



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

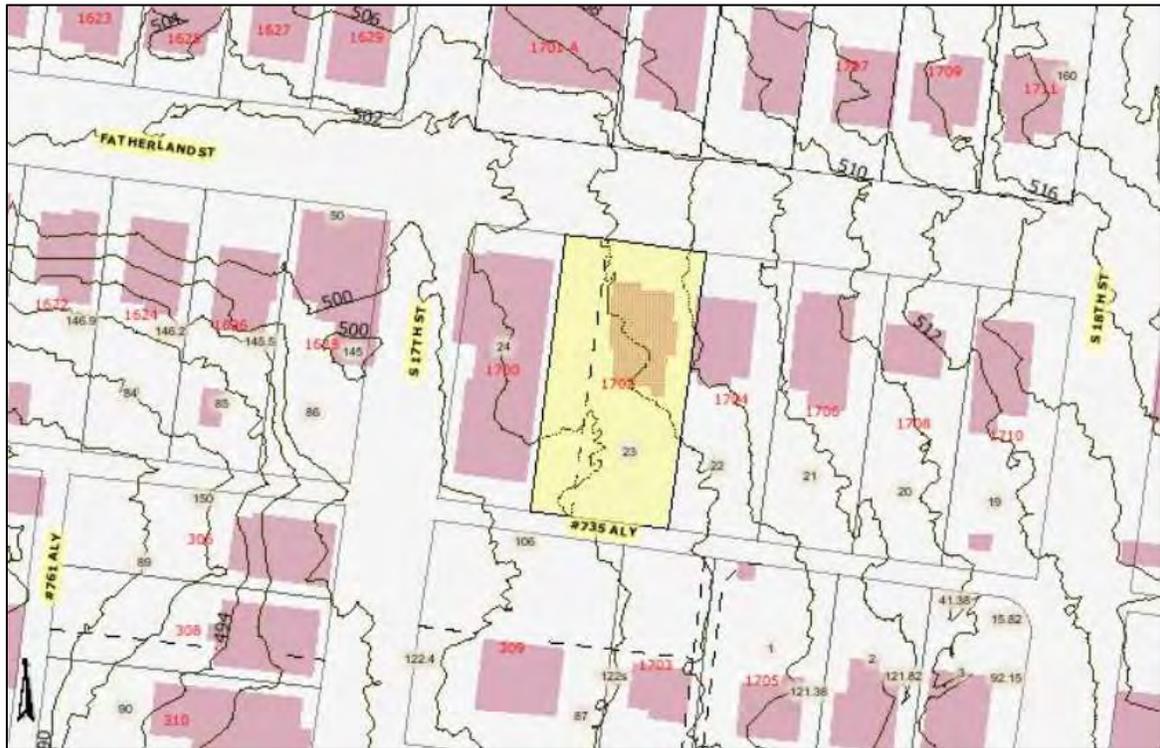
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1702 Fatherland Street**  
**May 21, 2014**

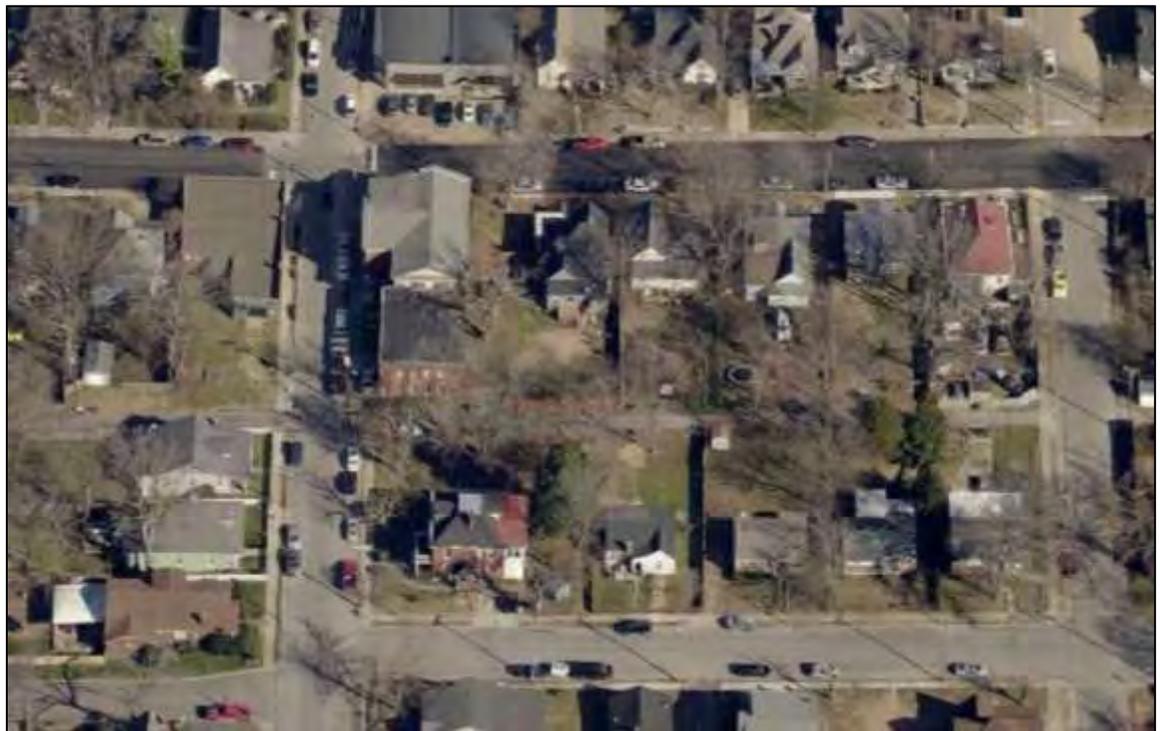
**Application:** New construction - addition  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08314019800  
**Applicant:** Craig Kennedy, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to demolish an existing non-historic rear addition and to construct a new one-story rear addition. The addition will set in from the sides of the house on both sides and the roof will be shorter than the existing roof. The floor level and eaves of the addition will align with the corresponding features of the historic house.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the partial demolition and new construction, with conditions that the selections for windows and doors, and the location of the HVAC are approved by Staff.</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.

*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.*

*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.*

## **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.*

### **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**

### **1. Demolition is not appropriate**

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

### **2. 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:** 1702 Fatherland Street is a vernacular Queen Anne cottage, typical of those constructed throughout East Nashville around the turn of the 20th Century. Characteristic of the style, the house has a square “core” with a pyramidal roof, with a hipped projection on the right and gable projections on the front and left facades.



**Analysis and Findings:** The applicant is proposing to partially demolish an existing rear addition and construct a new rear addition. The original structure will not be altered.

Demolition:

A non-historic portion of the building at the rear that sits in from the sides of the historic house and is therefore only minimally visible will be demolished. This portion is not significant to the historic character of the house.



The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The new addition will set in from the side of the original house with a one foot (1') by five foot (5') alcove on the left, and will align with the wall of an earlier addition that sits in three feet (3') from the right side of the historic house. With the addition, the depth of the house will be extended from fifty-six feet (56') to seventy-six feet from front to back, with a screened porch adding another ten feet (10') at the rear. The roof of the addition will tie into the rear slope of the existing roof, five feet (5') below the peak of the pyramidal roof and one foot (1') below the ridges of the hip and gable projections. The eaves and foundation of the addition will match the heights of the corresponding features of the historic house.

Staff finds the height and scale of the addition to be subordinate to the existing house, and concludes that the project meets sections II.B.1 and II.B.2 of the design guidelines.

Location & Removability, Design:

Because the addition is distinguished from the historic form by the alcove on the left side and the inset on the right, and because the roof is shorter than the original roof, staff finds that it will not adversely impact the original form of the building. Additionally, since the addition will not disturb the front or sides of the house, it would be possible to remove it without destroying significant features in the future. Staff finds that the project meets section II.B.2 of the design guidelines.

Setback & Rhythm of Spacing:

The addition will maintain the existing rhythm of spacing established by historic houses because it will match the width of the existing structure, which has side setbacks of five feet (5') from the left property line and thirty-feet (30') from the right. The rear-yard setback with the addition will be forty feet (40'). Staff finds that these setbacks are compatible with the historic context and that they meet the standard setbacks required by the zoning bulk regulations. The project meets design guideline II.B.3.

Materials:

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 four inch (4") reveal. The trim will also be cement-fiberboard. 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 materials for the new windows and doors will be wood, aluminum-clad, or fiberglass, and staff asks to approve the final selection prior to purchase and installation. The rear porch will be wood with a cable railing and screening, and will be inset sufficiently from the sides of the house so as not to be visible. With the staff's final approval of the windows and doors, staff finds that the known materials meet guideline II.B.4

Roof form:

The addition will have a side-oriented gable at the rear, with a "saddle" tying into it from the existing roof. This connector roof will have a 12:12 pitch on the right side and a 4.5:12 pitch on the left, but the asymmetry will be obscured behind the original pyramidal roof and the gable projection on the left. The side-gabled roof of the addition will match the forms and pitch of the original roof. Staff finds that the project meets section II.B.5 of the design guidelines.

Proportion and Rhythm of Openings: A window will be added to a blank wall on the portion of the earlier addition that is remaining, but no other 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 new large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

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. The project meets section II.B.9.

**Recommendation:**

Staff recommends approval of the partial demolition and new construction, with conditions that the windows and the location of the HVAC are approved by Staff.



1702 Fatherland Street



Right side of 1702 Fatherland Street



Rear of 1702 Fatherland Street

**bootstrap**  
architecture + construction

1432 GREENWOOD AVENUE  
NASHVILLE, TN 37206

(615) 715-4078  
CRAIG KENNEDY, AIA

**SCALISE RESIDENCE**

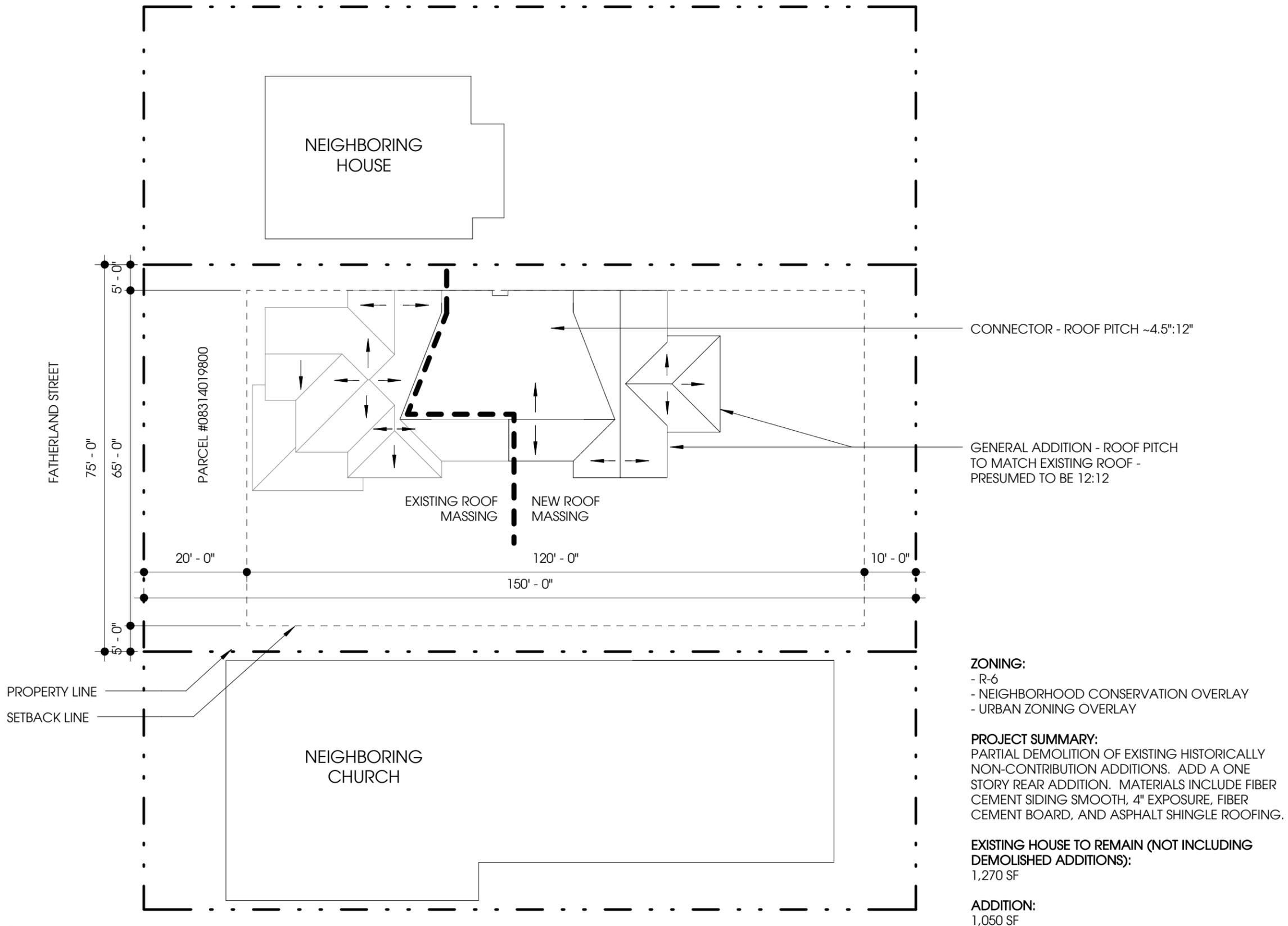
1702 FATHERLAND STREET  
NASHVILLE . TENNESSEE . 37206

**PRESERVATION PERMIT**

**2014 MAY 14**  
PROJECT #14.008

**SITE PLAN**

**H0.1**



**1 SITE PLAN**



**SCALISE RESIDENCE**

1702 FATHERLAND STREET  
NASHVILLE . TENNESSEE . 37206

**PRESERVATION PERMIT**

2014 MAY 14  
PROJECT #14.008

**EXISTING PHOTOS**

**H0.2**

ORIGINAL HISTORICALLY  
CONTRIBUTING STRUCTURE

HATCHED AREA INDICATES -  
NON-CONTRIBUTING ADDITION  
BEING REMOVED

NON-CONTRIBUTING ADDITION  
TO REMAIN



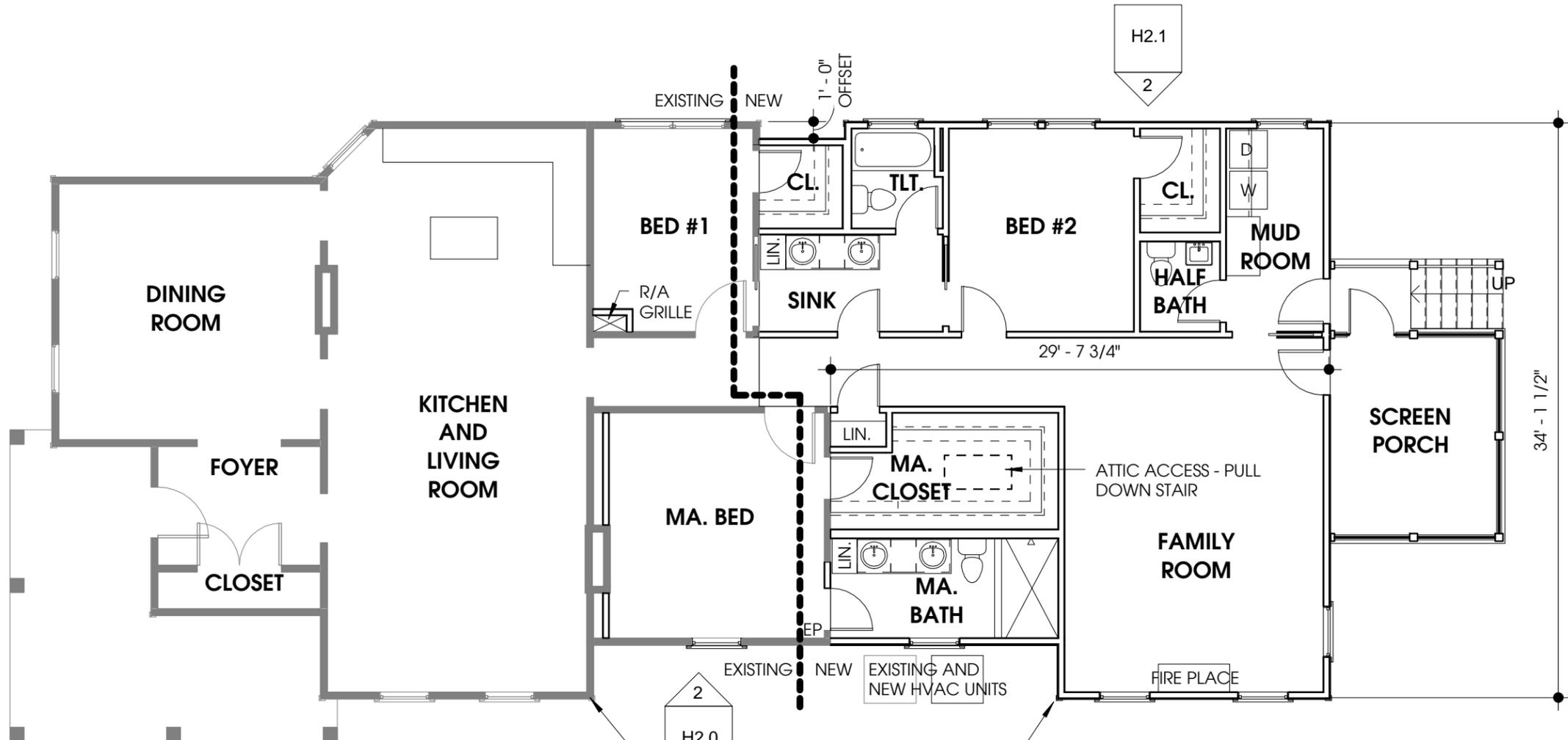
NON-CONTRIBUTING  
ADDITION - BEING  
REMOVED

HISTORICALLY  
CONTRIBUTING HOUSE

PORTION OF NON-  
CONTRIBUTING ADDITION  
TO REMAIN - NON-  
CONTRIBUTING BASE ON  
PRESENCE OF A CMU  
FOUNDATION, EAVE  
DETAILS AND  
OVERHANGS NOT  
MATCHING THE  
ORIGINAL 'FRONT' PART  
OF THE HOUSE



NON-CONTRIBUTING  
ADDITION - BEING  
REMOVED



2

FLOOR PLAN

0' 4' 8' 16'



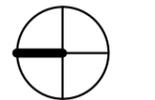
PLAN NORTH

WALL LEGEND	
	EXISTING TO REMAIN
	DEMOLISHED
	NEW CONSTRUCTION

1

DEMOLITION PLAN

0' 4' 8' 16'



PLAN NORTH

**bootstrap**  
architecture + construction

1432 GREENWOOD AVENUE  
NASHVILLE, TN 37206

(615) 715-4078  
CRAIG KENNEDY, AIA

**SCALISE RESIDENCE**

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2014 MAY 14  
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FLOOR PLAN

**H1.1**

**SCALISE RESIDENCE**

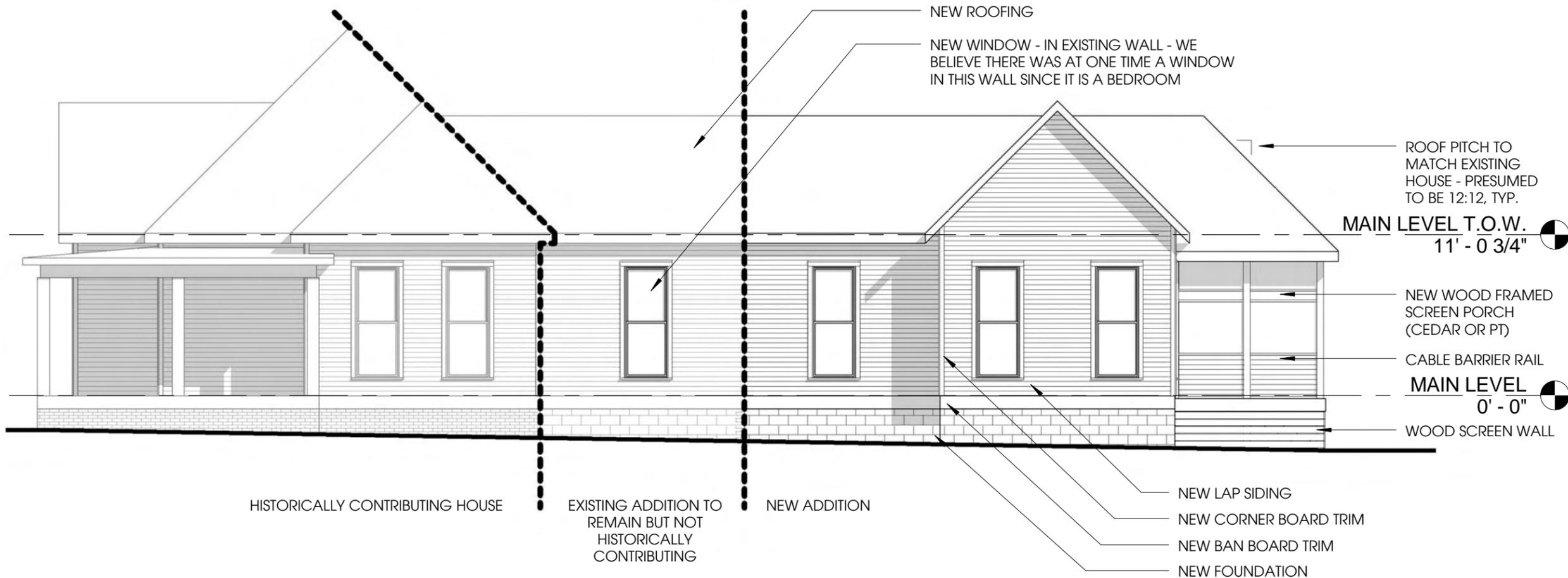
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**PRESERVATION PERMIT**

**2014 MAY 14**  
PROJECT #14.008

**ELEVATIONS**

**H2.0**



**2 WEST ELEVATION**



- MATERIAL NOTES**
- ALL SIDING SHALL BE 4" EXPOSURE (TO MATCH EXISTING) SMOOTH FACED FIBER CEMENT PLANKS
  - ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
  - BAND BOARD SHALL BE 5/4 FIBER CEMENT BOARD TO MATCH WIDTH OF EXISTING TRIM
  - ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
  - NEW WINDOWS AND DOORS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
  - ALL NEW AND EXISTING CMU FOUNDATIONS SHALL BE PARGE COATED.
  - ROOFING WILL BE ASPHALT SHINGLES OF A BLACK, GRAY, OR BROWN PALATE.

**SCALISE RESIDENCE**

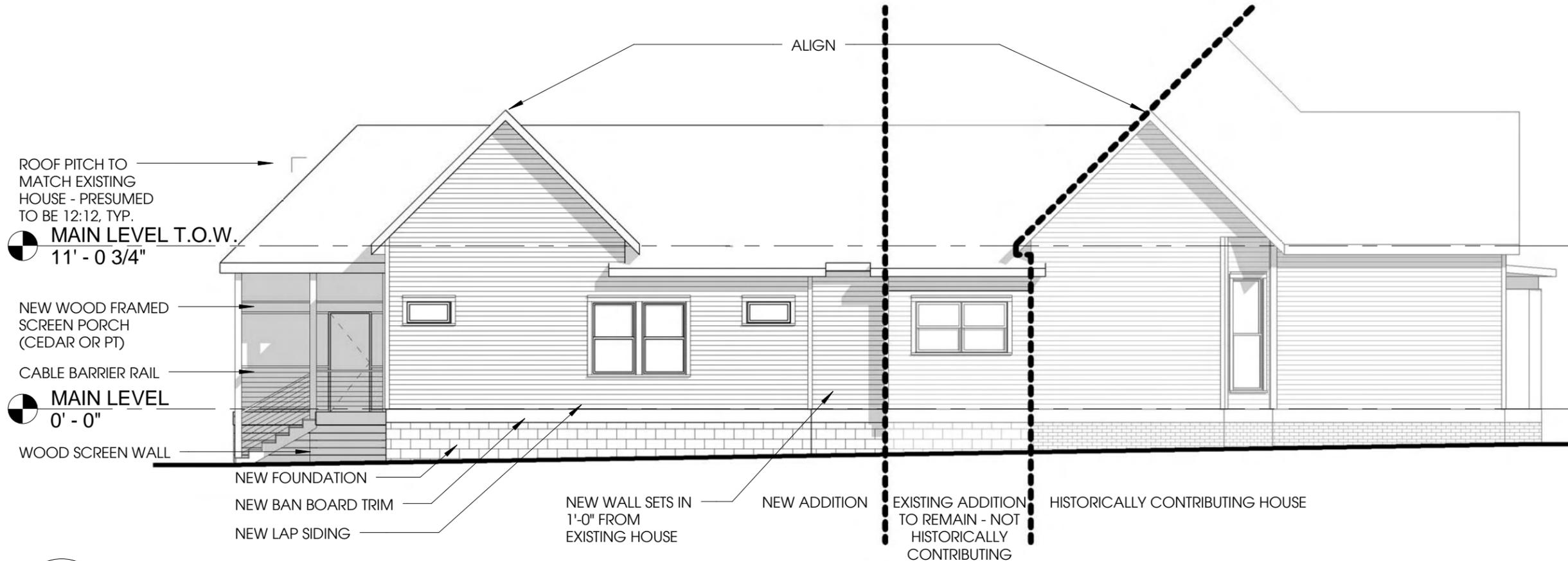
1702 FATHERLAND STREET  
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**PRESERVATION PERMIT**

**2014 MAY 14**  
PROJECT #14.008

**ELEVATIONS**

**H2.1**



2

**EAST ELEVATION**



1

**SOUTH ELEVATION**



**MATERIAL NOTES**

- ALL SIDING SHALL BE 4" EXPOSURE (TO MATCH EXISTING) SMOOTH FACED FIBER CEMENT PLANKS
- ALL WINDOW TRIM SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- BAND BOARD SHALL BE 5/4 FIBER CEMENT BOARD TO MATCH WIDTH OF EXISTING TRIM
- ALL CORNER BOARDS SHALL BE 5/4X4 SMOOTH FACED FIBER CEMENT BOARDS
- NEW WINDOWS AND DOORS SHALL BE WOOD, ALUMINUM CLAD, OR FIBER GLASS MATERIAL.
- ALL NEW AND EXISTING CMU FOUNDATIONS SHALL BE PARGE COATED.
- ROOFING WILL BE ASPHALT SHINGLES OF A BLACK, GRAY, OR BROWN PALATE.