

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
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STAFF RECOMMENDATION 218 Mockingbird Road May 18, 2016

Application: New construction—addition; Setback determination
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312015900
Applicant: Joan Mayhugh
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a front, roof, and rear additions to a non-contributing house. The rear additions require a setback determination, as a portion will be situated approximately three feet, eight inches (3'8") from the right side property line.

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

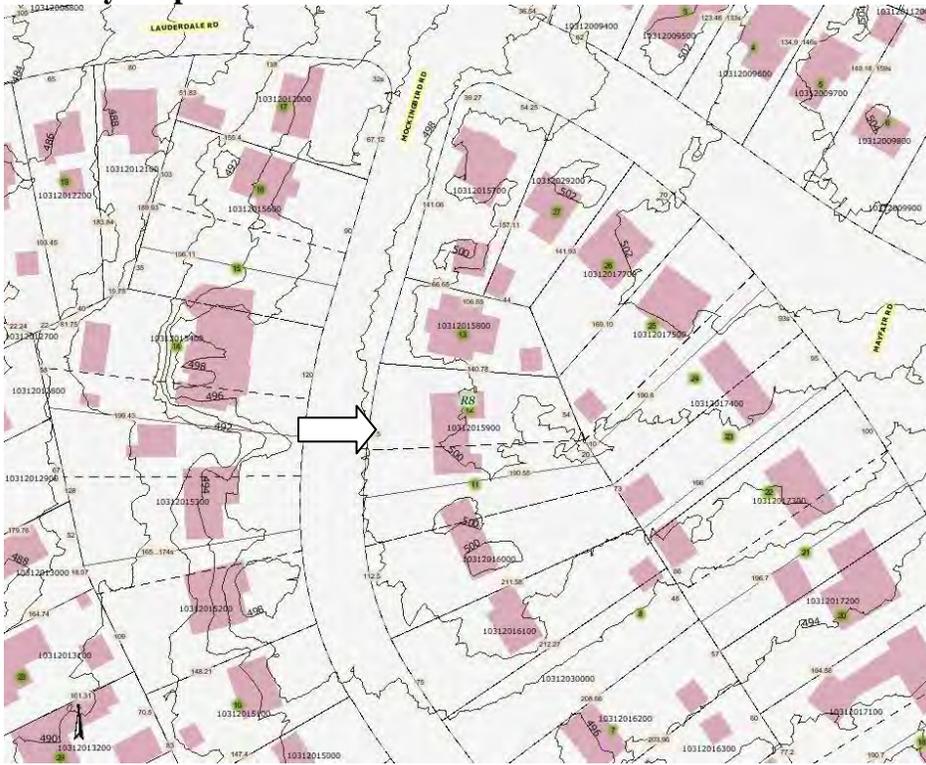
1. The applicant submit a revised front façade drawing showing the accurate width;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve a sample of the clay tile roof;
4. The shutters be fully operational, and staff approve their material and design;
5. The faux window openings on the front façade be made to be real, glazed window openings; and
6. 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 project meets Section II.B. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

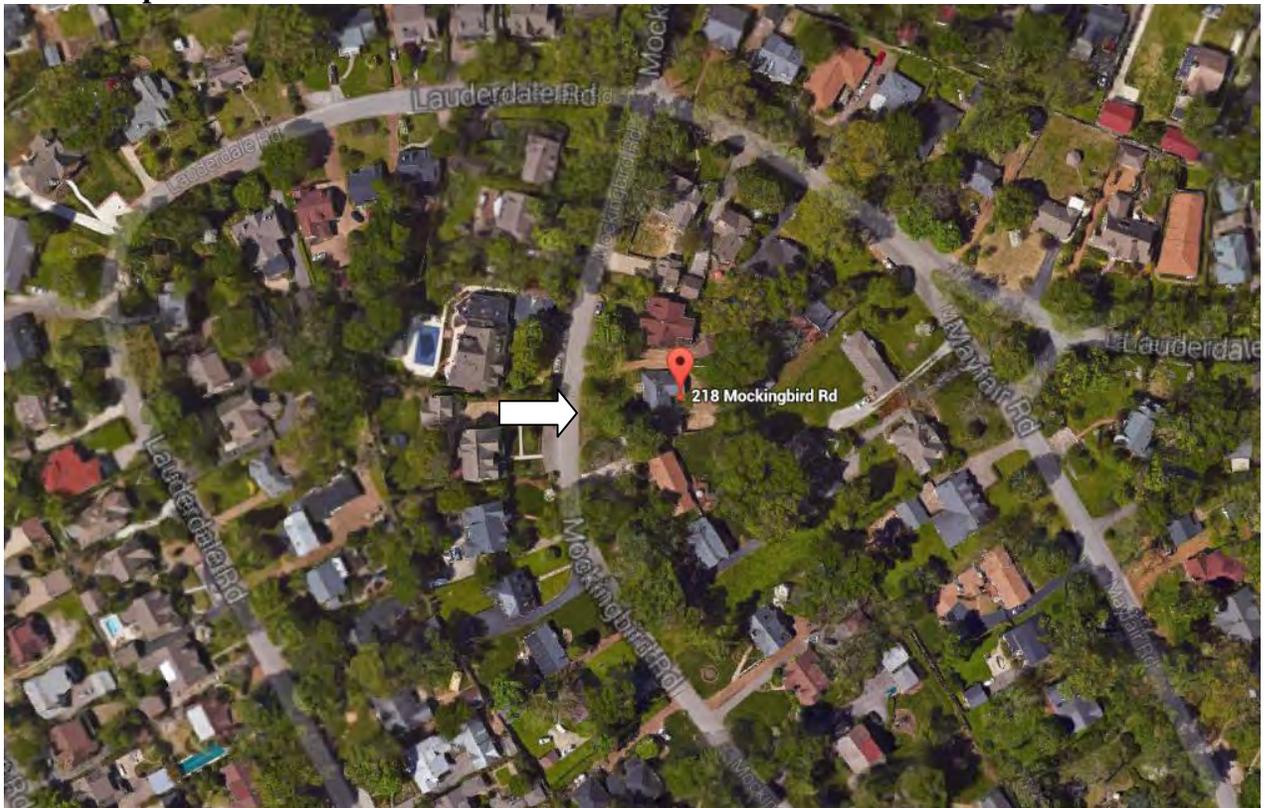
Attachments

- A: Photographs
- B: Site Plan
- C: 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-I-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.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

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 rise 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.

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 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.

III.B.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.

Background: 218 Mockingbird Road was constructed c. 1956, outside the period of significance for the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1). Staff finds that its date of construction, roof form, materials, and lack of architectural details like eave overhangs render it non-contributing to the Cherokee Park overlay.



Figure 1: 218 Mockingbird Road

Analysis and Findings: Application is to construct front, roof, and rear additions to a non-contributing house. The rear addition requires a setback determination, as it will be situated approximately three feet, 8 inches (3'8") from the right side property line.

Height & Scale: The addition will alter the existing, one-story house into a two-story house. The width of the house, which is approximately sixty-four feet, three inches (64'3") will not change. Staff notes that the front façade drawing shows the house as only being approximately sixty-one feet (61') wide, whereas the other drawings and Metro Maps show it to be sixty-four feet, three inches (64'3") wide. Staff recommends that a condition of approval be that the applicant submit new drawing that show the accurate width of the house.

The addition will add on to the footprint of the house at the front and at the rear. At the front, a one-story porch that is twenty-one feet wide and eight feet deep (8' X 21') will be added. The porch will have an eave height of twelve feet (12') and a ridge height of seventeen feet, six inches (17'6"). At the rear, the addition will add approximately ten feet (10') to the total depth of the house.

The first floor eave height will not change with the addition. The second story addition will have an eave height of approximately twenty feet, six inches (20'6"), and a ridge height of twenty-eight feet, nine inches (28'9"). Staff finds that the proposed height meets the historic context, where historic houses are one-and-a-half to two-stories tall, with heights ranging from twenty-five feet to thirty-four feet (25'-34').

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

Location & Removability: Because the existing house is non-contributing, a front and second story addition is appropriate. Likewise, because the house is not historic, the issue of removability is not a concern. Staff finds that the project meets Sections II.B.2.a and e.

Design: The addition will alter the scale and style of the existing house, which is appropriate because the existing structure is non-contributing and the scale is in keeping with the historic context. Staff finds that the proposed addition meets Sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The front porch addition will alter the front setback of the house. After the construction of the front porch, the house will be approximately forty-one feet (41') from the front property line. This is compatible with the historic structure to its left at 220 Mockingbird, which has a protruding front gabled bay that will approximately line up with the new porch.

The addition does require a change to the right side setback. Base zoning requires a five

foot (5') side setback. On the right side, the right wall of the house will be extended approximately ten feet (10'), and it will continue the line of the existing wall. Because of how the house is angled on the lot and how the lot narrows towards the rear, the new addition will sit between three feet, eight inches (3'8") and four feet, ten inches (4'10") from the right side property line. Staff finds the proposed change to the side setback to be appropriate for several reasons. The addition will be no wider than the existing house, and it will only be approximately fourteen inches (14") closer to the side property line than the existing house. Its depth is relatively modest at about ten feet (10'). The house on the other side, 214 Mockingbird, is shifted away from this property line so the two structures will have appropriate spacing between them. In addition, an examination of historic Sanborn maps show that historically some houses in Cherokee Park were situated less than five feet (5') from the side property lines. Staff finds that the proposed setbacks and rhythm of spacing meet Section II.B.1.c. and II.B.2. of the design guidelines.

Materials: The existing house's brick will be stuccoed, and the new addition will also be stucco over brick. Stucco is a façade material seen in the Cherokee Park neighborhood; it can be found on historic houses at 117 Mockingbird, 208 Mockingbird, and 4021 Aberdeen (Figures 2, 3, 4). The roofing material will be clay tile, which is seen on the houses at 117 Mockingbird and 229 Lauderdale, and which, according to the Sanborn Map, may have been on more houses historically. Given the examples in the neighborhood, staff finds these materials to be appropriate, but recommends approval of a sample of the clay tile prior to purchase and installation.



Figure 2. 208 Mockingbird Rd.



Figure 3. 117 Mockingbird Rd.



Figure 4. 4012 Aberdeen Rd.



Figure 5. 229 Lauderdale Rd.

The materials for the windows and doors were not specified, and staff recommends approval of the windows and doors prior to purchase and installation. There will not be a delineated foundation line, which is typical of stuccoed houses. The design will include wood shutters, and staff recommends that the shutters be fully operational and recommends approval of their material and design. The porch floor and steps will be concrete.

With the aforementioned staff approvals, staff finds that the proposed materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The proposed new roof will have multiple hipped forms, all with slopes of 5/12. The design guidelines recommend that new roof pitches be between 6/12 and 12/12. However, staff finds the proposed 5/12 roof pitch to be appropriate because houses with stuccoed façades and clay tile roofs like this one often had lower sloped and even flat roof forms. Staff finds that the propose roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The primary orientation of the house towards Mockingbird Road will not change with the new addition. The location of the front door will not change. The addition of the partial-width front porch which is eight feet (8') deep will make the house's orientation more in keeping with the historic context, where porches are a common feature. Vehicular access to the site will not change; it will be from an existing curb cut and driveway to the left of the house (Figure 6). Staff finds that the addition's proposed orientation meets Sections II.B.1.f. and II.B.2. of the design guidelines.



Figure 6. The existing driveway and curb cut will remain.

Proportion and Rhythm of Openings: The drawings indicate that the window and door openings on the existing house will not change. On the right side elevation, on the ground floor, there is a large expanse of wall space without a window or door opening. Because this wall space does not currently have a window, staff finds the proposed fenestration pattern to be acceptable.

On the front façade, second story, the applicant is proposing two faux window openings, which will be closed up with shutters, and will also have shutters hung to the sides of them. Staff finds that faux window openings on the front façade are not appropriate and recommends that these window openings be real, glazed window openings. With this

condition, staff finds that the proposed proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. The applicant submit a revised front façade drawing showing the accurate width;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve a sample of the clay tile roof;
4. The shutters be fully operational, and staff approve their material and design;
5. The faux window openings on the front façade be made to be real, glazed window openings; and
6. 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 project meets Section II.B. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Additional Photos of Existing House:



Front-left side



Front-right side



Front and right facades



Front and left facades



Rear facade

Context Photos:



220 Mockingbird Rd, to the left of the site, next door



214 Mockingbird Rd, to the right of the site, next door



212 and 210 Mockingbird Rd, to the right of the site



227 Mockingbird Rd, across the street from the site



223 Mockingbird Rd, directly across the street from the site



221 Mockingbird Rd, directly across the street from the site



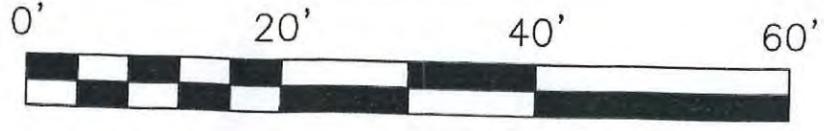
219 Mockingbird Rd, across the street from the site



217 and 215 Mockingbird Rd, across the street from the site



215 and 213 Mockingbird Rd, across the street from the site.

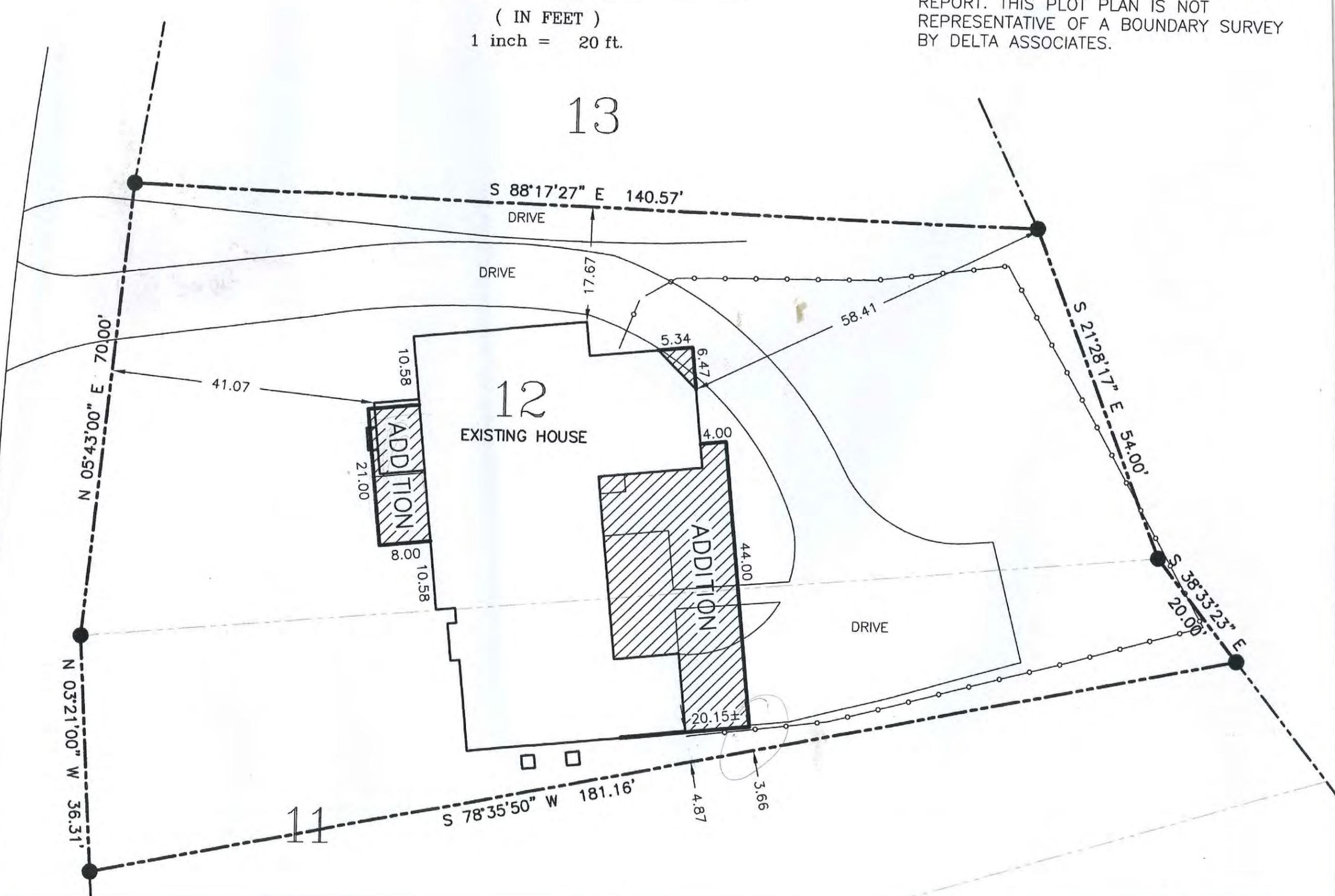


(IN FEET)
1 inch = 20 ft.

THIS PLOT PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THIS PLOT PLAN IS SUBJECT TO AN ACCURATE AND UP TO DATE TITLE REPORT. THIS PLOT PLAN IS NOT REPRESENTATIVE OF A BOUNDARY SURVEY BY DELTA ASSOCIATES.

ROAD

ROCKINGBIRD

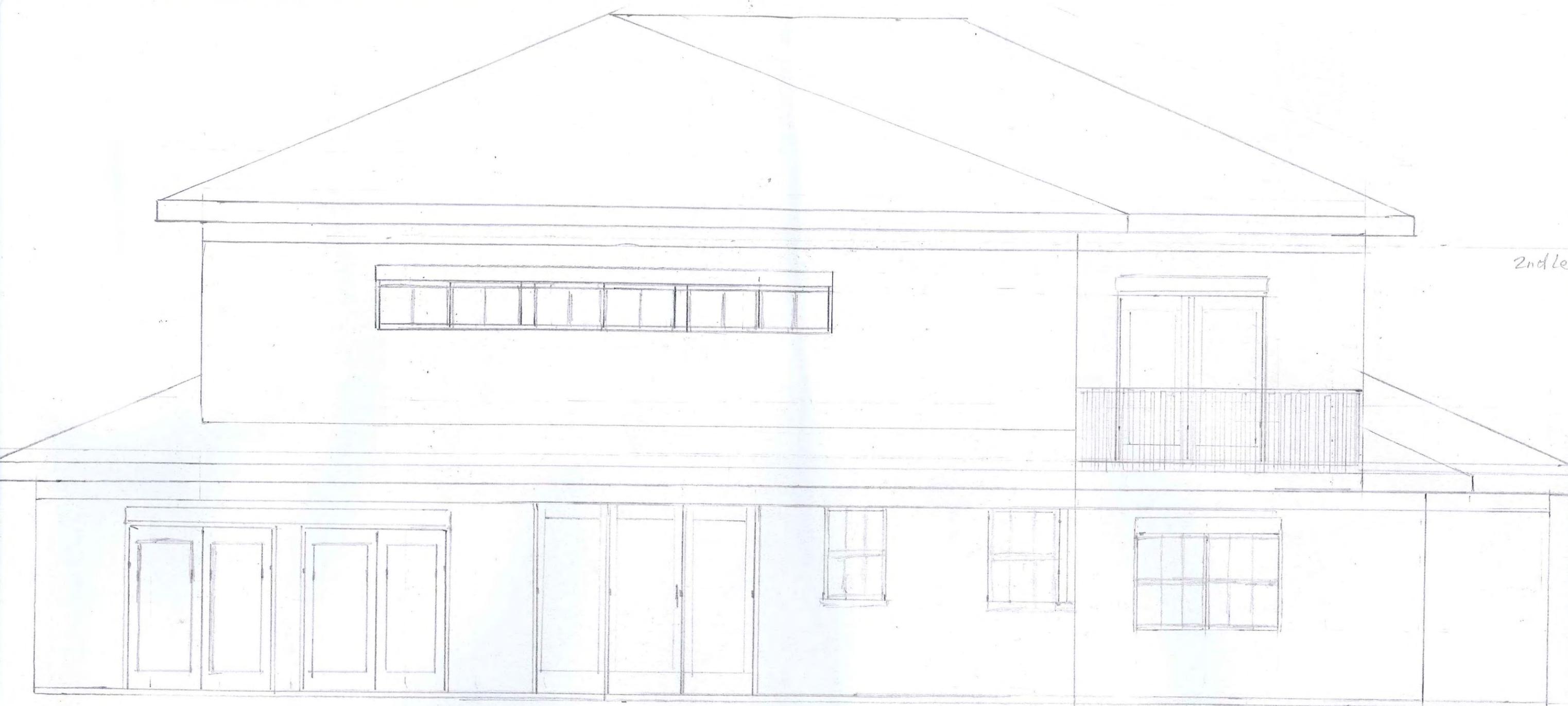




2nd

Front Elevation

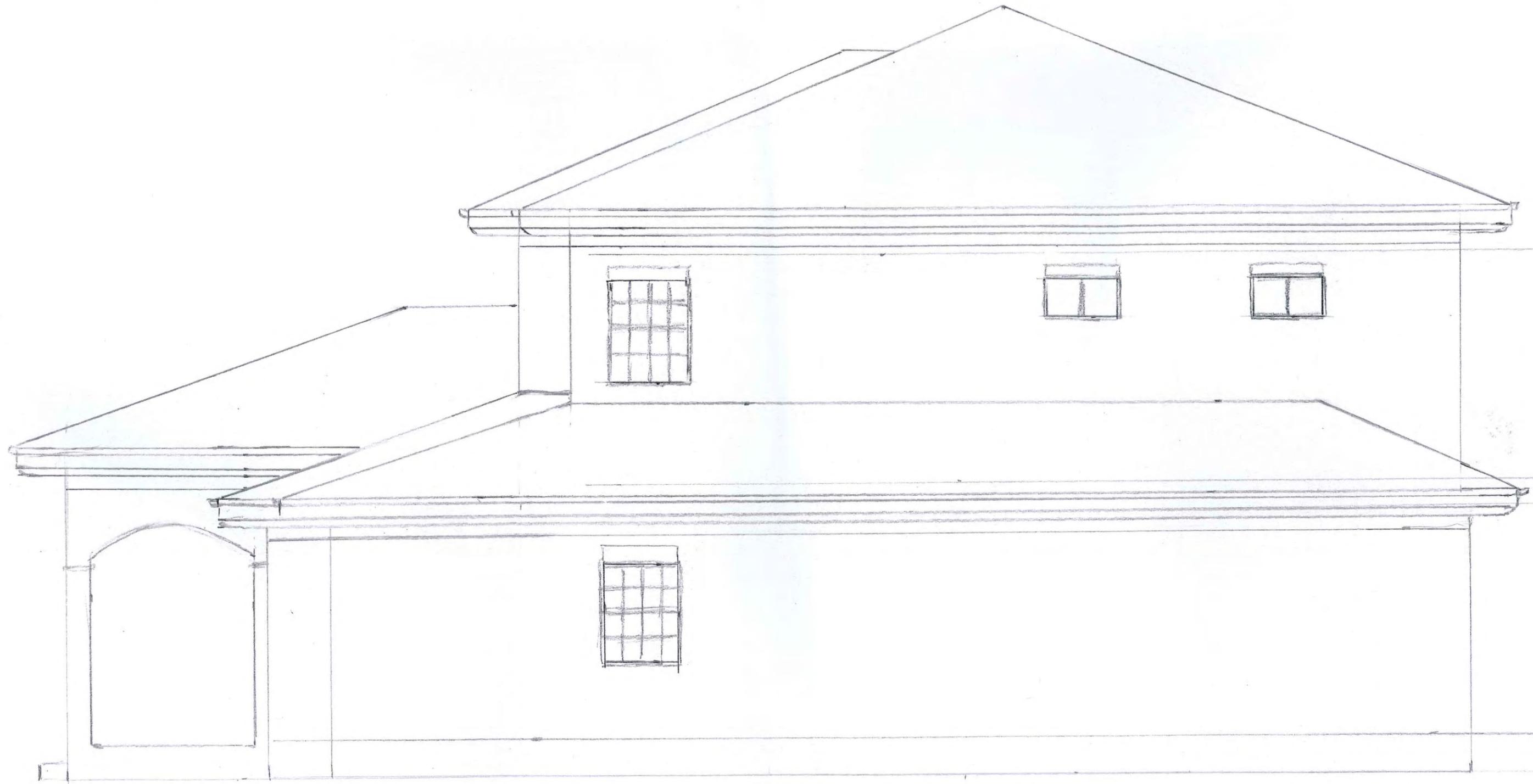
Scale = 1/4" = 1'0"



2nd level

Scale = 1/4" = 1'0"

Back Elevation



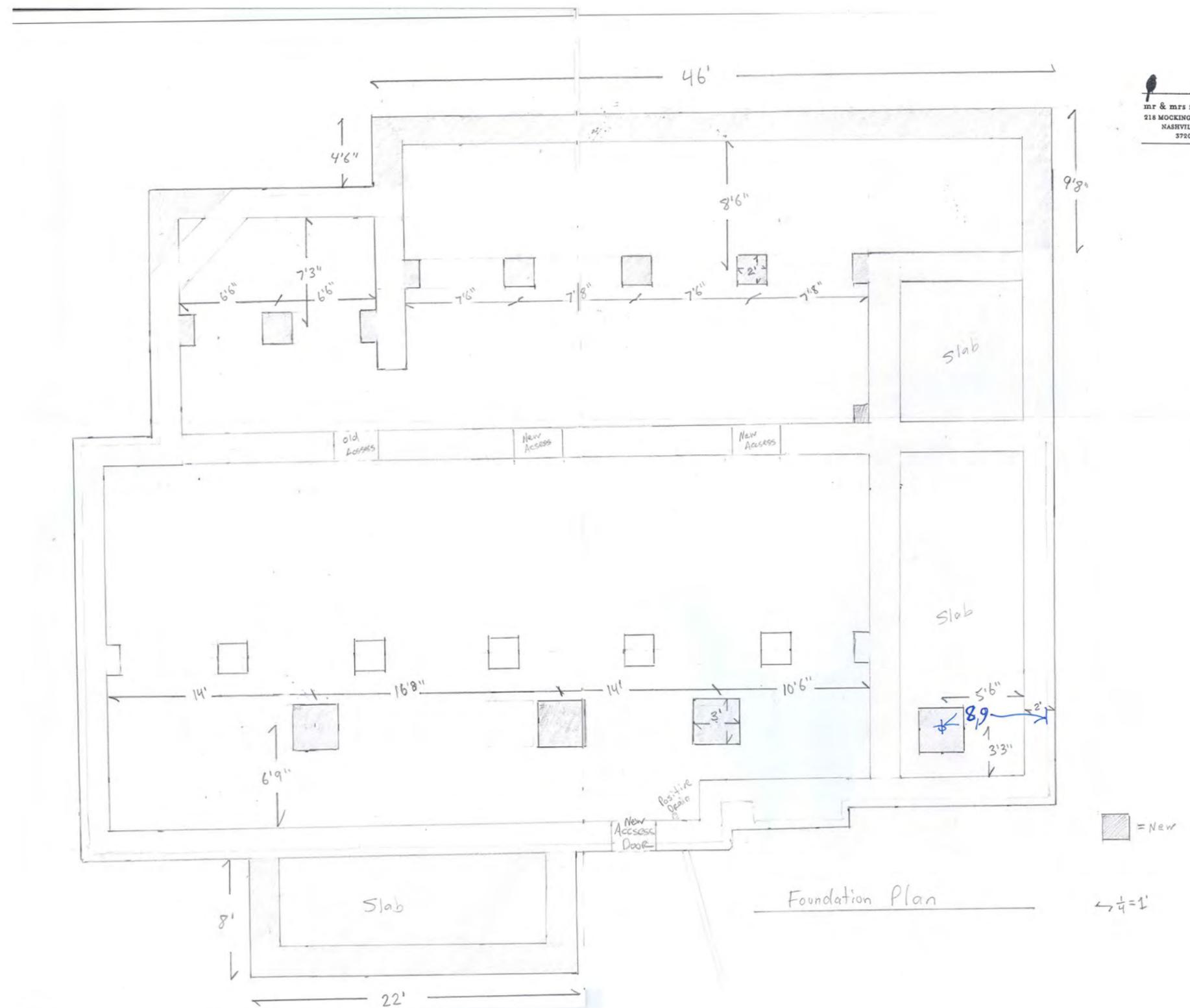
Scale = 1/4" = 1'0"

Right side Elevation



Scale = 1/4" = 1'0"

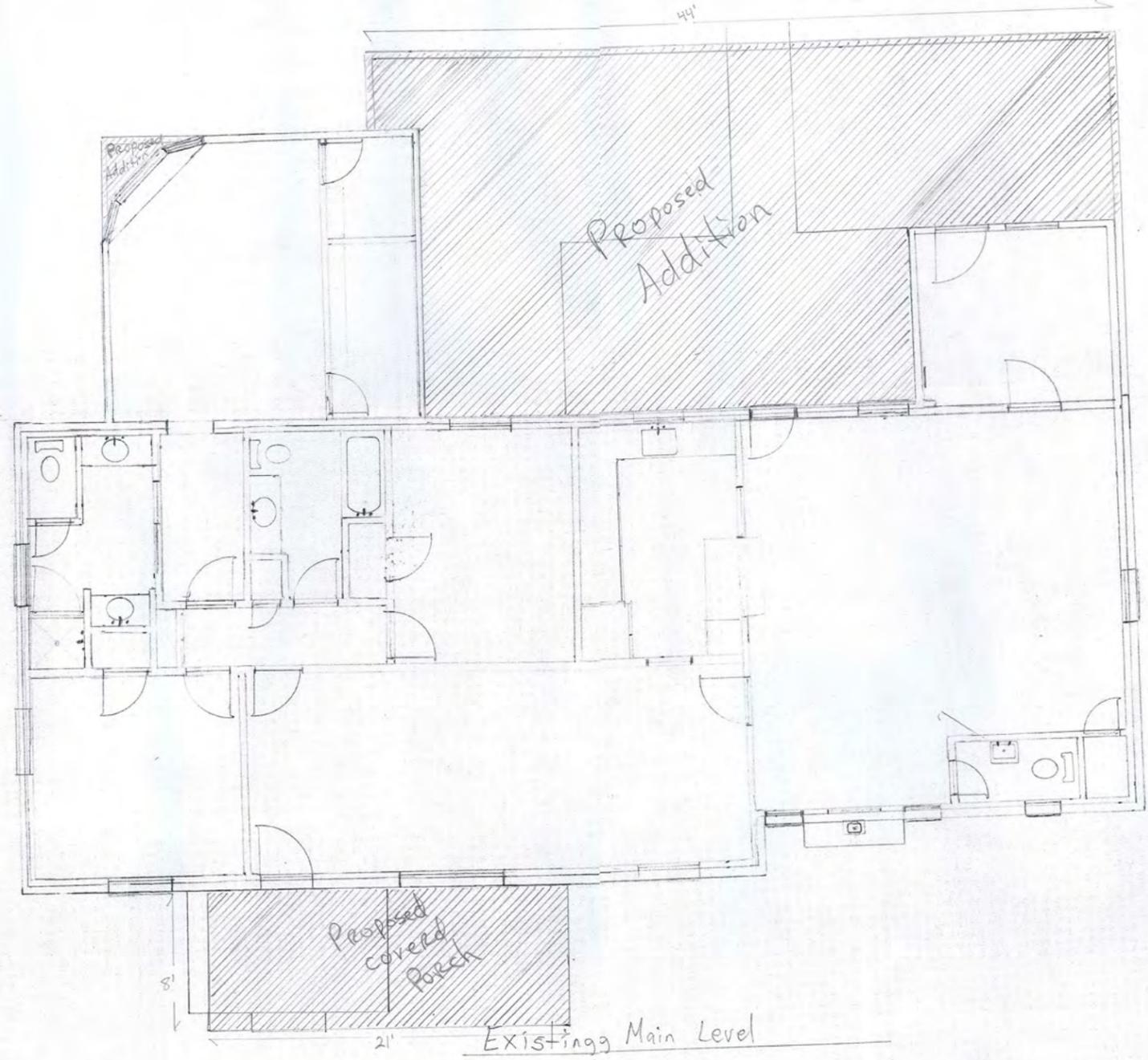
Left side Elevation



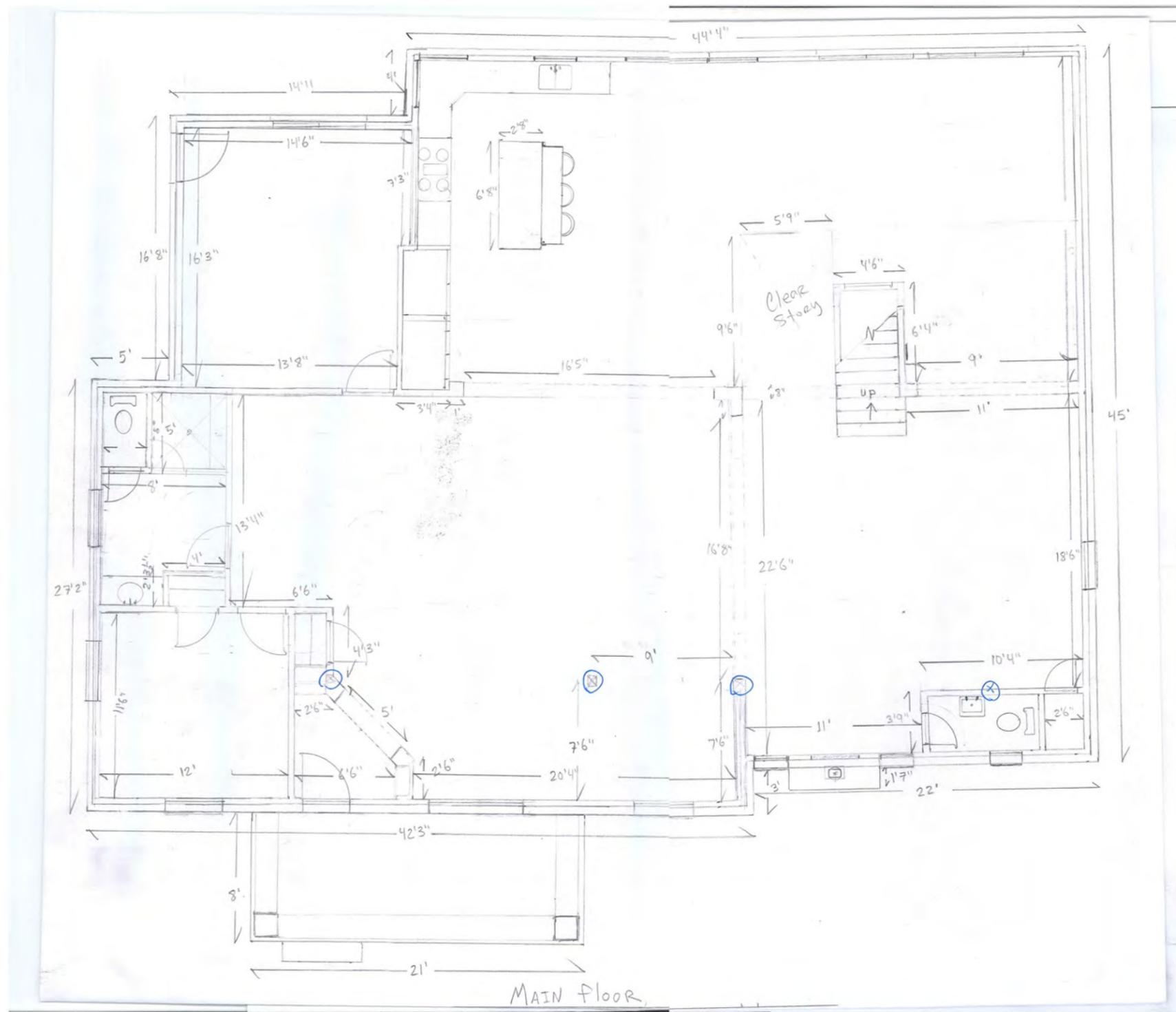
Mr & Mrs May
 218 MOCKINGBIRD
 NASHVILLE TN
 37205

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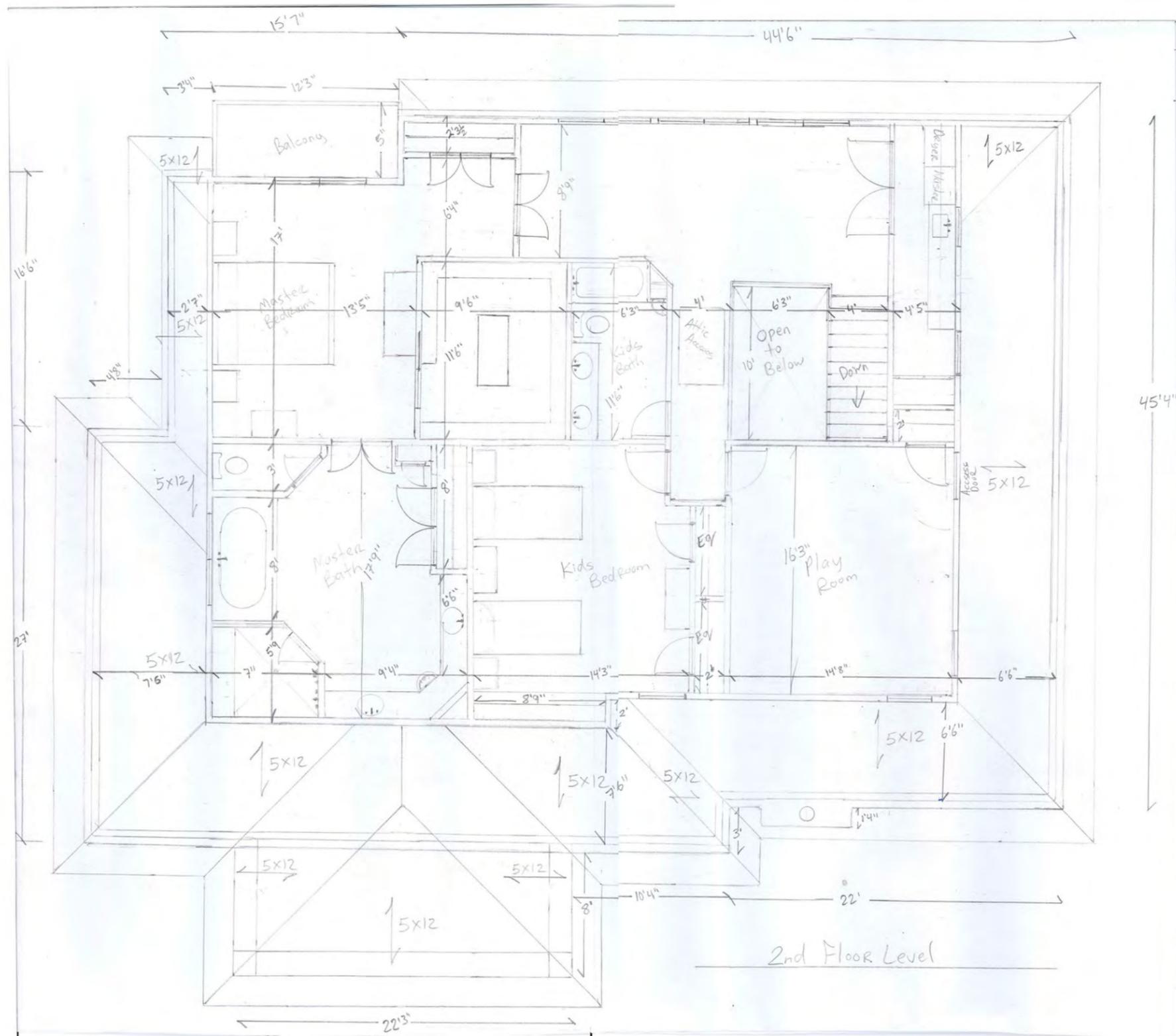
mr & mrs mayhugh
218 MOCKINGBIRD ROAD
NASHVILLE TN
37205



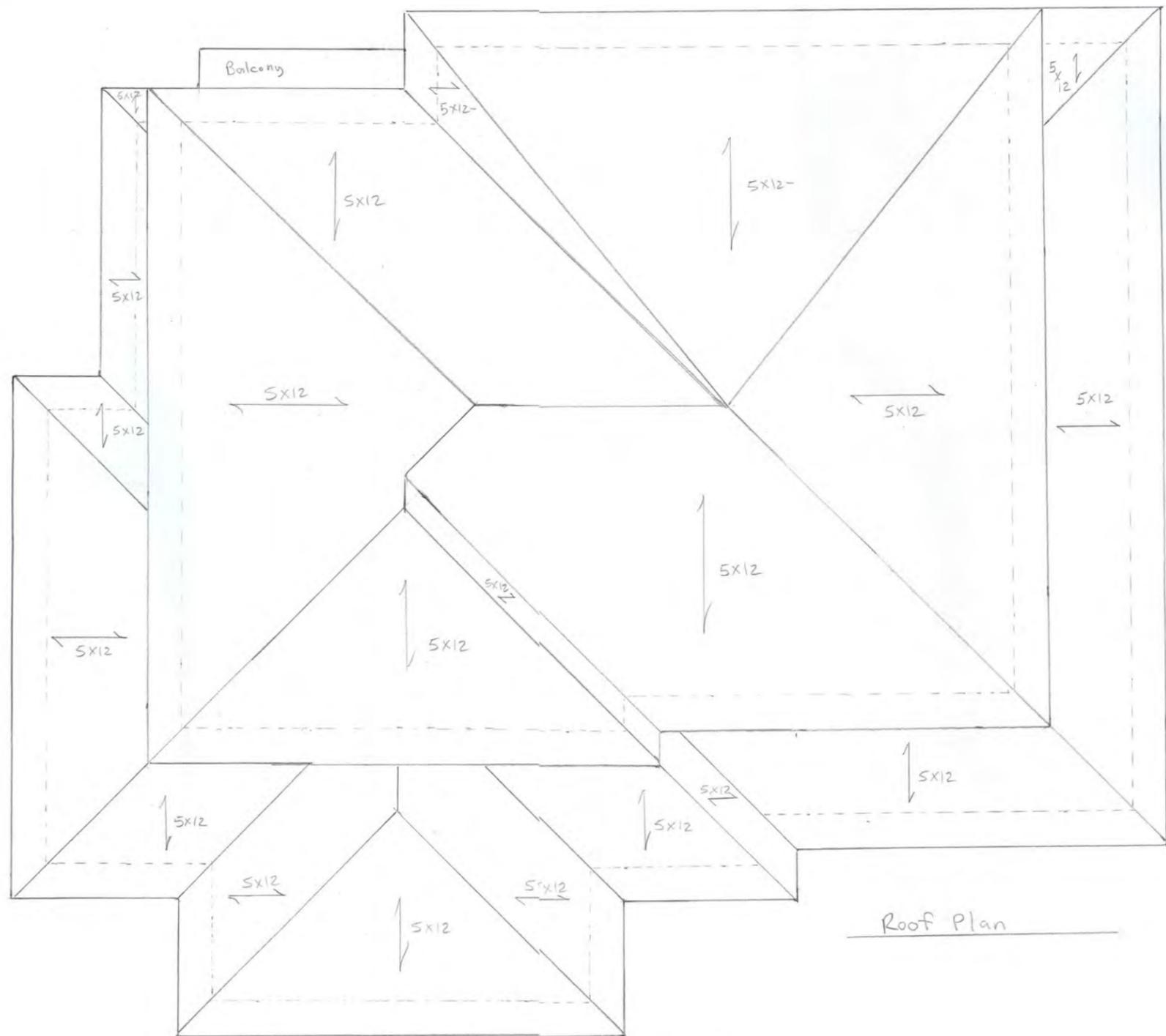
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