



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
3105 Overlook Drive
October 15, 2014

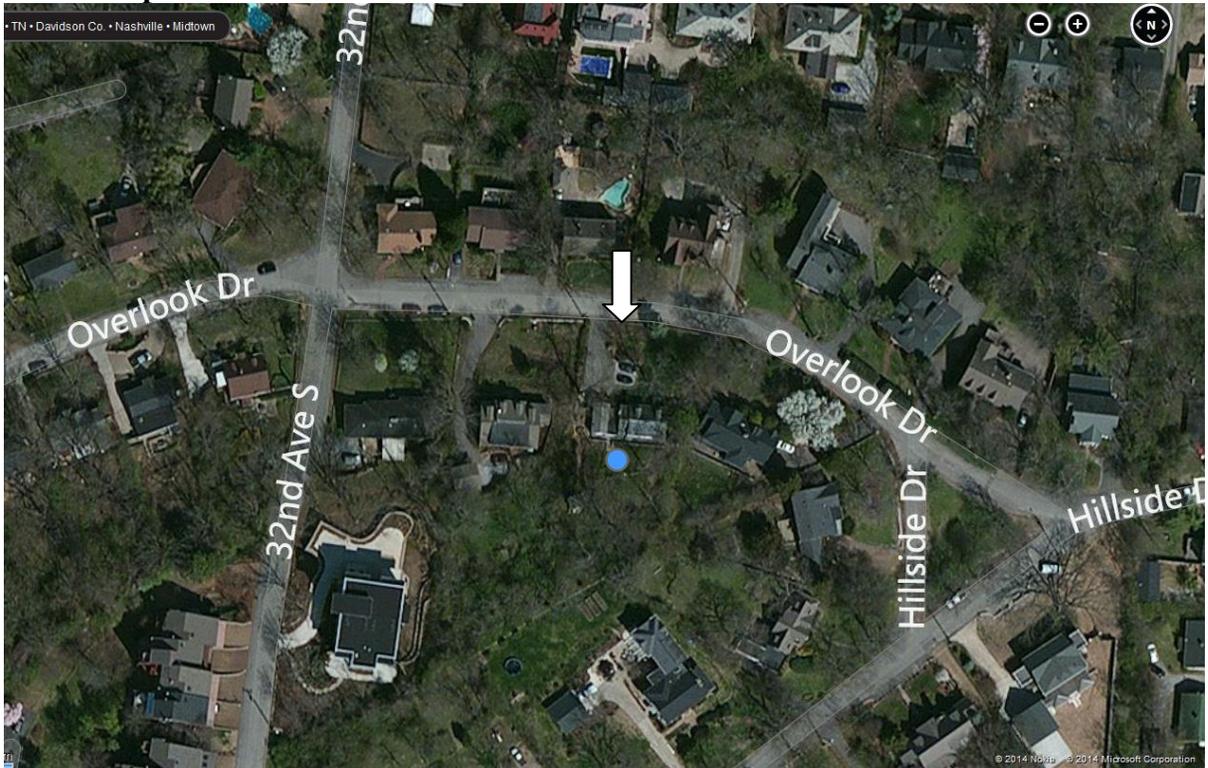
Application: New construction—addition.
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10410020600
Applicant: Van Pond, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a new front dormer and a side and rear addition.</p> <p>Recommendation Summary: Staff recommends disapproval of the project, finding that the dormer and the side addition do not meet Sections II.B.1.a., b., e., f., and j. and II.B.2. of the <i>Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p> <p><i>Staff does not recommend approval with conditions since a redesign is likely necessary to meet the design guidelines. If disapproved, the applicant may return with a new design.</i></p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
---	---

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.

h. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

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

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

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

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

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

Outbuildings: Siding and Trim

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

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.

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.*

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.*

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: 3105 Overlook Avenue is a Cape Cod-style brick house constructed c. 1948 (Figure 1). Its date of construction and typical Cape Cod form meet the historic context of this part of the Hillsboro-West End Neighborhood Conservation Zoning Overlay, that was developed between 1940 and 1950.

3105 Overlook Avenue is located on a steeply sloped lot. To the right side of the main form of the house is a one-story side extension (Figure 2). This extension may be original to the house, as it appears in the 1957 Sanborn map (Figure 3), but not in its current design. The Sanborn map and a photo from 1968 indicate that originally the extension was an open breezeway that connected the house to a one-story, one-bay garage (Figure 4). In 1999, the breezeway and garage were altered and became enclosed, conditioned space.



Figure 1. 3105 Overlook Drive



Figure 2. 3105 Overlook Drive, showing the side extension to the house.



Figure 3. This 1968 photo shows the side extension as a breezeway and one-car garage

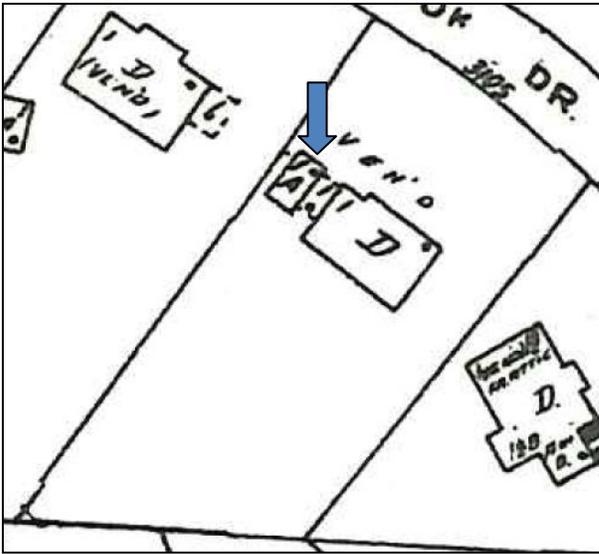


Figure 4. The 1957 Sanborn Map shows the side extension as a breezeway and one-car garage.

Analysis and Findings: Application is to construct a new front dormer and a side and rear addition.

Design, Location & Removability: The design guidelines encourage additions to be located behind the historic house, typically inset from the back corners of the house. The guidelines do state that side additions can be appropriate on lots that are wider than sixty feet (60'). In this case the lot at 3105 Overlook is one hundred feet (100') wide at the front. While staff finds that a side addition can be appropriate for this structure, the proposed side addition does not meet the design guidelines in several ways.

The design guidelines state that side additions should be pushed back from the front wall of the house to at least its midpoint; for this house, the midpoint would be about twelve feet (12') back from the front of the former garage and thirteen feet (13') back from the front wall of the historic house. However, the applicant is proposing to locate the side addition just five feet (5') behind the front wall of the former garage and six feet (6') behind the main portion of the historic house.

In addition, the guidelines state that side additions should be subservient in height and massing to the historic house and should have a side-gabled or hipped roof form. For a one-and-a-half story historic house like this one, the side addition should be one story in height. The applicant is proposing to add a second story onto the former breezeway and garage and add a two-story, front gabled extension to the right of the former garage. The two-story form for the existing extension and the additional side addition alter the scale of the house. Rather than being a typical Cape Cod with a modest extension to the side, the proposed addition creates the look of two attached, wide houses. The proposed extensions detract from the original form of the Cape Cod house, and do not meet the design guidelines.

The proposed central front dormer likewise does not meet the design guidelines for additions. The design guidelines state that conjectural architectural elements are not to be added because they create a false sense of history. In the past, the Commission has allowed new rear and side dormers, but has not allowed front dormers unless one was formerly in the same location. The applicant is proposing to construct a third, central dormer to the front façade, when there is no evidence that such a dormer ever existed. The two gabled dormers on either side of the central doorway is a typical Cape Cod house configuration, and the proposed third, central dormer interrupts this original form. Because a third, central dormer never existed on this house, adding one to the front does not meet the design guidelines.

Staff finds that the addition's design, location and removability do not meet Sections II.B.2.a., II.B.2.e., and II.B.2.f. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The house's footprint will be expanded by eleven feet (11') to the right. While this increase in footprint could be modest for a one-story side addition, changing the existing side extension from a one-story to a two-story form alters the scale of the historic house inappropriately. The main Cape Cod portion of the house is approximately forty-one feet (41') wide, and the re-configured two-story extension of the house will be thirty-feet (30'). This creates a situation where the side portion of the house no longer looks like a simple garage extension, but like a new house connected to the historic house.

The side addition will be approximately two feet (2') shorter than the historic house. For an addition of this width, a side addition should be significantly shorter than the historic house, and should be pushed back from the front façade more. In this specific case, the side addition should be no taller than the ridge of the former garage, which is about six feet (6') shorter than the historic house. The height and scale of the proposed side addition do not meet Sections II.B.1.a. and b. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

The proposed rear addition steps in approximately five feet (5') from the historic house on the left side. On the right side, the rear addition wraps the right corner of the existing house and becomes part of the side addition. Typically, the Commission has asked that rear and side additions preserve the back corners of the house in order to retain the original form of the house. However, in this instance, staff finds the wrapping of the back right corner to be acceptable because this portion of the house was part of the garage extension and not part of the main Cape Cod house form. The rear portion of the addition will be approximately two feet, six inches (2'6") lower in height than the Cape Cod portion of the house, which is appropriate. It will have a maximum width of sixty-six feet (66') and a maximum depth of approximately twenty-three feet (23'). Although the rear addition portion of the project meets the design guidelines for height and scale, staff finds that overall, the project does not meet Sections II.B.1.a. and b. and II.B.2. of the

Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines because of the height and scale of the side addition.

Setback and Rhythm of Spacing. The proposed addition meets all base zoning setbacks. It will be a minimum of five feet (5') from the right side property line, over ten feet (10') from the left side property line, and over eighty feet (80') from the rear property line. Staff finds that the proposed addition meets Sections II.B.1.c. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: No major changes to the historic house's materials were indicated on the drawings. The addition's materials have been approved by the Commission in the past, and include brick veneer and wood lap siding with a reveal to match that of the historic houses. The trim will be wood, and the roof will be architectural fiberglass shingles in a color matching those on the existing house. The new windows will be wood, and staff asks to review final window and door selections prior to purchase and installation. The foundation is shown as brick to grade on the front and right side elevations. (Because of the steep slope of the site, the foundation line at the rear was not shown on the drawings). In the past, the Commission has asked for a change in material at the foundation line in order to keep the perceived height of the new construction down, and to match typical historic houses which incorporate a change in materials at the foundation. The historic structure has a stone foundation with brick walls above, and staff asks that the new addition incorporate a similar change in material at the foundation level.

With the staff's approval of a brick sample, windows, and doors, and with a change in material at the foundation level, staff finds that the addition's materials meet sections II.B.1.d. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The applicant proposes to construct a new front dormer, centrally located between the two existing front dormers. The new dormer will match the size and form of the existing dormers. Nevertheless, there is no evidence that a third, central dormer existed on the front slope of the roof, and staff therefore finds that the front dormer does not meet the design guidelines.

The second story addition on top of the existing side extension will have a side-gabled roof form. A shed dormer that is set back at least two feet (2') from the wall below will be added over this portion of the house. Although these roof forms can be appropriate in some instances, in this case, the added roof space alters the scale of the historic house in a manner that does not meet the design guidelines.

The extended side addition will have a front facing gable, making it a two-story form. This does not meet the design guidelines, which states that side additions should have a side gabled or hipped roof form. On the right side of the side extension, the application is proposing a wall dormer. The Commission has in the past required that dormers be set a minimum of two feet (2') off the wall below on side facades, and has disapproved wall

dormers, particularly when they are on visible portions of side facades like the one that is proposed.

The rear addition involves removing an existing rear shed dormer and constructing a new shed dormer. The new shed dormer will step in from the left side wall of the house by over three feet (3') and will continue the width of the back of the existing house. It will have a low slope, nearly flat roof form, which is appropriate since it will likely not be visible from the street. Other portions of the rear addition included gabled forms with slopes ranging from 8/12 to 10/12.

Staff finds that the addition's roof forms, particularly the introduction of the front dormer, the added gable roof over the existing extension, the front facing gable on the side addition, and the wall dormer on the right façade, do not meet Sections II.B.1.e. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The proposed addition alters the orientation of the house inappropriately by detracting from the current primary entrance on the Cape Cod portion of the house. Currently, there is an existing secondary entrance on the existing side extension, where there was formerly an open breezeway. Although the size of this secondary entrance will not change, the addition of a second level over the existing extension and a new two-story side addition give more prominence to this secondary entryway. Because of the scale of the addition is so large, the secondary entrance appears to be a primary entrance to a separate house attached to the Cape Cod house.

The new walled terrace proposed for the front of the house further detracts from the existing primary entrance on the Cape Cod portion of the house. Currently, the primary entrance is accessed via an uncovered stoop directly in front of it. The walled terrace will close off direct access to the primary entrance; the terrace ensures that the primary entrance can only be accessed by ascending the steps in front of the secondary entrance, and then walking along the terrace to the primary entrance. This will make what should be the secondary entrance too prominent.

Staff finds that the addition's orientation does not meet sections II.B.1.f. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds that the addition's proportion and rhythm of openings meet sections II.B.1.g. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Appurtenances The existing driveway will be retained as part of this application. As discussed under the “Orientation” section, the proposed walled terrace at the front of the house does not meet the design guidelines. It will be approximately ten feet (10’) deep and will cover most the Cape Cod portion of the house and part of the existing extension. It will be four feet (4’) tall and largely solid in nature. It adds a conjectural feature to the house, and obscures significant architectural features of the Cape Cod’s front façade. In addition, it alters the perceived orientation of the historic house by minimizing the primary entrance and giving more prominence to the secondary entrance.

No other major changes to the site’s appurtenances were indicated on the site plan. Staff finds that the proposed walled terrace does not meet Sections II.B.1.j. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Outbuilding. The side addition includes an attached garage that faces Overlook Avenue. Although attached garages, particularly those on the front façade, typically do not meet the design guidelines, staff finds the garage to be appropriate in this instance. Photographs indicate that the existing side extension was originally a one-bay garage, so there is precedence for such a garage on this site. The vehicular entrance is modest in size at just one-bay. Staff therefore finds that the attached garage meets Sections II.B.1.h. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Recommendation Summary:

Staff recommends disapproval of the project, finding that the dormer and the side addition do not meet Sections II.B.1.a., b., e., f., and j. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Staff does not recommend approval with conditions since a redesign is likely necessary to meet the design guidelines. If disapproved, the applicant may return with a new design.

Additional Photos:



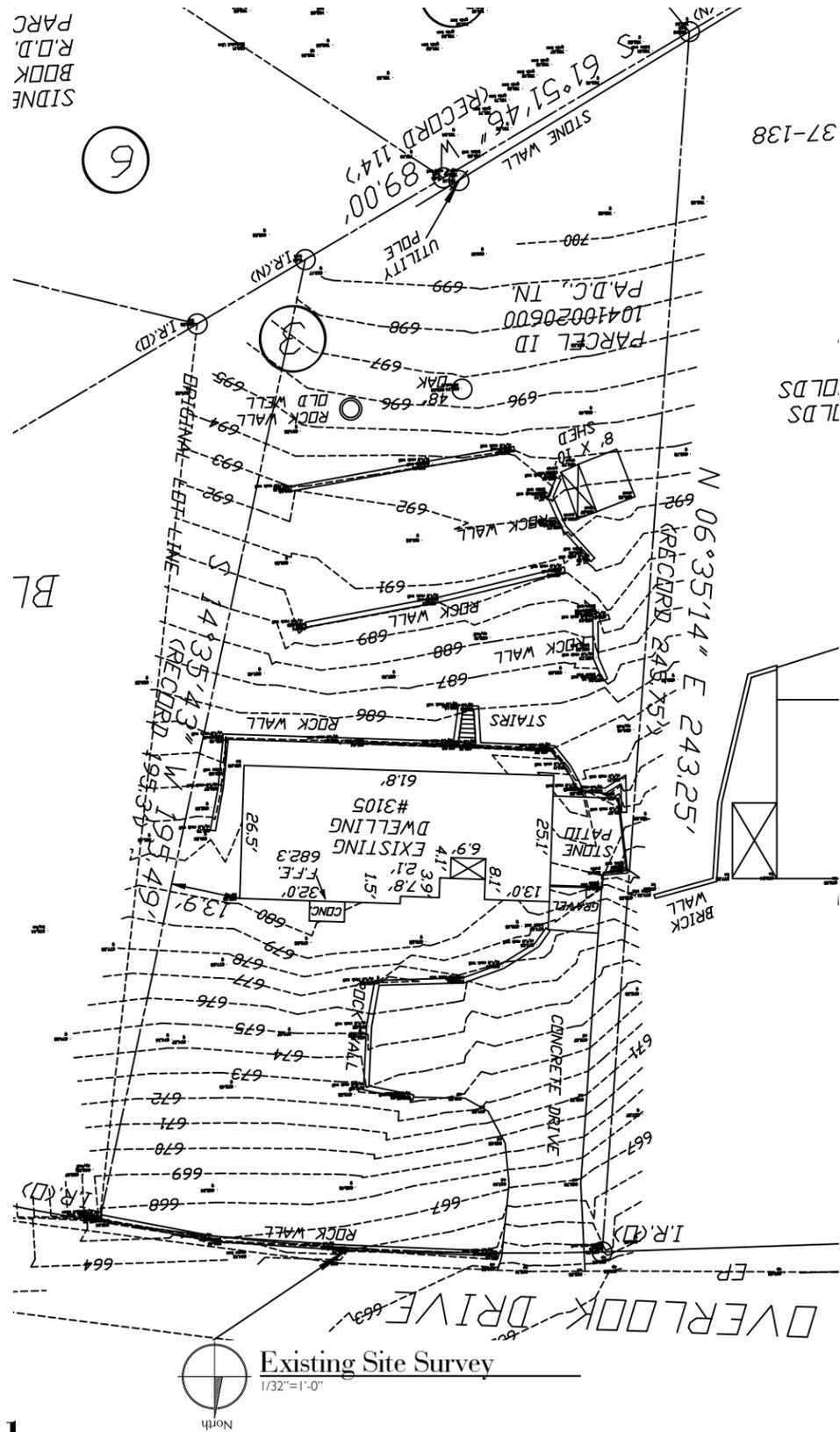
Existing right side elevation, as seen from the rear.



Existing rear elevation.



Existing left side elevation, as seen from the rear.



Project Property Information

ADDRESS: 3105 OVERLOOK DRIVE
NASHVILLE, TENNESSEE 37212

PARCEL #: 10410020600

LOT AREA: 24,600 S.F. / 0.42 AC +/-

ZONING: RS7.5 - SINGLE FAMILY 7,500 SQUARE FOOT LOT
OV-NHC - NEIGHBORHOOD CONSERVATION OVERLAY
OV-UZO - URBAN ZONING OVERLAY
OV-IMP - I-440 IMPACT OVERLAY

Area Calculations

BUILDING FOOTPRINT AREAS:	
EXISTING FOOTPRINT AREA (CSF):	1,468 S.F.
NEW FOOTPRINT AREA (CSF):	1,335 S.F.
TOTAL FOOTPRINT AREA (CSF):	2,803 S.F.

BUILDING COVERAGE:	
ALLOWABLE BUILDING COVERAGE FOR R-7.5 ZONING IS 45% (45% OF 10,340 S.F.):	11,070 S.F.
TOTAL PROPOSED BUILDING COVERAGE AREA (CSF):	2,803 S.F.

Additions + Renovations for:
Scott & Doris Naylor

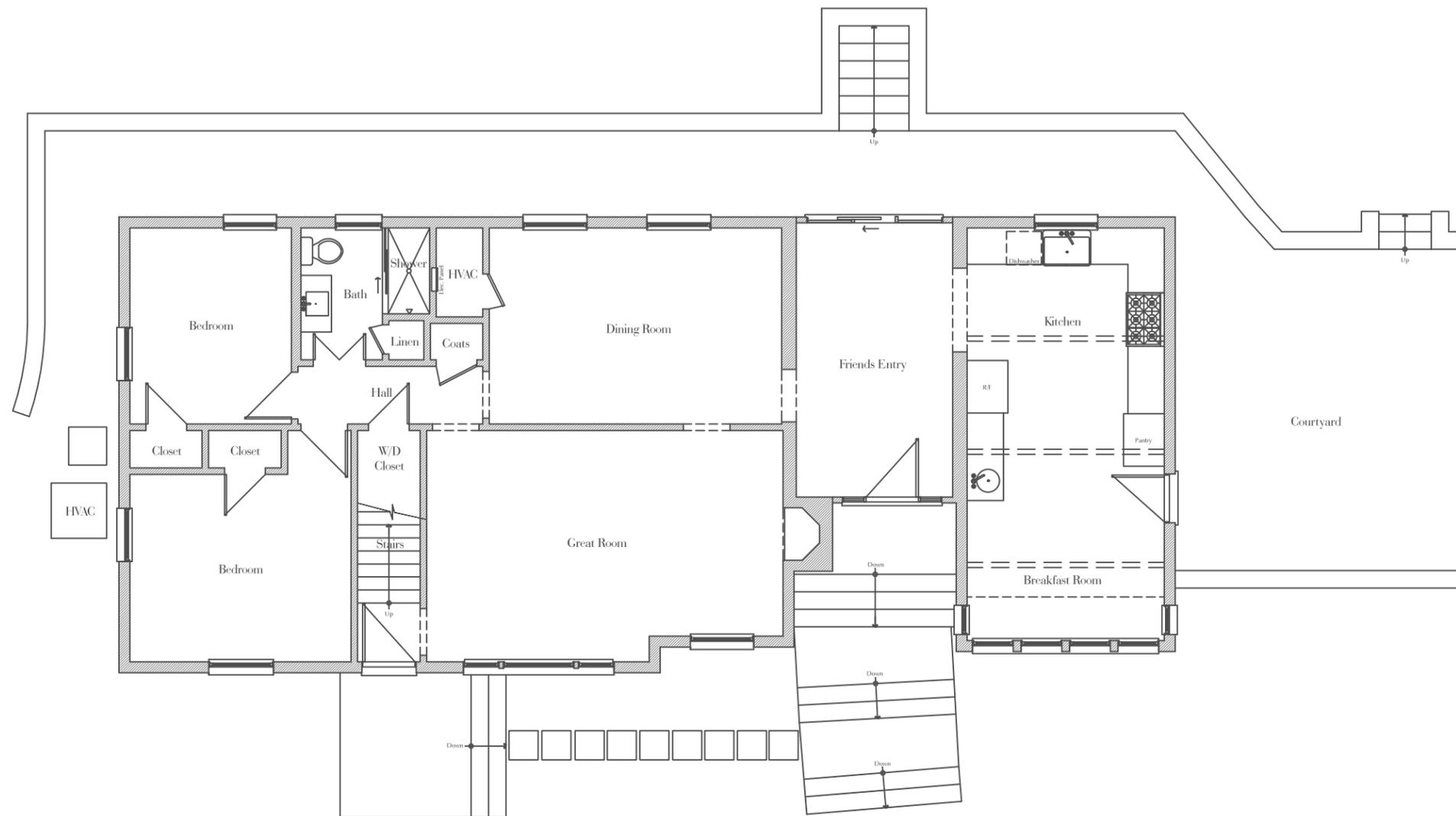
3105 Overlook Drive
Nashville, Tennessee 37212

METROPOLITAN HISTORIC ZONING COMMISSION DESIGN SUBMITTAL

06 OCTOBER 2014



Van Pond Architect_{INC.}
1200 Division Street
Suite 101
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com



Existing Main Floor Plan
 1/8"=1'-0"

Additions + Renovations for:
Scott & Doris Naylor

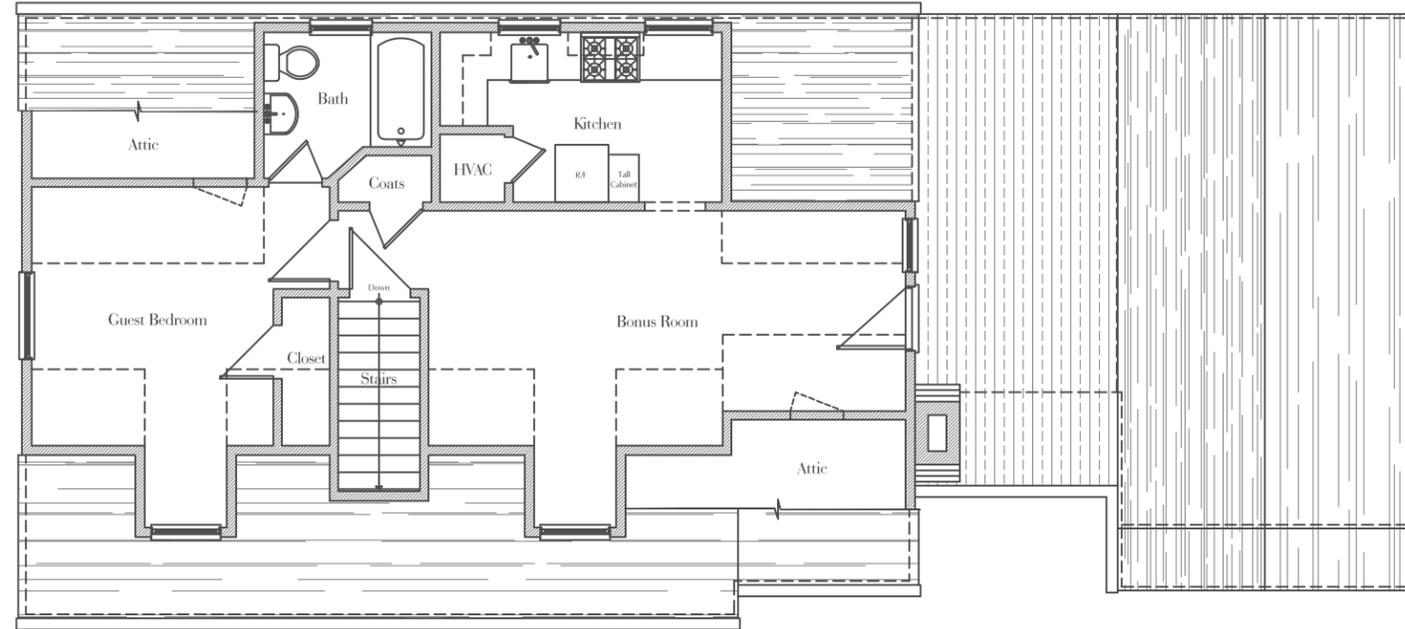
3105 Overlook Drive
 Nashville, Tennessee 37212

METROPOLITAN HISTORIC ZONING COMMISSION DESIGN SUBMITTAL

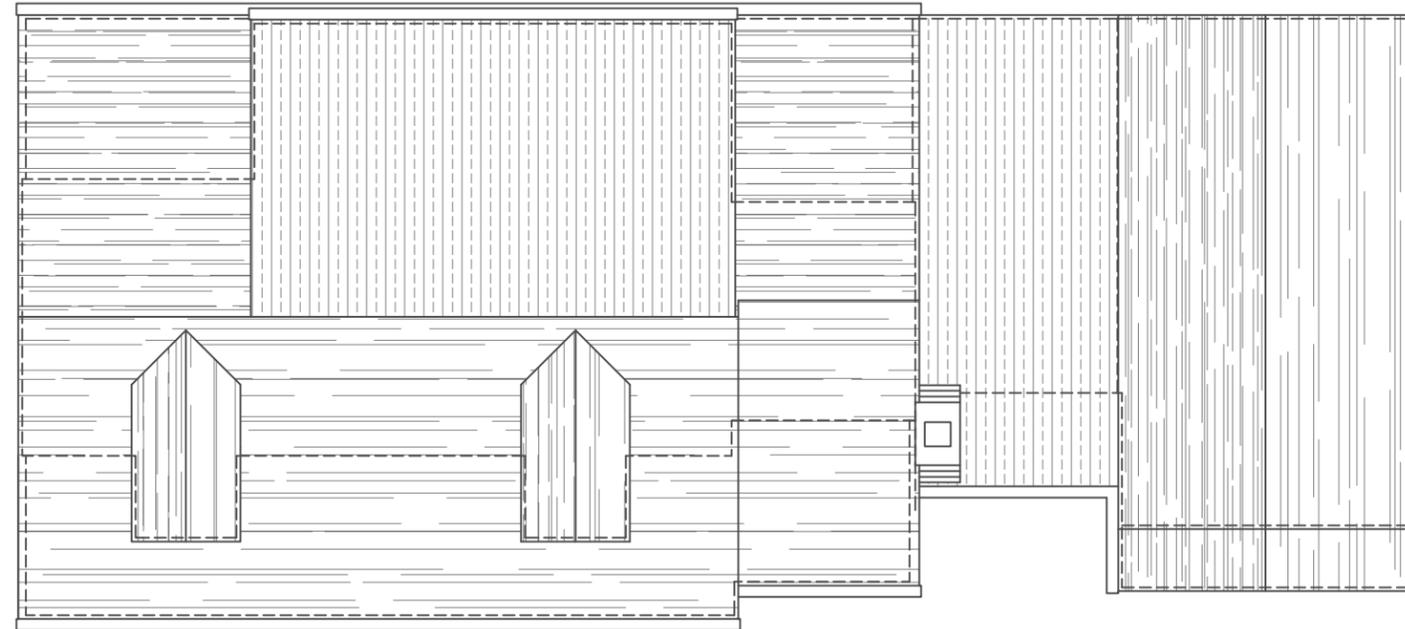
06 OCTOBER 2014



Van Pond Architect^{LLC}
 1200 Division Street
 Suite 101
 Nashville, Tennessee
 37203
 615.499.4387
 vanpondarchitect.com



Existing Upper Floor Plan
1/8"=1'-0"



Existing Roof Plan
1/8"=1'-0"

Additions + Renovations for:
Scott & Doris Naylor

3105 Overlook Drive
Nashville, Tennessee 37212

METROPOLITAN HISTORIC ZONING COMMISSION DESIGN SUBMITTAL

06 OCTOBER 2014



Van Pond Architect^{LLC}
1200 Division Street
Suite 101
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com



Existing Front Elevation

1/8"=1'-0"



Existing Side Elevation

1/8"=1'-0"

Additions + Renovations for:

Scott & Doris Naylor

3105 Overlook Drive
Nashville, Tennessee 37212

METROPOLITAN HISTORIC ZONING COMMISSION DESIGN SUBMITTAL

06 OCTOBER 2014



Van Pond Architect, LLC
1200 Division Street
Suite 101
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com



Existing Rear Elevation

1/8"=1'-0"



Existing Side Elevation

1/8"=1'-0"

Additions + Renovations for:

Scott & Doris Naylor

3105 Overlook Drive
Nashville, Tennessee 37212

METROPOLITAN HISTORIC ZONING COMMISSION DESIGN SUBMITTAL

06 OCTOBER 2014



Van Pond Architect^{LLC}
1200 Division Street
Suite 101
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com



Proposed Front Elevation
1/8"=1'-0"



Proposed Side Elevation
1/8"=1'-0"

Additions + Renovations for:
Scott & Doris Naylor

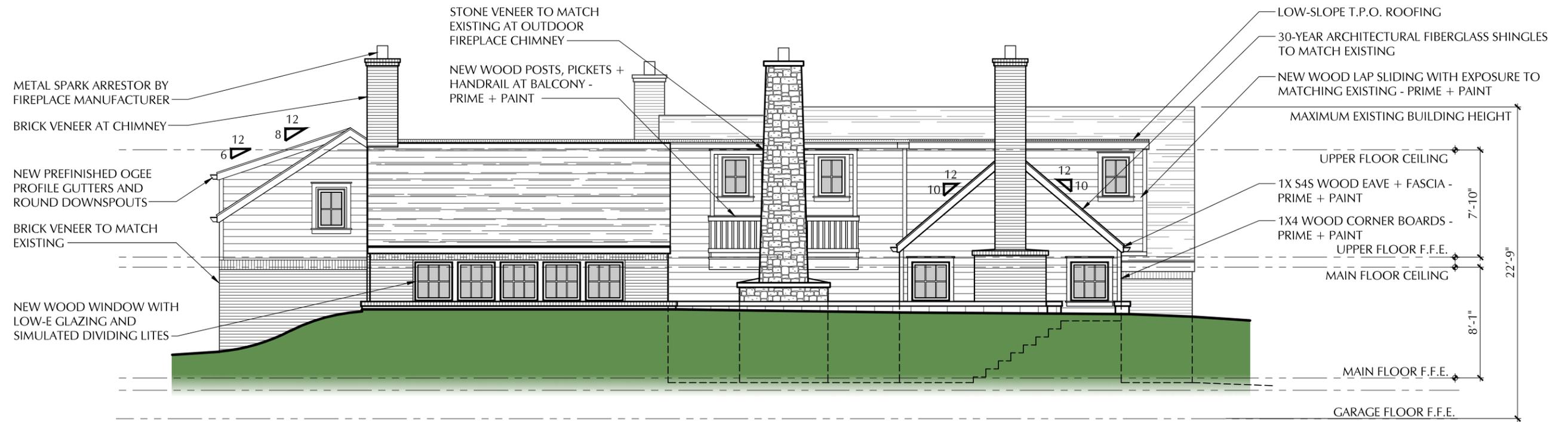
3105 Overlook Drive
Nashville, Tennessee 37212

METROPOLITAN HISTORIC ZONING COMMISSION DESIGN SUBMITTAL

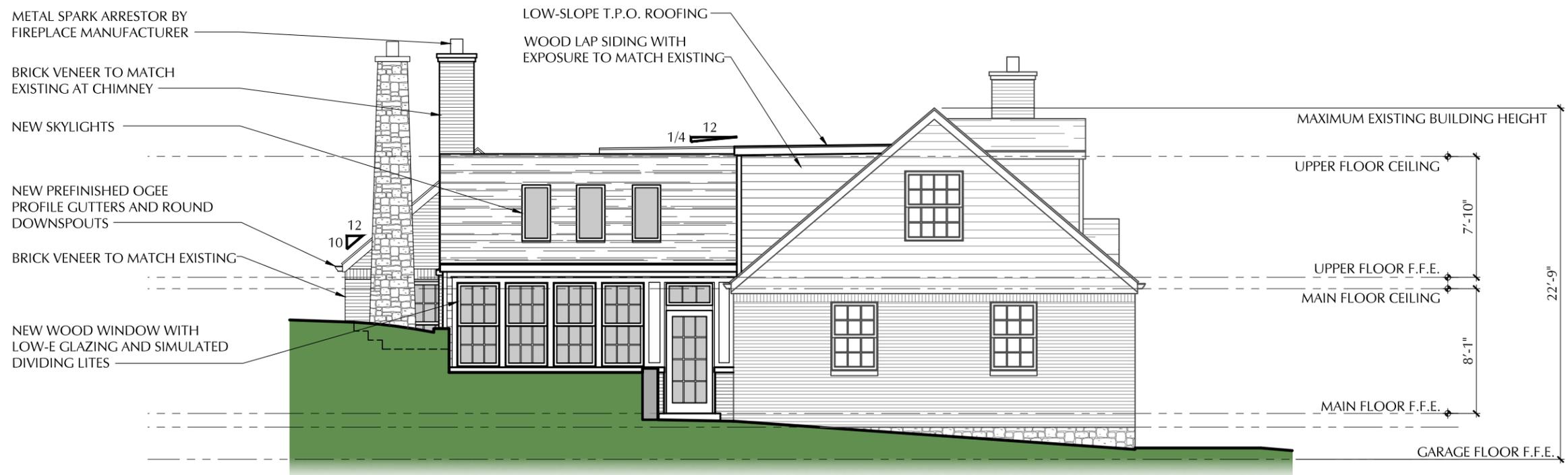
06 OCTOBER 2014



Van Pond Architect^{LLC}
1200 Division Street
Suite 101
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com



Proposed Rear Elevation
1/8"=1'-0"



Proposed Side Elevation
1/8"=1'-0"

Additions + Renovations for:
Scott & Doris Naylor

3105 Overlook Drive
Nashville, Tennessee 37212

METROPOLITAN HISTORIC ZONING COMMISSION DESIGN SUBMITTAL

06 OCTOBER 2014



Van Pond Architect^{LLC}
1200 Division Street
Suite 101
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com