



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

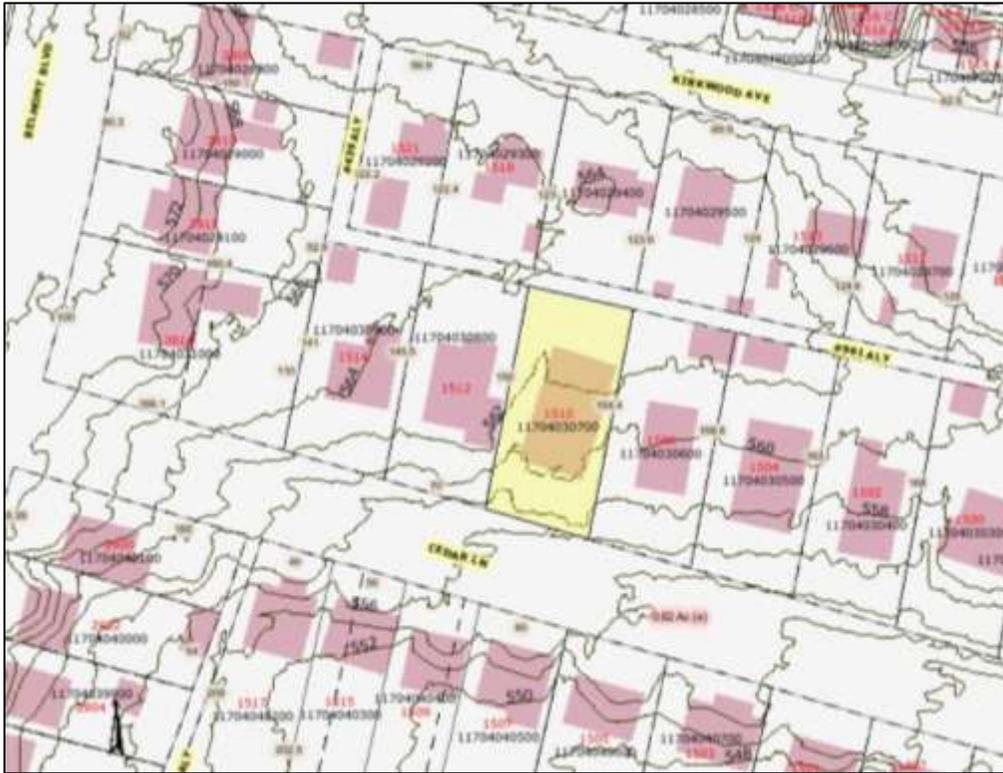
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**1510 Cedar Lane**  
**May 21, 2014**

**Application:** New construction-addition and outbuilding; Setback determination  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704030700  
**Applicant:** Blaine Bonadies, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to demolish a non-contributing screened porch on the right side of the house and replace it with a wider screened porch, and to construct a new one and one-half story outbuilding.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the side porch addition, new outbuilding and rear setback determination with the conditions that:</p> <ul style="list-style-type: none"> <li>• The width of the addition shall be reduced to meet the standard side-setback requirements;</li> <li>• The materials of the brick and roof of the addition be approved by Staff;</li> <li>• The pitch of the outbuilding roof shall be lowered to match the primary roof of the house; and,</li> <li>• The windows and doors of the outbuilding be approved by Staff.</li> </ul> <p>Meeting those conditions, Staff finds that the addition meets the design guidelines for New Construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. 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. 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.*

*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.*

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

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

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

### *When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

### *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.*

### *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).*

- 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.

- 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.

**Background:** 1510 Cedar Lane is a one and one-half story Craftsman style house, constructed circa 1925. The house was enlarged in 2007 with a rear addition and a screened porch on the right side. The lot is seventy feet (70') wide.



**Analysis and Findings:** The applicant proposes to demolish a non-contributing side porch addition and replace it with a wider screened porch, and to construct a new one and one-half story outbuilding. The applicant also requests for a determination that setbacks less than what the bulk zoning requires would be appropriate for the addition and outbuilding.

Demolition:

The existing right-side screened porch will be demolished in order to construct the new addition. This porch was constructed in 2007, and is not a contributing portion of the house.

The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

A new screened porch will be constructed at the rear-right corner of the house, thirty-three feet (33') back from the front edge of the house where there is an original rear porch that has been enclosed. The roof of the porch will tie into the right side of the house at twelve feet (12') above grade and shed down to eight feet (8') tall at the eaves. This height matches the proportions of the existing side addition. The porch will be fourteen feet (14') wide, extending four feet (4') further than the existing addition. Although a side addition may be appropriate because the lot is wider than sixty feet (60'), the new addition will encroach two feet (2') into the required side setback buffer. The Commission can approve construction that does not meet the standard setbacks when the result is more in keeping with the historic character of the district. However, Staff finds that the shorter setback would not be in keeping with the established rhythm of spacing between houses on Cedar Lane and does not meet the Commission's policy for setback determinations different than those required by the code's bulk standards.

With the condition that the width of the porch is reduced to meet the standard side setback requirements, Staff finds that the project will meet II.B.1.a.and b.

Location & Removability, Design:

The addition will be thirty-three feet (33') back from the front edge of the house where there is an original rear porch that has been enclosed. Because this sits back from the front, and because the original rear corner porch has been altered, staff finds that this location will not have a negative and irreversible impact on the historic house. Additionally, the open nature of the porch allows the original form of the house to be apparent. Staff finds that the proposal meets guidelines II.B.2.a, II.B.2.e, and II.B.2.f.

Setback & Rhythm of Spacing:

The addition to the right would not meet the standard five foot (5') side setback required by bulk zoning regulations. Staff finds that the proposed side addition would also not be in keeping with the established rhythm of spacing between historic buildings on the street.

For these reasons, staff concludes that the project would not meet guideline II.B.1.c.

Materials:

No major changes to the historic house's materials were indicated on the drawings. The addition will have wood framing and columns and the vertical surfaces will be primarily wire screening. The material of the roof and fascia is not indicated. The plans also indicate a fireplace with a brick base and fiber cement chimney. Masonry is appropriate for chimneys, and fiber cement siding may be appropriate as panel siding with an applied skim-coat but not as lap-siding. More information is needed on the chimney and roof materials. The floor and foundation will be concrete slab-on-grade.

With the staff's final approval of the chimney and roof materials, staff finds that the known materials meet guideline II.B.1.d

Roof form:

The porch will have a shed roof, sloping to the right at a 2:12 pitch. This is a typical roof form for a screened porch. Staff finds that the project meets guideline II.B.1.e.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances or HVAC locations were indicated on the drawings. The project meets section II.B.1.h.

Outbuildings:

The project will also include a new outbuilding at the rear of the lot. The building will be one and one-half stories tall, with a garage on the ground level and a "bonus area" above.

Height, Roof:

The roof of the new outbuilding will be an asymmetrical gable, similar to a saltbox, but it will read like a typical side-gable because the ridge is oriented side-to-side. The front slope of the garage will have a wall dormer, which Commission has approved for minimally visible rear elevations and outbuildings. The primary slopes of the roof will have a pitch 12:12 and the ridge height will be twenty-five feet (25') above grade. This height matches the height of the house, but the roof pitch is significantly steeper than the 8:12 pitch of the roof on the house which would not be appropriate.

Lowering the pitch of the garage roof to match the roof of the house would lower the ridge by four feet (4'), which will help to make the outbuilding more subordinate to the house and would meet guidelines II.B.1.a and II.B.1.e.

Scale:

The footprint of the new building will be five hundred, fifty square feet (550 s.f.) in area. Staff finds this to be compatible with the scale of historic outbuildings, and to meet guideline II.B.1.b.

Location, Setbacks and Rhythm of Spacing:

The outbuilding will be located behind the house, eight feet (8') from the rear property line and four feet (4') from the left property line. This meets the standard side setback requirement, but encroaches on the rear setback by two feet (2'). The reduced rear setback is appropriate as historically outbuildings were often close to rear property lines.

There will be a six foot (6') deep by eight foot (8') wide covered breezeway from the house to the garage. Because the breezeway is no wider than eight feet (8') and will have open sides, staff finds it to be appropriate.

Staff finds that the proposed location is appropriate as it would be in keeping with the locations of historic outbuildings and will meet guidelines and II.B.1.c and II.B.1.i.2.

Materials

The materials of the new outbuilding will include a gray asphalt shingle roof, smooth cement-fiber lap siding with a five inch (5") exposure, and a split-faced concrete block foundation. The windows will be wood. The material of the doors is not known, but could be approved administratively.

With a condition that the doors are approved administratively, Staff finds that the known materials meet guideline II.B.1.d.

**Recommendation:**

Staff recommends approval of the side porch addition, new outbuilding and rear setback determination with the conditions that:

- The width of the addition shall be reduced to meet the standard side-setback requirements;
- The materials of the brick and roof of the addition be approved by Staff;
- The pitch of the outbuilding roof shall be lowered to match the primary roof of the house; and,
- The windows and doors of the outbuilding be approved by Staff.

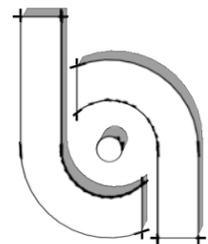
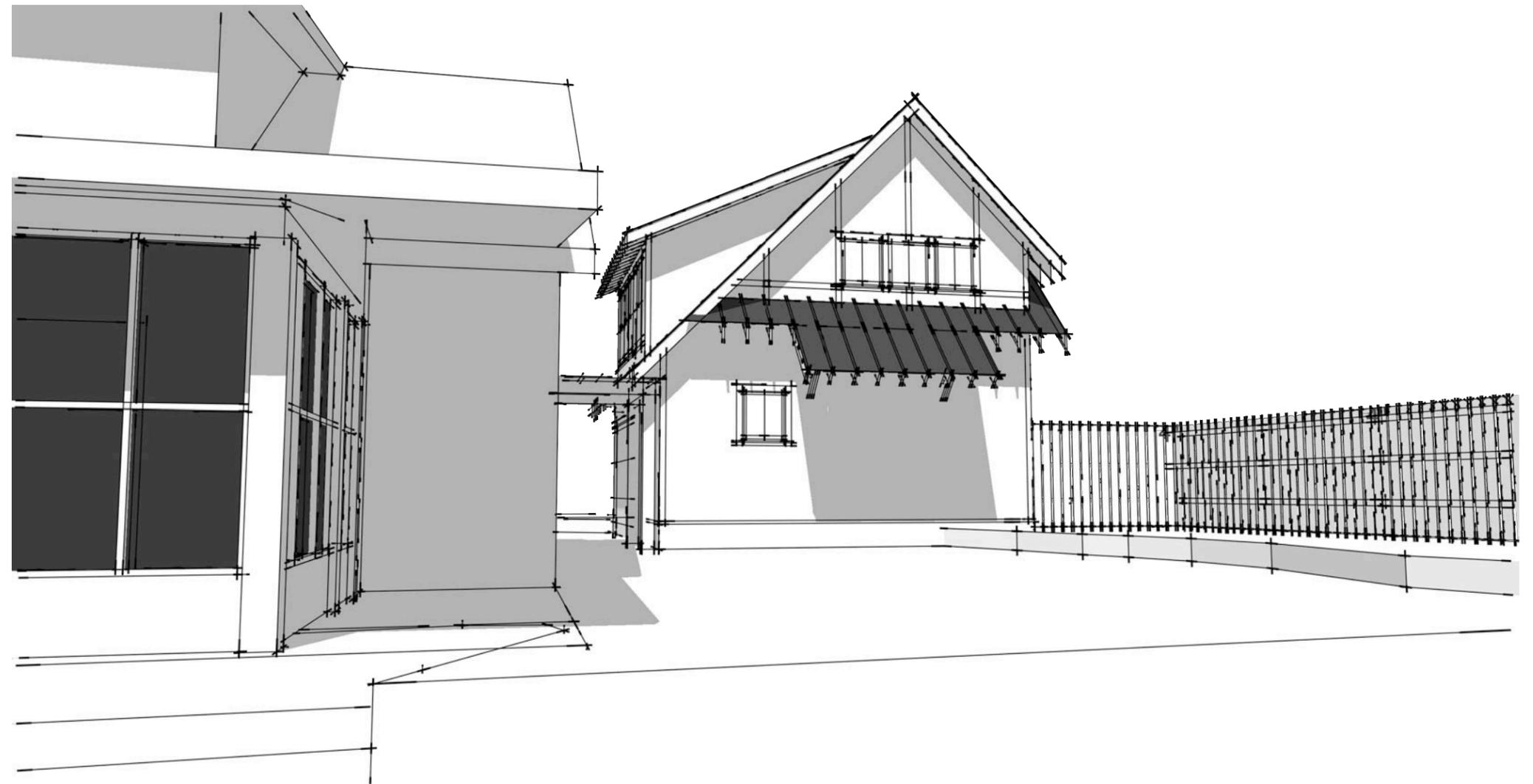
Meeting those conditions, Staff finds that the addition meets the design guidelines for New Construction in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1510 Cedar Lane



1510 Cedar Lane, Right Side



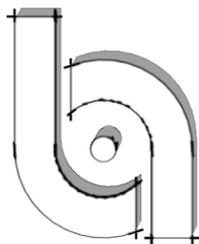
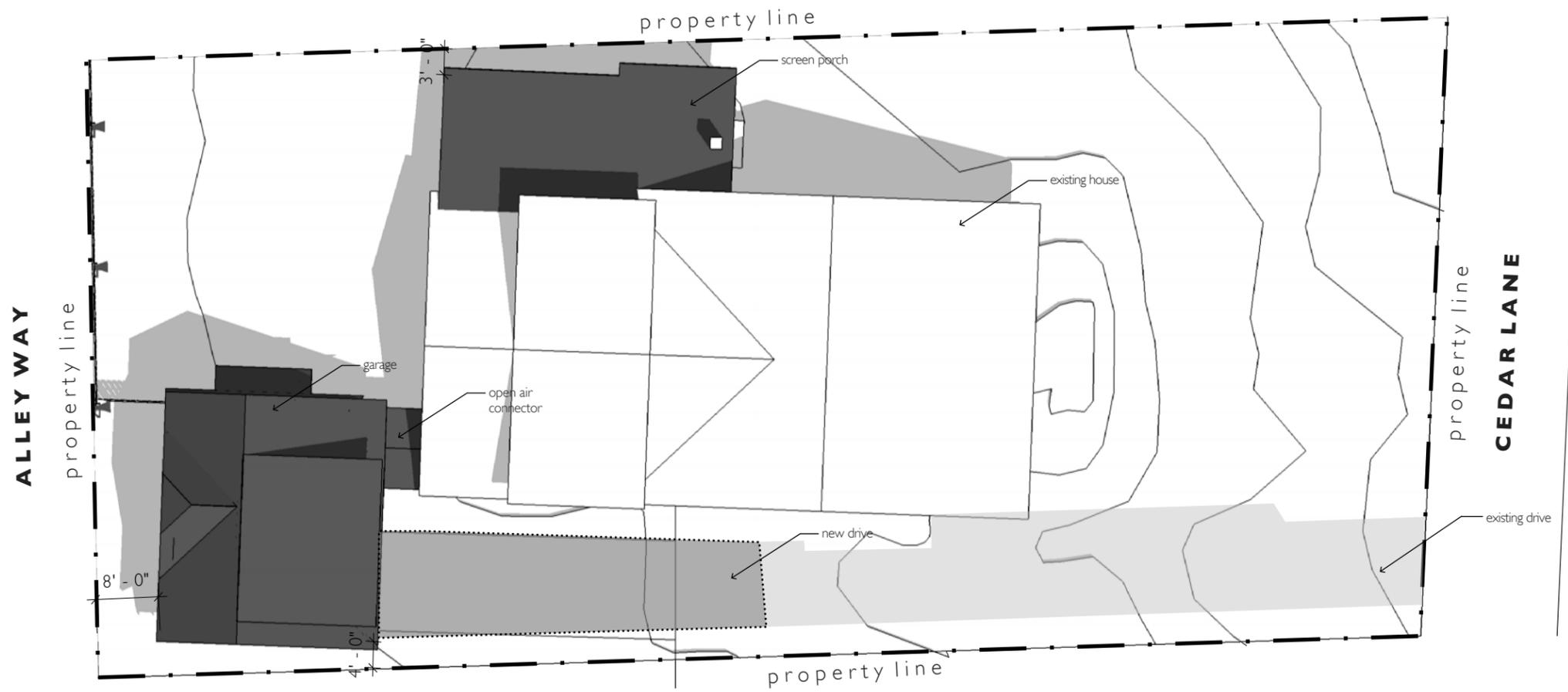
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05.05.2014



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architectural site plan  
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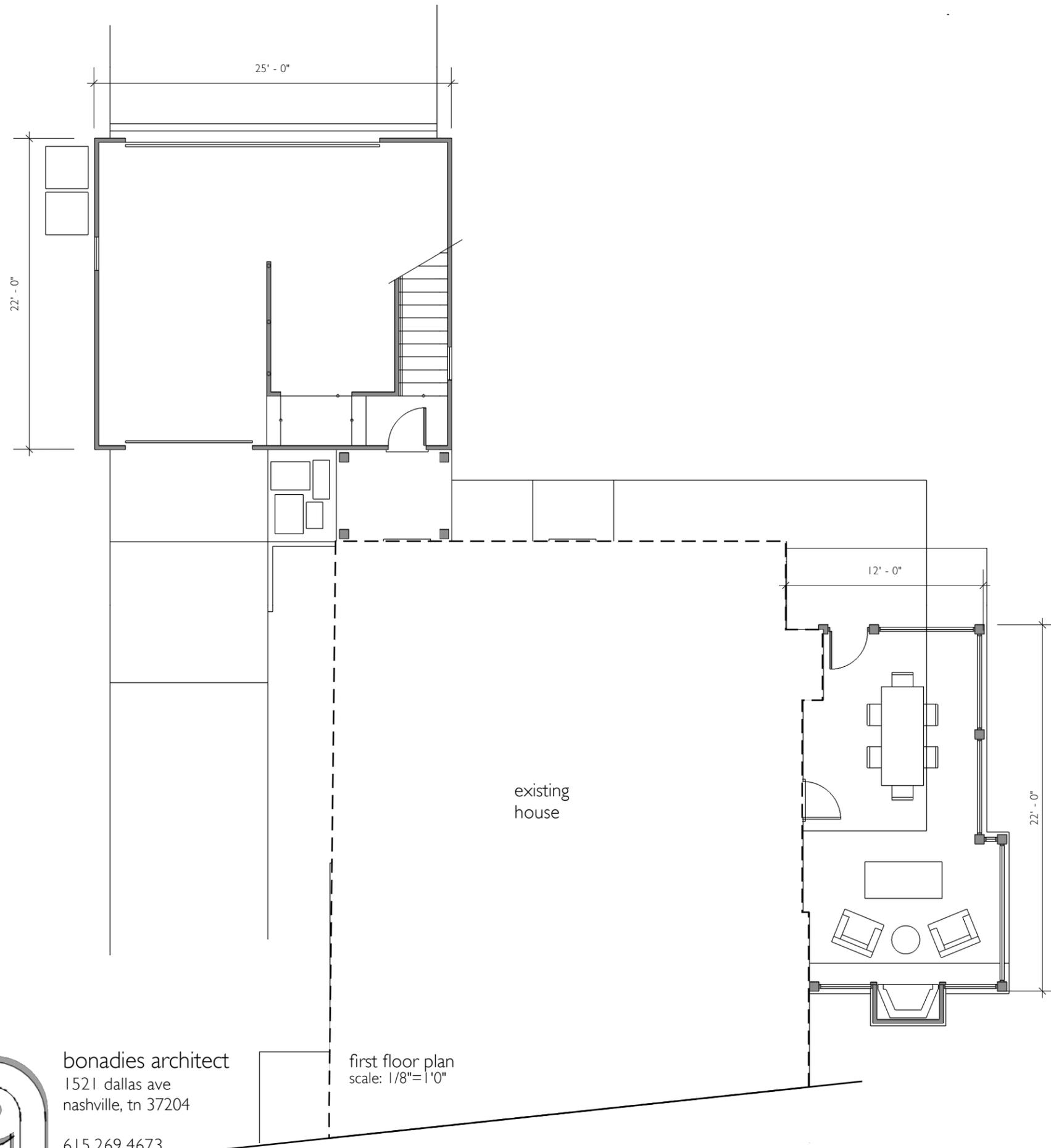


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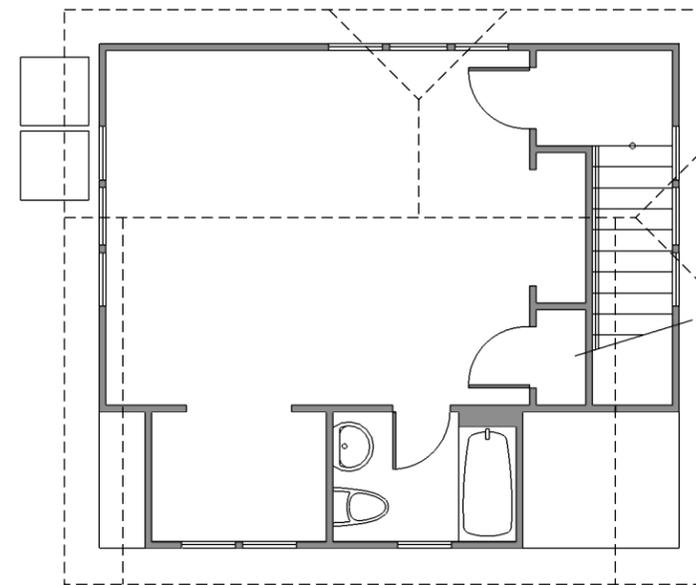
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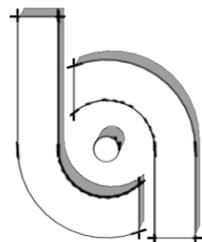
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first floor plan  
scale: 1/8"=1'0"



second floor plan  
scale: 1/8"=1'0"



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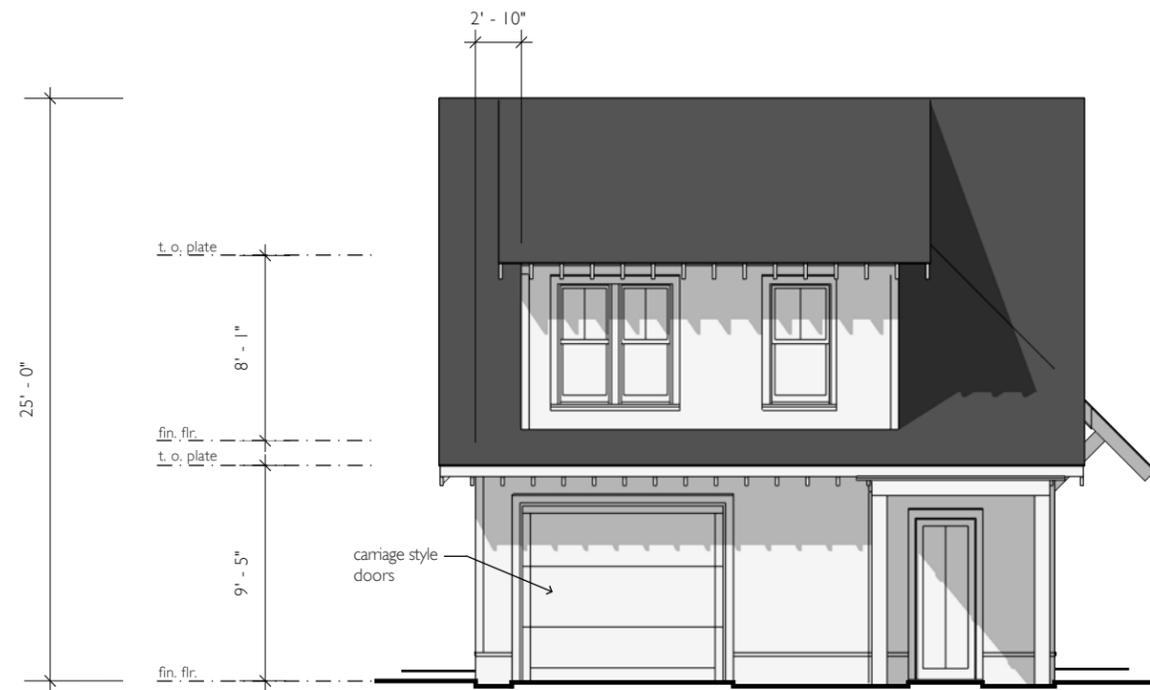
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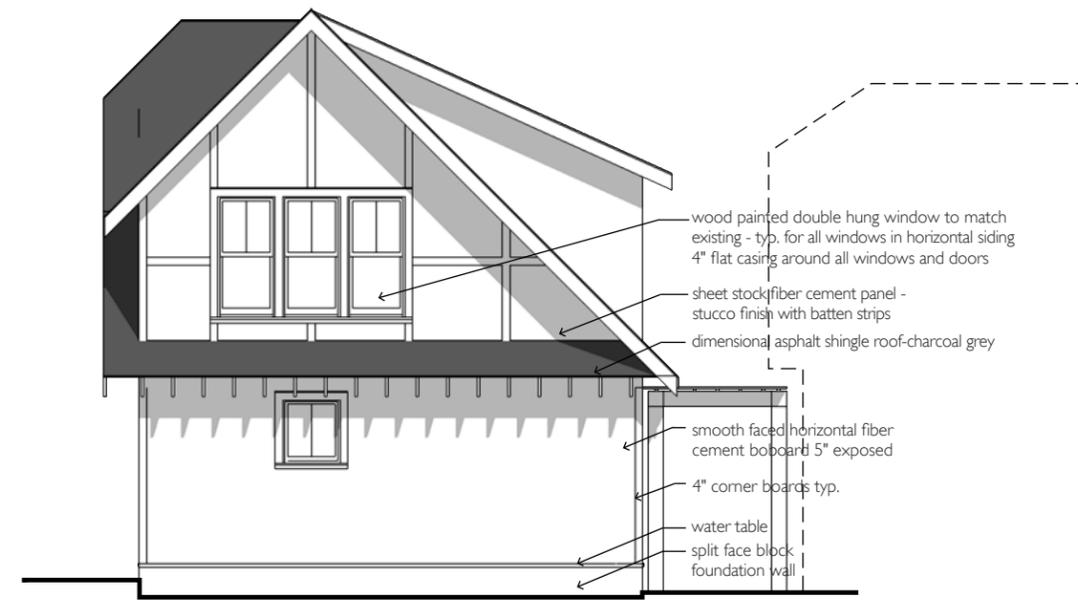
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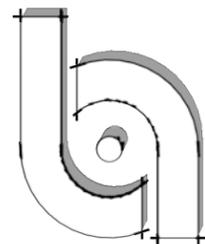
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front elevation  
scale: 1/8"=1'0"



left elevation  
scale: 1/8"=1'0"



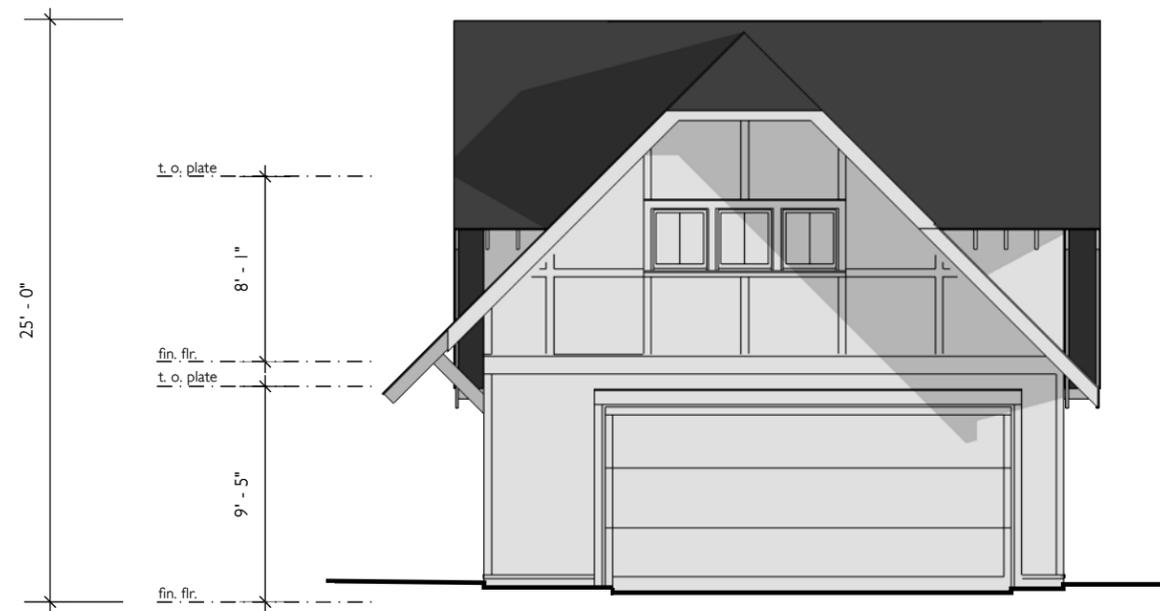
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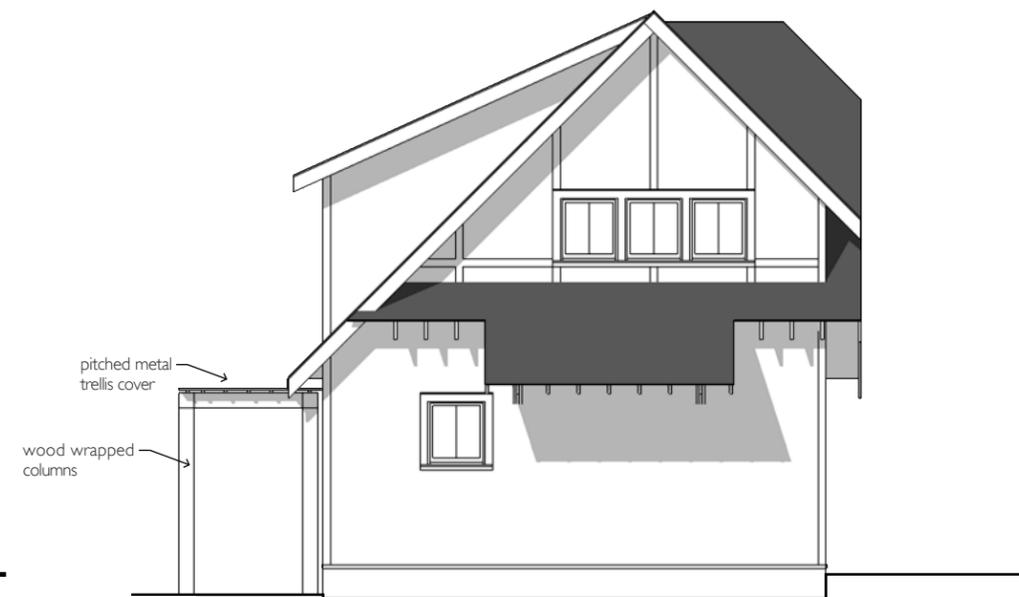
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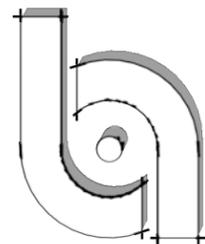
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rear elevation  
scale: 1/8"=1'0"



right elevation  
scale: 1/8"=1'0"



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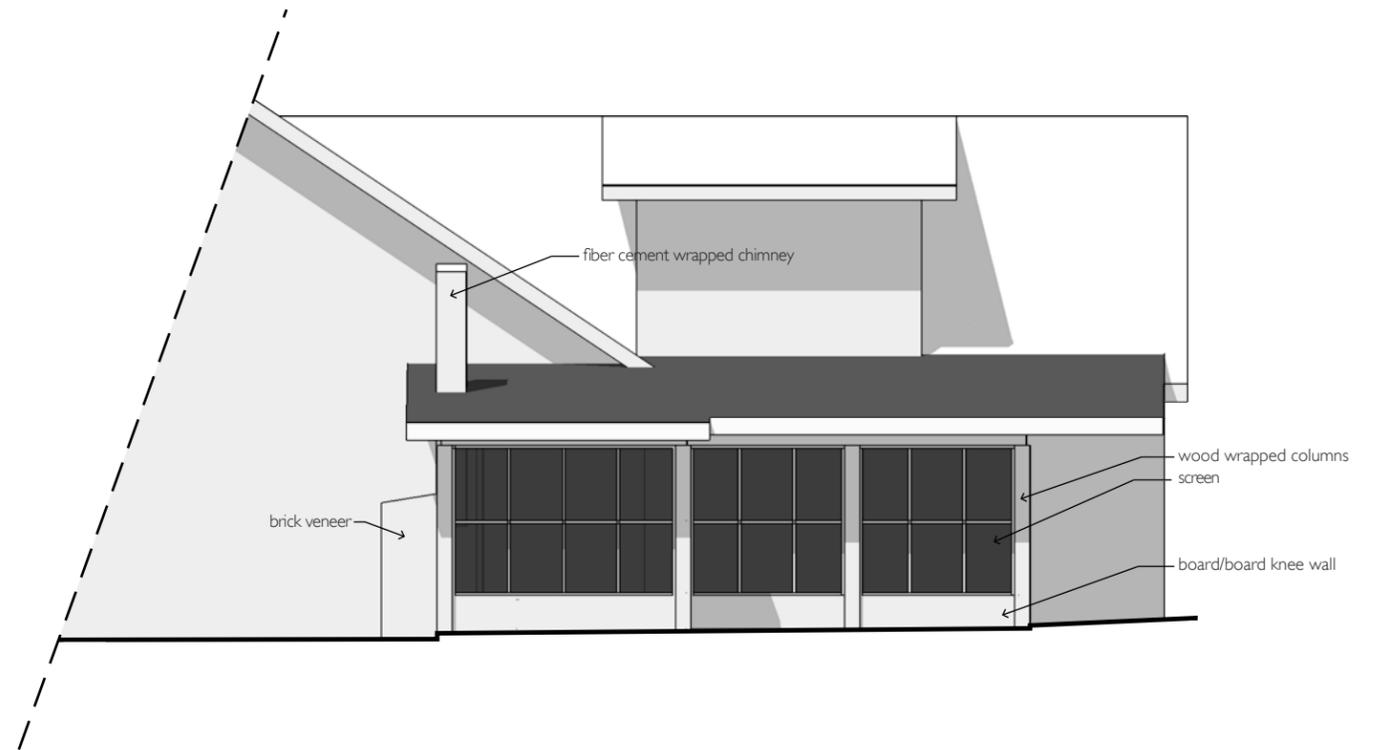
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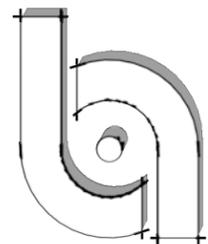
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rear elevation  
scale: 1/8"=1'0"



left elevation  
scale: 1/8"=1'0"



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