



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

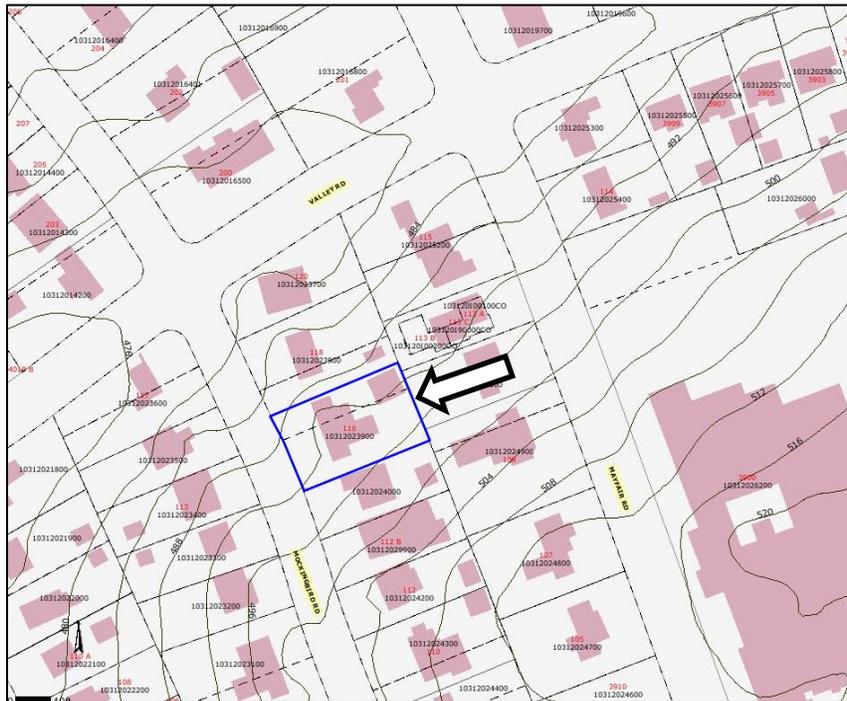
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
116 Mockingbird Road
April 18, 2012

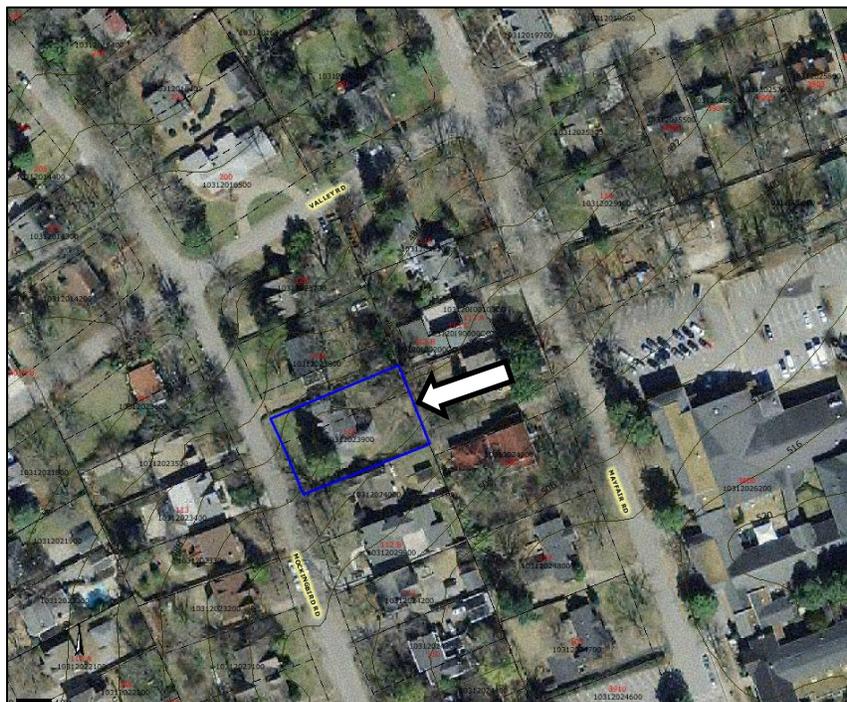
Application: New construction – Accessory structure
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312023900
Applicant: Douglas Linfert, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to demolish an existing non-contributing carport and construct a new two-car garage. The new garage will match the materials and height of the primary structure, but the perceived scale will be reduced because the grade drops behind the house.</p> <p>Recommendation Summary: Staff recommends approval of the application to demolish the existing carport and construct a new two-car garage, finding the scale, location, and materials of the new structure to be compatible with surrounding structures and to meet the Cherokee Park Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Background: The structure at 116 Mockingbird Road is a one and one-half-story Tudor Revival style house, constructed circa 1935. The structure is primarily brick, with decorative half-timbering and stucco in the front and side gables, with stone quoins in the corners and door arches.

Applicable Design Guidelines:

II.B.1 New Construction

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.

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.

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.

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.

f . Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

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.

h . 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.

i . Outbuildings

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

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

- 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:

1. *Where they are a typical feature of the neighborhood*
2. *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.*

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Analysis and Findings: The applicant is proposing to demolish an existing carport and build a new two-car garage.

The submitted plans also included a small rear addition to the primary structure. The addition was approved by staff, but the MHZC policy is that accessory structures taller than twenty feet (20') must be reviewed by the Commission.

Demolition

The existing metal carport does not contribute to the character of the district, and its demolition meets guideline III.B.2.b.

Height, Scale

The new garage will have a twenty-two foot (22') by twenty-four foot (24') footprint with a two foot (2') deep projecting vestibule, for a total area of five hundred, fifty-two square feet (552 sq.ft.).

The roof of the structure will be twenty-two (22') feet above grade, with an eave line at ten feet (10') above the floor level. These proportions match the roof and eave heights of the house, but the perceived massing of the garage will be reduced because the grade drops three to four feet (3' to 4') from the house to the back of the lot. The scale and height of the structure are compatible with surrounding accessory structures and meet guidelines II.B.1.a and II.B.1.b.

Setbacks

The structure will be located behind the primary structure, three feet (3') from the rear property boundary and five feet (5') from the left side boundary. This location is appropriate and meets the bulk setback regulations and guideline II.B.1.c.

Materials

The walls of the structure will have decorative half-timbering with stucco to match the materials of the existing structure. The rear walls of the structure may have cement-fiber clapboard siding, which would also be compatible. The foundation will be concrete (slab), and the roof will be fiberglass-asphalt shingles to match the house. The vehicle doors and front-facing pedestrian door will be metal, and will reflect to character of the house. There will be wooden windows in the dormer and above the pedestrian door. These materials meet guideline II.B.1.d.

Roof Shape

The roof of the garage will be a front-oriented gable with a 12:12 pitch, matching the pitch of the primary structure. This will be compatible with surrounding historic structures and will meet guideline II.B.1.e. There will be a shed-roofed dormer facing the interior of the lot, obscured from the right of way by the house.

Outbuildings

Because of the location behind the primary structure, the drop in grade, and the use of compatible materials, the structure will meet guideline II.B.1.i., which pertains specifically with the compatibility of accessory structures.

The submitted floorplans show a full bathroom in the upperstory of the structure, which would only be permitted if a Detached Accessory Dwelling Unit Covenant were filed. The applicant has informed Staff that they intend to eliminate the shower fixture in order to meet Zoning requirements for non-dwelling accessory structures,

Recommendation:

Staff recommends approval of the application to demolish the existing carport and construct a new two-car garage, finding the scale, location, and materials of the new structure to be compatible with surrounding structures and to meet the Cherokee Park Neighborhood Conservation Zoning Overlay design guidelines.



116 Mockingbird Road, front.



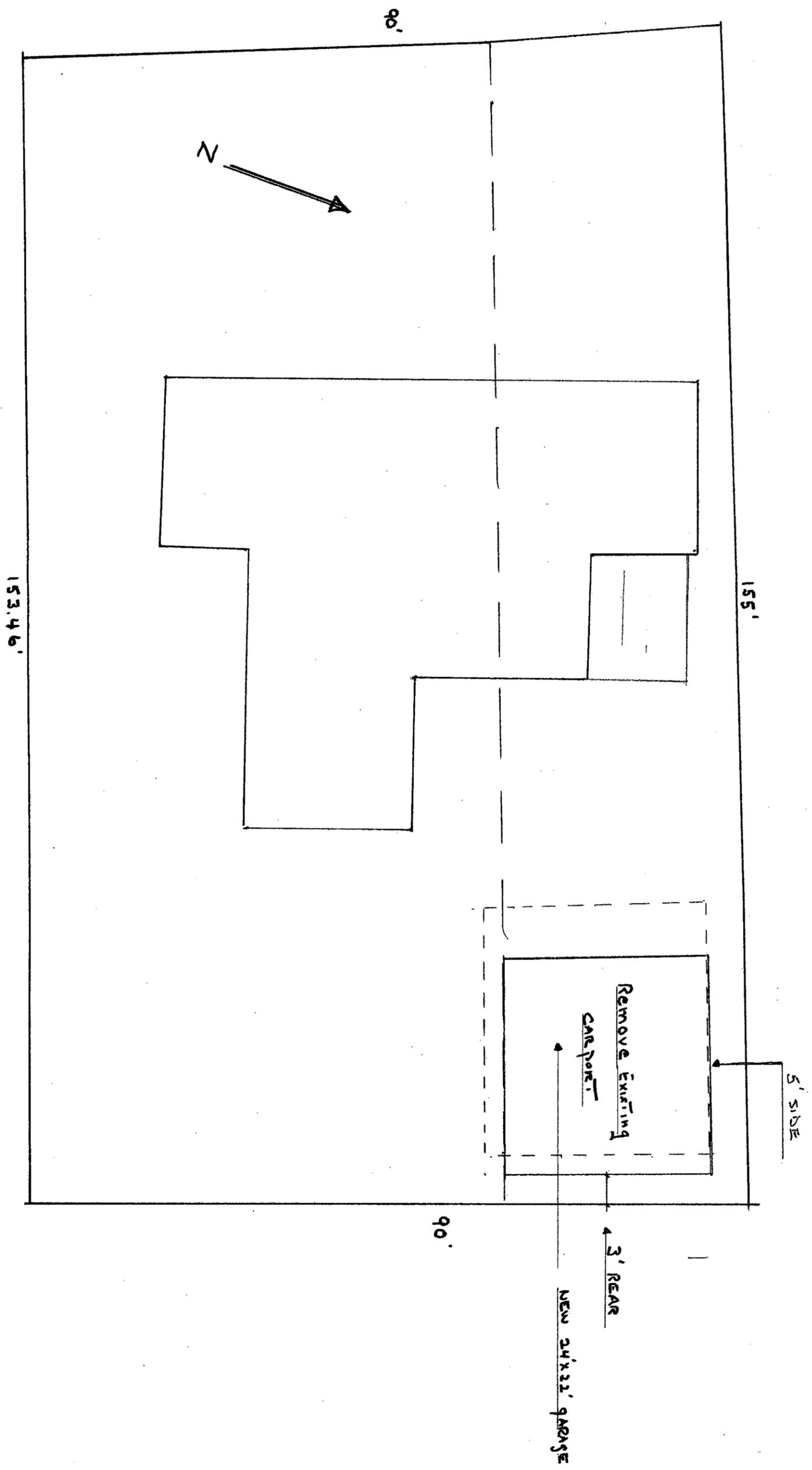
Rear-right corner of structure with existing non-contributing carport.

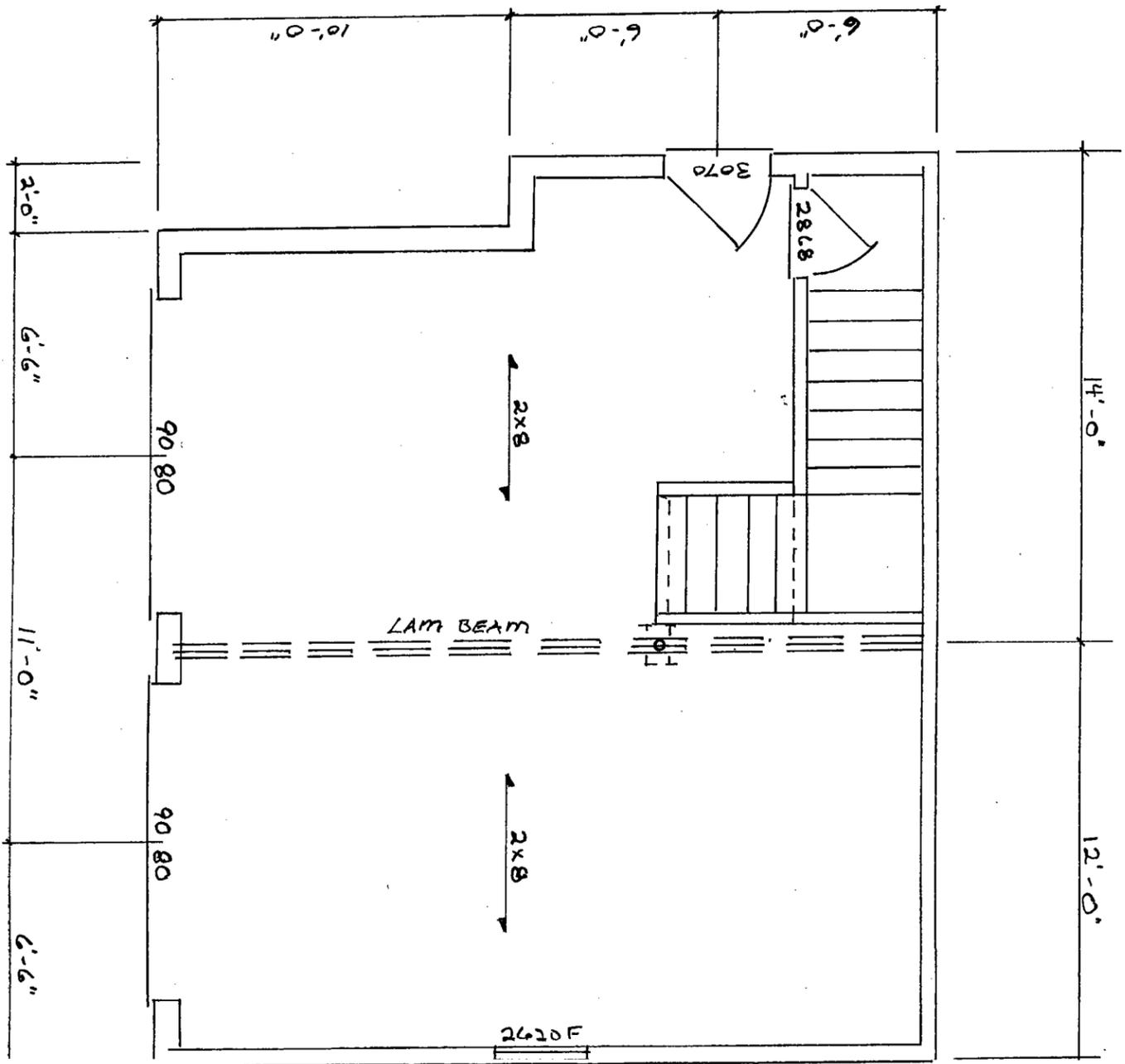
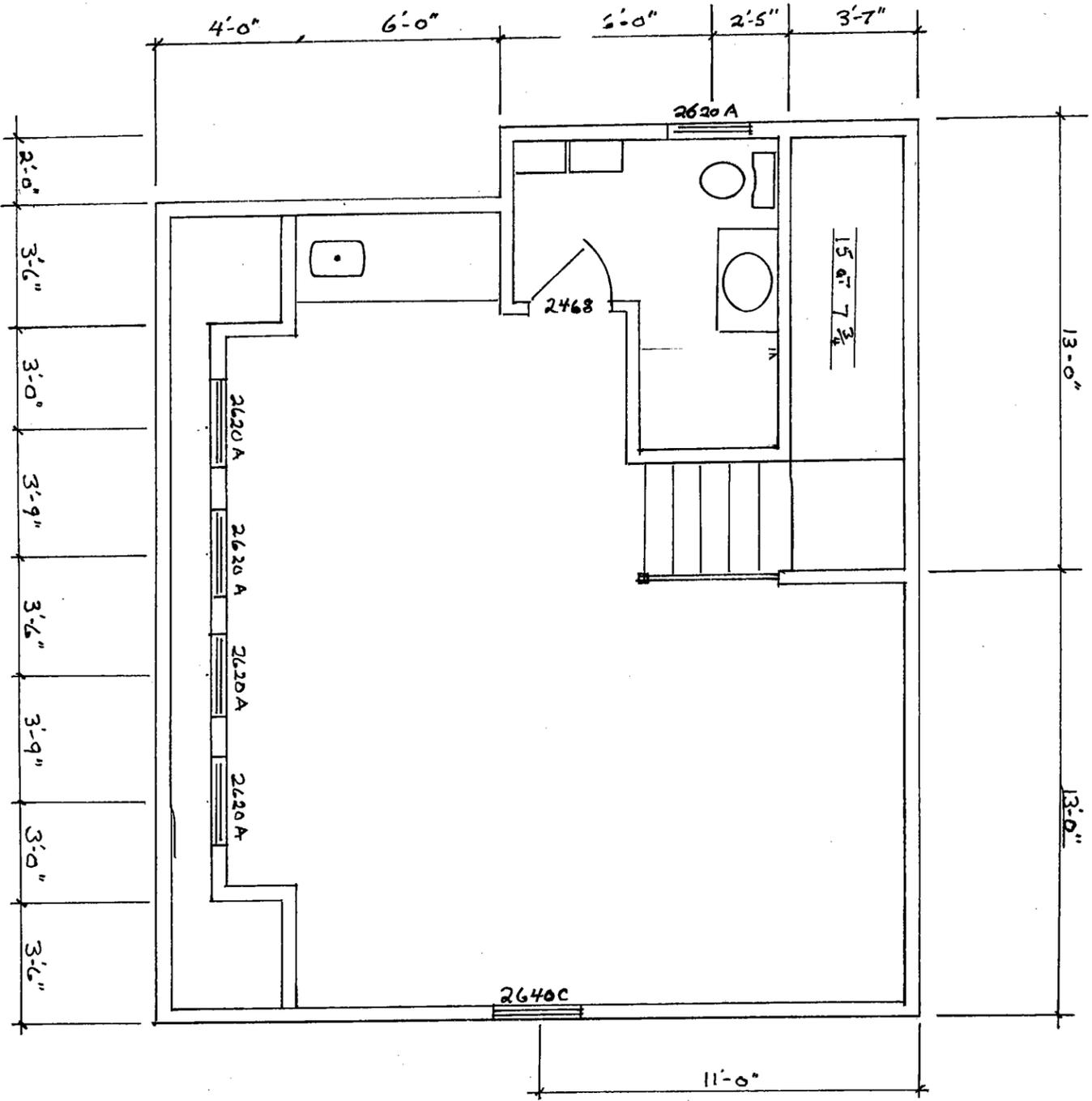


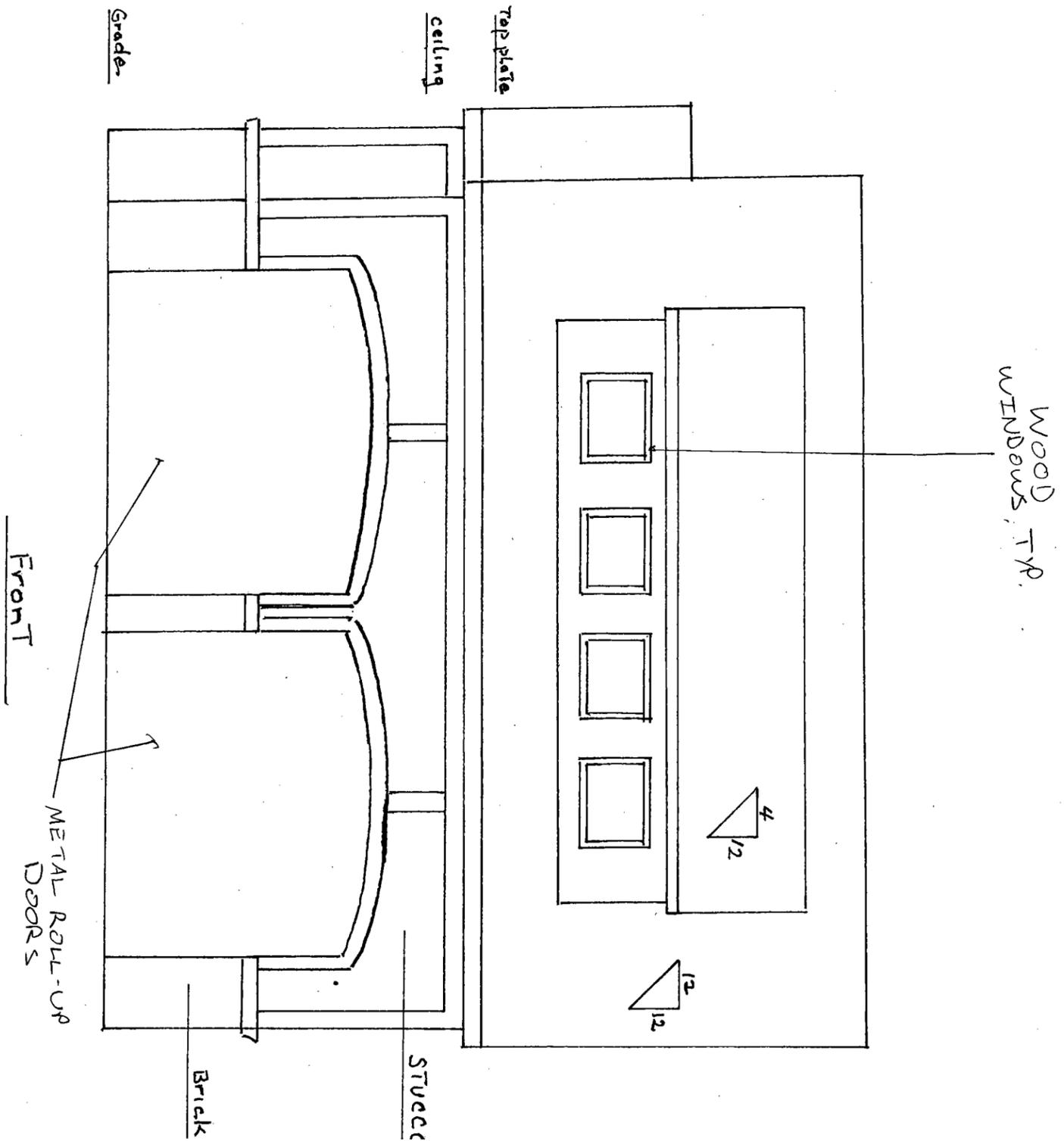
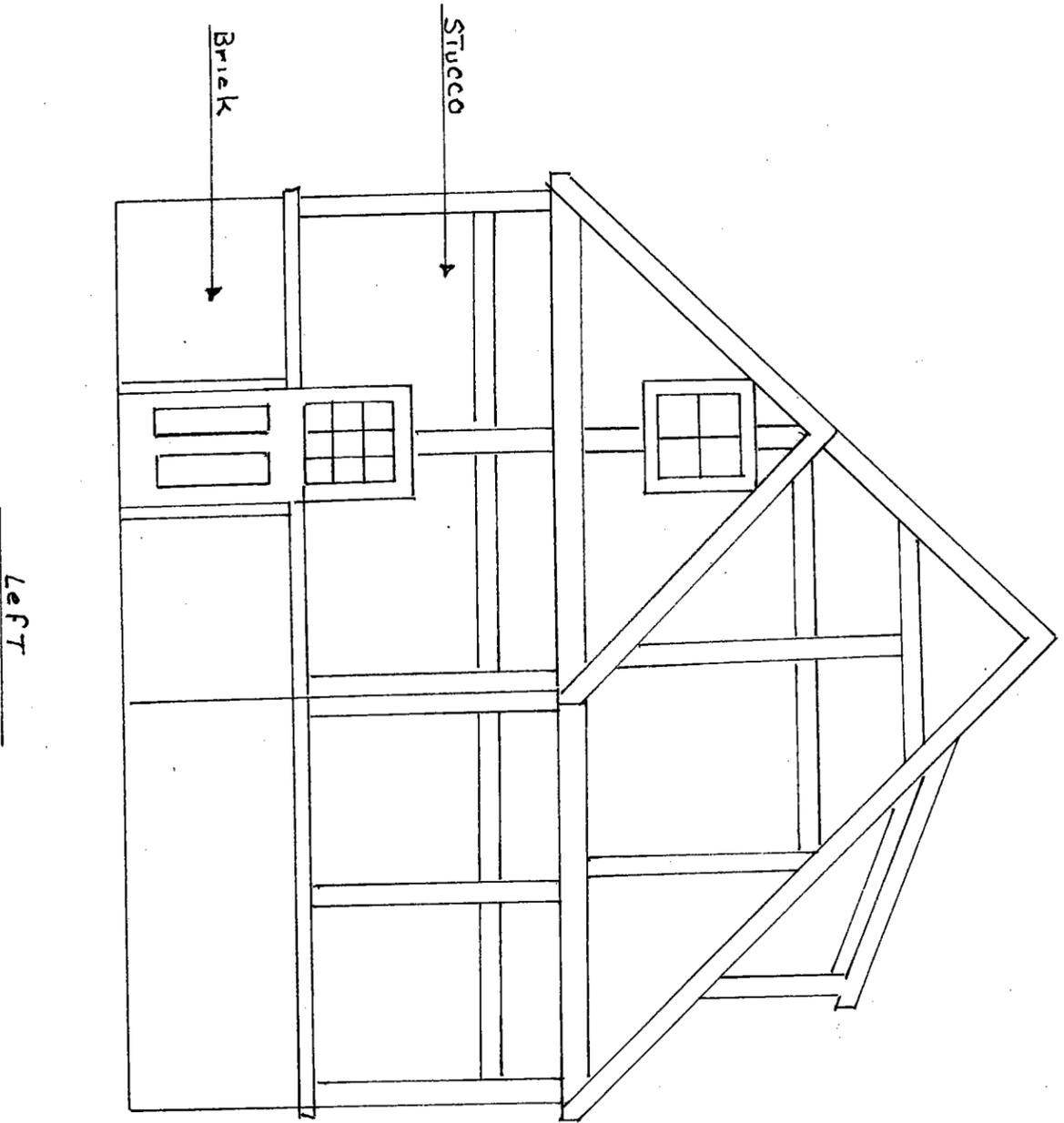
Rear of structure showing difference in grade behind house.

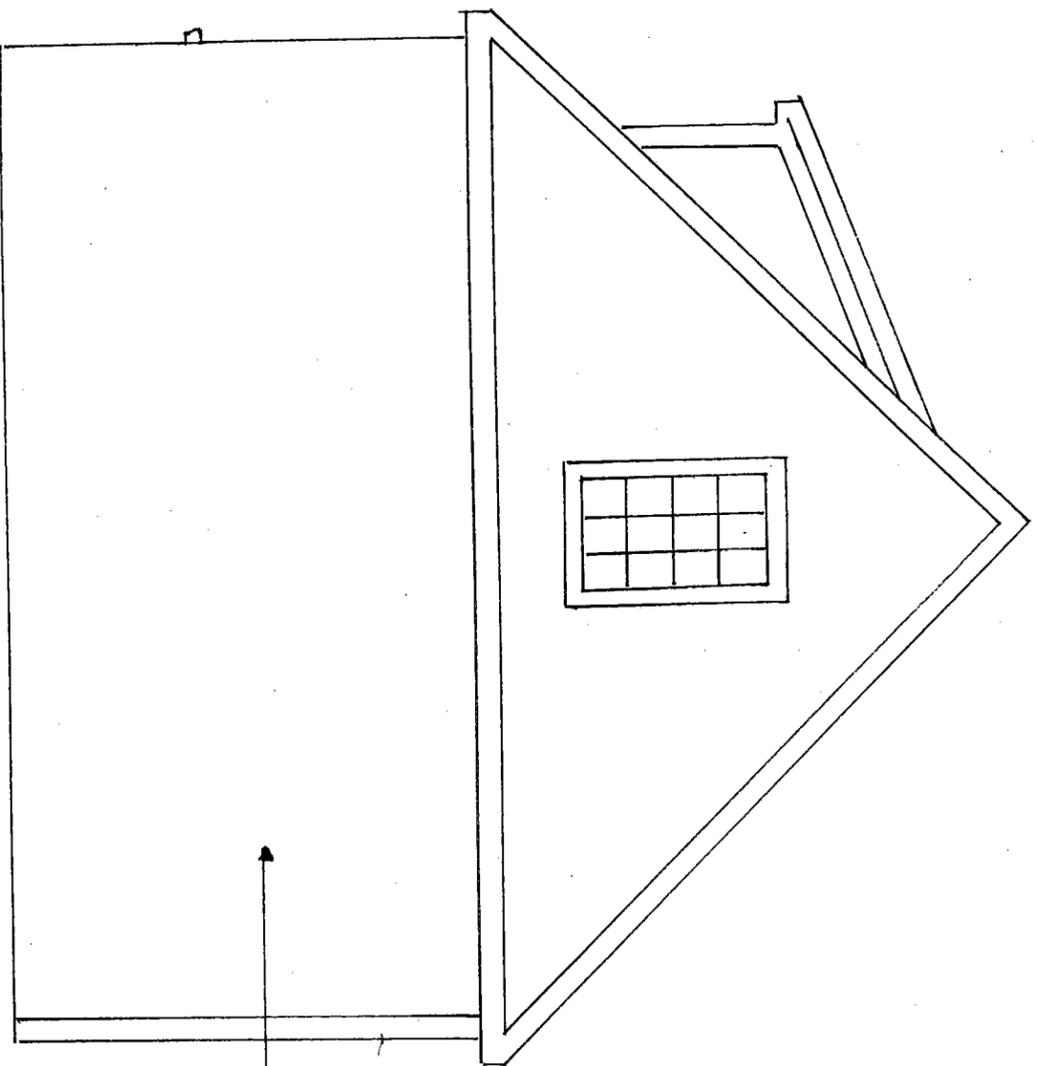
Site Plan 116 Mockingbird Road

Jan 2012

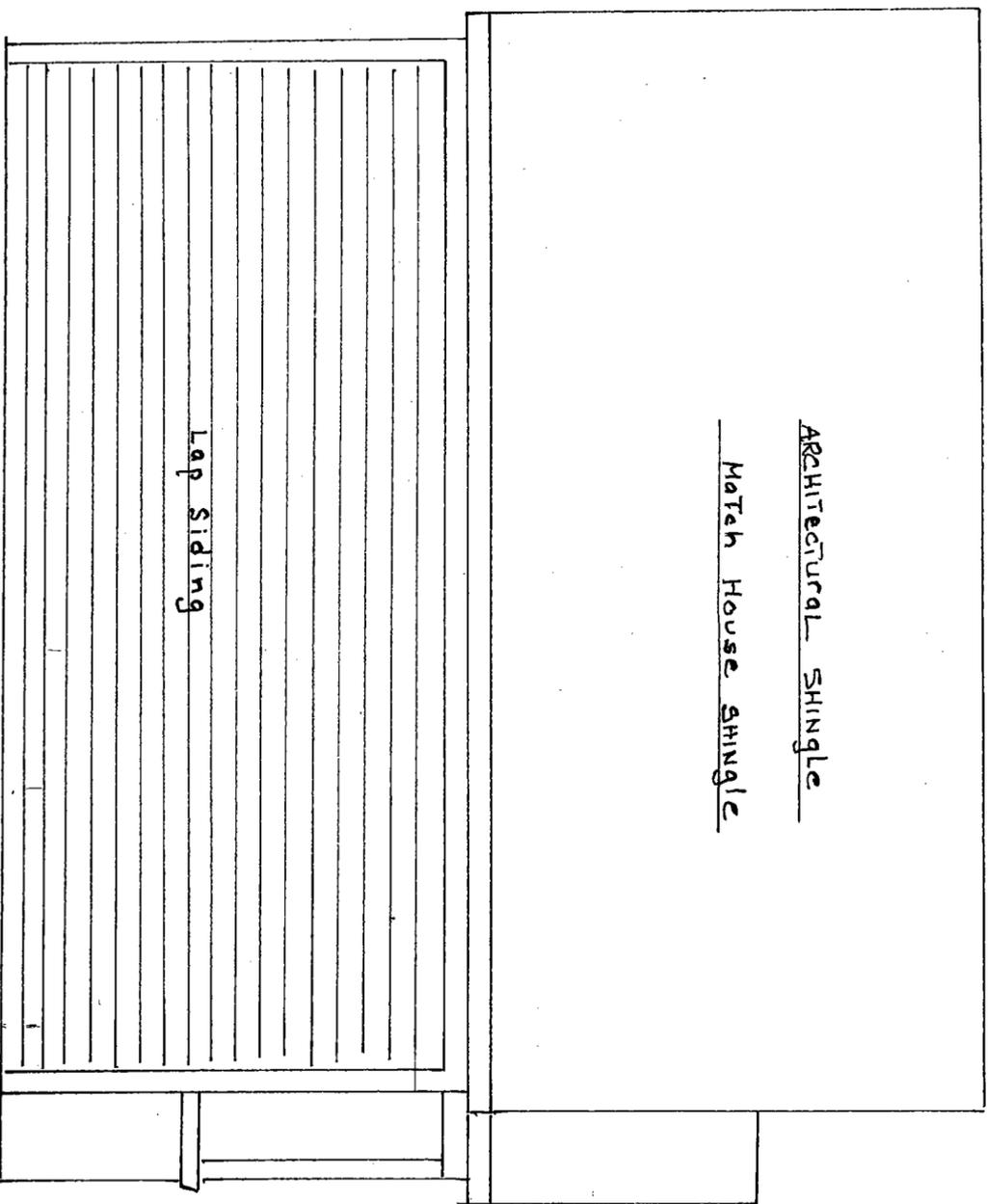








Right Side



Rear