



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
1709 Fatherland Street
October 17, 2012

Application: New Construction - addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314013300
Applicant: Bob Borzak, Designer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

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| <p>Description of Project: The applicant proposes to construct a ridge-raise and a rear shed-roofed dormer addition. A rear dormer without the ridge-raise and an addition to the first story had been approved by Staff in July in 2012. The ridge of the house will be raised two feet (2') by extending the front slope of the roof up and back, with the new shed dormer originating from the new ridge and extending to toward the rear of the house. The materials will include cement-fiber siding and a composite shingle roof matching that of the existing structure.</p> <p>Recommendation Summary: Staff recommends approval of the ridge raise and rear addition, finding the application to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p> | <p>Attachments A: Photographs B: Site Plan C: Elevations</p> |
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

7. 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.

8. Outbuildings

a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

10. Additions to Existing Buildings

a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

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.

- b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

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 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 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.

- c. Additions must not imitate earlier styles of periods of architecture.

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) 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.

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.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should follow all New Construction guidelines.

Background: 1709 Fatherland Street is a Craftsman bungalow constructed circa 1930. It has a side-gabled roof with exposed rafter-tails, a gabled front dormer, and a gabled front porch with square battered columns. A first-floor addition and rear shed-roofed dormer addition to the house were approved by the MHZC staff in July of 2012.

During construction of the recently approved rear dormer, the contractor discovered that the ceiling height would be too low for the added space to be useable and so now requests a ridge raise.

Analysis and Findings: The applicant is now proposing to construct a ridge raise addition as well as the shed-roofed dormer. The first floor addition has already been, for all intent, constructed as permitted and so is not a part of this review.

Height, Scale, Location:

The addition will extend the front slope of the roof to raise the ridge of the house from twenty-two feet (22') above grade to twenty-four feet (24') above grade. Two feet (2') of the existing roof at each side of the house will be unchanged. Staff finds that this addition will not greatly disturb the historic integrity of the historic house.

The rear-facing shed dormer will extend from the raised ridge toward the back of the house, with the rear wall stacking directly above the rear wall. The sides of the dormer addition will set in two feet (2') from the side walls of the existing house.

Staff finds the ridge raise and rear dormer to meet guidelines II.B.1., II.B.2., and II.B.10.

Materials

The materials of the addition will include cement-fiber clapboard siding with a five inch (5") reveal, wood trim and windows (Ply-Gem brand, single-light sash), and a composite shingle roof (gray). These materials are compatible with those of the house and meet guideline II.B.4.

Windows

The rear dormer will have one wood window on each side, similar in size to those of the historic house. These windows will meet guideline II.B.7.

Recommendation: Staff recommends approval of the ridge raise and rear addition, finding the application to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

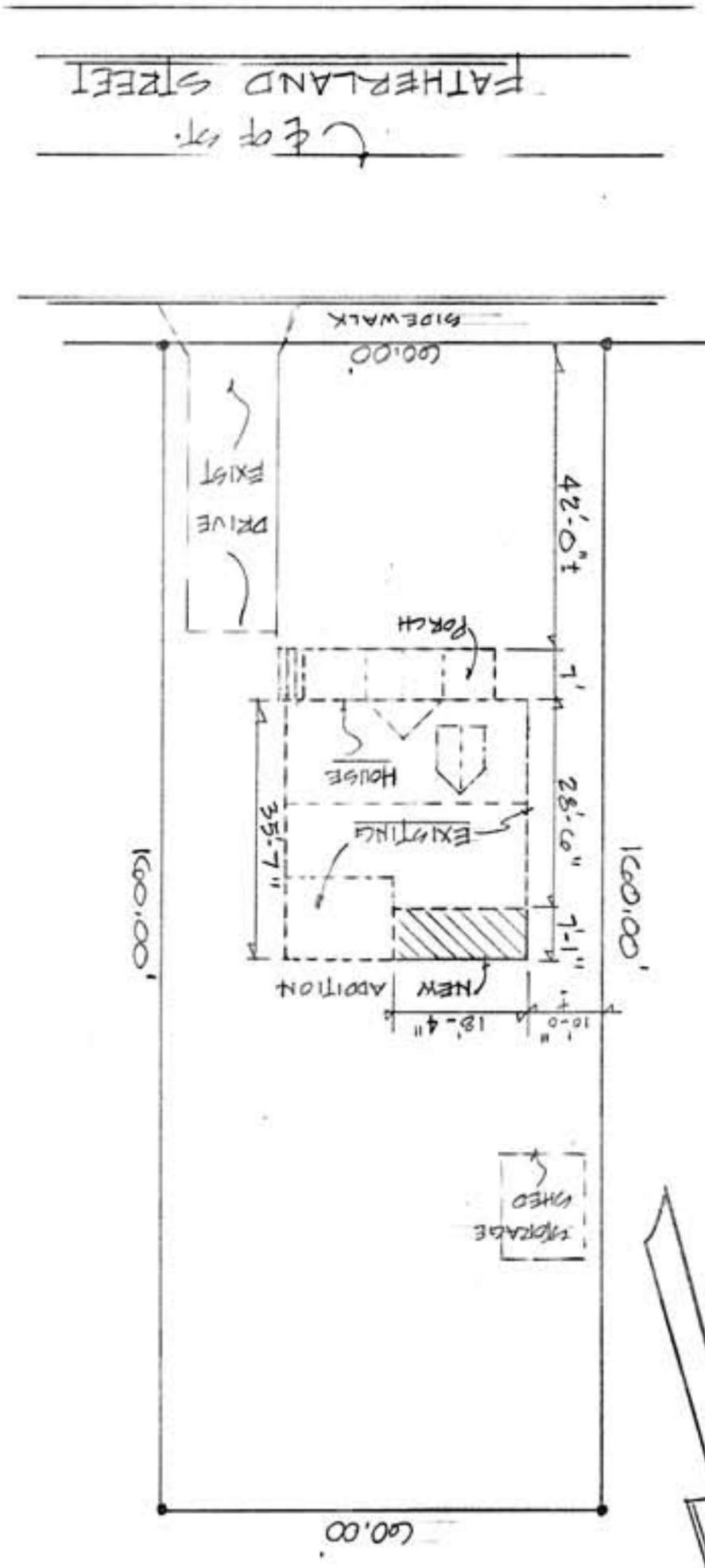


1709 Fatherland Street, front.



1709 Fatherland Street, side.
Construction of staff-approved addition is underway.

1709 Fatherland Street, Nashville, TN 37206



FATHERLAND STREET
C of st.

DAVIDSON CO. TN
1709 FATHERLAND ST.

SCALE: 1" = 20'-0"

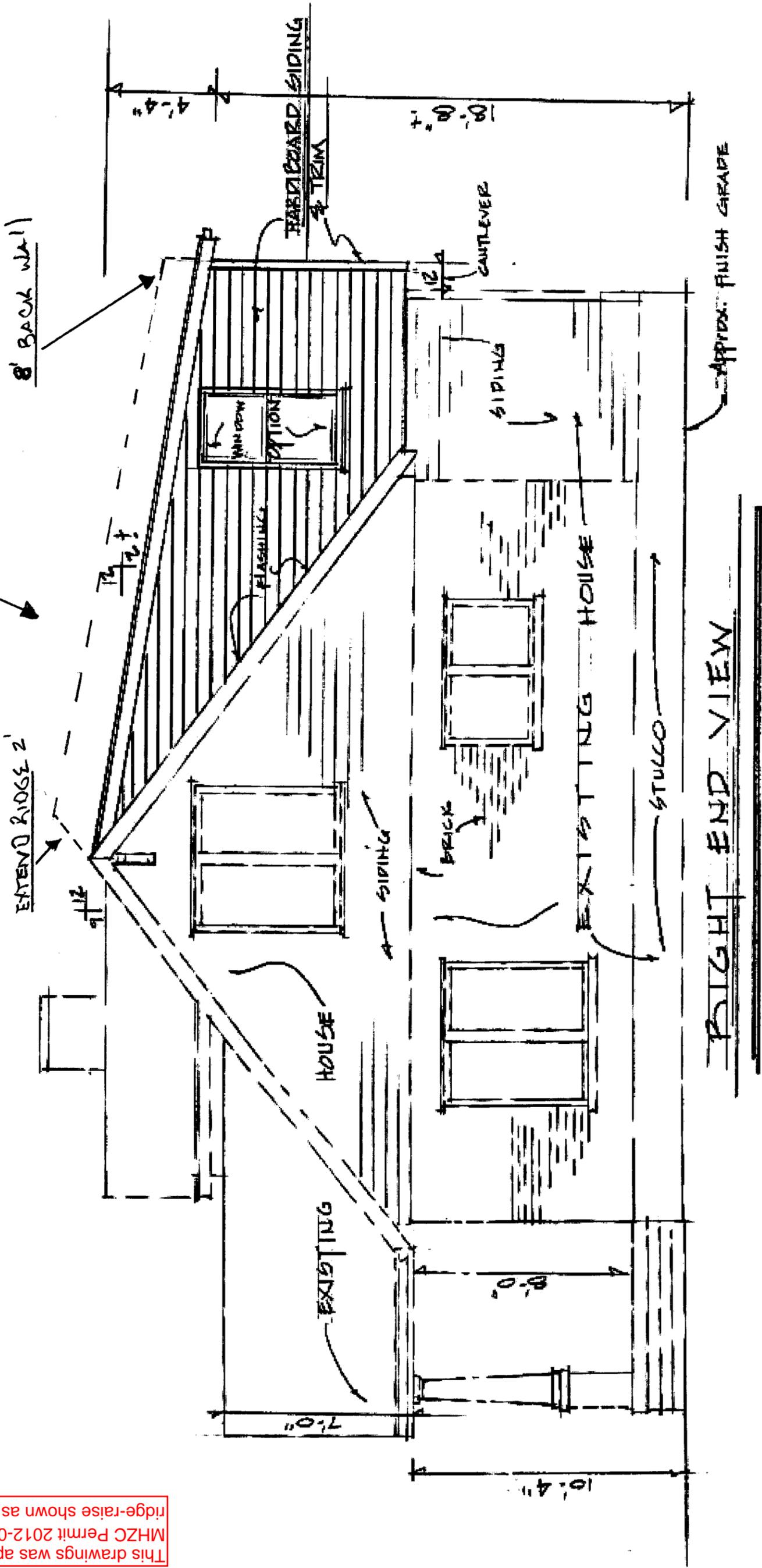
SITE PLAN



This drawings was approved by MHZC Permit 2012-00201.

This drawings was approved by
MHZC Permit 2012-00201, with new
ridge-raise shown as dashed line.

CHANGE PITCH TO 3/12



RIGHT END VIEW

