MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

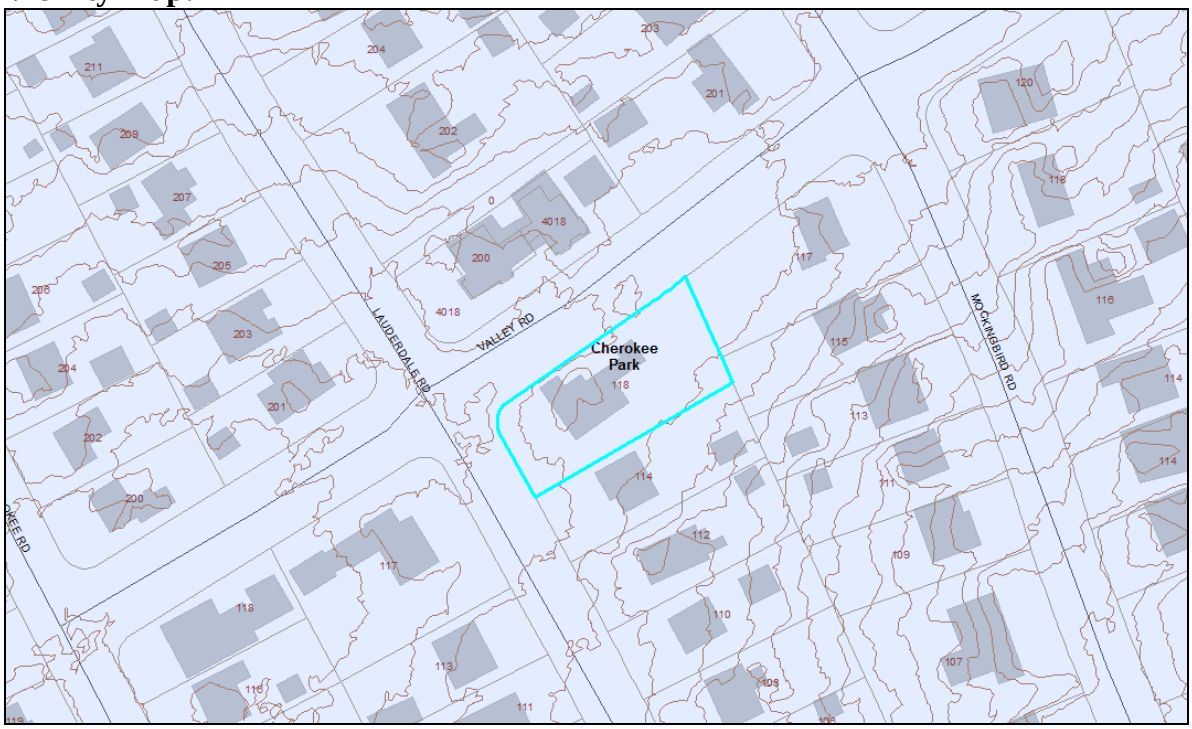
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
118 Lauderdale Road
December 21, 2016

Application: New construction—addition and Detached Accessory Dwelling Unit; Setback determination.
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312021800
Applicant: Tyler LeMarinel, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear and side addition, side dormer, and detached accessory dwelling unit. The application requires a rear and side setback determination for the DADU. **Recommendation Summary:** Staff recommends approval of the project with the following conditions: 1. The applicant submit drawings with all the major measurements labeled and the new construction clearly differentiated from the historic house; 2. Staff receive a copy of the filed restrictive covenant; 3. The window opening on the Valley Road façade remain, and be closed up on the interior if necessary; 4. Staff approve a brick sample; 5. Staff approve the roof color and materials; 6. Staff approve all windows and doors prior to purchase and installation; 7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; 8. The applicant submit floor plans for the DADU; and 9. The existing curb cut along Valley Road be removed before the new curb cut is created for the DADU. With these conditions, staff finds that the proposed addition and DADU meet Section II.B. of the Cherokee Park Neighborhood Conservation Zoning Overlay design guidelines and the DADU ordinance, 17.16.030	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

II.B.1. 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.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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: Height & Scale
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof
· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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. Decorative raised panels on publicly visible garage doors are generally not appropriate.
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.

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.
Attached garages may be appropriate when:
- *The garage doors face the rear of the lot; or*
- *The garage doors face the side of the lot and are setback a minimum of 10' from the existing sidewall of the building; and*
- *The garage does not result in an inappropriately massed addition.*

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configuration would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.
· The DADU may not exceed the maximums outlined previously for outbuildings.
· No additional accessory structure shall exceed two hundred square feet when there is a
· DADU on the lot.
· Density. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
· Ownership.
· a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
· b. The DADU cannot be divided from the property ownership of the principal dwelling.
o *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
o *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing. The living space of a DADU shall not exceed seven hundred square feet.

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 <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> 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).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main 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: 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). In November 2016, the Historic Zoning Commission approved the demolition of an attached garage (Figure 2). It also approved the construction of a side and rear addition. This application represents a new design for the addition and for a new detached accessory dwelling unit.

Figure 1: 118 Lauderdale Road

Figure 2: The garage addition approved for demolition in November 2016

Analysis and Findings: Application is to construct a rear and side addition, side dormer, and detached accessory dwelling unit. The application requires a rear and side setback determination for the DADU.

Staff recommends that the drawings include all major measurements and clear indication of existing and new construction.

<u>Partial Demolition:</u> The applicant proposes to remove a window opening on the Valley Road façade (Figure 3). The opening will be bricked in. The window opening is highly visible because it faces the side street, and staff finds that it contributes to the overall rhythm of openings on this façade. Staff therefore recommends that the window opening remain, as its removal does not meet Section II.B.2. for appropriate demolition. If the interior layout of the house is such that having a window opening in that area is problematic, staff recommends that the window opening remain, but be closed off on the interior.

Figure 3. The existing window that is to be removed, as seen from Valley Road.

Height & Scale: The proposed rear addition is one-story and is inset one foot (1') from each of the back walls of the house. Its eave and foundation heights will match those of the existing historic house. Its ridge height will be about six inches (6") lower than the historic house's ridge. The rear addition will add approximately four hundred and eighty-nine square feet (489 sq. ft.) to the historic house, which is approximately two thousand, two hundred and seventy-five square feet (2275 sq. ft.). The addition adds approximately sixteen feet (16') to the depth of the house.

The proposal includes an addition on the right side of the historic home. The proposed side addition is the same size and scale as the side addition the Historic Zoning Commission approved at its November 2016 public hearing. The only difference between the previously approved side addition and the side addition on this current proposal is that the previously approved side addition was clad in siding and the current side addition is clad in brick, which is appropriate.

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. 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.

The project also includes side dormers on a secondary gable. The dormers are set off the ridge of the house by six inches (6") and are set back from the wall below by two feet (2'). They are appropriately scaled, being of similar width to the tripartite windows found on the house.

The proposed side addition also meets the criteria in the design guidelines for appropriate side additions.

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. The addition is designed so that if it 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.a., e., and f. of the design guidelines.

Setbacks: The new addition meets all setbacks required by the base zoning. The addition is located over sixty feet (60') from the rear property line, fourteen feet (14') from the right side property line, and twenty-six feet (26') from the left side property line. 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	Brick to grade	Unknown	Yes	Yes
Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	Stucco	Typical	Yes	No
Roofing	Not indicated	Color unknown	Unknown	Yes
Trim	Wood or cement fiberboard	Smooth faced	Yes	No
Rear Porch	Wood frame and screens	Typical	Yes	No
Rear Porch Floor	Wood	Typical	Yes	No
Windows	Aluminum clad windows	Unknown	Yes	Yes
Pedestrian door	Not indicated	Unknown	Unknown	Yes

With the condition that staff review and approve the brick sample, roof material and color and all windows and doors, staff finds that the project meets Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The rear and side additions are gabled, with pitches that complement the existing historic house. The proposed side dormers will be located on a secondary gable roof form. This portion of the house is set back approximately eleven feet (11') from the front of the house. The new dormers have shed roofs that sit off the ridge a minimum of six inches (6") and sit back from the wall below by two feet (2'). The proposed side dormers are approximately twelve feet, six inches (12'6") wide. Staff finds that the side dormers are appropriately scaled to the historic house. 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 towards Lauderdale Road. Staff finds that the project's orientation meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings**:** See the "Partial Demolition" section for a discussion on changes to the windows on the historic house. 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.

Detached Accessory Dwelling Unit: The applicant did not provide floor plans for the DADU. Staff recommends receipt of the floor plans. Staff also recommends receipt of the restrictive covenant for the DADU.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross-gable	Yes
Primary roof slope	12/12	Yes

The proposed cross gable roof form is similar to the historic house's roof form. Staff finds that it meets Section II.h.1 of the design guidelines and section 17.16.030.G.8 of the ordinance.

Design Standards:
The accessory structure's design is compatible with the historic house's design. The house's smaller footprint and height and its use of lap siding will help it appear as an accessory structure to the brick house. Staff finds that the design meets section II.h.1 of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Material:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Parged CMU	Natural color	Yes
Cladding	Cement-fiber	Smooth with 5" reveal	Yes
Secondary Cladding	Stucco/board and batten	Typical	Yes
Roofing	Asphalt shingle	Unknown	Unknown – needs final approval
Trim	Wood	Smooth	Yes
Driveway	Concrete	Typical	Yes
Windows	Aluminum Clad	Unknown	Unknown – needs final approval
Pedestrian Door	Not indicated	Unknown	Unknown – needs final approval
Vehicular Door	Not indicated	Unknown	Unknown – needs final approval

With the staff's final approval of the roof color and texture and the windows and doors, staff finds that the known materials meet Section II.h.1. of the design guidelines.

General requirements for DADUs:
The answer to each of these questions must be "yes" for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	Yes	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Yes	
Is the building located towards the rear of the lot?	Yes	

Staff finds that the DADU meets section II.h.1 of the design guidelines and sections 17.16.30.G.5, 8 and 9 of the ordinance.

General Requirements for DADU:
The answer to each of these questions must be "no."

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No

Is the planned conditioned living space more than 700 square feet?		No

The project meets section II.h.1 of the design guidelines and sections 17.16.30.G.1,2,3, and 7 of the ordinance.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	20’
Rear setback	20’	5’*
L (Valley Road) side setback	3’	5’*
R side setback	5’	Over 60’
How is the building accessed?	From the alley or existing curb cut	New Curb Cut**

*The DADU requires a change to both the rear and the Valley Road side setbacks. Base zoning requires a twenty foot (20’) rear setback when outbuildings are larger than seven hundred square feet (700 sq. ft.). The proposed DADU is one thousand square feet (1000 sq. ft.), and the applicant is proposing to locate it just five feet (5’) from the rear property line. Staff finds the proposed rear setback to be appropriate because outbuildings historically were located near or on the rear property line. A five foot (5’) rear setback is more historically appropriate than a twenty foot (20’) rear setback. In addition, the five foot (5’) rear setback allows for more space between the primary structure and the DADU.

Base zoning requires a twenty foot (20’) side setback when there is an outbuilding with garage doors that face a side street. The applicant is proposing to situate the outbuilding just five feet (5’) from the side property line. However, in this instance, there is a large, twenty-two foot, eight inch (22’8”) right of way that is currently being used as part of the yard for 118 Lauderdale Road. This will give the appearance of a larger side setback and means that the structure will be more than twenty feet (20’) from the roadbed. In addition, there are no other houses that face Valley Road on this side of the street, so there is not an established Valley Road setback for the DADU to meet. The five foot (5’) setback allows for the retention of a tree.

**The applicant intends to create a new double-wide curb cut at the rear of the lot, off of Valley Road. There is an existing double-wide curb cut in the middle of the lot, off of Valley (Figure 4). Staff recommends that the existing double wide curb cut be removed prior to the construction of the DADU.

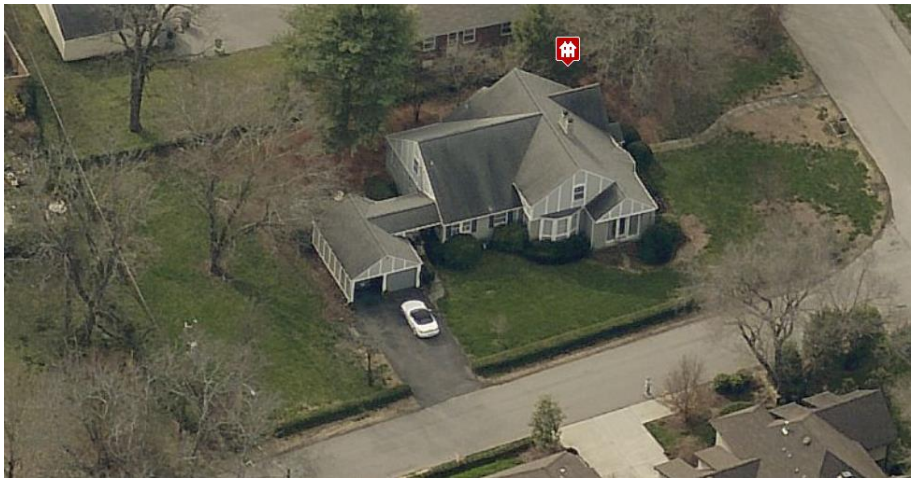


Figure 4. Shows the existing double-wide curb cut.

With the condition that the existing curb cut be removed, staff finds that the DADU meets section II.h.2 of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	**Potential maximums (heights to be measured from grade)**	**Proposed (should be the same or less than the lesser number to the right)**
Ridge Height	24’3”	25’	24’3”
Eave Height	11’	10’	10’

One-story building:

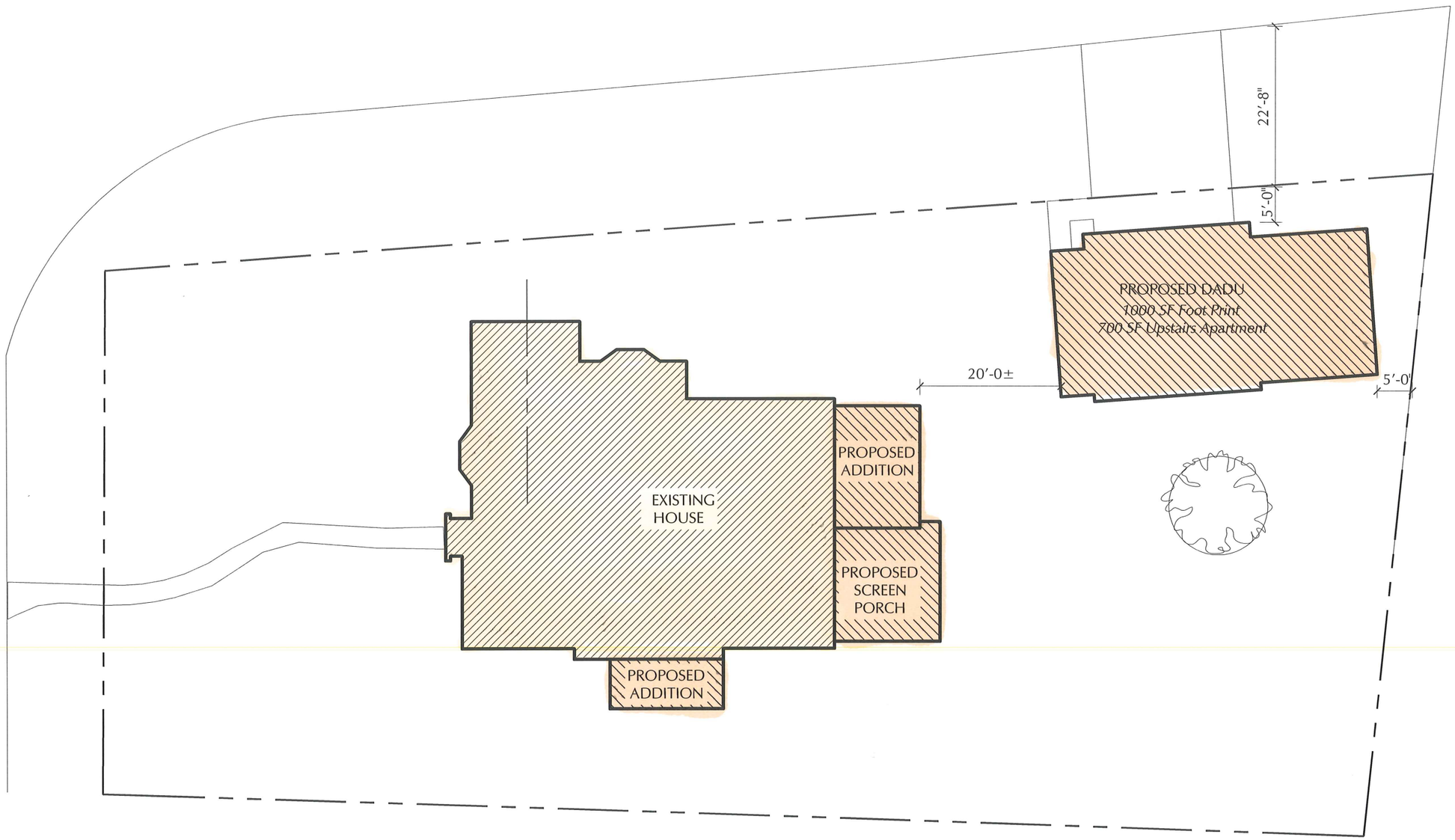
	Lot is more than 10,000 square feet	**50% of first floor area of principle structure**	**Proposed footprint**
Maximum Square Footage	1,000 sq. ft.	1,382 sq. ft.	1,000 sq. ft.

Staff finds that the DADU’s massing meets section II.h.1 of the design guidelines and 17.16.30.G. 7 of the ordinance.

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

1. The applicant submit drawings with all the major measurements labeled and the new construction clearly differentiated from the historic house;
2. Staff receive a copy of the filed restrictive covenant;
3. The window opening on the Valley Road façade remain, and be closed up on the interior if necessary;
4. Staff approve a brick sample;
5. Staff approve the roof color and materials;
6. Staff approve all windows and doors prior to purchase and installation;
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
8. The applicant submit floor plans for the DADU; and
9. The existing curb cut along Valley Road be removed before the new curb cut is created for the DADU.

With these conditions, staff finds that the proposed addition and DADU meet Section II.B. of the Cherokee Park Neighborhood Conservation Zoning Overlay design guidelines and the DADU ordinance, 17.16.030



1 Site Plan

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

4' 2' 0 4' 8' 12' 16' 24'

MHZC PRELIMINARY - Not for Construction

A New Garage for:

The Peterson-Lee Residence

118 Lauderdal Road
Nashville, Tennessee 37205

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

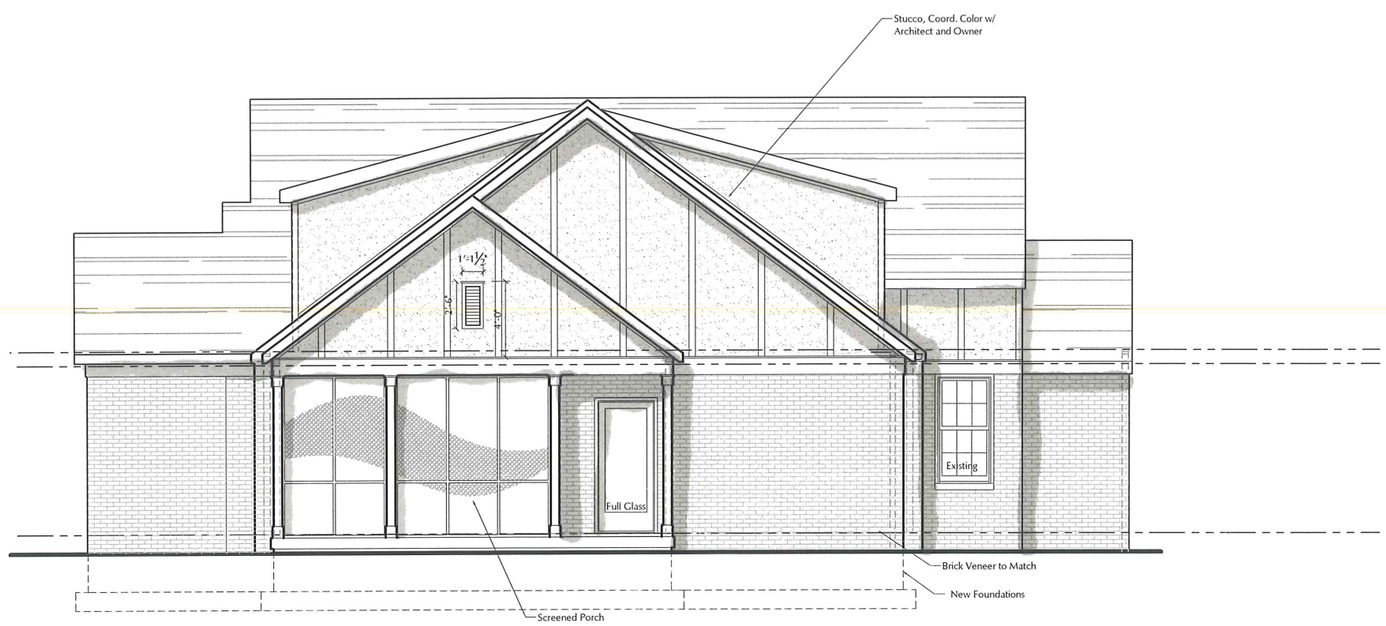
Drawings:

Date: 12.09.16

A0.1

1 West Elevation

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



2 East Elevation

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

MHZC PRELIMINARY -Not for Construction

A New Garage for:

The Peterson-Lee Residence

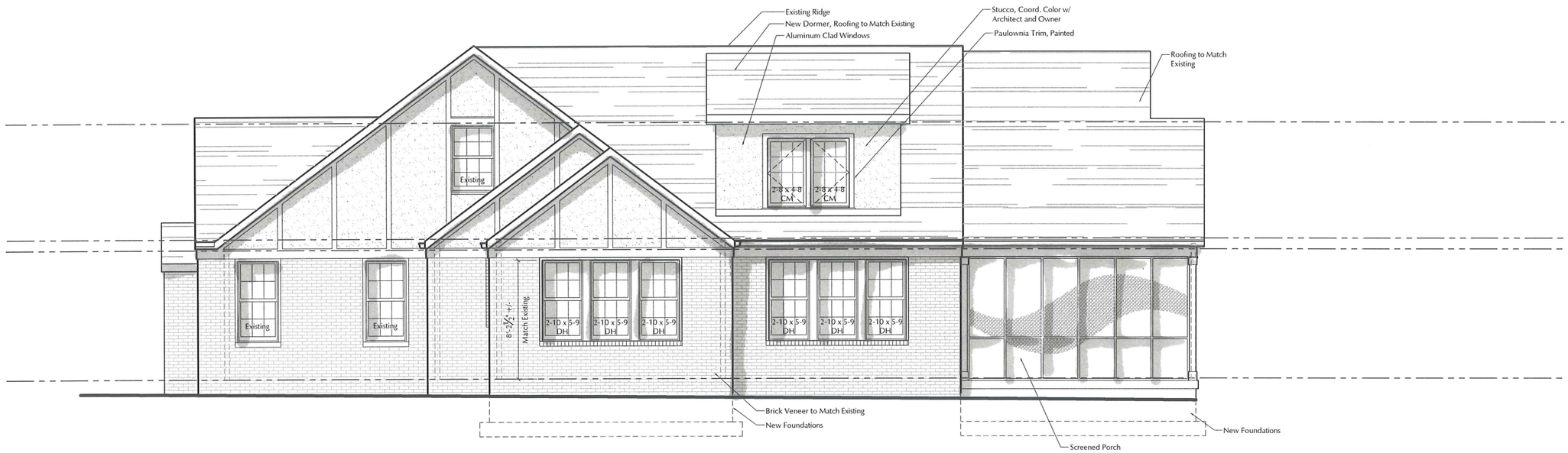
118 Lauderdal Road
Nashville, Tennessee 37205

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

Drawings:
Elevations

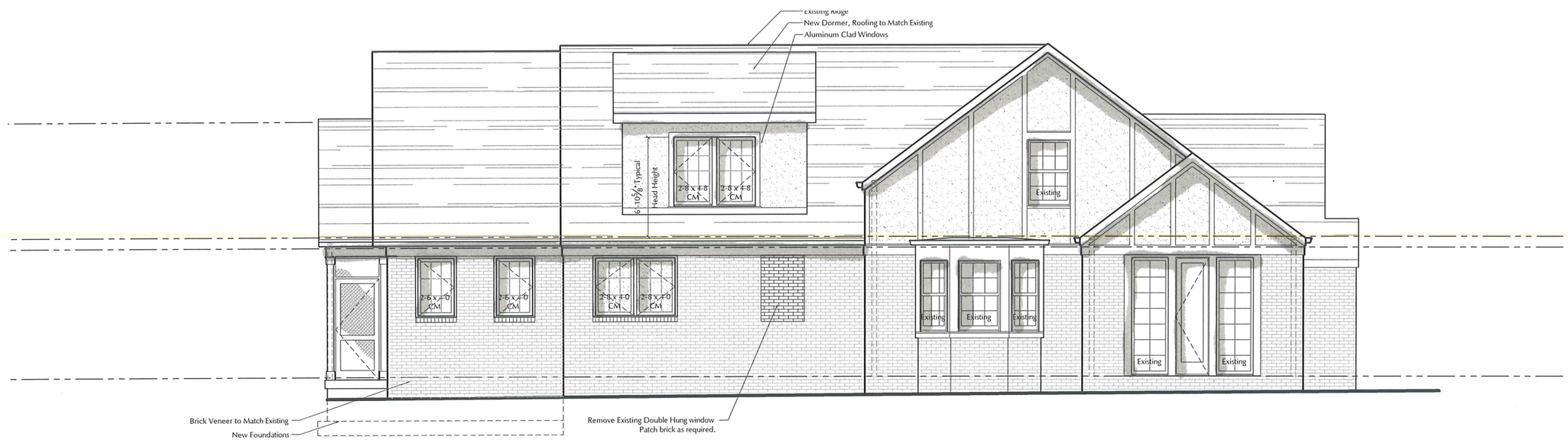
Date:
12.09.16

A2.1



1 South Elevation

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



2 North Elevation

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

MHZC PRELIMINARY -Not for Construction

A New Garage for:

The Peterson-Lee Residence

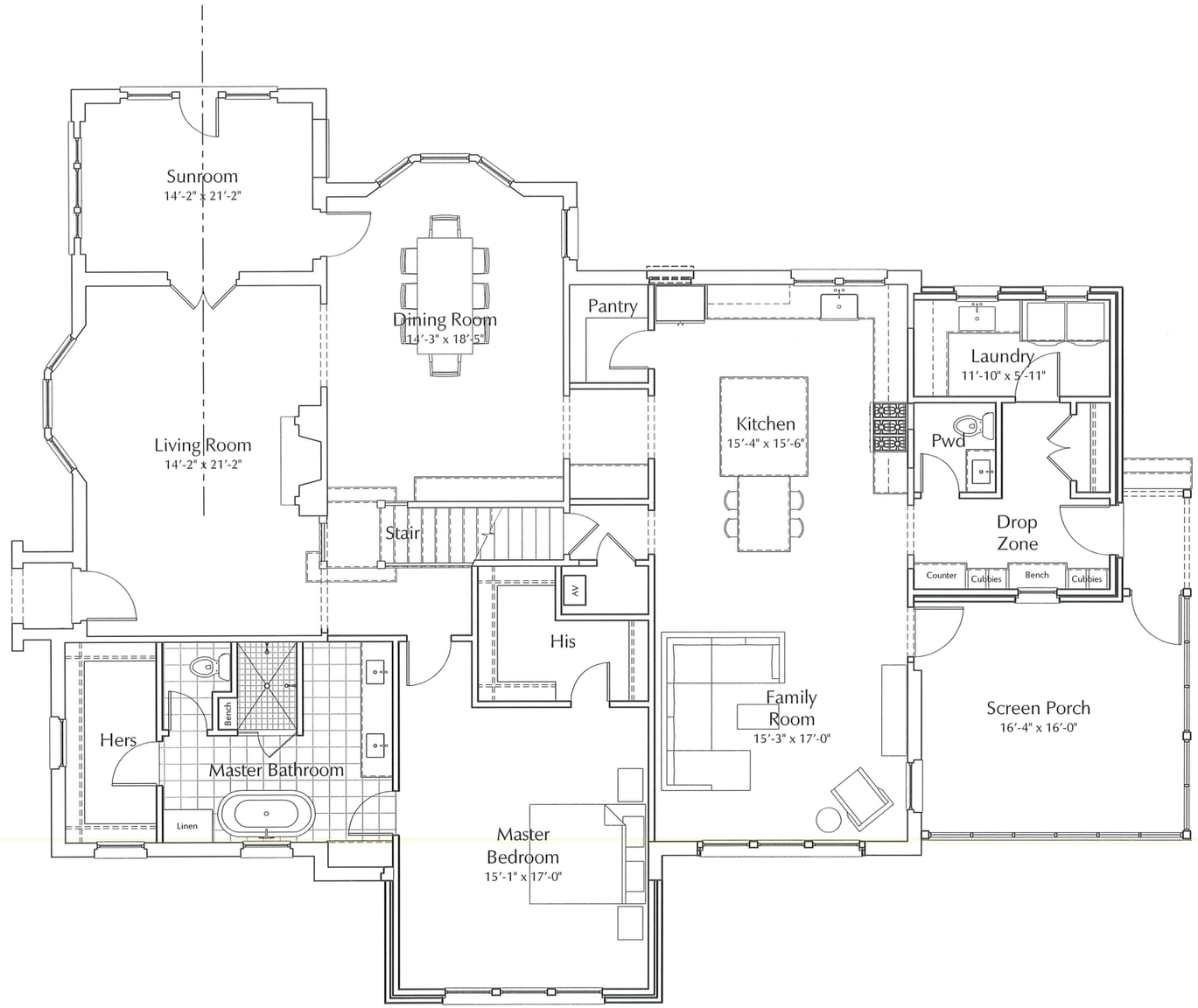
118 Lauderdal Road
Nashville, Tennessee 37205

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

Drawings:
Elevations

Date:
12.09.16

A2.2



1 First Floor

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

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRELIMINARY -Not for Construction

A New Garage for:

The Peterson-Lee Residence

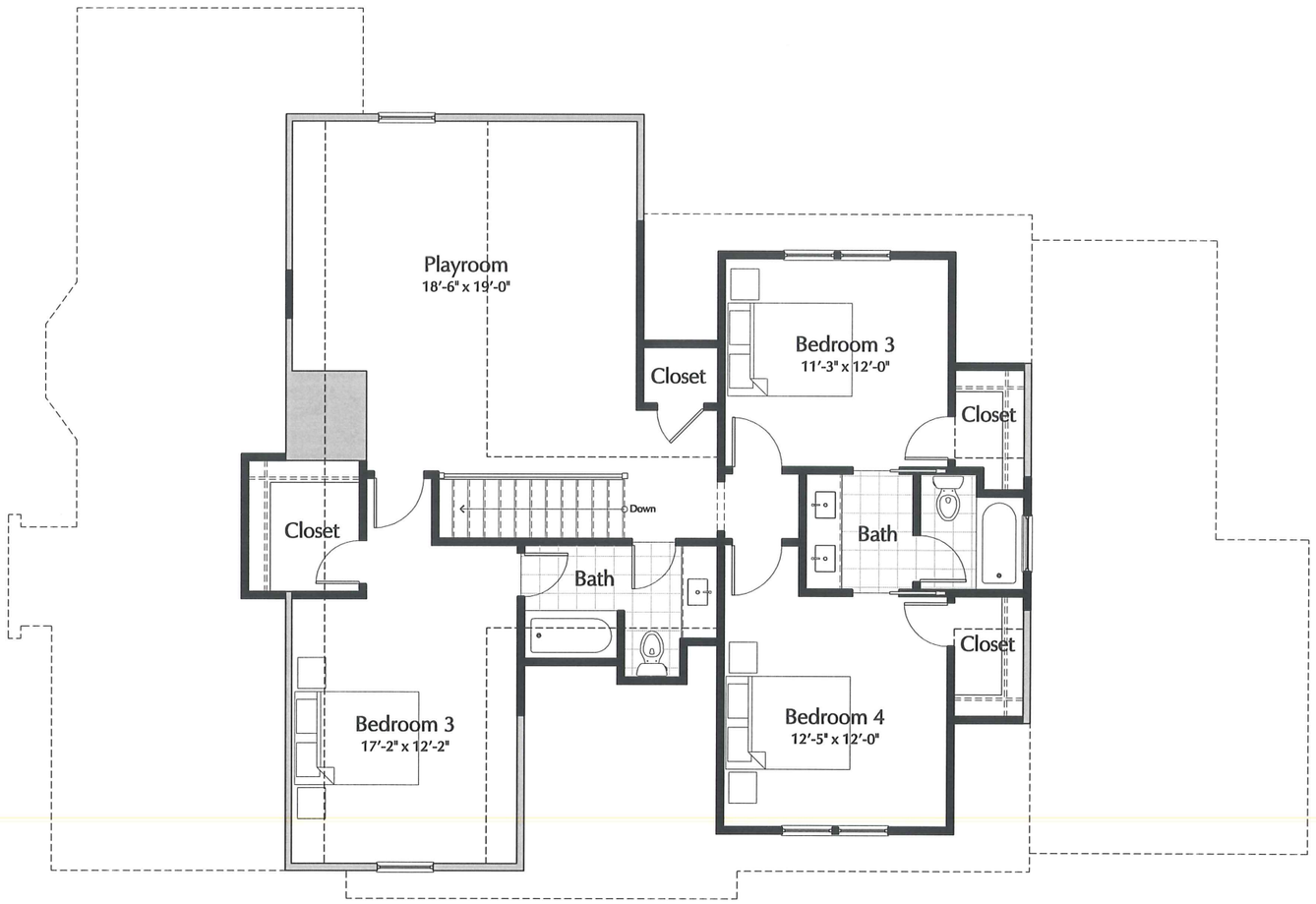
118 Lauderdal Road
Nashville, Tennessee 37205

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

Drawings:
First Floor Plan

Date:
12.09.16

A1.1



1 Second Floor

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

MHZC PRELIMINARY -Not for Construction

A New Garage for:

The Peterson-Lee Residence

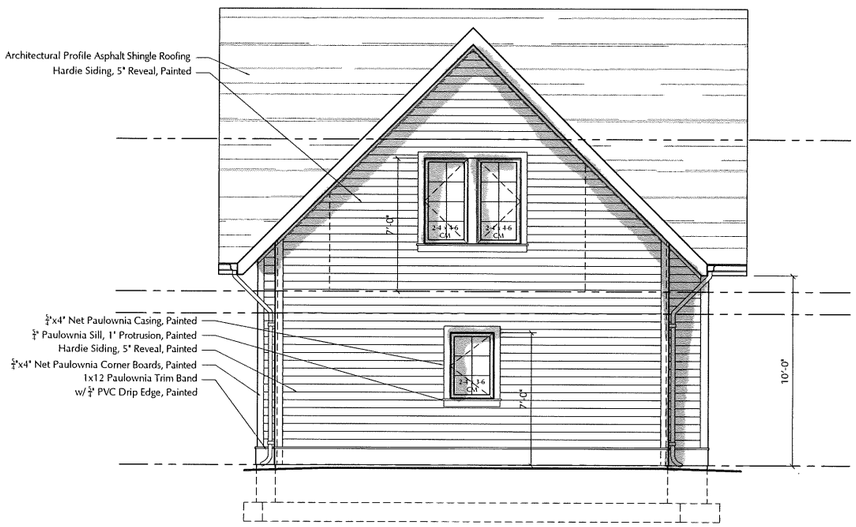
118 Lauderdal Road
Nashville, Tennessee 37205

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

Drawings:
Second Floor Plan

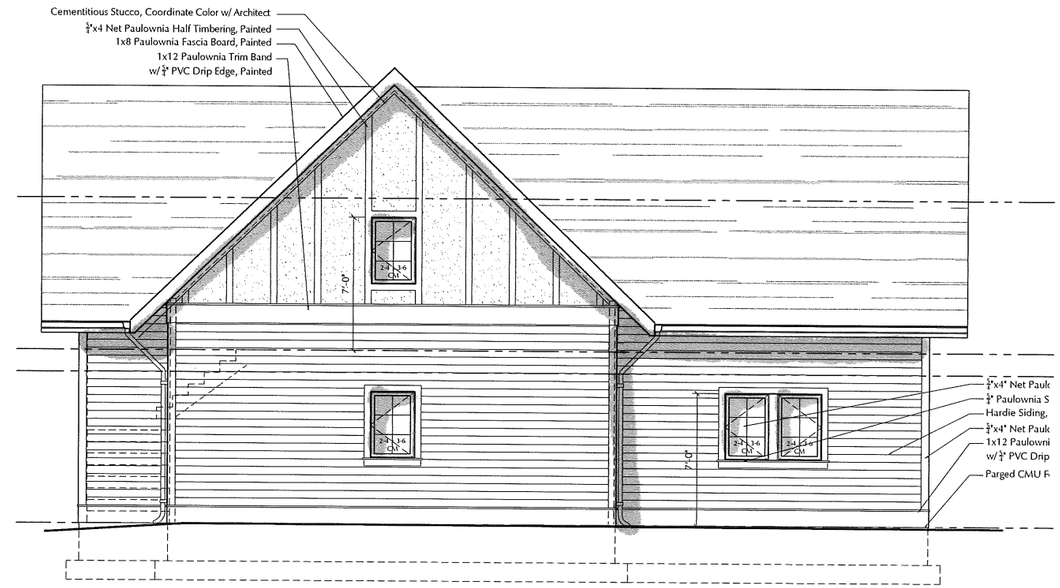
Date:
12.09.16

A1.2



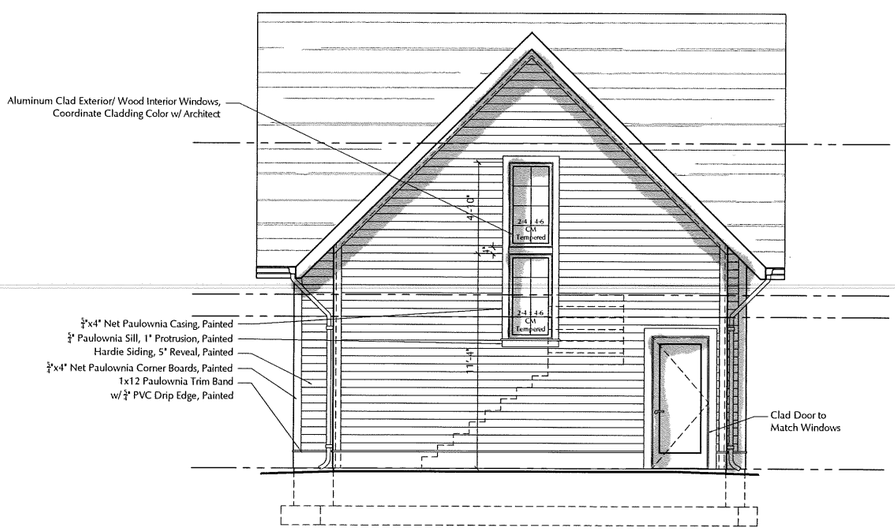
4 West Elevation

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



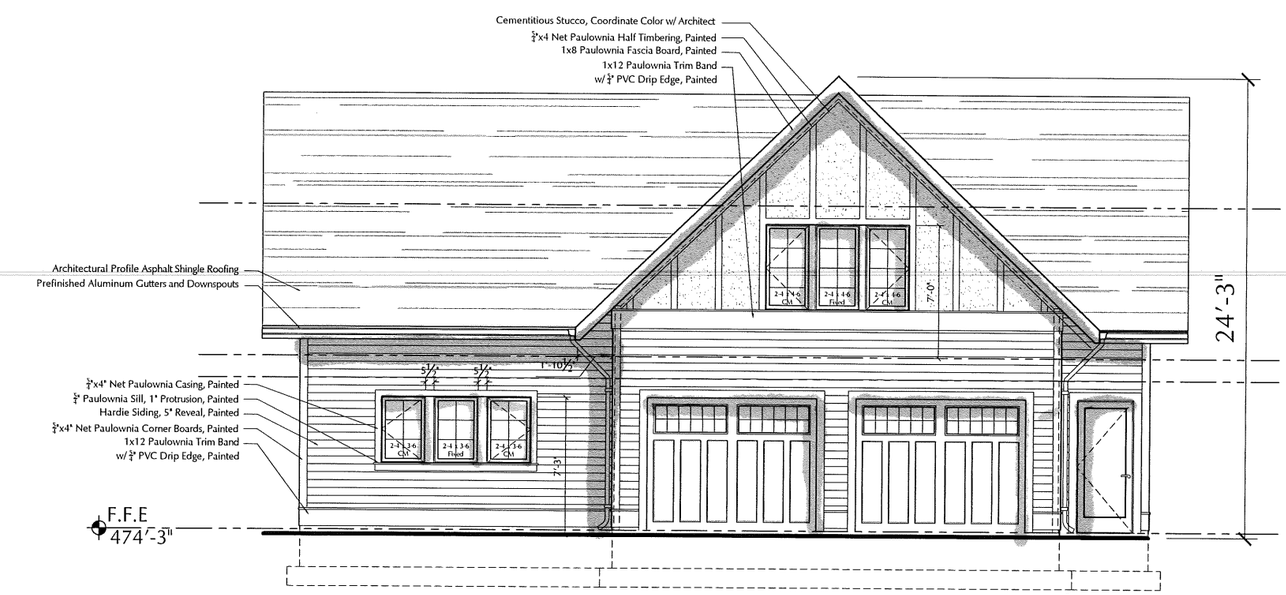
2 South Elevation

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



3 East Elevation

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



1 North Elevation

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

MHZC PRELIMINARY -Not for Construction

A New Garage for:

The Peterson-Lee Residence

118 Lauderdal Road
Nashville, Tennessee 37205

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

Drawings:

Date: 12.5.16

A2.0