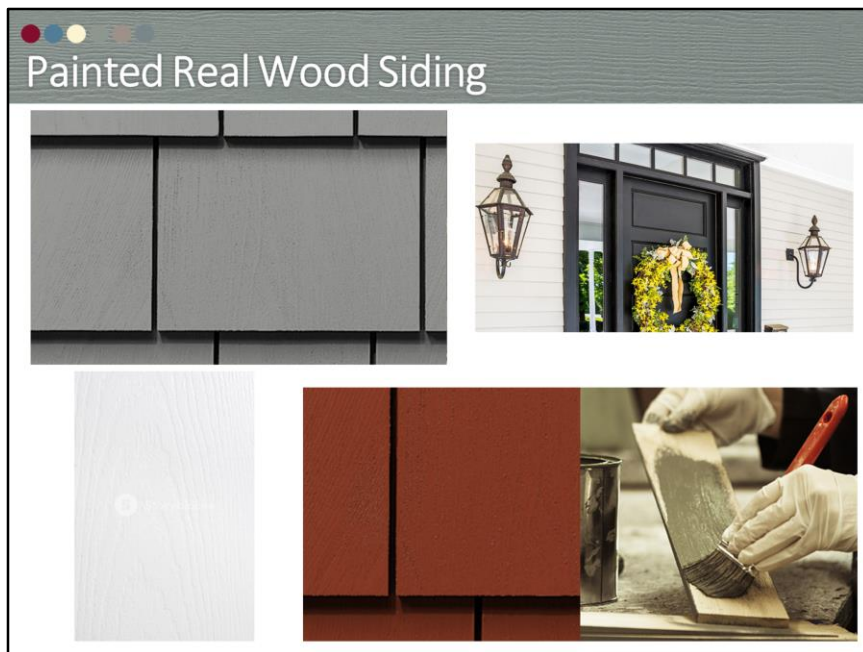
I would like to begin by answering a few questions you may have... like, How Will Everlast Benefit Historic Property Owners?

How Will Everlast Benefit Historic Property Owners?

- ✓ For Homeowners, Everlast has an Industry-Best Transferable Limited Lifetime Warranty with 100% material and labor replacement guarantee – which warrants against excessive color change, peeling, flaking, cracking, rusting, blistering, and corroding.
- ✓ Everlast replicates the look and texture of painted wood without weathering and deterioration, preserving the historic quality and overall character of the city.
- ✓ Everlast is highly resilient, virtually impervious to water, and will never swell, bow, expand, or contract – making it ideal for areas of flood concern.
- ✓ Everlast offers water and fade resistance, requires no caulking or painting, and contains no organic material that can rot or be attacked by wood-boring insects.
- ✓ Annual maintenance costs will be significantly reduced because there is no need to paint or perform spot repairs.
- ✓ The property will look beautiful and building owners will no longer have to worry about the exterior envelope.
- ✓ Everlast is easier to install than wood or fiber cement siding and is very light-weight, yet durable.
- ✓ Everlast will never peel, flake, crack, rot, or blister – maintaining its strength and beauty for life.
- ✓ Everlast is completely recyclable into new useful products.



As you well know, for buildings within the Historic Zoning Overlays, property owners are typically required to replace siding with new wood or a smooth fiber cement alternative. Everlast Advanced Composite Siding is destined to be an exception to the rule, based on the features and benefits it has over the alternatives...



The union of wood and paint is as old as the human desire to protect an object, or simply decorate the surface.

However, all painted wooden surfaces share a common problem – they all endure the erosive effects of time.



In comparison, Everlast Advanced Composite Siding... never needs to be painted... EVER! Everlast's unique combination of inorganic minerals, polymer resins, and acrylic colorants produces a thick, solid, and strong siding with unsurpassed durability that cannot fade or rot in even the harshest climates with no maintenance requirement – apart from an occasional washing – to keep the building's exterior beautiful, for life. Now, we'll answer the question, How Does Everlast Compare to Real Wood Siding?

How Does Everlast Compare to Real Wood Siding?

LOOK

The face of Everlast is made from a highly durable and fade-resistant acrylic layer, called a capstock, which is chemically bonded to the inorganic mineral composite substrate

The thick, solid, and strong substrate is formulated similar in color to the capstock, making any minor scratches or scrapes far less conspicuous, while providing unsurpassed durability

This material combination results in the perfect blend of natural beauty and rugged construction with an authentic real wood aesthetic, which is durable and UV-resistant



TEXTURE

Each Everlast plank or panel is embossed with Everlast's CedarTouch finish – which mimics the refined woodgrain look of real top-grade cedar for attractive curb appeal

The embossing wheel creates a 3' W pattern, which is difficult to perceive and will not stand out when on the wall

This process results in the creation of a low-gloss, highly realistic finish – a soft natural painted wood look, not shiny or plastic-looking – with an extremely natural look and feel



WORKABILITY

Everlast **never** requires priming, caulking, or painting – however, the surface can be easily painted with high-quality acrylic paint if a change in color is desired – with no sanding or priming required to achieve excellent paint adhesion

Less than half the weight of fiber cement, Everlast cuts and drills like real wood, while producing no harmful dust – so, no special tools or safety equipment is required

Everlast rainscreen cladding system with interlocking joinery allows for rapid, perfectly level installation; mitigates water penetration; enhances wind uplift performance and eliminates rattling in high wind



There are 3 parts to the question...first we'll examine the LOOK...



Based on the attributes desired by architects, builders, contractors, and homeowners... Everlast Advanced Composite Siding is clearly getting closer to the ultimate ideal.

Thank you for your time!



EVERLAST[®]
Advanced Composite Siding

www.EverlastSiding.com



CHELSEA
BUILDING PRODUCTS
a member of aluplast group



Hood
Distribution

Thank you so much for your time and consideration of Everlast for use in the Metropolitan Historic Zoning Overlays!

I provided the Sunnyside office with Everlast samples and literature for your review. Although, I know many of us are working from home and invite those of you who are to reach out if you would like any samples sent to your home office.

In a moment, I will open the floor to questions, comments, and feedback.

But first, I would like to invite Moss Pettigrew to share his Historic Homeowner point of view...