



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**3927 Cambridge Avenue**  
**November 19, 2014**

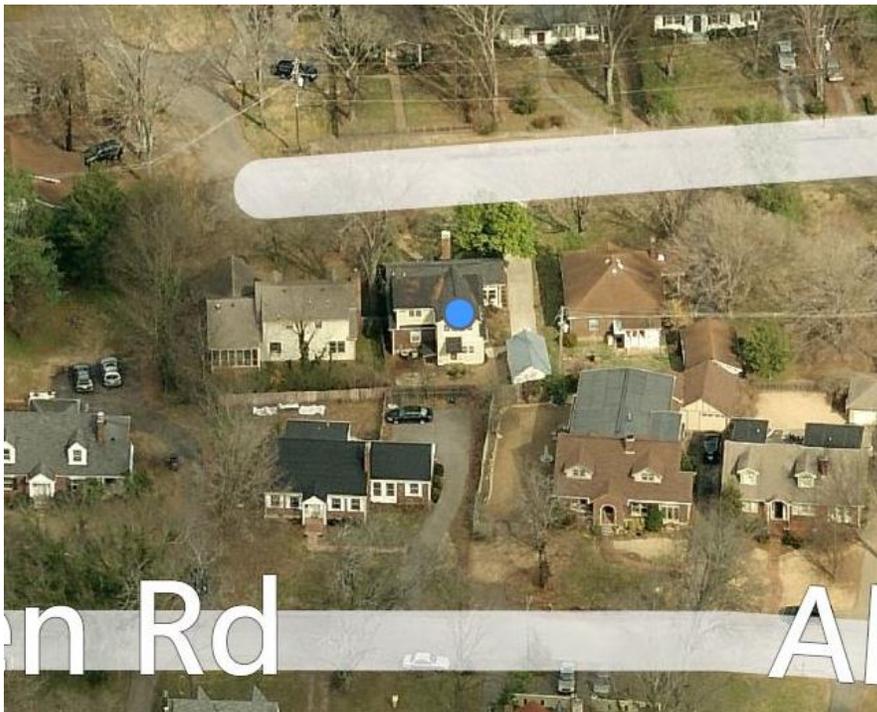
**Application:** New construction-addition; Setback determination  
**District:** Cherokee Park Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10308023100  
**Applicant:** Legacy Construction Inc.  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> The project is to construct a partially-screened rear porch fully in the rear setback area. The new rear setback is proposed to be five feet (5').</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval finding that the project does not meet the Commission's policy for determining rear setbacks that are different from bulk zoning or the design guidelines for open space, and because approval could set a precedent for fully building out the rear setback areas of other properties nearby. In summary, the project does not meet Sections II.B.b and II.B.2 for scale, location of an addition, and setbacks.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **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. 17.40.410).*

*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. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **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.

##### *Porches*

*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.*

##### *Parking areas and Driveways*

*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.*

## **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:*

- No matter their use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
  - Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
  - 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.*

### *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:** The project is to construct a partially-screened rear porch fully in the rear setback area. The new rear setback is proposed to be five feet (5'). There is no rear



Figure 1: 3927 Cambridge is a one-story house with a two-story rear addition approved in 2007.

alley. A rear addition was approved by the Commission to encroach slightly into the rear setback in 2007.

### Analysis and Findings:

**Height & Scale:** The addition will be approximately ten feet (10') tall from grade, compared to the two-story massing at the rear of the home. The design guidelines require that the massing of new construction, in relation to open spaces, be compatible. Staff is concerned that since a lot of this depth is typical for this portion of the district, a precedent could be set allowing for multiple properties to have up to a five foot (5') rear setback which could result in a dramatic change to the open space of these rear yards, especially since there is no rear alley to provide additional buffer and a garage is already constructed in a portion of the rear setback area.



Figure 2: The image to the left shows the potential impact of this precedent. Typically, when a setback shorter than bulk standards is determined to be appropriate, it is with an unusually shaped or sized lot. In this case, the lot is typical of others around it.

The project does not meet section II.B.1.a and b.

**Location & Removability:** The addition will be attached to an existing addition, making it minimally visible and easily removable without altering the original historic form; however, its location is fully within the rear setback area. This is not appropriate for an addition, as historic homes in the neighborhood do not continue to the rear of the lot. The project does not meet section II.B.2.a and e and II.B.b.

**Design:** The design of the addition is simple since it is primarily a screened-in porch and so does not match the style of the home. The project meets section II.B.2.a and f.

**Setback & Rhythm of Spacing:** The project meets side-setback requirements but does not meet the policy for granting rear setback determinations that are different than bulk zoning. The Commission has the ability to determine appropriate building setbacks that may not conform to the base zoning for new construction, additions, and accessory structures (ordinance no. 17.40.410). In 2007, the Commission approved a rear addition

that intrudes into the rear setback area a minimal amount. The Commission created a policy that states appropriate setbacks will be determined based on the existing setbacks, historic setbacks, the shape of the lot, alley access, or lack thereof, and the proximity of adjoining structure and property lines. Since there is no rear alley, there is no opportunity to provide an additional buffer between this property and the one behind it. The lot is approximately one hundred and two feet deep, which is similar to other lots in the immediate vicinity. Staff did not find that the request does not meet the Commission's requirements of unusual conditions and finds that it could set a precedent for similar neighboring lots. The project does not meet section II.B.1.c.



Figure 3: Shows the close proximity of homes in this area.

Materials: The majority of materials are not indicated. The portion to be covered in lap siding will be cement-fiber lap siding of an unknown reveal. With the information provided, staff could not assess whether or not the project meets section II.B.1.d

Roof form: The roof form will be gabled of a similar pitch (12/4) to the rear addition. The project meets section II.B.1.e.

Orientation: Not applicable.

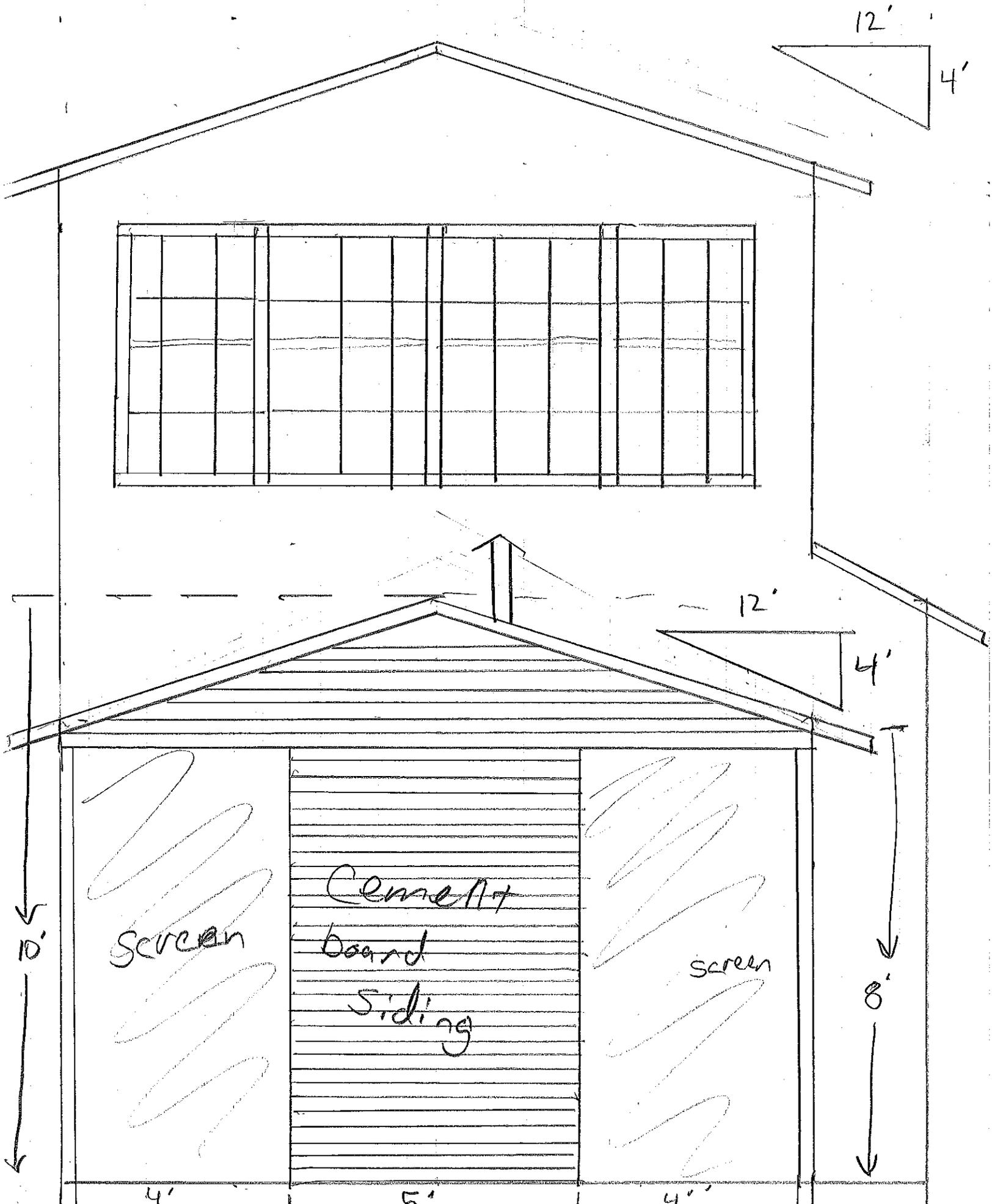
Proportion and Rhythm of Openings: Not applicable.

Appurtenances & Utilities: Not applicable.

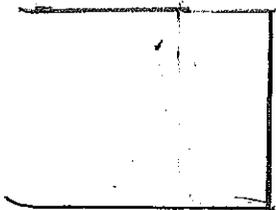
**Recommendation:** Staff recommends disapproval finding that the project does not meet the Commission's policy for determining rear setbacks that are different from bulk zoning

or the design guidelines for open space, and because approval could set a precedent for fully building out the rear setback areas of other properties nearby. In summary, the project does not meet Sections II.B.b and II.B.2 for scale, location of an addition, and setbacks.

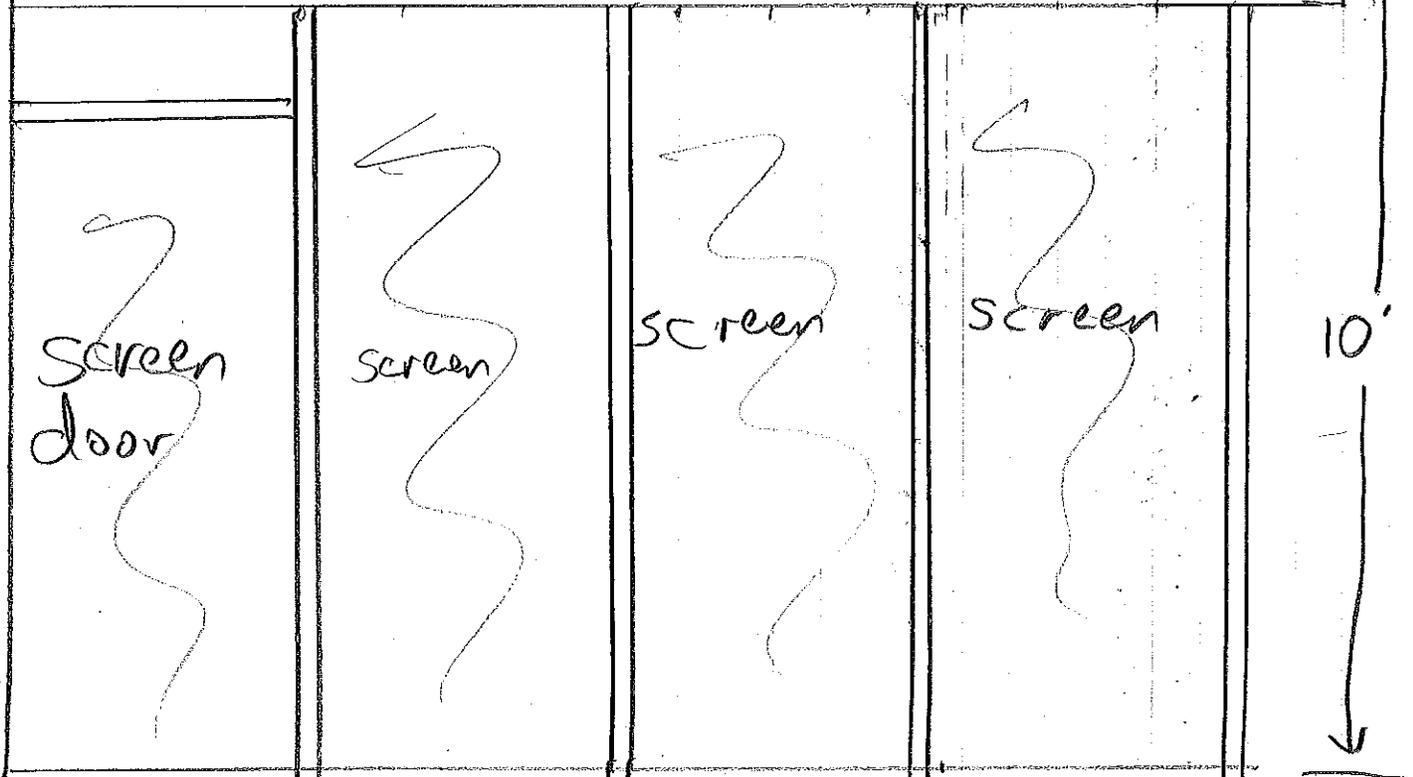
Scale = 1 square = 6"



Scale = 1 square = 6"



shingles to match existing



screen door

screen

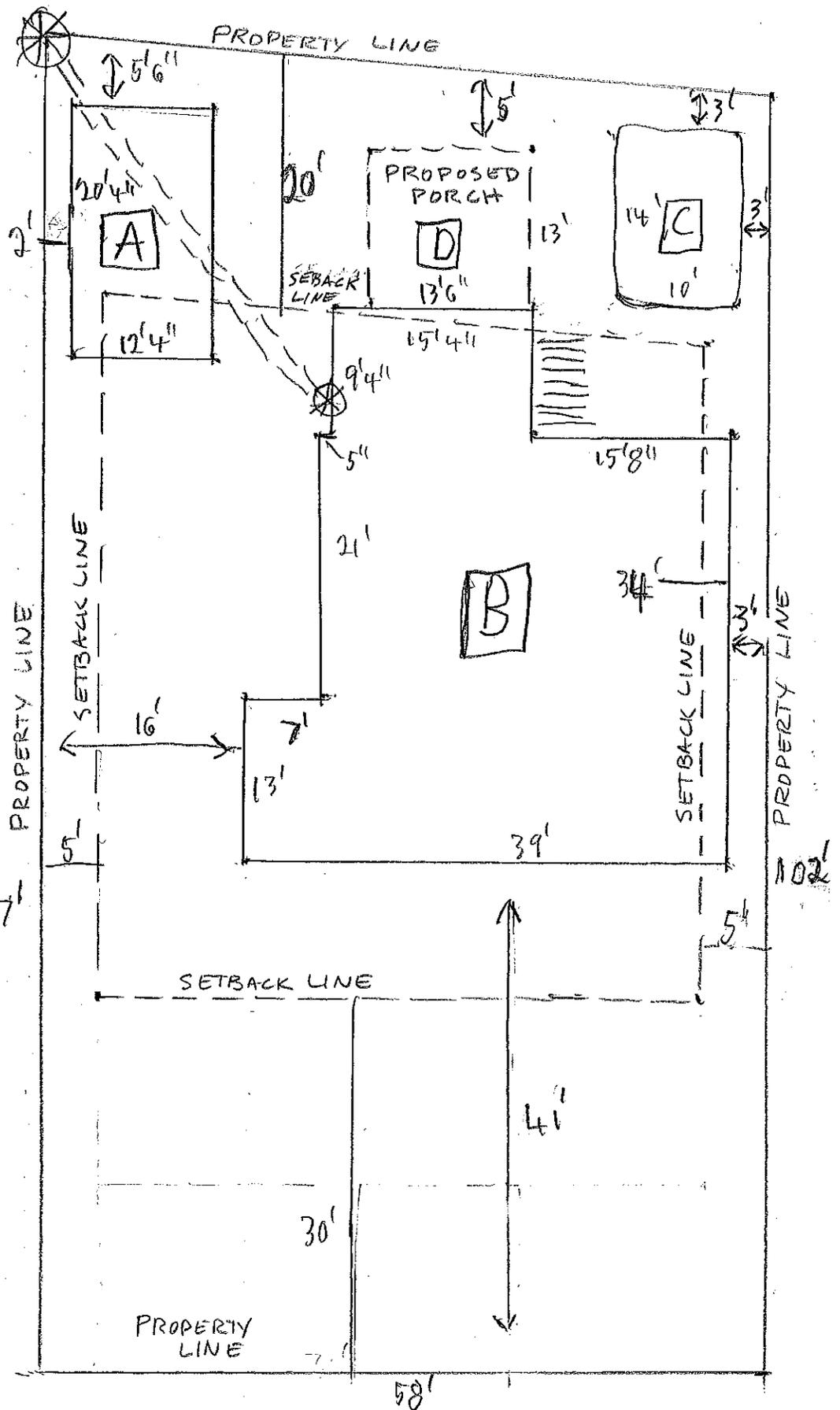
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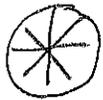
screen

10'

3927 CAMBRIDGE AVE  
 NASHVILLE, TN 37205

SCALE = 1/4" = 3'



 UTILITY POLE

 ELECTRICAL SERVICE

 WEATHERHEAD

A = STORAGE SHED APPROXIMATELY 248 SQUARE FEET

B = RESIDENCE FIRST FLOOR APPROXIMATELY 1,370 SQUARE FEET

C = EXISTING PATIO APPROXIMATELY 140 SQUARE FEET

D = PROPOSED SCREENED PORCH APPROXIMATELY 176 SQUARE FEET

**EXISTING CONDITIONS**

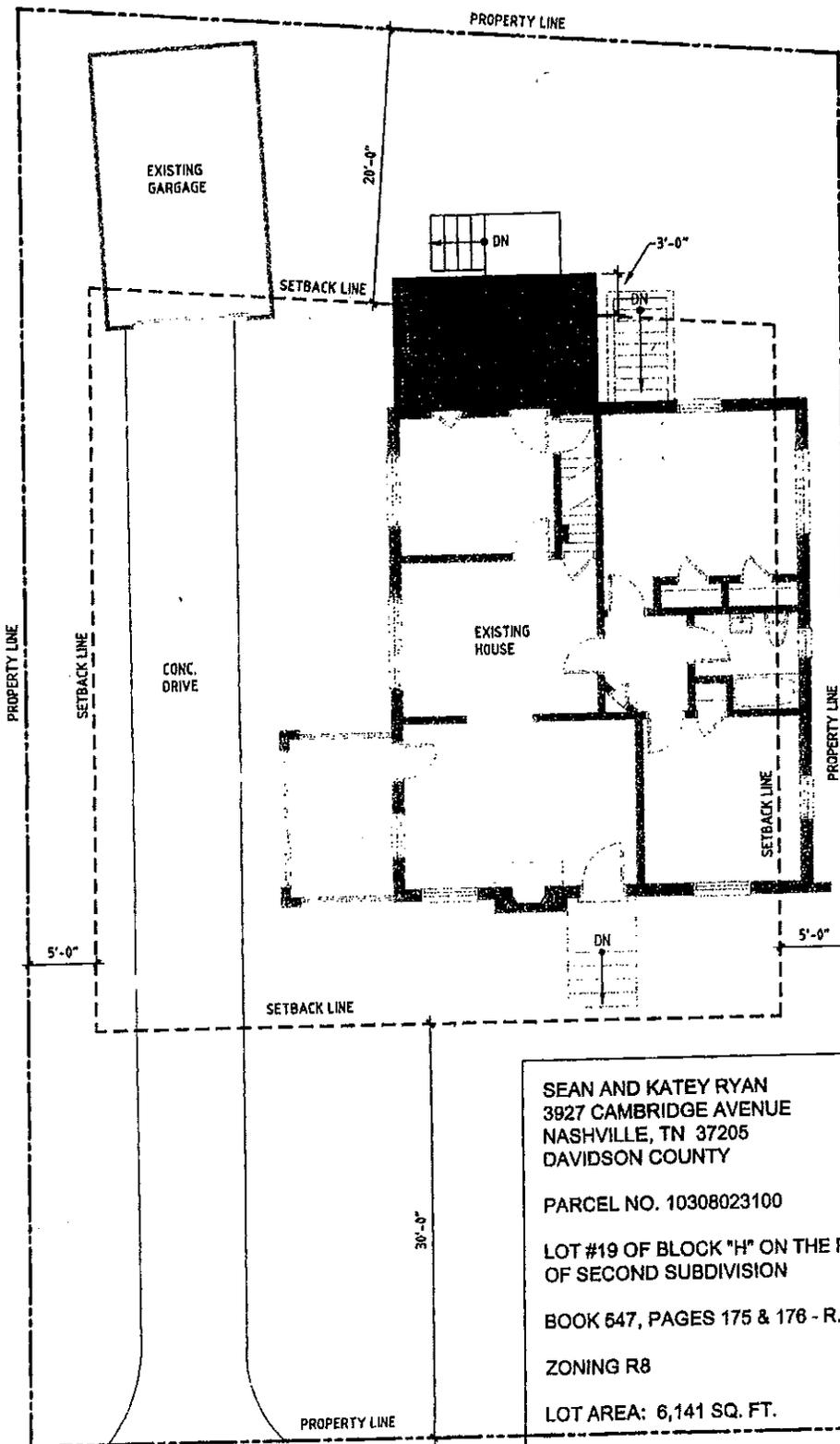


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 NASHVILLE, TN 37205  
 DAVIDSON COUNTY

PARCEL NO. 10308023100

LOT #19 OF BLOCK "H" ON THE PLAN OF CHEROKEE PARK,  
 OF SECOND SUBDIVISION

BOOK 647, PAGES 175 & 176 - R.O.D.C.

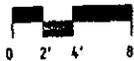
ZONING R8

LOT AREA: 6,141 SQ. FT.

MAXIMUM BUILDING COVERAGE: 0.45 (6,141) = 2,763 SQ. FT  
 BUILDING COVERAGE: 1,359 (HOUSE) + 249 (GARAGE) =  
 1,608 SQ. FT.

**ARCHITECTURAL SITE PLAN**

1/8" = 1'



MAGNETIC NORTH