



**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**  
**107 Lauderdale Rd.**  
**September 19, 2012**

**Application:** Partial demolition—existing rear porch; Demolition—accessory structure;  
New construction—addition and accessory structure;

**District:** Cherokee Park Neighborhood Conservation Zoning Overlay

**Council District:** 24

**Map and Parcel Number:** 10312021400

**Applicant:** Sharon Pigott, architect

**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to demolish an existing rear porch, demolish an existing accessory structure, and construct a new rear addition and a new accessory structure. The project also involves expanding a second-story dormer.

**Attachments**

- A:** Photographs
- B:** Site Plan
- C:** Elevations

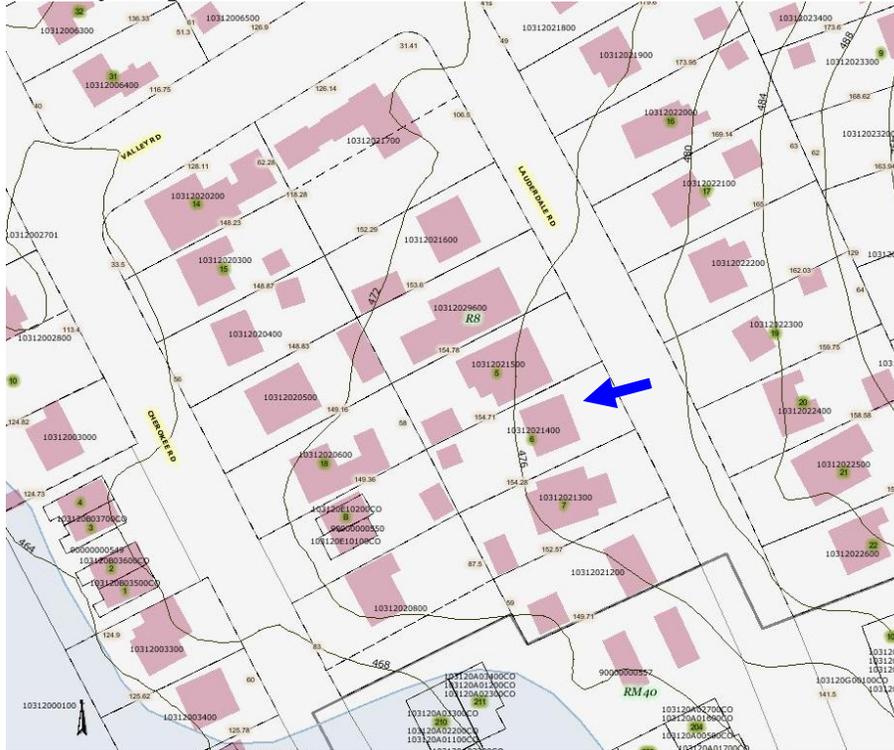
**Recommendation Summary:**

Staff recommends approval of the project with the following conditions:

1. The extended rear dormer be inset a minimum of two feet (2') from the side wall of the historic house.
2. A revised set of elevations showing the major measurements and heights of the house and the addition be submitted prior to permitting.
3. Staff approve the windows, doors, roof material and color, stone sample, and brick sample for both the addition and the accessory structure prior to purchase and installation of these materials.

With these conditions, staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1. New Construction 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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setback reductions 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*

#### **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.*

#### **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.

*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.*

*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.*

*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.*

#### **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**

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: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

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

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

##### *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.*

*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.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

##### *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.*

#### ***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.*

### **II.B.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 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.*

#### *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.*

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.

d. 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.*

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.

f. Additions should follow the guidelines for new construction.

### **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.

**Background:** 107 Lauderdale Road is a two-story Tudor Revival structure constructed c. 1925 (see photo below). It is contributing to the Cherokee Park Neighborhood Conservation Zoning Overlay. In 2008, MHZC staff approved a rear one-story porch addition at the property. This addition will be demolished as part of the application.



**Analysis and Findings:**

Application is to demolish an existing rear porch, demolish an existing accessory structure, and construct a new rear addition and a new accessory structure. The project also involves expanding a second-story dormer.

Demolition: The applicant is proposing to demolish an existing one-story rear porch addition that was approved administratively by the MHZC staff in 2008 (see photo on next page). Because the porch is a recent addition to the house, it does not contribute to the historic character of the house or the historic Cherokee Park neighborhood. The applicant is also proposing to demolish a rear one-story accessory structure (see photo on next page). Staff examined the accessory structure, and based on its materials, structural integrity, and lack of architectural integrity, staff determined that the accessory structure does not contribute to the historic character of the house, the site, or the neighborhood.

No changes to the primary structure’s front and side facades were indicated on the drawings. The new rear addition will require the removal of the majority of the historic house’s rear wall but will retain the corners and the original roof form, which will allow the addition to be removed without negatively affecting the form and integrity of the original building.

Staff finds that the demolition of the existing rear porch, the existing accessory structure, and the majority of the house’s back wall meets Section III.B.2.b. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Existing accessory structure



Rear façade, showing the rear addition on the left that will be demolished as part of the project.

Location and Setback: The proposed one-story addition is located entirely behind the historic house. It is inset one foot (1') from both side walls of the historic house, and it meets all base zoning requirements for setbacks. Staff finds the location and setbacks of the proposed addition to meet Sections II.B.1.c. and II.B.2.a. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The site slopes several feet from the front of the property to the rear of the property. The proposed addition is significantly lower in height than the historic house. The historic house is one-and-a-half stories and has a ridge height from grade of approximately twenty-eight feet, six inches (28'6"). The proposed addition is one-story in height and has a maximum ridge height which ranges from sixteen feet to nineteen feet, six inches (16' to 19'6") because of the drop in grade. The addition is approximately twelve feet, nine inches (12'9") lower in height than the existing structure when accounting for grade.

The existing house has a maximum width of thirty-nine feet, four inches (39'4") and a maximum depth of thirty-seven feet (37'). The addition has maximum width of thirty-seven feet, four inches (37'4") and a maximum depth of twenty-nine feet, ten inches (29'10"). The entire width of the addition does not extend this maximum depth, however; approximately one-half of the addition is only between ten feet, three inches (10'3") and fourteen feet, three inches (14'3") deep. Staff finds that the addition's height, width and depth are subordinate to the historic structure.

The existing house, with the existing addition, has a footprint of approximately one thousand, four hundred and thirty-four square feet (1,434 sq. ft.). The new addition will add approximately seven hundred and ninety-three square feet (793 sq. ft.) to the historic house. After the demolition of the existing addition and the construction of the new addition, the house's footprint will be approximately two thousand and three square feet (2003 sq. ft.). The site's existing percentage of open space, which includes the existing addition and existing accessory structure, is approximately eighty-one percent (81%). After the construction of the proposed addition and accessory structure (discussed in

detail under “Outbuildings” below), the site’s percentage of open space will be reduced to approximately seventy-one percent (71%). Staff finds this reduction of open space to meet the immediate historic context, where percentages of open space range from as little as sixty-five percent to as much as eighty-nine percent (65%-89%).

Staff finds the height and scale of the proposed addition to meet Sections II.B.1.a., II.B.1.b., and II.B.2.a. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof and Dormers: The existing house has a cross-gabled roof with a slope of approximately 12/12. The rear addition will have two separate roof forms. On the right side of the house, the addition will have a gable form with a slope of 4/12. On the left side of the house will be a shed roof form with a slope of approximately 3/12. Staff finds the addition’s proposed roof forms to be compatible with the historic house and the historic context.

The application proposes to extend an existing rear dormer (see photo below). The dormer currently sits more than thirteen feet (13’) from the house’s left side wall and approximately three feet, nine inches (3’9”) from the house’s right side wall. The applicant proposes to extend the dormer so that it lines up with the house’s right side wall. However, the design guidelines state that rear dormers should be inset from a house’s side walls by a minimum of two feet (2’). Staff therefore asks that a condition of approval be that the dormer be extended a maximum of one foot, nine inches (1’9”) towards the house’s right side wall so that it is a minimum of two feet (2’) from the side wall.



With the condition that the extended rear dormer be inset a minimum of two feet from the side walls of the house, staff finds the addition’s roof pitches and forms and the extended dormer to meet Sections II.B.1.e. and II.B.2.a. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The dimension and design of windows and doors on the addition are similar to those on the existing house. The primary windows on the addition and on the accessory structure are taller than they are wide and therefore fit the

proportions for historic window openings. The largest expanse of wall space without a window or a door opening is on the left façade and is approximately thirteen feet, six inches (13'6") wide. Staff finds this expanse acceptable in this instance because it is located beyond the back wall of the historic house and it is inset from the side wall of the house, making it at most minimally visible from the street. Staff finds that the addition's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2.a. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The historic house is brick with stone accents on the front façade and stucco fill on in the side gable fields. The primary cladding material for the addition is a stucco finish with one inch by six inch (1" X 6") boards. The foundation and the chimney will be clad in stone veneer, and staff asks to approve a stone sample. A brick rowlock will separate the stone foundation from the stucco above, and staff asks to approve a brick sample. The material for the roof and the windows were not specified, and staff asks to approve the roof material and color and the window material and specifications.

With the staff's final approval of the windows, roof material and color, stone sample, and brick sample, staff finds the materials for the proposed addition to meet Sections II.B.1.d. and II.B.2.a. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Utilities and Public Spaces. No changes to the site's utilities and public spaces were indicated on the drawings.

Outbuilding: The application involves constructing a new accessory structure in the general location of the existing accessory structure, which is to be demolished. The new accessory structure will be located behind the historic house. Like the existing accessory structure, the garage will be accessed via an existing driveway and will have garage doors that face the left side property line. The accessory structure meets all base zoning setback requirements. It will be located three feet (3') from the rear and the right side property lines, and will be approximately thirty feet (30') from the left side property line.

The structure's height and scale will be subordinate to the historic house. It will have a maximum ridge height of approximately twenty-four feet, eight inches (24'8"). When accounting for the slope of the site, it will be approximately seven feet (7') lower than the historic house. The structure will be twenty-three feet, eleven inches (23'11") wide and twenty-seven feet, eleven inches (27'11" deep); it will be approximately six hundred and sixty-seven square feet (667 sq. ft.).

The accessory structure's primary roof form will be a side gable with a roof slope of 12/12, which matches the slope of the historic house. A bay will be incorporated on the house-facing façade, and will have a shed roof with a slope of 3/12. The materials for the accessory structure will be similar to those proposed for the addition – stone veneer foundation, stucco finish with one inch by six inch (1" X 6") boards, and brick rowlock separating the foundation from the stucco. Staff asks to approve the window and door

materials and specifications, the roof material and color, a brick sample, and a stone sample prior to purchase and installation of these materials. Finally, the accessory structure's proportion and rhythm of openings are acceptable for an accessory structure.

Staff finds that the proposed accessory structure's height, scale, location, materials, roof forms, and proportion and rhythm of openings are appropriate for an accessory structure at this site. Staff therefore finds the proposed accessory structure to meet Section II.B.1.h. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Recommendation Summary:**

Staff recommends approval of the project with the following conditions:

1. The extended rear dormer be inset a minimum of two feet (2') from the side wall of the historic house.
2. A revised set of elevations showing the major measurements and heights of the house and the addition be submitted prior to permitting.
3. Staff approve the windows, doors, roof material and color, stone sample, and brick sample for both the addition and the accessory structure prior to purchase and installation of these materials.

With these conditions, staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Left side façade

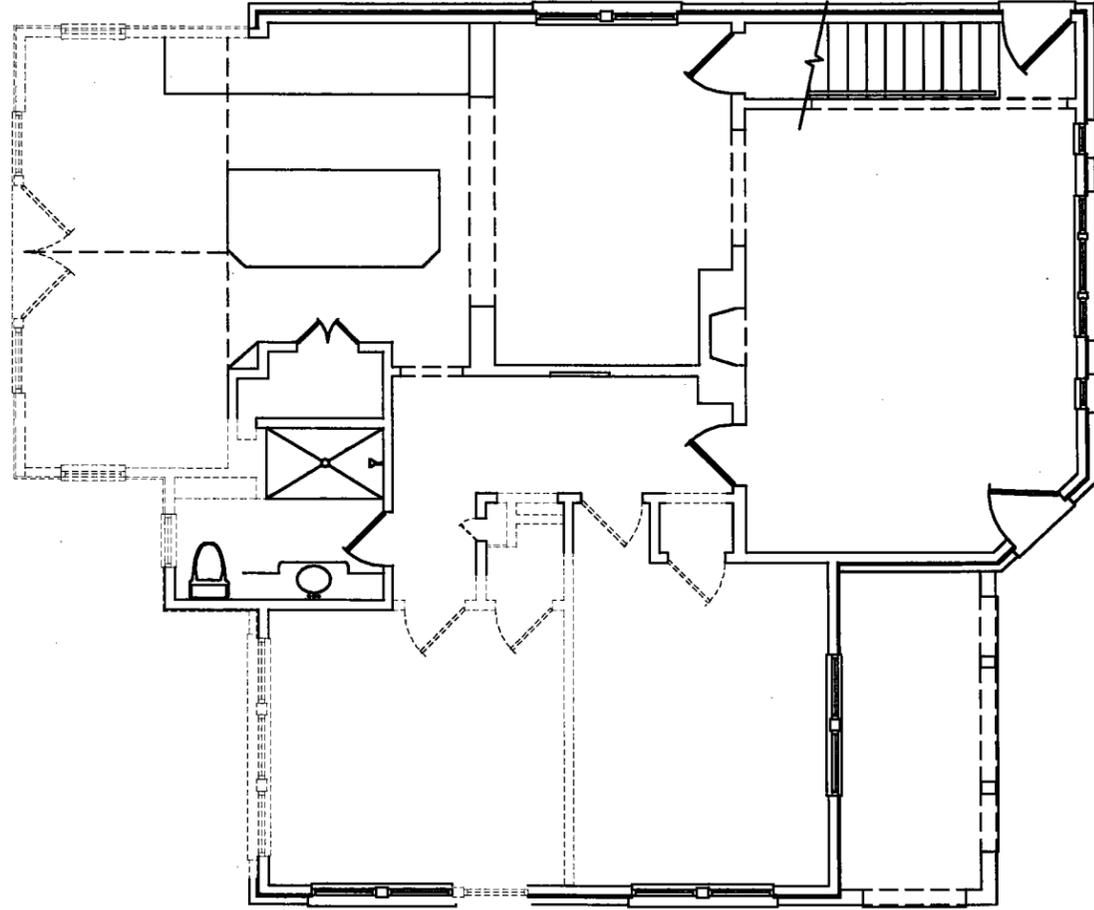


Driveway and existing accessory structure



Left side façade.





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FIRST FLOOR DEMOLITION PLAN 1

**A2a**

16 AUGUST 2012

107 LAURIEDALE  
NASHVILLE, TENNESSEE

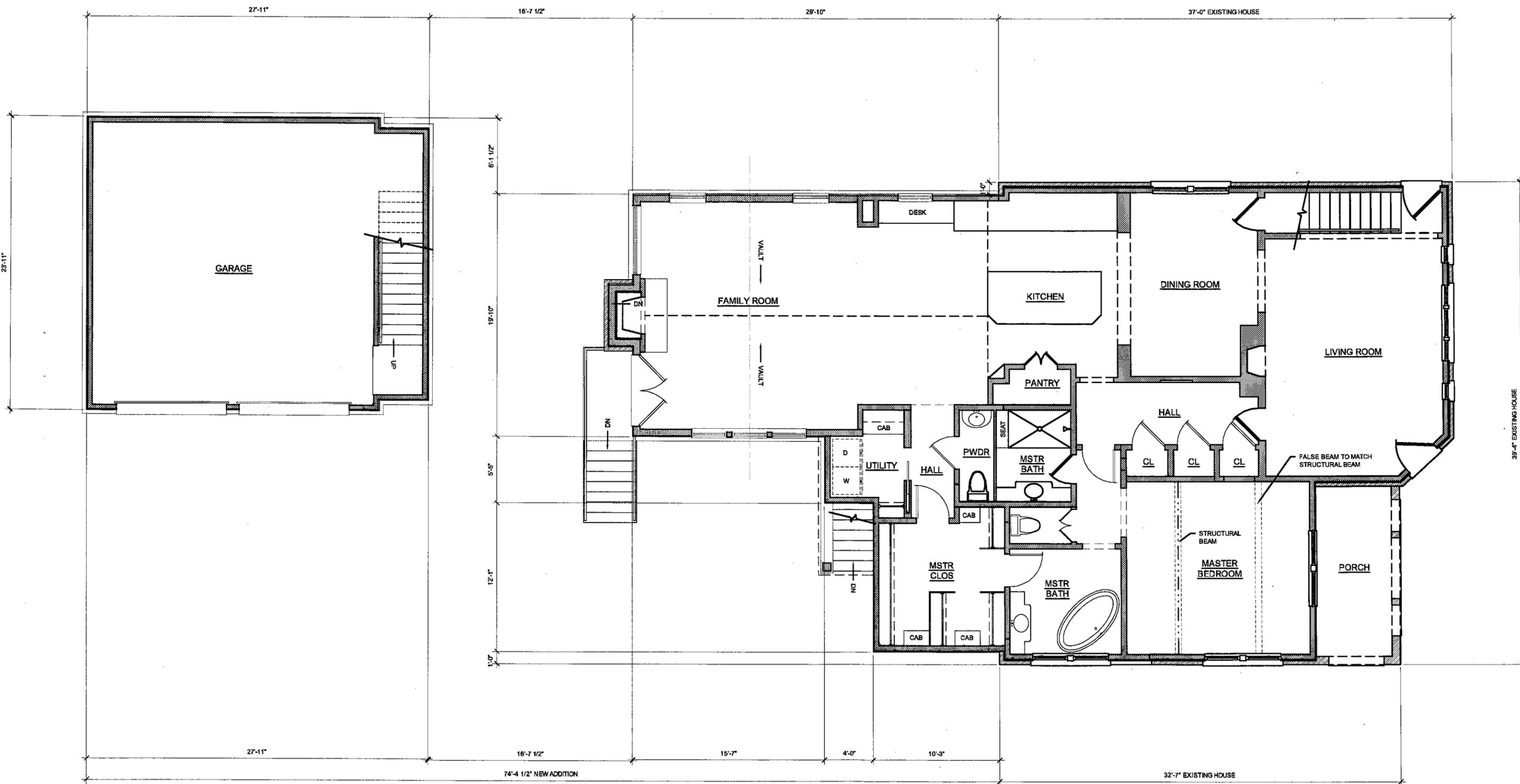
**MONNIG/STEELE RESIDENCE**

**SHARON PIGOTT ARCHITECT**

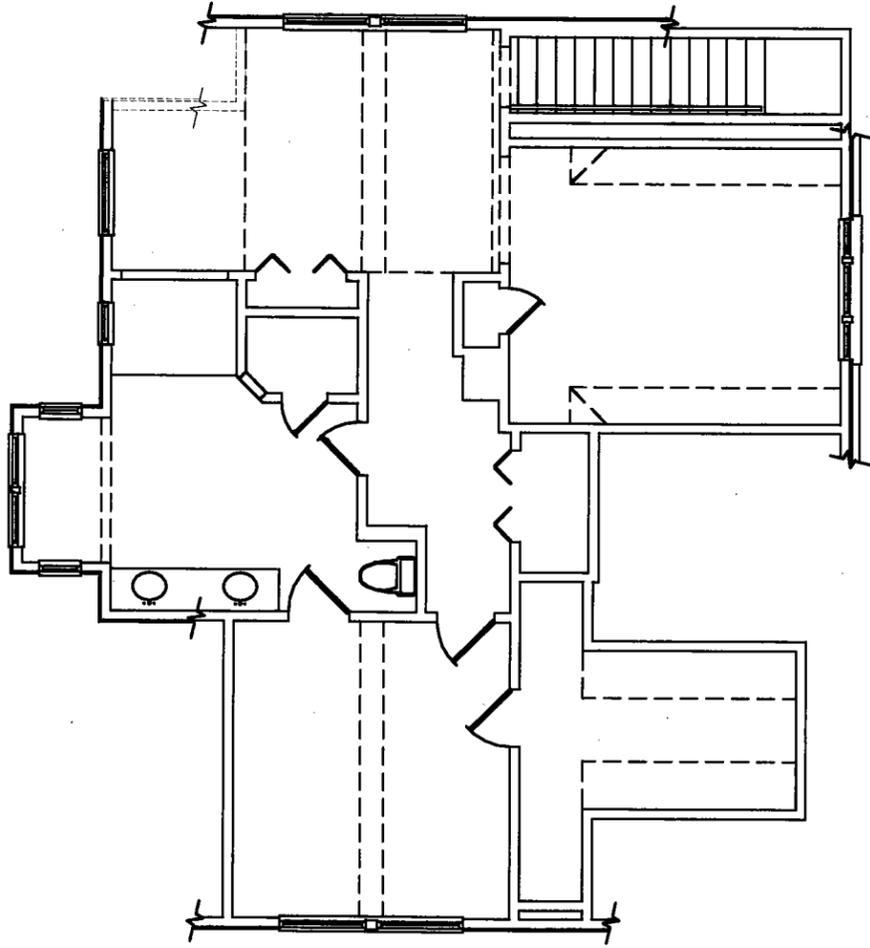
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NASHVILLE, TENNESSEE

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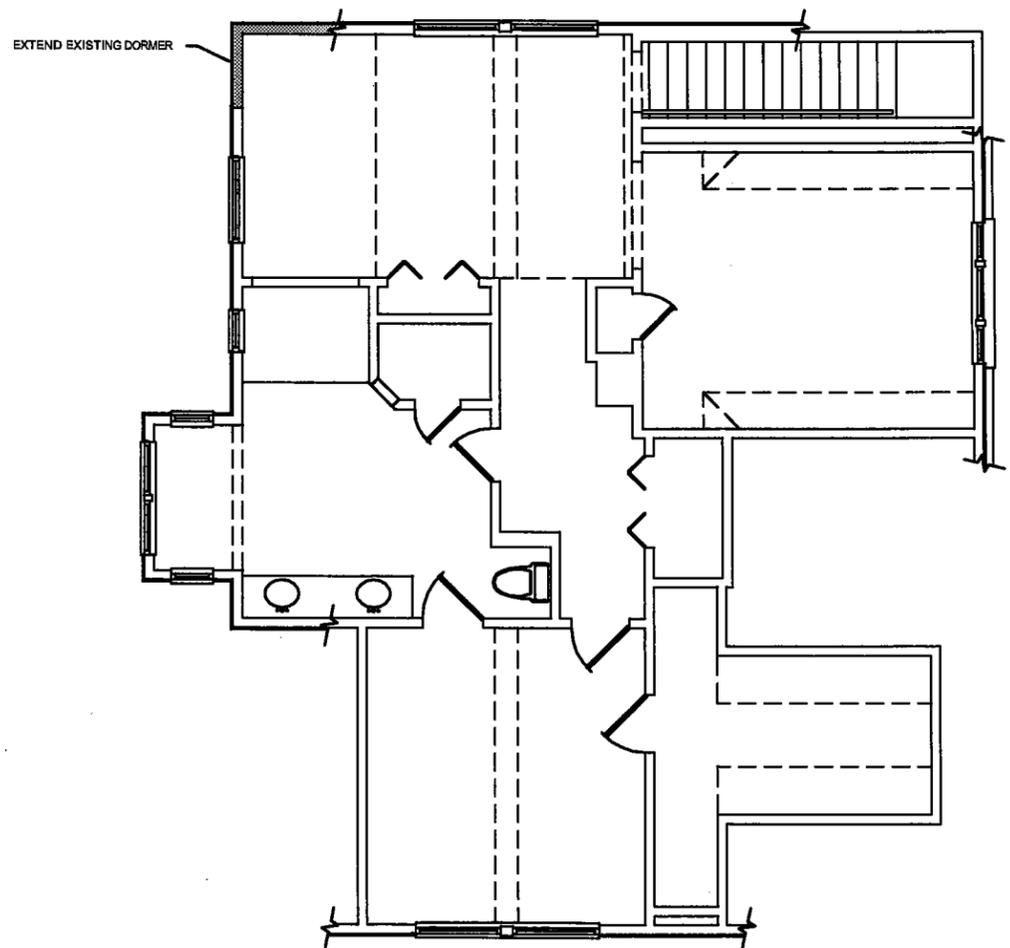
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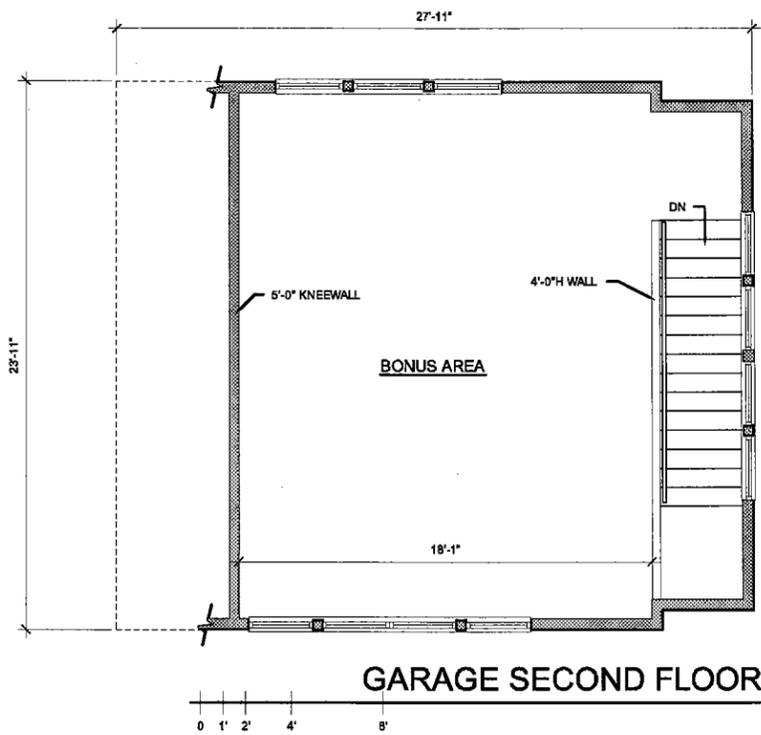
FIRST FLOOR PLAN 1



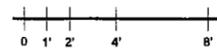
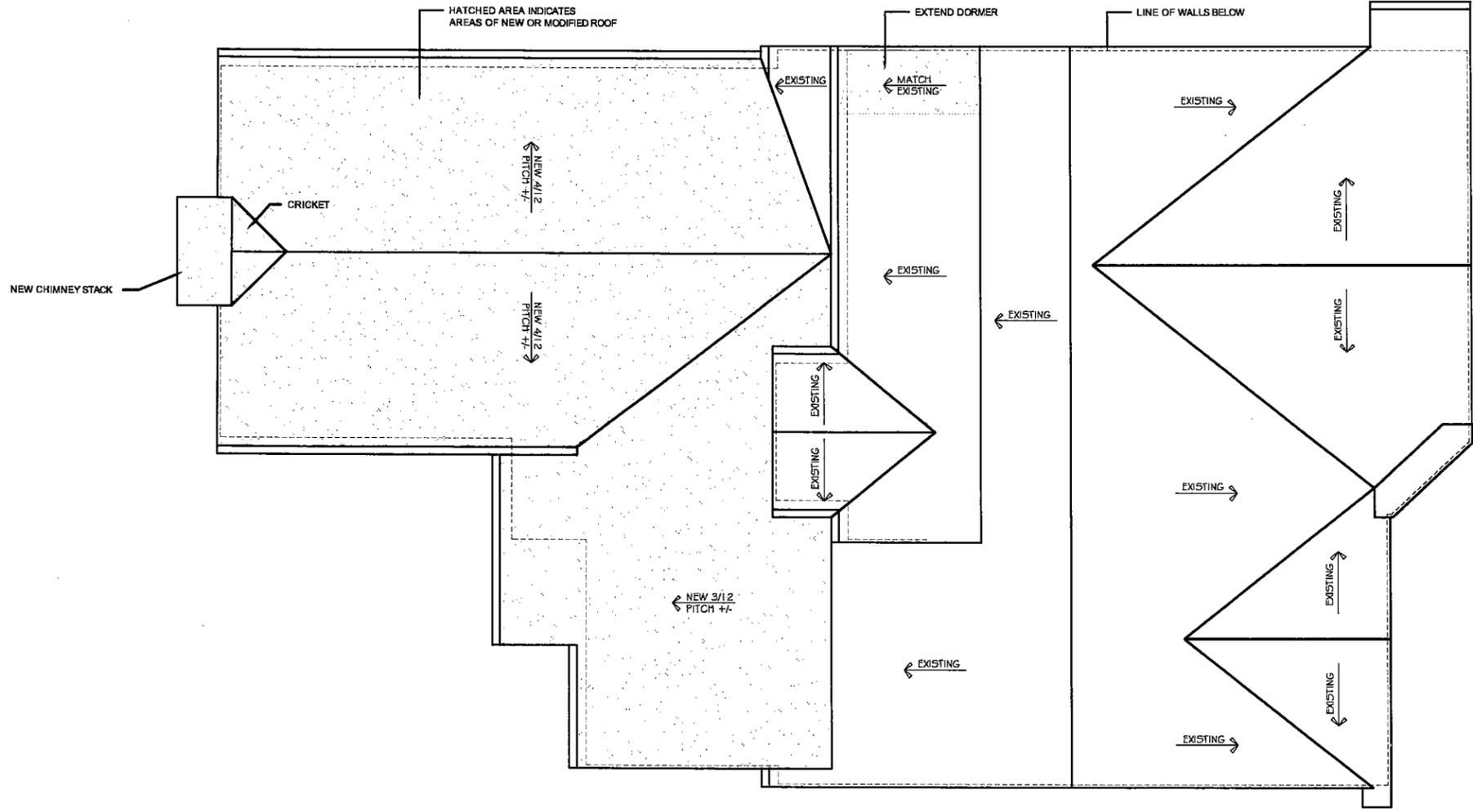
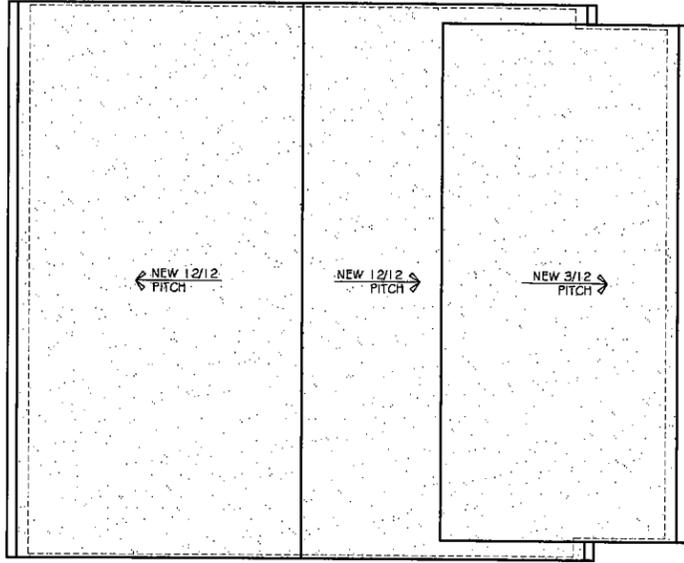
SECOND FLOOR DEMOLITION PLAN 2



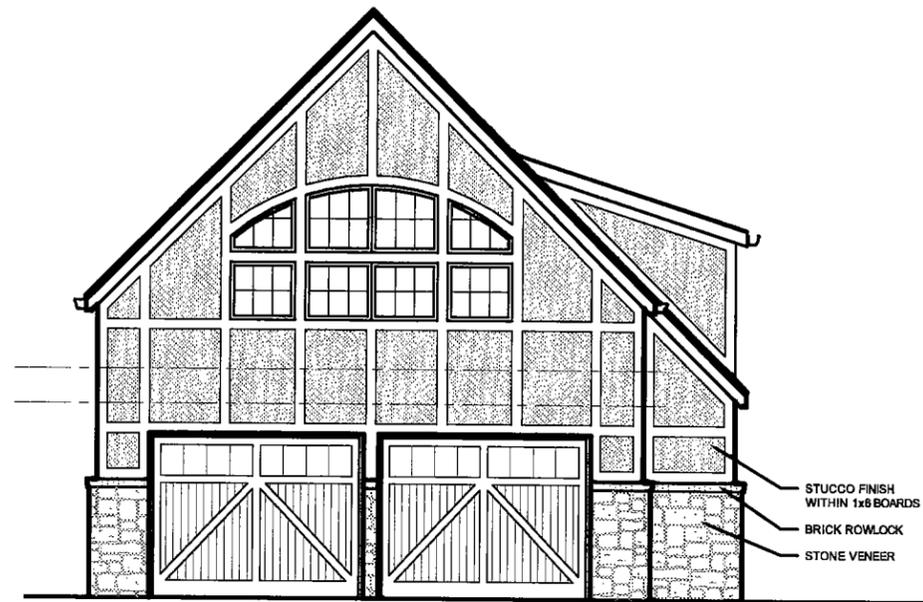
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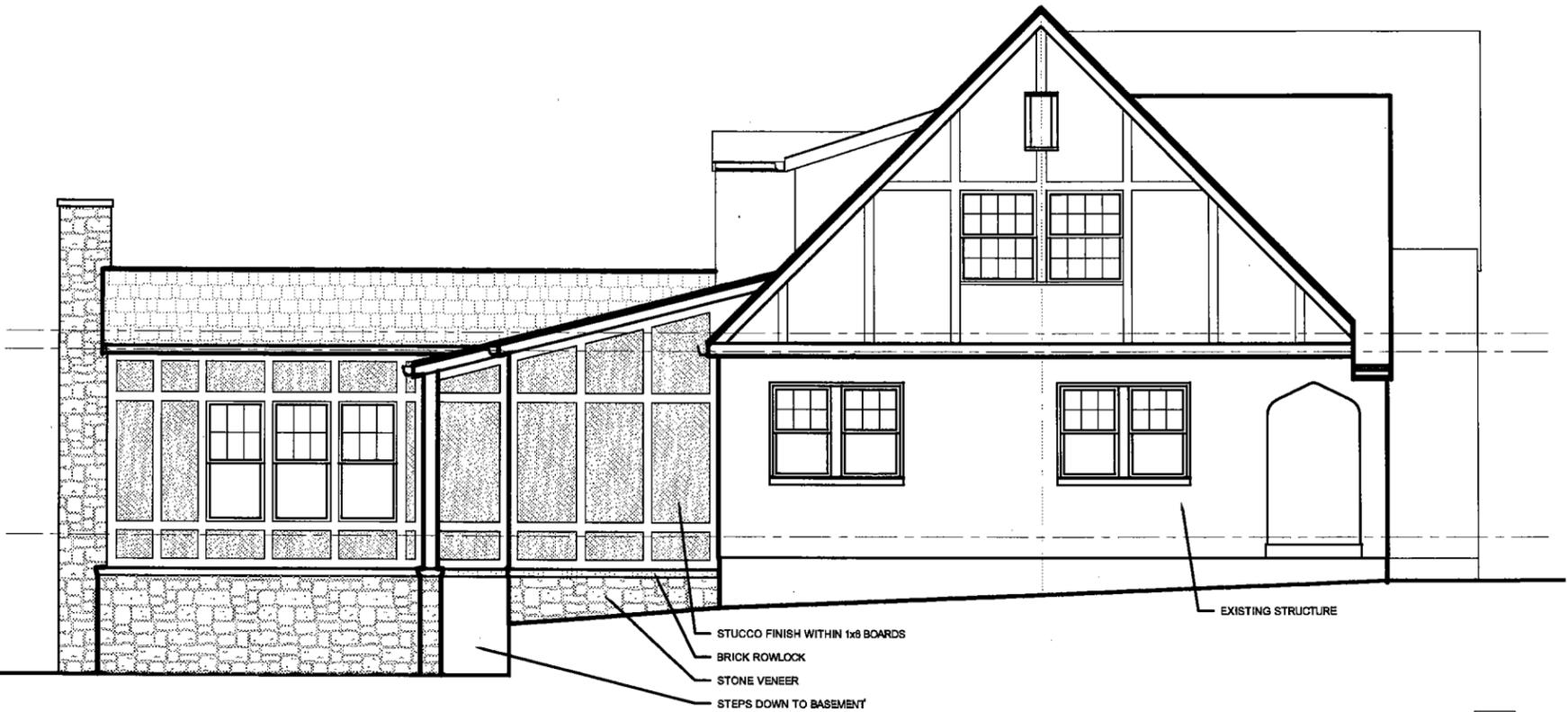
GARAGE SECOND FLOOR PLAN 3



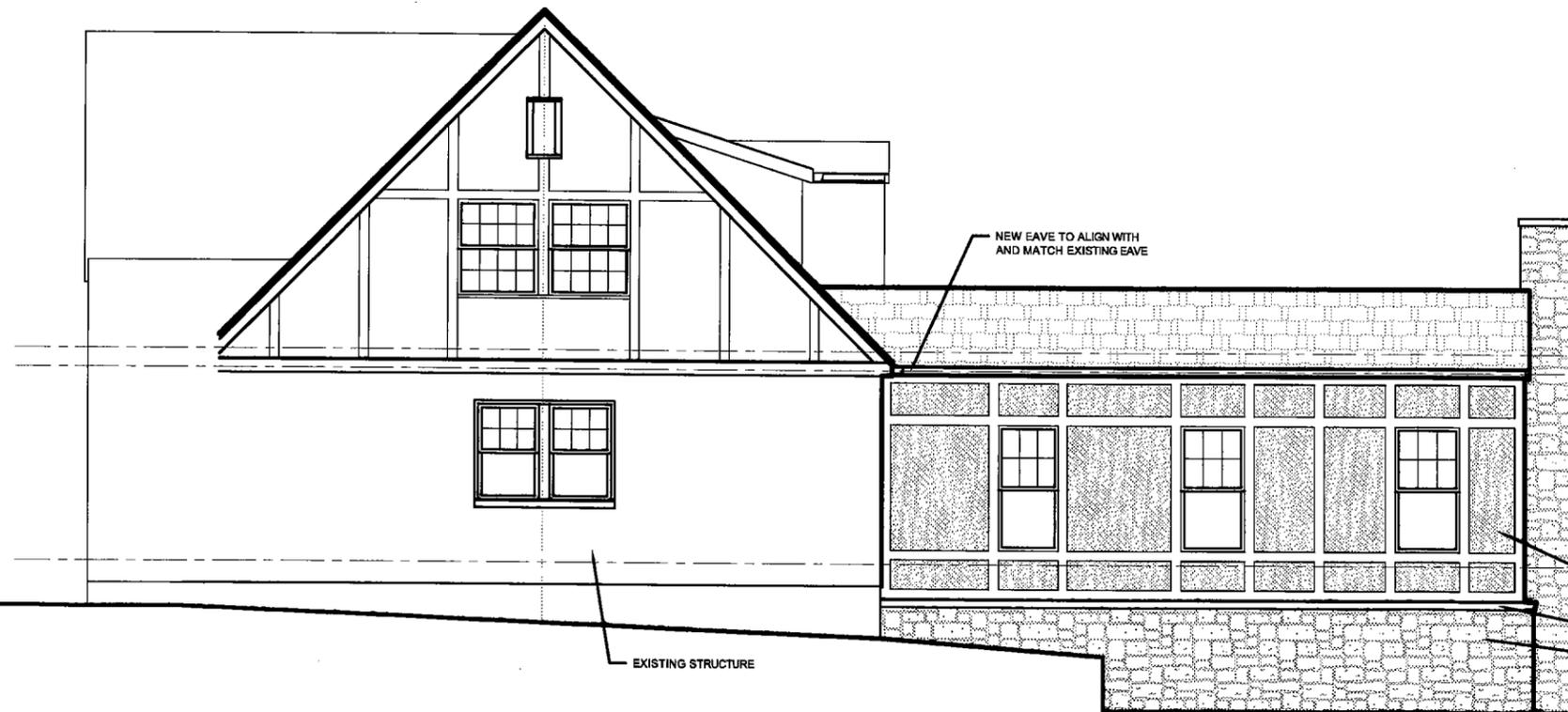
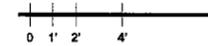
ROOF PLAN 1



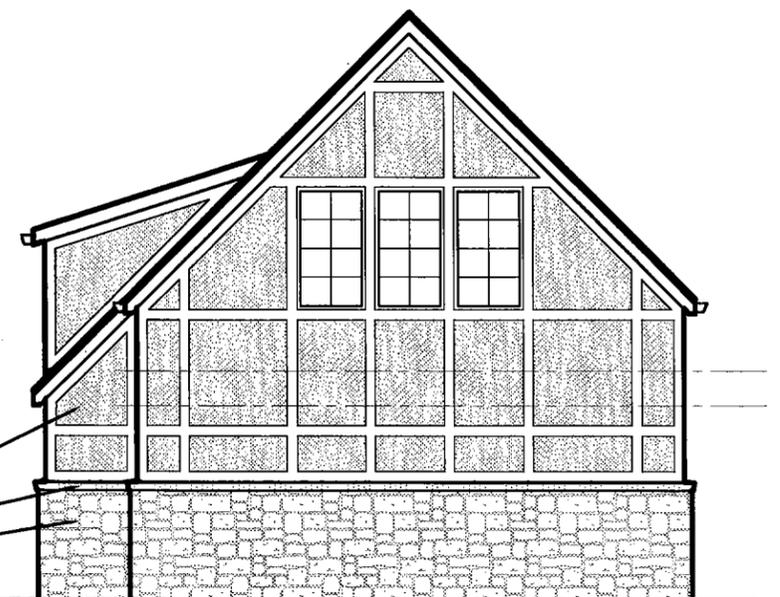
GARAGE FRONT ELEVATION 1



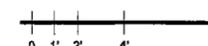
LEFT SIDE ELEVATION 1



RIGHT SIDE ELEVATION 2

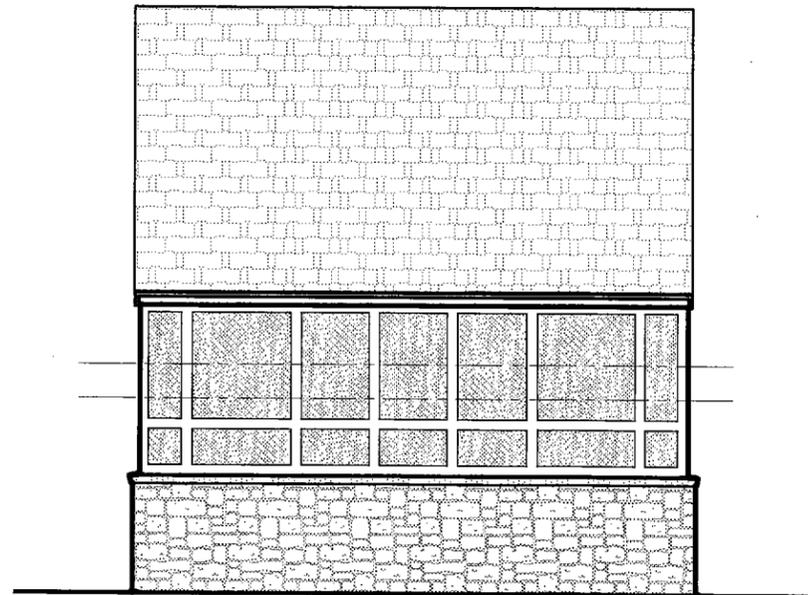
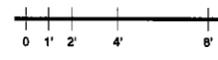


GARAGE REAR ELEVATION 2

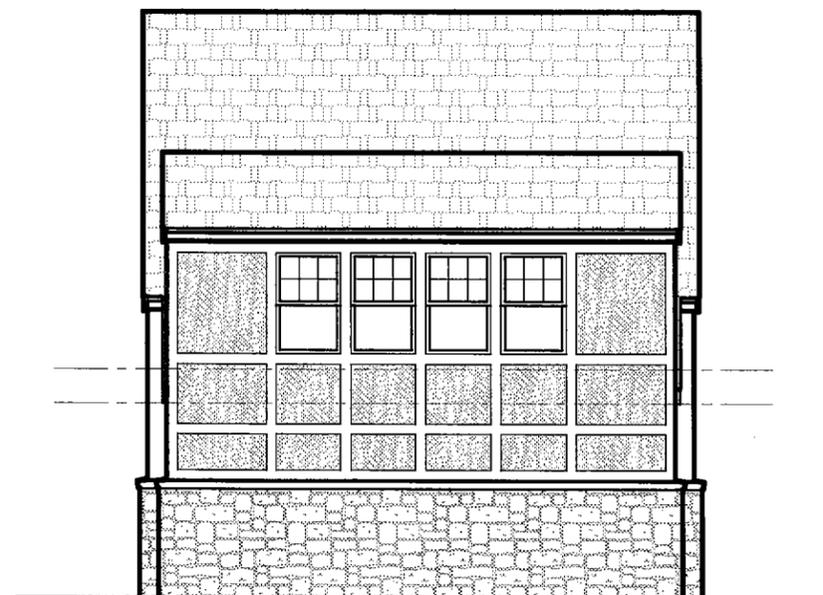
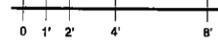




REAR ELEVATION 1



GARAGE LEFT SIDE ELEVATION 2



GARAGE RIGHT SIDE ELEVATION 2

