MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1404 Cedar Lane
November 15, 2017

Application: New construction- addition and outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704030200
Applicant: Van Pond, architect
Project Lead: jenny.warren@nashville.gov

Description of Project: Application to construction a rear addition and an outbuilding.

Recommendation Summary: Staff recommends approval of the addition with the conditions that:

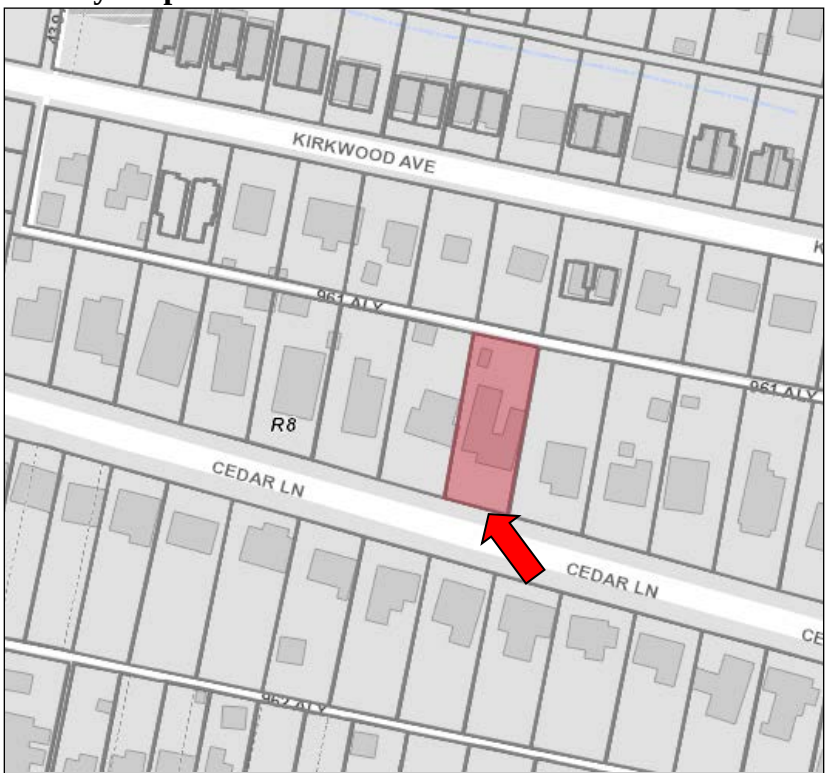
1. The side wall of the second floor bonus room be inset two feet (2'), rather than six inches (6")
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. Staff approve the roof color and foundation material.
4. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house

Staff recommends disapproval of the outbuilding, finding that it does not meet the twenty foot (20') separation from the main house as required and thus does not meet section II.B.i.2 of the design guidelines.

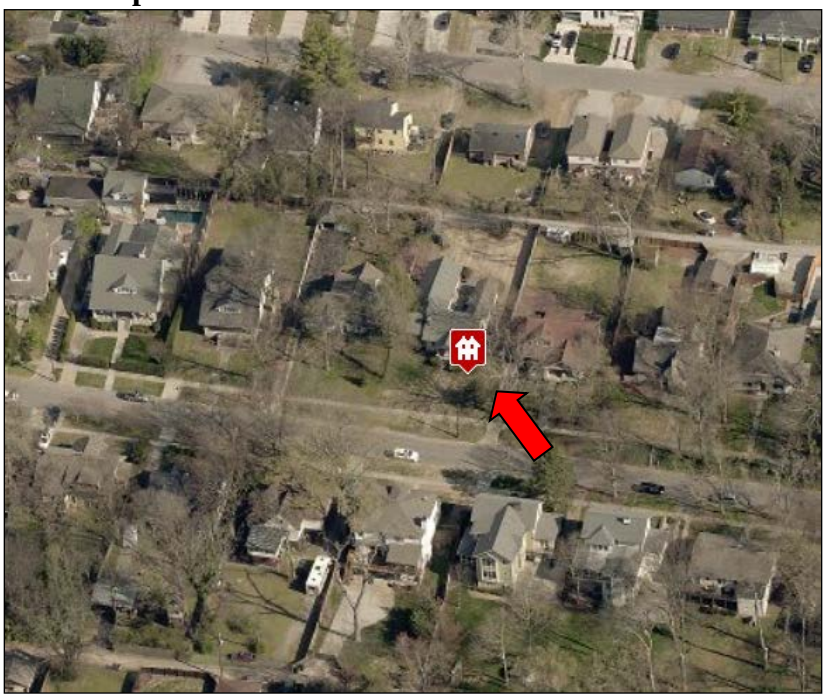
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
D: Elevations

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. 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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments
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.

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

(*Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

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.

Outbuildings: Height & Scale
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof
· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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

Outbuildings: Siding and Trim
· Brick, weatherboard, and board-and-batten are typical siding materials.
· 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.
· The DADU may not exceed the maximums outlined previously for outbuildings.
· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
Density.
· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
Ownership.
a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
b. The DADU cannot be divided from the property ownership of the principal dwelling.
· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
· Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office

covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

· The living space of a DADU shall not exceed seven hundred square feet.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

k: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or "cottage" developments are only appropriate where the Planning Commission has determined that the community plan allows for the density requested and the design guidelines for "new construction" can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

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 face the street.

Interior dwellings should be "tucked-in" behind the buildings facing the street.

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.

Attached garages are only appropriate for rear units along the alley.

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 than 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 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.*

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.

Figure 1: 1404 Cedar Lane, front elevation

Background: 1404 Cedar Lane is a one-story side-gabled bungalow. Constructed around 1938, the property contributes to the Belmont-Hillsboro Neighborhood Conservation Overlay. Previous additions to the property include a modest side addition on the west and two rear additions; these are separate wings, one along the west side of the house and one along the east. As a result, the house has a U-shaped footprint.

Figure 2: rear elevation of 1404 Cedar Lane

Analysis and Findings: The applicant proposes to connect the two rear wings into a cohesive addition, incorporating a ridge raise. An outbuilding is also proposed. This outbuilding will not be used as a dwelling unit.

Demolition: The applicant proposes to increase the size of two small windows on the west elevation (see Figure 3), which is considered partial demolition. Staff finds that the increase in window size is appropriate, because the subject windows are located beyond the mid-point of the house. Further, the existing windows themselves are part of a non-historic prior addition, constructed post-1951. As such, the removal of the existing windows, and small portions of the existing side wall, will not destroy any historic material.

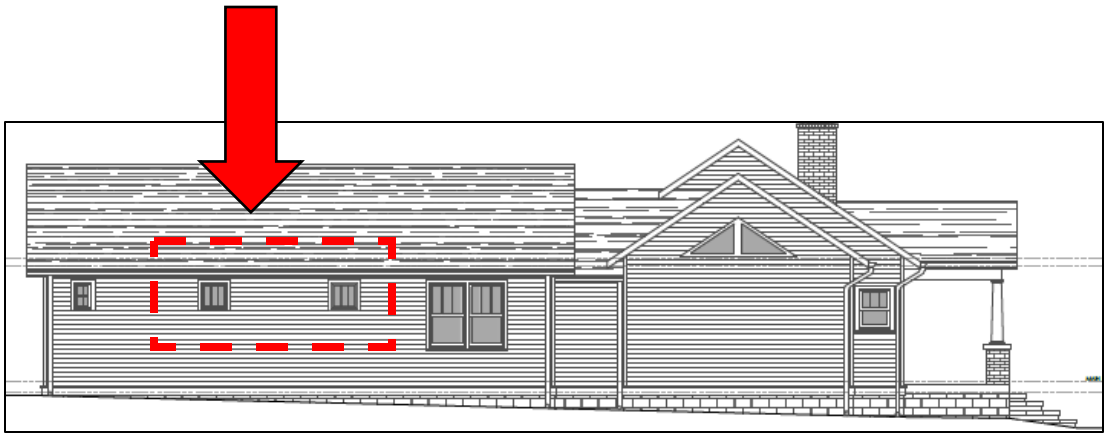


Figure 3: West elevation. Windows in box are to be enlarged

Similarly, on the rear of the house, doors and windows facing the existing patio, inside the U-shape of the house will be removed, as will the windows on the north side of the eastern wing and the doors and window on the north side of the original house. This partial demolition will be completed to accommodate the addition. Staff finds that this work is appropriate because it is occurring on the rear of the house and will not be visible from the street and because the majority of the demolition will occur on non-historic portions of the house. Staff finds that the partial demolition meets section V.2 for appropriate demolition and does not meet section V.1 for inappropriate demolition.

Height & Scale: The proposal includes a rear addition that incorporates a ridge raise. The ridge raise will be inset two feet (2') from the side walls of the historic house and will increase the roof by two feet (2') vertically, to a maximum of twenty feet (20') above the finished floor height, which meets the design guidelines. A second side gabled roof ridge will be introduced about forty-six feet (46') back, to connect the two wings of the house. This ridge will be twenty feet (20') high as well and will be largely obscured behind the front of the house (purple line on Figure 4). On the west side, a five foot (5') wide portion of this second ridge will extend beyond the width of the original house. Staff finds this to be appropriate, because only a small portion of this roof will be visible and because it is set so far back. Further, given the grade of the site, it may not be visible from the street at all.

Figure 4: Proposed front elevation: Red solid line=existing roof, Blue dashed line=ridge raise, Purple dotted line=second new ridge, 46' back

The height of the existing addition on the west is nearly as tall as the original eighteen foot (18') tall house, with a height of approximately seventeen feet (17') from the finished floor. At its highest point, the proposed addition will be three feet (3') higher, at twenty feet (20'). The height of the existing addition on the east elevation is only about thirteen feet, six inches (13'6") high. Staff finds that the modest overall increase in height is appropriate.

The depth of the west wing will remain unchanged at approximately sixty-six feet (66'). The depth of the east wing is currently about fifty-five feet (55'). The addition proposes to add about eighteen feet (18') of depth to the east side: four feet (4') will be a small addition and will be recessed two feet (2') from the face of the side wall, as per the guidelines. The remaining thirteen feet (13') will be a screened porch, for a total depth of approximately seventy-two feet (72'). Staff finds that the increase in depth is appropriate, as the majority of this increase will be a semi-open screened porch, and as the overall addition only increases the total depth of the existing house by six feet (6').

Staff finds that the project meets section II.B.1.a.and b.

Location & Removability: The addition will be constructed at the rear of the existing house, in accordance with the design guidelines. The majority of the addition is being added to two prior existing additions, and to the rear of the original house. If the addition were removed in the future, the historic character of the house would still be intact.

The project meets section II.B.2.a and e for location and removability.

Design: Because of the U-shaped footprint of the house, the addition is not increasing the existing footprint significantly, beyond filling-in the existing patio area in the center of that U. As discussed above, on the east elevation, approximately eighteen feet (18') of depth is being added and will be inset two feet (2') from the side wall, to read as an addition. The ridge-raise will also be inset two feet (2') on either side, and will clearly read as an addition.

On the west elevation, Staff finds that the moderate increase in height is appropriate and the new construction on the second level is designed to be subordinate to the existing house, giving an overall appearance of a one-and-a-half-story home.

However, on the east elevation, Staff finds that the more significant increase in height creates the appearance of a full two-story structure and uses an inappropriate low-sloped roof form, which is not appropriate to the scale and form of the one-story historic house. Staff has worked with the applicant to minimize the visual impact of the second story and this revised elevation does show improvement. However, Staff finds that the massing of the second level is still overwhelming to the structure. As viewed from the east, the ridge raise and the added side gable both step back two feet (2') from the primary roof ridge. The section of wall connecting them (containing the triple windows) is the bonus room and is recessed six inches (6") further. Staff requests that this section of wall be recessed

a full two feet (2') to help break up the massing along this elevation and to further subordinate the second level (Figures 5 and 6).

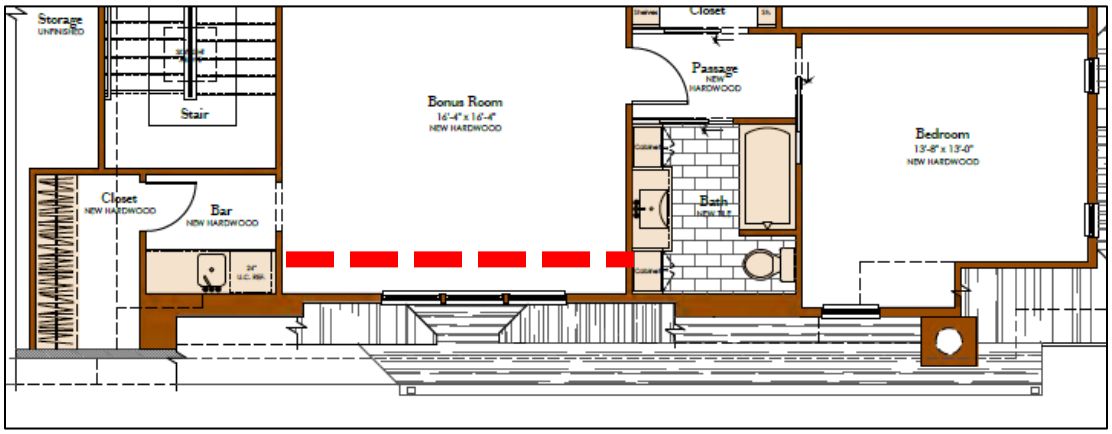


Figure 5: Second story floor plan. Dashed line indicates Staff's proposed relocation of the exterior wall.

With the condition that the wall of the Bonus Room be recessed two feet, Staff finds that the project meets section II.B.2.a and f.

Setback & Rhythm of Spacing: The addition will not impact the front or side setbacks, as it will sit behind the front plane of the house and within the existing side walls. The addition will be approximately sixty feet (60') from the rear property line. Staff finds that the project meets section II.B.1.c.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Unknown	Unknown	Yes
Cladding	cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural shingles	Unknown	Yes	Yes
Secondary Roofing	Low-slope EPDM Roofing		Yes	No
Trim	Composite wood	Smooth faced	Yes	No
Rear Porch Posts	Wood	Smooth	Yes	No
Windows	Wood	Unknown	Yes	Yes
Rear door	Not indicated	Unknown	N/A	Yes

With final Staff review and approval of the foundation material, roofing color and doors and windows, Staff finds that the project meets section II.B.1.d for materials.

Roof form: The original house has a ridge height of approximately eighteen feet (18') from the finished floor height. The roof is side gabled, with a slope of 8/12. The two prior rear wing additions are both rear-gabled. The addition will include a ridge raise, which will be two feet (2') higher than the original ridge height, at twenty feet (20') above the finished floor height and will be inset two feet (2') on either side, meeting the requirements for a ridge-raise. This side gabled ridge raise will also have an 8/12 slope. A second side gable is proposed about forty-six feet (46') back. This ridge will span the existing rear addition wings and will be twenty feet (20') high, with the same 8/12 slope. It will project approximately five feet (5') wider than the original roof form on the west side, so that it can tie into the roofline of the existing addition. As stated above, Staff finds this to be appropriate, because only a small portion of this roof will be visible and because it is set so far back. The ridge raise and the side gabled addition will be connected by a very low-sloped perpendicular ridge with a slope of 1.25/12. Low-sloped roofs such as this are not commonly seen in the Belmont-Hillsboro neighborhood, but with the condition that this portion step back two-feet (2') from the sidewall, Staff finds it to be appropriate due to the unobtrusive location. A shed dormer off the rear will be inset two feet (2') from the east and more than eight feet (8') from the west. The screen porch addition will continue the rear-facing gable roof on the existing east wing addition.

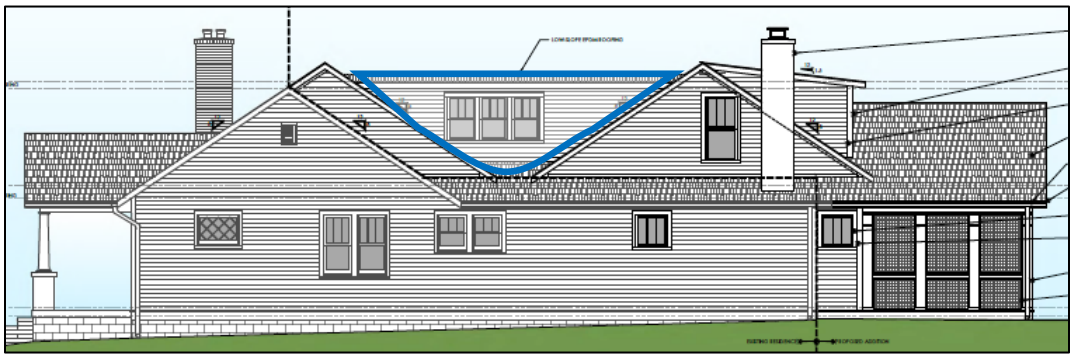


Figure 6: Outlined area is the portion recommended to step back at least two feet (2') in order to lessen visibility of the inappropriate roof form.

With the condition that the bonus room wall be stepped back two feet (2'), Staff finds all of these roof forms and slopes to be compatible with the character of the house and the neighborhood. The project meets section II.B.1.e for roof shape.

Orientation: As the project occurs entirely behind the front plane of the existing historic house, there will be no change to the orientation of the property. Staff finds that the project meets section II.B.1.f for orientation.

Proportion and Rhythm of Openings**:** On the west elevation, the applicant proposes to enlarge two existing small windows, such that they match the size of the other windows on the elevation. Staff finds this change to be appropriate, as discussed above, under 'Demolition'. Also found to be appropriate were changes to the rear elevation and the

patio elevations. Because the addition is more or less 'tucked inside' the existing U-shape of the house, few changes are required on the ground level, beyond the rear elevation. The triple windows that will be introduced on the second level along the east elevation are not quite twice as tall as they are wide, but they do match the proportions often seen in dormers or second half-stories. 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. With this condition, the project meets section II.B.1.h.

Outbuilding: The outbuilding will not contain a dwelling unit.

Site Planning & Setbacks:

	MINIMUM	**PROPOSED**
Building located towards rear of lot		Yes
Space between principal building and Garage	20'	8'
Rear setback	5'	5'
L side setback	5'	5'
R side setback	5'	25'
How is the building accessed?		Existing Alley
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?		N/A

The garage is proposed to be only eight feet (8') from the rear of the house. The guidelines require a twenty foot (20') separation. While the Commission has allowed for shorter distances due to site constraints, Staff finds that the eight feet requested in this case is not justified by any particular site constraint and that the request is driven by the massing of the garage. Staff suggests that the garage could be rotated ninety degrees to allow the applicant to maintain the garage depth, and simultaneously allow for a more appropriate separation between the two buildings. The project does not meet section II.B.i.2 of the design guidelines for outbuilding site requirements.

Massing Planning:

	Potential maximums (heights to be measured from grade)	**Existing conditions (height of historic portion of the home to be measured from finished floor)**	**Proposed**

Ridge Height	25’ unless existing building is less	18’	17’6”
Eave Height	1 story 10’ unless existing building is less	9’	7’

The proposed is a one-story building on a lot greater than 10,000 square feet.

Lot is **greater** than 10,000 square feet then complete this table. If not, see above. The lesser of the first two numbers is the max square footage of footprint allowed.

Proposed	50% of first floor area of principle structure	Lot is more than 10,000 square feet	Proposed
Maximum Square Footage	1135 sq ft	1,000 sq. ft. (including porches)	~921sq ft

The project meets section II.B.i.1 of the design guidelines for outbuilding height and scale.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its side-gabled roof form, detailing, and form do not contrast greatly with the primary structure. The fenestration is appropriate to the neighborhood context. It is also in a minimally-visible location at the rear of the building. The design meets section II.B.i.1 of the design guidelines for materials.

Roof Shape & Elements:

Shape

Proposed Element	**Proposed Form**	**Typical of district?**
Primary form	Side-gable	X
Primary roof slope	7.5/12	X
Porch form	Gabled hood	X

Elements

	YES	**NO**
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	X	
If dormers are used, do they sit back from the wall below by at least 2’?	X	
Is the roof pitch at least 4/12?	X	

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.i.1 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
Foundation	CMU	Split faced	Yes	no
Cladding	Cement-fiber	Smooth with reveal to match house	Yes	no
Roofing	Asphalt shingle	Needs final review	Yes	yes
Trim	Cement fiber	smooth	Yes	no
Porch Hood	Wood brackets	Smooth	Yes	no
Windows	Not indicated	Needs final review	N/A	yes
Pedestrian Door	Not indicated	Needs final review	N/A	yes
Vehicular Door	Not indicated	Needs final review	N/A	yes

With the Staff's final approval of the windows and doors and roofing color, Staff finds that the known materials meet Section II.B.i.1 of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated in relation to the outbuilding. The project meets section II.B.h of the design guidelines.

The project meets section II.B.1.i of the design guidelines.

Recommendation:
Staff recommends approval of the addition with the conditions that:

1. The side wall of the second floor bonus room shall be inset two feet (2'), rather than six inches (6")
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. Staff approve the roof color and foundation material.
4. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house

Staff recommends disapproval of the outbuilding, finding that it does not meet the twenty foot (20') separation from the main house as required and thus does not meet section II.B.i.2 of the design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

1 Existng Site Plan

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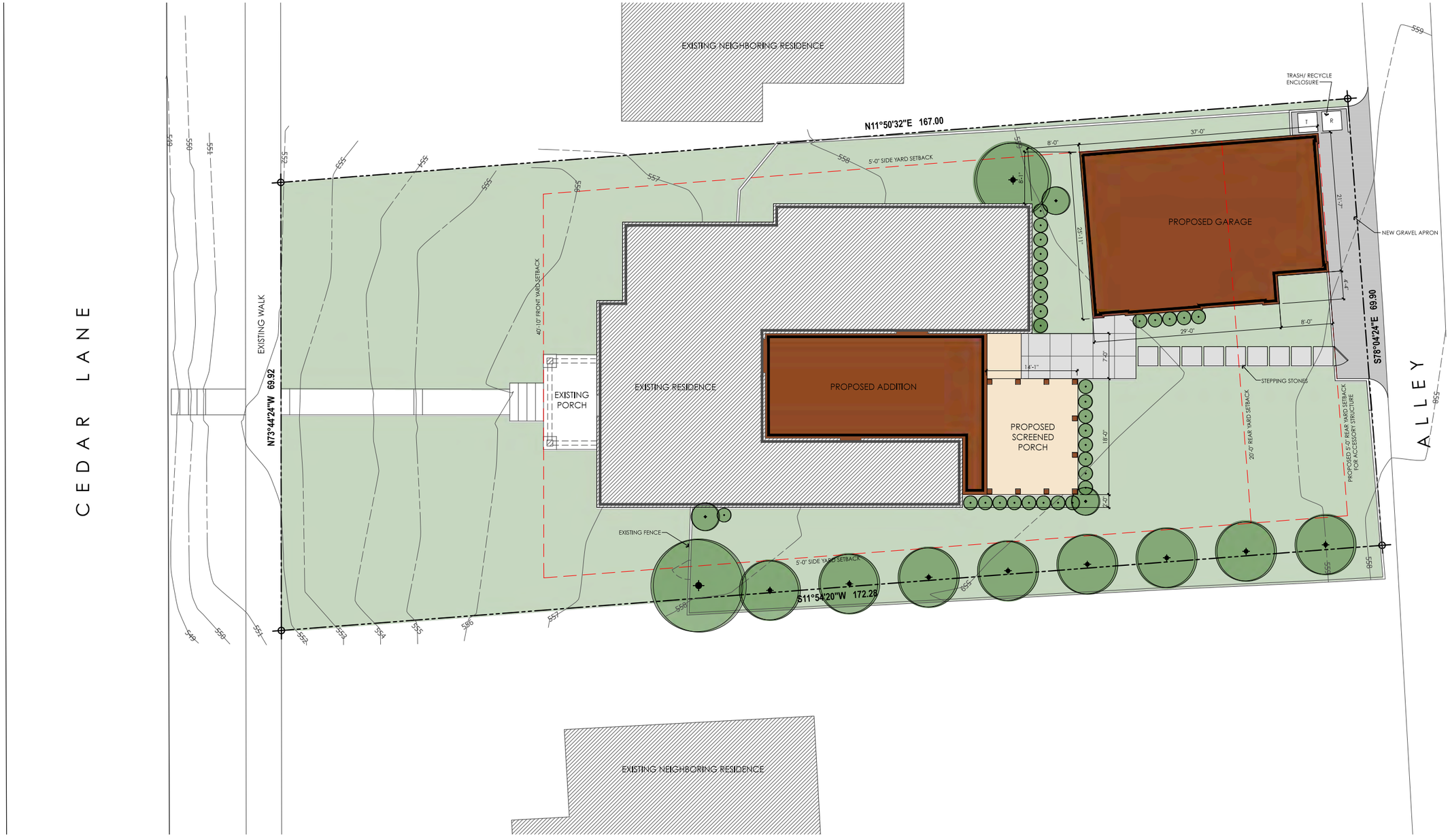
Extensions + Renovations to:
The Meyer Residence
1404 Cedar Lane
Nashville, Tennessee 37212

SCHEMATIC DESIGN DRAWINGS (NOT FOR CONSTRUCTION)

DATE OF ISSUANCE:
25 October 2017
REVISED: 06 November 2017
EXISTING SITE PLAN

L0



North

1 Proposed Site Plan

Project Property Information + Contacts

OWNER:
TED & NATALIE MEYER
1404 CEDAR LANE
NASHVILLE, TENNESSEE 37212

PROPERTY INFORMATION:
DAVIDSON COUNTY PARCEL ID#:11704030200
ADDRESS: 1404 CEDAR LANE
NASHVILLE, TENNESSEE 37212

DESCRIPTION: LOT 118 VICTORIA PLACE
LOT AREA: 11,852 S.F. / 0.26 AC +/-

ZONING: RS - ONE & TWO FAMILY 8,000 S.F. MIN. - MEDIUM DENSITY

PROJECT CONTACTS:
ARCHITECT: VAN POND, JR. , AIA
VAN POND ARCHITECT, PLLC.
2929 SIDCO DRIVE
SUITE 105
NASHVILLE, TENNESSEE 37204

PHONE: (615) 499-4387
E-MAIL: VPOND@VANPONDARCHITECT.COM

Area Calculations

EXISTING BUILDING FOOTPRINT AREAS:

EXISTING RESIDENCE FOOTPRINT AREA (GSF):	2,270 S.F.
TOTAL EXISTING FOOTPRINT AREA (GSF):	2,270 S.F.

PROPOSED BUILDING FOOTPRINT AREAS:

EXISTING RESIDENCE FOOTPRINT AREA (GSF):	2,270 S.F.
PROPOSED ADDITION FOOTPRINT AREA (GSF):	593 S.F.
PROPOSED PORCH ADDITION FOOTPRINT AREA (GSF):	291 S.F.
PROPOSED GARAGE FOOTPRINT AREA (GSF):	921 S.F.
TOTAL PROPOSED FOOTPRINT AREA (GSF):	4,075 S.F.

BUILDING COVERAGE CALCULATIONS:

ALLOWABLE BUILDING FOOTPRINT FOR R8 DISTRICTS IN DAVIDSON COUNTY: 45% (11,852 S.F. X 0.45)	5,333 S.F.
TOTAL PROPOSED BUILDING FOOTPRINT AREA (GSF):	4,075 S.F.

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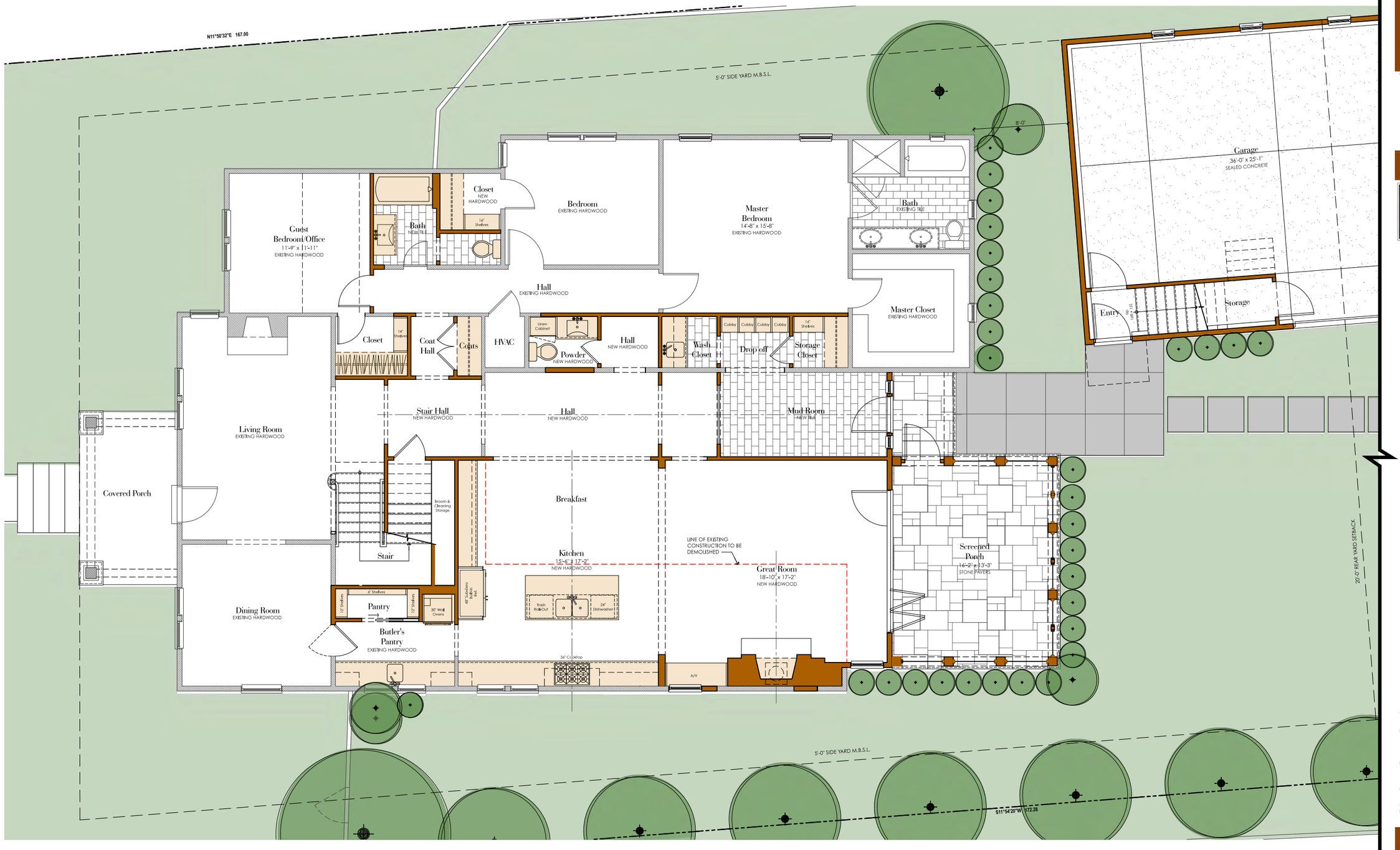
PROPOSED SITE PLAN

L1



North

1 Proposed Main Floor Plan

HEATED AREAS:

EXISTING MAIN FLOOR HEATED AREA (GSF):	2,233 S.F.
ADDITIONAL MAIN FLOOR HEATED AREA (GSF):	601 S.F.
EXISTING UPPER FLOOR HEATED AREA (GSF):	0 S.F.
ADDITIONAL UPPER FLOOR HEATED AREA (GSF):	1,358 S.F.
TOTAL HEATED AREA (GSF):	4,192 S.F.

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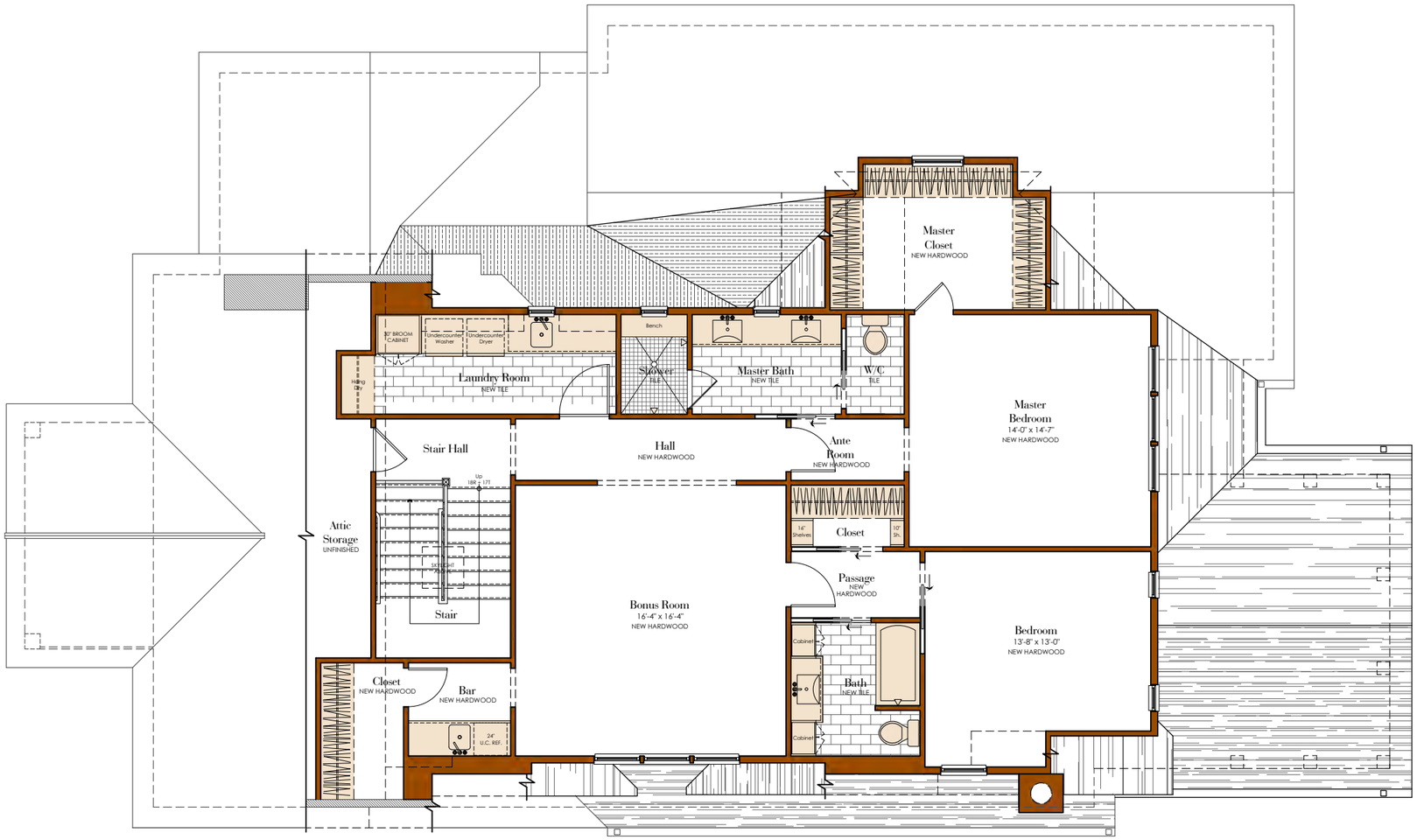
PROPOSED PLANS

A1



North

1 Proposed Upper Floor Plan

HEATED AREAS:

EXISTING MAIN FLOOR HEATED AREA (GSF):	2,233 S.F.
ADDITIONAL MAIN FLOOR HEATED AREA (GSF):	601 S.F.
EXISTING UPPER FLOOR HEATED AREA (GSF):	0 S.F.
ADDITIONAL UPPER FLOOR HEATED AREA (GSF):	1,358 S.F.
TOTAL HEATED AREA (GSF):	4,192 S.F.

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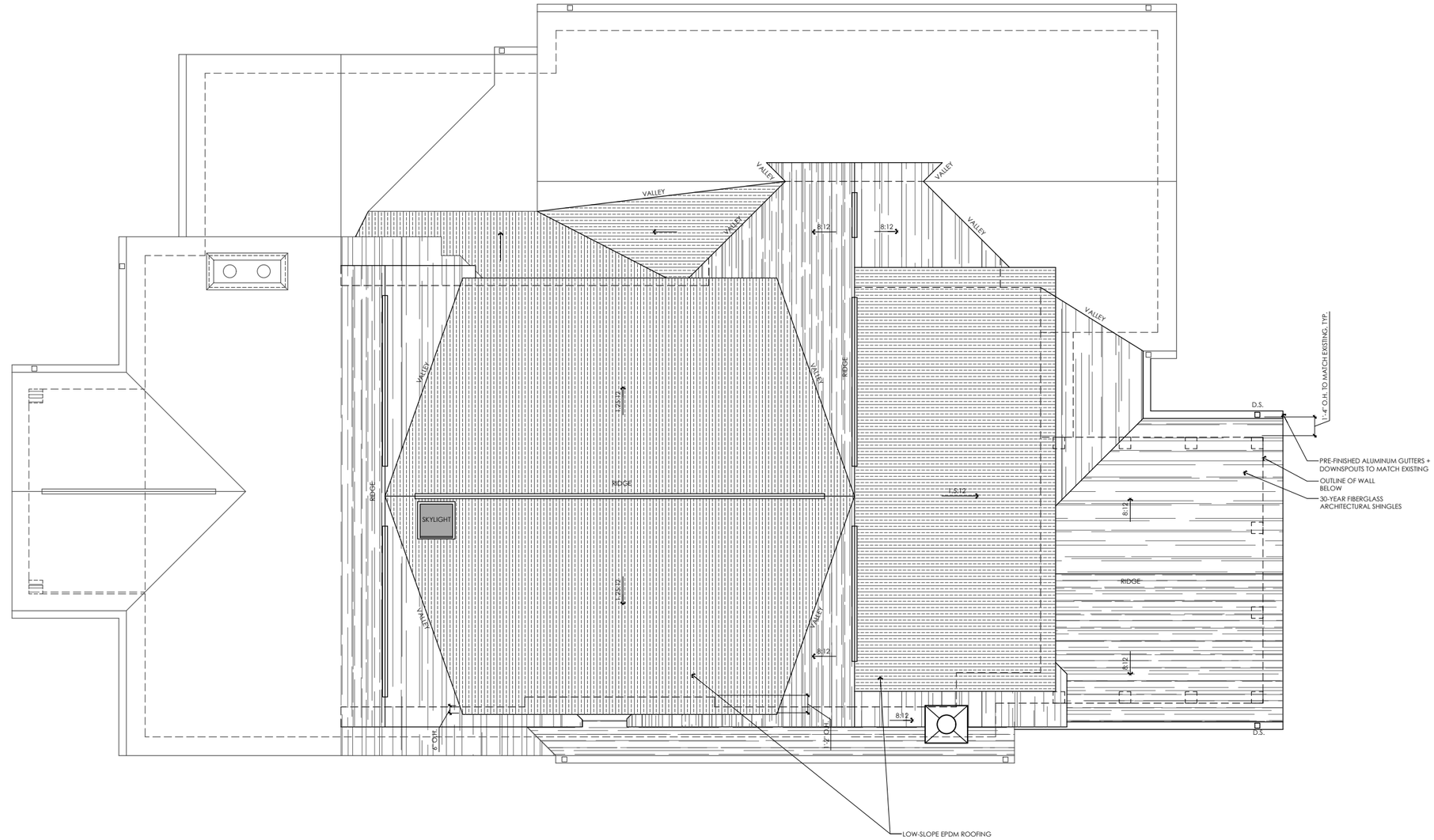
PROPOSED PLANS

A2



North

1 Proposed Roof Plan

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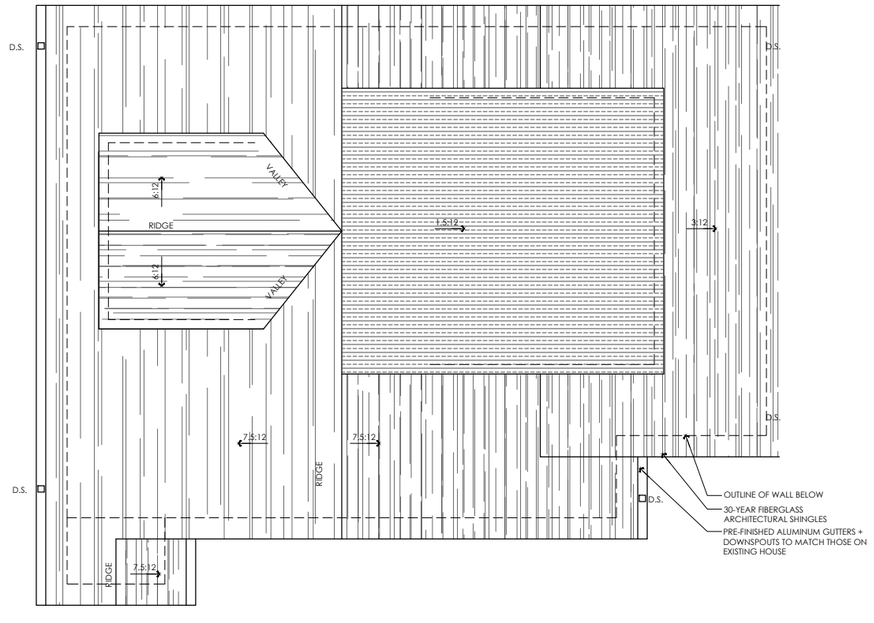
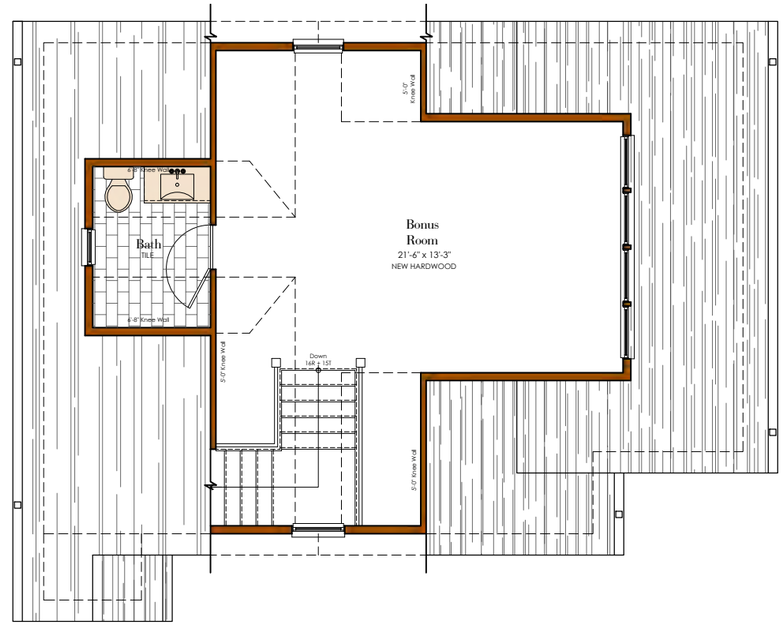
A3



North

3 Proposed Garage Roof Plan

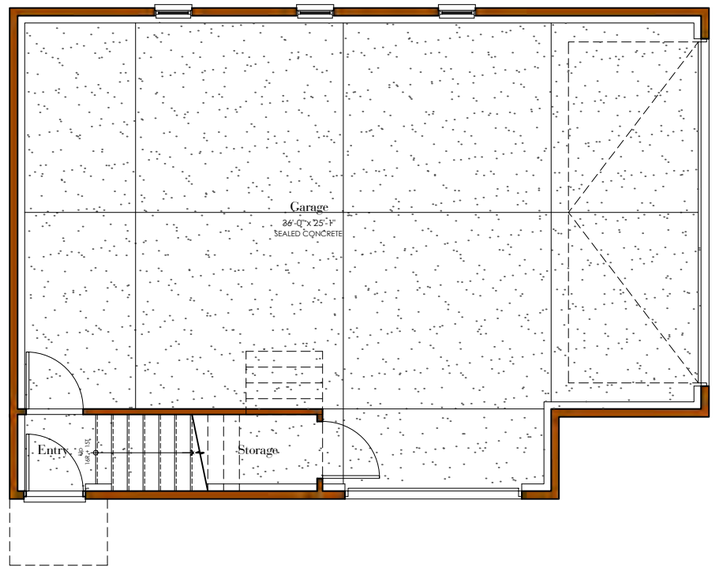


North

2 Proposed Garage Upper Floor Plan

HEATED AREAS:

MAIN FLOOR HEATED AREA (GSF):	76 S.F.
UPPER FLOOR HEATED AREA (GSF):	466 S.F.
TOTAL HEATED AREA (GSF):	542 S.F.



North

1 Proposed Garage Main Floor Plan

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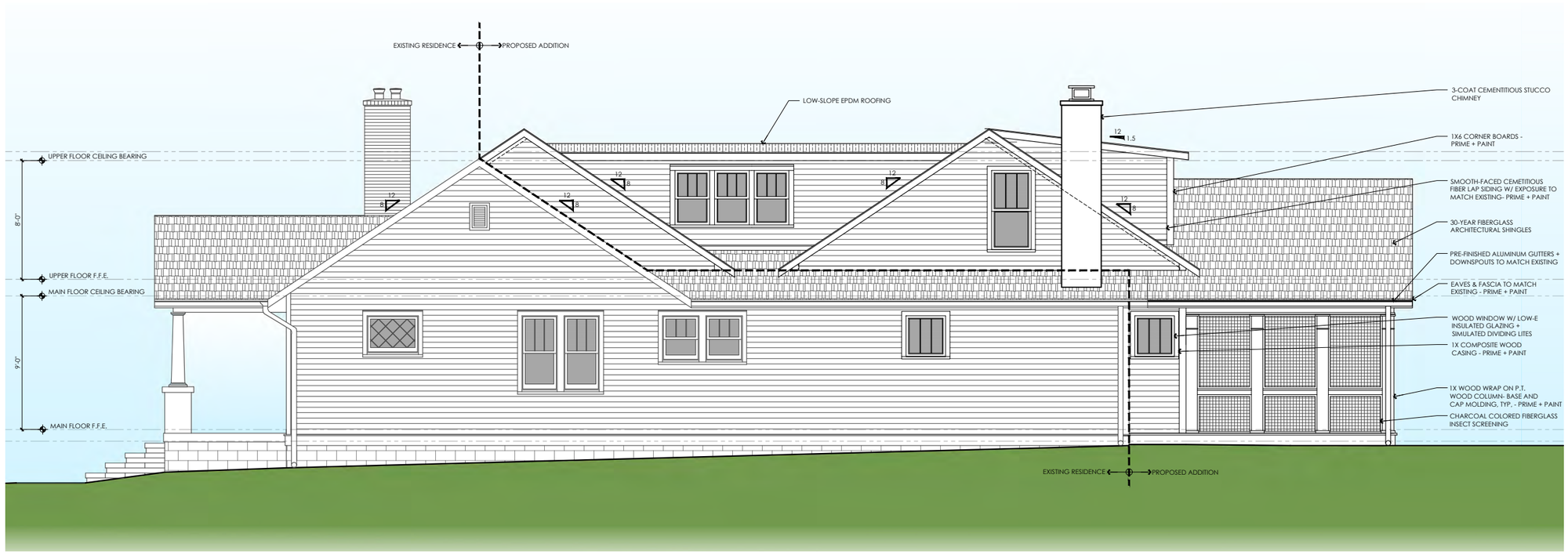
PROPOSED GARAGE PLANS

A4

1 Proposed Front Elevation



2 Proposed Side Elevation

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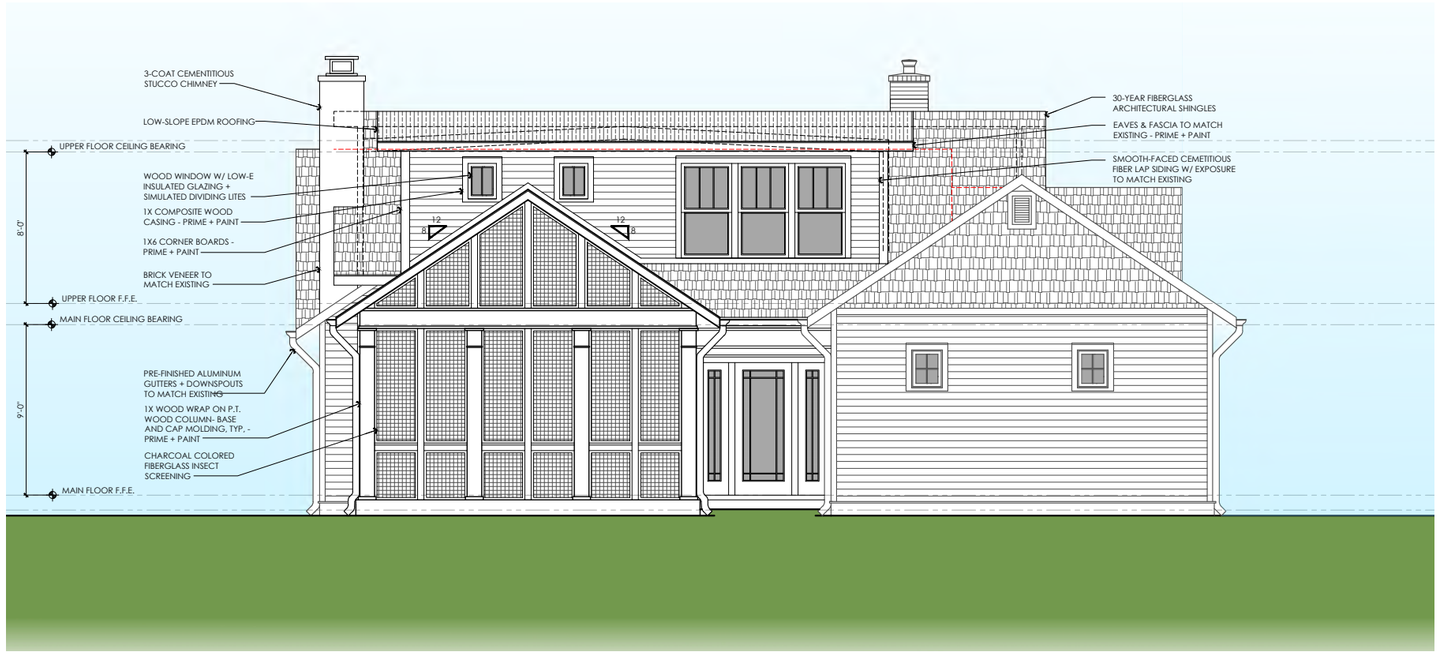
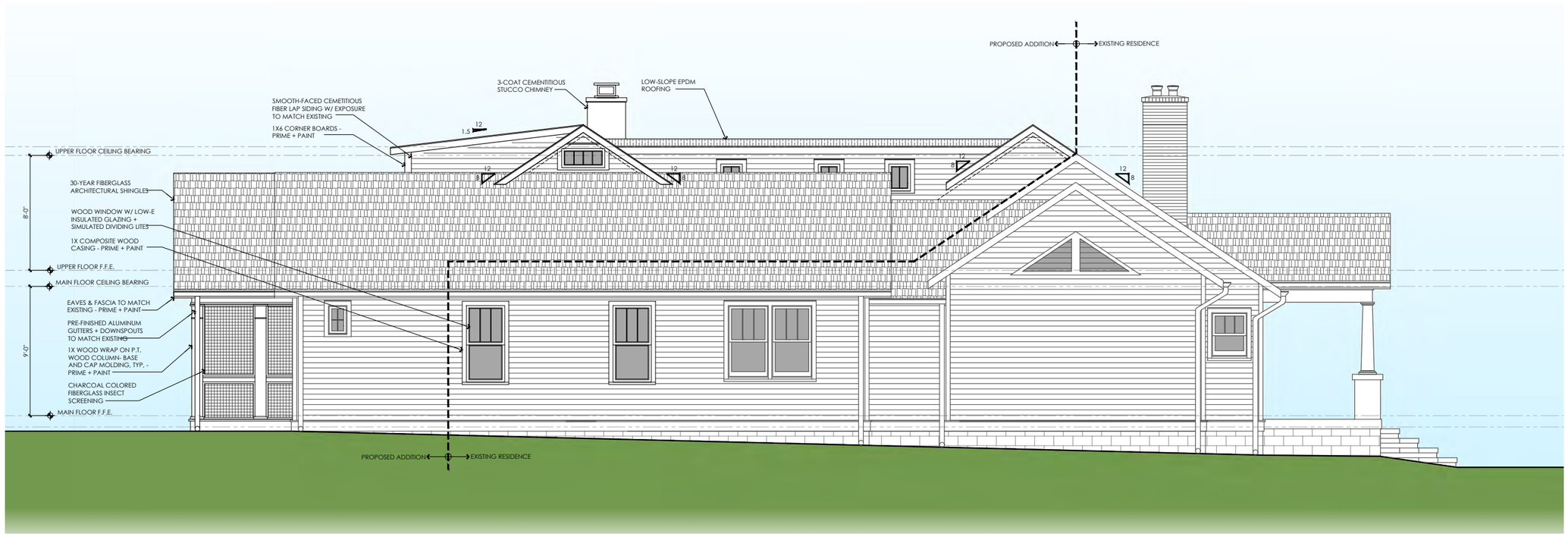
PROPOSED GARAGE ELEVATIONS

A5



1 Proposed Rear Elevation



2 Proposed Side Elevation

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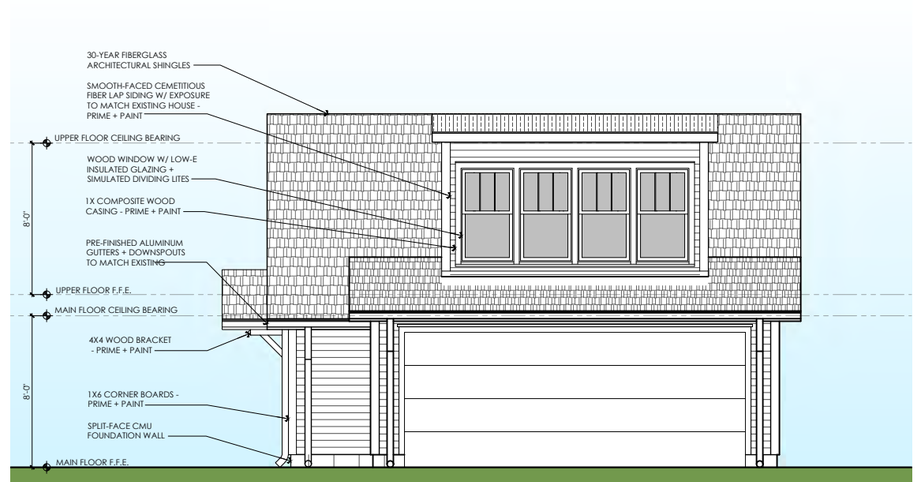
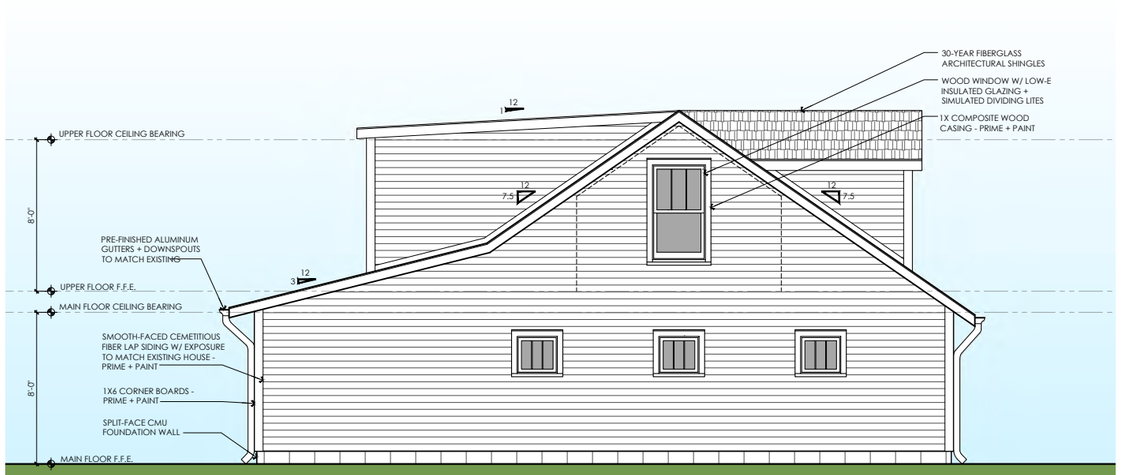
PROPOSED ELEVATIONS

A6

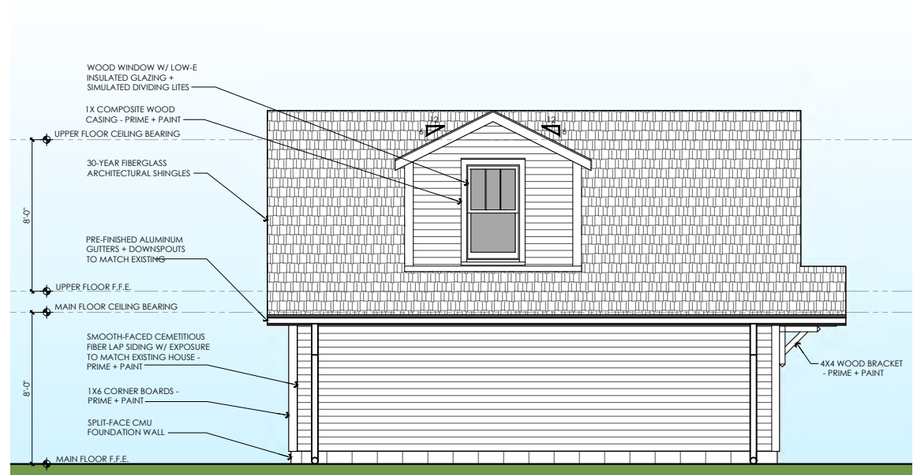
1 Proposed Side Elevation



2 Proposed Front Elevation



3 Proposed Side Elevation



4 Proposed Rear Elevation

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SCHEMATIC DESIGN DRAWINGS (NOT FOR CONSTRUCTION)

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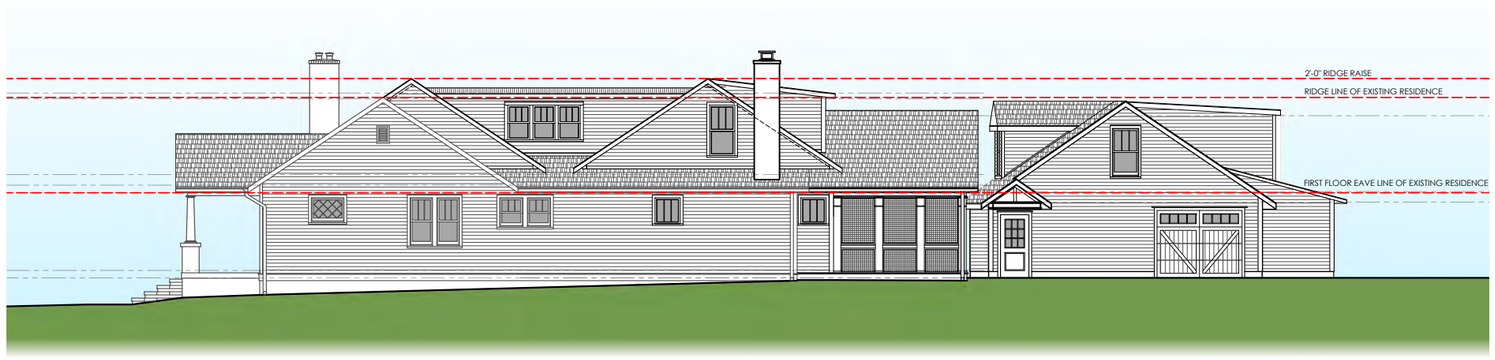
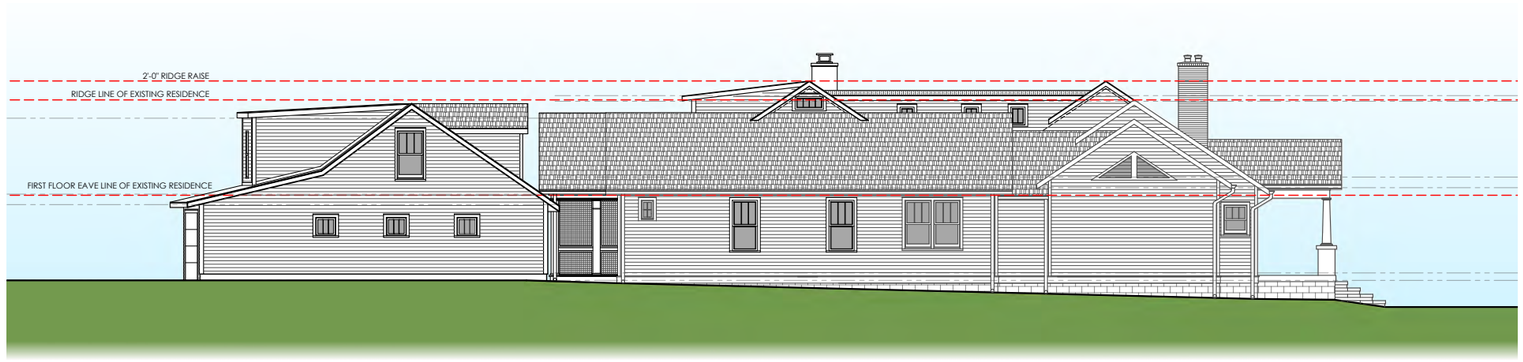
PROPOSED GARAGE ELEVATIONS

A7



1 Site Elevation

SCALE 1/8" = 1'-0"



2 Site Elevation

SCALE 1/8" = 1'-0"

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SCHEMATIC DESIGN DRAWINGS (NOT FOR CONSTRUCTION)

DATE OF ISSUANCE:
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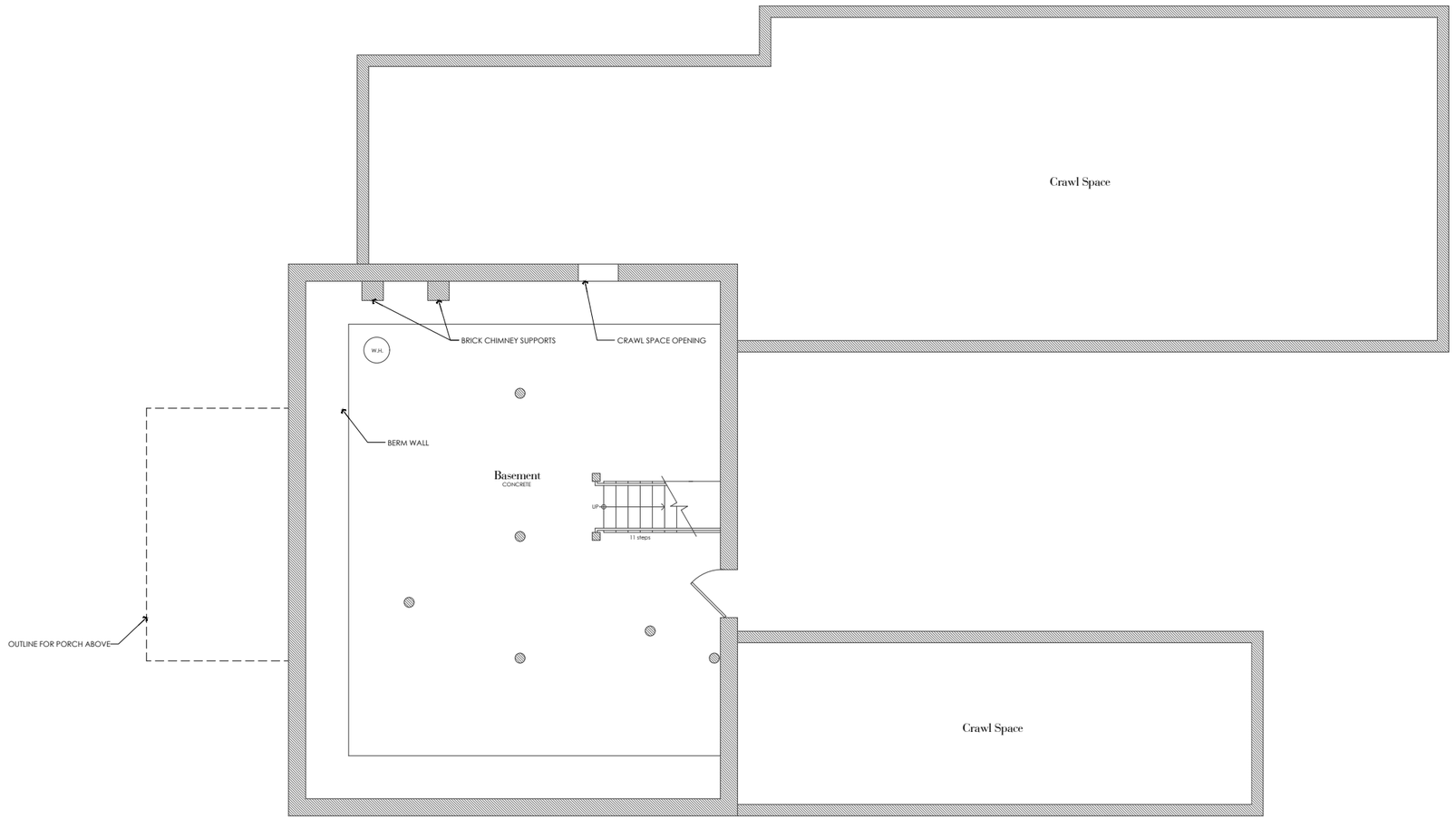
REVISED: 06 November 2017
SITE ELEVATIONS

A8



North

1 Existing Basement Floor Plan

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SCHEMATIC DESIGN DRAWINGS (NOT FOR CONSTRUCTION)

DATE OF ISSUANCE:
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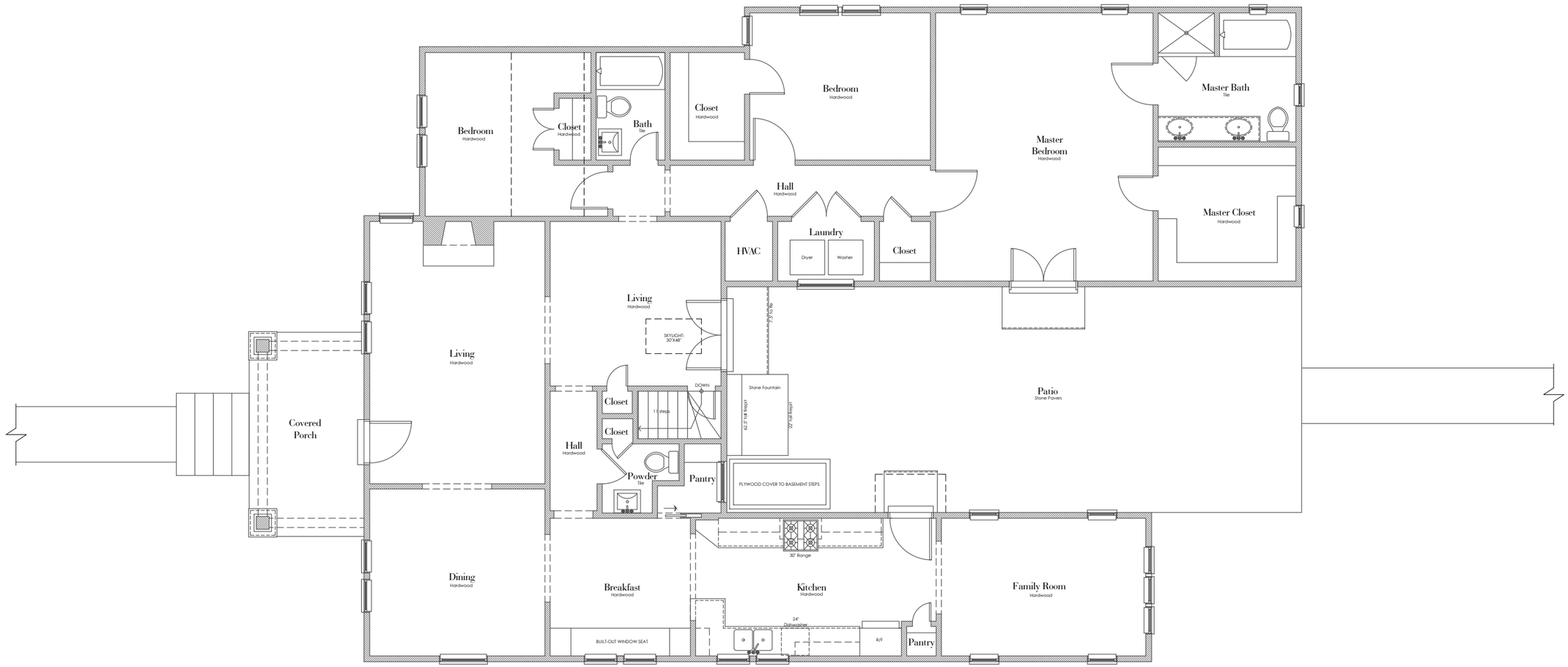
EXISTING BASEMENT FLOOR PLAN

EX0



North

1 Existing Main Floor Plan

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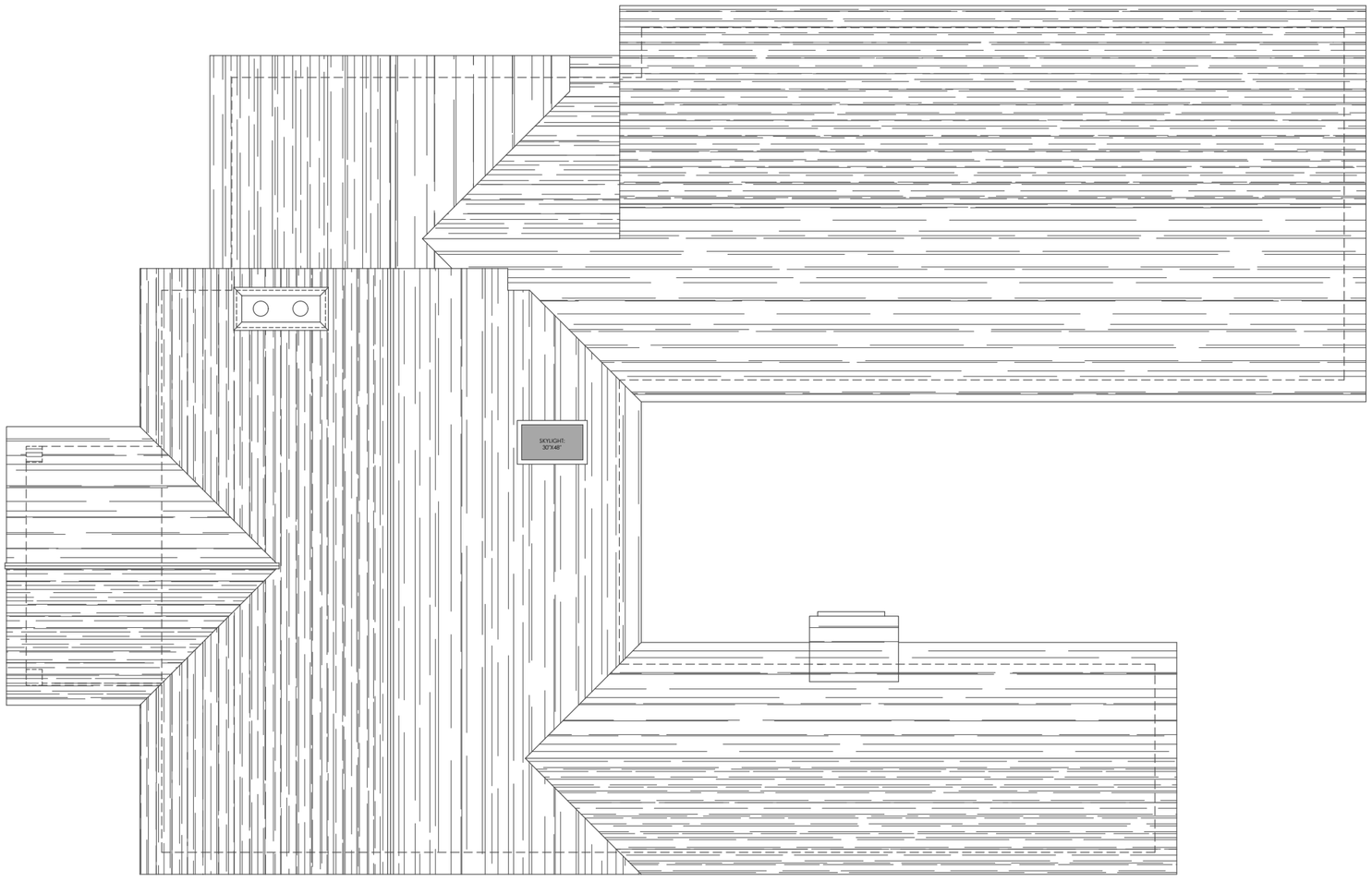
EXISTING MAIN FLOOR PLAN

EX1



North

1 Existing Roof Plan

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SCHEMATIC DESIGN DRAWINGS
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25 October 2017
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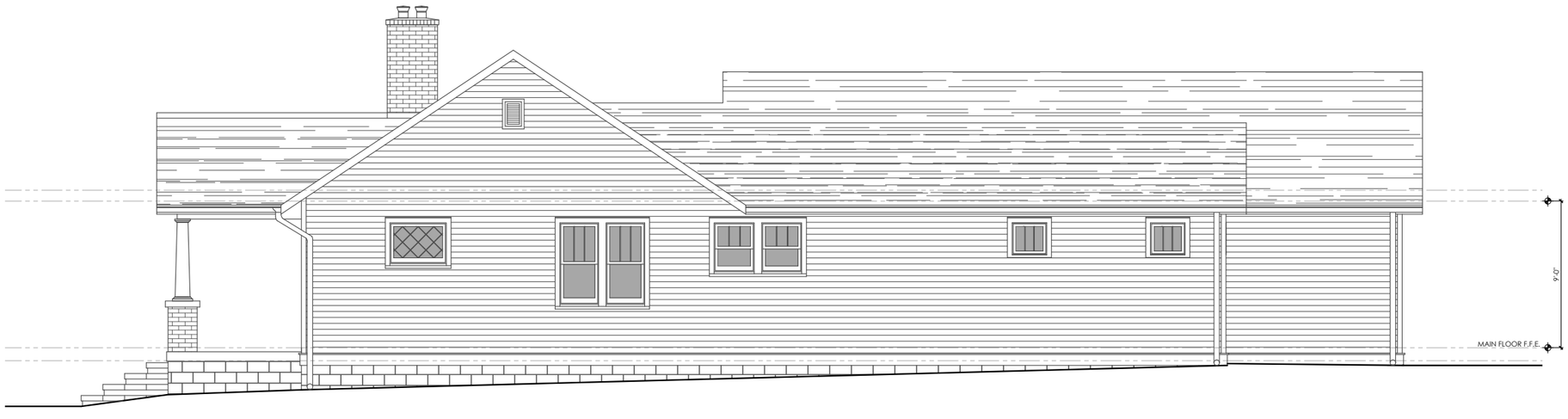
EXISTING ROOF PLAN

EX2

1 Existing Front Elevation



2 Existing Side Elevation

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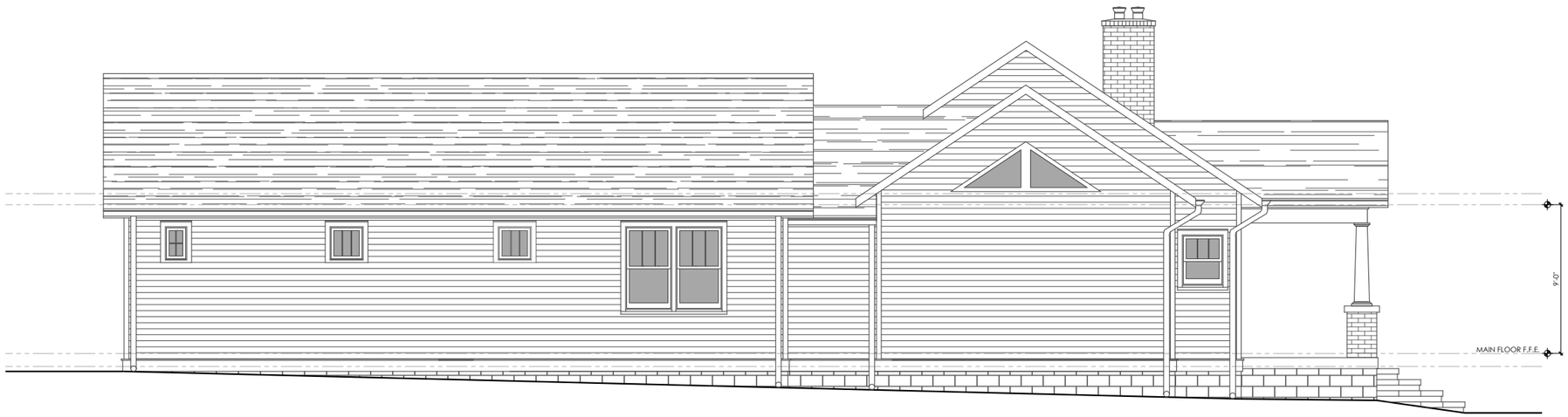
EX3

1 Existing Rear Elevation



2 Existing Side Elevation

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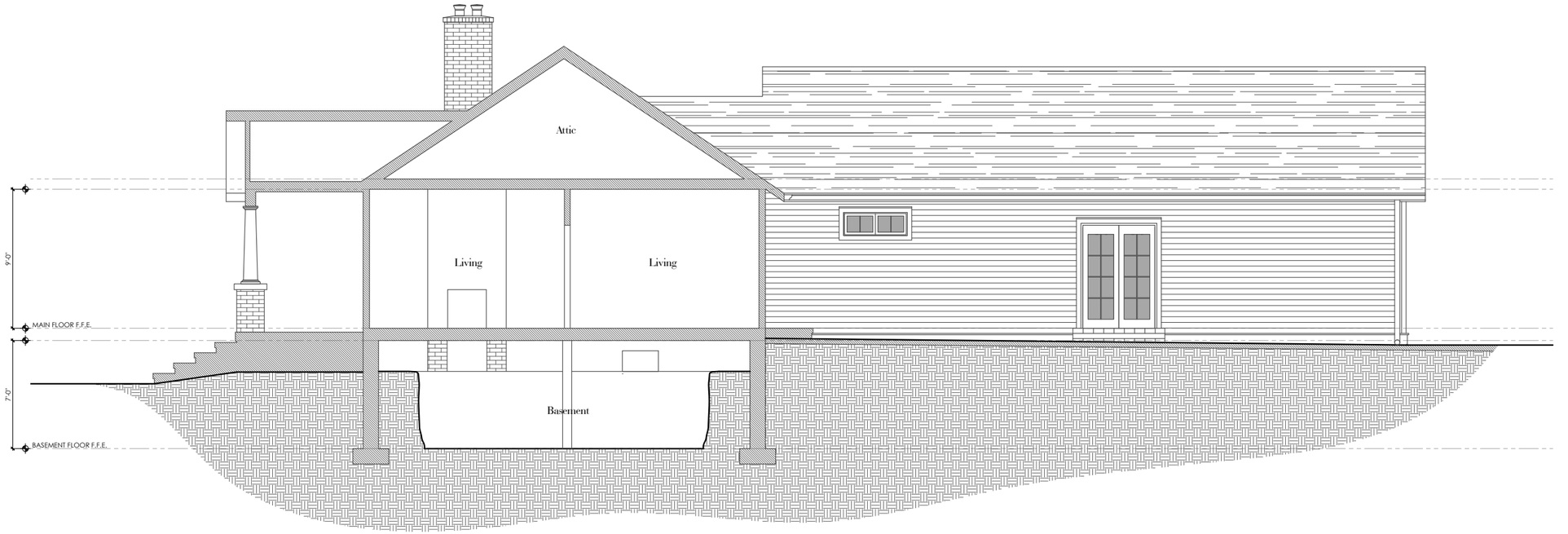
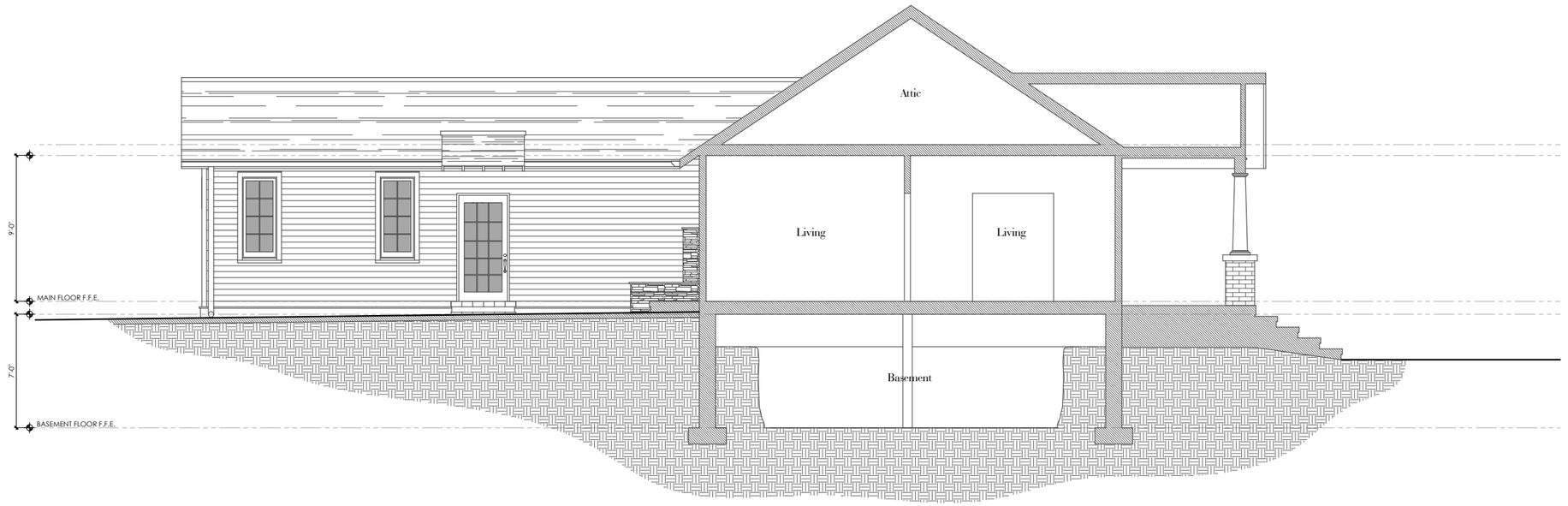
EX4



1 Existing Section



2 Existing Section

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EXISTING SECTIONS

EX5