



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION
1208 Cedar Lane
December 17, 2014

Application: New construction - addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11801009800
Applicant: Tyler LeMarinel, Allard-Ward Architecture
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a rear addition with a screened porch on the left side, wider than the historic house.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition with the conditions that Staff approves the final selection of the windows and doors, finding that the proposal meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. GUIDELINES

B. New Construction

a. Height

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

b. Scale

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

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.

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. 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.

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.

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.

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.

Additions should be a minimum of 6" below the existing ridge.

In order to assure that an addition has achieved proper scale, the addition should:

No matter its 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.

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.

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.

Side Additions

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 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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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.

V. DEMOLITION

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: 1208 Cedar Avenue is a one and one half-story house, constructed circa 1930. With wide overhanging eaves on a side gabled roof and a gabled front porch with battered square columns, the architecture house is typical of the Craftsman style that was popular in the early part of the Twentieth Century. The house is a contributing structure in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay because of its age and architectural character.



Analysis and Findings: The applicant proposes to enlarge the house by constructing a rear addition with a screened porch that extends beyond the width of the existing house.

Demolition:

A portion of an existing rear addition to the house will be demolished to accommodate the new addition. Because the addition is not historic and does not contribute to the character of the house, its demolition meets guideline II.V.2 for appropriate demolition.

Height & Scale:

The new addition will incorporate portions of the side walls of the earlier addition, which are flush with the sides of the historic house. The new addition extends twenty-one feet (21') further to the rear, continuing to be flush with the left wall of the house and sitting in twenty-two feet (22') from the right side of the house. The roof of the addition will be a rear-facing gable with a ridge eight feet (8') below the peak of the historic house. Typically, additions have been required to sit in from both sides of an historic house in order to differentiate the new construction from the old. However, Staff finds in this case that it is not necessary to sit the addition in because the house's current addition is flush with the sides of the house and this addition will be replacing that condition.

The screened porch will originate at the rear-left corner of the historic house, extending twelve feet (12') to the left and twenty-one feet (21') to the rear. The width of the addition is roughly one-third of the historic house. The porch will not impact the sides of the historic house as it to the rear and along the left side of the new rear addition. The porch will have a gabled roof projecting to the side, with a ridge six feet (6') below the ridge of the historic house. Typically, it is not appropriate for additions to be wider than an historic house; however, in this case Staff finds that it is appropriate because the lot is seventy feet (70') wide and the house is only thirty-five feet (35') wide. Section II.B.2.b allows for a side addition on an historic house when it is on a lot that exceeds 60 in width.

The open nature of the porch and the fact that it is a single story, will also help to minimize the impact of the porch on the historic house.

Staff finds the rear addition and side porch to be subordinate to the historic house in height and scale, meeting sections II.B.1.a. and II.B.1.b. of the design guidelines.

Location & Removability:

Although the porch on the addition will be wider than the historic house, it will not significantly disturb the front or sides in a way that would permanent affect the character and form of the building and the addition will attach at the point of an existing addition. Staff finds that the proposal meets guidelines II.B.2.a and II.B.2.e.

Design:

The appearance of the addition will be compatible with the Craftsman architectural style of the historic house. Staff finds the proposed addition will be compatible with the character and form of the historic house and will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Setback & Rhythm of Spacing:

The left side of the screened porch will be five feet (5') in from the edge of the property. The front of the screened porch will be fifty feet (50') back from the front of the house, and ninety-seven feet from the front property line. Because the addition is so far back, it will not have a significant impact on the rhythm of spacing along the street. The addition will not have an impact on the front or right side setbacks. The project meets section II.B.1.c of the design guidelines.

Materials:

No changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth-faced cement fiberboard with a reveal to match that of the historic house, and the trim will be wood or cement-fiberboard. There will be a stuccoed chimney at the rear of the porch. The foundation will be concrete block with a parge-coat finish, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows will be fiberglass-clad and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the known materials meets section II.B.1.d of the design guidelines.

Roof form:

The addition will tie into the roof of the existing addition, which will be reworked to align with the original eaves, and will have a new gable extending to the rear with a 7:12 pitch. The screened porch will have side-oriented gable with 7:12 as well. There will be a chimney at the rear of the porch, largely obscured behind the side-facing gable. These roofs match the pitch and form of the primary roof. The project meets section II.B.1.e of the 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 the project's proportion and rhythm of openings to meet Section II.B.1.g.

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. The project meets section II.B.1.h.

Recommendation:

Staff recommends approval of the proposed addition with the conditions that Staff approves the final selection of the windows and doors, finding that the proposal meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1208 Cedar Lane, front.

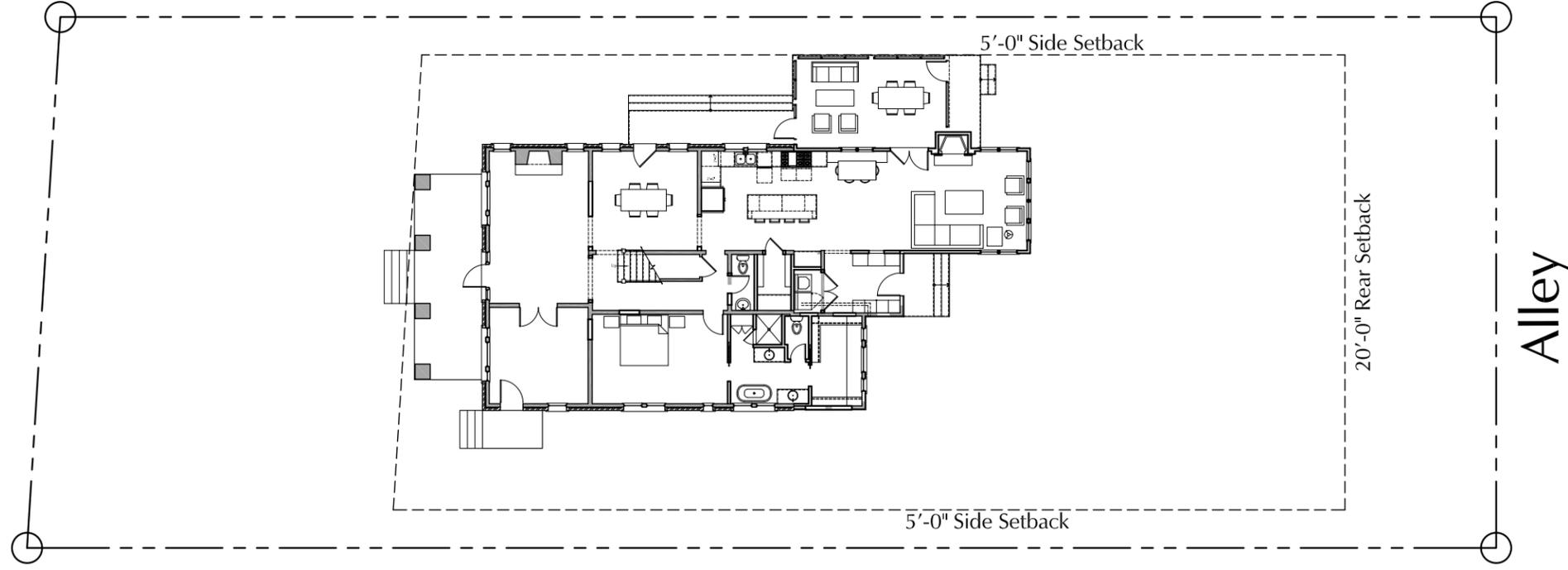


1208 Cedar Lane, left side.



1208 Cedar Lane, rear.

Cedar Lane



1 Site Layout Plan
Scale: 1" = 20'-0"

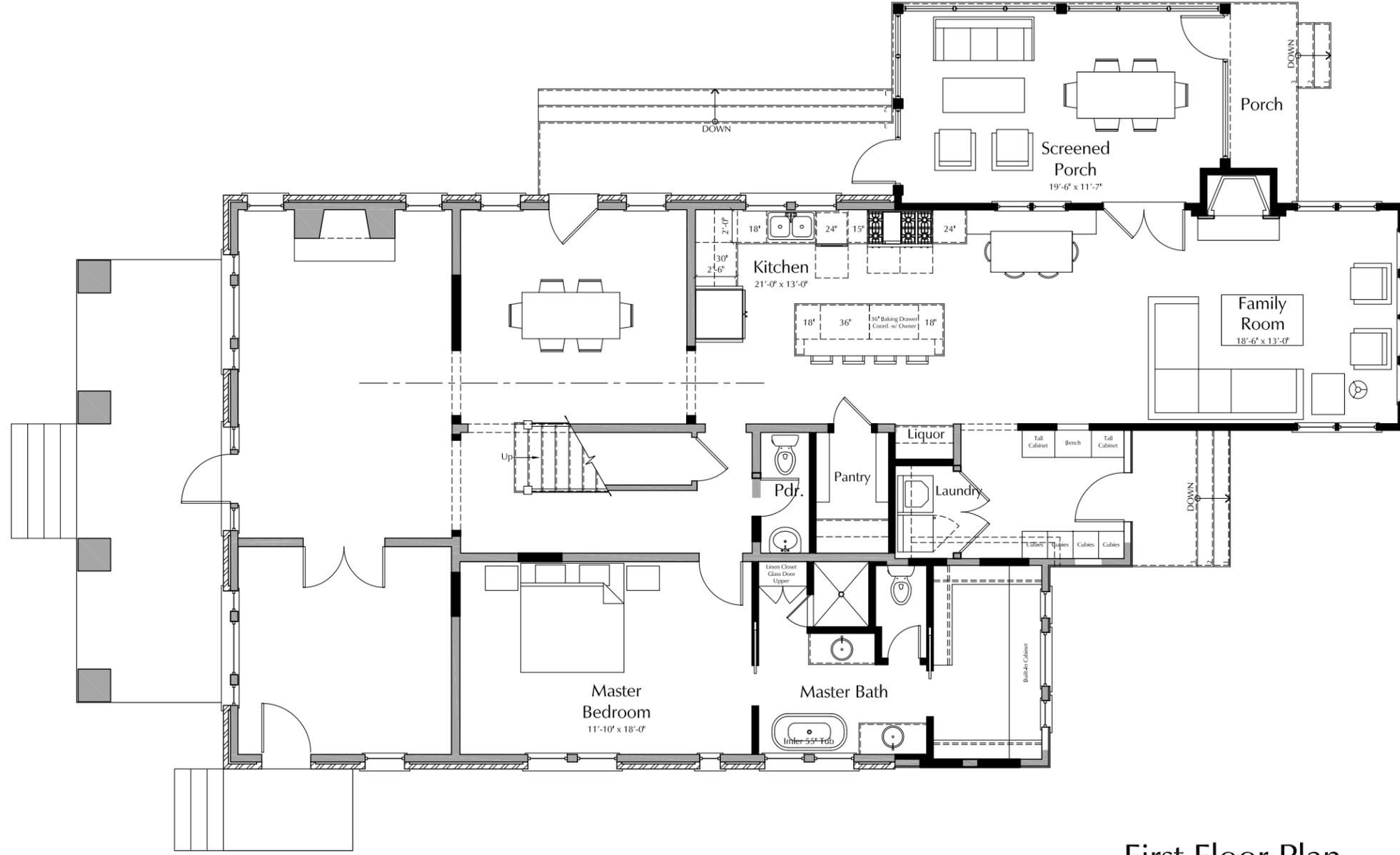
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Drawings:
Site Layout Plan
Date:
12.01.14

A0.1

Renovations and Additions to:
1208 Cedar Lane
Nashville, Tennessee 37212

PRELIMINARY - NOT FOR CONSTRUCTION



1 First Floor Plan
 Scale: 1/8" = 1'-0"

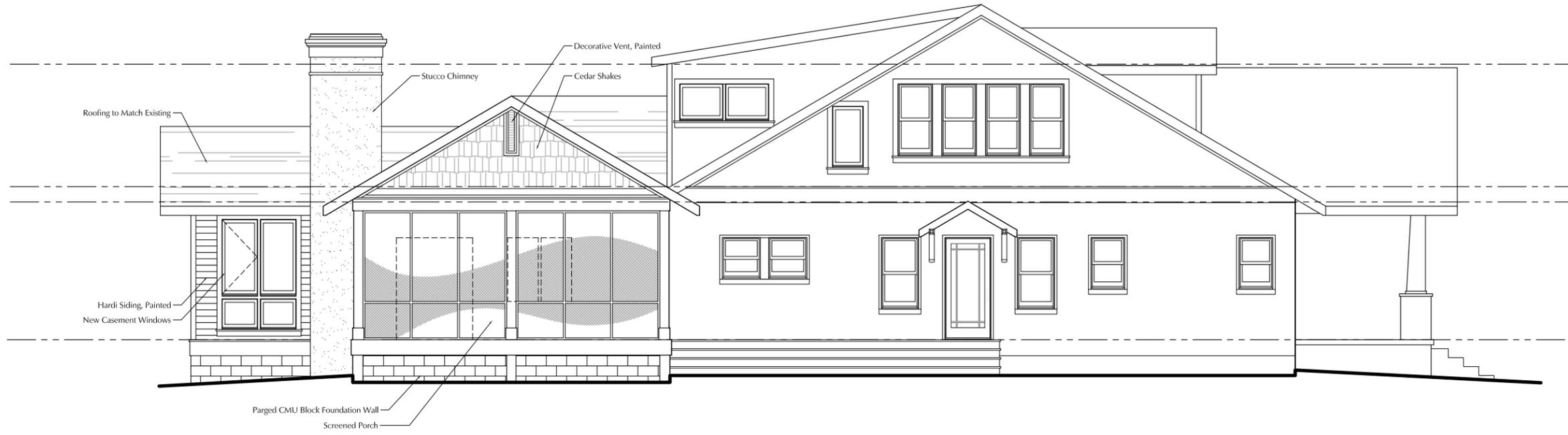
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Drawings:
 First Floor Plan
 Date:
 12.01.14

A1.0

Renovations and Additions to:
1208 Cedar Lane
 Nashville, Tennessee 37212

PRELIMINARY - NOT FOR CONSTRUCTION



2 Left Side Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0' 2' 4' 6' 8' 12'



1 Front Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0' 2' 4' 6' 8' 12'

PRELIMINARY - NOT FOR CONSTRUCTION

Renovations and Additions to:
1208 Cedar Lane
 Nashville, Tennessee 37212

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Drawings:
 Front Elevation
 Date:
 12.01.14

A2.0



2 Right Side Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0' 2' 4' 6' 8' 12'



1 Rear Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0' 2' 4' 6' 8' 12'

Renovations and Additions to:
1208 Cedar Lane
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Drawings:
 Front Elevation
 Date:
 12.01.14

A2.1

PRELIMINARY - NOT FOR CONSTRUCTION