

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

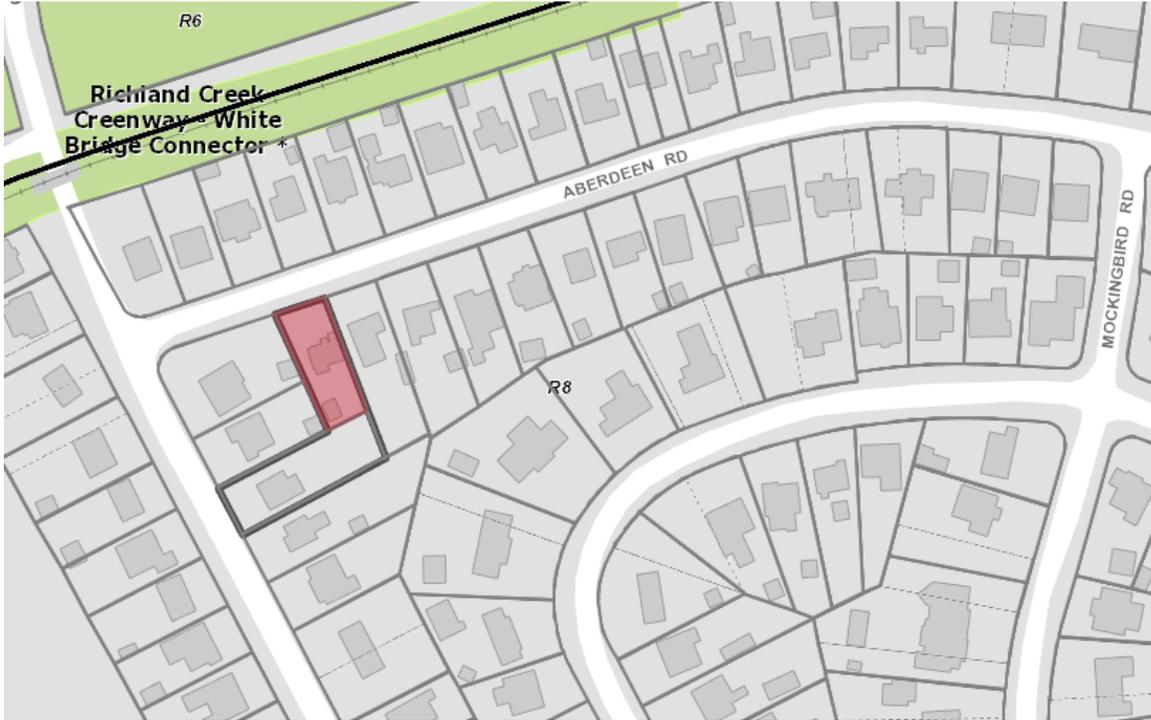
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
4207 Aberdeen Rd
September 20, 2017

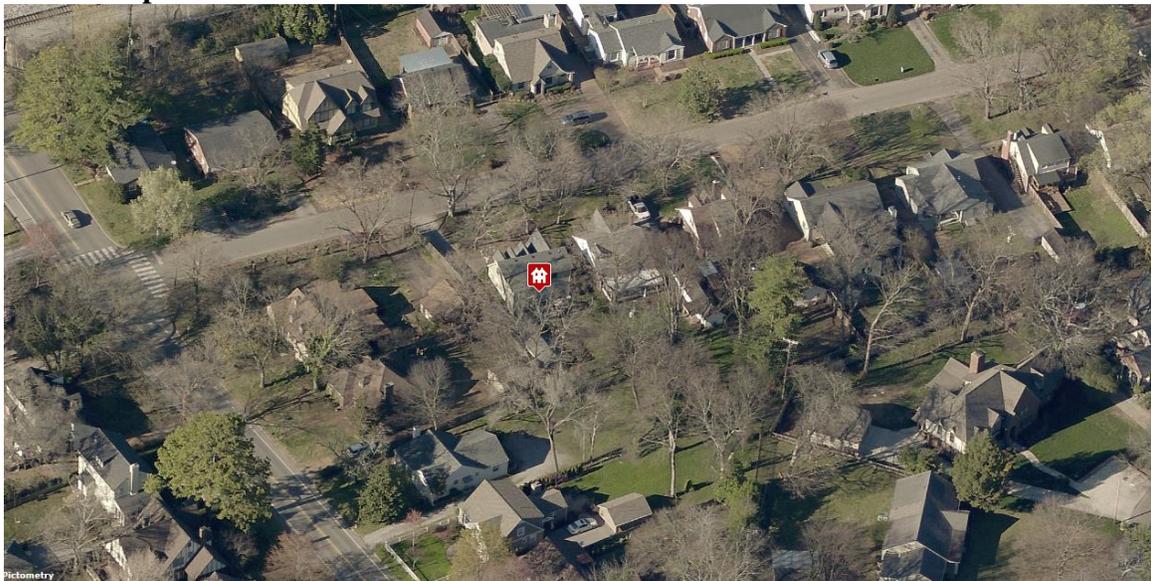
Application: New construction – addition with setback determination
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 103120038
Applicant: Van Pond, architect
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: Application includes a rear addition, inclusive of a covered screened porch.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition with the following conditions:</p> <ol style="list-style-type: none">1. The design shall be altered such that the addition sits at least 8’ (eight feet) from the existing garage.2. Staff shall approve the windows and doors and the roofing color, prior to purchase and installation; and,3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and <p>With these conditions, staff finds that the project meets Section II.B of the <i>Cherokee Park Neighborhood Conservation District Handbook and Design Guidelines</i>.</p> <p>The Commission does not have the authority to approve the use.</p>	<p>Attachments A: Photographs B: Site Plan C: 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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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 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.

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.*

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.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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.



Figure 1. 4207 Aberdeen Rd

Background:

4207 Aberdeen Rd is a circa 1945 cottage contributing to the Cherokee Park Neighborhood Conservation Zoning Overlay. In 2016, the homeowners received a staff approval for renovations to the second level, which were primarily interior, but involved adding windows and changing a small section of roof at the second floor on the rear of the house. This work was permitted, but never undertaken.

Analysis and Findings:

The application includes the previously approved second story renovations. Additionally, a one-story rear addition is proposed, including a screened porch.

Demolition:

As part of the previously approved renovations, a small portion of roof will be altered and windows will be added to a prior addition on the second level. Staff finds this selective demolition to be appropriate as no historic material will be removed to complete this work and it will occur on the rear of the structure, where it will not be visible from the street. Staff finds that this partial demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The proposed second story work will change the roof of the existing two-story rear addition from a shed roof to a hipped roof form. The ridge of the hip will extend from the primary roof ridge and will not increase the height of the existing house.

The rear addition will be located behind the original house. The ridge height of the original side-gabled house is approximately 22'6" (twenty-two feet, six inches) high. The addition connects to the rear of the existing house with a one-story front facing gable that will be approximately 12' (twelve feet) high. Beyond this portion is a side-gabled

den with a ridge height of approximately 18' (eighteen feet). The chimney and cap will rise an additional few feet. The screened porch will have a rear-facing gable with a 16' (sixteen foot) ridge height. As all portions of the addition will be lower than the existing

house, staff finds that the proposal meets Section II.B.1.a for height.



Figure 2. Rear of house

The addition is narrower than the original house, with a maximum width of 27' (twenty-seven feet), compared to the 35'6" (thirty-five foot, six inch) width of the existing house. Where the addition connects to the rear of the house, the side walls are inset 6' (six feet) on the left side and 12' (twelve feet) on the right. The massing is shifted to the left of the site, due to an existing garage along the property line on the right. However, even at its widest point, the new construction will sit slightly recessed from the original side walls of the house.

The length of the addition is approximately 37' (thirty-seven feet), which will essentially double the length of the existing house, which is 37'6" (thirty-

seven feet, six inches). While the proposal will add substantial length to the back of the house, the massing is broken up, the width is narrower, the height is lower and the rear 40% is an open screened porch. Given these factors, Staff finds that the proposed addition is compatible with the historic home in terms of massing and meets Section II.B.1.b.

Location & Removability:

The location of the addition at the rear of the existing building is in accordance with the design guidelines. The primary façade of the house will not be impacted by the proposed work. The new construction is designed such that if the addition were to be removed in the future, the historic character of the house would still be intact.

The project meets section II.B.2.a and e.

Design:

The addition's change in materials, inset, separate roof form and lower height help to distinguish it from the historic house and read as an addition. The scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The project meets section II.B.2.a for design.

Given these site constraints, Staff finds that a closer separation is acceptable in this situation. However, the proposed 2’8” (two foot, eight inch) separation from the corner of the screened porch is too close. Staff recommends that the screened porch on the rear of the addition be moved to the north side of the house, trading places with the terrace. Staff would support allowing the screened porch to extend up to two feet into the rear setback in order to accommodate a greater separation from the garage. With this change, the closest point between the garage and the addition would become the 8’ (eight foot) distance between the den and the garage.

With the condition that the screened porch is moved such that at least an 8’ (eight foot) separation between the addition and the garage can be established, Staff finds that the project meets section II.B.1.c and II.B.1.h.2.



Figure 3. House and garage

Materials:

The existing house is painted brick on the first level, with lap siding in the gable fields, in the dormers and on the existing rear addition. The new addition will use lap siding to match the existing and will incorporate board and batten in the gable fields.

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Cement fiber board	Exposure to match existing	Yes	
Secondary Cladding	Board-and-batten	Smooth face	Yes	
Roofing	Architectural Shingles	Match existing	Yes	X
Trim	Cement Fiberboard	Smooth faced	Yes	
Rear Screened Porch Posts	Wood wrapped columns	N/A	Yes	
Chimney	Stucco	N/A	Yes	
Windows	Not indicated	wood	Unknown	X
Side/rear doors	Not indicated	Not indicated	Unknown	X

The project meets section II.B.1.d

Roof form:

The primary roof form on the existing house is side-gabled with a 12/12 slope. There is a shed roofed dormer stretching across the rear of the existing house and a second small two story addition with a shed roof off the rear (see Figure 2). As discussed above, the small two story addition will be converted to a hipped roof to accommodate master bedroom renovations. This work was approved last year and Staff finds it appropriate. The newly proposed addition includes front and side gabled roofs. The front gabled portion, which houses the kitchen and connects to the rear of the original house has a 3/12 slope while the other two have a 12/12 slope. The shallow 3/12 pitch is only used on the el connecting the two side-gabled forms, which Staff finds acceptable. The 12/12 slope matches the historic roof pitch.

Staff finds that the project meets section II.B.1.e.

Proportion and Rhythm of Openings:

The only changes to the window openings on the existing house will occur on the rear elevation where new windows will be added on the second level and two ground level windows will be removed to connect the addition. With one exception, the windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. On the den portion of the addition, there are two horizontal windows flanking the interior chimney. Staff finds that these windows are appropriate because small windows flanking a chimney create a common historic fenestration pattern, and further, these windows are located well past the mid-point of the house. 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. With this condition, the project meets section II.B.1. i.

Recommendation:

Staff recommends approval of the proposed addition with the following conditions:

1. The design shall be altered such that the addition sits at least 8' (eight feet) from the existing garage.
2. Staff shall approve the final details, dimensions and materials of windows and doors and the roofing color, prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and

With these conditions, staff finds that the project meets Section II.B of the *Cherokee Park Neighborhood Conservation District: Handbook and Design Guidelines*.

Extensions + Renovations to:
The Andrews Residence

4207 Aberdeen Road
Nashville, Tennessee 37205

M H Z C S U B M I T T A L
N O T F O R C O N S T R U C T I O N

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Issued: 01 September 2017

REVISIONS:

 09/11/2017 - SITE PLAN REVISIONS

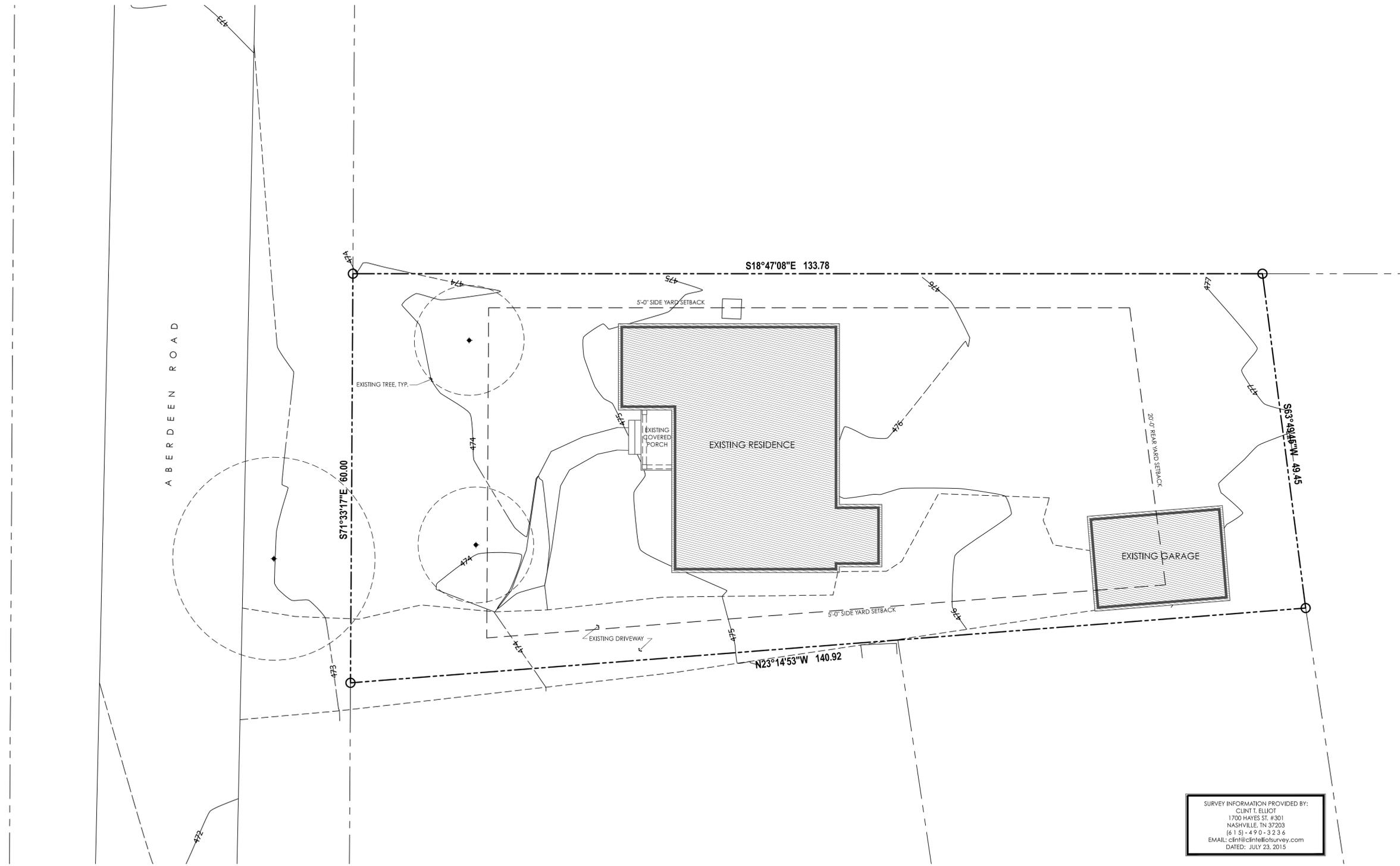
Van Pond Architect PLLC

2929 Sidco Drive
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SURVEY INFORMATION PROVIDED BY:
CLINT I. ELLIOT
1730 HAYES ST. #301
NASHVILLE, TN 37203
(615) 490-3236
EMAIL: clint@clinteotsurvey.com
DATED: JULY 23, 2015

1 Existing Site Plan

Extensions + Renovations to:
The Andrews Residence
4207 Aberdeen Road
Nashville, Tennessee 37205
METRO HISTORIC ZONING COMMISSION SUBMITTAL

DATE OF ISSUANCE:
01 September 2017
REVISED: 11 September 2017
SITE PLAN

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1

Proposed Site Plan



SURVEY INFORMATION PROVIDED BY:
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1700 HAYES ST. #301
NASHVILLE, TN 37203
615-490-3236
EMAIL: clint@clintellotsurvey.com
DATED: JULY 23, 2015

Project Property Information + Contacts

OWNER:
PHILIP AND SARAH ANDREWS
4207 ABERDEEN ROAD
NASHVILLE, TENNESSEE 37205

PROPERTY INFORMATION:
DAVIDSON COUNTY PARCEL ID# 10312003800

ADDRESS: 2214 ELEVENTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37204

DESCRIPTION: LOT 1 CHEROKEE PARK THIRD ADDITION RESUB LOTS 1 AND 2

LOT AREA: 7,527 S.F. / 0.1 AC +/-

ZONING: R8 - ONE AND TWO FAMILY 8,000 SQUARE FOOT LOT
OV-UZO - URBAN ZONING OVERLAY
OV-NHC - NEIGHBORHOOD CONSERVATION OVERLAY

PROJECT CONTACTS:
ARCHITECT: VAN POND, JR., AIA
VAN POND ARCHITECT, PLLC.
2929 SIDCO DRIVE
SUITE 105
NASHVILLE, TENNESSEE 37204

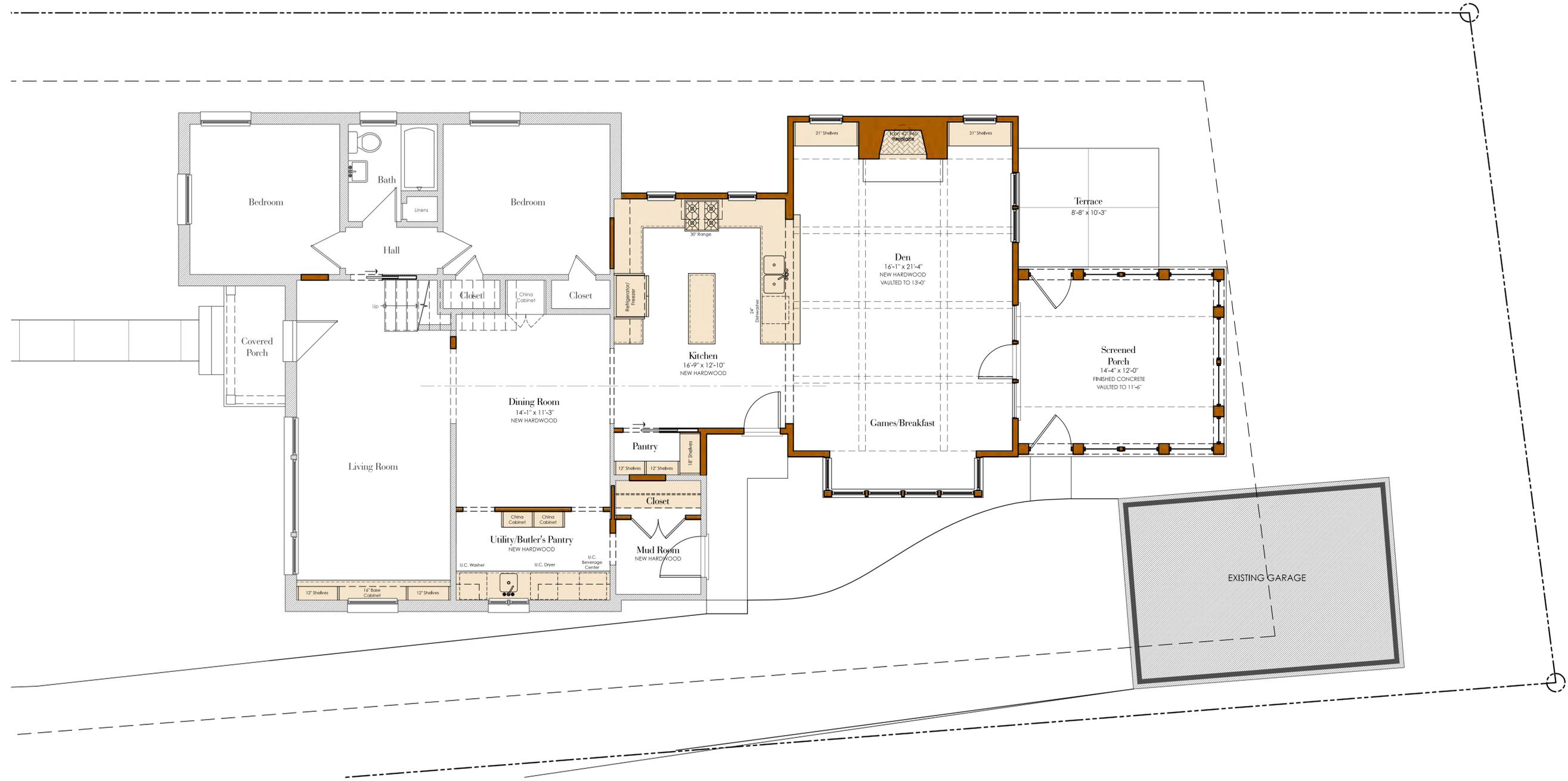
PHONE: (615) 499-4387
E-MAIL: VPOND@VANPONDARCHITECT.COM

Area Calculations

BUILDING FOOTPRINT AREAS:	
EXISTING HOUSE FOOTPRINT (GSF):	1,118 S.F.
EXISTING GARAGE FOOTPRINT (GSF):	279 S.F.
NEW ADDITION FOOTPRINT (GSF):	856 S.F.
TOTAL FOOTPRINT AREA (GSF):	2,253 S.F.
HEATED AREAS:	
EXISTING MAIN FLOOR HEATED AREA (GSF):	986 S.F.
ADDITIONAL MAIN FLOOR HEATED AREA (GSF):	673 S.F.
EXISTING UPPER FLOOR HEATED AREA (GSF):	746 S.F.
TOTAL HEATED AREA (GSF):	2,405 S.F.
BUILDING COVERAGE:	
ALLOWABLE BUILDING COVERAGE FOR R8-10 ZONING IN NASHVILLE: 40% (11,962 S.F. x 0.4)	4,785 S.F.
TOTAL BUILDING FOOTPRINT AREA (GSF):	2,253 S.F.

Extensions + Renovations to:
The Andrews Residence
4207 Aberdeen Road
Nashville, Tennessee 37205
METRO HISTORIC ZONING COMMISSION SUBMITTAL

DATE OF ISSUANCE:
01 September 2017
REVISED: 11 September 2017
SITE PLAN
L1

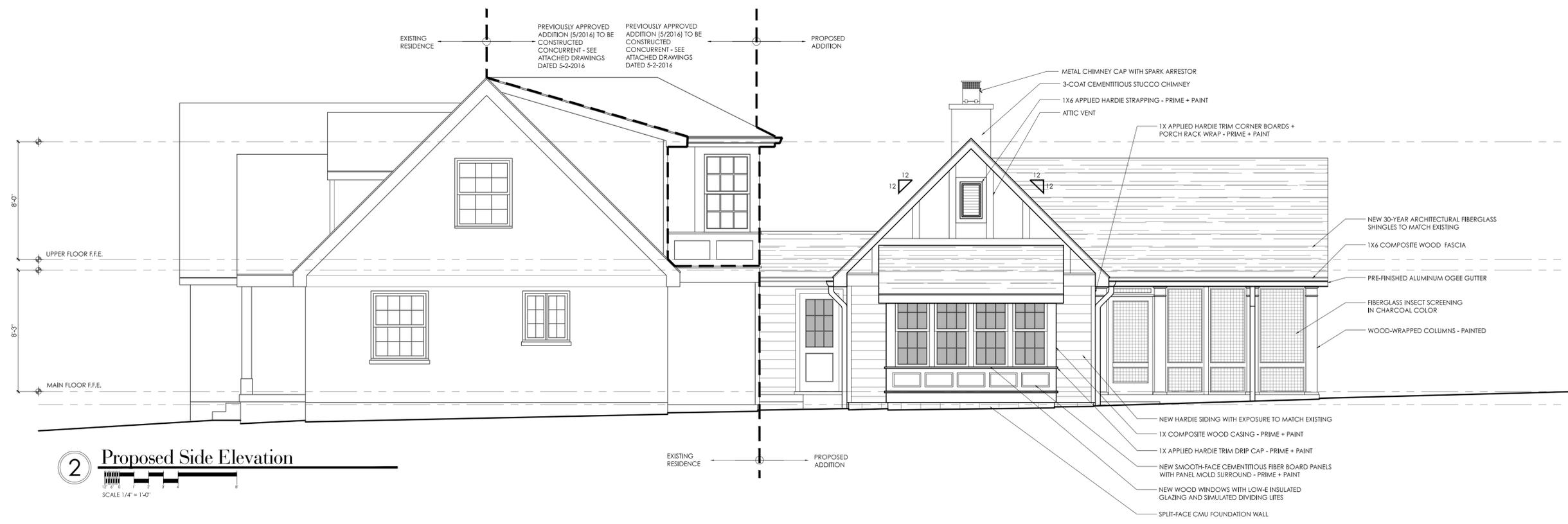


1 Proposed Main Floor Plan

HEATED AREAS:	
EXISTING MAIN FLOOR HEATED AREA (GSF):	986 S.F.
ADDITIONAL MAIN FLOOR HEATED AREA (GSF):	673 S.F.
EXISTING UPPER FLOOR HEATED AREA (GSF):	746 S.F.
TOTAL HEATED AREA (GSF):	2,405 S.F.



1 Existing Front Elevation
SCALE 1/4" = 1'-0"



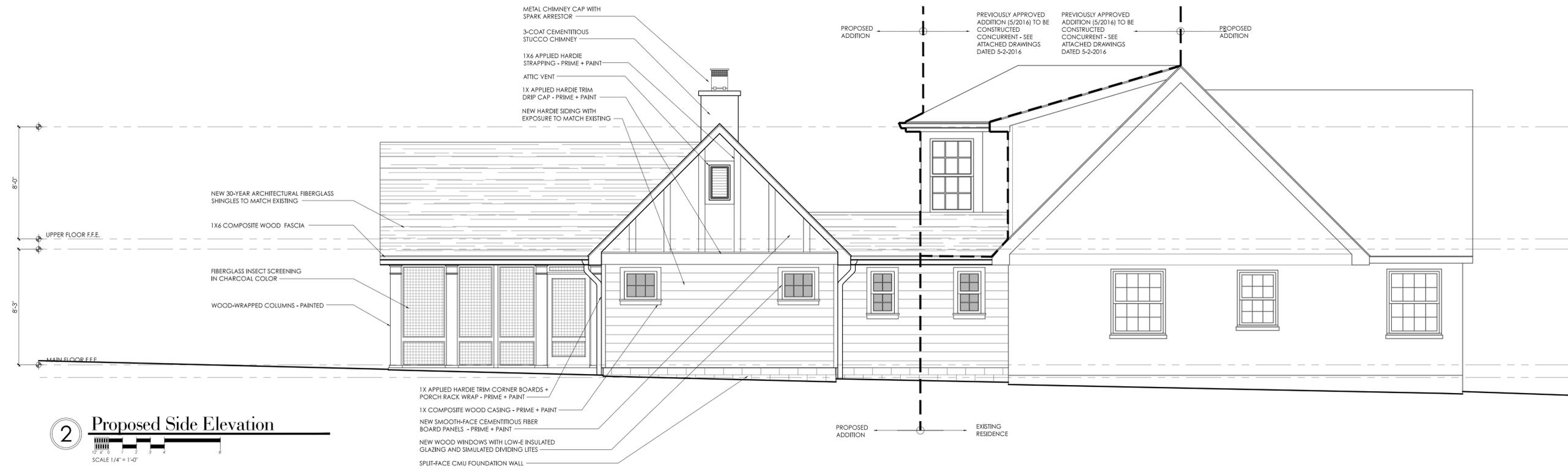
2 Proposed Side Elevation
SCALE 1/4" = 1'-0"



1 Proposed Rear Elevation

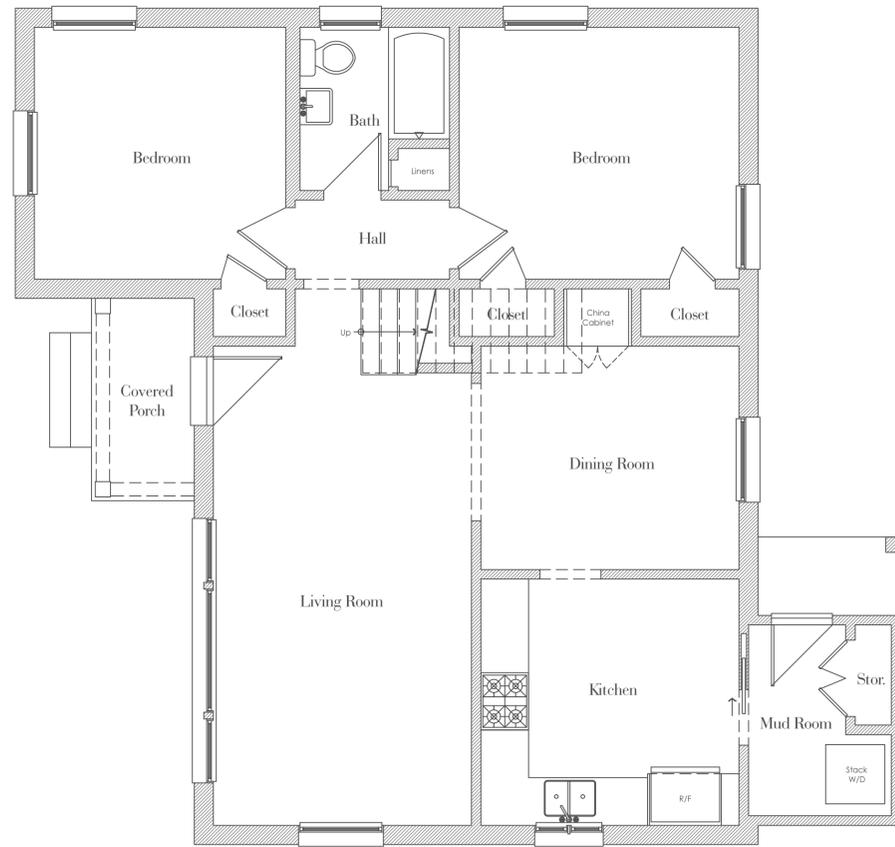
SCALE 1/4" = 1'-0"

PREVIOUSLY APPROVED ADDITION (5/2016) TO BE CONSTRUCTED CONCURRENT - SEE ATTACHED DRAWINGS DATED 5-2-2016

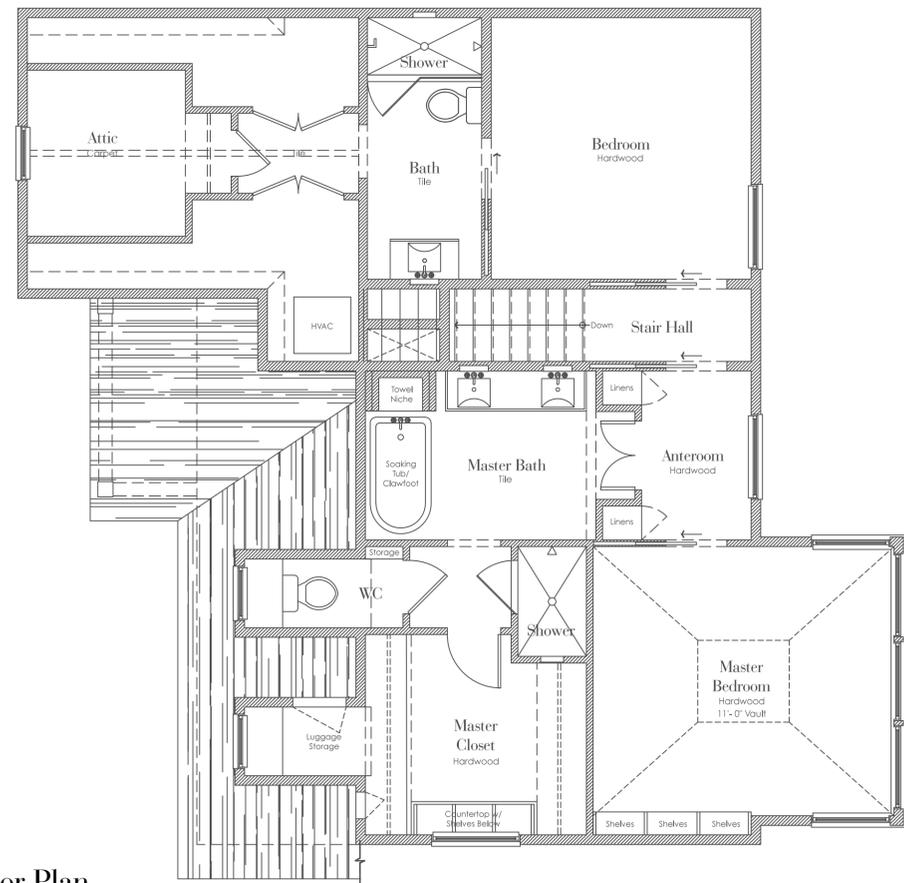


2 Proposed Side Elevation

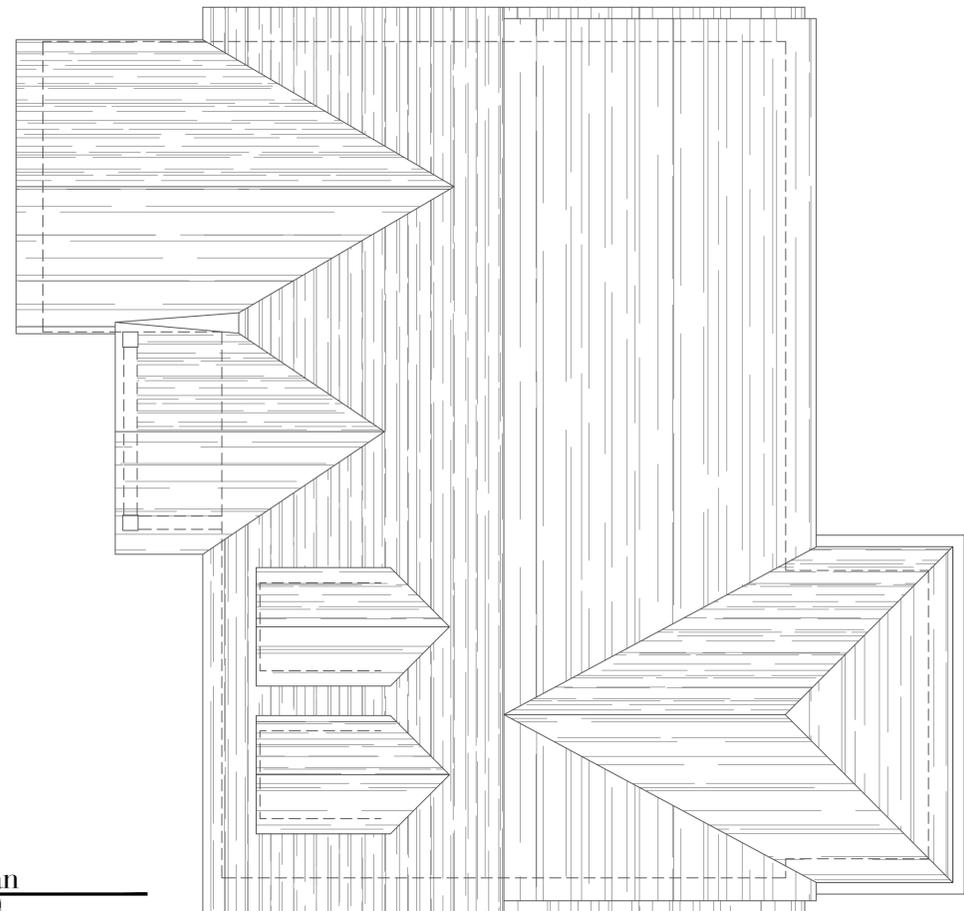
SCALE 1/4" = 1'-0"



1 Existing Main Floor Plan



2 Existing Upper Floor Plan



3 Existing Roof Plan

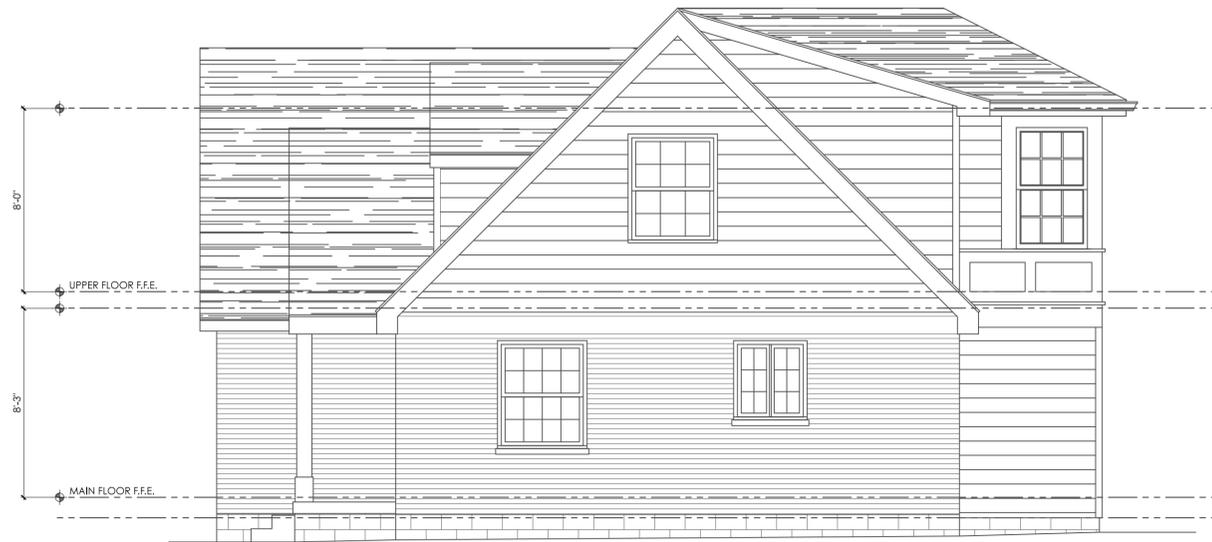


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1 Existing Front Elevation



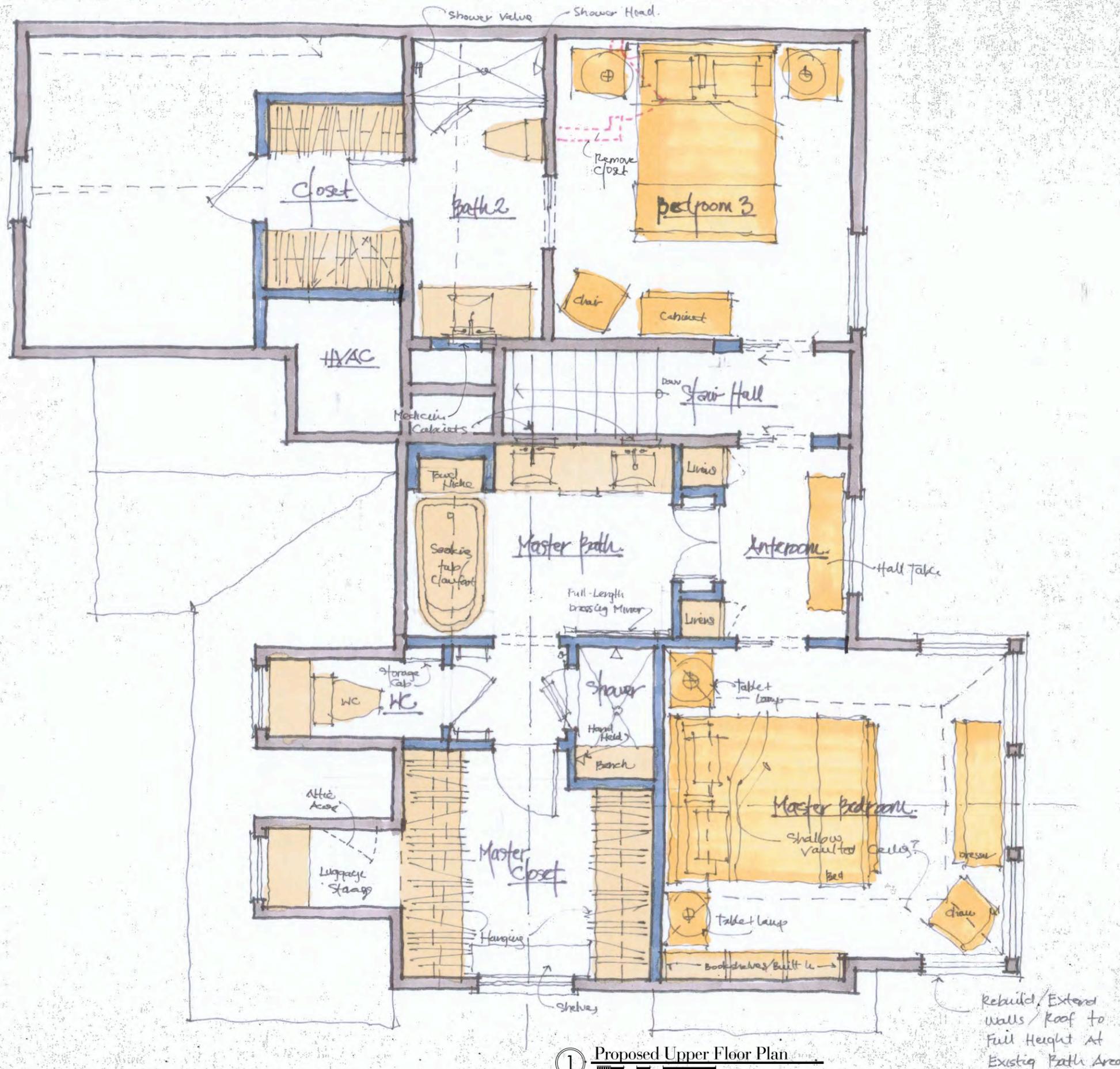
2 Existing Side Elevation



3 Existing Side Elevation



4 Existing Rear Elevation



1 Proposed Upper Floor Plan

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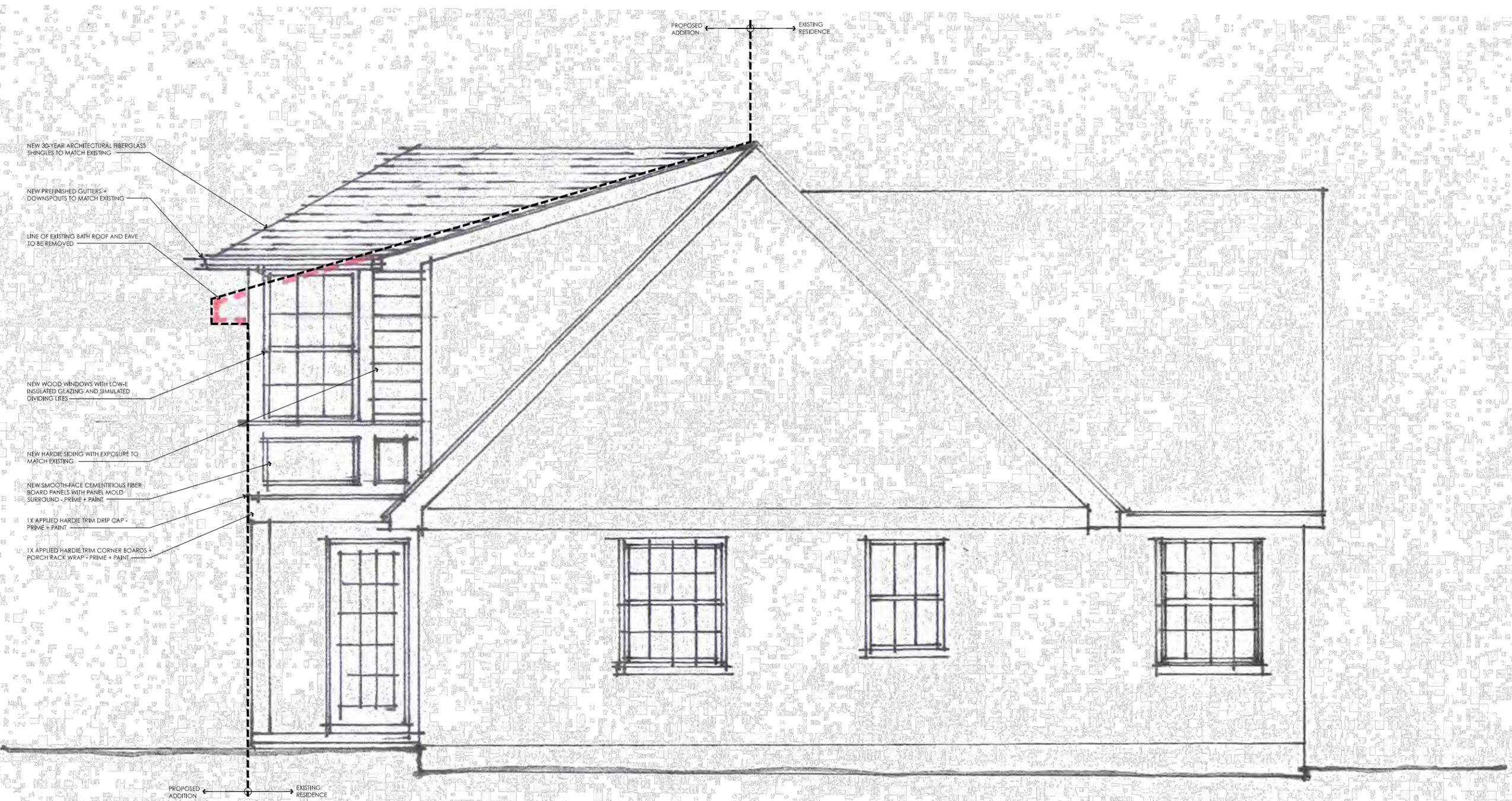


- NEW 30-YEAR ARCHITECTURAL FIBERGLASS SHINGLES TO MATCH EXISTING
- NEW PREFINISHED GUTTERS + DOWNSPOUTS TO MATCH EXISTING
- LINE OF EXISTING BATH ROOF AND EAVE TO BE REMOVED
- NEW WOOD WINDOWS WITH LOW-E INSULATED GLAZING AND SIMULATED DIVIDING LITES
- NEW SMOOTH-FACE CEMENTITIOUS FIBER BOARD PANELS WITH PANEL MOLD SURROUND - PRIME + PAINT
- 1X APPLIED HARDIE TRIM DRIP CAP - PRIME + PAINT
- 1X APPLIED HARDIE TRIM CORNER BOARDS + PORCH RACK WRAP - PRIME + PAINT
- NEW HARDIE SIDING WITH EXPOSURE TO MATCH EXISTING

1 Proposed Rear Elevation

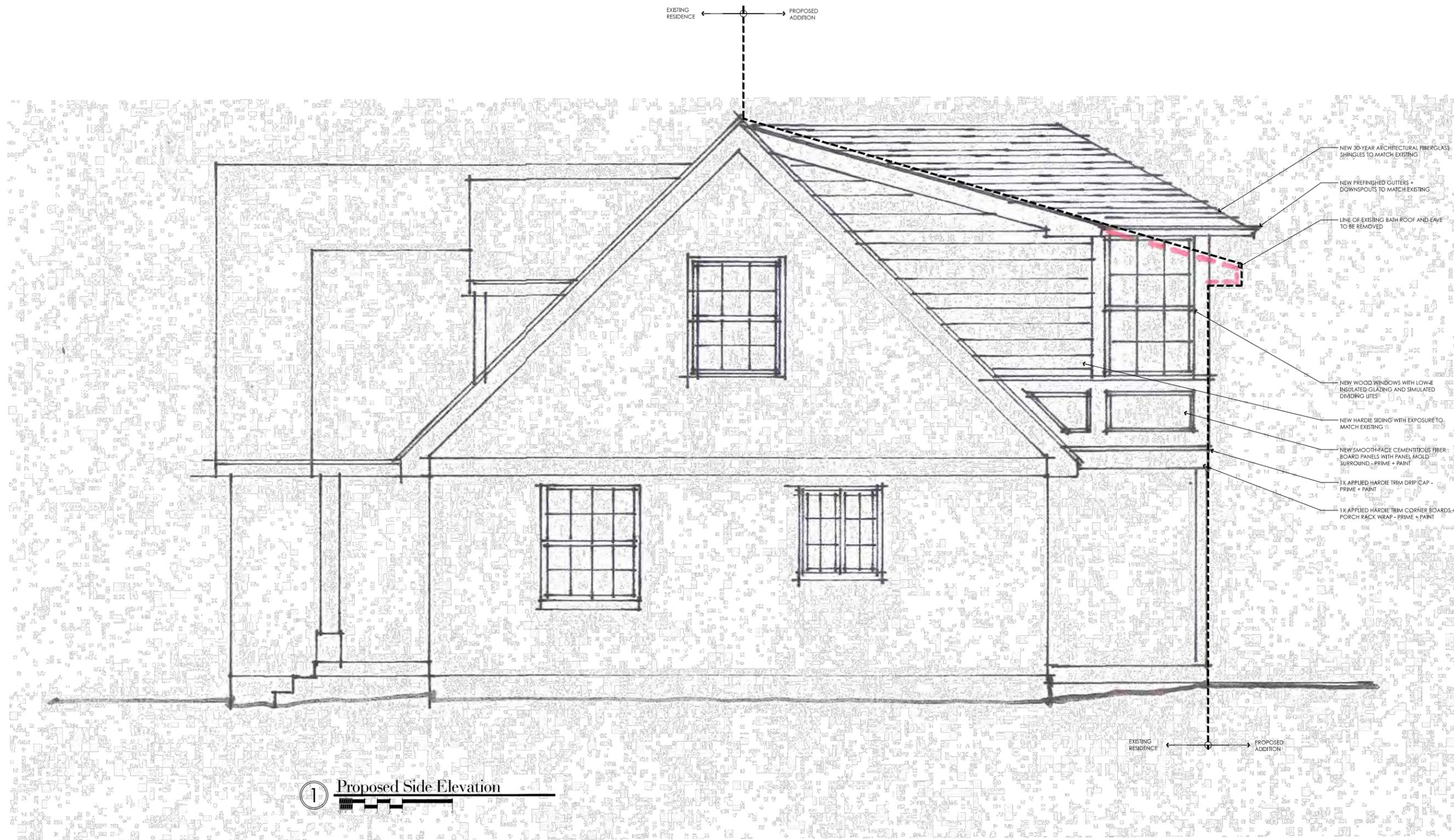
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 REAR ELEVATION



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- NEW PREFINISHED GUTTERS + DOWNSPOUTS TO MATCH EXISTING
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- NEW HARDIE SIDING WITH EXPOSURE TO MATCH EXISTING
- NEW SMOOTH-FACE CEMENTITIOUS FIBER BOARD PANELS WITH PANEL MOLD SURROUND - PRIME + PAINT
- 1X APPLIED HARDIE TRIM DWP CAP - PRIME + PAINT
- 1X APPLIED HARDIE TRIM CORNER BOARDS + PORCH RACK WRAP - PRIME + PAINT

1 Proposed Side Elevation



Extensions + Renovations to:
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Nashville, Tennessee 37205
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ELEVATION