



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
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STAFF RECOMMENDATION
1506 Cedar Lane
September 19, 2012

Application: New construction—addition to primary structure and alteration to accessory structure.

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 11704030600

Applicant: Nick Dryden, DA/AD

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant proposes to construct a rear addition that is wider than the historic house. The application also involves reconstructing the roof form of an accessory structure and alterations to the historic house.

Recommendation Summary: Staff recommends approval of the proposed addition to the primary structure, reconstruction of the accessory structure and alterations to the historic house with the condition that staff review and approve the asphalt shingle color, window and door specifications, and a brick sample.

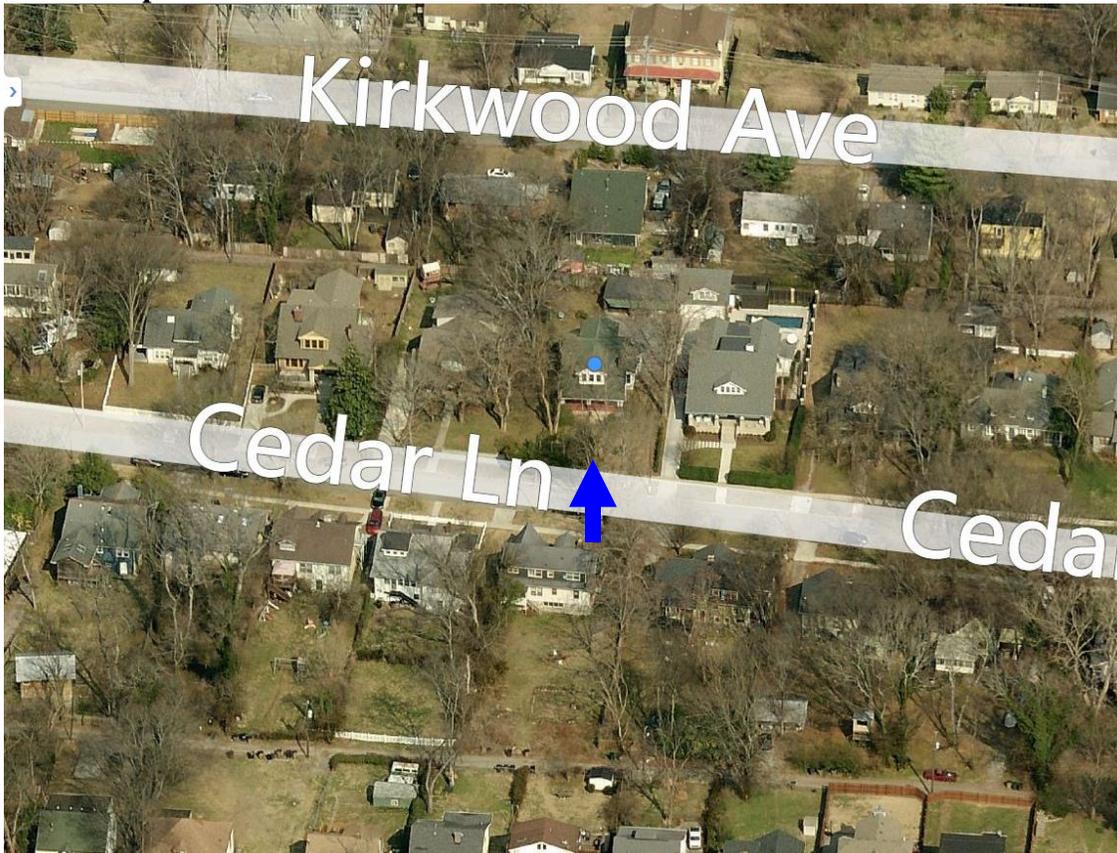
With these recommendations, staff finds that that the design, massing and siting of the addition and altered accessory building meet sections II.B.1, II.B.2, and III.B.2 of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
D: Elevations

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.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

d. Materials, Texture, 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. R o o f s

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.

f. O r i e n t a t i o n

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

New buildings shall 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.

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 those that front 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.

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.

Generally, curb cuts should not be added.

g. P r o p o r t i o n a n d R h y t h m o f O p e n i n g s

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.

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.

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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.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

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

Siding and Trim

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*

- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

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.)*

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.

- 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 the 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, 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.

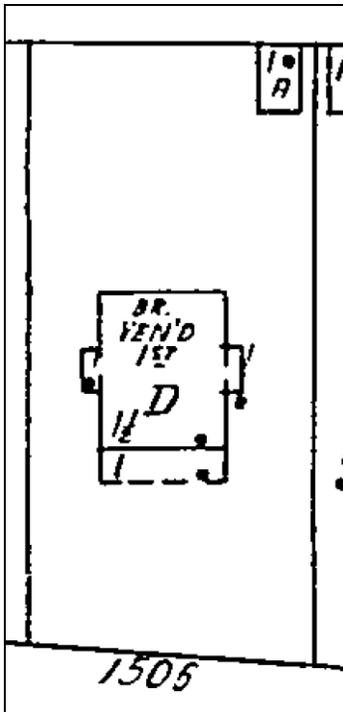
III.B.2 Demolition is Appropriate

- 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: 1506 Cedar Lane is a c. 1938, one- and one-half-story brick bungalow that is outside of the boundaries of the Belmont-Hillsboro National Register Historic District (see photo below). The primary structure appears on the 1951 Sanborn map, although the existing accessory structure does not (see map below). Based on the house's age, form and details, staff has determined that the primary structure at 1506 Cedar Lane is contributing to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1506 Cedar Lane, existing conditions



1951 Sanborn map.

Analysis and Findings:

Applicant proposes to construct a rear addition that is wider than the historic house. The application also involves altering the roof form of an existing accessory structure and alterations to the historic house.

Partial Demolition: The proposed new addition requires the removal of the majority of the original back wall of the house (see photo below). However, the addition is configured such that the back corners of the house and the original roof form will be retained. This will allow the addition to be removed in the future without negatively affecting the form and integrity of the original building. Staff finds the demolition of a portion of the house’s rear wall to meet Section III.B.2.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Rear façade.

The project also involves removing a non-historic exterior stair that is located on the house’s left facade (see photo below). Staff finds the removal of the stair to meet Section III.B.2.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* as it is not an original or character defining feature.



Exterior stair to be removed.

Lastly, the project includes reconstructing the roof of the existing accessory structure, but keeping the same footprint and the majority of the structure's walls. The existing accessory structure does not appear on the 1951 Sanborn map (see map on page 9), and lacks architectural interest. Staff finds that the demolition of the accessory structure's roof form meets Section III.B.2.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Existing garage.

Location and Setback: 1506 Cedar's lot is seventy feet (70') wide, which is wider than the typical lot in the immediate historic context. The proposed addition meets all base zoning requirements for setbacks. It is located behind the back wall of the house. It initially steps in two feet (2') from each of the house's sidewalls, but on the left side, the addition expands to be approximately fourteen feet, three inches (14'3") wider than the historic house after a depth of five feet, four inches (5'4").

Staff finds that the location of proposed addition meets the design guidelines for several reasons. Because the lot is unusually wide, a wider addition is appropriate. The wider portion of the addition is less than one-half the width of the house, which is approximately thirty-feet, four inches (30'4") wide, and is significantly shorter than the house. It is just one-story and sixteen feet, nine inches (16'9") tall, which is a little more than eight feet (8') shorter than the one-and-a-half story existing house. The addition's hipped roof form will also help to minimize the perceived height of the house. Lastly, the wider portion of the addition is offset from the historic house with a structural alcove that is two feet (2') wide and five feet, four inches (5'4") deep, which will help distinguish the old from the new.

The existing accessory structure does not meet the base zoning requirements for setbacks. It sits on the rear property line and is just one foot (1') from the right side property line. However, because the existing accessory structure will not be demolished, and its footprint and walls will remain, a setback reduction is not required.

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

Height & Scale: The existing house is approximately twenty-seven feet (27') tall (from grade, at the front of the structure). It is thirty feet, four inches (30'4") wide at the front and has a maximum width of approximately thirty-seven feet (37'). It has a maximum depth of fifty-four feet, six inches (54'6"), which includes the eight-foot (8') deep front porch. In total, the house's footprint is approximately one thousand, eight hundred and seven square feet (1,807) sq. ft.

As described above under "Location and Setback," the proposed new addition is wider than the historic house. It has a maximum width of approximately forty-two feet, eight inches (42'8") and a maximum depth of twenty-four feet, four inches (24'4"). It is significantly shorter than the historic house. It is just one-story and sixteen feet, nine inches (16'9") tall, which is a little more than eight feet (8') shorter than the one-and-a-half story existing house, when accounting for grade. The new addition will add approximately eight hundred and sixty-one square feet (861 sq. ft.) to the footprint of the house.

After the construction of the addition, the house will have a total footprint of approximately two thousand, six hundred and sixty-eight square feet (2,668). The percentage of open space on the lot will be reduced from approximately seventy-eight percent (78%) to seventy percent (70%). Staff finds this reduction in percentage of open space to be appropriate for the historic context, where open space percentages range from as little as sixty-eight percent to as much as eighty-eight percent (68% - 88%).

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 existing house has a side gabled roof with a slope of approximately 6/12. The portion of the addition that is wider than the historic house has a hipped roof, with a 6/12 slope, which will help to minimize its height. The portion of the addition that is inset from the house's sidewalls also has a hipped roof, with side slopes of 2/12 and a back slope of 3/12. Staff finds that 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*.

Materials, Texture, and Details and Material Color: The historic house is brick with lap siding in its dormers and on its bays and shake in its gable fields. The house has a stone foundation and brick porch bases and wood porch posts. The proposed addition is to be clad in smooth face fiber cement or wood lap siding that will have an exposure that matches that on the historic house. The foundation will be split face concrete block, and the roof will be thirty-year architectural asphalt shingle. Staff asks to review the color of the asphalt shingle prior to purchase and installation. The windows and rear door will be wood, and staff asks to approve the window and door specifications prior to purchase and installation. The rear porch will have a wood rack and wood columns that will sit on brick piers. Staff asks to approve a brick sample prior to purchase and installation.

With the staff's final approval of the asphalt shingle color, the window and door specifications, and a brick sample, 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*.

Proportion and Rhythm of Openings: The windows for the addition are generally taller than they are wide and meet the design guidelines. The largest expanse of wall space without a window or door opening occurs on the west elevation, where there are two spaces of approximately twelve feet (12') of blank wall space. Staff finds these two expanses to be acceptable in this instance because they are less than fifteen feet (15'), are inset from the house's sidewalls, and occur beyond the back wall of the house. They therefore will be at most minimally visible.

The applicant is proposing some changes to the existing window pattern on the house's east elevation. The gable field's door will be removed with the removal of the non-historic exterior stair. Staff finds the removal of the door to meet the design guidelines because it is not an original or a significant feature of the house. The double window opening in the gable field will be replaced with a single window opening. On the ground floor, the double window opening behind the bay will be altered into a single window opening. Staff finds the alteration of the two double window openings into single window openings to be appropriate in this instance because they are on the side façade, beyond the midpoint of the house. They will at most be minimally visible from the street, and the alteration of the windows will not significantly affect the historic character of the house.



Existing double window to be altered.



Existing double window to be altered and door opening to be removed.

Staff finds that the additions' 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*.

Outbuilding: As mentioned under “Location and Setback,” the existing accessory structure does not meet the base zoning requirements for setbacks; it sits on the rear property line and is only approximately one foot (1’) from the right side property line. Because the structure’s footprint and walls will remain as part of the project, and the project only involves altering the structure’s roof form, the structure does not require a setback reduction.

The accessory structure is thirty-six feet (36’) wide and twenty feet (20’) deep. Its footprint totals seven hundred and twenty square feet (720 sq. ft). The structure’s height and roof form will change. The garage will remain one story, and will have an eave height of approximately ten feet (10’) and a ridge height of approximately seventeen feet (17’), which is subordinate to the historic structure. The structure’s roof will be hipped with a slope of 6/12.

The materials for the accessory structure will be similar to those proposed for the addition to the house. The structure will be re-clad in smooth-face cement fiber or wood lap siding with an exposure to match the siding on the house. The windows and the doors, including the garage doors, will be wood, and the roof will have asphalt shingles to match those on the house. The proportion and rhythm of openings for the accessory structure are appropriate for outbuildings. Although the site does have an alley, the accessory structure will be accessed via an existing curb cut and driveway. Staff finds this appropriate since this reflects the current conditions of the site (see photo below).



Existing curb cut and driveway leading to the garage.

Staff finds that the proposed alterations to the accessory structure meet Section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Recommendation Summary: Staff recommends approval of the proposed addition to the primary structure, reconstruction of the accessory structure and alterations to the historic building with the condition that staff review and approve the asphalt shingle color, window and door specifications, and a brick sample.

With these recommendations, staff finds that that the design, massing and siting of the addition and altered accessory building meet sections II.B.1, II.B.2, and III.B.2 of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Additional Photos



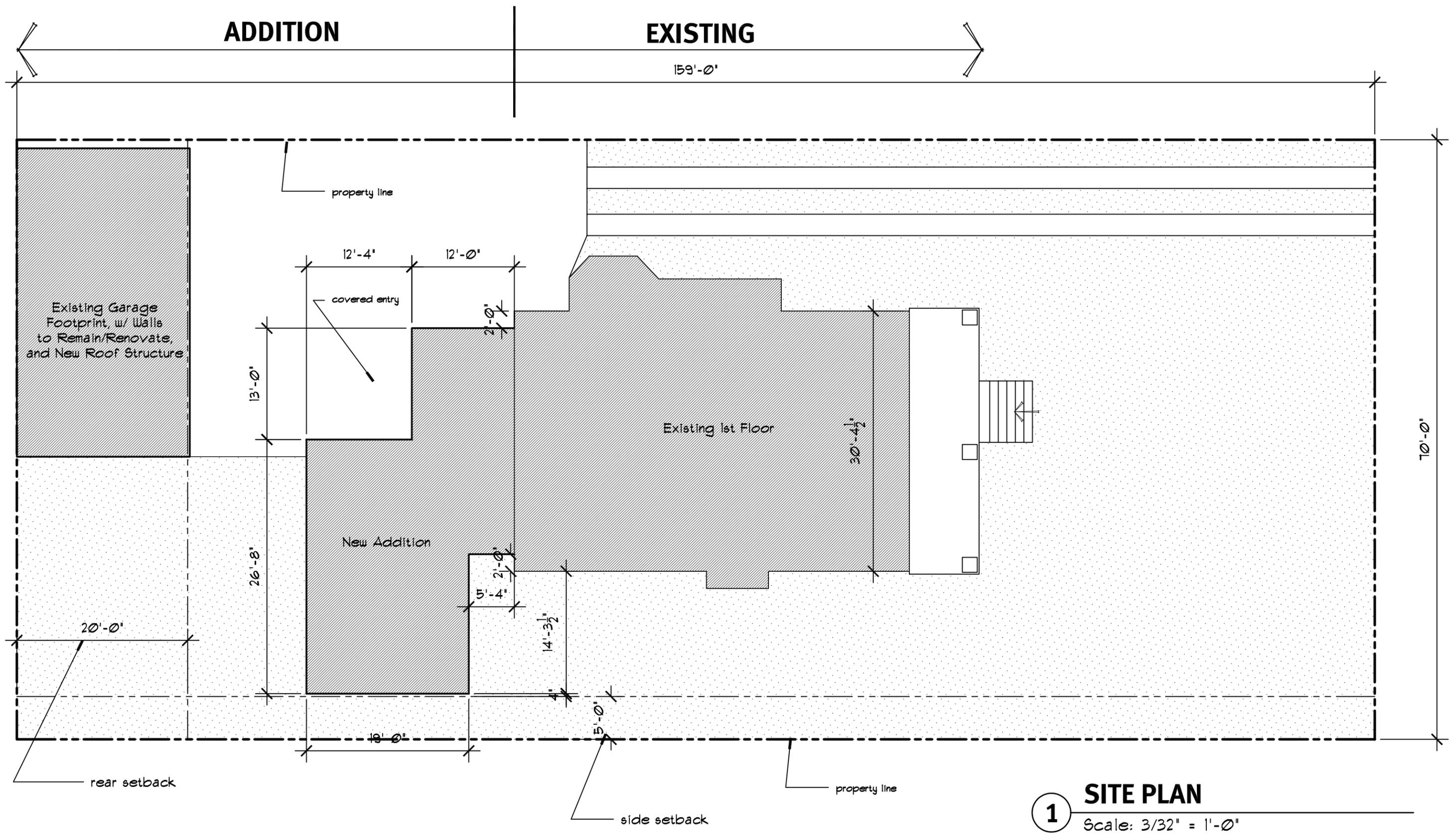
Left side façade.



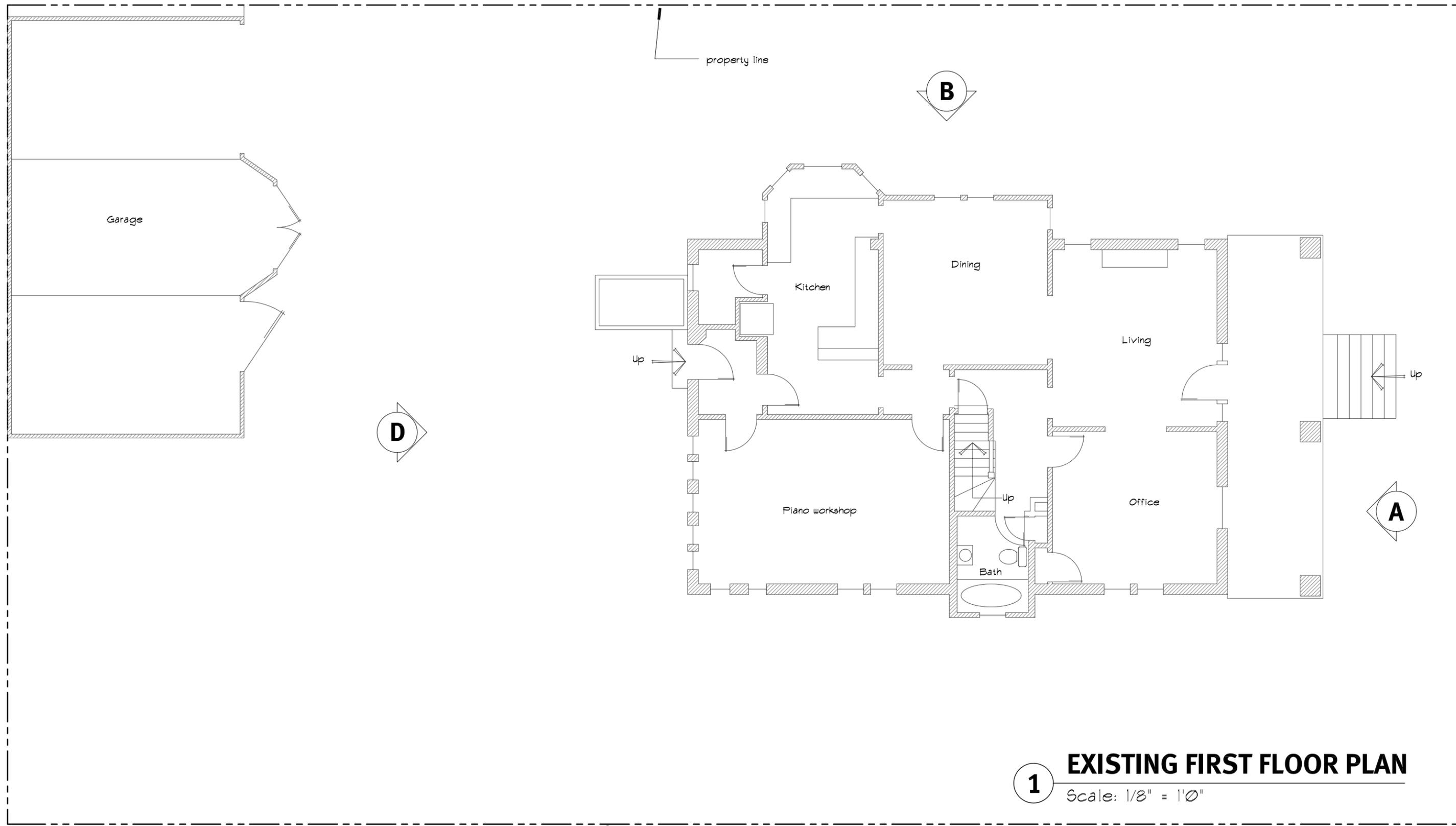
Rear façade.



Right side façade.



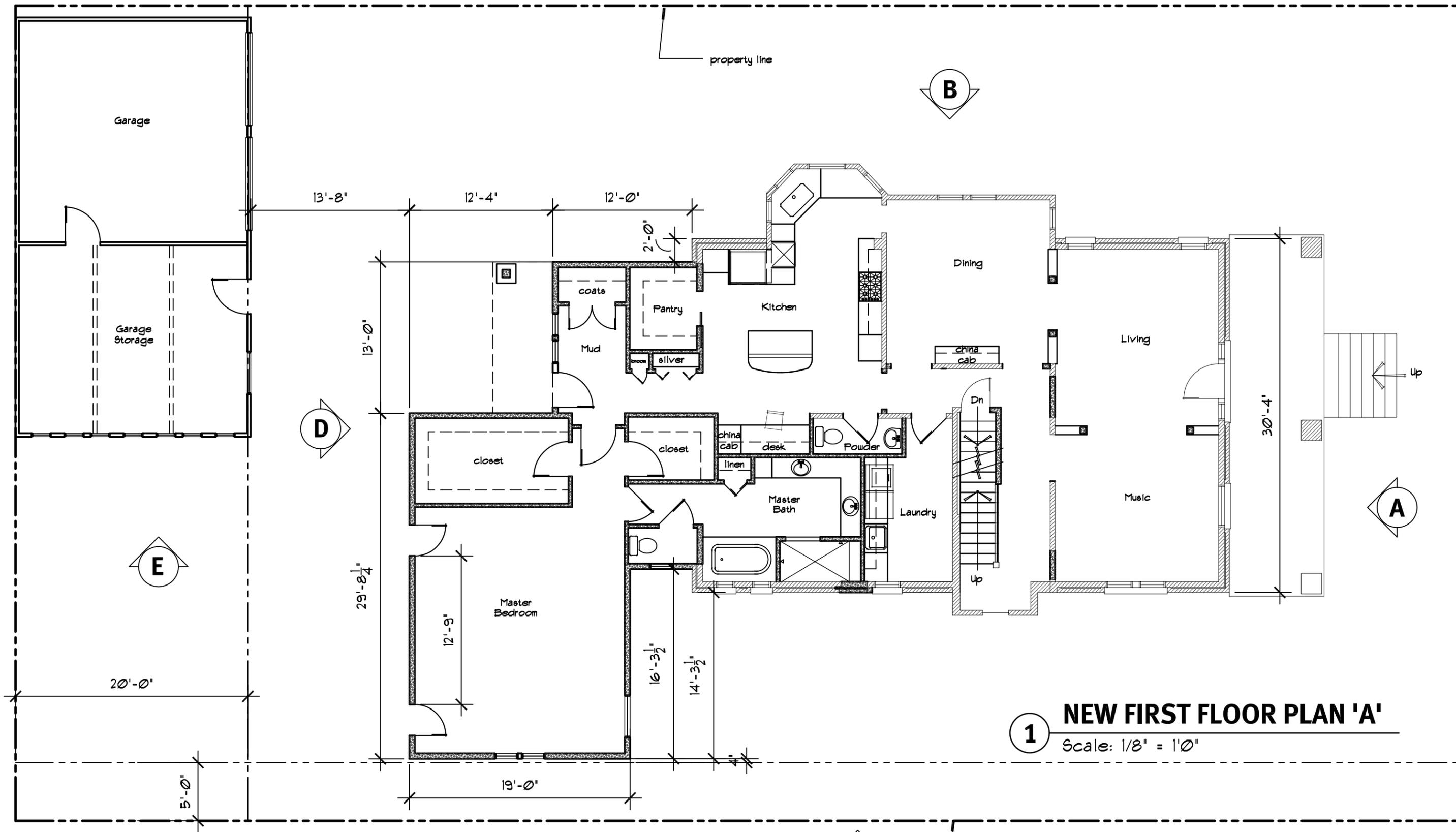
1 SITE PLAN
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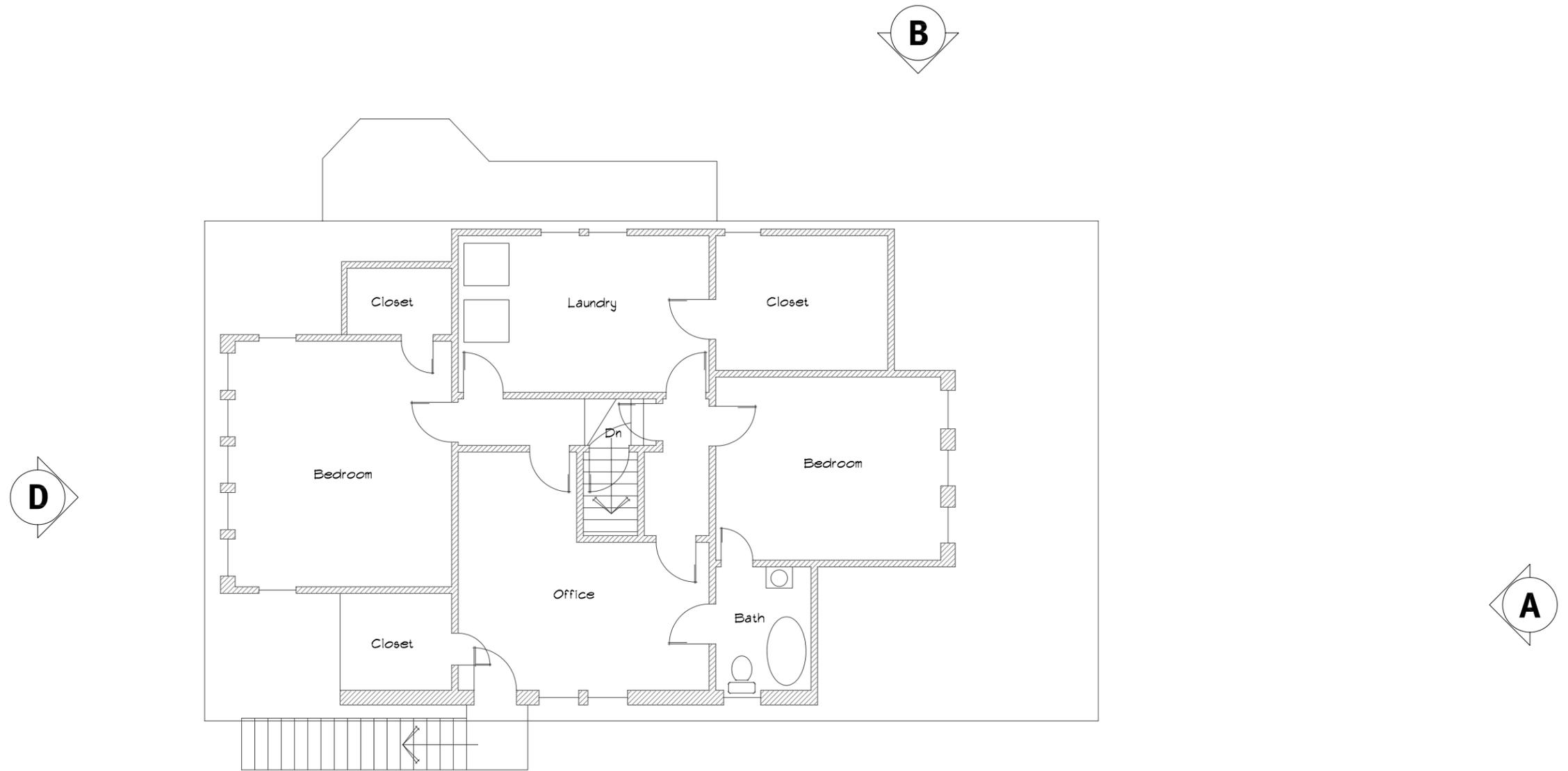
Foote and Chambers Residence
 1506 Cedar Lane | Nashville, TN 37212

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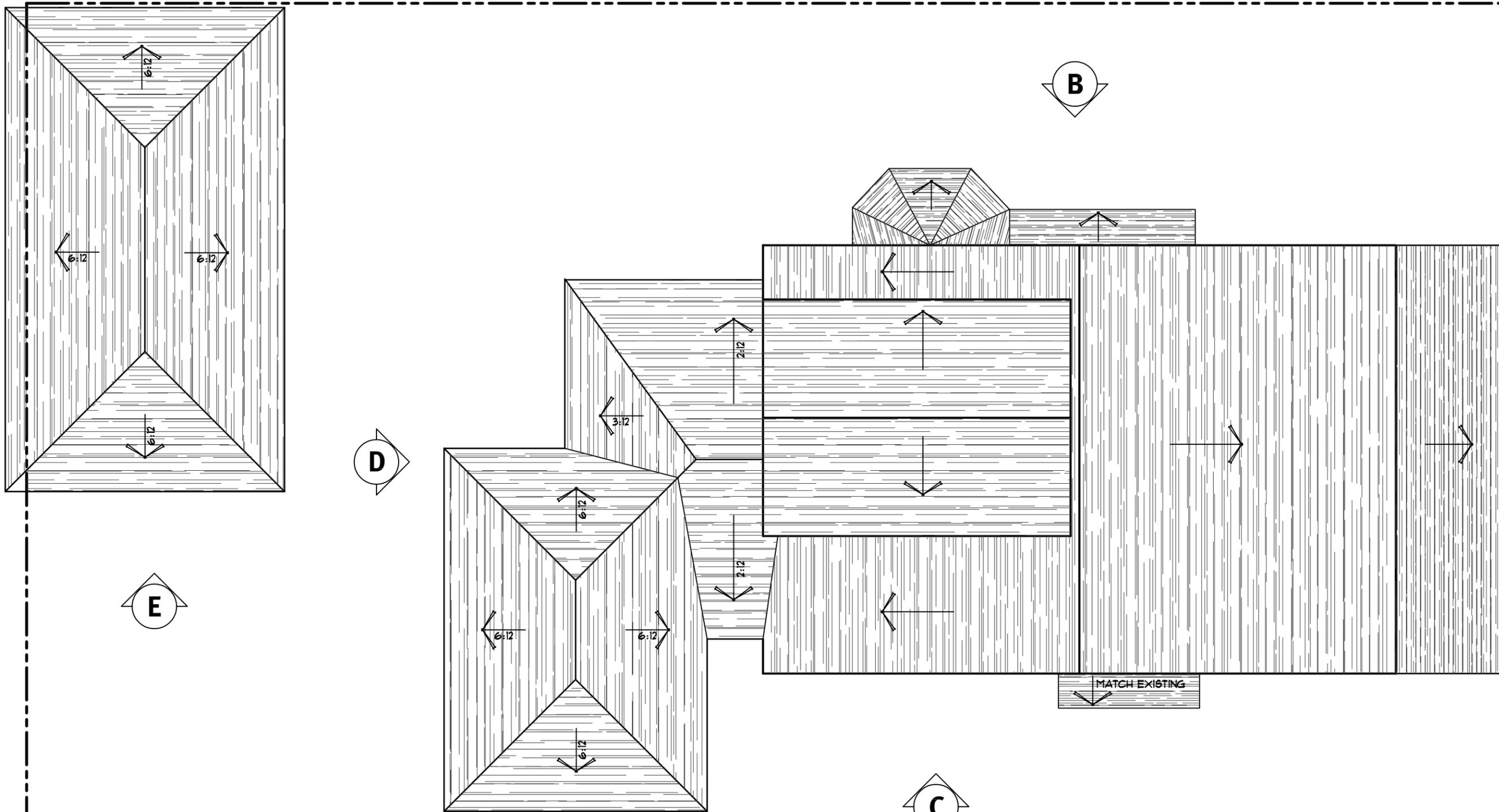
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1 NEW FIRST FLOOR PLAN 'A'
 Scale: 1/8" = 1'0"



1 **EXISTING SECOND FLOOR PLAN**
 Scale: 1/8" = 1'0"



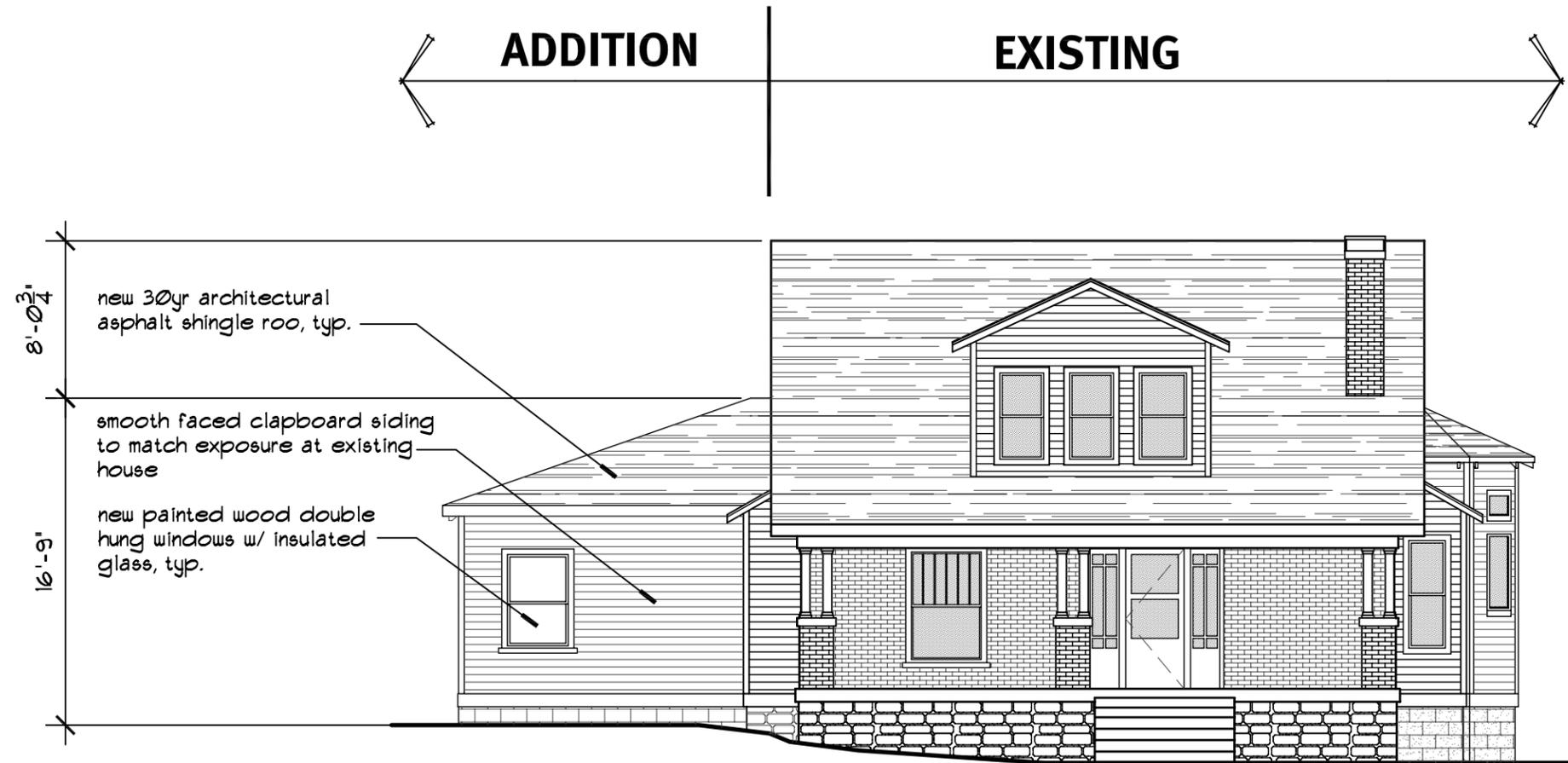
1 ROOF PLAN
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A

EXISTING NORTH ELEVATION

Scale: 1/8" = 1'0"



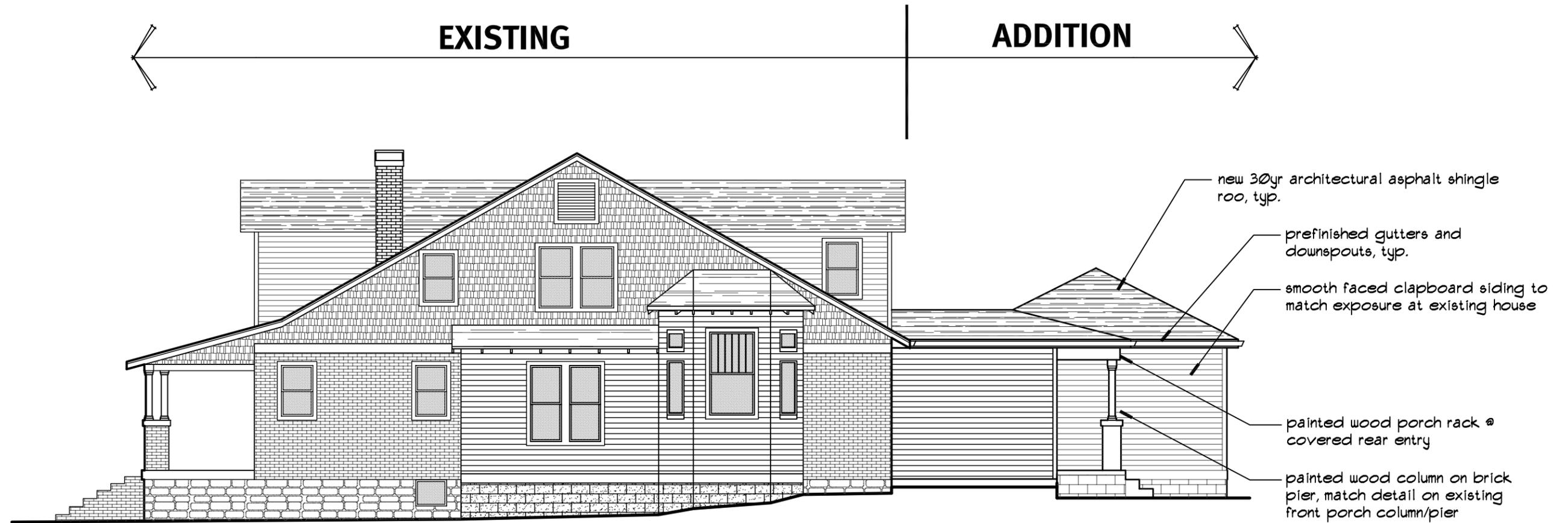
A **NEW NORTH ELEVATION**
 Scale: 1/8" = 1'0"



D **EXISTING EAST ELEVATION**
Scale: 1/8" = 1'0"



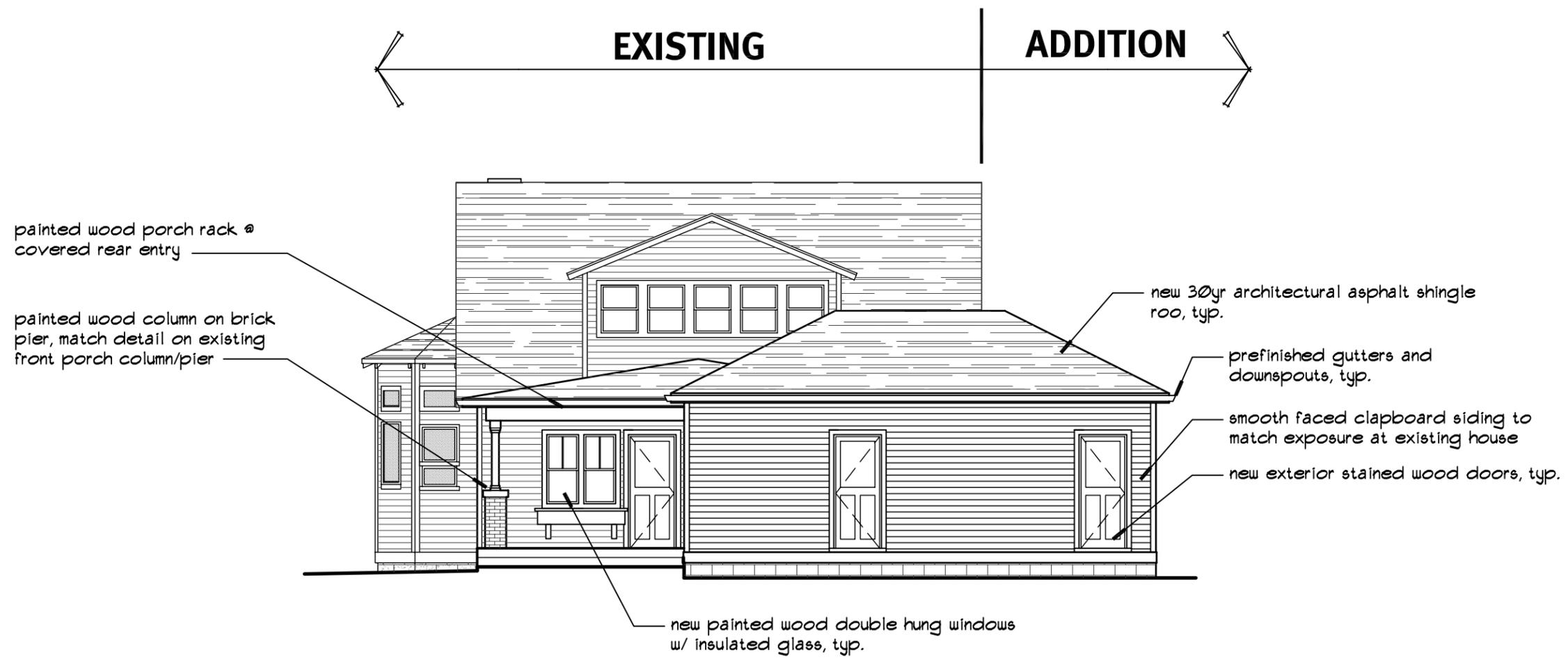
B **EXISTING WEST ELEVATION**
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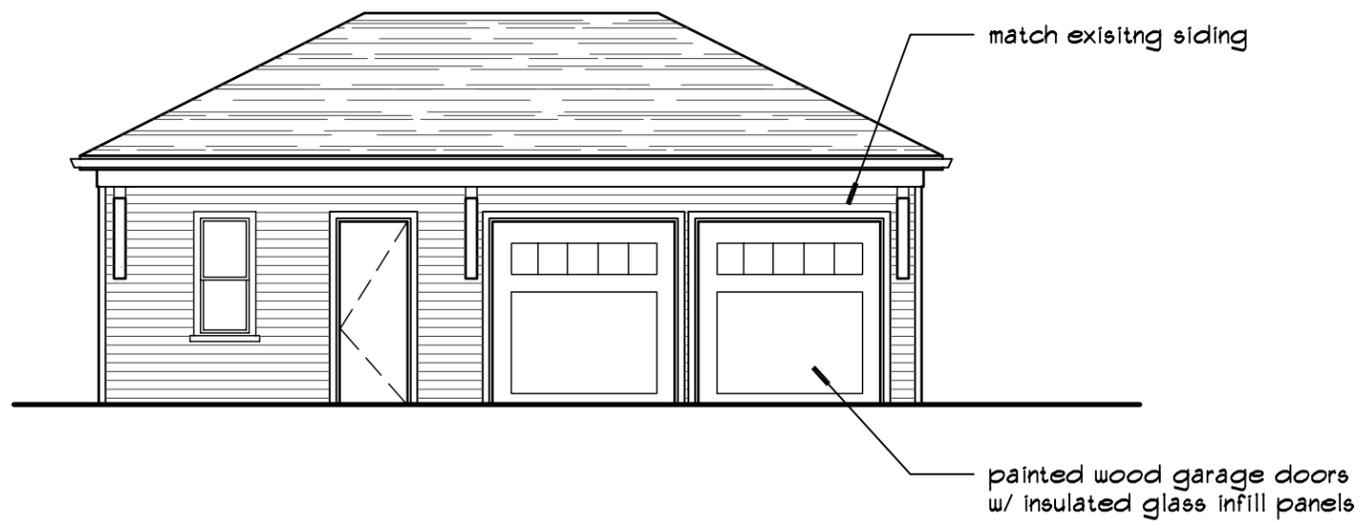
B **NEW WEST ELEVATION**
 Scale: 1/8" = 1'0"



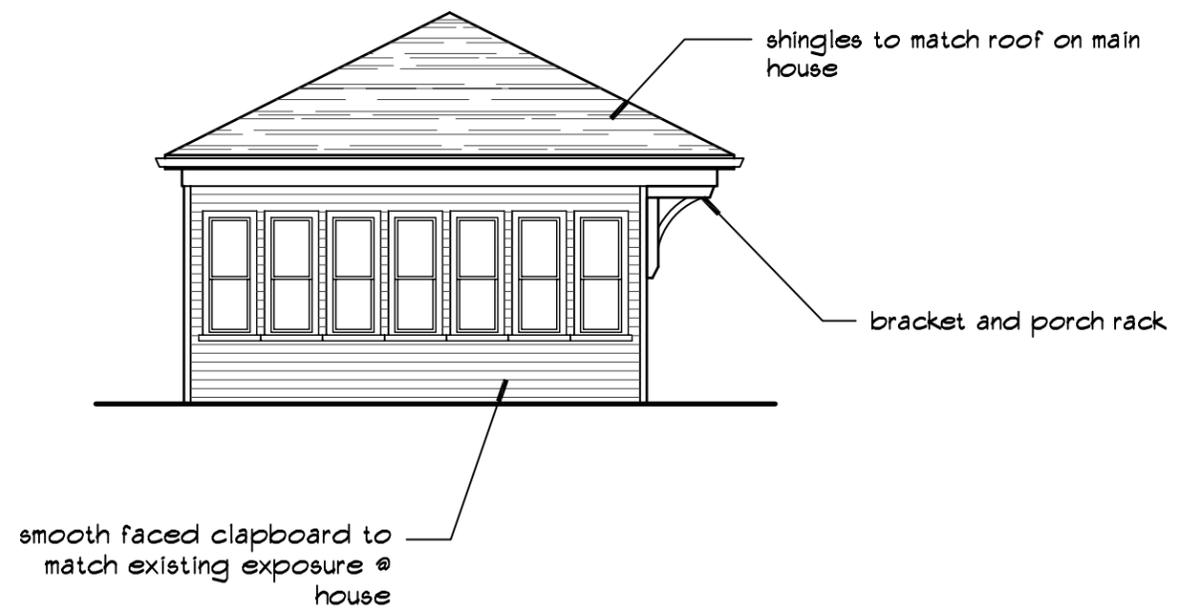
C **EXISTING SOUTH ELEVATION**
Scale: 1/8" = 1'0"



C **NEW SOUTH ELEVATION**
 Scale: 1/8" = 1'0"



F **FRONT ELEVATION- GARAGE**
 Scale: 1/8" = 1'0"



E **SIDE ELEVATION- GARAGE**
 Scale: 1/8" = 1'0"