

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 927 Fatherland Street November 20, 2013

**Application:** New construction—outbuilding  
**District:** Edgefield Historic Preservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08216017500  
**Applicant:** Van Pond, Jr.  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to construct an outbuilding.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the outbuilding with the condition that staff approve the shingle color, windows, and doors prior to purchase and installation. With this condition, staff finds that the project meets Sections III.B.2. of the <i>Edgefield Historic Zoning District: Handbook and Design Guidelines</i></p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### III.B.2 New Construction

- a . Setback and Rhythm of Spacing: The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should reinforce that rhythm.
- b . Height: The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- c . Building Shape: The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- d . Roof Shape: The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.
- e . Orientation: The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
- f . 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 compatible, by not contrasting greatly, with surrounding historic buildings.
- g . Materials Texture, Details, and Material Color: The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum sidings are not appropriate.

*Materials include, but are not limited to, wood, brick, stone, mortar, roofing, concrete, and metals. The use of hardboard (Masonite) siding is recommended against. The material is made out of wood particles bound together with a glue. As a building passes from owner to owner it will go through years of good and bad maintenance. Despite manufacturers' claims, hardboard usually cannot withstand a bad-maintenance period without exhibiting its poor weathering characteristics. These can include dissolution and sagging; unprotected hardboard can literally soak up moisture like a sponge. However, because the material is a close visual approximation of true wood, and taking into consideration economic realities, the MHZC may approve the use of hardboard on new construction if the applicant installs the material according to manufacturer's specifications. Hardboard is not approved for additions to historic buildings.*

#### h. Outbuildings:

- 1) A new outbuilding should reflect the character of outbuildings contemporary with the associated house. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings 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 form and architectural features of the associated house. Generally, either approach is appropriate for new outbuildings. Stone, weatherboard, and board-and-batten are typical siding materials. Outbuildings with wood siding typically have wide cornerboards and window and door casings (trim).*

*Generally, the minimum roof pitch appropriate for outbuildings is 12:4; a steeper pitch is usually better. Raised panels on publicly visible garage doors are not appropriate.*

*Publicly visible pedestrian doors should either relate to the style of the associated house or be flush. Publicly visible windows should relate to the style of the associated house.*

- 2) Outbuildings should be situated on the lot as is historically typical for the neighborhood.

*Although historic outbuildings are usually located as near to a rear corner of a parcel as possible, the current building code requires deeper setbacks from the side and rear property lines. Variances to the codes standard can be requested from the Board of Zoning Appeals with the support of the MHZC.*

**Background:** 927 Fatherland is a c. 1974 one-story structure that does not contribute to the historic character of the Edgefield Historic Zoning Overlay (Photo 1). In October 2013, MHZC staff administratively approved an addition to the primary structure. That addition is currently under construction.



Figure 1. 927 Fatherland Street

**Analysis and Findings:**

Application is to construct an outbuilding.

Setback, Rhythm of Spacing and Orientation. The proposed new outbuilding is located in the rear of the property, where accessory structures were historically located (Figure 2). It is oriented so its garage doors face the alley, which is appropriate. The outbuilding meets all base zoning setback requirements; it is located ten feet (10') from the alley, five feet (5') from the east side property line, and more than twenty feet (20') from the west side property line. Staff therefore finds that the outbuilding's setback, rhythm of spacing, and orientation meet Sections III.B.2.a., III.B.2.e., and III.B.2.h. of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.



Figure 2. Rear yard of 927 Fatherland Street.

Height & Building Shape. The garage will be two stories with an eave height of thirteen feet, two inches (13'2") and a ridge height of approximately twenty-one feet (21'). This is taller than the primary structure, which is one story, with an eave height nine feet (9') and a ridge height of less than sixteen feet (16'). Because the primary structure is non-contributing and has eave and ridge heights that are shorter than many of the contributing structures in the area, staff finds that the outbuilding's height meets the design guidelines.

The outbuilding will be twenty-five feet wide and twenty-seven feet, five inches deep (25' X 27'5"), and therefore has a footprint of six hundred and eighty-five square feet (685 sq. ft.). The second story of the south elevation has a dormer bay that projects approximately two feet (2') from the outbuilding's primary plane. Staff finds that the building's height and shape meet Sections III.B.2.b., III.B.2.c., and III.B.2.h. of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

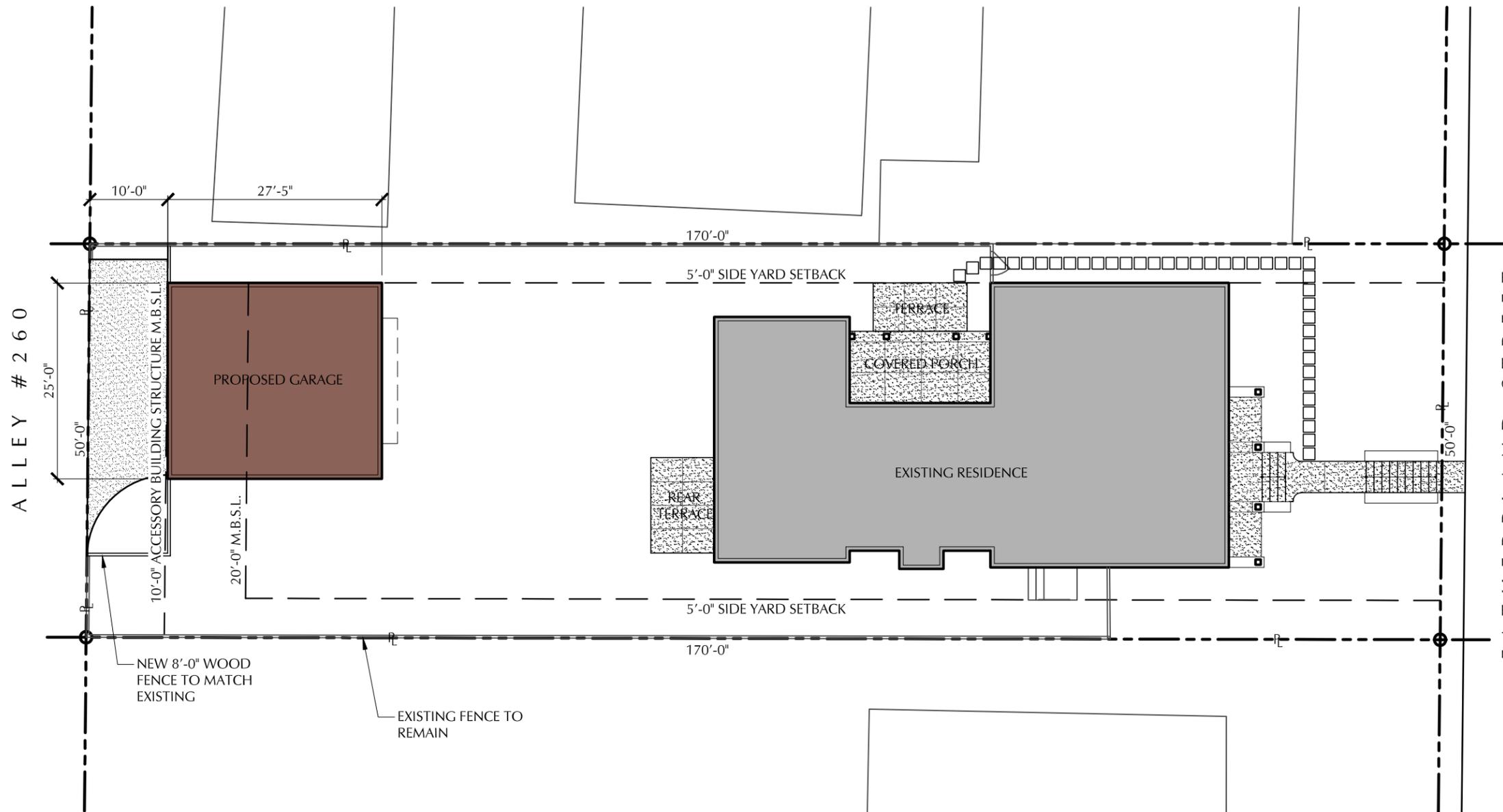
Roof Form. The outbuilding will have a side-gabled roof with a slope of 6/12, which is appropriate for an outbuilding. The projecting dormer also has a gabled roof with a slope of 6/12. Staff finds that the roof form meets Sections III.B.2.d. and III.B.2.h. of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The proportion and rhythm of the door and window openings are appropriate for an outbuilding, and therefore meet Sections III.B.2.f. and III.B.2.h. of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The materials for the outbuilding all have been approved in the past by the Commission. The outbuilding will be clad in smooth face cement fiberboard with a five inch (5") reveal. The trim and decorative details will be wood. The foundation will be a concrete slab, and the roof will be architectural fiberglass shingles. Staff asks to approve the shingle color. The windows will be wood, the pedestrian doors will be fiberglass, and the vehicular door will be steel. Staff asks to approve all windows and doors prior to purchase and installation. Staff finds that the materials meet Sections III.B.2.g. and III.B.2.h. of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

**Recommendation:**

Staff recommends approval of the outbuilding with the condition that staff approve the shingle color, windows, and doors prior to purchase and installation. With this condition, staff finds that the project meets Sections III.B.2. of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*



### Property Information

**OWNER:**  
 STEVEN & CATHERINE CRAVER  
 5579 WILKINS BRANCH RD  
 FRANKLIN, TENNESSEE 37064

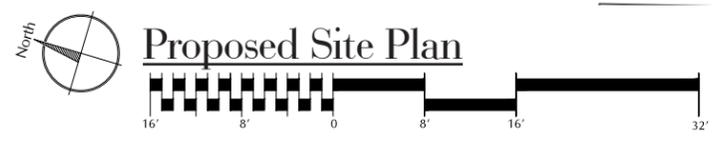
**PROPERTY INFORMATION:**  
 DAVIDSON COUNTY PARCEL I.D. # 08216017500

**ADDRESS:** 927 FATHERLAND STREET  
 NASHVILLE, TENNESSEE 37206

**DESCRIPTION:** LOT 99 BARROWS ADDN

**LOT AREA:** 8,500 S.F. / 0.19 AC +/-

**ZONING:** OV-UZO - URBAN ZONING OVERLAY  
 OV-HPR - HISTORICAL PRESERVATION OVERLAY  
 R8 - ONE & TWO FAMILY 8,000 S.F. LOT



### Area Calculations

**BUILDING FOOTPRINT AREAS:**

EXISTING FOOT PRINT AREA (GSF):	2,097 S.F.
NEW ACCESSORY STRUCTURE (GSF):	685 S.F.
<b>TOTAL FOOTPRINT AREA (GSF):</b>	<b>2,782 S.F.</b>

**BUILDING COVERAGE CALCULATIONS:**

ALLOWABLE BUILDING COVERAGE FOR R8 ZONING	
IN DAVIDSON COUNTY: 45% (8,500 S.F. X 0.45)	3,825 S.F.
<b>TOTAL BUILDING FOOTPRINT AREA (GSF):</b>	<b>2,782 S.F.</b>

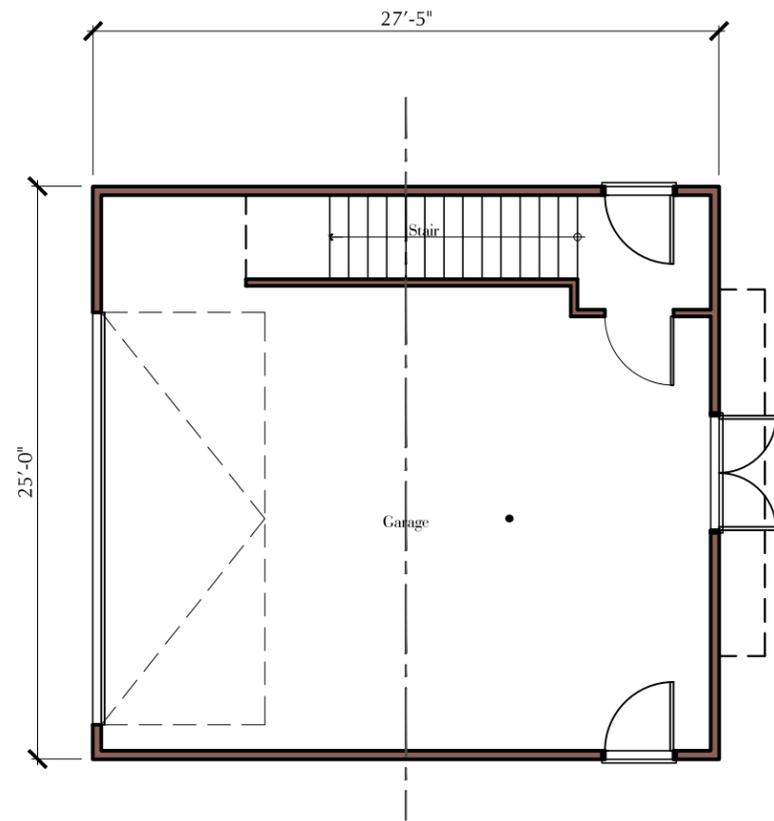
Garage for:  
**927 Fatherland Street**

Nashville, Tennessee 37206

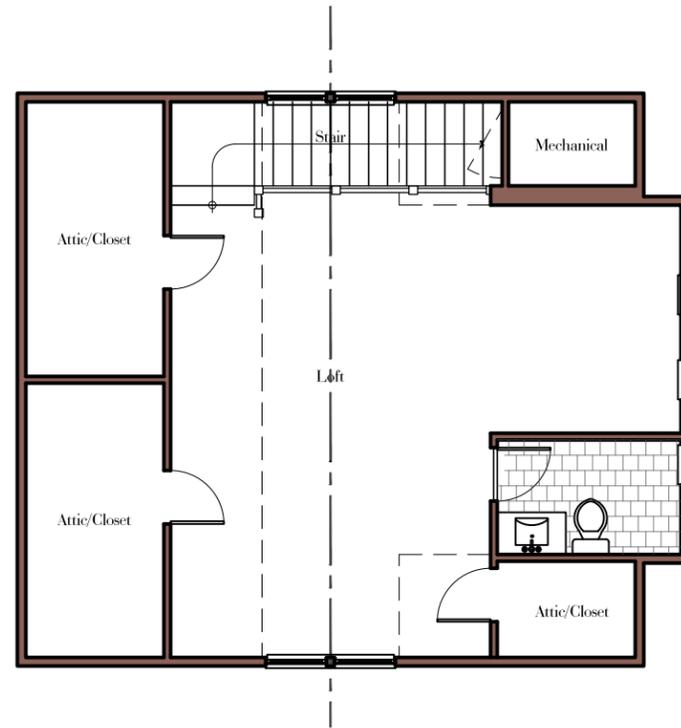
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08 NOVEMBER 2013

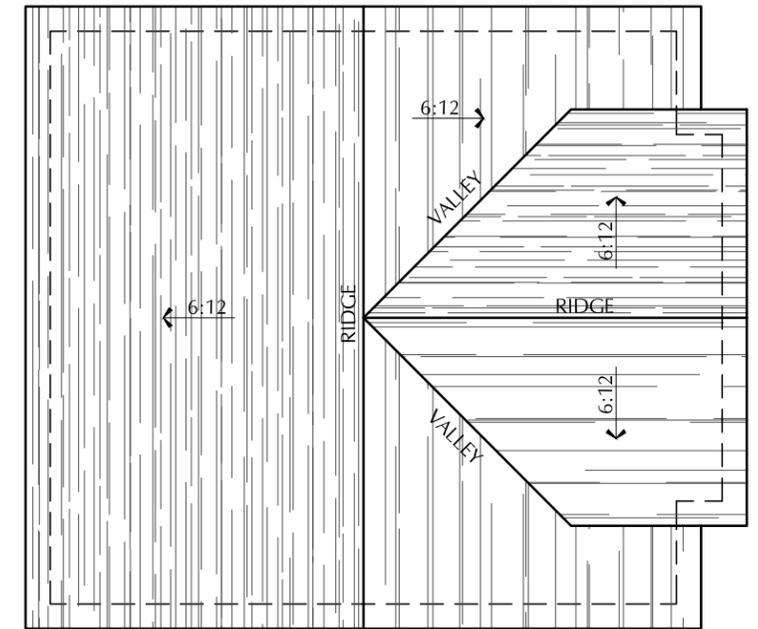




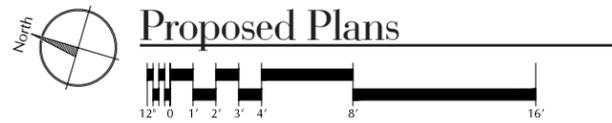
Ground Level Plan



Upper Level Plan



Roof Plan



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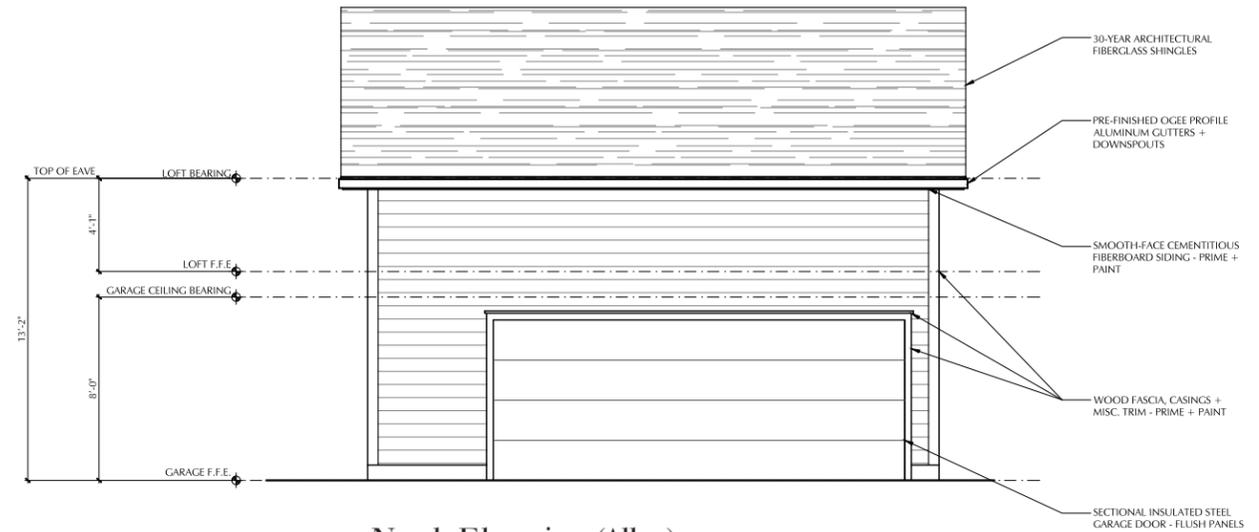
08 NOVEMBER 2013



**Van Pond Architect<sup>LLC</sup>**  
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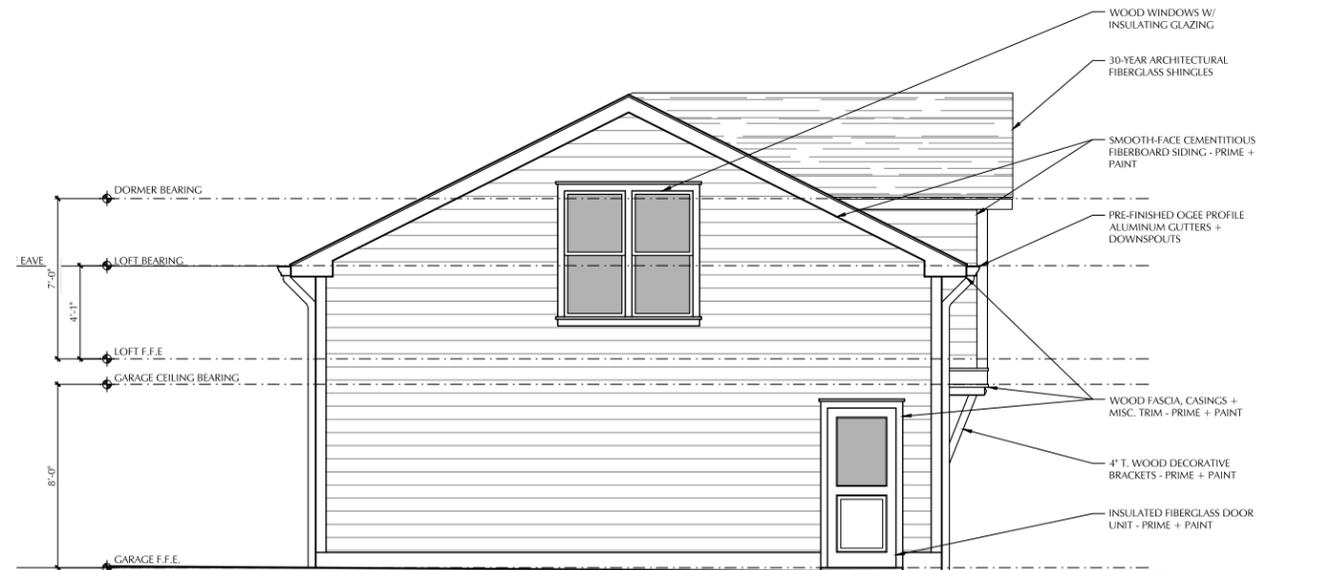


South Elevation



North Elevation (Alley)

Proposed Elevations



West Elevation (East Elevation is Mirror Image)

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Proposed Site Elevation (West)



Garage for:  
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