



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

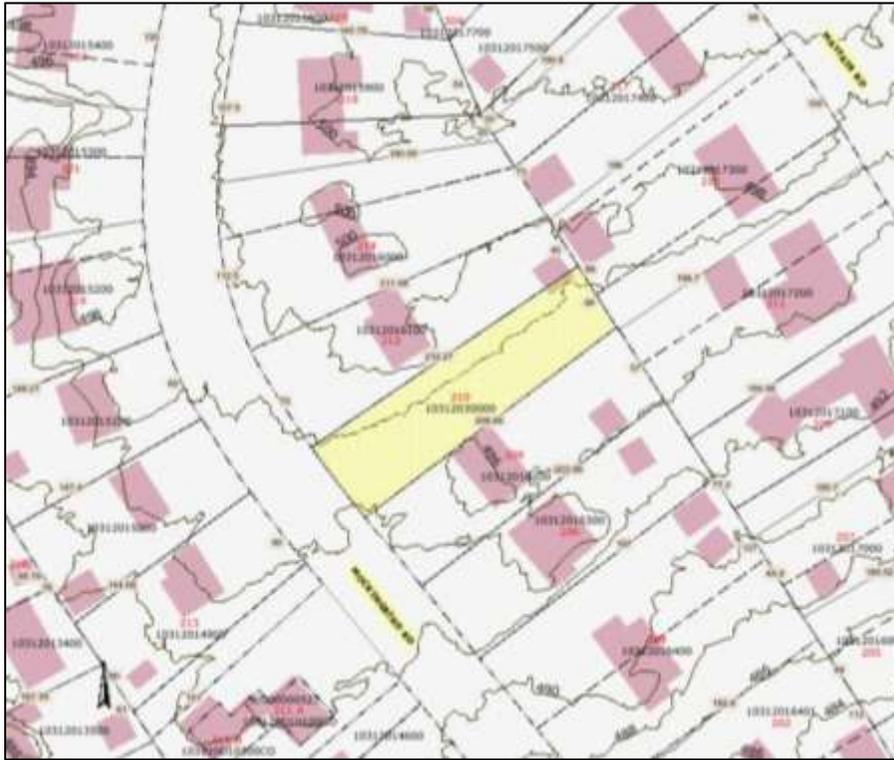
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
210 Mockingbird Road
May 21, 2014

Application: New construction – infill and outbuilding
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312030000
Applicant: Michael Ward, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a new single-family house with a detached outbuilding. The house will be one and one-half stories tall, clad primarily with brick and stucco. The outbuilding will be one story tall, clad with cement-fiber siding and stucco.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
<p>Recommendation Summary: Staff recommends approval of the proposed new infill house and outbuilding with the conditions:</p> <ol style="list-style-type: none">1. The chimney material, brick color and texture, and the roof color, are approved administratively;2. The windows and doors are administratively approved prior to final selection;3. A walkway is added from the entrance to the front of the lot or to the driveway;4. The location of external HVAC units are approved administratively. <p>Meeting those conditions, Staff finds that the proposed infill and outbuilding will meet the design guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.</p>	

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.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. BL2007-45).

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*

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.

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.

Background: The lot at 210 Mockingbird Road was platted with the original subdivision of “Block D” of Cherokee Park in 1928, but was never improved. It was purchased by the first owner of the adjacent house at 212 Mockingbird and the two lots were legally combined for nearly eighty (80) years until they were re-divided along the original lot lines in 2007.

Analysis and Findings:

The applicant proposes to construct a new house and an outbuilding on the vacant lot.

Height & Scale:

The new house will have one and one-half stories, with dormers and a projecting bay increasing the usable space in the second story. Although contemporary in its composition and ornamentation, the form of the new house will be similar to that of Tudor Revival style houses, common throughout the Cherokee Park neighborhood. The peak of the roof will be thirty-two feet (32’) above grade and the primary eave height will be twelve feet (12’) above grade. The foundation height will be two feet (2’) from floor to grade. A two-story projecting gabled element at the front of the building will have an eave height of twenty-one feet (21’) from grade. The heights of the building are compatible with those of the surrounding historic context, comprising both one-story and two-story houses ranging from seventeen feet (17’) to thirty-four feet (34’) tall.

The front façade of the building will be forty-one feet (41’) wide, with a smaller side gable on the right side of the house expanding the width an additional two feet (2’). The width of the house is compatible with surrounding historic houses, which typically range from thirty-eight feet (38’) to forty-eight feet (48’) in width.

Staff finds that the height and scale of the new house will be compatible with surrounding historic houses and will meet guidelines II.B.1.a. and b. of the Cherokee Park Neighborhood Conservation Zoning Overlay.

Setback & Rhythm of Spacing:

The front setback of the new building will be the average of the two adjacent historic houses, approximately seventy-four feet (74'). The new building will be located five feet (5') from both side property lines. These setbacks will result in eighteen feet (18') of separation from the new house and the house to the left, and ten feet (10') to the house to the right. Staff finds that this maintains the dominant rhythm of spacing on the street because of a shared driveway to the left, and because the smaller gable on the right side steps back from the front façade helps to increase the perceived setback. Staff finds that these setbacks and the rhythm of spacing between buildings will be compatible with the surrounding historic context, and that the new building will meet guideline II.B.1.c.

Materials:

The primary exterior material of the new house will be brick, with stucco on the upperstory wall surfaces. The gable field on the two-story front bay will be stucco with half-timbering. The trim will be cement-fiberboard and wood. The foundation will be parged concrete block with a brick soldier course at the floor level, and the roof will be architectural fiberglass shingles. The chimney material, as well as the color and texture of the brick and the roof are not known at this time, but can be approved administratively. The windows and doors will be fiberglass-clad, and staff asks to approve their final selections prior to purchase and installation. With Staff's approval of the brick and roof for color and texture, and of the windows and doors, staff finds that the known materials meet guideline II.B.1.d.

Roof form:

The roof of the new house will be primarily a gable with a left-to-right ridge, although the front-projecting gable and a rear gabled roof connect at the ridge similar to a cross-gable. The pitch of all primary roof slopes will be 12:12. These roofs are compatible with those of surrounding historic houses, many of which have the steep gables characteristic of the Tudor Revival style. Staff finds that the new house will meet guideline II.B.1.e.

Orientation:

The house will be oriented with its front edge matching the orientation of other houses on the street. The new house will have a shallow entry stoop, four feet (4') deep and eight feet (8') wide, under a pent-roofed extension of the main front eave. Although smaller than the porches of most styles, the stoop is not unlike a shallow entry vestibule common to historic Tudor Revival houses.

The plans do not indicate any front paving. Historic houses in the area generally have a paved walkway leading from the house to the street or to a driveway at the side of the house. With either type of walkway added, staff finds that the project would meet guideline II.B.1.f.

Proportion and Rhythm of Openings:

The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall

space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With the HVAC location approved administratively, Staff finds that the project meets section II.B.1.i.

Outbuildings:

The project will also include a new outbuilding. The building will be one story with a two-car garage and workshop. The garage portion of the building will have a gabled roof with a peak height of twenty-two feet (22'), which will step down to seventeen feet (17') over the workshop. The building will be located eight feet (8') from the rear of the property and six feet (6') from the left side property line, accessed by the existing shared driveway. This location is compatible with surrounding outbuildings in the area, and meets the standard setbacks for a building with a footprint of seven hundred square feet (700 s.f.) or less. The primary cladding of the outbuilding will be cement-fiber siding, but it will otherwise match the primary building in materials, roof form and pitch, and general character. Staff finds that the outbuilding will meet section II.B.1.h of the Cherokee Park design guidelines.

Recommendation:

Staff recommends approval of the proposed new infill house and outbuilding with the conditions:

1. The chimney material, brick color and texture, and the roof color, are approved administratively;
2. The windows and doors are administratively approved prior to final selection;
3. A walkway is added from the entrance to the front of the lot or to the driveway;
4. The location of external HVAC units are approved administratively.

Meeting those conditions, Staff finds that the proposed infill and outbuilding will meet the design guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.



212, 210, 208 Mockingbird Road



211-B, 213, 215 Mockingbird Road



Looking South at 208, 206, 204 Mockingbird Road



Looking South at 207, 209, 211-A&B Mockingbird Road

Applicable Design Guidelines:

II.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. BL2007-45).

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*

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.

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).

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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.

Background: The lot at 210 Mockingbird Road was platted with the original subdivision of “Block D” of Cherokee Park in 1928, but was never improved. It was purchased by the first owner of the adjacent house at 212 Mockingbird and the two lots were legally combined for nearly eighty (80) years until they were re-divided along the original lot lines in 2007.

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The applicant proposes to construct a new house and an outbuilding on the vacant lot.

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The front façade of the building will be forty-one feet (41’) wide, with a smaller side gable on the right side of the house expanding the width an additional two feet (2’). The width of the house is compatible with surrounding historic houses, which typically range from thirty-eight feet (38’) to forty-eight feet (48’) in width.

Staff finds that the height and scale of the new house will be compatible with surrounding historic houses and will meet guidelines II.B.1.a. and b. of the Cherokee Park Neighborhood Conservation Zoning Overlay.

Setback & Rhythm of Spacing:

The front setback of the new building will be the average of the two adjacent historic houses, approximately seventy-four feet (74'). The new building will be located five feet (5') from both side property lines. These setbacks will result in eighteen feet (18') of separation from the new house and the house to the left, and ten feet (10') to the house to the right. Staff finds that this maintains the dominant rhythm of spacing on the street because of a shared driveway to the left, and because the smaller gable on the right side steps back from the front façade helps to increase the perceived setback. Staff finds that these setbacks and the rhythm of spacing between buildings will be compatible with the surrounding historic context, and that the new building will meet guideline II.B.1.c.

Materials:

The primary exterior material of the new house will be brick, with stucco on the upperstory wall surfaces. The gable field on the two-story front bay will be stucco with half-timbering. The trim will be cement-fiberboard and wood. The foundation will be parged concrete block with a brick soldier course at the floor level, and the roof will be architectural fiberglass shingles. The chimney material, as well as the color and texture of the brick and the roof are not known at this time, but can be approved administratively. The windows and doors will be fiberglass-clad, and staff asks to approve their final selections prior to purchase and installation. With Staff's approval of the brick and roof for color and texture, and of the windows and doors, staff finds that the known materials meet guideline II.B.1.d.

Roof form:

The roof of the new house will be primarily a gable with a left-to-right ridge, although the front-projecting gable and a rear gabled roof connect at the ridge similar to a cross-gable. The pitch of all primary roof slopes will be 12:12. These roofs are compatible with those of surrounding historic houses, many of which have the steep gables characteristic of the Tudor Revival style. Staff finds that the new house will meet guideline II.B.1.e.

Orientation:

The house will be oriented with its front edge matching the orientation of other houses on the street. The new house will have a shallow entry stoop, four feet (4') deep and eight feet (8') wide, under a pent-roofed extension of the main front eave. Although smaller than the porches of most styles, the stoop is not unlike a shallow entry vestibule common to historic Tudor Revival houses.

The plans do not indicate any front paving. Historic houses in the area generally have a paved walkway leading from the house to the street or to a driveway at the side of the house. With either type of walkway added, staff finds that the project would meet guideline II.B.1.f.

Proportion and Rhythm of Openings:

The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall

space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With the HVAC location approved administratively, Staff finds that the project meets section II.B.1.i.

Outbuildings:

The project will also include a new outbuilding. The building will be one story with a two-car garage and workshop. The garage portion of the building will have a gabled roof with a peak height of twenty-two feet (22'), which will step down to seventeen feet (17') over the workshop. The building will be located eight feet (8') from the rear of the property and six feet (6') from the left side property line, accessed by the existing shared driveway. This location is compatible with surrounding outbuildings in the area, and meets the standard setbacks for a building with a footprint of seven hundred square feet (700 s.f.) or less. The primary cladding of the outbuilding will be cement-fiber siding, but it will otherwise match the primary building in materials, roof form and pitch, and general character. Staff finds that the outbuilding will meet section II.B.1.h of the Cherokee Park design guidelines.

Recommendation:

Staff recommends approval of the proposed new infill house and outbuilding with the conditions:

1. The chimney material, brick color and texture, and the roof color, are approved administratively;
2. The windows and doors are administratively approved prior to final selection;
3. A walkway is added from the entrance to the front of the lot or to the driveway;
4. The location of external HVAC units are approved administratively.

Meeting those conditions, Staff finds that the proposed infill and outbuilding will meet the design guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.



212, 210, 208 Mockingbird Road



211-B, 213, 215 Mockingbird Road



Looking South at 208, 206, 204 Mockingbird Road



Looking South at 207, 209, 211-A&B Mockingbird Road

PROPERTY TITLE REFERENCE:

THE SURVEYED PREMISES IS ALL OF THE SAME PROPERTY AS CONVEYED TO: ANNE B. WALLACE BY TRUSTEE'S DEED FROM: JERRY P. SPORE AS OF RECORD IN INSTRUMENT NUMBER : 20120605-0049082 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO: ANNE B. WALLACE THAT THIS LOT SURVEY IS A CATEGORY I SURVEY; THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR LAND SURVEYORS IN THE STATE OF TENNESSEE (UNDER THE AUTHORITY OF TCA 62-18-126), AND THE UNADJUSTED ERROR OF CLOSURE EXCEEDS 1:10,000.

BY: _____ REVISED DATE: MARCH 22, 2014

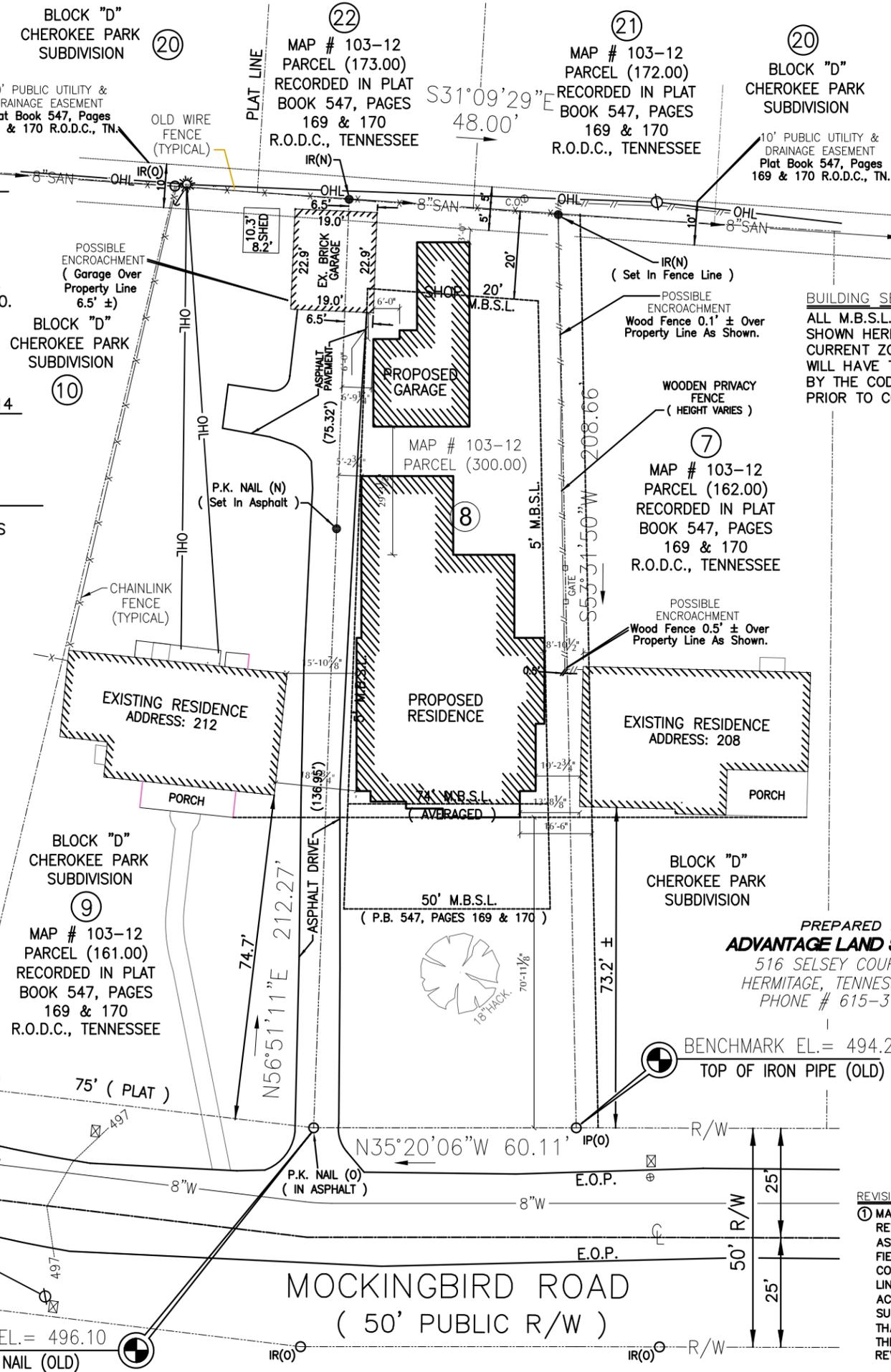
SIGNED: _____
NAME: WILLIAM B. PERKINS
TENNESSEE R.L.S. # 2163

LEGEND

- IRON ROD SET/NEW - IR(N)
- EXISTING IRON ROD - IR(O)
- EXISTING IRON PIPE - IP(O)
- ⊕ ANCHOR / GUY WIRE
- ⊕ WOOD UTILITY POLE
- ⊕ WOOD UTILITY POLE WITH LIGHT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT
- ⊕ METAL CHAINLINK OR WIRE FENCE
- ⊕ WOOD PRIVACY FENCE
- ⊕ OVERHEAD UTILITY LINE/LINES
- ⊕ R.O.D.C. REGISTER'S OFFICE DAVIDSON COUNTY
- ⊕ M.B.S.L. MINIMUM BUILDING SETBACK LINE
- ⊕ Tree (Size & Type Shown)
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE OF R/W
- ⊕ E.O.P. EDGE OF PAVEMENT

SPECIAL N.E.S. NOTE:

N.E.S HAS AUTHORITY TO CLEAR OR TRIM ANYTHING WITHIN 5' TO 10' OF A POWER LINE, WHETHER OF RECORD EASEMENT OR NOT, EVEN IF THE POWER LINE IS NOT DIRECTLY CENTERED IN THE N.E.S. EASEMENT.



GENERAL NOTES:

1. BEARINGS ARE BASED ON MAGNETIC NORTH.
2. THE TOTAL AREA WITHIN THE SURVEYED PREMISES (LOT # 8) IS 11,361 S.F. OR 0.26 OF AN ACRE MORE OR LESS.
3. ALL LOT CORNERS ARE MARKED AS SHOWN ON THIS SURVEY.
4. MINIMUM BUILDING SETBACK LINES AS SHOWN HEREON PROVIDED BY PHONE CONVERSATION WITH THE METRO PLANNING DEPT. & FINAL PLAT.
5. PARCEL NUMBERS SHOWN THUS (300) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP # 103-12. ACCORDING TO METRO GIS WEB SITE THIS PROPERTY IS PRESENTLY ZONED: R8 - ONE & TWO FAMILY 8000 SQUARE FOOT LOT.
6. BY GRAPHIC PLOTTING AND MAP SCALING LOCATION ONLY, THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS (FEMA) WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT AS SHOWN ON COMMUNITY # 470040 - PANEL NO. 0214 - SUFFIX "F" ; EFFECTIVE DATE: APRIL 20, 2001, WHICH IS THE MOST CURRENT (VIA THE FEMA WEB-SITE) FOR WHICH THE SURVEYED PREMISES IS SITUATED IN. THE SURVEYED PREMISES LIES ENTIRELY WITHIN ZONE "X". MAP ORDER # 47037C0214F.
7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. COORDINATE WITH TENNESSEE ONE-CALL SYSTEM, INC. - PHONE: 811.
8. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
9. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT SIZE IN METRO R.O.W. IS 15" CMP).
10. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24. ARTICLE II, TREE PROTECTION AND REPLACEMENT; CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
11. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH / REPORT MAY DISCLOSE.; THEREFORE, THIS SURVEY IS SUBJECT TO ALL MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
12. VERTICAL CONTROL DERIVED FROM METRO GIS MAPS. 1-FOOT INTERVAL CONTOURS AS SHOWN HEREON WERE CREATED USING SURFACE MODELING SOFTWARE USING THE DATA OBTAINED FROM A FIELD RUN SURVEY.
13. THE SURVEYED PREMISES IS SUBJECT TO ALL GOVERNMENTAL AGENCIES REQUIREMENTS FOR ANY TYPE OF EXCAVATION, IMPROVEMENTS, DEMOLITION OR NEW CONSTRUCTION.

BUILDING SETBACK NOTE:
ALL M.B.S.L. DISTANCES SHOWN HEREON ARE PER THE CURRENT ZONING CODE AND WILL HAVE TO BE APPROVED BY THE CODES DEPARTMENT, PRIOR TO CONSTRUCTION.

PREPARED BY:
ADVANTAGE LAND SURVEYING
516 SELSEY COURT SOUTH
HERMITAGE, TENNESSEE 37076
PHONE # 615-319-4701

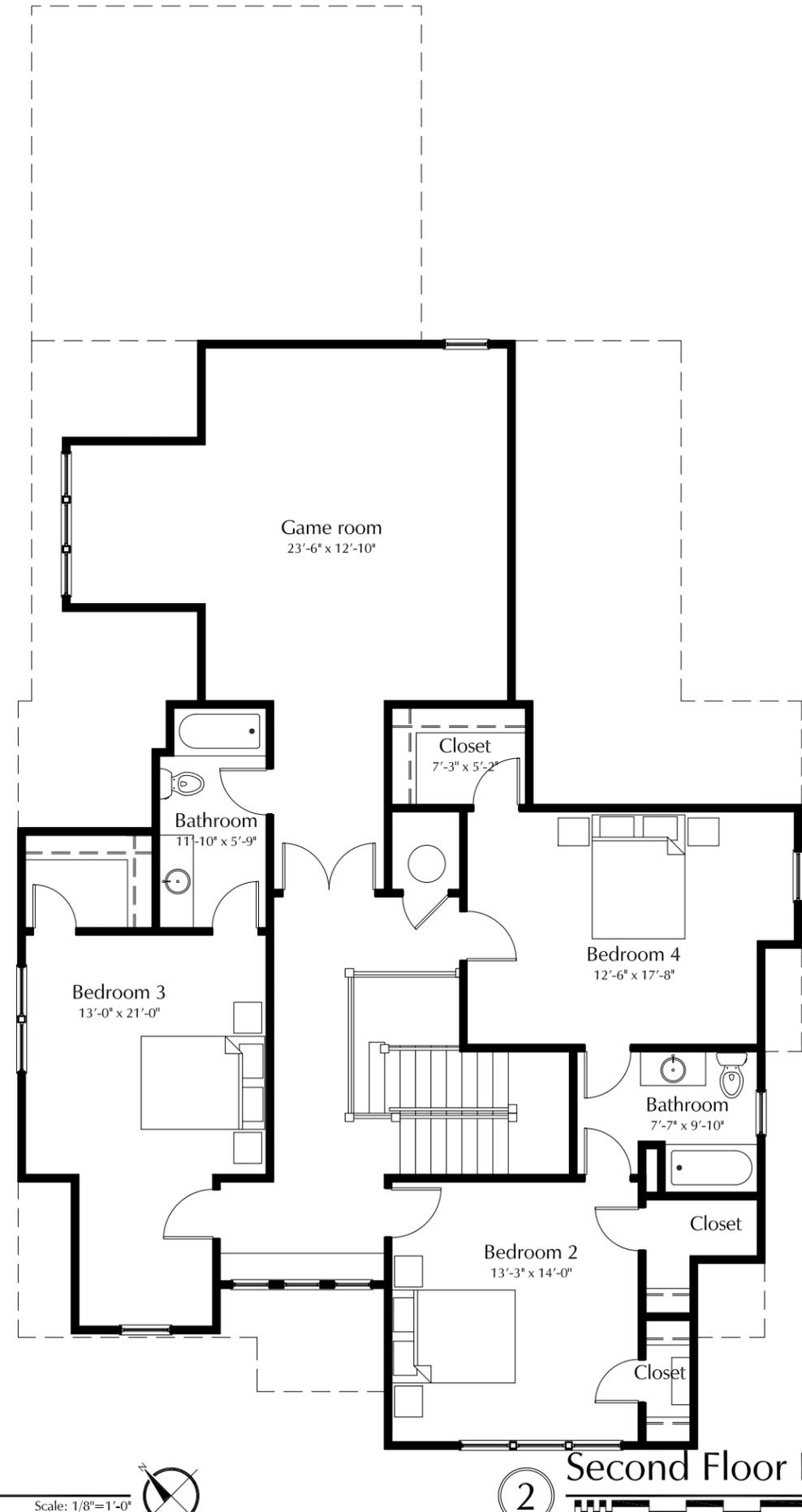
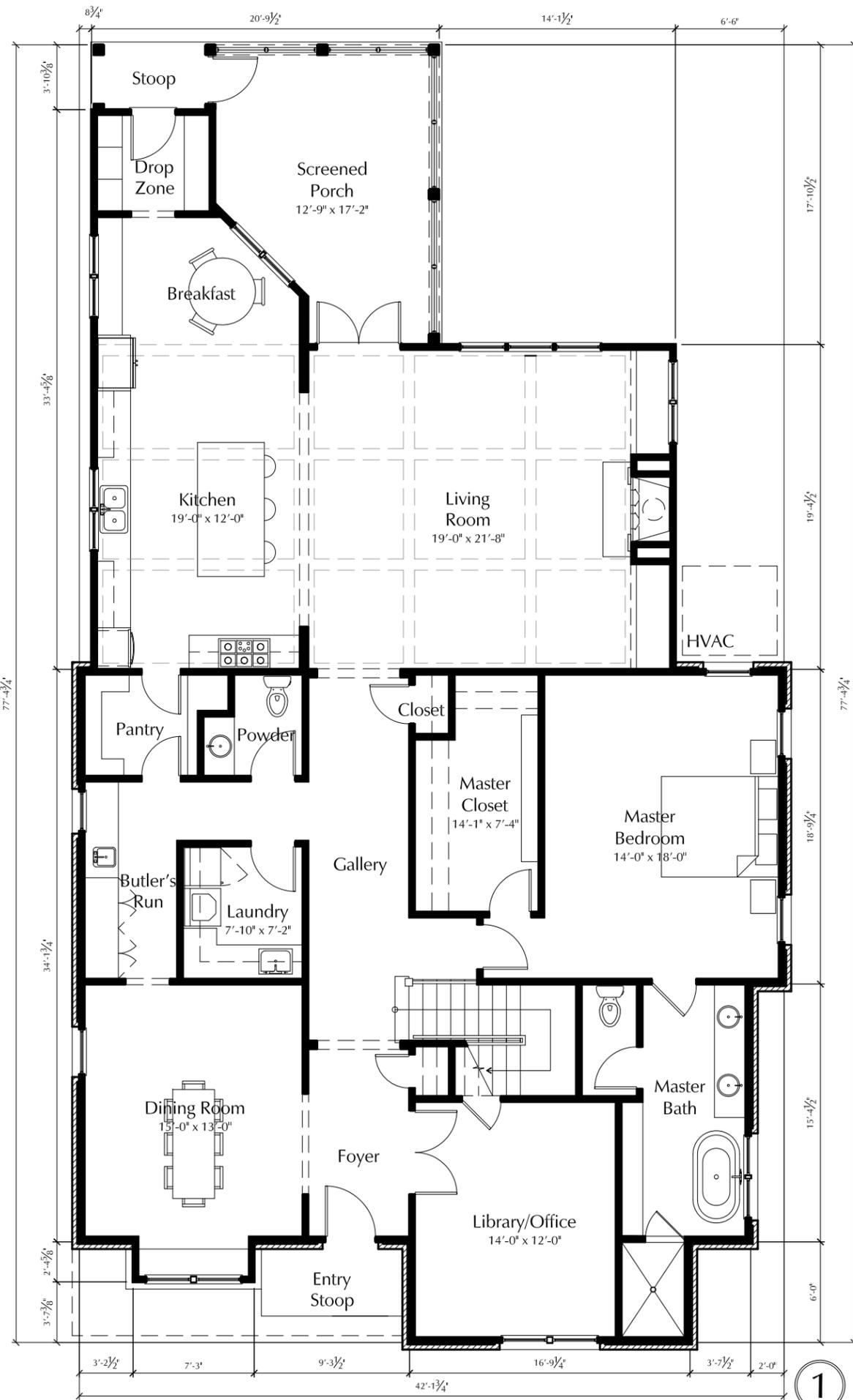
REVISED LOT SURVEY

LOT 8 - BLOCK "D"
PLAN OF CHEROKEE PARK SUBDIVISION
RECORDED IN PLAT BOOK 547, PAGES 169 & 170 R.O.D.C., TN.
24th COUNCIL DISTRICT - METROPOLITAN NASHVILLE,
DAVIDSON COUNTY, TENNESSEE



REVISIONS:
① MARCH 22, 2014 By: T.M.F.
REVISED BOUNDARY LINES AS PER NEW EVIDENCE OF FIELD LOCATED PROPERTY CORNERS, AND PROPERTY LINES WERE ADJUSTED ACCORDINGLY. THIS DRAWING SUPERCEDES ANY DRAWINGS THAT WERE DONE PRIOR TO THE DATE SHOWN ON THIS REVISED DRAWING.

DRAWN BY: T. M. FULLER
CHECKED BY: BILLY PERKINS
DATE: MARCH 22, 2014
JOB NO. 21-2014



A New Residence At:
210 Mockingbird Rd
 Nashville, TN 37205

ALLARD WARD
 ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 First Floor Plan
 Second Floor Plan
 Date:
 5.8.14

A1.0



1 Front Elevation



2 Rear Elevation



A New Residence At:
210 Mockingbird Rd
 Nashville, TN 37205

ALLARD WARD
 ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 allardward.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 Front Elevation
 Rear Elevation
 Date:
 5.8.14

A2.0



1 Left Side Elevation



2 Right Side Elevation

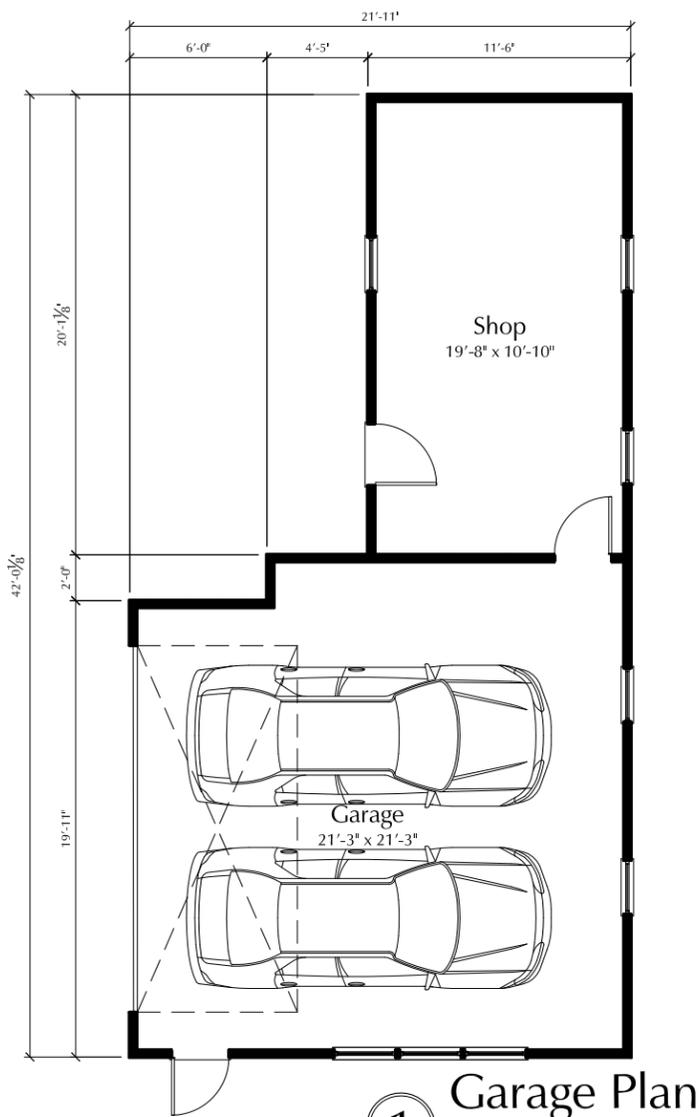


A New Residence At:
210 Mockingbird Rd
 Nashville, TN 37205

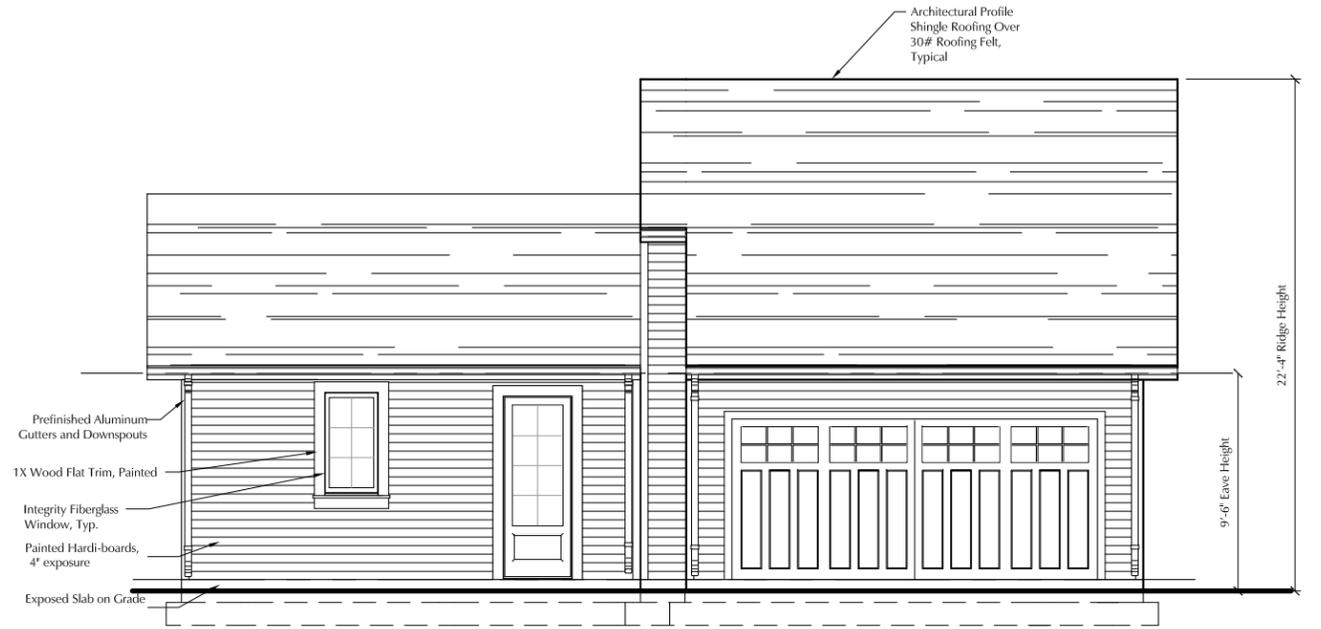
ALLARD WARD
 ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 allardward.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 Left Side Elevation
 Right Side Elevation
 Date:
 5.8.14

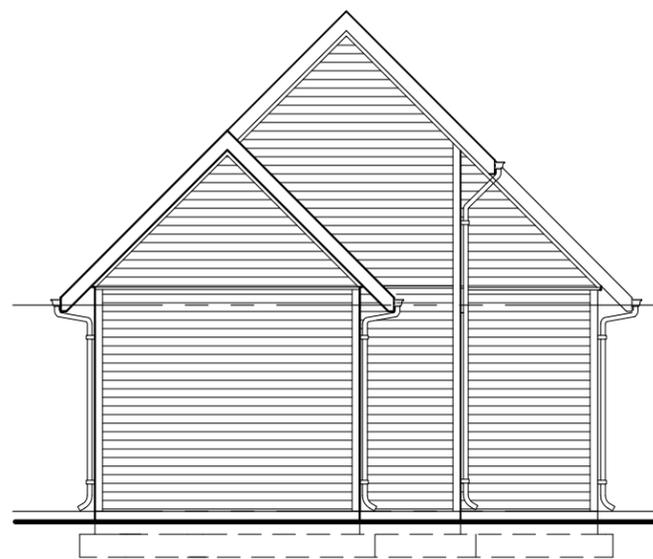
A2.1



1 Garage Plan
Scale: 1/8"=1'-0"



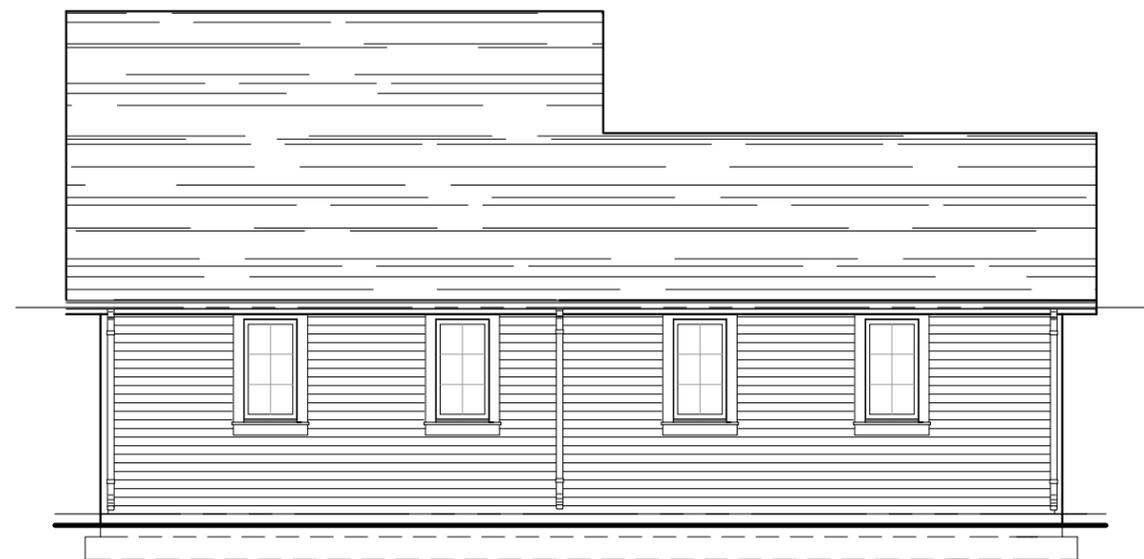
1 Front Elevation
Scale: 1/8"=1'-0"



3 Left Side Elevation
Scale: 1/8"=1'-0"



4 Right Side Elevation
Scale: 1/8"=1'-0"



5 Rear Elevation
Scale: 1/8"=1'-0"

A New Residence At:
210 Mockingbird Rd
Nashville, TN 37205

ALLARD WARD
ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Garage Plan
Garage Elevations
Date:
5.8.14

A2.2