KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1511 Fatherland Street
February 20, 2013

Application: New construction – primary building and accessory building
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313040900
Applicant: Jeremy Bockman, Developer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new one and one-half-story side-gabled house. The form of the house will be similar to that of side-gabled Craftsman bungalow, a common historic house type in the surrounding area. The exterior materials will be smooth-faced cement-fiber siding, with a split-faced block foundation, and a fiberglass asphalt shingle roof. The materials for the windows, doors, and porch columns and porch floor are not indicated, and will need to be approved administratively.

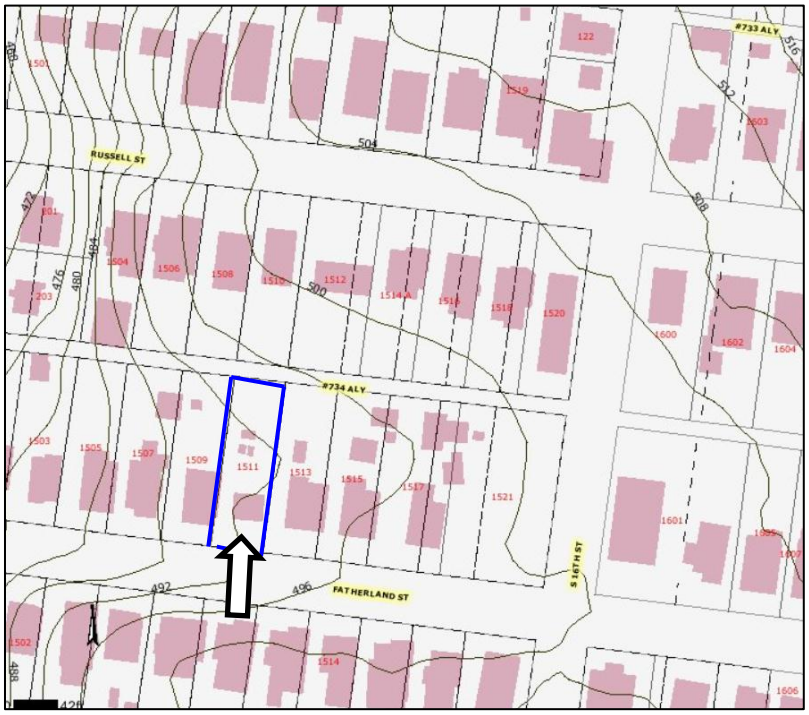
Recommendation Summary:
Staff recommends approval of the new construction with the conditions that:

- A scaled site plan be submitted;
- The double windows have at least a four inch (4") mullion between;
- Utilities be located beyond the midpoint of the house;
- Staff provide final review of windows, doors, porch materials and roof color; and
- A walkway be added from the front steps to the front sidewalk.

With these conditions Staff finds the project to meet the applicable sections of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Design Guidelines.

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

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.

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.

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Background: A non-contributing house at 1511 Fatherland Street was approved for demolition by the MHZC in January, 2013. A garage was requested after the Preservation Permit application deadline. Because it meets the requirements for administrative review it will be permitted at the staff level.

Analysis and Findings:

The applicant is proposing to construct a new house on the lot at 1511 Fatherland Street.

Height, Scale

The new house will be one and one-half stories tall with a form similar to that of a side-gabled Craftsman bungalow, a common house-type for the area. The house will have a foundation height of approximately one foot (1') at the front and increases slightly toward the rear of the building due to the drop in grade, an eave height of approximately nine feet (9') from finished floor and ridge height of approximately twenty-four feet (24') from finished floor. Homes in the immediate context range between sixteen and twenty-eight feet (16'-28') from grade.

The house will be thirty-five feet, five inches (35'-5") wide across the front. The depth of the house will be sixty-one feet (61') including a seven foot (7') deep front porch. Homes in the immediate vicinity range between approximately thirty and thirty seven feet (30'-37') wide.

The depth of the porch is the six foot (6') minimum typically required of infill projects.

The general open space range in the immediate vicinity is between fifty-seven and eighty-two percent (57%-82%). The approximate percentage of open space proposed, including the garage that is anticipated to be approved administrative will be approximately seventy percent (70%).

Staff finds the height and scale to be compatible with the surrounding buildings and to meet guidelines II.B.1. and II.B.2.

Setbacks, Orientation

The site plan is not to-scale but notes that the front setback will be in alignment with the homes on either side. The side setbacks are also unknown but appear to meet the bulk zoning requirement of a minimum of five feet (5').

The house will be oriented to address the street in the same manner as surrounding houses with a primary entrance facing Fatherland Street. Staff recommends a concrete

walkway leading from the front steps to the sidewalk. The vehicular access will be at the rear of the property, off the alley.

Staff finds that the setbacks and orientation are appropriate because they will maintain the established rhythm of the street, and meet guidelines II.B.3. and II.B.6.

Materials
The foundation will be split-face concrete block, the cladding smooth-faced fiber cement-siding with a five inch (5") exposure and the roof asphalt shingle roof of an unspecified color. The exterior trim will be cement-fiber. The materials for the windows, doors, and porch columns and porch floor is not indicated. With the condition that those materials are approved by Staff, these materials meet guideline II.B.4.

Roofs
The primary roof, a side-oriented gable, will have a pitch of 8:12, as will the front gabled dormer. These roofs are compatible with those of historic houses nearby and meet guideline II.B.5.

Proportion and Rhythm of Openings
The front elevation will have a typical Craftsman window pattern with three-over-one windows. The majority of windows are twice as tall as they are wide, which matches the proportion of windows on historic homes in the district. The rhythm of window openings will also be similar to a Craftsman style, although the window sizes will be less uniform. The longest expanse without an opening is approximately twenty-feet (20'); however, this takes place beyond the midpoint of the house where it will have a minimal visual impact. Staff finds the window rhythm to meet guideline II.B.7, with the condition that four inch (4") mullions are added between paired windows, as would be typical of windows on historic houses.

Utilities
The location of mechanicals is not indicated. Staff recommends that they be located on the side, beyond the midpoint of the house or to the rear.

Recommendation
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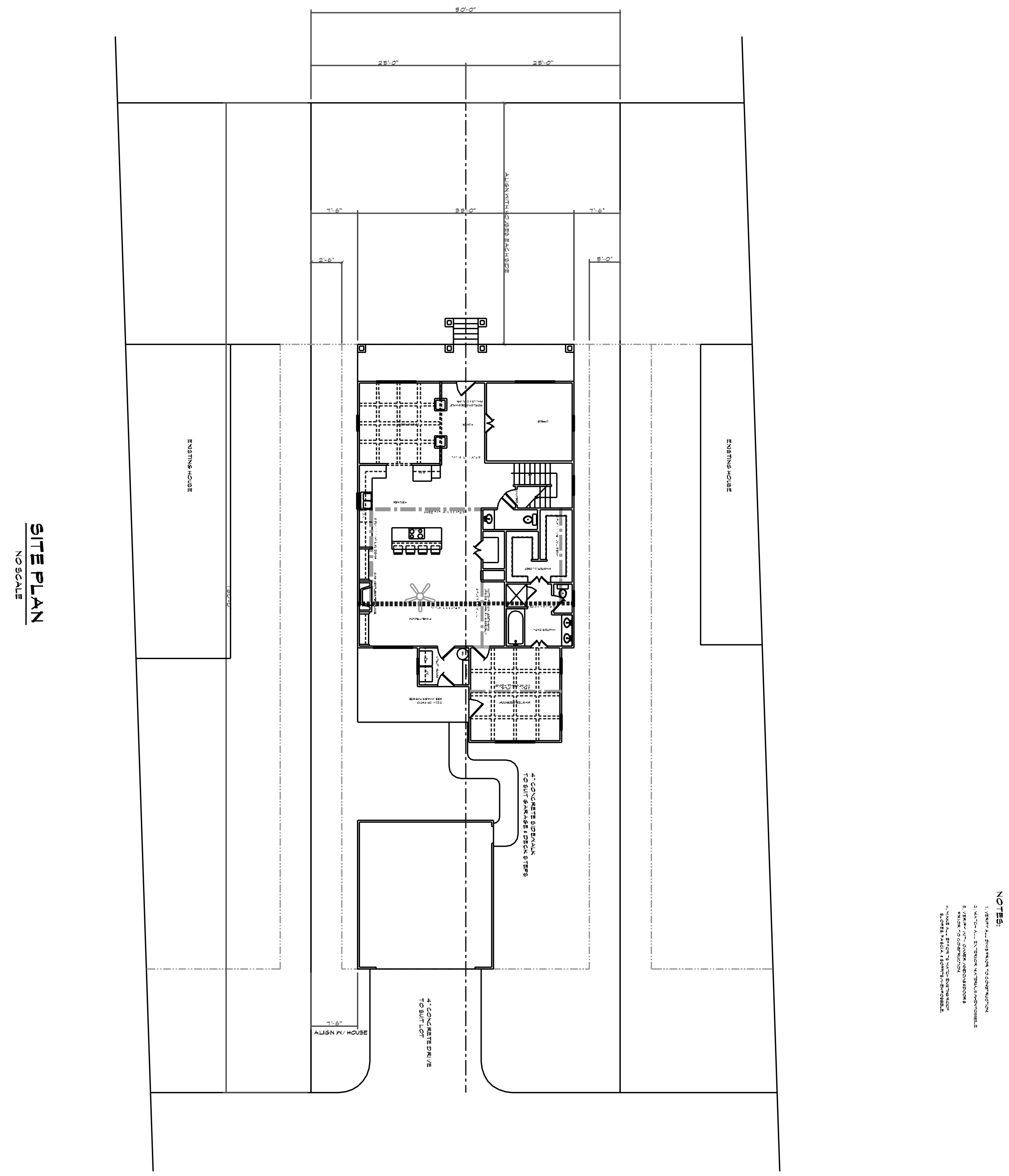
1511 Fatherland Street, prior to demolition

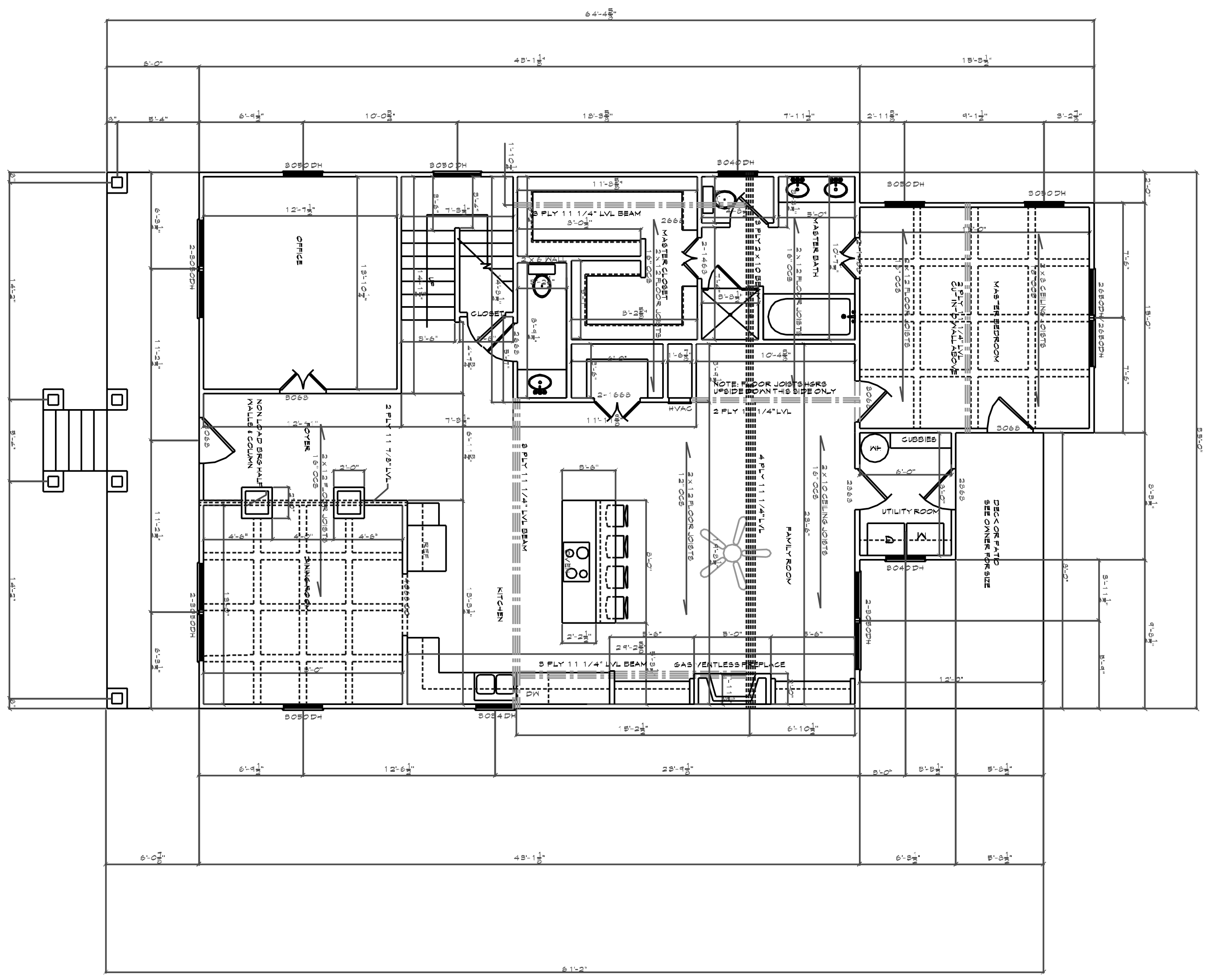
Opposite side of Fatherland Street.



TWIN TEAM INVESTORS 1511 FATHERLAND	Date	12/10/2012	DESIGN SERVICES
	DrBy	GLF	
	Rev		
	Job#	57-2012	

GARY L. FOLLIS
7301 Del Thomas Road
Smryna, Tennessee, 37167
615-593-7912

Scale:		Drawing Number	Rev. No.
3/64" = 1'-0	SITE PLAN	S-1	0



1st FLOOR PLAN

NOTES:
1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION
2. MATCH ALL EXTERIOR MATERIALS WHEN POSSIBLE
3. VERIFY WITH OWNER WINDOWS & DOORS PRIOR TO CONSTRUCTION
4. MAKE ALL EFFORTS MATCH EXISTING ROOF SLOPES, FASCIA, & SOFFITS WHEN POSSIBLE

TWIN TEAM INVESTORS
1511 FATHERLAND

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Rev	
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DESIGN SERVICES

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7301 Del Thomas Road
Smryna, Tennessee, 37167
615-593-7912

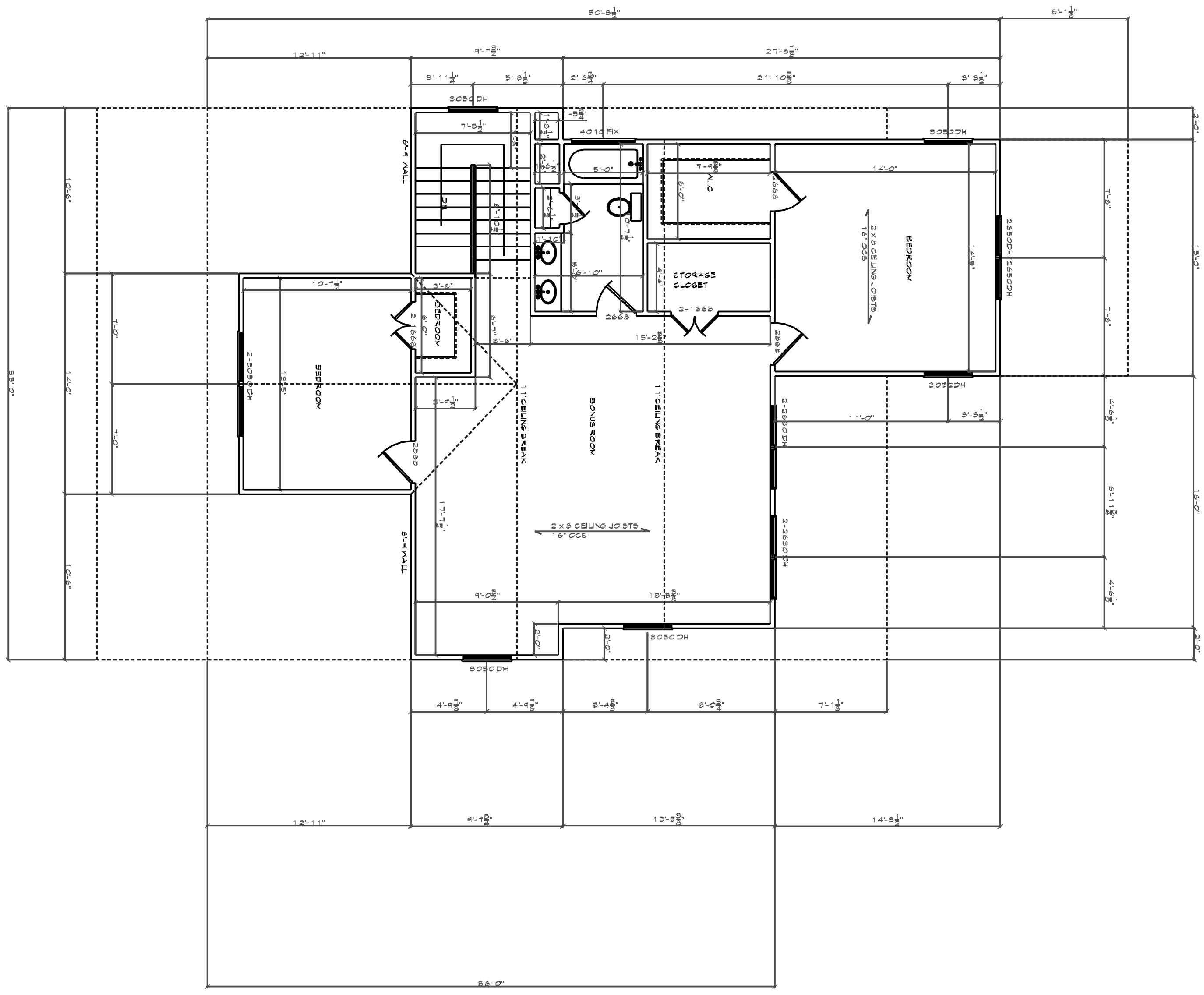
Scale: 1/4" = 1'-0

1st FLOOR PLAN

Drawing Number: A-4

Rev. No. 0

2nd FLOOR PLAN



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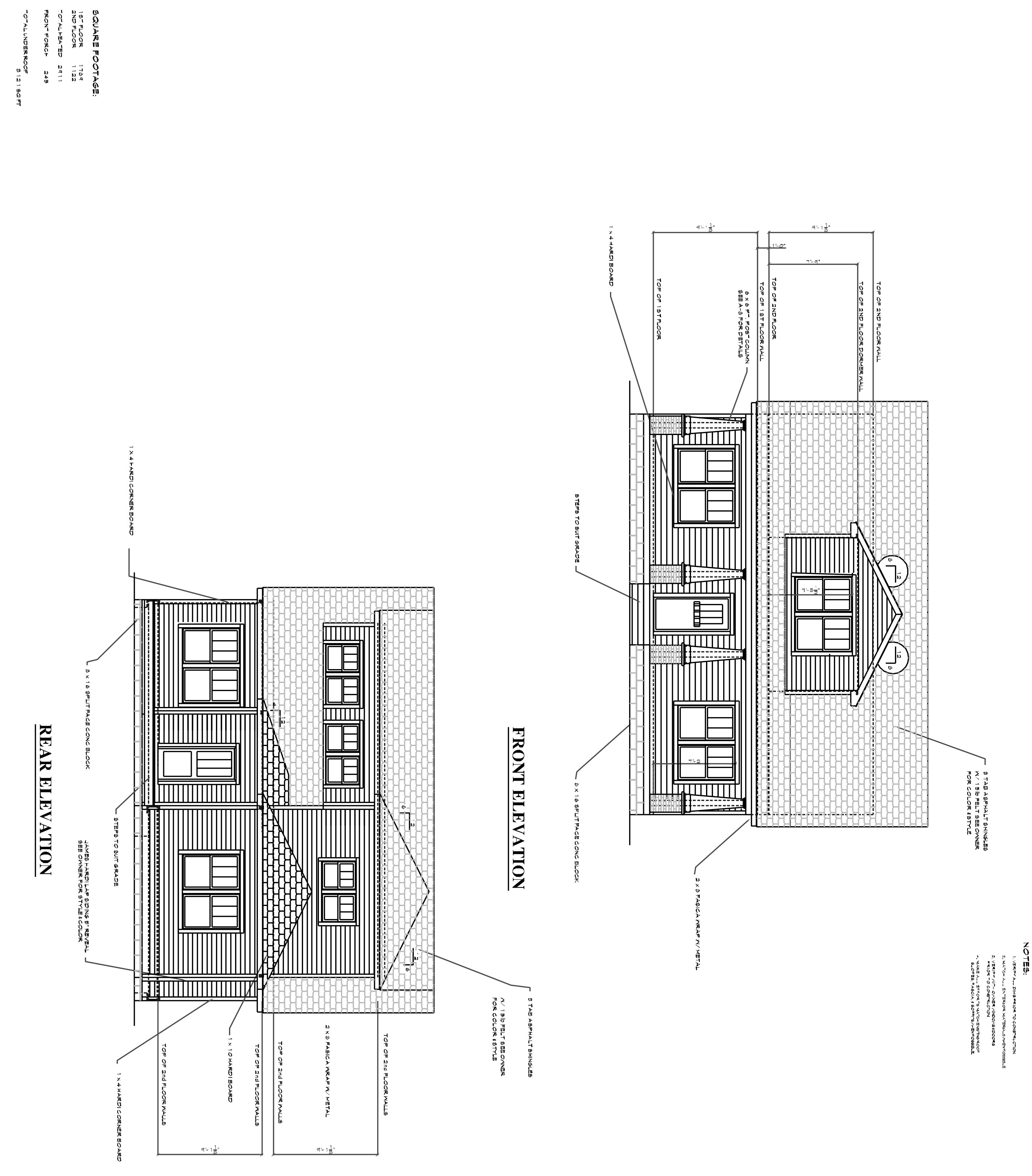
7301 Del Thomas Road
Smryna, Tennessee, 37167
615-593-7912

Scale:		Drawing Number	Rev. No.
1/4" = 1'-0	2nd FLOOR PLAN	A-5	0



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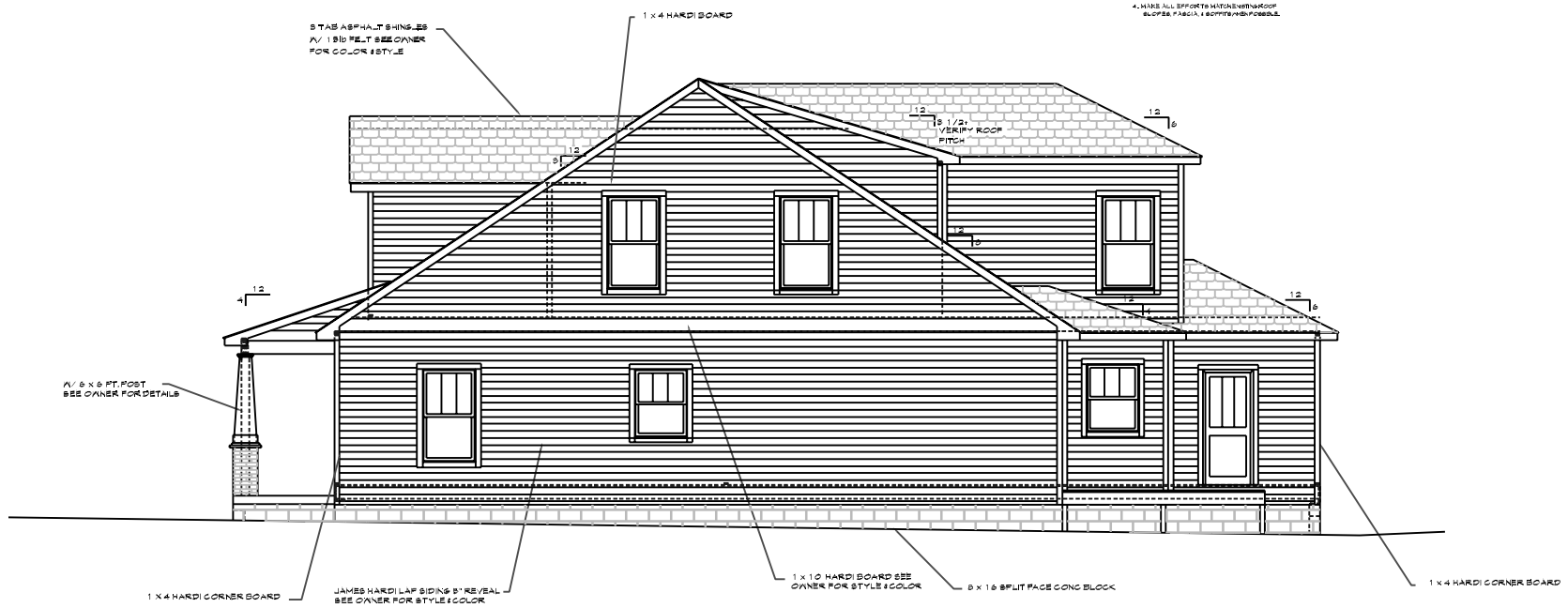
	DrBy	GLF		
	Rev			
	Job#	57-2012		

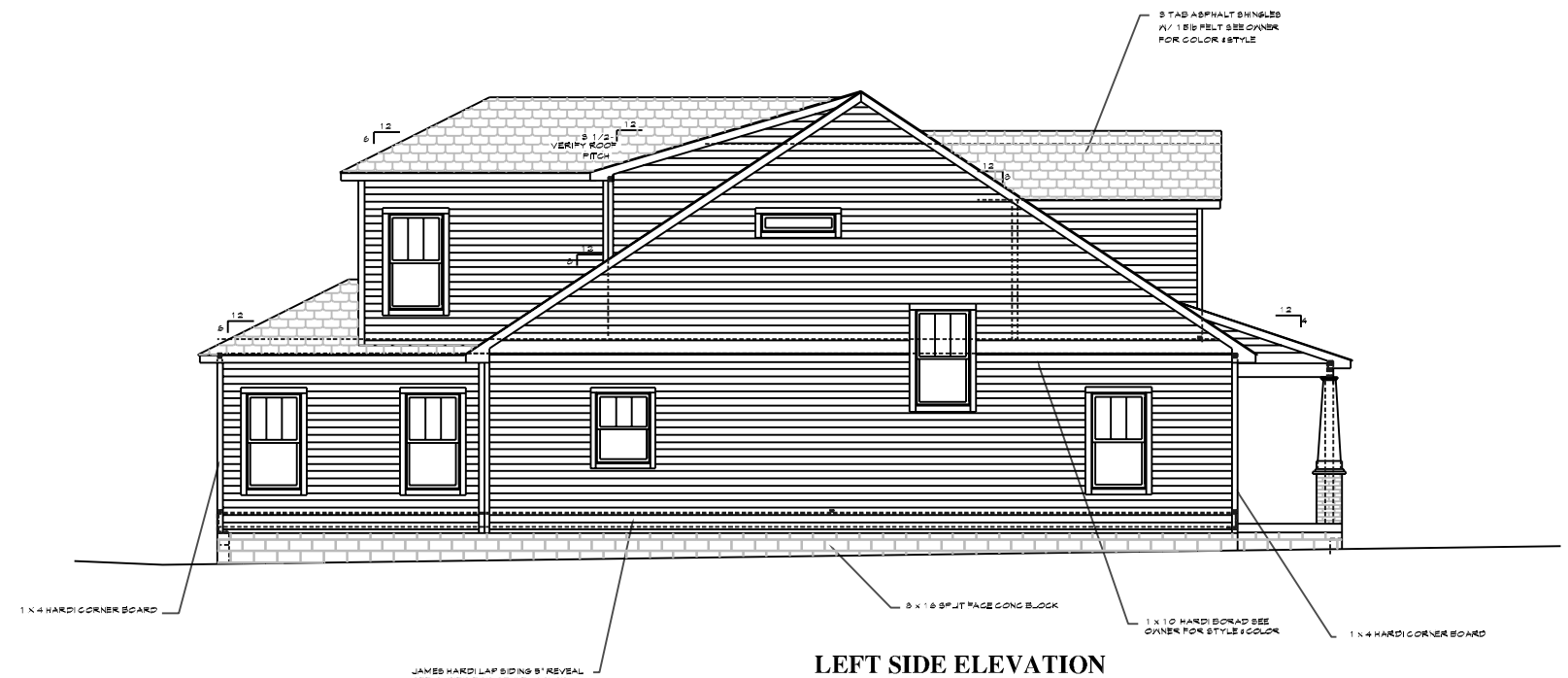
Scale:		Drawing Number	Rev. No.
1/4"=1'-0	FRONT & REAR ELEVATIONS	A-1	0

NOTES:

1. VERIFY ALL DIMENSION TO CONSTRUCTION.
2. MATCH ALL EXTERIOR MATERIALS WHEN POSSIBLE.
3. VERIFY WITH OWNER WINDOWS/DOORS PRIOR TO CONSTRUCTION.
4. MAKE ALL EFFORTS TO MATCH EXISTING ROOF SLOPES, FASCIA & SOFFITS WHEN POSSIBLE.



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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1511 FATHERLAND

Scale: 1/4" = 1'-0

LEFT & RIGHT ELEVATIONS

Drawing Number A-2

Rev. No. 0