MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

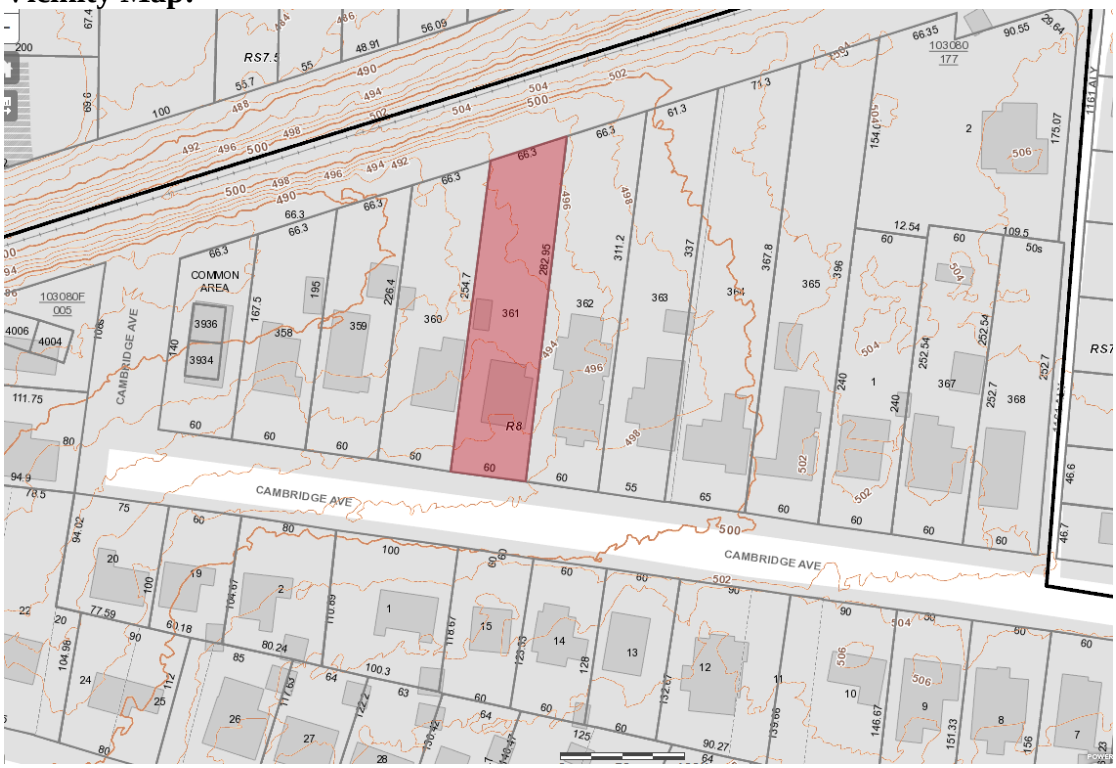
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
3926 Cambridge Avenue
August 16, 2017

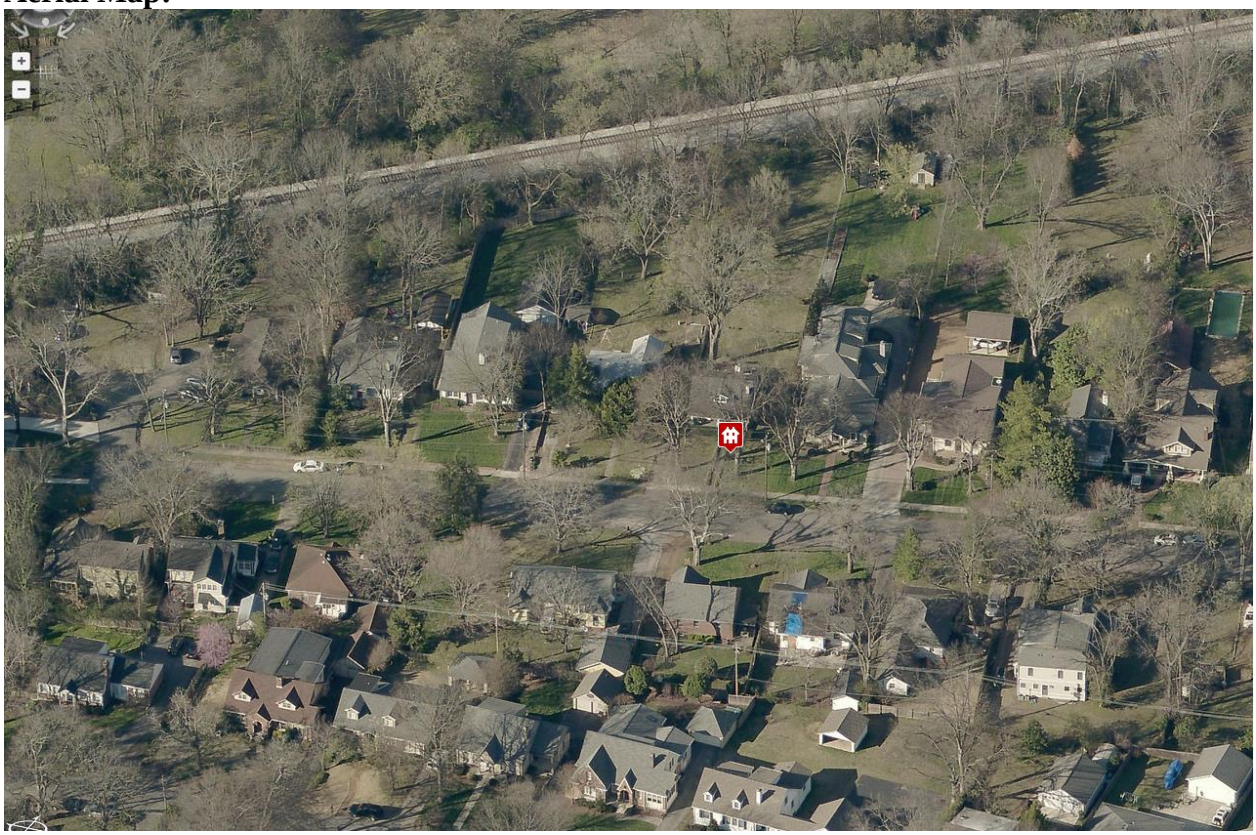
Application: New construction—addition and outbuilding
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10308018400
Applicant: Van Pond, Jr.
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct an addition that is taller and wider than the historic house. Application is also to construct an outbuilding. The outbuilding will not contain a dwelling unit. **Recommendation Summary:** Staff recommends disapproval of the addition finding that that the addition's height, scale, and roof form do not meet the design guidelines. Staff finds that the addition does not meet Sections II.B.1.a, II.B.1.b, II.B.1.e, and II.B.2. of the Cherokee Park Neighborhood Conservation Zoning Overlay design guidelines. Staff recommends approval of the outbuilding with the condition that staff approve the materials of the windows, doors, and roof color prior to purchase and installation, finding that the outbuilding meets Section II.B.1.h 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 **C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

1. 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.

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*

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:

- *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.*

- *There is not enough square footage to legally subdivide the lot but there is enough frontage*

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.

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. 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.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: 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. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
· Stud wall lumber and embossed wood grain are prohibited.
· Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
Attached garages may be appropriate when:
- *The garage doors face the rear of the lot; or*
- *The garage doors face the side of the lot and are setback a minimum of 10' from the existing sidewall of the building; and*
- *The garage does not result in an inappropriately massed addition.*

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 configuration 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 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 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.

o *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
o *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.

i. 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.
Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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 agreed 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. 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 than 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 <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> 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.

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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 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: 3926 Cambridge Avenue is a c. 1920 one-and-a-half story bungalow that contributes to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay.

Figure 1: 3926 Cambridge Avenue

Analysis and Findings: Application is to construct an addition that is taller and wider than the historic house. Application is also to construct an outbuilding. The outbuilding will not contain a dwelling unit. Last month (July 2017), MHZC disapproved a request for an addition that was both taller and wider than the historic house. That request included a three feet, seven inches (3’7”) ridge raise. While the plan has been revised to reduce the ridge raise to two feet (2’), the addition is still proposed to be both taller and wider than the historic house.

<u>Height & Scale</u>: The proposed addition includes a ridge raise. The ridge raise will e inset two feet (2’) from the side walls of the historic house, which meets the design

guidelines and will increase the roof by two feet (2') vertically. The addition will the rise an additional foot (1') approximately forty-six feet (46') beyond the ridge raise, for a total additional height of three feet (3'). The design guidelines state that "*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."* While the ridge raise no longer exceeds the maximum additional height of two feet (2'), staff finds that the height of the addition should be limited to the two feet (2') ridge raise to help meet the design guidelines stated purpose for the ridge raise, which is to discourage large rear or side additions.

The rear addition will be both taller and wider than the historic house. An addition that is wider than the historic house could be appropriate in this instance because the lot is sixty feet (60') wide and because the house is relatively narrow at just twenty-nine feet (29'). However, the design guidelines state that "*In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> extend wider."* Staff finds the portion of the addition that is eight feet, eleven inches (8'-11") wider than the historic house and three feet (3') taller than the historic house to be inappropriate. In addition, an addition that is both taller and wider does not meet the stated purpose of the ridge raise.

The footprint of the addition will more than double the footprint of the historic house. The footprint of the historic house is approximately one thousand, two hundred, and seventy-five square feet (1,275 sq. ft.), including the front covered porch, and is approximately forty-two feet (42') deep. The proposed addition, including all of the covered entries and screened porches, has a footprint of approximately one thousand, six hundred, and twenty square feet (1,620 sq. ft.) and increases the depth of the house by approximately forty-five feet (45'). Staff finds that the slightly larger footprint could be appropriate since the house is relatively small in scale and is on a lot that is nearly sixteen thousand square feet (16,000 sq. ft.). The site plan shows that the lot is encumbered with a twenty foot (20') wide public sewer easement that abuts the proposed rear addition; however, that easement begins approximately 150' from the front property line which is a typical lot depth and there is adequate space on the other side of the easement for an outbuilding. In this case, Staff did not find the easement to be an unusual condition.

The Commission's comments from last month that were relevant to the final decision of disapproval included that an addition that is both wider and taller is contrary to the design guidelines, which call for additions to be sensitive to the scale and proportion of the neighborhood and that the height and additional width together was "too much."

The combined effect of the large footprint and the additional height and width of the addition create an addition that is out of scale for the historic house. Staff finds that the addition's height and scale do not meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located at the rear of the building but extends out one side, which is typically not appropriate. In this case, an addition that is wider than the historic house could be appropriate because of the size of the lot and home; however, as described previously the combined effect of the large footprint, additional height and additional width means that the location is inappropriate. While the addition could be removed in the future to restore the historic scale of the historic house, staff finds that overwhelming scale renders the addition inappropriate. Staff finds that the addition does not meet Sections II.B.2.a and II.B.2.e. of the design guidelines.

Design: The addition's change in materials and inset help to distinguish it from the historic house and read as an addition to the house. However, the addition's height and scale and tall ridge raise are not compatible with the historic character of the existing house. Staff finds that the addition does not meet Sections II.B.2.a and II.B.2.f. of the design guidelines.

Setback: The addition meets all base zoning setbacks. It will be five feet (5') from the right-side property line and approximately fifteen feet (15') from the left-side property line. It will be over one hundred and twenty feet (120') from the rear property line. While the wider and taller portions of the addition will not be as highly visible from the street as with the previous version of the plan, they will still be visible with this revised plan. Staff finds that the addition's setback and rhythm of spacing meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	No
Cladding	4" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Fiberglass Architectural Shingles	Not indicated	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Side Porch Floor/steps	Not indicated	Not indicated	Unknown	Yes
Side Porch Posts	Wood	Typical	Yes	No
Side Porch Railing	Not indicated	Not indicated	Unknown	Yes
Rear Screened	Wood	Typical	Yes	No

Porch floor/steps				
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Railing	Wood	Typical	Yes	No
Windows	Wood	Not indicated	Yes	Yes
Side/rear doors	Wood	Not indicated	Yes	Yes
Chimney	Brick	Not indicated	Yes	Yes

In order to ensure appropriateness, staff recommends final approval of the roof color, the side porch floor/steps material, the side porch railing material, all windows and doors, and a brick sample prior to purchase and installation. With staff's final approval of all material choices, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The addition is side-gabled with pitches that complement the roof form of the historic house. As discussed under "Height and Scale," the proposed ridge raise on the revised plan meets the design guidelines because it increases the height of the roof by no more than two feet (2') vertically; however, staff finds that the additional foot (1') of height proposed does not meet the design guidelines as it does not help to discourage a large rear or side addition, which is the stated purpose for the ridge raise per the design guidelines. Staff finds that the ridge raise combined with the additional foot (1') of height and large footprint does not meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The proposed addition contains a side entry that is wider than the historic house. Staff finds that this side entry will not affect the house's orientation towards Cambridge Avenue because it is located so far back from the front of the house and has a design that clearly shows it to be a secondary entrance. Staff finds that the addition's orientation meets Sections II.B.1.f. and II.B.2. 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 that the project's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2. of the design guidelines.

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 recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The project includes an outbuilding that will not contain a dwelling unit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side-gabled	Yes
Primary roof slope	7/12	Yes

Since the form and slopes are similar to historic outbuildings, staff finds that the project's roof form meets Section II.B.i.1 of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The outbuilding is located in a minimally-visible location at the side and rear of the building. Staff finds that the design meets Section II.B.i.1 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	Yes
Cladding	Cement-fiber	Smooth with 4" reveal	Yes
Roofing	Architectural fiberglass shingle	Not indicated	Yes
Trim	Cement fiber	smooth	Yes
Windows	Wood	Not indicated	Yes
Pedestrian Door	Wood	Not indicated	Yes
Vehicular Door	Steel	Not indicated	Yes

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

General requirements for outbuildings:
The answer to each of these questions must be "yes" for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least	Yes	

2’?		
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Yes	
Is the building located towards the rear of the lot?	Yes	

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

Site Planning & Setbacks:

	Minimum	**Proposed**
Rear Setback	20’	28’
Right Side Setback	5’	24’
Left Side Setback	5’	5’
Distance between house and Outbuilding	20’	55’

Staff finds that the proposed setbacks meet all bulk zoning requirements and Section II.B.h.2 of the design guidelines.

	MINIMUM	**PROPOSED**
How is the building accessed?	From the alley or existing curb cut	Existing Curb Cut
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Two-bay	yes

Massing Planning: The proposed is a one-and-half story building on a lot more than 10,000 square feet.

	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	20’	19’-10”
Eave Height	10’	11’	10’

Proposed	50% of first floor area of principle structure	Lot is more than 10,000 square feet	Proposed
Maximum Square Footage	≈1,380 sq. ft.	1,000 sq. ft.	996 sq. ft.

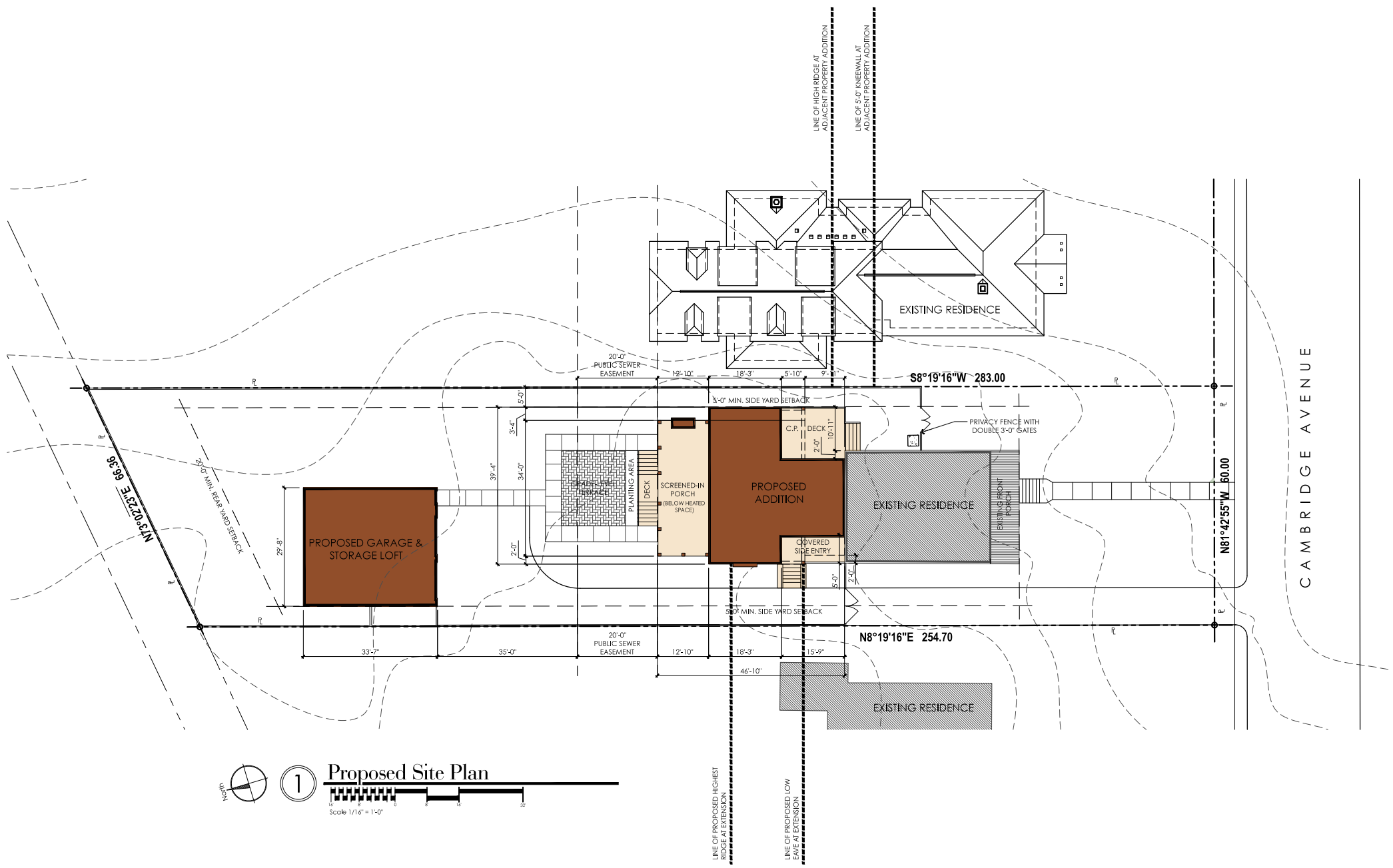
Staff finds that the outbuilding's massing meets Section II.B.h.1 of the design guidelines

Recommendation Summary: Staff recommends disapproval of the addition finding that that the addition's height, scale, and roof form do not meet the design guidelines. Staff finds that the addition does not meet Sections II.B.1.a, II.B.1.b, II.B.1.e, and II.B.2. of the Cherokee Park Neighborhood Conservation Zoning Overlay design guidelines.

Staff recommends approval of the outbuilding with the condition that staff approve the materials of the windows, doors, and roof color prior to purchase and installation, finding that the outbuilding meets Section II.B.1.h 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.

Additional Photos of 3926 Cambridge Avenue



VPA

Van Pond Architect
P L L C

2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203

615.499.4387
vanpondarchitect.com

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Extensions + Renovations to:

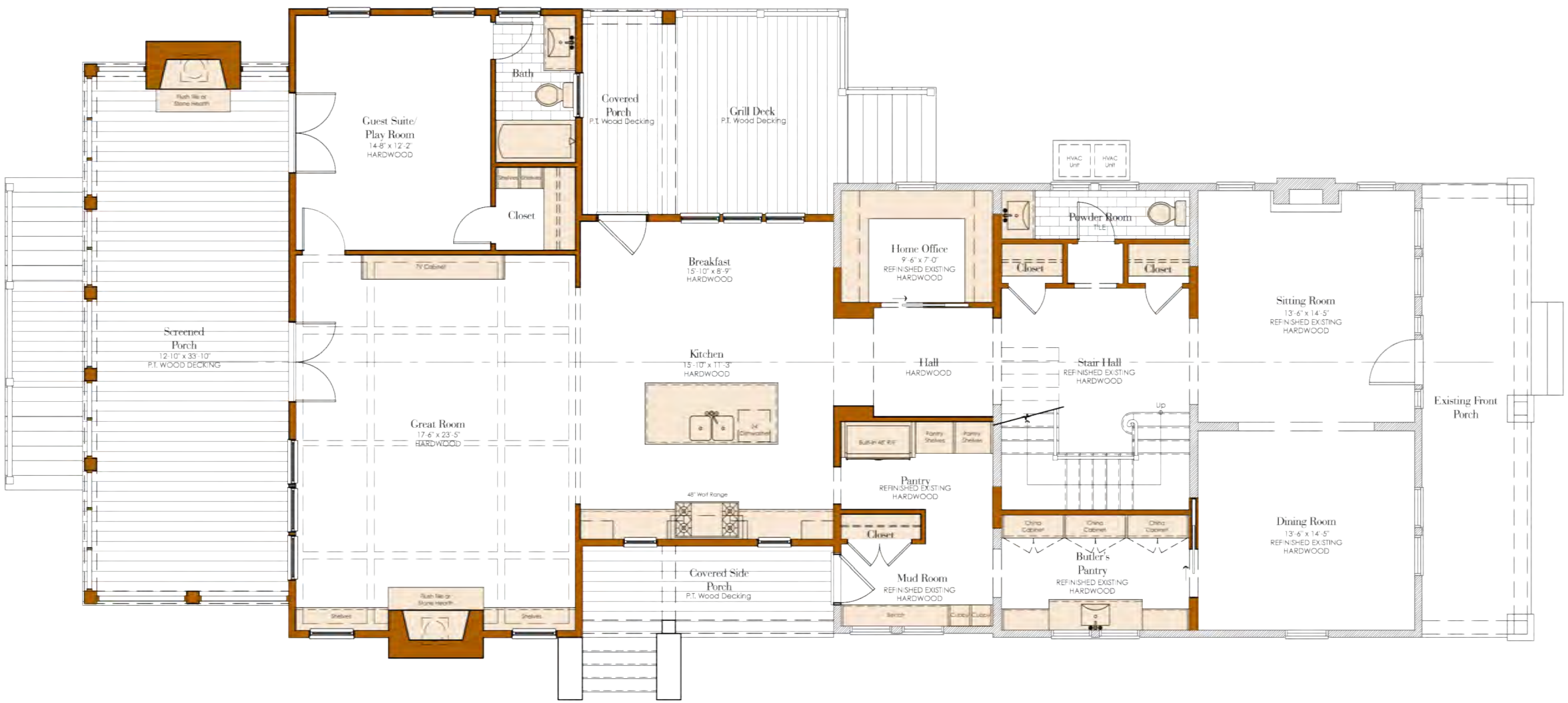
The Assad Residence

3926 Cambridge Avenue
Nashville, Tennessee 37205

METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

DATE OF ISSUANCE:
1 July 2017
REVISED: 2 August 2017
PROPOSED SITE PLAN

L1



1 Main Floor Plan

SCALE 1/4" = 1'-0"

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Van Pond Architect

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Suite 105
Nashville, Tennessee
37203

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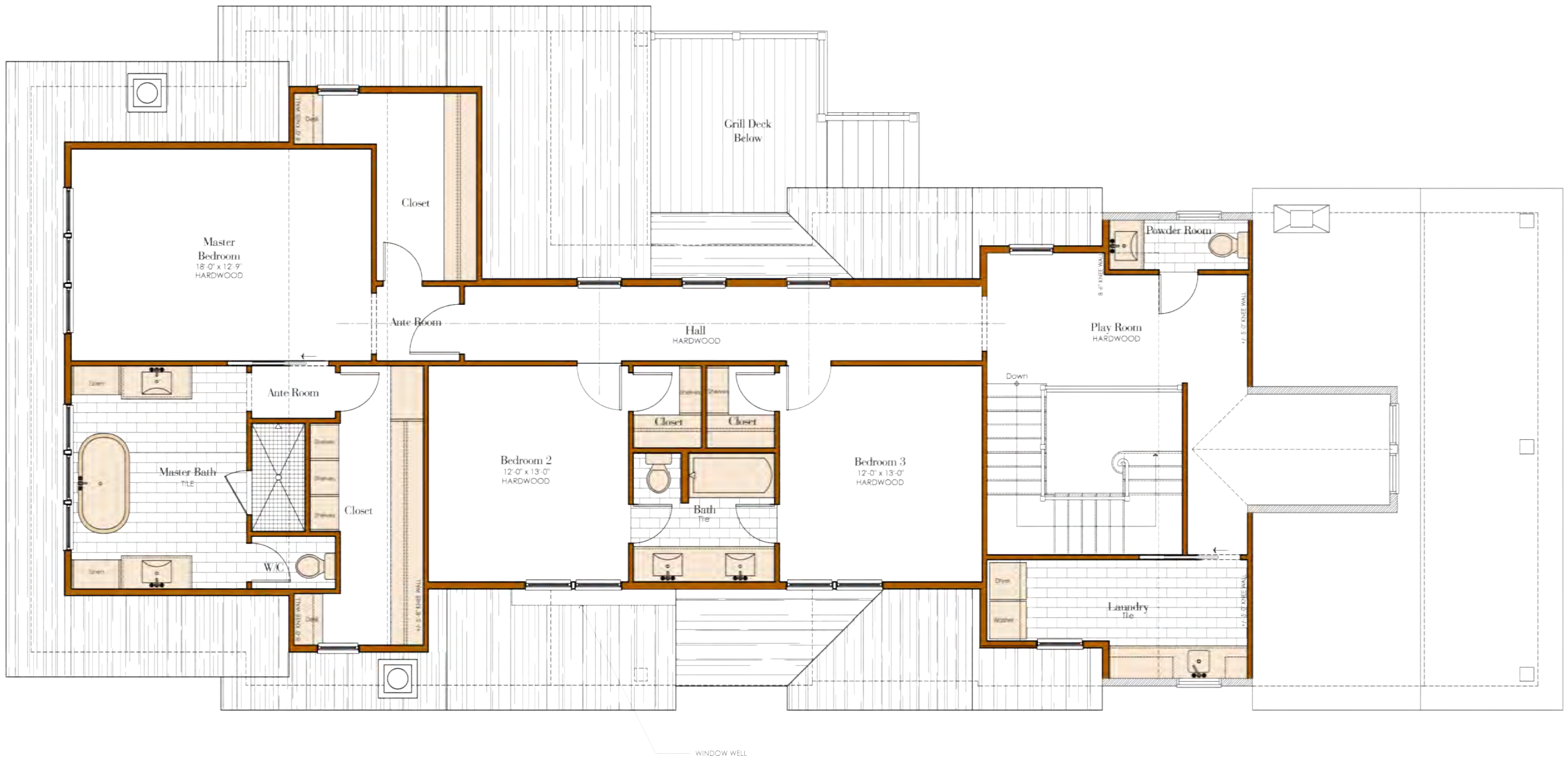
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

DATE OF ISSUANCE:
1 July 2017
REVISED: 2 August 2017
MAIN FLOOR PLAN

A1



1 Upper Floor Plan

SCALE 1/4" = 1'-0"

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Suite 105
Nashville, Tennessee
37203

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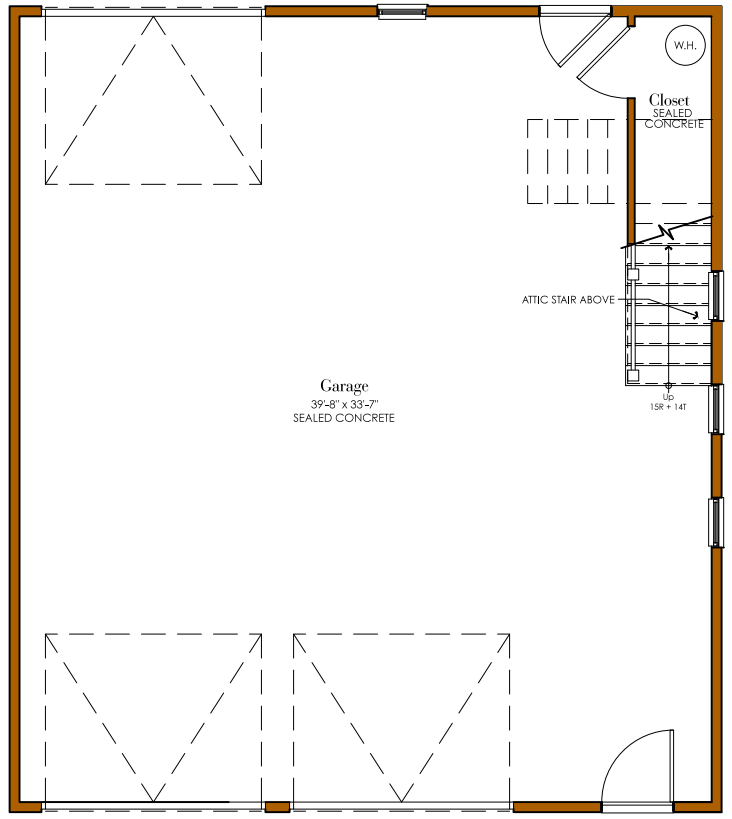
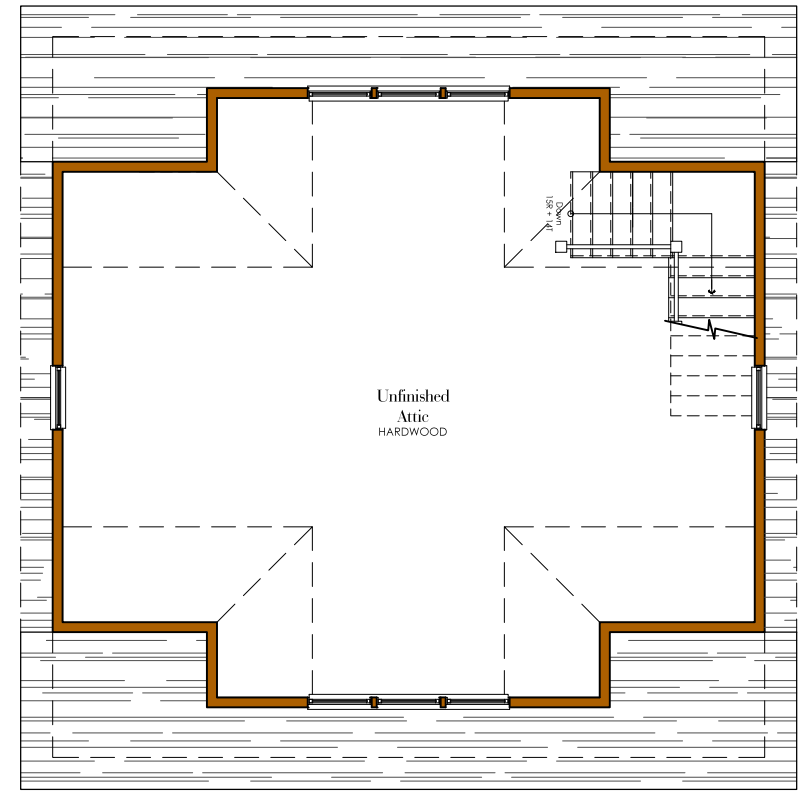
UPPER FLOOR PLAN

A2



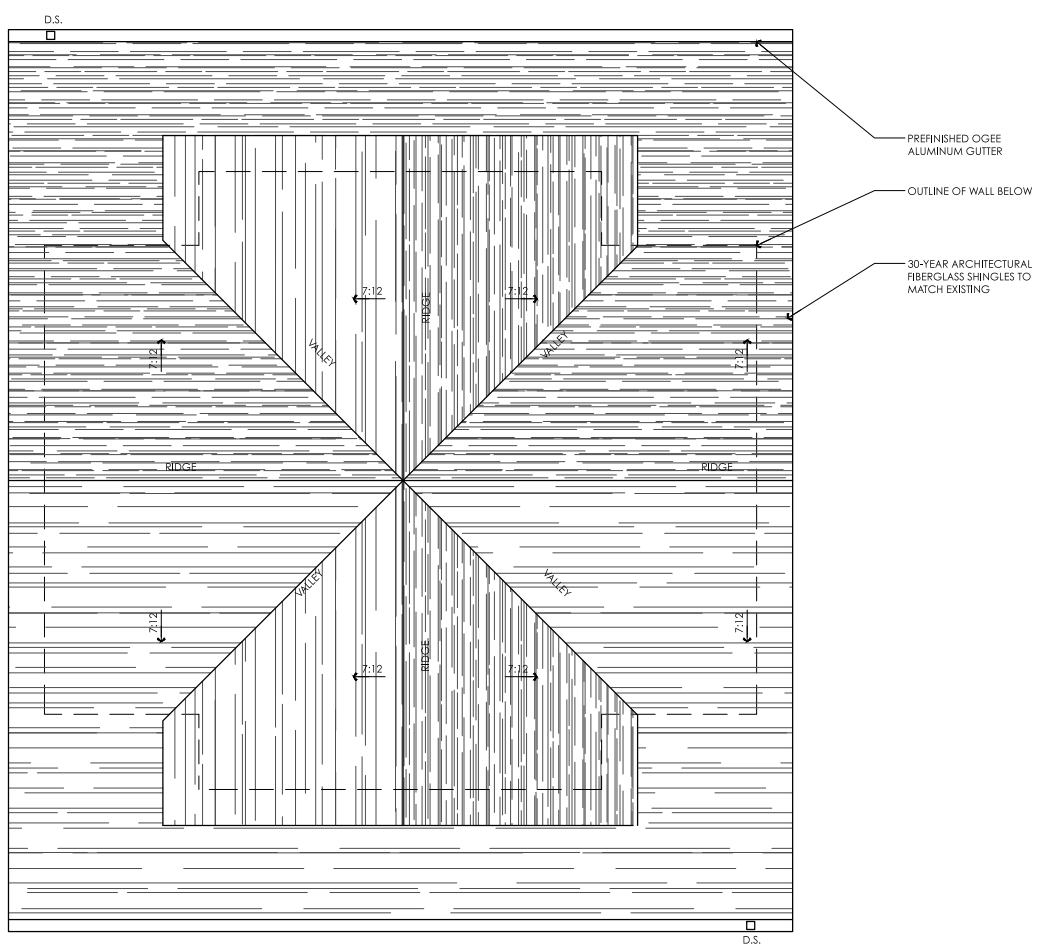
1 Garage Main Floor Plan

SCALE 1/4" = 1'-0"



2 Garage Upper Floor Plan

SCALE 1/4" = 1'-0"



3 Garage Roof Plan

SCALE 1/4" = 1'-0"

VPA
Van Pond Architect
P L L C
2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203
615.499.4387
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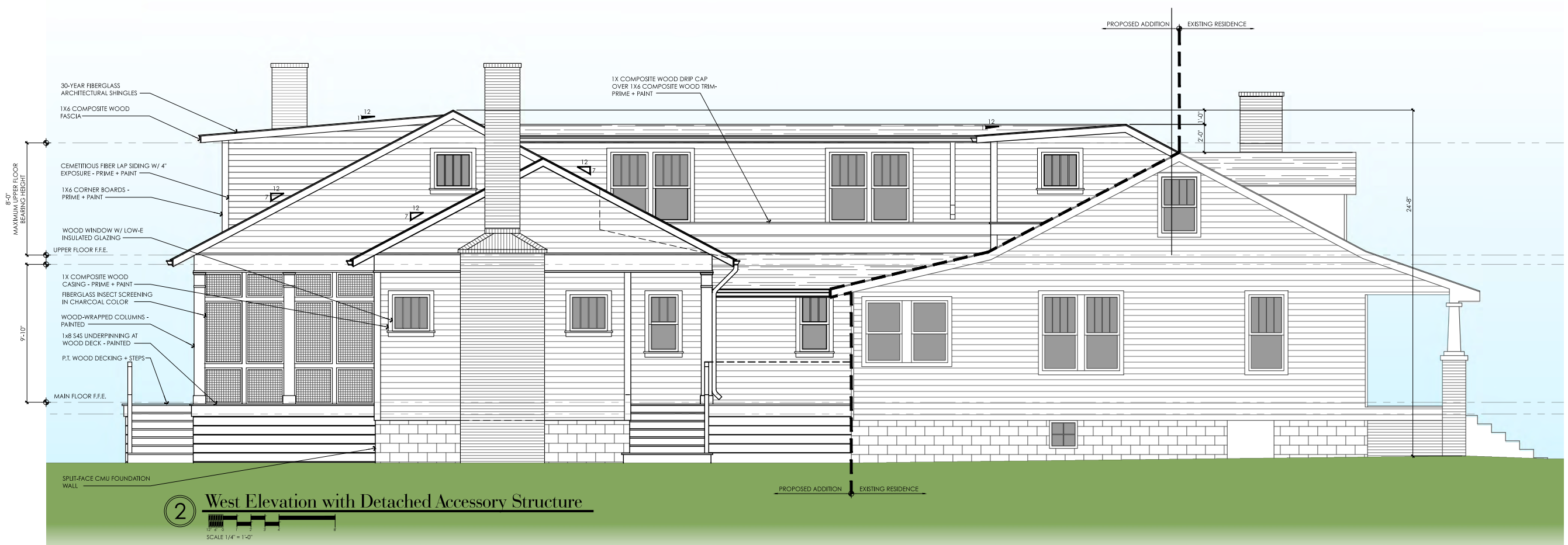
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

DATE OF ISSUANCE:
1 July 2017
REVISED: 2 August 2017
DETACHED GARAGE PLANS

A4

1 South Elevation (Cambridge Avenue)

SCALE 1/4" = 1'-0"



2 West Elevation with Detached Accessory Structure

SCALE 1/4" = 1'-0"

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Van Pond Architect

P L L C

2929 Sidco Drive
Suite 105
Nashville, Tennessee
37203

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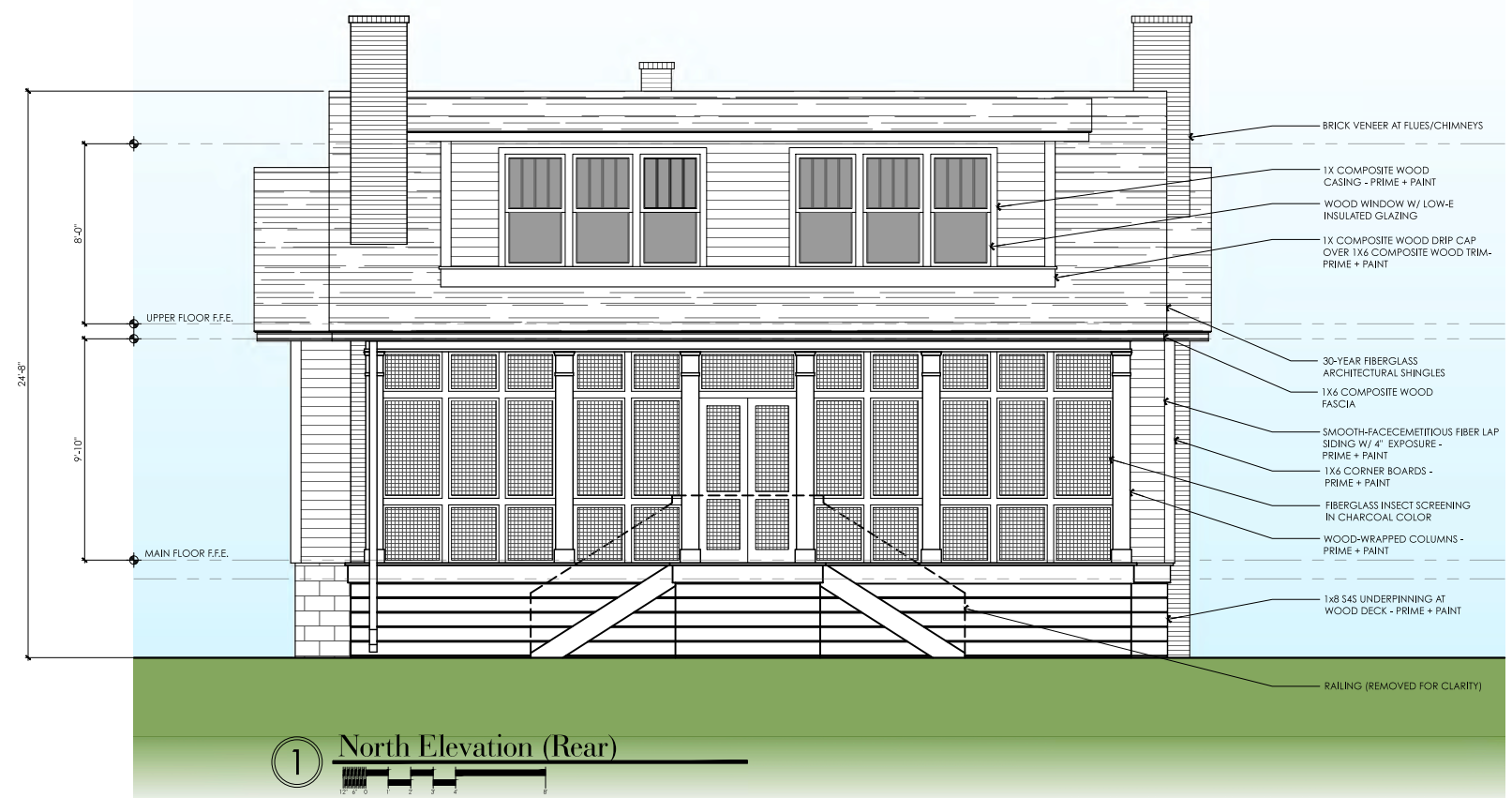
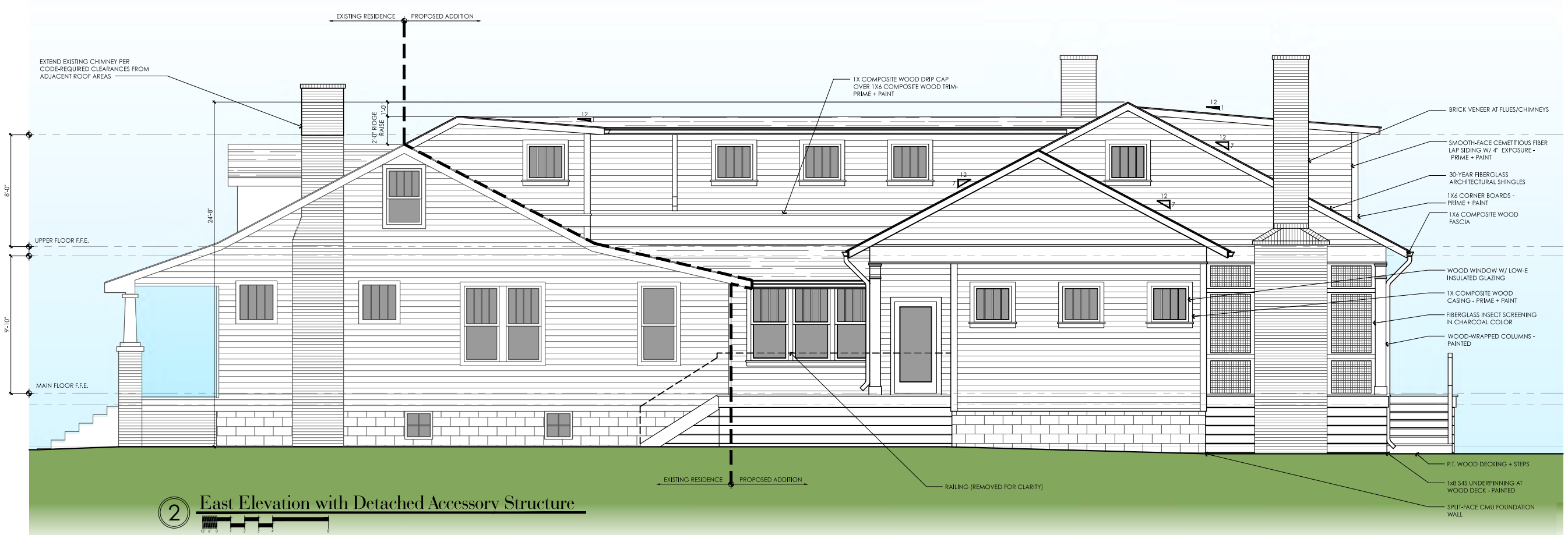
DATE OF ISSUANCE:
1 July 2017
REVISED: 2 August 2017
FRONT + SIDE ELEVATIONS

A4



1 North Elevation (Rear)

SCALE 1/4" = 1'-0"



2 East Elevation with Detached Accessory Structure

SCALE 1/4" = 1'-0"

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Suite 105
Nashville, Tennessee
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METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

DATE OF ISSUANCE:
1 July 2017
REVISED: 2 August 2017
REAR + SIDE ELEVATIONS

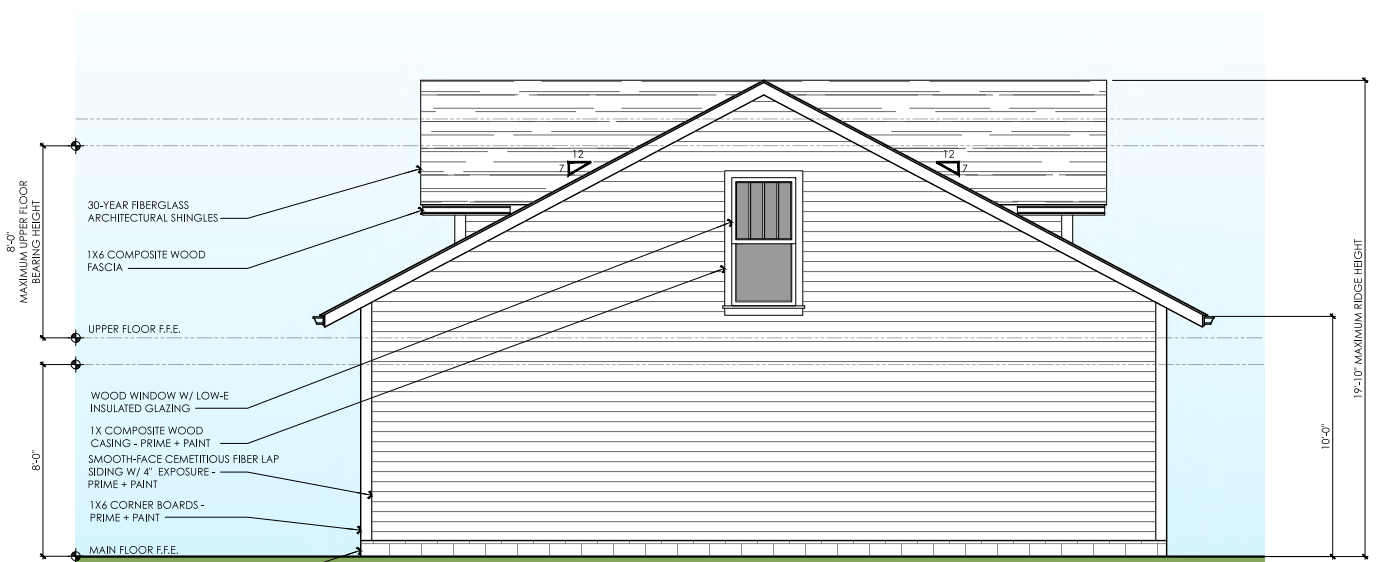
A5

1 Detached Accessory Structure North Elevation (Front)

SCALE 1/4" = 1'-0"

2 Detached Accessory Structure South Elevation (Rear)

SCALE 1/4" = 1'-0"



3 Detached Accessory Structure West Elevation (Property Line)

SCALE 1/4" = 1'-0"

4 Detached Accessory Structure East Elevation (Yard Side)

SCALE 1/4" = 1'-0"

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Suite 105
Nashville, Tennessee
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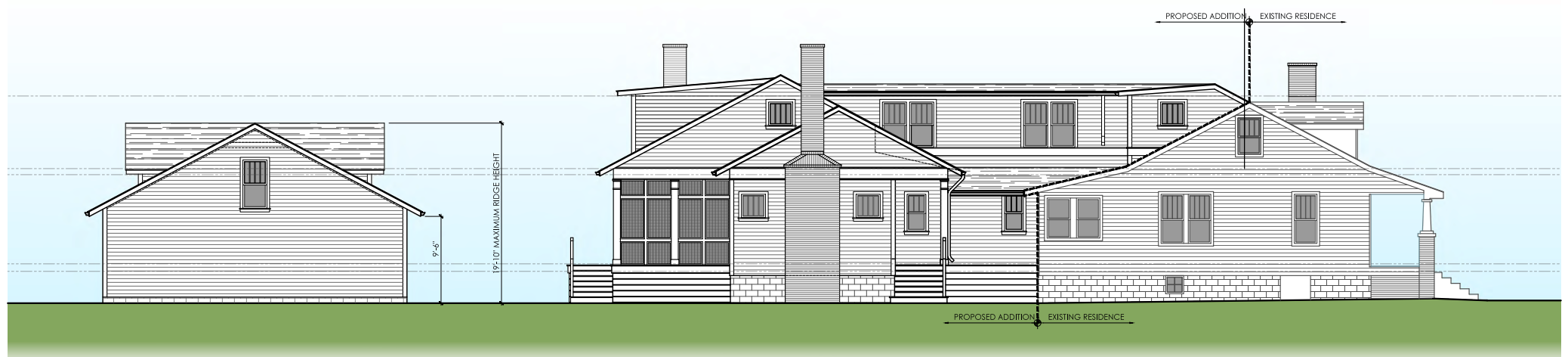
SCHEMATIC DESIGN DRAWINGS

DATE OF ISSUANCE:
3 August 2017

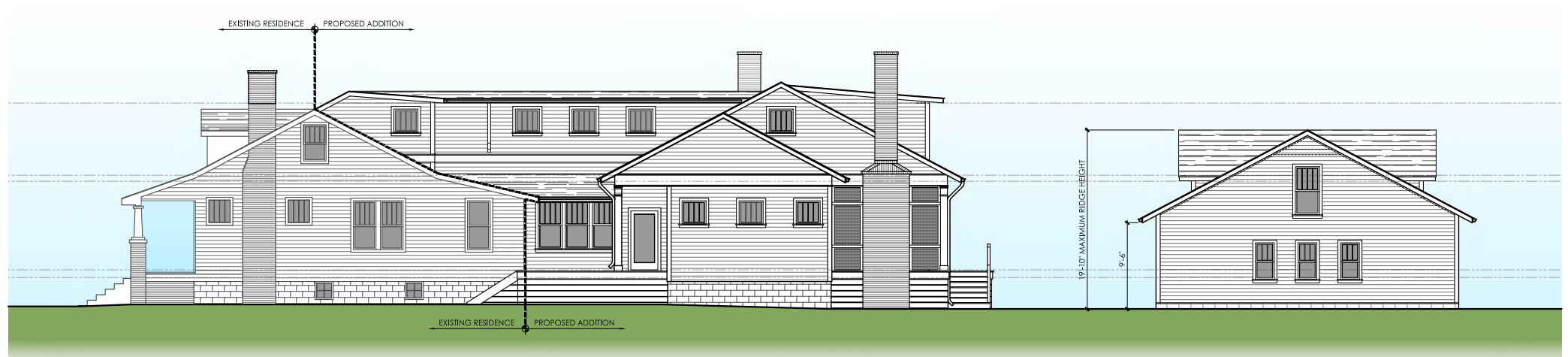
DETACHED GARAGE ELEVATIONS

A6



1 West Elevation with Detached Accessory Structure

SCALE 1/8" = 1'-0"



2 East Elevation with Detached Accessory Structure

SCALE 1/8" = 1'-0"

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DATE OF ISSUANCE:
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DETACHED GARAGE AND HOUSE ELEVATIONS

A7