

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION

116 Cherokee Road

February 17, 2016

Application: New construction - addition

District: Cherokee Park Neighborhood Conservation Zoning Overlay

Council District: 24

Map and Parcel Number: 10312020300

Applicant: Michael Shears

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to enlarge the house with a rear addition and to construct a classical front portico.

Recommendation Summary: Staff recommends approval of the rear addition with attached garage at 116 Cherokee Road, with the condition that the window and door selections are approved by Staff, finding that the proposal meets the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.

Staff recommends disapproval of the front portico addition and alteration of the front door, finding that it does not meet the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.

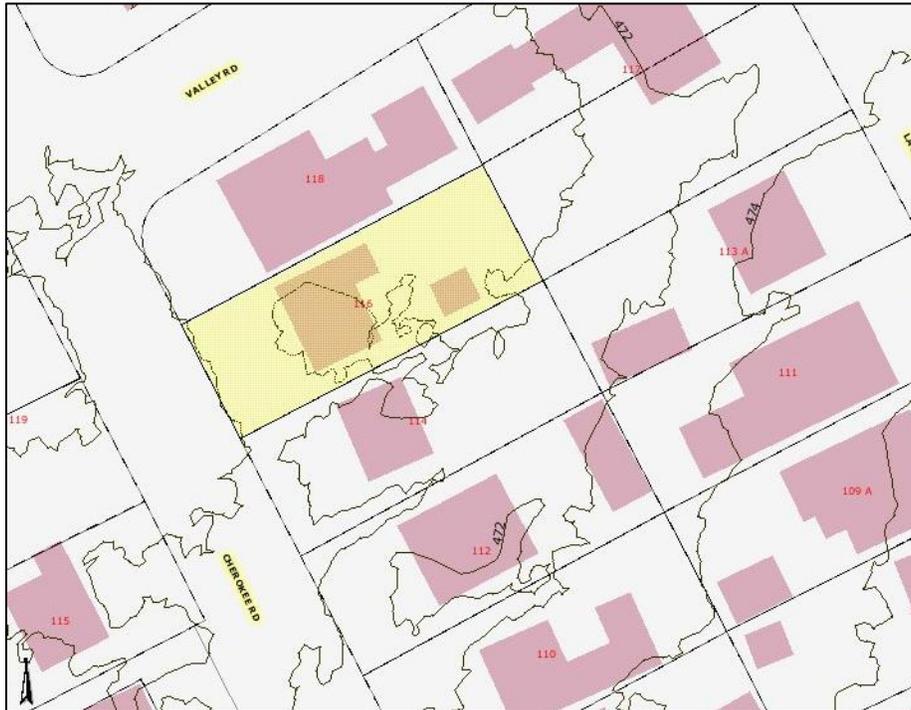
Attachments

A: Photographs

B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. NEW CONSTRUCTION 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.

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.

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Outbuildings

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

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

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

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

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

Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

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

The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors

· Publicly visible windows should be appropriate to the style of the house.

· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim

· Brick, weatherboard, and board-and-batten are typical siding materials. 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.

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configuration would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or

outbuilding.

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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.

2. ADDITIONS

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

Placement

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

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

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

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

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

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

- *An extreme grade change*

- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however,

generally the addition should not higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*

- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

b. When a lot 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: The house at 116 Mockingbird Road is a two-story brick Colonial Revival style constructed circa 1940. Based on its age and architectural character, the house is considered to be contributing to the character of the neighborhood.



Figure 1: 116 Mockingbird Road

Analysis and Findings: The applicant is proposing to enlarge the house with a rear addition and to construct a classical front portico.

Demolition: The existing outbuilding, which does not contribute to the historic character of the neighborhood, received staff-level approval for demolition in August of 2015.

Location & Removability: The rear addition will add a second story to an earlier rear addition that is flush with the left side of the original structure, before stepping in two feet (2') and continuing to the rear. Typically additions should be fully stepped in in order to differentiate between an historic building and new construction; however, because there is an existing addition that does not step in Staff finds the proposed configuration to be appropriate. From the right side the addition will be stepped in thirteen feet (13').

The rear addition will extend back thirty-one feet (31'), with an eave line three feet (3') lower than the existing eaves and a rear-oriented gable roof four feet (4') lower than the original roof. With a lower roof and eave line, and by stepping in the side walls, Staff finds that the addition will be subordinate to the scale of the historic house. Staff finds the rear addition to meet sections II.B.2.a and II.B.2.e of the design guidelines.



Figure 2: Existing front stoop appears to be original.

The proposal would also add a Tuscan portico, eight feet (8') wide and four feet (4') deep, to the front of the house. While this type of feature is not uncommon for Colonial Revival houses, there is no indication that this house had such a feature historically. Reconstructing a missing architectural element would be appropriate, but adding one conjecturally is not. Staff therefore finds that adding the portico would not meet sections II.B.2.a and II.B.2.e of the design guidelines.

Design: The materials and style of the rear addition will match that of the historic house, with a scale and massing compatible with the original form. Staff finds that the project will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Setback & Rhythm of Spacing: The addition will sit in sufficiently from the sides of the historic house such that it will meet the required setbacks and have no impact on the rhythm of spacing perceived from the street. Staff finds that the project meets section II.B.1.c of the design guidelines.

Materials: The existing one-over-one windows on the house are not original, and they will be replaced with divided-light windows more appropriate for the Colonial-Revival style. The proposal would replace the existing front door with a new double-door. Staff finds this change to be inappropriate as it would require alteration of the original opening. Staff asks to approve all window and door selections prior to purchase and installation.

The addition will primarily be clad in brick to match that of the historic house. Two sections of walls not visible from the street will have cement-fiberboard siding. Staff asks that the siding be smooth-faced with an exposure no greater than five inches (5"). The foundation will be concrete block, and the roof will be architectural fiberglass shingles in a color to match the existing roof. With the staff's final approval of the windows and doors, staff finds that the known materials meet section II.B.1.d of the design guidelines.

The materials of the new portico are not known.

Roof Form: The roof of the addition will be a 6:12 gable, oriented to the rear. The addition includes a wall dormer, which is typically discouraged; however, in this case, the dormer sits back from the existing side wall by thirteen feet (13' and therefore will not likely be visible. This form matches the original roof, and therefore meets section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: No other changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. Although there would be an twenty-four foot (24') expanse of wall space without a window or door opening on the left side of the addition, this wall will not be greatly visible because it is stepped in from the side of the original structure. With the exception of the alteration of the front doorway, Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Outbuildings: The proposed addition will include a two-bay garage on the ground level, accessed from an existing driveway on the right side of the house. The design guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay currently state that "*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.”

Staff finds that attached garages can be appropriate in Cherokee Park, even if they are not at basement level, for several reasons. Cherokee Park does not have alleys, so vehicular access to lots is generally from front curb cuts and driveways. Detached garages are often located closer to the house than to the rear property line because of the lack of alleys. In addition, Cherokee Park’s houses were developed later than many other neighborhoods with historic preservation and neighborhood conservation zoning overlays. With a later period of development, attached garages are more common here than they are in other neighborhoods. There are several attached garages in the immediate vicinity to 116 Cherokee Road.

Because the garage is behind the primary massing of the house, stepped in thirteen feet (13’) from the right side of the building, and because the lot is not served by an alley, Staff finds that the attached garage to be appropriate and the project to meet sections II.B.1.h and II.B.2 of the design guidelines.

In addition, staff recommends revising the italicized portion of the design guidelines to allow for attached garages on rear additions if the doors are located at the rear or step back from the side by at least 10’.

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 section II.B.1.i.

Recommendation: Staff recommends approval of the rear addition with attached garage at 116 Cherokee Road, with the condition that the window and door selections are approved by Staff, finding that the proposal meets the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.

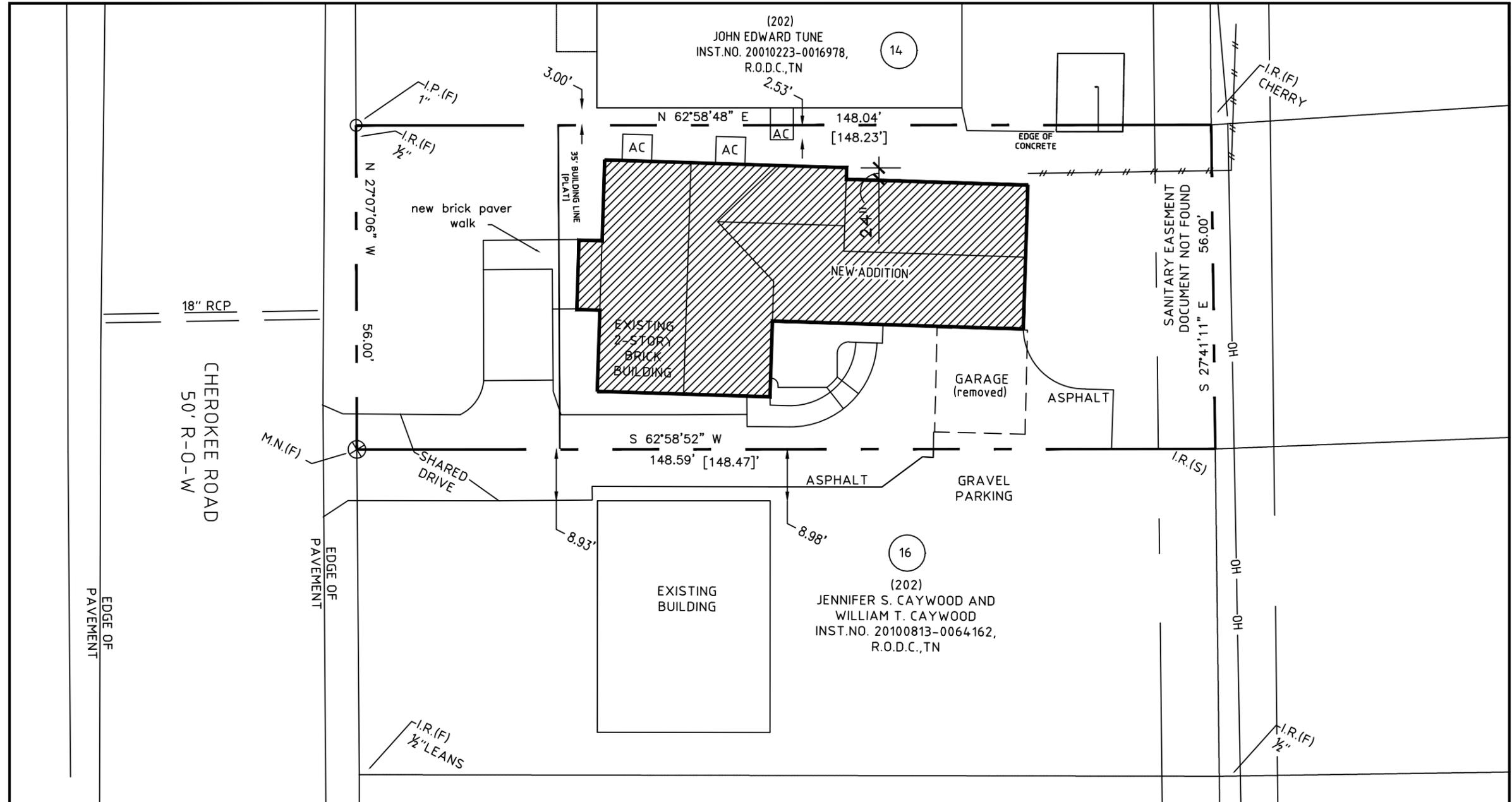
Staff recommends disapproval of the front portico addition and alteration of the front door, finding that it does not meet the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.



116 Cherokee Road (2009 Streetview)



116 Cherokee Road, right side of house with non-contributing outbuilding behind.



(15)
 116 CHEROKEE ROAD
 (203)
 JOHN E. TUNE
 INST.NO.
 20011012-0111726,
 R.O.D.C., TN
 LOT 15, BLOCK J
 PLAN OF CHEROKEE PARK
 PARCEL 203 TAX MAP 103-12
 BOOK 843 PAGES 2 & 3 R.O.D.C.
 ZONED R8, OV-UZO & OV-NHC

EXISTING:	REVISED:
1st FLOOR: 1386.54 SF	1st FLOOR: 1429.68 SF
2nd FLOOR: 1196.67 SF	2nd FLOOR: 1887.00 SF
2583.21 SF	3316.68 SF

1 SITE PLAN
 A-1 SCALE: 1"=20'-0"

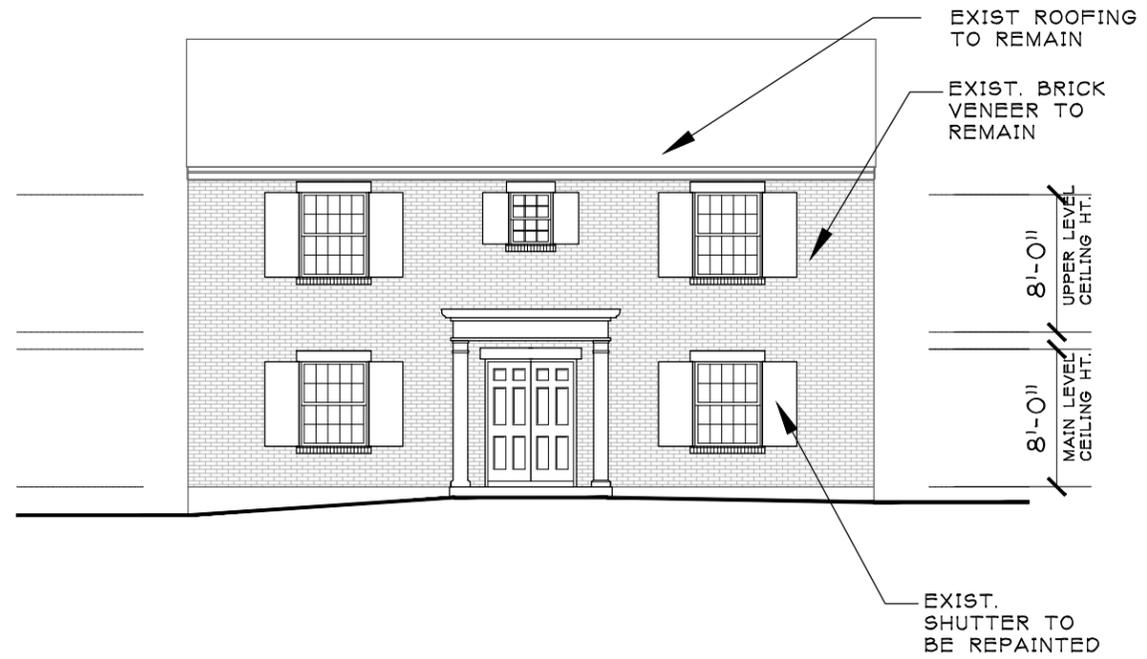
RENOVATION & ADDITION
 116 CHEROKEE ROAD
 JOHN (JET) TUNE RESIDENCE
 NASHVILLE, TN 37205
 PHONE: 615.252.6647

ISSUE DATE: 01.30.2016
REVISIONS:

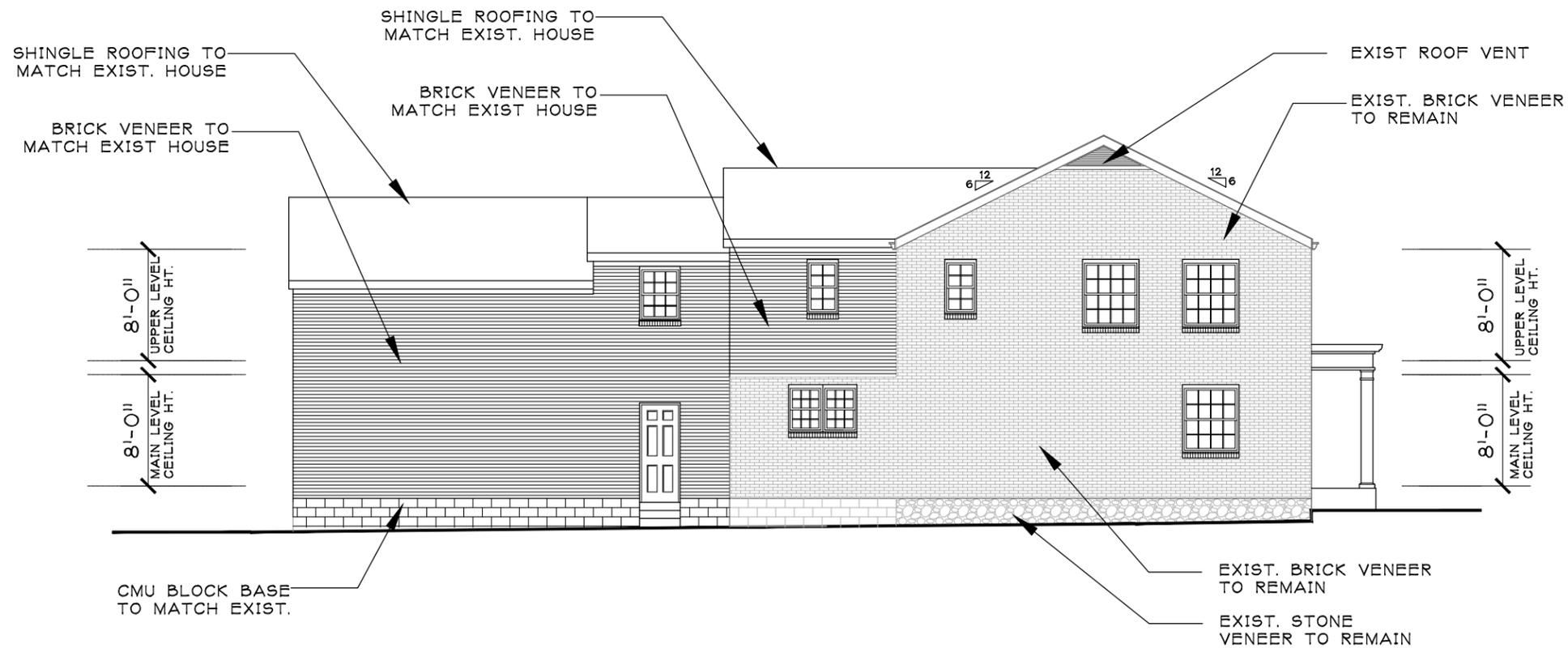
A-1
 SITE PLAN



STYLE REFERENCE
 COLONIAL REVIVA @ CHEROKEE PARK



1 WEST ELEVATION
 A-2 SCALE: 3/32"=1'-0"



2 NORTH ELEVATION
 A-1 SCALE: 3/32"=1'-0"

RENOVATION & ADDITION

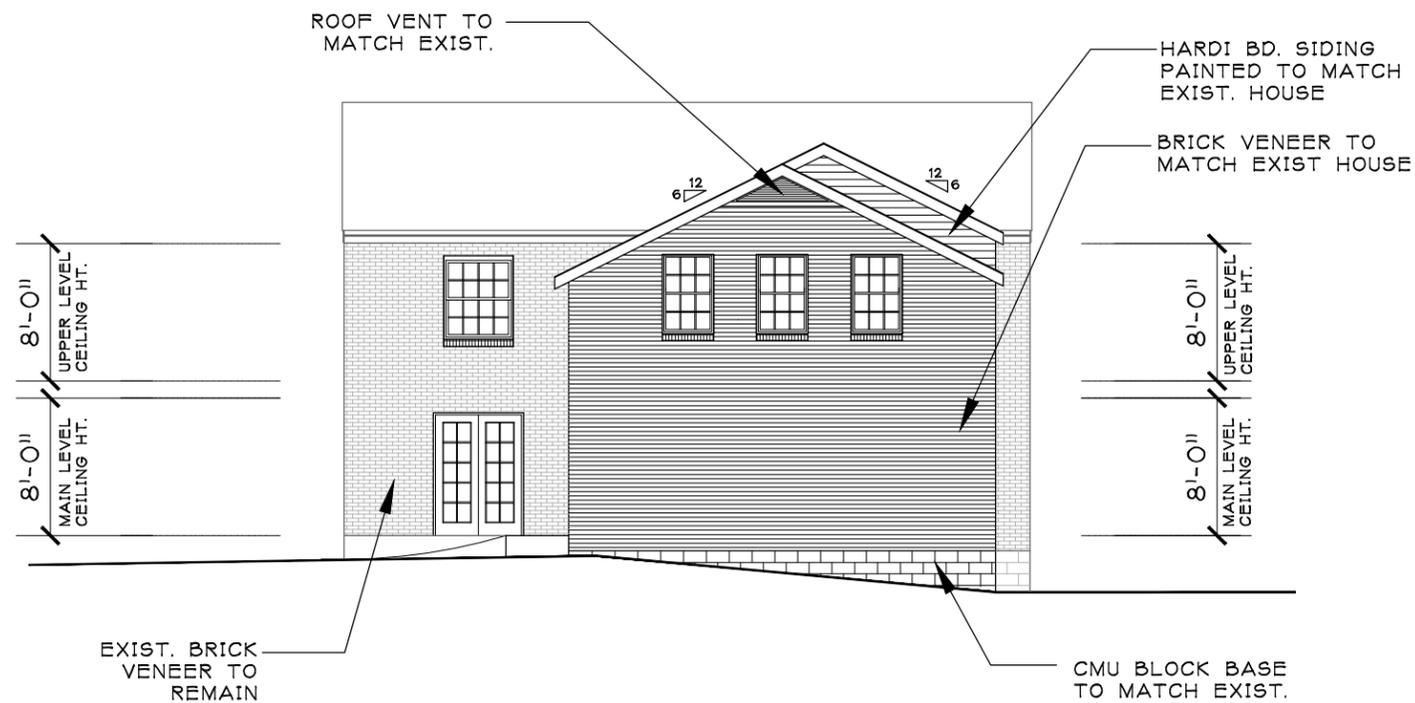
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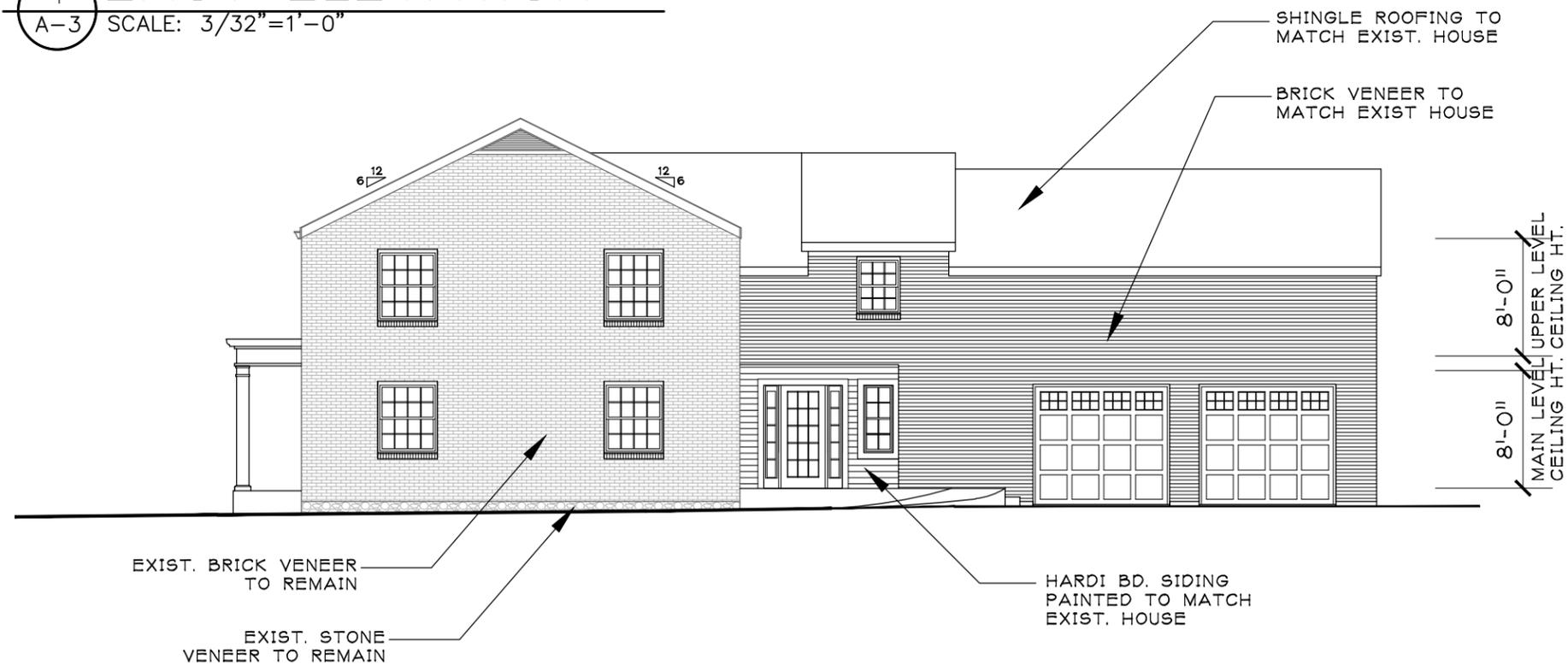
A-2

EXTERIOR
 ELEVATIONS



- FRONT DOOR:
 MOHOGANY DOOR AND FRAME BY
 CENTRAL WOODWORK
- WINDOWS:
 WOOD FRAME AND SASH BY NEVEROT
- OTHER EXTERIOR DOORS:
 WOOD FRAME & PANEL BY
 CENTRAL WOODWORK
- OTHER EXTERIOR DOORS:
 METAL FRAME AND FIBERGLASS PANEL BY
 CENTRAL WOODWORK

1 EAST ELEVATION
 A-3 SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION
 A-3 SCALE: 3/32"=1'-0"

RENOVATION & ADDITION

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A-3

EXTERIOR ELEVATIONS