



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 809 Fatherland Street June 20, 2012

Application: New construction-addition and partial demolition
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216019500
Applicant: Michael Ward, architect
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: Applicant proposes to construct a one-story rear addition and rear dormer to a contributing house.</p> <p>Recommendation Summary: Staff recommends approval with the condition the dormer sit off the nearest sidewall by at least two feet (2'). With this condition, staff finds the project to meet sections V.B.2, III.B.1 and III.B.2 of the Edgefield Historic Preservation Zoning Overlay and recommends approval.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

V.B.1 Demolition is *not appropriate* if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district.

V.B.2 Demolition is appropriate under one of the following conditions:

- a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or
- b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; 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 17.120.190, as amended, of the historic zoning ordinance.

III.B.1 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.
- b. An addition should connect to the associated building in such a way that the original form of the building is visually evident.
- c. An addition should be compatible, by not contrasting greatly, with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.
- d. The creation of an addition through enclosure of a front porch is not appropriate.
- e. The enclosure of side porches may be appropriate if the visual openness and character of the porch is maintained.
- f. Dormers generally should not be introduced where none existed originally.
- g. New additions should follow the guidelines for new construction.

III.B.2 New Construction

- a. **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 reinforce that rhythm.
- b. **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.
- c. **Building Shape:** The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- d. **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.
- e. **Orientation:** The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

- f . 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 new buildings shall be compatible, by not contrasting greatly, with surrounding historic buildings.
- g . 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 sidings are not appropriate.
Materials include, but are not limited to, wood, brick, stone, mortar, roofing, concrete, and metals.
The use of hardboard (Masonite) siding is recommended against. The material is made out of wood particles bound together with a glue. As a building passes from owner to owner it will go through years of good and bad maintenance. Despite manufacturers' claims, hardboard usually cannot withstand a bad-maintenance period without exhibiting its poor weathering characteristics. These can include dissolution and sagging; unprotected hardboard can literally soak up moisture like a sponge. However, because the material is a close visual approximation of true wood, and taking into consideration economic realities, the MHZC may approve the use of hardboard on new construction if the applicant installs the material according to manufacturer's specifications. Hardboard is not approved for additions to historic buildings.

Background: 809 Fatherland Street is a c.1920 contributing bungalow form residence to the Edgefield Neighborhood Conservation Zoning Overlay. The proposed rear addition, which includes a porch and dormer, meets the requirements for administrative approval; however, since one of the two owners is staff to the Metro Historic Zoning Commission, the Historic Zoning Administrator chose to have the project reviewed by the Commission rather than by staff.

Analysis:

Demolition: A small one-room addition and a portion of the rear wall will be demolished to accommodate the new addition. The rear chimney will be removed to accommodate the rear dormer; however, this chimney cannot be seen from the street and the visible front chimney will remain. The current addition is not original to the building and neither the current addition nor the chimney are character defining features, therefore demolition is appropriate.

Location: The addition is proposed for the rear and will not impact the side facades. The required one foot (1') insets from the side walls on each side will assure that it is minimally visible, if at all and will distinguish the new from the old. The dormer sits off the side wall by approximately one and one half feet (1.5'). Staff recommends that it sit off the side wall a full two feet (2').

Height and Roof: The roof of the addition is a 6/12 pitched gable roof that is well below the ridge of the existing house. The eave overhangs match that of the existing house. The height of the existing house is approximately twenty-four feet (24') from grade and the addition will be only eighteen feet (18') from grade. The design guidelines state that dormers should not be introduced; however, the proposed roof dormer will be located on the rear façade, and will not be visible from the street. In the past, the Commission has interpreted this guideline to pertain to front and side dormers but not rear dormers.

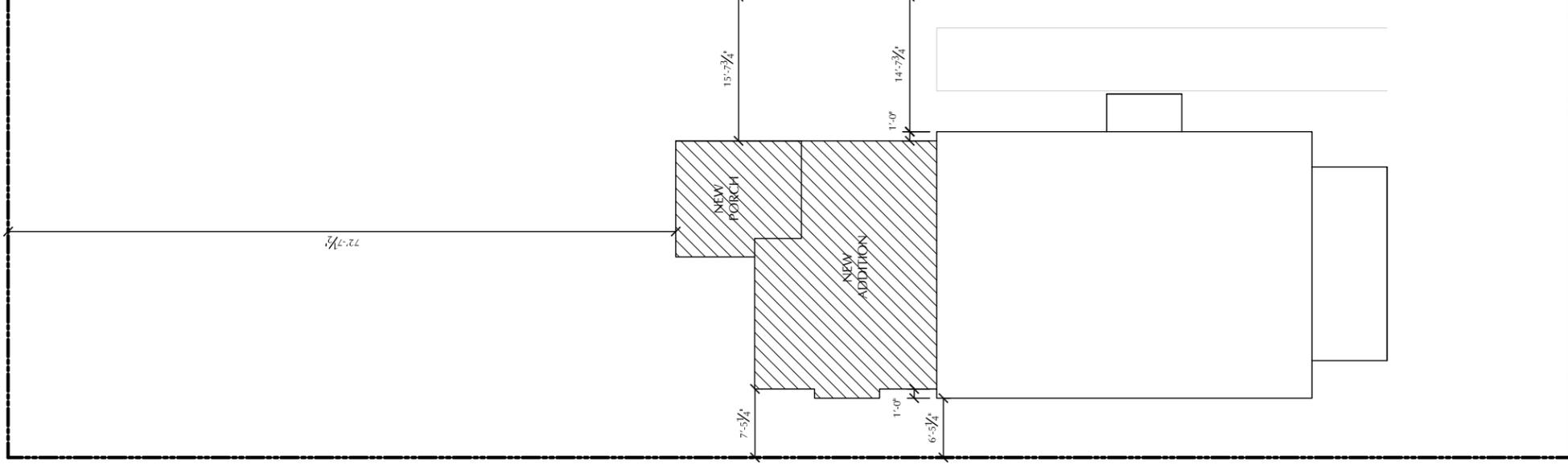
Setback and Rhythm of Spacing: The addition sits in from the side walls one foot (1') on each side resulting in a left side setback of more than seven feet and a right setback of more than fourteen feet. The setbacks meet bulk zoning and are appropriate for the district.

Proportion and Rhythm of Openings: The three elevations do not have any large expanses of wall that are void of an opening. The proposed rhythm of openings matches that found on the historic house.

Materials Texture, Details, and Material Color: The foundation is cementitious stucco, the cladding cement fiber with a maximum five inch (5") reveal and the roof will be gray fiberglass shingles. The doors, trim, porch floor and columns will be wood. The windows will be Marvin wood windows and be one-light casements or double-hung with simulated divided lights.

Staff recommends approval with the condition the dormer sit off the nearest sidewall by at least two feet (2'). With this condition, staff finds the project to meet sections V.B.2, III.B.1 and III.B.2 of the Edgefield Historic Preservation Zoning Overlay and recommends approval.





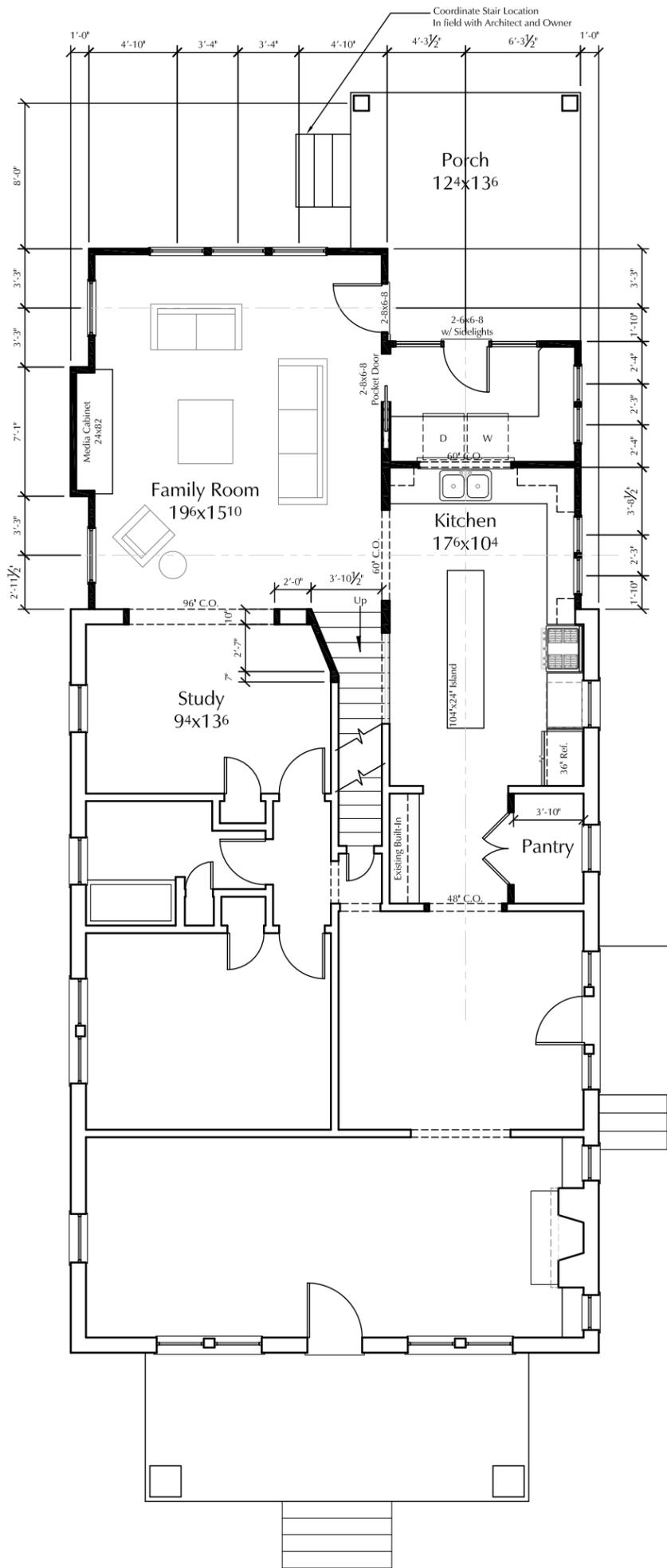
Site Layout Plan

1

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

12'





1

First Floor Plan

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

A-1.0

Drawings:
First Floor Plan
Date:
05.30.12

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Alexander Residence

809 Fatherland Street
 Nashville, Tennessee 37206

Typical Floor Plan Notes:

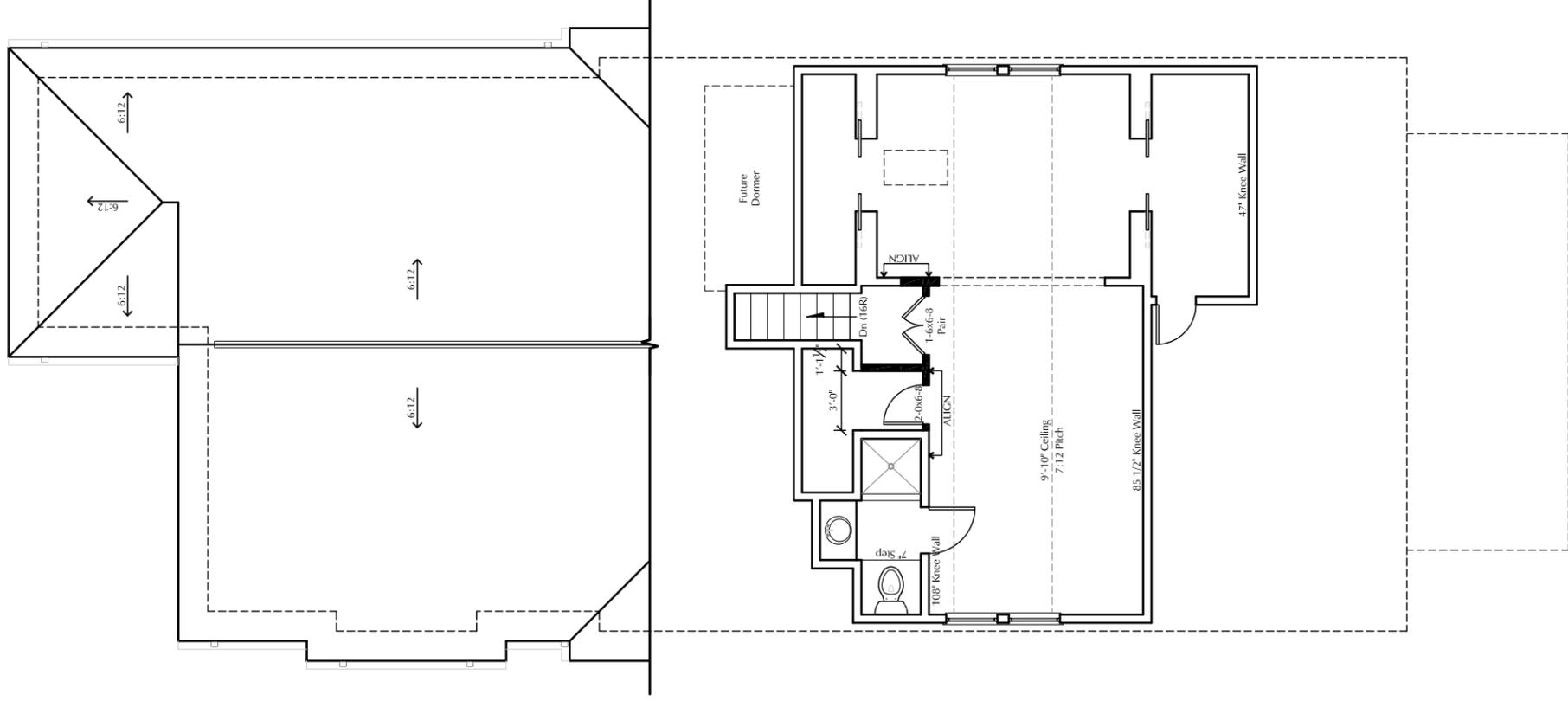
Contractor Shall Verify and/or Observe All Dimensions and Existing Conditions and Evaluate Overall Structural Integrity Prior to Demolition or New Construction. All Work Shall Conform to the Drawings and Specifications (if Provided) - The Architect Shall be Notified Immediately of Any Variances, Inaccuracies, Discrepancies, Inconsistencies, or Conflicts. Tolerances Shall be Assumed to Apply to All Dimensions and Relating to Existing Conditions - All Other Dimensions and the Overall Design Intent Shall be Evaluated and Confirmed Based on the Existing Structure.

Framing Layout is to be Determined by Others. The Installation of Engineered Lumber Products is acceptable, but Shall be Verified by Others. All Lumber Dimensions Shall be Determined by the Supplier. Final Framing Layout Shall be Reviewed by the Architect.

Coordinate Driveway, Sidewalks, Required Retaining Walls, All Landscape and Hardscape Elements, and All Other Site Improvements w/ Owners, and Architect. Observe and Verify Existing Site Conditions and Coordinate Grading in Field for Driveway, Sidewalks, Retaining Walls, Grades and All Site Elements on Architectural Plans Are Only Representational.

Coordinate All Window and Door Selections w/ Owner(s) and/or Architect Including, but Not Limited to: Manufacturer, Type, Style, Materials), Finish, Energy Efficiency, Muntin/Lite Pattern, and Hardware. Verify and Coordinate All Unit Sizes, Head/Sill Heights, and Rough Opening Dimensions. Coordinate and Install Brick Mold, etc. as Applicable. See Elevations for Window Dimensions, and/or Refurbishment of Existing Windows in Existing Openings as Applicable - Verify Sizes. Install as per Manufacturer's Requirements. Verify That All Applicable Windows Meet Code Requirements for Egress - Coord. Manufacturer, etc.

Contractor is to be Responsible for the Coordination and Installation of All HVAC Equipment, Ducts, and Controls Based on Code Requirements, Load Calculations, and Owner(s) Requests. Verify Return-Air Requirements and Coordinate Locations in Field Based on the Requirements for the System, Coordinate type and Location of Hot Water System in Field w/ Owner(s) and/or Architect.



1 Second Floor Plan
 Scale: 1/8" = 1'-0"
 2' 4' 6' 8' 12'



All Eaves, Fascia Boards, Gutters, and Frieze Boards are to Align w/ Existing. Overhang is to Match Existing Unless Noted Otherwise. Observe and Coordinate Framing Conditions Prior to Construction. All New Roof Pitches Are Noted - See Elevations and Roof Plan. Bearing Heights and Framing Connections Should be Coordinated to Facilitate Eave Alignment, etc. Knee Wall Heights are Approximate as Noted on the Floor Plans and May Deviate From the Calculated and Assumed Values Based on Framing Methods and Bearing Heights. Evaluate Conditions at Critical Locations Prior to Completion of Framing.

Coordinate All Window and Door Selections w/ Owner(s) and/ or Architect Including, but Not Limited to: Manufacturer, Type, Style, Materials, Finish, Energy Efficiency, Muntin/Lite Pattern, and Hardware. Verify and Coordinate All Unit Sizes, Head/Sill Heights, and Rough Opening Dimensions. Coordinate and Install Brick Mold, Exterior Casing, Interior Trim, Shutters, Decorative Elements, etc. as Applicable - See Elevations. Install as per Manufacturer's Requirements. Verify That All Applicable Windows Meet Code Requirements for Egress - Coord. Required Window Sizes in Field Based on Window Manufacturer, etc.

New windows will be Marvin Wood windows, and the porch floor and all exterior trim and columns will be wood. Doors will be wood. The roof will be gray fiberglass-asphalt shingles, matching the existing in style and color. The foundation will be parged concrete.

1 Left Side Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0' 2' 4' 6' 8' 12'



New windows will be Marvin Wood windows, and the porch floor and all exterior trim and columns will be wood. Doors will be wood. The roof will be gray fiberglass-asphalt shingles, matching the existing in style and color. The foundation will be parged concrete.

All Eaves, Fascia Boards, Gutters, and Frieze Boards are to Align w/ Existing. Overhang is to Match Existing Unless Noted Otherwise. Observe and Coordinate Framing Conditions Prior to Construction. All New Roof Pitches Are Noted - See Elevations and Roof Plan. Bearing Heights and Framing Connections Should be Coordinated to Facilitate Eave Alignment, etc. Knee Wall Heights are Approximate as Noted on the Floor Plans and May Deviate From the Calculated and Assumed Values Based on Framing Methods and Bearing Heights. Evaluate Conditions at Critical Locations Prior to Completion of Framing.

Coordinate All Window and Door Selections w/ Owner(s) and/ or Architect Including, but Not Limited to: Manufacturer, Type, Style, Materials, Finish, Energy Efficiency, Muntin/Lite Pattern, and Hardware. Verify and Coordinate All Unit Sizes, Head/Sill Heights, and Rough Opening Dimensions. Coordinate and Install Brick Mold, Exterior Casing, Interior Trim, Shutters, Decorative Elements, etc. as Applicable - See Elevations. Install as per Manufacturer's Requirements. Verify That All Applicable Windows Meet Code Requirements for Egress - Coord. Required Window Sizes in Field Based on Window Manufacturer, etc.

2 Right Side Elevation
 Scale: 1/8"=1'-0"
 2' 1' 0' 2' 4' 6' 8' 12'

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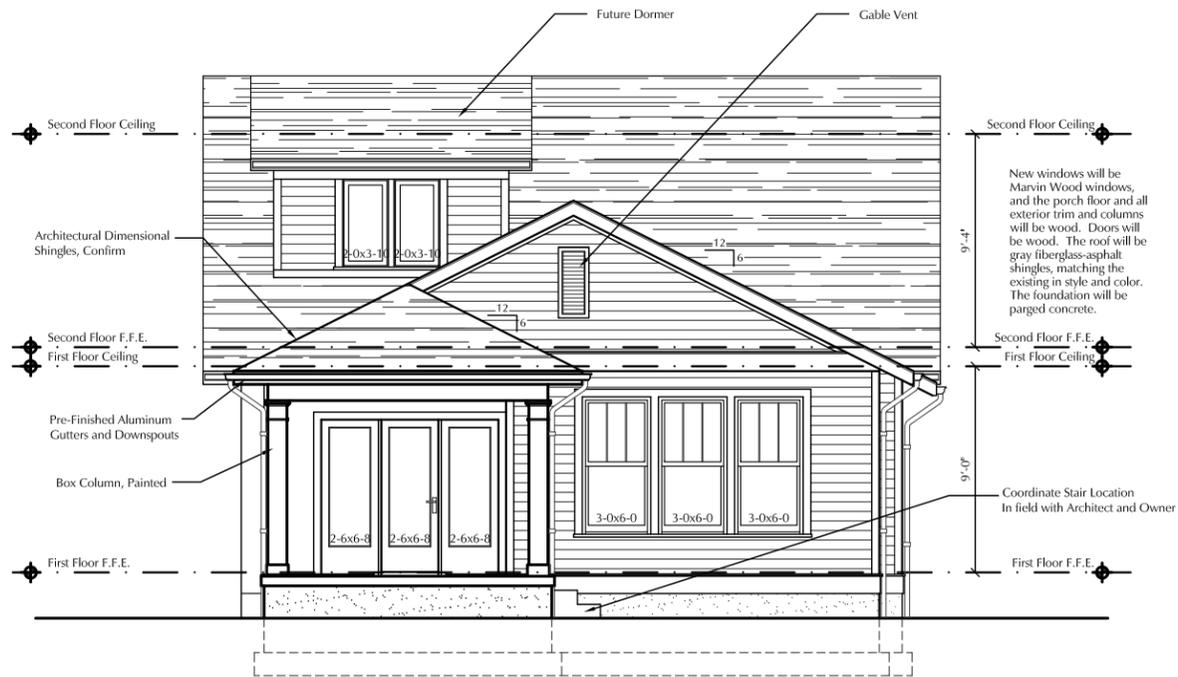
A-2.0



1

Front Elevation

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



New windows will be Marvin Wood windows, and the porch floor and all exterior trim and columns will be wood. Doors will be wood. The roof will be gray fiberglass-asphalt shingles, matching the existing in style and color. The foundation will be parged concrete.

All Eaves, Fascia Boards, Gutters, and Frieze Boards are to Align w/ Existing. Overhang is to Match Existing Unless Noted Otherwise. Observe and Coordinate Framing Conditions Prior to Construction. All New Roof Pitches Are Noted - See Elevations and Roof Plan. Bearing Heights and Framing Connections Should be Coordinated to Facilitate Eave Alignment, etc. Knee Wall Heights are Approximate as Noted on the Floor Plans and May Deviate From the Calculated and Assumed Values Based on Framing Methods and Bearing Heights. Evaluate Conditions at Critical Locations Prior to Completion of Framing.

Coordinate All Window and Door Selections w/ Owner(s) and/ or Architect Including, but Not Limited to: Manufacturer, Type, Style, Materials), Finish, Energy Efficiency, Muntin/Lite Pattern, and Hardware. Verify and Coordinate All Unit Sizes, Head/Sill Heights, and Rough Opening Dimensions. Coordinate and Install Brick Mold, Exterior Casing, Interior Trim, Shutters, Decorative Elements, etc. as Applicable - See Elevations. Install as per Manufacturer's Requirements. Verify That All Applicable Windows Meet Code Requirements for Egress - Coord. Required Window Sizes in Field Based on Window Manufacturer, etc.

2

Rear Elevation

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

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Drawings:
Elevations
Date:
05.30.12

A-2.1

Contractor Shall Verify and/or Observe All Dimensions and Existing Conditions and Evaluate Overall Structural Integrity Prior to Demolition or New Construction. All Work Shall Conform to the Drawings and Specifications (If Provided) - The Architect Shall be Notified Immediately of Any Variances, Inaccuracies, Discrepancies, Inconsistencies, or Conflicts. Tolerances Shall be Assumed to Apply to All Dimensions Relating to Existing Conditions - All Other Dimensions and the Overall Design Intent Shall be Evaluated and Confirmed Based on the Existing Structure.

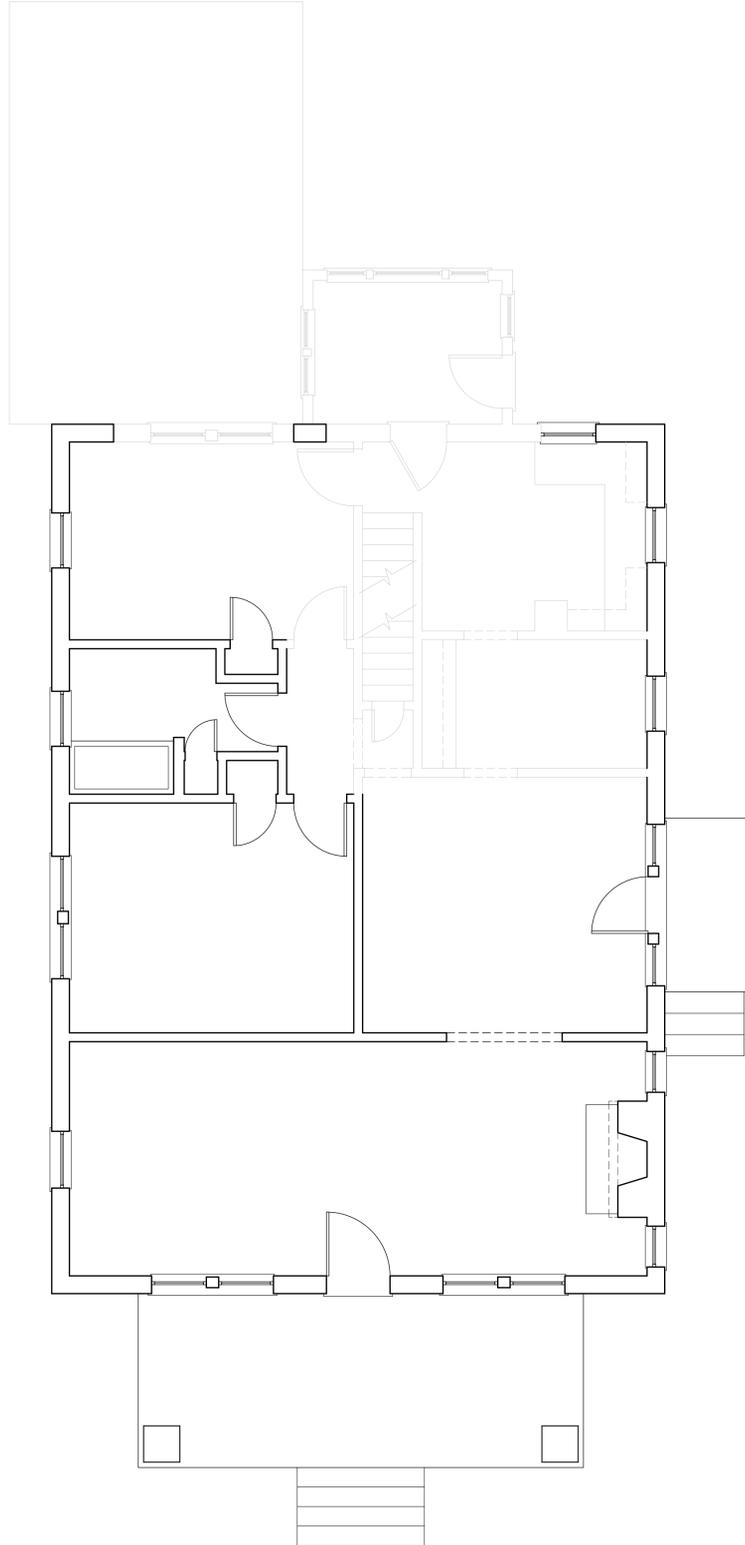
Execute Demolition, as Applicable, by Methods Which Will Prevent Damage to Existing Finishes and Elements That Have Been Specified to Remain or be Refurbished. Coordinate Final Preparation and Installation of New or Refurbished Materials w/ Owner(s) and/or Architect - Match Existing as Appropriate. Areas Altered or Affected by Demolition and/or Construction That Are Not Receiving New Finishes Should be Patched and Finished to Match The Existing Finishes to Remain. Demolished Materials Not Otherwise Designated by the Owner(s) Shall be Considered to be Property of the Contractor and Shall be Completely Removed from the Job Site. Material Designated to Remain on the Property of the Owner(s) Shall be Stored Where Directed.

Framing Layout is to be Determined by Others. The Utilization of Engineered Lumber Products is Acceptable, but Shall be the Full Responsibility of the Lumber Supplier. Lumber Dimensions Shall be Determined by the Supplier. Final Framing Layout Shall be Reviewed by the Architect.

Coordinate All Window and Door Selections w/ Owner(s) and/ or Architect Including, but Not Limited to: Manufacturer, Type, Style, Materials, Finish, Energy Efficiency, Muntin/Lite Pattern, and Hardware. Verify and Coordinate All Unit Sizes, Head and Sill Heights, and Rough Opening Dimensions. Coordinate and Install Brick Mold, Exterior Casing, Interior Trim, Shutters, Decorative Elements, etc. as Applicable - See Elevations. Coordinate Replacement and/or Refurbishment of Existing Windows in Existing Openings as Applicable - Verify Sizes. Install as per Manufacturer's Requirements. Verify That All Applicable Windows Meet Code Requirements for Egress - Coord. Required Window Sizes in Field Based on Window Manufacturer, etc. - **All Specified Sizes Correspond to Standard Marvin Window Units and are Provided Solely for Planning, Clarity, and Uniformity (Not to Dictate or Influence Window Selection). However, Proportions, Operation, and Lite Patterns Shall be Maintained. If Another Manufacturer is Chosen, All Windows Shall Be Selected Based on the Closest Corresponding Standard Window Unit - Custom Units Shall Not be Used Unless Specified and/or Approved by and Owner(s) and/or Architect.**

Contractor is to be Responsible for the Coordination and Installation of All HVAC Equipment, Ducts, and Controls Based on Code Requirements, Load Calculations, and Owner(s) Requests. Verify Return-Air Requirements and Coordinate Locations in Field Based on the Requirements for the System(s). Coordinate Type and Location of Hot Water System in Field w/ Owner(s) and/or Architect.

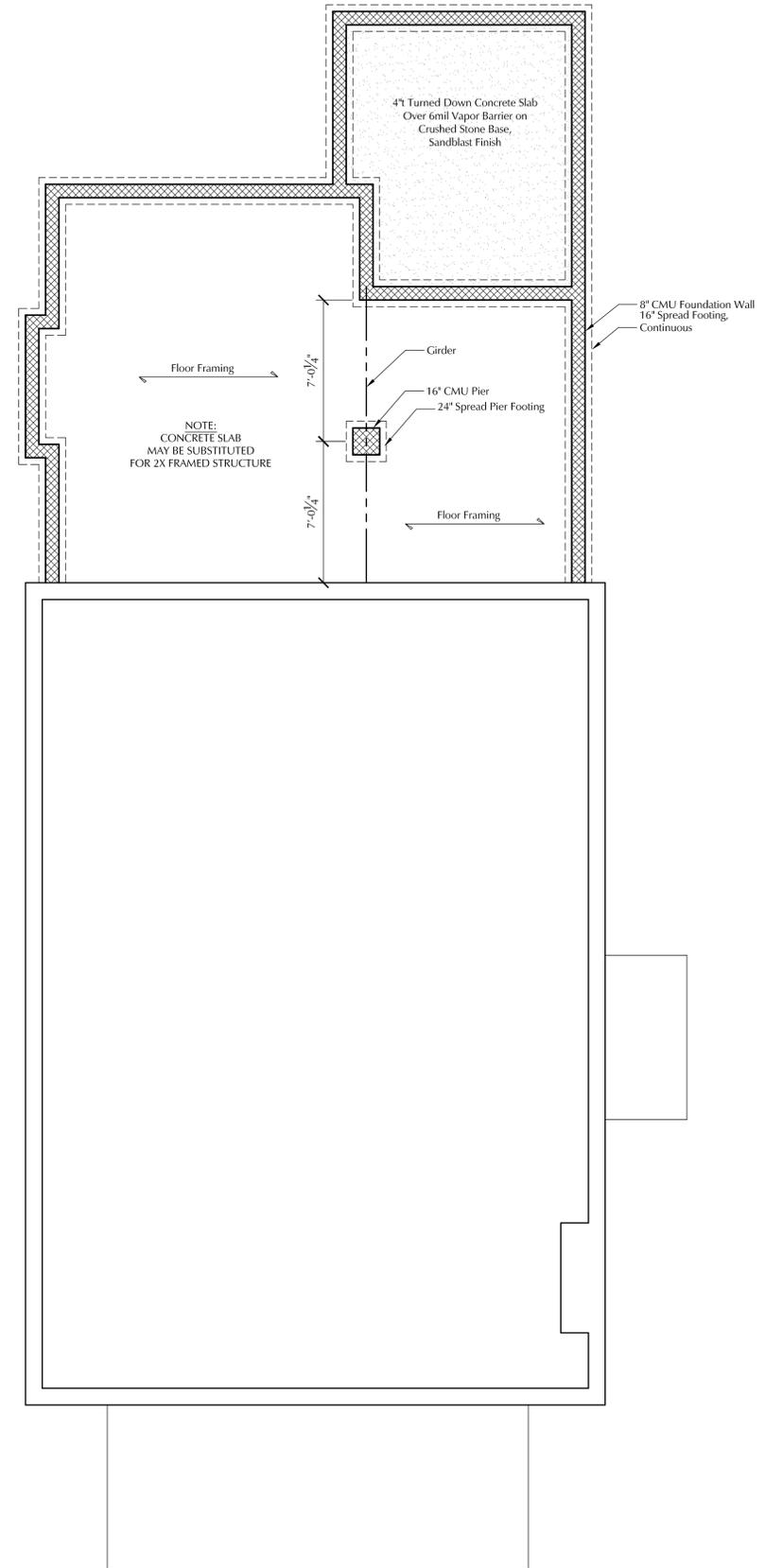
Coordinate Driveway, Sidewalks, Required Retaining Walls, All Landscape and Hardscape Elements, and All Other Site Improvements w/ Owner(s), and Architect. Observe and Verify All Existing Site Conditions and Coordinate Grading in Field Based on Existing and Proposed Elevations. Grades and All Site Elements on Architectural Plans Are Only Representational.



2 Demolition Plan
Scale: 1/4"=1'-0"

Typical Foundation Plan Notes:

- The Provided Foundation Plan is to be Used Solely as a General Guide for Budgetary and Planning Purposes - Verify All Aspects of the Layout. Framing and Pier Layout is to be Determined by Others. The Utilization of Engineered Lumber Products is Acceptable, but Shall be the Full Responsibility of the Lumber Supplier. Lumber Dimensions Shall be Determined by the Supplier. Coordinate Final Girder and Pier Placement (As Applicable) w/ Framing Layout. Final Framing Shall be Reviewed by the Architect.
- Verify and/or Observe All Existing Foundation and Framing Conditions and Evaluate Structural Integrity Prior to New Construction. Contractor Shall Repair and Reinforce as Required for Additional Loads - Coordinate Location and Connection of New and Existing Foundation in Field.
- Coordinate Location and Connection of New and Existing Foundation in Field
- Coordinate Crawl Space Access and Foundation Vents in Field Based on the Existing Foundation, New Foundation Design, Client Requests, Exterior Elevations, and Code Requirements.
- Existing HVAC Equipment, Gas Meter, Utilities, Crawl Space Access, Vents, etc. Shall be Removed, Preserved, and Relocated as Required and/or Specified by Owner(s) and/or Architect - Coordinate in Field
- Contractor is to be Responsible for the Coordination and Installation of All Ducts and HVAC Equipment Based on Code Requirements and Load Calculations



1 Foundation Plan
Scale: 1/4"=1'-0"

Additions and Renovations for the:
Alexander Residence
809 Fatherland Street
Nashville, TN 37206



Plot Date: 24 May, 2012		
Schematic Design		
No.	Date	Description

Drawings:
Demolition & Foundation Plan