



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

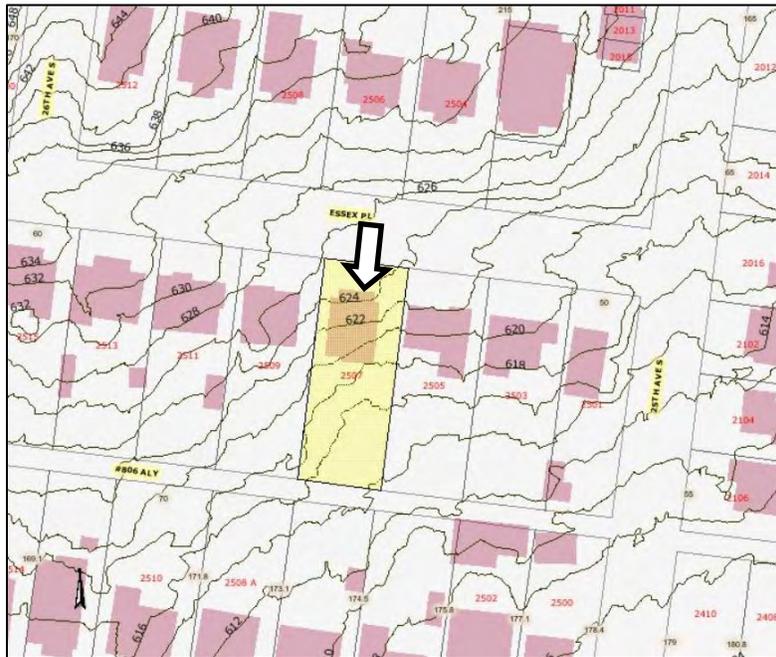
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
2507 Essex Place
September 18, 2013

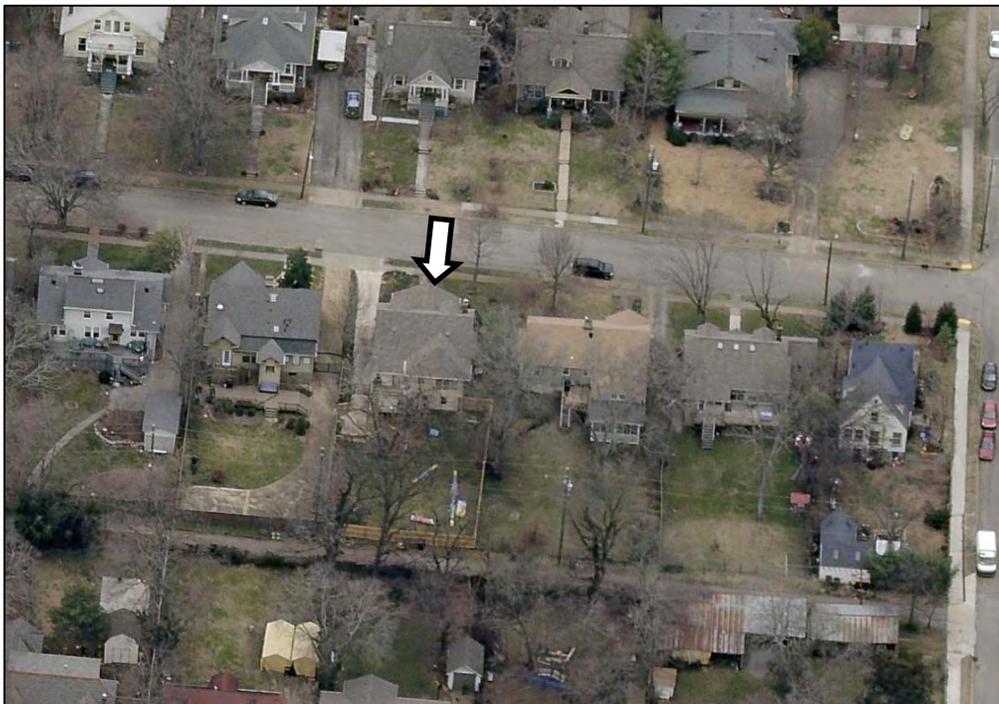
Application: New construction – addition and outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10411028000
Applicant: Van Pond, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to construct a rear addition to the house at 2507 Essex Place and an outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of the application to construct a rear addition and a new outbuilding at 2507 Essex Avenue with conditions that the driveway be retained to least the midpoint of the structure or eliminated, and that final drawings with major measurements called out be submitted to staff, finding the application to meet the applicable design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. 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.

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.

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.*

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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

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 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.

In order to assure than an addition has achieved proper scale, the addition 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 higher and extend wider.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

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).

Side Additions

- b. *When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

- c. *The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.*

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- d. *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, or environment.*

- e. *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.

- f. *Additions should follow the guidelines for new construction.*

Background: The house at 2507 Essex Place is a brick Craftsman style bungalow, constructed circa 1925. It is listed as contributing to the historic character of the Hillsboro-West End historic district, which was listed on the National Register of Historic Places in 1993. The house is one and one-half stories tall with a side gabled roof, two gabled front dormers, and a gabled front porch. The house originally had a rear corner porch that has been enclosed.



Analysis and Findings: The applicant is proposing to construct a new rear addition and an outbuilding.

Height, Scale & Location

The addition will connect to the rear of the house, tying into the ridge of an existing hipped roof and the wall of an original right-rear corner porch that has been enclosed. The roof of the addition will extend the ridge, which is four feet, six inches (4'-6") lower than the primary side-gabled roof of the house, tying into the front slope of a new side-gabled roof. The side gabled roof, covering the majority of the addition, will be two feet, six inches (2'-6") lower than the primary roof of the house. The eaves of the addition will align with the existing eaves of the house. The foundation height of the addition will grow as grade drops to the rear with an exterior drip-edge at the floor level, aligned with the foundation height of the house. Staff finds the height of the addition is subordinate and compatible with the historic house and meets guideline II.B.1.a.

The addition will extend the depth of the house by twenty-four feet (24'), with a covered porch continuing an additional eight feet (8') to the rear. On the right side the addition will continue in line with the outside wall of the enclosed rear porch, creating an eighteen inch (18" x 12') alcove before stepping out flush with the main wall.

On the left side the addition will also have an alcove stepping in eighteen inches (18") for a length of two feet (2'), then stepping out ten feet (10') to the left. Generally, an addition wider than an historic structure is not appropriate. However, the existing house is more than ten feet (10') narrower than the typical historic house in the surrounding area; therefore staff finds the width of the proposed addition to be appropriate. In addition, the impact of the projection will be minimal since the additional width begins forty-five feet (45') back from the front wall of the house, and will project only eight feet (8') beyond the silhouette of the house on the left side.

Staff finds the scale of the addition to be compatible with the historic house and to meet guideline II.B.1.a and II.B.1.b, II.B.2.a, and II.B.2.d.

Setbacks

The primary mass of the existing structure is thirty-two feet (32') wide with a projecting bay on the left side increasing the width to thirty-four feet (34'). The house is centered on the lot giving it side setbacks of thirteen feet (13') on each side. Most of the historic houses on the street are at least forty feet (40') wide with several, including the adjacent house at 2505 Essex Place, being forty-six feet (46') wide. The sixty foot (60') lot width at 2507 Essex Place is typical of the area.

The addition will not alter the setback or rhythm of spacing on the right side because it will not extend beyond the existing wall of the house. On the left side, by projecting beyond the silhouette of the house, the outside wall of the addition will sit five feet (5') from the property line. The distance from the wall of the addition to the adjacent structure will be no less than twelve feet (12'). Staff finds that the addition, which at the widest point will be forty-two feet (42') wide, will maintain the rhythm of spacing and setbacks established by the surrounding historic buildings and will meet guideline II.B.1.c.

Materials

The materials of the addition will include: a composite shingle roof to match the existing roof, cement-fiberboard clapboard siding with vertical wood "strapping" or half-timbering, a wood drip-edge at the floor level, cement-fiberboard panels, a parged concrete foundation wall, and wood windows and doors. (Note – The front elevation shows the existing side bay as being twice its actual width, and does not show the drip-edge depicted on the rear and side elevations. A corrected elevation with measurements is requested.) These materials are compatible with those of the historic brick house, and will clearly differentiate it as a contemporary addition. Staff finds that the addition will meet guideline II.B.1.d.

Roof

The roof of the addition will be a side-oriented gable with a pitch of 6:12, matching the form of the original roof. Between the original and new side gables will be a "saddle" ridge with a 6:12 pitch on the left and a 3:12 pitch on the right. The lower pitched roof will be obscured from the right-of-way by the original roof. Staff finds that the roof of the addition will be compatible with the historic house and will meet guideline II.B.1.e.

Windows, Doors

The windows on the addition will be vertically oriented, with proportions compatible with those of the historic house. The location of the windows will be higher in the wall than those of the house, and they will have a different rhythm of spacing than those on the historic house. The overall perceived rhythm, however, is compatible with the historic house because the front and side elevations of the addition are broken up vertically and horizontally by the exterior cladding and trim and these windows will be minimally visible. Staff finds that the addition will meet guideline II.B.1.g.

Orientation:

The orientation of the primary building will not change. The vehicular orientation will be moved to off the alley, as seen historically. A portion of the existing driveway will be

removed to make room for the addition, leaving a section of driveway that ends at the front wall of the house. Typically, the Commission requires that driveways extend as far as the mid-point of the house so that the driveway is not just a front-yard parking pad. Staff recommends that the driveway be retained to least the midpoint of the structure or eliminated its entirety so as to not create this scenario.

Outbuilding

The new outbuilding will be located behind the house, three feet (3') from the rear and eight feet (8') from the left side property lines. The building will have two garage doors on the right side elevation, facing the interior of the lot. Although there is an existing driveway from the street, the new building will be accessed from the alley. This is an appropriate location for outbuildings, meets the current setback requirements, and meets guideline II.B.1.h.2.

The new outbuilding will be one and one-half stories tall, with a two-car garage on the first story and a "bonus room" above. The roof of the garage will have an apex at twenty-one feet (21') above grade, with an eave height of twelve feet, six inches (12'-6"). These heights are subordinate to the roof of the house is twenty-four feet tall, and the heights of the eaves of the house vary with grade from twelve feet (12') at the front to fifteen feet (15') at the rear. The grade at that rear of lot is as much as eight feet (8') lower than the front which will help to further ensure that the scale of the building is subordinate to the house. The footprint of the building will be less than seven hundred square feet (700 sq. ft.), which is compatible with historic buildings in the area and also helps with keeping an appropriate scale. Staff finds that the height and scale of the proposed outbuilding will meet guideline II.B.1.h.1.

The materials of the outbuilding will match those of the addition: composite shingle roof, cement-fiberboard clapboard siding with vertical wood "strapping" or half-timbering, a wood drip-edge at the floor level, cement-fiberboard panels, a parged concrete foundation wall, and wood windows. The roof will also be a 6:12 gable with a gabled dormer on the north elevation (facing the house) and a shed-roofed dormer on the south elevation (facing the alley). These materials and roof form are compatible with the historic house and meet guideline II.B.1.h.1.

Recommendation:

Staff recommends approval of the application to construct a rear addition and a new outbuilding at 2507 Essex Avenue with conditions that the driveway be retained to least the midpoint of the structure or eliminated, and that final drawings with major measurements called out be submitted to staff, finding the application to meet the applicable design guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



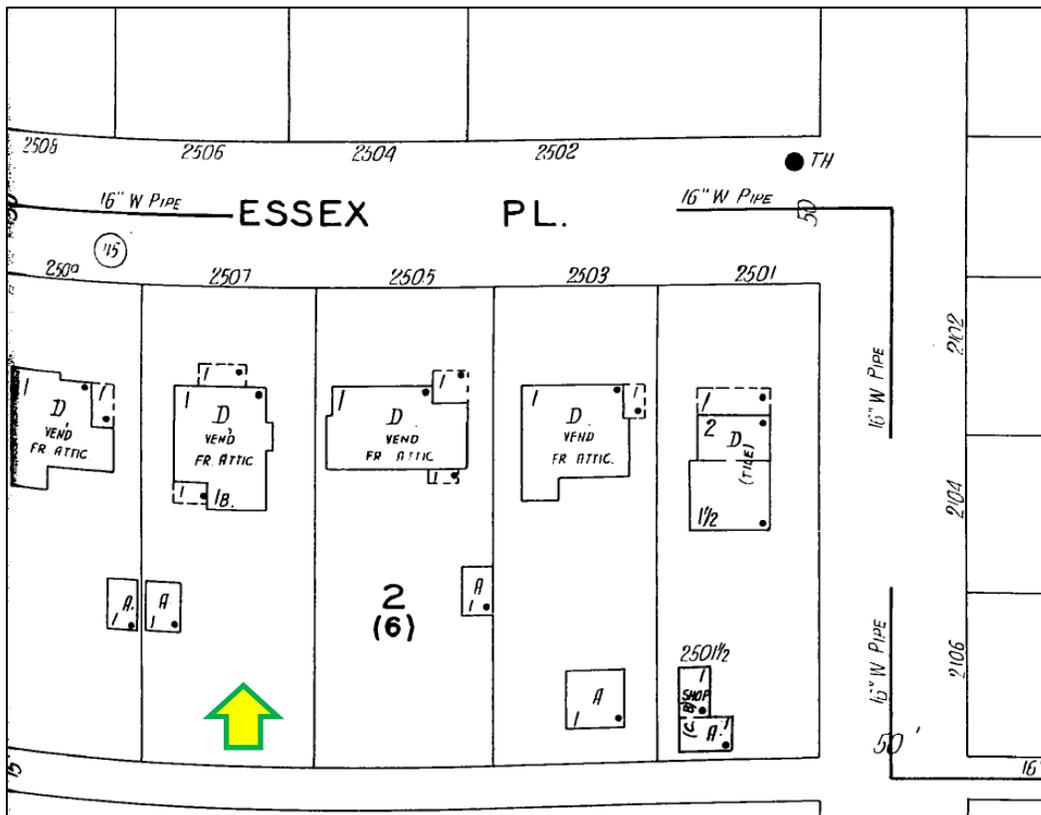
2507 Essex Place, front.



2507 Essex Place, right.



2507 Essex Place, rear.



1951 Sanborn Map, detail.



① Existing Front Elevation



② Existing Side (West) Elevation

Proposed Renovations + Extensions to:
2507 Essex Place
 Nashville, Tennessee 37212

METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

06 SEPTEMBER 2013



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① Existing Rear Elevation



② Existing Side (East) Elevation

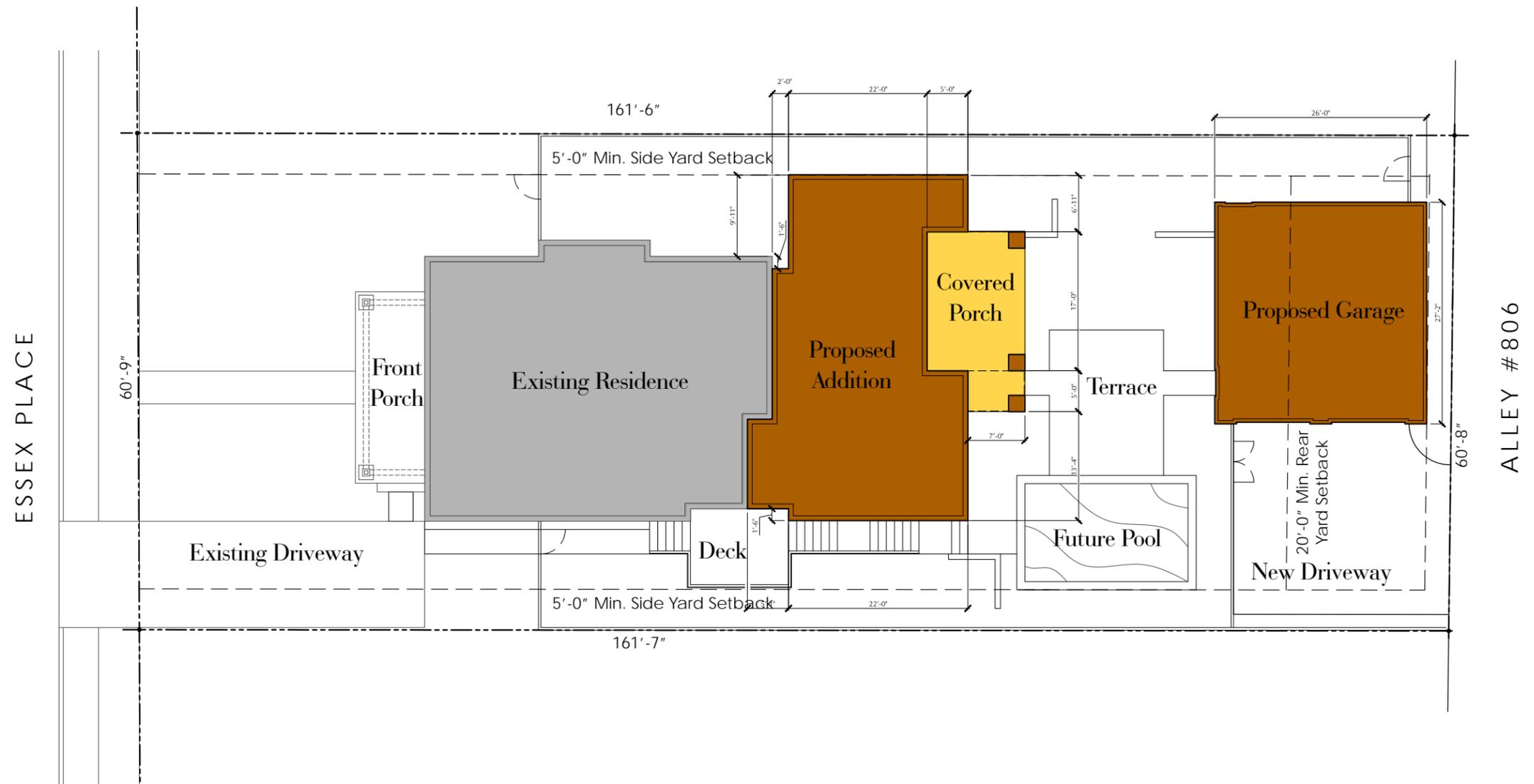
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 1 Proposed Site Plan

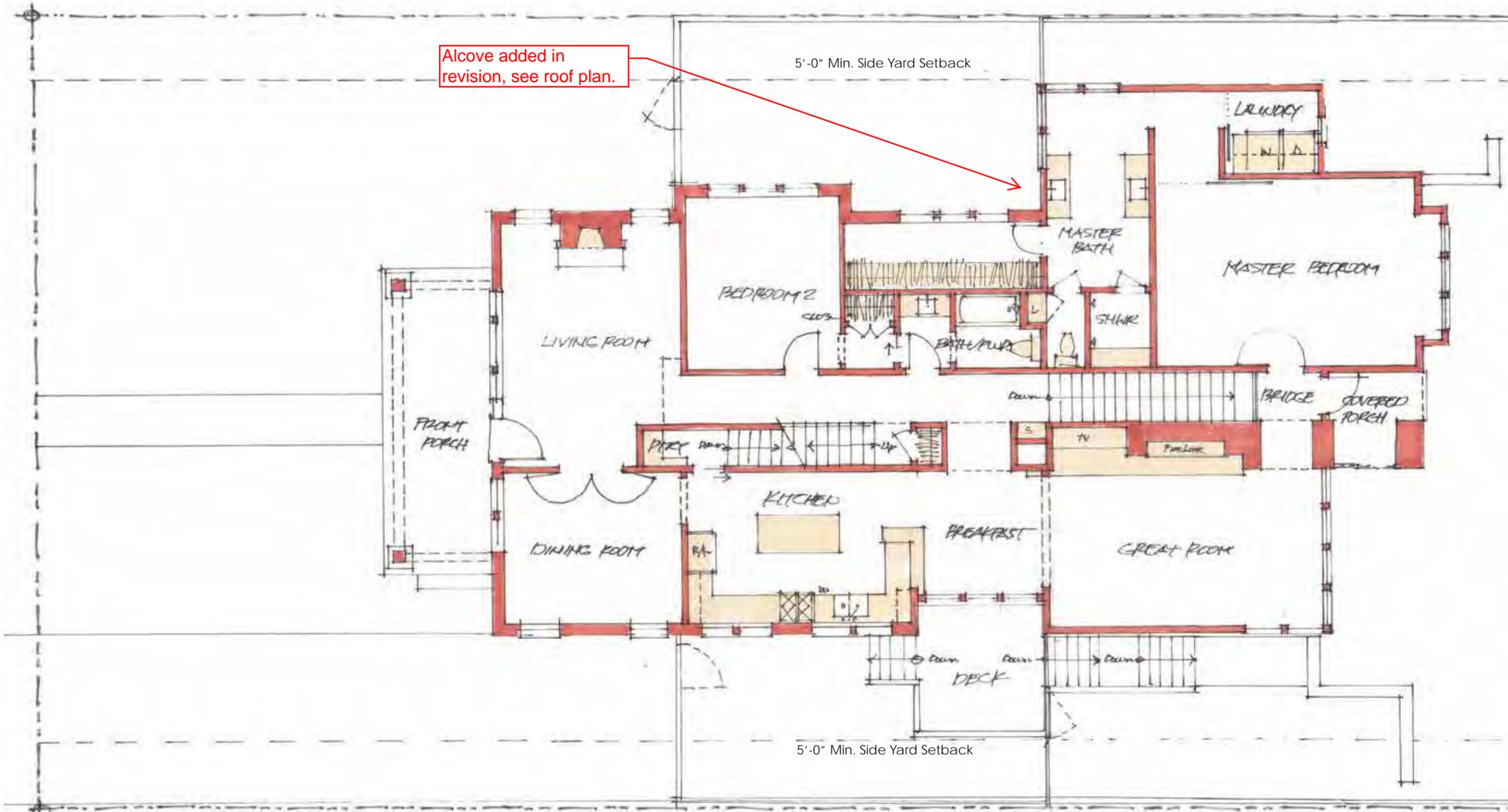
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Alcove added in revision, see roof plan.

5'-0" Min. Side Yard Setback





1 Proposed Main Floor Plan

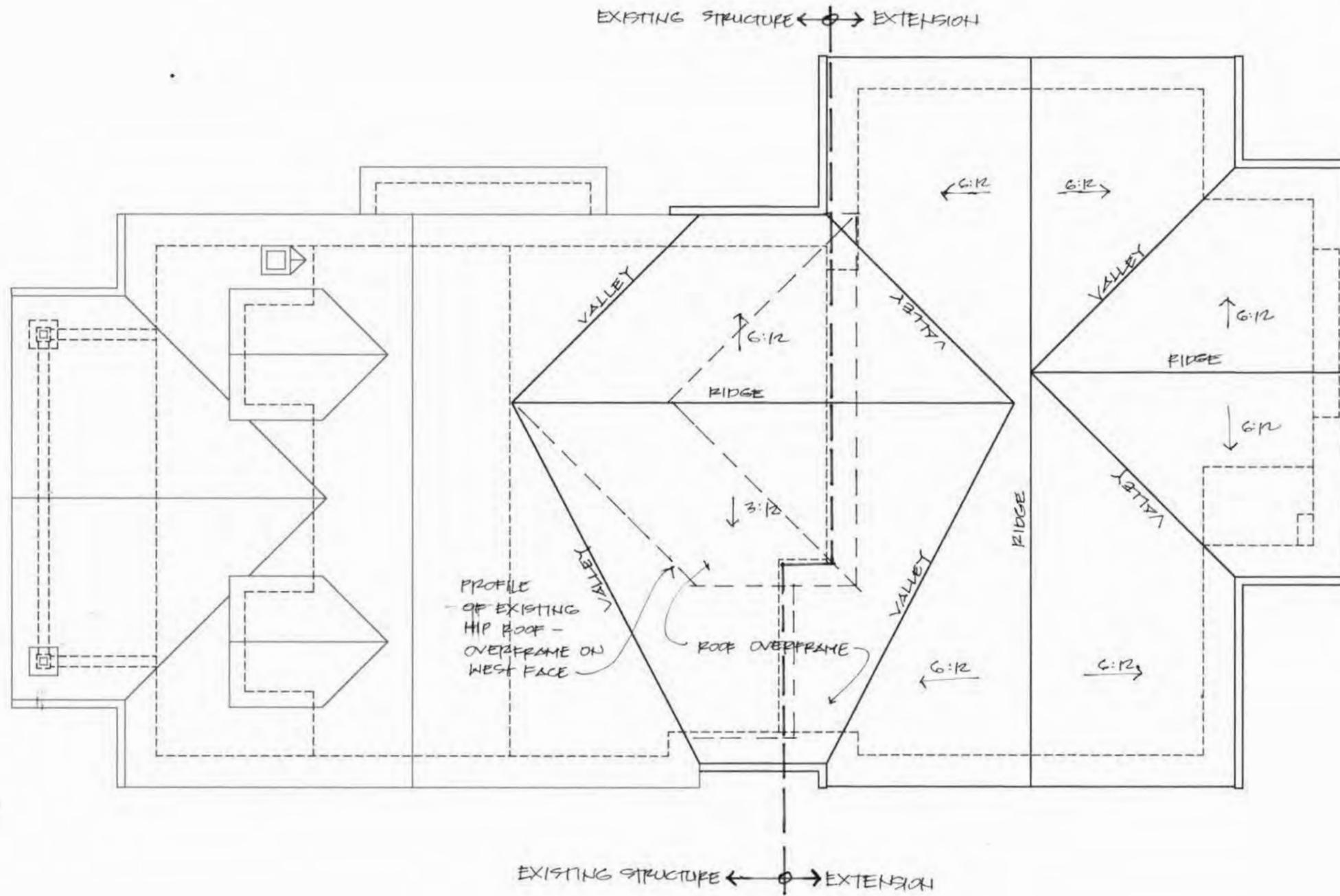
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1 Proposed Roof Plan

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① Proposed Front Elevation

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① Proposed Side (West) Elevation

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① Proposed Side (East) Elevation

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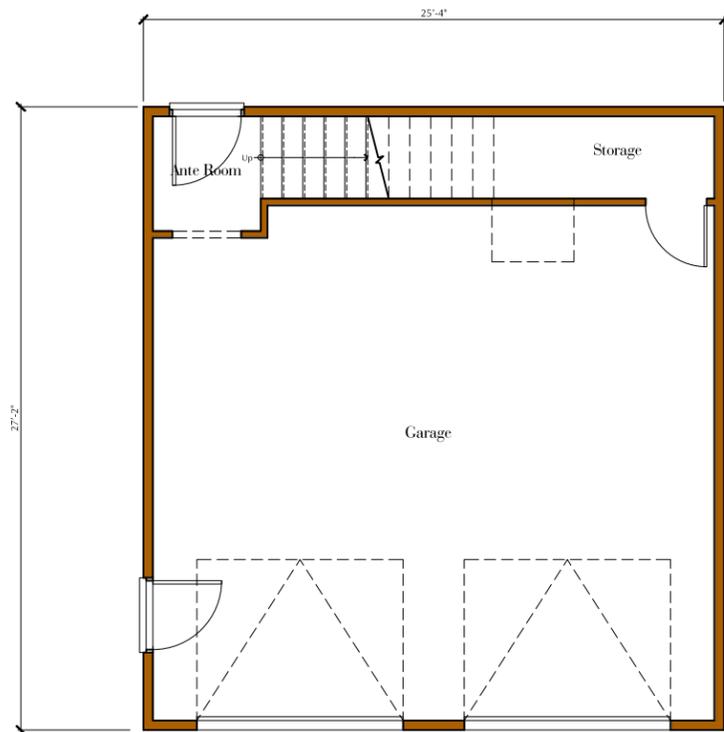
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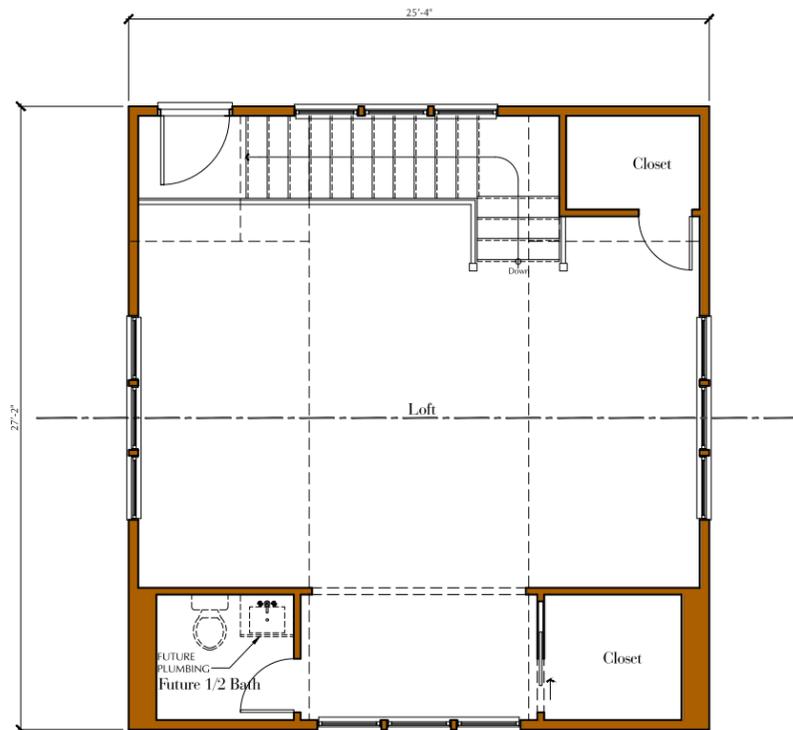
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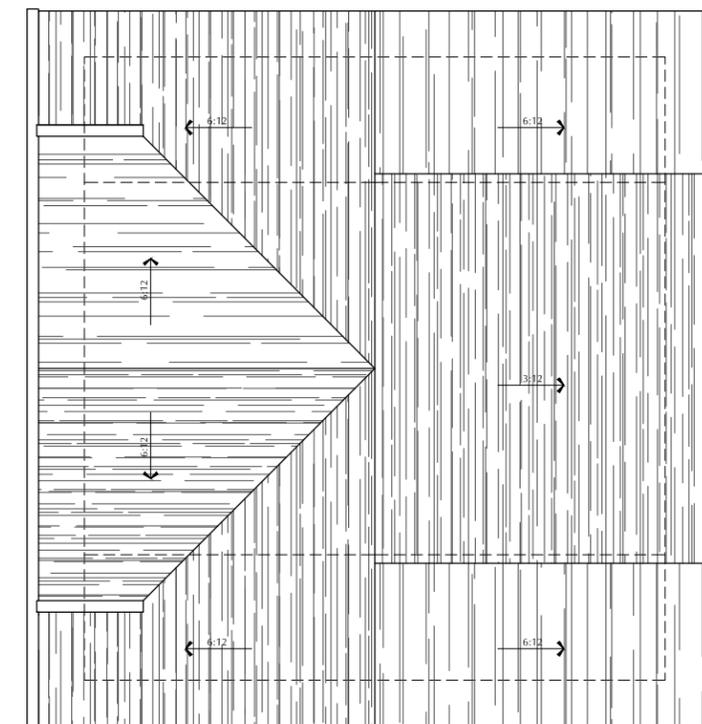
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① Proposed Garage Floor Plan



② Proposed Loft Floor Plan

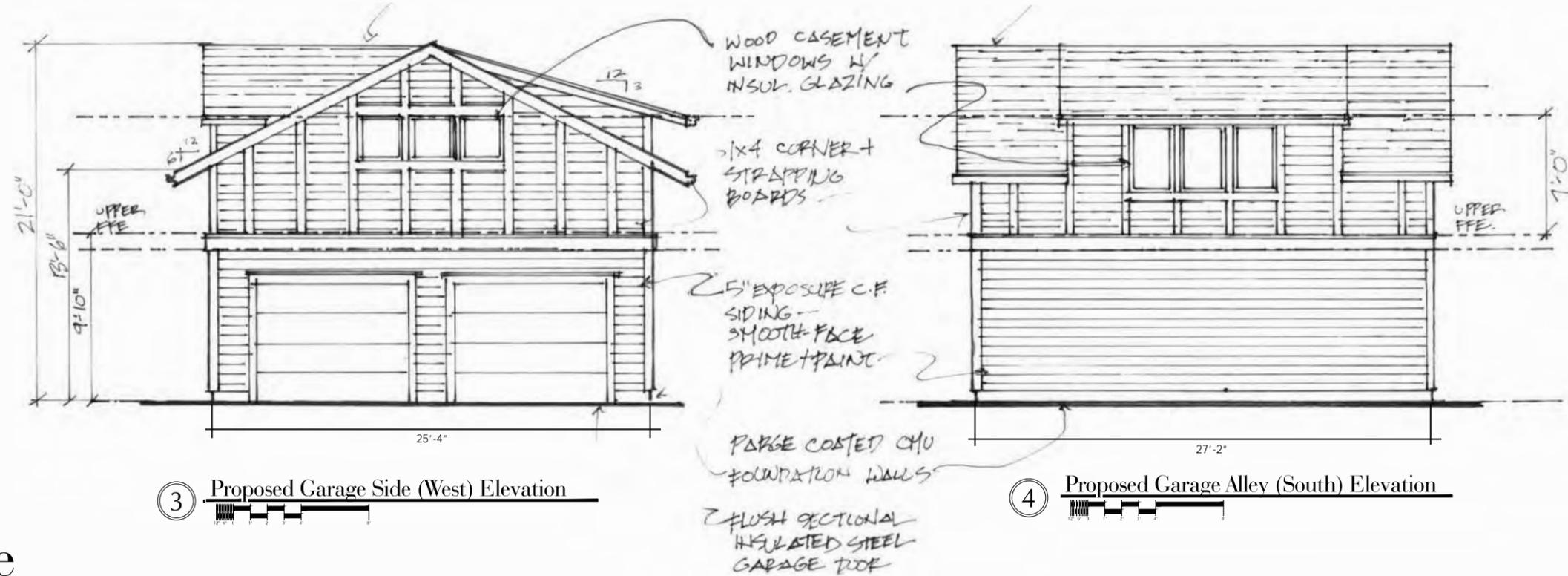
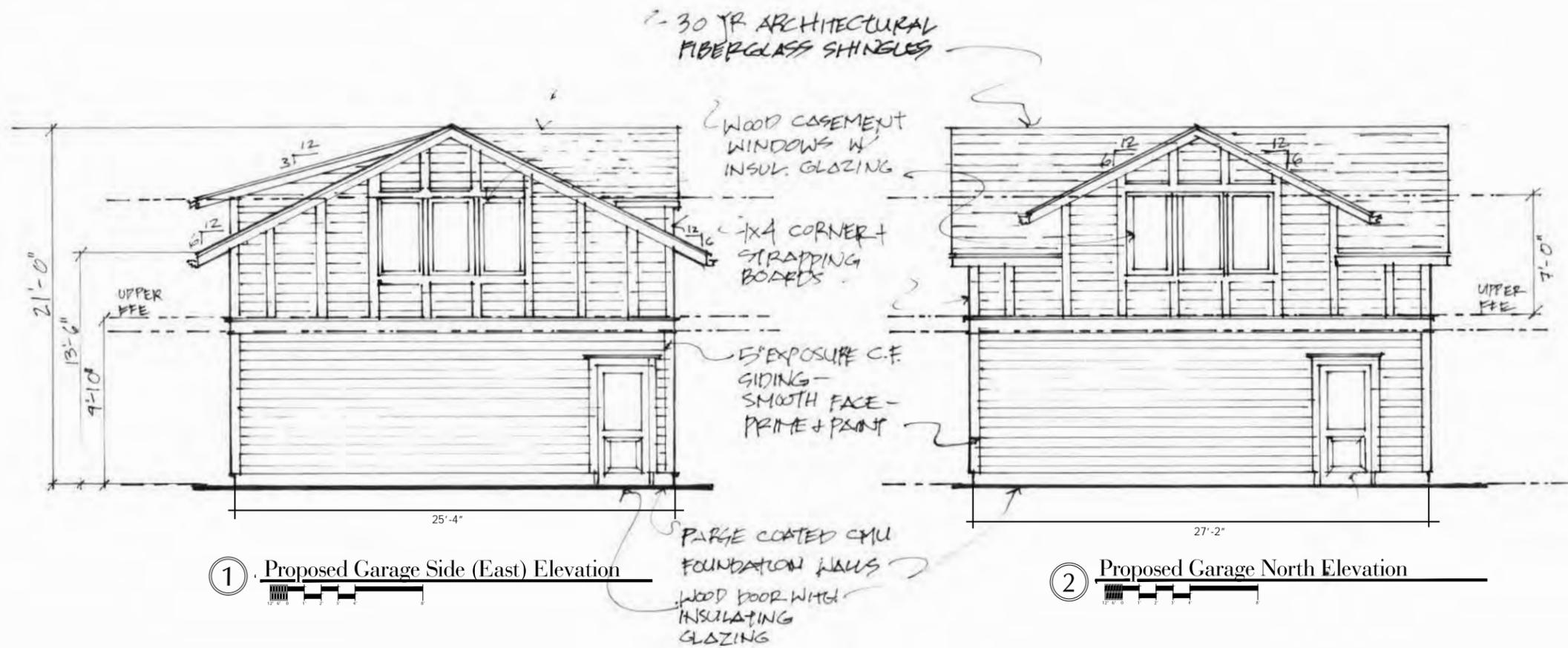


③ Proposed Garage Roof Plan

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