



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
1409 Sumner Avenue
August 20, 2014

Application: New construction--infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08305045100
Applicant: Van Pond, Jr.
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: This application is for new construction of a single-family residence on this recently subdivided lot.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ol style="list-style-type: none"> 1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; 2. Staff approve the roof color and masonry color, dimensions and texture; 3. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and 4. The HVAC shall be located behind the house or on a side, beyond the midpoint of the house. <p>Meeting these conditions, Staff finds that the project meets section II.B.1 of the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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.I.F.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 minimum 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.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

f. **O r i e n t a t i o n**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings shall 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.

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.

Generally, curb cuts should not be added.

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, utilities 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.

g. **P r o p o r t i o n a n d R h y t h m o f O p e n i n g s**

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

i. P u b l i c S p a c e s

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Background: The lot at 1409 Sumner Avenue was recently subdivided from 1413 Sumner Avenue. An outbuilding on the site was administratively approved for demolition in April.



Analysis and Findings: The applicant proposes construction of a single-family residence at the corner of Sumner Avenue and Alley #724.

Height & Scale: The new building is proposed to be one-and-a-half stories with a ridge height twenty-eight feet (28') from grade. Contributing homes nearby range in height from eighteen to forty feet (18-40'). The proposed foundation height of one foot (1'), eave height of ten feet and five inches (10'5"), and porch height of twenty feet (20'), are also compatible with the context. The front section of the house will be thirty-six feet (36') wide, the rear wing will be twenty-one feet (21'), decreasing to accommodate the narrowing of the lot; the overall width of contributing houses on this block of Sumner Avenue range from thirty-three to forty-seven feet (33-47'). The project is compatible and meets section II.B.1.a. and b for height and scale.



Setback & Rhythm of Spacing: The house will be centered on the lot, meeting the required five foot (5') setback on each side. Its front setback of twenty feet (20') is in line with the adjacent buildings. Rear setback is thirty-five feet (35') from the rear property line. A right stoop projects into the setback area, which is allowed by Code. The project meets zoning requirements and section II.B.1.c of the design guidelines.

Materials: The house will be clad in smooth-face cement fiberboard with a five inch (5") reveal. The gable field at the front will be smooth-face cement fiber board-and-batten. Trim will also be cement fiberboards. The foundation will be split-face concrete block. A decorative feature on the front corner will be brick veneer; staff asks to approve a brick sample. The roof will be architectural fiberglass shingles. The color of the roofing material was not specified; staff requests final approval of the color. The windows will be aluminum-clad wood windows, and the front door is a full-light fiberglass entry door. The front and rear porches will be concrete. A walkway to the front porch and a parking pad at the rear will be concrete. With the condition that staff approve a brick sample, the color of roofing material, and the dimensions and details of windows and doors, the known materials meet section II.B.1.d.

Roof form: The house has a side-gabled section at both the front and rear with a gabled connection between. Primary roof surfaces have 12/12 pitch. The front of the house has a gabled dormer and porch roof, both with 12/12 pitch. Shed dormers with 4/12 pitch will be on the right and rear roofs. These roof forms and pitches are common in historic districts and meet section II.B.1.e.

Orientation: A front walkway will connect the porch with Sumner Avenue. Vehicular access will be a concrete parking pad off the side-alley at the rear. The orientation of the building is consistent with surrounding historic buildings, and the project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows proposed are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The longest expanses without a window or door opening is twenty feet (20') on the west elevation, and sixteen feet (16') on the east side. The west elevation is recessed in the porch on that side and the expanse on the east is at the very back. Staff finds that these areas will be minimally-visible and therefore meet the design guidelines. With this condition, Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The current drawings indicate the HVAC unit located toward the front of the house's right side; the architect has agreed to move the HVAC to the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i.

Recommendation:

Staff recommends approval with the conditions that:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color and masonry color, dimensions and texture;
3. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and,
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Meeting these conditions, Staff finds that the project meets section II.B.1 of the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

Property Information:

Metro Parcel ID #:
08305045100

Property Address:
1409 Sumner Avenue
Nashville, Tennessee

Owner:
Woodland Street Partners, LLC

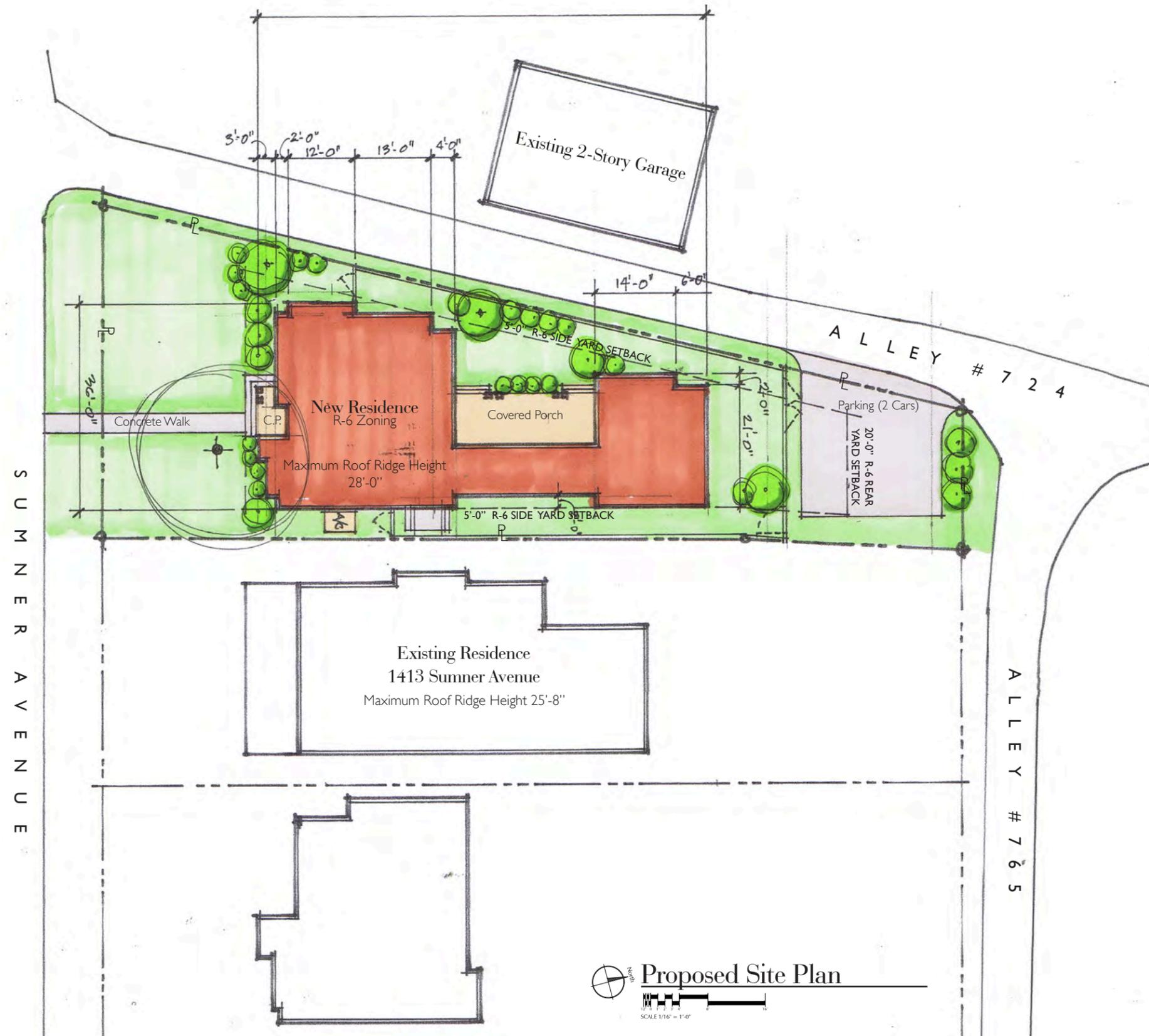
Property Description:
Lot 2 of the Weakley Home Place, Resub-
division of Lot 24, Revision 1

Property Zoning:
R-6, One- and Two-Family Residential

Property Area:
.14 ac / 6,001 s.f.

Allowable Building Coverage (R-6):
.5 (50%) / 3,000.5 s.f.

Proposed Building Coverage:
2,042 s.f.



A New Residence for Woodland Street Partners at:
1409 Sumner Avenue
Nashville, Tennessee 37206

METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

04 AUGUST 2014

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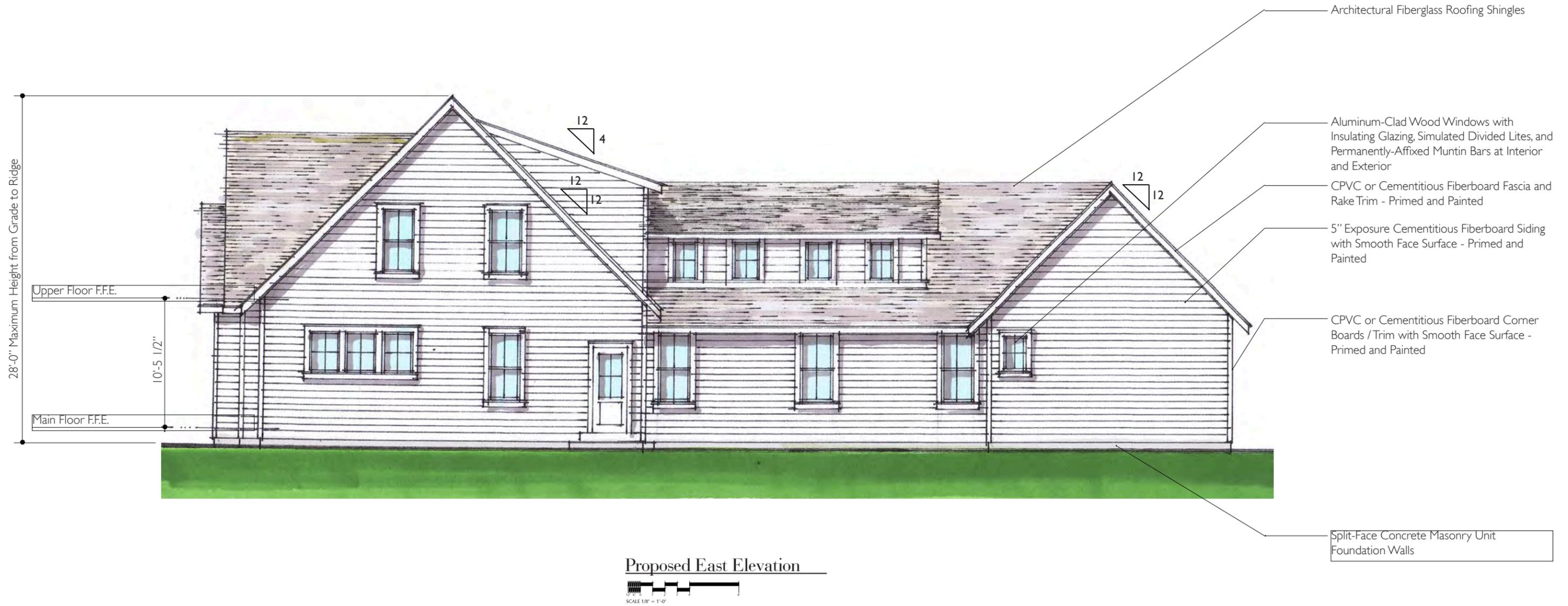
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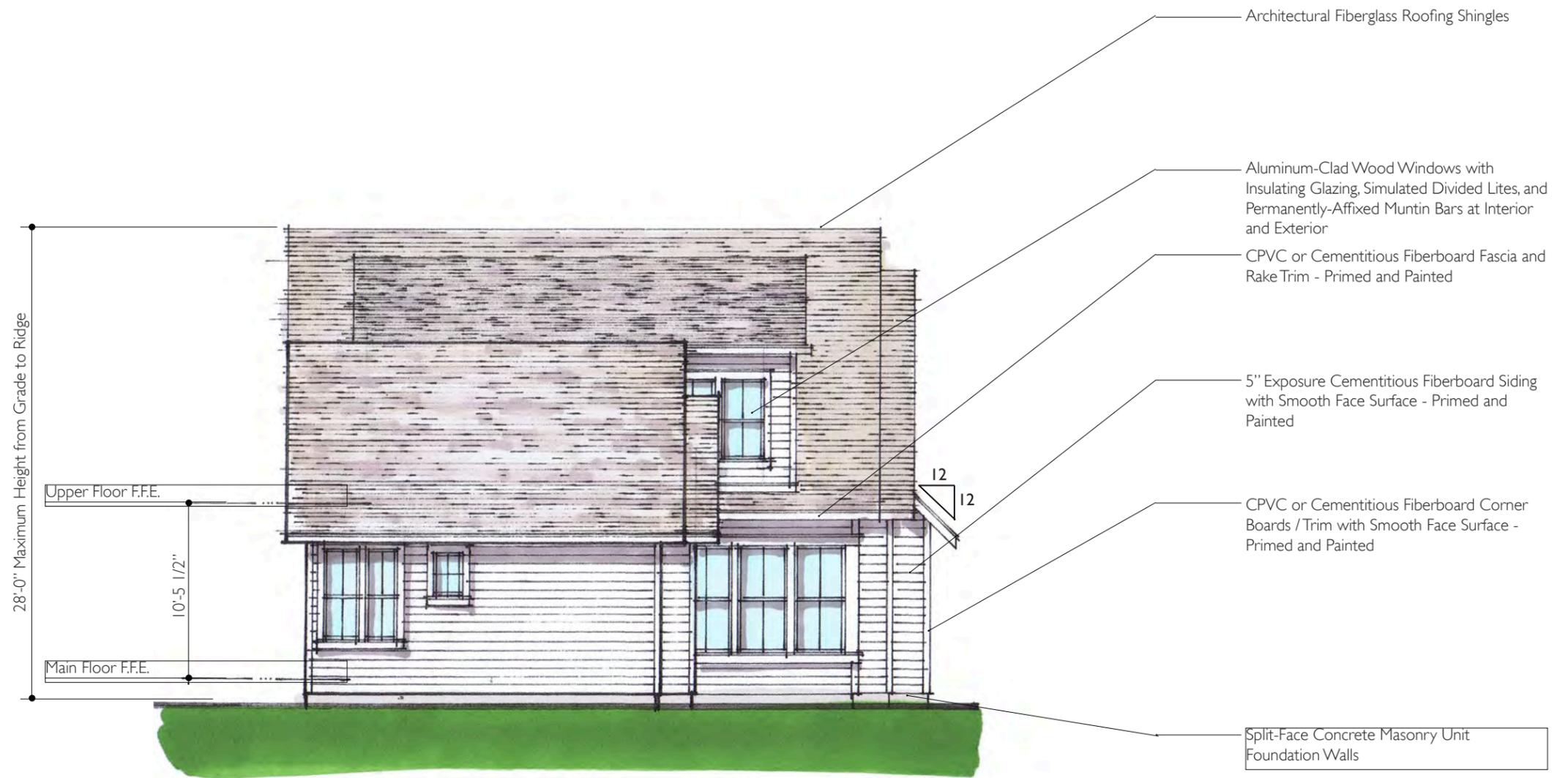
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Proposed North Elevation



A New Residence for Woodland Street Partners at:

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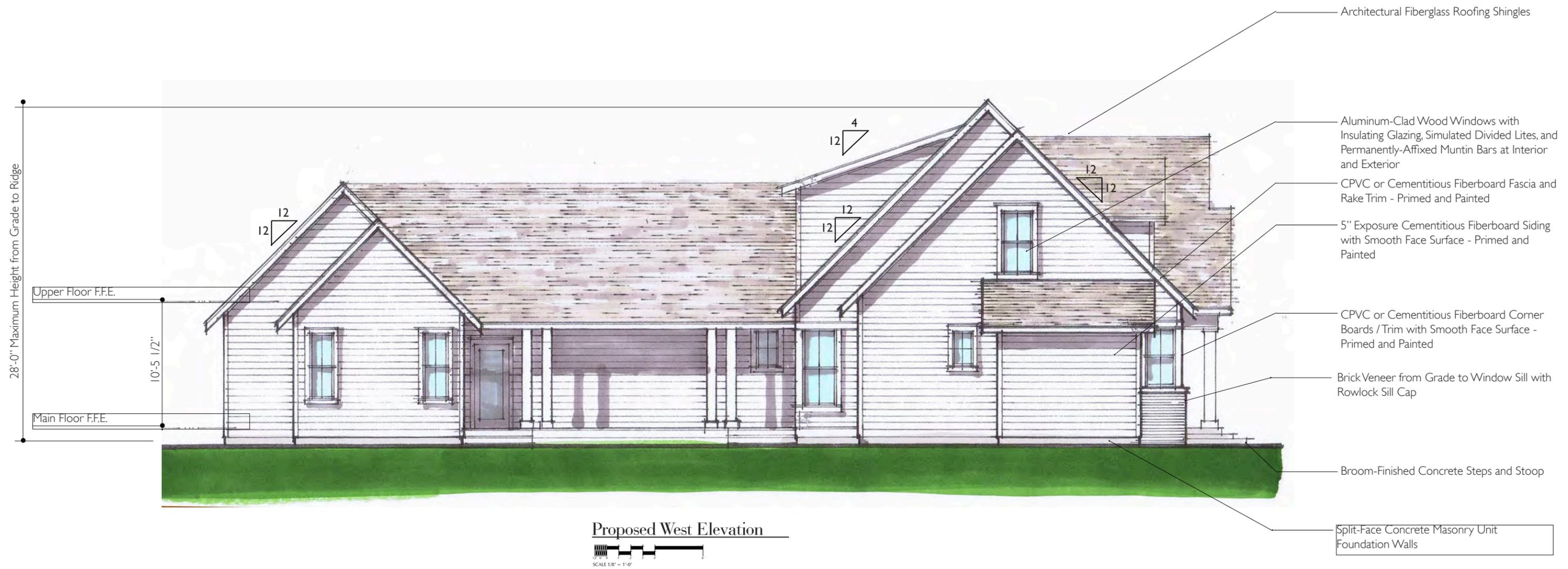
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