JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

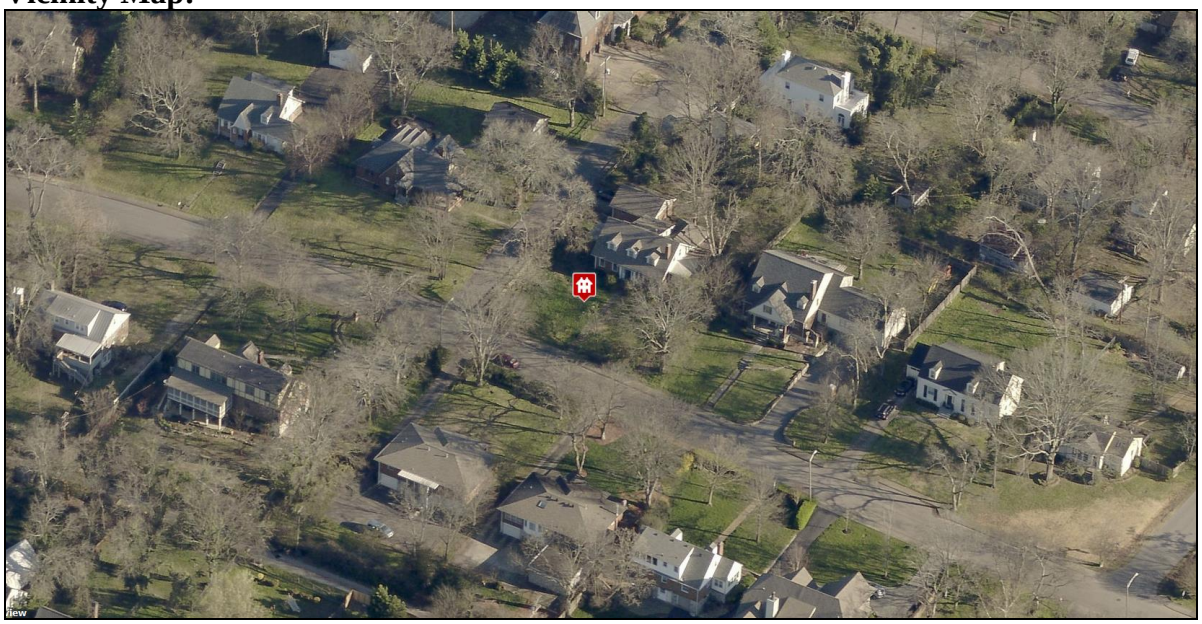
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
1818 Cedar Lane
January 20, 2021

Application: New Construction—Addition and Outbuilding; Setback Determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: RS7.5
Map and Parcel Number: 11704022200
Applicant: Phil Hyde
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant proposes to construct a rear addition and on outbuilding. The outbuilding requires a reduction in the Battery Place side setback from twenty feet (20') to ten feet (10'). **Recommendation Summary:** With the condition that staff approve the windows, doors, asphalt shingle sample, metal roofing, masonry sample, driveway material, and location of the HVAC unit and all utilities, staff finds that the proposed addition and outbuilding meet Sections II.B. and V.B. 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.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

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

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of

the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details
· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

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

Outbuildings: Windows and Doors
· Publicly visible windows should be appropriate to the style of the house.
· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim
· Brick, weatherboard, and board-and-batten are typical siding materials.
· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
· Stud wall lumber and embossed wood grain are prohibited.
· Four inch (4" nominal) cornerboards and casings around doors, windows, and vents within clapboard walls is required. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

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

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
Generally, attached garages are not appropriate; however, instances where they may be are:
- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

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

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

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

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

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

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

2. ADDITIONS

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

Placement

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

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

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

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

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

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

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

· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

· An extreme grade change

· Atypical lot parcel shape or size

In these cases, an addition may rise above <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.

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: 1818 Cedar Lane is a c. 1927 Colonial Revival brick house that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Figure 1. 1818 Cedar Lane.

Analysis and Findings: Applicant proposes to construct a rear addition and an outbuilding. The outbuilding requires a reduction in the Battery Place side setback from twenty feet (20') to ten feet (10').

Demolition: The applicant plans to demolish the existing outbuilding on the lot (Figure 2). The date of construction of the outbuilding is not known, but the c. 1957 Sanborn map shows a garage in a different location on the lot so the existing was built after 1957. Staff finds that due to its date of construction and its lack of historic character, that the garage does not contribute to the historic character of the site nor to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Staff therefore finds that its demolition meets the design guidelines for appropriate demolition.

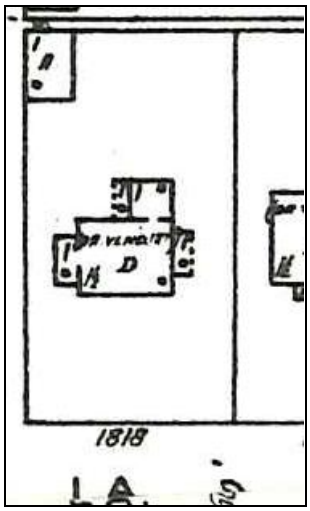


Figure 2 (left) is the existing garage. Figure 3 (right) is the 1957 Sanborn map which shows a different garage in a different location than what is existing.

On the right façade, the applicant intends to remove an existing, non-historic addition (Figure 4). This addition does not appear on the 1957 Sanborn map and does not contribute to the historic character of the house. Its removal meets the design guidelines for appropriate demolition.

Figure 4. The area of the right façade to be removed.

Also on right façade, the applicant plans to remove one of the two windows in the gable field. The window in the back half of the gable will be removed. Staff finds that the removal of this window is appropriate because it is in the back half of the house and the Commission has approved the removal of similar windows in the gable in the past.

Staff finds that the removal of the garage, existing addition on the right façade, and gable window on the right façade are appropriate demolition that meet Section V.B.2. of the design guidelines.

Height & Scale: The proposed addition is one-and-a-half story in scale, matching the scale of the historic house. Its eave and ridge heights match those of the historic house; the addition will be no taller than the historic house. On the left side, at the back corner, the addition is inset three feet (3') for a depth of two feet (2') after which the addition steps back out approximately seven feet, six inches (7'6"). The addition will be wider than the main form of the historic house, but it will not be wider than the one-story bay on the left façade. Since this wider portion is one story and is no taller than the historic house, staff finds that it meets the design guidelines.

On the right façade, the addition does wrap the historic back corner of the house, but there is an existing addition that does the same that will be removed. Similar to the left elevation, the addition steps out on the right side to be wider than the main form of the house. Also similar to the left side, the wider portion on the right side is one-story in height and staff therefore finds it to meet the design guidelines.

The second level of the addition is inset three feet (3') from the main wall of the house on the left side and two feet (2') on the right side, which meets the design guidelines.

The historic house has a footprint of approximately sixteen hundred square feet (1600 sq. ft.), not including the addition that will be removed, which is four hundred and thirty square feet (430 sq. ft.). The new addition has a footprint of approximately one thousand, four hundred and forty-five square feet (1445 sq. ft.). There will be a net increase of one thousand and fifteen square feet (1,015 sq. ft.) of footprint when the removal of the existing addition is taken into consideration.

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

Location & Removability: The addition is located behind the historic house, per the design guidelines. Due to its insets and separate roof form, the addition could be removed in the future without affecting the historic house's architectural and historic character.

Staff finds that the addition's location and removability to meet 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 change in materials, inset, and separate roof form 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 project's overall design to meet 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 approximately thirteen feet (13') from the Battery Place side property line, twenty feet (20') from the right property line, and over forty feet (40') from the rear property line. The addition will not affect the historic house's rhythm of spacing of houses along Cedar Lane.

Staff finds that the addition's setback and rhythm of spacing to meet Section 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	Brick*	Unknown	Yes	Yes
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Secondary Roofing	Metal	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes

With the condition that staff approve the windows, doors, asphalt shingle sample, metal roofing, masonry sample, and driveway material, staff finds that the materials meet Section II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The applicant will alter the roof forms on the two existing side wings. They are currently flat, but due to water issues, the applicant proposes to make them 3/12 hipped roofs. Staff finds that this alteration and new roof form to be appropriate because the roof slope is still low and the change is necessary for dealing with water runoff.

The addition has a mix of gable and hipped forms with most slopes being 5/12, 8/12, and 12/12. The rear inset dormer will have a shed roof with a 3/12 slope, which is similar to other shed roof forms approved by the Commission.

Staff finds that the proposed roof forms to be compatible with the historic house's roof and to meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings**:** The changes to the window openings on the historic house are described 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.

Outbuildings: The proposed outbuilding is not a Detached Accessory Dwelling Unit (DADU).

Massing Planning: The lot is larger than 10,000 square feet, at over fourteen thousand square feet (14,000 sq. ft.)

	50% of first floor area of primary structure	Lot is larger than 10,000 square feet	Proposed Outbuilding
Maximum Square Footage	1,500 sq. ft.	1,000 sq. ft. max	710 sq. ft.

	Potential maximums under Ordinance	Existing House	Proposed Outbuilding
Ridge Height	25' unless existing building is less	22'6"	21'6"

Eave Height	10’	10	8’6”

Staff finds that the height and scale of the proposed outbuilding to meet the design guidelines.

Roof Form:

Proposed Element	Proposed Outbuilding	Typical of district?
Primary form	Cross gable	Yes
Primary roof slope	11/12	Yes

Staff finds that the proposed roof form meets Section II.B.1.i of the design guidelines for roof shape.

Materials:

	Proposed Outbuilding	Color/Texture	Needs final approval?
Foundation	Brick	Unknown	Ys
Primary cladding	Cement Fiberboard lap siding, 5” reveal	Smooth	No
Trim	Wood or cement fiberboard	Smooth	No
Primary Roofing	Asphalt shingles	Unknown	Yes
Windows	Not indicated	Unknown	Yes
Doors	Not indicated	Unknown	Yes
Garage door	Not indicated	Unknown	Yes

With staff’s final approval of all materials, including the brick sample, roof material and color, windows, doors, and garage door for the outbuilding, staff finds that the materials meet the design guidelines.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	Yes	

If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
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	

Site Planning & Setbacks:

	MINIMUM	**PROPOSED OUTBUILDING**
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	15'*
Rear setback	5'	20'
Battery Lane Side Property Line	20'	10' **
Interior right-side setback	5'	Approx. 50'
How is the building accessed?	-	From side street (Battery Place)
Two different doors rather than one large door (if street facing)?	-	Yes

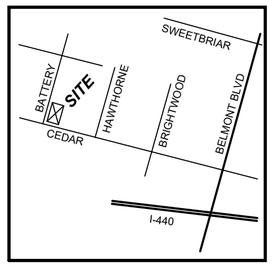
* The design guidelines state that there should be a minimum of twenty feet (20') between the back of the addition and any outbuilding. However, the applicant is proposing a space of just fifteen feet (15'). Staff finds that the propose distance of fifteen feet (15') is appropriate for this site because there is an existing garage that sits just a few feet from the back of the house. Because there is a similar existing condition, staff finds that the distance of fifteen feet (15') meets the design guidelines.

** Base zoning requires a twenty-foot (20') side setback from a side street when the garage doors face the street, but the applicant is proposing a setback of just ten feet (10') from the Battery Place property line. Staff finds that the setback of ten feet (10') is

appropriate for this site because it is not forward of the bay of the historic house. In addition, Battery Place is just one block long, running from Cedar to Wildwood, and no houses face Battery Place. The Commission has approved ten-foot (10') setbacks for garages on similar lots.

Overall, staff finds that the outbuilding's height, scale, roof form, materials, location, and setbacks to meet Section II.B.1.i. of the design guidelines.

Recommendation: With the condition that staff approve the windows, doors, asphalt shingle sample, metal roofing, masonry sample, driveway material, and location of the HVAC unit and all utilities, staff finds that the proposed addition and outbuilding meet Sections II.B. and V.B. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

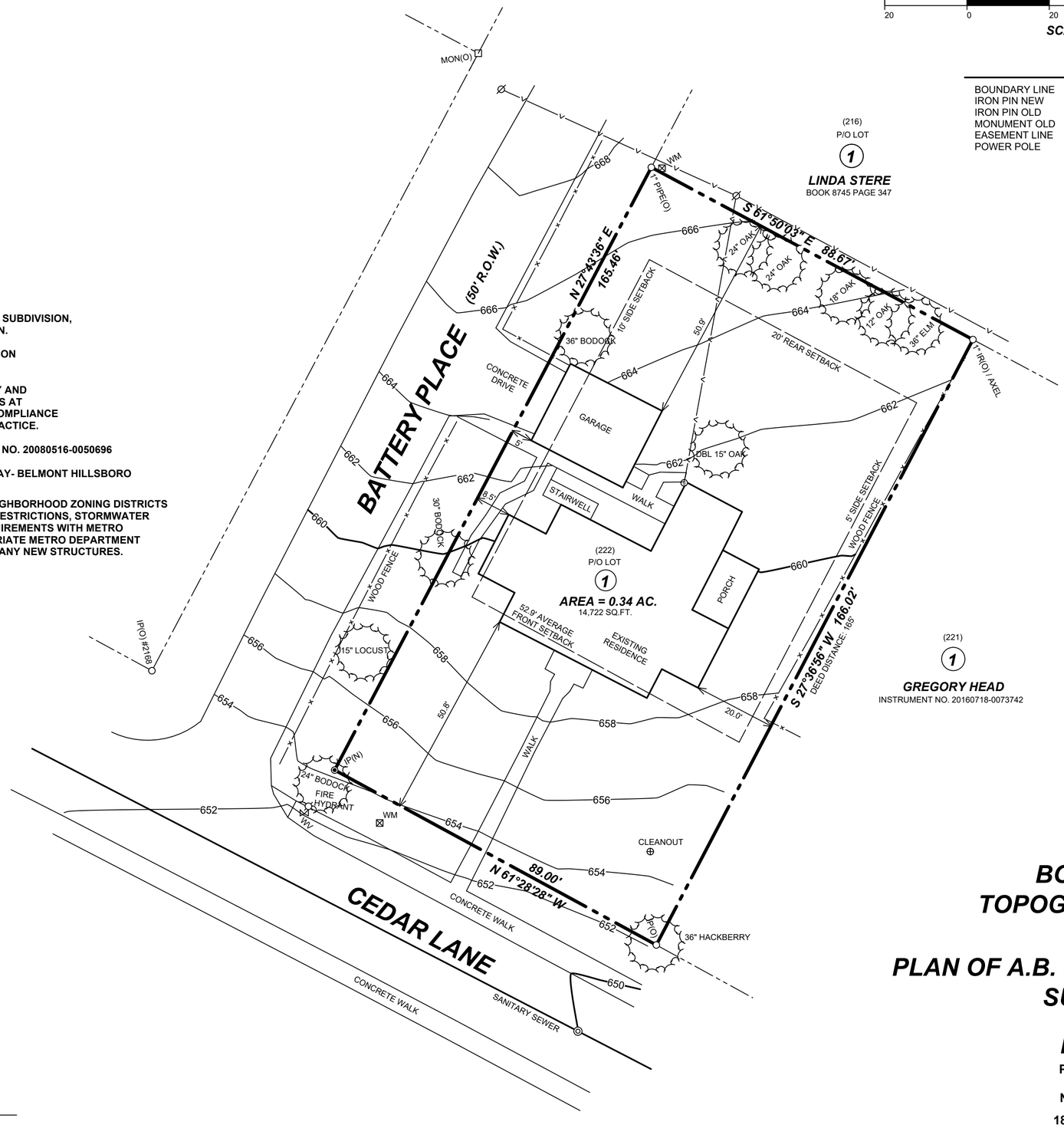


VICINITY MAP

NOTES

1. BEARINGS BASED ON THE PLAT OF RECORD OF MARIGZA SUBDIVISION, AS RECORDED IN PLAT BOOK 20060627-0076536 R.O.D.C.TN.
2. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY TAX MAP NO. 117-04.
3. I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1: 10,000 AS SHOWN HEREON AND WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
4. PROPERTY REFERENCE: BARBARA BOWEN, INSTRUMENT NO. 20080516-0050696
5. ZONING: RS-7.5, NEIGHBORHOOD CONSERVATION OVERLAY- BELMONT HILLSBORO

OWNER / DEVELOPER MUST VARIFY AND HAVE APPROVAL OF NEIGHBORHOOD ZONING DISTRICTS OR OVERLAY REQUIREMENTS, HEIGHT AND BUILDING SETBACK RESTRICTIONS, STORMWATER DEPARTMENT REGULATIONS AND OTHER LOT OR BUILDING REQUIREMENTS WITH METRO DAVIDSON COUNTY ZONING / CODES DEPARTMENTS OR APPROPRIATE METRO DEPARTMENT PRIOR TO ANY DESIGN, SURVEY STAKING OR CONSTRUCTION OF ANY NEW STRUCTURES.



JASON F. SMITH
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1961

JASON F. SMITH TN. RLS NO. 1961

SMITH LAND SURVEYING, LLC
7845 LAMPLEY ROAD PRIMM SPRINGS, TN. 38476
TEL:(615)568-3500
SMITHLANDSURVEYINGLLC@GMAIL.COM

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 1
PLAN OF A.B. MONTGOMERY'S LANDS SUBDIVISION

FOR

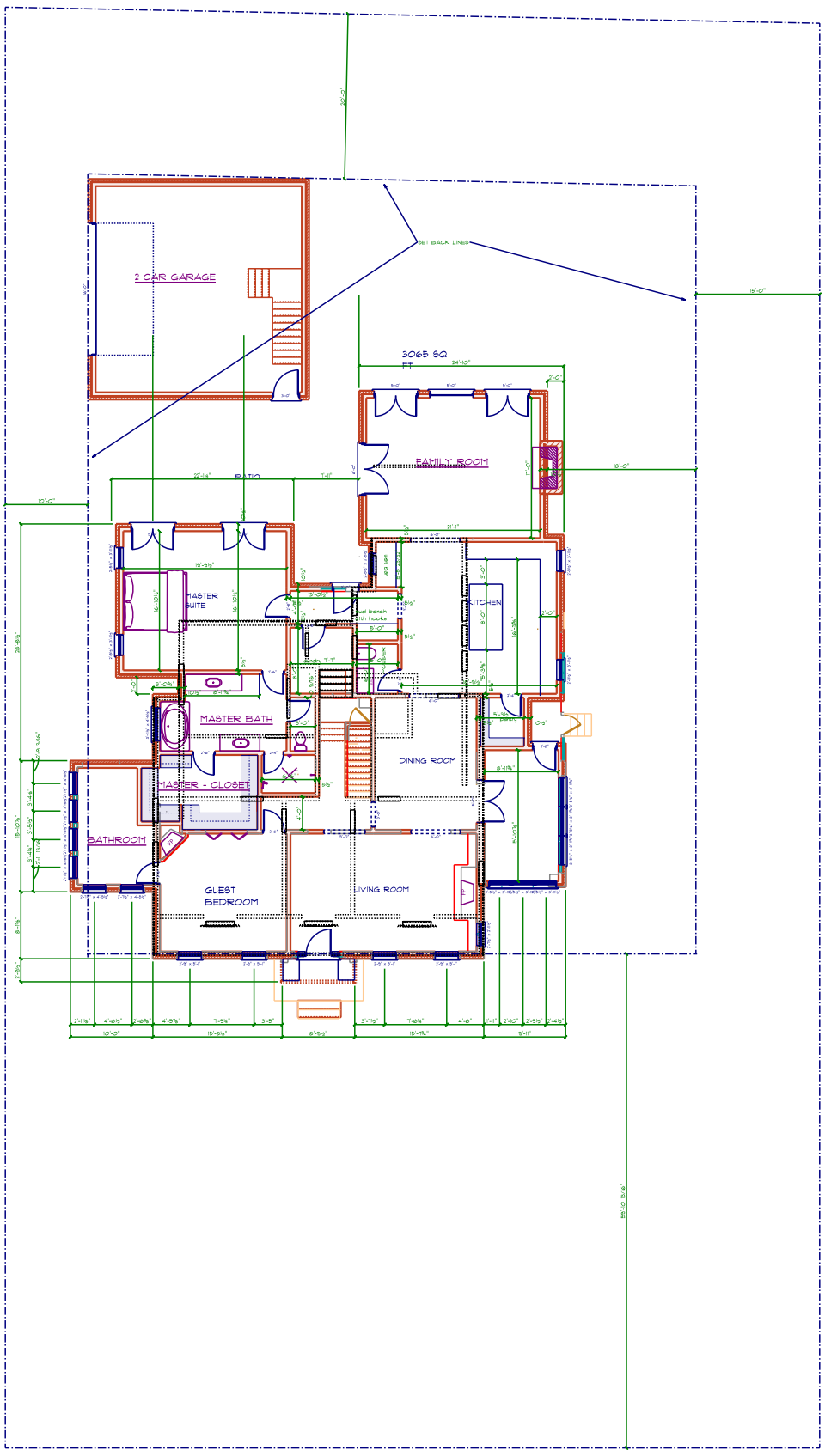
PHIL HYDE

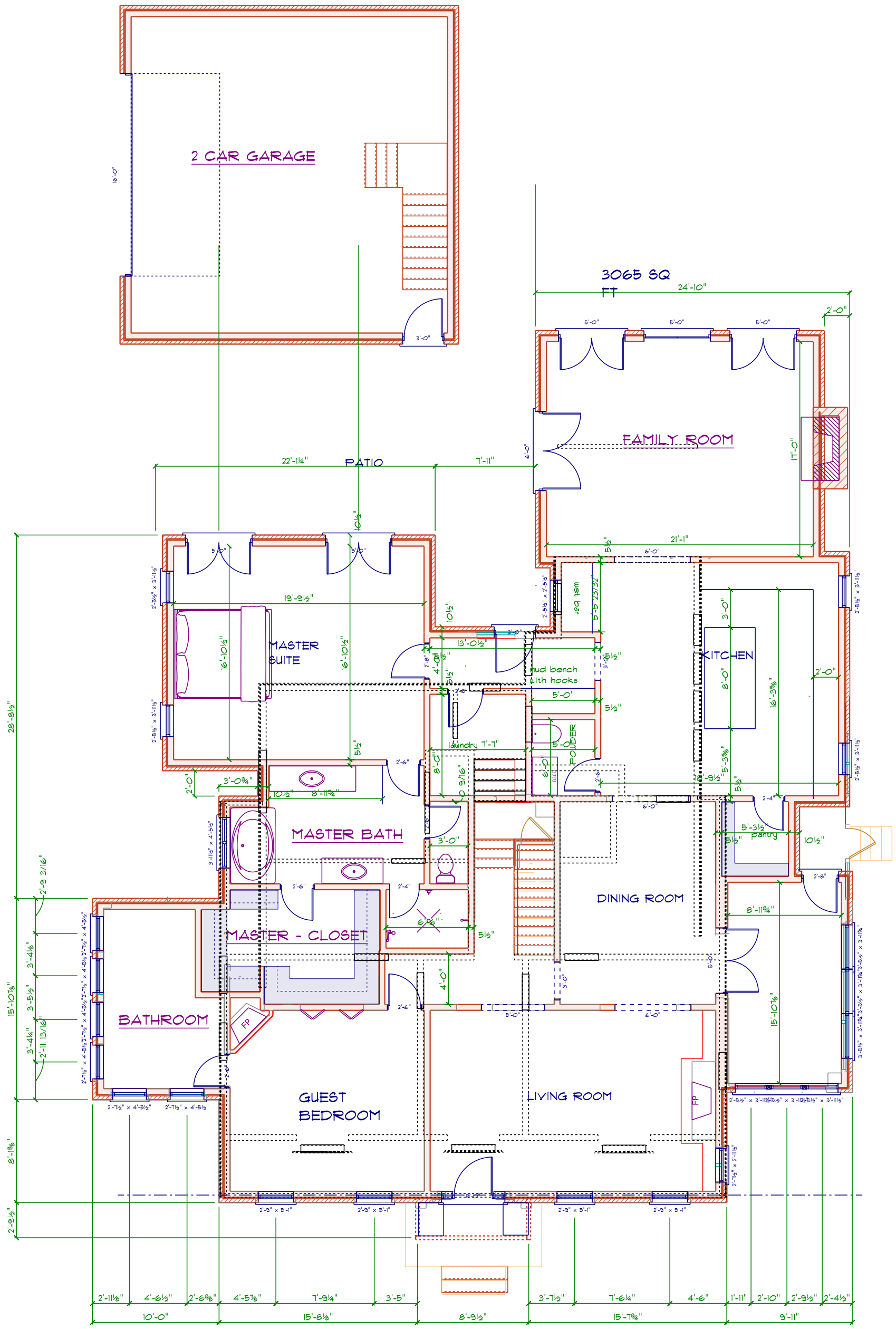
PROPERTY ADDRESS:
1818 CEDAR LANE
NASHVILLE, TN. 37212

18TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY
TENNESSEE

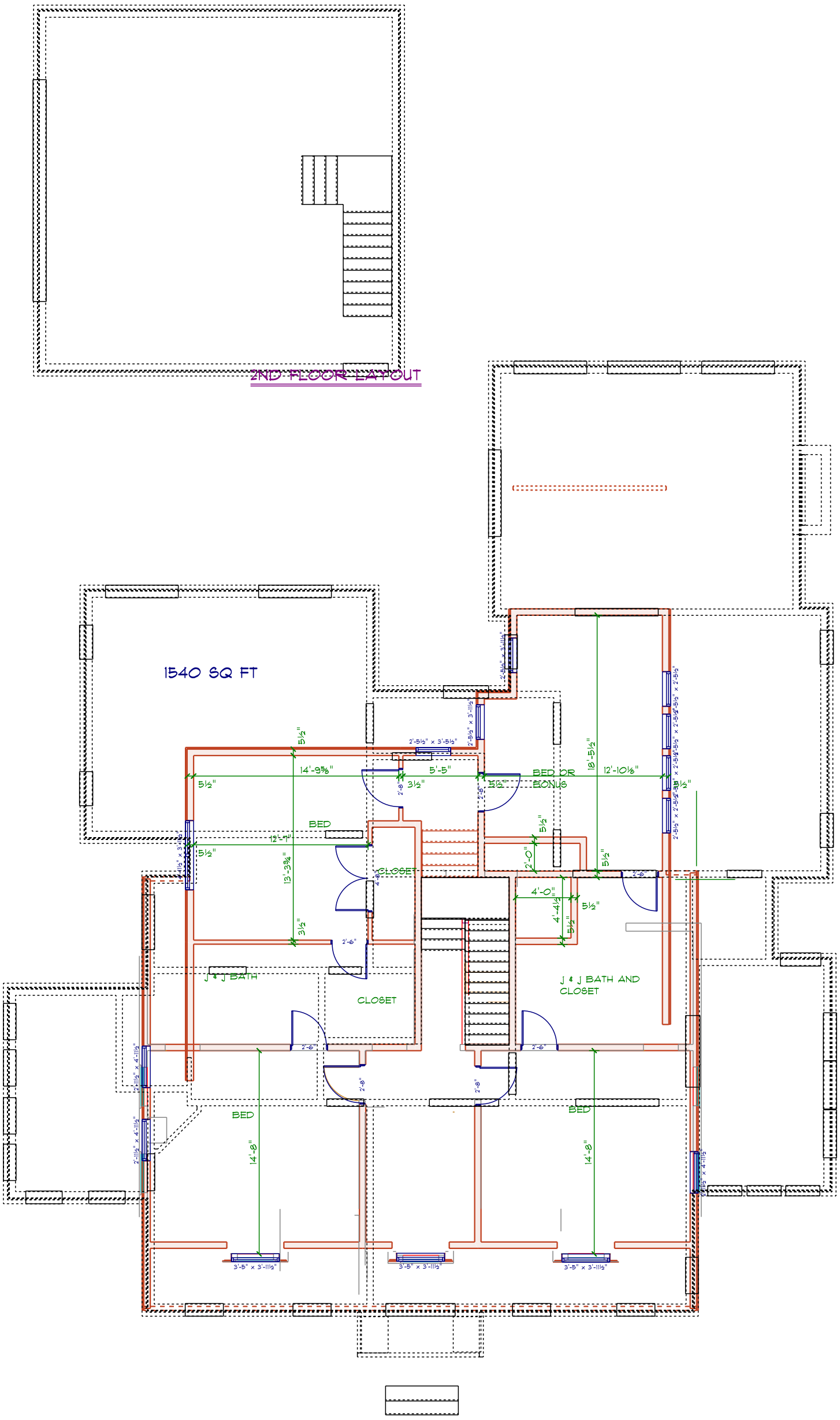
DATE: OCT. 06, 2020

JOB NO. 20-042

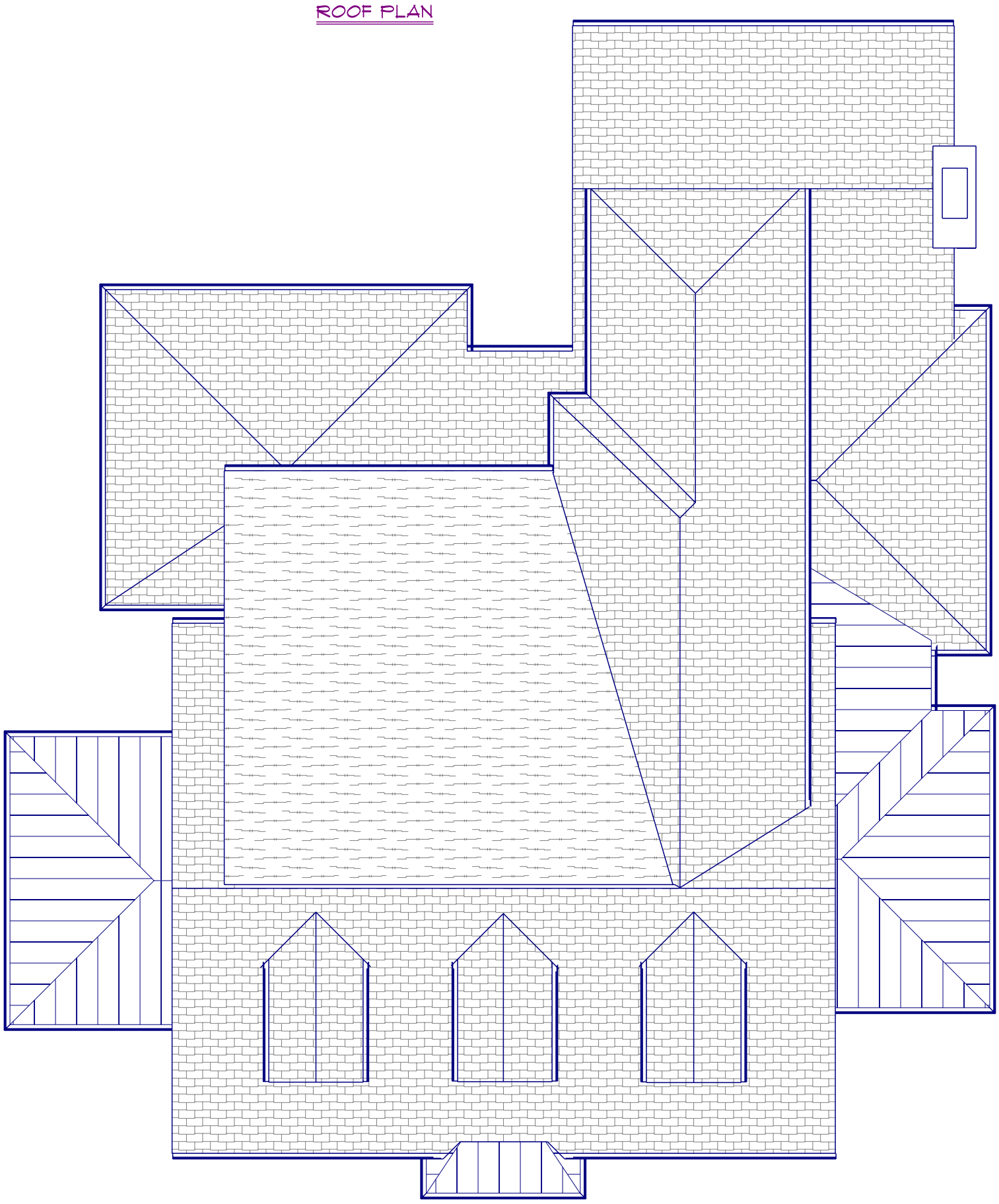

2 CAR GARAGE
SET BACK LINES
15'-0"
3065 SQ FT
FAMILY ROOM
PATIO
22'-1¼"
7'-11"
10'-0"
18'-0"
21'-1"
MASTER SUITE
KITCHEN
MASTER BATH
DINING ROOM
MASTER - CLOSET
BATHROOM
GUEST BEDROOM
LIVING ROOM
24'-10"
2'-0"
39'-8½"
10'-10¾"
8'-1¾"
2'-8½"
10'-0"
15'-8½"
8'-8½"
18'-7⅝"
19'-11"


2 CAR GARAGE
19'-0"
3'-0"
3065 SQ FT
24'-10"
2'-0"
5'-0"
5'-0"
5'-0"
FAMILY ROOM
17'-0"
6'-0"
22'-1¼"
PATIO
7'-11"
10½"
5½"
21'-1"
6'-0"
2-5½" x 2'-5½"
wet bar
5'-5 23/32"
2-5½" x 3'-11½"
19'-9½"
MASTER SUITE
16'-10½"
16'-10½"
10½"
3'-0"
13'-0½"
5½"
KITCHEN
3'-0"
8'-0"
16'-3⅜"
2'-0"
mud bench with hooks
5'-0"
5½"
2-5½" x 3'-11½"
28'-8½"
laundry 7'-7"
5½"
2'-6"
8'-0"
POWER
5'-0"
6'-0"
B36D
2'-6"
9'-9½"
5½"
2'-4"
2'-0"
3'-0¾"
10½"
8'-11¾"
9 9/16"
6'-0"
5'-3½"
pantry
5½"
10½"
MASTER BATH
3'-0"
3-11½" x 4'-5½"
2'-6"
2'-4"
2'-8"
2'-9 3/16"
DINING ROOM
8'-11¾"
6'-0"
5½"
MASTER - CLOSET
4'-0"
3'-0"
5'-0"
3'-4⅛"
3'-5½"
3'-4¼"
2'-11 13/16"
15'-10⅞"
BATHROOM
FP
2'-6"
5'-0"
6'-0"
GUEST BEDROOM
LIVING ROOM
FP
2'-7½" x 4'-5½"
2'-7½" x 4'-5½"
2'-5½" x 3'-11½"
2'-5½" x 3'-11½"
2'-9" x 5'-1"
2'-9" x 5'-1"
2'-9" x 5'-1"
2'-9" x 5'-1"
8'-1⅜"
2'-9½"
2'-11⅛"
4'-6½"
2'-6⅜"
4'-5⅞"
7'-9¼"
3'-5"
3'-7½"
7'-6¼"
4'-6"
1'-11"
2'-10"
2'-9½"
2'-4½"
10'-0"
15'-8⅛"
8'-9½"
15'-7¾"
9'-11"

2ND FLOOR LAYOUT



ROOF PLAN



FRONT ELEVATION

LEFT ELEVATION

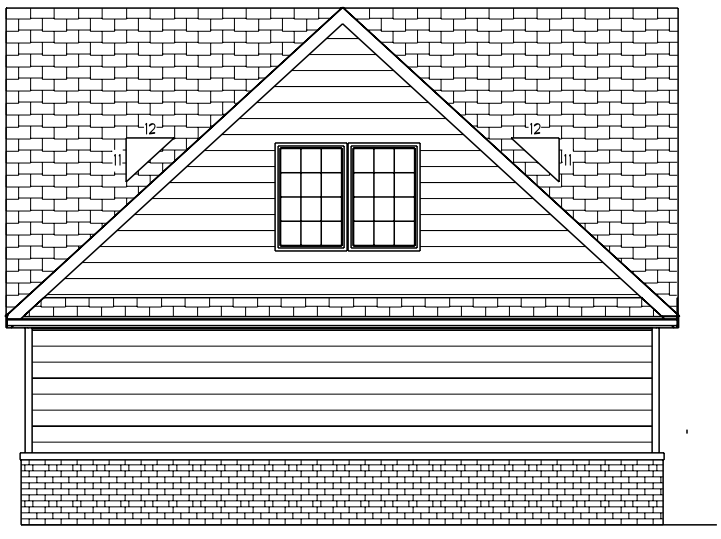
REAR ELEVATION

RIGHT ELEVATION

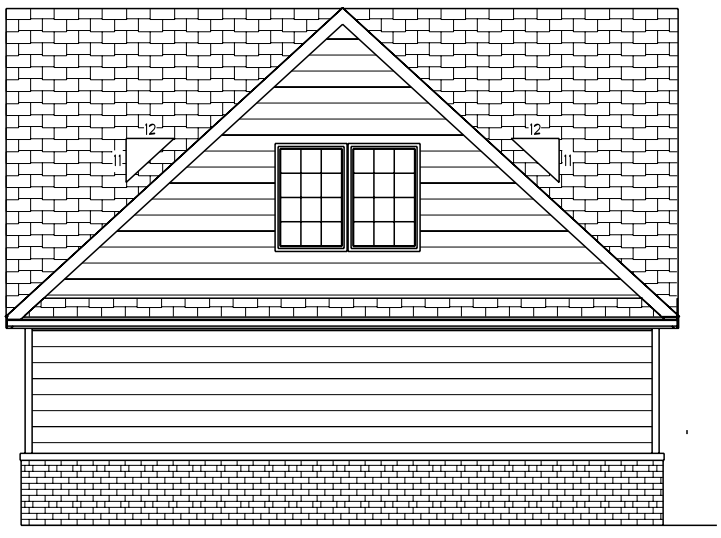
FRONT ELEV
GARAGE

LEFT ELEVATION
GARAGE

REAR ELEVATION
GARAGE



RIGHT ELEVATION
GARAGE



ROOF PLAN
GARAGE