

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 1612 Sumner Avenue September 20, 2017

Application: New construction – addition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306006800
Applicant: Erwin Latimer and Barbara Harper Latimer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

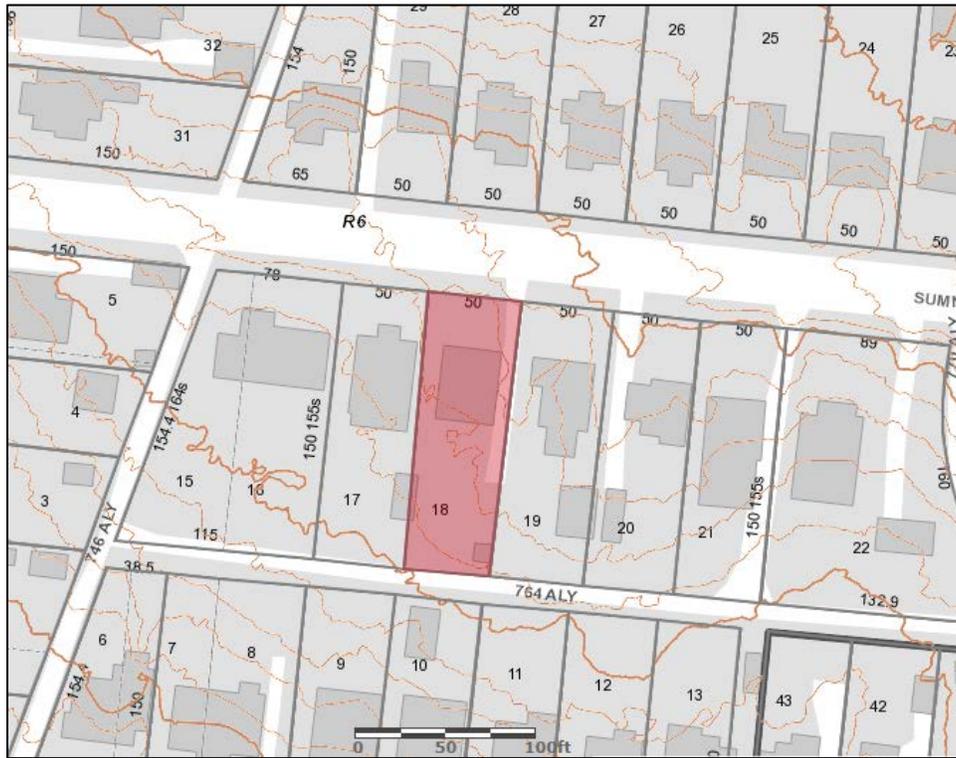
Description of Project: The applicant proposes to construct a ridge raise and rear addition, with a portion taller than the original building with dormers stepped in two feet (2') from the original side walls

Recommendation Summary: Staff recommends approval of the proposed ridge-raise and rear addition at 1612 Sumner Avenue with the condition that the foundation material, brick, and window and door selections are approved by MHZC Staff prior to construction. With that condition, Staff finds the proposal to meet the design guidelines for additions in the Eastwood Neighborhood Conservation Zoning Overlay.

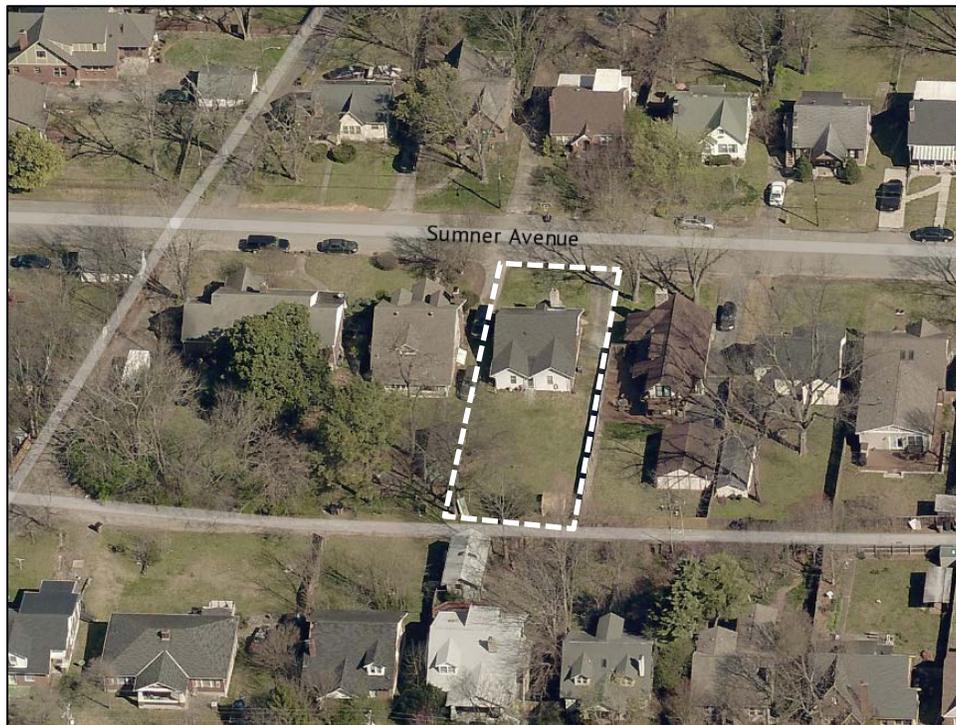
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

2. 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.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure that an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*

- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

*Foundation height should match or be lower than the existing structure.
Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.*

Roof

*The height of the addition's roof and eaves must be less than or equal to the existing structure.
Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

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

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,

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: The house at 1612 Sumner Avenue is a one story Tudor Revival house, constructed circa 1935. The house is primarily brick with a fieldstone-clad chimney and a recessed vestibule on the front façade. There are a pair of rear-facing gables on the back of the house which may not be original.



Analysis and Findings: The applicant proposes to enlarge the house with a ridge raise and rear addition.

Demolition: In the course of constructing the proposed additions, the majority of the rear slope and the pair of rear-facing gables will be demolished. These portions of the building cannot be seen from the right of way, therefore they do not contribute to the appearance or significance of the house. The plans also show an existing double-hung window in the center of the right façade will be shortened to half of its current size, and two windows toward the rear of the left façade will be shortened to roughly three-fourths of their current size. Altering window sizes is not generally appropriate, however because these openings will remain in the current locations and they are at or beyond the midpoint of the main mass of the building, Staff finds that the overall impact on the appearance of the house will be relatively minor. Therefore, Staff finds that the partial demolition of these elements meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The front slope of the roof will be extended up and to the rear, reaching a height two feet (2') taller than the existing roof ridge. Two feet (2') of the existing roof ridge on each side of the house will be retained intact. From this new ridge a cross-gable ridge will tie-in and extend to the rear. From this taller ridge, approximately fifty feet (50') back from the front façade, the addition's roof will rise an additional two feet (2') in height. Although additions taller than an historic house are not generally appropriate, Staff finds that this taller portion will not impact the perceived form of the house because it is so far back, because only the peak of the gable will be taller, and because the ridge of the taller roof will be clipped to minimize visibility. Staff finds that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Location, Removability, and Design: The location of the addition at the rear of the existing building, stepped in from the original side walls by two feet (2') on each side, is in accordance with the design guidelines. The inset walls of the addition distinguish it from the historic house and allow it to read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be left intact. Staff

finds that the project meets section II.B.2.a, II.B.2.d, and II.B.2.e of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Needs final approval	Unknown	X
Cladding	Brick veneer	Match existing	Yes	X
Secondary Cladding	Cement-fiber clapboard	Smooth-faced, 5" exposure	Yes	
Roofing	Architectural Shingles	Match existing	Yes	
Trim	Cement Fiberboard	Smooth faced	Yes	
Windows	Aluminum-clad or wood	Needs final approval	Yes	X
Side/rear doors	Not indicated	Needs final approval	Unknown	X

With the condition that the foundation material, masonry and the windows and door selections are approved by MHZC Staff prior to purchase, Staff finds that the project meets section II.B.1.d of the design guidelines.

Roof form: The new roof of the addition will be stepped gables with a pitch of 8.5:12, which will not contrast with the 7.5:12 pitch of the original roof. A shed-roofed dormer with a 3:12 pitch will be on each side slope of the main roof on the addition and there will be a small section of roof with a 6.5:12 pitch at the very rear. The dormers will be stepped back two feet (2') from the first story walls below as is typical of dormers historically. Staff finds that the roofs of the proposed addition are appropriate and that the project meets section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: No to the window and door openings on the existing house were indicated on the plans, other than those described in the demolition section of this staff recommendation. The windows on the proposed addition are all generally twice as tall as they are wide, as is typical of the proportions of openings on buildings historically. 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 section II.B.1.g of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks

that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.i of the design guidelines.

Recommendation: Staff recommends approval of the proposed ridge-raise and rear addition at 1612 Sumner Avenue with the condition that the foundation material, brick, and window and door selections are approved by MHZC Staff prior to construction. With that condition, Staff finds the proposal to meet the design guidelines for additions in the Eastwood Neighborhood Conservation Zoning Overlay.

Photographs



1612 Sumner Avenue, front-right. Side windows are visible but rear gables are not.

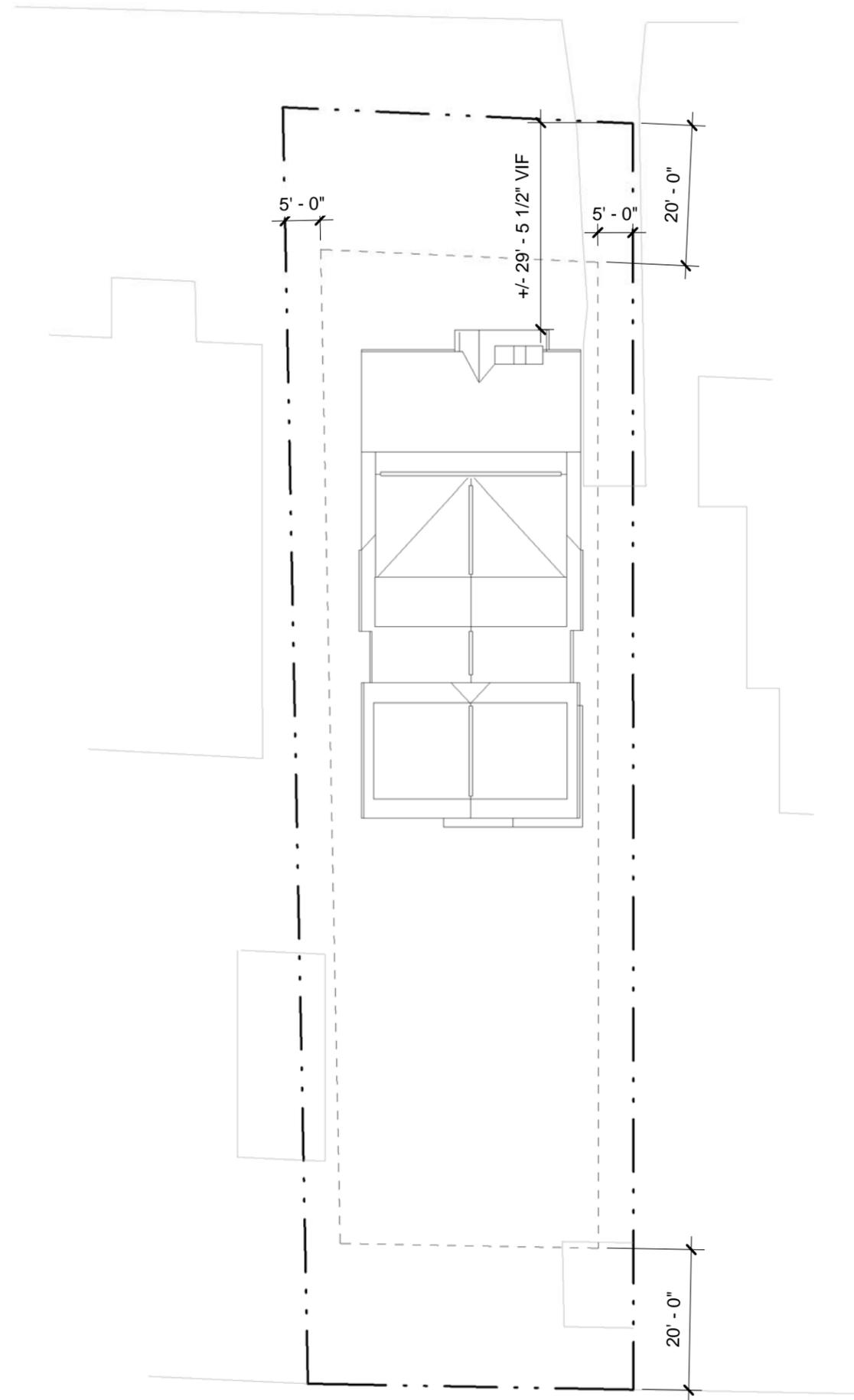


1612 Sumner Avenue, front-left. Side windows are visible but rear gables are not

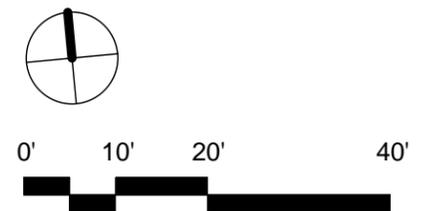
1612 SUMNER AVE



SUMNER AVE.

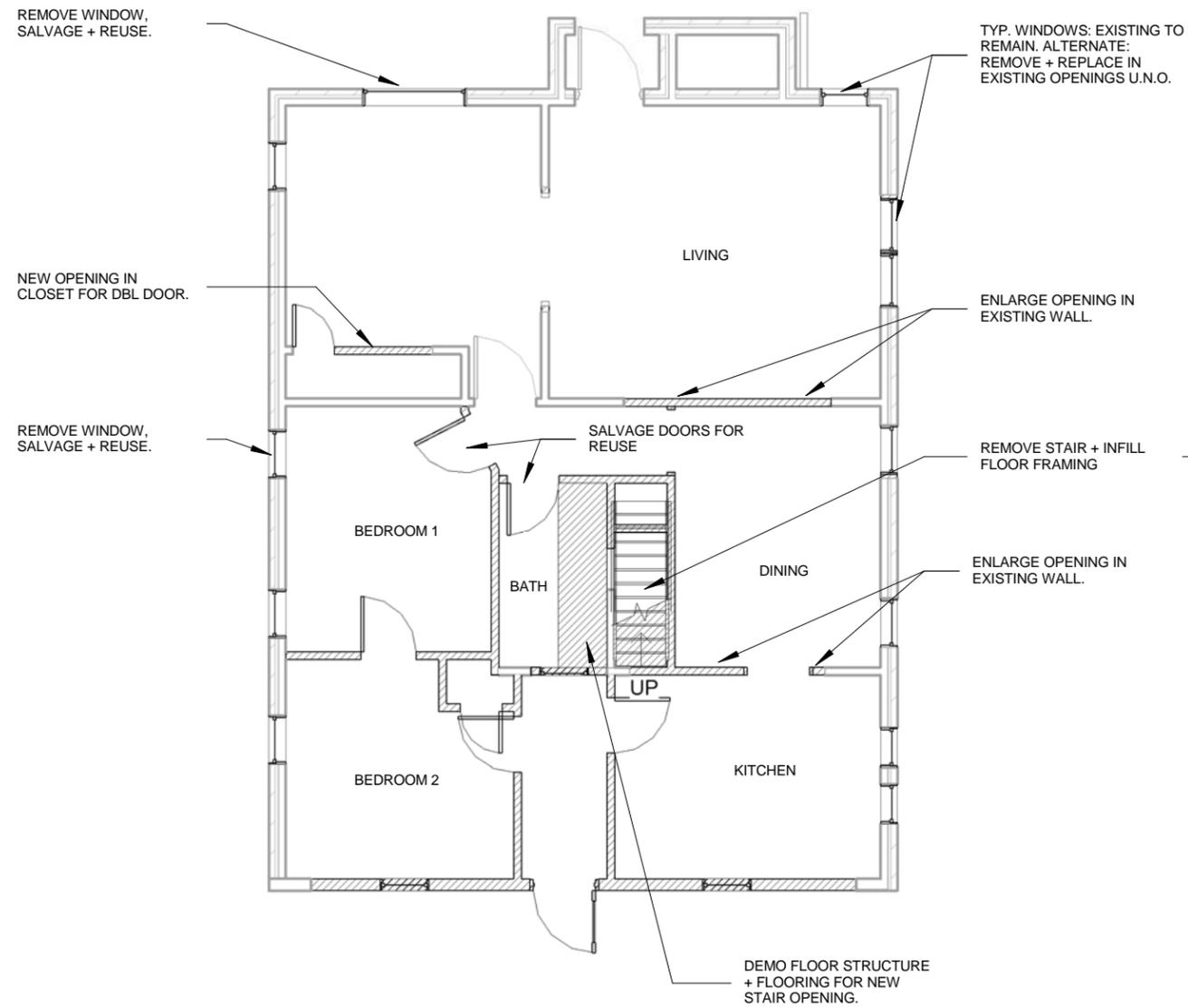


SUMNER AVENUE RESIDENCE
SITE PLAN
BUILDER'S SET 2017-09-01

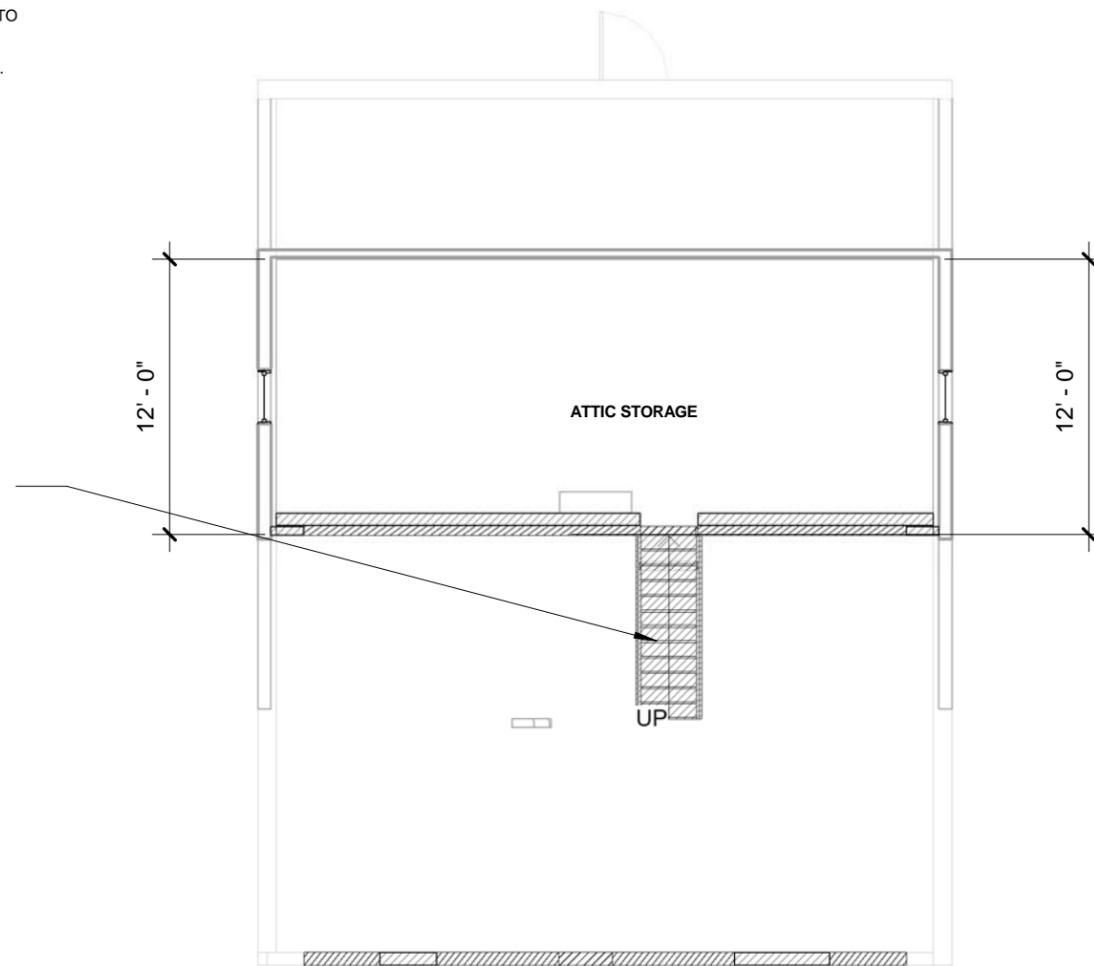
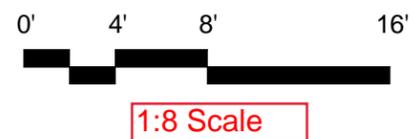


1:20 Scale

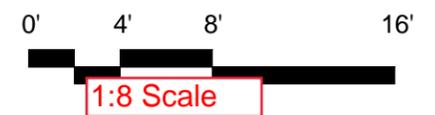
CENTRIC
ARCHITECTURE



FIRST FLOOR DEMO



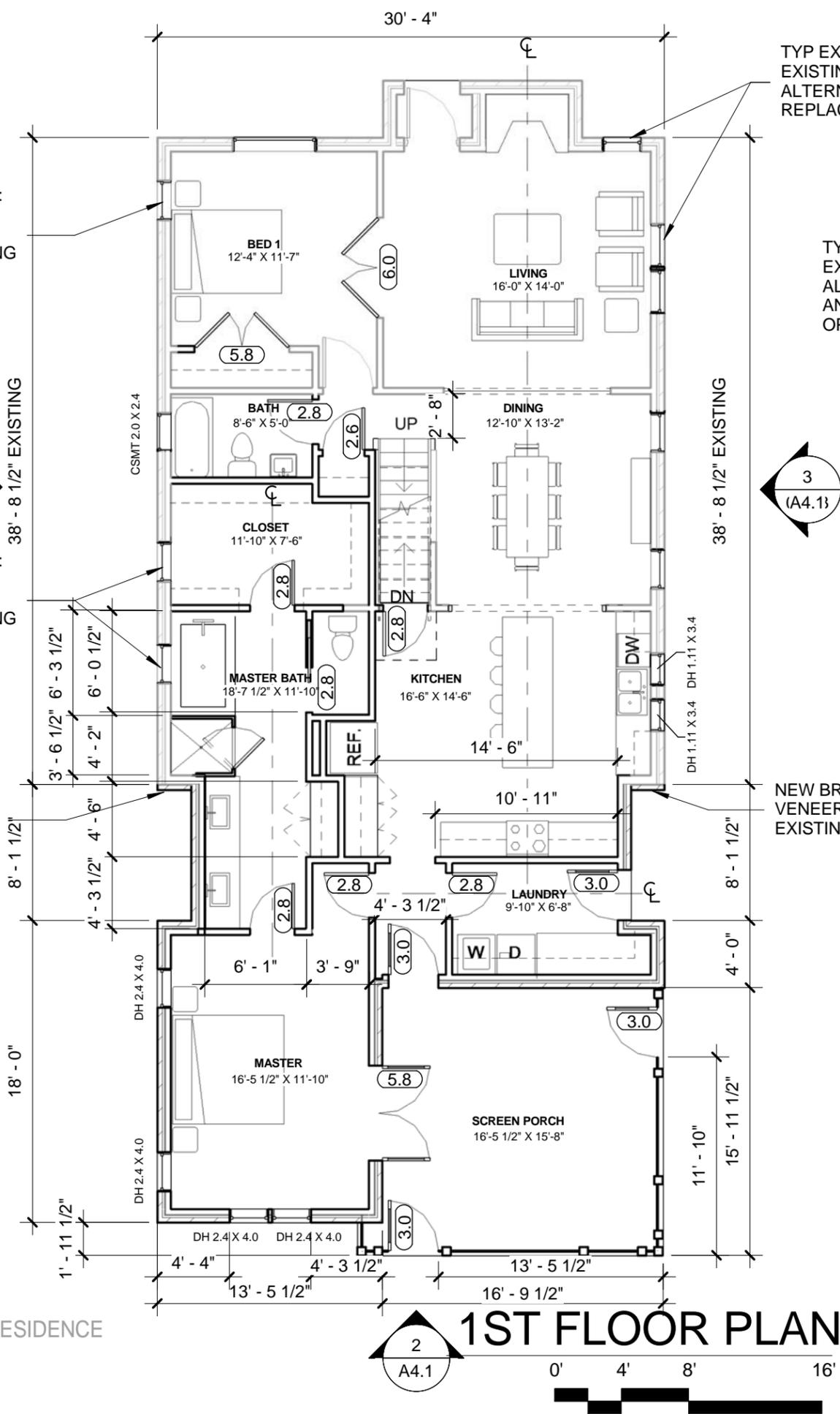
2ND FLOOR DEMO



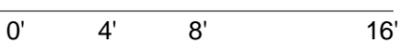
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EXISTING TO REMAIN.
ALTERNATE: REMOVE
AND REPLACE IN EXISTING
OPENINGS

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NEW BRICK
VENEER ON
EXISTING
FRAMING



1ST FLOOR PLAN

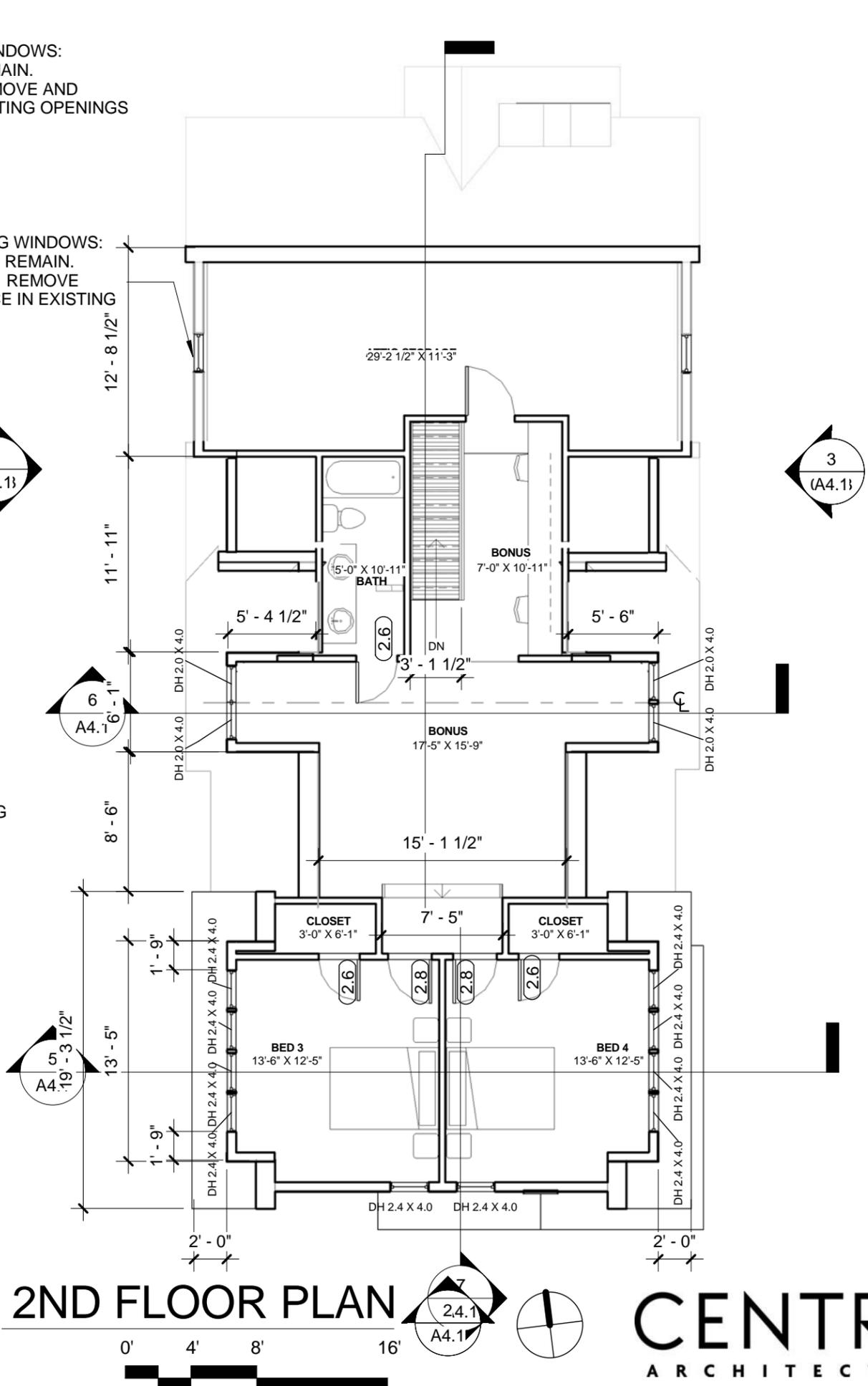


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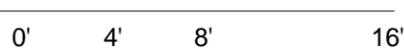
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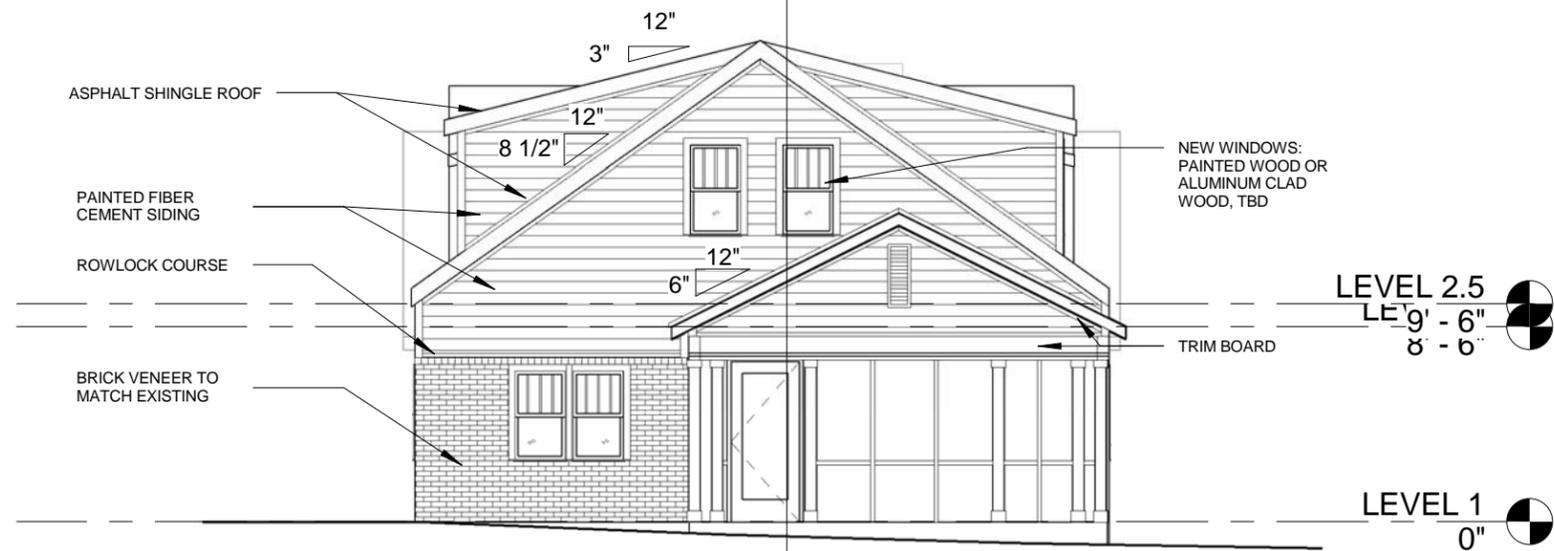
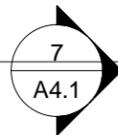
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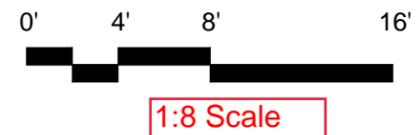
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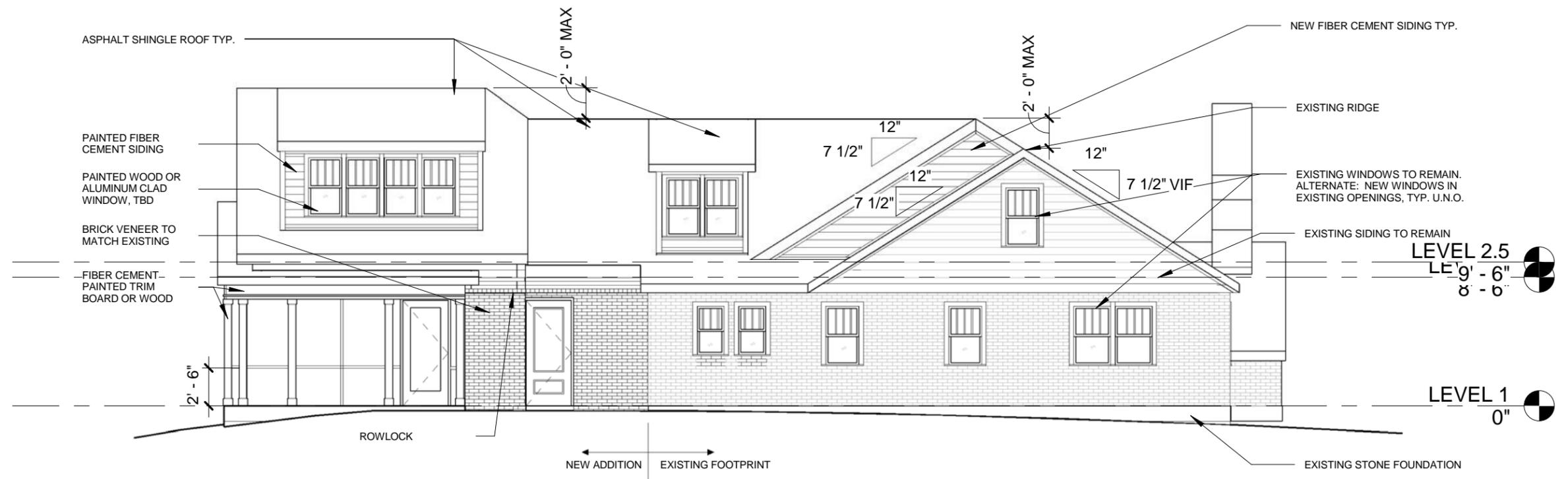


NORTH ELEVATION

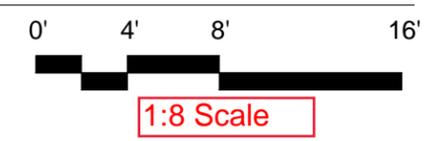


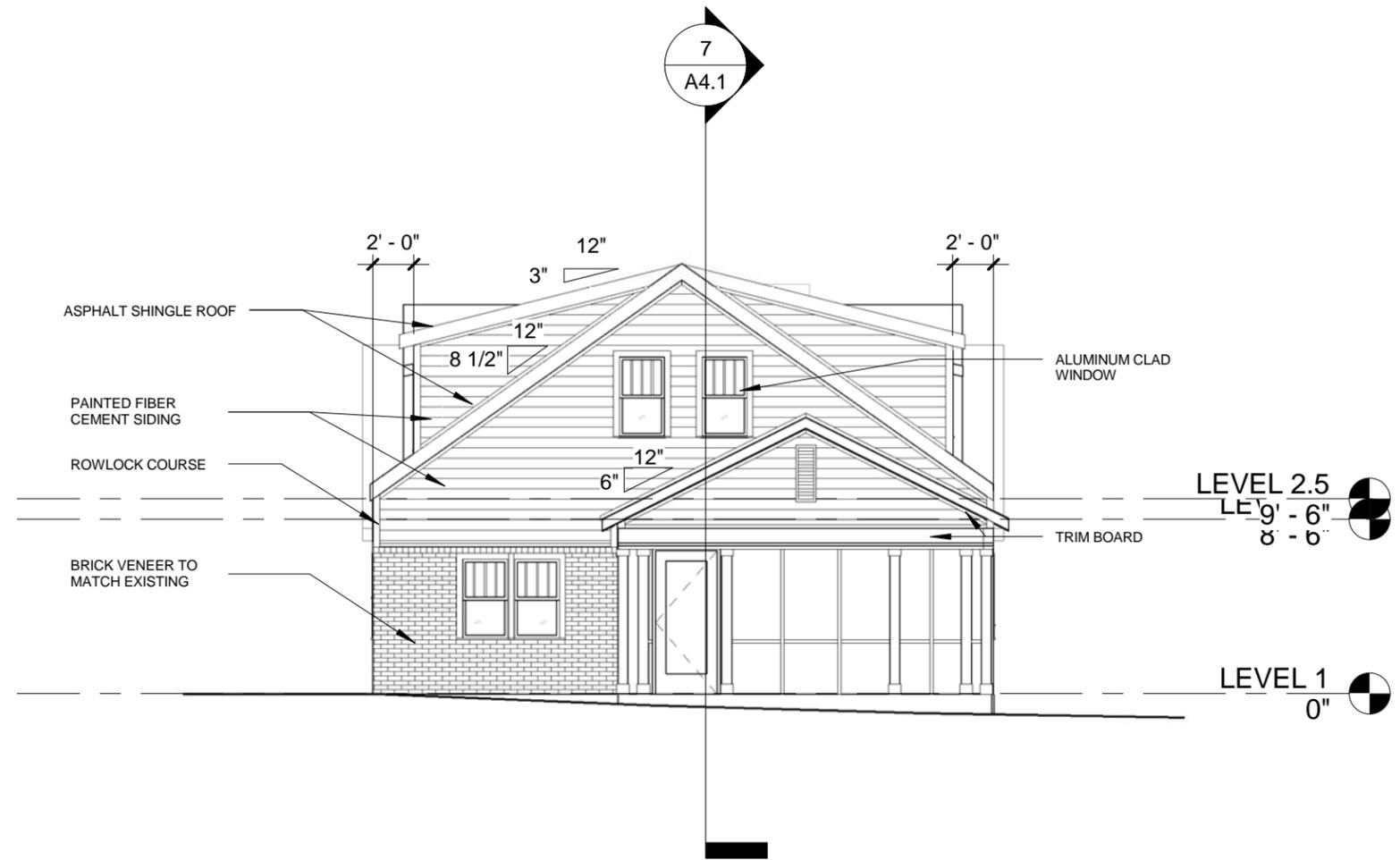
SOUTH ELEVATION





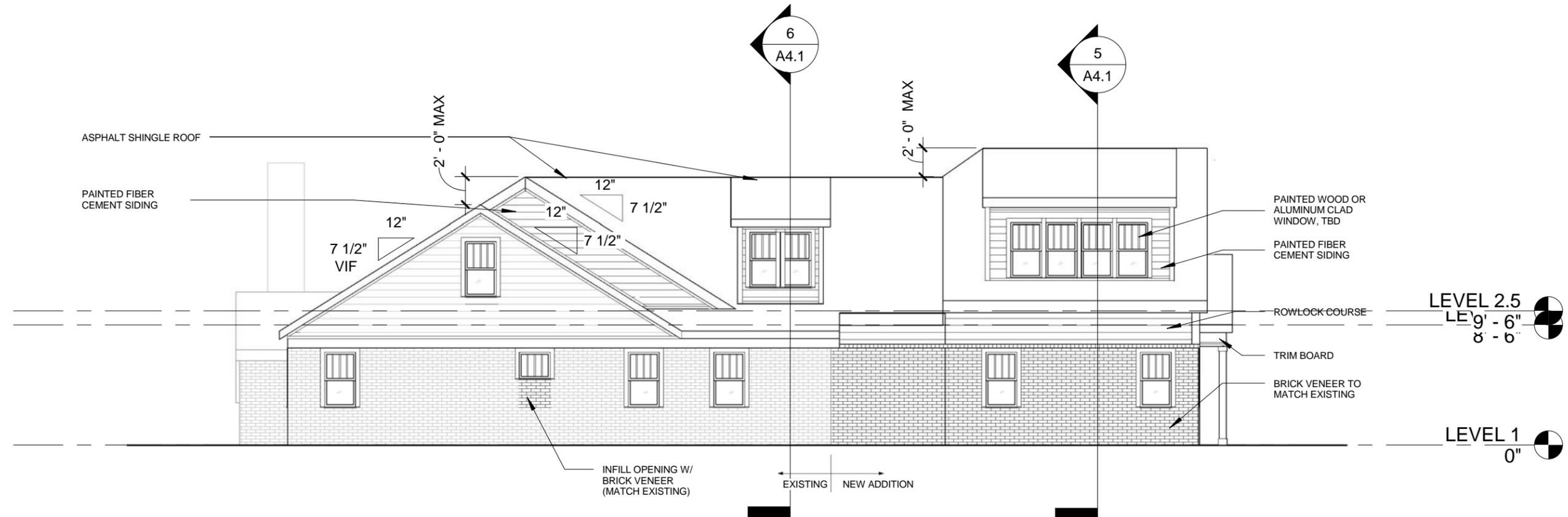
EAST ELEVATION





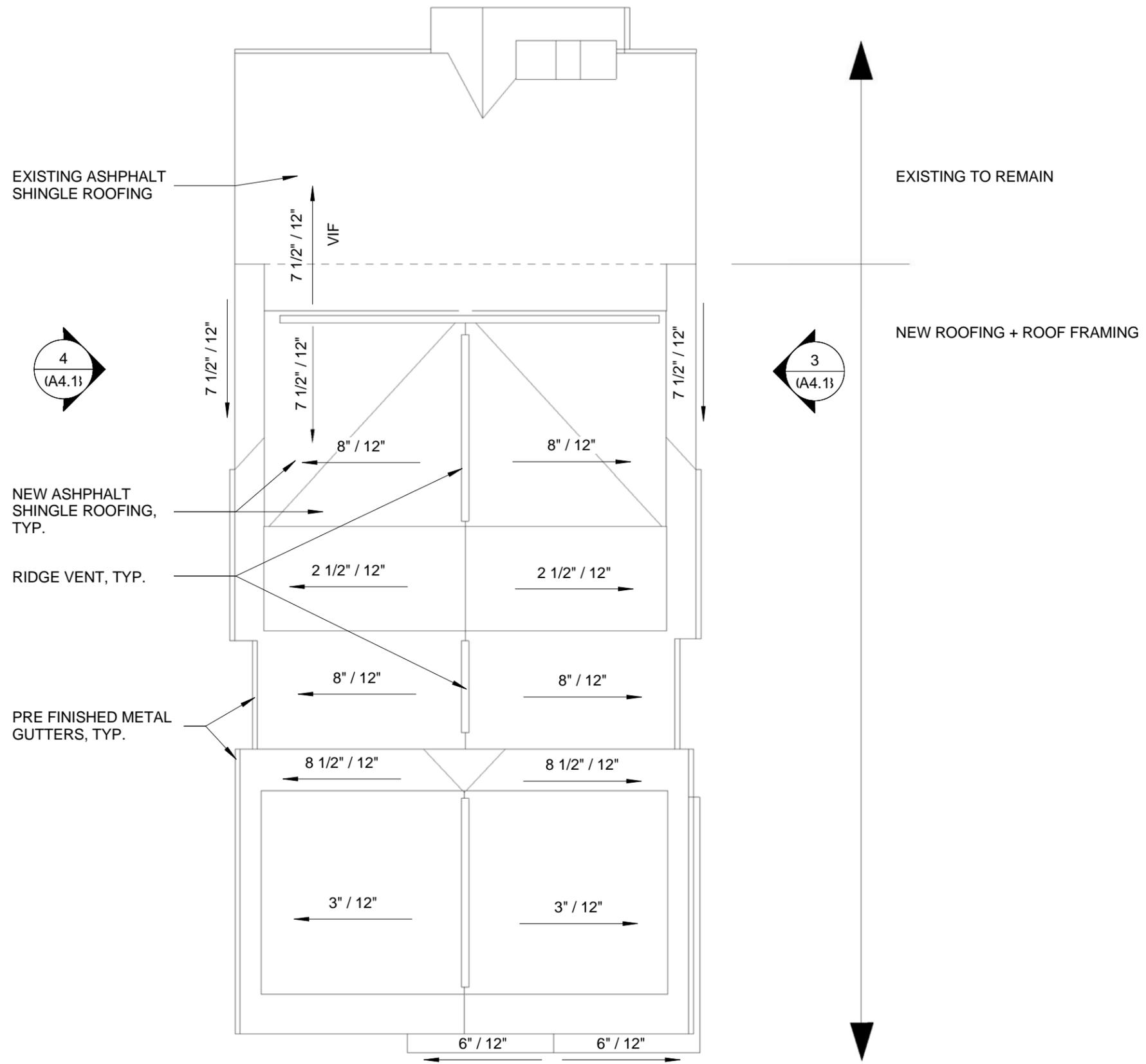
SOUTH ELEVATION





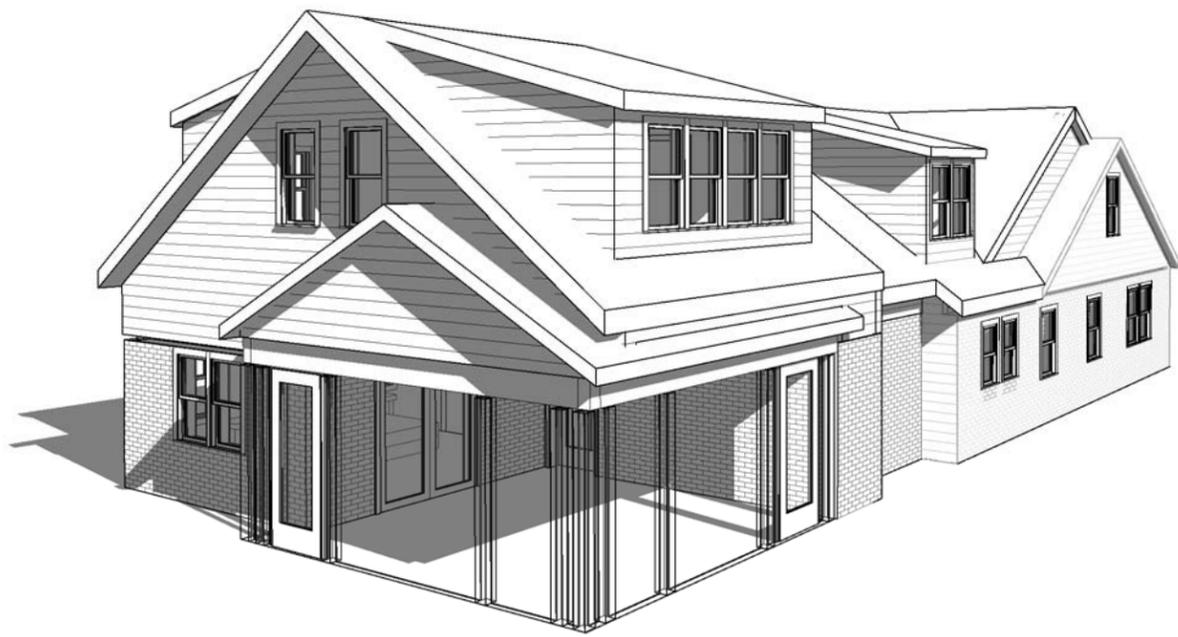
WEST ELEVATION



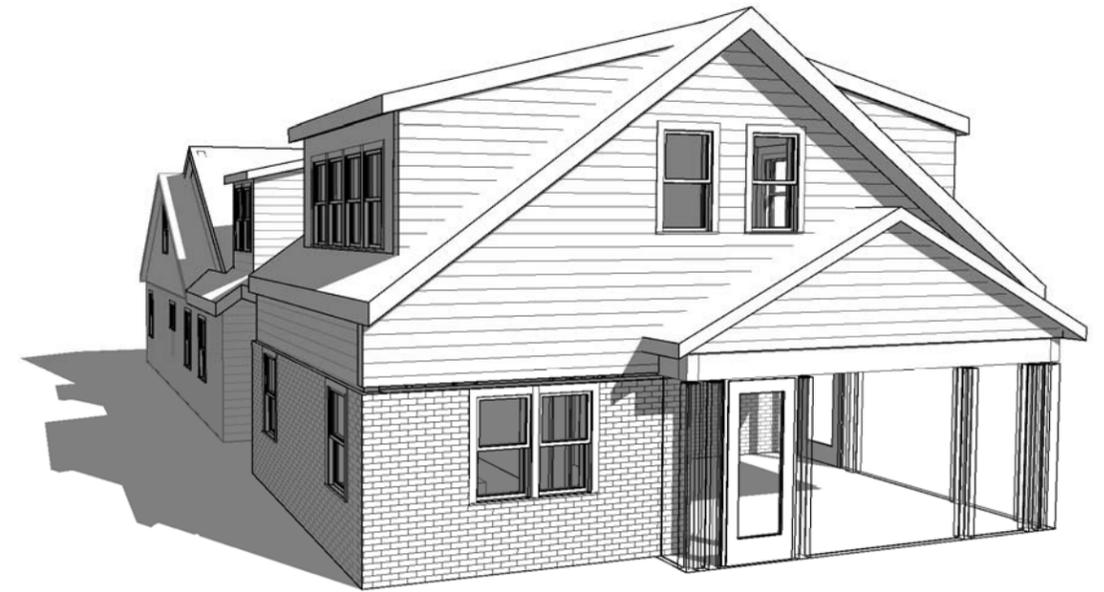


ROOF PLAN





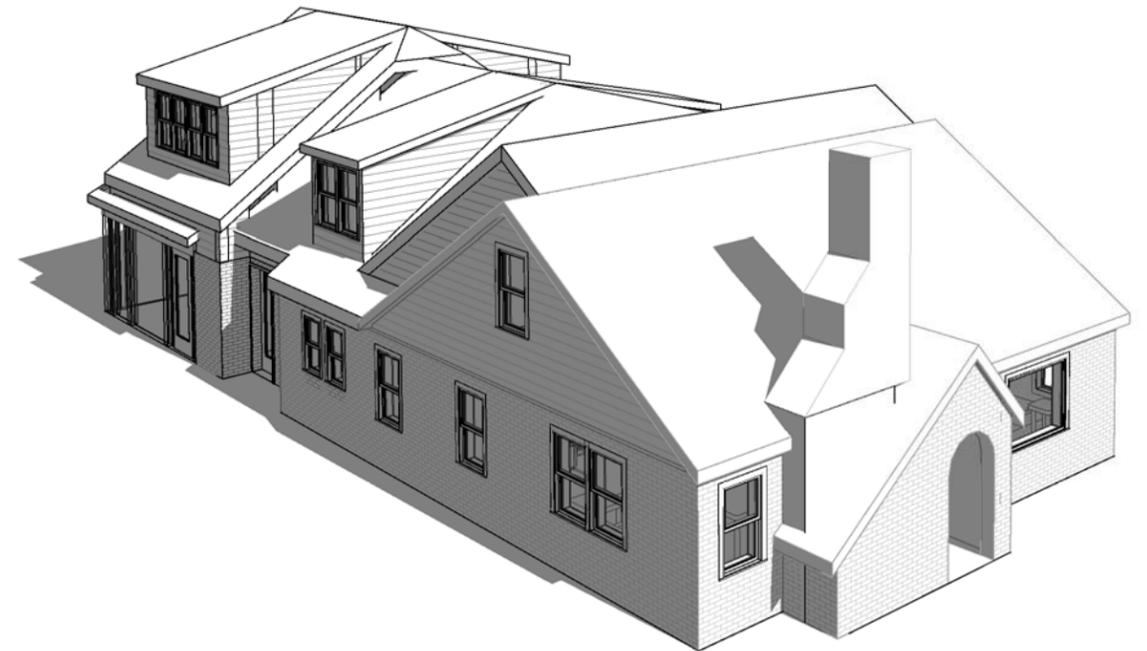
3D VIEW 3



3D VIEW 4



3D VIEW 2



3D VIEW 1
