

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

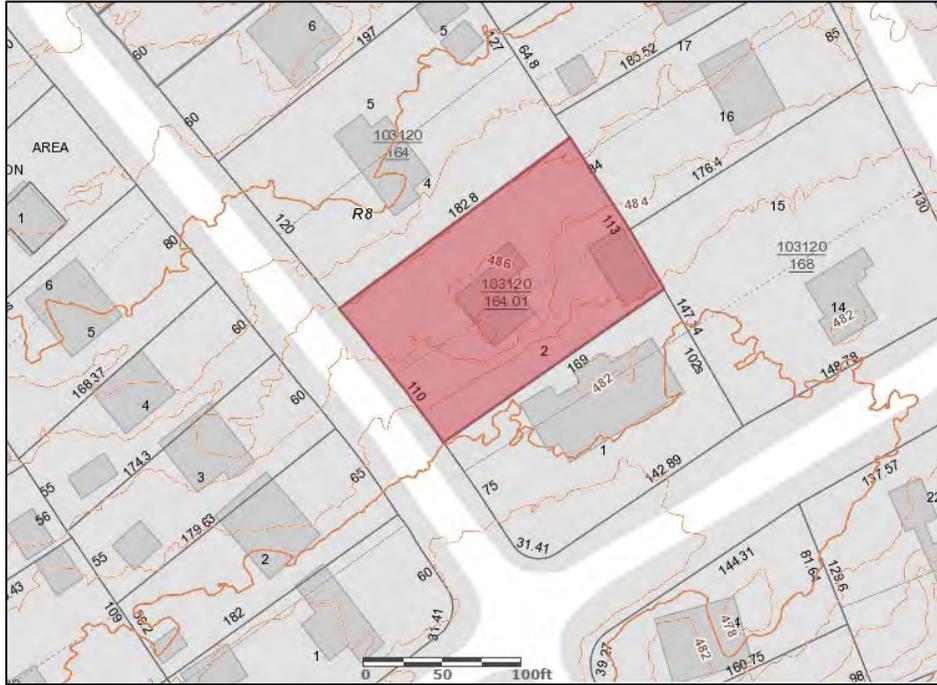
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
202 Mockingbird Road
October 18, 2017

Application: New construction - addition
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312016401
Applicant: Betsy Bergin
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to alter the front facade of the building, altering the roof of two existing dormers and adding a classical front portico.</p> <p>Recommendation Summary: Staff recommends approval of the application to alter the roofs of the two existing dormers, finding that the proposal meets the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.</p> <p>Staff recommends disapproval of the front portico addition and alteration of the front door, finding that it does not meet the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay</p>	<p>Attachments A: Photographs B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. NEW CONSTRUCTION

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.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

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.

Background: The house at 202 Mockingbird Road is a two-story brick Colonial Revival style constructed circa 1930. Based on its age and architectural character, the house is considered to be contributing to the character of the neighborhood.



Figure 1: Current photo of 202 Mockingbird Road

Analysis and Findings: The applicant is proposing to alter two front dormers and to construct a classical front portico.

Location & Removability: The proposal would alter the roofs of two existing dormers, replacing their shed roofs with front-facing gables. The location, height, width and window configuration of the dormers would not change. Removal or alteration of historic features is generally not appropriate, however these dormers appear to have been altered from their original form. Shed-dormers are not typical features on side-gabled Colonial Revival houses, and in fact there is physical evidence that the shed roofs are not original. While the primary roof framing and decking is original, the rafters in the dormers have clearly been reframed with newer modern lumber.

Because the dormer roofs are not original and the alteration will be more appropriate for the building than the existing shed roofs, staff finds that the alteration to front-facing gables is appropriate.

The proposal would also add a Classical portico at the front entry, ten feet, four inches (10'-4") wide and four feet (4') deep, to the front of the house, replacing the existing entry design. Front entries are considered a character defining feature of historic buildings. The portico will be eleven feet (11') tall including a two foot, six inch (2'-6") tall balcony rail. While this type of feature is not uncommon for Colonial Revival houses, there is no indication that this house had such a feature historically. Reconstructing a missing architectural element based on physical or photographic evidence would be appropriate, but adding one is not. Adding conjectural features would also conflict with the Secretary of the Interior's Standards for the Treatment of Historic Properties, upon which the overlay design guidelines are based as required by state law. Staff therefore finds that adding the portico would not meet sections II.B.2.a and II.B.2.e of the design guidelines.



Figure 2: This image shows the existing entry surround in 2007. There are no earlier photos available in the MHZC records and the applicant did not provide evidence of there having ever been a different entry design.

Materials: The proposal would replace the existing front door and side lights with a new wooden door and matching side lights. The existing door and sidelights are not original, therefore Staff finds their replacement to be appropriate. Staff asks to approve all window and door selections prior to purchase and installation.

The roof material of the dormers will be asphalt single to match that of the historic house. The windows will not be altered, and the walls will be clad with cement-fiber siding with a 5" reveal. Staff finds that the known materials meet section II.B.1.d of the design guidelines.

The materials of the new portico are not known.

Roof Form: The gables on the dormer roofs will have an 11:12 pitch, which is typical of this type of dormers on historic houses.

Staff finds that the roofs meet section II.B.1.e of the design guidelines.

Recommendation: Staff recommends approval of the application to alter the roofs of the two existing dormers, finding that the proposal meets the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.

Staff recommends disapproval of the front portico addition and alteration of the front door, finding that it does not meet the Design Guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay.



Existing Front of House



Photo of dormer framing

TOP





TOP

Photo of dormer framing

27

27



DSA 6-Panel Door



Example from the internet.
Portico and gable roof dormers.



Example from the internet.
Portico and gable roof dormers.



3608 Richland Ave.



3705 Richland Avenue



3740 Whitland Avenue



202 Craighead Avenue



The Well Appointed House Blog
Stunning Front Door Ideas: Add a Portico! 20 Gorgeous Entryways ...



Pinterest
Porches, We and Note on Pinterest



Examples of Porticos from the internet.



Richland Avenue





6 Panel entrance door.
Rectangular portico



3809 Whittard Avenue
Off-center, side hall entrance.
Entrance porch.
Roof dormers with gables.



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STUDIO

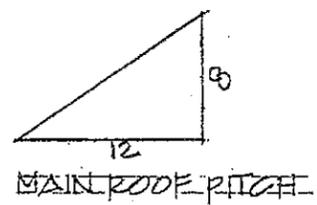
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FRONT ELEVATION

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

10.33 ft

2.50 ft
11.00 ft



SCREENED PORCH

DRIVEWAY SIDE ELEVATION

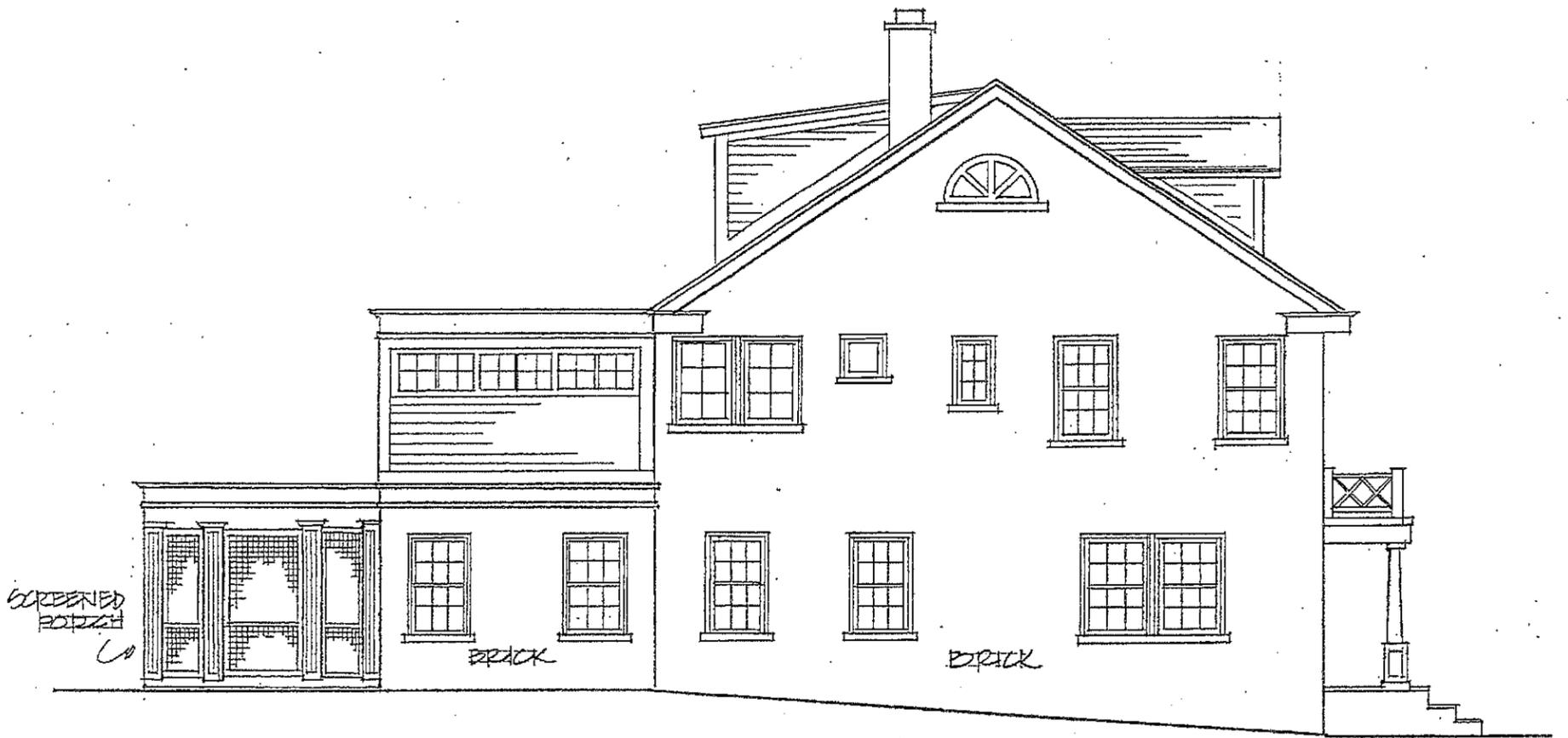
4.00 ft

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REAR ELEVATION



SIDE ELEVATION

SCREENED PORCH ADDITION: 192.50 FT.