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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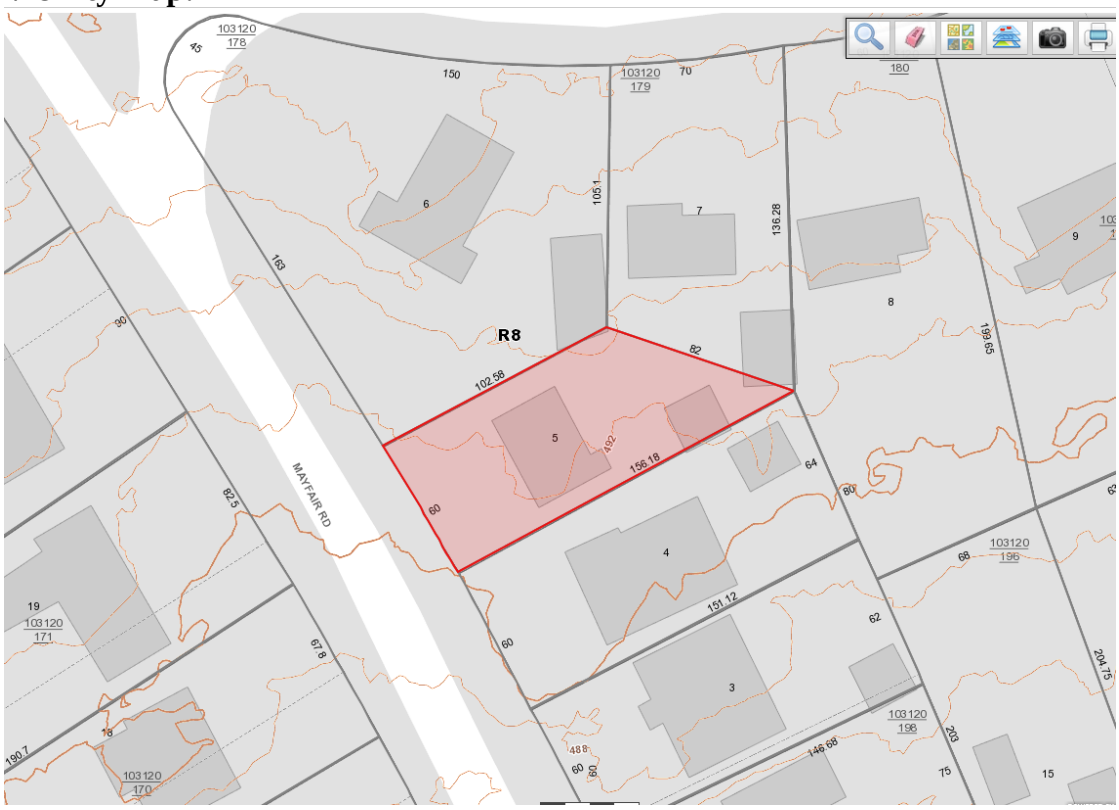
STAFF RECOMMENDATION
208 Mayfair Road
September 21, 2016

Application: New construction—addition; Setback determination
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312020100
Applicant: Brian Layton
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a screen porch at the rear of the building that requires a setback determination. **Recommendation Summary:** Staff recommends approval of the addition and setback determination, finding that they meet Sections II.B.1. and II.B.2. of the Cherokee Park Neighborhood Conservation Zoning Overlay 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.

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.

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 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 <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> extend wider.

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).

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: 208 Mayfair was originally constructed c. 1949. The structure does not contribute to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay. In 2015, MHZC staff issued an administrative permit to alter the non-contributing structure's roof, add a front porch, and build a modest rear addition (Figures 1 & 2).


Figure 1 (left) is the house prior to the renovation and addition, and Figure 2 is the addition under construction.

Analysis and Findings: Application is to construct a screen porch at the rear that requires a setback determination.

Height & Scale: The proposed rear screen porch will be thirteen feet (13') wide and eighteen feet, nine inches (18'9") deep, with a square footage of approximately two hundred and forty-four square feet (244 sq. ft.). It will be one story, with an eave height of ten feet, three inches (10'3) and a ridge height of seventeen feet, nine inches (17'9"), both of which are lower than the eave and ridge heights on the existing house. The height and scale of the proposed screen porch is relatively modest. Staff finds that it meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The new screen porch will be located entirely behind the existing house and will attach to a recent rear addition to the non-contributing house. Since the existing structure is considered to be non-contributing, the new screen porch's removability is not an issue. Staff finds that the proposed screen porch meets Section II.B.2.a. and II.B.2.e. of the design guidelines.

Design: The screen porch design is simple and utilitarian in form and design. It is distinguished from the existing house with a separate roof form and materials. Staff finds that the screen porch's design meets Sections II.B.2.a and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed screen porch does require a rear setback determination. Base zoning requires a five foot (5') side setback and a twenty foot (20') rear setback. The proposed addition meets the required side setback, but will be between eight feet, ten inches and nineteen feet (8'10" - 19') from the rear property line. The existing rear property line is angled so that the rear yard is significantly truncated on one side (Figure 3). This significantly reduces the buildable area of the rear yard, particularly on the north side of the lot. If the rear property line was not angled but straight like is typical in this neighborhood, the screen porch would more than meet the required twenty foot (20') rear setback. Staff finds the proposed rear setback to be appropriate because of the peculiarities of the site and because of the modest scale of the proposed addition. Staff therefore finds that the proposed addition meets Sections II.B.1.c. and II.B.2. of the design guidelines.

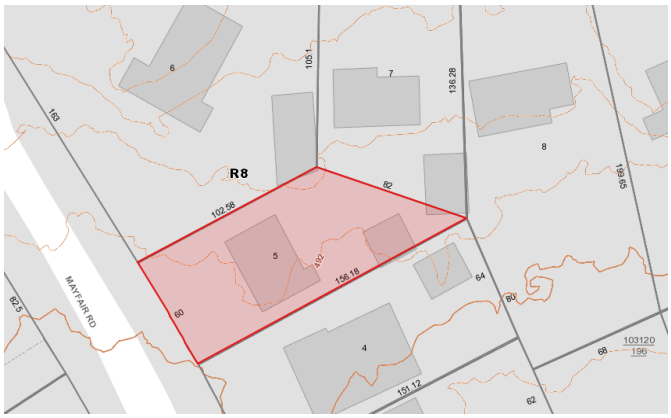


Figure 3. The site maps showing the angled rear lot line.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Wood posts	Smooth	Yes	No
Cladding	Screens	N/A	Yes	No
Secondary Cladding	3" louvered wall panels (wood) – on rear	Smooth	No – but okay on the rear facade	No
Roofing	Architectural Shingles	Match existing house	Yes	No
Trim	Wood	Smooth	Yes	No
Rear Porch Posts	Wood	Smooth	Yes	No

Staff finds that the known materials are appropriate for the Cherokee Park neighborhood and meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The rear porch's roof form will be hipped with a 12/12 pitch. Staff finds that the roof form is compatible with the exsiting house's roof form and with the historic context. Staff finds that the roof form meets Sections II.B.1.e. and II.B.2. of the design guidelines.

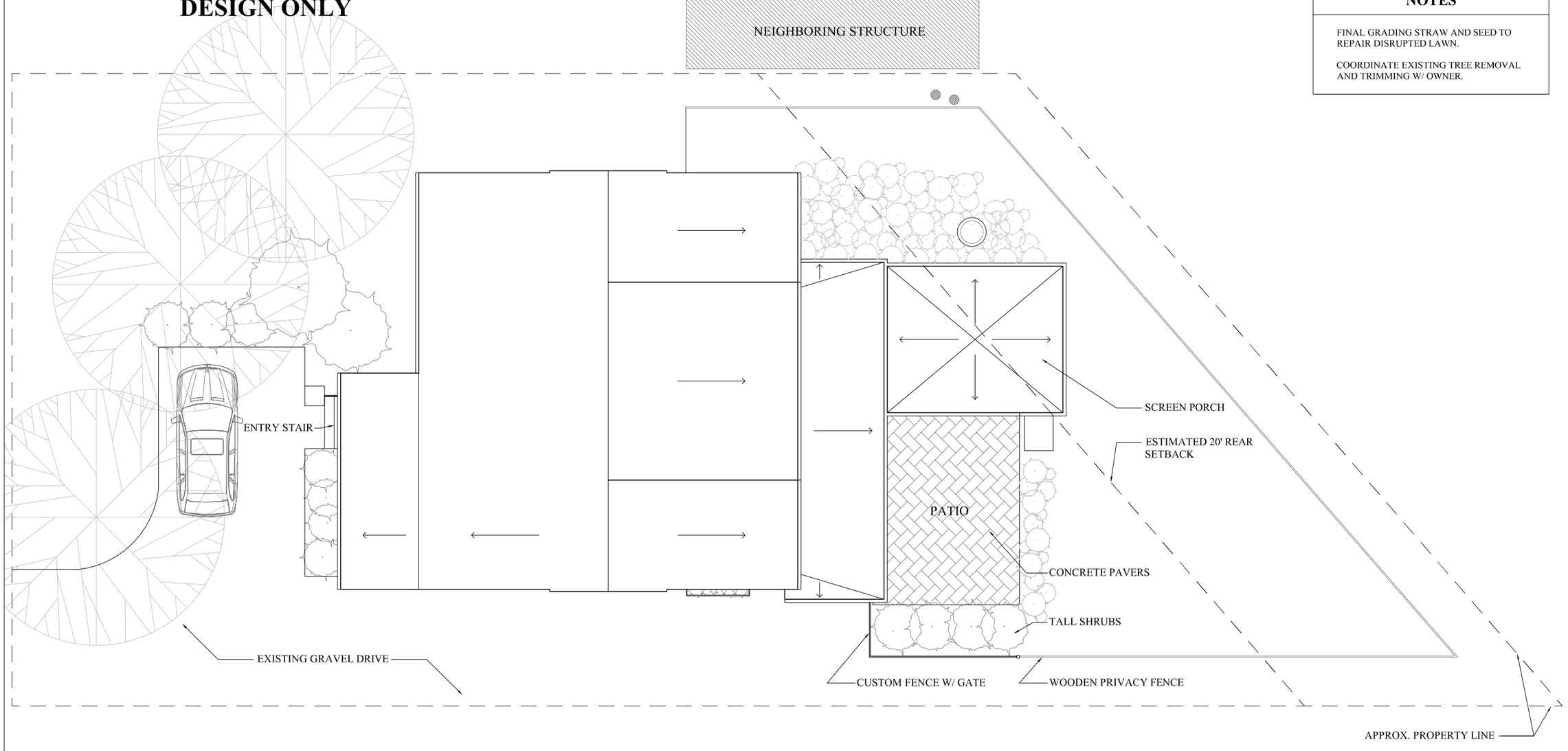
Orientation: The new rear screen porch will not alter the house's primary orientation to Mayfair Road. Staff therefore finds that the addition meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings**:** The screen porch addition will largely be screened, which is appropriate. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings.

Recommendation Summary: Staff recommends approval of the addition and setback determination, finding that they meet Sections II.B.1. and II.B.2. of the Cherokee Park Neighborhood Conservation Zoning Overlay design guidelines.

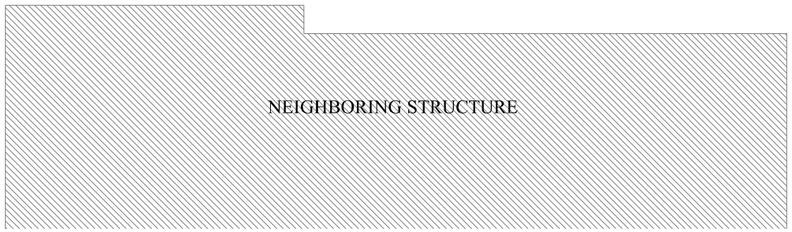
**** NOT FOR CONSTRUCTION ****
DRAWINGS FOR PRELIMINARY DESIGN ONLY



NOTES

FINAL GRADING STRAW AND SEED TO REPAIR DISRUPTED LAWN.

COORDINATE EXISTING TREE REMOVAL AND TRIMMING W/ OWNER.



1 / A-01 SITE PLAN

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

CARDER 0 DESIGN GUILD

PROPOSED RENOVATIONS & ADDITION @

MAYFAIR RESIDENCE

208 MAYFAIR ROAD
NASHVILLE, TENNESSEE
37205

PRICING PACKAGE

SHELLY R. CARDER
427 CHESTNUT ST. STUDIO 7
NASHVILLE, TENNESSEE
37203
615 . 517 . 9641

SITE PLAN

OCTOBER 20, 2015

A-01

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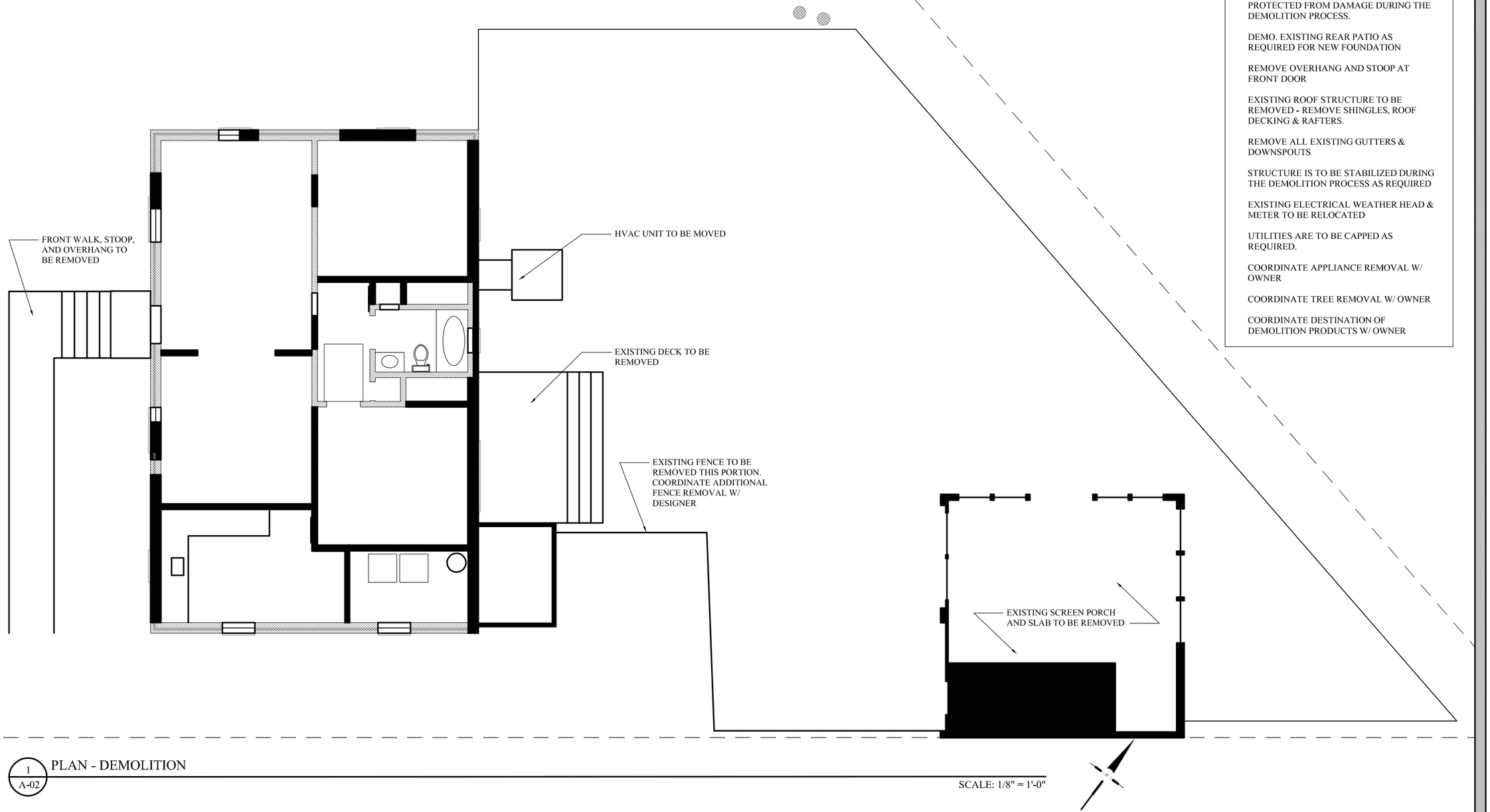

1 / A-02 PLAN - DEMOLITION

SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW, DOOR, FIXTURE, OR SITEWORK TO BE REMOVED

NOTES

ALL EXISTING TO REMAIN IS TO BE PROTECTED FROM DAMAGE DURING THE DEMOLITION PROCESS.

DEMO. EXISTING REAR PATIO AS REQUIRED FOR NEW FOUNDATION

REMOVE OVERHANG AND STOOP AT FRONT DOOR

EXISTING ROOF STRUCTURE TO BE REMOVED - REMOVE SHINGLES, ROOF DECKING & RAFTERS.

REMOVE ALL EXISTING GUTTERS & DOWNSPOUTS

STRUCTURE IS TO BE STABILIZED DURING THE DEMOLITION PROCESS AS REQUIRED

EXISTING ELECTRICAL WEATHER HEAD & METER TO BE RELOCATED

UTILITIES ARE TO BE CAPPED AS REQUIRED.

COORDINATE APPLIANCE REMOVAL W/ OWNER

COORDINATE TREE REMOVAL W/ OWNER

COORDINATE DESTINATION OF DEMOLITION PRODUCTS W/ OWNER

CARDER
DESIGN GUILD

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DEMOLITION PLAN

OCTOBER 20, 2015

A-02

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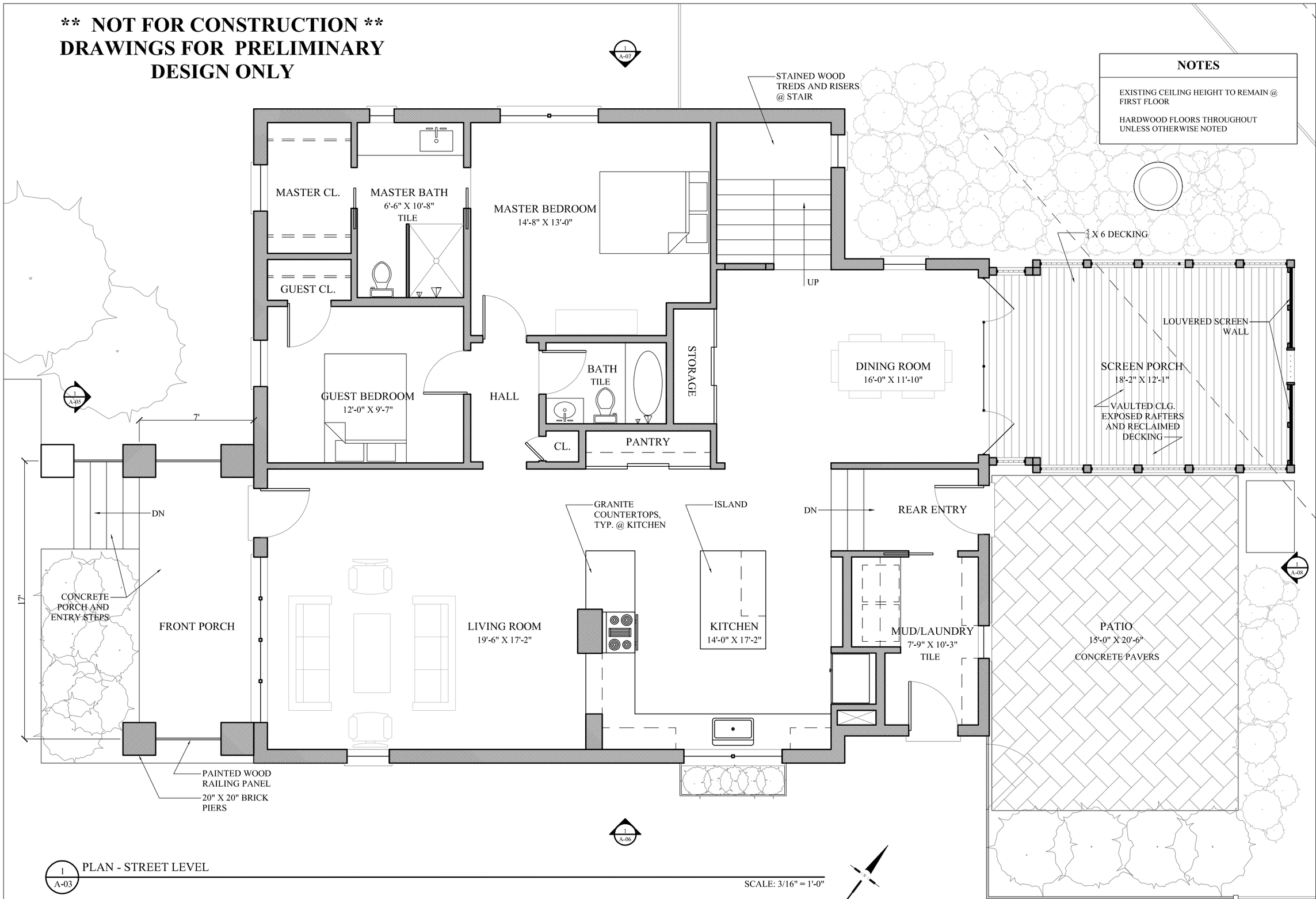

NOTES

EXISTING CEILING HEIGHT TO REMAIN @ FIRST FLOOR

HARDWOOD FLOORS THROUGHOUT UNLESS OTHERWISE NOTED

1 A-03 PLAN - STREET LEVEL

SCALE: 3/16" = 1'-0"

CARDER DESIGN GUILD

PROPOSED RENOVATIONS & ADDITION @

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STREET LEVEL PLAN

OCTOBER 20, 2015

A-03

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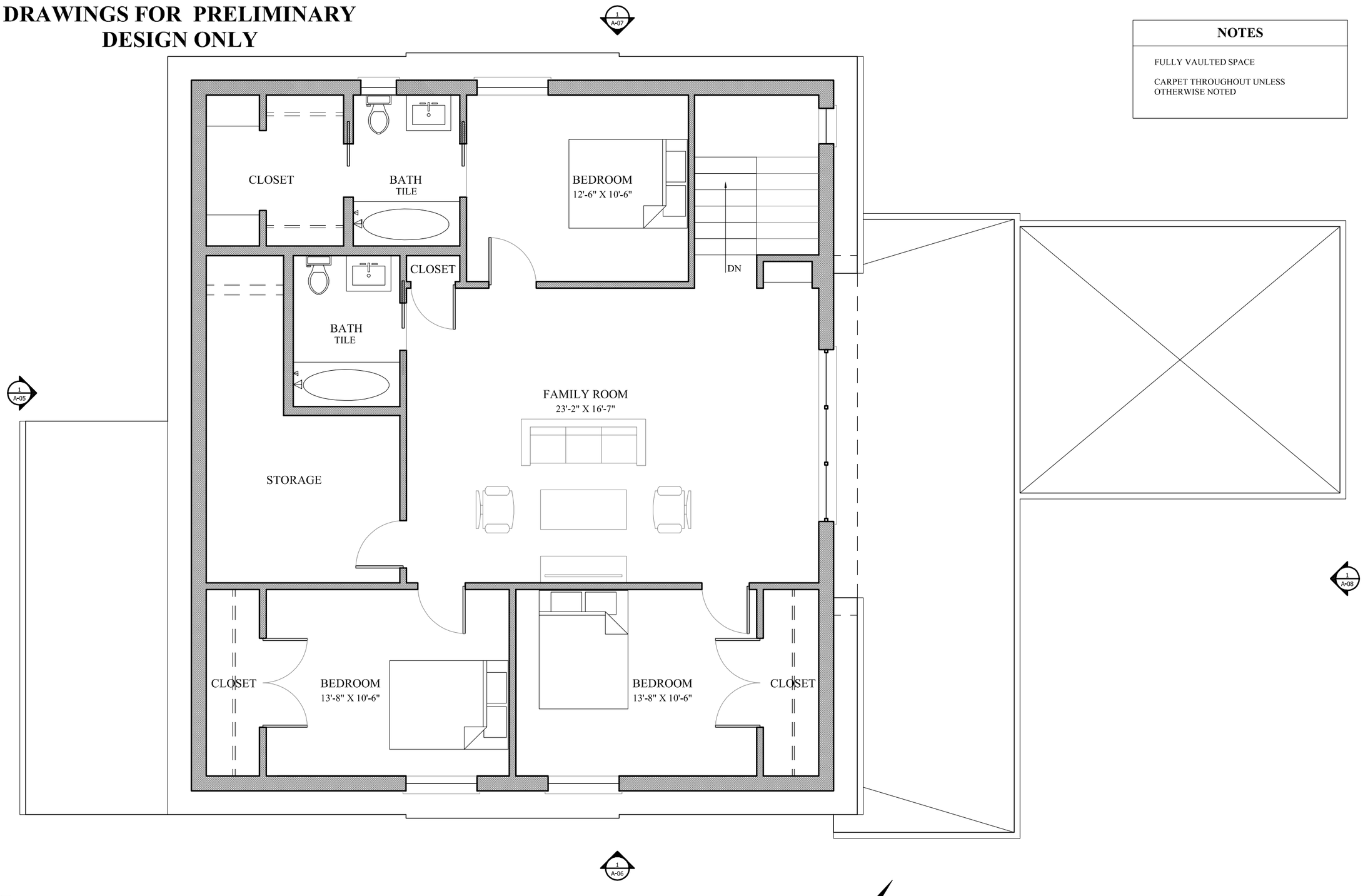

NOTES
FULLY VAULTED SPACE
CARPET THROUGHOUT UNLESS OTHERWISE NOTED

1 / A-04 PLAN - UPPER LEVEL

SCALE: 3/16" = 1'-0"

CARDER
DESIGN GUILD

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UPPER LEVEL PLAN

OCTOBER 20, 2015

A-04

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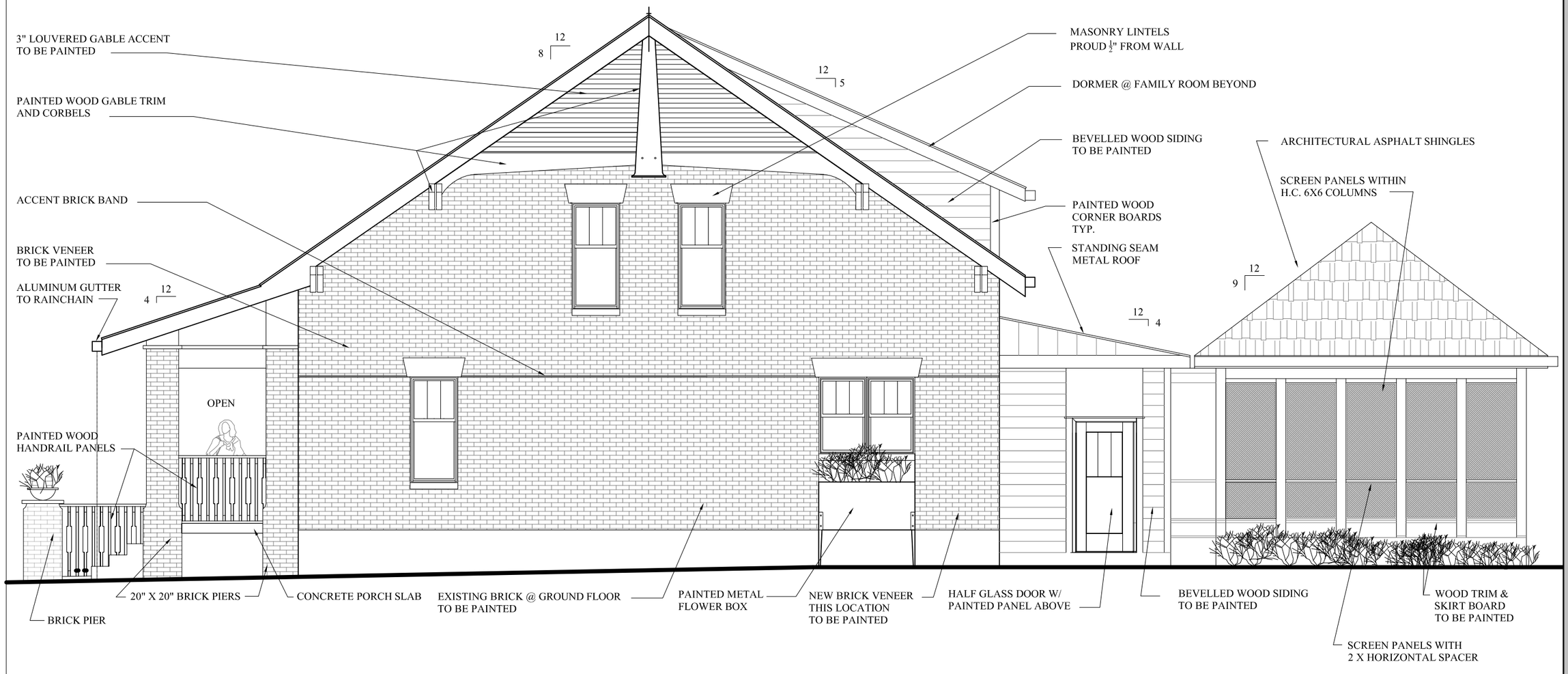

1 / A-06 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

CARDER
DESIGN GUILD

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EXTERIOR ELEVATION

OCTOBER 20, 2015

A-06

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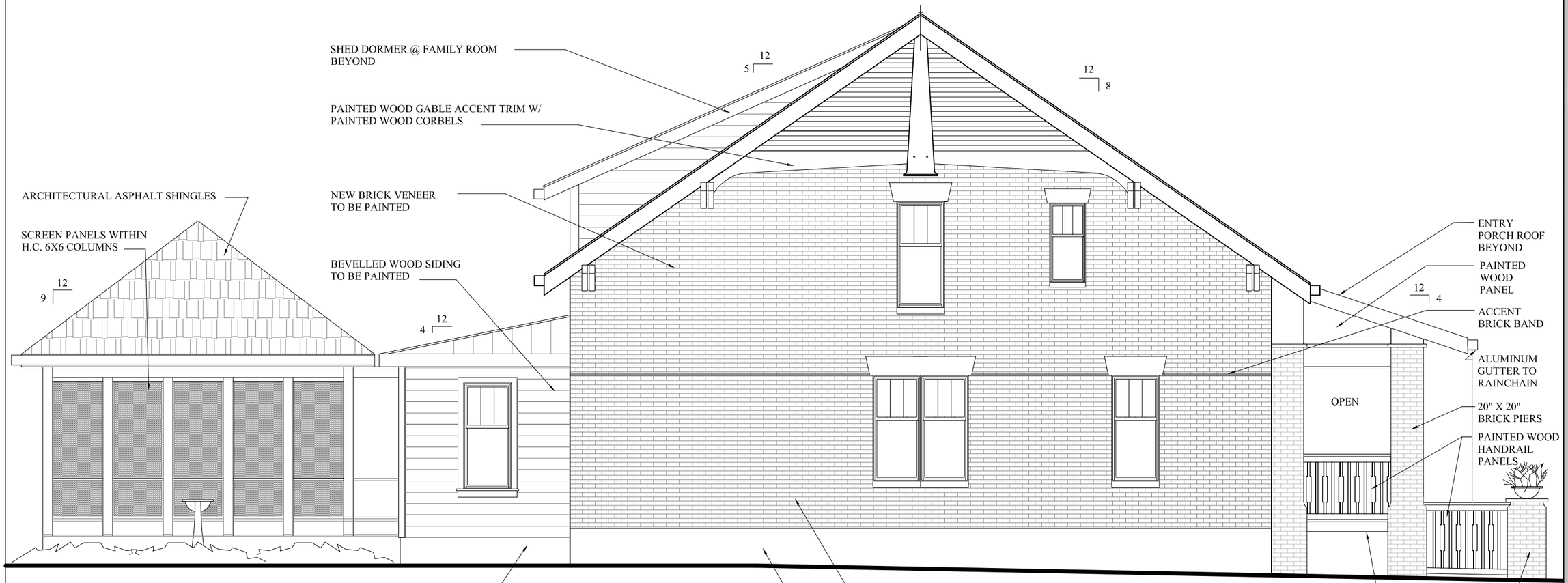

1 / A-07 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

CARDER
0
DESIGN GUILD

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EXTERIOR ELEVATION

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A-07

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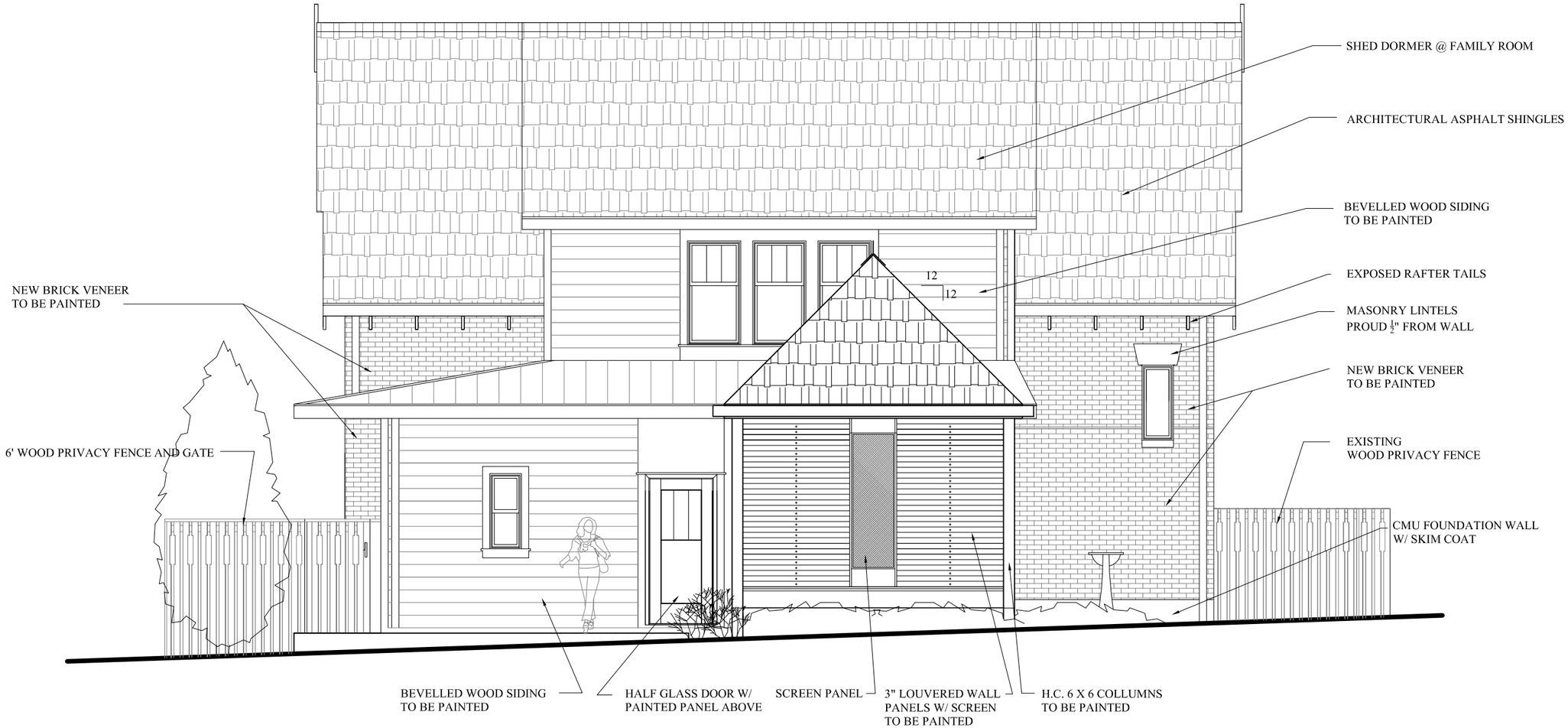

1 / A-08 EAST ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATION

OCTOBER 20, 2015

A-08