



**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**  
**1410 Gale Lane**  
**December 19, 2012**

**Application:** New construction—addition; Demolition—outbuildings; Setback Reduction

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Map and Parcel Number:** 11708019900

**Applicant:** Benjamin Sohr

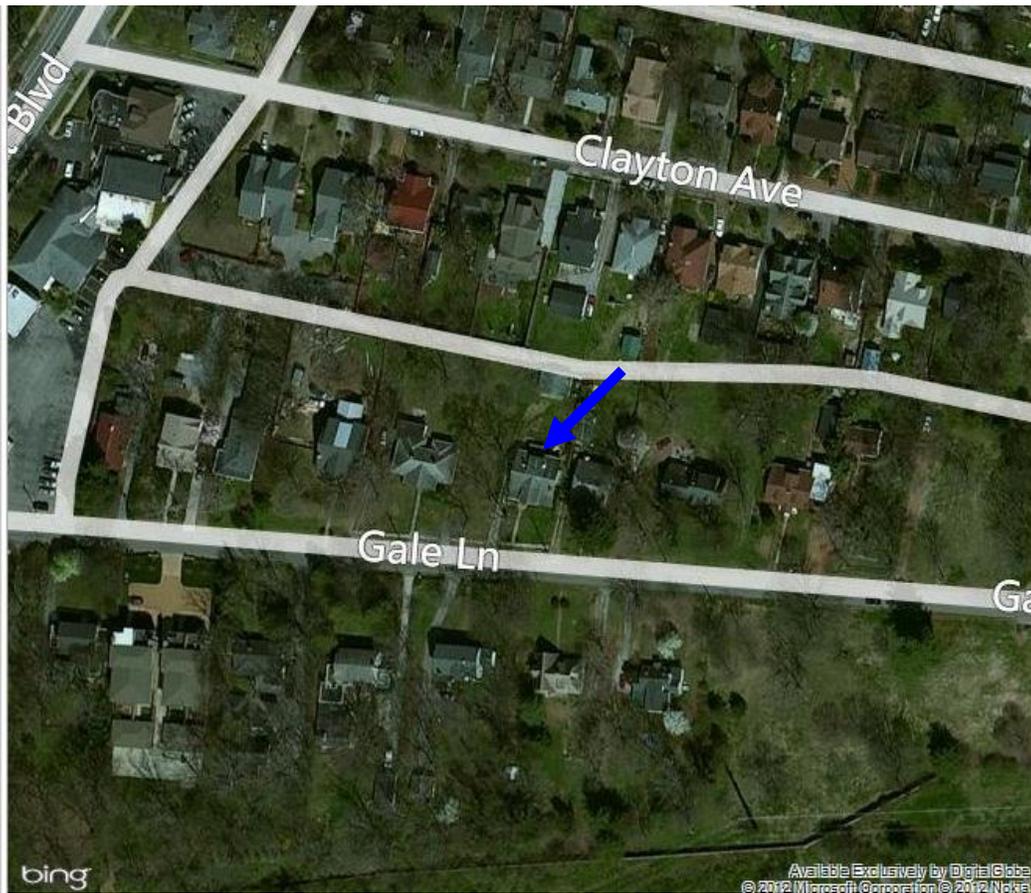
**Project Lead:** Michelle Taylor, [michelle.taylor3@nashville.gov](mailto:michelle.taylor3@nashville.gov)

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| <p><b>Description of Project:</b> Application is to construct a two-story rear addition that is slightly taller than the one and a half-story historic house and includes two outbuildings. The project also involves demolishing two existing outbuildings. The application will require a rear setback reduction.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the condition that staff provide final review of windows, doors, brick, and asphalt shingle color and that the outbuildings have a stucco veneer. With this condition Staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p> | <p><b>Attachments</b><br/> <b>A:</b> Photographs<br/> <b>B:</b> Site Plan<br/> <b>C:</b> Elevations</p> |
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B.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.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material.*

*Examples are a change in material, coursing or color.*

#### 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.

#### d. Materials, Texture, and Details, and Material Color

The materials, texture, and 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. MHZC does not review the painting of structures.

*T-1-11- type building panels, "permastone", E.I.F.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 minimum of a 5" reveal.*

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

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

*Stud wall lumber and embossed wood grain are prohibited.*

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

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

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

#### e. Roofs

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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

#### 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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

#### h. 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.*

#### i. 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.

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.

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:*

- 1. where they are a typical feature of the neighborhood*
- 2. 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.*

### **II.B.2 Addition**

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 not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with 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.*

*In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*
- Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

*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.*

#### *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).*

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, material 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.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 91.65 of the historic zoning ordinance.

**Background:** 1410 Gale is a c.1940, one and a half-story side gabled bungalow with clipped gable ends. The house is part of the recently-expanded portion of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay, and is contributing to the district.



### **Analysis and Findings:**

Application is to construct a two-story rear addition that is slightly taller than the one and a half-story historic structure and also includes two outbuildings. The project will involve demolition of two existing outbuildings.



### Demolition:

The application involves the demolition of two outbuildings. Both structures are located along the left property line, one toward the middle and one toward the rear of the property. Although, one of the structures appears on the 1951 Sanborn map, both structures are currently in very poor condition, lack architectural integrity, and do not contribute to the overall historic character of the property. In addition, neither structure is suitable for use as a garage. In order to construct the new addition plus the proposed outbuildings both structures would need to be removed. Staff finds that demolition of the accessory structures meets section III.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Location and Setback: On the right side, the addition initially steps in approximately four feet (4') from the back corner of the house for a depth of approximately four feet (4'). After this depth, the addition extends back out four feet (4') to align with the rear corner of the historic house. This portion of the addition is approximately fifty feet (50') in length and includes a box bay, eleven feet (11') deep and two feet (2') wide that extends beyond the right wall of the historic house.

Although the box bay portion of the addition extends two feet (2') beyond the existing house on the right side, staff considers the addition to be appropriate because the addition is initially separated from the house with a connector which sets in four feet (4') from the existing right rear corner of the house and this portion of the addition is toward the rear and will not be visible from the public right-of-way.

On the left side, the addition steps in approximately eighteen feet (18') from the back corner of the historic house for a depth of approximately four feet (4'). After this depth, the addition extends back out approximately eight feet (8'), still entirely located behind the rear corner of the historic house. The depth of this portion of the addition is approximately fifty feet (50').

The setbacks for the addition meet bulk zoning requirements.

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

Height & Scale: The existing house is approximately twenty three feet (23') tall, as measured from the foundation line to the ridge. It has a footprint of approximately one thousand, four hundred, and four square feet (1,404 sq. ft). It has a maximum width of thirty five feet, six inches (35'6") and a maximum depth of thirty-nine feet (39'). The addition has a footprint of approximately one thousand, five hundred, and sixty six square feet (1,566 sq. ft).

The proposed addition will be approximately two foot (2') taller than the existing house and will connect to the house with a flat roofed structural alcove that is shorter than the existing house. The additional height does not happen until approximately forty-eight feet (48') beyond the front wall of the house. In the past, the Commission has allowed for buildings that are as much as four feet (4') taller than the existing house as long as the additional height does not take place until at least forty feet (40') from the front wall the house. The proposed addition more than meets that condition. The portion of the roof that will be visible will have a clipped gable roof decreasing the visual mass and the visibility of the addition. The foundation line of the addition will be the same height as the existing foundation line.

After the construction of the proposed addition, the lot will have approximately sixty five percent (65%) open space, which is consistent with the varied open space percentages in the area, between twenty-four and ninety-four percent (24%-94%).

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

Roof: The 7/12 roof slope of the main body of the addition, will be similar to the existing house and what is typical for the district. There are two side wall dormers proposed on each side of the addition for a total of four dormers. The ridge of the dormers will be two feet (2') below the ridge of the addition and are compatible with the scale and design of the existing house and proposed addition. Because wall dormers are so rare within the district, the Commission typically does not allow them; however, in this case they are on a secondary elevation, located towards the rear, and are small in scale.

Staff finds the addition's roof pitches and forms to meet Section II.B.1.e. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The dimension of windows and doors are similar to those on the existing house. The primary windows on the addition are taller than they are wide and therefore fit the proportions for historic window openings. The application

includes replacing the windows on the original house. These replacement windows shall be placed within the historic window openings, without change to the existing dimensions. Although retaining and repairing windows is always recommended, the commission does not review window alterations in a neighborhood conservation zoning overlay unless the opening dimensions are altered or removed. The new windows should have simulated divided lights with spacer bar. The application also involves replacement of the front door and front gable. There are no large expanses of wall space without a window or door opening on any of the facades.

Staff finds that the addition's proportion and rhythm of openings meet Section II.B.1.g. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The addition will primarily be clad in brick veneer to match the existing house. The left rear corner of the existing house, currently lap sided, will be replaced with brick to match the rest of the house. The portion of the addition connecting the existing house with the addition will be clad in cement fiberboard siding, and have a minimum of a five inch (5") reveal. The addition's foundation will be split-faced concrete block, and the roof will be asphalt shingles (color dark gray but subject to change).



With the staff's final approval of the windows, doors, brick, and asphalt shingle color, staff finds the materials for the proposed addition to meet Section II.B.1.d. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

#### Outbuilding:

**Location & Setbacks:** The application includes two outbuildings located toward the rear of the property. For structures with garage doors facing the alley, Codes requires a rear setback of ten feet (10'), but only three feet, six inches (3'6") is proposed for this new garage. Because the locations of historic outbuildings were of minimal distance from the rear alley and the fact that within the immediate context several outbuildings are located a minimal distance from the alley, staff finds the reduction of the rear setback appropriate.

**Scale & Roof Shape:** The height and scale of both structures are subordinate to the existing house and will be minimally visible for the public right-of-way. Structure 1 will have a flat roof that will be fourteen feet (14') tall and structure 2 will have a flat roof that will be twelve feet (12') tall. Although the primary building does not have a flat roof, flat roofs for outbuildings that will be minimally visible is appropriate. Structure 1 has a footprint of five hundred twenty eight square feet (528 sq.ft) the structure 2 has a footprint of two hundred

thirty four square feet (234 sq.ft). Both structures are one-story and very utilitarian in character.

Materials: Structure 1 will have no windows and a vehicular door facing the alley. Structure 2 which will be minimally visible from the street and will have windows on the front and left elevation which will be similar in style to the existing house. Minimal use of windows is appropriate on historic outbuildings. Both structures are proposed as concrete block. Staff recommends a stucco veneer which the applicant has agreed to. Materials for the roof, windows, and doors, are unknown.

With the condition that the outbuildings have a stucco veneer, the project meets section II.B.1.i.

Appurtenances:

There is a seven foot (7') tall brick wall proposed along the left property line. The wall will start at the midway point of the existing house and run toward the rear of the property, ending at one of the outbuildings.

Staff finds that the design and location of the outbuildings meets Section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Recommendation Summary:** Staff recommends approval of the project with the condition that staff provide final review of windows, doors, brick, and asphalt shingle color and that the outbuildings have a stucco veneer. With this condition Staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Related Photographs:**



Southwest Oblique



Rear Façade

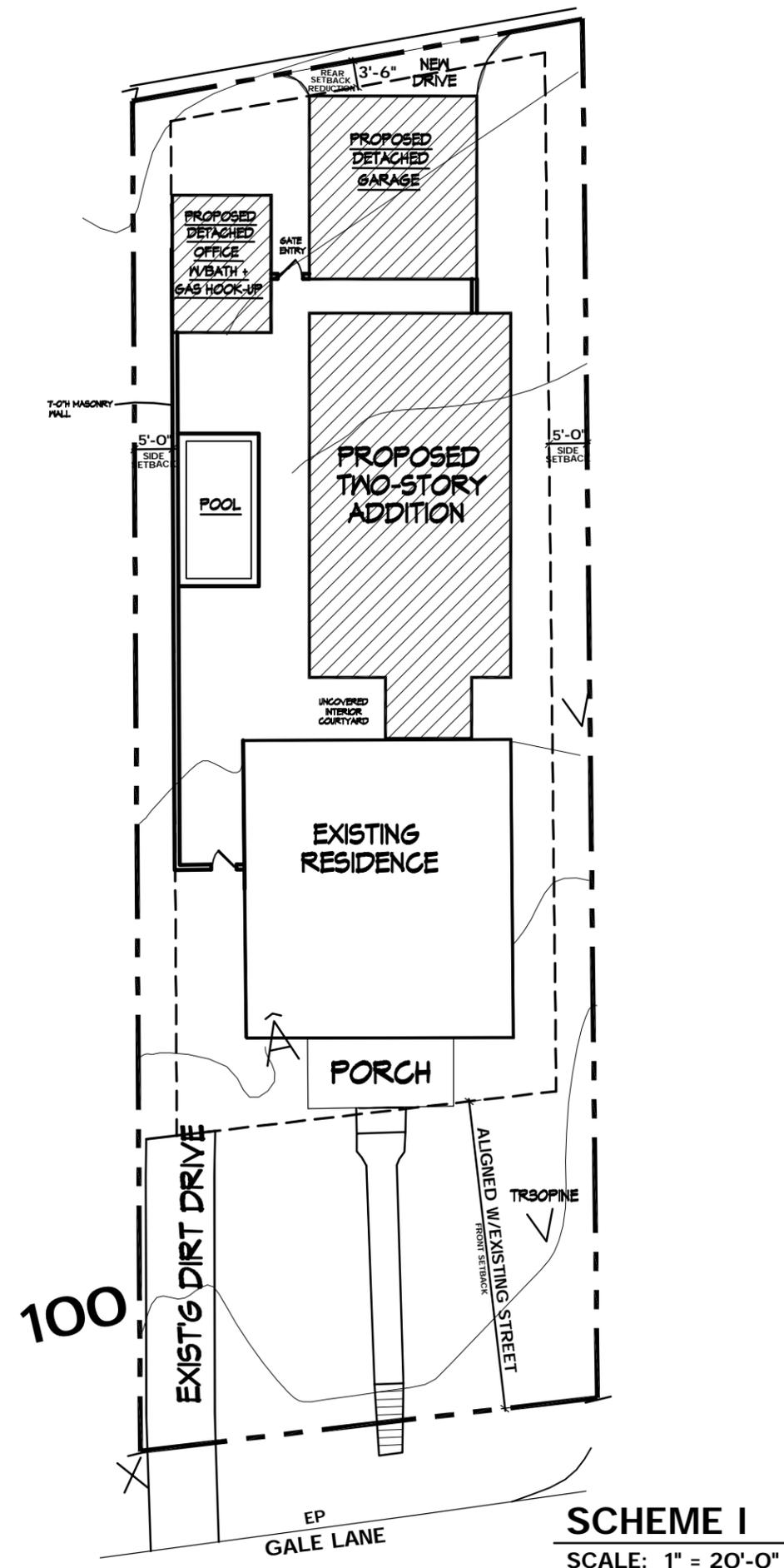
# ZONING R8 30/70 ISR

OVERALL LOT = 10,670 SQ.FT.

|                     |   |       |
|---------------------|---|-------|
| EXISTING RESIDENCE  | = | 1,372 |
| NEW ADDITION        | = | 1,353 |
| NEW DETACHED GARAGE | = | 528   |
| NEW DETACHED OFFICE | = | 234   |
| NEW POOL            | = | 220   |
| NEW DRIVE           | = | 140   |

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|-------------|---|------|
| TOTAL BUILT | = | 3847 |
| TOTAL ISR   | = | 39%  |



**ZONING R8 30/70 ISR**

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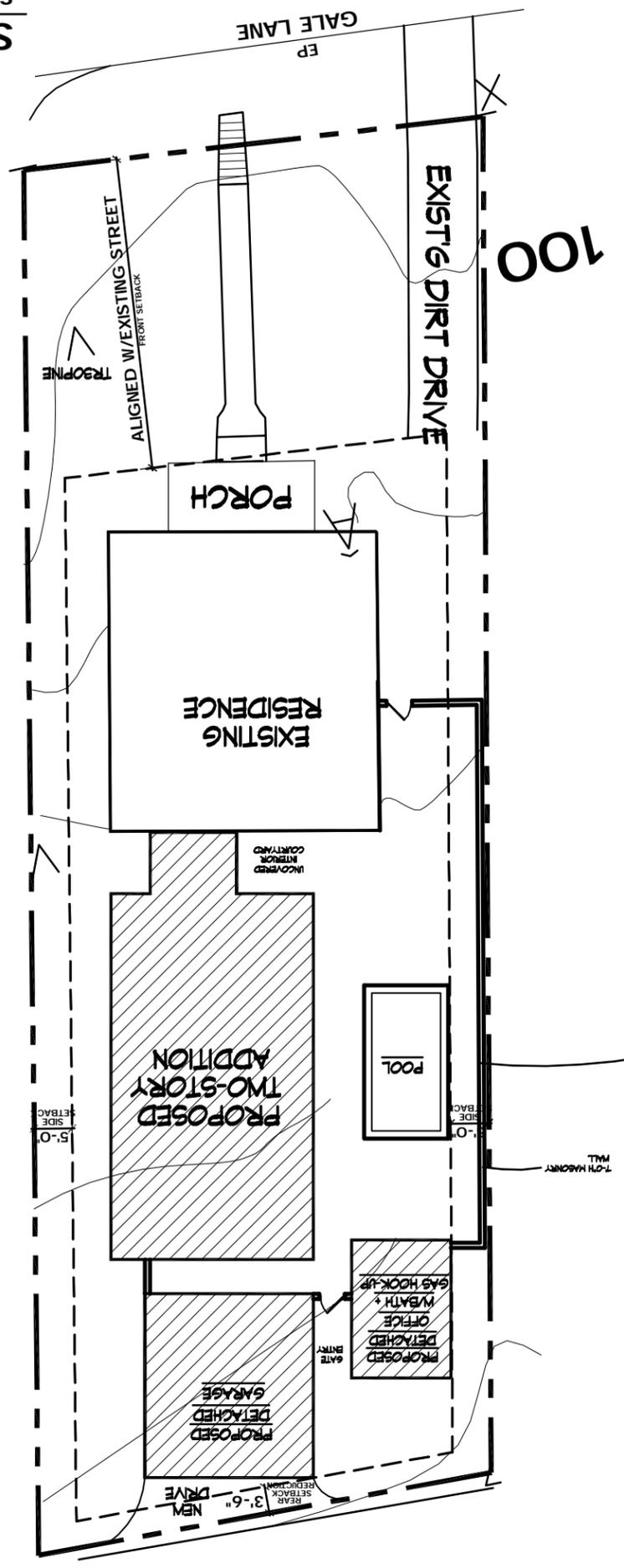
**NEW DRIVE = 140**

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**TOTAL BUILT = 3847**

**TOTAL ISR = 39%**

NOTE: VERIFY W/NEIGHBOR TO ALLOW FOR WALL TO SIT ON SETBACK LINE.



**SCHEME II**  
SCALE: 1" = 20'-0"

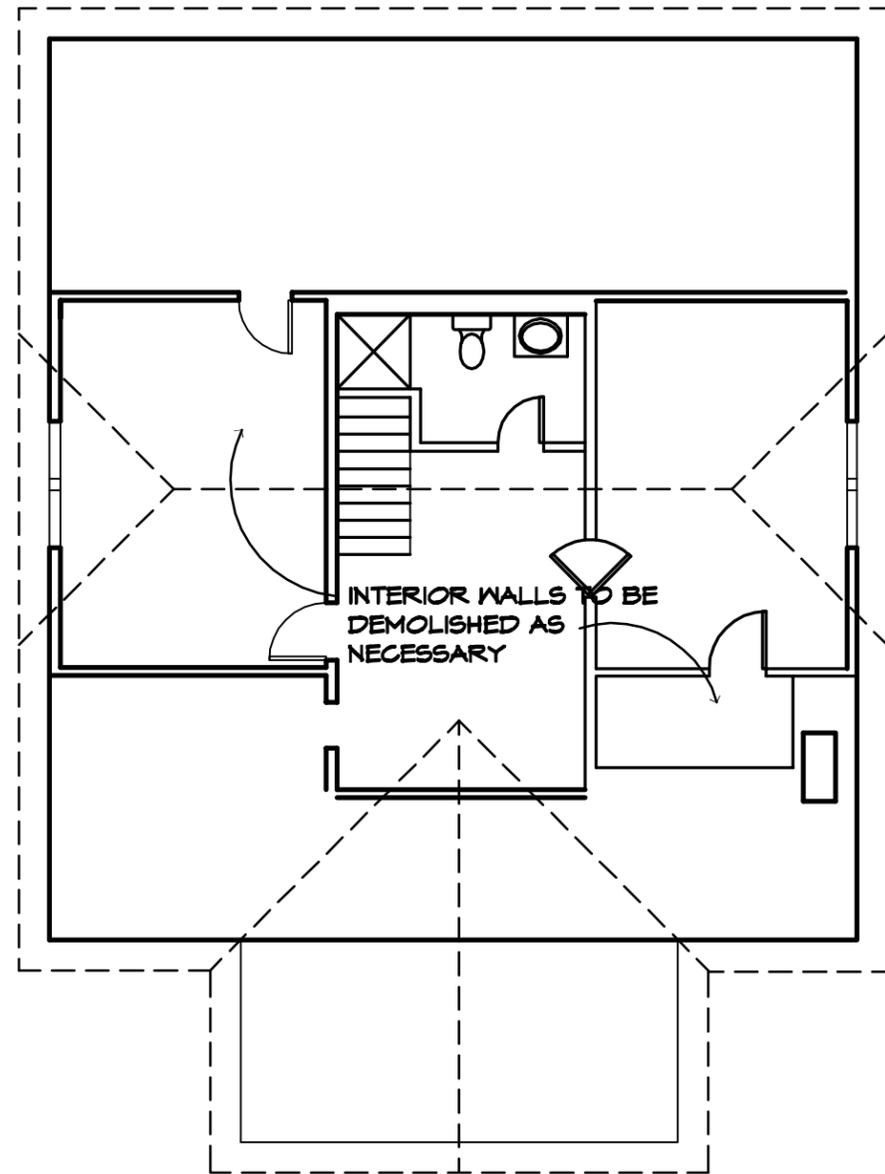
**A-1A**

Schematic Site Plan Scheme 1

12.05.2012

Revisions

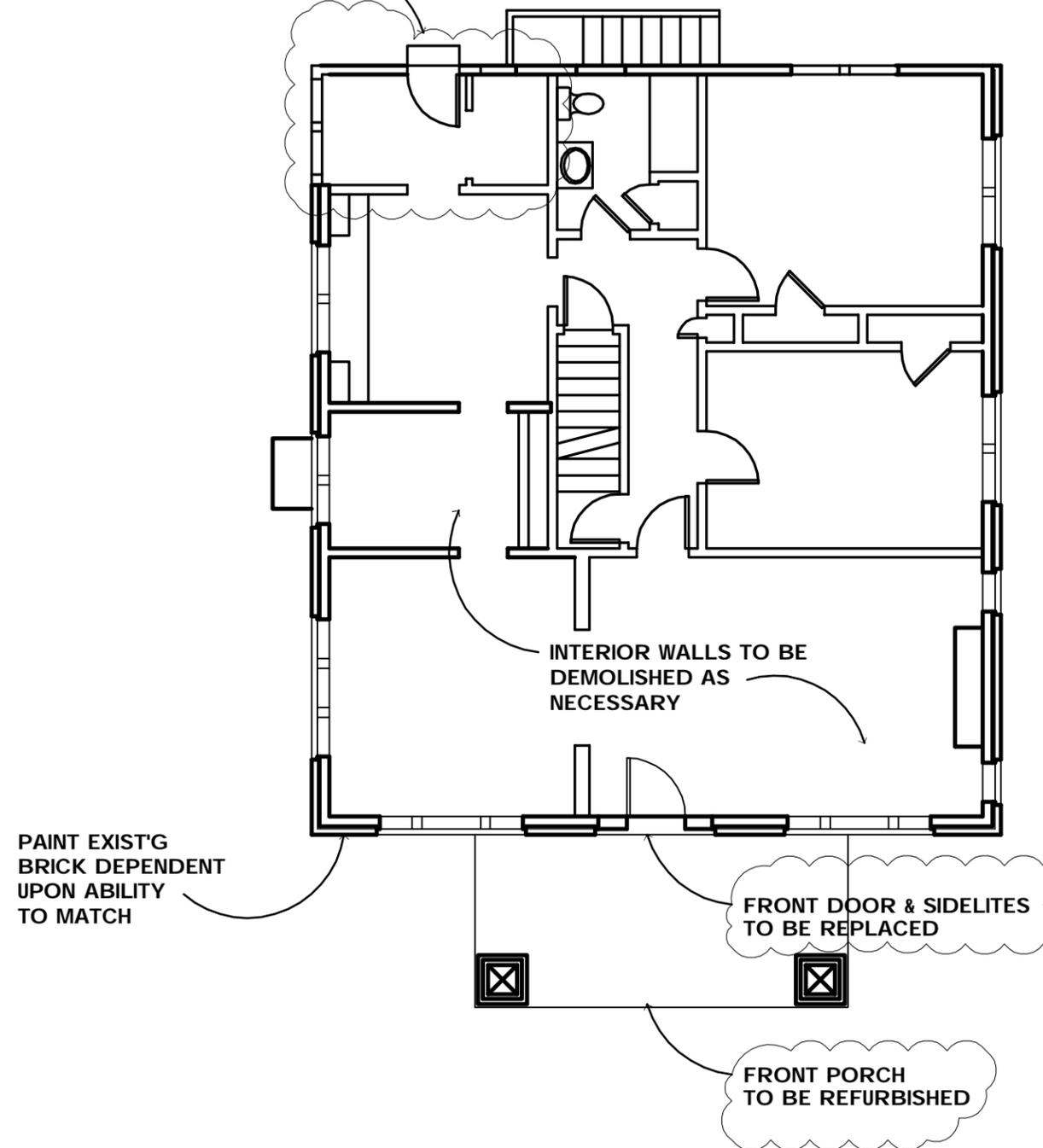
**Sohr Residence**  
1410 Gale Lane Nashville, Tennessee



**EXISTING SECOND FLOOR PLAN/DEMO**

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

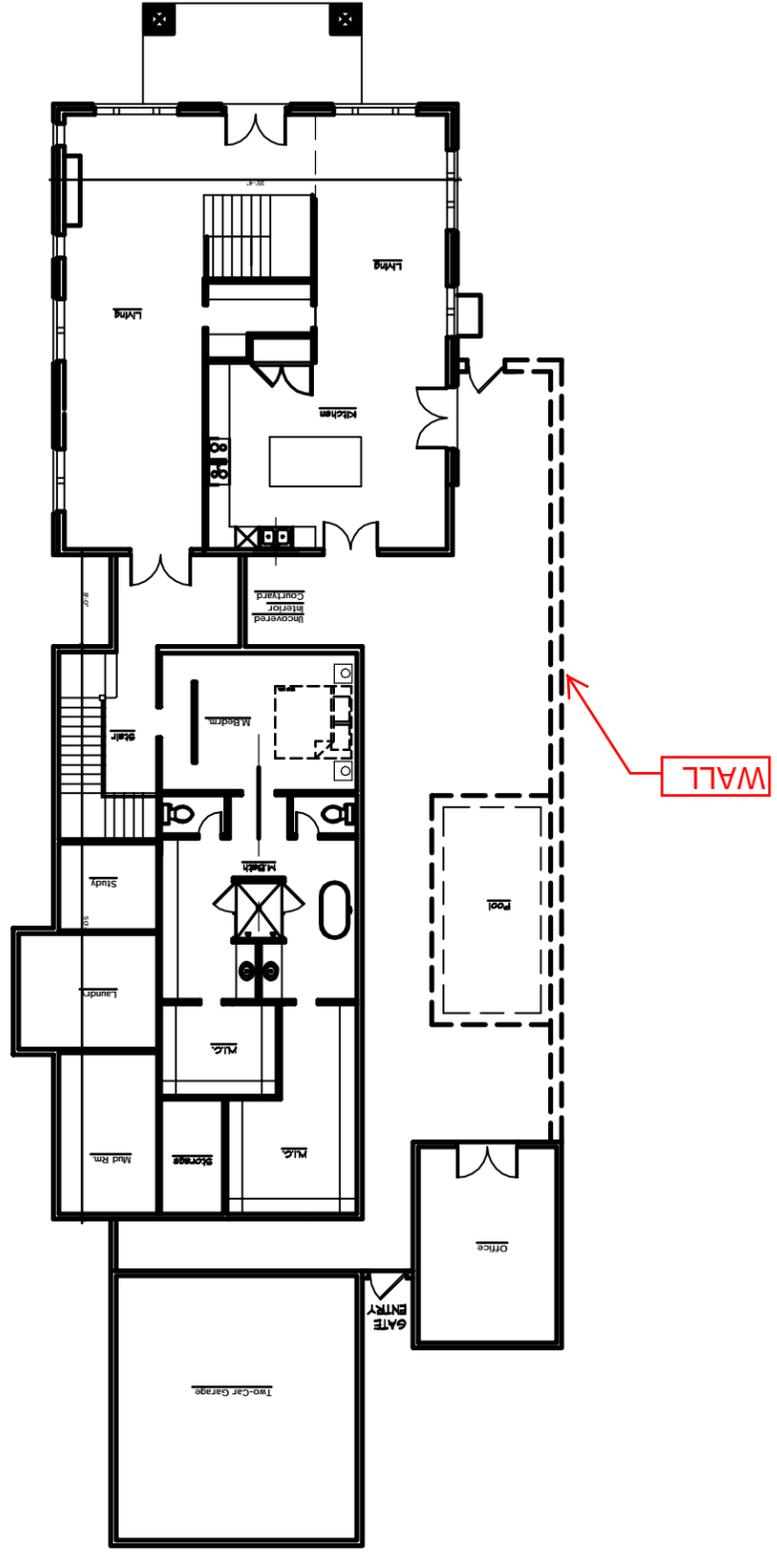
EXTERIOR WOOD CORNER  
TO BE DEMOLISHED



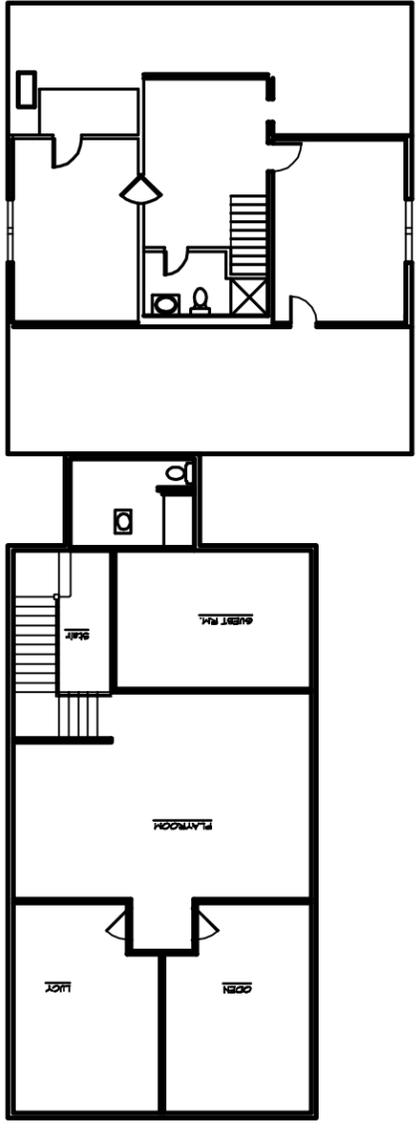
**EXISTING FIRST FLOOR PLAN/DEMO**

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

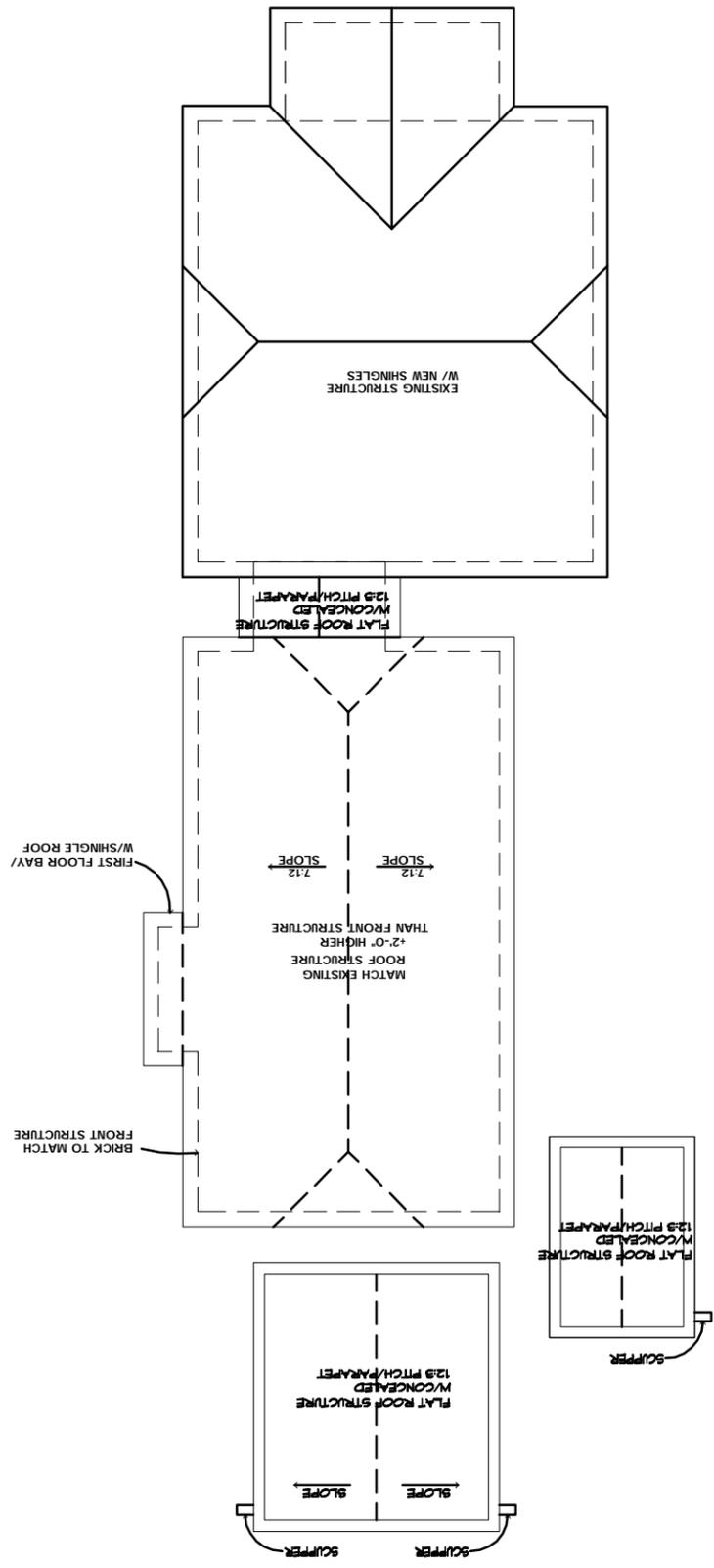
**FIRST FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

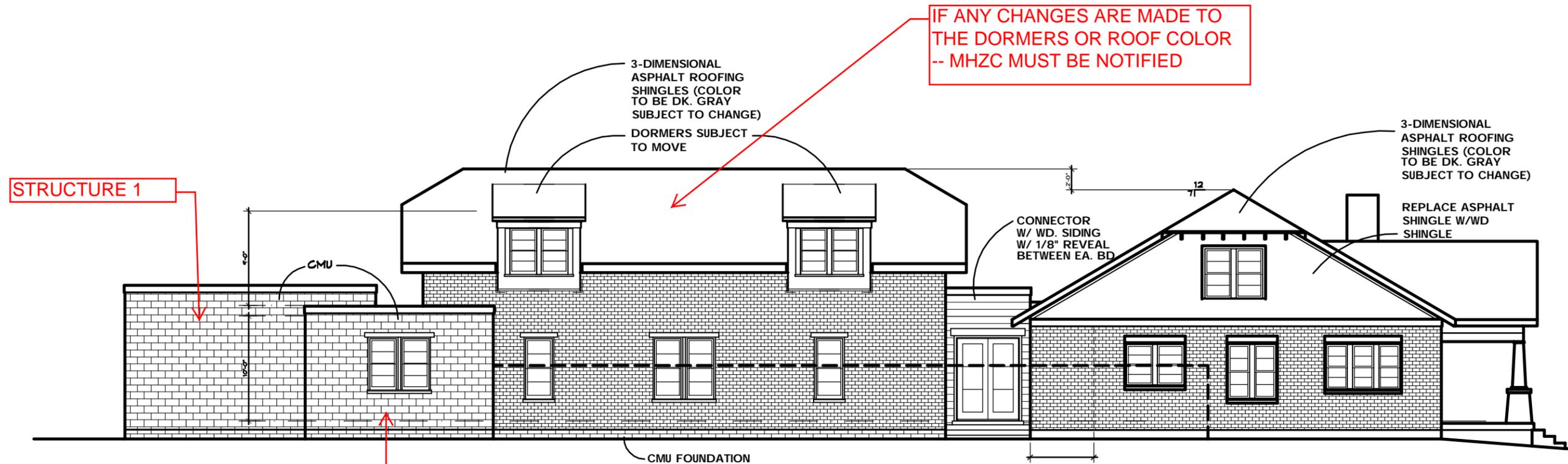


**SECOND FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



**ROOF PLAN**  
 SCALE: 1/16" = 1'-0"





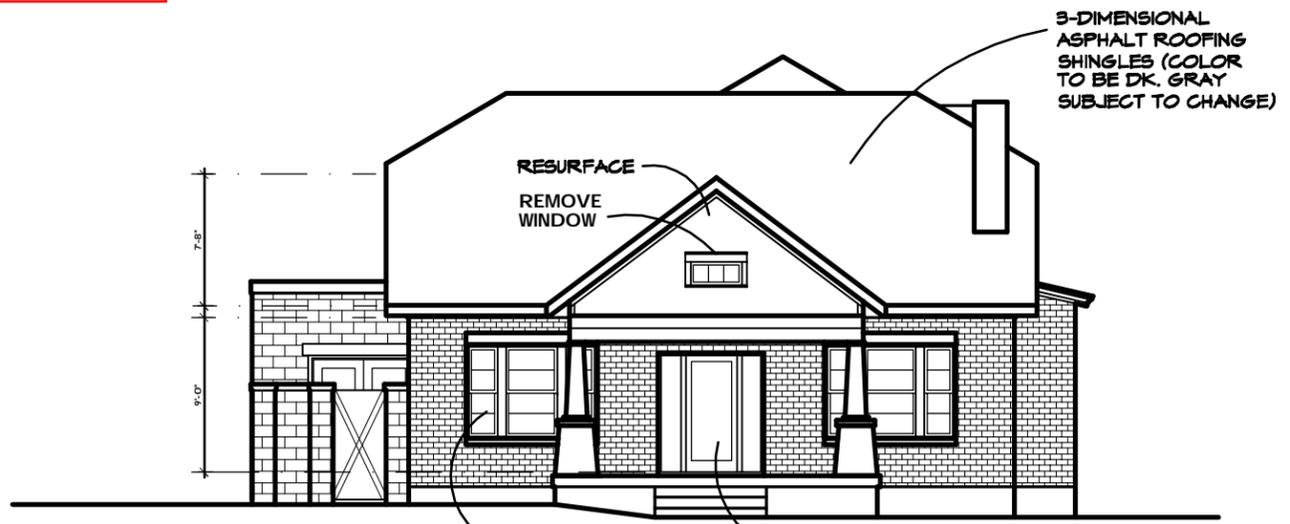
IF ANY CHANGES ARE MADE TO THE DORMERS OR ROOF COLOR -- MHZC MUST BE NOTIFIED

STRUCTURE 1

STRUCTURE 2

**LEFT ELEVATION**

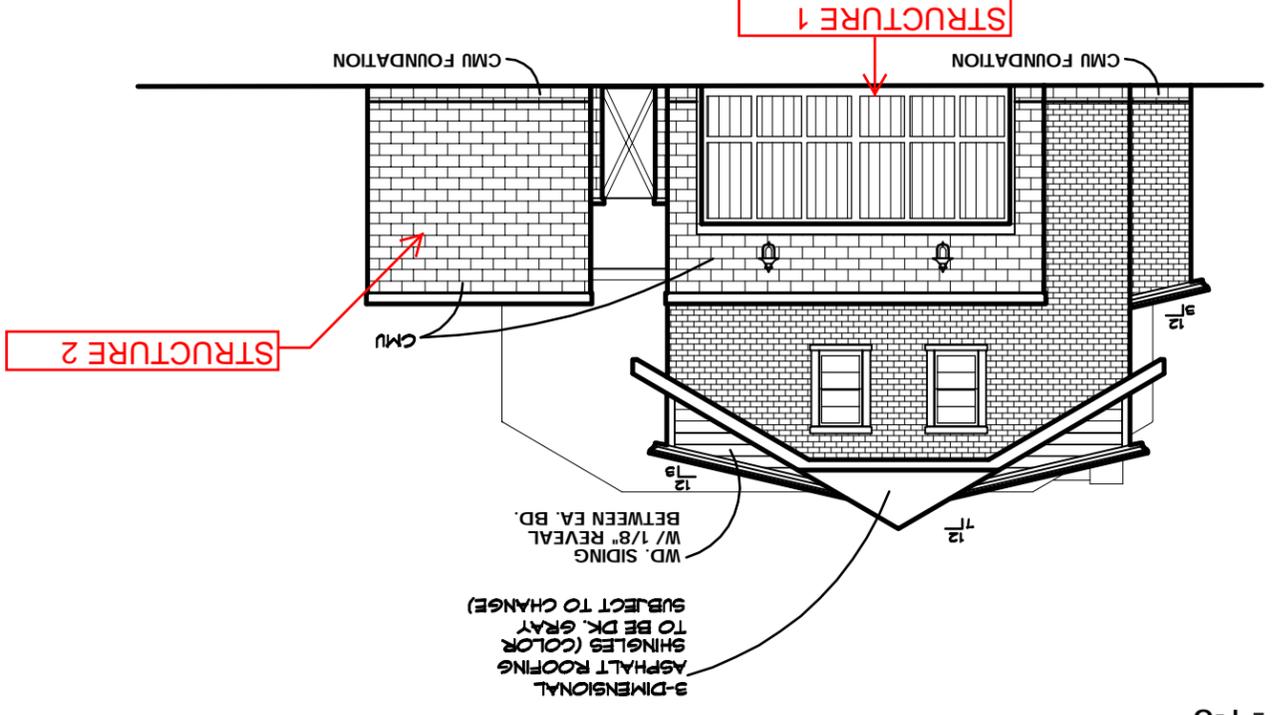
SCALE: 3/32" = 1'-0"



**FRONT ELEVATION**

SCALE: 3/32" = 1'-0"

REAR ELEVATION  
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"

