



**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  
1801 Fatherland Street  
July 18, 2011**

**Application:** New construction—accessory building and rear addition; Partial Demolition—addition, dormer, exterior stair, and accessory structure; Setback reduction.

**District:** Lockeland Springs Neighborhood Conservation Overlay

**Council District:** 06

**Map and Parcel Number:** 08314015300

**Applicant:** John Root, AIA

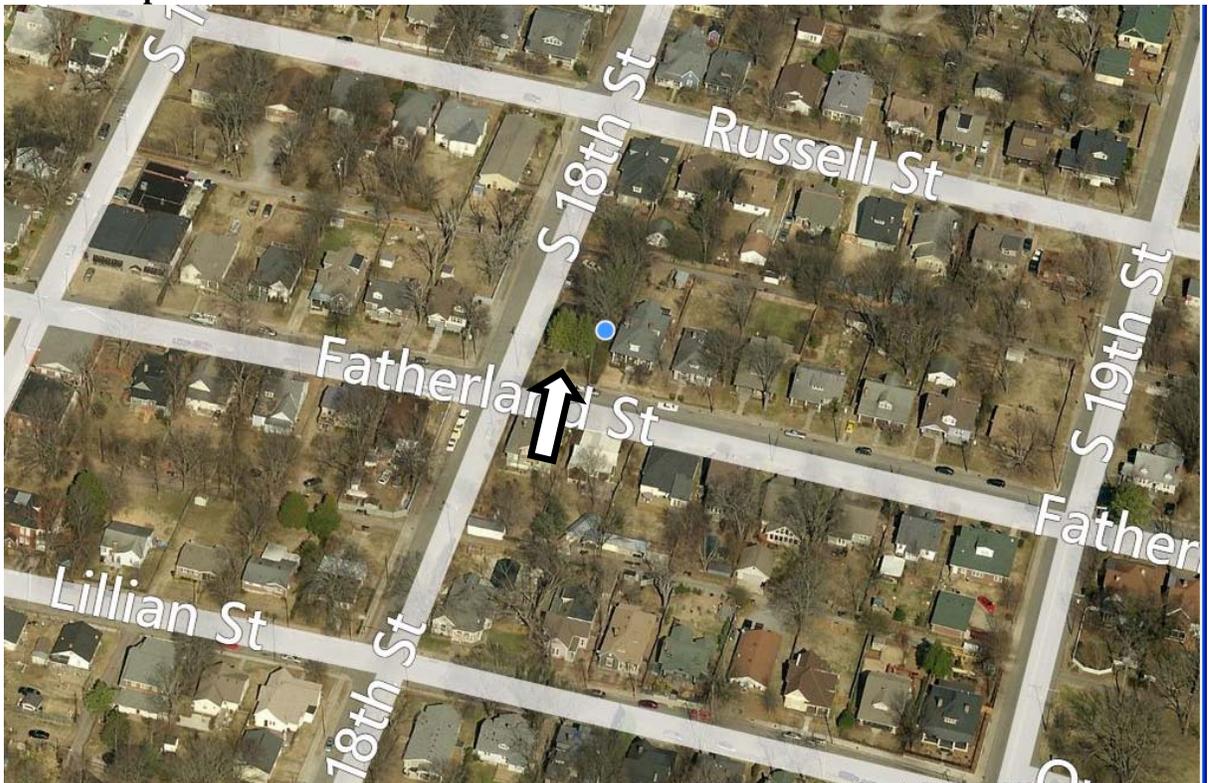
**Project Lead:** Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)

<p><b>Description of Project:</b> The applicant is proposing to demolish an existing rear addition, rear dormer, exterior stair, and detached shed; construct a new one-and-a-half story addition that is taller than the historic house; and construct a new accessory structure. The accessory structure requires a reduction to the rear setback.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the application with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Staff approve the final materials and specifications for all windows and doors.</li> <li>2. The applicant submit a revised right façade elevation showing the alteration of the window and door pattern.</li> <li>3. The applicant submit an elevation drawing showing the outbuilding’s façade that faces the house.</li> </ol> <p>With these conditions, staff finds that the project meets II.B and IV.B of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b></p> <p><b>A:</b> Site Plan <b>B:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



**Background:** 1801 Fatherland Street is a c. 1920s bungalow that contributes to the Lockland Springs-East End Neighborhood Conservation Overlay. It is located at the northeast corner of Fatherland and 18<sup>th</sup> Streets.



1801 Russell Street, current conditions.

## **Applicable Design Guidelines:**

### **II.B. New Construction and Additions**

#### 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; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material.*

*Examples are a change in material, coursing or color.*

#### 3. Setback and Rhythm of Spacing

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

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setback reductions 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*

#### 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.I.F.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 minimum 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.*

#### 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.*

#### 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.

*New buildings shall 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.*

*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 those that front 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.*

#### 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 new buildings shall be visually compatible with the surrounding 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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

## 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.

*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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.*

### *Roof*

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

### *Windows and Doors*

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

### *Siding and 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. (Brick molding is not appropriate on non-masonry clad buildings.) Brick molding is required around doors, windows, and vents within masonry walls.

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

*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.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- 1. where they are a typical feature of the neighborhood*
- 2. When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

- 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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*  
*In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*
- *When a lot width exceeds 60' 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.*

*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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

*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 or periods of architecture.

*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.*

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

*Additions should following all New Construction guidelines.*

**IV.B. Demolition**

1. Demolition is inappropriate:
  - b. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
  - c. if a building is of such old or unusual or uncommon design and materials that it could not be reproduced without great difficulty or expense; or
  - d. if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district, or would be visually incompatible.
2. Demolition is appropriate:
  - a. if a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
  - b. if a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, 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 91.65 of the historic zoning ordinance.

**Analysis and Findings:**

The applicant is proposing to demolish a rear addition, rear dormer, exterior stair, and detached shed; construct a new one-and-a-half story addition that is taller than the historic house; and construct a new accessory structure. The accessory structure requires a reduction to the rear setback.

Demolition. Staff finds that the existing rear addition, rear dormer, existing exterior staircase, and existing rear shed do not contribute to the historic character of the house, its site, or the Lockeland Spring-East End Conservation Zoning Overlay. (See photos below). The rear addition and side staircase are not original features of the house and lack historic integrity. The existing shed also is a relatively recent addition to the site, and lacks historic and structural integrity. The rear dormer may be an original feature of the house, but because of its location on the rear slope of the roof, it is not a character-defining feature of the house. Its removal will not significantly impact this historic character of the house. Staff therefore finds that the demolition of these features meets section IV.B.2.b. of the *Lockeland Spring-East End Neighborhood Conservation District: Handbook and Design Guidelines*.



Rear addition to be removed indicated with arrow. The rear dormer will also be removed.



Exterior stair to be removed



Exterior shed to be demolished

Location and Setback: The proposed rear addition meets all base zoning requirements for setbacks, and is located entirely behind the existing historic house. The proposed accessory structure, which will be discussed in detail under the “Outbuildings” section, is located in the rear of the property, with its garage doors facing the alley. It requires a reduction to the rear setback. Base zoning requires an accessory structure that has garage doors facing the alley to be ten feet (10’) from the rear property line. The applicant is proposing to situate the accessory structure just five feet (5’) from the rear property line. Staff finds the proposed reduction to the rear setback to be appropriate in this instance because historically, accessory structures were often situated closer than ten feet (10’) from the property line. In addition, there are at least three other accessory structures on this block of Fatherland Street that do not meet the required setback of ten feet (10’).

Staff finds the location and setback of the proposed addition and accessory structure to meet section II.B.3, II.B.8, and II.B.10.b. of the *Lockeland Spring-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Height/Scale: The existing house has a maximum height of approximately twenty-two feet (22’). The proposed addition ties into the back slope of the house’s gable at the ridge line, matching the height of the house, and continues at that height for a depth of approximately thirteen feet (13’). After that point, the addition’s roof slopes up to be a maximum of three feet (3’) taller than the existing house. At its tallest point, the addition is approximately twenty-five feet (25’) tall. Staff finds the proposed height of the addition to be appropriate because the taller portion of the addition does not occur until forty-feet (40’) behind the front of the house, the portion of the addition that is taller is inset from the sidewalls of the historic house, and the taller portion of the addition has a clipped gable roof form which will help minimize its perceived height.

The existing house is approximately forty-three feet, six inches (43’6”) deep, including an eight foot (8’) deep front porch, and is approximately thirty-one feet, five inches (31’5”) wide. The majority of the addition’s footprint is inset two feet (2’) from the sidewalls of the historic house. On the right side, the addition does include a ten foot (10’) deep bay that projects one foot, four inches (1’4”) from the wall of the addition, making it inset just eight inches (8”) from the wall of the historic house. On the left side, mirroring the location of the bay, the addition has an inset, also ten feet (10’) in depth, that steps in one foot, four inches (1’4”) from the wall of the addition. The addition’s maximum width is twenty-seven feet, five inches (27’5”) and its maximum depth is twenty-seven feet, four inches (27’4”).

Currently, the site has eighty-one percent (81%) open space. With the demolition of the existing addition and accessory structure and the construction of the new addition and accessory structure, the site’s open space will be reduced to approximately seventy-four percent (74%) open space. Staff finds this reduction of open space to meet the neighborhood context, where open space percentages range from as little as sixty percent (60%) to as much as eighty percent (80%).

Staff finds the height and scale of the proposed addition to meet sections II.B.1, II.B.2, and II.B.10 of the *Lockeland Spring-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Relationship of Materials, Textures, Details, and Material Colors: The addition's primary cladding material will be cement fiberboard with a five inch reveal. Cement board and batten will be used for the rear gable field, and cedar shingle siding will be used to clad the addition's dormers and bays. The foundation will be split face block, and the roof will be architectural asphalt shingles in a graphite color. Decorative wood brackets will be incorporated in the rear clipped gable and the two side dormers, and metal roof awnings with wood brackets will be used over the inset on the left façade and over the rear entryway. The windows will be aluminum clad wood windows; the materials for the doors on the rear and left side elevation were not specified. Staff asks to review and approve the final materials and specifications for all windows and doors prior to purchase and installation. The rear entryway will have concrete steps. All of the above-mentioned materials have been approved by the Commission in the past and are appropriate for this project.

With the staff's final approval of all windows and doors, staff finds the materials, texture, detail, and material colors for the proposed addition to meet sections II.B.4. and II.B.10.a. of the *Lockeland Spring-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Roof Shape: The historic house has a side gable roof with a slope of approximately 5/12. The addition's primary roof form will be a clipped front gable with a slope of 10/12. The roof's clipped portion will have a slope of 6/12. Dormers are proposed for each side of the addition. The dormers have clipped gable roofs with a slope of 6/12. The walls of the dormers are inset one foot, four inches (1'4") from the sidewalls of the addition below. Although the Commission normally asks dormers to be inset two feet (2') from sidewalls below, staff finds the inset of one foot, four inches (1'4") to be appropriate in this instance because the wall of the addition is already inset two feet (2') from the wall of the historic house and because the original front dormer of the house sits on the front wall.

Staff finds the addition's proposed roof forms and pitches to meet section II.B.5 and II.B.10.a. of the *Lockeland Spring-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The addition's proposed window openings are roughly twice as tall as they are wide, and there are no large expanses of wall space without a window or door opening. Staff therefore finds the addition's proposed proportion and rhythm of openings to meet the design guidelines. Staff noticed that the window and door openings on the right façade will be altered as part of the project. Staff asks that a condition of approval be that the applicant submit a revised right façade drawing indicating which window and door openings will be removed and which window openings are new. There did not seem to be any alterations planned for the fenestration

pattern on the left façade, but if changes are planned, staff asks to see those changes indicated on a revised elevation as well (see photos below).



The fenestration pattern on the left façade seems to be unaltered in the application.



With the removal of the staircase, the window pattern on the right façade will be altered

With the submission of a revised right façade elevation showing the changes to the window and door openings, staff finds the project’s proportion and rhythm of openings to meet section II.B.7 and II.B.10.a. of the *Lockeland Spring-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Outbuilding: A detached garage that is twenty feet wide and twenty feet deep (20’ X 20’) is proposed for the rear of the property. The garage will have vehicular doors facing the alley. As discussed in the “Location and Setback” section of the staff recommendation, a rear setback reduction is requested for the structure; the garage is proposed to be five feet (5’) from the rear property line, and base zoning requires that it be ten feet (10’) from property line. Staff finds the setback reduction to meet the design guidelines.

The accessory structure will have a height of eighteen feet, eleven inches (18’ 11”) above the foundation line. With the foundation, the total height of the structure will be approximately nineteen feet, three inches (19’ 3”). The eave height will be approximately nine feet (9’). The garage’s roof will be a clipped gable with a 10/12 slope. Staff finds the addition’s height and scale to be subordinate to the historic house. The materials for the accessory structure will be similar to those proposed for the addition: cement fiberboard siding with a five inch (5”) reveal, split face concrete block foundation,

asphalt shingle roof in a graphite color, and a metal awning over the garage doors. The garage door will be painted medium density fiberboard, with a panel design.

An elevation drawing showing the garage's façade that faces the house was not submitted. Staff asks that a condition of approval be that the applicant submit a drawing of this façade, as well as any plan for a pedestrian door into the structure.

With the submission of the elevation drawing, staff finds the proposed outbuilding to meet Section II.B.8. of the *Lockeland Spring-East End Neighborhood Conservation District: Handbook and Design Guidelines*

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

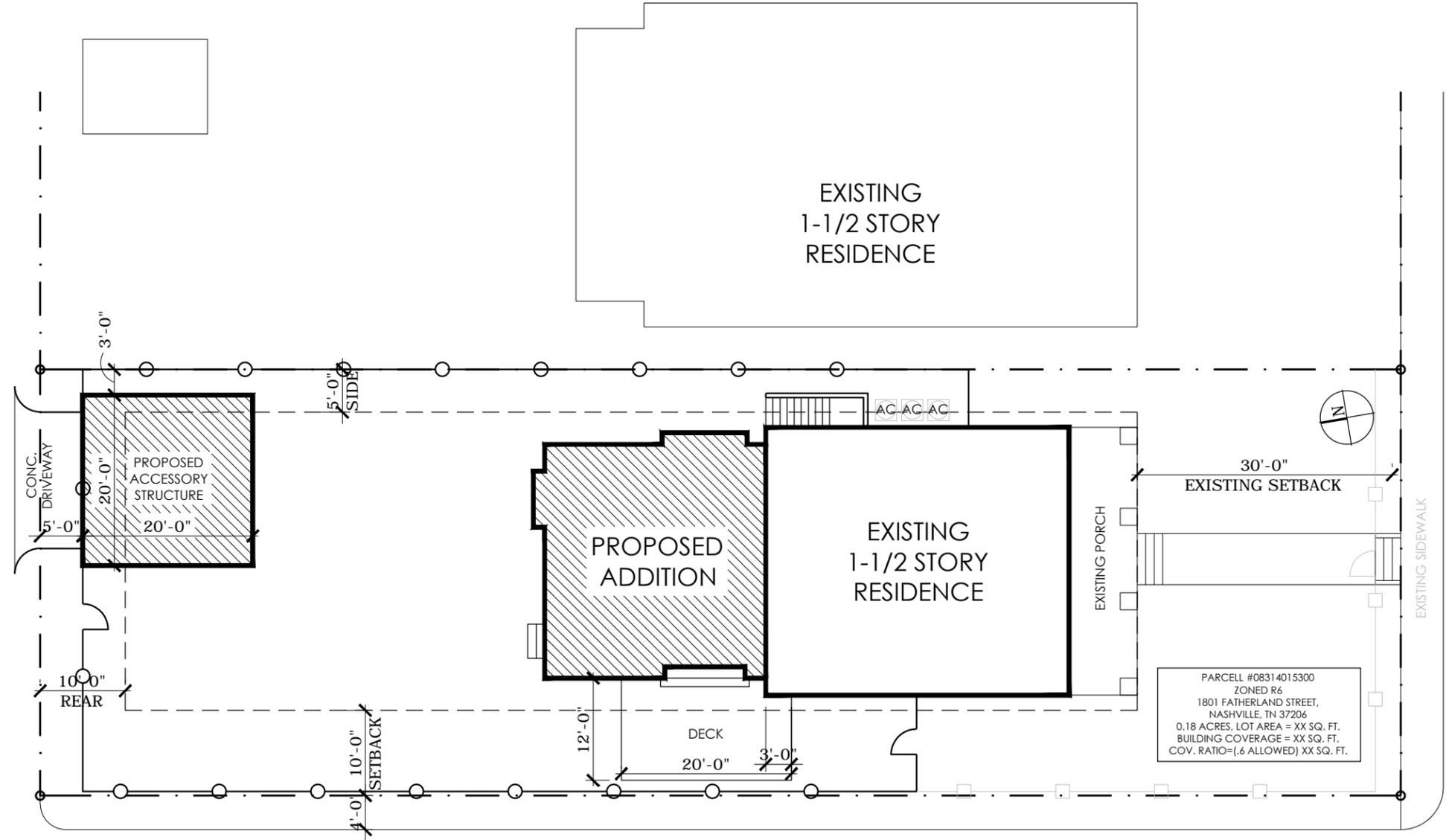
1. Staff approve the final materials and specifications for all windows and doors.
2. The applicant submit a revised right façade elevation showing the alteration of the window and door pattern.
3. The applicant submit an elevation drawing showing the outbuilding's façade that faces the house.

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

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

K J H G F E D C B A

SERVICE ALLEY



**FENCE LEGEND:**

- 3'-6" HIGH WOOD PICKET FENCE
- 6'-0" HIGH WOOD PRIVACY FENCE

PARCELL #08314015300  
 ZONED R6  
 1801 FATHERLAND STREET,  
 NASHVILLE, TN 37206  
 0.18 ACRES, LOT AREA = XX SQ. FT.  
 BUILDING COVERAGE = XX SQ. FT.  
 COV. RATIO=(.6 ALLOWED) XX SQ. FT.

**A1** ARCHITECTURAL SITE PLAN  
 SCALE: 1/16"=1'-0"

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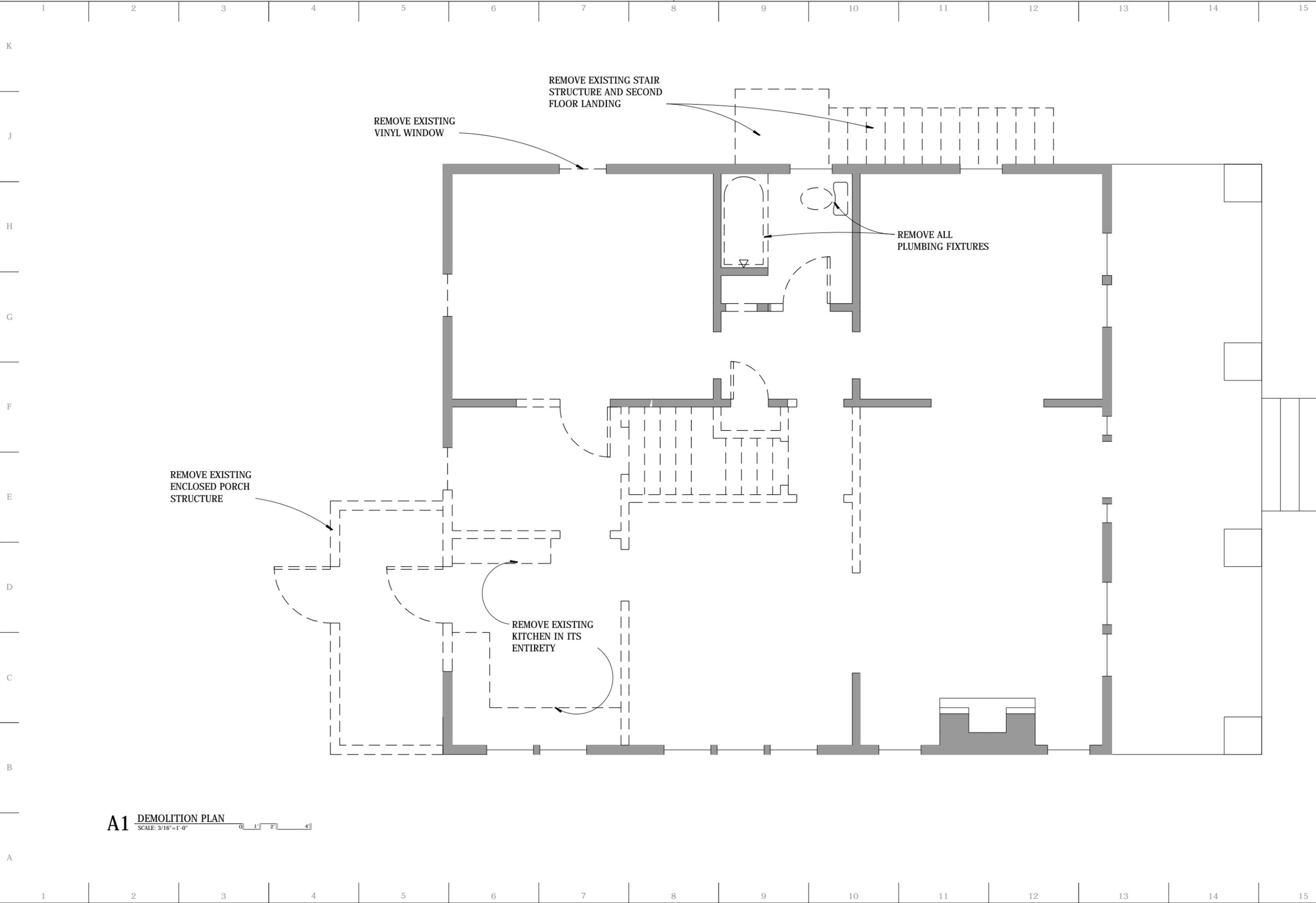
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**SITE PLAN**  
 #1298  
 RENOVATIONS TO:  
**1801 FATHERLAND STREET**  
 NASHVILLE, TN 37206

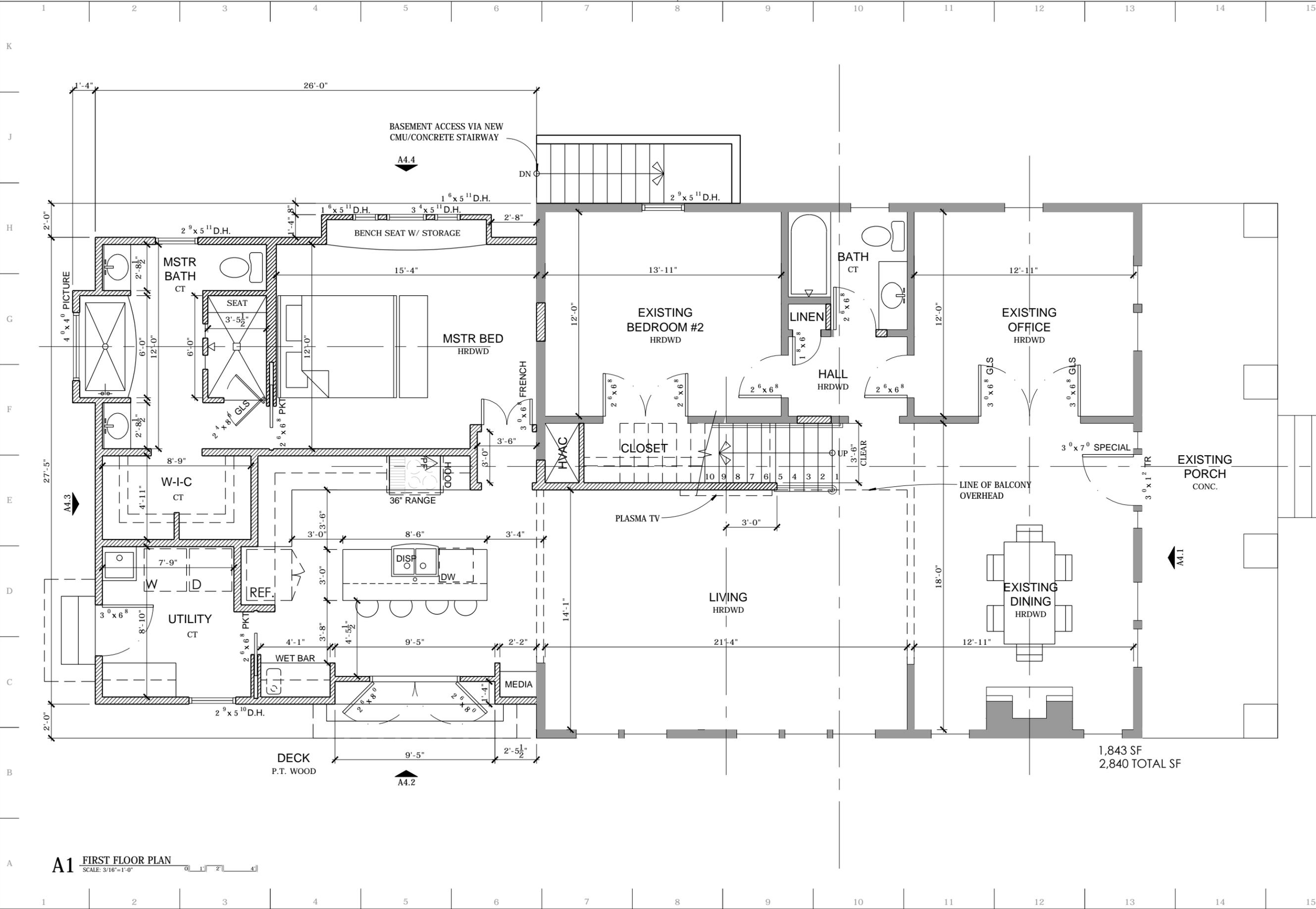
**A1.0**



**A1** DEMOLITION PLAN  
 SCALE: 3/16"=1'-0"

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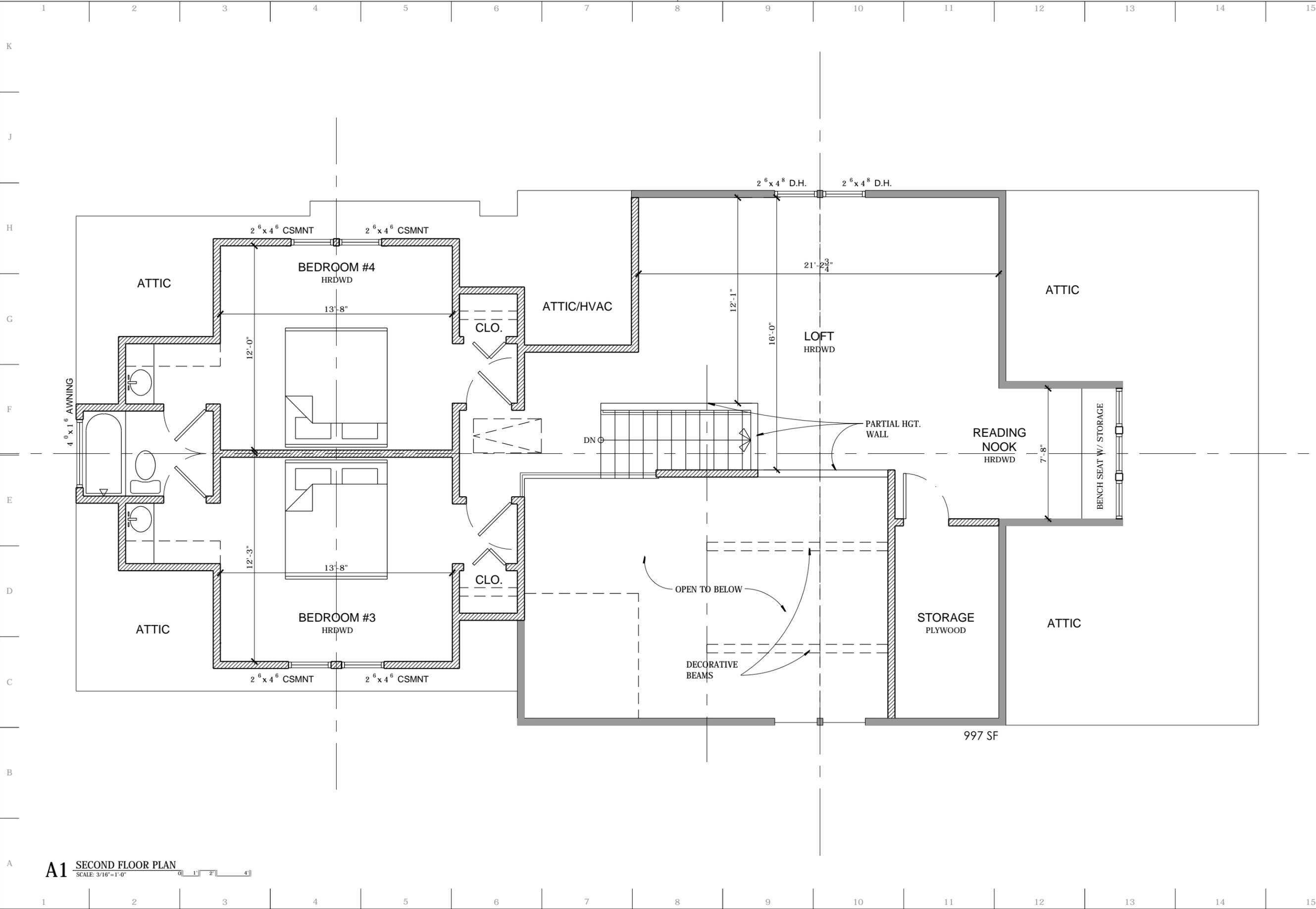
**A1** FIRST FLOOR PLAN  
 SCALE: 3/16"=1'-0"  
 0 1 2 4

1,843 SF  
 2,840 TOTAL SF

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CONSTRUCTION PLANS  
 RENOVATIONS TO:  
**1801 FATHERLAND STREET**  
 NASHVILLE, TN 37206



**A1** SECOND FLOOR PLAN  
 SCALE: 3/16"=1'-0"  
 0 1' 2' 4'

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CONSTRUCTION PLANS

RENOVATIONS TO:

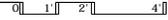
**1801 FATHERLAND STREET**  
 NASHVILLE, TN 37206

**A2.2**

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**A1** FRONT ELEVATION  
SCALE: 3/16"=1'-0"



EXTERIOR ELEVATIONS

#1298

RENOVATIONS TO:

**1801 Fatherland Street**  
NASHVILLE, TN 37206

REV: DATE: DESC:

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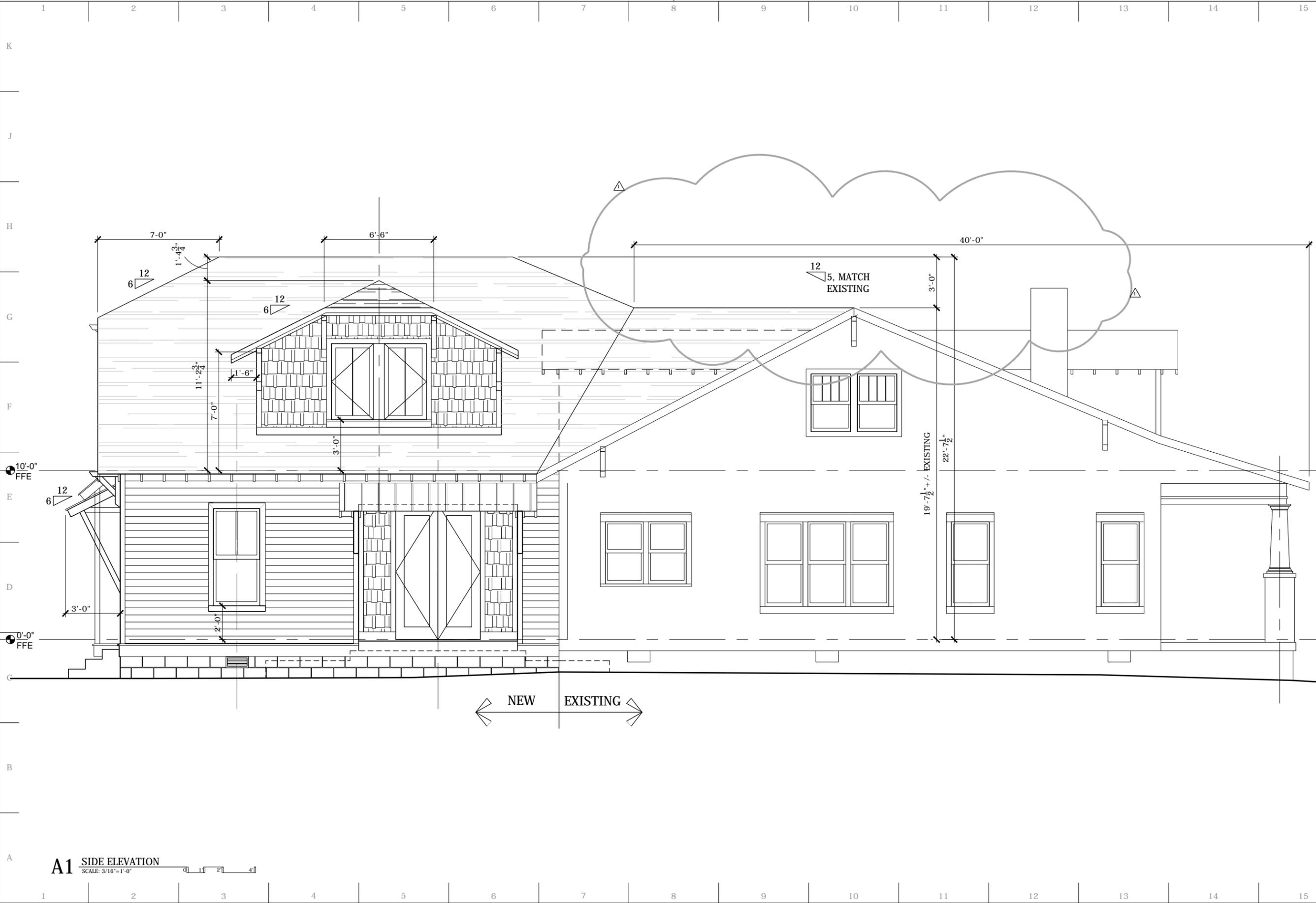
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A4.1



**A1** SIDE ELEVATION  
SCALE: 3/16"=1'-0"

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COMBINED ELEVATIONS

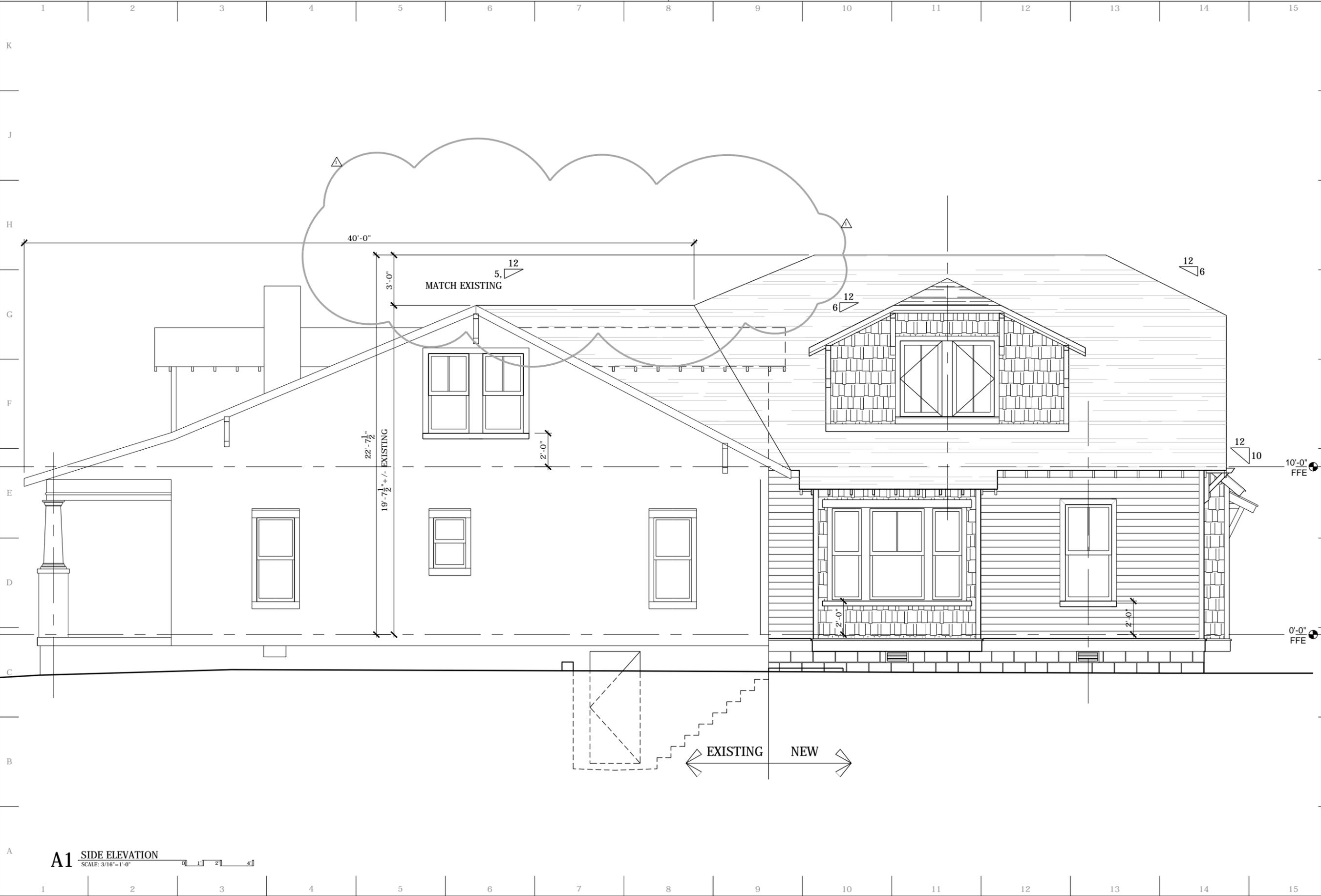
# 1298  
RENOVATIONS TO:

**1801 FATHERLAND STREET**  
NASHVILLE, TN 37206

**A4.2**

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**A1** SIDE ELEVATION  
SCALE: 3/16"=1'-0"

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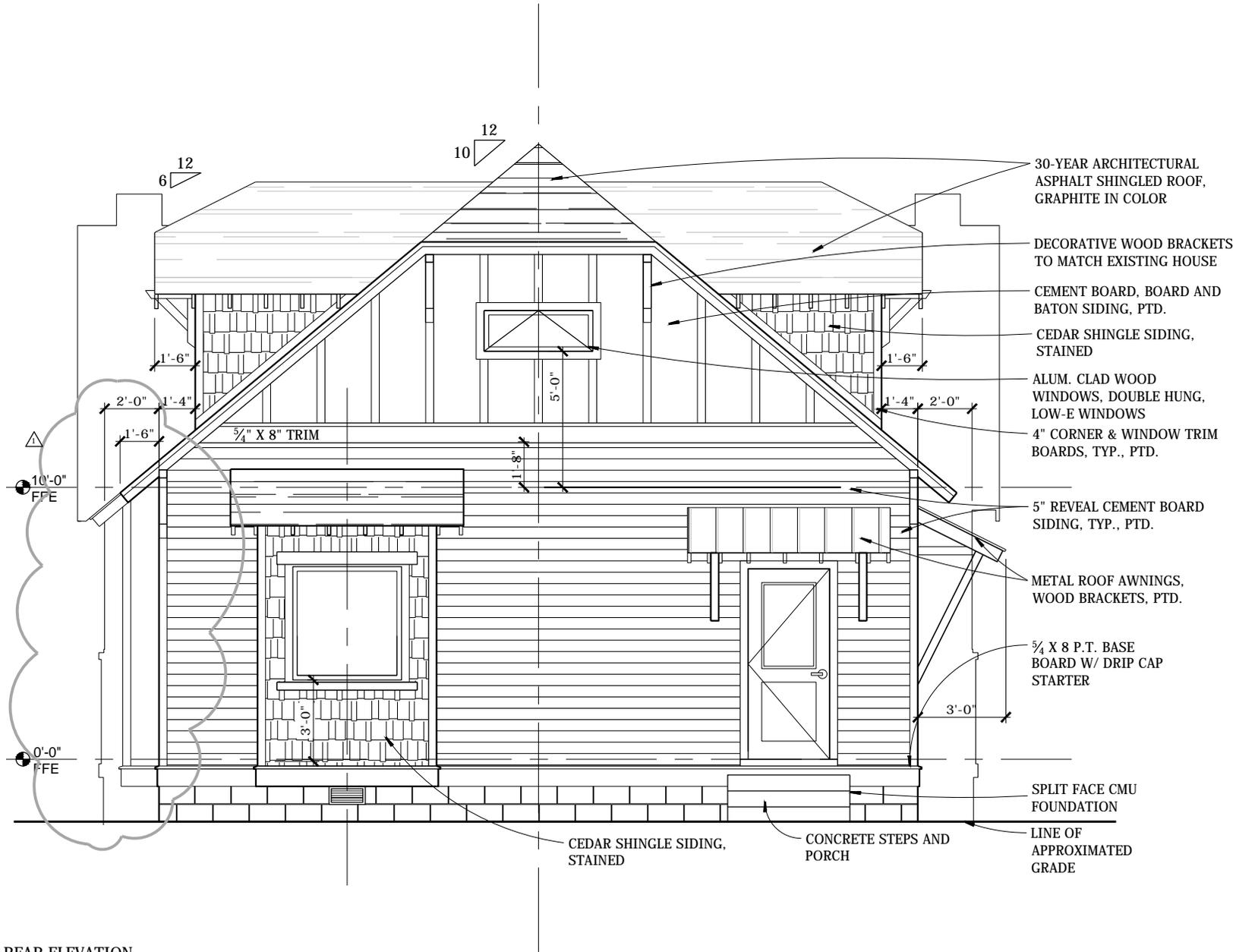
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REV.	DATE	DESC.
0		
	07.03.12	FOR HISTORIC
	07.06.12	FOR HISTORIC

RENOVATIONS TO:  
**1801 FATHERLAND STREET**  
NASHVILLE, TN 37206

COMBINED ELEVATIONS

**A4.4**



- 30-YEAR ARCHITECTURAL ASPHALT SHINGLED ROOF, GRAPHITE IN COLOR
- DECORATIVE WOOD BRACKETS TO MATCH EXISTING HOUSE
- CEMENT BOARD, BOARD AND BATON SIDING, PTD.
- CEDAR SHINGLE SIDING, STAINED
- ALUM. CLAD WOOD WINDOWS, DOUBLE HUNG, LOW-E WINDOWS
- 4" CORNER & WINDOW TRIM BOARDS, TYP., PTD.
- 5" REVEAL CEMENT BOARD SIDING, TYP., PTD.
- METAL ROOF AWNINGS, WOOD BRACKETS, PTD.
- 5/4 X 8 P.T. BASE BOARD W/ DRIP CAP STARTER
- SPLIT FACE CMU FOUNDATION
- LINE OF APPROXIMATED GRADE
- CEDAR SHINGLE SIDING, STAINED
- CONCRETE STEPS AND PORCH

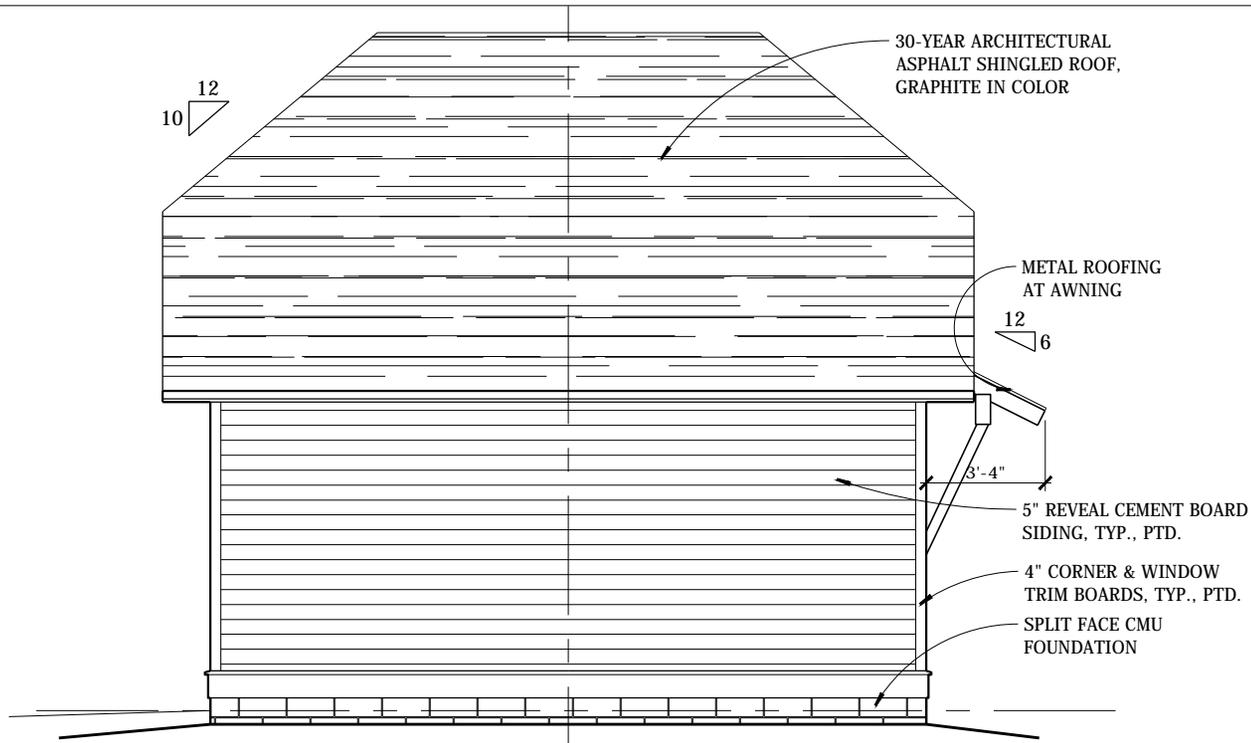
**A1 REAR ELEVATION**  
 SCALE: 3/16" = 1'-0"

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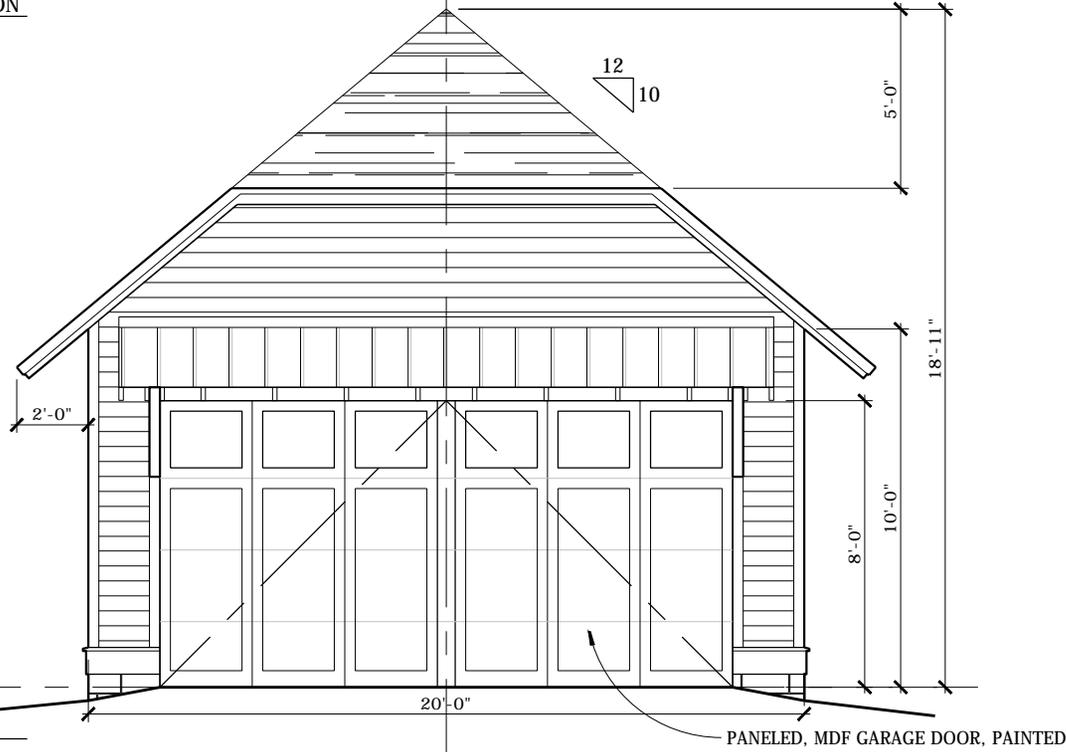
REV.	DATE:	DESC.
0	07.08.12	FOR HISTORIC
1	07.08.12	FOR HISTORIC

EXTERIOR ELEVATIONS

RENOVATIONS TO:  
**1801 Fatherland Street**  
 NASHVILLE, TN 37206



**A2** TYP. SIDE ELEVATION  
SCALE: 3/16"=1'-0"



**A1** ALLEY ELEVATION  
SCALE: 3/16"=1'-0"