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**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**2007 Cedar Lane**  
**February 20, 2013**

**Application:** New construction—addition; Partial Demolition—rear dormer  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11703005300  
**Applicant:** S. Mitchell Hodge, AIA  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to construct a rear addition with an attached garage. The project involves removing a rear dormer.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Staff review and approve a brick sample, a stone sample, the asphalt shingle color, and window and door specifications</li> <li>2. The applicant consider retaining the siding material in the historic house’s gable fields and on the dormers.</li> <li>3. The applicant consider leaving the brick unpainted or using a stain if the brick is damaged.</li> <li>4. The utilities be located at the back of the house or on a rear façade, beyond the midpoint of the historic house.</li> </ol> <p>Staff finds that the project meets II.B.1., II.B.2., and III.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
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**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 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, 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. 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.*

*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.*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street.*

*Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

*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. 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.

#### **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.

*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.*

##### *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 street-facing dormer should sit back at least 2' from the wall of the floor below.*

##### *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.*

*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.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

##### *Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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.*  
*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.*

#### **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. 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 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 than 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.*

*When an addition needs to be wider:*

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

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

#### *Ridge raises*

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

#### *Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

#### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

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

#### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

#### *Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- New dormers should be similar in design and scale to an existing dormer on the building.*

- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
  - *The roof pitch of the dormer should generally match the roof pitch of the building.*
  - *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

b. When a lot 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*

*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, color, material, and character of the property, neighborhood, or environment.

d. 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.*

e. Additions should follow the guidelines for new construction.

### **III. DEMOLITION**

## **A. PRINCIPLE**

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

## **B. GUIDELINES**

### **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.

### **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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** 2007 Cedar Lane is a Colonial Revival style house that was constructed c. 1943 (see Figure 1). It is part of the expansion to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay created in 2012, and it is considered to be contributing to the district. The house sits on an unusually large lot (See Figures 2 & 3). The lot is one hundred feet (100') wide at the front and over three hundred feet (300') deep.



Figure 1. 2007 Cedar Lane.



Figure 2. Lot's deep front yard.



Figure 3. Lot's rear yard from the back of the house

**Analysis and Findings:**

Application is to construct a rear addition with an attached garage. The project involves removing a rear dormer.

Demolition: The new rear addition requires the removal of an existing rear dormer (See Figure 4). Staff finds the removal of the dormer to meet the design guidelines because the removal of the feature, which is not visible from the street, will not significantly alter historic form or integrity of the structure. The construction of the addition also requires the removal of most of the back wall of the house. The back corners of the house and at least two feet (2') of back wall space beyond the corners will be retained. This will ensure that the historic house's basic form will be preserved.

Staff finds that the removal of the rear dormer and most of the back wall of the house meet Section III.B.2. of the design guidelines.



Figure 4. The dormer on the rear of the house will be demolished.

Location, Setback: The proposed addition is located entirely behind the existing house and meets all base zoning requirements for setbacks. Staff therefore finds that the

location and setback for the proposed addition meet Section II.B.1.c. and II.B.2. of the design guidelines.

Height, Scale: The site slopes down from the front of the house to the back of the house. The new addition will match the height of the existing house and will have a maximum height of approximately thirty feet (30'). The addition ties into the house's roof approximately one foot (1') below the ridge line, but later rises back up to meet the height of the house. The addition's foundation line will match that of the historic house.

The addition steps in from the side walls of the house appropriately. On the left side, the addition initially steps in seven feet, six inches (7'6") for a depth of approximately nine feet, nine inches (9'9"), but then steps back out to be inset approximately three feet, three inches (3'3") from the historic house's sidewall. The seven foot, six inch (7'6") inset on the left side will have a covered balcony on the second floor. On the right side, the addition steps in two feet (2') from the sidewall. However, at the back of the historic house, where the addition begins, there will be a two-story covered deck that extends three feet (3') beyond the back wall of the house. Staff finds this covered deck to be appropriate because the house is wider at the front on the right side, and the covered deck will be inset one foot (1') from the front wall of the house.

The existing house is fifty-two feet (52') wide at the front, including a covered side porch, and is twenty-seven feet, eleven inches (27'11") deep. The addition will have a maximum width of thirty-three feet (33') and a maximum depth of forty-five feet, six inches (45'6"). Although the addition will more than double the depth of the historic house, staff finds it to be appropriate because the house is shallow and because the lot is unusually deep, with a depth of over three hundred feet (300').

The existing house has a footprint of approximately one thousand, two hundred, and seventy-one square feet (1,271 sq. ft.), and the addition will add approximately one thousand, three hundred square feet (1,300 sq. ft.) to the house. The lot's percentage of open space will be reduced from ninety-six percent (96%) to ninety-one percent (91%).

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 design guidelines.

Materials: The existing house is brick with a stone foundation and siding accents in the gable fields and in the dormers (See Figures 5 and 6). The applicant is proposing to remove the siding from the gable fields and replace it with stucco and battens. Although in a conservation overlay, the Commission does not regulate the modification of accent materials like this, staff encourages the applicant to retain the siding in the gable fields. Siding is a more historically appropriate material than stucco and battens. Stucco and batten elements are typically seen on Tudor-style houses and other houses that were built in the 1920s to the early 1940s. Siding is more historically appropriate on a house like this one, which dates to the early to mid 1940s and is minimal traditional style with Colonial Revival elements. Similarly, the applicant is proposing to replace the siding on the dormers with stucco, and staff encourages the retention of this siding.



Figure 5. Right gable field siding

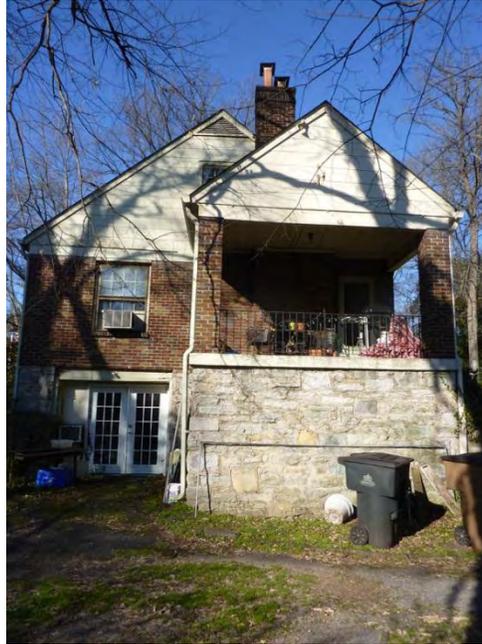


Figure 6. Left gable field siding.

The materials for the addition will be similar to those of the house. The primary cladding material will be brick, and staff asks to approve a brick sample prior to purchase and installation. Stucco and battens will be used as an accent material in the gable fields and dormers. The foundation will be stone veneer to match the foundation of the house, and staff asks to approve a stone sample prior to purchase and installation. The rear and side decks will be constructed of cedar posts. The materials for the windows and doors were not specified, and staff asks to approve all window and door materials and specifications prior to purchase and installation. Similarly, staff asks to approve the shingle color prior to purchase and installation.

The drawings indicate that the applicant is proposing to paint both the historic brick and the brick on the addition. In a conservation overlay like the Belmont-Hillsboro district, the Commission does not regulate the painting of brick. However, staff discourages the painting of previously unpainted brick because it can cause long term damage and deterioration to the historic material. In addition, painting of the brick increases the maintenance responsibilities for the owner. If the brick needs to be painted because of damage, staff recommends the use of a stain for the brick, or that the brick be painted a color that closely matches the historic brick color.

With the final approval of a brick sample, a stone sample, the asphalt shingle color, and window and door specifications, staff finds that the structure's materials meet Sections II.B.1.d. and II.B.2. of the design guidelines

**Roof Form:** The existing house's primary roof form is a side gable with a slope of 10:12. The addition's primary roof form will also be a side gable with a slope of 10:12. On the left elevation, there will be a gabled dormer with a roof slope of 10:12. On the right and rear elevations, there will be shed dormers with a roof slope of 3:12. Staff finds that the

roof form is compatible with that of the house and with surrounding historic structures, and meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The drawings indicate that the window and door openings on the existing structure will not be altered as part of this project. The windows on the addition are generally twice as tall as they are wide, and there are no large expanses of wall space without a door or window opening. Staff finds that the addition's proportion and rhythm of openings meet Section II.B.1g. and II.B.2. of the design guidelines.

Utilities. The drawings do not indicate the location of the utilities, and staff asks that the utilities be placed in the rear of the house or on a side façade, beyond the midpoint of the house.

Attached Garage: An attached garage is proposed for the addition. The design guidelines state that an attached garage can be appropriate 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.*" In this instance, the garage is located at the basement level, and is located towards the back of the house, over one hundred and thirty feet (130') from the street. It is in a location where a historic accessory structure would have been located. However, vehicular access is on the left façade, not the rear façade. Staff finds the location of the vehicular access to be appropriate because it is located three feet, three inches (3'3") behind the back wall of the house and is inset from the line of the side porch by approximately thirteen feet (13'). This inset, plus the fact that the garage will be located over one hundred and thirty feet (130') from the street will help reduce the visual impact of the attached garage. The garage will be accessed via an existing curb cut and driveway, which will be extended (see Figure 7).



Figure 7. The garage will be accessed via this existing curb cut. The driveway will be extended.

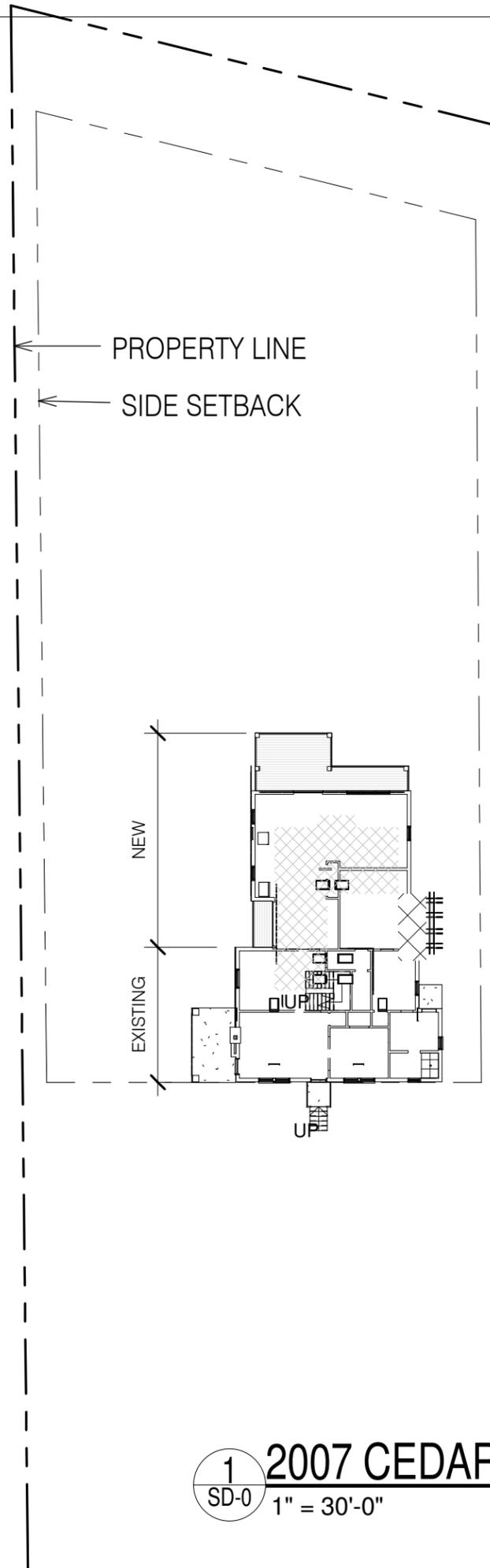
Staff finds that the attached garage meets Section II.B.1.i. of the design guidelines

**Recommendation Summary:**

Staff recommends approval of the project with the following conditions:

1. Staff review and approve a brick sample, a stone sample, the asphalt shingle color, and window and door specifications
2. The applicant consider retaining the siding material in the historic house's gable fields and on the dormers.
3. The applicant consider leaving the brick unpainted or using a stain if the brick is damaged.
4. The utilities be located at the back of the house or on a rear façade, beyond the midpoint of the historic house.

Staff finds that the project meets II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.



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RENOVATIONS AND ADDITIONS TO  
**2007 CEDAR LANE**  
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SITE PLAN

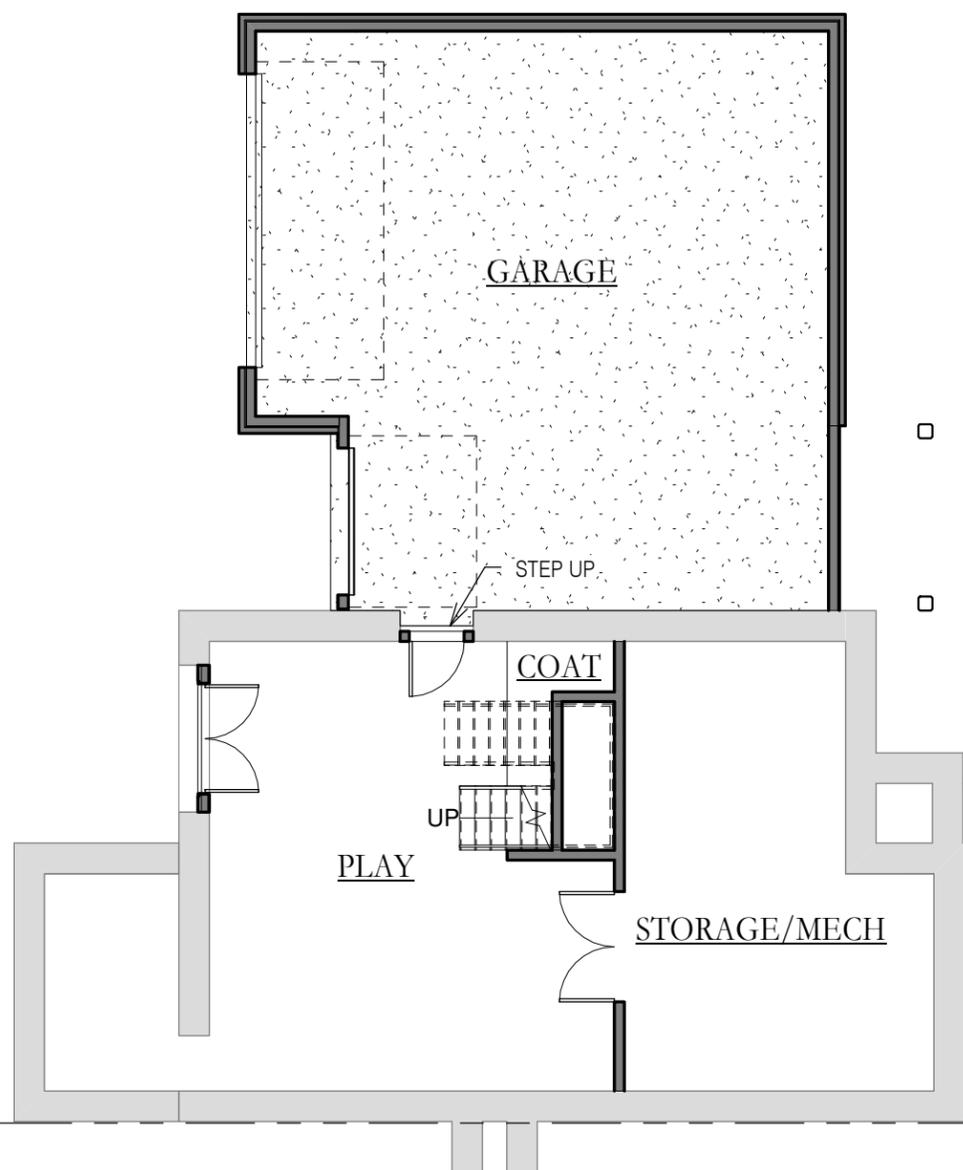
**SD-0**

PROJECT 1313  
DATE: 02.05.13

1 SD-0 2007 CEDAR LANE- SITE PLAN

RENOVATIONS AND ADDITIONS TO  
**2007 CEDAR LANE**  
Nashville, TN 37212

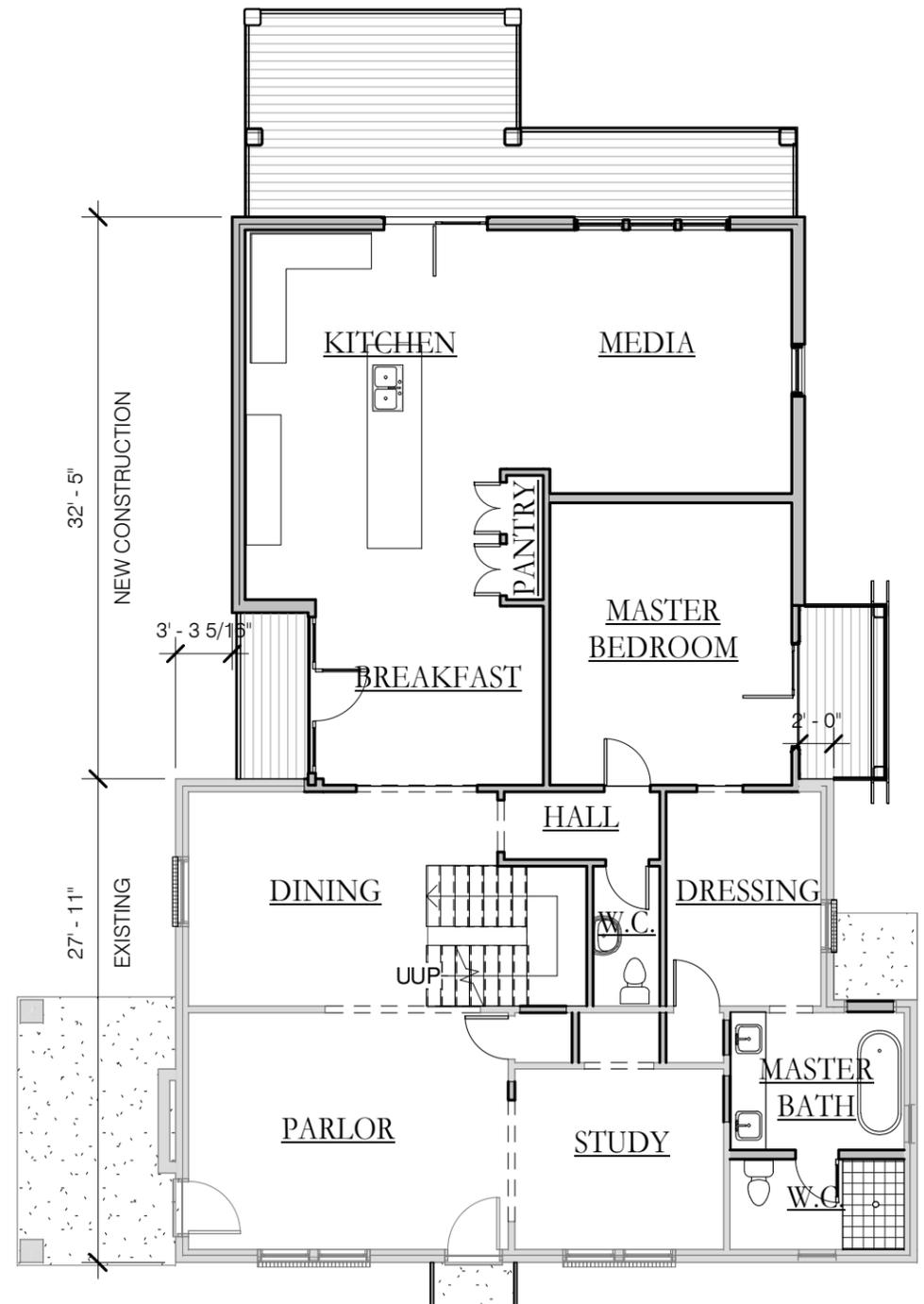
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**2 GROUND FLOOR**  
SD-1 1" = 10'-0"



**3 SECOND FLOOR**  
SD-1 1" = 10'-0"



**1 FIRST FLOOR**  
SD-1 1" = 10'-0"



**4 WEST**  
SD-2 1" = 10'-0"



**3 SOUTH**  
SD-2 1" = 10'-0"



**2 EAST**  
SD-2 1" = 10'-0"



**1 NORTH (FRONT)**  
SD-2 1" = 10'-0"

S. MITCHELL  
**HODGE**  
ARCHITECTURE

1900 Cedar Lane  
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RENOVATIONS AND ADDITIONS TO  
**2007 CEDAR LANE**  
Nashville, TN 37212

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ELEVATIONS  
**SD-2**  
PROJECT 1313  
DATE: 02.05.13



4 SIDE OVERHEAD  
SD-3



3 SIDE VIEW  
SD-3



2 BACK VIEW  
SD-3



1 NORTHWEST  
SD-3

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IEWS

**SD-3**

PROJECT 1313  
DATE: 02.05.13