



**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**  
**1623 Fatherland Street**  
**September 18, 2013**

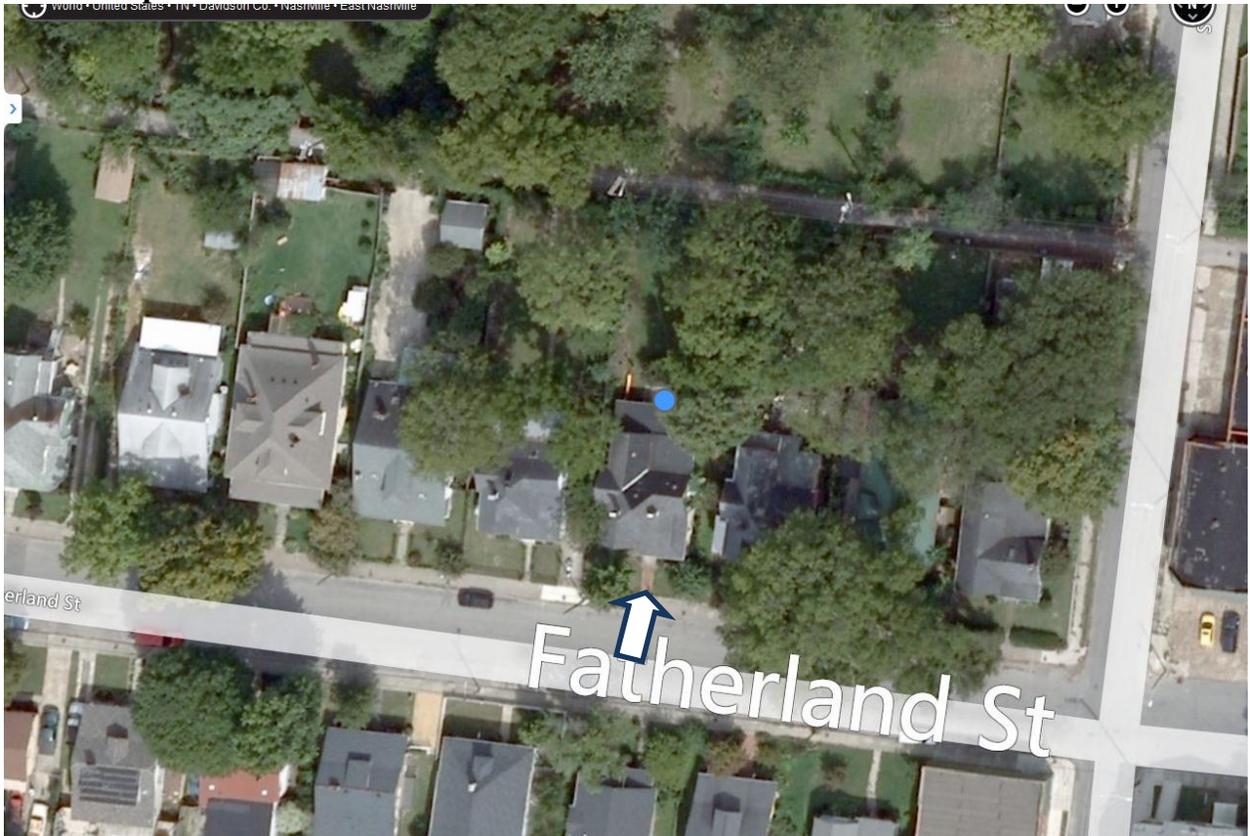
**Application:** New construction—addition  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08314011700  
**Applicant:** Van G. Pond, Jr., AIA  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> The applicant is proposing to construct a rear addition to a historic house. The addition will be approximately four feet (4') taller than the shadow line of the house's roof. The project involves demolishing a non-contributing rear addition.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The addition be no wider than the existing house;</li> <li>2. Staff review and approve the window and door specifications prior to purchase and installation;</li> <li>3. The HVAC and other utilities be placed in the rear of the property, or on a side façade beyond the midpoint of the house.</li> </ol> <p>With these conditions, staff finds that the project meets Section II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> 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.*

## **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.*

*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).*

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.*

#### **IV. B. Demolition**

##### **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.

**Background:** 1623 Fatherland Street is a c. 1910 historic house with a gabled-el form (Figure 1). It is a contributing structure to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



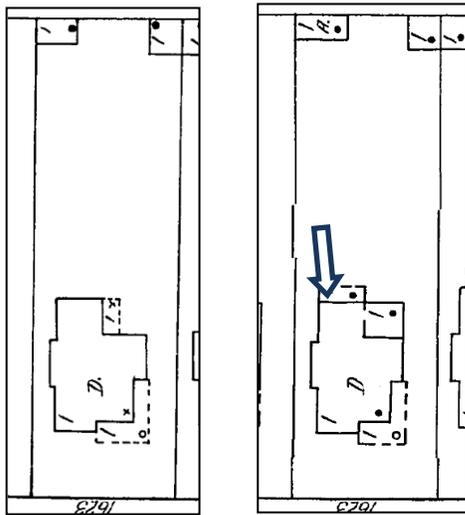
Figure 1. 1623 Fatherland.

##### **Analysis and Findings:**

The applicant is proposing to construct a rear addition to the house. The addition will be approximately four feet (4') taller than the shadow line of the house's roof. The project involves demolishing a non-contributing rear addition.

Partial Demolition. The applicant proposes to demolish a non-contributing and non-original rear addition to the structure. An analysis of historic Sanborn maps shows that the west (left) portion of this addition was built sometime between 1914 and 1951, and

the east (right) portion of the addition was constructed after 1951 (Figures 2-5). Staff finds that the addition that is to be removed does not contribute to the overall historic character of the house, and that its removal will not affect the historic integrity of the structure. Staff finds that the partial demolition meets Section IV.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Figures 2 & 3. The 1914 Sanborn map (right) and the 1951 Sanborn map (left). The 1951 Sanborn shows a portion of the addition that is to be removed. The addition that is on the right side of the house in the 1951 map will remain.



Figures 4 & 5. Show the addition that is to be removed from the side and the rear.

**Location and Setback:** The proposed addition is located behind the historic structure and meets all base zoning requirements for setbacks. Staff therefore finds that proposed addition meets Sections II.B.3 and II.B.10 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The addition steps in from the back wall of the house one foot, six inches (1'6") on the west side of the house and two feet (2') on the east side. The inset has a depth of four feet, six inches (4'6") on both sides. After the inset, on the west side, the addition steps back out to match the line of the house's widest point. On the east side, after the inset, the addition steps back out to match the line of the porch. The east elevation includes a portion that extends approximately nine inches (9") from the wall of the house, and is therefore nine inches (9") wider than the house. Because the addition will be taller than the historic structure, the addition cannot also be wider than the historic structure. Staff asks that a condition of approval be that no part of the addition be wider than the historic house. The addition is proposed to have a maximum width of approximately thirty-six feet (36') and a maximum depth of approximately forty-two feet (42').

The addition is proposed to be four feet (4') taller than the shadow line of the primary side-gable form of the house. Generally, the guidelines encourage additions to be shorter and thinner than the historic house except where there are circumstances that put unusual constraints on a site or property. In this case, the roof form that combines a hip and a cross gable is a difficult form for additions to tie into. Having a taller structure that is separated from the main portion of the historic house preserves the house's roof form while allowing for the space needed for the addition.

The design guidelines allow for additions to be up to four feet (4') taller than the shadow line of the roof if the taller portion of the addition insets appropriately, if the taller portion of the addition is more than forty feet (40') behind the front of the house, and if the roof of the addition is side gabled or hipped. In this case, the taller portion of the addition is more than fifty feet (50') behind the front wall of the house, and the addition has a side-gabled roof form to minimize its visibility. Also, the taller portion of the addition is still approximately three feet (3') shorter than the peak of the hipped roof portion of the historic house. On the east elevation, a portion of the addition extends approximately nine inches (9") beyond the line of the porch, and this does not meet the design guidelines. If the addition is reduced so that it extends no wider than the existing house, then staff finds that the taller portion of the addition meets the design guidelines.

If the addition extends no wider than the existing house, staff finds that the proposed addition meets Sections II.B.1., II.B.2., and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The existing house has a hipped roof with a cross gable. The house's historic slopes all have a pitch of 12/12. The addition preserves the complicated historic roof form. The inset connector between the house and the addition will have a shed roof. The main portion of the addition will have a cross gable form with a slope of 12/12 to match that of the existing house. Staff finds that the proposed addition appropriately preserves the historic roof form of the house and that the addition's roof forms are appropriate to the historic structure and the Lockeland Springs neighborhood. Staff finds that the roof

form meets Sections II.B.5. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings meet Section II.B.7. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: No major changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with a reveal to match that of the historic house. The trim will be wood. The foundation will be concrete block with a parge-coat finish, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The bays will be clad in smooth face cement fiberboard panels. With the staff's final approval of the windows and doors, staff finds that the known materials meet Sections II.B.4. and II.B.10. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The addition be no wider than the existing house;
2. Staff review and approve the window and door specifications prior to purchase and installation;
3. The HVAC and other utilities be placed in the rear of the property, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

**Additional Photos:**



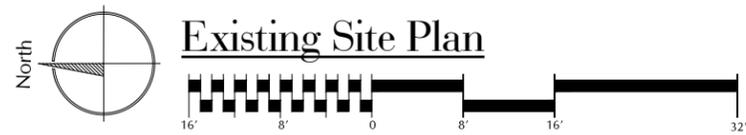
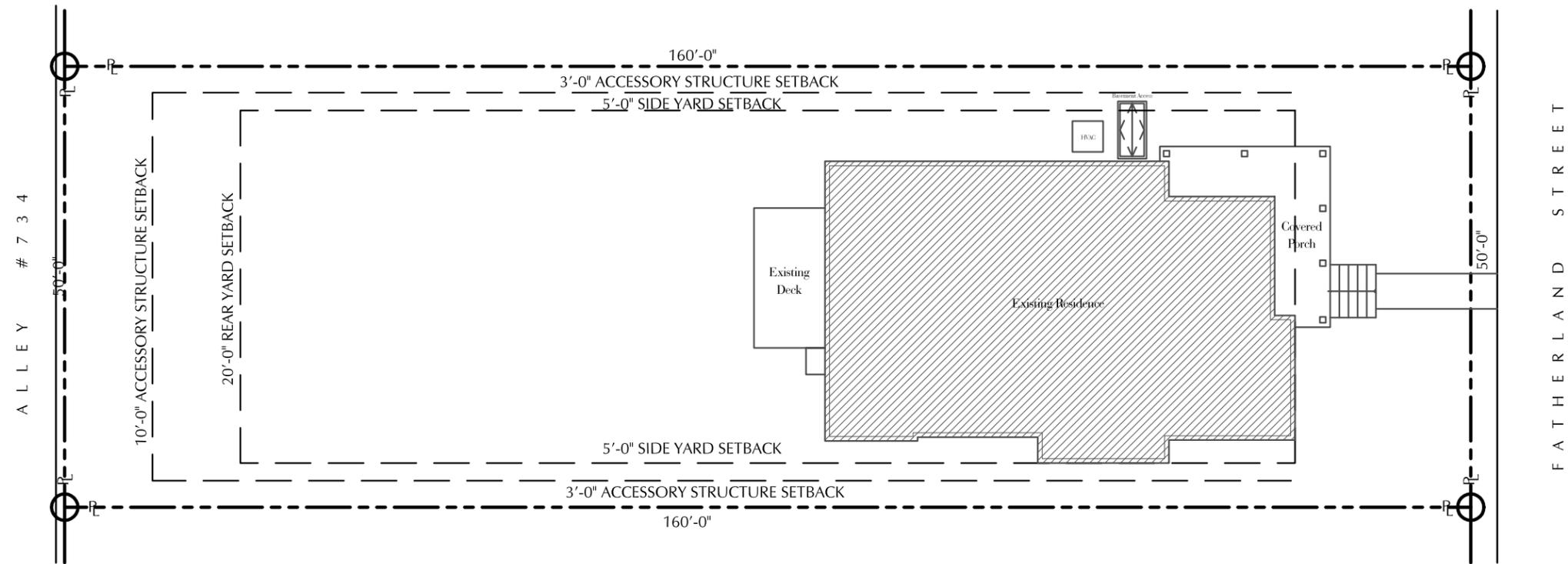
West façade



East façade



Front and east facades



Renovations + Extensions for:  
**John & Catherine Zvolensky**

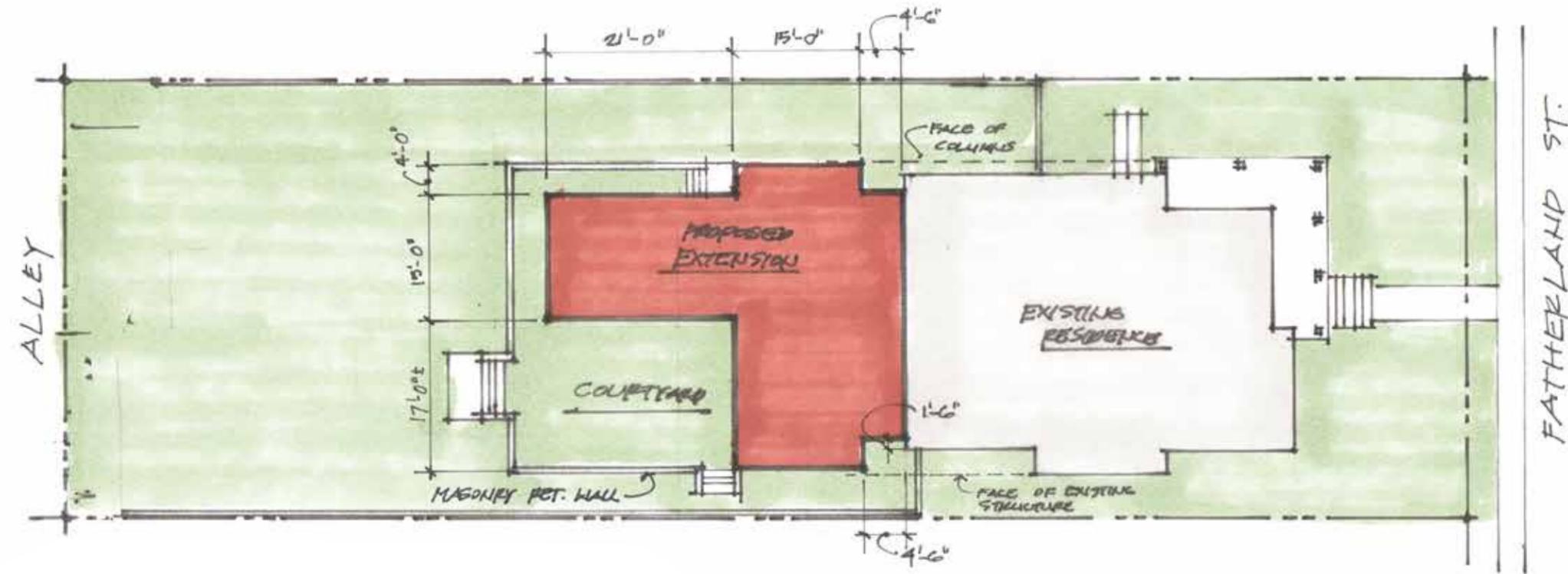
1623 Fatherland Street  
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METROPOLITAN HISTORIC ZONING COMMISSION DRAWINGS

06 SEPTEMBER 2013



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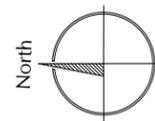
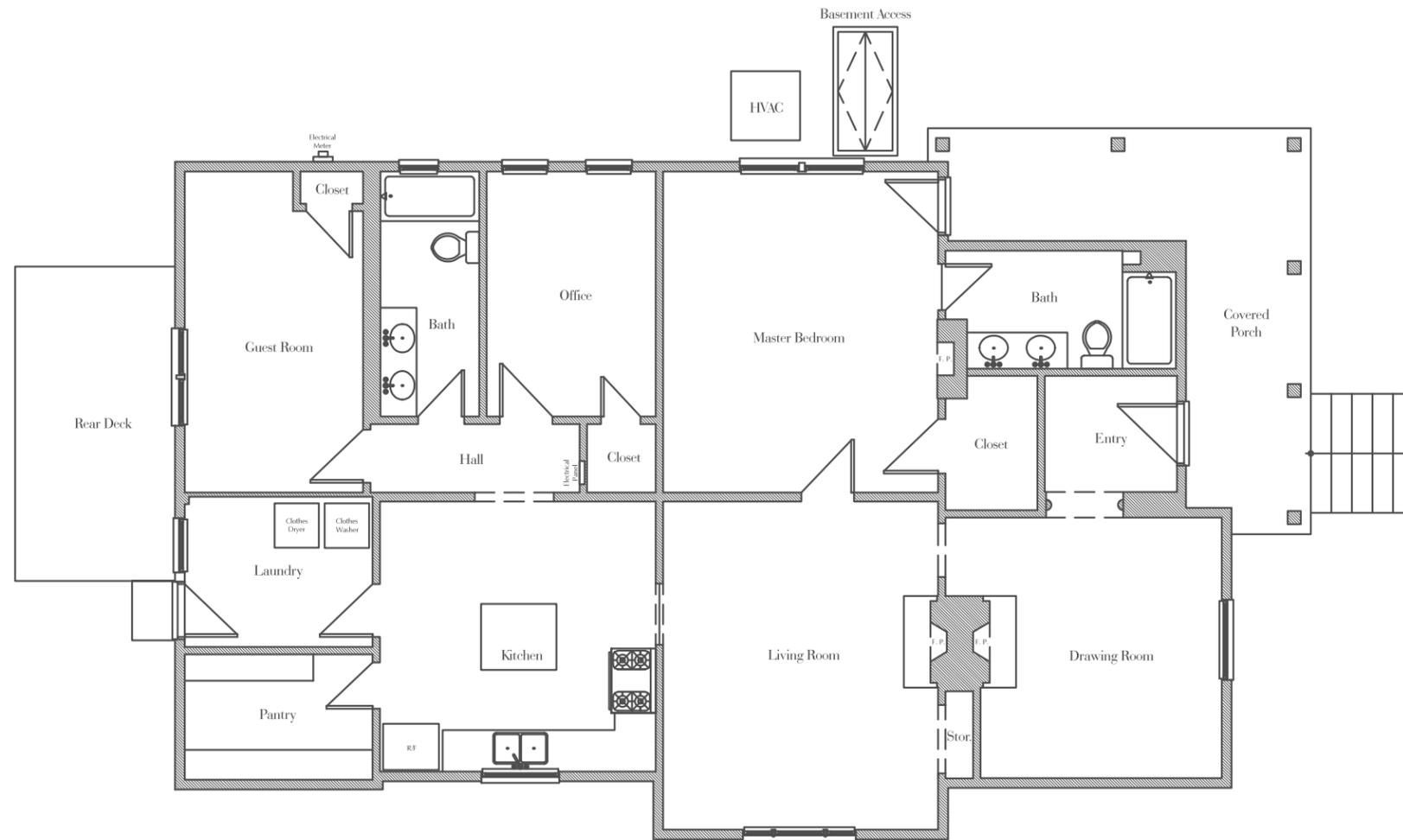
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**Existing Floor Plan**



Renovations + Extensions for:

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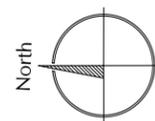
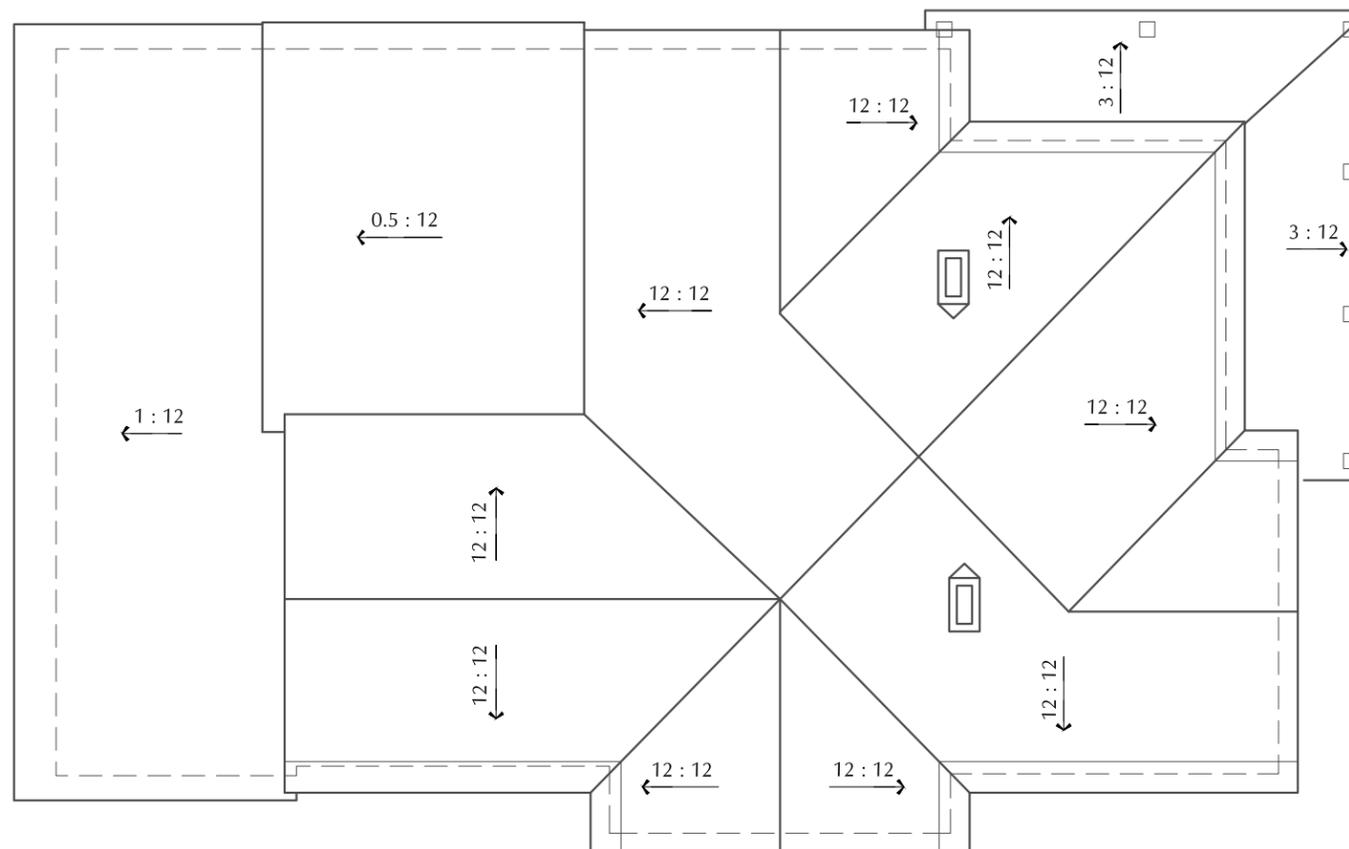
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METROPOLITAN HISTORIC ZONING COMMISSION DRAWINGS

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**Existing Roof Plan**



Renovations + Extensions for:

# John & Catherine Zvolensky

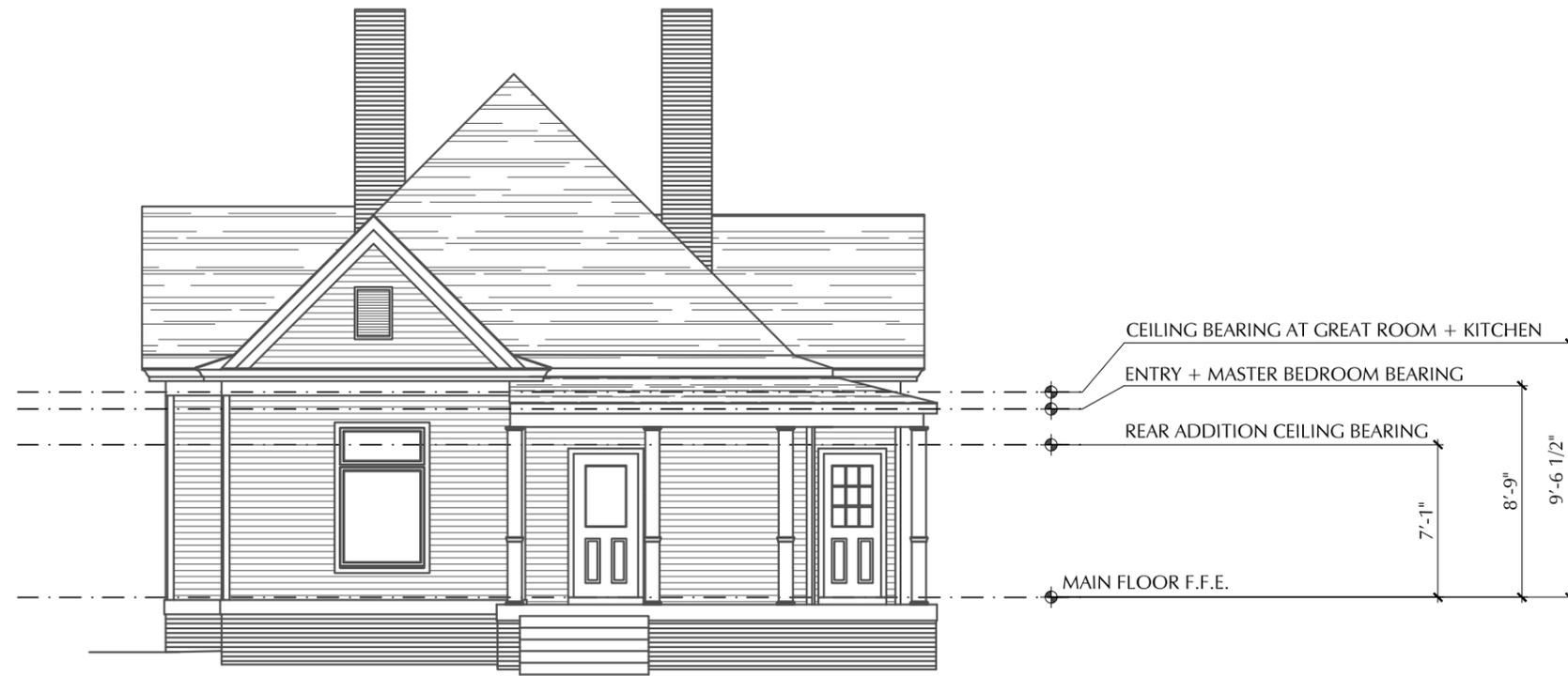
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Existing Front Elevation (South)



Existing Side Elevation (West)



Renovations + Extensions for:

**John & Catherine Zvolensky**

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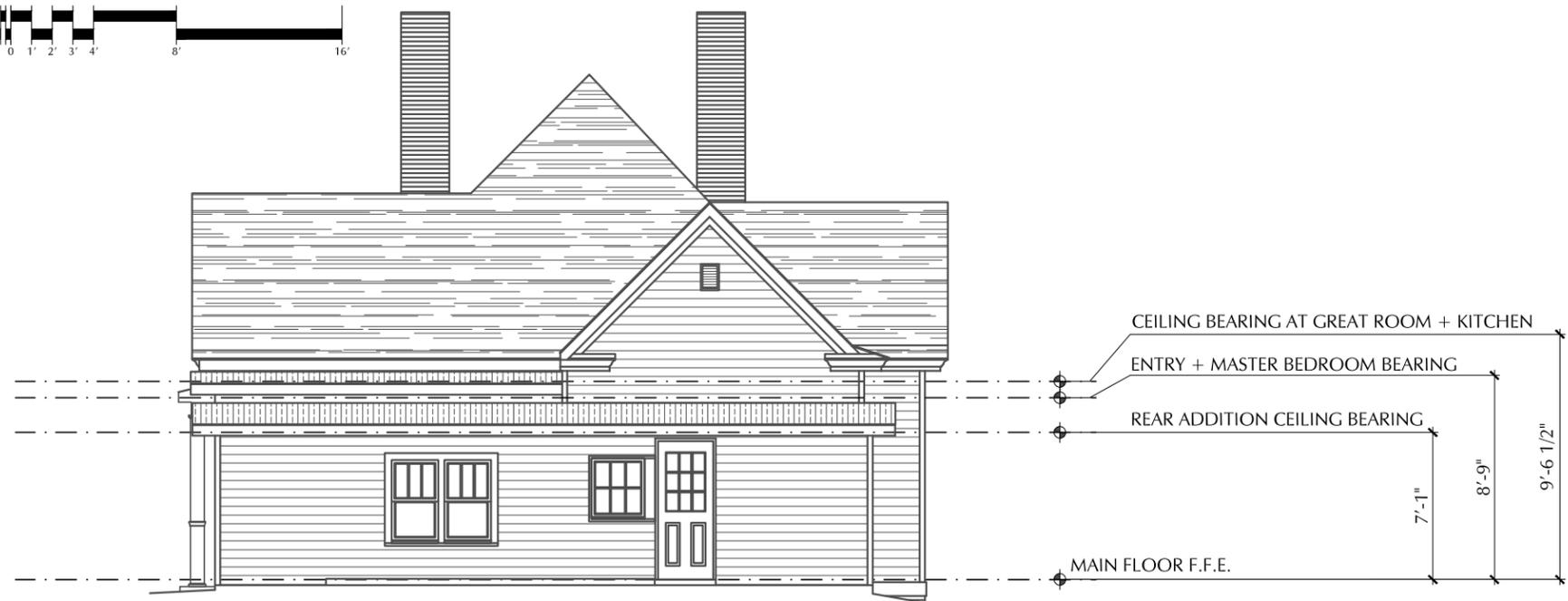
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Existing Side Elevation (East)



Existing Rear Elevation (North)



Renovations + Extensions for:

**John & Catherine Zvolensky**

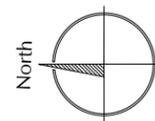
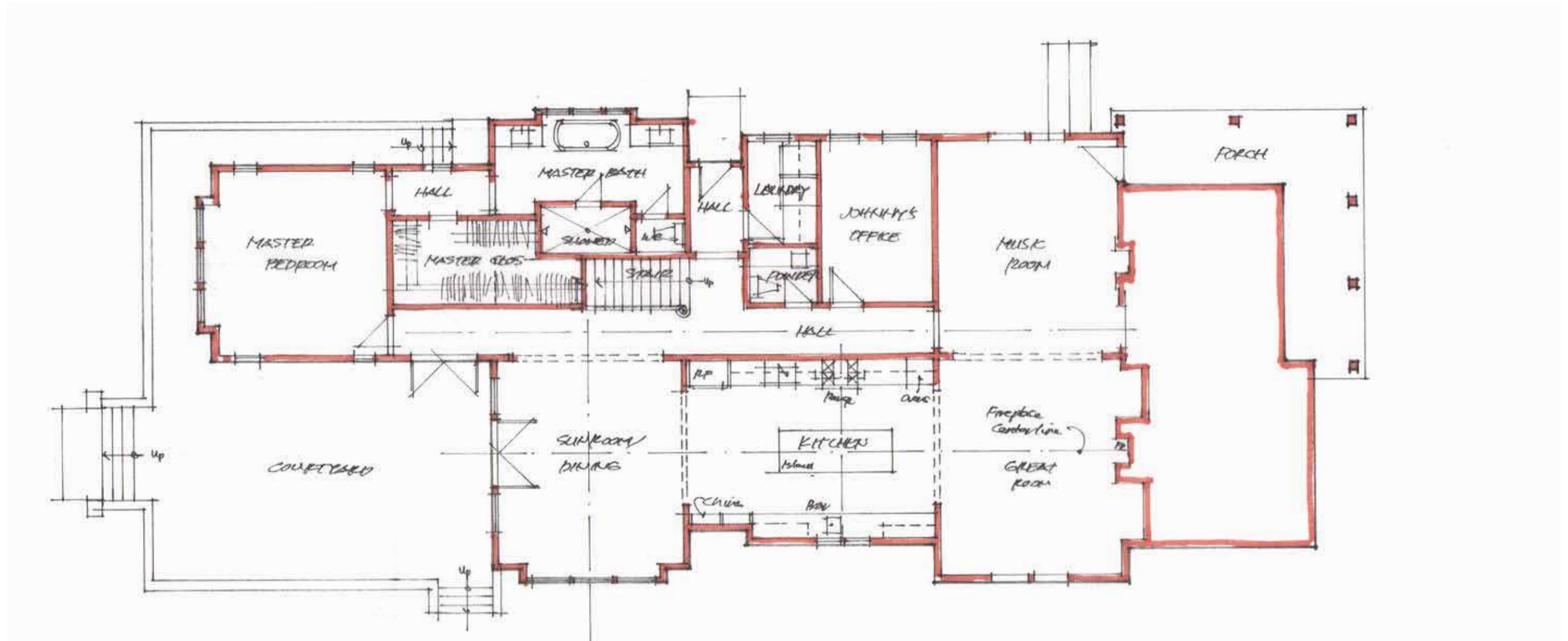
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Proposed Main Floor Plan Renovations + Extensions



Renovations + Extensions for:

**John & Catherine Zvolensky**

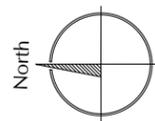
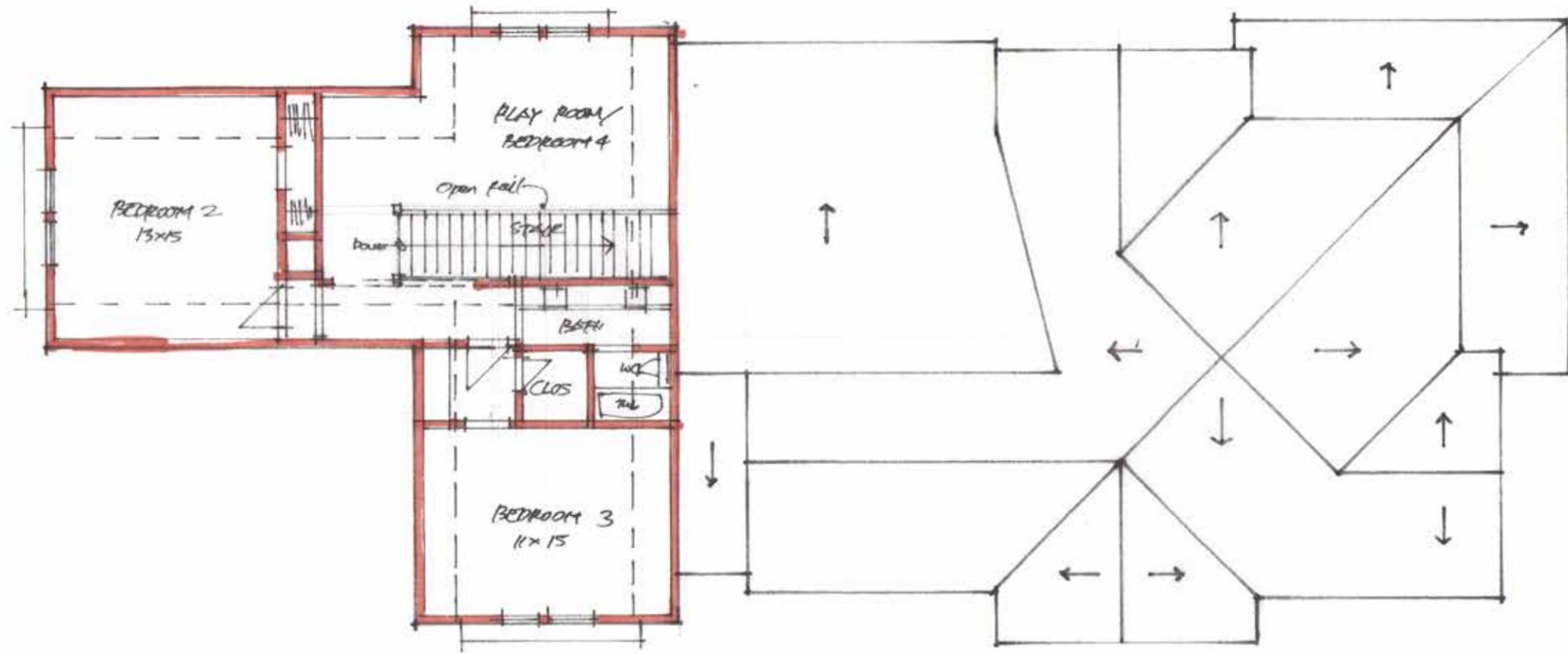
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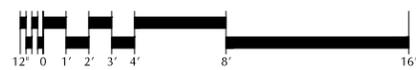
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Proposed Upper Floor Plan Renovations + Extensions



Renovations + Extensions for:

**John & Catherine Zvolensky**

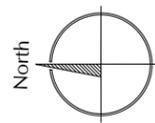
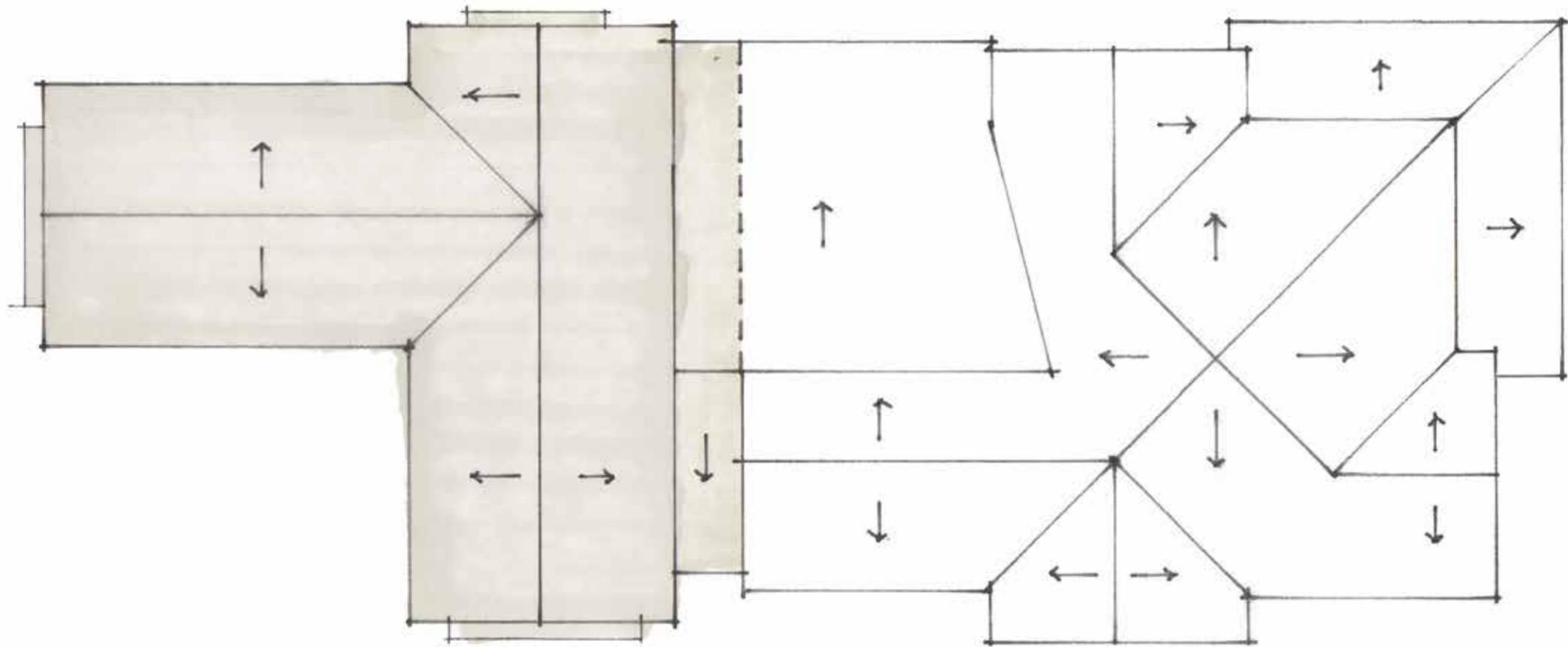
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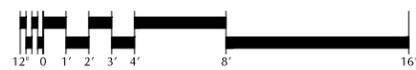
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Proposed Roof Plan Renovations + Extensions



Renovations + Extensions for:

# John & Catherine Zvolensky

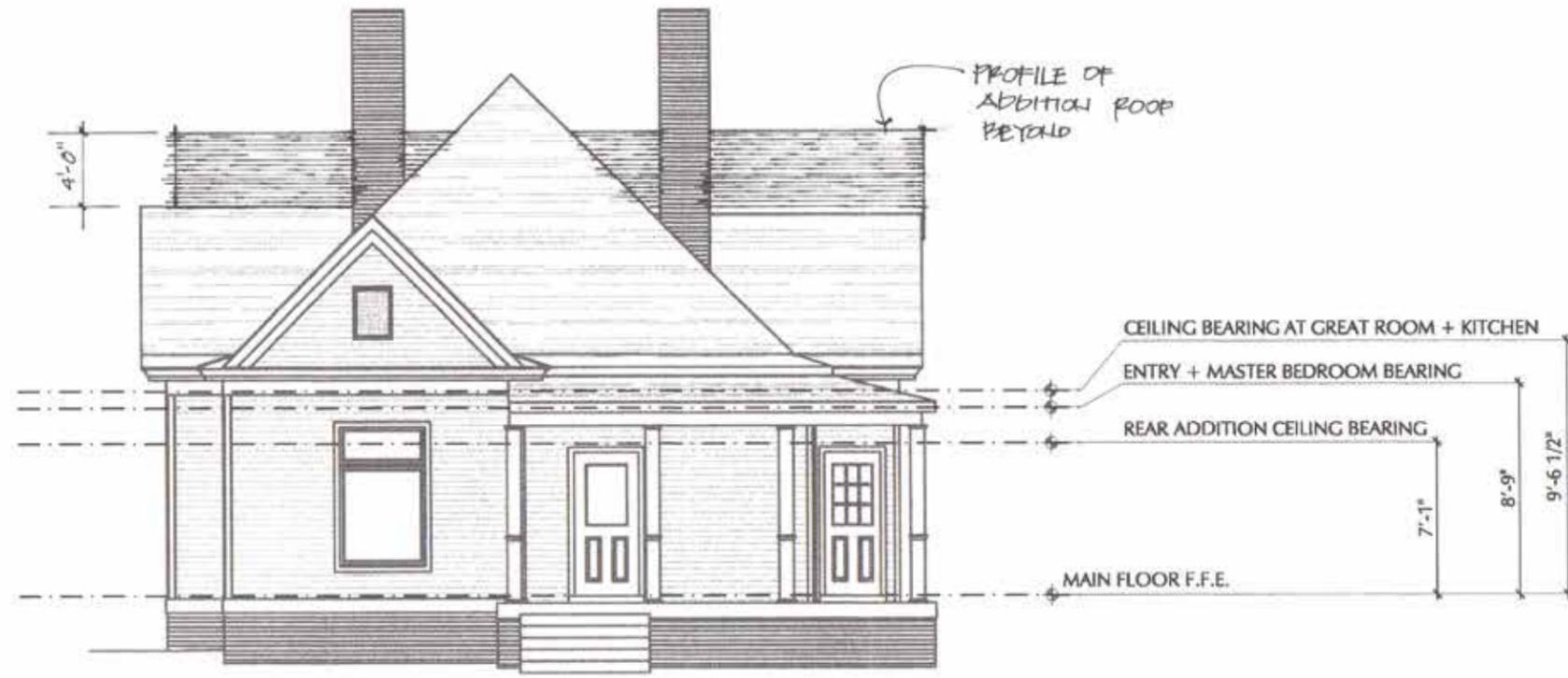
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Proposed Front Elevation (South)



Renovations + Extensions for:

**John & Catherine Zvolensky**

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30 YR ARCHITECTURAL  
PIPERGLASS SHINGLES  
TO MATCH EXISTING

NEW OGEE PROFILE  
GUTTERS + ROUND  
DOWNSPOUTS

CHOWN MOLDING AT  
EAVE TO MATCH  
EXISTING AS CLOSEST  
AS POSSIBLE - PRIME +  
PAINT

1x S4S APPLIED  
WOOD TRIM -  
PRIME + PAINT

SMOOTH-FACE HARDI-  
PLANK SIDING w/  
EXPOSURE TO MATCH  
EXISTING - PRIME + PAINT



NEW WOOD WINDOWS +  
DOORS w/ LOWE RISOL-  
GLAZING - PRIME + PAINT

SMOOTH-FACE  
HARDI-PANEL w/  
1x S4S APPLIED  
WOOD TRIM -  
PRIME + PAINT

Proposed Side Elevation (West)



Renovations + Extensions for:

**John & Catherine Zvolensky**

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Proposed Rear Elevation (North)



Renovations + Extensions for:

**John & Catherine Zvolensky**

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Proposed Side Elevation (East)



Renovations + Extensions for:

# John & Catherine Zvolensky

1623 Fatherland Street  
Nashville, Tennessee 37206

METROPOLITAN HISTORIC ZONING COMMISSION DRAWINGS

06 SEPTEMBER 2013



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