

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
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION

2617 Essex Place

July 20, 2016

Application: New construction—addition and outbuilding; Setback determination

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10411026700

Applicant: Anna Teeples

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition that is two feet (2') taller than the historic structure. The application also includes an outbuilding that requires a rear setback determination from twenty feet (20') to ten feet (10'). It is not planned to be used as a detached accessory dwelling unit.

Recommendation Summary: Staff recommends approval with the following conditions:

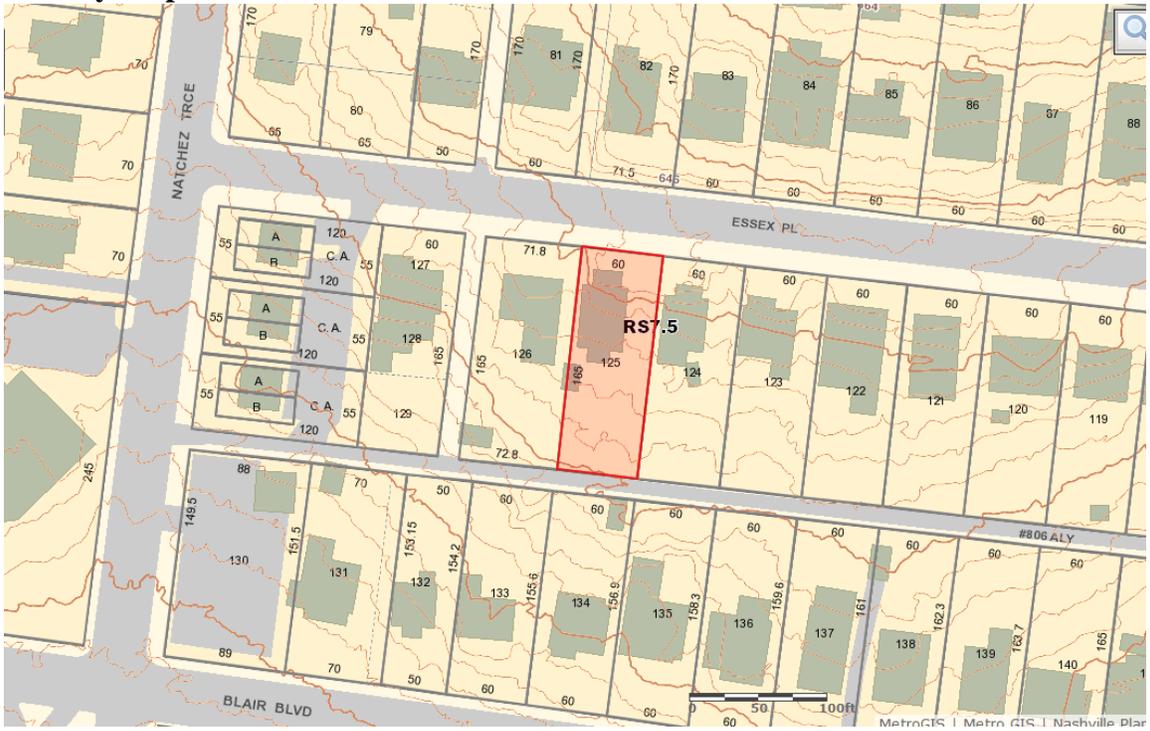
1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color, dimensions and texture; and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed project meets Sections II.B.1., II.B.2., and III.B. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments

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

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 primary entrances should have full to half-lite doors. 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.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven

hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

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

· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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

· 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.

Outbuildings: Siding and Trim

· Brick, weatherboard, and board-and-batten are typical siding materials.

· 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.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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.

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, 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 should be at least 6" off the existing ridge.

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 higher 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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

Rear & Side Dormers

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.*

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.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

Background: 2617 Essex Place is a c. 1919 brick bungalow with a pyramidal roof (Figure 1). The house contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.



Figure 1. 2617 Essex Place.

Analysis and Findings: Application is to construct a rear addition that is two feet (2') taller than the historic structure. The application also includes an outbuilding that requires a rear setback determination from twenty feet (20') to ten feet (10'). It is not planned to be used as a detached accessory dwelling unit.

Partial Demolition: The applicant is proposing to demolish an existing one-story, shed roof addition at the rear of the house and an existing outbuilding (Figures 2, 3, 4). The dates of construction of the addition and the outbuilding are unknown, although both elements could be the same addition and outbuilding shown on the 1932 and the 1957 Sanborn Maps (Figures 5 & 6). Despite the fact that the addition and the outbuilding

could date to earlier than 1932, staff does not find them to be contributing elements to the historic house or Hillsboro-West End neighborhood. The addition's shed roof form and materials are different from the rest of the house and its invisibility from the street together mean that the addition is not a defining historic feature of the house. Similarly, the utilitarian design of the outbuilding and its materials does not contribute to the historic character of the house, site, or larger neighborhood. In addition, the outbuilding has likely changed dramatically as it appears to be almost twice the length it was historically. Staff therefore finds that the demolition of the addition and outbuilding meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figures 2 & 3 show the location of the outbuilding and the addition that are to be demolished.

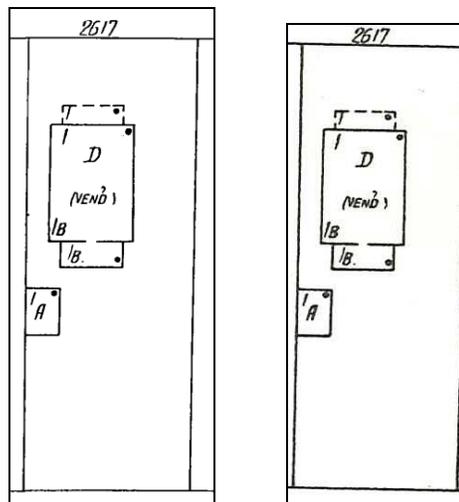


Figure 4 (left) shows the addition and garage to be demolished. Figure 5 (middle) is the 1932 Sanborn Map and Figure 6 (right) is the 1957 Sanborn maps, both of which show an addition and an outbuilding of similar locations and sizes to the existing addition and outbuilding.

Height & Scale:

	Existing House	Proposed Addition
Number of stories	1.5	1.5
Foundation Height	≈ 6'	≈ 6'
Eave Height	9' above finished fl.	11' above finished fl.
Ridge Height	23'6" above finished fl.	25'6" above finished fl.
Width	30'	31'6"
Depth	64'	33'
Total square footage	1,613 sq. ft.	794 sq. ft.
Insets		2' X 4' on both sides

The proposed addition will be rise to be a total of two feet (2') taller than the historic house. The taller portion of the addition is located over fifty feet (50') from the front of the house, and it is no wider than the historic house. The addition's roof form will match the existing roof form, which will help to minimize its visibility from the street. Staff finds the taller portion of the addition to meet the design guidelines.

On the left elevation, the addition includes a one-story fireplace bay that extends beyond the wall of the historic house by eighteen inches (18"). The bay is approximately six feet, nine inches (6'9") deep and meets the top of the eave with a shed roof form. Staff finds that the wider portion of the addition is appropriate because the lot is sixty feet (60') wide, the bay is only eighteen inches (18") wide, it is one-story in height, and it is located over sixty feet (60') from the front of the house, which will reduce its visibility.

On the right side of the historic house is an existing doorway and entryway overhang (Figure 7). Instead of the stair leading to the ground, there is a Juliet balcony that renders the door unusable. The applicant is proposing to remove the Juliet balcony and add a new, uncovered stair to this location. The overhang and the doorway will not change. Staff finds that the new stair is appropriate and meets the design guidelines.

Staff finds that the height, depth, width, total square footage, and overall scale of the proposed addition are sufficiently subordinate to the historic house. Staff finds that the proposed addition meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.



Figure 7. The existing doorway and Juliet balcony

Location & Removability: The proposed addition is situated at the rear of the historic house, entirely behind the historic house. It is inset appropriately two feet (2') on each side, thereby preserving the back corners of the historic house. The addition is designed so that were the addition be removed in the future, the historic character of the house

would still be intact. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Design: The addition’s change in materials, inset, and separate roof form help to distinguish it from the historic house and 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. Staff finds that the proposed addition meets Sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing:

	Bulk Zoning Standards	Existing House	Proposed Addition
Left Setback	5’	≈ 21’6”	≈ 20’
Right Setback	5’	≈ 9’6”	≈ 9’6”
Rear Setback	20’	≈ 79’	≈ 57’

The addition’s proposed setbacks will meet the bulk zoning standards and are appropriate to the historic character of the house and lot. Staff finds that the proposed addition meets Sections II.B.1.c. and II.B.2. of the design guidelines

Materials:

	Existing House	Proposed Addition	Requires Final Staff Approval prior to purchase & installation
Foundation	Brick	Split-face concrete block	No
Cladding	Brick	4” smooth fiber cement lap siding	No
Roofing	Asphalt Shingles	Asphalt Shingles	If color/texture does not match existing
Trim	Wood	Cement Fiberboard	No
Windows & Doors	Wood	Ply Gem or equivalent	Yes
Front Porch floor	Concrete	N/A	N/A
Front Porch Posts	Wood & Brick	N/A	N/A
Front Exterior Stairs	Concrete	N/A	N/A
Side entrance landing and stairs	N/A	Wood	No
Side entrance railing	N/A	Wood	No
Rear Deck floor	N/A	Wood	No
Rear Deck railing	N/A	Wood	No
Rear deck stairs	N/A	Wood	No

With the exception of the side entrance, there are no changes noted on the plans for existing materials. With the staff’s final approval of the asphalt shingle color and texture and the final window and door choices, staff finds that the proposed materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form:

	Existing House	Proposed Addition
Primary Roof Form	Hipped, 10/12	Hipped, 10/12
Secondary Roof Form	N/A	Shed, 2/12
Dormer Roof Form	Hipped	Hipped
Dormer Inset from Wall Below	≈2’	2’

Staff finds that the addition’s proposed roof forms are compatible with the roof forms of the historic house and meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not affect or alter the orientation of the historic house towards Essex Place. The addition of the stairway leading to the side entry on the house will retain the look and feel of a secondary side entry. Vehicular access to the site will not change as part of the application. There is an existing side driveway that will continue to be used (Figure 8). The site also has an alley, which will be used to access the new garage. Staff finds that the proposed addition meets Sections II.B.1.f. and II.B.2. of the design guidelines.

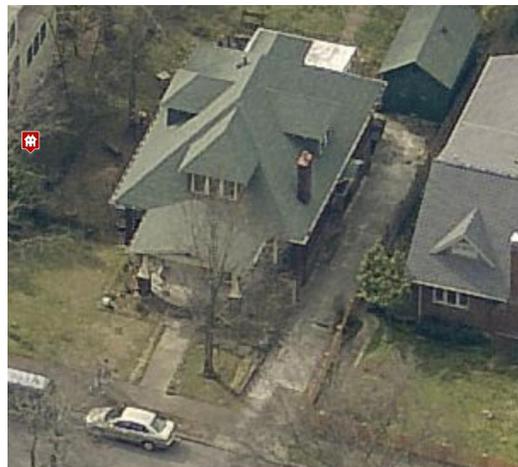


Figure 8 shows the existing driveway

Proportion and Rhythm of Openings:

	Proposed Project	Appropriate?
Alterations to windows on existing house	Not indicated on plans	Yes
Windows twice as tall as they are wide?	Yes	Yes
Largest Section of Wall Without a Window/Door Opening	9’	Yes

Staff finds the addition’s proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. 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.

Outbuilding: The applicant is proposing to construct an outbuilding that will not be used as a detached accessory dwelling unit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	12/12	Yes

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure.

Materials: Staff recommends approval of all windows and doors and the asphalt shingle color.

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	Yes
Cladding	Cement-fiber	Smooth w/ 4” reveal	Yes
Roofing	Asphalt shingle	Needs final approval	Yes
Trim	Cement fiber	smooth	Yes
Driveway	Concrete	Natural color	Yes
Windows	Ply Gem or equivalent	Needs final approval	Yes
Pedestrian Door	Not indicated	Needs final approval	Unknown
Vehicular Door	Aluminum panels with single row of lights	N/A	Yes

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and Garage	20’	20’
Rear setback	3’	10’
L side setback**	3’	5’
R side setback**	3’	3’
How is the building accessed?	From the alley or existing curb cut	≈26’

The outbuilding requires a rear setback determination. For outbuildings with footprints less than seven hundred square feet (700 sq. ft.), base zoning requires a ten foot (10') rear setback, which is what is proposed. However, because the footprint of the outbuilding is larger than seven hundred square feet (700 sq. ft.) and is seven hundred and thirty-eight square feet (738 sq. ft.), base zoning requires a twenty foot (20') rear setback. Staff finds that the proposed rear setback of ten feet (10') to be appropriate for several reasons. Historically, outbuildings were located close to or even on the rear and side property lines. In addition, the ten foot (10') rear setback allows for more space in between the primary structure and the outbuilding. Lastly, were the structure to be just thirty-eight square feet smaller, the base zoning setback would be ten feet (10'). Staff recommends approval of the setback determination.

General requirements for Outbuildings: The answer to each of these questions must be “yes”.

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	23'6"	25'	23'
Eave Height	10'	1 story 10'	10'

One-story building:

	Lot is less than 10,000 sq. ft.	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	806 sq. ft.	738 sq.ft.

Staff finds that the proposed setback determination meets Sections II.B.1.c. and II.B.1.h. of the design guidelines. Staff also finds that the outbuilding's height, scale, location, materials, and roof form meet Section II.B.1.h. of the design guidelines.

Recommendation Summary: Staff recommends approval with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color, dimensions and texture; and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

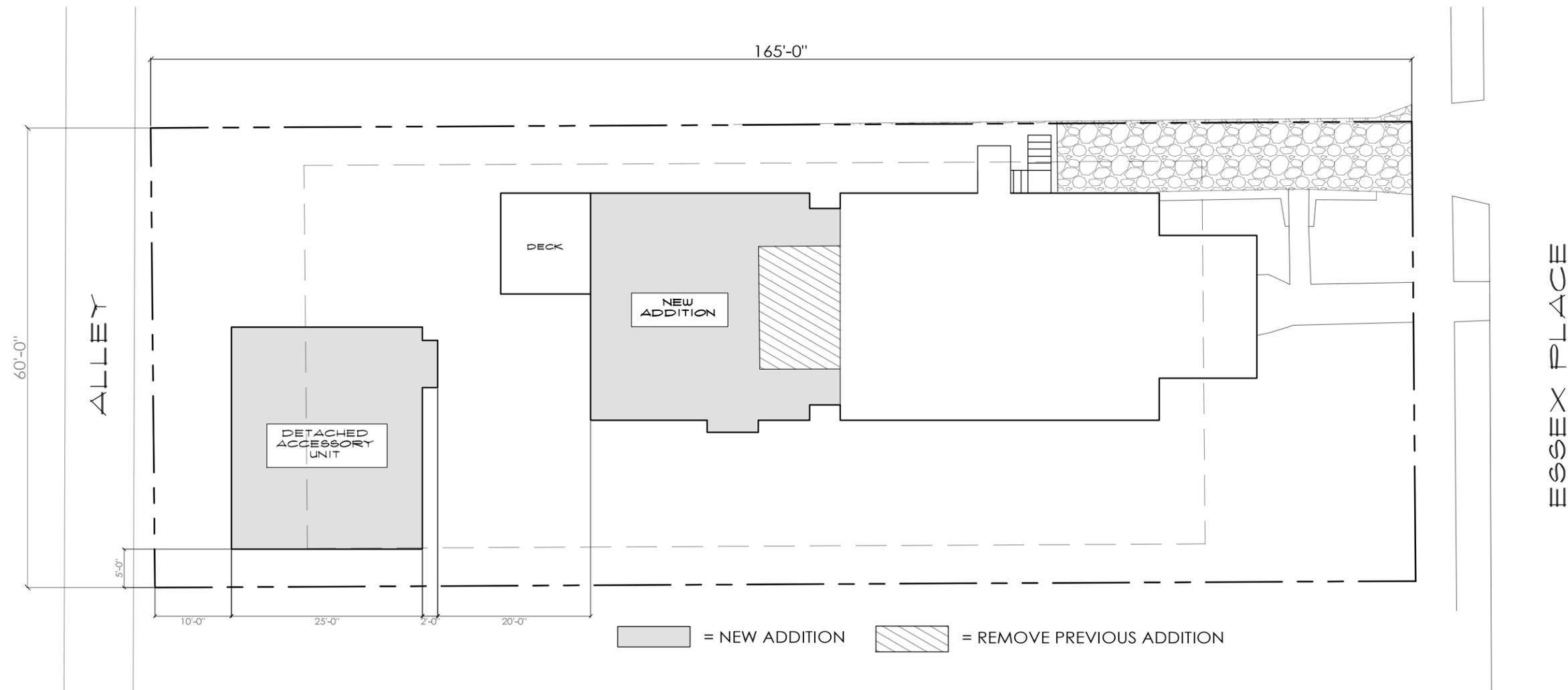
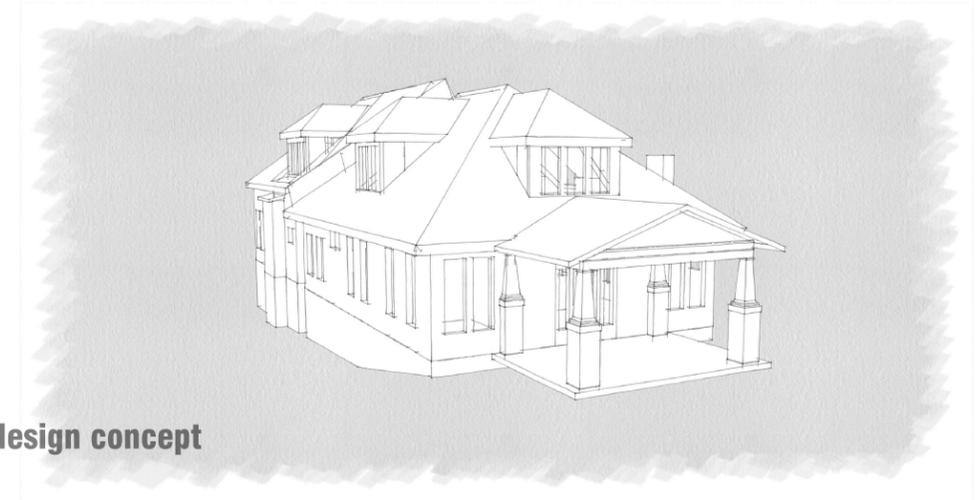
With these conditions, staff finds that the proposed project meets Sections II.B.1., II.B.2., and III.B. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay

2617 ESSEX PLACE , NASHVILLE, TN 37212

PROJECT INFORMATION

SITE INFO: PARCEL: 104 11 026 700
 ZONE: RS7.5
 PARCEL SIZE: .21 ACRES

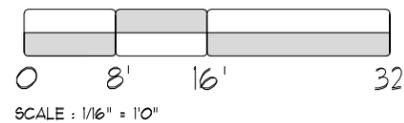
PROJECT : REMOVE PREVIOUS ADDITION. IMPROVE HOME WITH NEW ADDITION, WITH RIDGE RAISE. ADD DETACHED ACCESSORY STRUCTURE WITH ALLEY ACCESS, 2-CAR GARAGE.



project :
 2617 essex place, nashville tn 37212
 07.01.16

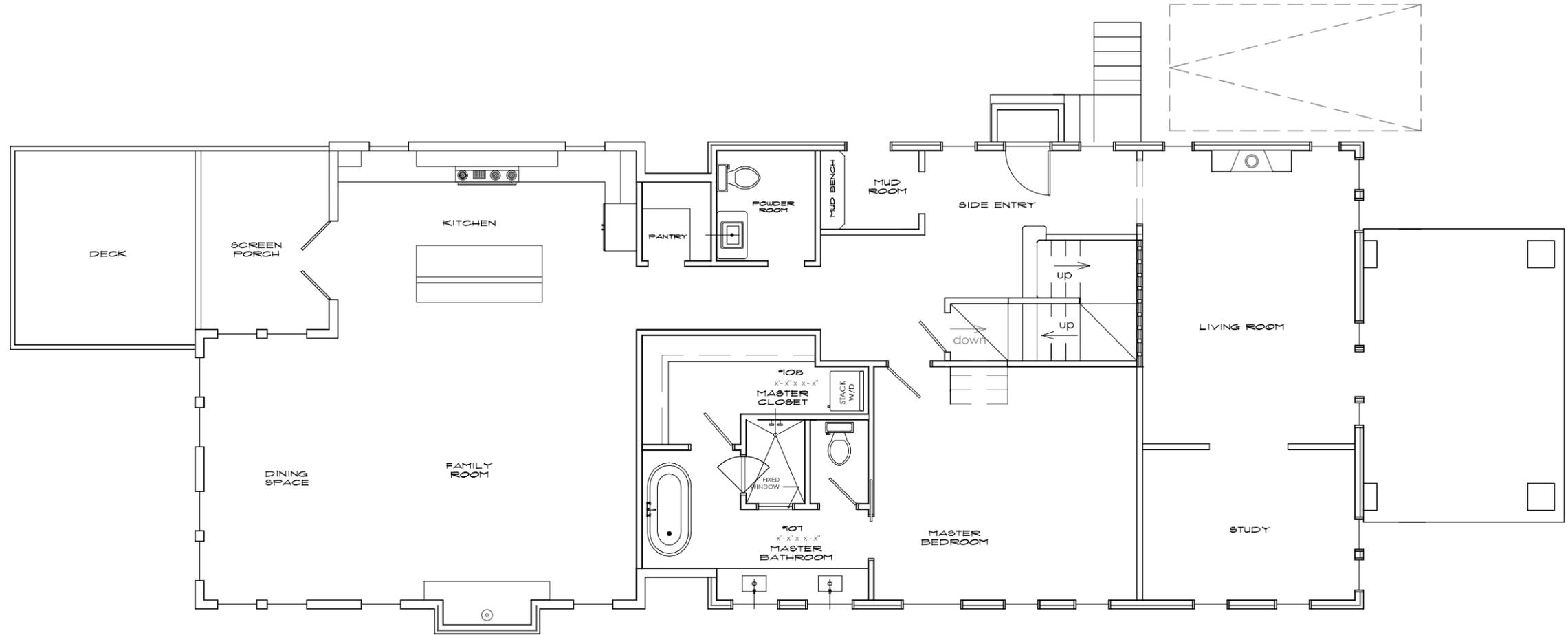
scale:
 1/16" = 1'0"

sheet title:
SITE residential site plan



anna teeple's designs
 2916 snowden rd - nashville, tn 37204 615.840.4704 anna@ateeples.com

preliminary drawings : not for construction



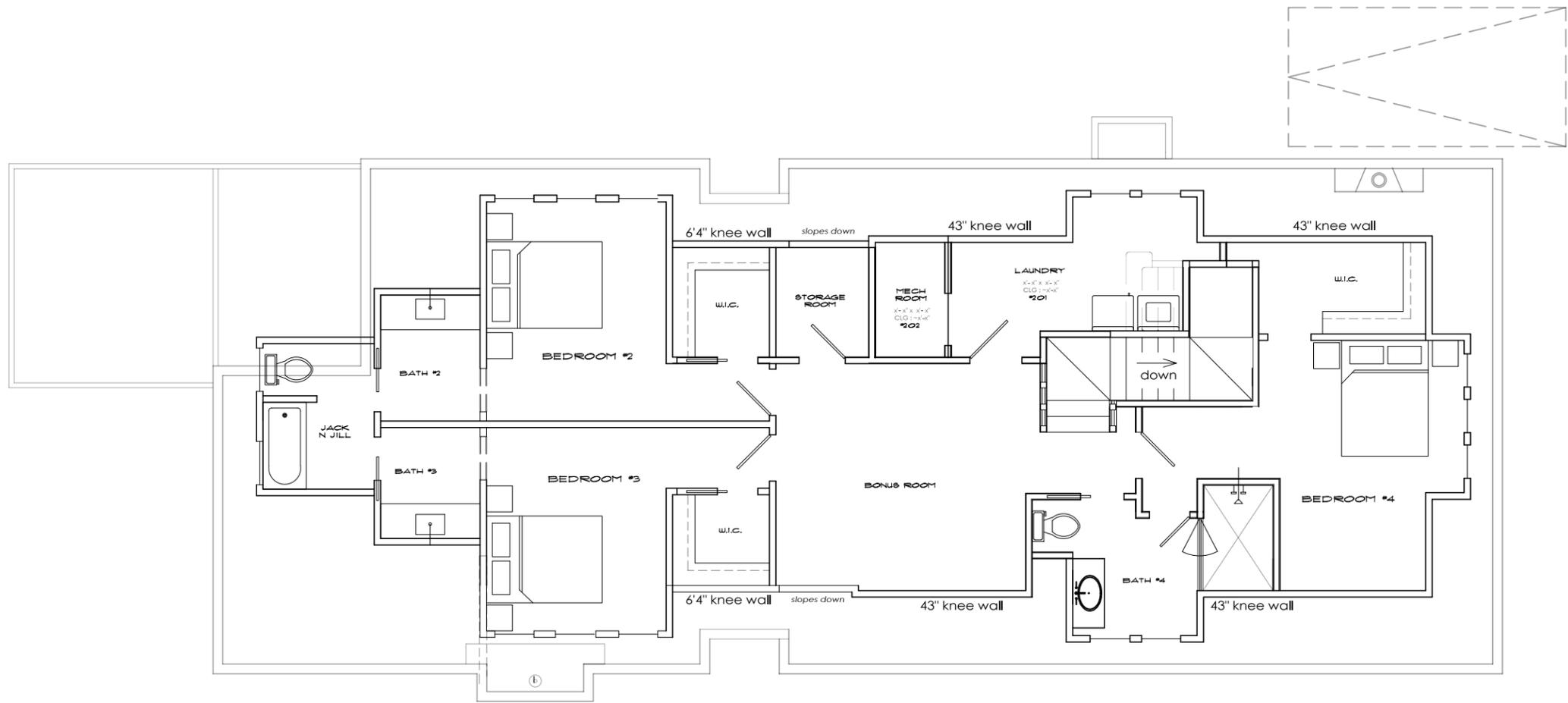
project :
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scale:
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sheet title:
A1.0 floor plan: main

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preliminary drawings : not for construction



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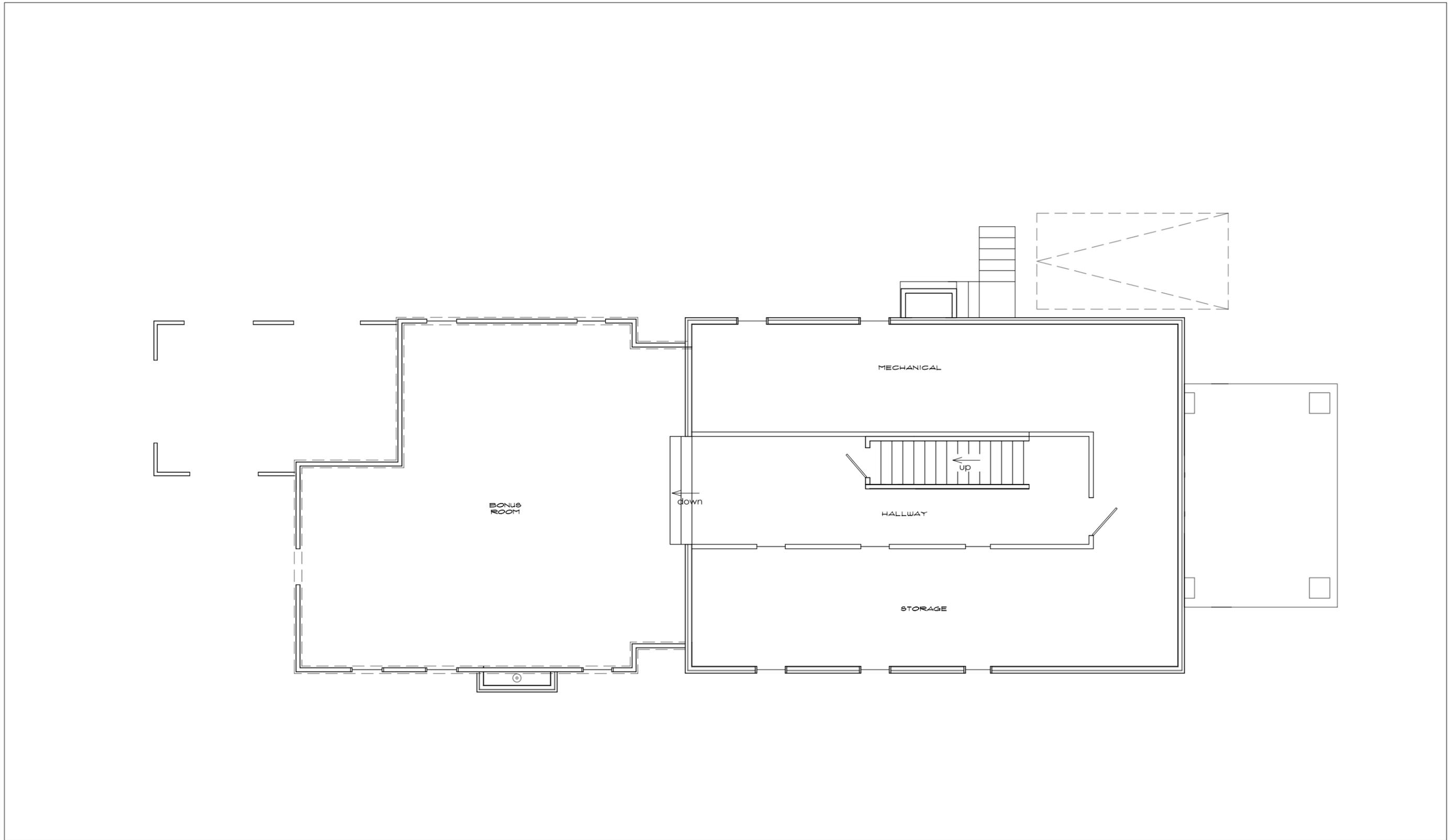
scale:
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sheet title:
A1.1 floor plan: 2nd level



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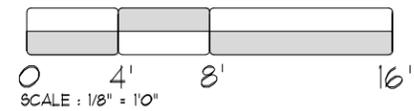
preliminary drawings : not for construction



project :
 2617 essex place, nashville tn 37212
 07.01.16

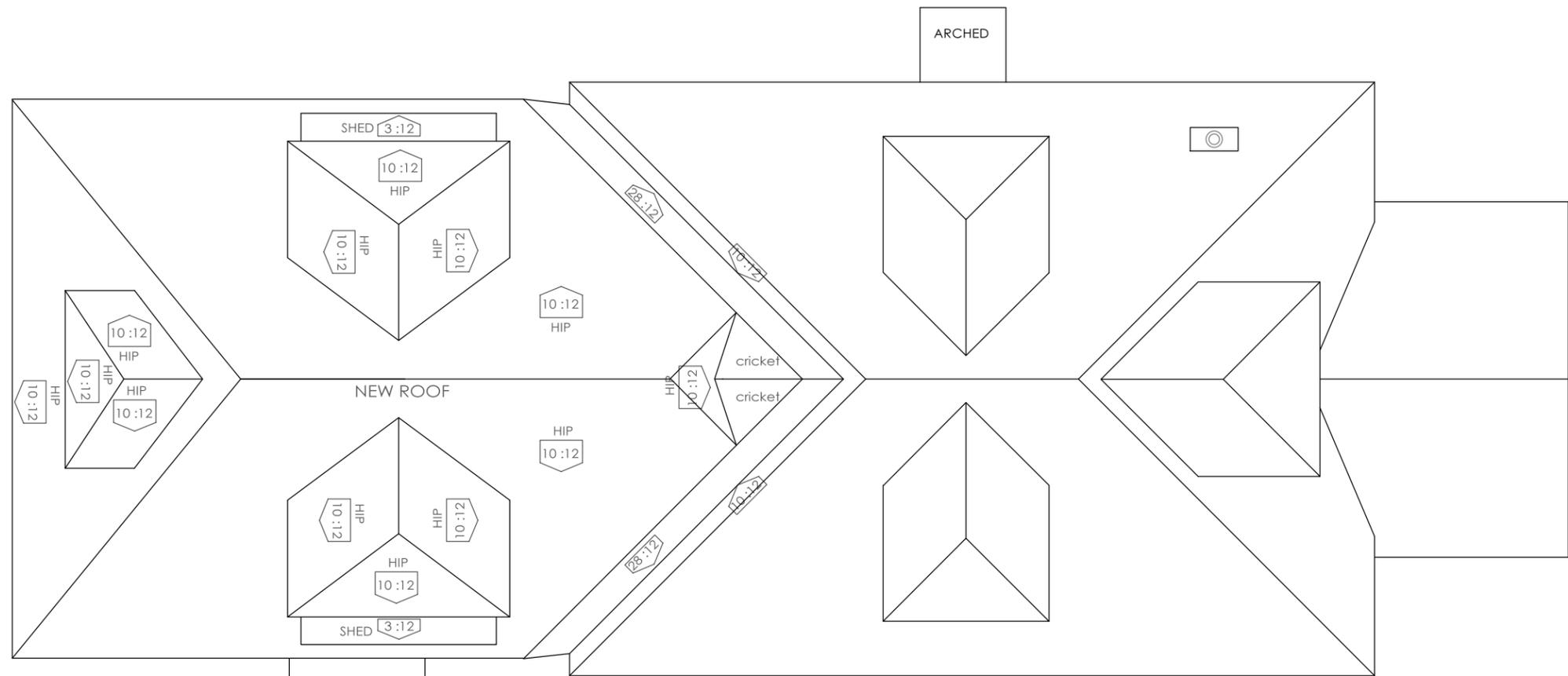
scale:
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sheet title:
A1.2 floor plan: basement level



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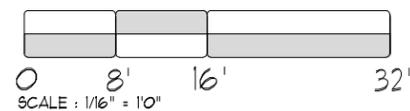
preliminary drawings : not for construction



project :
 2617 essex place, nashville tn 37212
 07.01.16

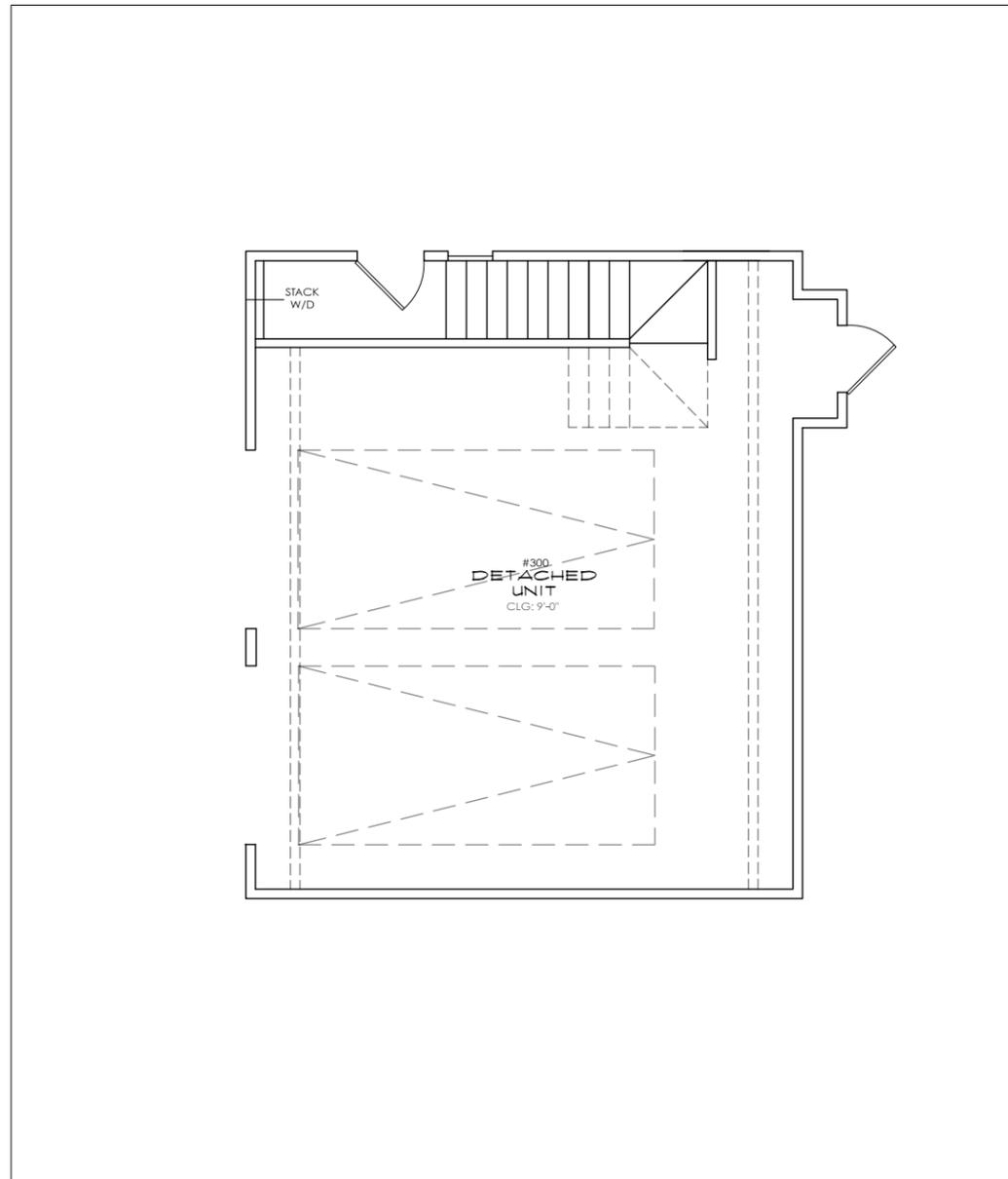
scale:
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sheet title:
A4.0 roof plan

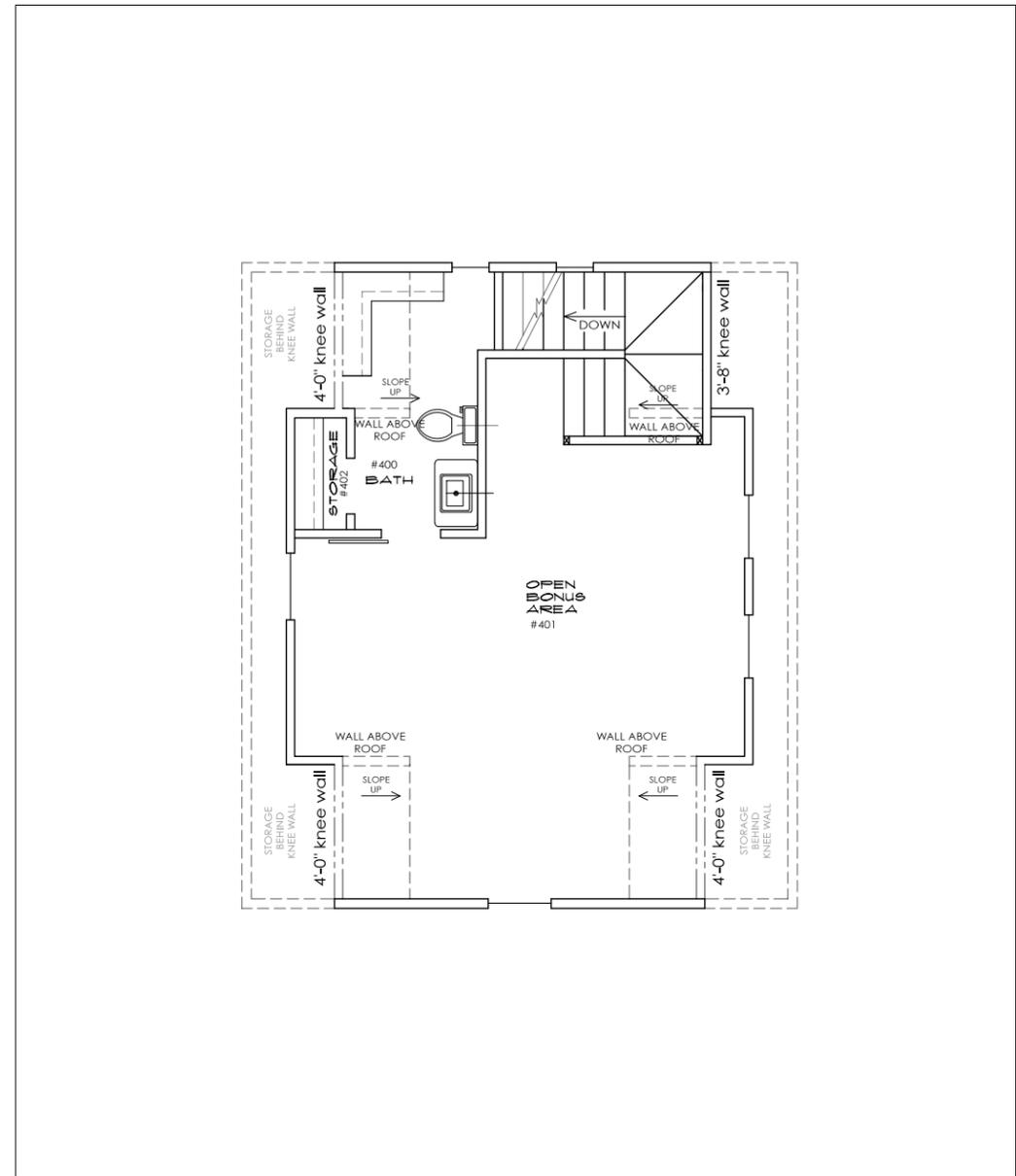


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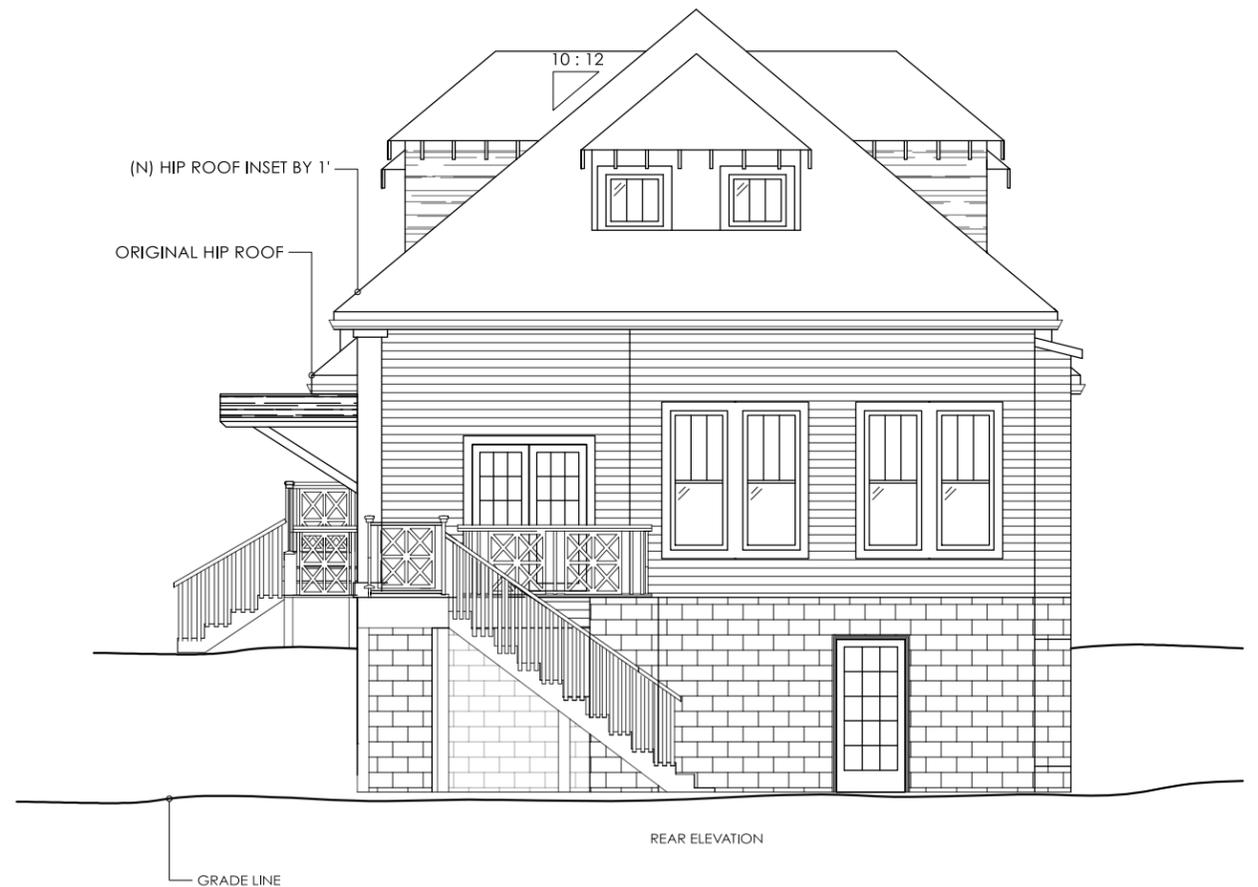
preliminary drawings : not for construction



main level floor plan



second level floor plan





project :
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07.01.16

scale:
1/8" = 1'0"

sheet title:
A3.1 side elevation : residence



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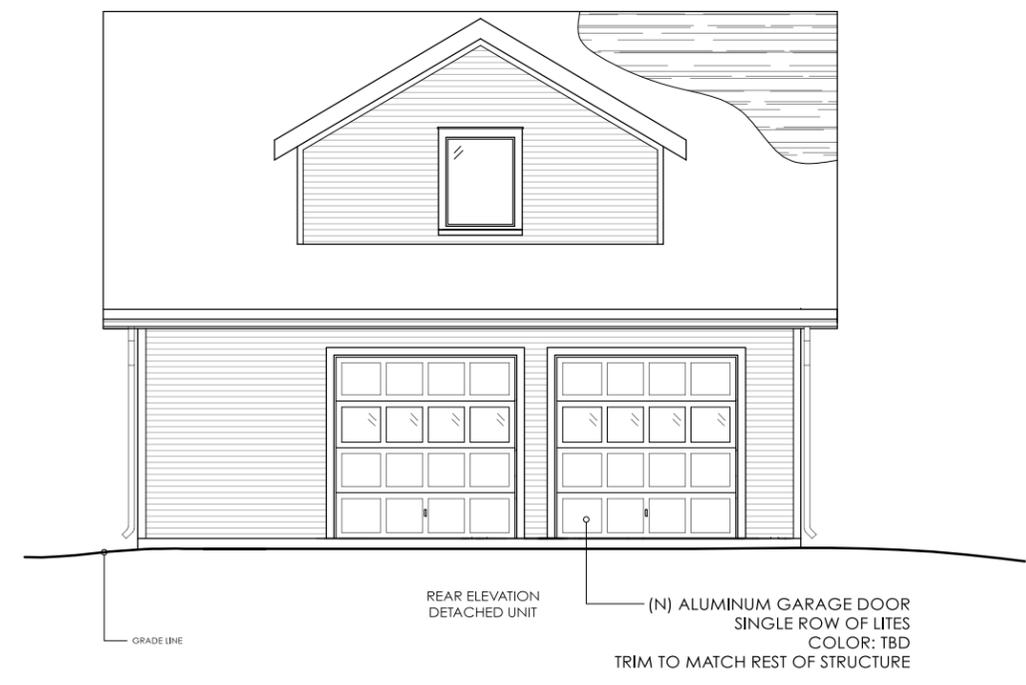
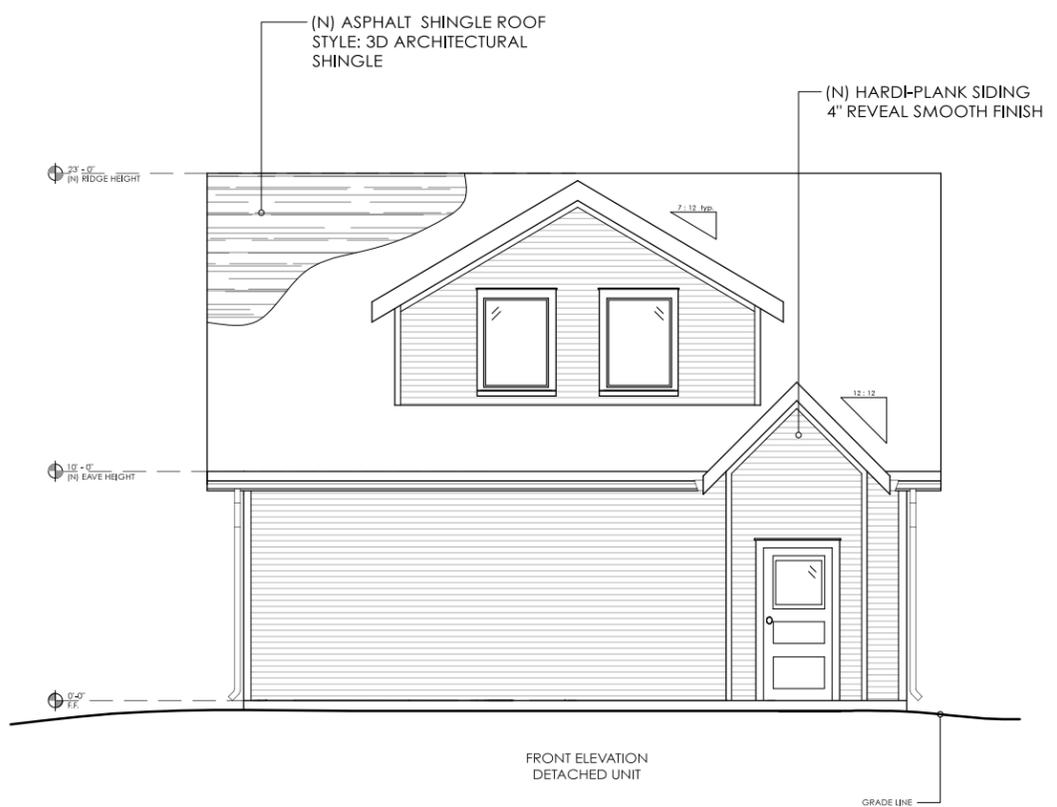
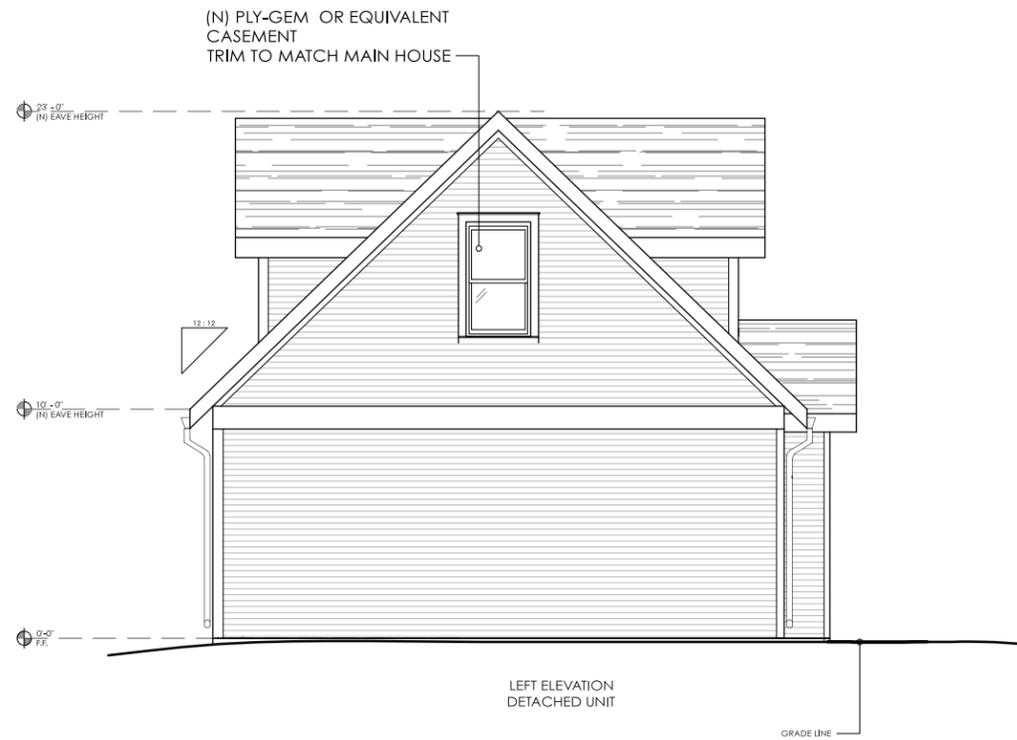
preliminary drawings : not for construction



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07.01.16

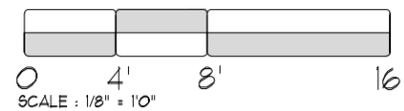
preliminary drawings : not for construction



project :
2617 essex place, nashville tn 37212
07.01.16

scale:
1/8" = 1'0"

sheet title:
A3.3



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preliminary drawings : not for construction