

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION
247 Cherokee Road
October 21, 2015

Application: New construction—addition, Partial demolition
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312000600
Applicant: Nancy Hayden
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: New construction of a rear addition.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none">1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,2. Staff approve the roof color and masonry materials for color, dimensions and texture. <p>Staff finds the application meets the design guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.</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

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape,

orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

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

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.

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).

Side Additions

- b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

- c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

g. Additions should follow the guidelines for new construction.

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: 247 Cherokee Road is a contributing home in the Cherokee Park district, built circa 1933.



Figure 1. Existing house at 247 Cherokee Road

Analysis and Findings: The application is for a rear addition. An existing side porch is proposed to be screened in.

Demolition: A sixteen-foot (16') portion of the rear wall of the house will be removed for the addition. Staff finds that the demolition of this area will not be detrimental to the integrity of the structure. The proposed demolition meets

Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition will inset two feet and six inches (2'6") feet from the existing house on the right side, and approximately twenty-eight feet (28') on the left. Its total width will be twenty-two feet, nine inches (22'9"). The total footprint will be six

hundred and sixteen square feet (616 sq. ft.) compared to the one thousand, one hundred and four square feet (1104 sq. ft.) of the historic home. The foundation height will match the existing. The eave height will be ten feet (10'), which matches the eave height of the existing side porch. The project meets section II.B.1.a. and b.

Location & Removability: The location at the rear of the house is in accordance with the design guidelines. The rear corners of the house will remain; if the addition were to be removed in the future, the form and integrity of the house will not be impaired. The existing side porch of the house will be screened in. The original form and openings of the porch will be undisturbed. As it will continue to read as a porch, the porch enclosure will be compatible. The project meets section II.B.2.a and e.

Design: The addition will be distinguished from the historic building with a change from brick to siding, and with the inset on each side. To the rear of the kitchen, the addition will have a similar design to the house, with brick cladding. The project meets section II.B.2.a and f.

Setback: The addition will be five feet (5') from the property line on the right side, and thirty-two feet (32') on the left. The rear setback will be forty-eight feet (48'). The project meets base zoning for setbacks and meets section II.B.1.c.

Materials: The addition will be clad in painted brick and fiber cement siding with a maximum reveal of five inches (5"). The foundation will be split-faced block or stone veneer to match the existing. The roof will be asphalt shingles in a color to match the existing roof on the house. Staff recommends having approval of the roofing color and masonry materials. The windows will be Marvin Integrity windows or similar; Staff requests approval of the final window selections prior to purchase and installation. The screened porch will have wood columns and aluminum wire screen. A new patio is part of the project, but its materials were not specified. With the staff's final approval of the windows and doors, masonry and roofing color, the known materials meet section II.B.1.d.

Roof form: The addition's roof is a cross gable with 8/12 pitch, matching the roof slope of the house. The roof's height and eaves are subordinate to those of the house. The project meets section II.B.1.e.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are 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.

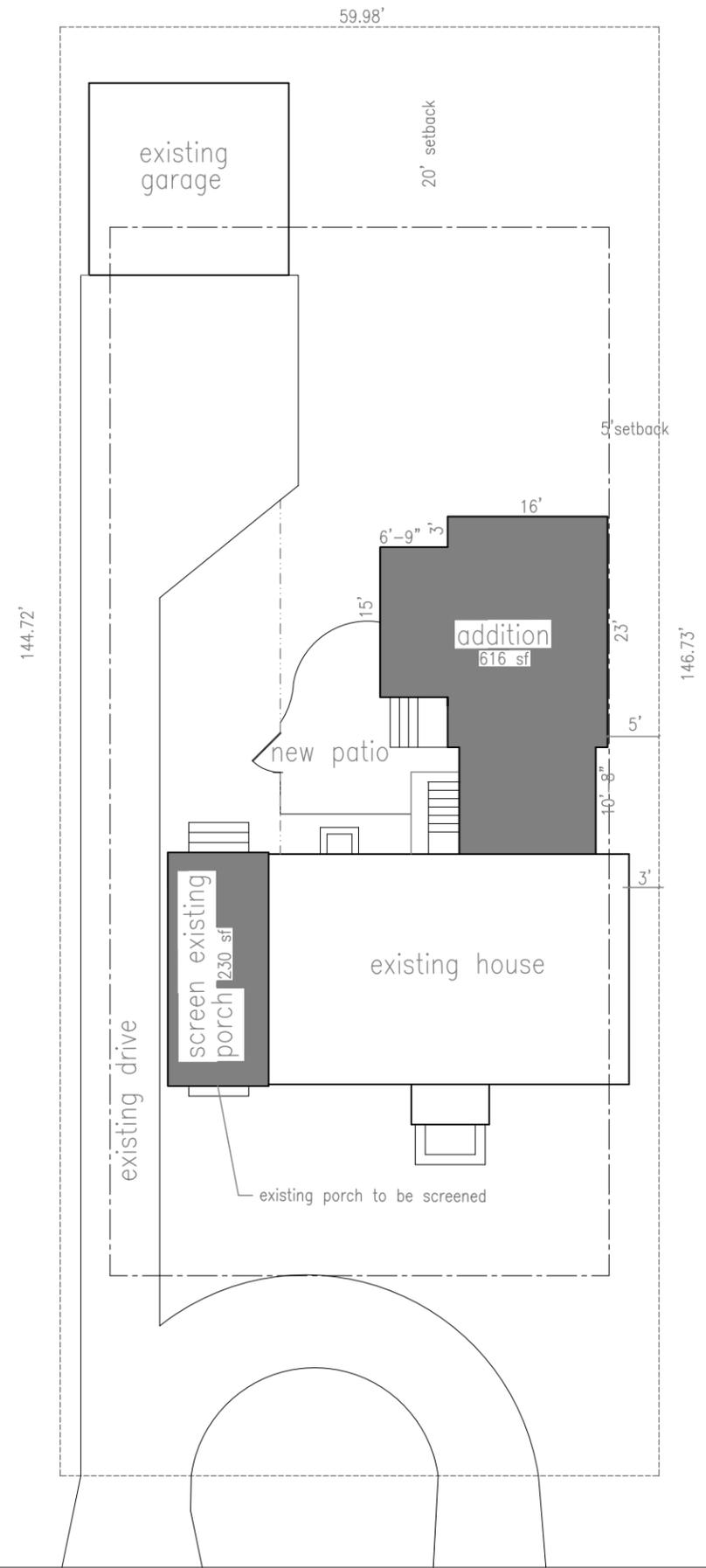
Appurtenances & Utilities: A patio will be constructed as part of the project; no other changes to the site's appurtenances were indicated on the drawings. The project meets section II.B.1. i.

Recommendation:

Staff recommends approval with the conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
2. Staff approve the roof color and masonry color, dimensions and texture.

Staff finds the application meets the design guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.



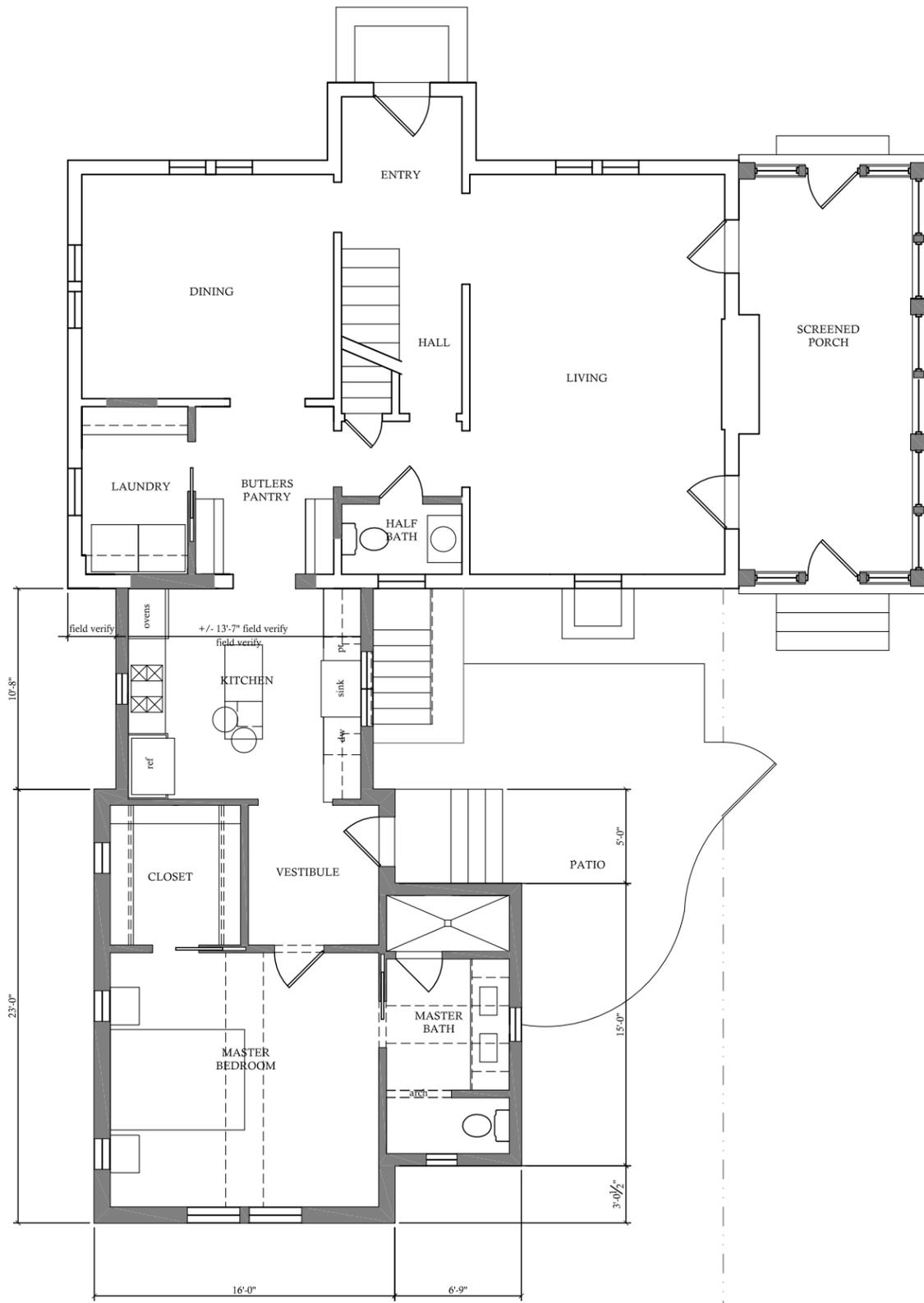
carrillo residence
garage w/ living above
1516 sweetbriar ave
nashville, tennessee

nancy hayden
architect
615.353.9952

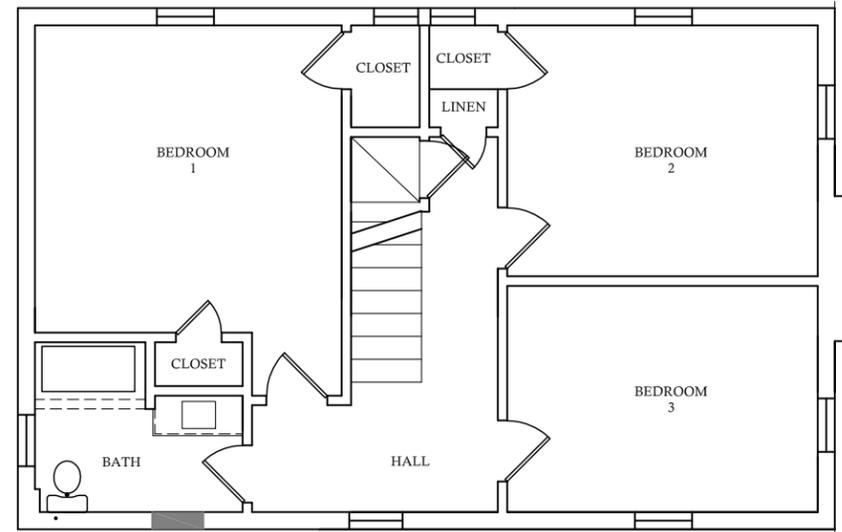
sdr jan 30, 2015

nha # 15010

A10



first floor plan
ONE EIGHTH INCH EQUALS ONE FOOT



second floor plan
ONE EIGHTH INCH EQUALS ONE FOOT

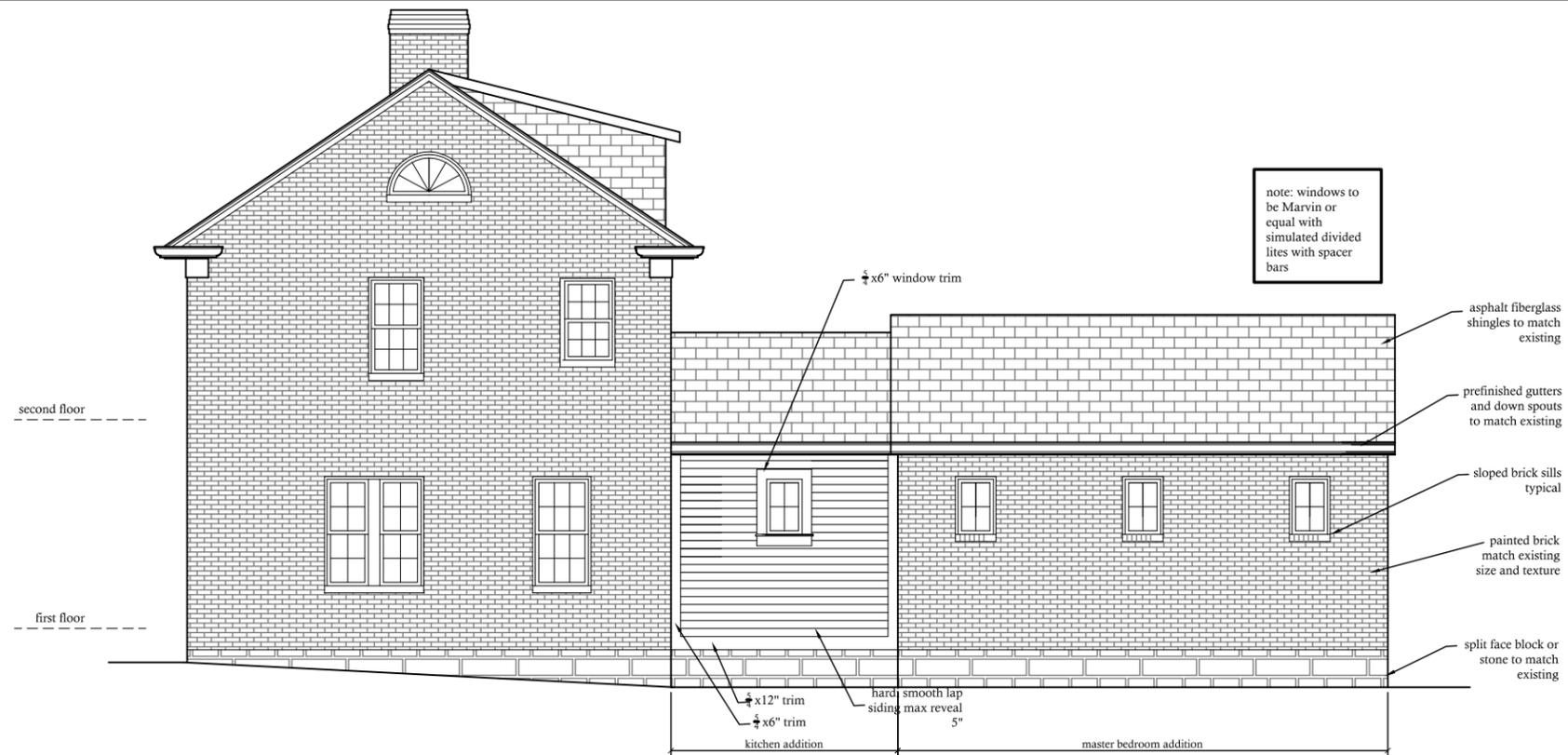
nancy hayden
 architect

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mckinney residence
 additions and renovations
 247 cherokee road
 nashville, tennessee

sd sept 28, 2015

nha # 15018
A1.1



side elevation

one eighth inch equals one foot



front elevation

one eighth inch equals one foot

nancy hayden
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mckinney residence
additions and renovations
247 cherokee road
nashville, tennessee

sd sept 28, 2015

nha # 15018

A21



back elevation



side elevation at drive

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mckinney residence
additions and renovations
247 cherokee road
nashville, tennessee

sd sept 28, 2015

nha # 15018

A22