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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
1502 Cedar Lane
December 18, 2019

Application: New Construction—Addition; Partial Demolition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: R8
Map and Parcel Number: 11704030400
Applicant: Matthew McCrary, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant proposes to construct a rear addition that is wider than the historic house. The application also involves removing an existing rear addition, side patio, and columns, and altering window and door openings, which is considered partial demolition.

Recommendation Summary: Staff recommends approval of the addition and partial demolition with the following conditions:

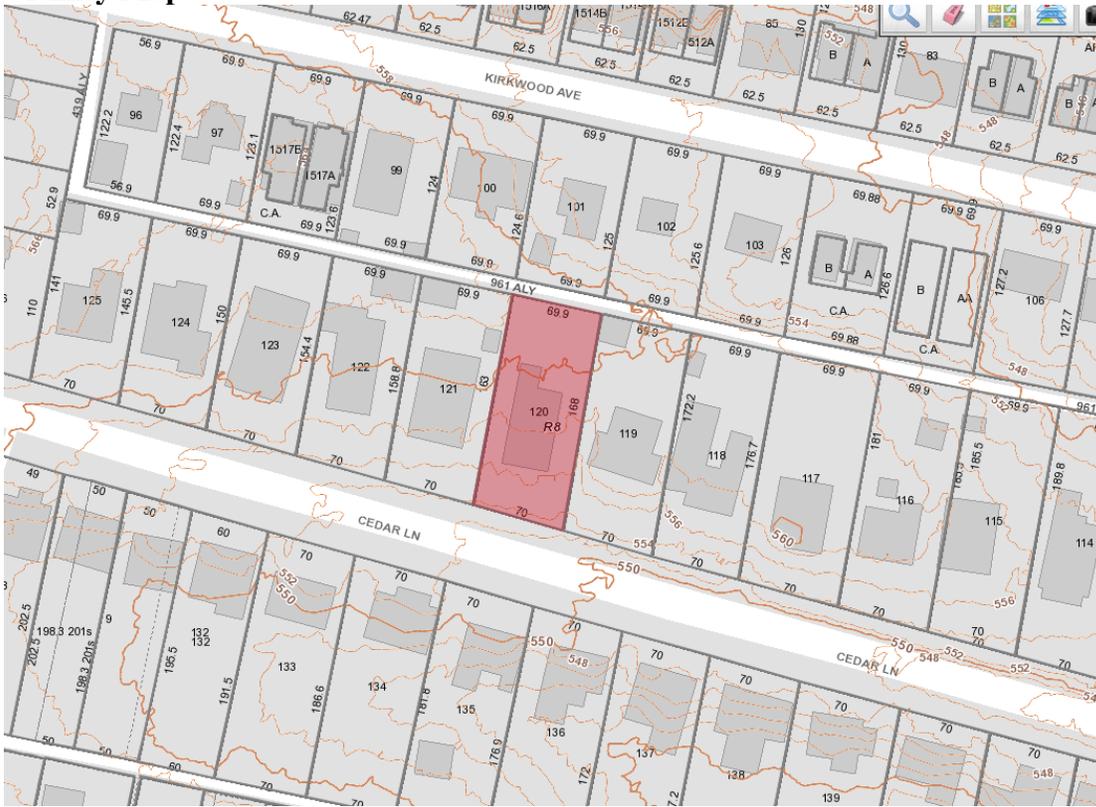
1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color, dimensions and texture; and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the propose addition and partial demolition meet Sections II.B. and V. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

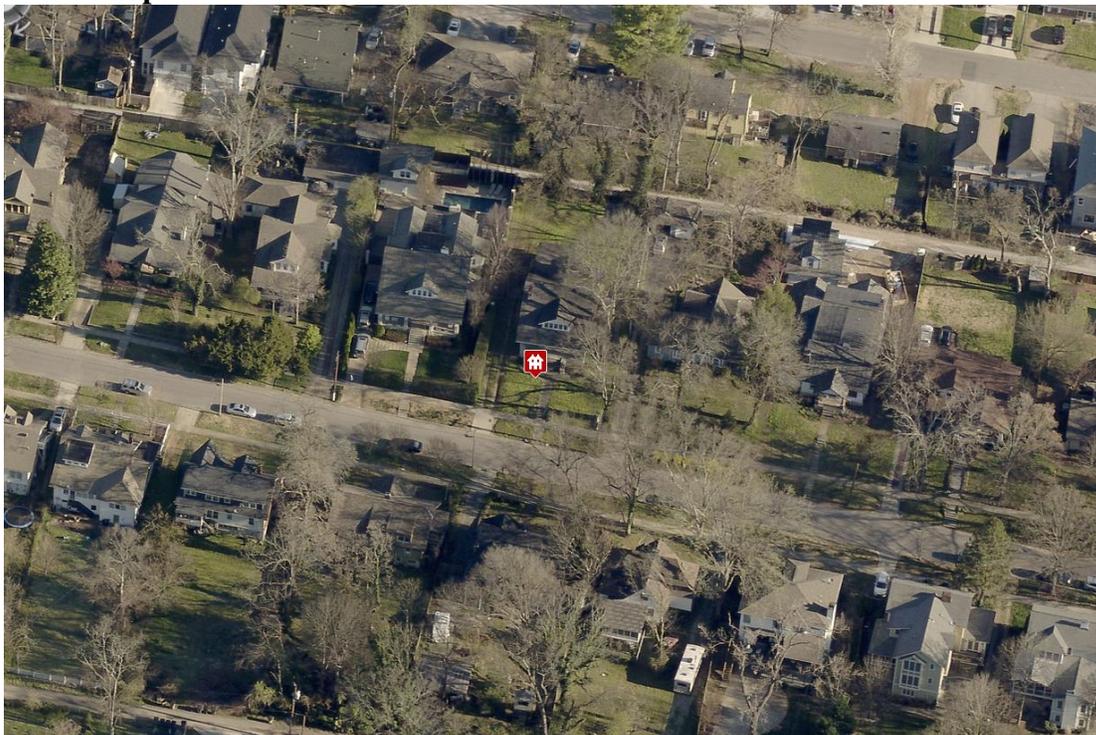
Attachments

- A:** Site Plan
- B:** 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. The 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.

2. ADDITIONS

- a. *Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.*

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

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

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

No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*
 - *An extreme grade change*
 - *Atypical lot parcel shape or size**In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

When an addition needs to be 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.

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.

Background: 1502 Cedar is a c. 1930 frame and stone bungalow that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1502 Cedar Lane.

Analysis and Findings: The applicant proposes to construct a rear addition that is wider than the historic house. The application also involves removing an existing rear addition, side patio, and columns, and altering window and door openings, which is considered partial demolition.

Partial Demolition: The applicant proposes several changes to the historic house, which are considered partial demolition. First, the applicant proposes to demolish an existing rear addition (Figure 2). The date of construction of the existing rear addition is not known, but it does not appear on the 1950s Sanborn maps (Figure 3). Staff finds that the rear addition's date of construction, roof form, and overall design do not contribute to the historic and architectural character of the historic house and finds its removal to be appropriate.



Figure 2 (left) is a photo of the rear addition to be removed. Figure 3 (right) is the 1950s Sanborn map which shows a smaller rear addition than what is existing.

The applicant also proposes to remove a side patio and columns (Figures 4 & 5). It is not clear if the side patio and columns are original to the house or if they ever had a roof on them. The patio is not shown on the 1950s Sanborn maps, and if it had a roof at that time, it should be on the maps. The design of the side porch is unusual, and staff finds it likely that it is not original to the house. In addition, technically, the Commission does not review uncovered patios and decks in neighborhood conservation zoning overlays like this one. Staff therefore finds that the removal of the side patio and columns is not an action MHZC needs to review.



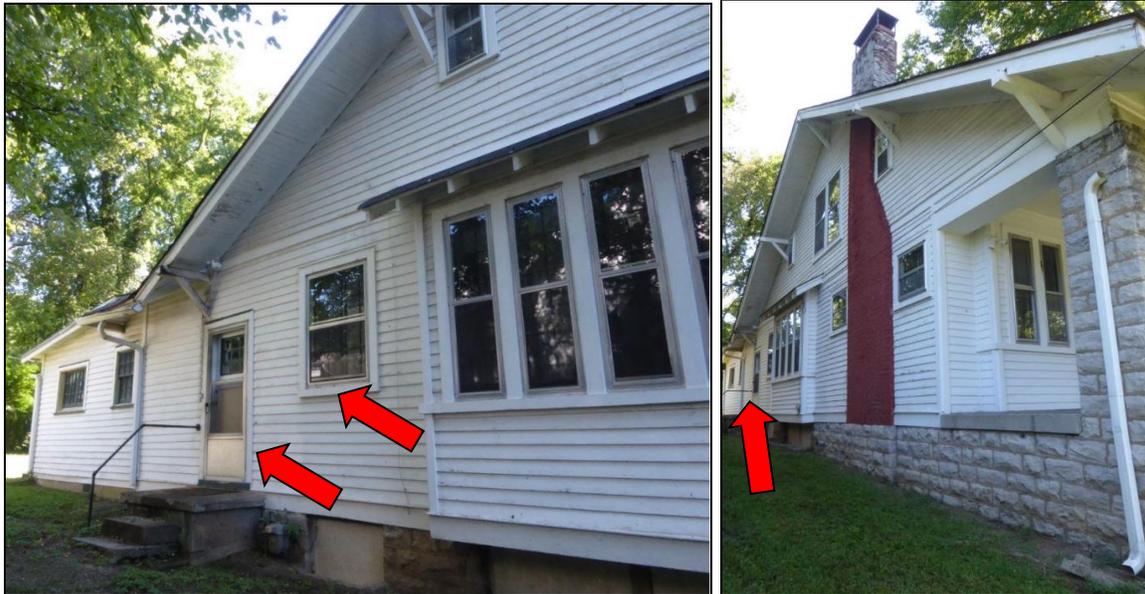
Figures 4 & 5 show the uncovered patio and columns.

The applicant also proposes to alter window and door openings on the front façade, which is considered partial demolition. On the front façade, the applicant intends to shift the front door to the right so that it is centered on the façade (See Figure 1). Typically, MHZC staff is not supportive of moving window and door openings on the front façade unless there is evidence that they were formally different. In this case, the c. 1968 Property Assessor photo shows the front door in its current location (Figure 6). Staff finds, however, that it is more than likely that the front door would have been centered to the façade and the center stairs originally. The front façade is symmetrical; when off-centered doors were part of an historic design, their overall facades were not symmetrical and stairs might also be off-center. Staff finds that relocating the door to the center of the front façade meets the design guidelines.



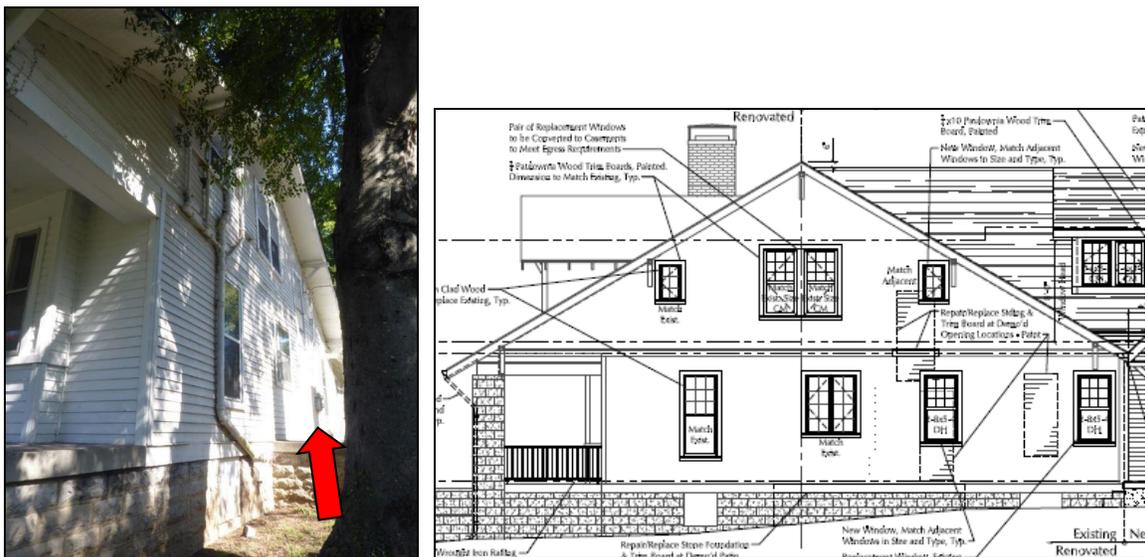
Figure 6. The c. 1968 Property Assessor photo for 1502 Cedar Lane.

On the left façade, at the back of the historic house, the applicant intends to change a door opening into a paired window opening, and to slightly alter the size of a window opening to its right (Figures 7 & 8). Staff finds these changes to be appropriate because they are located at the back of the historic house, where they will not be highly visible from the street.



Figures 7 & 8 show the door and window opening that will be altered into paired window openings.

On the right façade, the applicant is planning to alter several window openings in the back half the house (Figures 9, 10). This includes removing a door opening between the first and second floors that is no longer accessible and shifting a window at the very back of the house. It is clear on this façade that the window and door openings have been altered over the years. Because the openings are in the back half of the house, not highly visible from the street, staff finds them to be appropriate.



Figures 9 & 10 show the alterations of the window and door openings on the back half of the right façade.

Staff finds that the proposed partial demolition, which includes removing an existing rear addition and a side patio and columns and alterations to the window and door openings on the front and side facades, meets Section V. of the design guidelines.

Height & Scale: The addition will be one and a half stories in scale and will be six inches shorter than the historic house, which staff finds to be appropriate. The addition is inset one foot by four feet (1' X 4') at the back corners of the house, which staff finds to be appropriate. On the left side, after the inset, the addition steps back out to line up with the side bay, which is appropriate. On the right side, after the inset, the addition steps back out to be fourteen feet (14') wider than the historic house. Staff finds this wider portion to be appropriate because the lot is unusually wide at over seventy-three feet (73'). The wider portion of the addition is no taller than the historic house and its width is less than one-half the width of the historic house. It also has a side-gable form.

In total, the addition will add approximately nine hundred and thirty-four square feet (934 sq. ft). of space to the historic house, which has a current footprint of two thousand, one hundred and eighty-two square feet (2,182 sq. ft.)

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located behind the historic house, which is appropriate. The addition, with its insets and lower roof form, is designed so that if it were to be removed in future, the historic and architectural character of the historic house would remain intact.

Staff finds that the proposed addition meets Sections II.B.2.a. and II.B.2.e. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's insets, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the addition's design meets Sections II.B.2.a and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be five feet (5') from the right side property line, eighteen feet (18') from the left side property line, and thirty-four feet (34') from the rear property line. The wider portion of the addition will not affect the rhythm of spacing on the street because it is approximately ninety-six feet (96') back from the front property line.

Staff finds that the addition’s setback and rhythm of spacing to 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 Slab almost at grade	Smooth	Yes	No
Cladding	cement fiberboard lap siding	Smooth, matching existing siding reveal	Yes	No
Roofing	Architectural Shingles	Not indicated	Yes	Yes
Trim	Paulownia Wood	Smooth faced	Yes	No
Side Porch Floor/steps	Concrete	Smooth	Yes	No
Rear Porch floor/steps	Concrete	Smooth	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Windows	Not indicated	Not indicated	Unknown	Yes
Side/rear doors	Not indicated	Not indicated	Unknown	Yes

With staff’s final approval of the windows and doors and roof shingle color, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The addition’s primary roof form are a side gable with a 11/12 pitch and a rear-facing gable with a 9/12 pitch. The shed roof dormers are adequately inset a minimum of two feet (2’) from the historic house’s side walls. These roof forms and slopes meet the design guidelines.

Staff finds that the proposed roof forms meet Section II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The changes to the window and door openings on the historic house are discussed under “Partial Demolition.” The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

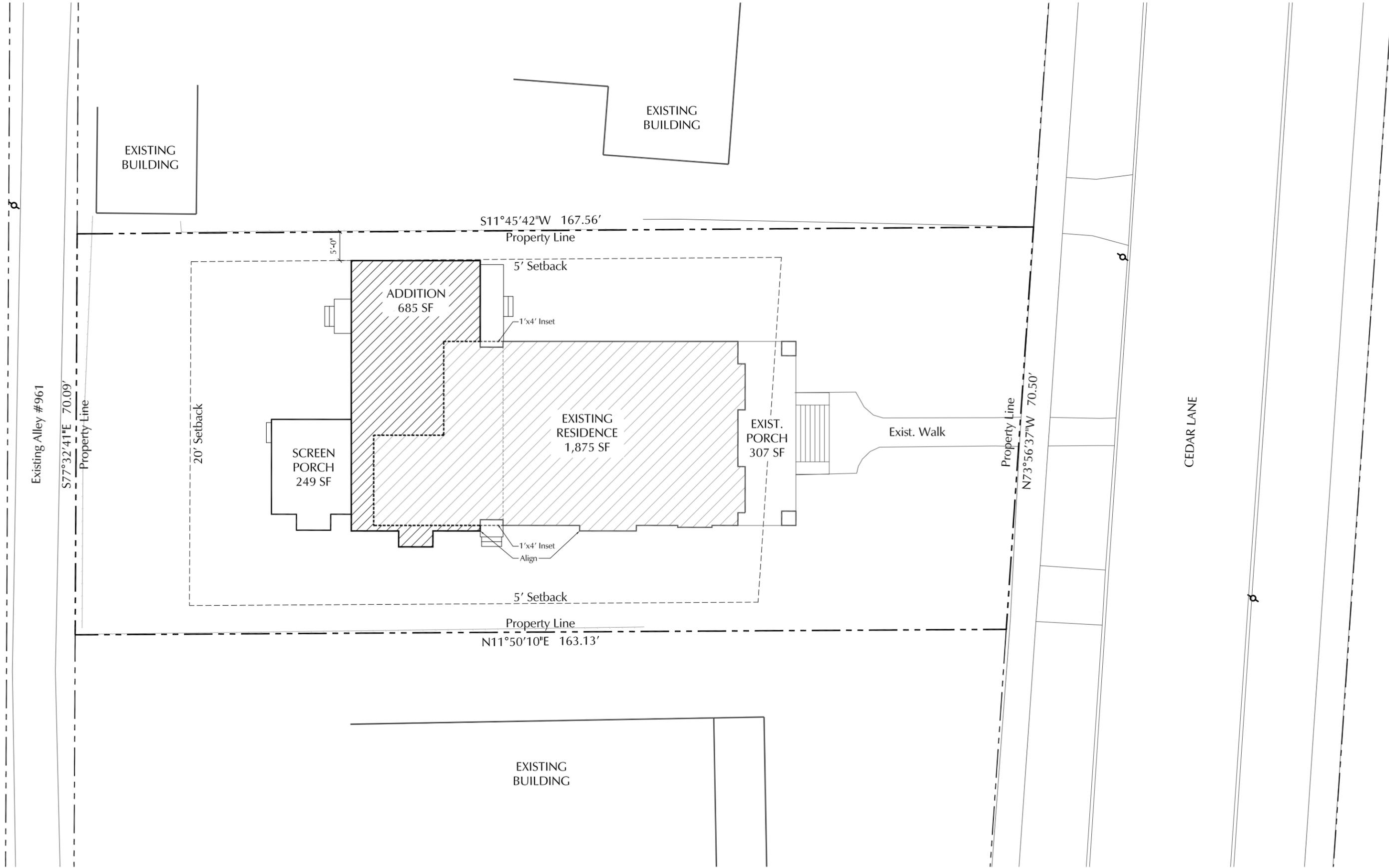
Staff finds the project's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2 of the design guidelines.

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.

Recommendation Summary: Staff recommends approval of the addition and partial demolition with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color, dimensions and texture; and
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

With these conditions, staff finds that the propose addition and partial demolition meet Sections II.B. and V. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Existing Alley #961

S77°32'41"E 70.09'

Property Line

20' Setback

SCREEN PORCH
249 SF

ADDITION
685 SF

EXISTING RESIDENCE
1,875 SF

EXIST. PORCH
307 SF

Exist. Walk

Property Line

N73°56'37"W 70.50'

CEDAR LANE

Property Line

N11°50'10"E 163.13'

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING



1

Site Layout Plan



Scale: 1/16"=1'-0"

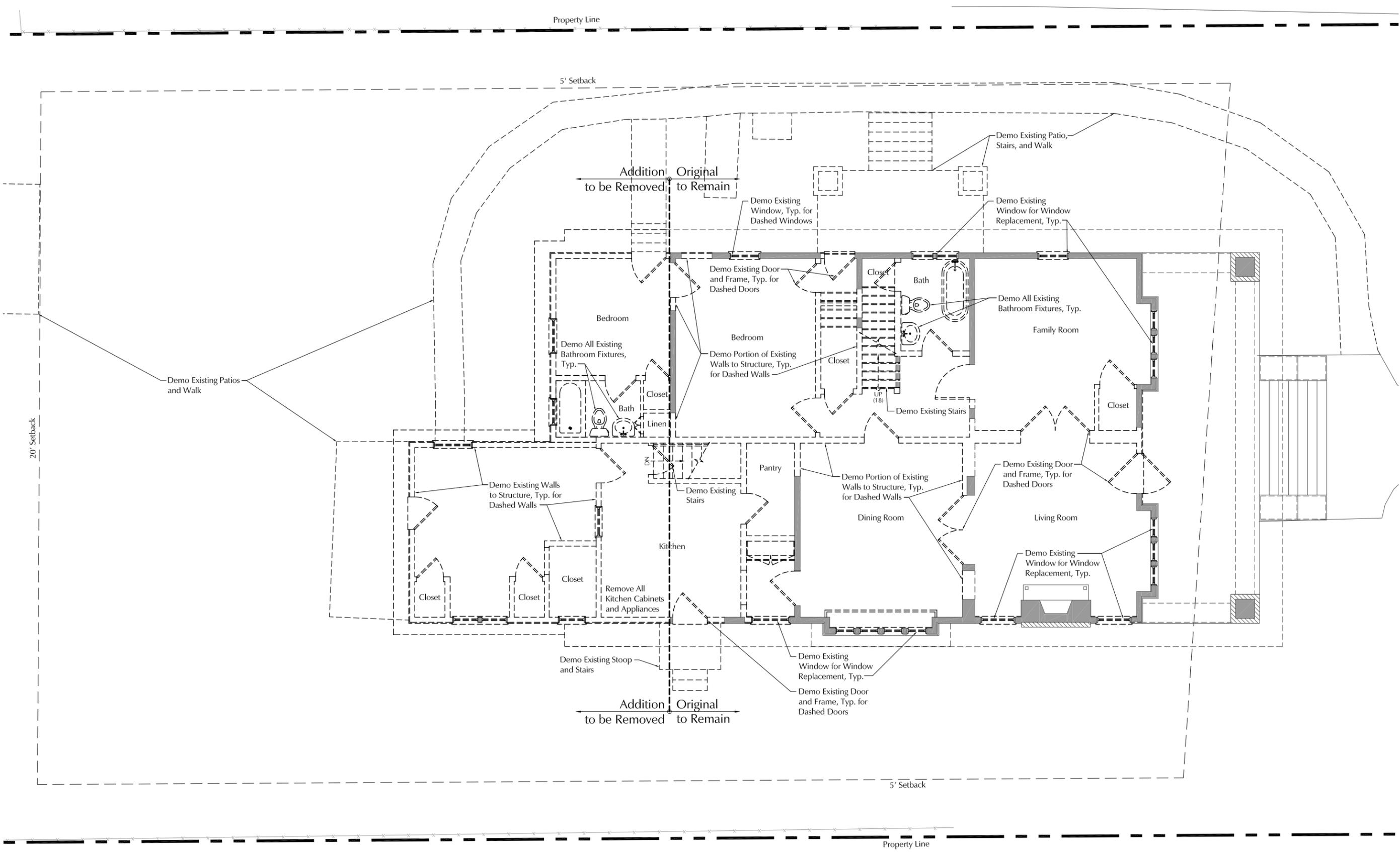
ALLARD WARD
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1618 Sixteenth Avenue South
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Fax: 615.345.1011

Drawings:
Site Layout Plan
Date:
12.02.19

AS1.0

Additions and Renovations to:
The Nelson Residence
1502 Cedar Lane
Nashville, Tennessee 37212

MHZC PRESERVATION APPLICATION



MHHC PRESERVATION APPLICATION

Additions and Renovations to:
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 1502 Cedar Lane
 Nashville, Tennessee 37212

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 allardward.com

Drawings:
 Demolition First Floor Plan
 Date:
 12.02.19

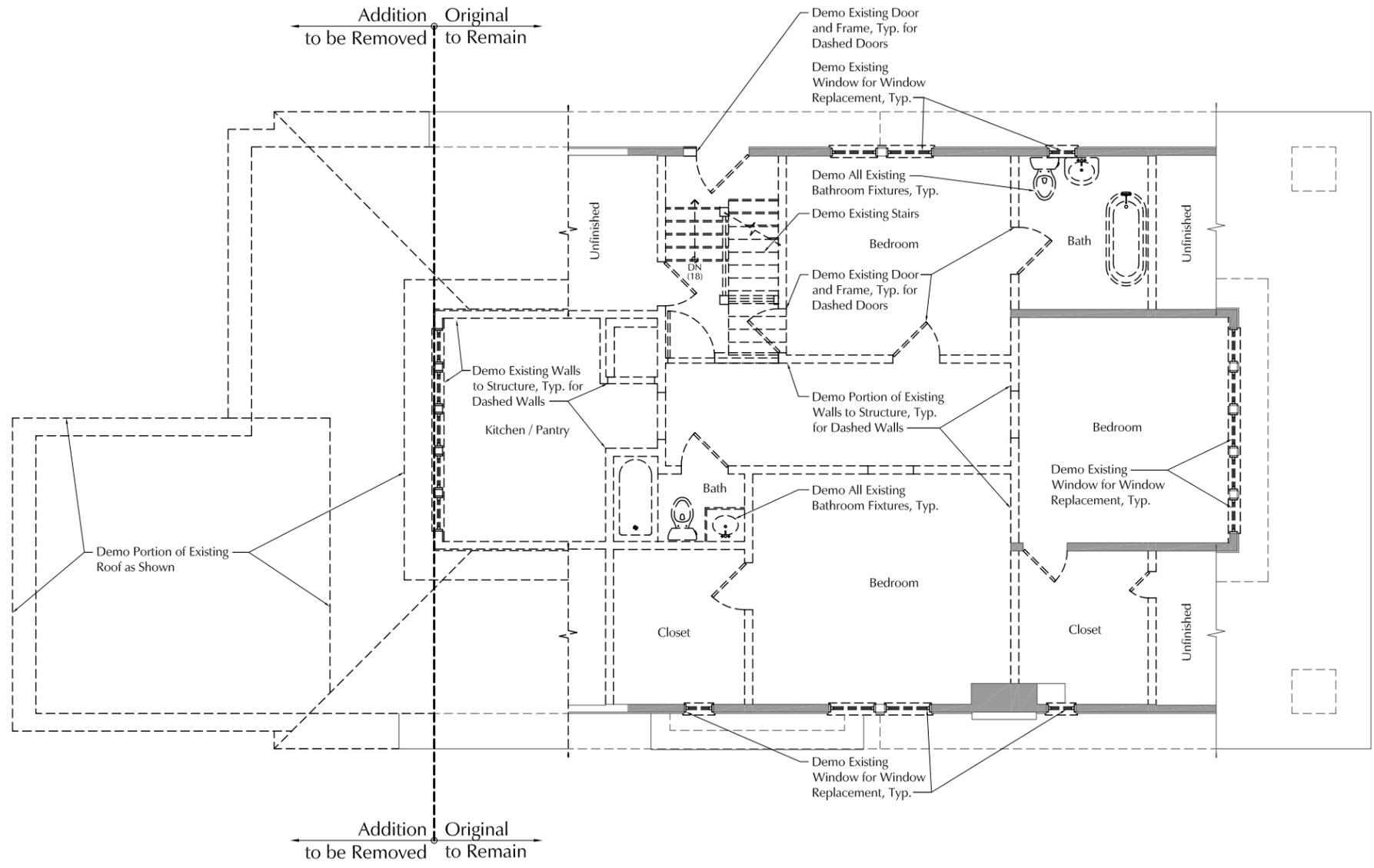


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Demo: First Floor Plan

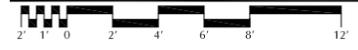
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D1.1



1

Demo: Second Floor Plan



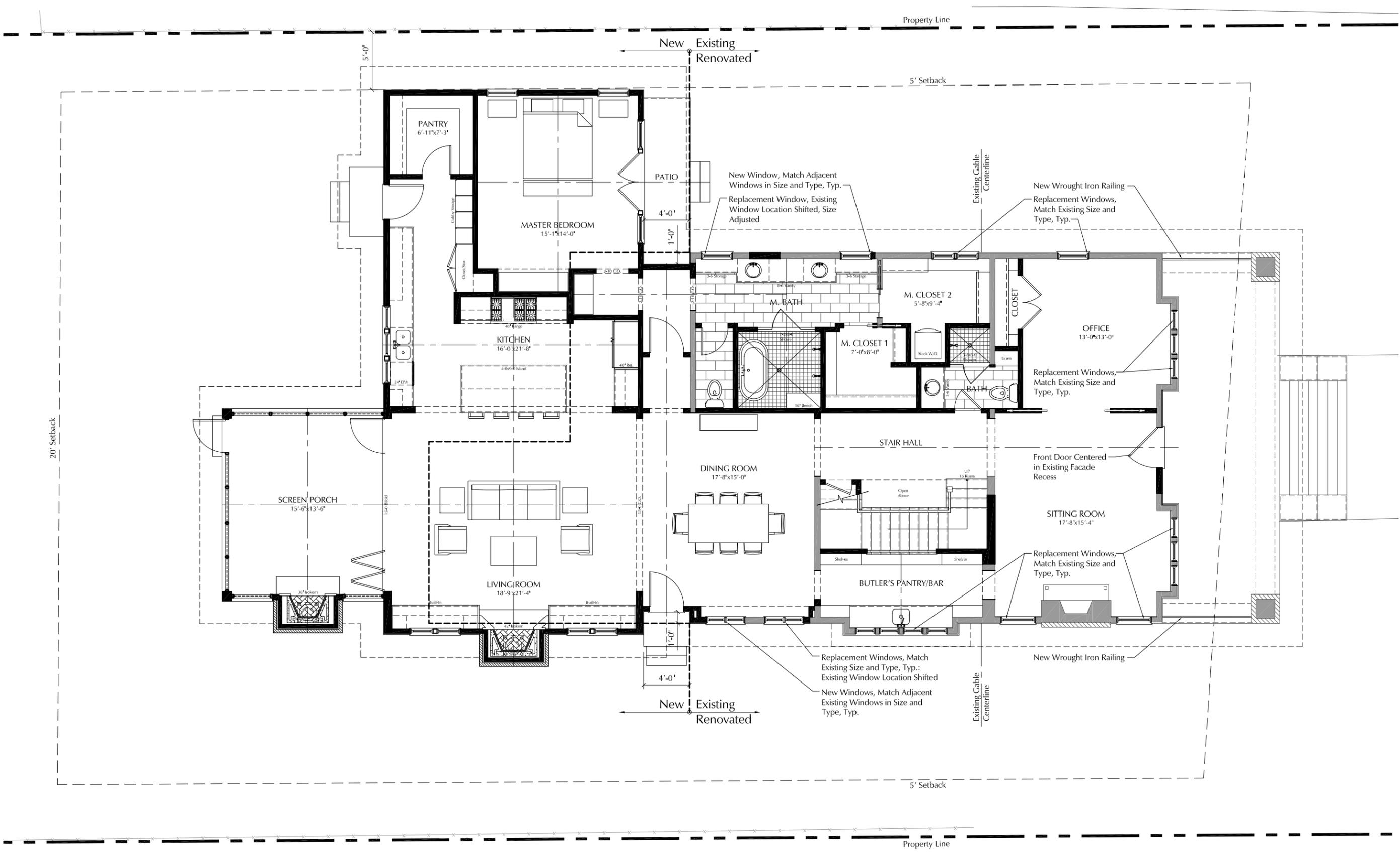
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Drawings:
Demolition Second Floor Plan
Date:
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D1.2



MHZC PRESERVATION APPLICATION

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Drawings:
 First Floor Plan
 Date:
 12.02.19

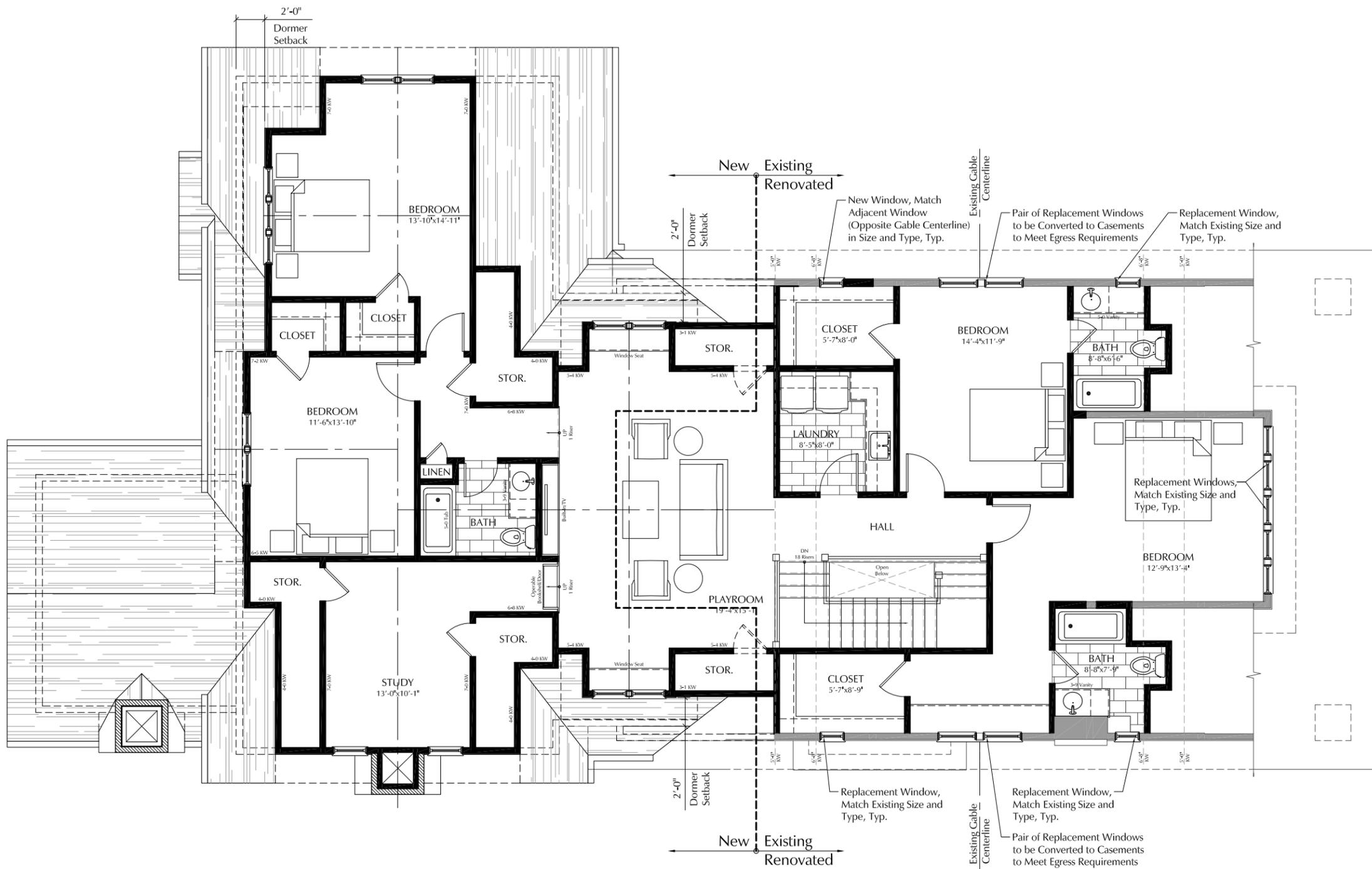
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1

First Floor Plan





1

Second Floor Plan



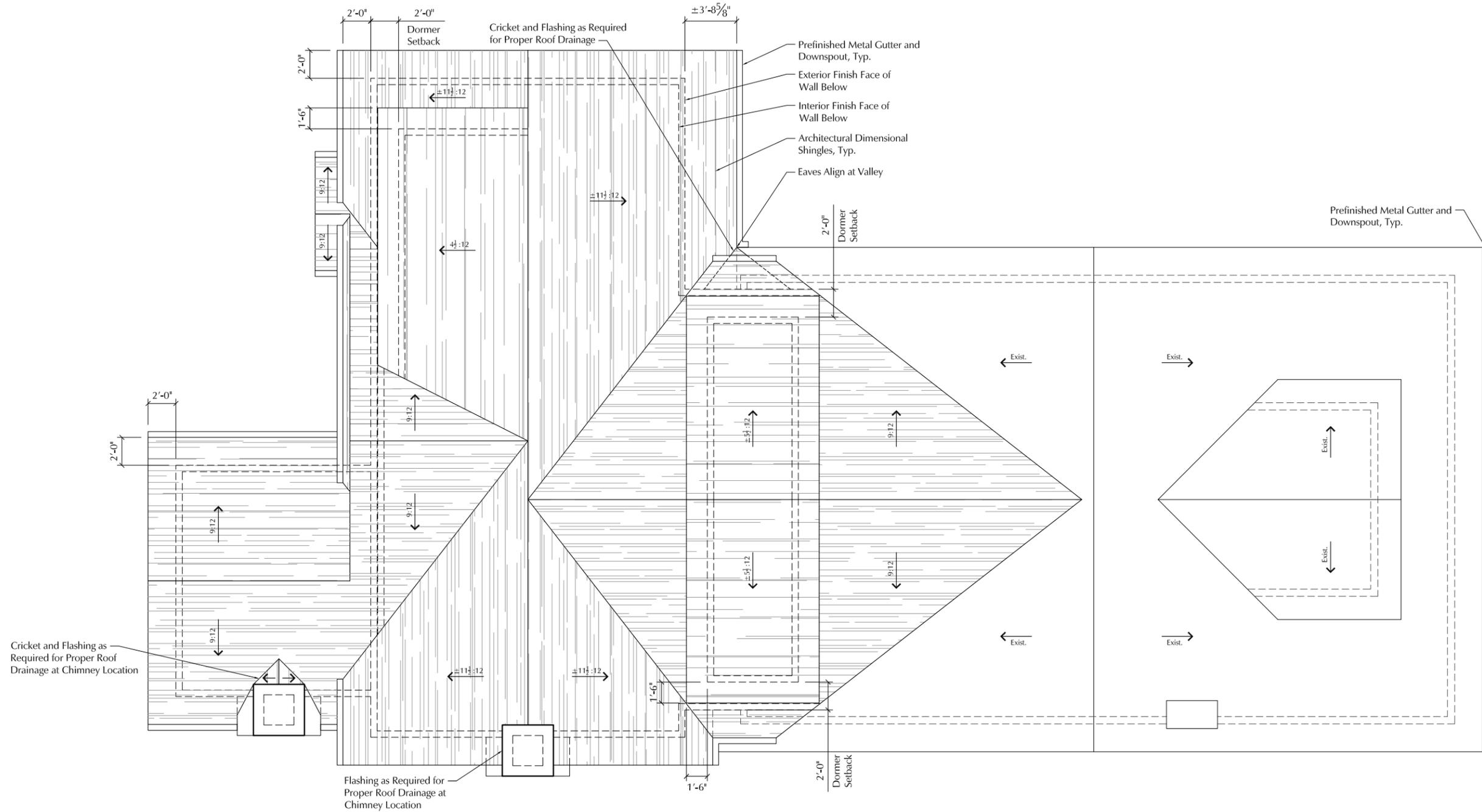
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Drawings:
Second Floor Plan
Date:
12.02.19

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A1.2



1

Roof Plan



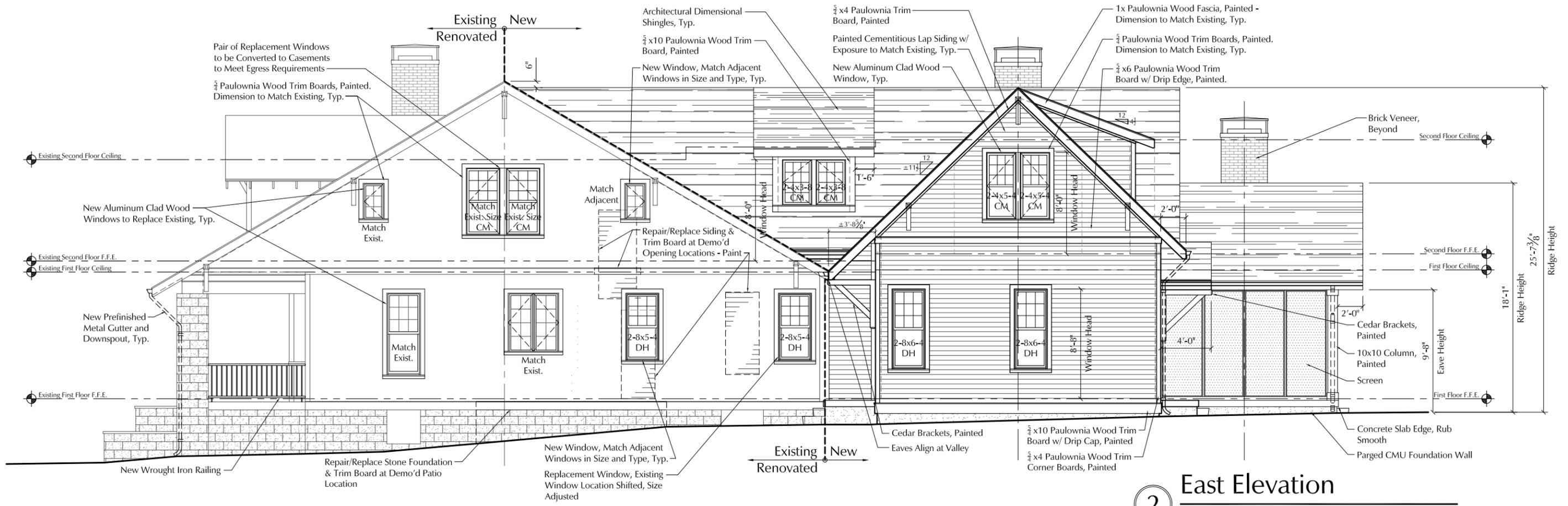
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Drawings:
Roof Plan
Date:
12.02.19

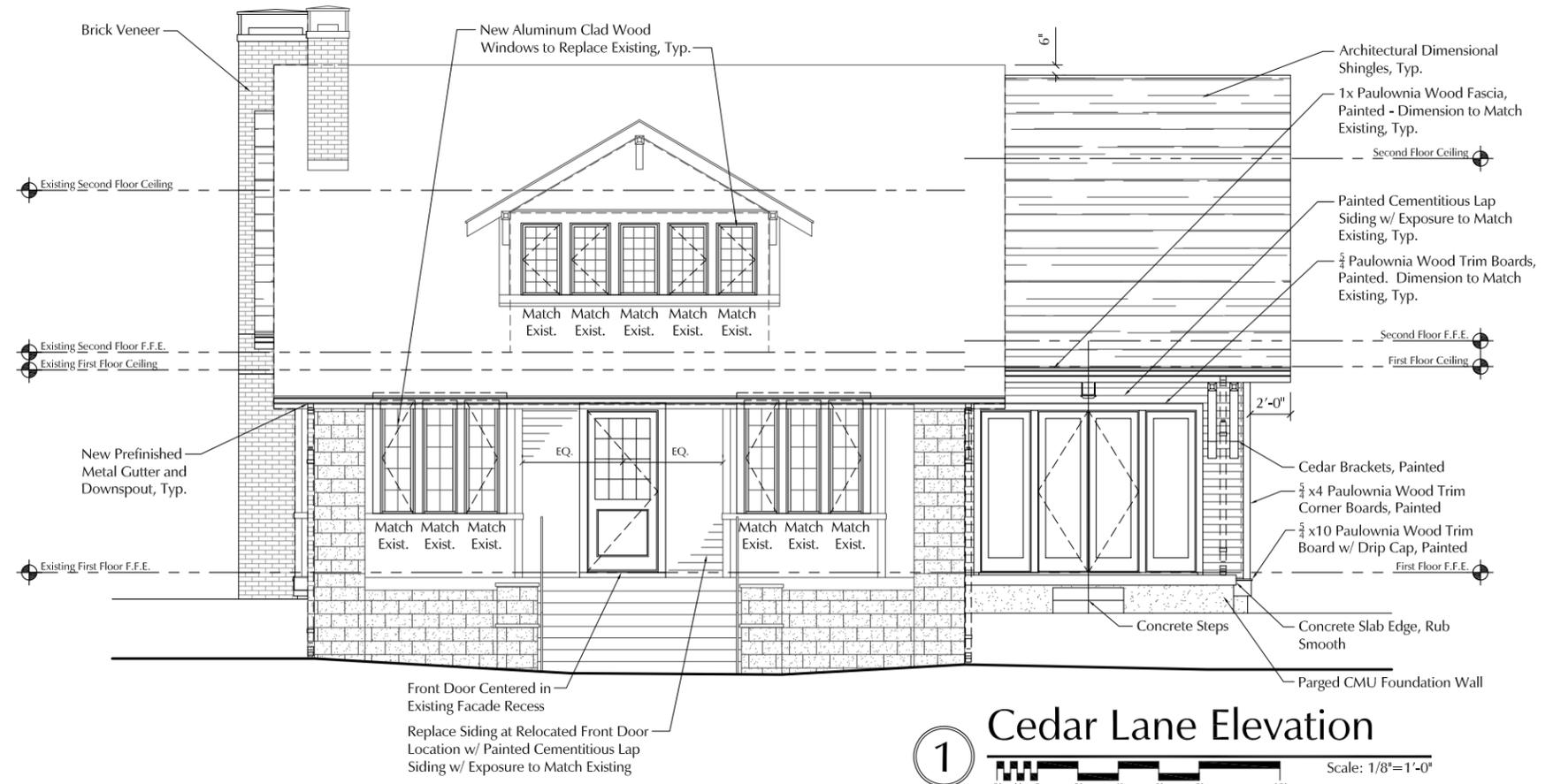
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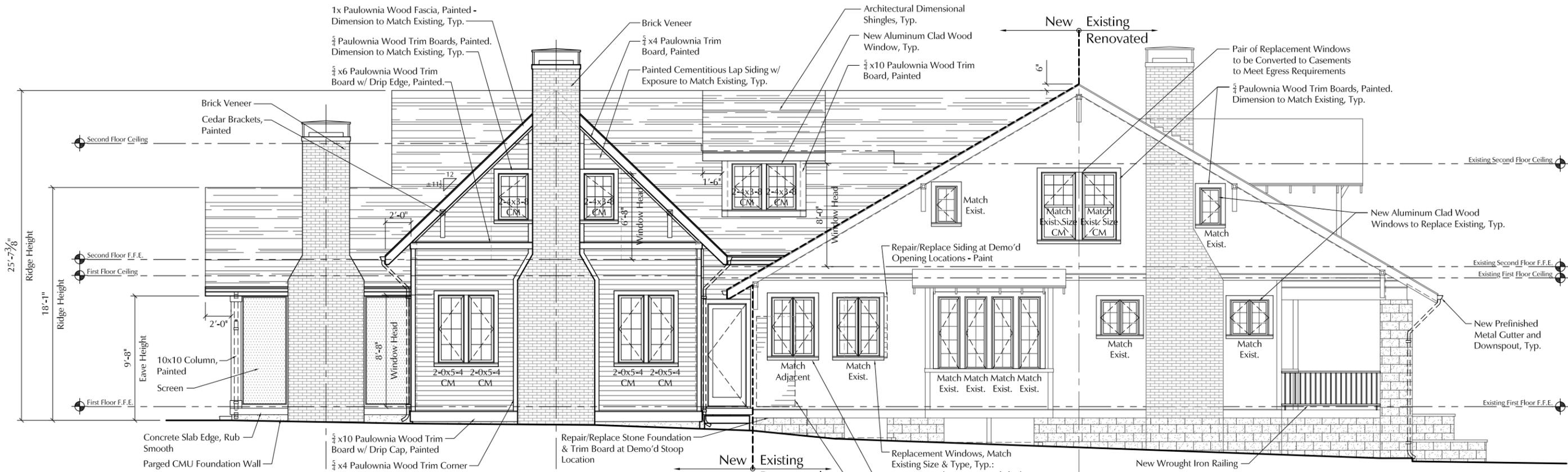
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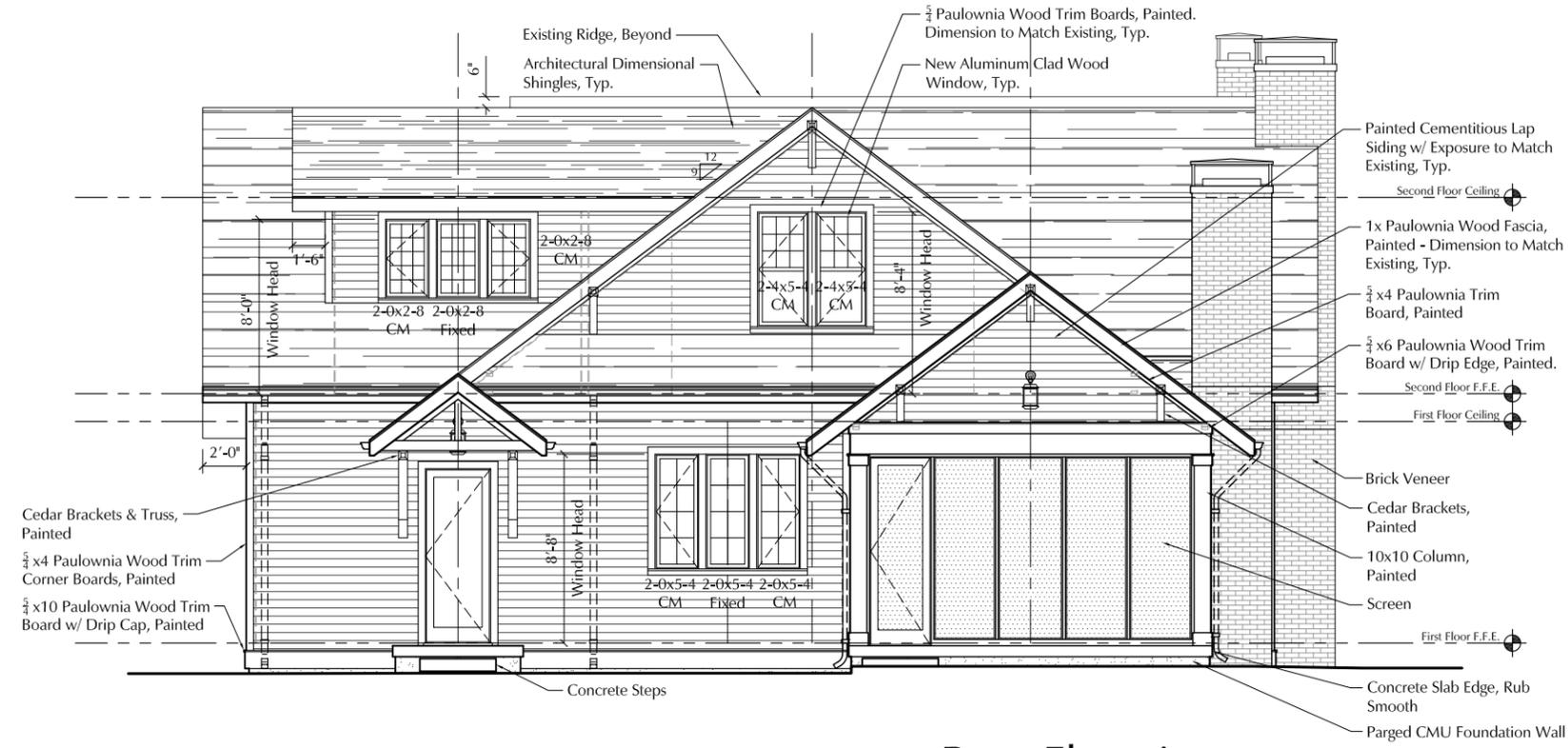
2 East Elevation
 Scale: 1/8"=1'-0"



1 Cedar Lane Elevation
 Scale: 1/8"=1'-0"



4 West Elevation
 Scale: 1/8"=1'-0"



3 Rear Elevation
 Scale: 1/8"=1'-0"