



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
1628 Fatherland Street
February 20, 2013

Application: New Construction—Addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314018500
Applicant: Nick Dryden
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct an addition to a commercial structure. The addition will be taller than the historic building.</p> <p>Recommendation Summary: Staff recommends approval of the project with the condition that staff review and approve the standing seam metal color and any railing installed on the historic structure or addition. With this condition, 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>Attachments A: Site Plan 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.

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.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.

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 the primary building(s) that faces 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.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

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.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

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.

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.

Background: 1628 Fatherland Street is a one-story commercial structure that was constructed c. 1920 (see Figures 1 & 2). It is located at the corner of Fatherland and South 17th Street. It is considered to be a contributing structure to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Figure 1. 1628 Fatherland Street



Figure 2. 1628 Fatherland Street, at the corner of South 17th Street.

Analysis and Findings:

Application is to construct an addition to a commercial structure. The addition will be taller than the historic building.

Location, Setback: The proposed addition is located at the rear of the structure, on the right/west elevation, and meets base zoning requirements for setback. The site is zoned

CN for commercial development. Base zoning does not require a setback from the side property lines. The existing structure sits on the left/east property line but is inset from the right/west side property by a minimum of three feet, nine inches (3'9"). The addition will be inset one foot, one inch (1'1") from the existing structure on the right/west elevation and therefore meets the base zoning requirements for setback. Base zoning requires that the structure be more than twenty feet (20') from the rear property line, and the addition will be fifty-eight feet (58') from the rear property line. Staff finds that the addition's location and setback meet Section II.B.1.3. and II.B.10. of the design guidelines.

Height, Scale: The proposed addition will be two stories and taller than the one-story historic building. The historic building is approximately nineteen feet, nine inches (19'9") tall at the front and eighteen feet, six inches (18'6") tall at the back where the addition will be located. The proposed addition will be twenty-six feet (26') tall, or eight feet, six inches (8'6") taller than the structure at the back. Staff finds the height of the addition to be appropriate because the addition is located fifty-one feet (51') from the front of the structure on Fatherland, and twenty-three feet, six inches (23'6") from the 17th Street façade, reducing its visual impact on the historic building (See Figure 2). The addition will appear as a rooftop addition to a commercial structure.



Figure 2. The addition will be located at the back of this right/west façade, which will help to reduce its visibility.

The historic structure has a frontage of approximately fifty-one feet (51') on Fatherland Street and eighty-three feet (83') along 17th Street. The right/west façade is only approximately fifty-one feet (51') deep, and the new addition will fill in the remaining depth of the building (see Figure 3 on next page). The new addition will step in one foot, one inch (1'1") from both the right/west sidewall and the rear wall of the historic structure. The addition will be approximately twenty-six feet (26') wide and thirty-one feet, three inches (31'3") deep. It will add approximately eight hundred and twelve

square feet (812 sq. ft.) to the historic structure's footprint, which is approximately three thousand, three hundred, and sixty-two square feet (3,362 sq. ft.). The addition will reduce the site's percentage of open space from approximately fifty-eight percent (58%) to forty-eight percent (48%). Staff finds this reduction to be appropriate for a one-story commercial structure like this one.



Figure 3. The addition will fill in the empty space to the left and will stop 1'1" behind the back wall of the existing structure on the right.

Staff finds that the addition's height and scale meet Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.

Materials: The existing structure is painted brick with unpainted brick accents and a wood and terra cotta tile overhang on Fatherland Street. The new addition will be clad in standing seam metal siding with a standing seam metal roof. Although metal siding is not typically approved in the Lockeland Springs-East End district, staff finds it to be appropriate in this instance because the historic structure is a commercial structure and the addition will be placed in the interior portion of the rear of the lot, lessening its visibility. Staff asks to approve the standing seam metal color prior to purchase and installation of the material. The addition's windows will be Marvin Integrity fiberglass windows, and the door will be an aluminum storefront door, both of which are appropriate for commercial structure. With the final approval of the standing seam metal color, staff finds that the structure's materials meet Sections II.B.4. and II.B.10. of the design guidelines

Roof Form: The existing structure has a flat roof, as is typical of historic commercial structures. The proposed addition will have a shed roof with a slope of approximately 1/12. Staff finds that the roof form is compatible with that of the historic structure, is appropriate for a commercial structure, and meets Sections II.B.1.5. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: The drawings indicate that the window and door openings on the existing structure will not be altered as part of this project. The addition's windows will be three feet (3') square, and will be similar to the three feet by two feet, six inch (3' X 2'6") windows found on the 17th Street façade of the structure. There are no window openings proposed for the ground floor of the right/west façade, resulting in a wall space of approximately thirty-one feet (31') without a window or door opening. Staff finds this expanse of wall space to be appropriate for a commercial structure's secondary façade that faces the interior of the block. This portion of the façade will be at most minimally visible. Staff finds that the addition's proportion and rhythm of openings meet Section II.B.7. and II.B.10. of the design guidelines.

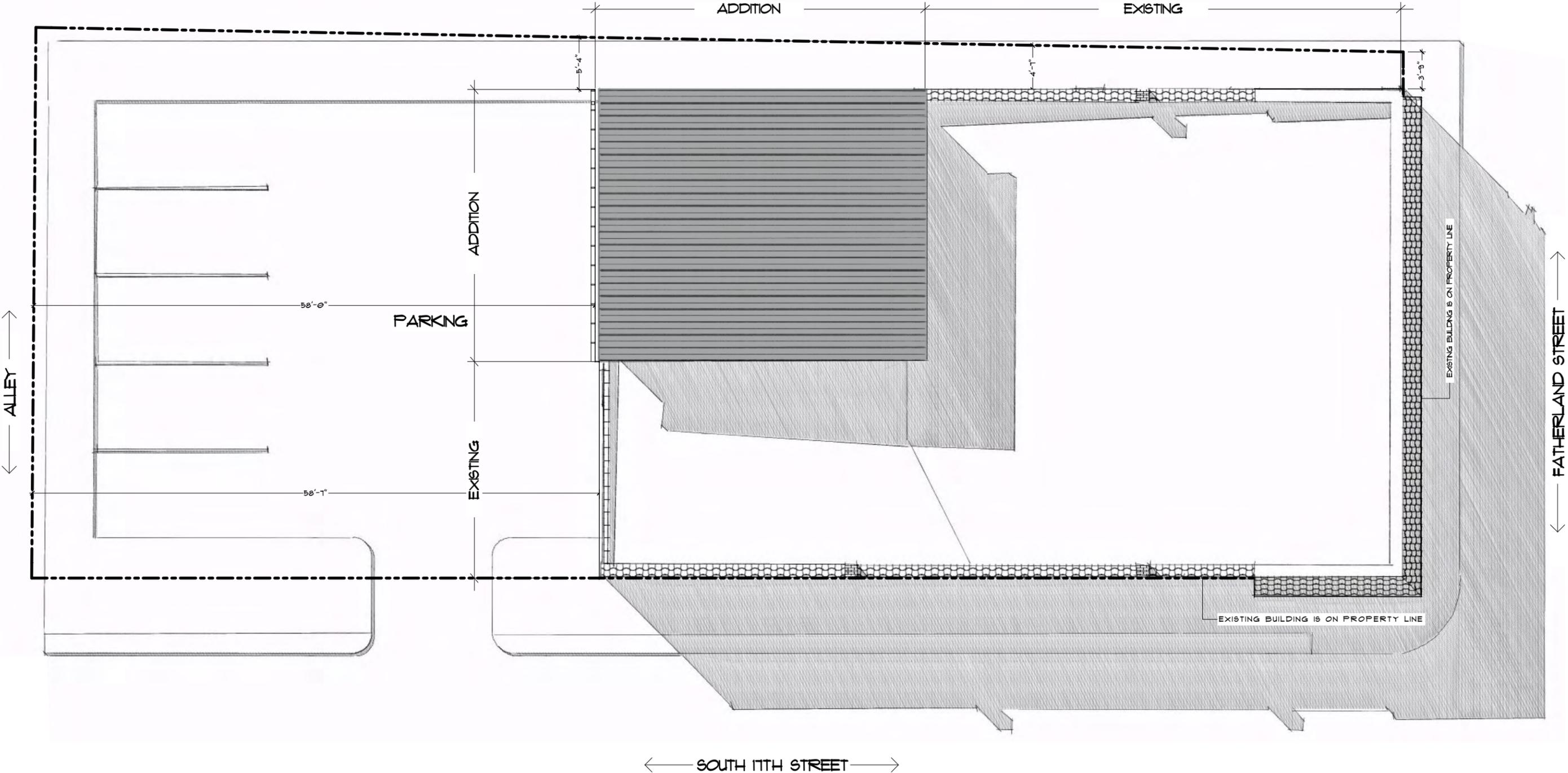
Appurtenances and Utilities. The drawings do not indicate the location of the utilities, and staff asks that any utilities be placed in the rear of the structure or on the right/west façade, beyond the midpoint of the structure. The site plan indicates that the rear of the property will be used for parking, which is appropriate for a historic commercial structure (see Figure 4). The drawings do not indicate any railings on the historic structure or addition, and staff asks to approve any new railing prior to purchase and installation.



Figure 4. The rear of the property will be used for parking.

Recommendation Summary:

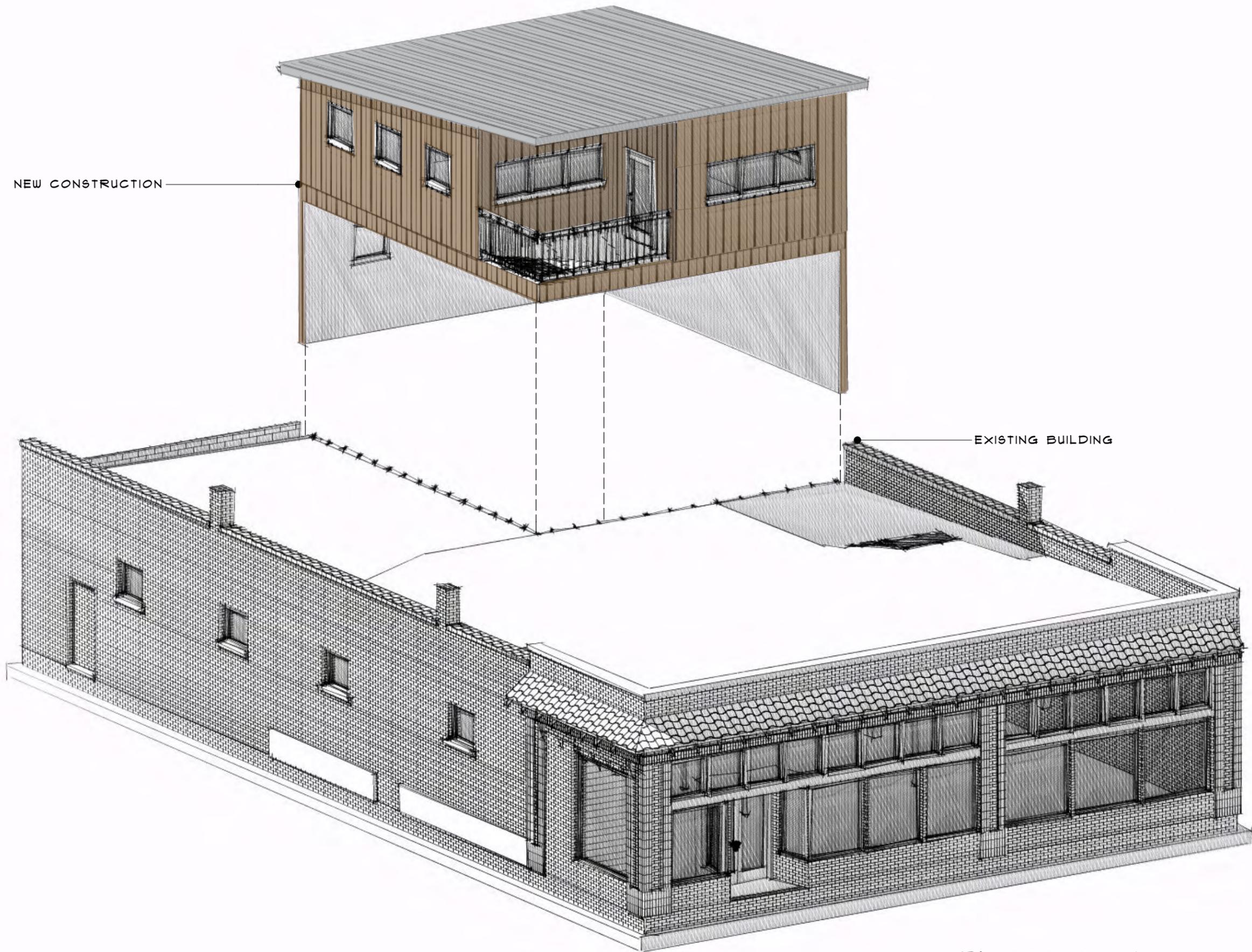
Staff recommends approval of the project with the condition that staff review and approve the standing seam metal color and any railing installed on the historic structure or addition. With this condition, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.



① SITE PLAN
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'

A NEW CHOCOLATE SHOP FOR:
Olive & Sinclair Chocolate Co.
 1628 FATHERLAND STREET - NASHVILLE, TN 37206

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① EXPLODED AXON

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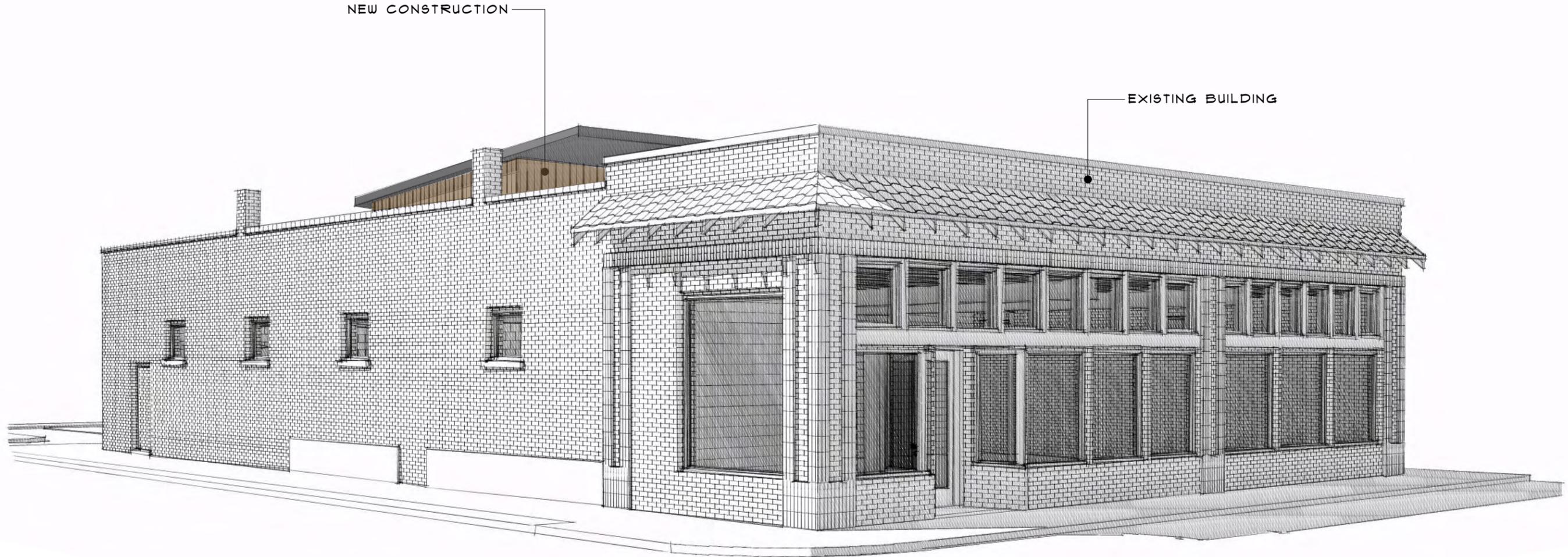
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NEW CONSTRUCTION

EXISTING BUILDING



① SOUTHEAST PERSPECTIVE

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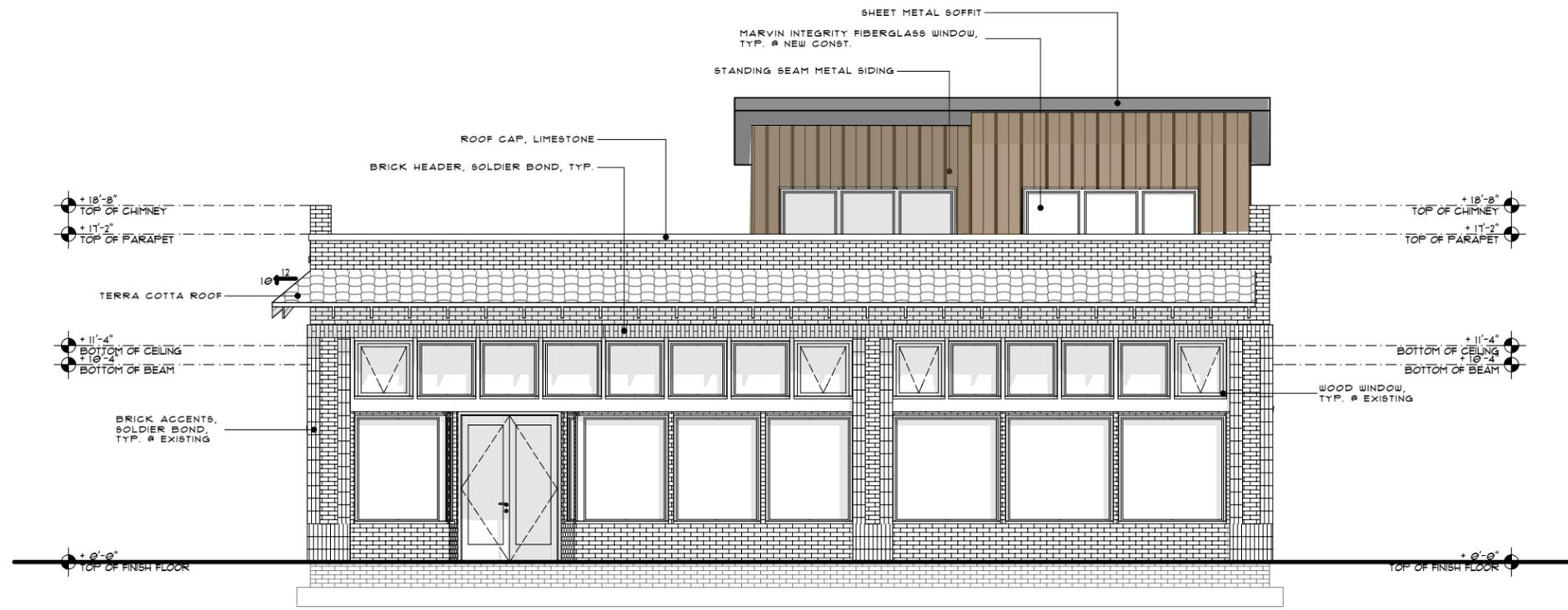
① SOUTHWEST PERSPECTIVE

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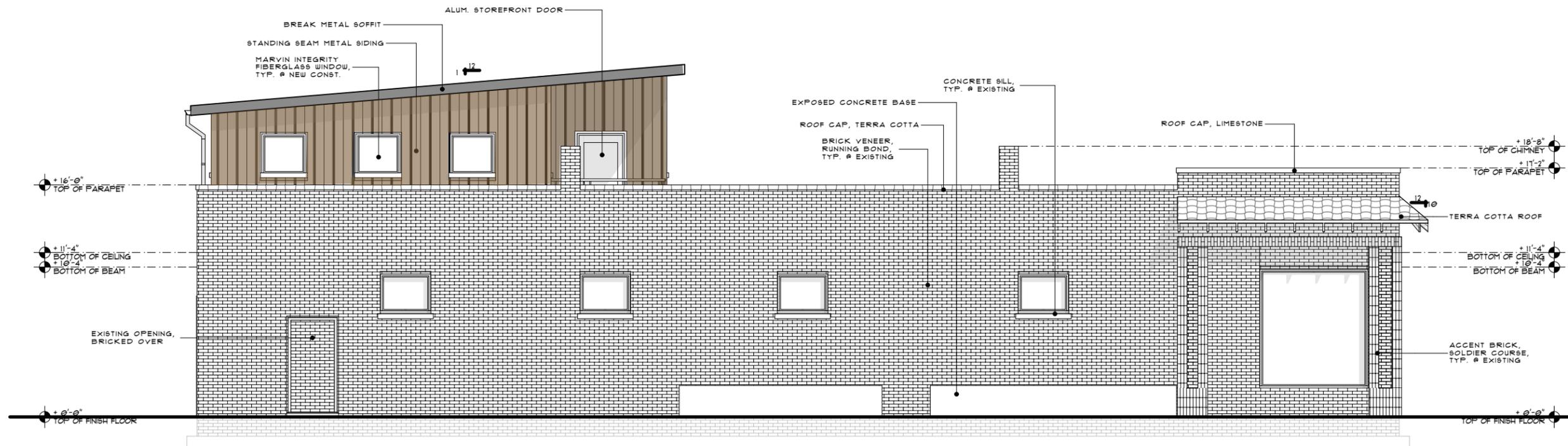
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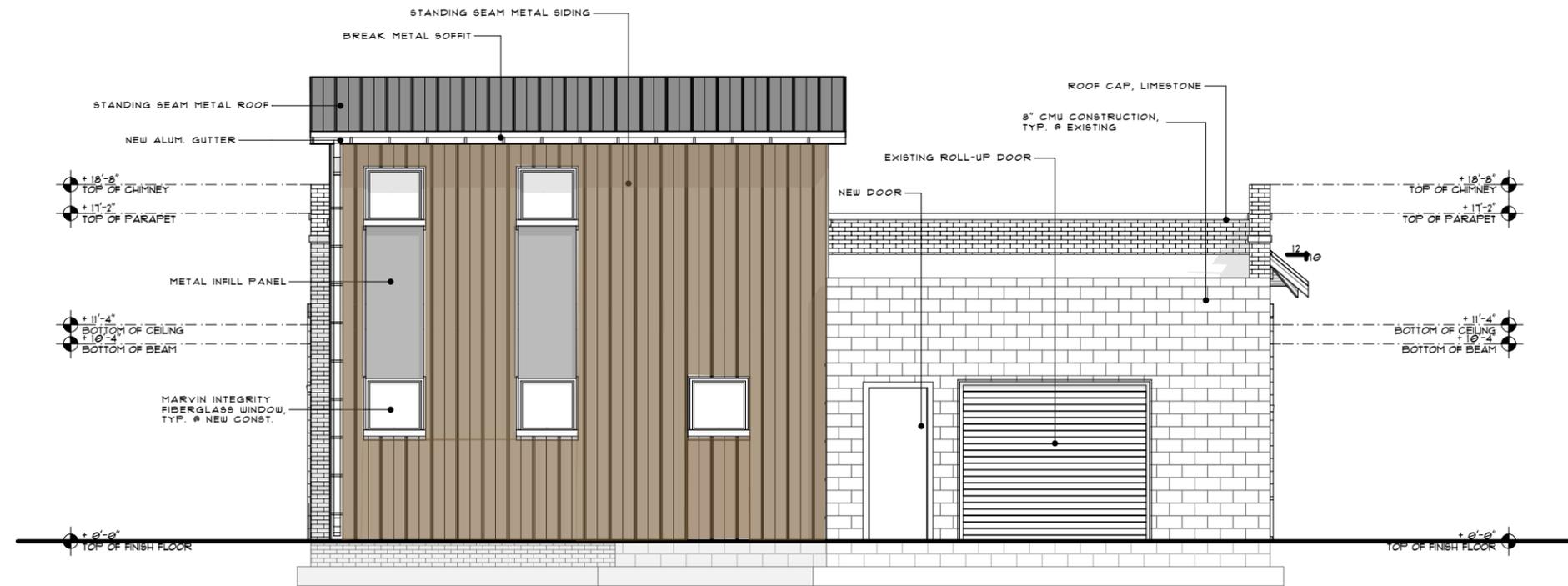


② SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

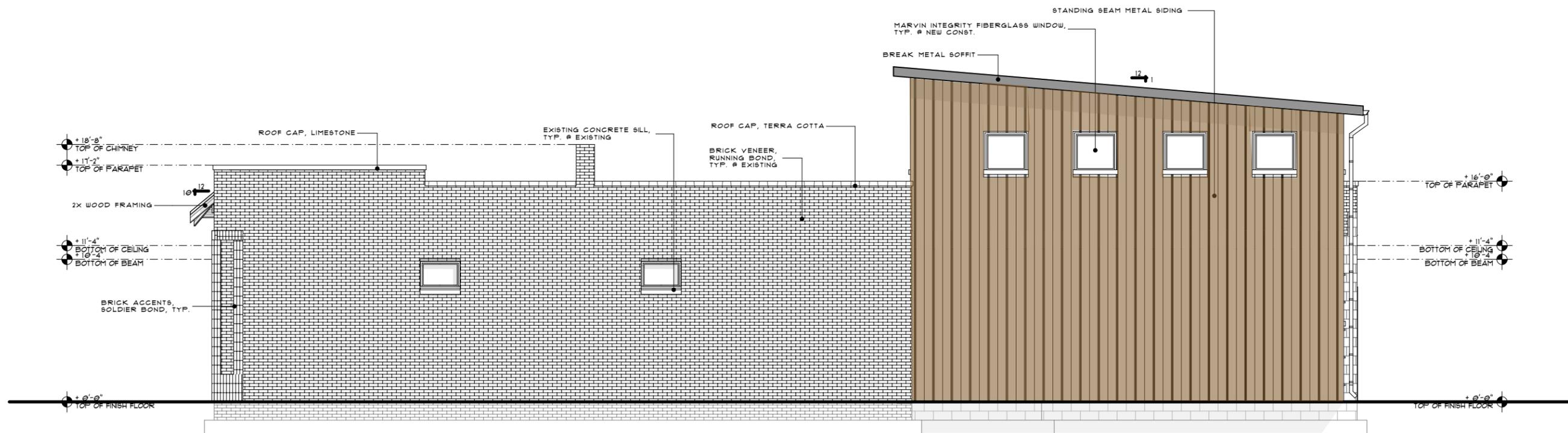


① WEST ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

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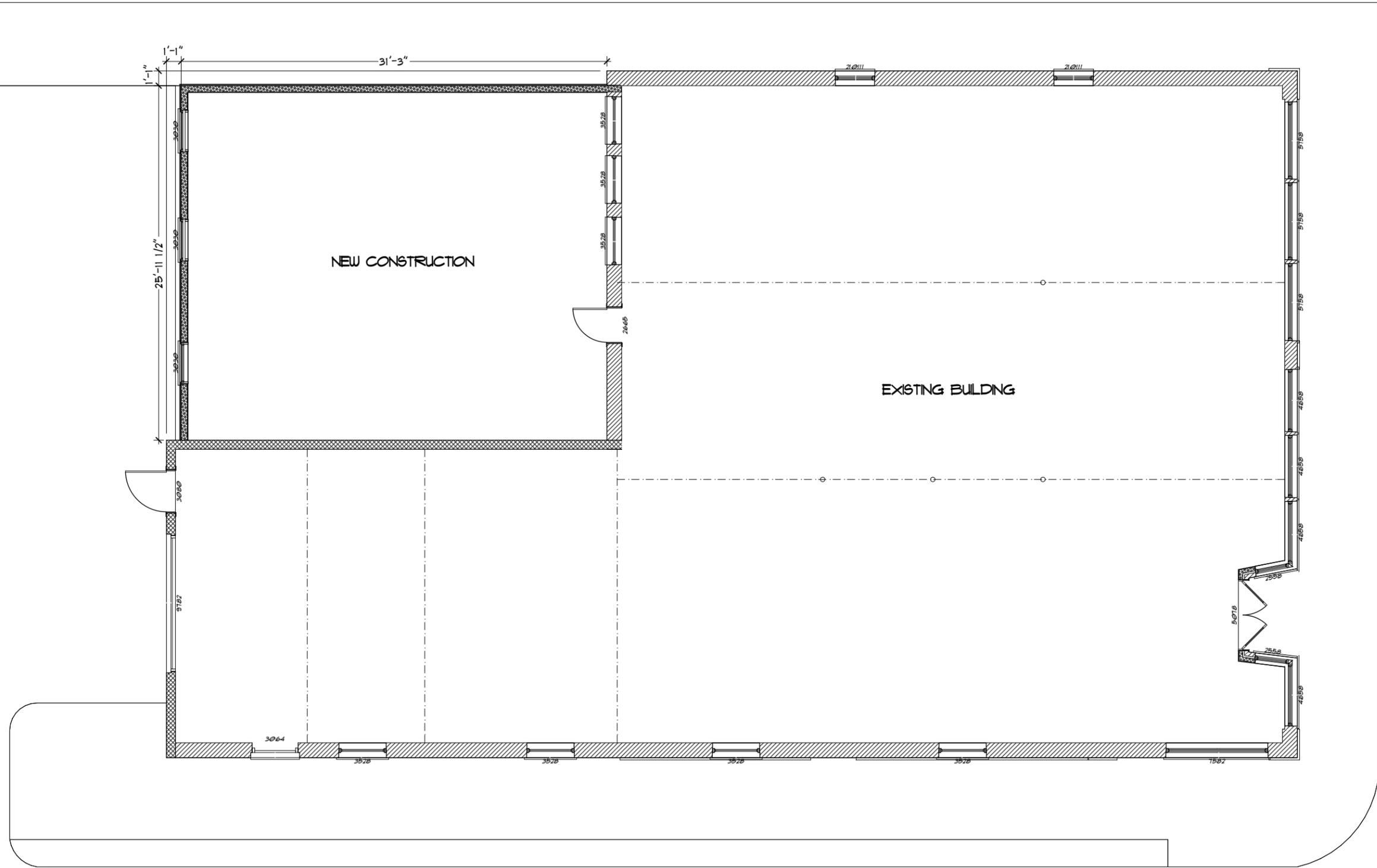
② NORTH ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



① EAST ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

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① FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

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