JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

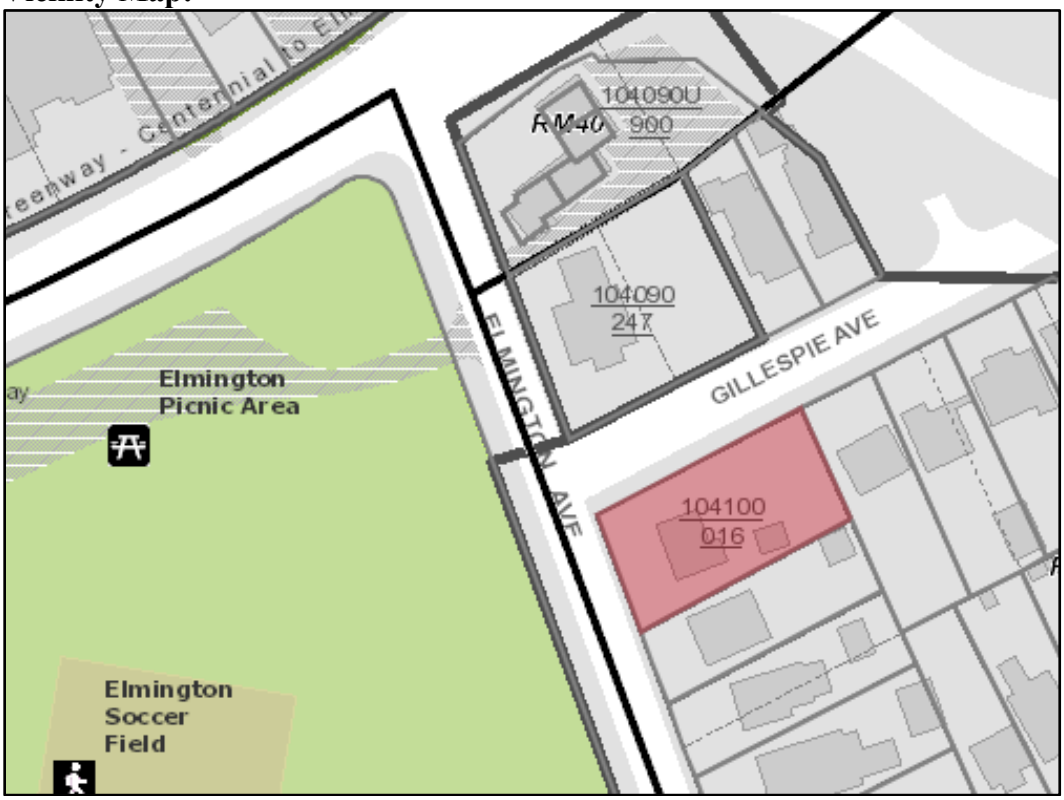
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
200 Elmington Avenue
October 16, 2019

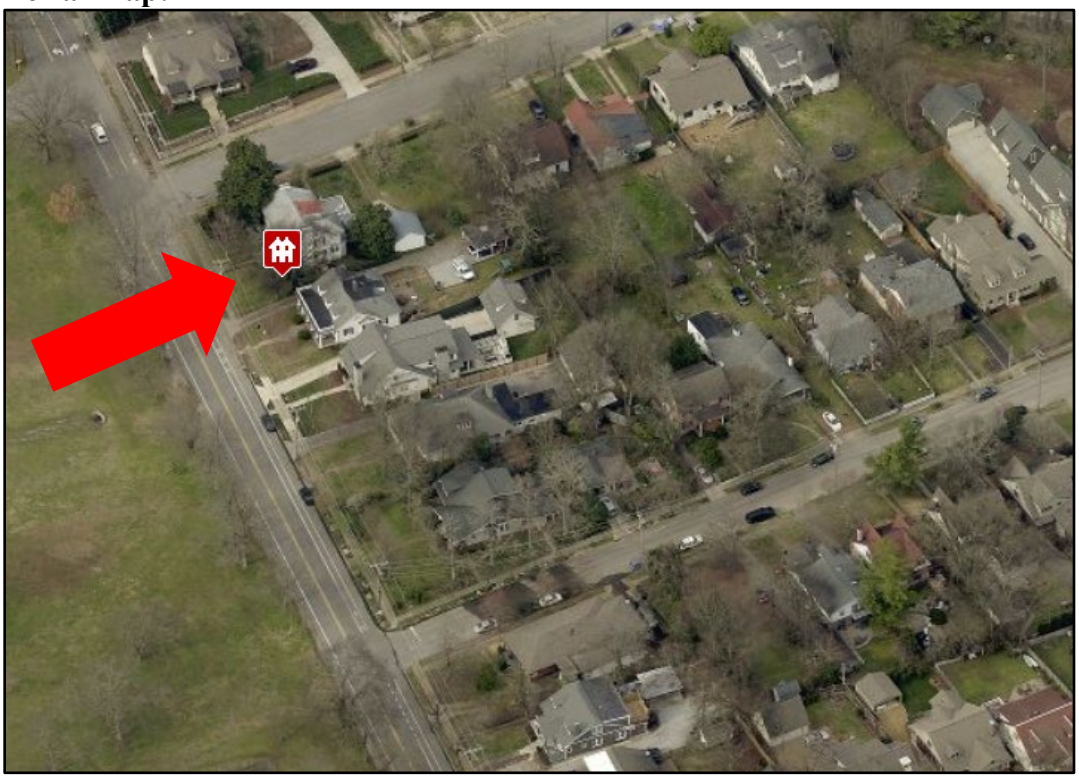
Application: New Construction – Addition and Outbuilding
District: Elmington Place Neighborhood Conservation Zoning Overlay
Council District: 25
Base Zoning: RS7.5
Map and Parcel Number: 104 10 0 016.00
Applicant: Van Pond, architect
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application for construction of an addition and an outbuilding. **Recommendation Summary:** Staff recommends approval with the conditions that: **1.** Staff shall approve the final roofing color, column material, doors, garage doors, windows and driveway material, prior to purchase and installation; and **2.** The dormers on the garage shall not exceed fifty percent (50%) of the roof plane; finding that the project meets Section II.B of the *Elmington Place Neighborhood Conservation District: Handbook and Design Guidelines*.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually

compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

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

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.
Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments
For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

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

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

Outbuildings: Height & Scale
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details
· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof
· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors
· Publicly visible windows should be appropriate to the style of the house.
· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim
· Brick, weatherboard, and board-and-batten are typical siding materials.
· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
· Stud wall lumber and embossed wood grain are prohibited.
· Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

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

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
Generally, attached garages are not appropriate; however, instances where they may be are:
· Where they are a typical feature of the neighborhood; or
· When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.
· The DADU may not exceed the maximums outlined previously for outbuildings.
· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
· Density. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
Ownership.
· No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
· The DADU cannot be divided from the property ownership of the principal dwelling.
· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
· Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.
Bulk and Massing.
· The living space of a DADU shall not exceed seven hundred square feet.

i. Utilities

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

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

2. ADDITIONS

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

For additions that are tying into the existing roofline, it must be at least 6" below the existing ridge.

In order to assure than an addition has achieved proper scale, the addition should:

· No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

· An extreme grade change

· Atypical lot parcel shape or size

In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not be taller <u>and</u> extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

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.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. 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.

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.*

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.

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: 200 Elmington Avenue is a circa 1924 house that contributes to the Elmington Place Neighborhood Conservation Zoning Overlay. Staff recently issued an administrative permit for the demolition of the existing rear deck and the existing garage.

Figure 1: 200 Elmington Place

Analysis and Findings: The application is for the construction of a rear addition that steps wider than the historic house and wraps the rear corner, and for the construction of a new outbuilding.

Height & Scale: The addition includes both one and two story portions. The historic house is about thirty-three feet (33') tall at the ridge, and the tallest portion of the addition will be twenty-nine feet (29') tall. The eave heights on the two-story portion will match the existing eaves at about twenty-one feet (21') from grade, the eaves on the one-story portion will be about nine feet (9') high. The proposed foundation height will be consistent with the historic house.

The historic house is about forty-two feet (42') deep and the addition will add about thirty (30) additional feet of depth, all on the first floor.

The existing footprint is approximately one-thousand-five-hundred (1,500) square feet and the addition will add just over another one-thousand-five-hundred (1,500) square feet for a total footprint of roughly three-thousand (3,100) square feet. While the increased square footage will more than double the existing footprint, staff finds that the increase could be appropriate in this case for several reasons. The design of the addition makes it subordinate to the historic house because the majority of the new construction is a one-story addition to a two-story house and the bulk of the addition will sit behind the footprint of the historic house. The lot is very large at about sixteen thousand (16,000) square feet and can easily accommodate the increased square footage and new outbuilding. Additionally, the amount of square footage that is more than double is minimal.

Figure 2: Rear elevation – note two story rear bay

Staff finds that the project meets section II.B.1.a.and b for height and scale.

Location & Removability: The addition is located at the rear of the house. The two-story portion is inset two feet (2') from the original side walls on the second level.

The rear elevation currently has a two-story rear projection which shows on the 1931 Sanborn and is likely original, or a very early addition (Figure 2). This massing is inset two feet (2') from the main side wall of the house (Figure 3). This rear bay will remain,

Figure 3: Back right corner with existing inset

although the roof form will be altered. The two story portion of the addition will be no deeper than this section.

The one-story portion of the addition will be flush with this inset side wall on the right. Staff finds that this is appropriate because the wall is recessed two feet (2') from the main side wall of the historic house, because the ground level of this portion of the house was likely originally an open porch, and because it is a one story addition to a two-story house.

On the left side, the one-story portion is proposed to wrap the corner of the main house and extend about ten feet (10') wider than the historic footprint. Although the new construction does wrap the historic corner of the house, staff finds that this condition may be appropriate in this situation for several reasons. The addition is only one story tall, while the house is two stories: thus, the original corner will still be visible and apparent above, as the new construction on the second story steps in two feet (2'). Further, the lot is particularly wide, at about ninety-four feet (94'). The historic house, inclusive of the original side porch, is about fifty feet (50') wide and is off-set on the lot: the back right corner of the historic house sits about fourteen feet (14') from the right side property line, while the back corner of the side porch sits about twenty-nine feet (29') from the left side property line. Because the lot is particularly wide, because the house is off-set on the lot, because the portion of the addition that steps wider is only one story and because the portion of the addition that wraps the corner is only one story while the house is two stories, staff finds that stepping wider and wrapping the rear corner may be appropriate in this specific situation.

The addition is designed so that if it were to be removed in the future, the historic character of the house would still be intact. Staff finds that the project meets section II.B.2.a and e for location and removability.

Design:
The addition's separate roof form and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house.

The project meets section II.B.2.d and f.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	9" cement fiberboard lap siding	Smooth	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	X
Trim	Wood	Smooth faced	Yes	
Side Porch Columns	Unknown	12' Round to match front	Yes	X
Side Porch Roof Railing	Wood	Painted	Yes	
Windows	Clad wood windows	Needs final approval	Unknown	X
New Chimney	Brick	Rowlock to match existing	Yes	
Rear door	Fiberglass	Needs final approval	Unknown	X
Patio doors	French doors	Needs final approval	Unknown	X
Driveway	Not indicated	Needs final approval	Unknown	X

The applicant is proposing to use lap siding with a nine inch (9") exposure to match the existing siding. With staff review and approval of the final roofing color, column material, doors, windows and driveway material, staff finds that the project meets section II.B.1.d for materials.

Roof form: The addition includes two rear-facing gabled sections that flank the existing rear dormer. These sections are two stories tall and tie into the existing side gabled roof about four feet (4') below the ridge. They have an 8/12 slope to match the historic gabled roof form. The existing rear shed dormer will remain.

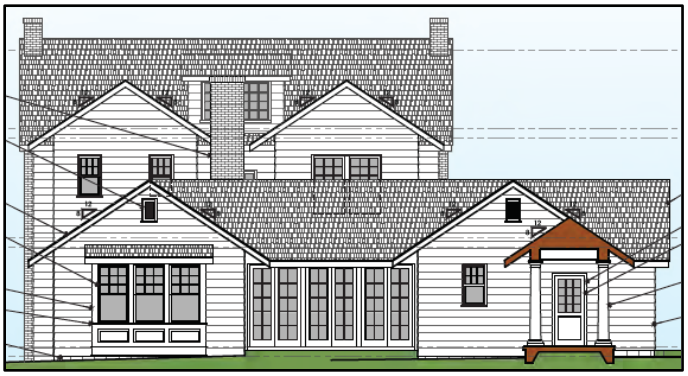


Figure 4: Proposed rear elevation

The one-story portion of the addition which incorporates both side and rear gables which will continue the 8/12 slope.

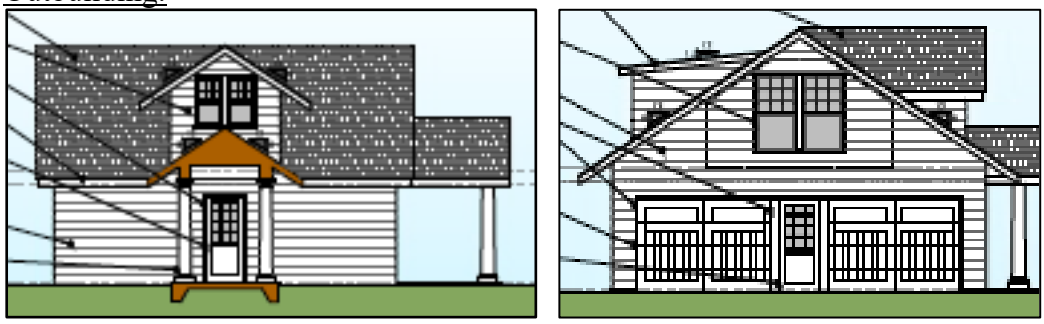
Staff finds that the project meets section II.B.1.e for roof shape.

<u>Proportion and Rhythm of Openings</u>**:** The jalousie windows in the sunroom will be removed and replaced with screen to create a screened porch in this location (Figure 5). The dimensions of the openings will remain the same. Beyond this alteration, no changes to the window and door openings on the existing house were indicated on the plans, except for the changes on the rear elevation, required to construct the addition. 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 the project's proportion and rhythm of openings to meet Section II.B.1.g.

Figure 5: Existing side porch with glass-slatted jalousie windows – to be replaced with screen

<u>Appurtenances & Utilities:</u> No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC is indicated along the side elevation, beyond the midpoint of the house. The project meets section II.B.1. i.

<u>Outbuilding:</u>



Figures 6 & 7: Outbuilding, house facing elevation and street-facing elevation

Massing Planning:

The lot is greater than 10,000 square feet, at sixteen thousand, three-hundred-ninety-two (16,392) square feet. The outbuilding footprint can be up to one-thousand (1,000) square feet.

	Lot is more than 10,000 square feet	Proposed
Maximum Square Footage	1,000sqft maximum	~844 sq. ft.

The proposed square footage meets the guidelines for a lot of this size.

	Potential maximums under Ordinance	Existing House	Proposed Outbuilding, as measured from grade
Ridge Height	25' unless existing building is less	~33'	~20'
Eave Height	17' unless existing house is less	~20'	~8'

The proposed ridge height will be approximately twenty feet (20') tall, which is less than the thirty-three foot (33') tall house and less than the twenty-five foot (25') maximum. The eave heights will be about eight feet (8'), which meets the guidelines.

Staff finds that the proposal will meets Section II.B.1.h of the design guidelines.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	8/12	Yes

The primary roof form is gabled, which is appropriate. There is a shed dormer facing the rear property line and a gabled dormer facing the back of the house. Both are inset two feet (2') from the wall below and occupy no more than fifty percent (50%) of the roof plane, as per the guidelines (Note that there is an inconsistency and that in plan, the east elevation dormer is larger than 50% - the applicant has agreed to shrink this dormer to meet the guidelines.) Staff finds that with the east elevation dormer shrunk to cover no more than fifty percent (50%) of the roof plane, the proposal meets Section II.B.1.h of the design guidelines for roof shape.

Materials:

	Proposed	Color/Texture	Needs final approval?
Cladding	Cement fiberboard lap siding	Beveled with 9" reveal	Yes
Roofing:	Architectural shingle	Unknown	Yes
Breezeway columns	12" round to match existing	Unknown	Yes
Windows	Not indicated	Unknown	Yes
Doors	Not indicated	Unknown	Yes
Garage door	Not indicated	Unknown	Yes

The applicant proposes to use beveled lap siding with a 9" reveal to match the siding on the historic house. This is appropriate. The remaining proposed materials are largely compatible with the materials found in the historic context. With staff's final approval of the roofing color, column material, windows, doors and garage doors, staff finds that the materials meet the design guidelines.

General requirements for Outbuildings/DADUs:

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

Site Planning & Setbacks:

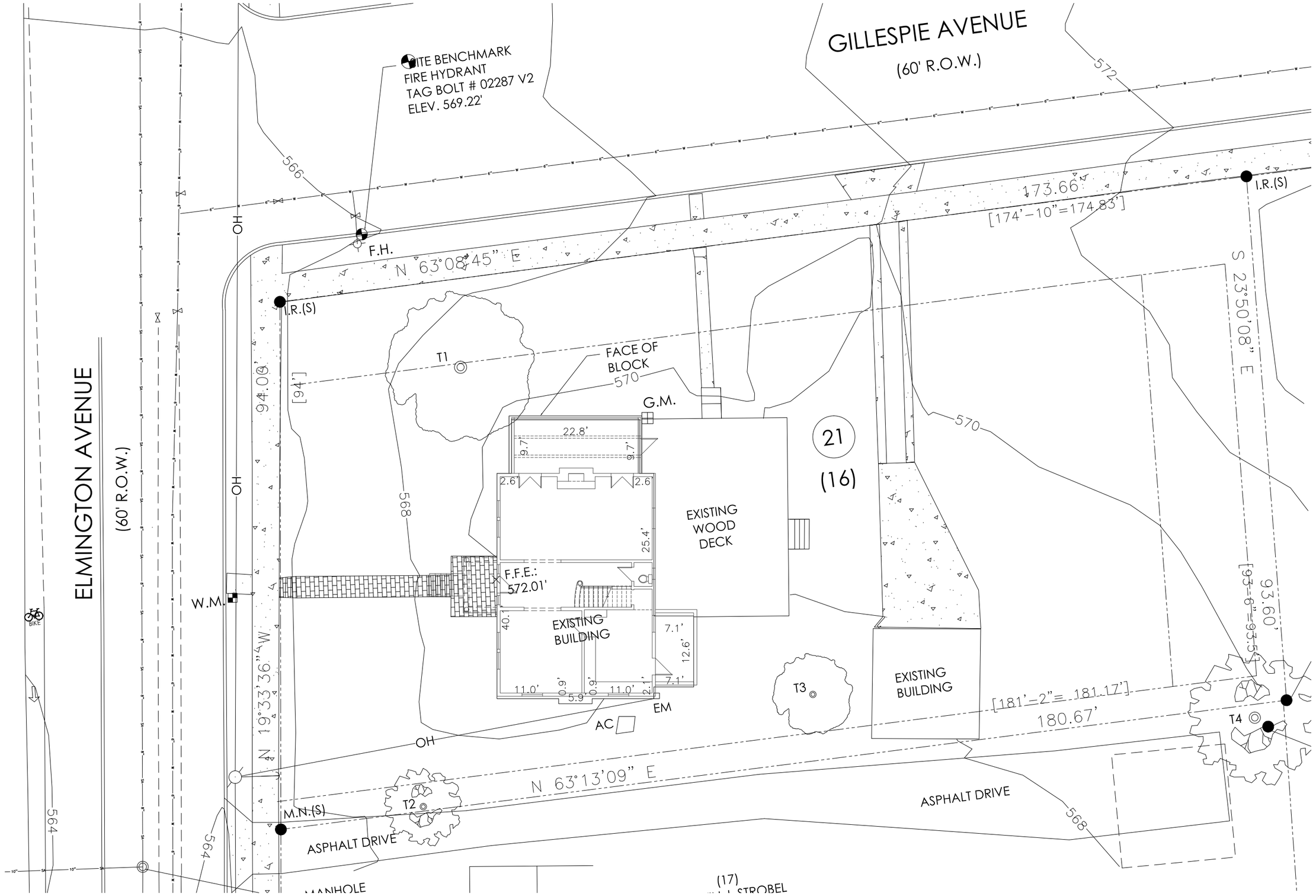
	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	~33'
Rear setback – garage doors do not face rear	3'	5'
Street-facing side setback, doors face side	20'	20'
Interior side setback	5'	~33'
How is the building accessed?	-	From side street
Two different doors rather than one large door (if street facing)?	-	Yes

Recommendation:

Staff recommends approval with the conditions that:

1. Staff shall approve the final roofing color, column material, doors, garage doors, windows and driveway material, prior to purchase and installation; and
2. The dormers on the garage shall not exceed fifty percent (50%) of the roof plane;

finding that the project meets Section II.B of the *Elmington Place Neighborhood Conservation District: Handbook and Design Guidelines*.



1 Existing Survey

VPA
Van Pond Architect
P L L C
2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com

METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

DATE OF ISSUANCE:
03 October 2019

EXISTING SURVEY

L0

North 1 Conceptual Site Plan

0 1 2 3 4 8 16

VPA
Van Pond Architect
P L L C
2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com

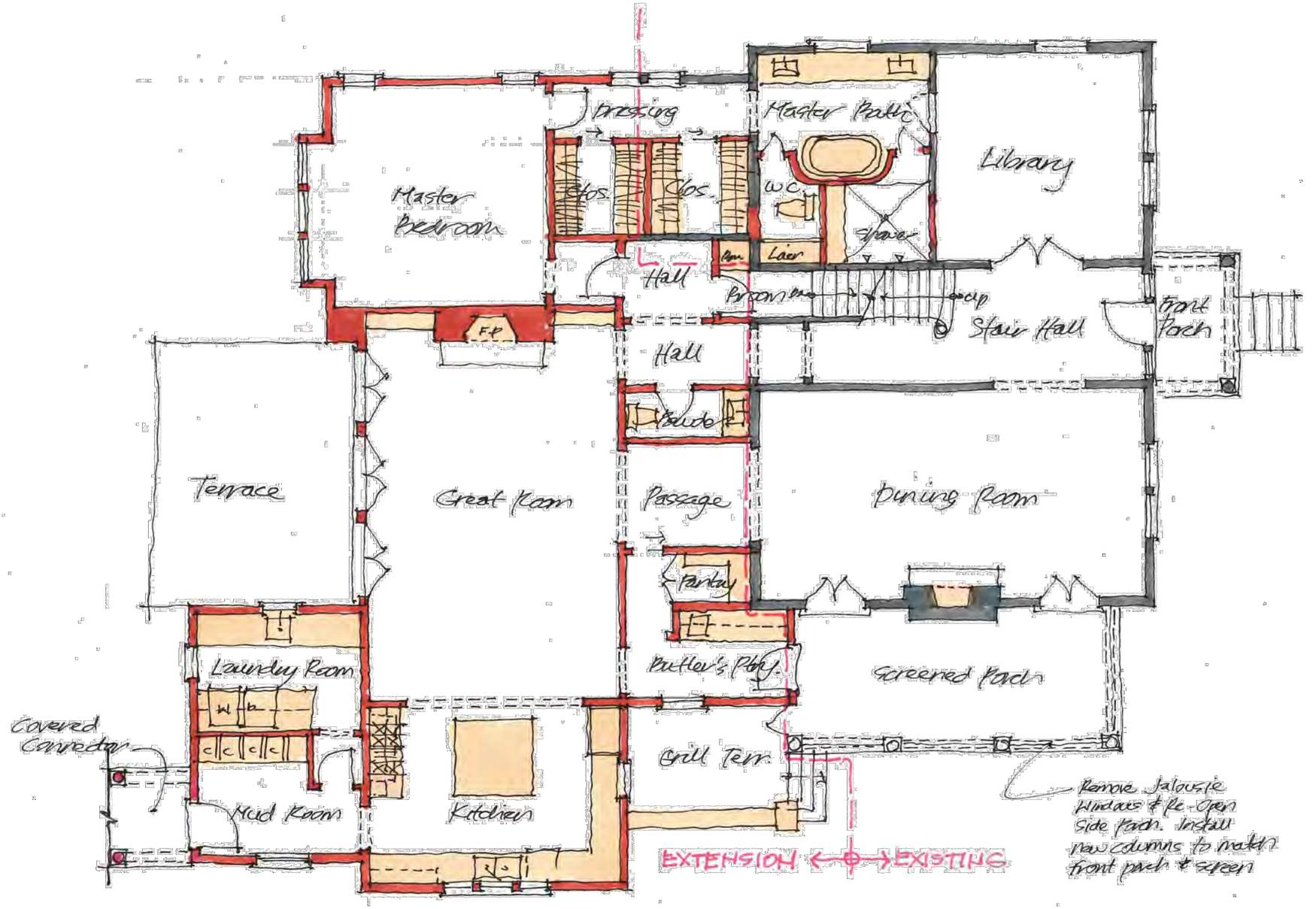
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

DATE OF ISSUANCE:
03 October 2019

CONCEPTUAL SITE PLAN

L1



North

1 Conceptual Main Floor Plan

VPA
Van Pond Architect
P L L C
2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com

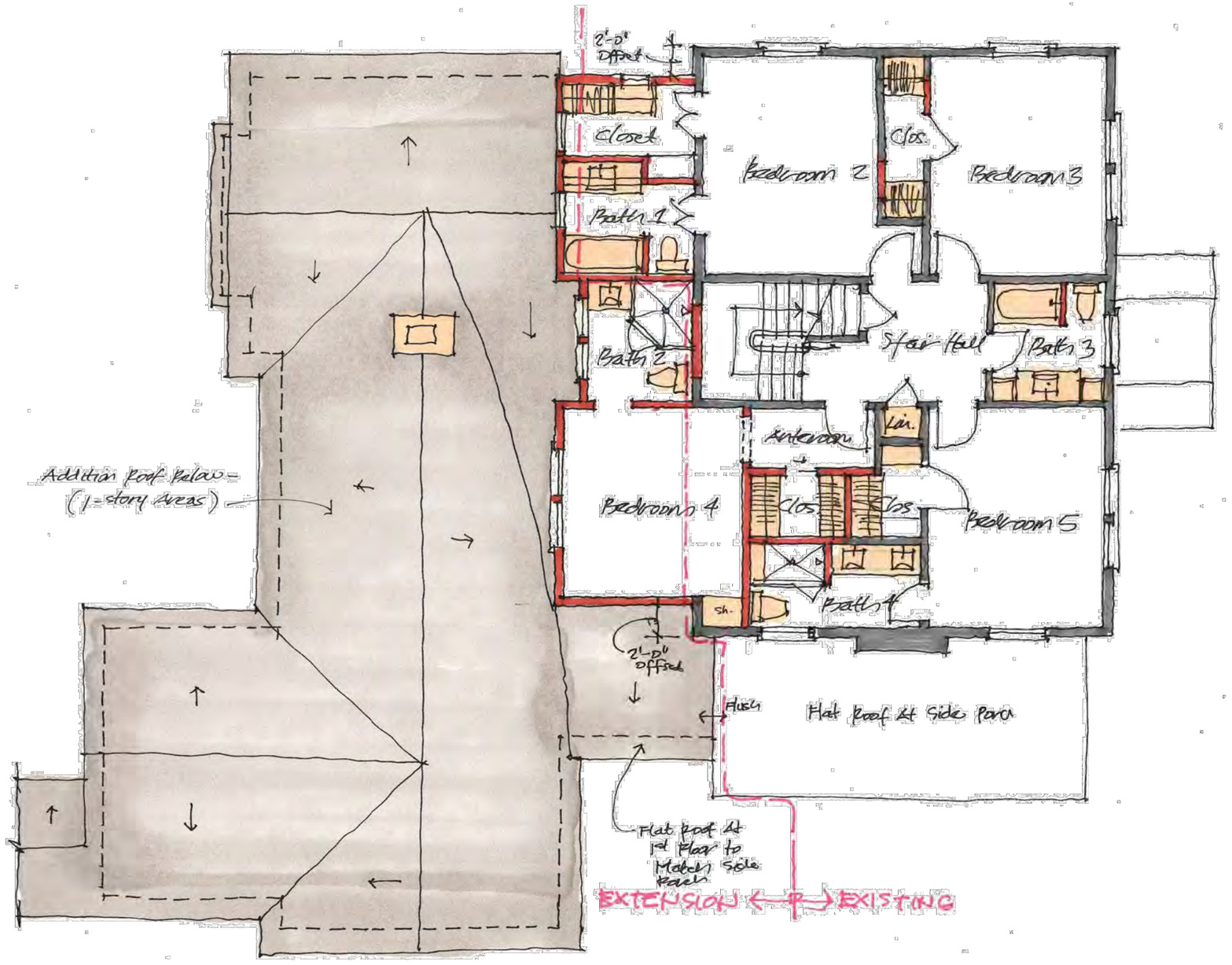
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

DATE OF ISSUANCE:
03 October 2019

CONCEPTUAL MAIN FLOOR PLAN

A1



North

1 Conceptual Upper Floor Plan

VPA
Van Pond Architect
P L L C
2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com

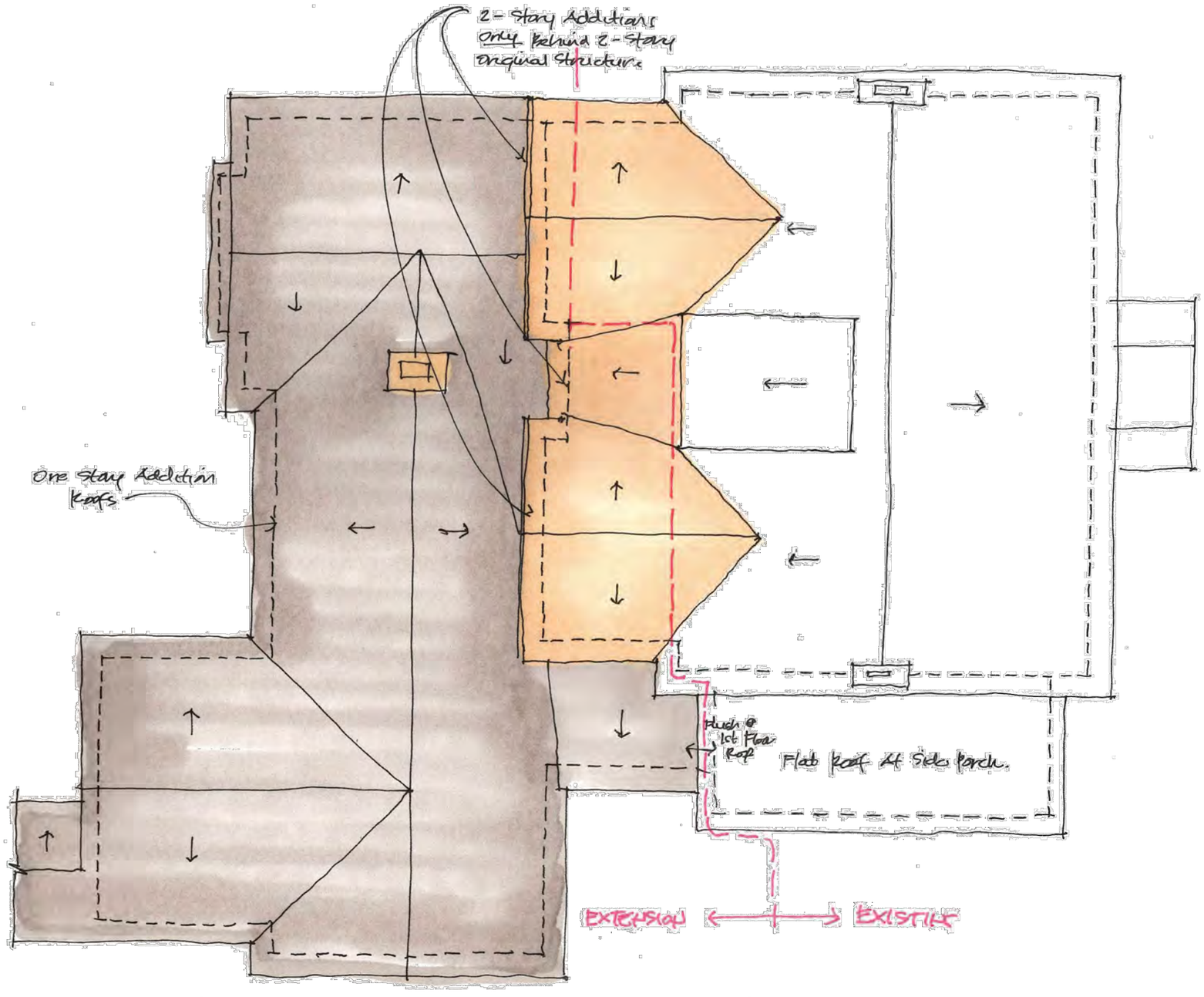
Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

DATE OF ISSUANCE:
03 October 2019

CONCEPTUAL UPPER FLOOR PLAN

A2



North

1 Conceptual Roof Plan

VPA
Van Pond Architect
P L L C
2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com

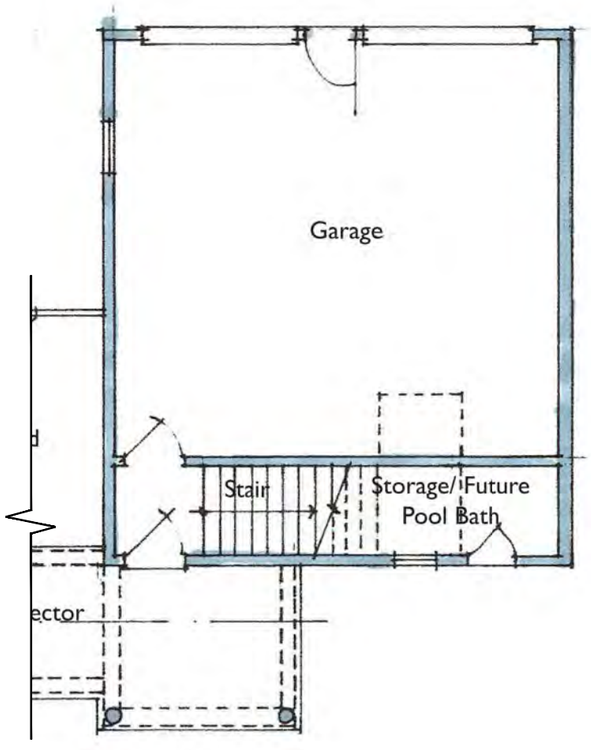
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

DATE OF ISSUANCE:
03 October 2019

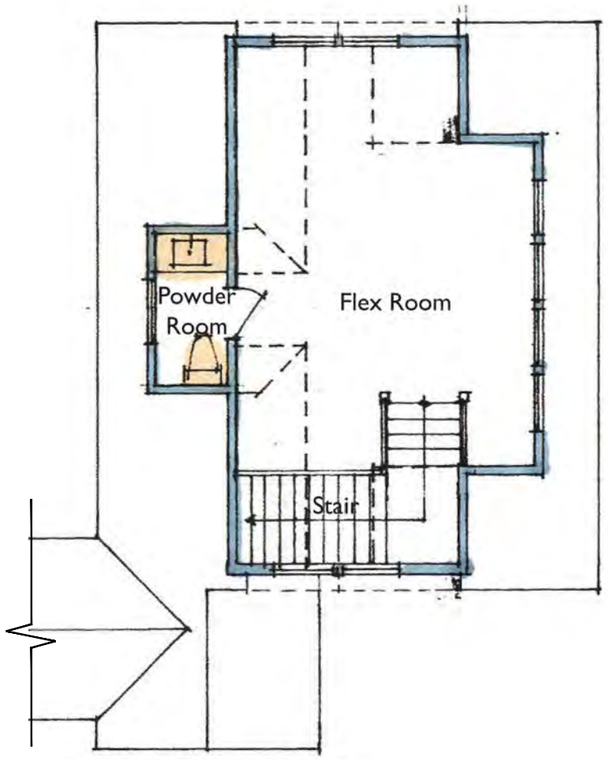
CONCEPTUAL ROOF PLAN

A3



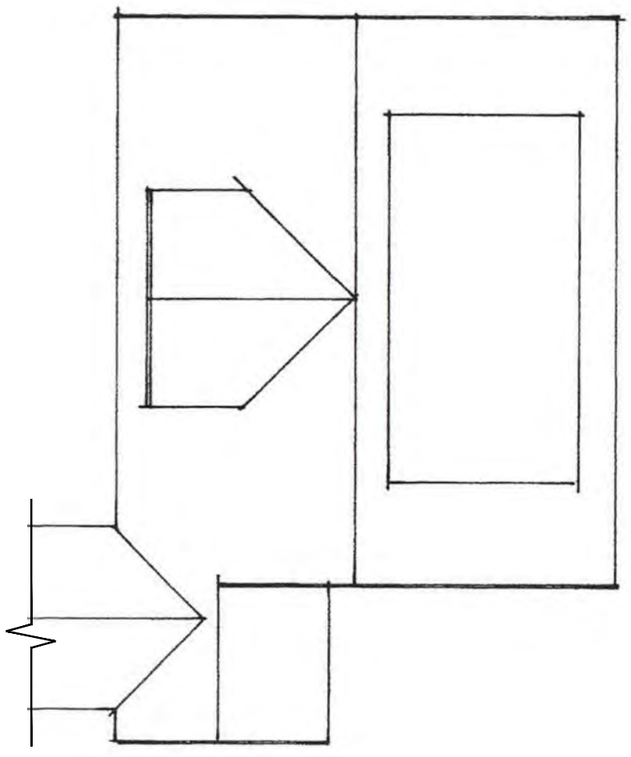
North

1 Conceptual Garage Main Floor Plan



North

2 Conceptual Garage Main Floor Plan



North

3 Conceptual Garage Roof Plan

VPA
Van Pond Architect
P L L C

2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203

615.499.4387
vanpondarchitect.com

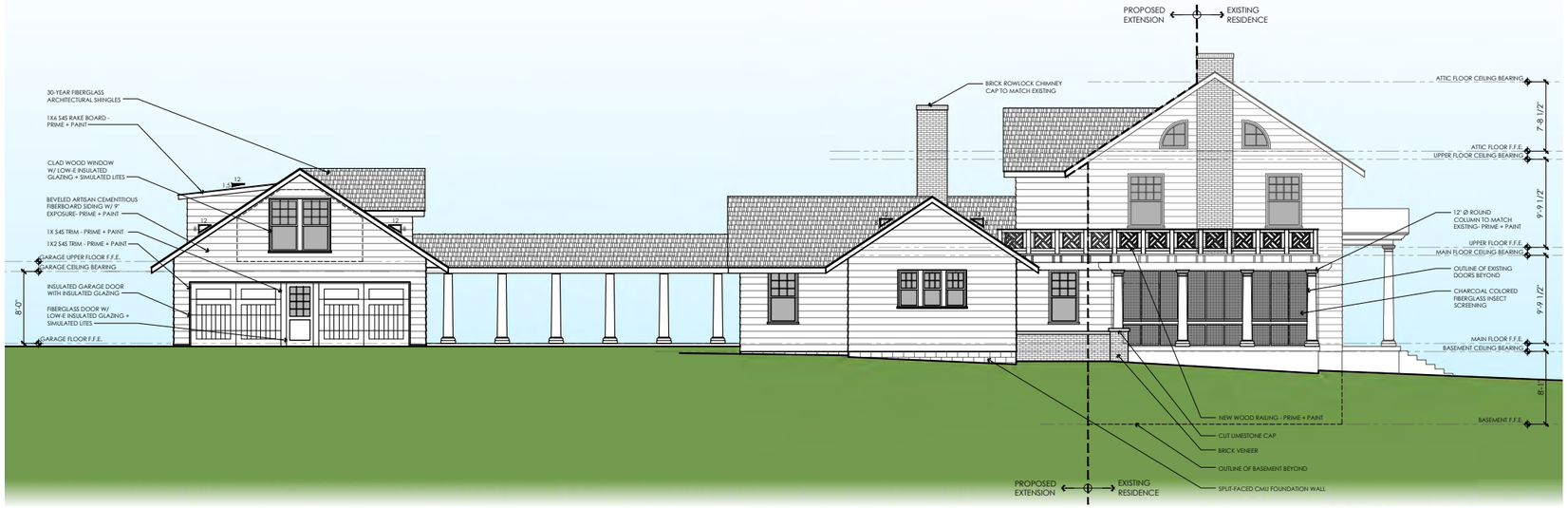
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

DATE OF ISSUANCE:
03 October 2019

CONCEPTUAL GARAGE PLANS

A5



1 Conceptual North Elevation

VPA

Van Pond Architect

P L L C

2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203

615.499.4387
vanpondarchitect.com

Extensions + Renovations to:

200 Elmington Avenue

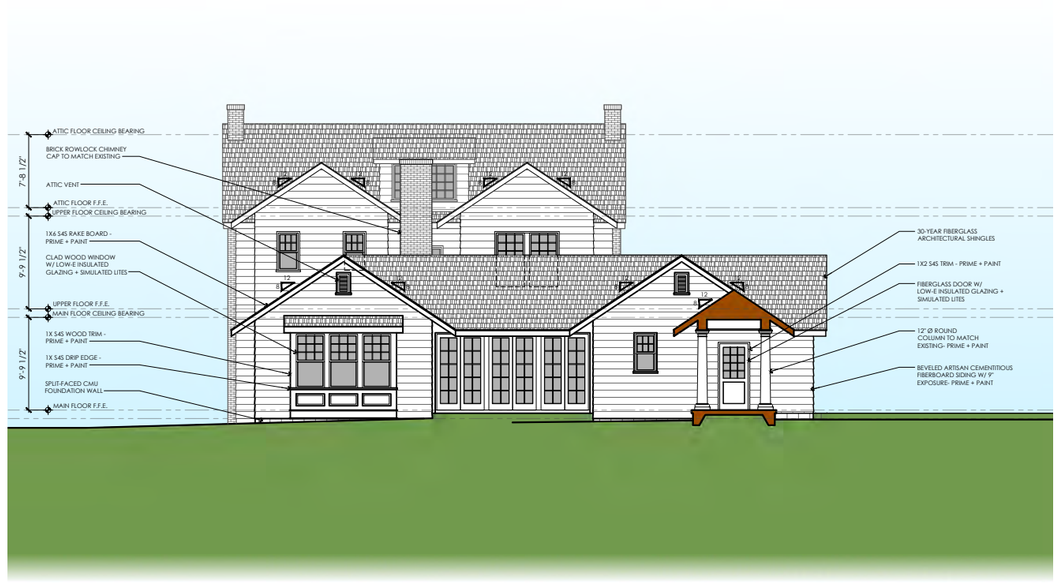
For C.A.R. Investments:
Nashville, Tennessee 37205

METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

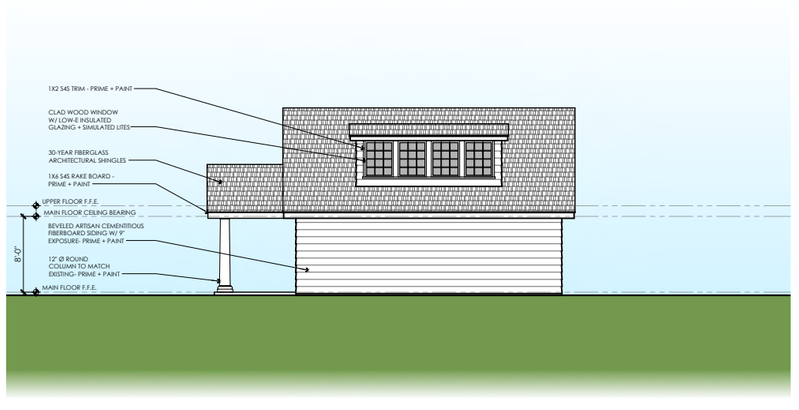
DATE OF ISSUANCE:
03 October 2019

CONCEPTUAL NORTH ELEVATION

A6



1 Conceptual East Elevation



2 Conceptual Garage East Elevation

Van Pond Architect
P L L C

2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203

615.499.4387
vanpondarchitect.com

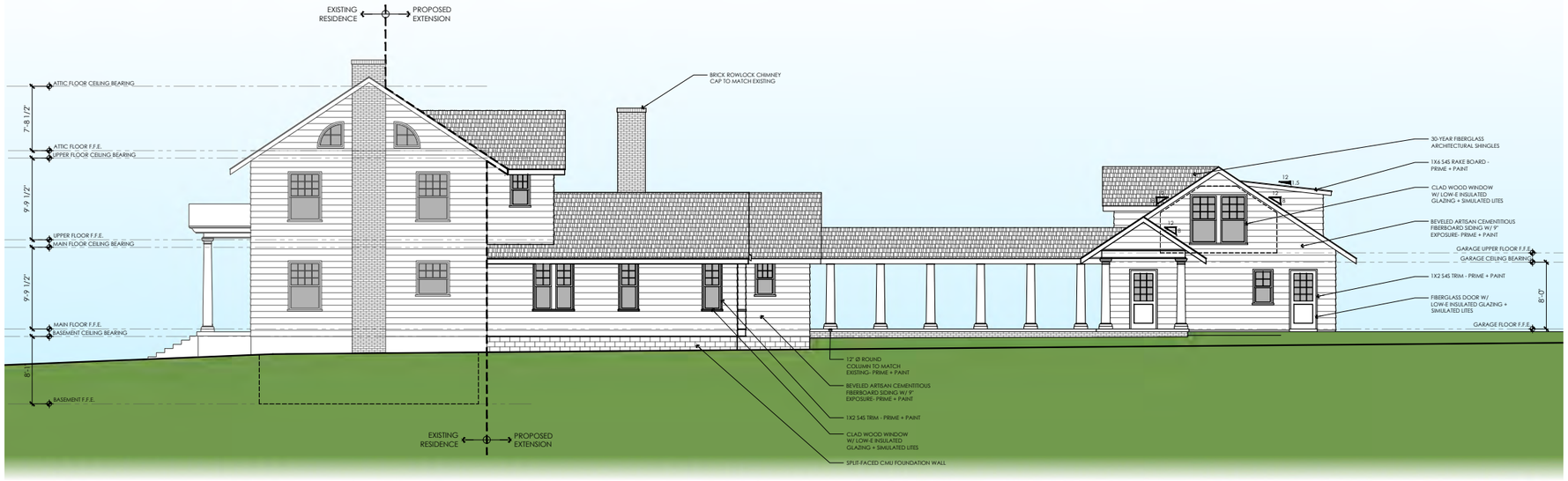
Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

DATE OF ISSUANCE:
03 October 2019

CONCEPTUAL EAST ELEVATION

A7



1 Conceptual South Elevation

VPA

Van Pond Architect

P L L C

2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203

615.499.4387
vanpondarchitect.com

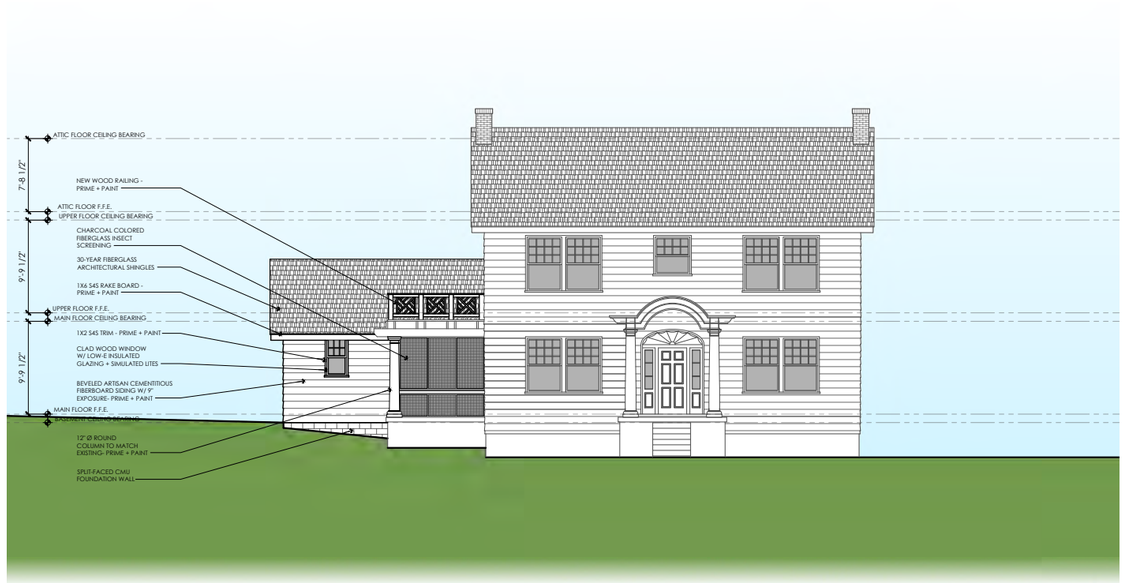
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

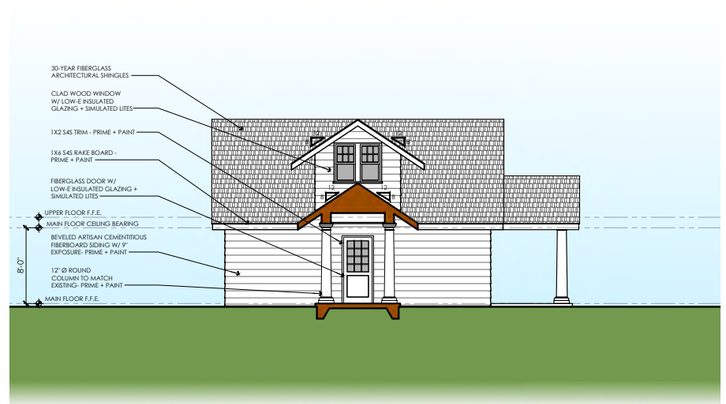
DATE OF ISSUANCE:
03 October 2019

CONCEPTUAL SOUTH ELEVATION

A8



1 Conceptual West Elevation



2 Conceptual Garage West Elevation

Van Pond Architect
P L L C

2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203

615.499.4387
vanpondarchitect.com

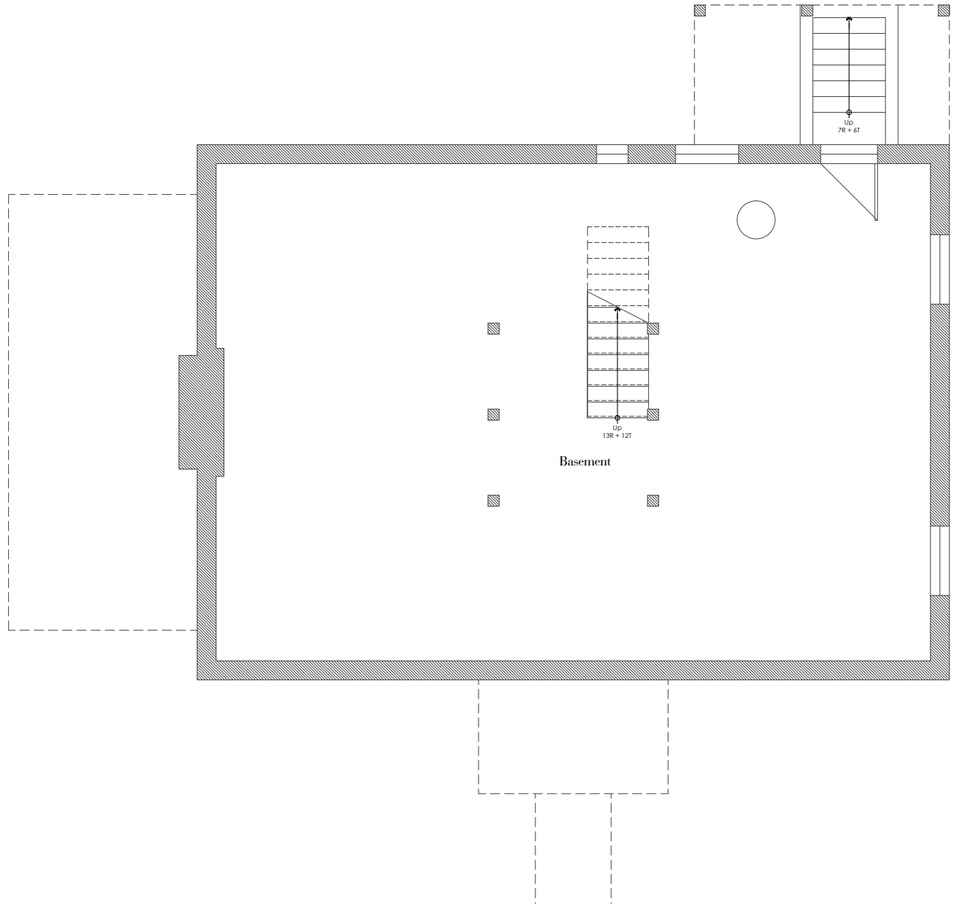
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

DATE OF ISSUANCE:
03 October 2019

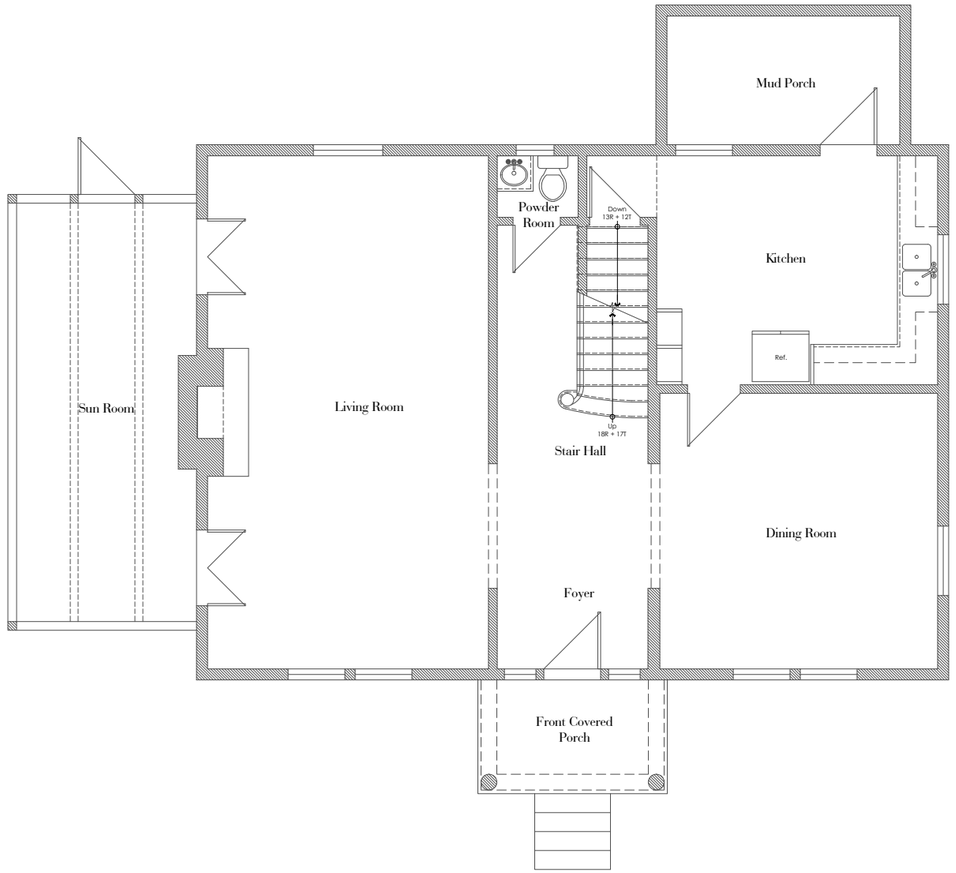
CONCEPTUAL WEST ELEVATION

A9



North

1 Existing Basement Floor Plan



North

2 Existing Main Floor Plan

Area Calculations

BUILDING FOOTPRINT AREAS:

EXISTING BUILDING FOOTPRINT AREA (GSF):	1,510 S.F.
EXISTING DECK FOOTPRINT AREA (GSF):	850 S.F.
EXISTING SHED FOOTPRINT AREA (GSF):	375 S.F.
TOTAL FOOTPRINT AREA (GSF):	2,735 S.F.

HEATED AREAS:

EXISTING MAIN FLOOR HEATED AREA (GSF):	1,351 S.F.
EXISTING UPPER FLOOR HEATED AREA (GSF):	1,170 S.F.
TOTAL HEATED AREA (GSF):	2,521 S.F.

UNHEATED AREAS:

EXISTING BASEMENT UNHEATED AREA (GSF):	1,128 S.F.
EXISTING FRONT PORCH UNHEATED AREA (GSF):	85 S.F.
EXISTING MUD PORCH UNHEATED AREA (GSF):	99 S.F.
EXISTING ATTIC UNHEATED AREA (GSF):	475 S.F.
TOTAL UNHEATED AREA (GSF):	1,787 S.F.

BUILDING COVERAGE CALCULATIONS:

ALLOWABLE BUILDING COVERAGE FOR RS7.5 DISTRICTS IN DAVIDSON COUNTY: 45% (16,540 S.F. X 0.45)	7,443 S.F.
TOTAL BUILDING COVERAGE (G.S.F.)	2,735 S.F.

VPA
Van Pond Architect
P L L C

2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203

615.499.4387
vanpondarchitect.com

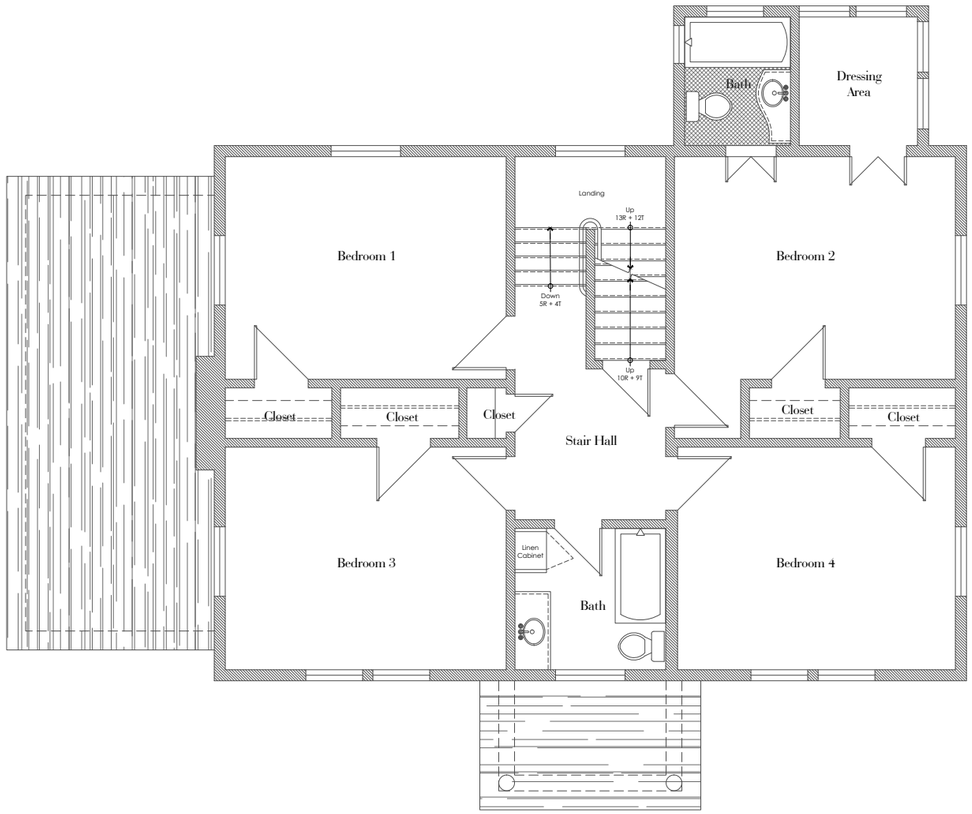
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

DATE OF ISSUANCE:
03 October 2019

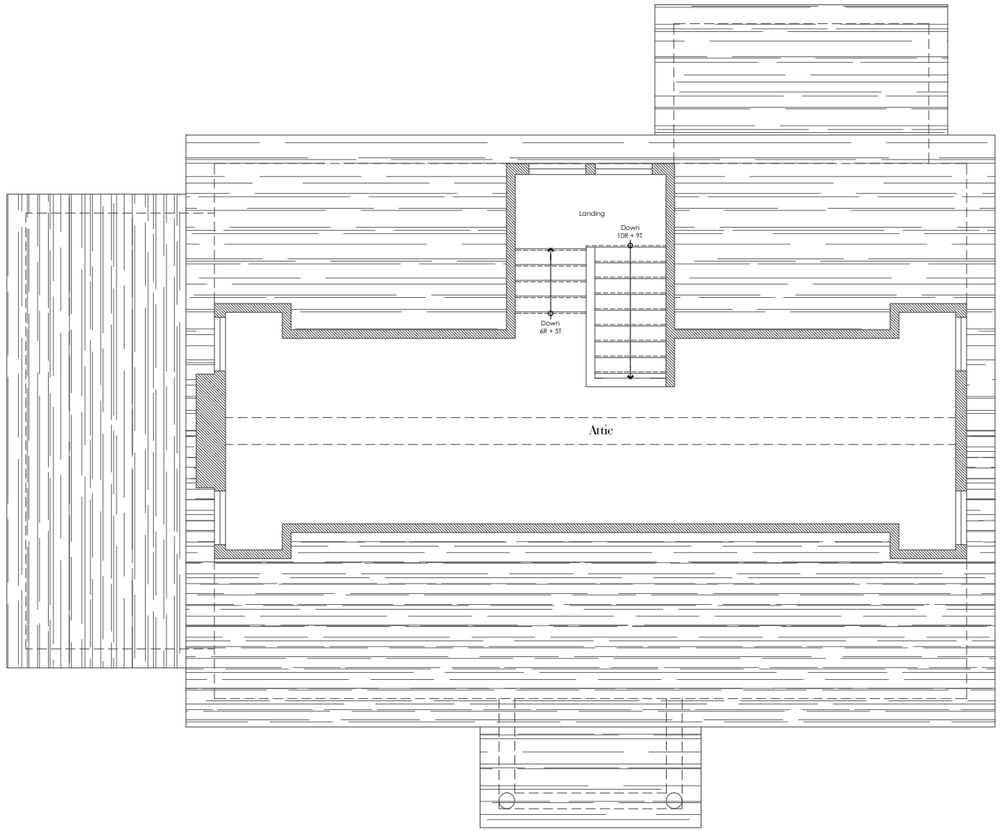
EXISTING BASEMENT + MAIN FLOOR PLANS

EX1



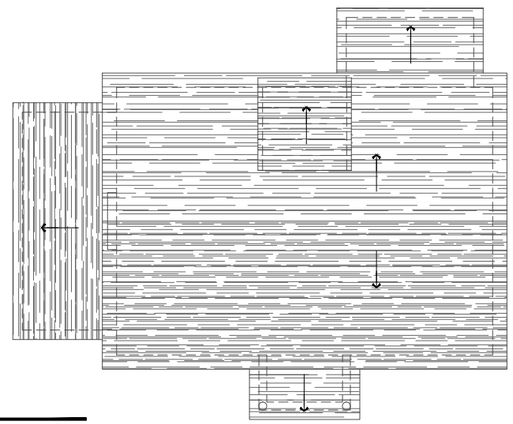
North

1 Existing Upper Floor Plan



North

2 Existing Attic Floor Plan



North

3 Existing Roof Plan

Area Calculations

BUILDING FOOTPRINT AREAS:	
EXISTING BUILDING FOOTPRINT AREA (GSF):	1,510 S.F.
EXISTING DECK FOOTPRINT AREA (GSF):	850 S.F.
EXISTING SHED FOOTPRINT AREA (GSF):	375 S.F.
TOTAL FOOTPRINT AREA (GSF):	2,735 S.F.
HEATED AREAS:	
EXISTING MAIN FLOOR HEATED AREA (GSF):	1,351 S.F.
EXISTING UPPER FLOOR HEATED AREA (GSF):	1,170 S.F.
TOTAL HEATED AREA (GSF):	2,521 S.F.
UNHEATED AREAS:	
EXISTING BASEMENT UNHEATED AREA (GSF):	1,128 S.F.
EXISTING FRONT PORCH UNHEATED AREA (GSF):	85 S.F.
EXISTING MUD PORCH UNHEATED AREA (GSF):	99 S.F.
EXISTING ATTIC UNHEATED AREA (GSF):	475 S.F.
TOTAL UNHEATED AREA (GSF):	1,787 S.F.
BUILDING COVERAGE CALCULATIONS:	
ALLOWABLE BUILDING COVERAGE FOR RS7.5 DISTRICTS IN DAVIDSON COUNTY: 45% (16,540 S.F. X 0.45)	7,443 S.F.
TOTAL BUILDING COVERAGE (G.S.F.)	2,735 S.F.

VPA
Van Pond Architect
P L L C
2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com

METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

DATE OF ISSUANCE:
03 October 2019

EXISTING UPPER FLOOR, ATTIC + ROOF PLANS

EX2

1 Existing North Elevation

2 Existing East Elevation

3 Existing South Elevation

4 Existing West Elevation

VPA
Van Pond Architect
P L L C
2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203
615.499.4387
vanpondarchitect.com

METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

Extensions + Renovations to:
200 Elmington Avenue
For C.A.R. Investments:
Nashville, Tennessee 37205

DATE OF ISSUANCE:
03 October 2019

EXISTING ELEVATIONS

EX3