



# 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  
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## STAFF RECOMMENDATION

**2612 Essex Place**  
**February 20, 2013**

**Application:** New Construction-Infill and outbuilding and Setback reduction

**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Map and Parcel Number:** 10411024200

**Applicant:** Mitch Hodge, architect

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

**Description of Project:** The applicant proposes to construct a new primary one and one-half story building and a rear outbuilding on this vacant lot.

**Recommendation Summary:** Staff recommends approval with the conditions that:

- The front setback be between the setbacks of the home on either side and field checked by staff at staking;
- Staff approve all materials for the primary and outbuildings;
- Revised drawings be submitted with errors corrected and major measurements and materials specified;
- The paired posts of the dormer each be replaced with a square post; and
- Mechanicals be located beyond the mid-point of the house.

With these conditions the project meets section II.B of the design guidelines for new construction.

### Attachments

**A:** Photographs

**B:** Site Plan

**C:** Elevations



## **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.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setback reductions 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*

#### **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.*

#### **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.

*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.*

*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.*

*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.*

#### **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**

- 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.

*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.*

##### *Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

*Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

##### *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.*

*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.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

##### *Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*

*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.*

#### ***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.*

**Background:** A non-contributing building at 2612 Essex was approved for demolition at the January 16, 2013 MHZC meeting.

**Analysis and Findings:** The applicant is proposing to build a new one and one-half story house and with a detached outbuilding.

#### **Height, Scale**

The new primary building will be one and one-half stories tall with a form similar to that of a side-gabled bungalow with a full-width recessed porch. The overall height of the house will be thirty-two feet (32'), measured from the roof ridge to the foundation level on the front half of the building. Because the lot slopes significantly, the foundation level is not continuous and is at a higher level towards the back. The change in foundation line would typically not be appropriate; however, this allows the front of the home to have a more appropriate foundation level that is in keeping with the other homes in the overlay. It will prevent the "tree house" look of an overlay porch next door to lower porches which will greatly mitigate the fact the home is taller than its immediate neighbors. From the street, the house will appear to be thirty five feet (35') from grade. The majority of homes in the immediate vicinity range between twenty and twenty eight feet from grade (20'-28'); however there is a historic two-story home nearby at 2501 Essex that is thirty three feet (33') tall and a non-historic home at 2608 Essex (constructed 2005) that is thirty-five feet (35'). The image below shows how these two buildings fit into the streetscape.



2501 Essex on far left



2608 Essex in middle

Taller homes, like the one proposed are peppered throughout the neighborhood but not the norm in this immediate context; however, because the percentage of historic properties in this area is high, the addition of more tall homes is unlikely which will allow these few to meet the context of the neighborhood overall.

The front porch has a brick foundation and solid brick railing, which is a condition that might accentuate the perceived height. Typically, historic buildings have a foundation material that is different from the wall material and porch railings are more open in nature; but it is not uncommon to have the same material for the foundation and solid railing as seen on 2611 Essex across the street



The width of the new building will be forty feet (40') across the primary façade, with one-story bays projecting by five feet (5') on each side. These widths are similar to

surrounding historic houses, which are generally forty feet (40') wide with a projecting bay of up to five feet (5') on one or both sides. The lots on the block are typically sixty feet (60') wide. The depth of the house (front-to-back) is sixty feet (60') including a nine foot (9') deep recessed front porch. The depth of surrounding historic houses varies from thirty-five to fifty (35'50') square feet.

The open space percentage after the construction of both buildings will be approximately sixty-nine percent (69%) which is in keeping with the percentages of open space in the immediate vicinity which vary from approximately seventy percent (70%) to as much as ninety percent (90%).

Staff finds the height and scale to be compatible with surrounding houses and meets guidelines II.B.1.a. and b.

#### Setback and Rhythm of Spacing

All setbacks meet the bulk zoning requirements. The house is centered on the lot with five foot (5') setbacks on either side. This places the home centered on the lot, which is a typical feature of the neighborhood. The rear setback is approximately sixty-five (65') feet deep and the minimal requirement is twenty feet (20'). The front setback is forty-one feet and nine inches (41'9") deep. The site plan does not indicate the footprints of the neighboring buildings. The home to the left is approximately thirty-seven feet (37') back at the corner nearest to this lot and the house to the right is approximately fifty-five feet (55') back, using the aerial based maps which are not 100% accurate. Staff recommends that the appropriate front setback be field checked at the time of staking.

#### Materials

Few materials are indicated on the drawings. Staff recommends final approval of all materials.

#### Roof Shape

The roof shape is a side gable with a central dormer with a recessed dormer face. This is a rare detail in the overlays; however the overall form of a typical dormer is used. The paired posts are problematic since they are typically a porch feature rather than a dormer feature. Staff recommends changing each of the paired-posts to one solid square posts that will read as the face of a dormer that would typically be present between windows. The dormer sits off the ridge by two feet (2') and extends over the porch. Although dormers typically are required to sit off the main wall by two feet (2') as well, for porches that are with the main body of the house, a dormer extending over the porch is not uncommon in the historic district. The main roof is 8/12 which matches roof pitches found in the district.

#### Orientation

The house is oriented the same as all other homes on the street with a primary entrance facing Essex and a walkway leading from the front steps to the sidewalk. Vehicular access is off the rear alley.

### Proportion and Rhythm of Openings

Openings in the building follow an established pattern set by the neighborhood. The greatest expanse of wall without a break is only eight feet (8'). The proportions of the most visible windows are similar to that found in the district.

### Utilities

The location of mechanicals is not indicated on the plans. Staff recommends that be located beyond the midpoint of the house.

### Outbuilding

**Location:** The outbuilding is located at the rear of the lot, as most outbuildings historically are, and meets all bulk zoning requirements. The project meets section II.B.h.1. of the design guidelines.

**Height and Scale:** The height of the outbuilding is approximately twenty-feet from finished floor compared to the thirty-two feet height of the primary building. The foundation height varies with the grade from a slab to approximately two feet (2') in height. The eave height is approximately twelve feet (12') tall from the foundation line. The footprint is 804 square feet compared to the 2173 square feet of the primary building. The roof pitch is similar to the primary building. There are no materials indicated on the drawings. Staff recommends final approval of all materials.

Staff recommends approval with the conditions that:

- The front setback be between the setbacks of the home on either side and field checked by staff at staking;
- Staff approve all materials for the primary and outbuildings;
- Revised drawings be submitted with errors corrected and major measurements and materials specified;
- The paired posts of the dormer each be replaced with a square post; and
- Mechanicals be located beyond the mid-point of the house.

With these conditions the project meets section II.B of the design guidelines for new construction.

Historic Context



2602 Essex Place

2600 Essex Place



2501 Essex



2 CORNER  
SD-0



1 2612 ESSEX PLACE - SITE PLAN  
SD-0 1" = 20'-0"

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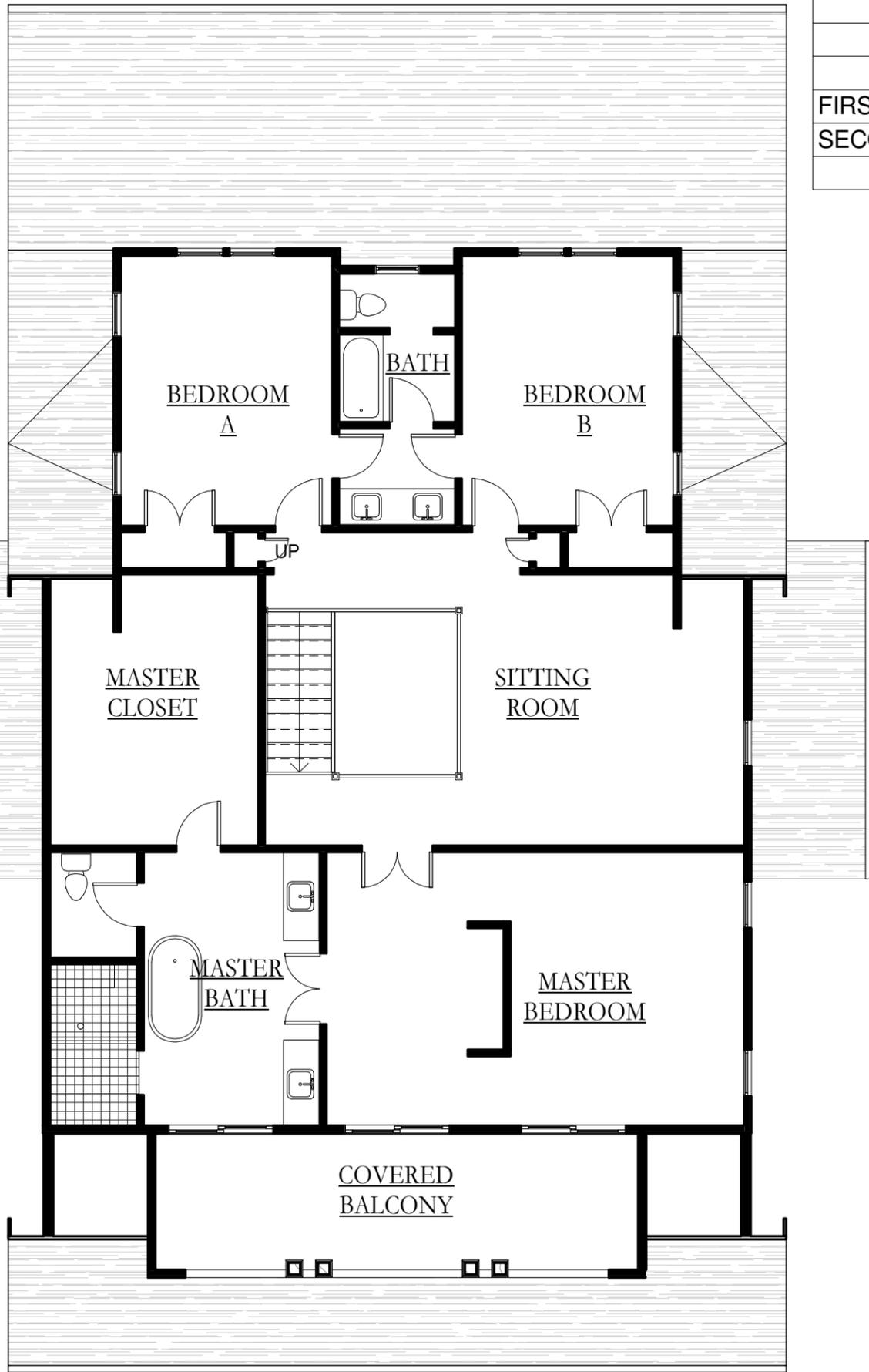
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A SINGLE FAMILY RESIDENCE AT  
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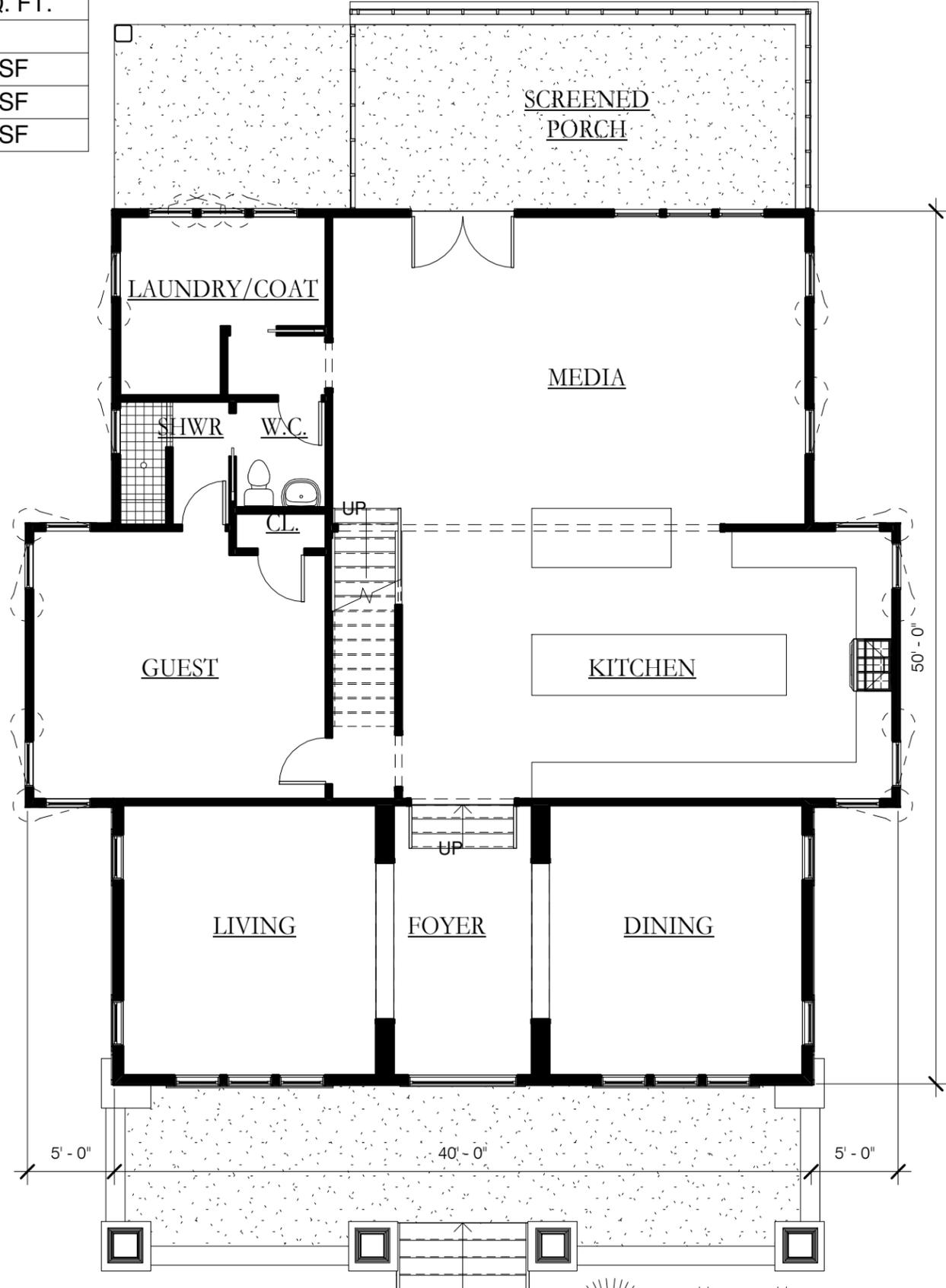
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SITE PLAN  
**SD-0**  
PROJECT 1301  
DATE: 02.12.13

PROJECT SQ. FT.	
AREA	SQ. FT.
FIRST FLOOR	2173 SF
SECOND FLOOR	1761 SF
	3933 SF



**2 SECOND FLOOR**  
SD-1 1/8" = 1'-0"



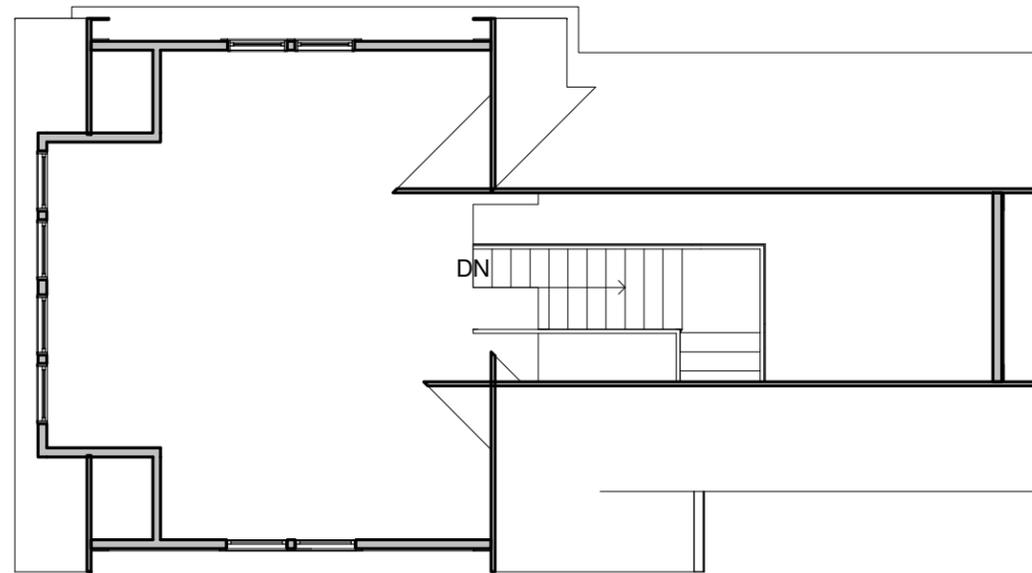
**1 FIRST FLOOR**  
SD-1 1/8" = 1'-0"

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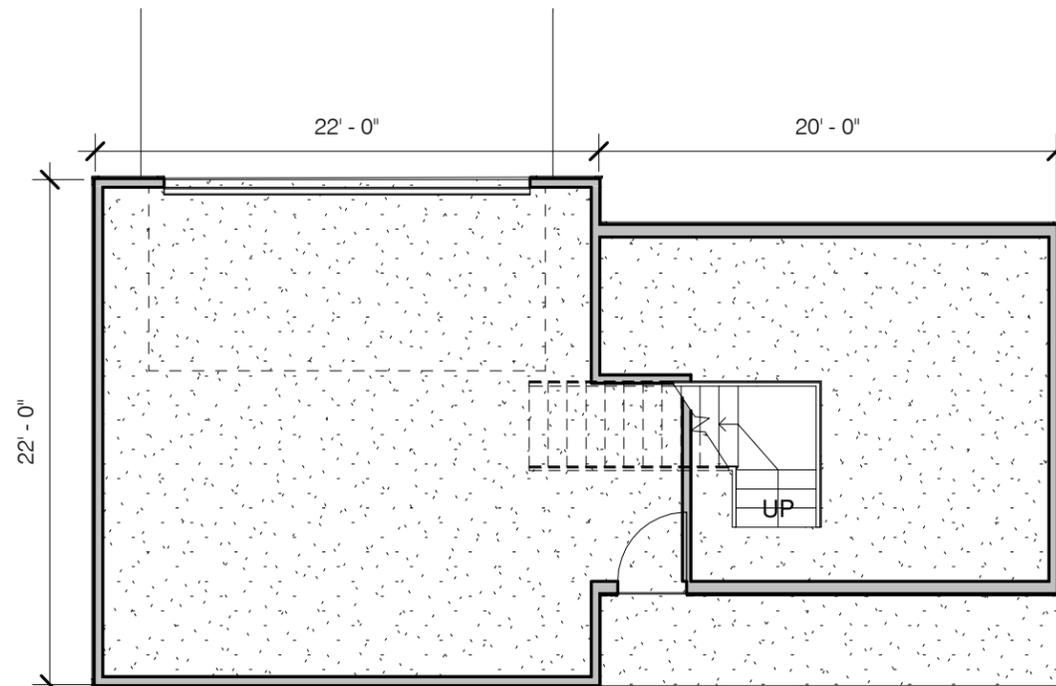
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FLOOR PLANS  
**SD-1**  
PROJECT 1301  
DATE: 02.12.13



**2 GARAGE UPPER**  
SD-2 1/8" = 1'-0"



**1 GARAGE**  
SD-2 1/8" = 1'-0"

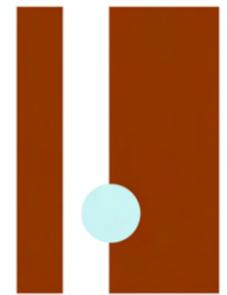
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GARAGE PLANS  
**SD-2**  
PROJECT 1301  
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ELEVATIONS

**SD-3**

PROJECT 1301  
DATE: 02.12.13



**3 WEST**  
SD-3 1/8" = 1'-0"

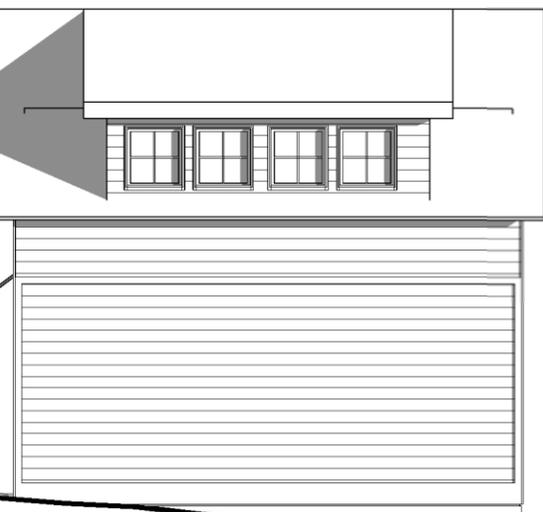
DIMENSIONAL ASPHALT SHINGLES

CEMEN. STUCCO  
BOARD, PAINTED  
WOOD COLUMNS



**1 SOUTH (FRONT)**  
SD-3 1/8" = 1'-0"

31'-7"



**2 NORTH**  
SD-3 1/8" = 1'-0"

SCREENED PORCH  
BRICK/CMU RETAINING  
WALL

9" / 12"

9" / 12"

4" / 12"

4" / 12"

T.O.W.-G2  
30' - 0"

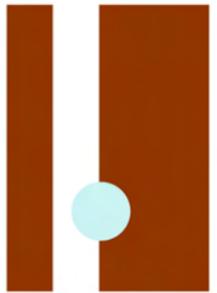


3 GARAGE facing ALLEY  
SD-4 1/8" = 1'-0"

2 GARAGE facing HOUSE  
SD-4 1/8" = 1'-0"



1 EAST  
SD-4 1/8" = 1'-0"



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ELEVATIONS

**SD-4**

PROJECT 1301  
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4 **BACK**  
SD-5



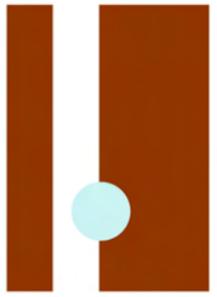
3 **VIEW from ALLEY**  
SD-5



2 **OVERHEAD**  
SD-5



1 **ESSEX PLACE**  
SD-5



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IEWS

**SD-5**

PROJECT 1301

DATE: 02.12.13