

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
4119 Aberdeen Road
December 21, 2016

Application: New construction-addition
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10308021300
Applicant: Preston Quirk
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The project is to alter an existing non-contributing home. No changes are proposed for the existing carport and driveway. Since 4119 Aberdeen Road is a non-contributing building and the proposal is to increase the height, decrease the front setback, increase the depth and to alter the general form of the building, staff reviewed the proposal as “new construction-infill” rather than “new construction-addition.”

Recommendation Summary: Staff recommends approval with the conditions that materials receive final review from staff and that the HVAC be located beyond the midpoint of the house on the sides or at the rear, if a new location is required. With these conditions, the project meets the design guidelines for new construction in the Cherokee Park NCZO.

Attachments
A: Photographs
B: Site Plan
C: 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.

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.

Background: 4119 Aberdeen Road is a non-contributing building, constructed c. 1949. Permit 201400202 was issued in 2014 to replace and enlarge the roof but the project was not started. The applicant now proposes a different design.



Analysis and Findings:

The project is to alter an existing non-contributing home. No changes are proposed for the existing carport and driveway. Since 4119 Aberdeen Road is a non-contributing building and the proposal is to increase the height, decrease the front setback, increase the

depth and to alter the general form of the building, staff reviewed the proposal as “new construction-infill” rather than “new construction-addition.”

Height & Scale: The home incorporates an existing non-contributing home so the foundation height will not change. The eave heights also are not proposed to change; however, the overall height will increase to approximately twenty-four feet (24’) from finished grade. Staff finds this to be appropriate as the homes to either side, which are typical of the neighborhood, are approximately 23’ and 28’tall from grade. The width of the home will not change. The project meets section II.B.1.a.and b.

Setback & Rhythm of Spacing: The rhythm of spacing will not change from existing conditions. In addition, existing conditions, in regards to spacing, are compatible with the historic character of the neighborhood and meets bulk standards. The setback will decrease by approximately ten feet (10’) due to the addition of a front screened porch. Staff finds this to be appropriate as the new setback will be similar to the existing house on the left and the front addition is minimal in massing, being a one-story, open porch. The project meets section II.B.1.c.

Materials:

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	block foundation	painted	Yes	
Cladding	Brick	Painted		X
Secondary Cladding	Lap siding	5” smooth	Yes	
Roofing	Fiberglass dimensional shingles	Color unknown	Yes	X
Trim	Not indicated			X
Front & Rear Porch floor/steps	Not indicated		Yes	X
Front & Rear Porch Posts	Wood	Smooth and painted	Yes	
Front Porch Roof	Fiberglass dimensional shingles	Color unknown	Yes	X
Front Porch screen	Aluminum		Yes	
Rear Porch Railing	Not indicated			

Windows	Not indicated	Wood	Yes	X
Principle Entrance	Not indicated			X
Chimney	Brick	Painted	Yes	X

Painting of brick is generally discouraged; however, in this case, the building is not historic and the brick of the addition may not closely match the existing. Painting will allow for a cohesive design. The foundation, carport, driveway and walkway materials are not proposed to change. There is no request for additional appurtenances. With the final review of the windows and doors, porch floors, railing and steps, trim, masonry and roof color, the project meets section II.B.1.d

Roof form: The new roof form will be a side gable with an 8/12 pitch. The front porch is gabled with an 11/12 pitch. Both the pitches and forms are typical of the neighborhood. An interior-side brick chimney will be added. The project meets section II.B.1.e.

Orientation: The building is currently oriented to the street with a front door and walkway. The orientation will be improved with the addition of a front porch but otherwise the existing orientation will not change. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows are all generally twice as tall as they are wide, thereby meeting the historic proportions of opening, with one exception that is an existing window. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: 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. The project meets section II.B.1. i.

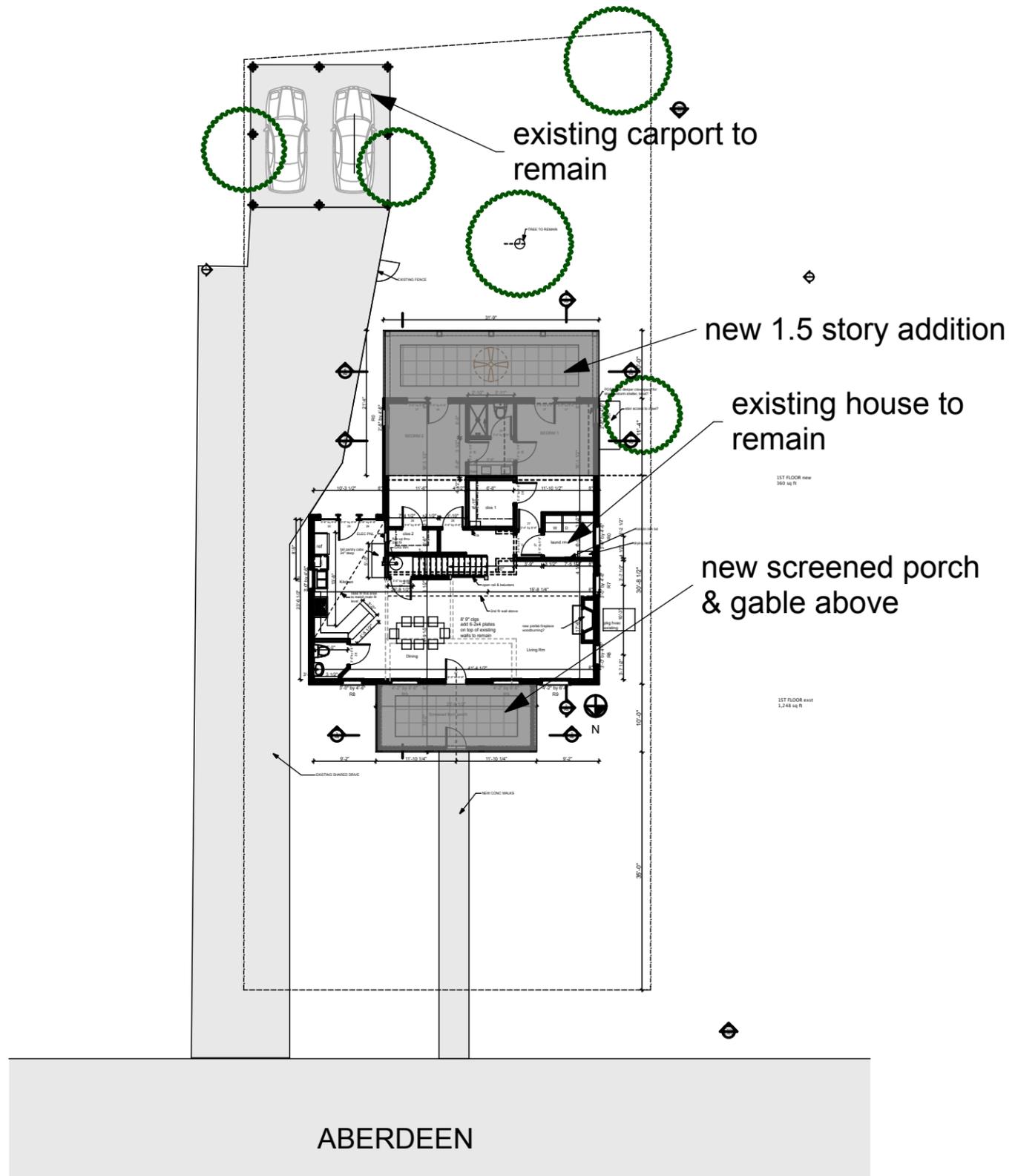
Recommendation:

Staff recommends approval with the conditions that materials receive final review from staff and that the HVAC be located beyond the midpoint of the house on the sides or at the rear, if a new location is required. With these conditions, the project meets the design guidelines for new construction in the Cherokee Park NCZO.

PHOTOGRAPHS OF EXISTING CONDITIONS







1 **SITE PLAN**
SCALE: 1" = 20'

2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
Email: quirkdesigns@comcast.net

QUIRK DESIGNS

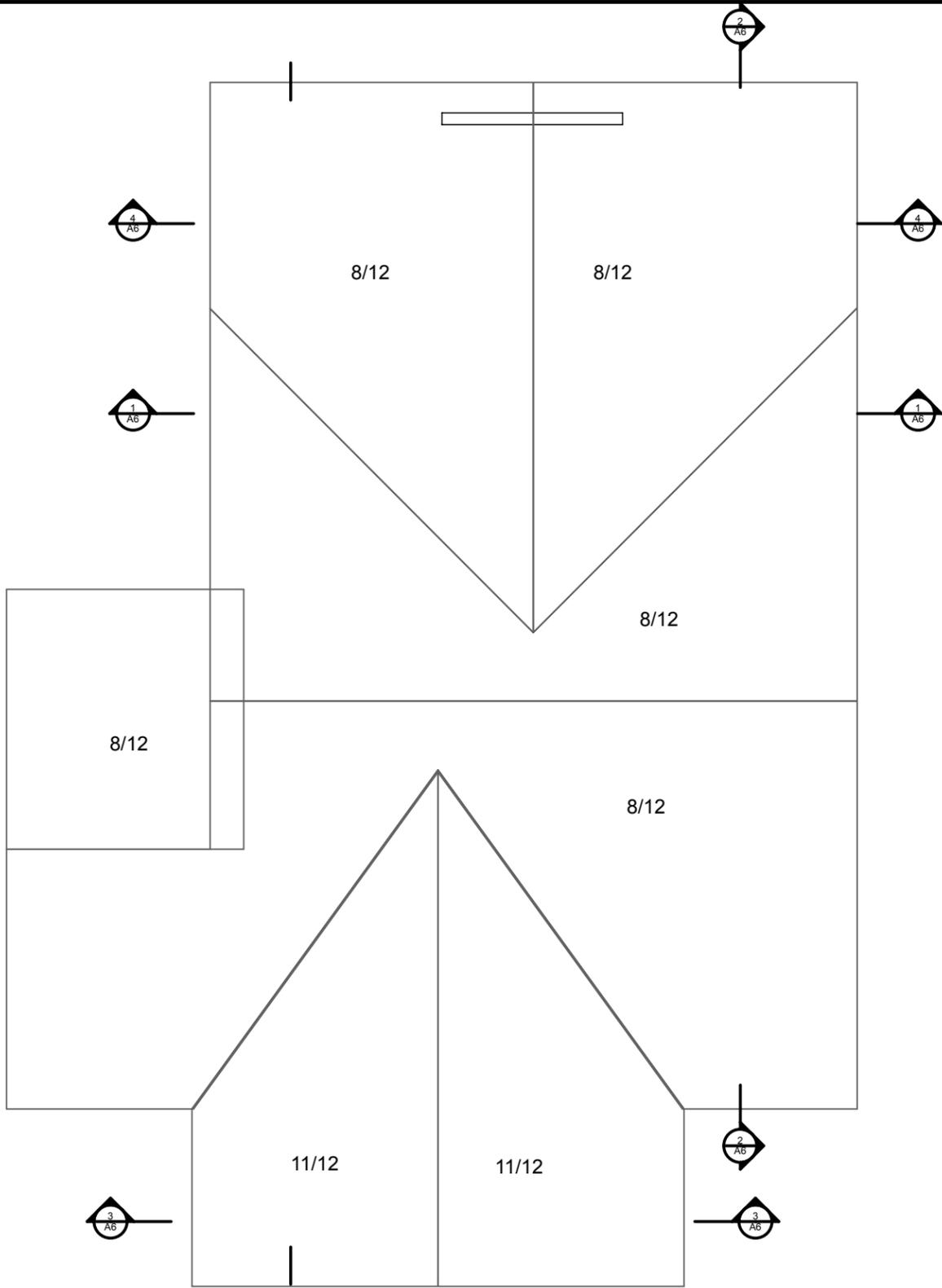
Addition to Residence
Walter Campbell
4119 Aberdean Avenue
Nashville, TN 37205

DATE: 12/2/16
REVISION

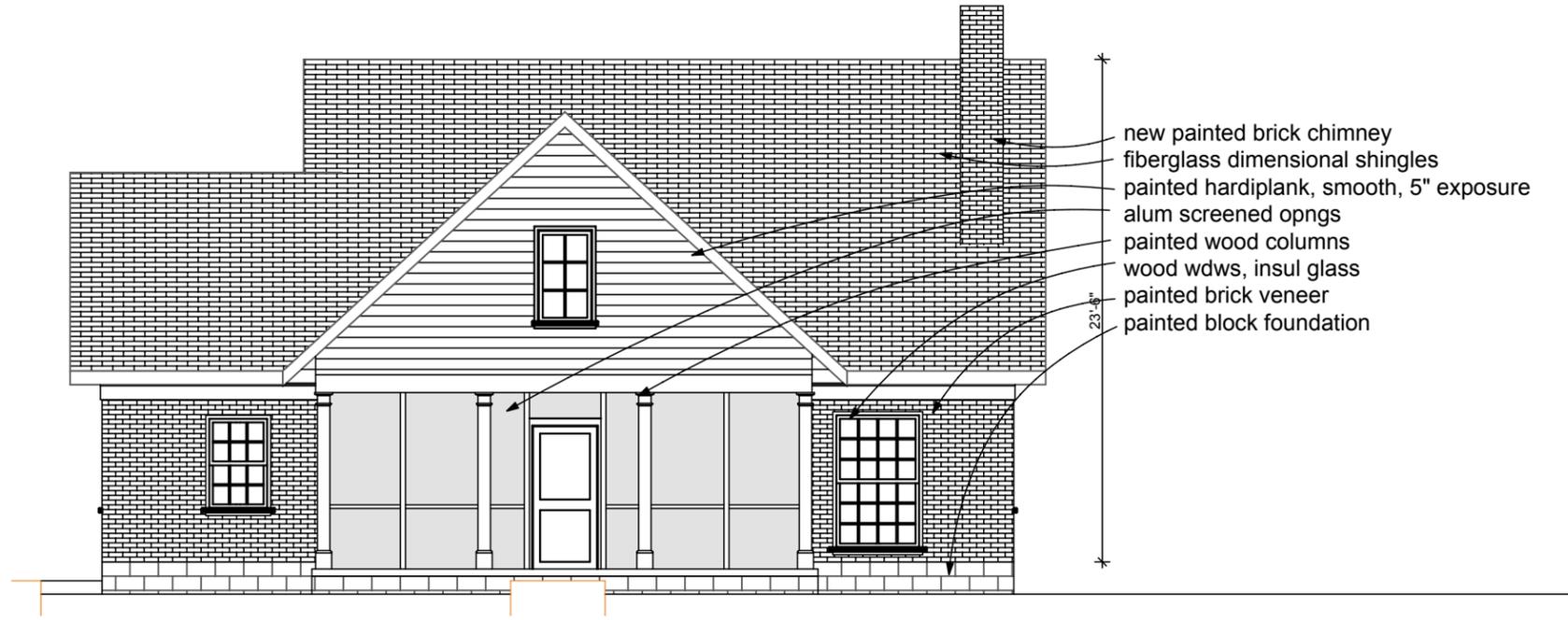
PROJECT NO: 16-095
COPYRIGHT 12/2/16
QUIRK DESIGNS

SITE PLAN

A1



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



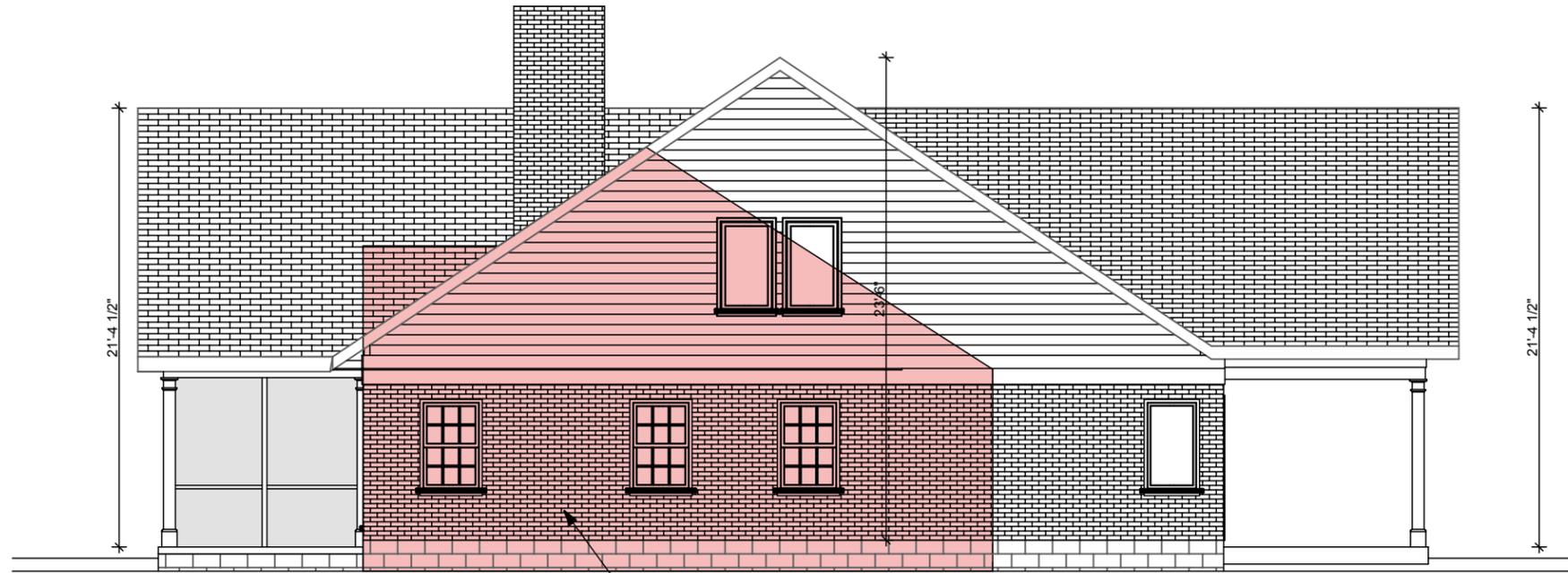
- new painted brick chimney
- fiberglass dimensional shingles
- painted hardiplank, smooth, 5" exposure
- alum screened opngs
- painted wood columns
- wood wdws, insul glass
- painted brick veneer
- painted block foundation

Proposed ridge is 24' from grade. Existing eaves will be matched at 9' and existing foundation will be reused at approximately 1' from grade

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



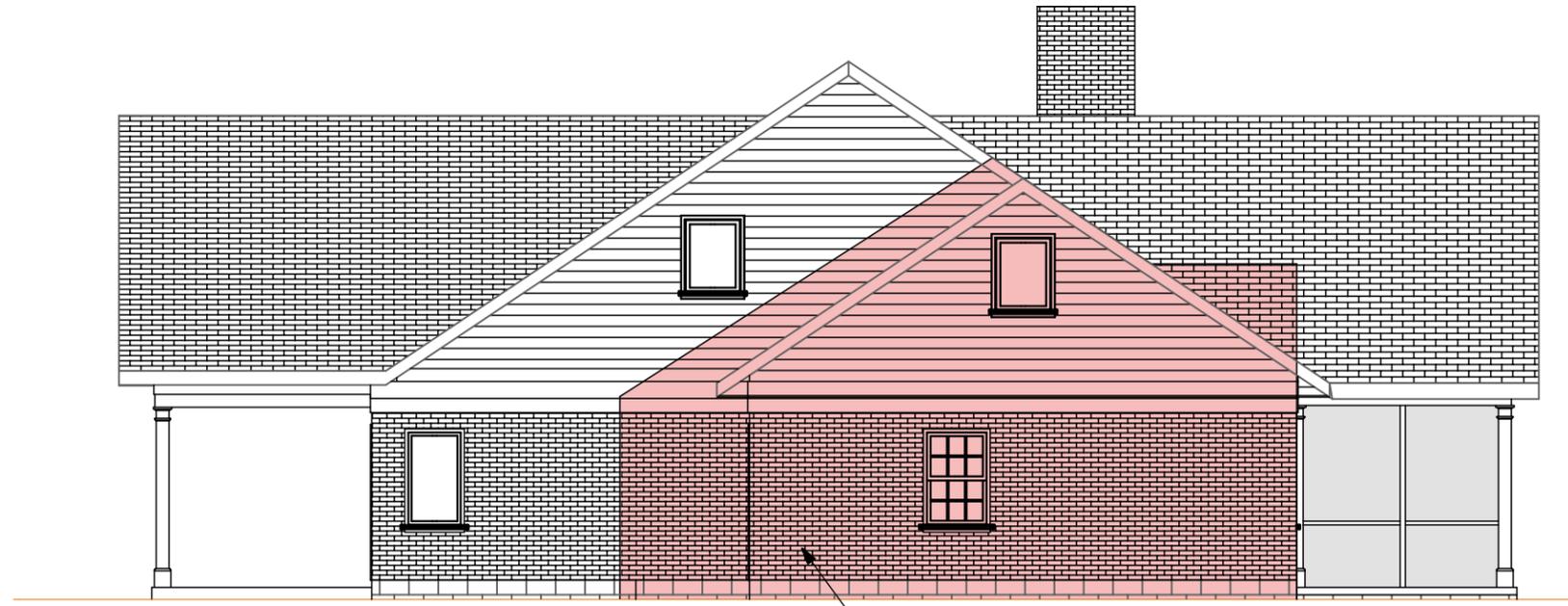
2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING HOUSE TO REMAIN

1 RIGHT ELEVATION

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



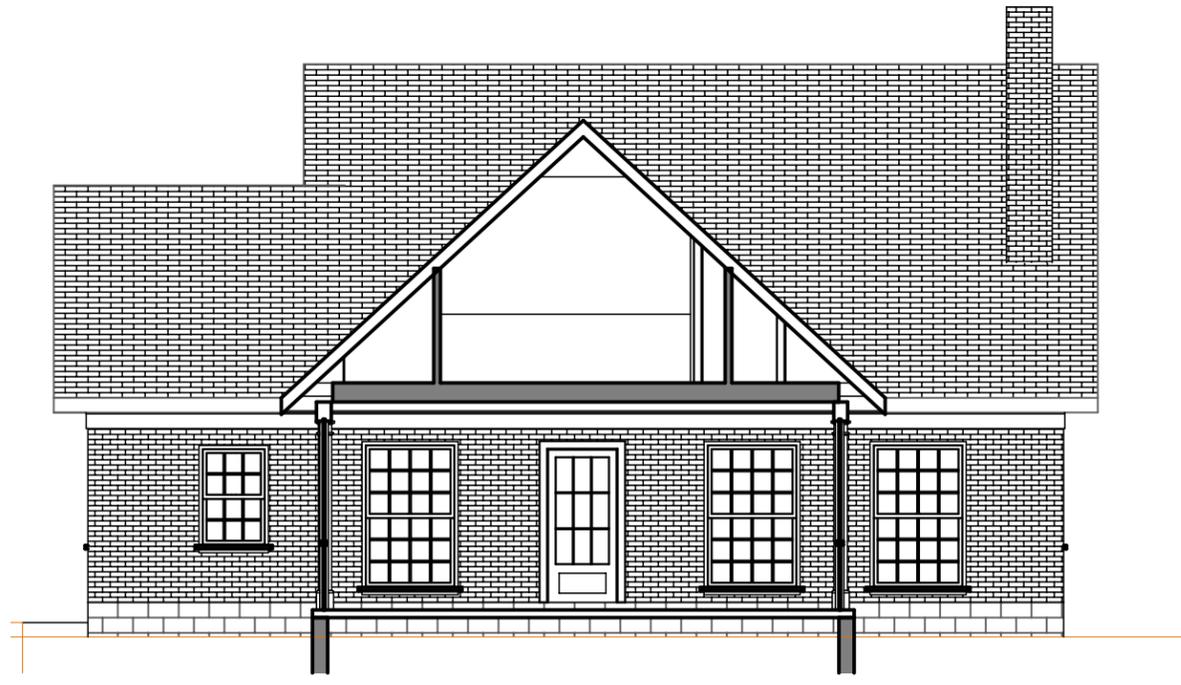
EXISTING HOUSE TO REMAIN

2 LEFT ELEVATION

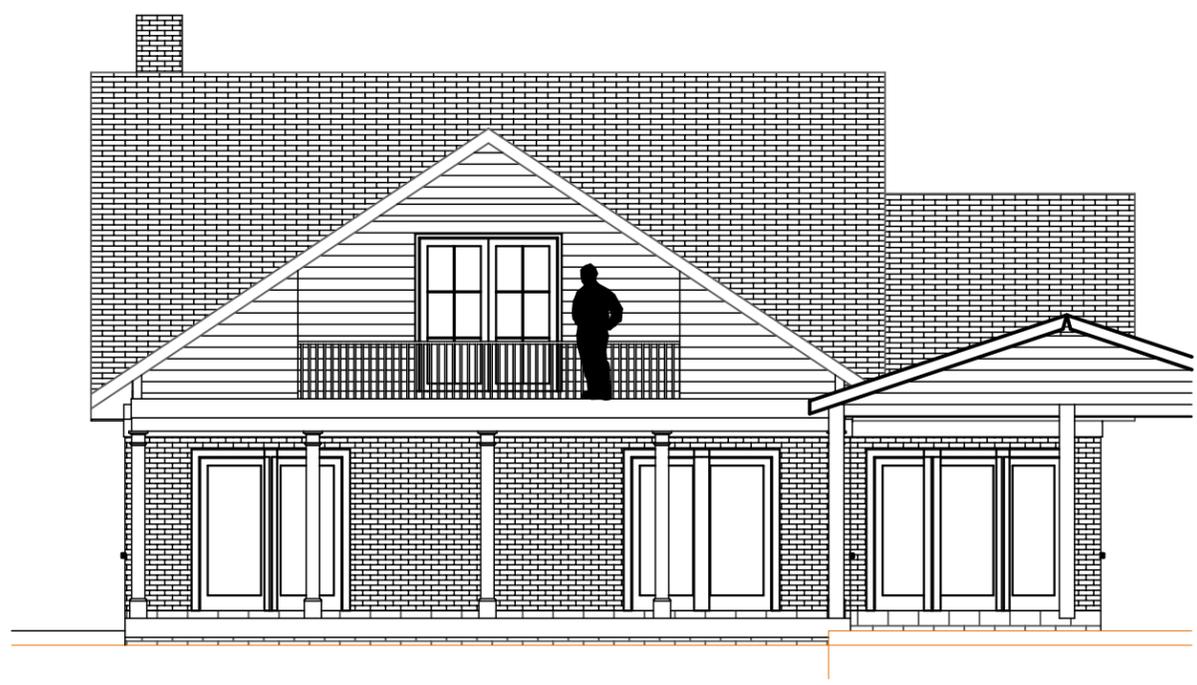
SCALE: 1/8" = 1'-0"



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



3 FRONT ELEV (behind porch)
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
PHONE: (615) 269-9248 FAX: (615) 627-1298
EMAIL: QUIRKDESIGNS@COMCAST.NET



Addition to Residence
Walter Campbell
4119 Aberdeen Avenue
Nashville, TN 37205

DATE: 12/9/16
REVISION

PROJECT NO: 16-095
COPYRIGHT 12/9/16
QUIRK DESIGNS

ELEVATIONS - F, R