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
Telephone: (615) 862-7970
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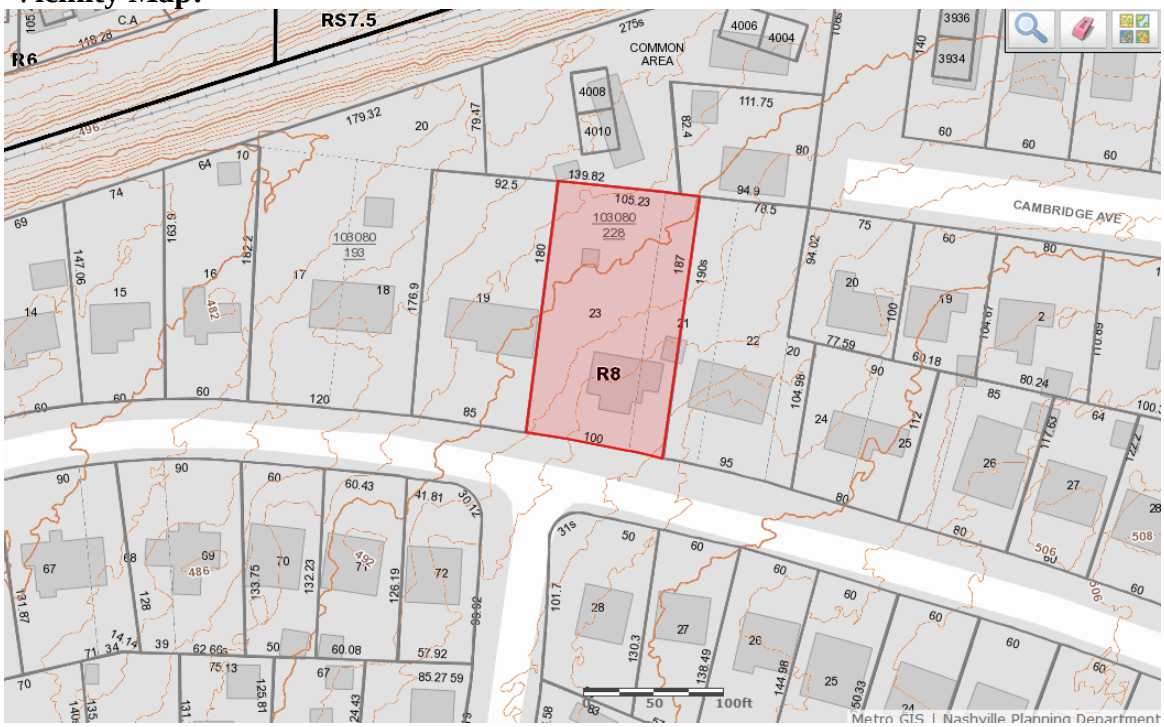
STAFF RECOMMENDATION
4028 Aberdeen Road
July 20, 2016

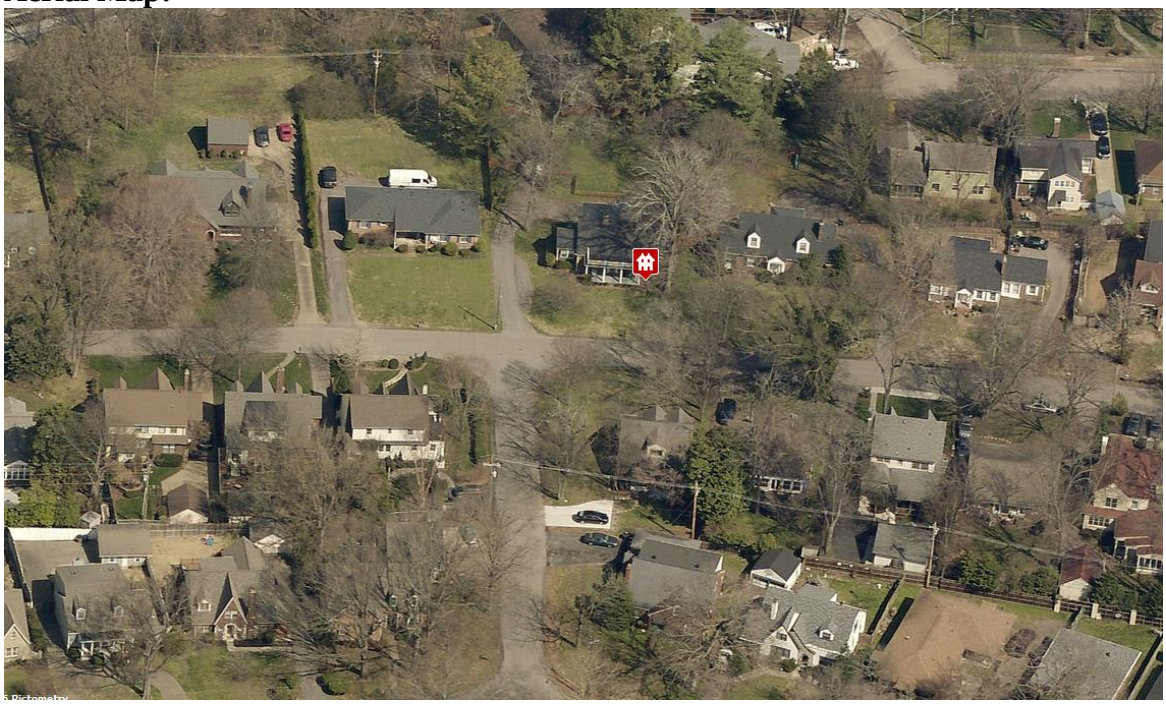
Application: New construction—addition; partial demolition
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10308022800
Applicant: Cheyenne Smith
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish a rear screen porch and to construct a new rear addition. **Recommendation Summary:** Staff recommends approval of the project with the following conditions: **1.** Staff approve a stone sample; **2.** Staff approve the color and texture of the roof shingle if it does not match the existing house; **3.** Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and, **4.** The HVAC shall be located behind the house or on either side, beyond the mid-point of the house. With these conditions, staff finds that the proposed demolition and addition meets Sections II.B. and III.B. of the Cherokee Park Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Site Plan **B:** Elevations

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.

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. 17.40.410).

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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

- *There is not enough square footage to legally subdivide the lot but there is enough frontage*

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.

Parking areas and Driveways

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.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments
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.

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.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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 than an addition has achieved proper scale, the addition should:

· No matter their use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· 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).

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: 4028 Aberdeen Road is a c. 1940 Colonial Revival brick house that contributes to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1). In 2013, MHZC staff issued an administrative permit for a rear dormer on the historic house (Figure 2).

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Figure 1. 4028 Aberdeen Road.

Figure 2. 4028 Aberdeen Road rear dormer.

Analysis and Findings: Application is to demolish a rear screen porch and to construct a new rear addition.

Demolition: The applicant proposes to demolish an existing, detached screened porch (Figures 3 & 4). The date of construction of the screened porch is not known, but it does not appear on the 1957 Sanborn maps. Staff finds that the porch's location, materials, design, and date of construction do not contribute to the historic character of the historic house and the Cherokee Park neighborhood. Staff therefore finds that its demolition

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

Figures 1 & 2 show the existing detached porch to be demolished

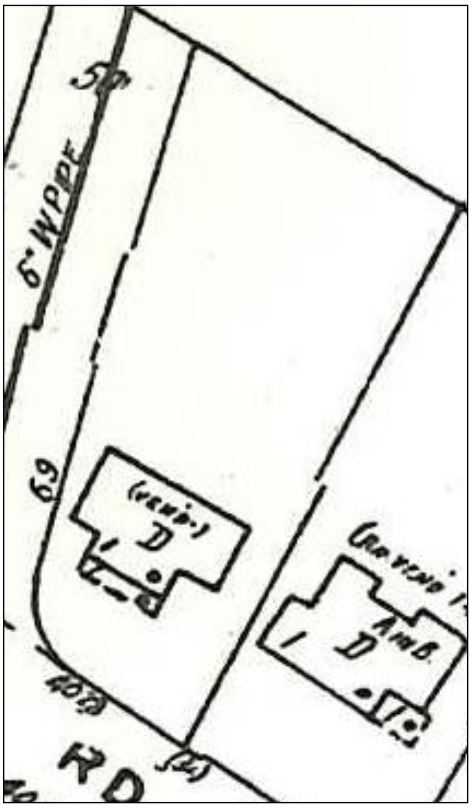


Figure 3. the 1957 Sanborn Map

Height & Scale:

	Existing House	Proposed Addition
Number of stories	1.5	1
Foundation Height	2'6"	2'6"
Eave Height	12'	12'
Ridge Height	22'6"	19'9"
Width	55'6"	45'7"
Depth	36'11"	29'10"
Total square footage	1,713 sq. ft.	1,338 sq. ft.
Insets		1' X 2' on both sides

Staff finds that the height, depth, width, total square footage, and overall scale of the proposed addition are sufficiently subordinate to the historic house. Staff finds that the proposed addition meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The proposed addition is situated at the rear of the historic house, entirely behind the historic house. It is inset appropriately, thereby preserving the back corners of the historic house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Design: The addition's change in materials, inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the proposed addition meets Sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing:

	Bulk Zoning Standards	**Existing House**	**Proposed Addition**
Left Setback	5'	34'	44'
Right Setback	5'	10'	10'
Rear Setback	20'	120'	90'

The addition's proposed setbacks will meet the bulk zoning standards and are appropriate to the historic character of the house and lot. Staff finds that the proposed addition meets Sections II.B.1.c. and II.B.2. of the design guidelines

Materials:

	Existing House	**Proposed Addition**	**Requires Final Staff Approval prior to purchase and installation**
Foundation	Stone	Split-face concrete block	No
Cladding	Brick	5" smooth fiber cement lap siding	No
Roofing	Asphalt Shingles	Asphalt Shingles	If color/texture does not match existing
Trim	Wood	Cement Fiberboard	No
Chimney	Brick	Cultured Stone	Yes
Windows & Doors	Wood	Unknown	Yes
Porch floor	Concrete	Wood	No
Porch Posts	Wood	Wood	No

With the staff's final approval of the asphalt shingle color and texture, a stone sample, and the final window and door choices, staff finds that the proposed materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form:

	Existing House	**Proposed Addition**
Primary Roof Form	Side gable, 7/12	Gable, 7/12
Secondary Roof Form	Gable, 7/12	Shed, 2/12

Staff finds that the addition's proposed roof forms are compatible with the roof forms of the historic house and meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not affect or alter the orientation of the historic house towards Aberdeen Road. Staff finds that the proposed addition meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings**:**

	Proposed Project	**Appropriate?**
Alterations to windows on existing house	Yes – altering windows on rear dormer constructed	Yes
Windows twice as tall as they are wide?	Yes	Yes
Largest Section of Wall Without a Window/Door Opening	9'	Yes

Staff finds the addition's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve a stone sample;
2. Staff approve the color and texture of the roof shingle if it does not match the existing house;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed demolition and addition meets Sections II.B. and III.B. of the Cherokee Park Neighborhood Conservation Zoning Overlay.

WALL TYPE LEGEND

- EXISTING WALLS TO REMAIN
- FILL EXISTING OPENINGS
- EXISTING WALLS TO DEMOLISH
- NEW WALLS

AREA CALCULATIONS

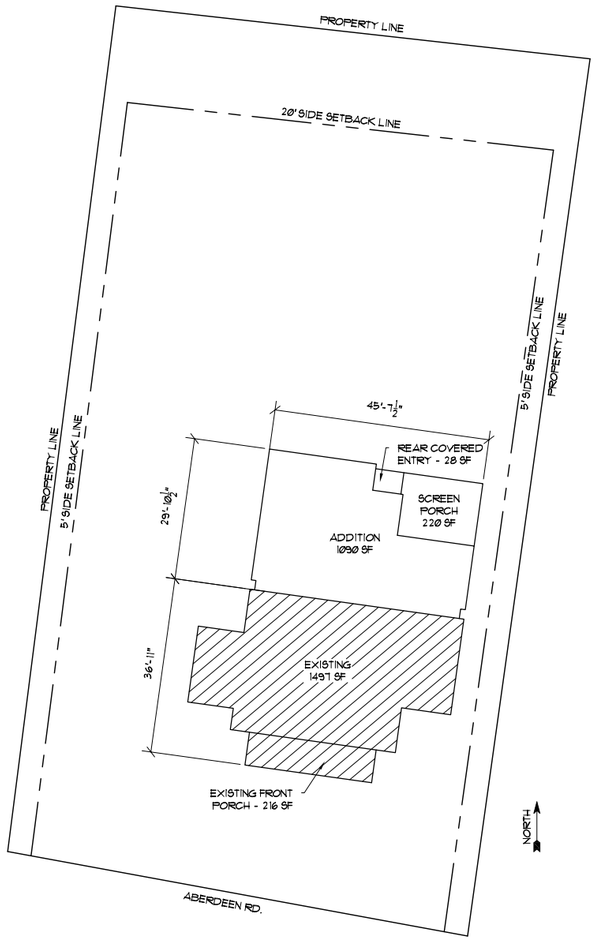
HEATED AREA	
FIRST FLOOR EXISTING:	+/- 1497 SF
FIRST FLOOR ADDITION:	+/- 1090 SF
SECOND FLOOR EXISTING:	+/- 838 SF
TOTAL HEATED:	+/- 3425 SF

UNHEATED AREA	
EXISTING FRONT PORCH:	+/- 216 SF
REAR COVERED ENTRY:	+/- 28 SF
SCREEN PORCH:	+/- 220 SF
TOTAL UNHEATED:	+/- 464 SF
TOTAL UNDER ROOF:	+/-3889 SF

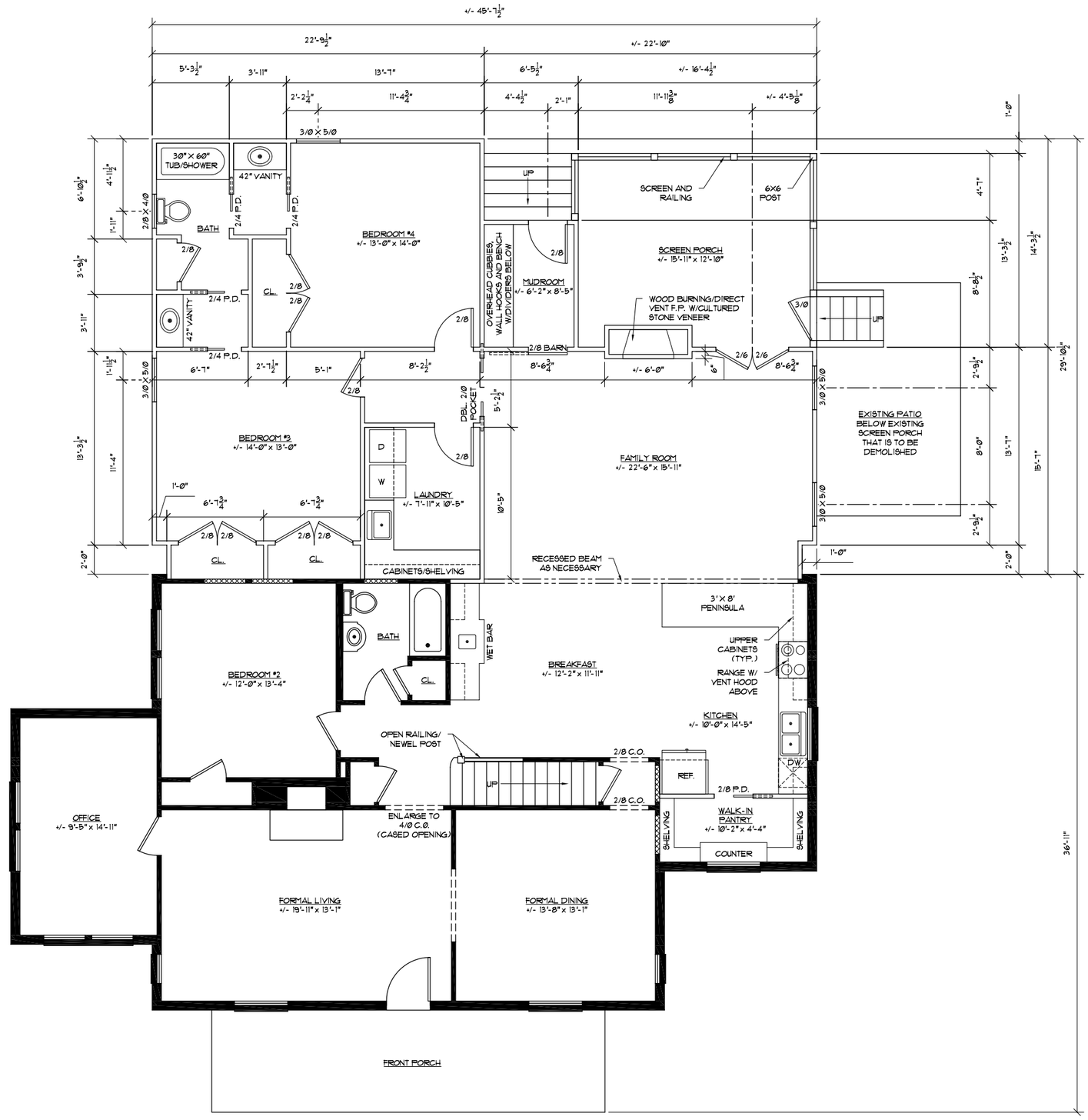
*NOTE: NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING. EXISTING CALCULATIONS TAKEN FROM TAX ASSESSMENT RECORDS.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
3. ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
4. ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
5. TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. OR TO MATCH EXISTING UNLESS OTHERWISE NOTED.
6. INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
7. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.



01 SITE PLAN — Scale: 1/16"=1'-0"



02 FLOOR PLAN — Scale: 1/4"=1'-0"

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PROJECT #: 16026

PROPOSED RENOVATION AND ADDITION
4028 ABERDEEN RD.
NASHVILLE, TN 37205

ISSUE DATE: 06/21/16

REV	DATE	DESCRIPTION
1		
2		
3		

CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

SCALE: 1/4"=1'-0"

A101

FLOOR PLAN

ELECTRICAL SYMBOL LEGEND

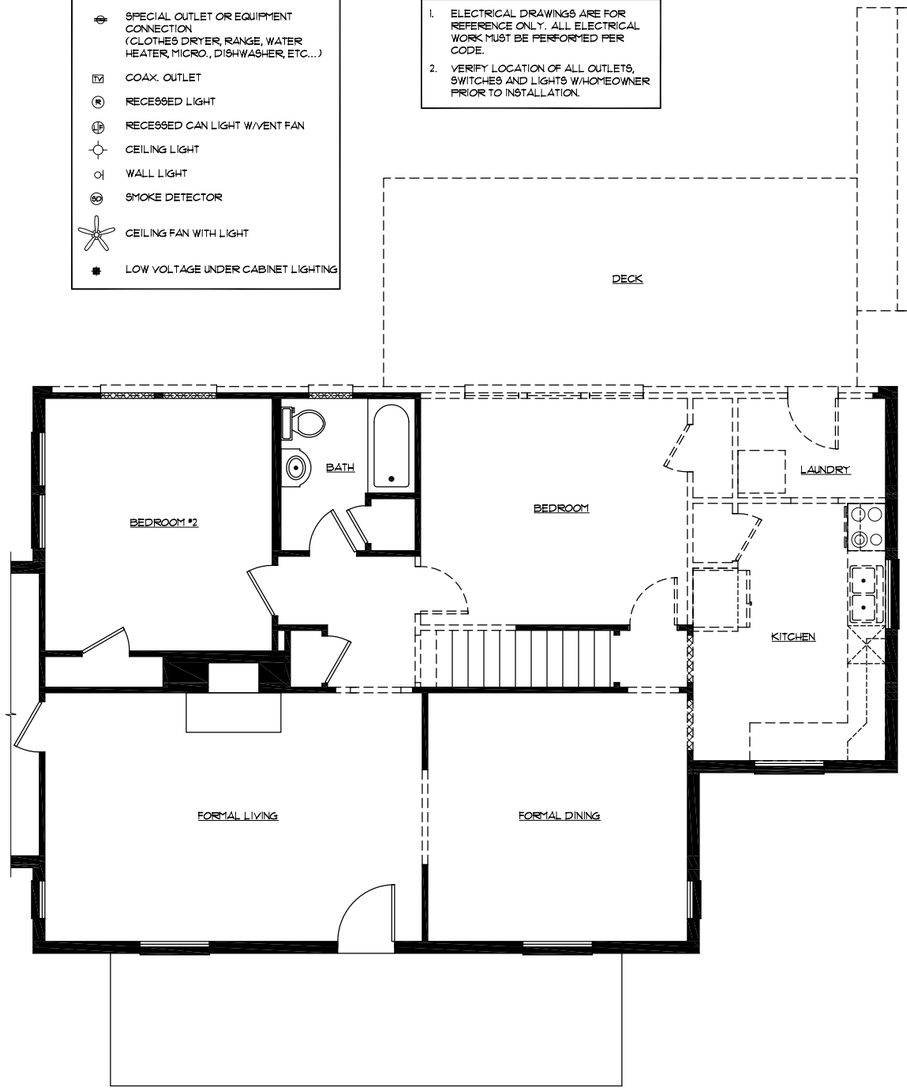
- SINGLE POLE SWITCH
- SINGLE POLE DIMMER SWITCH
- THREE-WAY SWITCH
- THREE-WAY DIMMER SWITCH
- TIMER SWITCH
- TWO SINGLE POLE SWITCHES
- DUPLEX OUTLET
- DUPLEX OUTLET, COUNTER HT.
- DUPLEX OUTLET, WEATHER PROOF
- DUPLEX OUTLET WITH NIGHTLIGHT
- FLOOR DUPLEX OUTLET
- SPECIAL OUTLET OR EQUIPMENT CONNECTION (CLOTHES DRYER, RANGE, WATER HEATER, MICRO., DISHWASHER, ETC...)
- COAX. OUTLET
- RECESSED LIGHT
- RECESSED CAN LIGHT W/VENT FAN
- CEILING LIGHT
- WALL LIGHT
- SMOKE DETECTOR
- CEILING FAN WITH LIGHT
- LOW VOLTAGE UNDER CABINET LIGHTING

WALL TYPE LEGEND

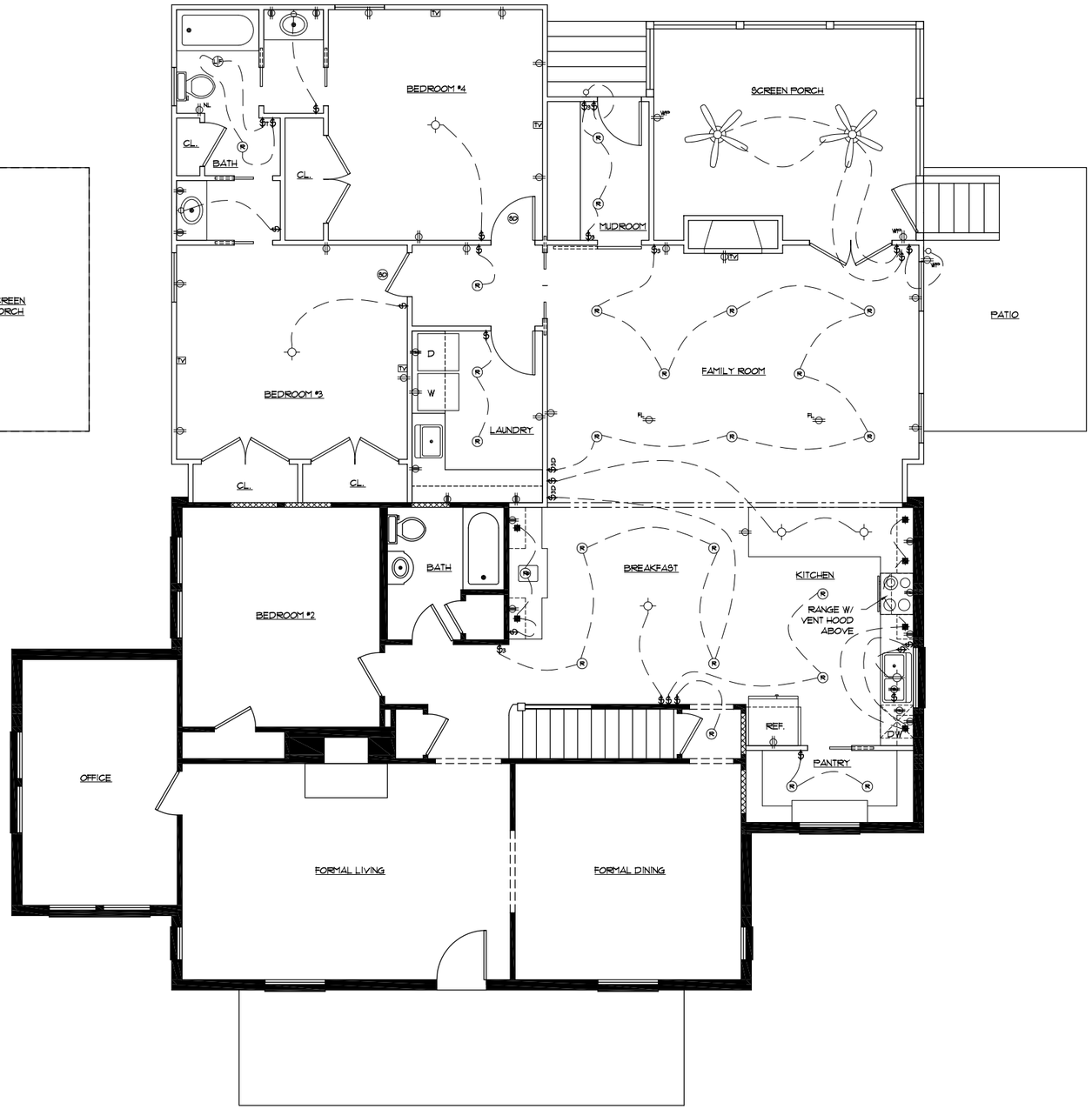
- EXISTING WALLS TO REMAIN
- FILL EXISTING OPENINGS
- EXISTING WALLS TO DEMOLISH
- NEW WALLS

ELECTRICAL NOTES

1. ELECTRICAL DRAWINGS ARE FOR REFERENCE ONLY. ALL ELECTRICAL WORK MUST BE PERFORMED PER CODE.
2. VERIFY LOCATION OF ALL OUTLETS, SWITCHES AND LIGHTS W/HOMEOWNER PRIOR TO INSTALLATION.



01 DEMOLITION PLAN — Scale: 1/4"=1'-0"



02 ELECTRIC PLAN — Scale: 1/4"=1'-0"

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ISSUE DATE: 06/21/16

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1		
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CONSTRUCTION DRAWINGS

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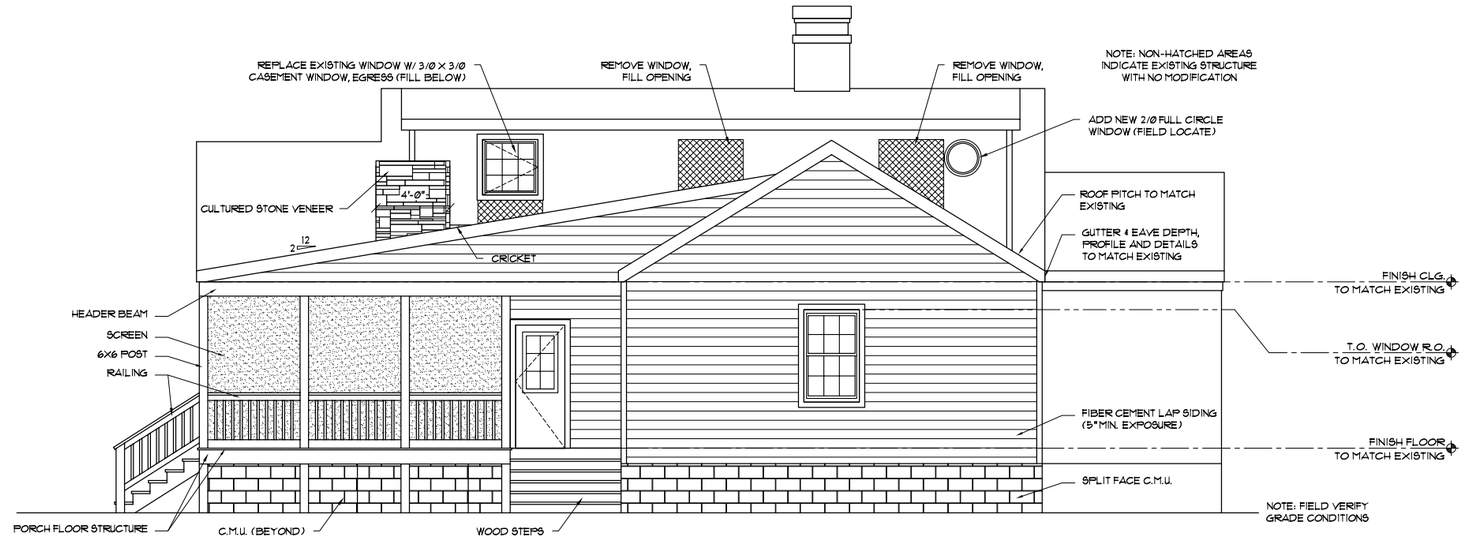
PLOT TO HALF SCALE ON 11" X 17" PAPER

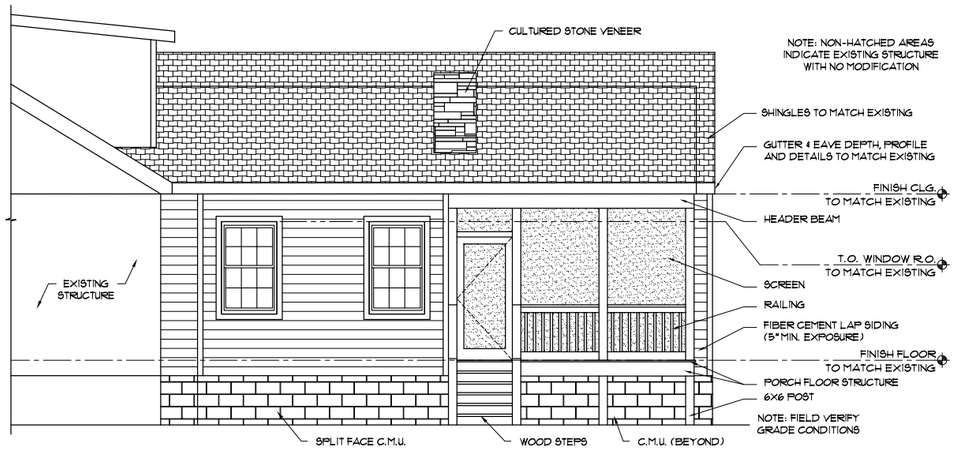
SCALE: 1/4"=1'-0"

A102

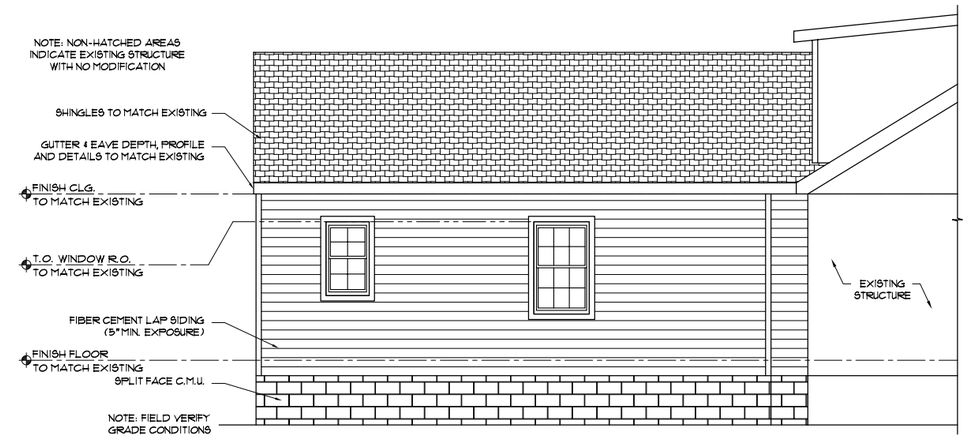
DEMOLITION AND ELECTRIC PLAN



Ø1 REAR ELEVATION — Scale: 1/4"= 1'-Ø"



Ø2 RIGHT ELEVATION — Scale: 1/4"= 1'-Ø"



Ø3 LEFT ELEVATION — Scale: 1/4"= 1'-Ø"

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Ø3		

CONSTRUCTION DRAWINGS

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PLOT TO HALF SCALE ON 11" X 17" PAPER

SCALE: 1/4"= 1'-Ø"

A1Ø3

EXTERIOR ELEVATIONS