



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

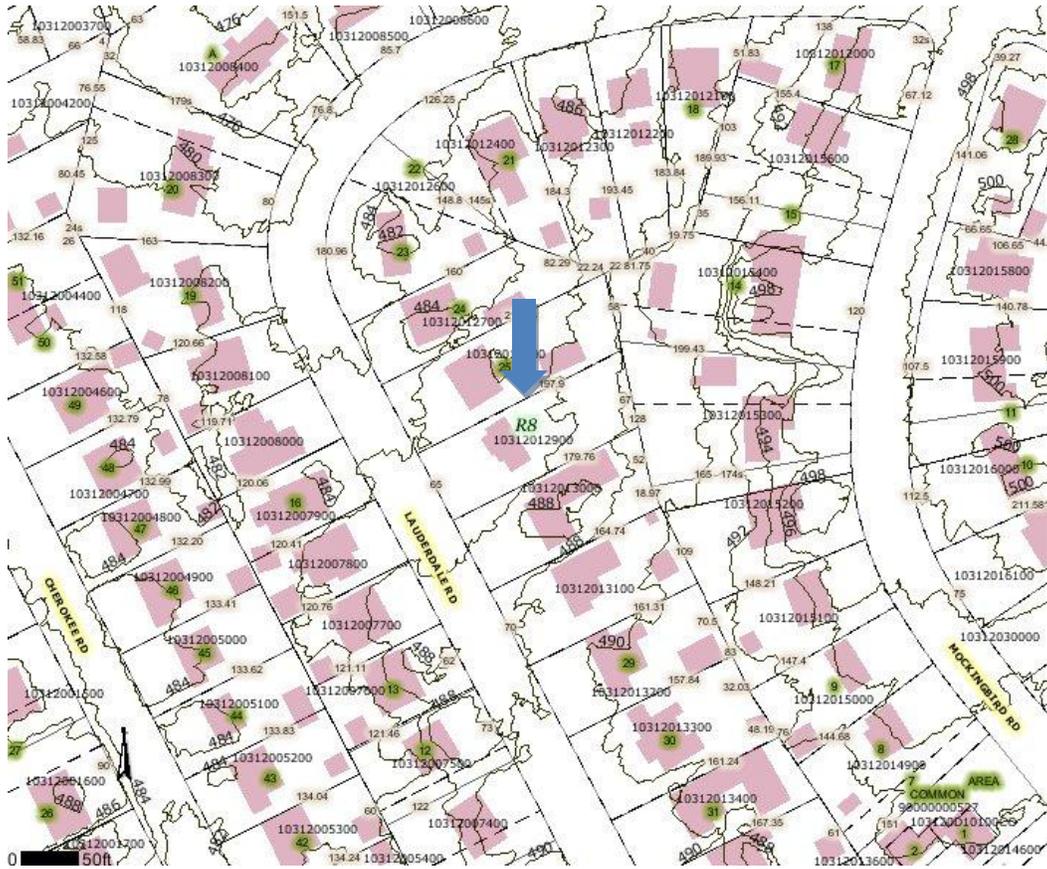
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
224 Lauderdale Road
May 21, 2014

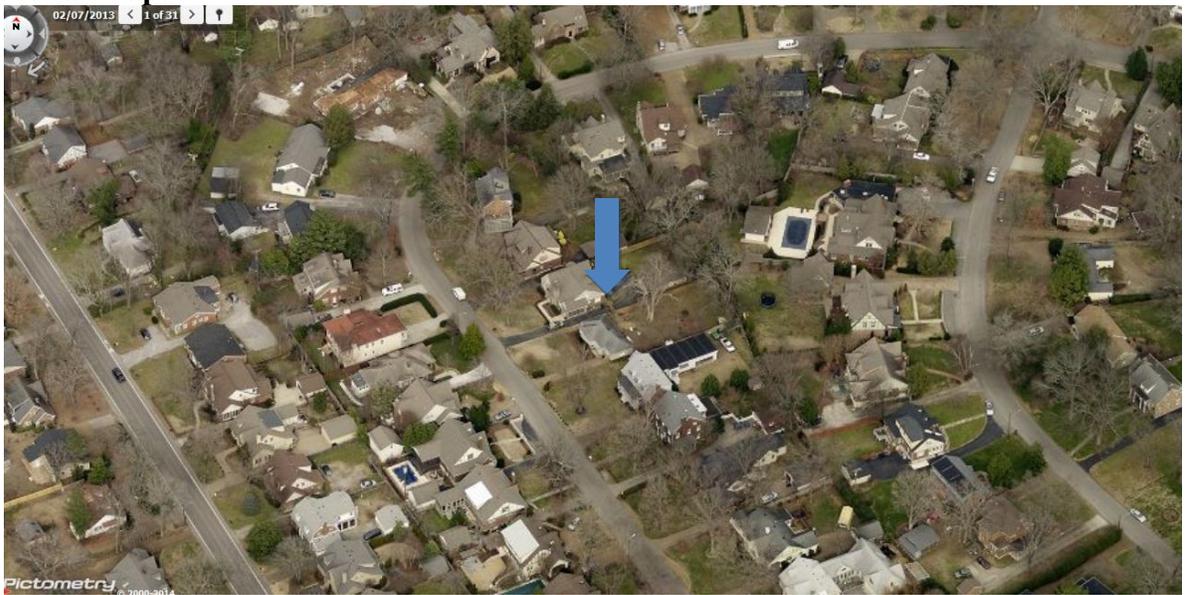
Application: Demolition—principal building; New construction-infill and outbuilding
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312012900
Applicant: Stewart Bronson, Stone Oak Builders, LLC
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The application is to demolish a non-contributing primary structure and to build a new single-family residence and detached garage.</p> <p>Recommendation Summary: Staff recommends approval of the project with the conditions:</p> <ul style="list-style-type: none"> • Staff approve masonry samples, windows, doors, garage doors and color of roofing material; • A front walkway be constructed from the new house to the street; and, • HVAC be located on a rear façade, or on a side façade beyond the midpoint of the house. <p>With these conditions, Staff finds that the project meets sections II.B and III.B of 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:



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.

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.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

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: The existing house at 224 Lauderdale Road is a non-contributing building built circa 1950.



Figure 1. Existing house at 224 Lauderdale Road is not a contributing building.

Analysis and Findings: This application is for demolition of the existing principal building and infill construction of a new one-and-a-half story home and outbuilding.

Demolition: The existing house at 224 Lauderdale Road was built circa 1950, later than the period of significance for the Cherokee Park Neighborhood Conservation Zoning Overlay. In addition to the construction date, the house does not fit into the context in terms of massing, scale and roof shape and has been altered over the years. It is not a contributing building to the historical or architectural integrity of the district. The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The proposed building will be thirty-five feet (35') wide at the front, with a side porch adding another eight feet (8') of covered area for a total of forty-three feet (43') of width. Contributing houses in the neighborhood range from thirty-five feet (35') to forty-six feet (46'), with one example being fifty-six feet (56') wide. The proposed house is approximately two feet narrower than the existing house. The building will reach a maximum depth of sixty-nine feet (69'). This is appropriate to the context.

The maximum ridge height will be thirty-two feet and two inches (32'2") from grade; this also is compatible with surrounding houses, which range from twenty-four feet (24') to thirty-four feet (34') tall from grade. Foundation height will be two feet (2'); this is appropriate to the context, which ranges from one to three feet (1-3') of foundation height. Eave height will be ten feet (10') and approximately twelve feet (12') from grade. Staff finds the height and scale of the new building will be compatible with surrounding historic buildings, and the project meets section II.B.1.a. and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The new building has a front setback of fifty-three feet nine inches (53'9"), which is midway between the adjacent contributing buildings. The lot is sixty-five feet (65') wide. Side setbacks of five feet (5') and nineteen feet (19') and rear setback of forty-five feet (45') meet base setback requirements. An existing driveway will be continued past the new house to the proposed garage. Staff finds the project's setback and rhythm of spacing meets section II.B.1.c.

Materials: The new house will be brick on the first story and will have smooth-faced cement fiber board-and-batten on the second story. Staff asks to approve a brick sample. The trim will be wood or cement fiber boards. The foundation will be split-face concrete block, and the roof will be architectural or asphalt shingles. Staff asks to approve the shingle color. The gabled entrance is proposed to have a stone veneer; Staff requests approval of this material. The exterior chimney will be brick. A privacy fence around the rear yard will be wood. The windows and doors, material for shutters and porch columns were not specified on the drawings; Staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of stone and brick, windows, doors, and color of roofing material, Staff finds that the project meets section II.B.1.d.

Roof form: The proposed building has a cross-gable roof form. The gabled roofs and entrance have a 14/12 pitch. The second-story shed roof has a slope of 6/12 on the right elevation and the hipped roof on the left side is 3/12. A shed dormer on the front roof is set back two feet (2') from the wall below. Staff finds that the proposed roof forms and pitches are appropriate for the context and meet section II.B.1.e.

Orientation: The house has a central entrance facing Lauderdale Road. The proposal includes a driveway on the site of the existing one, but not a walkway. Staff requests a walkway to the street, in keeping with the context. There is no rear alley for vehicular access and the driveway is in keeping with the context. Staff finds the project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed home are generally twice as tall as they are wide, meeting the historic proportions of openings. The longest expanse of wall space without a window or door opening is approximately ten feet (10') on the right side, which staff finds to be appropriate because it is behind the midpoint of the house and therefore less visible. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: A driveway on the site of the existing one will connect the street to the new outbuilding. A six-foot wood fence will be built from the midpoint of the house around the rear of the yard. 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. The project meets section II.B.1. i.

Outbuildings: The application includes a one-and-a-half story garage. It measures approximately twenty-one feet (21') square for a footprint of four hundred and forty-one square feet (441 sq. ft.). The eave height will be nine feet (9') from grade and the ridge height will be twenty-one feet (21'). This is subordinate to the house, which as stated earlier will be approximately thirty-two feet (32'). The garage doors will face Lauderdale Road. The outbuilding will be located to the right of the primary building, five feet (5') from the side and twenty feet (20') from the rear, and meets setback requirements of three feet (3') on both the side and rear. The house next door and many others in the neighborhood have an outbuilding in a similar location. The project meets section II.B.1.h.2.

The materials for the outbuilding will be split-face concrete block, brick, cement fiber panels, and wood or cement fiber trim. Roofing was not specified. With approval of windows, door and garage doors, brick, and color of roofing material, Staff finds the project meets section II.B.1.h.1 of the design guidelines.

Recommendation:

Staff recommends approval of the project with the conditions:

- Staff approve masonry samples, windows, doors, garage doors and color of roofing materials;
- A front walkway be constructed from the new house to the street;
- HVAC be located on a rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, Staff finds that the project meets sections II.B and III.B of the Cherokee Park Neighborhood Conservation Zoning Overlay Design Guidelines.

CONTEXT PHOTOS



Figure 1. Neighbor to the right

Figure 2. and left of the proposed new home



Figure 3. Across the street right

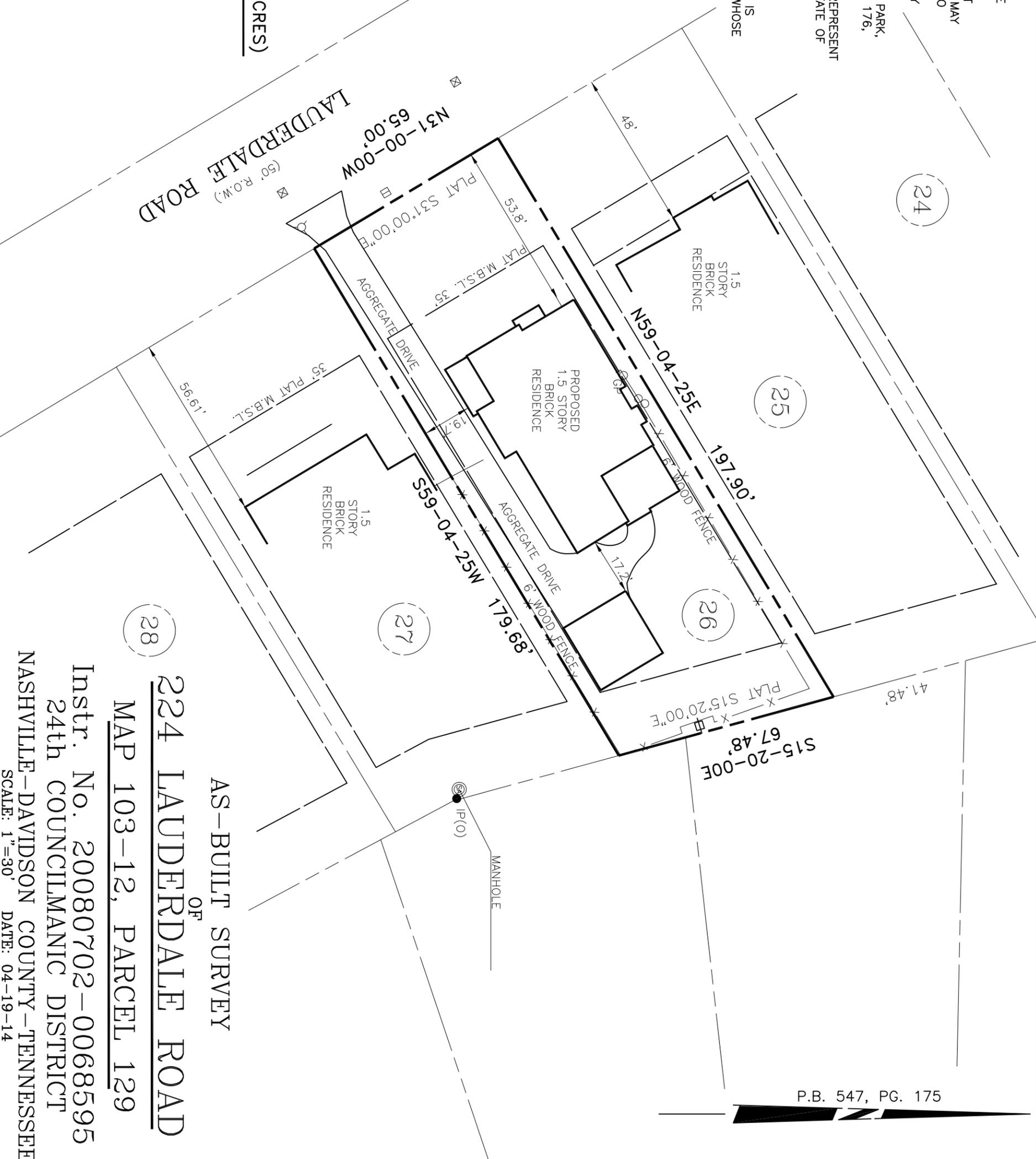
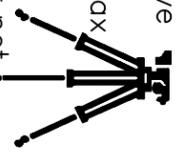
Figure 4. Across the street left

NOTES:

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 3) LOT NUMBERS SHOWN THUS **(26)** REFER TO THE MAP OF CHEROKEE PARK, SECOND ADDITION, OF RECORD IN PLAT BOOK 547, PAGES 175 & 176, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 4) THIS SURVEY PREPARED FROM PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED "R8". METRO CODES. BUILDING SETBACKS TO BE DETERMINED BY METRO CODES.
- 6) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2014.

TOTAL AREA: 12271 SQ. FT. OR (0.282± ACRES)

Stanley K. Draper, R.L.S.
 4304 Central Valley Drive
 Hermitage, TN 37076
 (615) 891-3659 ofc./fax
 (615) 290-2066 cell
 stanleykdraper@comcast.net



LAUDERDALE ROAD
 (50' R.O.W.)

224 LAUDERDALE ROAD
 OF
MAP 103-12, PARCEL 129

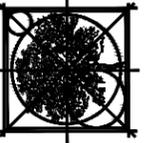
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
 24th COUNCILMANIC DISTRICT
 Instr. No. 20080702-0068595
 NASHVILLE-DAVIDSON COUNTY-TENNESSEE
 SCALE: 1"=30' DATE: 04-19-14



FRONT ELEVATION
1/8" = 1'-0"

For Review Only:
Not for Construction

Stone Oak Builders



ProMark
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

Lauderdale,
Nashville, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:
J.W.

PLAN NUMBER:
Lauderdale

DATE: 5/12/14

For Review Only:
Not for Construction



REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



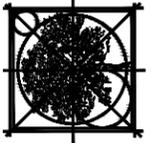
RIGHT ELEVATION

1/8" = 1'-0"

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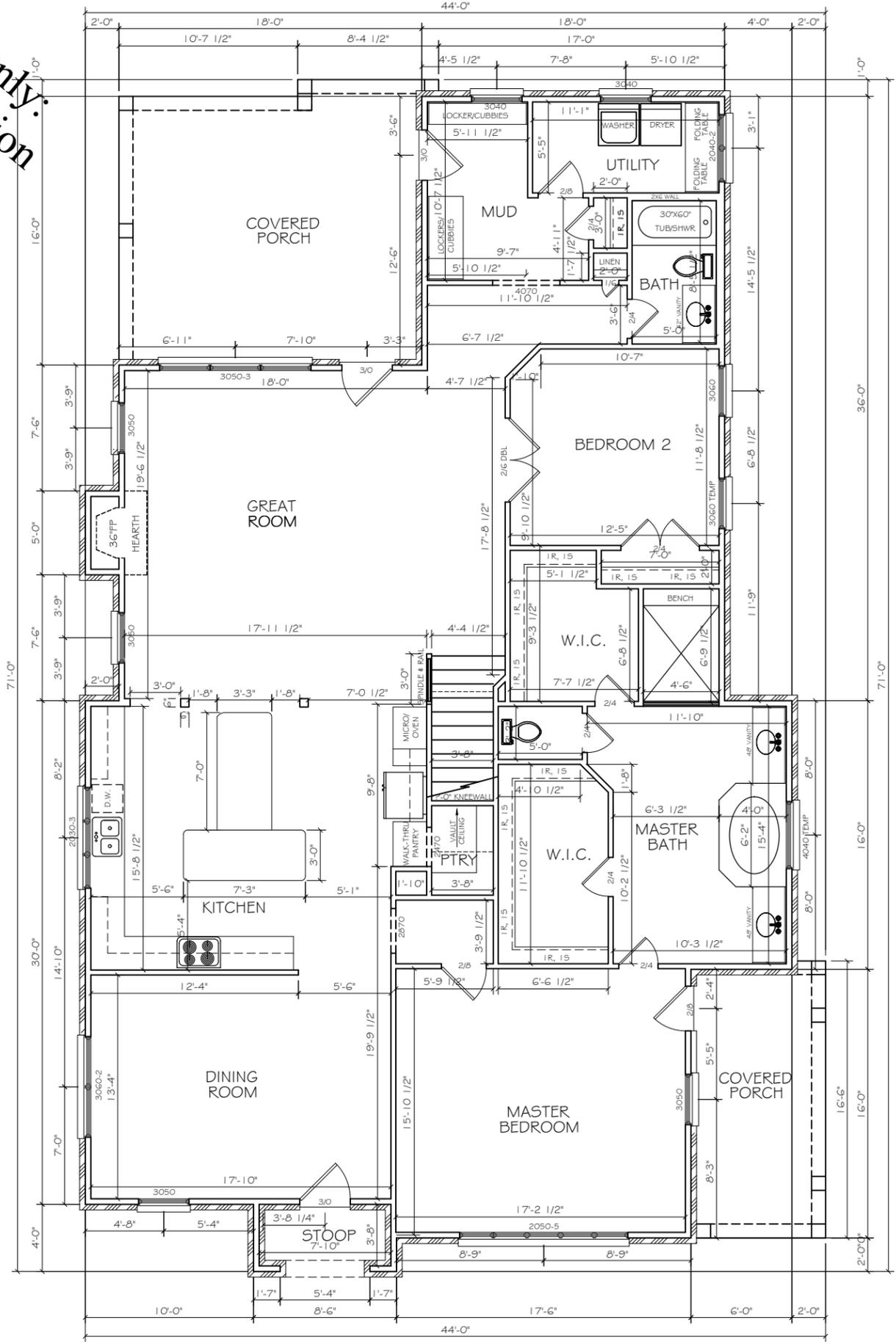
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J.W.

PLAN NUMBER:
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DATE: 5/12/14

AREA CALCULATIONS	
FIRST FLOOR - HEATED	2,230
SECOND FLOOR - HEATED	2,211
TOTAL - HEATED	4,441
GARAGE	---
COVERED STOOP	---
REAR COVERED PORCH	---

For Review Only:
Not for Construction



FIRST FLOOR PLAN
1/8" = 1'-0"

NOTES:

- ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
- ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
- ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
- ALL ANGLES ARE 45° U.N.O.
- (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

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Not for Construction

**Lauderdale,
Nashville, TN**

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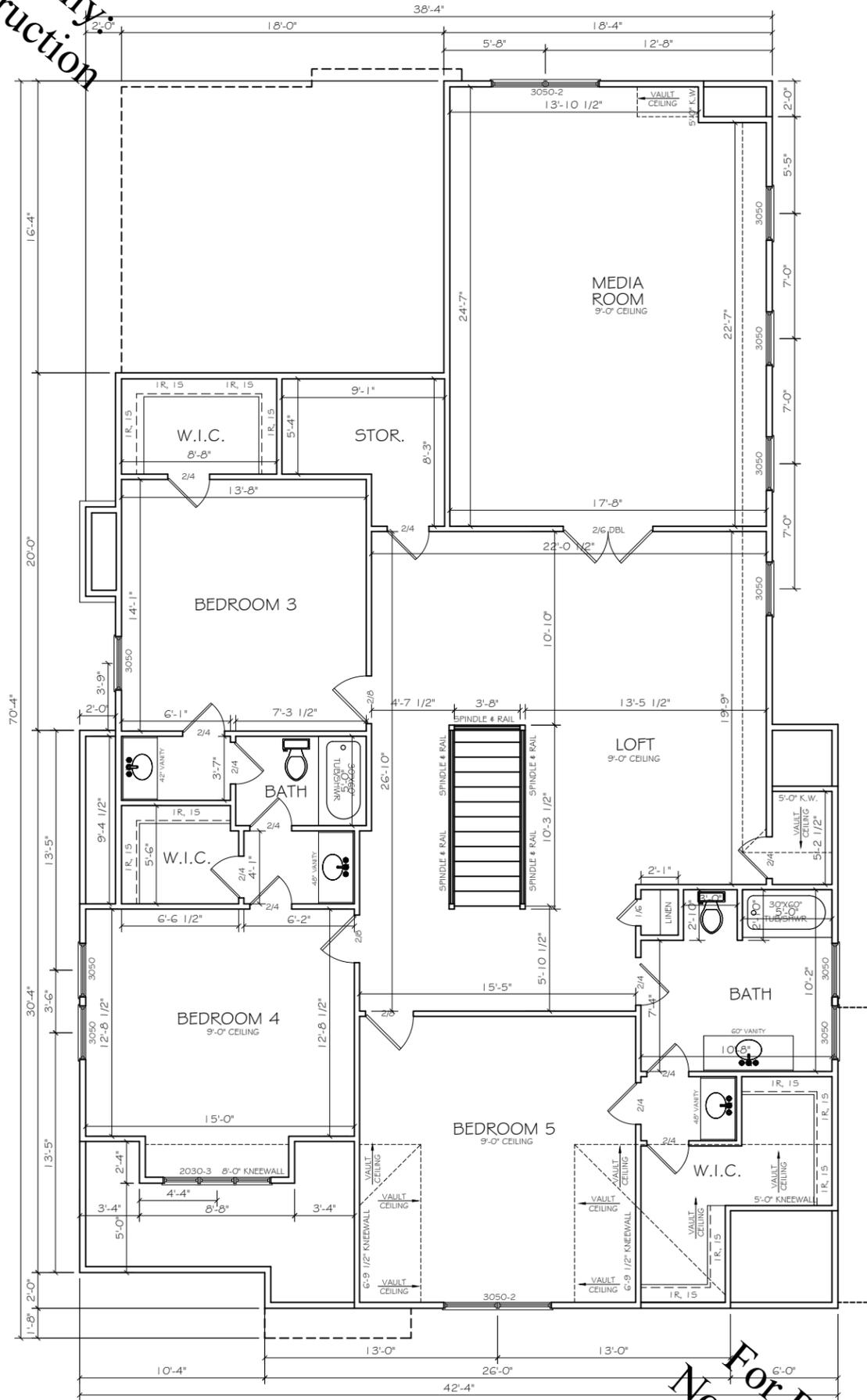
Stone Oak Builders

PLAN NUMBER:
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J.W.

DATE: 5/12/14

For Review Only:
Not for Construction



SECOND FLOOR PLAN

1/8" = 1'-0"

For Review Only:
Not for Construction

NOTES:

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2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
3. ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
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6. ALL ANGLES ARE 45° U.N.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

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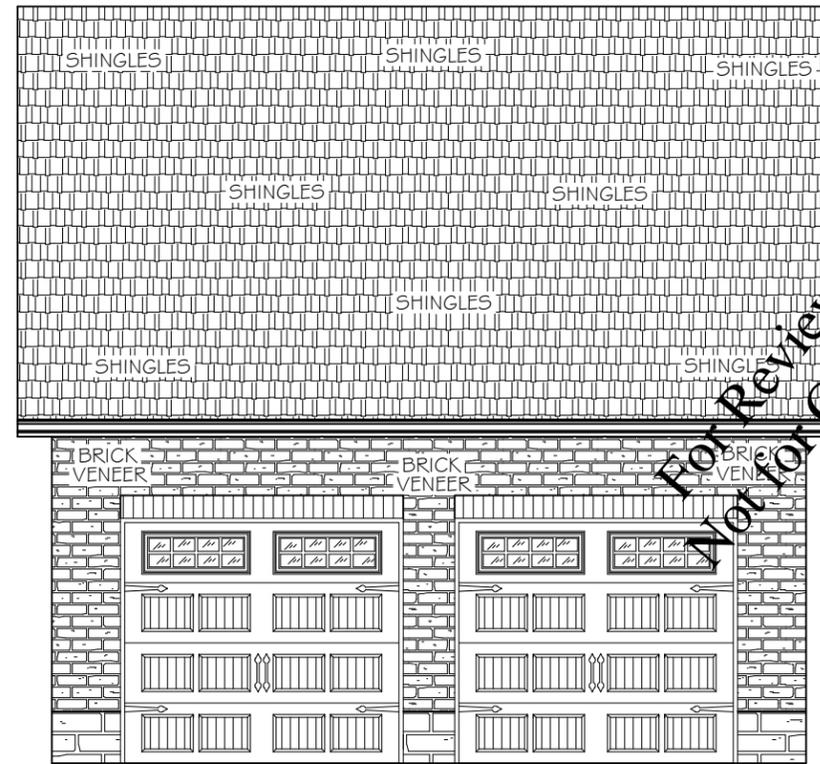
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J.W.

DATE: 5/12/14



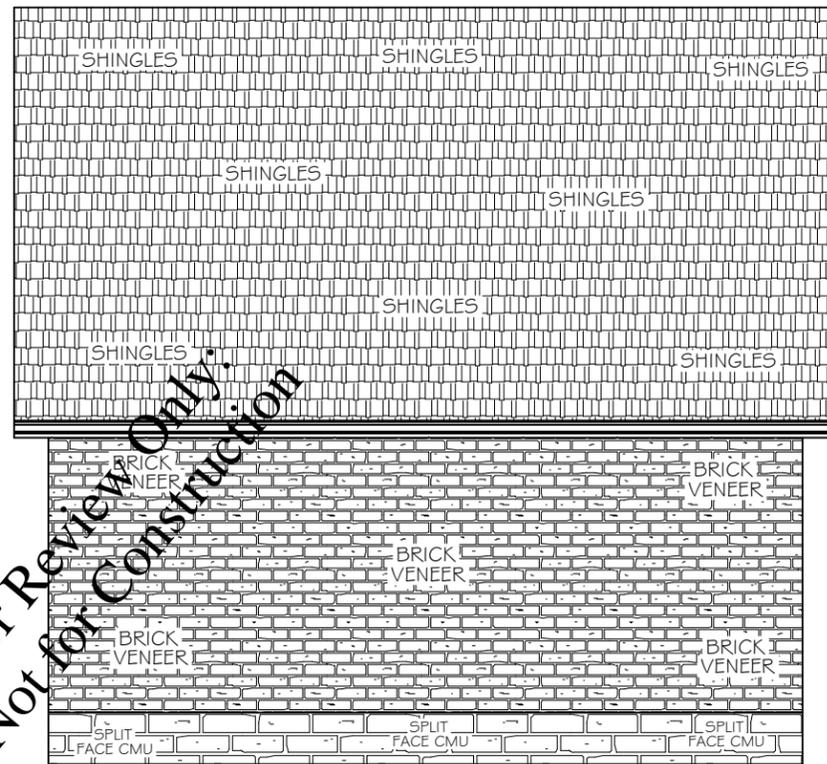
RIGHT ELEVATION

3/16" = 1'-0"



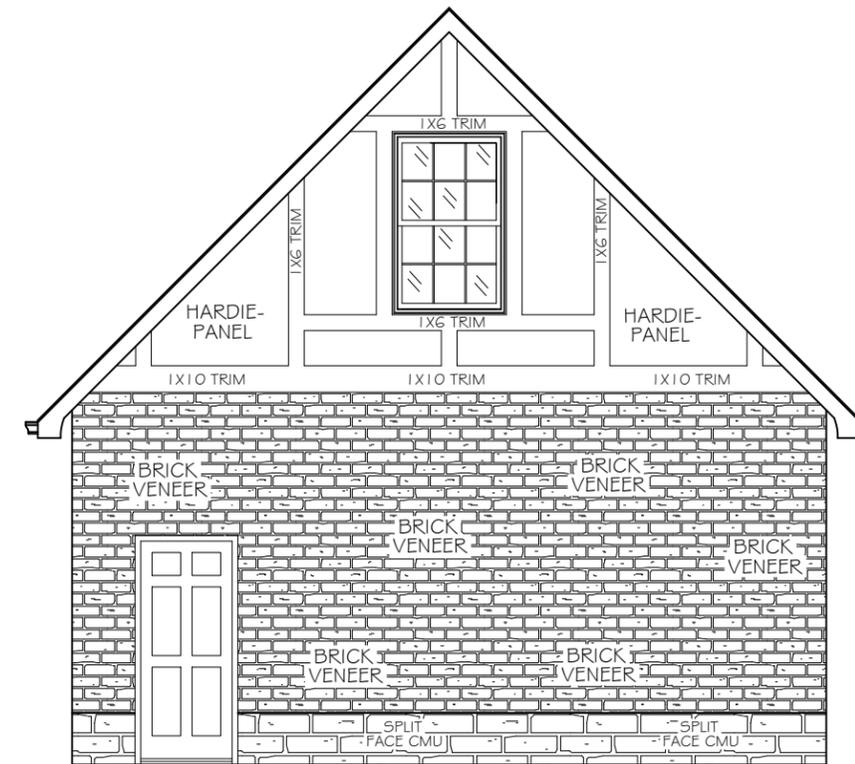
FRONT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"



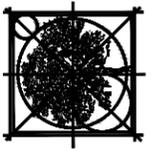
LEFT ELEVATION

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