

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

STAFF RECOMMENDATION

202 Elmington Place

January 20, 2021

Application: New Construction—Addition and Outbuilding

District: Elmington Place Neighborhood Conservation Zoning Overlay

Council District: 25

Base Zoning: RS7.5

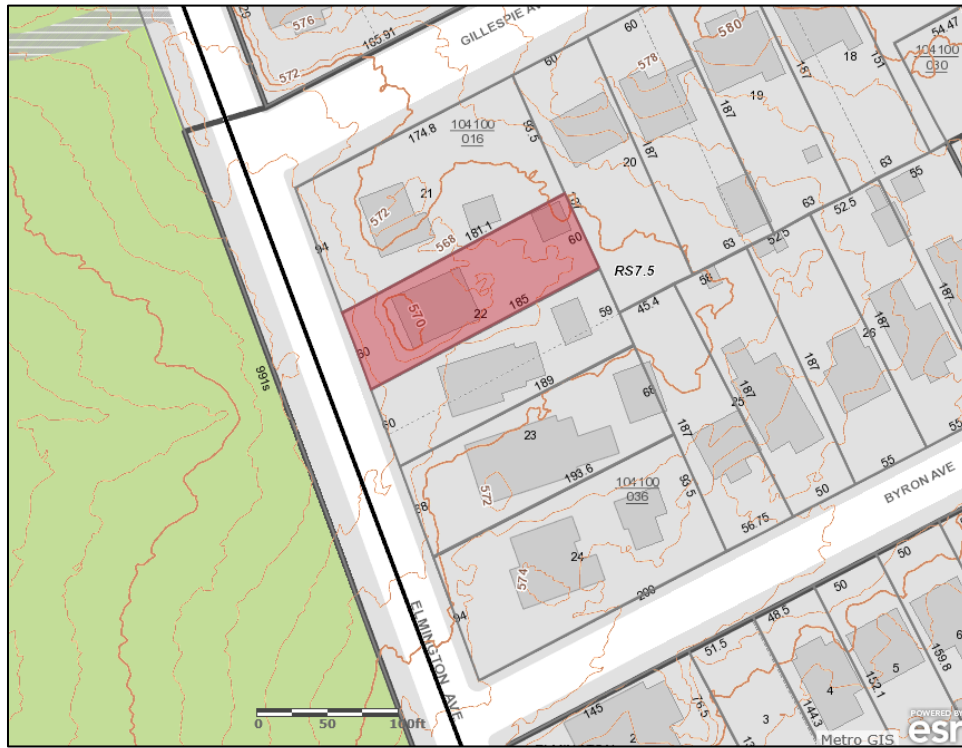
Map and Parcel Number: 10410001700

Applicant: Cyril Stewart, Architect

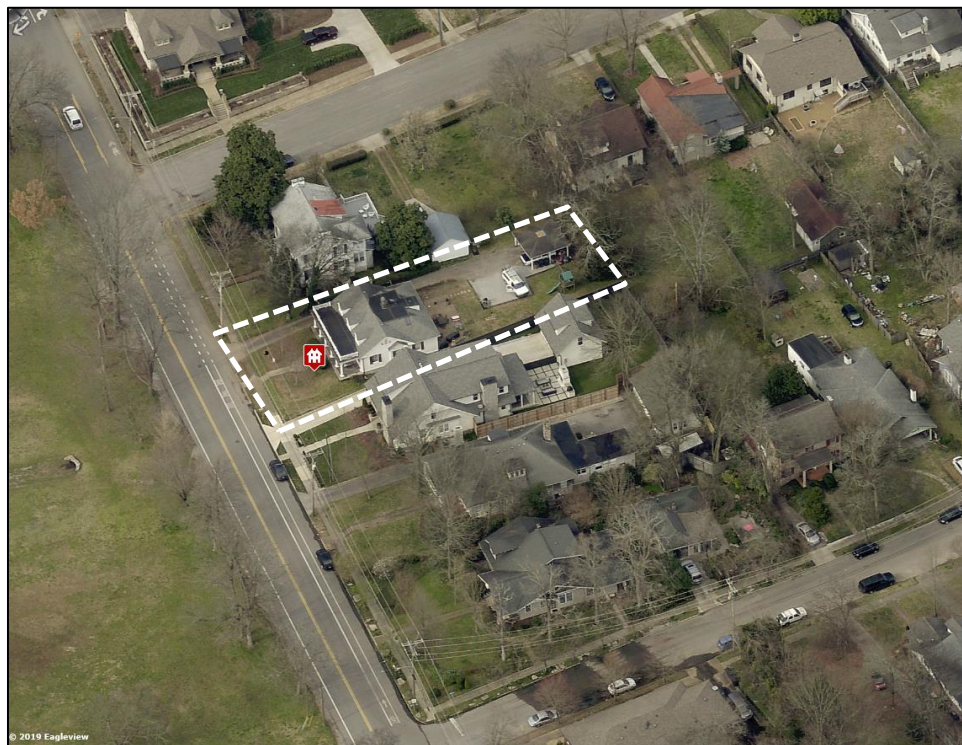
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: An application to construct a rear addition to an historic house, and an outbuilding at the rear of the lot. The addition will match the height of the historic house and will be stepped in from both sides before going back and stepping wider to the left.</p> <p>Recommendation Summary: Staff recommends approval of the demolition of the existing outbuilding and the construction of the proposed addition and outbuilding with the following conditions:</p> <ol style="list-style-type: none">1. The roof of the addition is stepped down six inches (6") from the hip-ridge on the left side of the historic house; and2. The foundation material, deck and railing materials, and window and door selections are approved prior to purchase and construction. <p>With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Elmington Place Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments</p> <p>A: Site Plan B: Floor Plans C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

1. New Construction

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.

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

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

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

h. Outbuildings

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

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

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

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

Outbuildings: Character, Materials and Details

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

Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

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

Outbuildings: Roof

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

Outbuildings: Windows and Doors

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

Outbuildings: Siding and Trim

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

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

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

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

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

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

Setbacks & Site Requirements.

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

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

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

At least one side setback 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.

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

- 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 or extend wider than the existing building; however, generally the addition should not be taller and extend wider.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

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.

III.B.1 Demolition is Not Appropriate

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

III.B.2 Demolition is Appropriate

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

Background: The structure at 202 Elmington Place is a one and one-half-story Colonial Revival style house, constructed circa 1925. The house is contributing to the historic character of the district because of its age and architectural character.



Figure 1: 202 Elmington Place.

Analysis and Findings: The applicant proposes to enlarge the house with a rear addition. The rear addition will be wider than the historic house to the left side.

An existing outbuilding will also be demolished and replaced with a new outbuilding.

Demolition: Portions of the rear wall and rear roof slope of the house will be removed to accommodate the new rear addition. These portions of the building are not visible from the right-of-way and do not contribute to the historic character of the house.

The existing outbuilding, which is not contributing, will be demolished.

Staff finds that the project meets Section III.B.2. for appropriate demolition and does not meet section III.B.1. for inappropriate demolition.

Location & Removability: The addition will attach to the historic house at the rear, stepping in eight feet (8') from the side wall on the right side before extending back, and on the left with a one foot (1') inset going back three foot (3') before stepping out to the left. The roof will tie into the rear slope of the primary side gabled roof on the right, and the left side is shown tying in flush with the left slope of an original rear hip-ridge.



Figure 2: Existing rear-left corner.

Additions to hipped-roofed houses have previously been required to step in at least six inches (6") from the side slopes in order to differentiate the new construction from the historic, and to leave the historic hip-ridges intact.

With a condition that the roof of the addition is stepped in six inches (6") from the hip-ridge on the left side of the historic house, Staff finds that the location and attachment of the addition is appropriate and meets Sections II.B.2.a and II.B.2.e. of the Design Guidelines.

Design: The character of the addition is compatible to the historic house in its detailing, with a similar side-gabled roof shape, compatible window proportions, and matching exterior materials. The form of the addition will be distinguished from the original building by stepping in from the side walls before continuing back.

Staff finds that the character of the addition is compatible with the historic house, therefore the project meets section II.B.2.d and II.B.2.f. of the Design Guidelines.

Height & Scale: The addition will have a side-gabled primary component matching the ridge and eave height of the original roof, with a flat-roofed hyphen connecting the two gabled forms. The right side of the addition will be stepped in eight feet (8') from the side of the house, and after a one foot (1') by three foot (3') alcove the left side will extend six feet (6') beyond the left side of the historic house.

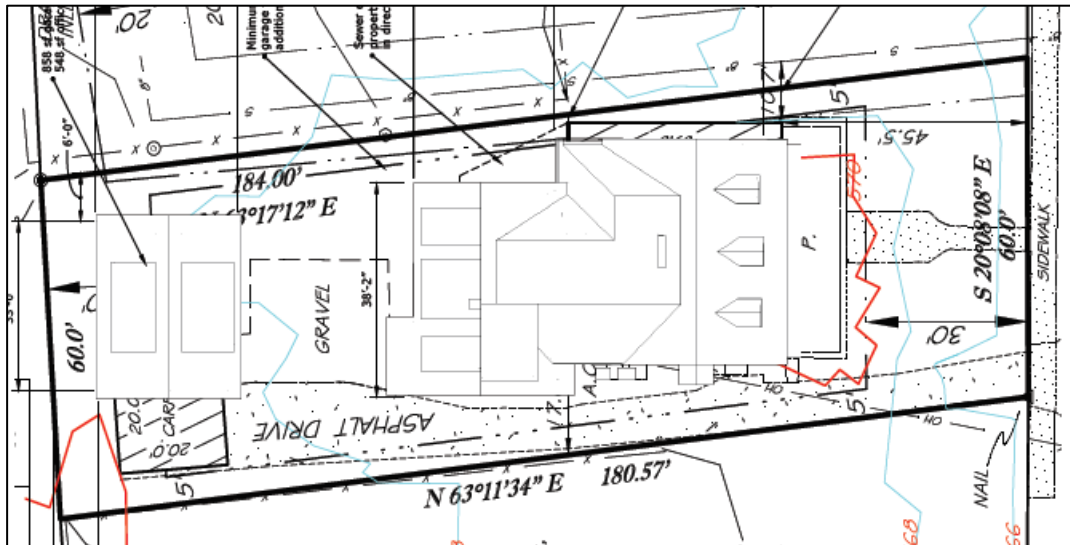


Figure 3: Site plan. The front is to the right.

Additions should generally be kept to the rear of an historic house, however Staff finds the additional width to be appropriate because the axis of the property lines are not parallel with the orientation of the house and the addition is stepped in to maintain the minimum setback on the right side.

Staff finds the height and width of the proposed addition to be subordinate and to meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The addition steps in on the right to maintain a setback consistent with the historic house, as the axis of the property lines are not parallel with the orientation of the house. The addition's width to the left will not have a significant impact on the rhythm of spacing on the street, as the additional width occurs more than eighty-two feet (82') back from the right-of-way and because the lots on Elmington are

generally askew to the north (to the left), and the addition meets the bulk zoning setback requirements.

Staff finds that the setbacks of the proposed addition are appropriate and meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Material Not Indicated	Selection Needs Approval		X
Wall Cladding	Cement-Fiber Clapboard	Match Existing	Yes	
Trim	Cement-Fiber Clapboard	Match Existing	Yes	
Roof	Asphalt Shingle	Match Existing	Yes	
Windows	Double Hung Divided Light	Selection Needs Approval		X
Doors	Material Not Indicated	Selection Needs Approval		X
Deck and Railing	Material Not Indicated	Selection Needs Approval		X

Staff recommends that the foundation material, deck and railing, and window and door selections are approved administratively to ensure that they are compatible with the historic house and meet Section II.B.1.d. of the guidelines.

Roof form: The addition will have a side-gabled roof, matching the form, pitch, and orientation of the historic house’s roof. The new roof will have a front-facing dormer, which is appropriate because the historic house has front-facing dormers. The new and existing side-gabled roofs will be attached by extending an existing flat-roofed component toward the rear.

In the proposal, the addition ties in flush with the left side hip-ridge on the historic house. Additions to hip-roofed houses have previously been required to step in from the side slopes in order to differentiate the new construction from the historic, and to leave the historic hip-ridges intact.

With a condition that the roof of the addition is stepped in from the hip-ridge on the left side of the historic house, Staff finds that the roofs of the addition are compatible with the historic house and meet S section II.B.1.e. of the Design Guidelines.

Proportion and Rhythm of Openings: An existing partially enclosed rear corner porch on the left side of the house will be fully enclosed with siding, but no changes to the window and door openings on the existing house are indicated in the proposal. The windows on the proposed addition match the proportions of existing windows on the house, and there are no large expanses of wall space without a window or door opening.



Figure 3: Right side showing a variety of windows sizes.

Staff finds the proportion and rhythm of openings on the proposed addition meet Section II.B.1.g. of the Design Guidelines.

Appurtenances & Utilities: The HVAC unit is currently on the left side of the house and is not indicated as being moved.

Staff finds that the project meets section II.B.1.i. of the design guidelines.

Outbuilding: The proposal also includes a one and one-half-story detached outbuilding at the rear of the lot. The outbuilding is not proposed to include a detached accessory dwelling unit.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot greater than 10,000 sq. ft.	Proposed footprint
Maximum Square Footage	1000 sq. ft.	858 sq. ft.

	Potential 1-Story or 1.5-Story Outbuilding	Proposed Outbuilding
Ridge Height	24'	21'
Eave Height	10'	8'-6"

Staff finds that the outbuilding meets Section II.B.1.h. of the Design Guidelines for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Side Gable	Yes
Primary Roof Slope	10/12	Yes
Dormer Form	Shed	Yes
Dormer Roof Slope	2/12	Yes

The proposed outbuilding will have a gabled roof with a pitch matching that of the house, with low-sloped shed-roofed dormers.

Staff finds that the roof forms of the proposed outbuilding meets Section II.B.1.h. of the Design Guidelines for roof form.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Material Not Indicated	Selection Needs Approval		X
Wall Cladding	Cement-Fiber Clapboard	Match Existing	Yes	
Trim	Cement-Fiber Clapboard	Match Existing	Yes	
Roof	Asphalt Shingle	Match Existing	Yes	
Windows	Double Hung Divided Light	Selection Needs Approval		X
Doors	Not Indicated	Selection Needs Approval		X

With a condition that the foundation material and the window and door selections are approved prior to purchase and installation, Staff finds that the project meets Section II.B.1.h. of the Design Guidelines for new construction-materials on outbuildings.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	27'
Rear setback	5'	8'
Left side setback	5'	17'
Right side setback	5'	6'
How is the building accessed?	-	Front-facing Access
Two different doors rather than one large door (if street facing)?	-	Single Bay

Staff finds that the location and setbacks for the proposed outbuilding will be appropriate and that the proposal meets Section II.B.1.h. of the Design Guidelines.

Overall, staff finds that the outbuilding meets Section II.B.1.h of the Design Guidelines.

Recommendation: Staff recommends approval of the demolition of the existing outbuilding and the construction of the proposed addition and outbuilding with the following conditions:

1. The roof of the addition is stepped down six inches (6") from the hip-ridge on the left side of the historic house; and
2. The foundation material, deck and railing materials, and window and door selections are approved prior to purchase and construction.

With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Elmington Place Neighborhood Conservation Zoning Overlay.

General Information

Address: 202 Elmington Avenue
Parcel: 10410001700
Site Area: 0.25 Acres, 10,891 square feet
Zoning: RS-7.5
Overlays: UZO, IMP, Historic Conservation Overlay
Existing house footprint = 1,631 gsf
Proposed addition footprint = 1,131 gsf
Maximum outbuilding footprint sf = 1,000 gsf
Proposed outbuilding footprint sf = 858 gsf
Maximum outbuilding ridge height = 25' but not to exceed
principal building height (23'-4 3/8")
Proposed outbuilding ridge height = 22'
Proposed office over garage = 548 gsf

Specifications

Hardward flooring to match existing

Exterior materials

- Match existing materials and details on original structure.
- For addition and garage, install Hardiboard siding, smooth surface, with board thickness and lap to match the siding on the original structure (existing lap is 6: +/-)
- Windows to match existing with true divided lites
- Roofing to match, and tie into existing
- Interiors to be 5/8" drywall with doors, frames and trim to match existing

January 4, 2020

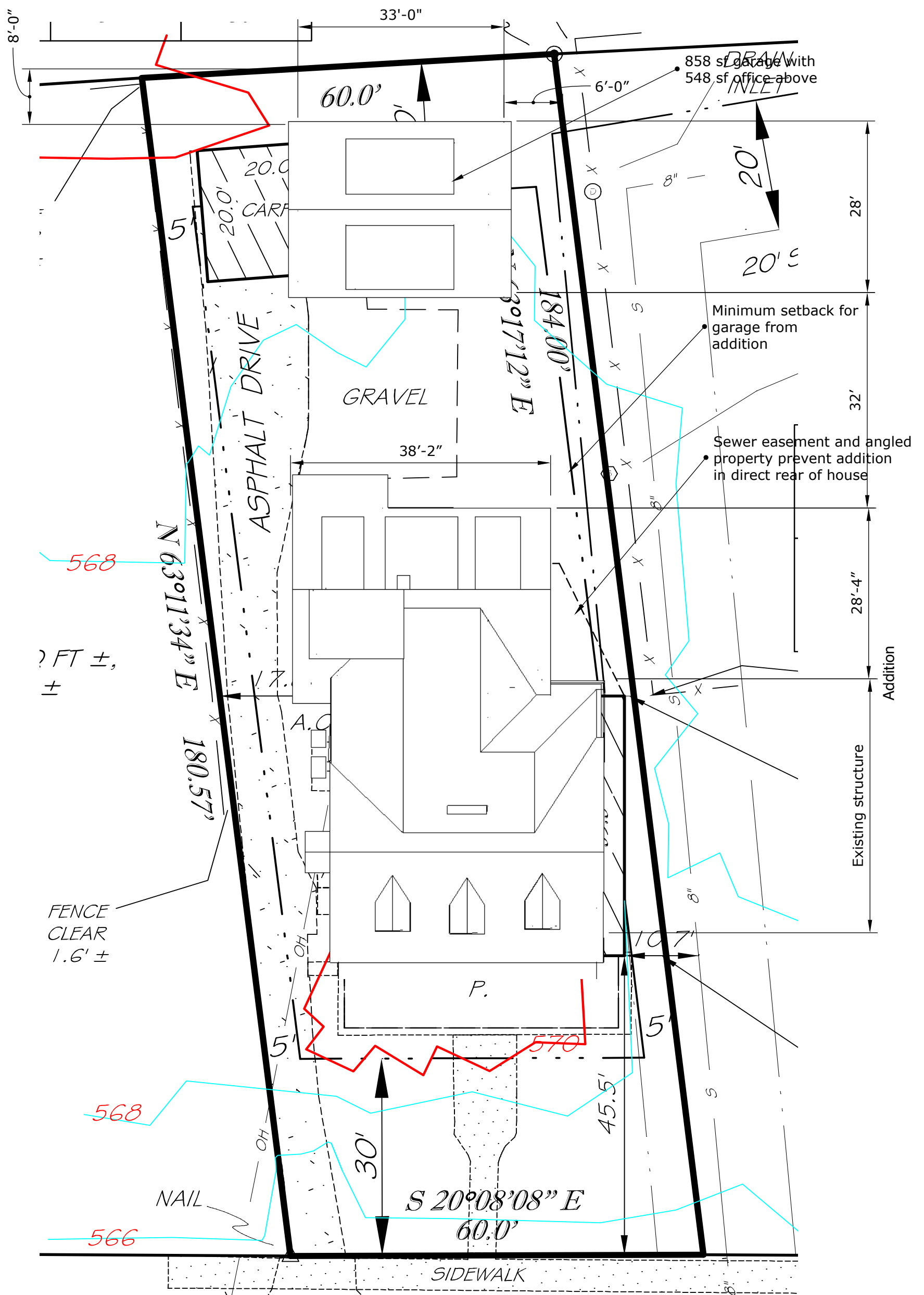
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<https://www.cyrilstewart.com>

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Cover
Sheet

C 0.1



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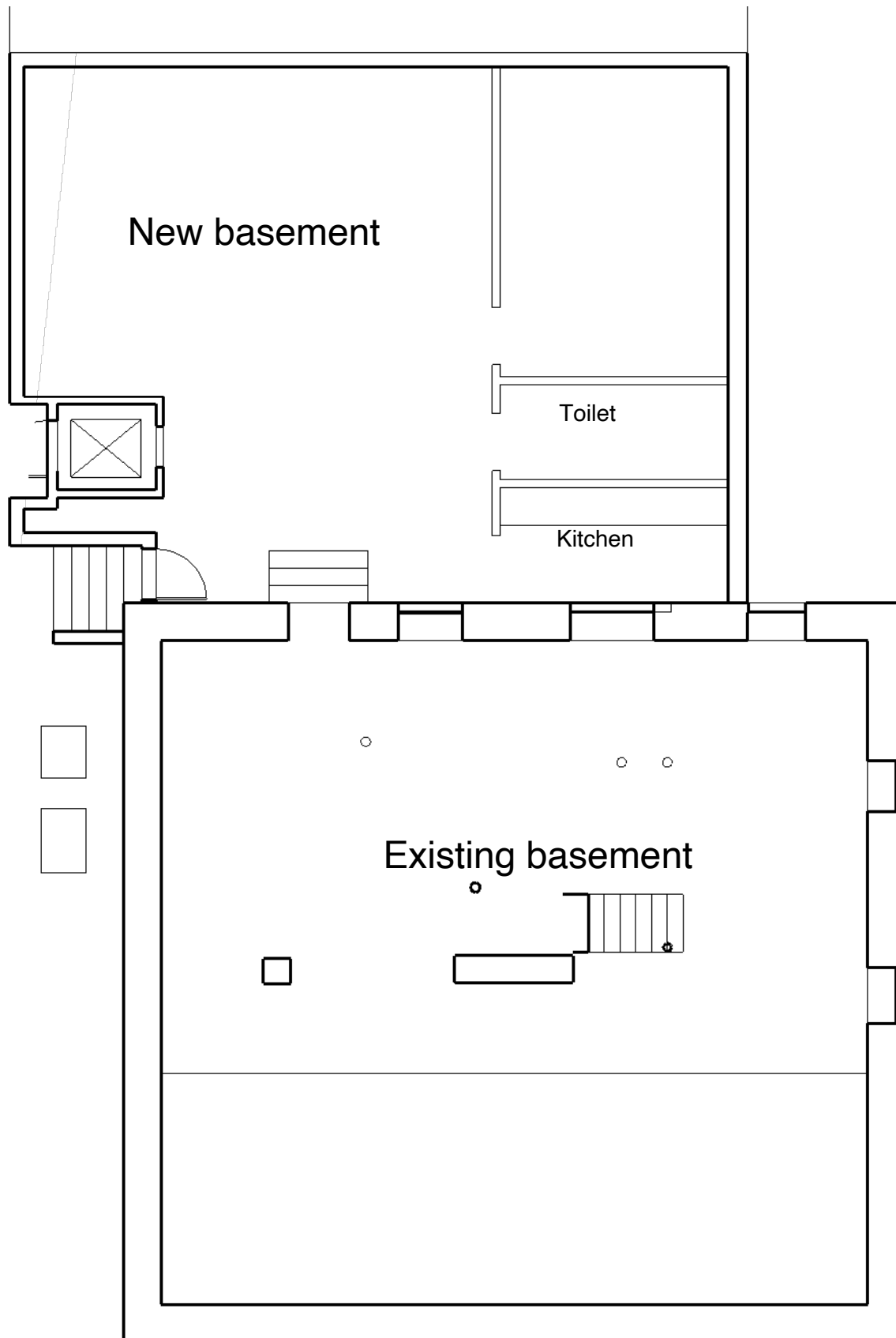
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New Site
 Plan

A 1.2



New basement

Drop floor to get 8' ceiling,
 add stairs to outside,
 interior insulation and
 drywall, polished concrete
 floor, toilet, bedroom,
 power, lighting



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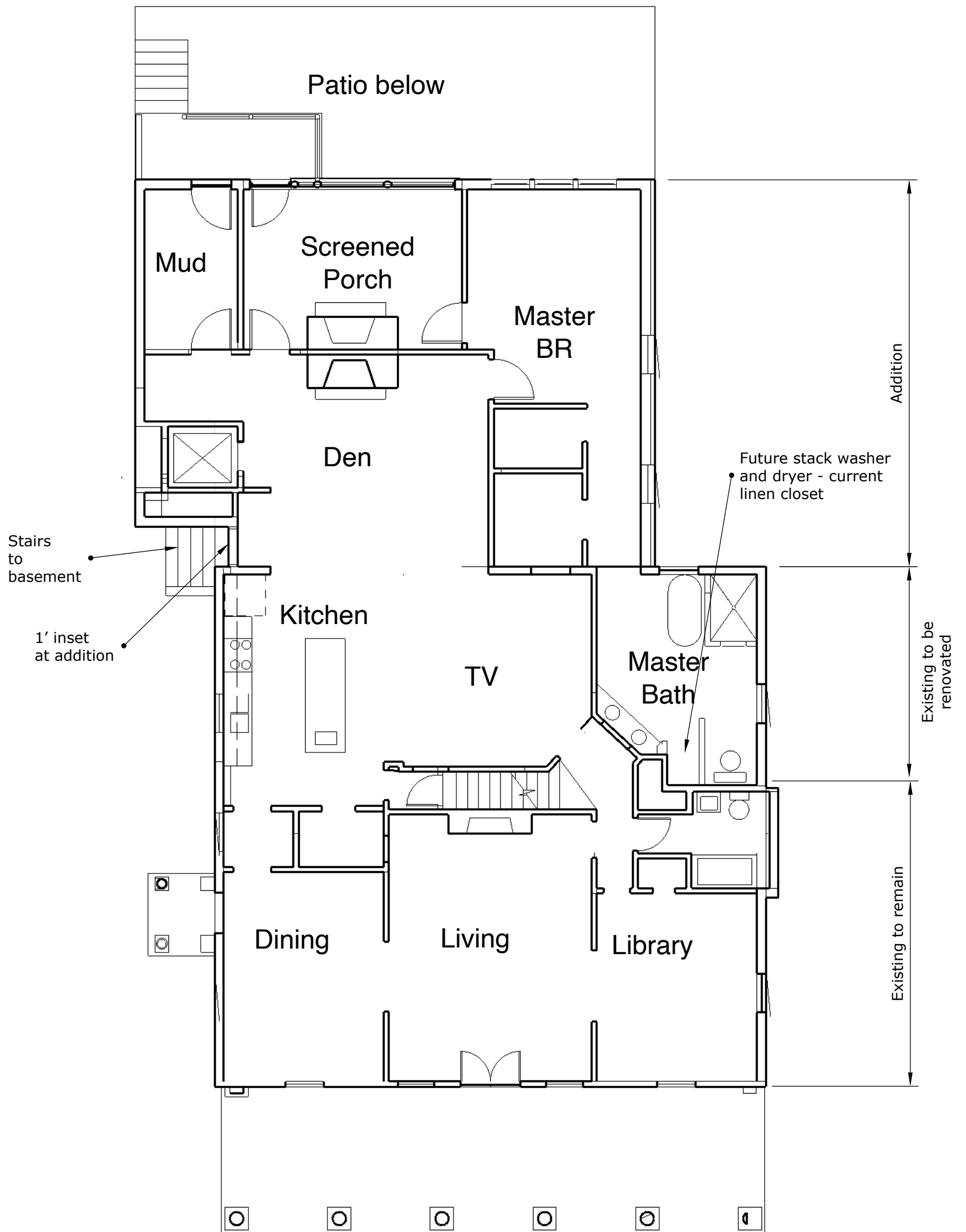
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Basement
 Floor Plan

A 2.1



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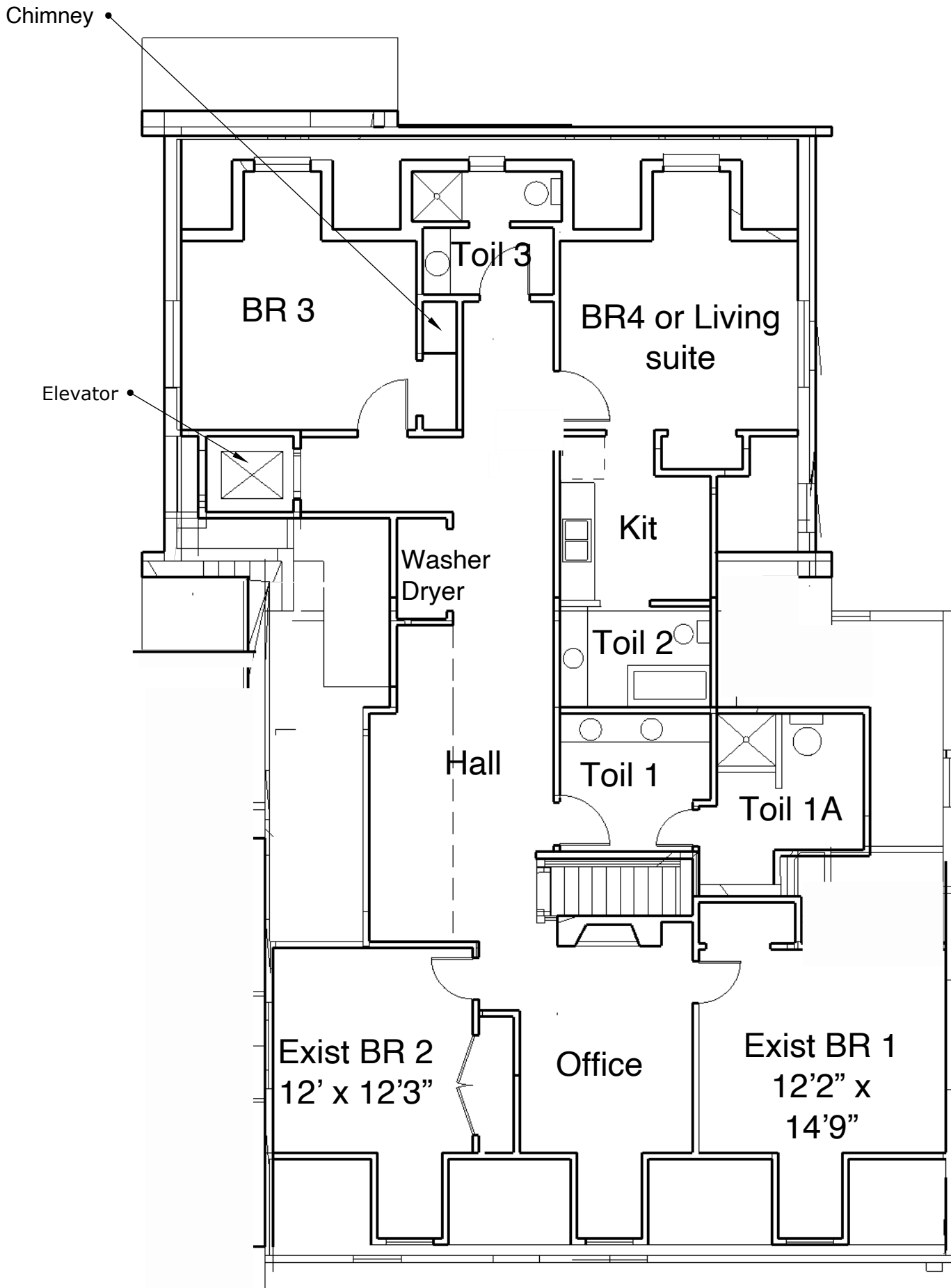
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Main Floor
 Plan

A 2.2



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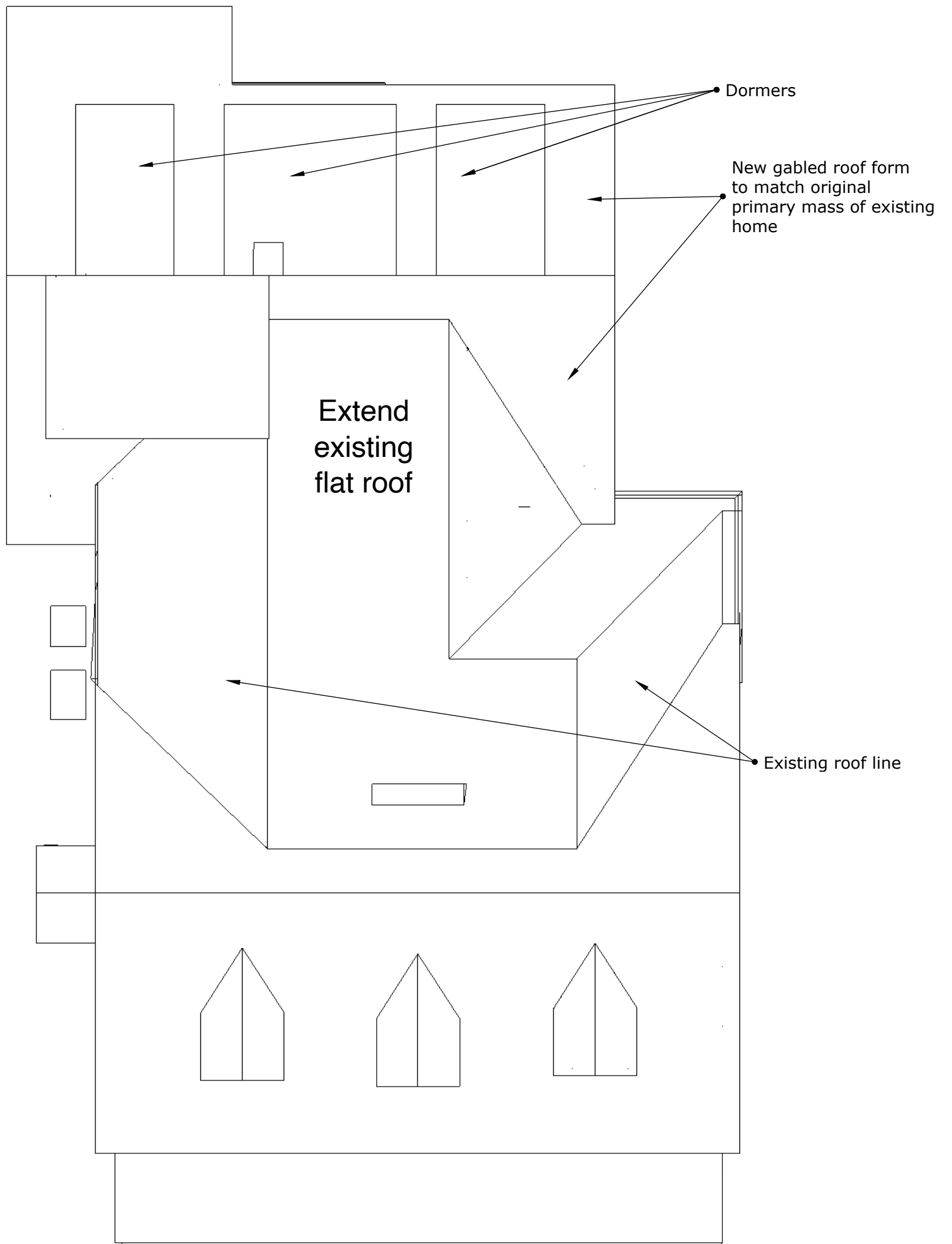
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Upper Floor
 Plan

A 2.3



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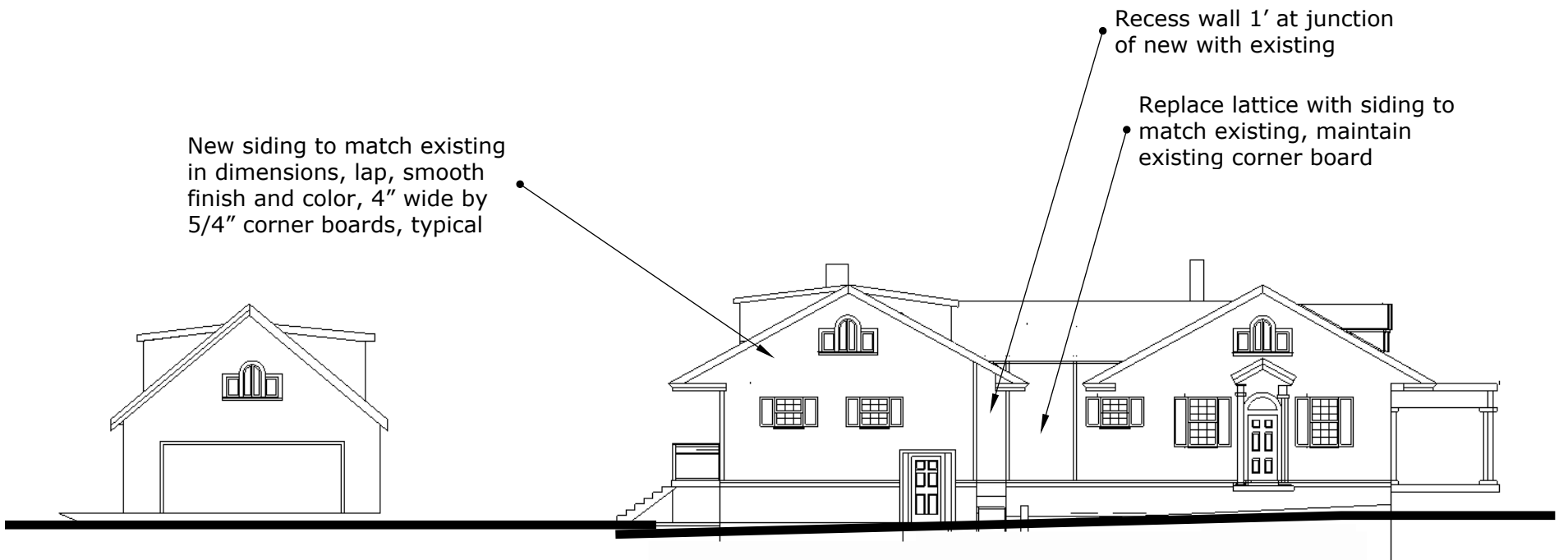
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Roof Plan

A 2.4



Front Elevation



North Elevation



South Elevation



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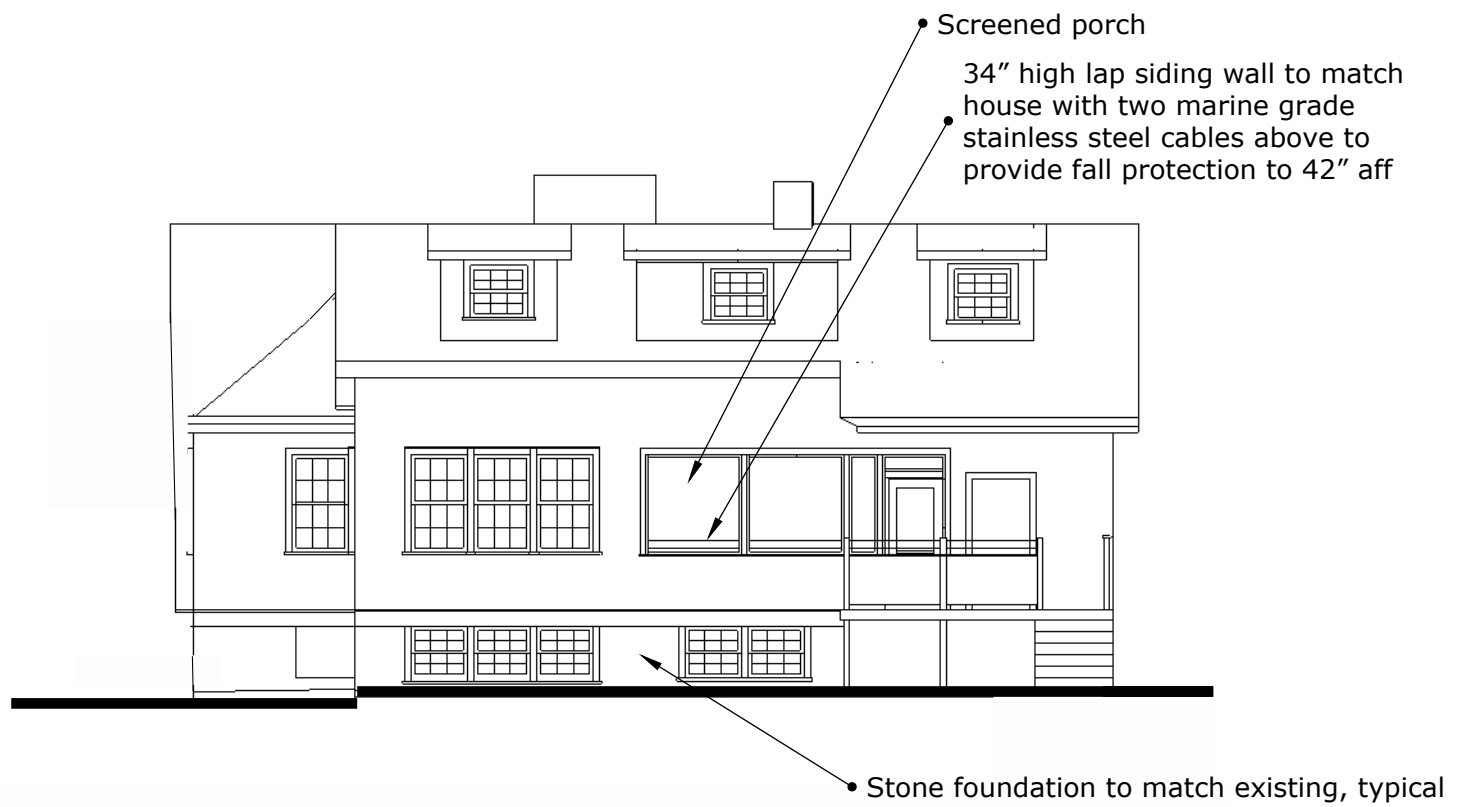
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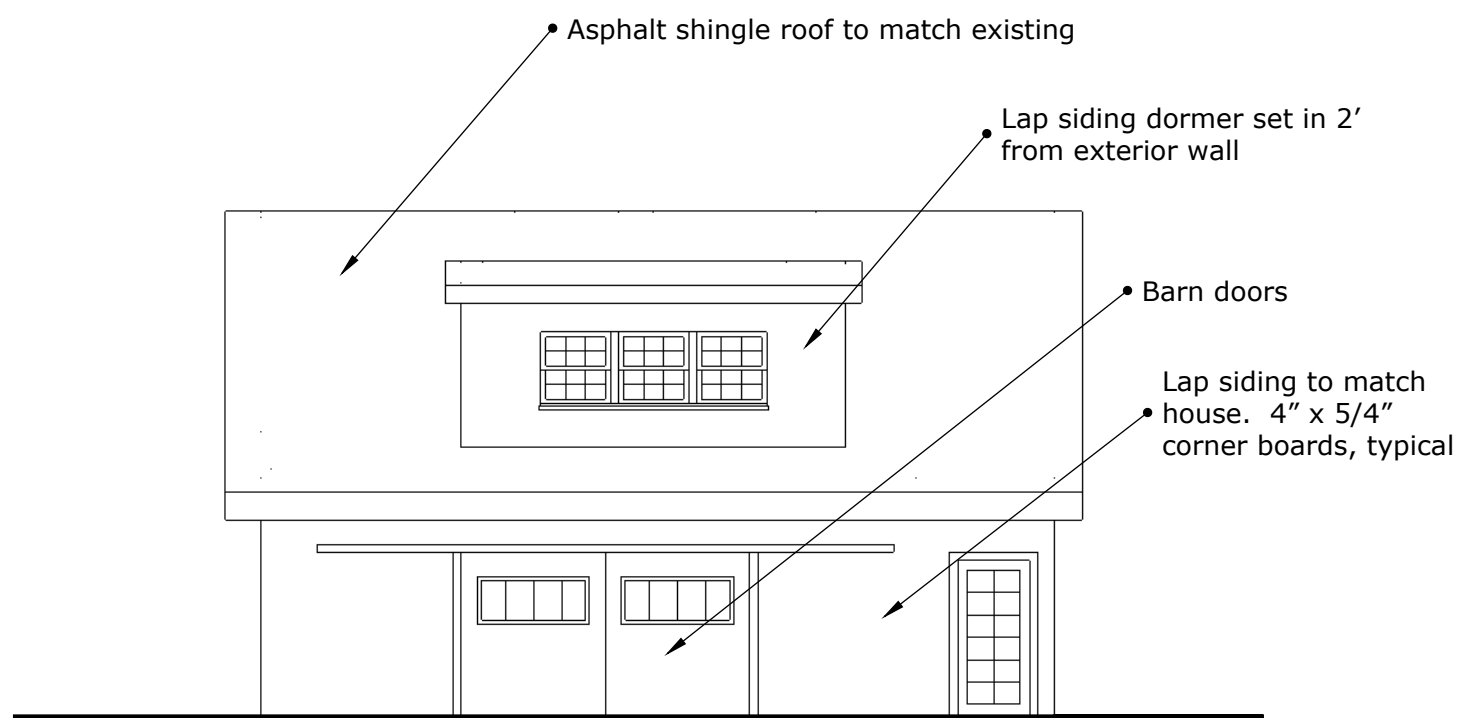
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Elevations

A 3.1



Rear Elevation



Garage Elevation facing House



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Rear and
 Garage
 Elevations

A 3.2



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Perspective

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Photos

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