

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

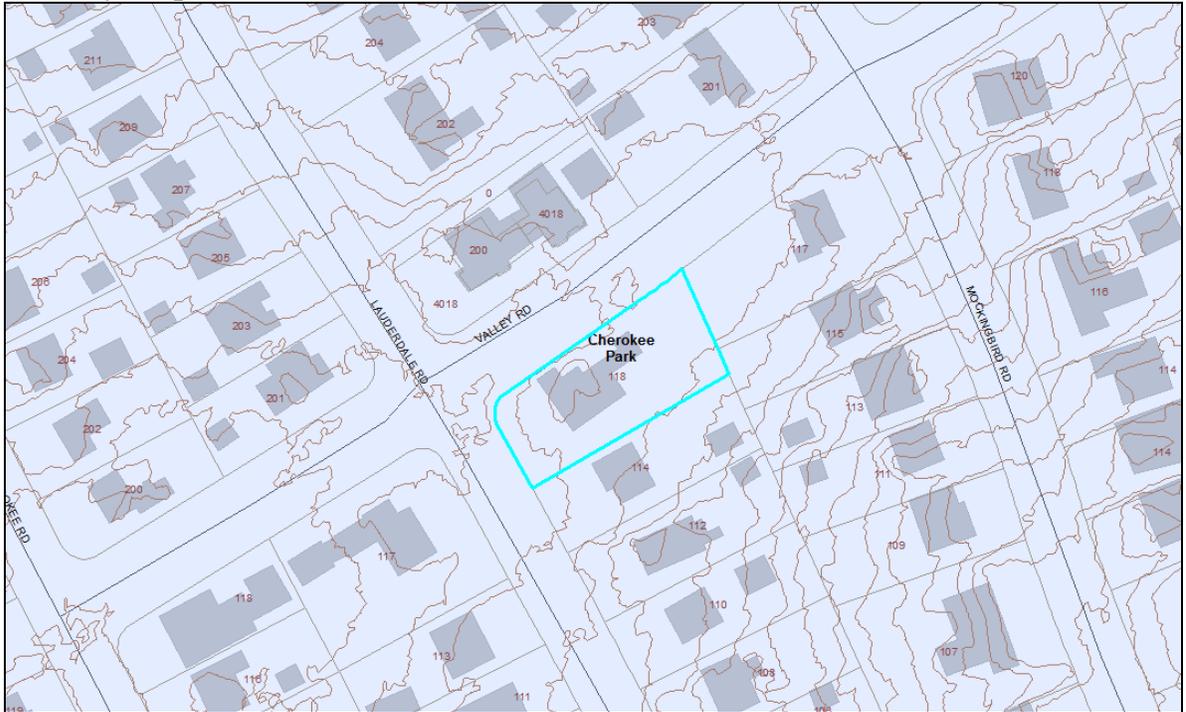
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
118 Lauderdale Road
November 16, 2016

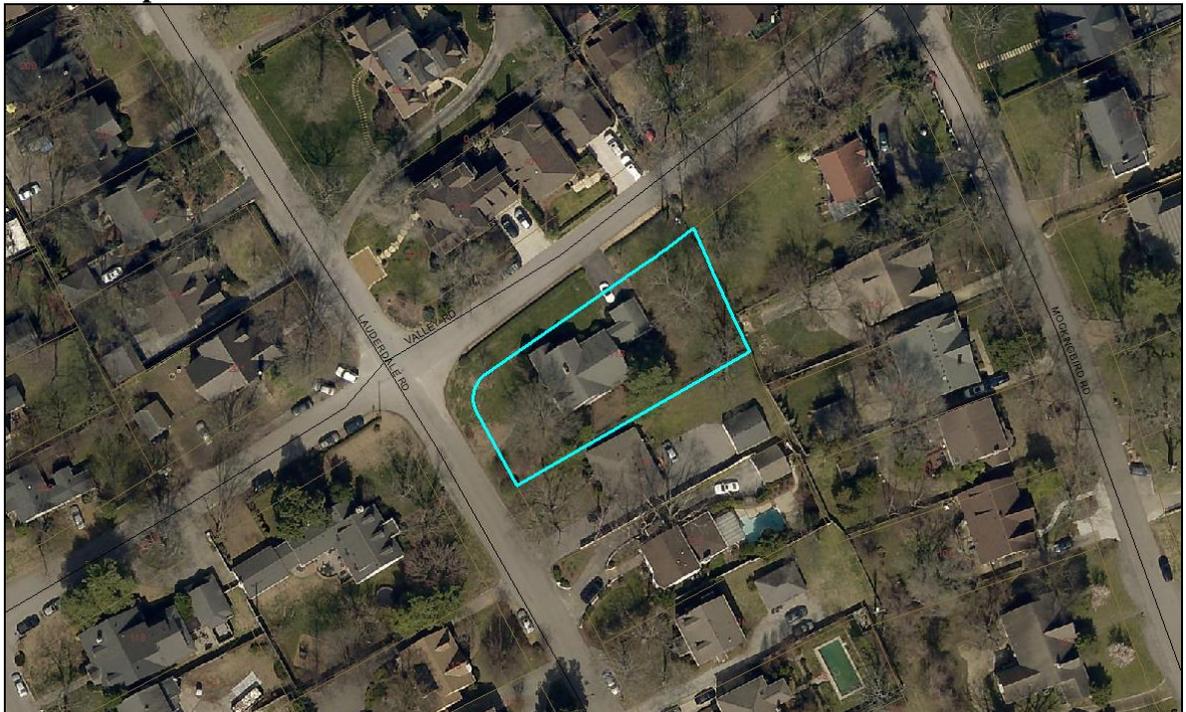
Application: New construction—addition; partial demolition
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312021800
Applicant: Tyler LeMarinel, Allard Ward Architects
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: Application is to demolish an existing attached garage and to construct a new rear addition.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The side dormers shall not tie directly into the existing side gables on the historic house;2. The left side setback shall be a minimum of seventeen feet, nine inches (17'-9") with a new site plan showing this condition;3. Staff approve the final details, dimensions and materials of roof material, roof color, windows, pedestrian doors, and vehicular doors prior to purchase and installation; and4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the proposed demolition and addition meet Sections II.B. and III.B. of the Cherokee Park Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Site Plan B: 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.

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 that 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: The house located at 118 Lauderdale Road was built c. 1930 and contributes to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1: 118 Lauderdale Road

Analysis and Findings: The application is to demolish an existing attached garage and to construct a new rear addition.

Demolition: The applicant proposes to demolish an existing garage that is attached to the house by a covered connector (Figure 2). The date of construction of the attached garage is not known, but a different garage in a similar location appears on the 1957 Sanborn maps (Figure 3). Staff finds that it is not a significant feature of the house given its location and method of connection and that removal will not significantly impact the character of the house or 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.



Figure 2: Attached garage to be demolished

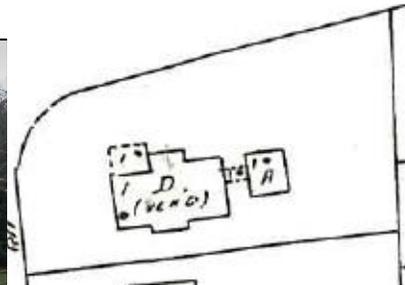


Figure 3: 1957 Sanborn map

Height & Scale: The proposed additional rear footprint is approximately seven hundred seventy-eight square feet (778 sq. ft.), compared to the existing footprint which is approximately two thousand, two hundred and seventy-five square feet (2275 sq. ft.). The addition does not more than double the footprint and adds twenty-six feet (26') to the depth of the house. The new construction is located at the rear of the historic house, in accordance with design guidelines,

The proposal includes an addition on the right side of the historic home. The design guidelines allows for side additions when a lot exceeds sixty feet (60') in width or the standard lot width of the block. This lot is approximately seventy-five feet (75') wide, which meets that threshold. In addition, the rear addition is minimal in terms of the depth and height, which keeps the total percentage of alterations to the historic home minimal as well.

As proposed, the rear addition is approximately four feet, six inches (4'-6"") lower than the historic house. The side addition is approximately seven feet (7') lower in height, ten feet (10') wider, and is setback approximately ten feet, six inches (10'-6") from the front wall of the historic house. As proposed, the rear addition is neither taller nor wider than the historic house, and the side addition is subordinate in height, width, and massing to the historic structure.

Staff finds that the height, depth, width, footprint, 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.

Design, Location & Removability: The single-story rear addition is located at the rear of the historic house, in accordance with design guidelines, and includes an attached garage. Staff finds the attached garage appropriate as it is replacing an existing attached garage that is to be demolished, and attached garages are more typical in the Cherokee Park neighborhood as it was developed later than most other overlays and does not include an alley system. The rear addition meets the design guideline that requires the construction to be inset one foot (1') per story from the rear corners of the historic house. As proposed, the single-story addition sets in approximately five feet, ten inches (5'-10") from the rear corner on the right side. On the left side, the addition is inset one foot (1') and goes back four feet (4'), and the attached garage comes back out twelve feet (12') to be flush with the side wall of the historic house.

The rear addition also includes side dormers tie into the existing side-facing gables at the ridge on both side façades. Staff recommends that the proposed side dormers do not tie in directly to the side facing gables but rather that the dormers are separated so that if the addition were to be removed in the future, the historic character of the house would still be intact.

The proposed side addition meets the criteria in the design guidelines for appropriate side additions as it is located approximately ten feet, six inches (10'-6") behind the front wall of the historic house, is seven feet (7') lower in height, and extends only ten feet (10') wider. As proposed, the side addition ties into an existing secondary side gable and also has a side gable roof form that helps to deemphasize the additional width. Staff finds the proposed side addition to be appropriate as it is subordinate in height, width, and massing, and the design complements the historic structure.

The locations of the proposed additions meet the design guidelines. The change in materials, inset, and separate roof form help to distinguish the additions from the historic house so that they read as additions to the house. At the same time, the scale, materials, and fenestration pattern are all compatible with the historic character of the existing house. With the condition that the side dormers not tie directly into the existing side gables, staff finds that the roof form can be compatible with the character of the historic house, and the addition would be 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, with

the recommended condition, the proposed addition meets Sections II.B.2.a and II.B.2.a., e., and f. of the design guidelines.

Setbacks: The new addition meets all setbacks required by the base zoning. The addition is located approximately fifty-three feet, six inches (53'-6") from the rear property line, eleven feet, three inches (11'-3") from the right side property line, and fifteen feet (15') from the left side property line. While the addition meets the left side setback of ten feet (10') on the side street, staff recommends that the attached garage be pushed back to seventeen feet, nine inches (17'-9"), which is the left side setback for the existing garage that is to be demolished. Setting back the addition an additional two feet, nine inches (2'-9") from the side street will help make the bulk of the addition on that side more subordinate to the historic home. The applicant has agreed to this condition. With the condition that the left side setback be a minimum of seventeen feet, nine inches (17'-9"), staff finds that the proposed addition meets Sections II.B.1.c. and II.B.2. of the design guidelines

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Wood trim band	Smooth	Yes	
Cladding	Hardie Siding	Smooth, 5" reveal	Yes	
Secondary Cladding	Stucco		Yes	
Roofing	Not indicated	Color unknown	Unknown	X
Trim	Wood	Smooth faced	Yes	
Windows	Aluminum clad windows	Needs final approval	Yes	X
Pedestrian doors	Not indicated	Needs final approval	Unknown	X
Vehicular doors	Not indicated	Needs final approval	Unknown	X

With the condition that staff review and approve the roof material, roof color, windows, pedestrian doors, and vehicular doors house prior to purchase and installation, staff finds that the project meets Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The roof form of the addition is cross gabled, with pitches that complement the existing historic house. The proposed side dormers tie into the existing side-facing gables at the ridge. Staff recommends that the side dormers do not tie in directly to the side facing gables but rather that the dormers are separated so that if the addition were to be removed in the future, the historic character of the house would still be intact. With the

condition that the side dormers not tie directly into the existing side gables, staff finds that the addition's proposed roof forms would be compatible with the roof forms of the historic house and meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not change the historic orientation of the house. This design guideline is not applicable.

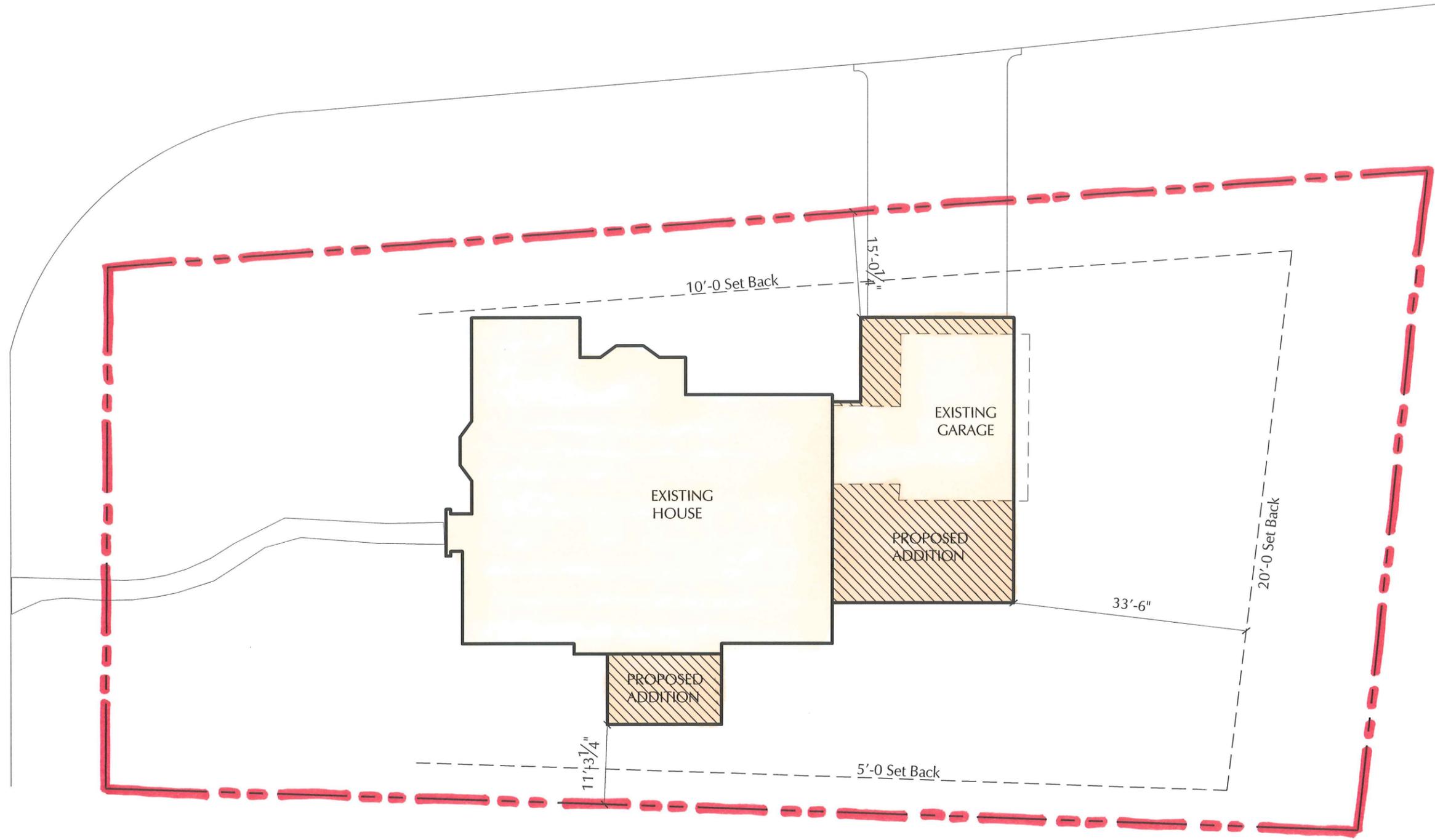
Proportion and Rhythm of Openings: The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the addition's proportion and rhythm 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:

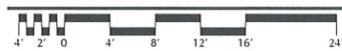
1. The side dormers shall not tie directly into the existing side gables on the historic house;
2. The left side setback shall be a minimum of seventeen feet, nine inches (17'-9") with a new site plan showing this condition;
3. Staff approve the final details, dimensions and materials of roof material, roof color, windows, pedestrian doors, and vehicular doors prior to purchase and installation; and,
4. The HVAC shall be located behind the house or on either side, beyond the midpoint 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.



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Site Plan



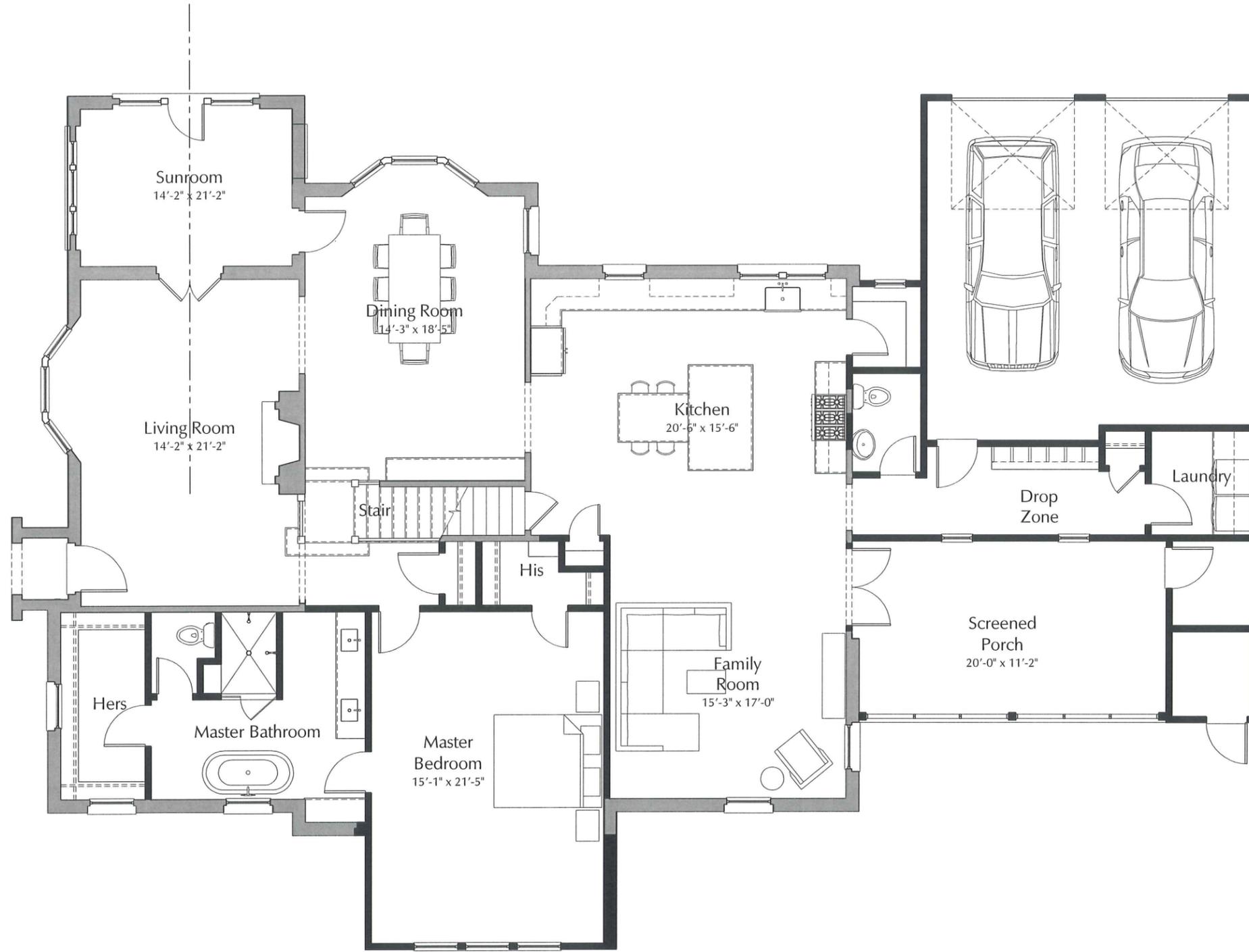
Scale: 1/16" = 1'-0"

Drawings:
Site Layout Plan
Date:
10.28.16

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Additions and Renovations to:
The Peterson-Lee Residence
118 Lauderdale Road
Nashville, Tennessee 37205

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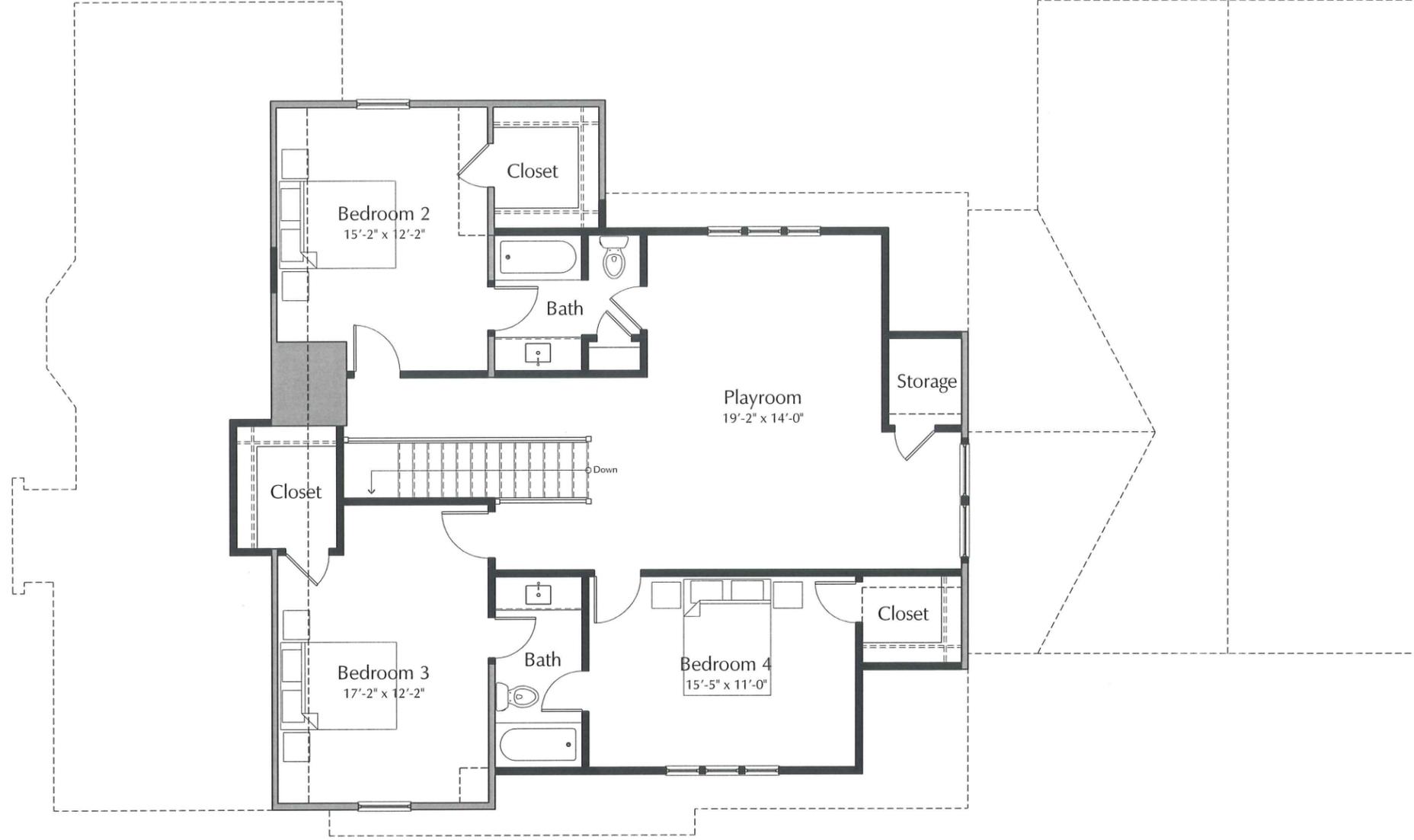
① First Floor
 Scale: 1/8" = 1'-0"

Drawings:
 First Floor Plan
 Date:
 10.28.16

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Additions and Renovations to:
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A1.1



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Second Floor



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

Drawings:
Second Floor Plan
Date:
10.28.16

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Additions and Renovations to:
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① West Elevation
 Scale: 1/8"=1'-0"



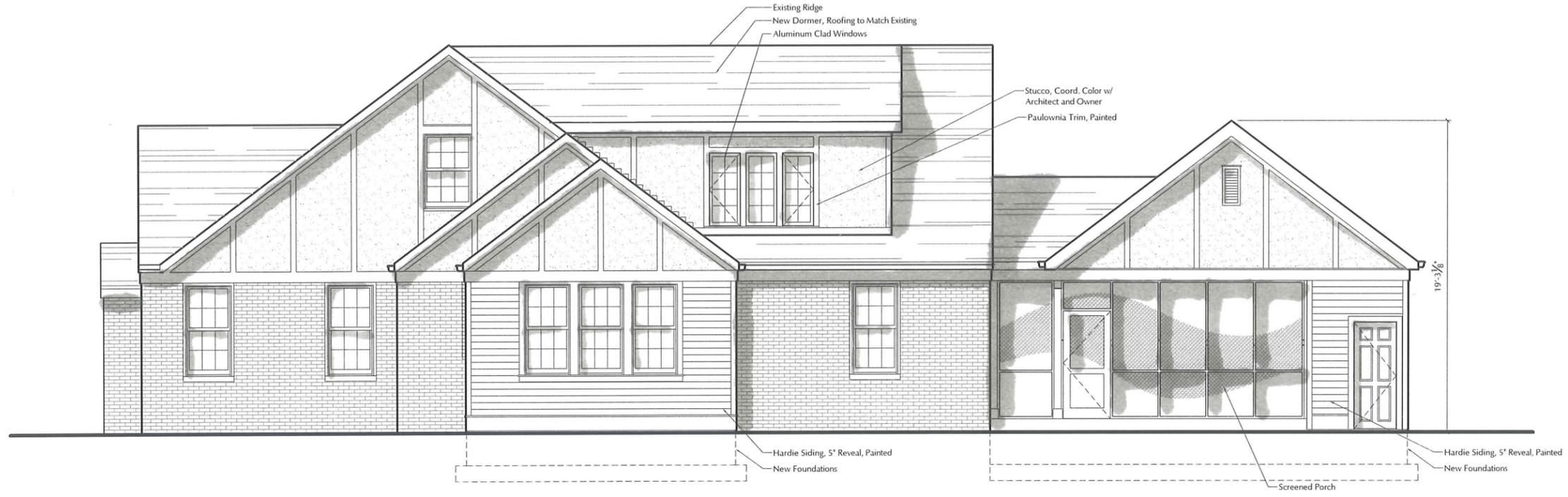
② East Elevation
 Scale: 1/8"=1'-0"

Additions and Renovations to:
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Drawings:
 Elevations
 Date:
 10.28.16

A2.1



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



2 North Elevation
 Scale: 1/8"=1'-0"

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Elevations	
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