

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION 1623 Sumner Avenue June 19, 2019

Application: New Construction—Infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306002800
Applicant: Rob Cushman
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to revise previously approved infill development.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. 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;
2. The infill's front setback line up with the front setback of the house at 1621 Sumner Avenue, to be verified by MHZC staff in the field;
3. Staff shall approve the final selections of the roof color, trim, windows, doors, porch floor, porch steps, porch posts, porch roof, and walkway prior to purchase and installation;
4. Staff shall approve a brick sample prior to purchase and installation;
5. A walkway shall be added from the street to the front porch;
6. All paired window openings shall have four to six inch (4"-6") mullions between them; and
7. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the proposed infill meets Section II.B. of the Eastwood Neighborhood Conservation Zoning Overlay.

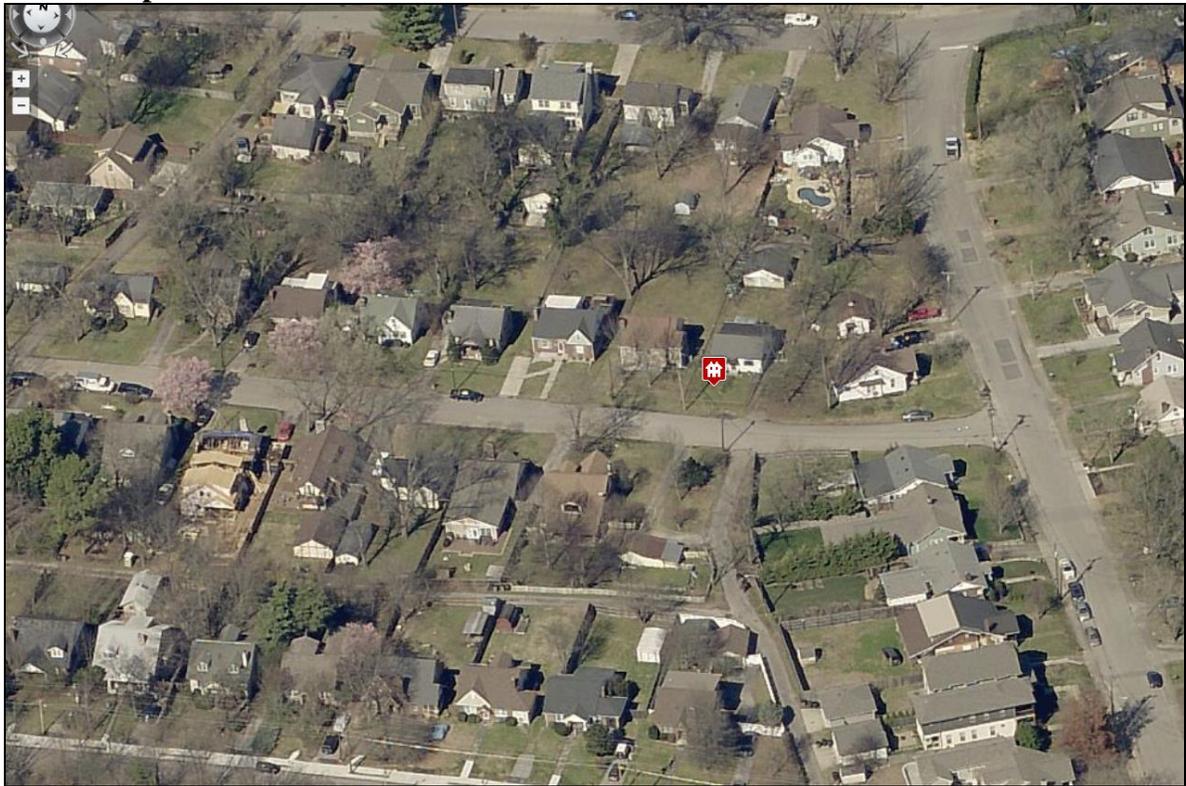
Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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.

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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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.

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 front doors should be 1/2 to full-light. 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.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. 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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

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.

j. Public Spaces

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The house located at 1623 Sumner Avenue was a c. 1948 house that does not contribute to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1). In October 2018, MHZC staff issued an administrative preservation permit to demolish the structure and the outbuilding on the site. The house and outbuilding have been demolished (Figure 2). The Commission approved a duplex infill at the October 2018 meeting, which has not been constructed. The applicant now proposes a redesigned single-family infill with height and scale that is comparable to the previously approved infill development.



Figure 1. 1623 Sumner Avenue (October 2018)



Figure 2: 1623 Sumner Avenue (June 2019)

Analysis and Findings: Application is to revise previously approved infill development.

Height & Scale: The proposed infill is one-and-a-half stories in height with an eave height of approximately twelve feet (12') above the foundation and a ridge height of twenty-three feet, nine inches (23'9") above the foundation. The foundation is drawn on the plans as being approximately two feet (2'); staff recommends inspection of the foundation height and finished floor height to ensure compatibility with the historic context. Staff finds that the proposed height of the infill meets the historic context, where historic houses are one to one-and-a-half stories and range in height from eighteen to twenty-four feet (18'-24').

The infill will be twenty-seven feet (27') wide at the front and will expand to thirty feet (30') wide approximately twenty-one feet (21') behind the front porch. Staff finds that this meets the historic context where houses range in width from twenty-eight feet (28') to thirty-four feet (34') at the front. The infill will have a depth of seventy-two feet (72') and a footprint of approximately one thousand, eight hundred, and fifty-eight square feet (1,858 sq. ft.). Staff finds that the infill's height and scale to meet Sections II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: As proposed, the front setback will be similar to that of the historic house at 1621 Sumner Avenue. The infill will be shifted slightly on the lot to accommodate a covered stoop on the right side. The house will be five feet (5') from the left side property line and twelve feet (12') from the right side property line. It will be approximately fifty feet (50') from the rear property line. Staff finds that the infill's setback and rhythm of spacing to meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	Brick	Needs final review	Yes	Yes
Secondary cladding	Board-and-batten		Yes	No
Roofing	Asphalt Shingles	Unknown	Yes	Yes
Trim	Not indicated	Needs final review		Yes
Front Porch floor/steps	Not indicated	Needs final review		Yes
Front Porch Posts	Not indicated	Needs final review		Yes
Front Porch	Not indicated	Needs final		Yes

Roof		review		
Side Porch Floor/steps	Not indicated	Needs final review		Yes
Side Porch Roof	Not indicated	Needs final review		Yes
Windows	Not indicated	Needs final review		Yes
Principle Entrance	1/2 glass	Needs final review		Yes
Side doors	Full glass sliding door	Needs final review		Yes
Rear door	1/2 glass	Needs final review		Yes
Walkway	Not indicated	Needs final review		Yes

The infill will be primarily clad in brick with a board-and-batten accent in the gable fields. With staff approval of the final selections of the roof color, trim, windows, doors, porch floor, porch steps, porch posts, porch roof, and walkway as well as a brick sample prior to purchase and installation, staff finds that the proposed infill meets Section II.B.1.d. of the design guidelines.

Roof form: The infill’s primary roof form is a cross gable with an 8/12 pitch. Two small gabled dormers are proposed for the right side façade, and both dormers were set in two feet (2’) from the wall below. The front porch will be gabled with a 6/12 slope. Staff finds that the proposed roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The infill will be oriented to Sumner Avenue, which is appropriate. The house will have a partial width front porch that is approximately twelve feet (12’) deep and eight feet (8’) wide. Staff recommends construction of a walkway leading from the street to the front porch. A side entry with overhang is proposed on the right side façade beyond the midpoint of the house. Vehicular access will be via the alley. With the inclusion of a walkway, staff finds that infill’s orientation meets 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, thereby meeting the historic proportions of openings, and there are no large expanses of wall space without a window or door opening. With the inclusion of four to six inch (4”-6”) mullions on all paired or triple window openings, staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. Utility meters shall be located on the sides or rear of the building.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. 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;
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With these conditions, staff finds that the proposed infill meets Section II.B. of the Eastwood Neighborhood Conservation Zoning Overlay.

Context Photos:



Houses to the right of the site, which face Setliff Avenue



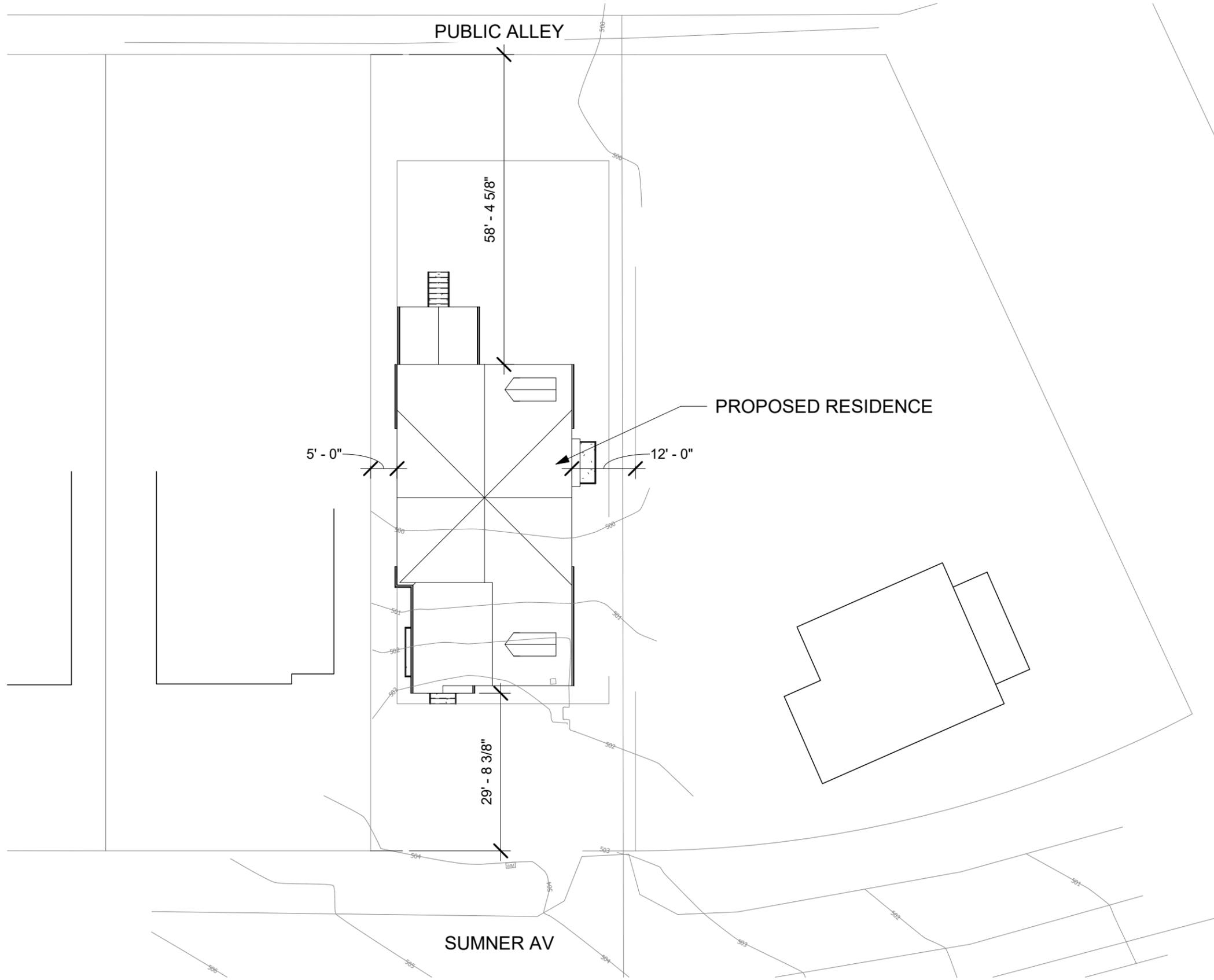
1621 Sumner Avenue, to the left of the site



1620 and 1618 Sumner Avenue, directly across the street from the site



1619 and 1617 Sumner Avenue, to the left of the site.



PUBLIC ALLEY

58' - 4 5/8"

PROPOSED RESIDENCE

5' - 0"

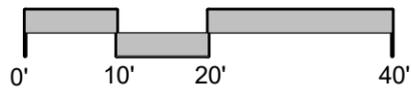
12' - 0"

29' - 8 3/8"

SUMNER AV

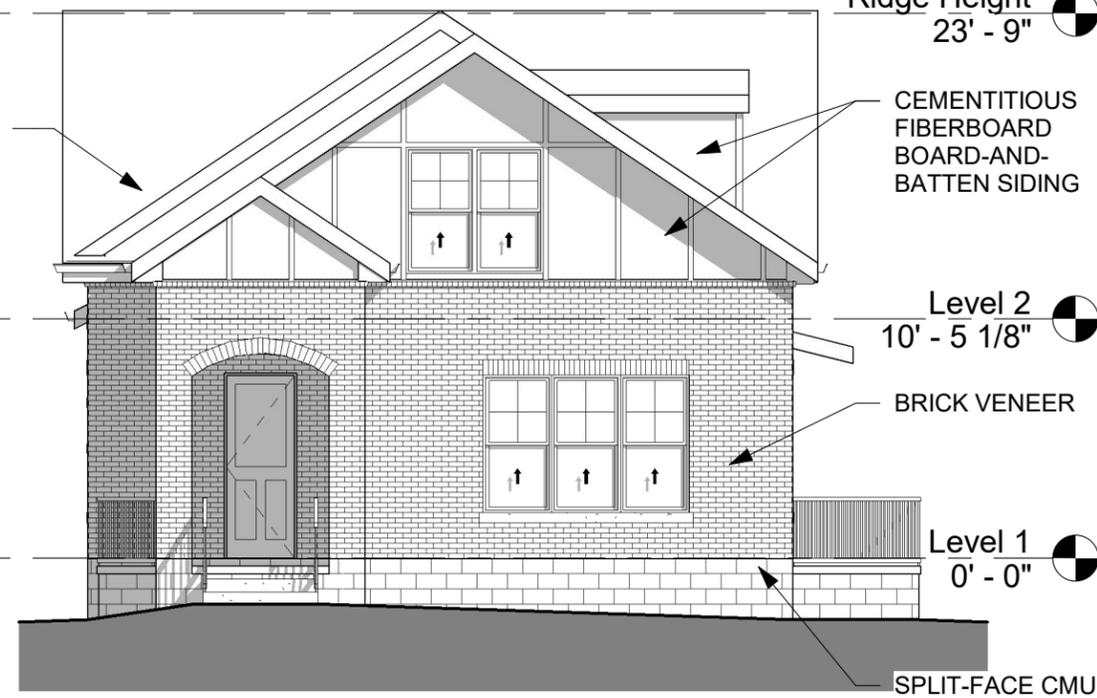
SITE PLAN
1623 Sumner Av | MC2 Group, Inc

05/30/19
Aesh # 19021





WEST (SIDE) ELEVATION



SOUTH (FRONT) ELEVATION

Ridge Height
23' - 9"

Level 2
10' - 5 1/8"

Level 1
0' - 0"

ASPHALT
SHINGLES

CEMENTITIOUS
FIBERBOARD
BOARD-AND-
BATTEN SIDING

BRICK VENEER

SPLIT-FACE CMU
FOUNDATION
WALL

Ridge Height
23' - 9"

Level 2
10' - 5 1/8"

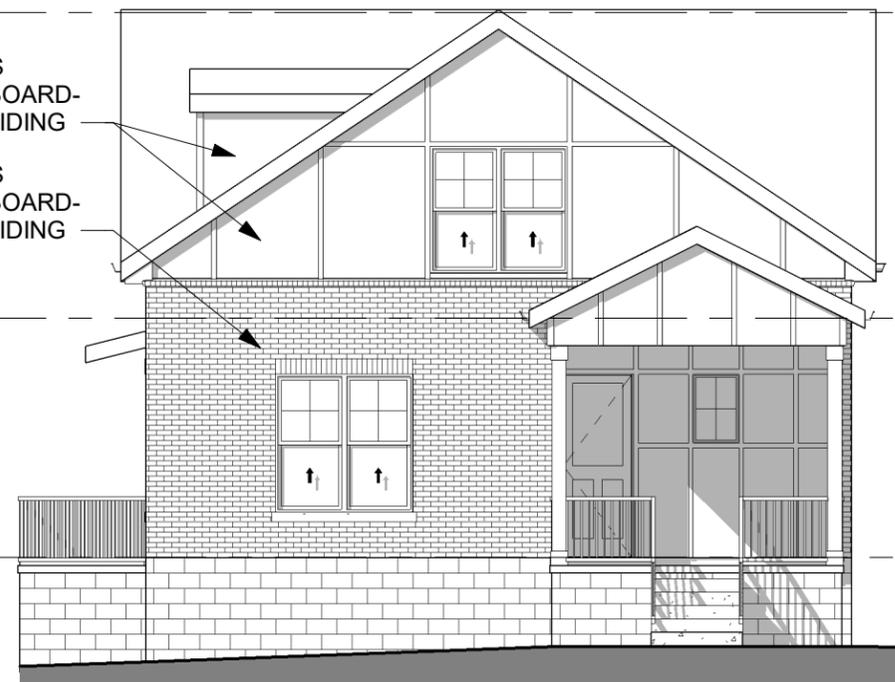
Level 1
0' - 0"

CEMENTITIOUS
FIBERBOARD BOARD-
AND-BATTEN SIDING

CEMENTITIOUS
FIBERBOARD BOARD-
AND-BATTEN SIDING



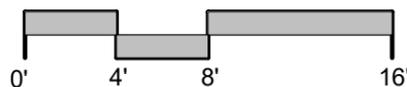
EAST (SIDE) ELEVATION

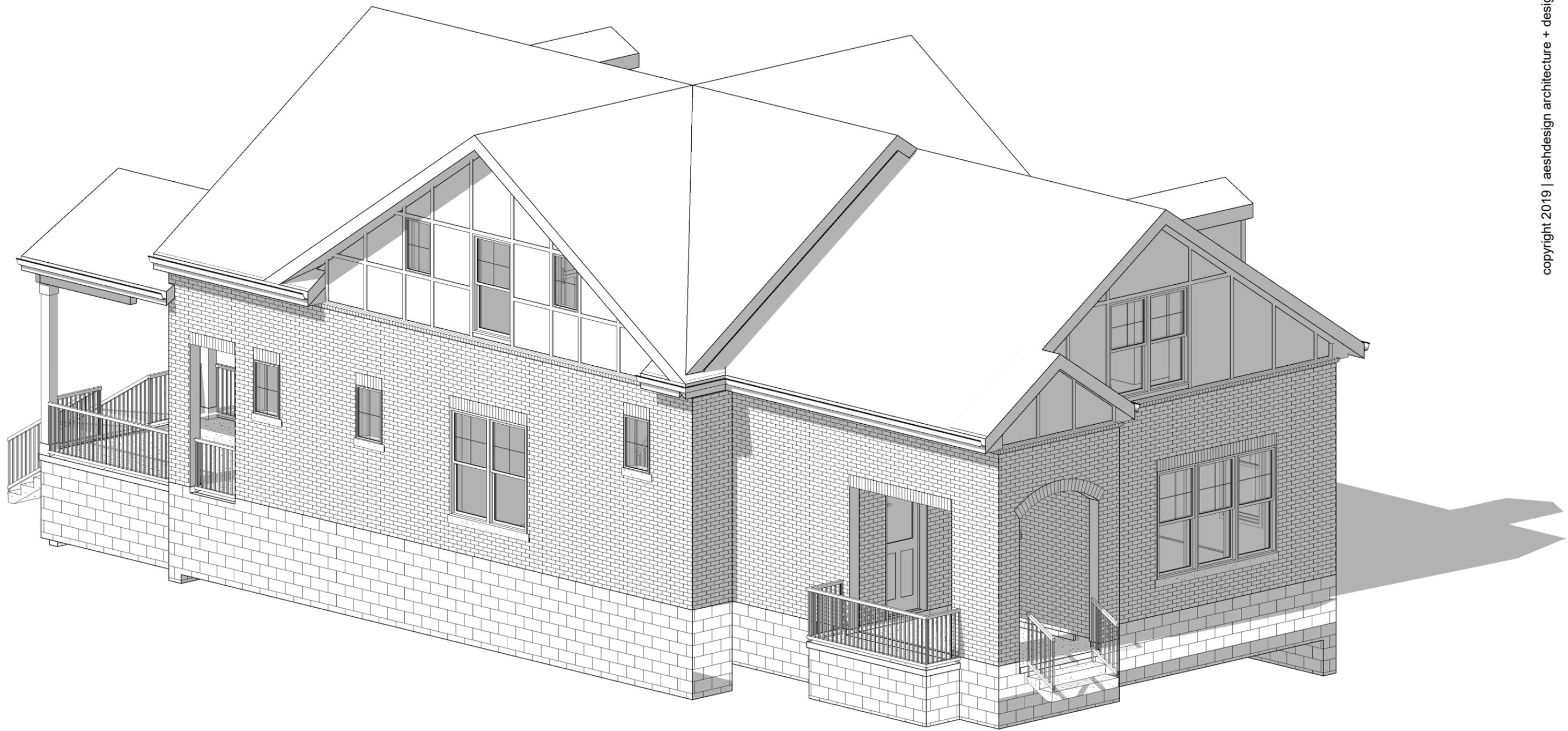


NORTH (REAR) ELEVATION

EXTERIOR ELEVATIONS - REVISED 5
1623 Sumner Av | MC2 Group, Inc

05/30/19
Aesh # 19021

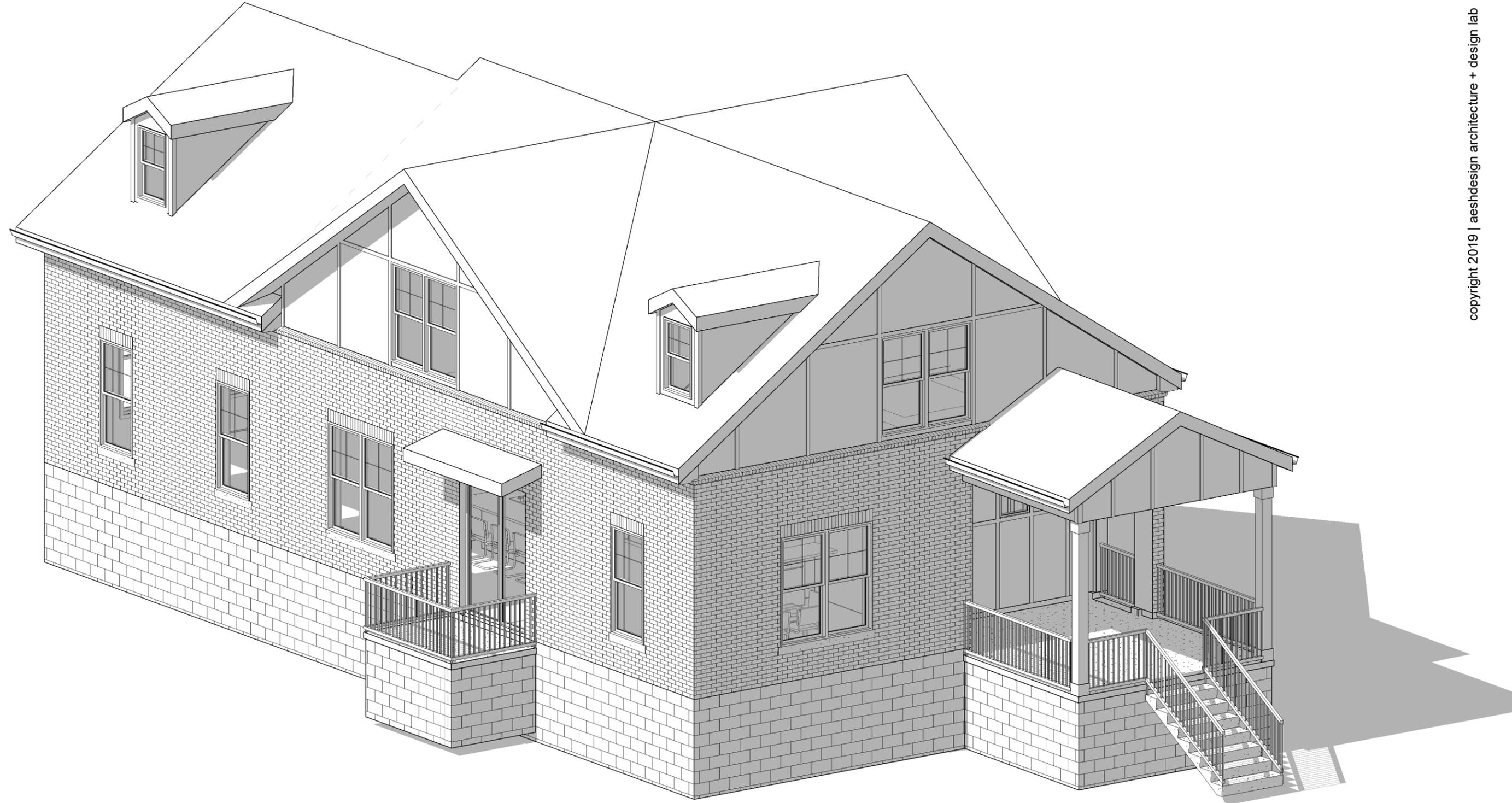




EXTERIOR 3D VIEW - REVISED 5
1623 Sumner Av | MC2 Group, Inc

05/30/19
Aesh # 19021

aesh



EXTERIOR 3D VIEW - REVISED 5
1623 Sumner Av | MC2 Group, Inc

05/30/19
Aesh # 19021

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