



**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**  
**2619 Essex Place**  
**November 14, 2012**

**Application:** New construction –addition  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10411026600  
**Applicant:** Ben Mosley  
**Project Lead:** Michelle Taylor, michelle.taylor3@nashville.gov

<p><b>Description of Project:</b> Application is to construct a new rear screened porch. The project involves demolishing an existing sunroom and deck which will involve demolishing and reconstructing approximately nineteen feet (19') of rear wall associated with a previous addition. The applicant also proposes the replacement of windows on the front façade as well as the existing vinyl siding and architectural shingle roof.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the addition with the following condition: Staff review and approve the color of the roof shingles if they are not to match the existing and the window specifications prior to purchase and installation of these materials. With these conditions, staff finds the project to meet Section II.B. of the <i>Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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## **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).*

#### **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.*

## **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 that 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.*

#### *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).*

- 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.

### **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:** 2619 Essex Place was constructed c. 1940 and is a brick bungalow. It is contributing to the Hillsboro-West End National Register district.



### **Analysis and Findings:**

Application is to construct a new rear screened porch and make alterations to the existing house.

Demolition: The applicant is proposing to demolish an existing sunroom and deck which will involve demolishing and reconstructing approximately nineteen feet (19') of rear wall associated with a previous addition. Staff finds that the demolition of this portion of the house meets the design guidelines because it does not contribute to the historical or architectural character of the house. Staff therefore finds that the removal of the back portion of the house meets Section III.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Image of existing rear addition, sunroom and deck to be replaced.

Location and Setback: The new rear addition meets all base zoning requirements for setbacks.

On the left side, the addition is flush with a non-historic addition that extends approximately two feet (2') from the original side wall of the house. On the right side, the addition is inset over nineteen feet (19') from the rear corner of the existing house. Although the addition is not inset two feet (2') on the left side from the rear addition, staff considers the location of the new addition to be appropriate as it continues the line of an existing non-historic addition. In addition, the new rear screened porch will be replacing an existing sunroom and deck.



Image of the existing addition that extends out on the left side of the house. New addition will align with this addition on the left side.

Staff finds the location and setbacks of the proposed rear addition to meet Sections II.B.1.c. and II.B.2 of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The existing house is approximately forty feet (40') wide and approximately sixty five feet (65') deep, including the existing sunroom to be demolished. The house's ridge height is approximately twenty one feet (21') above the foundation. The proposed rear addition has a width of twenty four feet (24') and a peak ridge height of twenty one feet (21') from grade. Because the lot slopes down towards the rear, the new screened porch addition will be approximately six feet (6') below the the ridge of the existing house. In addition, the roofline of the new screened porch will be a continuation of the existing single story addition.

The existing footprint of the house is approximately one thousand, four hundred and sixty-three square feet (1,463 sq. ft.), including the sunroom to be demolished. In total, after the new construction, the house will have a footprint of approximately one thousand, six hundred and ninety-seven square feet (1,697 sq. ft.). After the construction of the addition, the site's percentage of open space will be reduced from eighty-eight percent (88%) to eighty-six percent (86%). Staff finds this decrease in percentage of open space appropriate because the percentages of open space in the immediate vicinity vary from as little as seventy percent (70%) to as much as ninety percent (90%).

Staff finds the height and scale of the proposed addition to meet Sections II.B.1.a, II.B.1.b, and II.B.2 of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The historic house's primary roof form is a side-gable. The roofline of the new screened porch will be a rear gable in continuation of the existing single story addition.

Staff finds the proposed roof forms to be compatible with the historic structure and to meet Sections II.B.1.e. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The addition will be screened on all outwardly facing facades. Staff therefore finds the project's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: On the front façade, the applicant proposes to remove replacement windows obscuring the existing diamond lite decorative windows. In addition, new operable windows will be installed in the existing second story gables on the front façade. The roof will be replaced with an architectural asphalt shingle roof. The existing vinyl siding, trim wrap, gutters, and downspouts will be removed. The siding on the existing house including the existing addition will be replaced with cement fiber half-timbering and shingles with 5/4 inch composite wood trim.

The primary material for the new screened porch and stairs will be wood and aluminum screen. A wood railing is proposed along the enclosed stairs. The area below the screened porch from finished floor to grade will be enclosed with cement fiber panels.

With the staff's final approval of the roof color and window specifications, staff finds the proposed materials to meet Sections II.B.1.d. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Recommendation Summary:** Staff recommends approval of the addition with the following condition: Staff review and approve the color of the roof shingles if they are not to match the existing and the window specifications prior to purchase and installation of these materials.

With these conditions, staff finds the project to meet Section II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

## Photographs of Site Conditions



Right side of the existing house



Rear façade of the existing house. Sunroom and deck to be demolished and replaced with new screened porch with enclosed stairs.

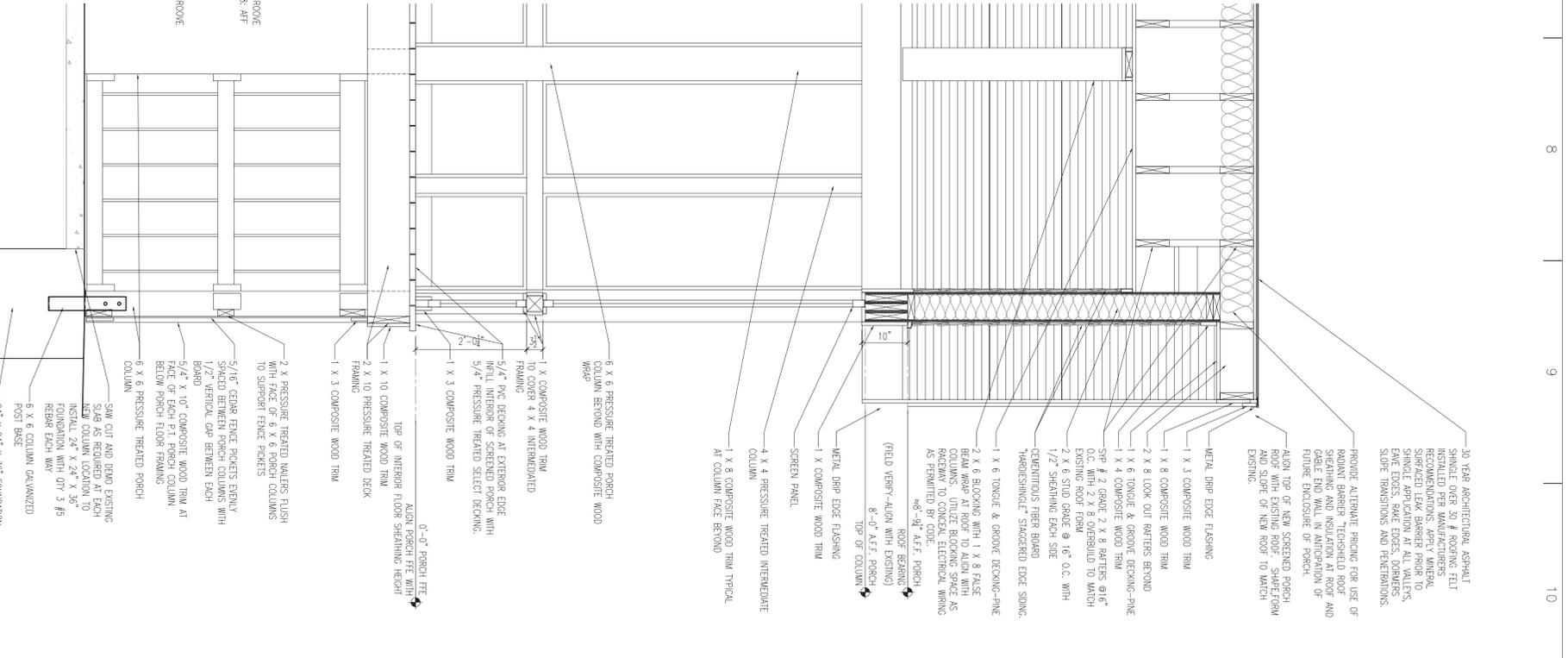
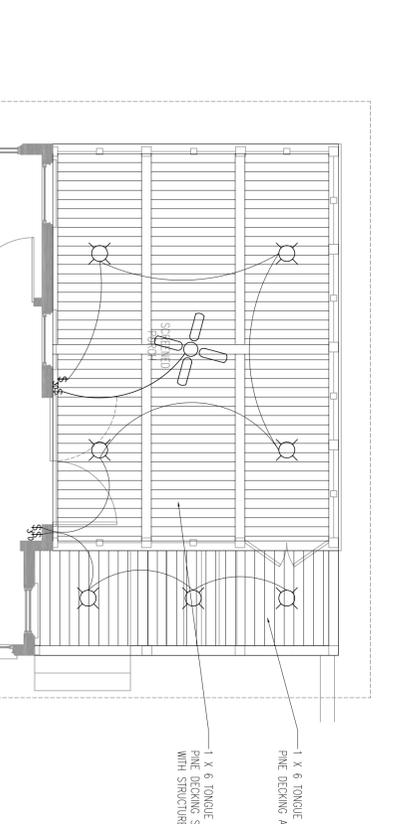
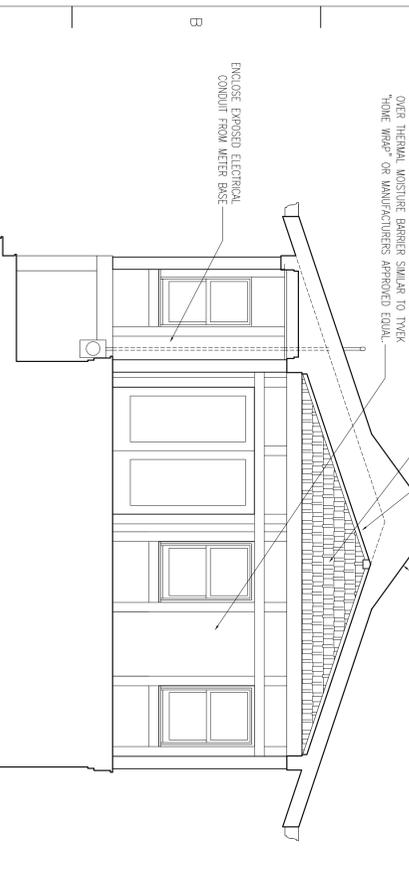
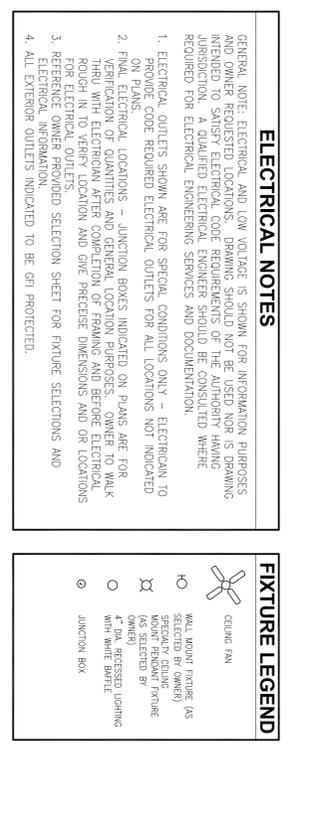
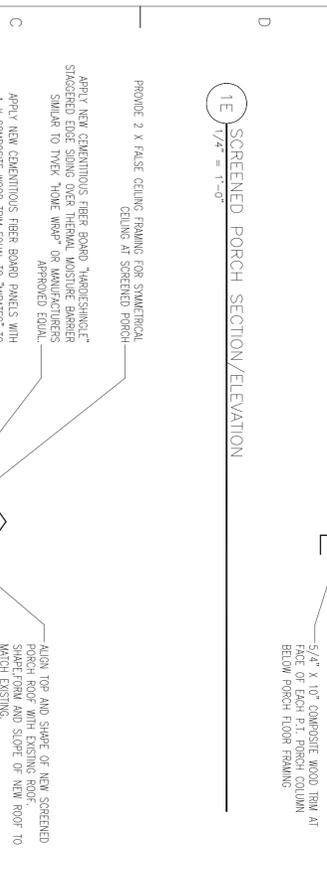
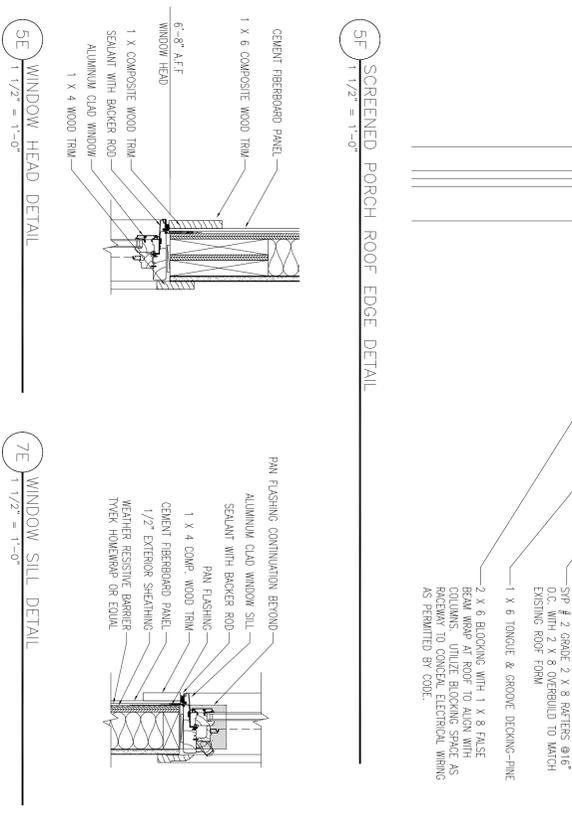
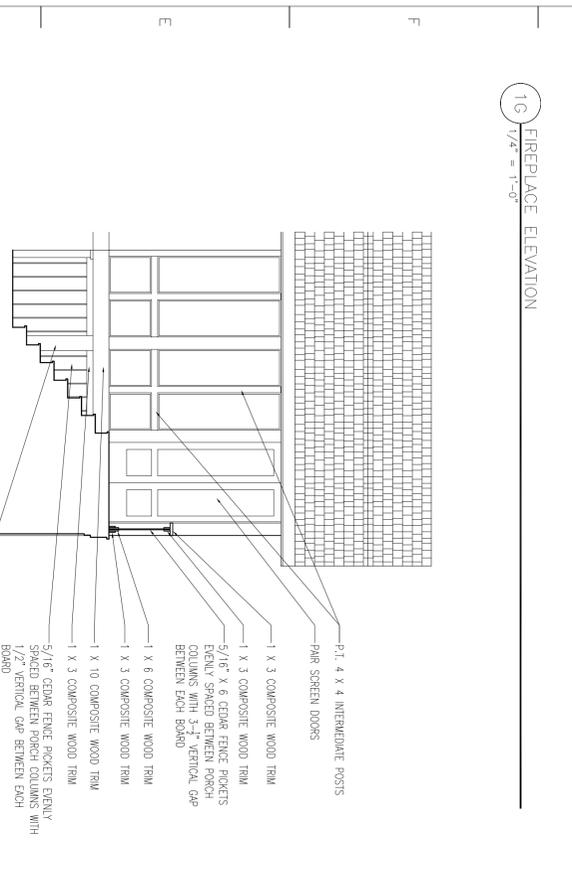
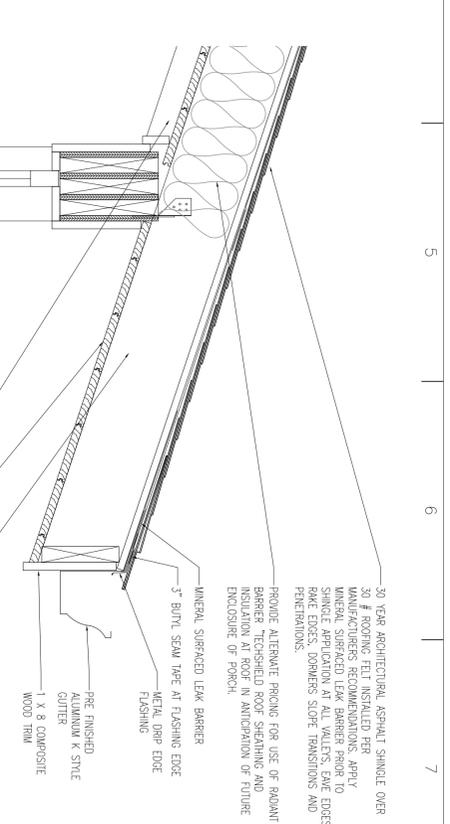
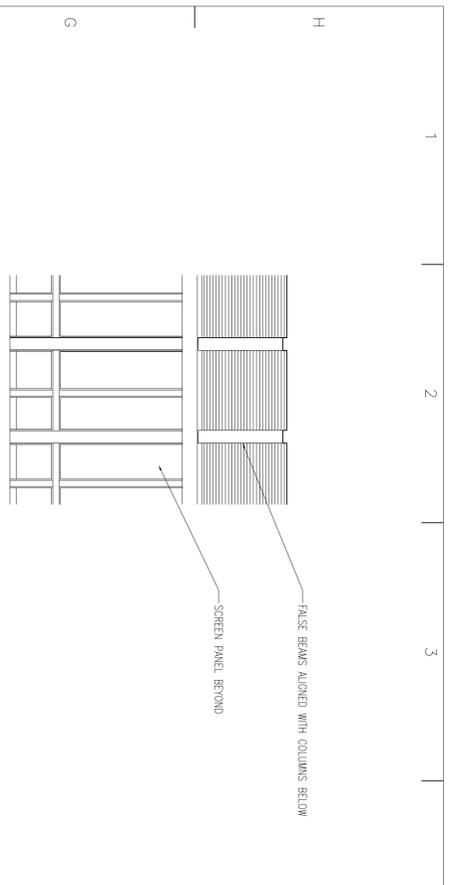
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**VENSTRA - VANDER WEELE  
 RESIDENCE**  
 EXTERIOR AND INTERIOR RENOVATIONS  
 1319 ADAMS STREET  
 WASHINGTON, DC 20004

OWNERS:

MARK	DATE	DESCRIPTION

**SECTIONS AND ELEVATIONS**

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JOB NO.:	JOB DESC.:
DATE:	ISSUE:
DRAWING NO.:	ISSUE FOR PLOTTING:



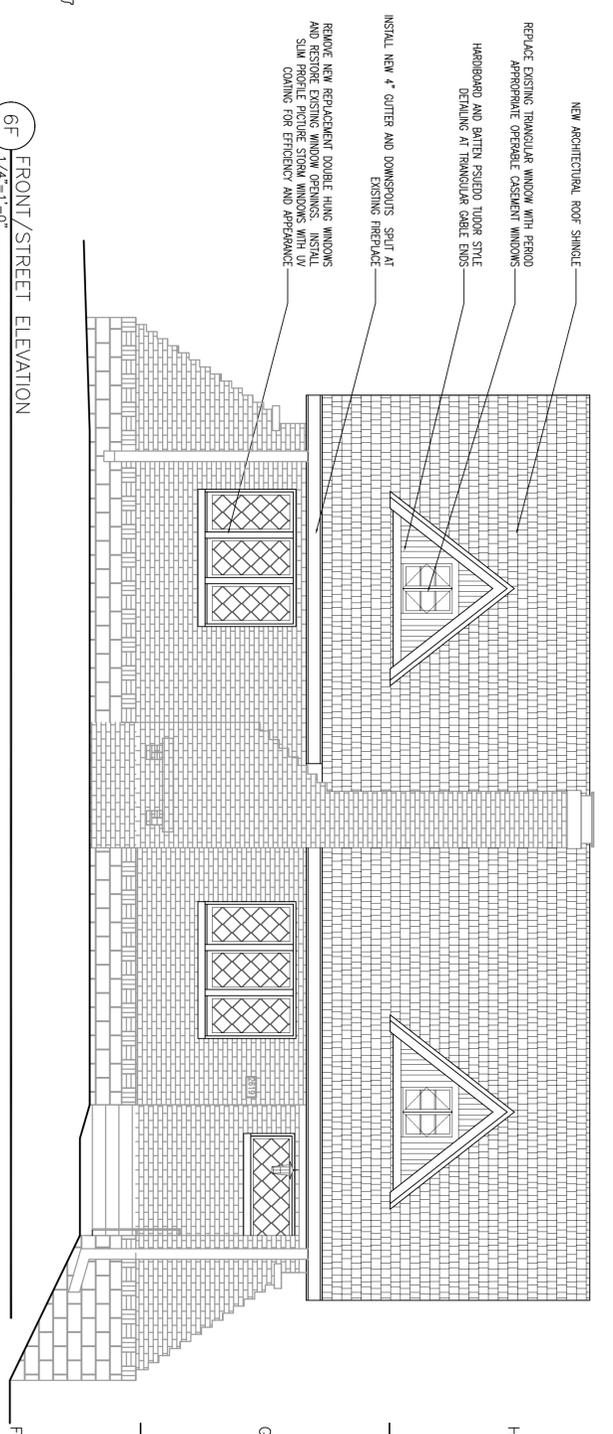
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PROJECT:  
**VEENSTRA - VANDER WEELE  
RESIDENCE**  
EXTERIOR AND INTERIOR RENOVATIONS  
2610 ESSEX PLACE  
NASHVILLE, TN 37212

OWNER:

ELEVATIONS

DRAWN BY:	CHECKED BY:
JOB NO.:	JOB DESC.:
DATE: 10-18-12	ISSUE: ISSUE 03/13/13
DRAWING NO.:	<b>A2.1</b>



**6F**  
FRONT/STREET ELEVATION  
1/4"=1'-0"

REMOVE EXISTING VINYL SIDING REPAIR HOUSE WITH THERMAL MOISTURE BARRIER SIMILAR TO TYVEK "HOME WRAP" OR MANUFACTURERS APPROVED EQUAL. APPLY NEW CEMENTIOUS FIBER BOARD SIDING WITH 5/4" COMPOSITE WOOD TRIM EQUAL TO "MARBET" TO PROVIDE A HALF-TIMBER TUDOR STYLE APPEARANCE.

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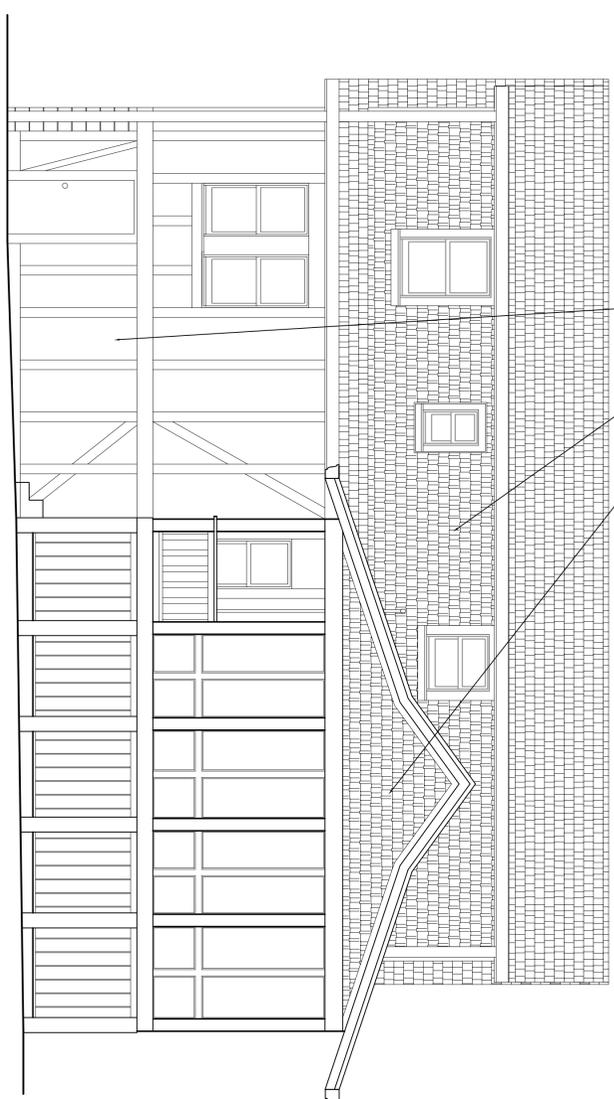
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EXISTING STEEL STAR AND EXTERIOR DOOR TO REMAIN

NEW SCREENED PORCH

EXISTING HOUSE

**1E**  
REAR ELEVATION  
1/4"=1'-0"

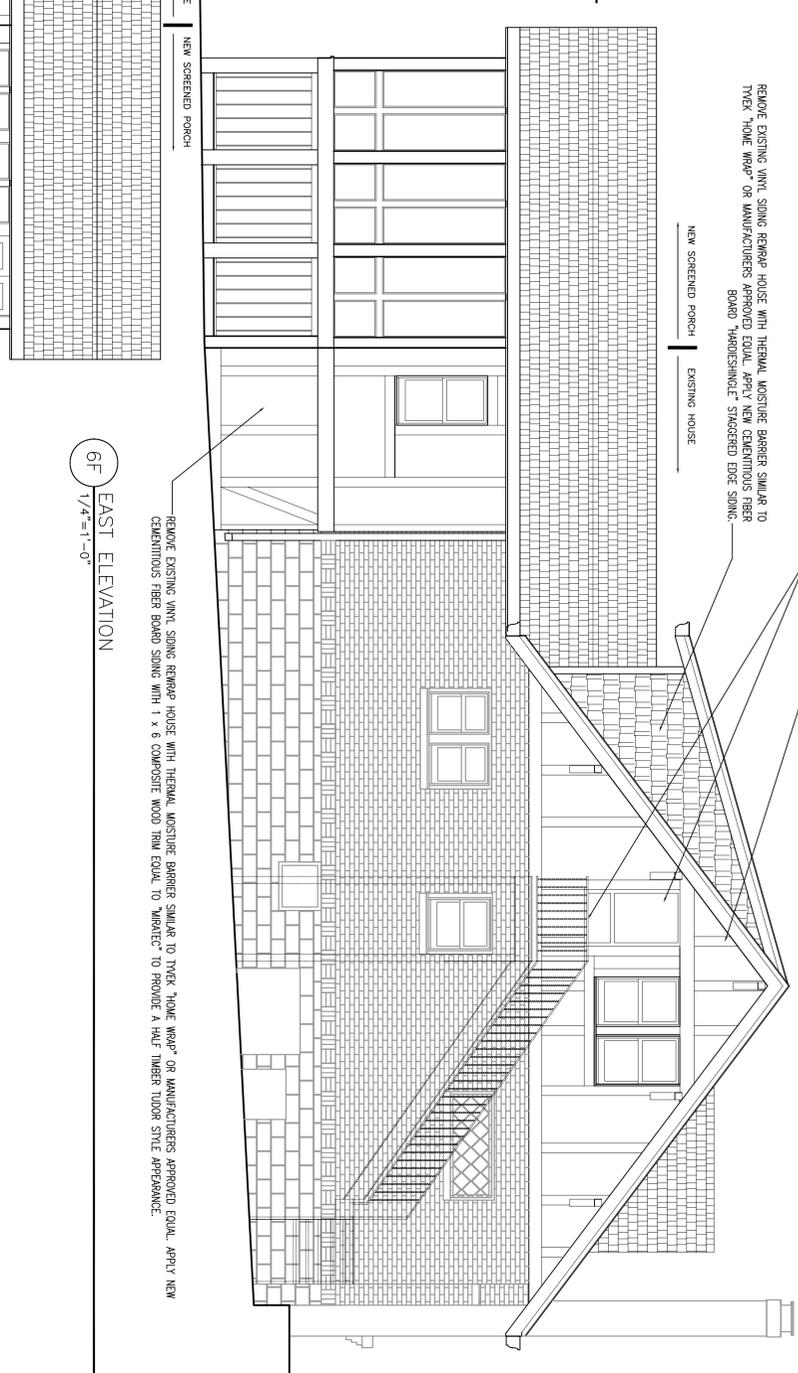


REMOVE EXISTING VINYL SIDING REPAIR HOUSE WITH THERMAL MOISTURE BARRIER SIMILAR TO TYVEK "HOME WRAP" OR MANUFACTURERS APPROVED EQUAL. APPLY NEW CEMENTIOUS FIBER BOARD SIDING WITH 5/4" COMPOSITE WOOD TRIM EQUAL TO "MARBET" TO PROVIDE A HALF-TIMBER TUDOR STYLE APPEARANCE.

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**6E**  
EAST ELEVATION  
1/4"=1'-0"



REMOVE EXISTING VINYL SIDING REPAIR HOUSE WITH THERMAL MOISTURE BARRIER SIMILAR TO TYVEK "HOME WRAP" OR MANUFACTURERS APPROVED EQUAL. APPLY NEW CEMENTIOUS FIBER BOARD SIDING WITH 1 x 6 COMPOSITE WOOD TRIM EQUAL TO "MARBET" TO PROVIDE A HALF-TIMBER TUDOR STYLE APPEARANCE.

**1A**  
WEST ELEVATION  
1/4"=1'-0"



EXISTING HOUSE

NEW SCREENED PORCH

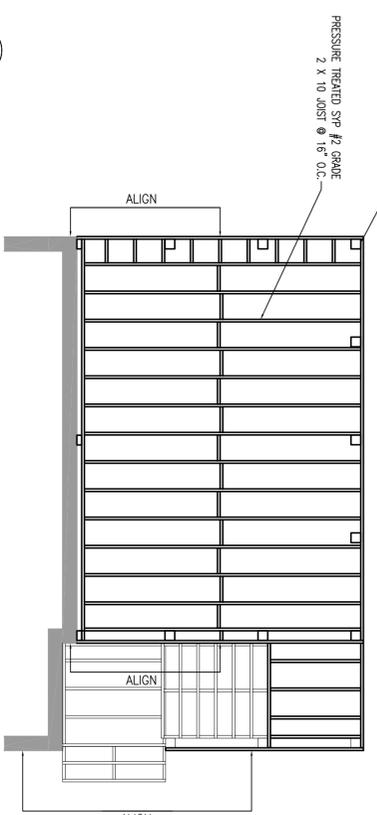
PROJECT:  
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OWNERS:

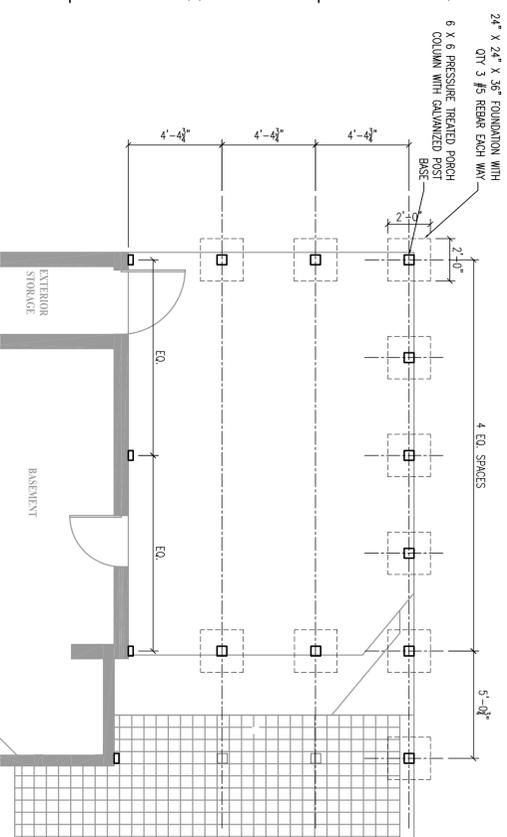
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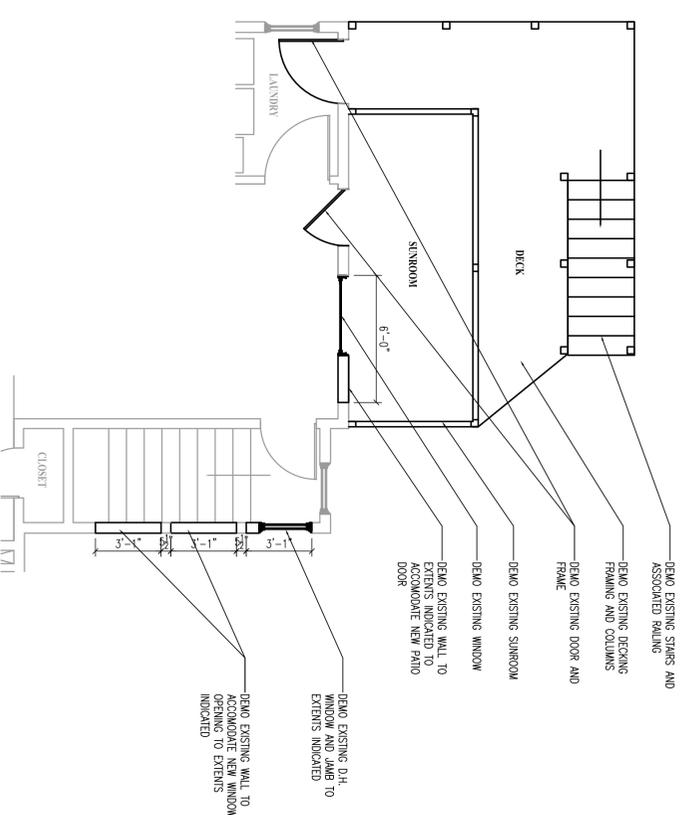
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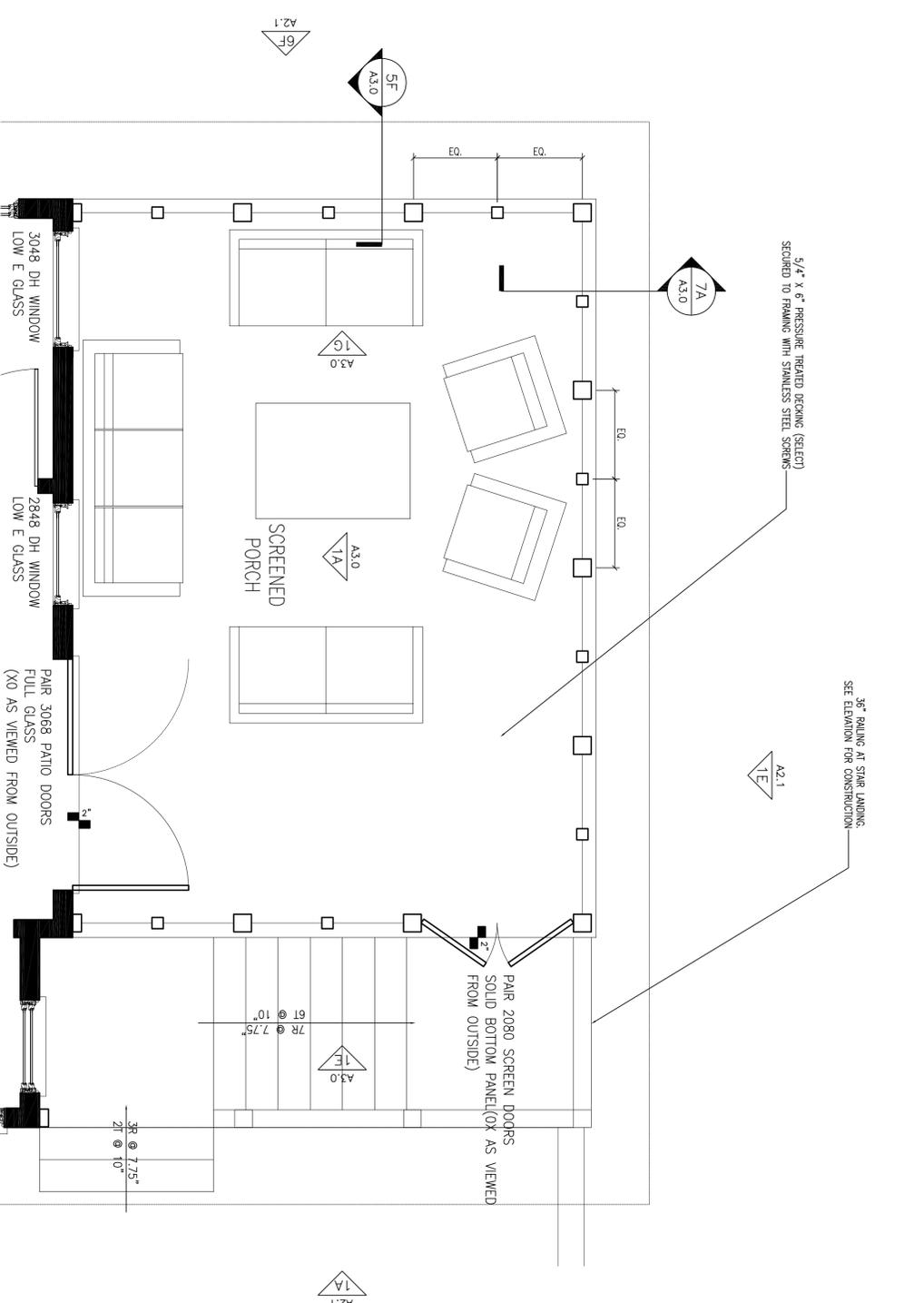
1A FRAMING PLAN  
1/8" = 1'-0"



1D FOUNDATION PLAN  
1/8" = 1'-0"



1A DEMOLITION PLAN  
1/8" = 1'-0"



5A SCREENED PORCH PLAN  
1/4" = 1'-0"

