

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
Fax: (615) 862-7974

STAFF RECOMMENDATION

2525 Sunset Place

January 20, 2016

Application: Demolition; New construction - infill

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10415010900

Applicant: Jeff Steele, Architect

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

Description of Project: The applicant proposes to demolish a non-contributing existing house construct a new two-story house with a footprint of two thousand, three hundred, eighty square feet (2380 sf) and a detached outbuilding with a footprint of six hundred, seventy-three square feet (673 sf).

Recommendation Summary: Staff recommends approval of the proposed demolition and new construction with conditions that:

- Staff shall approve masonry samples, roof color, window and door selections prior to purchase and installation;
- The shutters shall be appropriately sized to the window openings; and
- The exterior HVAC equipment shall be located on the rear or behind the mid-point on a non-street-facing façade.

Meeting those conditions, Staff finds that the proposal would meet the applicable design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

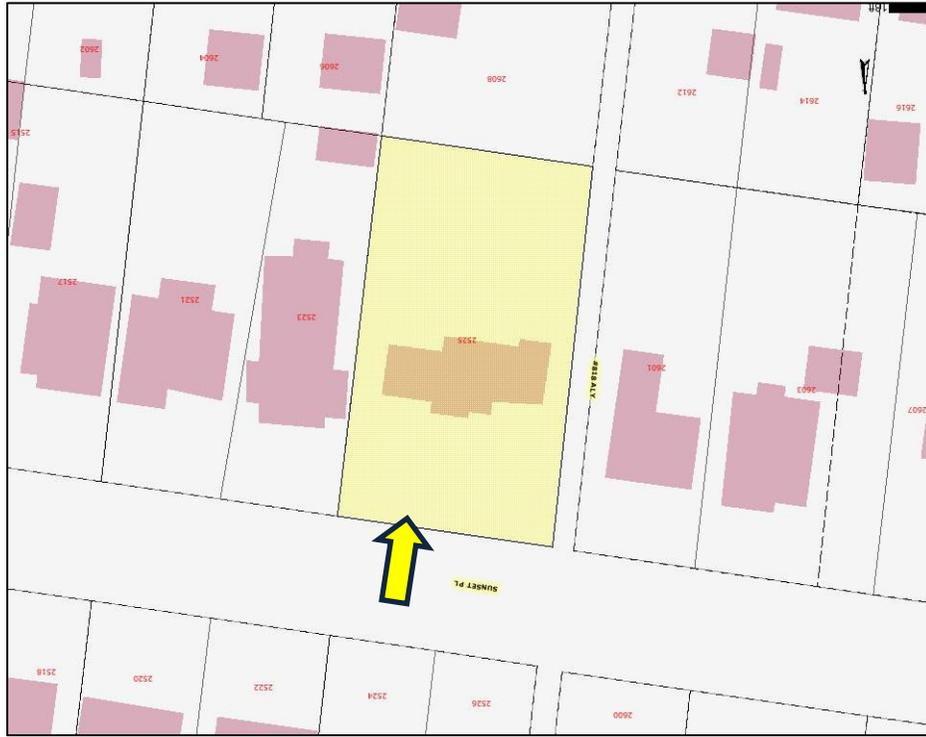
Attachments

A: Photographs

B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

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.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.

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.

Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.

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.

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.

f. Orientation

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

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.

g. 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.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
 - *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
 - *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
 - *Stud wall lumber and embossed wood grain are prohibited.*
 - *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. Utilities

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, utility 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.

III.B.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.

III.B.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 D of the historic zoning ordinance.

Background: The building at 2525 Sunset Place is a one-story ranch house constructed circa 1950. The house is not considered to be contributing to the historic character of the area because of its relatively recent construction and the form is not typical of the historic character of the district.



With ninety feet (90') of street frontage the lot is nearly twice the width of the typical lot in the area, but is just under the minimum lot size that would allow division into two lots.

Analysis and Findings: The applicant proposes to demolish the existing house and construct a new house and detached outbuilding on the property.

Demolition: Constructed in the 1950s, the house does not represent the architectural character of the first half of the 20th Century, the most significant period of development for this area of the neighborhood. The house's low slope roof, shallow eaves, fenestration pattern, and lack of window trim and other details are inconsistent with the predominant surrounding historic character. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The house will have the form of traditional Georgian-Colonial Revival, with a two-story side-gabled mass with one-story wings on each side. The middle section will be two stories tall with a maximum roof height of thirty feet (30') and an eave line at nineteen feet (19') above average grade. The one-story wings will be nineteen feet (19') tall with eaves at eleven feet (11'). The finished floor level will be two feet (2') above grade. These heights are consistent with nearby historic houses, including an historic two-story house to the immediate left.

The center section of the house will be forty-one feet (41') wide, with the nine foot (9') wide and eight foot (8') wide bays on the left and right, respectively, increasing the total width to fifty-eight feet (58'). The one-story wings will sit seven feet (7') back from the front edge of the building. Although this building is wider than most nearby historic buildings, typically ranging between thirty feet (30') and thirty-eight feet (38'), staff finds it to be appropriate because the lot is wider than the typical lot, and because the massing of the house is broken up into three sections. This form, of a dominant central mass with two one-story wings, is a common historic house type. The width of the center section, comprising the majority of the house's scale, is closer to that of historic houses. For these reasons, staff finds that the project will meet section II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The front of the new house will sit back thirty-two feet (32) from the front of the property, which is in line with the adjacent historic buildings. The house will be roughly centered on the lot with a fifteen foot (15') setback on the left and a seventeen foot (17') setback on the right. Staff finds the setbacks of the proposed infill will be compatible with the established rhythm the street, and that the project will meet section II.B.1.c of the design guidelines.

Materials: The primary exterior cladding materials will be brick, with a stone foundation and an asphalt single roof. A chimney on the rear elevation will also be brick. Staff asks to approve masonry samples and the roof color prior to selection and purchase. The trim will be cement-fiberboard. The window and door materials are not indicated, so Staff also asks to approve their selection prior to purchase. Several of the windows will have wood shutters, which are appropriate for the Colonial Revival style, but staff asks that they be appropriately sized to fit the window openings. A pair of shallow projecting bays on the front elevation will be clad in smooth face cement fiberboard panels. The front porch floor and stairs will be concrete, as will a new front walkway. There will be an uncovered porch at the rear, set in from the sides of the house so as to not be visible from the right of way. An existing driveway on the right side of the lot will be retained. With the staff's final approval of the brick, stone, roof color, shutters, and the windows and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form: The center section of the house will have a side-gabled roof with a pitch of 7.5:12. The side wings will also be gabled with a matching pitch. Staff finds the form and pitch of these roofs to be compatible with the roofs of surrounding historic houses, and that the project therefore meets section II.B.1.e of the design guidelines.

Orientation: The new house will be sited to face the street directly, with a six foot (6') deep projecting gabled porch in the center of the front façade. An existing driveway on the right side of the lot will be retained, and a new concrete walkway will be added leading from the front porch to the street with pavers leading from the walkway to the driveway. Staff finds the orientation of the new building will be compatible with surrounding historic houses, meeting section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, with the upperstory windows shorter than those on the first story. This is compatible with the proportions on windows on historic two-story buildings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet II.B.1.g of the design guidelines.

Appurtenances and Utilities: The location of the HVAC and other utilities was not noted on the submitted plans. An existing chain-link fence will be replaced with a new wood fence. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, which would meet section II.B.1.i of the design guidelines.

Outbuildings: The application includes a detached outbuilding behind the house, accessed from the street by an existing driveway. The building will be separated from the house by thirty feet (30') with a three foot (3') right side setback and a forty-five foot (45') rear setback. Although the lot is bounded on the right by an alley, the alley is narrow and intended for pedestrian access only. The outbuilding will primarily be an open carport, with a footprint of six hundred, seventy-three square feet (673 sf). One hundred, eighty square feet (180 sf) of that will be enclosed for storage. The roof of the building will be fifteen feet (15') tall with eaves at nine feet (9') above grade. The materials of the enclosed portion of the building will be brick with smooth-faced cement-fiber clapboard siding, with an asphalt shingle roof to match the house. Staff asks to approve brick samples, as well as windows and doors. With the condition that the unknown materials are approved administratively, Staff finds that the project meets section II.B.1.h of the design guidelines.

Recommendation:

Staff recommends approval of the proposed demolition and new construction with conditions that:

- Staff shall approve masonry samples, roof color, window and door selections prior to purchase and installation;
- The shutters shall be appropriately sized to the window openings; and
- The exterior HVAC equipment shall be located on the rear or behind the mid-point on a non-street-facing façade.

Meeting those conditions, Staff finds that the proposal would meet the applicable design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



Existing non-contributing house at 2525 Sunset Place.



2521, 2523, and 2525 Sunset Place.



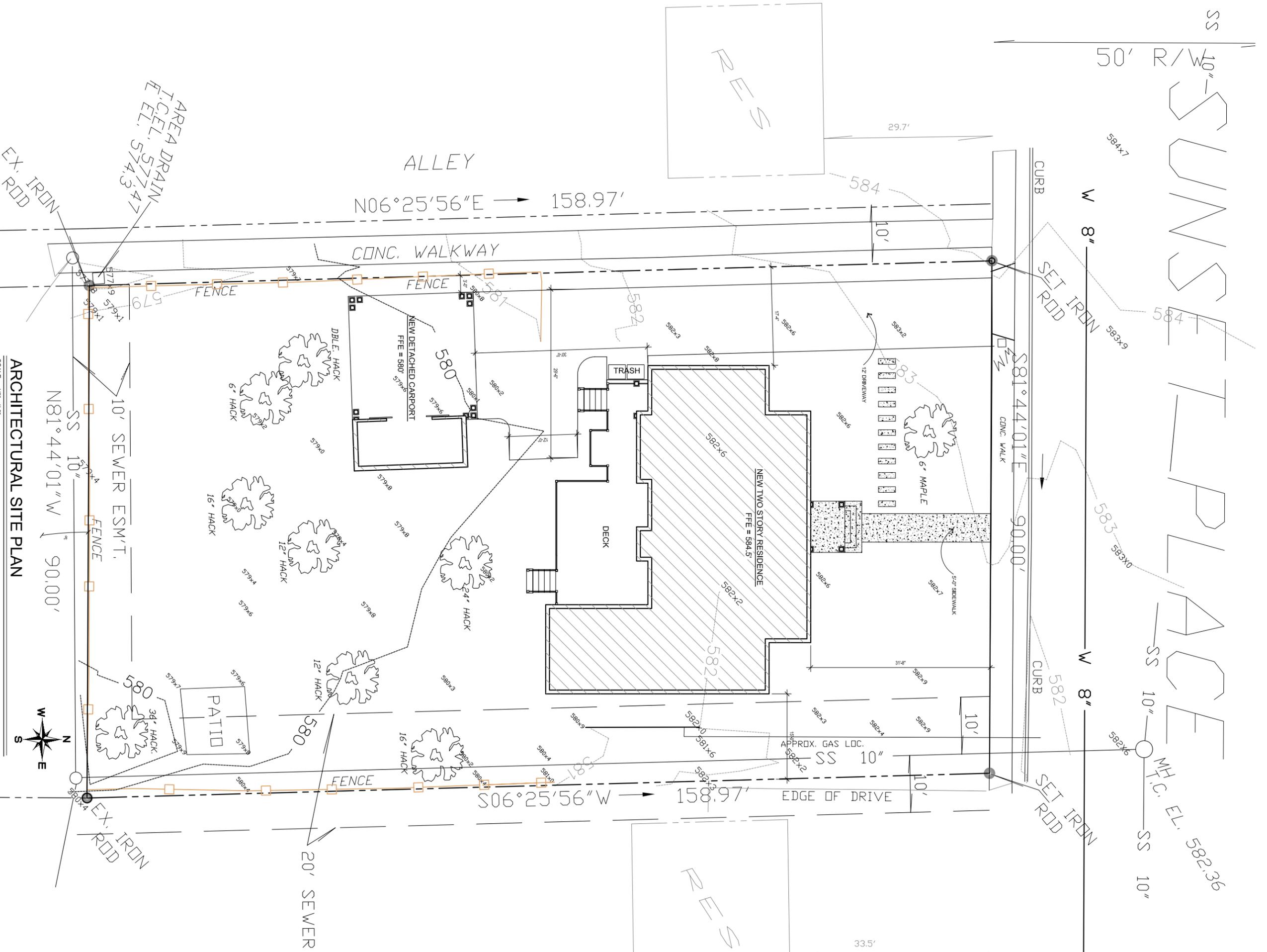
2526 and 2524 Sunset Place, directly across the street from 2525.



Pedestrian alley running along west side of the property.

ARCHITECTURAL SITE PLAN

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



AREA DRAIN
T.C. EL. 577.47
E. EL. 574.3

EX. IRON
ROD

10' SEWER ESM/T,
10" SS
N81°44'01"W
90.00'



EX. IRON
ROD

20' SEWER

ALLEY
N06°25'56"E
158.97'

CONC. WALKWAY

FENCE

NEW DETACHED CARPORT
FFE = 580'
580x5

FENCE

S06°25'56"W
158.97'

APPROX. GAS LOC.
SS 10"

EDGE OF DRIVE

RES

29.7'

584

10'

12' DRIVEWAY

6" MAPLE

5'-0" SIDEWALK

31'-8"

10'

CURB

CONC. WALK

CURB

SET IRON

W 8"

W 8"

50' R/W

584x7

584

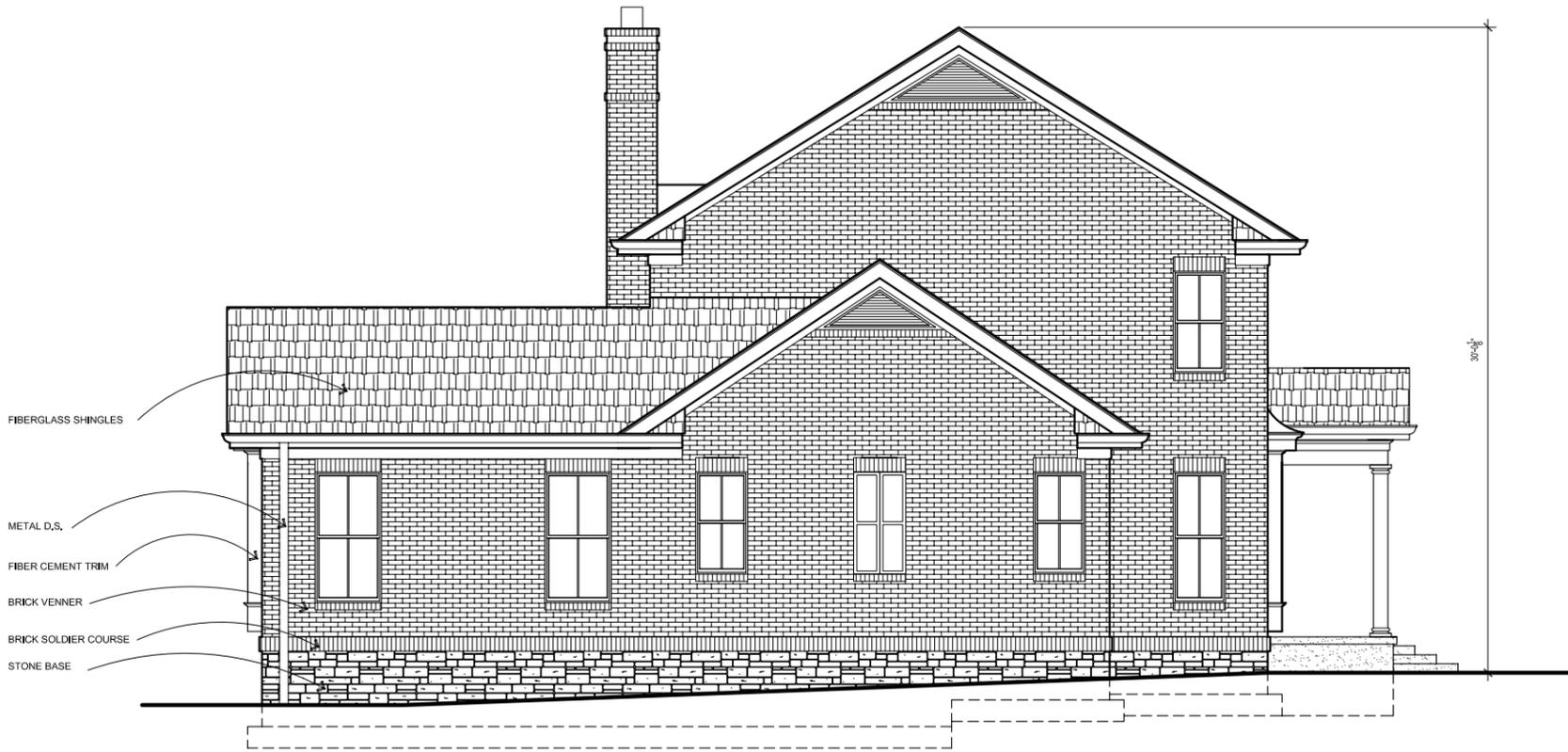
583

582x6

SS 10"

SS 10"

SS
MH T.C. EL. 582.36
SS 10"



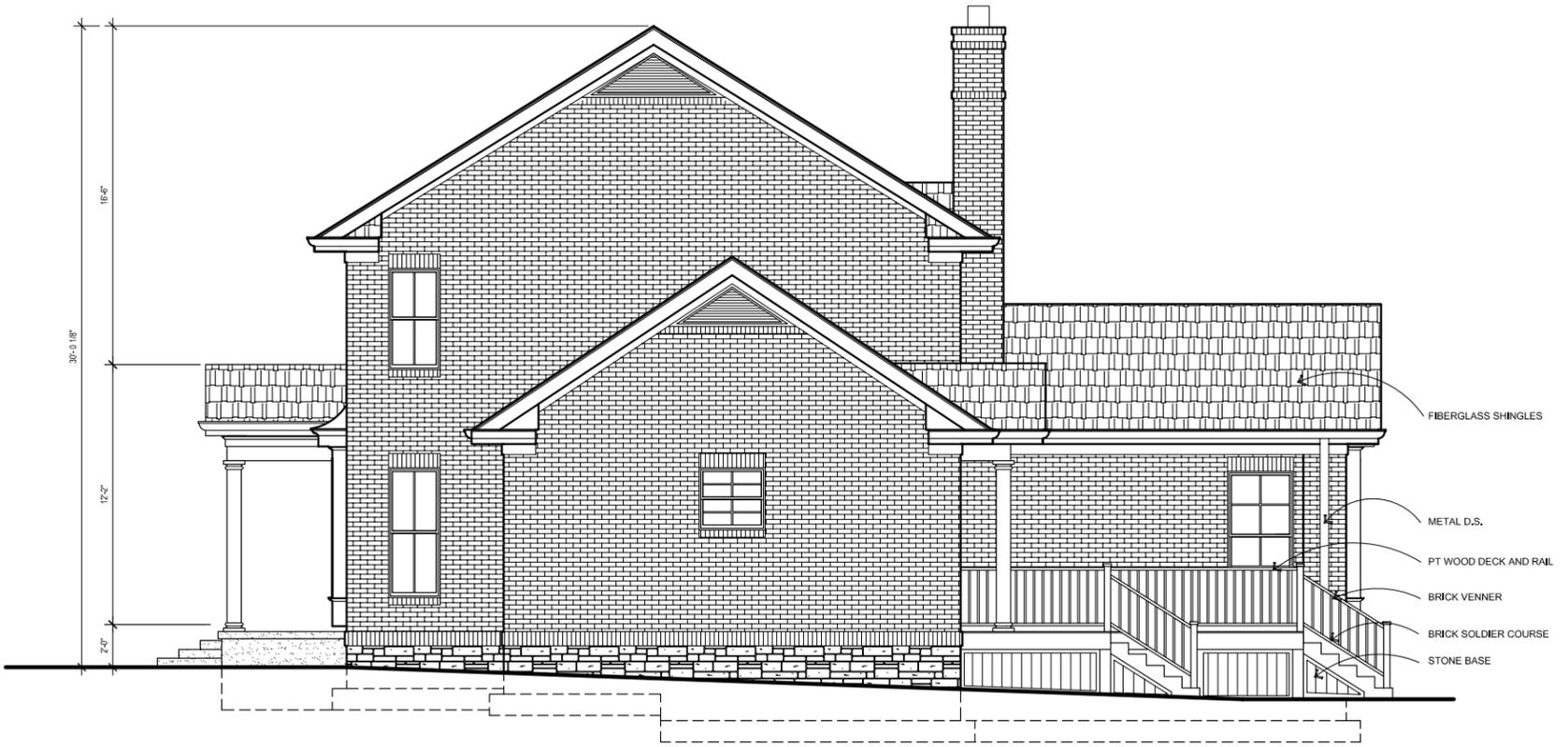
EAST ELEVATION

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



SOUTH ELEVATION

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



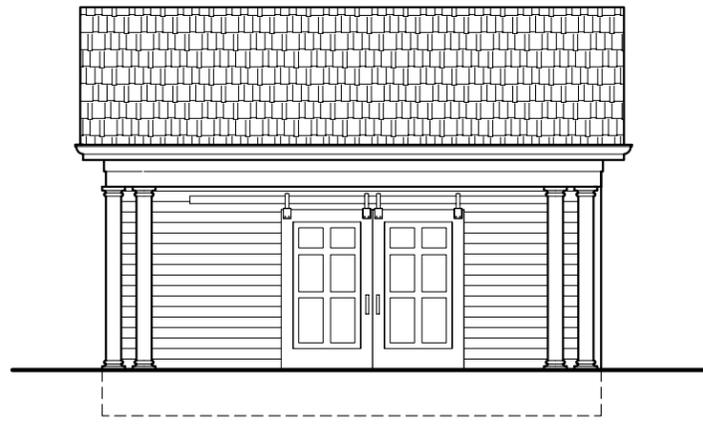
WEST ELEVATION

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



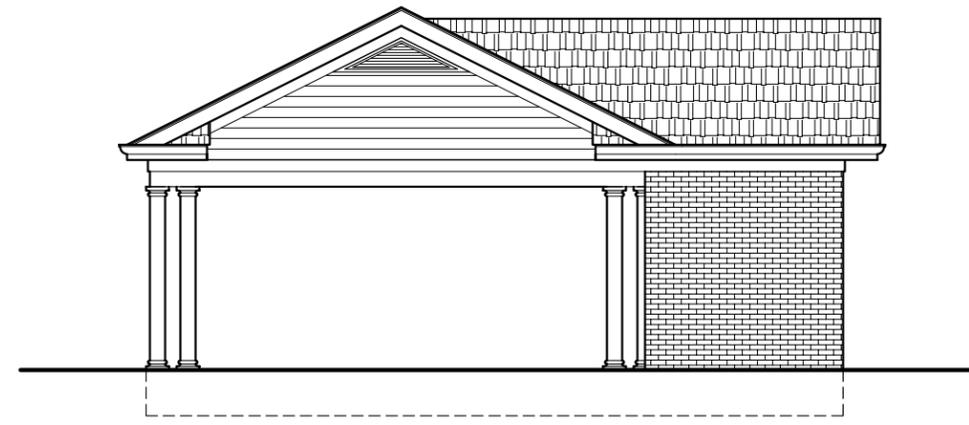
NORTH ELEVATION

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



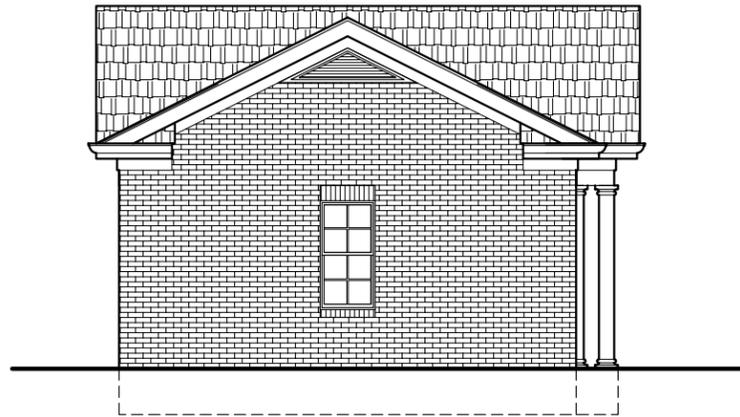
EAST ELEVATION

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



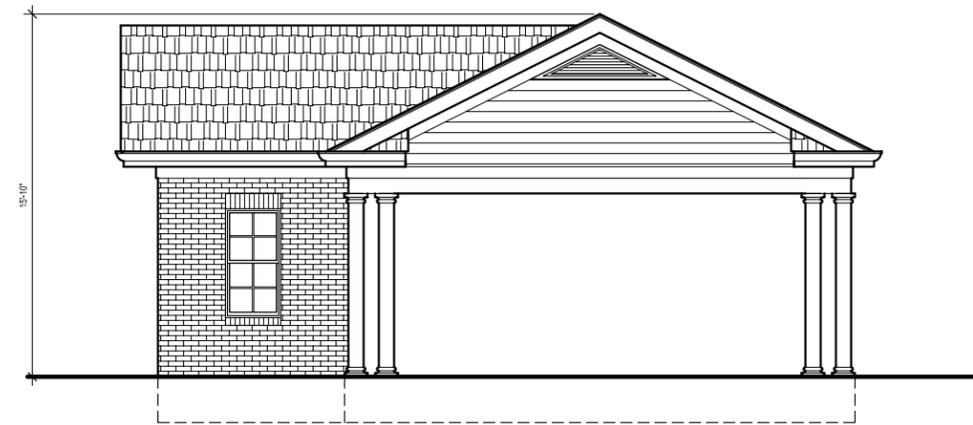
SOUTH ELEVATION

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



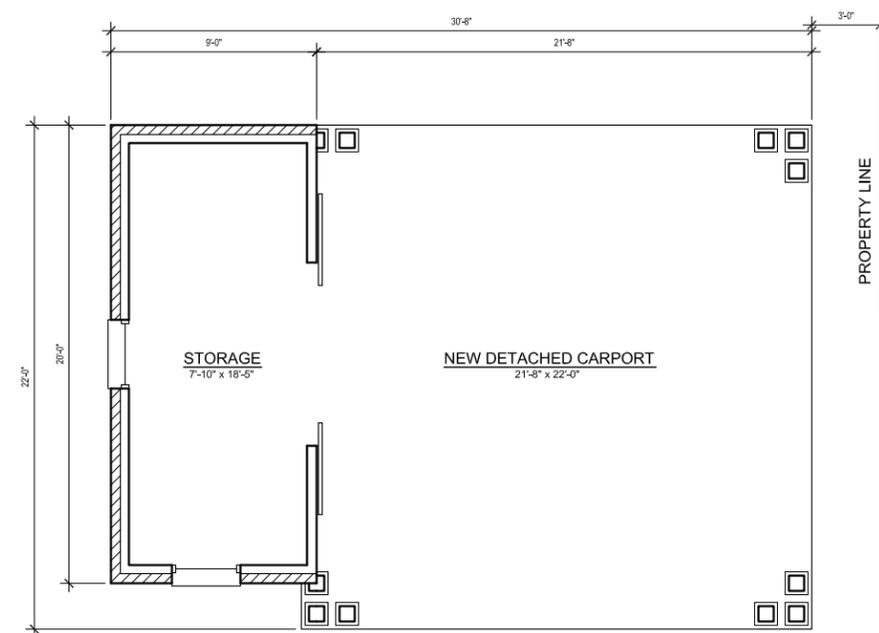
WEST ELEVATION

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



NORTH ELEVATION

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



CARPORT FLOOR PLAN