



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

2625 Essex Place

February 19, 2014

Application: Demolition; New construction - Infill

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10411026400; 10411036200

Applicant: Michael Ward, Architect

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

Description of Project: The applicant is proposing to construct a new two-story house at 2625 Essex Place. The house will have brick on the first story and board and batten siding on the upperstory, with the characteristic form and ornamentation of the Tudor Revival style.

Recommendation Summary: Staff recommends approval of the proposed application to construct a new house at 2625 Essex Place, with the conditions that:

- The color and texture of the brick are approved by Staff;
- The exterior materials including trim, windows, and doors are approved by Staff;
- That the color of the roof is approved by Staff; and
- That a front walkway is added to engage the street.

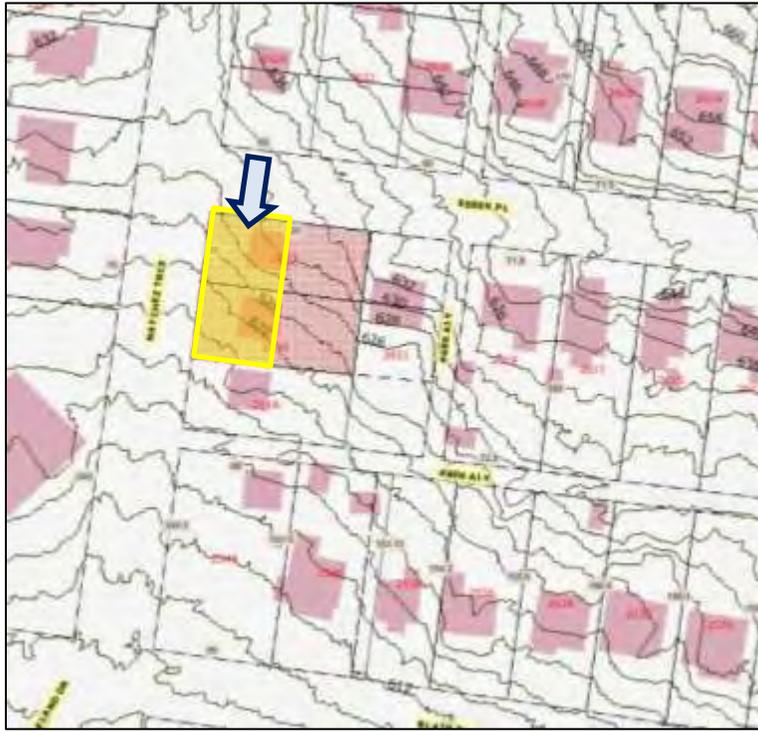
Meeting these conditions, Staff finds that the application will meet the Design Guidelines for new construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments

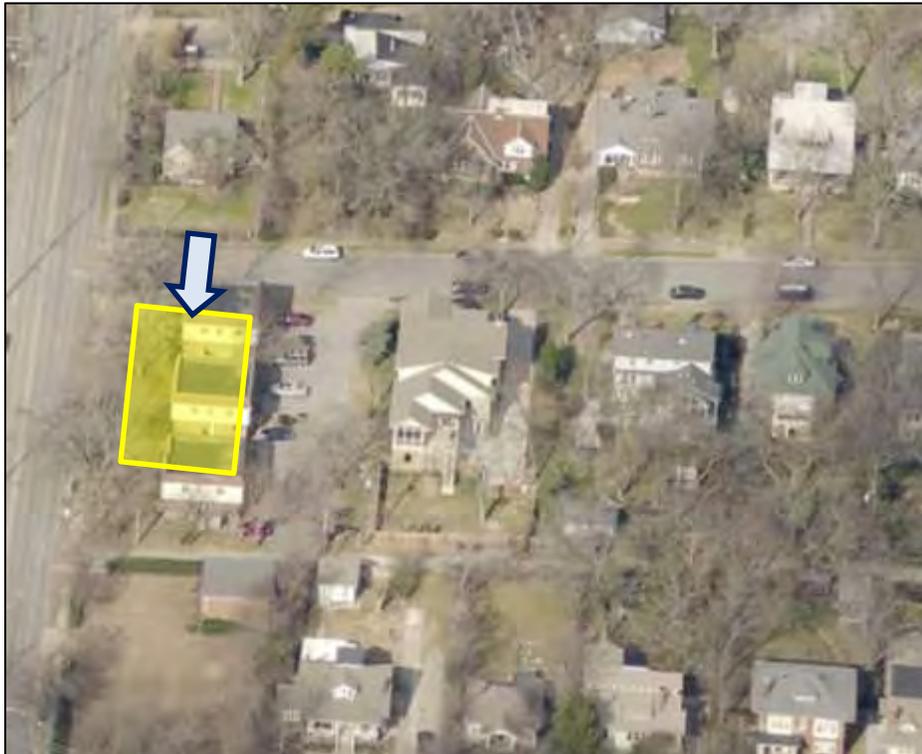
A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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. BL2007-45).

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*

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.

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.

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.

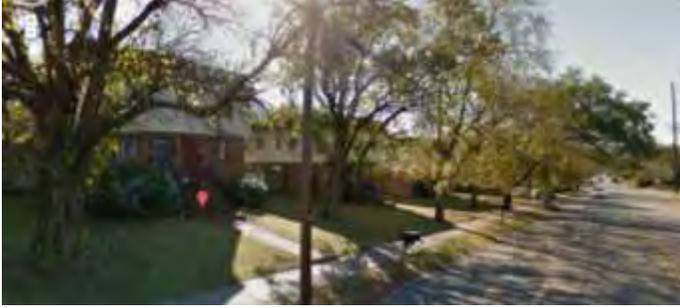
Background: The properties listed as 2623 Essex Place, 2116 Natchez Trace, and 2118 Natchez Trace currently have three non-contributing two-story duplexes that face Natchez Trace. The East-West property line between the two northern lots will be reoriented to North-South so that they both face Essex, with the rear halves of the lots becoming 2623 Essex Place and the front halves becoming 2625 Essex Place. Staff found this orientation to be appropriate as it follows the earlier development of the neighborhood. This project is for building "B" on the site plan. Although a garage is shown on the site plan, the design of it is not a part of this review.

The site plan also shows new construction at 2118 Natchez Trace, building "C" on the site plan, which is not part of this review.

Analysis and Findings: The applicant proposes to demolish the structures at 2623 Essex Place and 2116 Natchez Trace and to construct new houses on the lots. The new lots will be sixty-feet (60') wide, which is typical of the width of lots on Essex Place.

Demolition:

The structures currently at 2623 Essex Place and 2116 Natchez Trace do not contribute to the historic character of the neighborhood. The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Current buildings proposed to be demolished.

Height & Scale:

The new building at 2625 Essex Place will be two-stories tall, with a maximum roof height of thirty feet (30'). This height is compatible with surrounding historic houses, which staff estimates to range between twenty-two feet (22') and thirty-one feet (31'). The building will have an eave height of twenty feet (20'). The foundation will be brick-to-grade at the front with the floor level a single step above grade, as is typical of the Tudor Revival style. As grade drops toward the South, there will be an exposed foundation on the side and rear elevations. The width of the new building will be thirty-nine feet (39'). This is compatible with the widths of surrounding buildings, most of which are between thirty-five feet (35') and forty-six feet (46').



The house will have a three-foot (3') deep by seven foot (7') wide front vestibule with an arched entryway. Although shallower than most porches in the surrounding area, the scale of the vestibule is typical of “boxed” entrances on the Tudor Revival styles found in the neighborhood, and therefore appropriate.

Overall, staff finds that the height and scale of the new building will be compatible with surrounding historic buildings and that the project meets guidelines II.B.1.a.and b.



Immediate historic context along Essex. The closest house on Essex is recent construction.



The immediate context to the right of the project along Fairfax Avenue is non-contributing.



Context across the street from the project along Fairfax Avenue.

Setback & Rhythm of Spacing:

The new house will have a six foot (6') setback on the left side, and a fifteen foot (15') setback on the right along Natchez Trace. The twenty-foot (20') proposed setback is in keeping with the front setbacks of historic houses on the block which vary between as little as fifteen feet (15') to as much as thirty feet (30'). The rear of the building will be twenty-five feet (25') from the rear of the property. This is shorter than rear setbacks in the neighborhood typically, but appropriate because this lot is only two-thirds the depth of a typical lot. These setbacks are compatible with those of surrounding houses, and will maintain the established rhythms of both streets. The project meets guideline II.B.1.c.

Materials:

The exterior of the building will be brick on the first story, with cement-fiber board-and-batten siding on the upperstory. The color and texture of the brick has not been determined. The materials of the window casings, mullions, fascia, and other trim also have not been indicated. The foundation will be brick, and the roof will be architectural fiberglass shingles. The color of the roof is not known at this time. The materials of the windows and doors have not been determined, and staff asks to approve their selections prior to purchase and installation. With the staff's approval of the color and texture of the brick, the color of the roof, as well as the unknown materials and the selection of the windows and doors, staff finds that application will meet guideline II.B.1.d.

Roof form:

The house will have a gabled-ell form with a small gabled roof over the shallow front vestibule. The pitch of the visible roof slopes will be 12:12, with a lower sloped section at the rear, not visible from the street. These roofs are compatible with those of surrounding historic houses. Staff finds that the project meets guideline II.B.1.e.

Orientation:

The new house will be located with the front parallel to the Essex Place right of way, with a primary entrance facing Essex Place. This orientation matches the historic context, and the front setback is compatible with those of surrounding houses. The proposal includes a driveway at the rear off of Natchez Trace to access a future garage, but no front walkway. The driveway is necessary as there is no alley access but is kept to one lane at the street as has been required of other projects to preserve walkability of the neighborhood and meet the historic context. A walkway should be added to address the front street in the manner typical of historic houses nearby. With the addition of a walkway, Staff finds that the project meets guideline II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed new house are generally twice as tall as they are wide, thereby matching the historic proportions of openings. There are no large expanses of wall space without a window or door opening on the front or either side of the building. Staff finds the project's proportion and rhythm of openings to meet guideline II.B.1.g.

Appurtenances & Utilities:

The location of the HVAC and other utilities has not been indicated. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, in order to meet guideline II.B.1.i.

Outbuildings:

The site plan shows a detached garage at the rear of the lot, but no plans for it have been submitted for review at this time.

Recommendation:

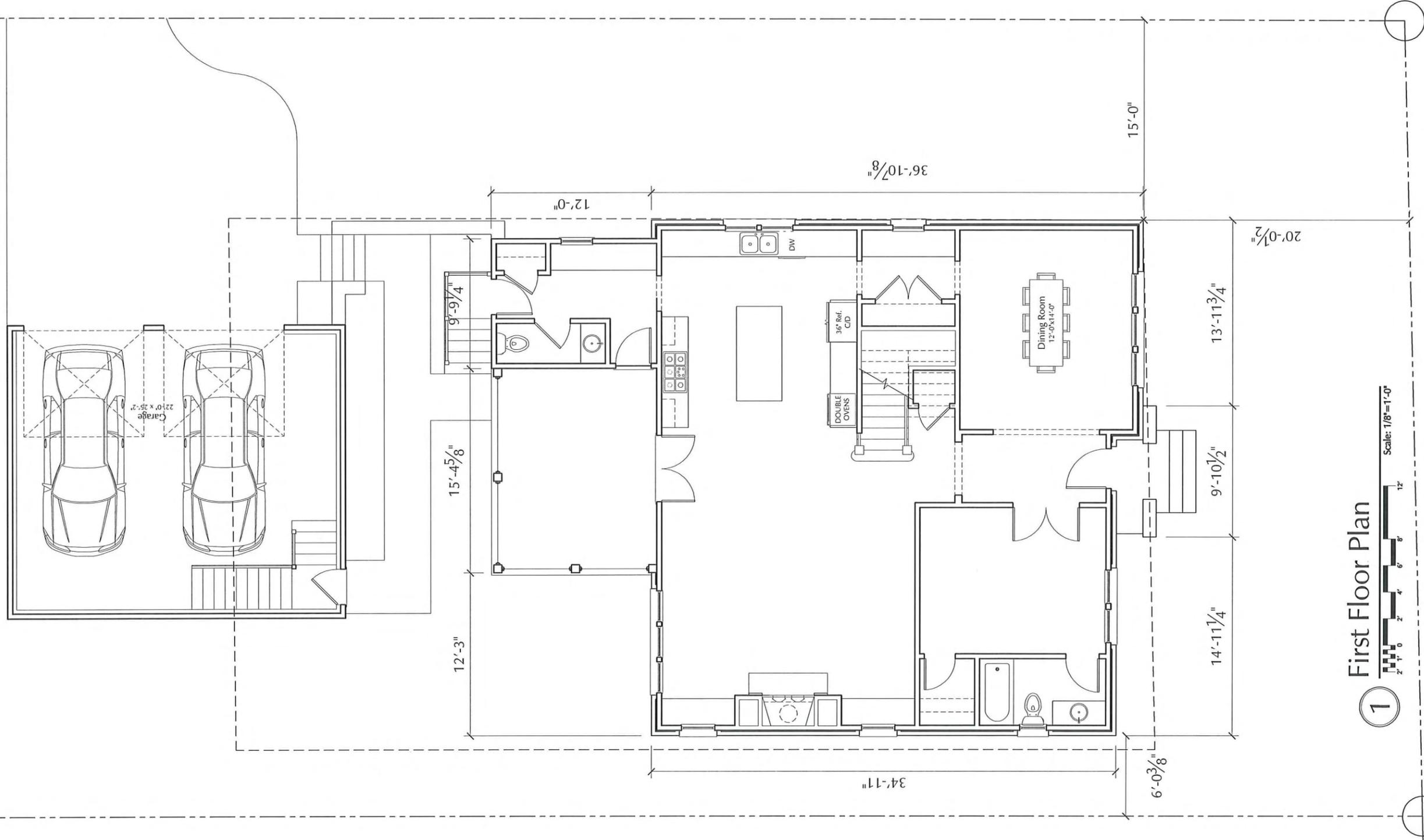
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NATCHEZ TRACE

B



1 First Floor Plan

ESSEX

A New Residence for:

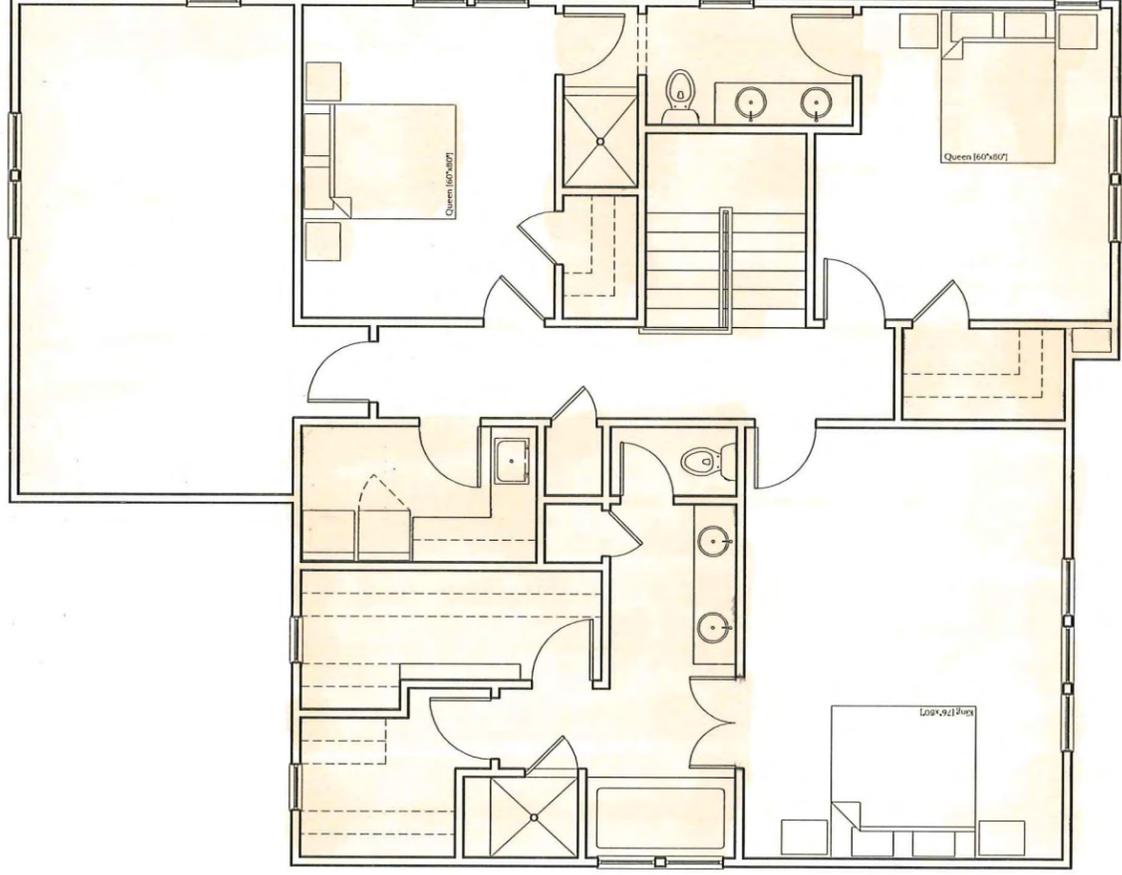
J.K. Construction

Nashville, TN



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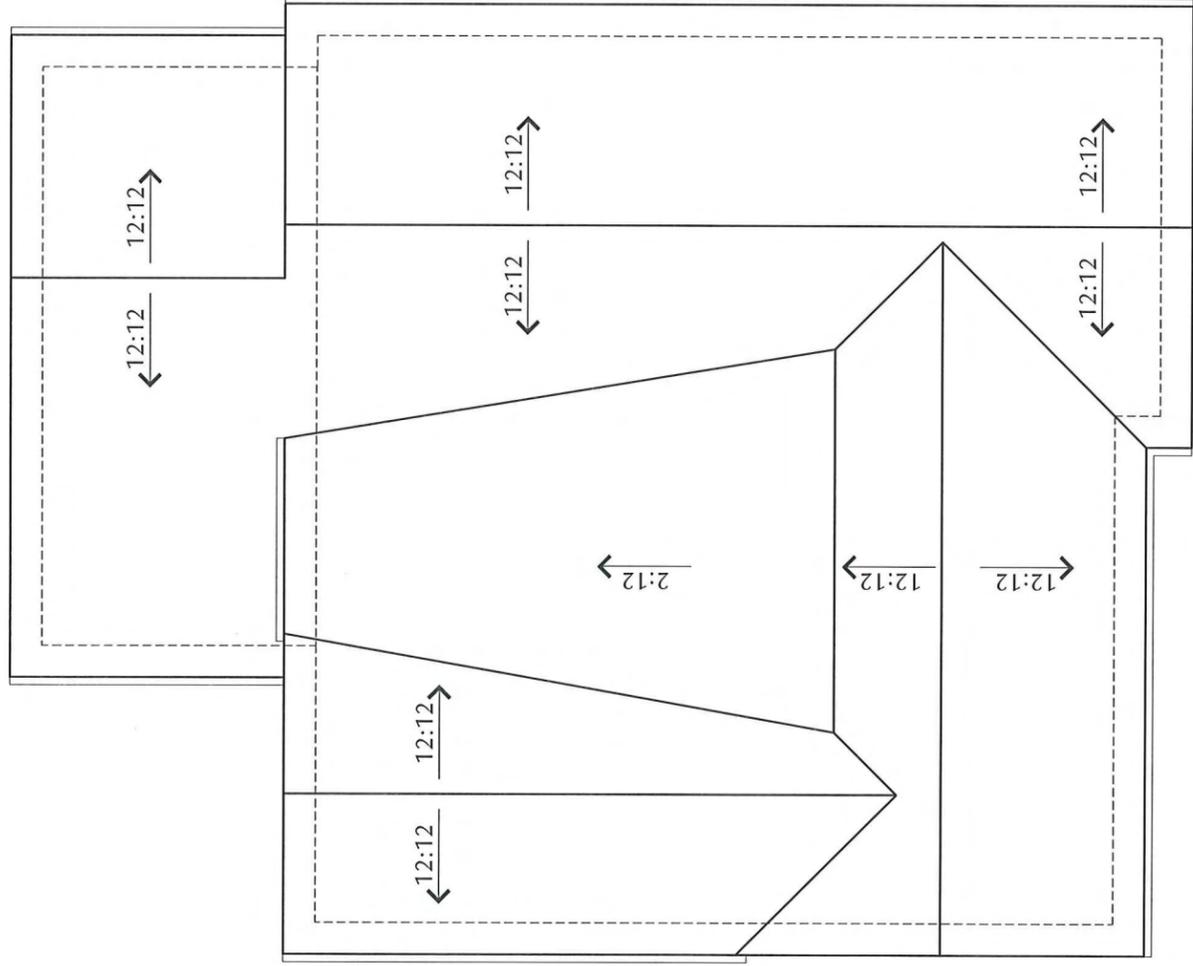


① Second Floor Plan
 Scale: 1/8"=1'-0"

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A New Residence for:
J.K. Construction
 Nashville, TN

B



1 Roof Plan



A.A.
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A New Residence for:

J.K. Construction

Nashville, TN

B



1 North Elevation
Scale: 1/4"=1'-0"

A New Residence for:

J.K. Construction

Nashville, TN

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1 South Elevation
Scale: 1/4"=1'-0"

A New Residence for:

J.K. Construction

Nashville, TN



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B



1

East Elevation

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

A New Residence for:

J.K. Construction

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B



1

West Elevation



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

A New Residence for:

J.K. Construction

Nashville, TN



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