



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
239 Lauderdale Road
September 19, 2012

Application: Demolition; New construction – infill
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312008400
Applicant: Kevin Mitchel, Designer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to demolish a non-contributing structure and construct a new two-story house with an attached rear garage. The building will have the same footprint as the existing structure, which is eighty-three feet (83’) wide with a sixty foot (60’) front setback. The house will have a section of roof that is thirty-four feet (34’) tall, and another section would be twenty-eight feet (28’) tall. The materials of the building will be brick, cement-fiber stucco panels and wood half-timber trim, and board-and-batten, with a fiberglass-asphalt shingle roof

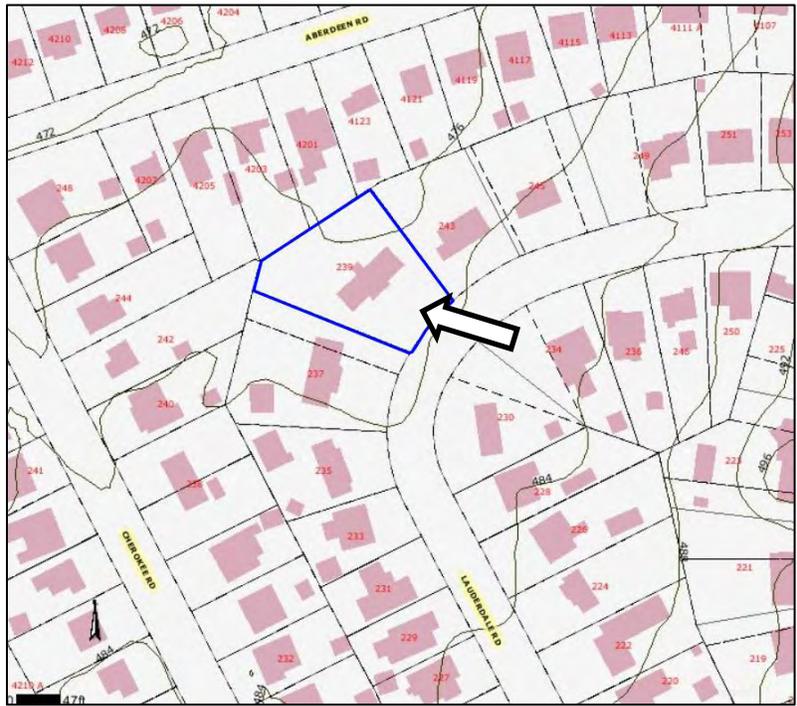
Attachments
A: Photographs
B: Site Plan
C: Elevations

Recommendation Summary: Staff recommends approval of the application to construct the new primary building with the conditions that:

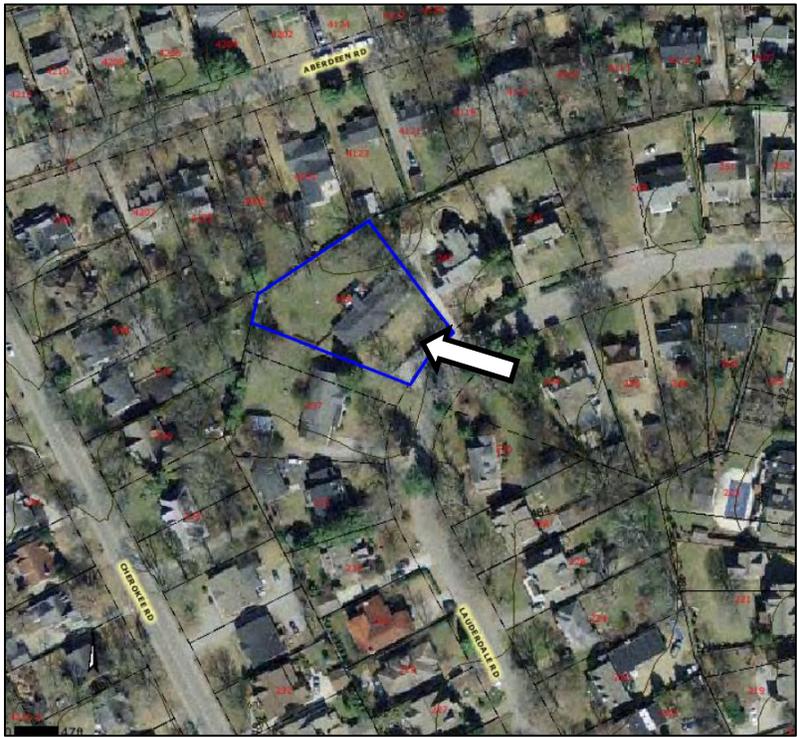
1. Staff approve a sample of the brick, masonry stain, windows and doors, and roof color;
2. The dormer on the right side of the front elevation shall set back two feet (2’) from the wall below;

With those conditions met, staff finds that the application to construct a new primary building and accessory building would meet the design guidelines of the Cherokee Park Neighborhood Conservation Zoning Overlay.

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner. Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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.

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.

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.

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. Outbuildings

- 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: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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.

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.

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

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.

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.*

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.

III.B.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: 239 Lauderdale is a one-story brick Ranch house, constructed circa 1960. It does not contribute to the historic character of the district, which is composed primarily of Tudor Revival and Colonial Revival style houses constructed between 1920 and 1940. The surrounding lots are irregularly shaped and sized due to the curvilinear streets of the neighborhood. As a result, there is great diversity in the heights and widths of the houses nearby. In general, however, the houses on wider lots tend to be wider and set back further from the street than those on narrower lots. The current front setback is sixty feet (60'), nearly twenty feet (20') greater than the average setback of houses on the street.

Analysis and Findings: The current application could have been reviewed as an application to construct a second-story addition to the non-contributing house, re-using the existing foundation and a portion of the exterior walls. The new building will be similar in form and character to a Tudor Revival house, which is a common house type in the district. Although the proposed building will reuse the majority of the existing house, the end result will bear no real resemblance to the existing structure. For that reason, staff used the guidelines for Demolition and New Construction.

Demolition

Because 239 Lauderdale Road does not contribute to the historic character of the district, due to its age and character, the application to demolish the building meets guideline III.B.2b.

Height, Scale, Orientation

The new building will have two main components. The smaller of the two will be one and one-half stories tall and will cover roughly one-third of the footprint area of the non-contributing structure. This section of the house will have a side-facing gabled-roof with a ridge height of twenty-eight feet, six inches (28'-6") above grade. The eave height will be ten feet, six inches (10'-6") above grade, roughly the same height as the eaves of the non-contributing house. The larger component will be a full two-stories tall, with a maximum roof ridge height of thirty-four feet (34') above grade and a primary eave height of nineteen feet, six inches (19'-6"). Although this would be taller than many of the Tudor Revival style houses nearby, the eave and ridge heights are compatible with those of surrounding two-story Colonial Revival style houses. The height of this structure will be lessened to some extent because the grade at floor level is approximately three feet (3') below street level, and because of the unusually deep front setback. The foundation height will be minimal because the concrete slab is going to be re-used. For these reasons, staff finds that the heights of the new primary building meet guideline II.B.1.a.

The footprint of the new building will be roughly the same as the previous non-contributing structure, which is eighty-three feet (83') wide and twenty-five feet (25') deep. The construction will extend an additional fifteen feet to the rear, largely set in behind the mass of the structure so as to not be visible from the street. Generally, historic houses in the neighborhood are about eighty percent (80%) of the width of their lots, with an average lot coverage of thirty percent (30%). Because the lot is nearly twice the width of a standard lot at the front, and widens to more than three times the average lot width at

the percentage of lot width will be compatible, but the lot coverage will only be twenty-two percent (22%), staff finds that the scale of the proposed new building is appropriate for the unique characteristics of this lot and that it meets guideline II.B.1.b.

Setbacks, Rhythm of Spacing, Orientation

The lot is located on the outer edge of a sharp bend in the street, with seventy-seven feet (77') of street frontage widening to over one hundred, sixty-five feet at the rear. The structure will be centered where the lot is one hundred, nineteen feet (119') wide, giving it equal side setbacks of eighteen feet (18'). These setbacks would be consistent with those found on surrounding historic houses, and would maintain the established rhythm and arc of the street, and meet guidelines II.B.1.c. and II.B.1.f.

Materials

The exterior materials of the new building will be primarily brick, with cement-fiber stucco panels and wood half-timbering as a secondary cladding on the upperstory. The existing brick will be reused and new matching brick will be added where needed, so the masonry may need to be painted. Staff recommends a stain rather than paint as it allows more of the brick texture to remain evident. Painting brick is appropriate in this instance, but staff will need to review the brick texture, dimension and masonry stain color before installation and application. Board-and-batten siding will also be used on the right side gable and other minor surfaces at the rear. It is not uncommon for Tudor Revival houses to have two or more types of exterior cladding. The roof will be fiberglass-asphalt shingles, the color of which is not yet known. The window material is not known. Staff must approve the brick, color of the masonry stain and roof color, and the materials and details of the windows and doors; otherwise the materials are compatible with those of surrounding historic houses and meet guideline II.B.1.d.

Roofs

The primary roof of the larger component of the structure will be a side-oriented hip with a 12:12 pitch. The roofs of the shorter component, of a prominent front projecting bay, and of smaller dormers, will be 16:12 gables. The dormer at the right of the front elevation would be stacked above the first story wall below, which is not typical of dormers on historic houses nearby. With this dormer set back two feet (2') from the wall below, the roof forms would be compatible with those of surrounding historic houses nearby, and meet guideline II.B.1.e. Other small gables on the left side of the building, though not set back from the wall, are more akin to "eyebrow" dormers which are often not set back from walls.

Proportion and Rhythm of Openings

The front façade of the building will have seven (7) evenly spaced bays, including windows, doors, and an open side porch. The side elevations will both have sufficient amount of open space, both having two bays of windows and an open porch. Generally, all of the windows are taller than they are wide and the upperstory windows are the same size as those on the story below. Staff finds the proportion and rhythm of openings on the new building to meet guideline II.B.1.g.

Utilities

The external utilities will be behind the structure, which meets guideline II.B.1.h.

Outbuildings

The application also includes a rear garage which is detached from the structure except for a covered “breezeway” with open sides. The structure will be accessed by a new driveway along the left side of the property. The footprint of the garage would be square, approximately twenty-five feet (25’) on each side. The roof would be a rear-facing gable matching the pitch of the gables on the house, with a ridge height of twenty-five feet (25’) and eaves at nine feet (9’) above grade. Since there are no rear alleys in the Cherokee Park Neighborhood, garages typically are typically accessed from the front or side. The materials of the garage would match those of the house: cement-fiber board and batten siding fiberglass-asphalt shingle roof. Staff finds that the structure would meet the guideline for accessory buildings, guideline II.B.1.i.

Recommendation: Staff recommends approval of the application to construct the new primary building with the conditions that:

1. Staff approve a sample of the brick, masonry stain, windows and doors, and roof color;
2. The dormer on the right side of the front elevation shall set back two feet (2’) from the wall below;

With those conditions met, staff finds that the application to construct a new primary building and accessory building would meet the design guidelines of the Cherokee Park Neighborhood Conservation Zoning Overlay.



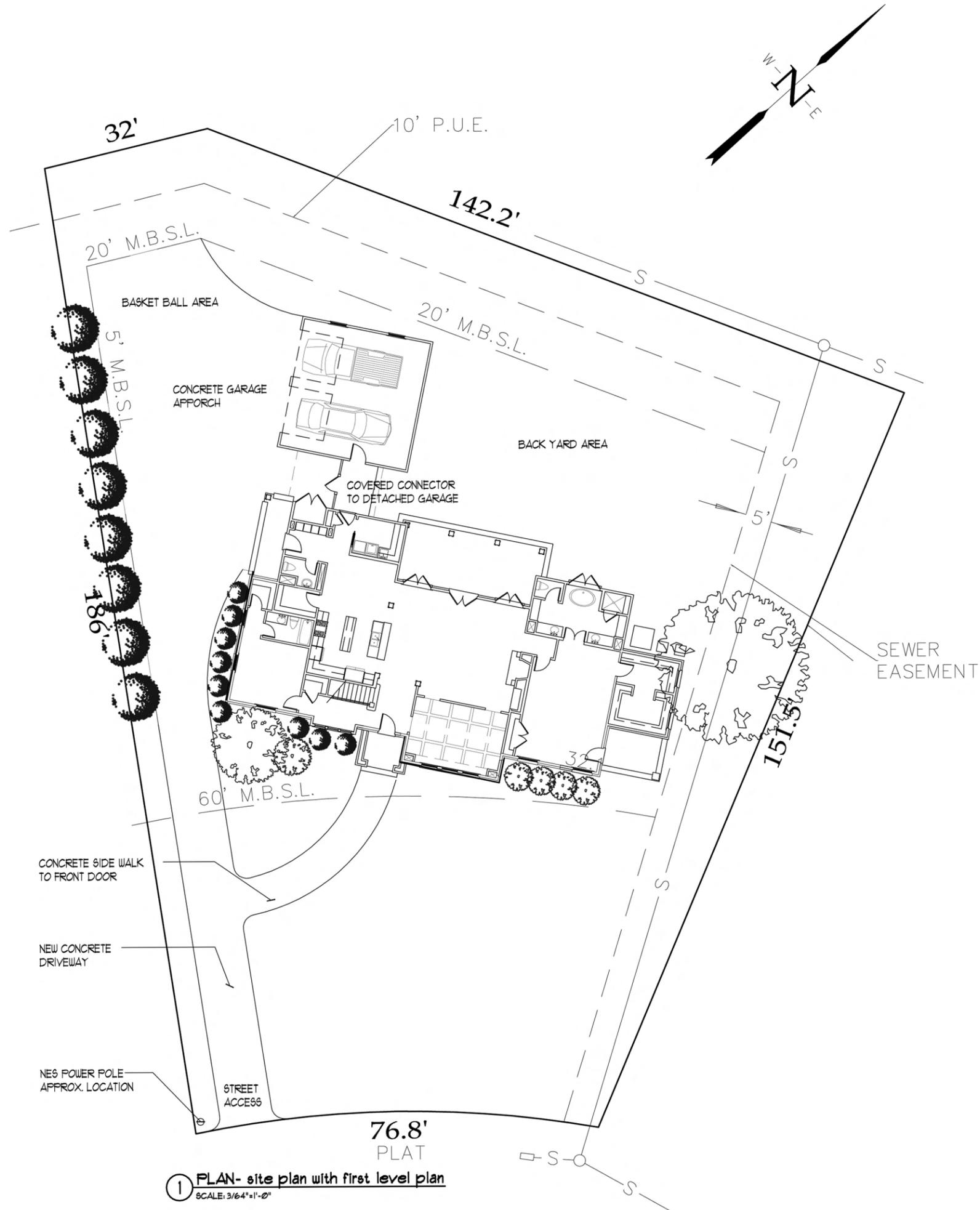
239 Lauderdale Road, front.



239 Lauderdale Road, looking east. Note the difference in floor heights between subject property and adjacent building.

INDEX:

- A0.0 - INDEX AND SITE PLAN
- A1.1 - DIMENSIONED FIRST LEVEL PLAN
- A1.2 - DIMENSIONED SECOND LEVEL PLAN
- A1.3 - DIMENSIONED ROOF PLAN
- A2.1 - FIRST LEVEL FURNITURE PLAN
- A2.2 - SECOND LEVEL FURNITURE PLAN
- A5.1 - FRONT & REAR EXTERIOR ELEVATIONS
- A5.2 - SIDE EXTERIOR ELEVATIONS



1 PLAN- site plan with first level plan
SCALE: 3/64"=1'-0"

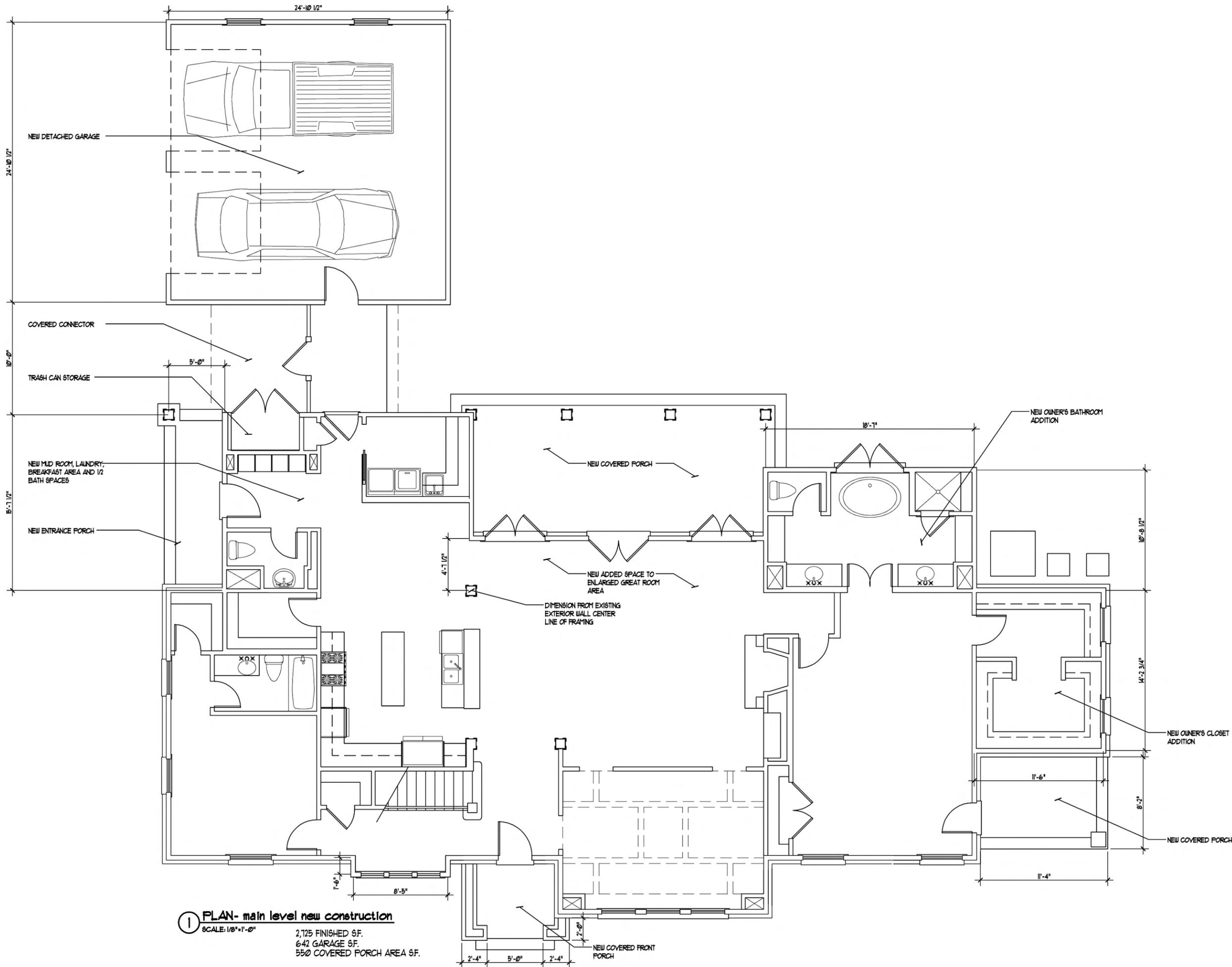


MITCO Design
5725 Stonewall Trail
Nashville, Tennessee 37205
615-456-0016

RESIDENTIAL RENOVATION & CONSTRUCTION
for
The Rhodes Company
239 Lauderdale Road - Nashville, Tennessee - 37205

REVISIONS	DATE	DESCRIPTION

DATE: 9-20-17
CONSTRUCTION REVIEW



① **PLAN- main level new construction**
 SCALE: 1/8"=1'-0"
 2,125 FINISHED SF.
 642 GARAGE SF.
 550 COVERED PORCH AREA SF.

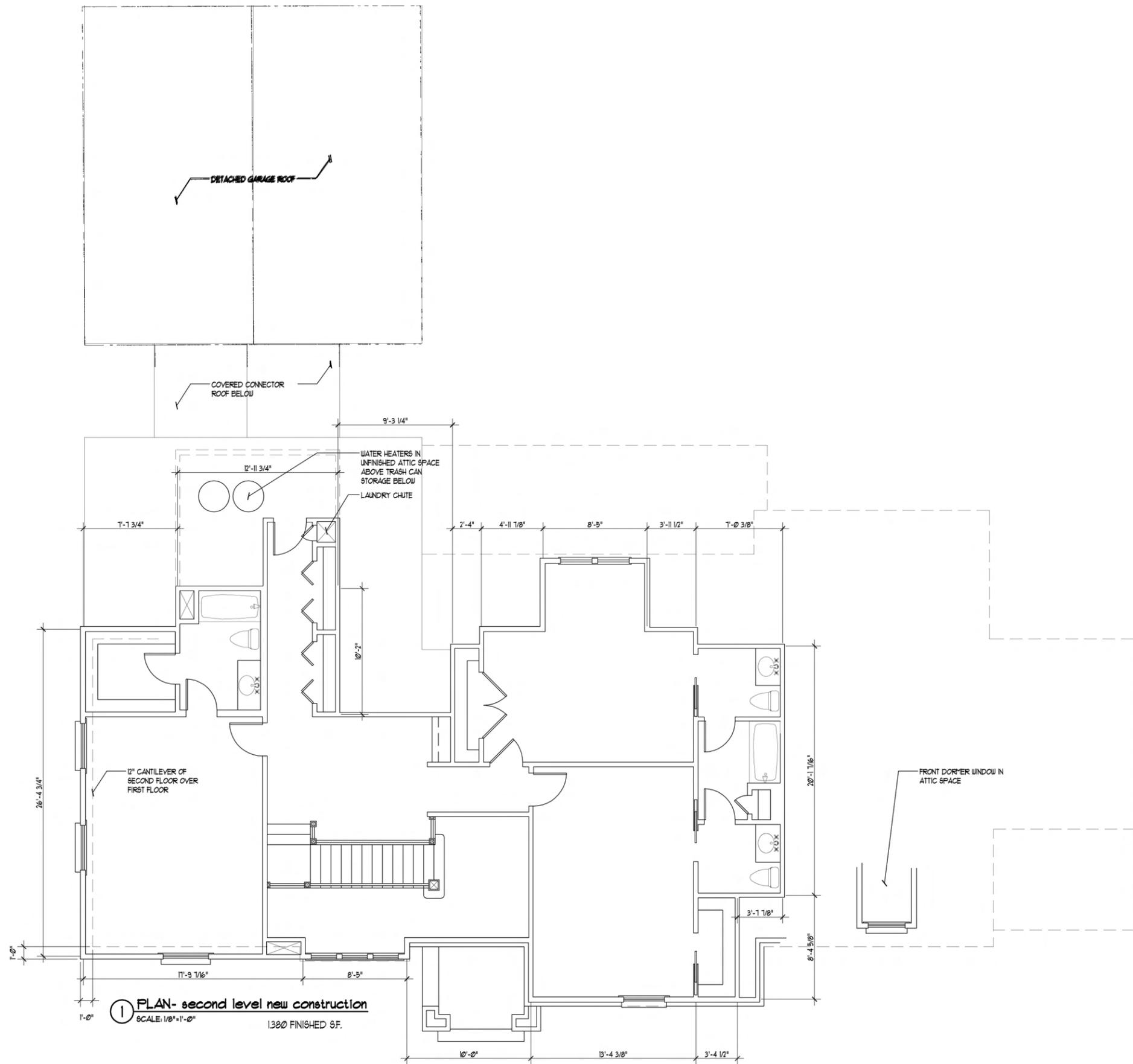


MITCO Design
 5725 Stoneaway Trail
 Nashville, Tennessee 37205
 615-456-0016

RESIDENTIAL RENOVATION & CONSTRUCTION
 for
The Riodes Company
 239 Lauderdale Road - Nashville, Tennessee - 37205

REVISIONS	DATE	BY

DATE: 9-29-17
 CONSTRUCTION REVIEW

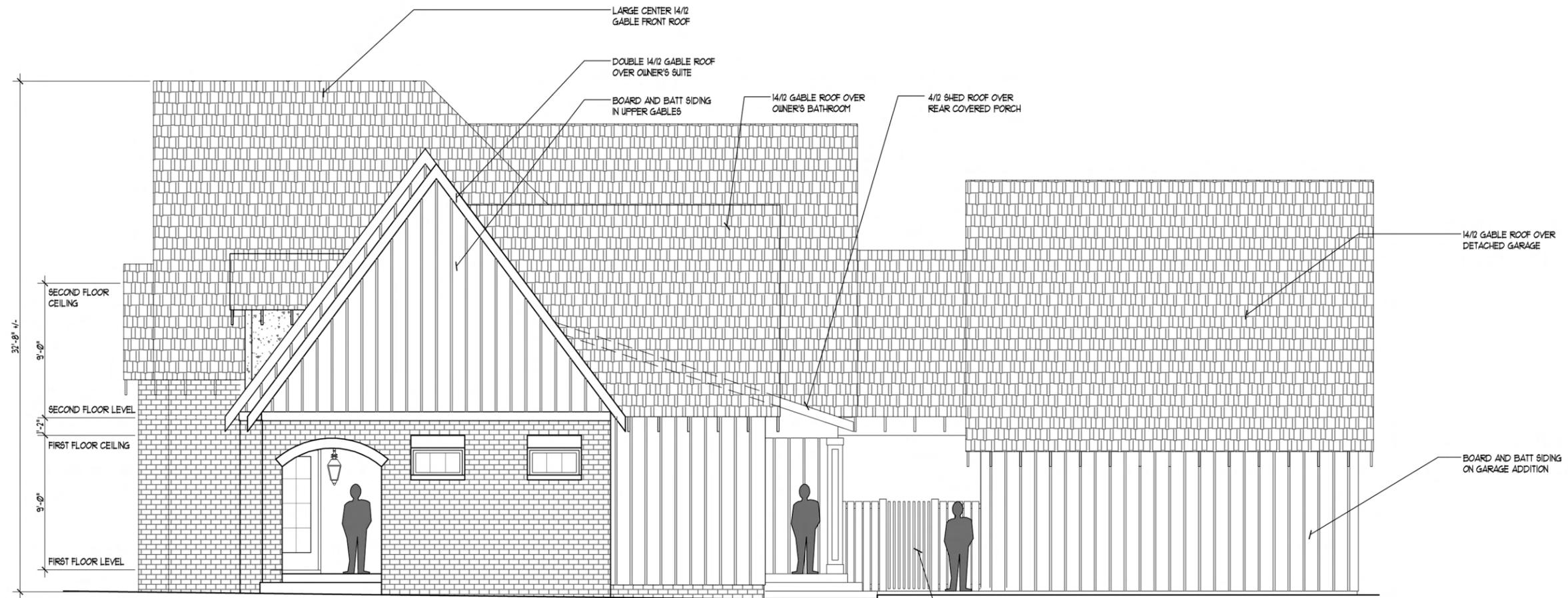


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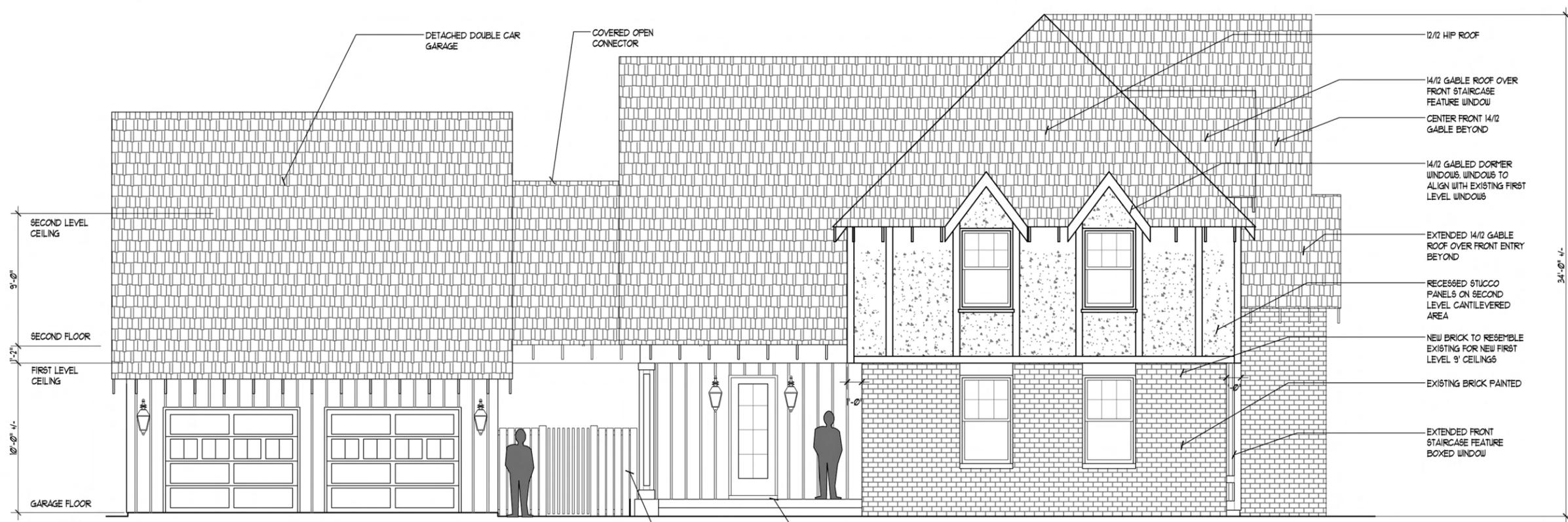
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1 ELEVATION - right side
SCALE: 1/8" = 1'-0"



2 ELEVATION - left side with driveway approach
SCALE: 1/8" = 1'-0"

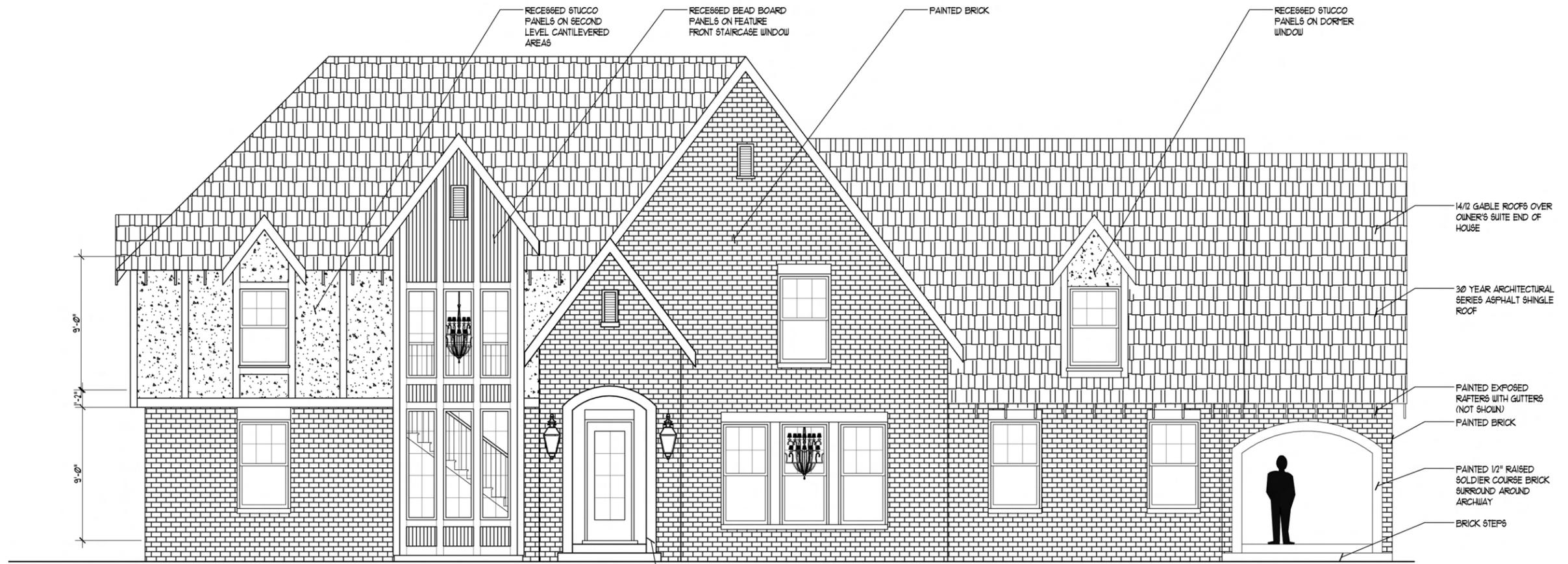


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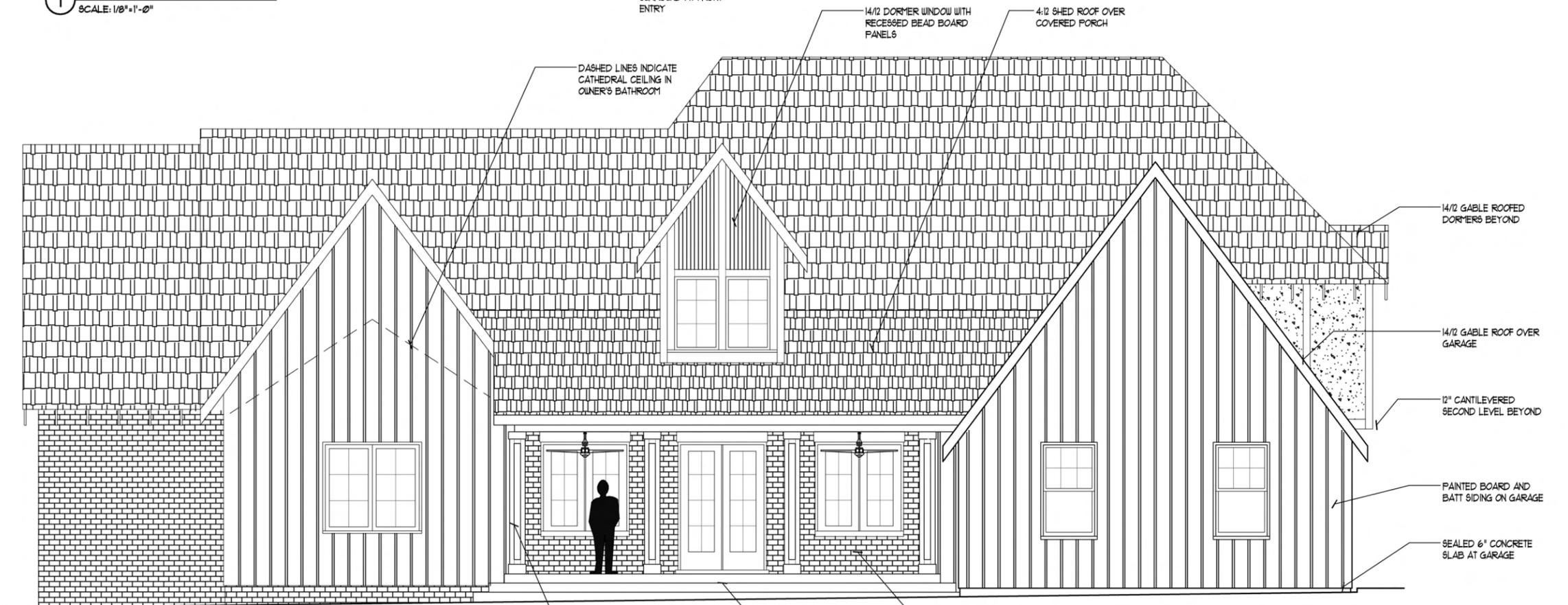
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1 ELEVATION - front/street
SCALE: 1/8"=1'-0"



2 ELEVATION - rear view from backyard
SCALE: 1/8"=1'-0"

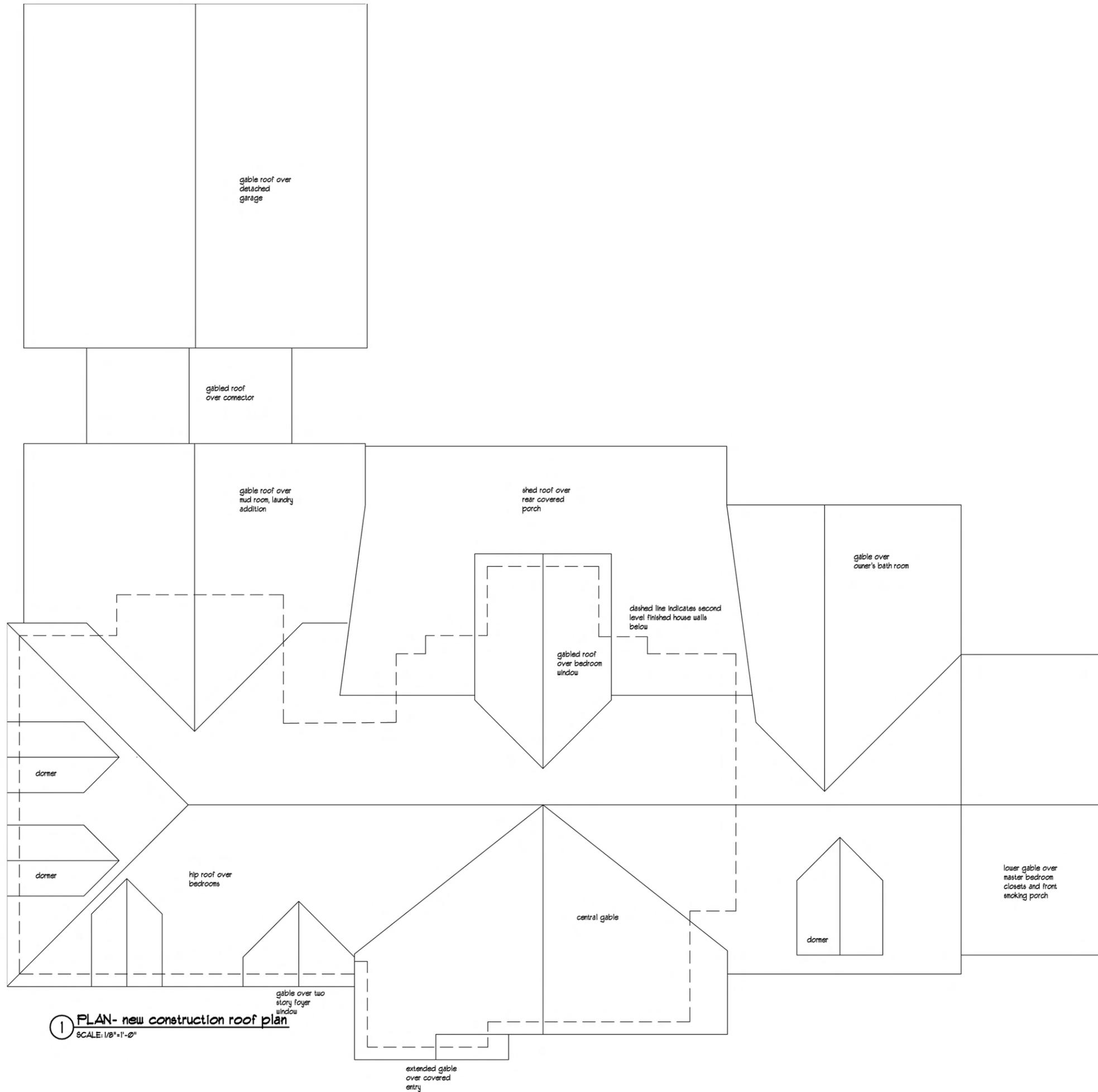


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for
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DATE: 9-29-17
CONSTRUCTION REVIEW



① **PLAN- new construction roof plan**
 SCALE: 1/8"=1'-0"



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RESIDENTIAL RENOVATION & CONSTRUCTION
 for
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REVISIONS	DATE	BY

DATE: 6-29-17
 CONSTRUCTION REVIEW