

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

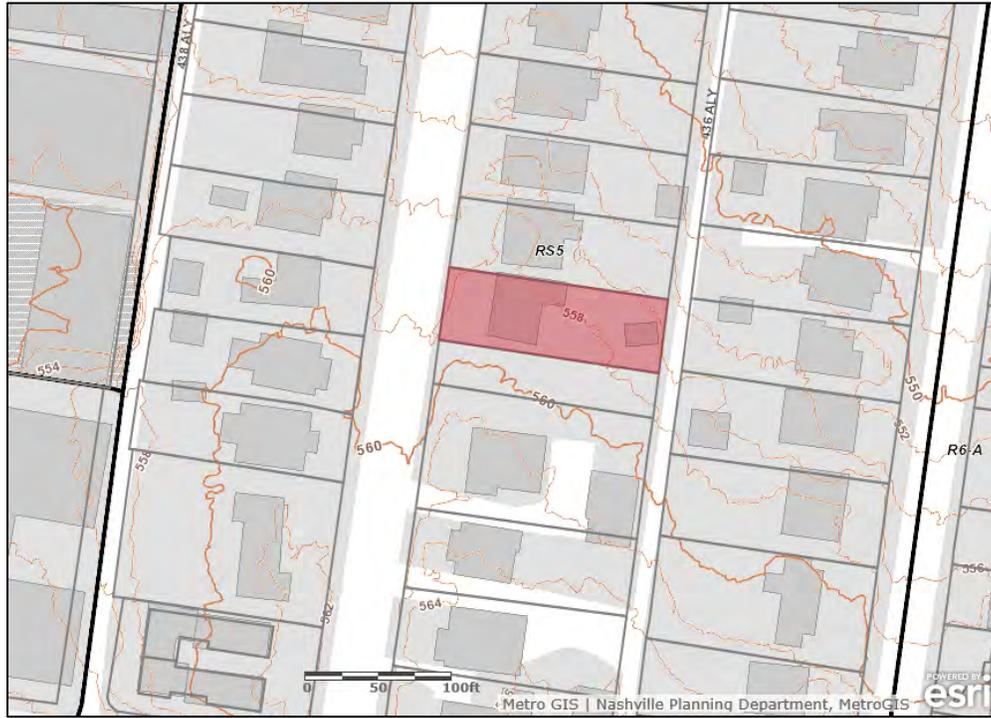
STAFF RECOMMENDATION
1222 Villa Place
July 17, 2019

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: New Construction—Addition and Outbuilding; Setback Determination
District: Edgehill Neighborhood Conservation Zoning Overlay
Council District: 17
Base Zoning: RS5
Map and Parcel Number: 10505000400
Applicant: Dustin Timmons, Builder
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: An application to enlarge an historic house with a rear addition and to construct an outbuilding at the rear of the lot.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition with a setback determination and a detached outbuilding with the condition that all stone selections, roof colors, window and door selections are administratively approved prior to construction.</p> <p>Meeting those conditions, staff finds that the proposal meets the Edgehill Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. NEW CONSTRUCTION-INFILL

A. Height

1. 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. The majority of the historic context is one and one-half stories with a small number of two-story buildings, primarily following the American-foursquare form.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and outbuildings (See ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and outbuildings 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*

3. In most cases, an infill duplex for property that is zoned for duplexes should be one building as seen historically in order to maintain the rhythm of the street. Detached infill duplexes are only appropriate as Detached Accessory Dwelling Unit, where zoning allows.

D. Materials, Texture, Details, and Material Color

1. 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. Primary cladding should be brick, stone or stucco.
2. Appropriate secondary cladding materials include stone, brick, stucco, lap siding, board-and-batten and half-timbering. When different materials are used, it is most appropriate to have the change happen at floor lines.
 - a. Additional appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, and asphalt shingle for roofing.

- Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5” reveal.
- Shingle siding, when used as an accent material, should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7”).
- Stone, brick, concrete or stucco foundations should be of a compatible color and texture to historic foundations.
- Stone or brick foundations should be of a compatible color and texture to historic foundations.
- Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
- Clapboard sided chimneys are not appropriate. Masonry or stucco is appropriate for chimneys.
- Texture and tooling of mortar on new construction should be similar to historic examples.
- Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
- Asphalt shingle is an appropriate roof material for most buildings. Metal and tile are not appropriate roofing materials.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

- b. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small projecting and recessed roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include gabled, hipped and shed roof partial– or full-width porches attached to the main body of the house. 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.
3. Porches should be a minimum of 6’ deep, have porch racks that are 1’-3’ tall and have posts that include bases and capitals.
4. Generally, lots should not have more than 1 curb cut. Shared driveways should be a single lane. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. Generally, new driveways should be no more than 12’ wide from the street to the rear of the home. Front yard parking areas or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

G. Proportion and Rhythm of Openings

1. 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.
2. 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.
3. Double-hung and casement windows should generally 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.
4. 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.
5. 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. Utilities

1. 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.
2. 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.

I. Public Spaces

1. 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. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

IV. NEW CONSTRUCTION-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. The word "shall" refers to detached accessory dwelling units.)

A. Outbuildings: Height & Scale

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

2. On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.
3. On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.
4. 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.

B. Outbuildings: Roof form

1. Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing primary building.
2. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure but should have a pitch of at least 4/12.
3. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
4. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

C. Outbuildings: Windows and Doors

1. Publicly visible windows should be appropriate to the style of the house.
2. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
3. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

D. Outbuildings; Materials

1. Weatherboard is a typical siding material. Brick, stone, and parge-coated concrete block are also appropriate.
2. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
3. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
4. Stud wall lumber and embossed wood grain are prohibited.
5. 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. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

E. Setbacks & Site Requirements.

1. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings, which is generally towards the rear of the lot. Generally there should be at least twenty feet between the outbuilding and the rear of the home. Attached garages or those that have less than 20' of separation are appropriate for those buildings that back up to commercially zoned properties such as South Street and the west side of Villa Place, due to their lack of traditional rear yard caused by the proximity to large buildings.
2. Side setbacks are a minimum of 3' for buildings with a footprint of 700 square feet or less and 5' for buildings greater than 700 square feet.
3. Rear setbacks are a minimum of 3' when there is no garage door facing the rear and 5' when the doors face the rear.
4. 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.

5. For corner lots, the DADU or outbuilding's street-side setback should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.
6. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

V. NEW CONSTRUCTION-ADDITION

(Also see section III.)

A. Addition: Design

1. 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.

B. Addition: Location

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. 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.
 - a. The addition should sit 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.
 - b. 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.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.
3. 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.
4. 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.

C. Addition: Massing

1. In order to assure that an addition has achieved proper scale, the rear 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 or an 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 be higher and extend wider.
 - a. *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 ridge 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 sit 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.

b. 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', the building is shifted to one side of the lot, or the lot is greater than 60' in width. 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.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

2. 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.
3. 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.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. A ridge raise is generally not appropriate for low sloped roofs, such as those found on ranch forms. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. Foundation walls should sit in from the existing foundation at the back edge of the existing structure by one foot for each story or half story.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should sit in accordingly for rear additions.

D. Addition: Roof Additions (Dormers, Skylights & Solar Panels)

1. 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.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge (at least 6") of the main roof or lower.
 - b. Front and side dormers should be compatible with the scale and design of the building. Generally, appropriate scale and design can be accomplished with the following:
 - New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to a historic 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 the width of roof dormers 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.
1. 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).
 2. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

E. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

F. Additions should follow the guidelines for new construction.

Background: The building at 1222 Villa Place is a one and one-half story house with Craftsman and Tudor Revival features. The house was constructed circa 1930 and has a stone façade with a clipped-gable roof. The house has been altered with the construction of a side addition and the front porch columns, windows, and doors have been replaced.



Figure 1: 1222 Villa Place.

Because of the age and architectural character of the house, it is considered contributing to the historic character of the neighborhood.

Analysis and Findings: The applicant proposes to enlarge the house with a rear addition and to construct an outbuilding at the rear of the lot.

Demolition: The project involves demolishing an earlier rear addition and a portion of the original rear wall to accommodate the new addition. A concrete block outbuilding will also be demolished.

Staff finds that this demolition of non-historic features meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition since the portions being removed are not character defining features.

Location & Removability: The addition will attach to the existing house at the rear only with the walls stepped in two feet (2') on both sides.

Staff finds that the location and attachment of the addition, stepping in from the sides and not impacting the front facade will leave the historic form of the house intact and meet Sections IV.A and IV.F. of the Edgehill design guidelines.

Design: The design of the addition is compatible to the historic house in its detailing, with a similar clipped-gable roof form and exterior materials. The form of the addition will be distinguished from the original building by stepping in from both side walls before continuing back.

Staff finds that the proposed addition meets Section IV.B., IV.C., and IV. G. of the Edgehill design guidelines.

Height & Scale: After stepping in two feet (2') from the sides of the house, the addition will extend back twelve feet (12') on the left side and then step back out flush with the side of the existing house. The right side will remain stepped in. The depth of the addition will be forty-one feet (41'), but the total depth of the house will only increase by twenty-five feet (25') because there is an earlier addition that will be removed. The new footprint area of one thousand, fifteen square feet (1,315 sq. ft.) is less than the current footprint of one thousand, four hundred, eighty square feet (1,480 sq. ft.).

The roof of the addition will tie into the existing roof ridge, matching its roof height and eave height.

Staff finds that the height and scale of the proposed addition are compatible with the historic house, and that the project therefore meets Sections III.A. and III.B. of the Edgehill design guidelines.

Setback & Rhythm of Spacing: The existing house is forty-one feet (41') wide and is slightly off-parallel with the long axis of the property, which causes portions of the house to be closer to the side property lines than the current setback regulations require. The addition will match the width of the historic house on the left side and will be stepped in two feet (2') from the side of the house on the right. As a result, the proposed addition would also encroach on the standard setback buffers required today.

Staff finds that the proposed shorter setbacks are compatible with the historic house and are appropriate because of the house's width and orientation, and that the project will meet will meet Section III.C. of the Edgehill design guidelines for setback and rhythm of spacing.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Typical/ Common/ Approved	Requires Additional Review
Front Porch Columns	Wood	Square with Capitals and Bases	Yes	
Front Door	Full-Light	Door Selection Needs Approval	Yes	X
Front Planter Box	Wood Boxes on Existing Brackets	Typical	Yes	
Addition Foundation	Stone Veneer	Selection Needs Approval	Yes	X
Addition Cladding	Cement-fiber Clapboard	Smooth-faced	Yes	
Secondary Cladding	Stucco & Half-Timber	Typical	Yes	
Trim	Cement-fiber	Smooth-faced	Yes	
Roofing	Asphalt Shingles	Matching Existing	Yes	
Rear Porch floor/steps	Concrete	Typical	Yes	
Windows	Double-hung, SDL Top Sash	Window Selection Needs Approval	Yes	X
Doors	Full-light, in Pairs	Door Selection Needs Approval	Yes	X
Chimney	Stone	Selection Needs Approval	Yes	X

Staff recommends that, as a condition of approval, that all stone selections, roof colors, window and door selections are administratively approved prior to construction.

With that condition met, Staff finds that the project’s materials will meet Section III.D. of the Edgehill design guidelines.

Roof form: The roof of the new house will be a clipped-gable, matching the roof form on the historic house. The roof will tie into the rear of the house and will have a pitch of approximately 6/12. This roof pitch is lower than that of the historic house, but it is required to allow the addition to match the original ridge height and eave height. Because the addition is behind the house, the difference in pitch will not be highly visible.

Staff finds that the project’s roof form meets Section III.E. of the Edgehill design guidelines.

Proportion and Rhythm of Openings: A pair of windows on the left side of the house near the rear will be covered by shutters, but the opening in the masonry will remain. The windows on the proposed addition will be spaced regularly on the right and left elevations, with openings generally twice as tall as they are wide. Additionally, there are no large expanses of wall space without a window or door opening.

Staff finds the project’s proportion and rhythm of openings meet Section III.G. of the Edgehill design guidelines.

Appurtenances & Utilities: If the project requires that the HVAC units get relocated, Staff asks that they would be at the rear of the building or on the side beyond the midpoint. The plans show a courtyard or patio between the rear of the addition and the outbuilding. A ground-level patio without walls or a roof would not be reviewed by the MHZC in this Neighborhood Conservation Zoning Overlay.

Staff finds the project’s appurtenances and utilities to meet Section III.I. of the Edgehill design guidelines.

Outbuilding: The proposal also includes a one and one-half-story detached outbuilding. The outbuilding will not include a detached accessory dwelling unit.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot less than 10,000 sq. ft.	Proposed footprint
Maximum Square Footage	750 sq. ft.	749 sq. ft.

	Potential maximums, per Metro Ordinance for a One-Story Outbuilding	Proposed Outbuilding
Ridge Height	25' (not to exceed principal building height)	20'
Eave Height	10'	10'

The footprint of the new outbuilding will be less than seven hundred, fifty square feet (750 sq. ft.), which is the maximum permitted by the design guidelines for a lot the size of 1222 Villa Place. The roof and eave heights are compatible with the corresponding heights of the house and are less than the maximums allowed by the design guidelines. Staff finds that the application meets Section IV.A. of the design guidelines for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Clipped Gable	Yes
Primary Roof Slope	8/12	Yes
Dormers	Gabled, Stepped back 2'	Yes

The proposed roof form has a side-oriented clipped-gabled roof form, which is compatible with the roof on the historic house. Staff finds that the application meets Section IV.B. of the design guidelines for roof form.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Typical/Common/Approved	Requires Additional Review
Foundation	Stone Veneer	Selection Needs Approval	Yes	X
Cladding	Cement-fiber Clapboard	Smooth-faced	Yes	
Secondary Cladding	Stucco & Half-Timber	Typical	Yes	
Trim	Cement-fiber	Smooth	Yes	
Roofing	Asphalt Shingle	Match House	Yes	
Windows	Double-hung	Selection Needs Approval	Yes	X

Doors	2/3 Glass and Panel	Selection Needs Approval	Yes	X
Garage door	Overhead Carriage Style Door	Selection Needs Approval	Yes	X

The known materials are appropriate. As a condition of approval, staff recommend that it be required that the window and door selections shall be approved prior to construction to be certain that they meet Sections IV.C. and IV.D. of the design guidelines for materials.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	20''
Rear setback	5'	5'
Left side setback	3'	5'-10''
Right side setback	3'	9'-6''
How is the building accessed?	-	From Alley at Rear
Two different doors rather than one large door (if street facing)?	-	N/A

The site plan shows a setback of four feet, ten and one quarter inches (4'-10 ¼"), however the applicant has agreed to adjust this to meet the standard five foot (5') rear setback. Staff finds that the location and setbacks for the proposed outbuilding will be appropriate and that the proposal meets Section IV.E of the design guidelines.

Recommendation: Staff recommends approval of the proposed addition with a setback determination and a detached outbuilding with the condition that all stone selections, roof colors, window and door selections are administratively approved prior to construction.

Meeting that conditions, staff finds that the proposal meets the Edgehill Neighborhood Conservation Zoning Overlay design guidelines.

ATTACHMENT A: PHOTOGRAPHS



1222 Villa Place, front.



1222 Villa Place, left oblique.



1222 Villa Place, right oblique.

100% Construction Documents

A NEW RESIDENCE FOR:

1222 Villa Place
Nashville, Tennessee

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WITH WORK. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
3. DIMENSIONS ARE WITNESSED TO FACE OF MASONRY OR TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL MEET ALL STATE BUILDING CODES, THE NATIONAL ELECTRIC CODE, AND ORDINANCES OF THE LOCAL AUTHORITY HAVING JURISDICTION.
5. THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK IF A CONFLICT IS DISCOVERED WITHIN THE CONSTRUCTION DOCUMENTS.
6. THERE SHALL BE NO BUILDING MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS INSTALLED ON THIS PROJECT.
7. ALL MATERIALS AND EQUIPMENT PROVIDED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER CODE REQUIREMENTS.
8. ITEMS REQUIRING FINISH SELECTIONS NOT APPEARING IN THE DOCUMENTS SHALL BE SELECTED BY THE OWNER FROM SHOP DRAWINGS, SUBMITTAL, AND/OR SAMPLES AS REQUIRED.
9. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. FILL SOLID ALL MASONRY VOIDS WHERE ANCHORS OCCUR. FILL SOLID ALL NEW MASONRY UNITS LOCATED BELOW FINISHED GRADE.
11. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, PANELS, ETC., WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
12. SIZE AND LOCATION OF ALL FLOOR OPENINGS TO BE VERIFIED WITH THE TRADE AFFECTED BEFORE PROCEEDING WITH THE WORK.
13. BOLTING OF WOOD TO STRUCTURAL MEMBERS OR MASONRY SHALL BE WITH A MINIMUM OF 3/4" BOLTS @ 3'-0" O.C. EXCEPT WHERE SHOWN OTHERWISE.
14. PROVIDE LINTELS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR DUCTWORK, PIPES, LOUVERS, GRILLES, DAMPERS, ETC.
15. PROVIDE CONCRETE PADS FOR ALL NEW MECHANICAL AND ELECTRICAL EQUIPMENT.
16. PROVIDE DOUBLE STUDS AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, I.E., TILE, CASEWORK, MILLWORK, CABINETS, ETC.
17. SLOPE ALL GRADES, WALKS AND CONCRETE PADS AWAY FROM BUILDING AT LEAST 1/8" PER FOOT.
18. PROVIDE UNDERGROUND DRAINAGE FOR ALL DOWN SPOUTS UNLESS OTHERWISE NOTED.
19. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLAB ON GRADE CONDITIONS.
20. PROVIDE 1" THICK PERIMETER INSULATION AT ALL NEW CONCRETE SLABS ALONG EXTERIOR WALLS.
21. THE "GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION" A.I.A. DOCUMENT A201 IS HEREBY MADE A PART OF THIS PROJECT THE SAME AS IF BOUND HEREIN. THESE CONDITIONS APPLY TO ALL SUBCONTRACTORS AS WELL AS TO THE GENERAL CONTRACTOR.
22. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE.
23. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED WITH ALL LABELS REMOVED AND THE EXTERIOR TO BE RAKED FREE OF TRASH.
24. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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DRAWING INDEX

- T.1.0 COVER SHEET
- C.1.0 EXISTING SITE PLAN
- C.1.1 PROPOSED SITE PLAN
- A.1.0 FOUNDATION PLAN
- A.1.1 FIRST FLOOR PLAN
- A.1.2 SECOND FLOOR PLAN
- A.1.3 ROOF
- A.2.0 ELEVATIONS
- A.2.1 ELEVATIONS

EXTERIOR FINISHES

- SIDING - HARDI PLANK -
- ROOF - ASPHALT SHINGLES -
- METAL ROOF -
- SHUTTERS -
- POSTS -
- HARDI BOARD -
- WINDOWS -

SQUARE FOOTAGE

ISSUE DATE : April 2019

NOTICE:
THIS RENDERING SHOWS DESIGN INTENT ONLY. THIS IS AN ARTIST RENDERING. DO NOT USE THIS DRAWING FOR MATERIALS, DESIGN OR DIMENSIONS. REFER TO ARCHITECTURAL DRAWING(S) FOR ALL CONSTRUCTION DOCUMENTS.

Revisions	
1	
2	
3	

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Drawn By: staff
Checked By: NMB
Date: 04/2019
File: 1222 Villa Pl
Sheet Number:

T.1.0

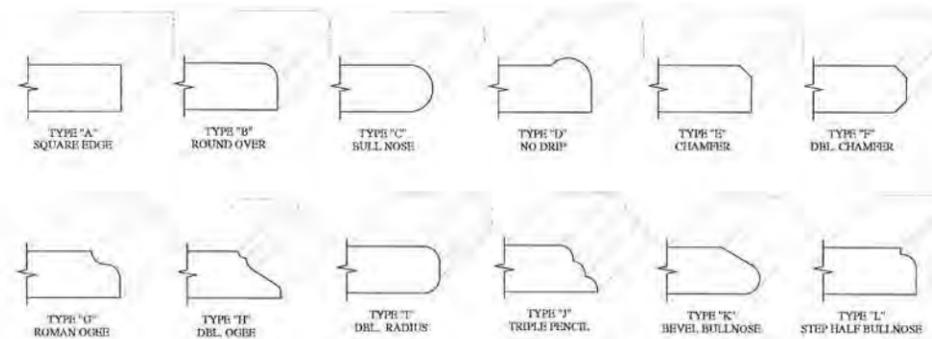
ISSUE DATE: April 2019

FIRST FLOOR ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	WALLS	CEILING	REMARKS
100	FRONT ENTRY	CONCRETE	PAINTED DRYWALL	BEADBOARD	
101	FOYER	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
102	STUDY	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
103	HOME OFFICE	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
104	BEDROOM	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
105	BATH/CLOSET ENTRY	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
106	CLOSET	CARPET	PAINTED DRYWALL	PAINTED DRYWALL	
107	BATH	PORCELAIN TILE	PAINTED DRYWALL	PAINTED DRYWALL	
108	FOOD PANTRY	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
109	POWDER BATH	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
110	BEDROOM ENTRY	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
111	BATH	PORCELAIN TILE	PAINTED DRYWALL	PAINTED DRYWALL	
112	BEDROOM	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
113	CLOSET	CARPET	PAINTED DRYWALL	PAINTED DRYWALL	
114	KITCHEN	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
115	MASTER CLOSET	CARPET	PAINTED DRYWALL	PAINTED DRYWALL	
116	MASTER ENTRY	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
117	LAUNDRY	PORCELAIN TILE	PAINTED DRYWALL	PAINTED DRYWALL	
118	MASTER BEDROOM	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
119	MASTER BATH	PORCELAIN TILE	PAINTED DRYWALL	PAINTED DRYWALL	HEATED FLOOR
120	WATER CLOSET	PORCELAIN TILE	PAINTED DRYWALL	PAINTED DRYWALL	
121	SHOWER	PORCELAIN TILE	PORCELAIN TILE	PORCELAIN TILE	FRAMELESS GLASS SHOWER DOOR
122	DINING	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
123	FAMILY ROOM	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	
124	COVERED PORCH	CONCRETE	PAINTED DRYWALL	BEADBOARD	
125	GARAGE	CONCRETE	PAINTED DRYWALL	PAINTED DRYWALL	
126	STAIR	HARDWOOD	PAINTED DRYWALL	PAINTED DRYWALL	

COUNTERTOP SCHEDULE (To be chosen by Owner/ Interior Designer)

ROOM #	ROOM NAME	MATERIAL	EDGE DETAIL	REMARKS
107	BATH			
109	POWDER BATH			
111	BATH			
114	KITCHEN			
119	MASTER BATH			



- COUNTER TOP MATERIALS
- #1 PLASTIC LAMINATE
 - #2 CULTURED MARBLE
 - #3 MARBLE SLAB
 - #4 GRANITE SLAB
 - #5 SOLID SURFACE
 - #6 WOOD
 - #7 CERAMIC TILE
 - #8 GLASS TILE
 - #9 QUARTZ
 - #10 SOAPSTONE

NOTE: EDGE PROFILE TYPE "D" ONLY AVAILABLE WITH SOLID SURFACE MATERIALS CULTURED MARBLE AND SOME POST FORMED PLASTIC LAMINATE TOPS.

PROJECT ALLOWANCES

Appliances - \$21,000
Plumbing Fixtures - \$18,000
Decorative Lighting - \$16,000
Granite Slab - \$80.00 psf installed
Marble Slab - \$100.00 psf installed
Cambria Slab - \$140.00 psf installed
Porcelain Tile - \$8.00 psf material only
Marble Tile - \$18.00 psf material only
Stone Tile - \$12.00 psf material only
Bathroom Accessories - \$800
Framed Mirrors - \$150 ea.
Interior Door Hardware - \$65 per door
Front Door Hardware - \$600
Hardwood Flooring - \$7 psf
Carpet - \$45.00 psq/Yd

Note: These values are to be used for establishing a working budget for the project. Cost may vary with final selections.

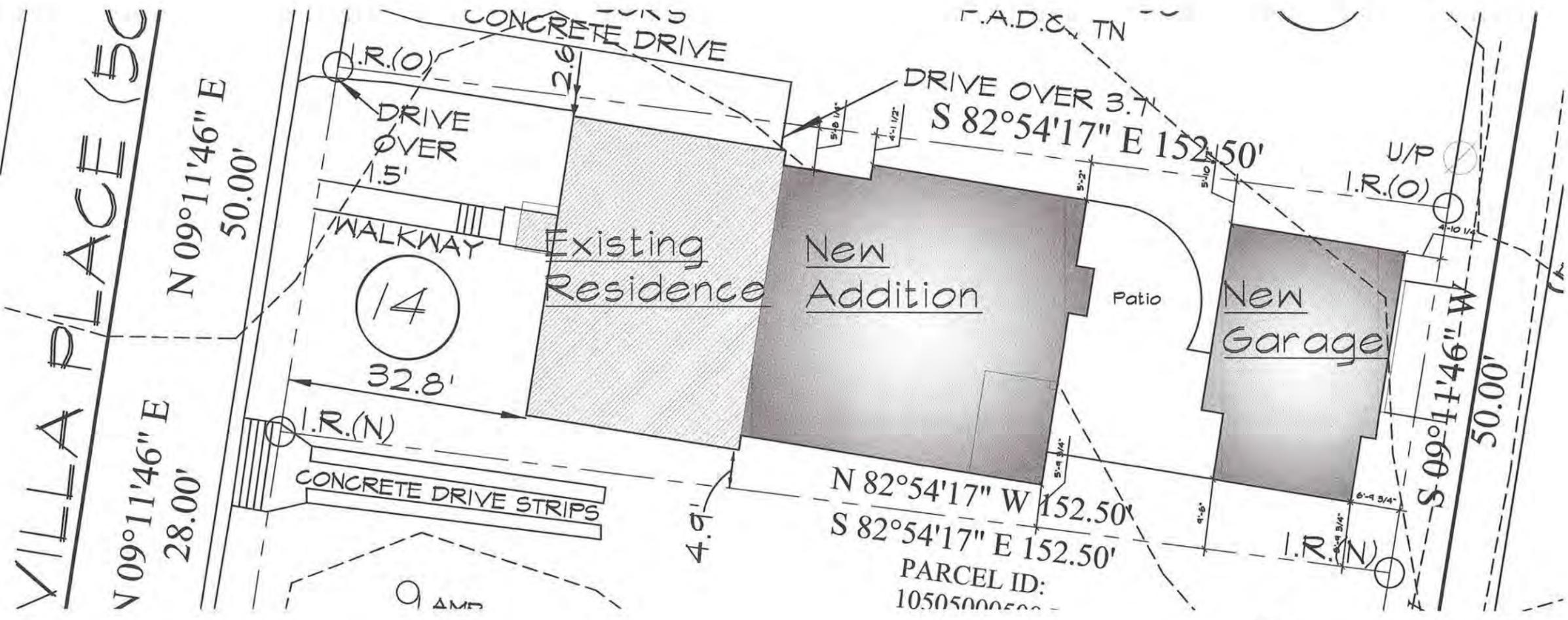
Revisions
1
2
3

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 Nashville, Tennessee

Drawn By: staff
Checked By: NMB
Date: 04/2019
File: 1224 Villa PI
Sheet Number:

A.6.0



VILLA PLACE (50)

N 09°11'46" E
50.00'

N 09°11'46" E
28.00'

DRIVE OVER 3.7'
S 82°54'17" E 152.50'

N 82°54'17" W 152.50'
S 82°54'17" E 152.50'

S 09°11'46" W
50.00'

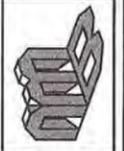
Proposed Site Plan

SCALE: 1/8" = 1'-0"

Survey was provided by Campbell McRae & Associates Surveying Inc.
Architect cannot Guarantee or Warrantee survey information.

2
3

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Checked By: NMB
Date: 04/2019
File: 1222 Villa Pl
Sheet Number:

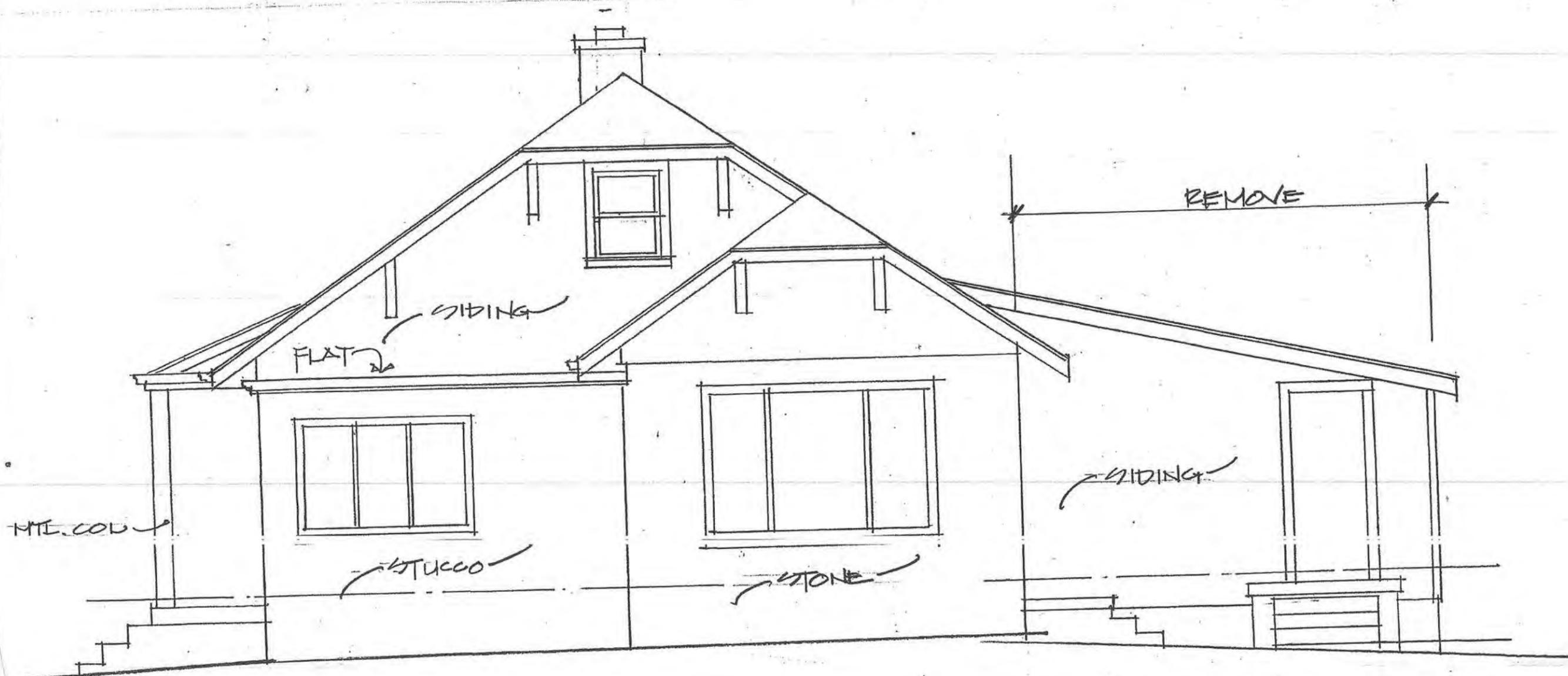
C.1.1



EXIST. & PROPOSED FRONT ELEV.

SC1

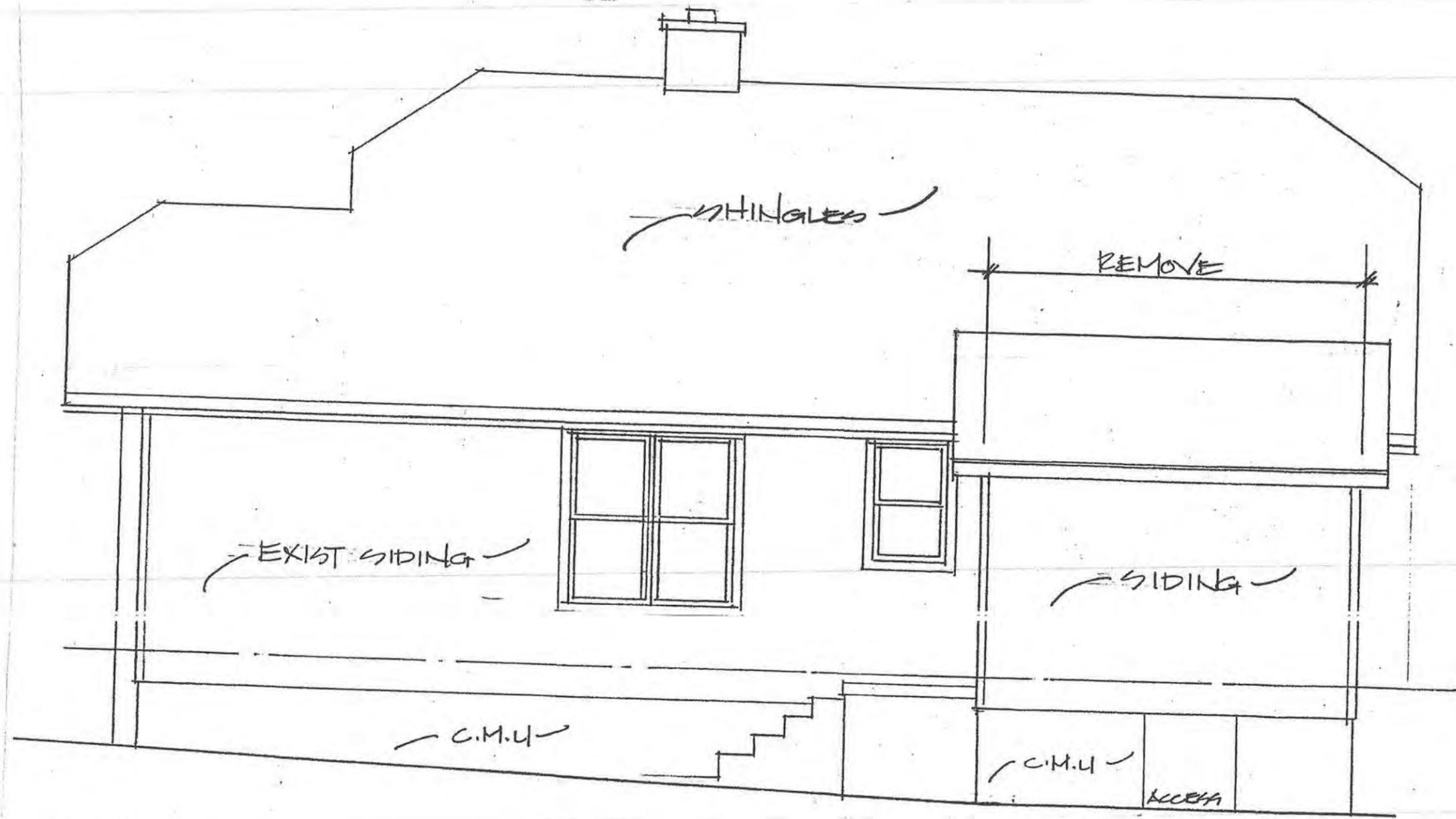
1/4"



EXIST. RIGHT SIDE ELEVATION

SC

1/4



EXIST REAR ELEVATION

vi

1/4"



EXIST. LEFT SIDE ELEVATION 1/4"

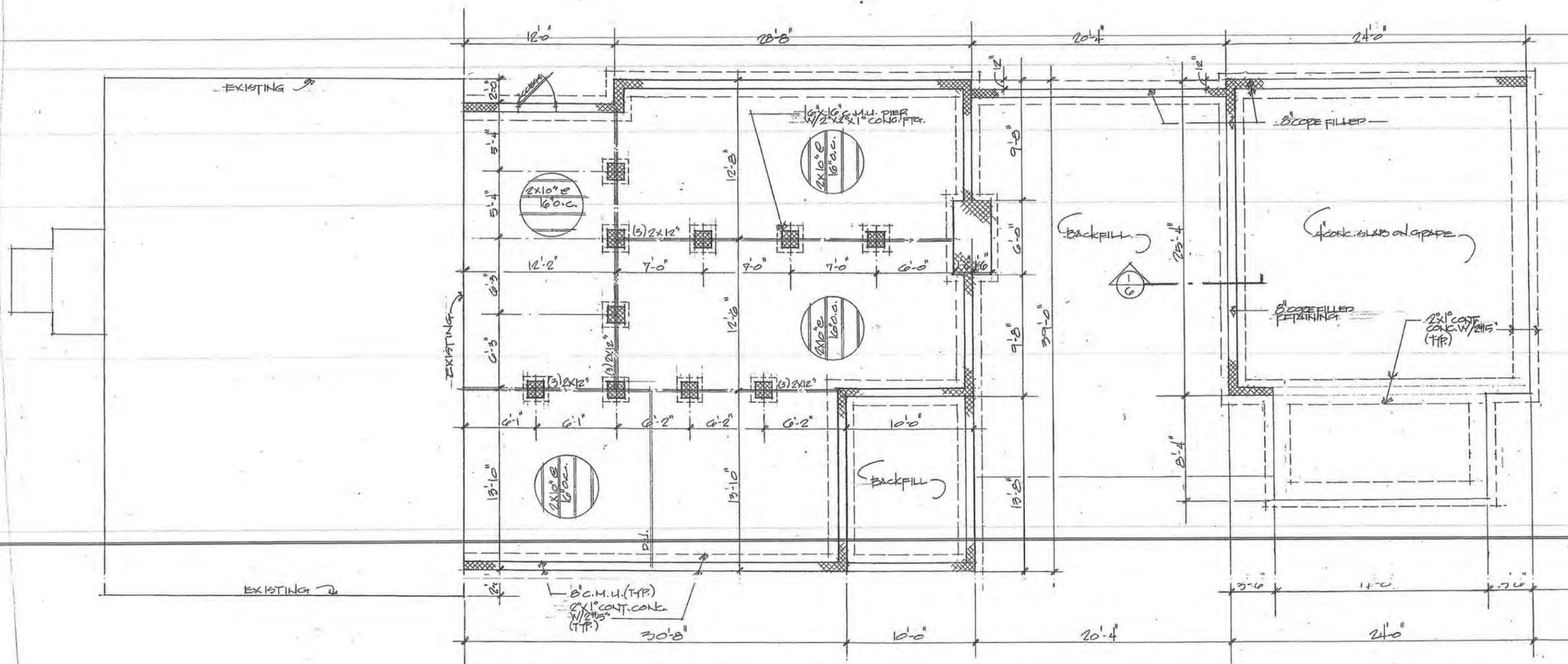
COURTYARD ELEV. 1/4" = 1'-0"





REAR ELEVATION GARAGE

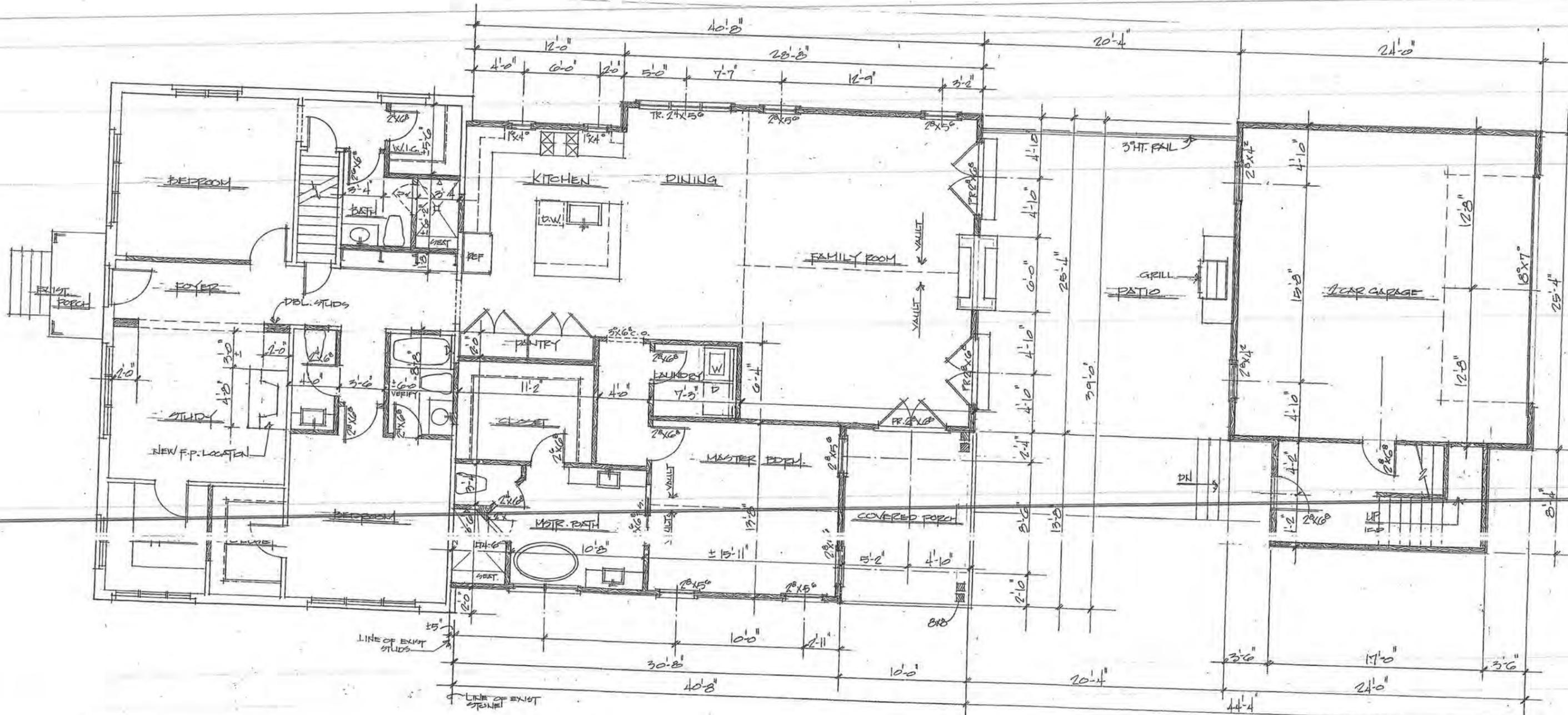
1/4"

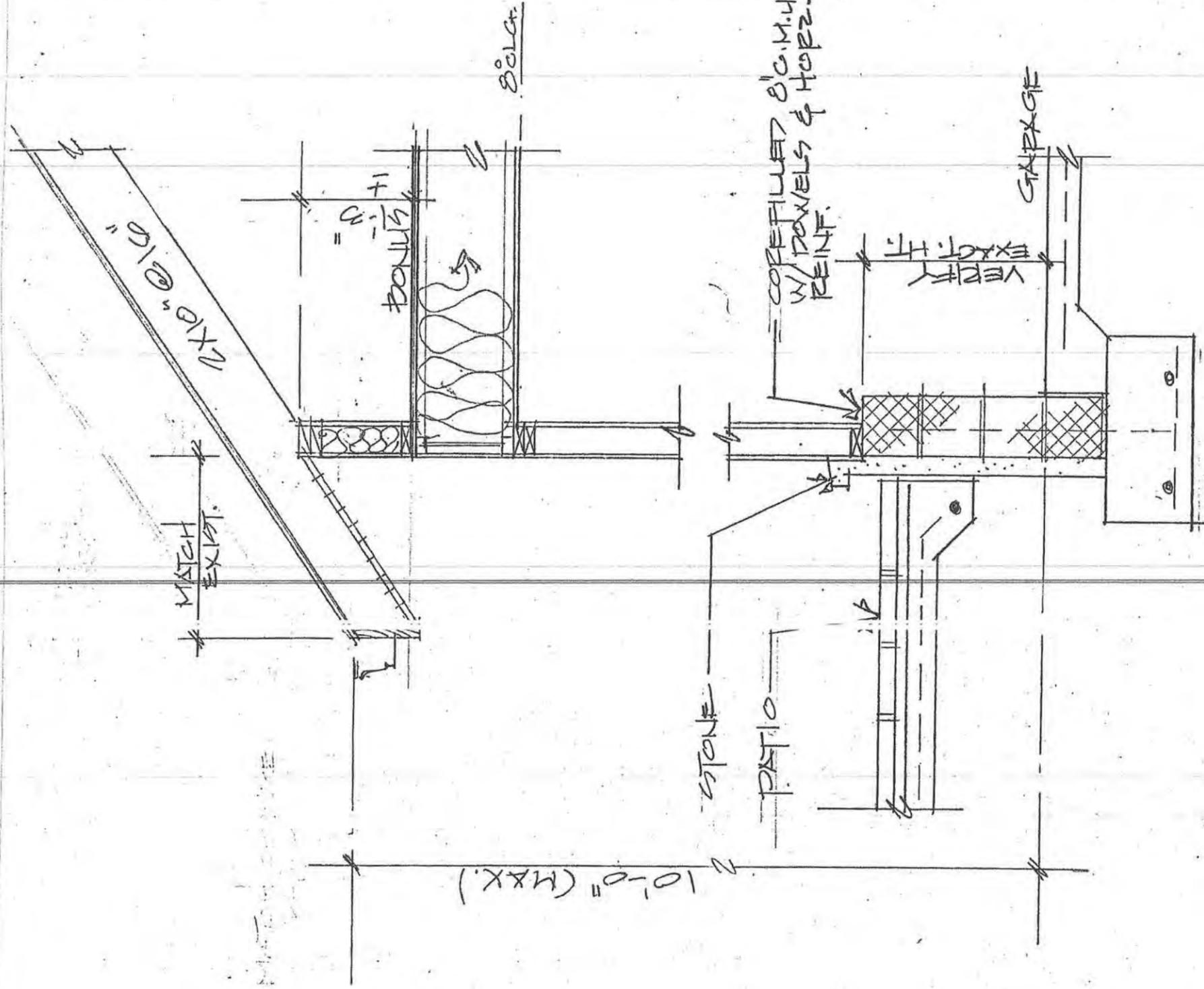


FOUNDATION PLAN

30.







WALL SECTION ①

1/8

3/4