



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
255 Cherokee Road
August 19, 2015

Application: New construction—addition
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10308021000
Applicant: Michael Ward, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a one-story addition that is wider than the historic house.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
2. 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 addition meets Section II.B. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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. 17.40.410).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

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

- and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*
- There is not enough square footage to legally subdivide the lot but there is enough frontage*

d. Materials, Texture, Details, and Material Color

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

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

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

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

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.

i. Utilities

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

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

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

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

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Cherokee Park. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

Placement

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

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

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

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

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

- No matter their use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*
 - An extreme grade change*
 - Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

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).

Side Additions

b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

f. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

g. Additions should follow the guidelines for new construction.

Background: 255 Cherokee Road is a c. 1938 brick Tudor cottage that contributes to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1). The house is the last house on Cherokee Road before the railroad tracks.



Figure 1. 255 Cherokee Road.

Analysis and Findings:

Application is to construct a one-story addition that is wider than the historic house.

Height & Scale: The one-story addition is approximately six feet (6') shorter in height than the historic house. Its eave height will be approximately nine feet (9'), which is lower than the existing house, and its ridge height will be approximately fourteen feet, six inches (14'6"). The addition's foundation height will match that of the historic house.

The addition will be inset approximately one foot, seven and a half inches (1'7.5") from the back left corner of the house. It is inset over thirty feet (30') from the right side of the house. The addition does not extend to be six feet (6') wider than the historic house on the left side. Staff finds the extra width to be appropriate for several reasons. The addition preserves the back corners of the house by stepping in from the back walls before extending to be wider than the house. In addition, the house is shifted significantly on the lot so that it sits on the right property line and is over seventeen feet (17') from the left property line (Figure 2). The rhythm of the street will not be disturbed since this building is at the end of a dead-end street and does not have buildings across the street which face

it. Lastly, the addition is subordinate to the primary massing by being significantly shorter than the primary massing and having such a minimal amount extending beyond the side wall of the primary massing. The addition will add six hundred and sixty-two square feet (662 sq. ft.) to the one thousand, one hundred and ninety square foot (1,190 sq. ft.) house.



Figure 2. 255 Cherokee Park is shifted significantly to the right side of the lot.

Staff finds that the proposed addition meets Sections II.B.1.a. and b. and II.B.2. of the design guidelines.

Location & Removability: The proposed addition is located at the rear of the historic house. It has a minimal connector to the historic house that is just nine feet (9') wide. This preserves a significant portion of the rear façade and ensures that if the addition were to be removed in the future, the historic form of the house would remain intact. Staff finds that the project meets Sections II.B.2.a and e. of the design guidelines

Design: The addition is distinguished from the historic house with an inset, lower height, a separate roof form, and modern materials. The scale, form, fenestration pattern, roof form, and materials are compatible with the historic house and historic neighborhood. Staff therefore finds that the addition meets Sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It is over eleven feet (11') from the left side property line, twenty-seven feet (27') from the right side property line, and sixty-four feet from the rear property line. Even though the addition is wider than the historic house, it still preserves the rhythm of spacing of houses in the immediate context. Staff finds that the addition meets Sections II.B.1.c. and II.B.2. of the design guidelines

Materials: No changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with a five inch (5") reveal. The trim will be wood or cement fiberboard. The foundation will be a concrete slab, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows and doors will be Marvin Integrity Ultrex/Wood windows.

The Commission has not yet reviewed the Marvin Integrity Ultrex windows, and will want to see a window sample if those windows are selected. The rear porch of the addition will be a screened porch with wood columns. Staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines

Roof form: The historic house has a side gabled roof form with an 7/12 pitch. The proposed addition will have a front-facing gable with a slope of 5/12. Staff finds that the proposed roof form helps to keep the height of the addition subordinate to the historic house. Staff finds that the addition meets Sections II.B.1.e. and II.B.2. of the design guidelines.

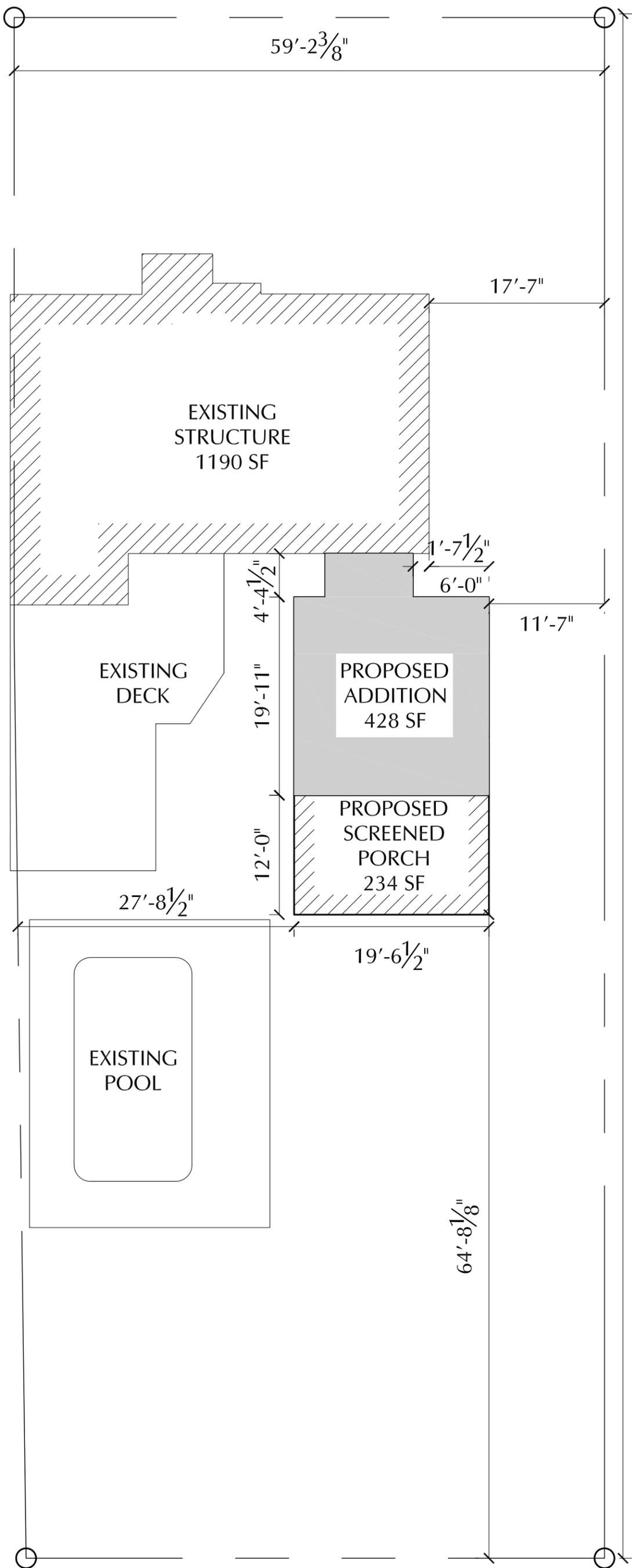
Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are two feet, six inches (2'6") wide by three feet (3') tall. Although the windows are not twice as tall as they are wide, staff finds them to be appropriate because they will not be highly visible from the street. 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 asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets Sections II.B.1. i. and II.B.2. of the design guidelines

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
2. 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 addition meets Section II.B. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



1

Site Plan



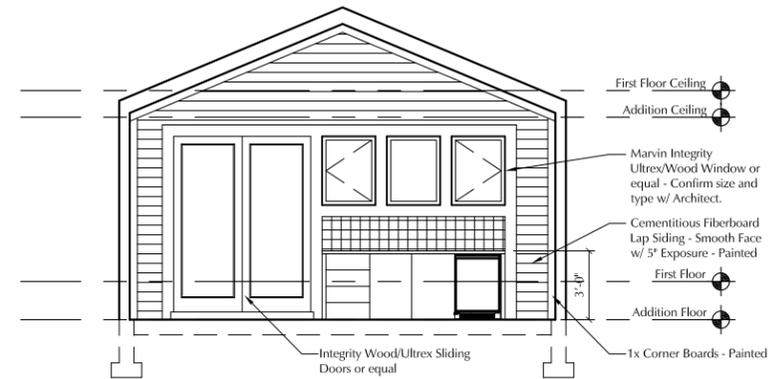
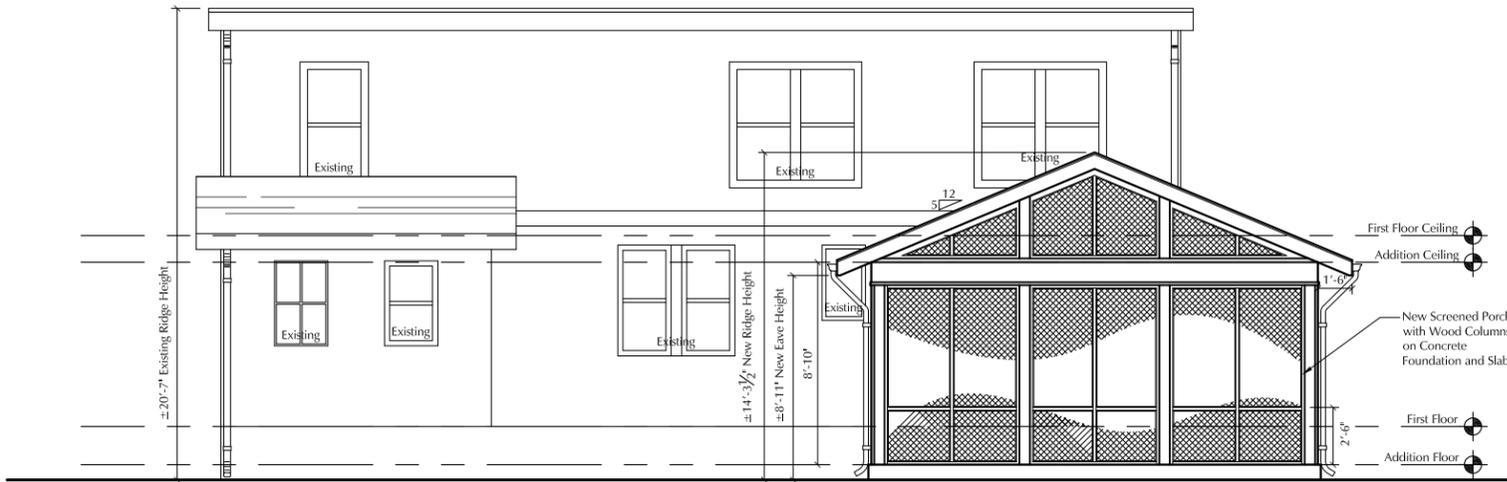
Scale: 3/32" = 1'-0"

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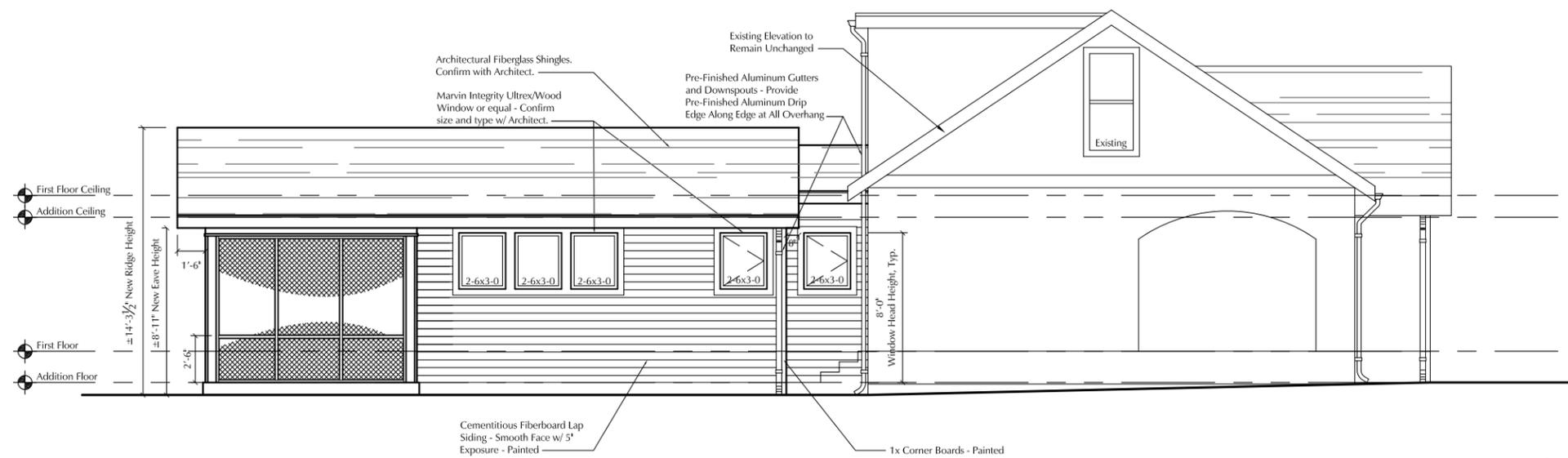
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| Drawings: |
| Site Plan |
| Date: |
| 08.03.15 |

ALLARD WARD
ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Addition to:
The Ikner-Garrett Residence
255 Cherokee Road
Nashville, TN 37205



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



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

ALLARD WARD
 ARCHITECTS
 1018 Shateenb Avenue South
 Nashville, Tennessee 37212
 allardward.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 West Elevation
 South Elevation
 Date:
 08.03.15

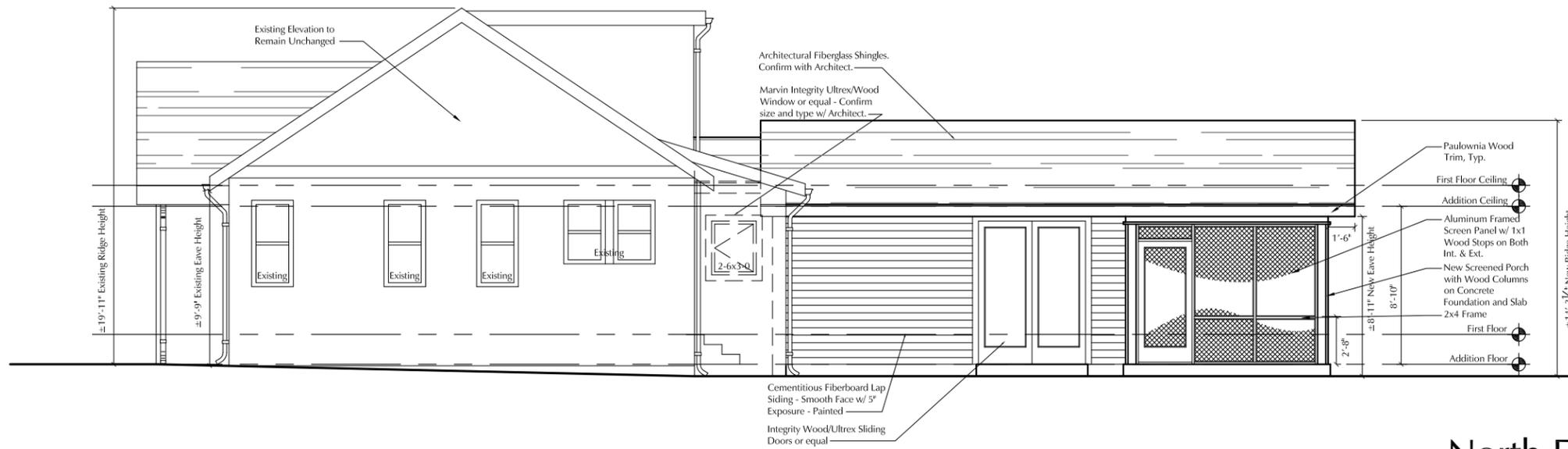
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Addition to:
The Ikner-Garrett Residence
 255 Cherokee Road
 Nashville, TN 37205

MHQC PERMIT APPLICATION



3 East Elevation



4 North Elevation



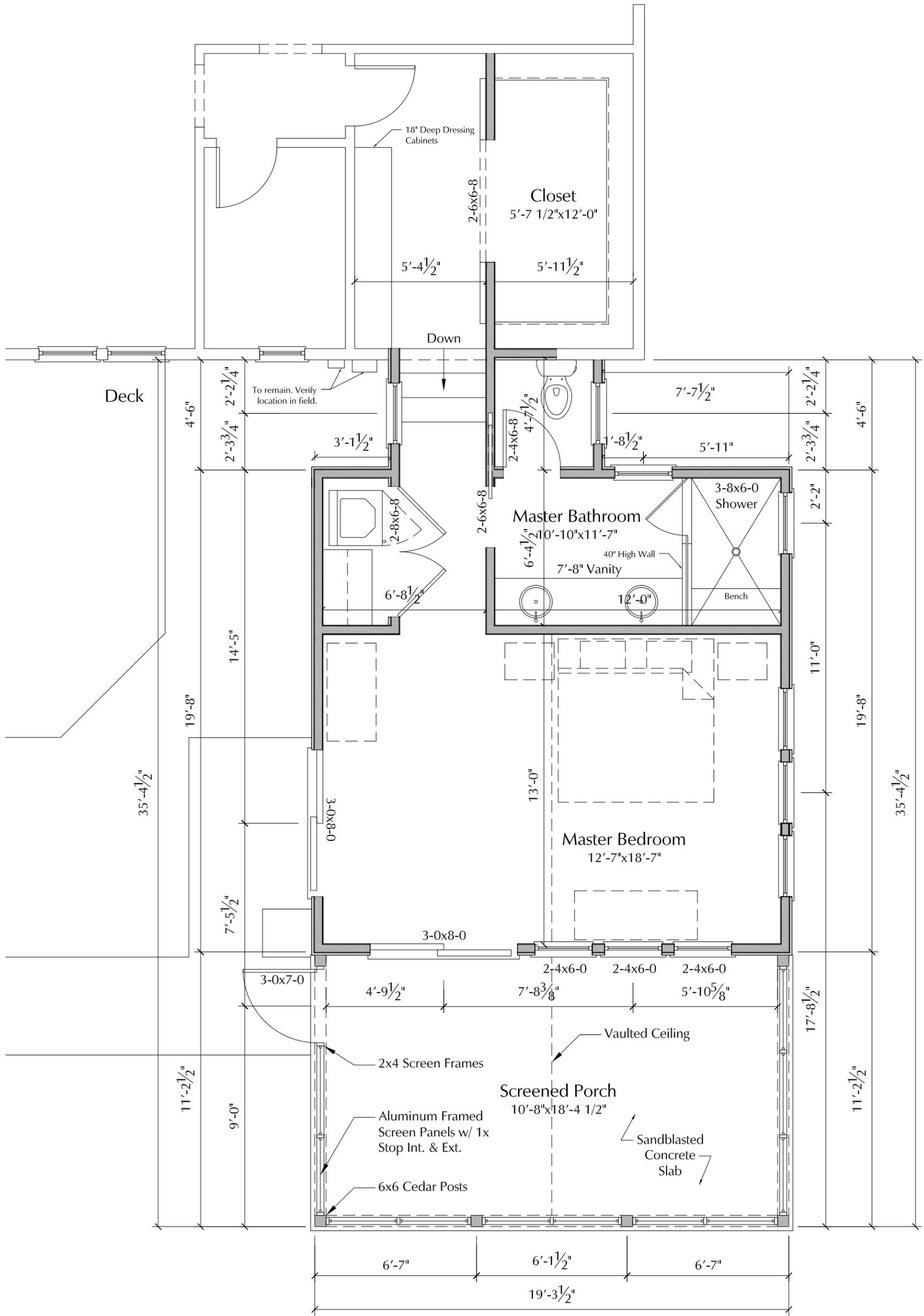
ALLARD WARD
ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
East Elevation
North Elevation
Date:
08.03.15

A2.1

Addition to:
The Ikner-Garrett Residence
255 Cherokee Road
Nashville, TN 37205

MHQC PERMIT APPLICATION



1 First Floor Addition



Scale: 1/4"=1'-0"

A3.0

Drawings:
First Floor Addition
Date:
08.03.15



Addition to:
The Ikner-Garrett Residence
255 Cherokee Road
Nashville, TN 37205

MHVC PERMIT APPLICATION