



# 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 4000 Cambridge Avenue October 15, 2014

**Application:** New construction—addition; Setback determination.  
**District:** Cherokee Park Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10308019000  
**Applicant:** Charles Richardson  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct a ridge raise and a rear and side addition. The rear addition requires a setback determination. Base zoning requires that the addition be situated twenty feet (20') from the rear property line, but the applicant is proposing to locate the new addition just eleven feet (11') from the rear property line.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. Staff approve the shingle color and the final details, dimensions and materials of new doors prior to purchase and installation;
2. The applicant submit a revised front façade showing a ridge raise of no more than two feet (2'); and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B.1. and II.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1. GUIDELINES**

#### **a. Height**

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

#### **b. Scale**

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

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

#### **c. Setback and Rhythm of Spacing**

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

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

*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*

#### **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.*

*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.*

#### **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.

*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.*

*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.*

#### **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.

#### **j. Public Spaces**

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

## **2. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Cherokee Park. 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.*

*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.*

#### *Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

#### *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).*

#### *Side Additions*

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. 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.

g. Additions should follow the guidelines for new construction.

**Background:** 4000 Cambridge is a c. 1920 bungalow that contributes to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1).

The house originally sat on a much larger parcel, but its lot was subdivided in the late 1960s for the development of two duplex structures, one to the right of 4000 Cambridge and one behind it (Figures 2 & 3).



Figure 1. 4000 Cambridge Avenue.

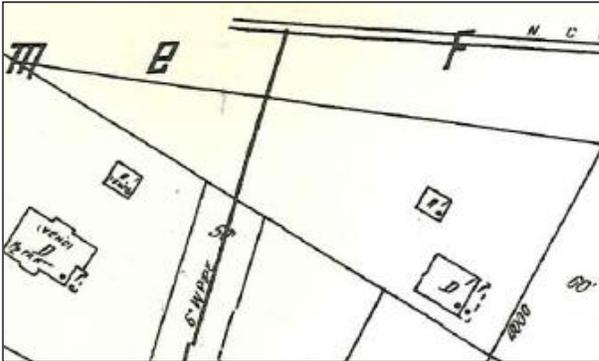


Figure 2. The 1957 Sanborn map shows the lot prior to subdivision



Figure 3. 4004 Cambridge was developed to the right of 4000 Cambridge c. 1968 after the subdivision of the lot. A similar duplex was developed behind 4000 Cambridge.

In September, MHZC staff issued an administrative permit to demolish a non-contributing garage on the site and to construct a new two-bay, one-and-a-half story garage in its place.

### **Analysis and Findings:**

Application is to construct a ridge raise and a rear and side addition. The rear addition requires a setback determination. Base zoning requires that the addition be situated twenty feet (20') from the rear property line, but the applicant is proposing to locate the new addition just eleven feet (11') from the rear property line.

Location & Removability: The applicant is proposing both a side and a rear addition. Although the design guidelines encourage additions to be located behind the historic house, they do allow for side additions when a lot is unusually wide. In this case, the lot is over eighty-four feet (84') wide, which is twenty to twenty-five feet (20' – 25') wider than typical lots in this part of Cherokee Park. Also, the side addition is sufficiently subordinate to the historic house by being located sixteen feet (16') behind its front wall, at approximately the midpoint of the historic portion of the house, and by being two feet (2') shorter than the historic house. The width of the addition is also subordinate to the width of the house; the house is thirty feet (30') wide, and the addition will be twelve feet (12') wide.

The ridge raise and rear addition step in appropriate from the side walls of the house. The ridge raise will be inset two feet (2') from the house's sidewall, and the rear addition will also step in two feet (2') from the back corners of the house. The side addition, rear addition, and ridge raise are situated so that the original form of the house remains discernible, and so that if the additions were to be removed in the future, the house's historic character would remain intact.

Staff finds that the addition's location and removability meet Sections II.B.2.a and e. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Design: The addition is appropriately subordinate to the historic house. The design of the addition distinguishes the old and the new through the use of modern, yet compatible materials, and through appropriate setbacks and insets. At the same time, the additions' roof form, window pattern, and design ensure that the addition does not contrast greatly with the historic house. Staff finds that the addition's design meets Sections II.B.2.a and f. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The historic house is thirty feet (30') wide, and forty feet (40') deep. The rear addition will add eighteen feet (18') to the depth of the structure, and it will have a width of twenty-six feet (26'). Because of the two-foot (2') ridge raise, the overall height of the addition will be taller than the historic house, but its eave and foundation heights will match that of the historic house, which is appropriate.

The side addition will be twelve feet (12') wide and twenty-four feet (24') feet deep, which does not include a four foot (4') deep porch at the front of the side addition. The side addition will be approximately twenty feet (20') tall, which is approximately two feet (2') shorter than the existing house.

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Setback & Rhythm of Spacing: 4000 Cambridge Avenue is an usually shaped lot. The original property, before subdivision, was triangular in shape due to the railroad running behind the property at an angle. Once the lot was subdivided into three parcels in the 1960s, 4000 Cambridge became wider but shallower than typical lots in the Cherokee Park neighborhood. The rear and side addition meet the base zoning setbacks for side property lines, but the rear addition does not meet the base zoning rear setback. Base zoning requires that a new addition be a minimum of twenty feet (20') from the rear of the property. However, the proposed rear addition will be just eleven feet (11') at its narrowest point from the rear property line. Staff finds the proposed rear setback to be appropriate in this instance because of the unusual shallowness of the lot and because the rear addition will still be more than forty feet (40') from the nearest corner of the house behind it.

Staff finds that the addition's setback and rhythm of spacing meet Sections II.B.1.c. and II.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: No major changes to the historic house's materials were indicated on the drawings. The drawings do not indicate that the windows or the siding will be replaced. The addition will primarily be clad in smooth face cement fiberboard with a reveal to match that of the historic house. The trim will be wood or cement fiberboard. The foundation will be split face concrete block, and the roof will be architectural shingles. Staff asks to review the shingle color. The windows will be Jeld Wen double hung wood windows, which the Commission has approved in the past. Staff asks to also approve the door materials and specifications. With the staff's final approval of the shingle color and the doors, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The historic house has a side gabled roof form with a slope of 6/12. The proposed ridge raise will increase the height of the roof by two vertical feet (2') but will not alter its pitch. Staff notes that the side facades show that the ridge raise will go up two feet (2'), but the front façade indicates a ridge raise of approximately four feet (4'). Staff asks that a condition of approval be that the front façade drawing be revised to show a ridge raise of no more than two feet (2'). The rear addition will have a gabled roof with a slope of 9/12, and it incorporates both shed and rear dormers. The side addition will have a side gable roof form with a slope of 6/12 to match that of the historic house. Staff finds that the addition's roof forms meet Sections II.B.1.e. and II.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The house's primary orientation towards Cambridge Street will not be altered with the additions. The side addition will contain a secondary entrance, facing Cambridge Street. This entrance, located behind a shallow, four foot (4') porch, will be clearly subordinate to the house's primary historic entrance by being located sixteen feet (16') behind the front façade and by having a smaller, less prominent door design, and a small porch. Staff finds that the addition's orientation meets Sections II.B.1.f. and II.B.2.

of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Proportion and Rhythm of Openings:** No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds that the addition's materials proportion and rhythm of spacing meet Sections II.B.1.g. and II.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Appurtenances & Utilities:** No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. Staff approve the shingle color and the final details, dimensions and materials of new doors prior to purchase and installation;
2. The applicant submit a revised front façade showing a ridge raise of no more than two feet (2'); and
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

With these conditions, staff finds that the project meets Sections II.B.1. and II.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Additional Photos:**

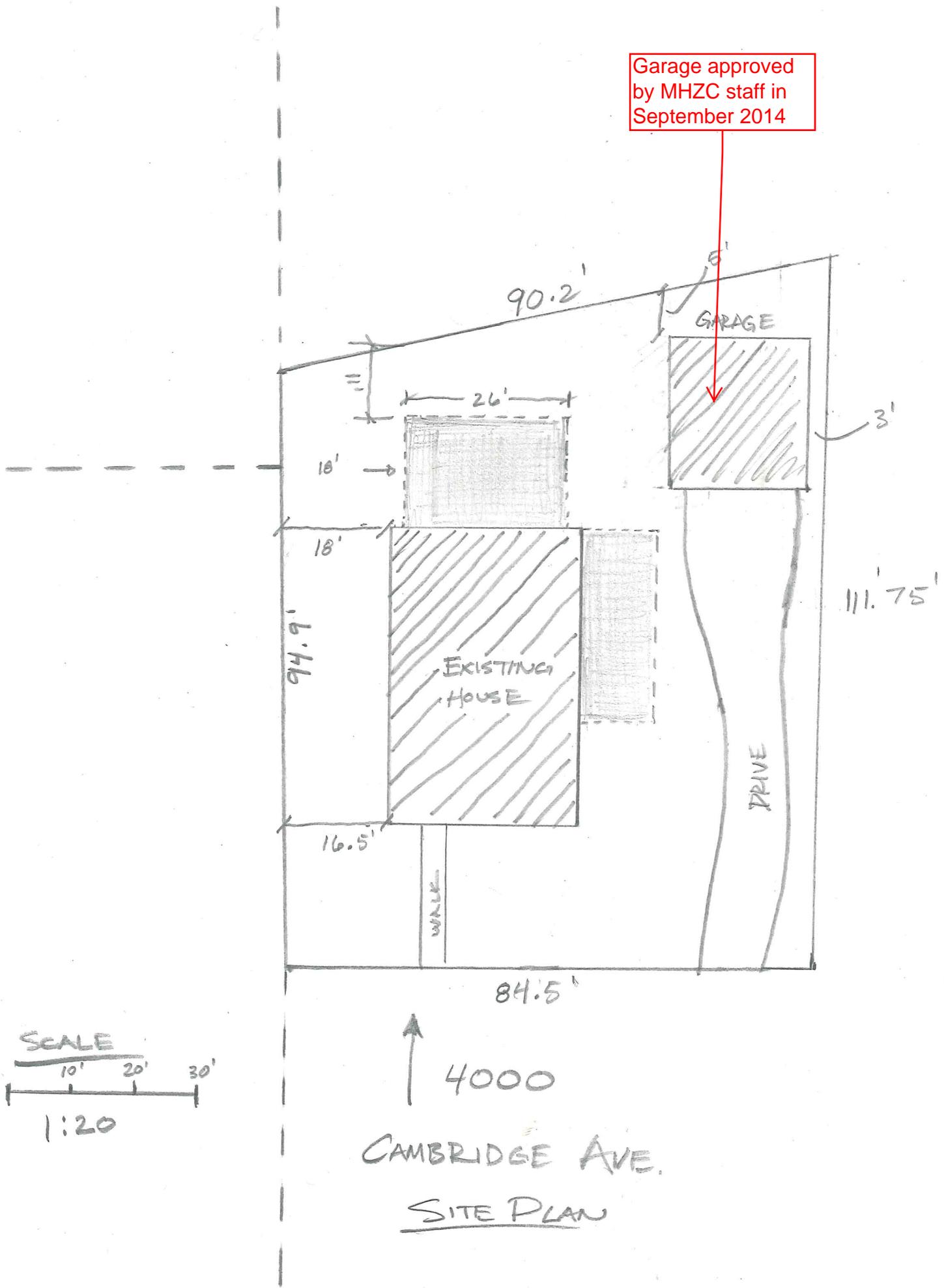


Front and left side elevation

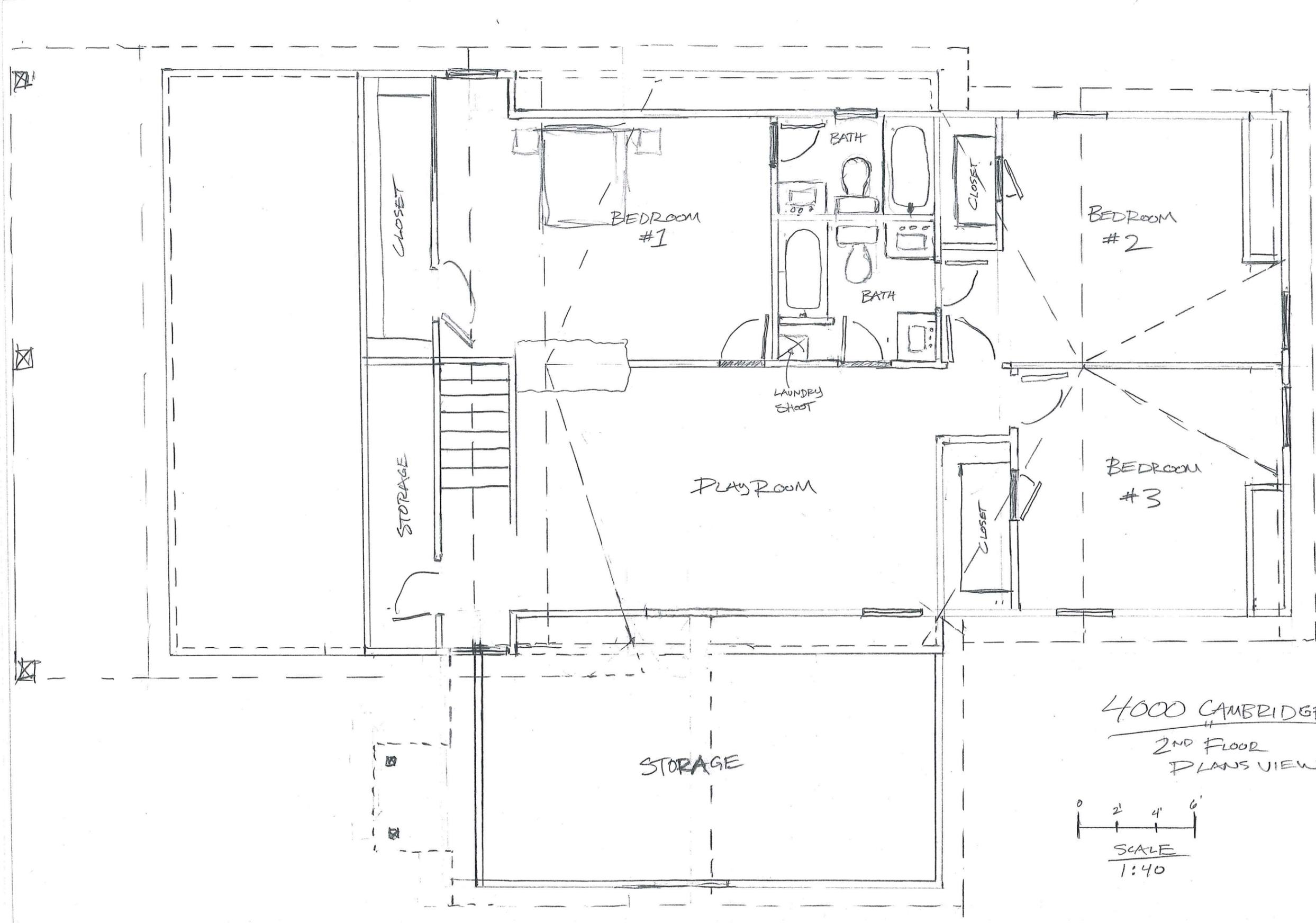


Front and right side elevation

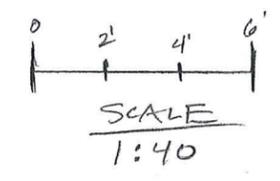
Garage approved  
by MHZC staff in  
September 2014

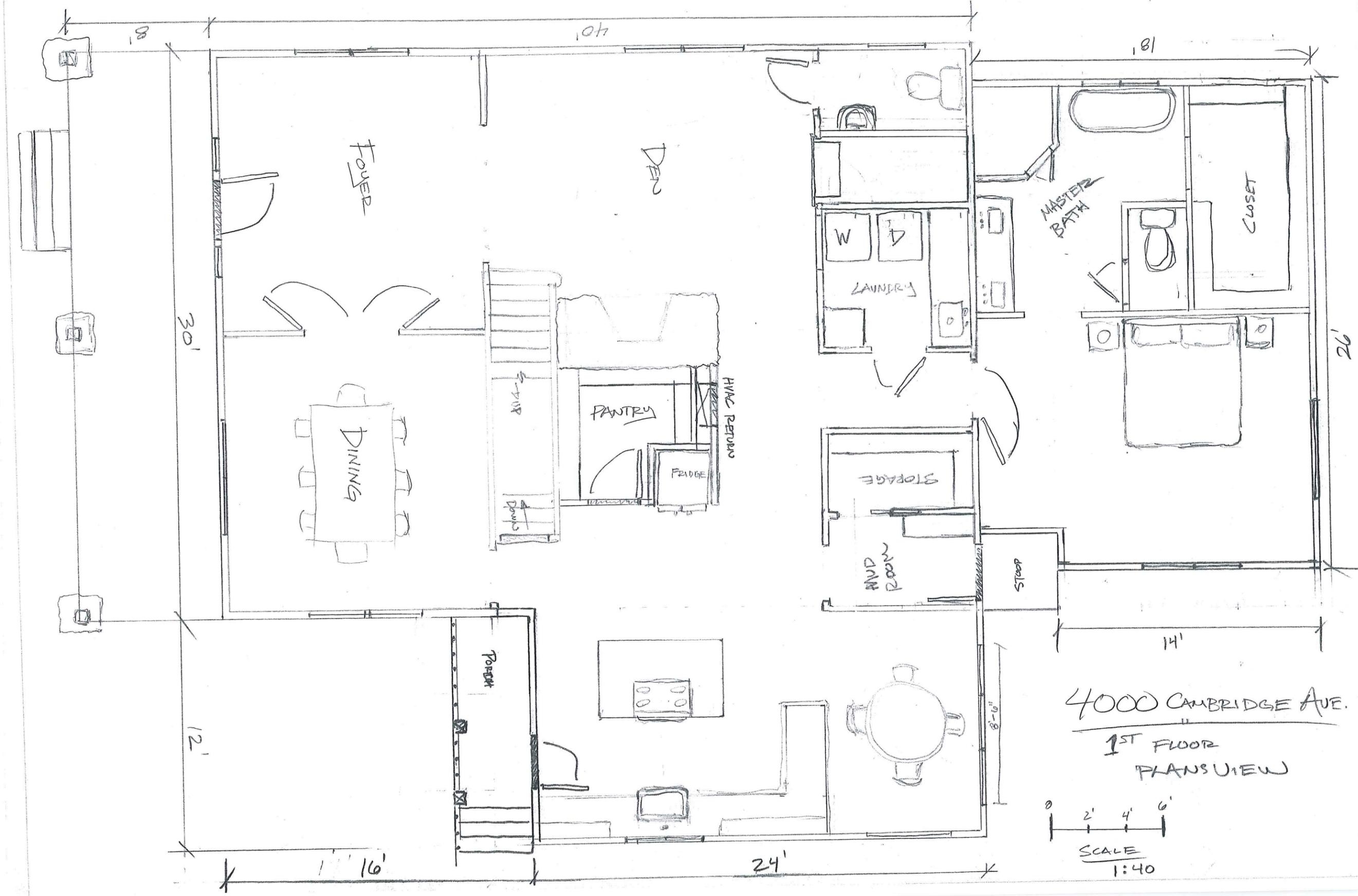


CAMBRIDGE AVE.  
SITE PLAN



4000 CAMBRIDGE AVE.  
2ND FLOOR  
PLANS VIEW



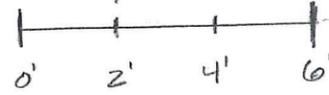


4000 CAMBRIDGE AVE.

FRONT ELEVATION

SCALE

1:30

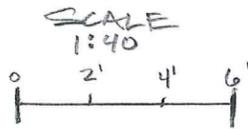


PROPOSED ROOF LINE

EXISTING ROOF LINE

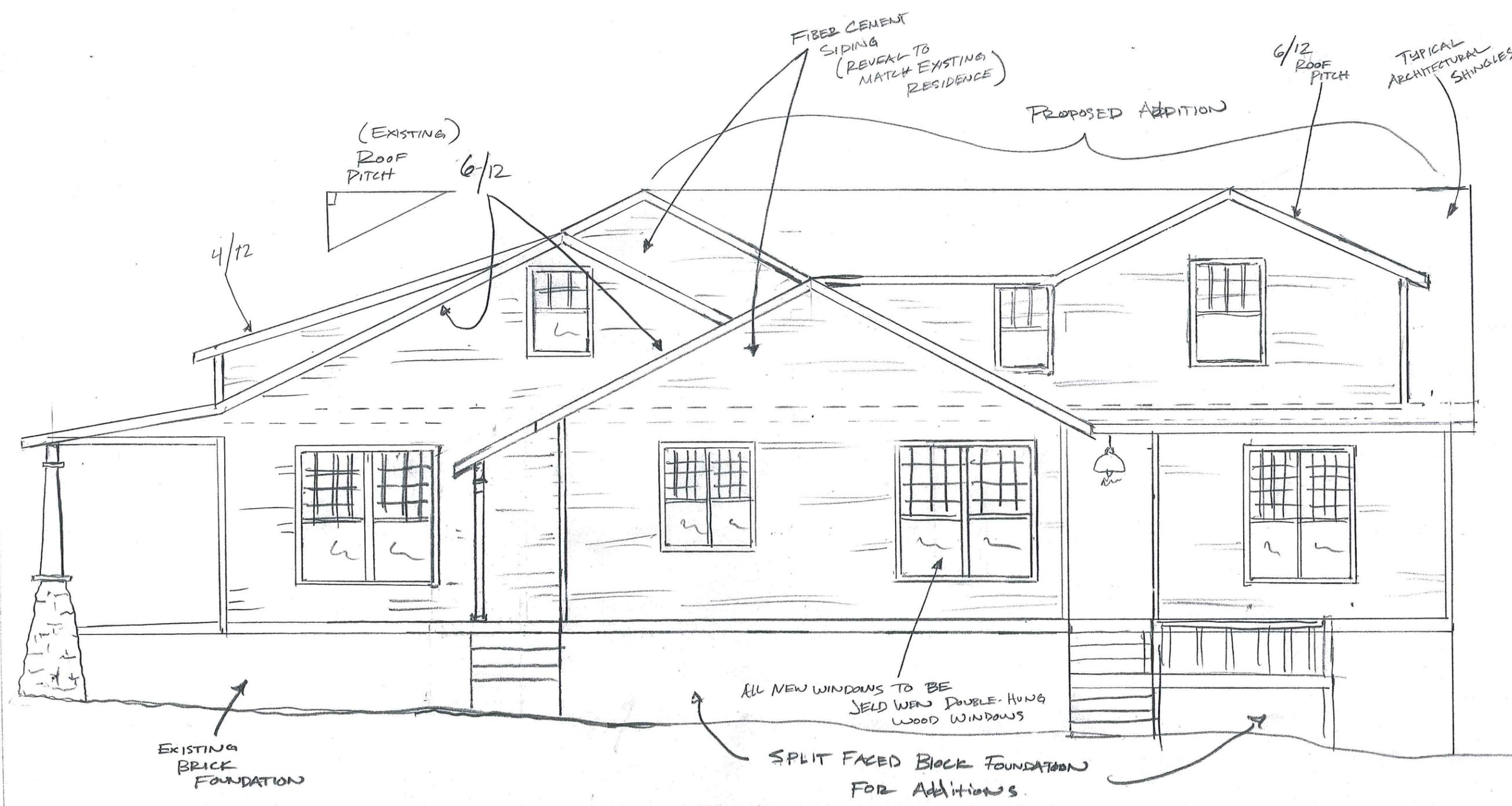
PROPOSED ADDITION



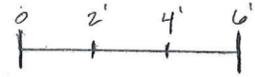


# 4000 CAMBRIDGE AVE.

RT SIDE ELEVATION



SCALE  
1:40



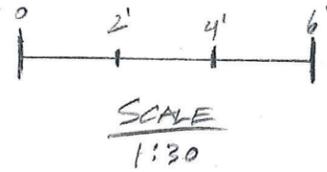
4000 CAMBRIDGE AVE.

LT. SIDE ELEVATION



4000 CAMBRIDGE AVE.

REAR ELEVATION



9/12 ROOFPITCH

