

JOHN COOPER
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

STAFF RECOMMENDATION
717 Fatherland Street
January 20, 2021

Application: New Construction – Infill and Outbuilding
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Base Zoning: R8
Map and Parcel Number: 082160443.00
Applicant: Van Pond
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application for the construction of infill and an outbuilding.

Recommendation Summary: Staff recommends approval of the proposed project with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff shall review and approve the final brick, roofing color, doors, windows, doors, garage doors and terrace paving material prior to purchase and installation; and
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5’ of the front corner;

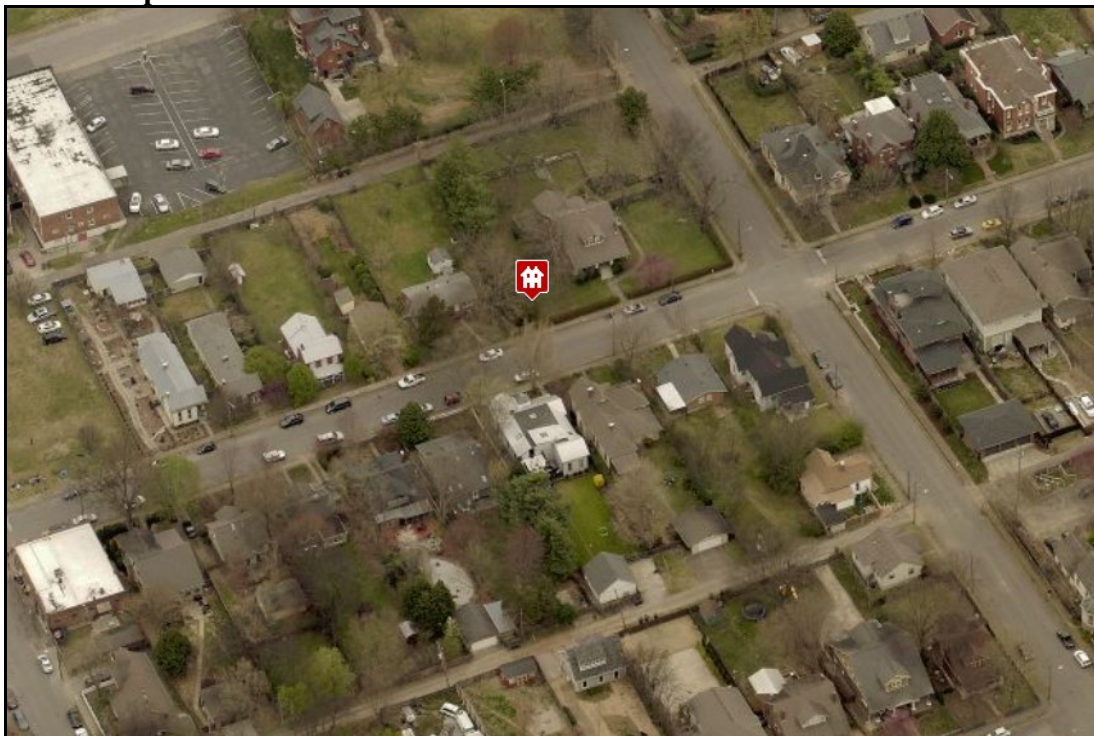
finding that the project meets Section III.B of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

III.B.1 Additions

- a. Generally, an addition should be situated at the rear of a building in a way that will minimize the visual impact upon both 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, one-story 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:

- *No matter their use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *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.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height

within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

Side Additions

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 (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.

- c. An addition should be compatible, by not contrasting greatly, with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.
- d. The creation of an addition through enclosure of a front porch is not appropriate.
- e. The enclosure of side porches may be appropriate if the visual openness and character of the porch is maintained.
- f. Dormers generally should not be introduced where none existed originally.

Rear Dormers

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

- g. Additions should follow the guidelines for new construction.

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

6. Every building, structure, and site shall be recognized as a product of its own time. Alterations that have not historical basis and w which seek to create an earlier appearance are not appropriate.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

It is important to note the variety of historic architectural styles and house types represented in Edgefield. Although roofs, windows, doors, porches, and other elements, may be common to all, each house possesses particular details and features that distinguishes it from others. The unique character of each historic building should be preserved in order to maintain the integrity of the district as a whole.

7. Changes which have taken place over the course of time are evidence of the history and development of a building, structure, or site and its environment. If the changes have acquired significance in their own right, they should be retained.

For example, as tastes changed in the first quarter of the twentieth century, Victorian Era styles were replaced by Colonial Revival and Bungalow styles. An addition or major remodel in a new style to an earlier house can sometimes be as architecturally important as an unaltered historic house.

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 reinforce 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. 17.40.410).

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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

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.

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.

e. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

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.

Parking areas and Driveways

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of

corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

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.

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.

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.

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 siding are not appropriate.

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.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new outbuilding building should reflect the character of outbuildings with the associated house. The outbuilding should be compatible, by not contrasting greatly with the 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 forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch. The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *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.*
 - *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
 - *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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. 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 clad buildings.*

2) *Outbuildings should be situated on a lot as is historically typical 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:

- *Where they are a typical feature of the neighborhood; or*
- *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.*

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configuration would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
 - *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
 - *The DADU may not exceed the maximums outlined previously for outbuildings.*
 - *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
 - *Density. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*
 - *Ownership.*
 - *a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
 - *b. The DADU cannot be divided from the property ownership of the principal dwelling.*
 - o *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
 - o *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*
- Bulk and Massing. The living space of a DADU shall not exceed seven hundred square feet.*

i. Appurtenances Related to New Construction

For information on fences, paving, walls, et cetera, see the Appurtenances section.

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.

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.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

IV. APPURTENANCES TO HISTORIC AND NON-HISTORIC BUILDINGS

1. FENCES

- a. *Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.*
- b. *Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.*

A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.

- c. *Chain link or woven fences are generally not appropriate for front or visible side yards. They may be appropriate along rear property lines if the fence is camouflaged with plantings, or painted black or dark green.*

d. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.

2. PERMANENT BUILT LANDSCAPE FEATURES

- a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.
- b. Historic retaining walls in front and side yards should be retained.
- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.
- e. Above-ground swimming pools should not be publicly visible. An in-ground swimming pool should be located in a rear yard in a manner that minimizes its public visibility.

Mail boxes at the sidewalk or street are not appropriate.

Structures such as gazebos and pergolas should be appropriate to the style of the house and located in rear yards, unless documentary, physical, or pictorial historical evidence indicates otherwise.

4. 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.



Figure 1: Vacant lot at 717 Fatherland Street

Background: 717 Fatherland Street is a vacant lot located in the Edgefield Historic Preservation Zoning Overlay.

Analysis and Findings: This is an application for the construction of an infill house and outbuilding on an existing vacant lot.



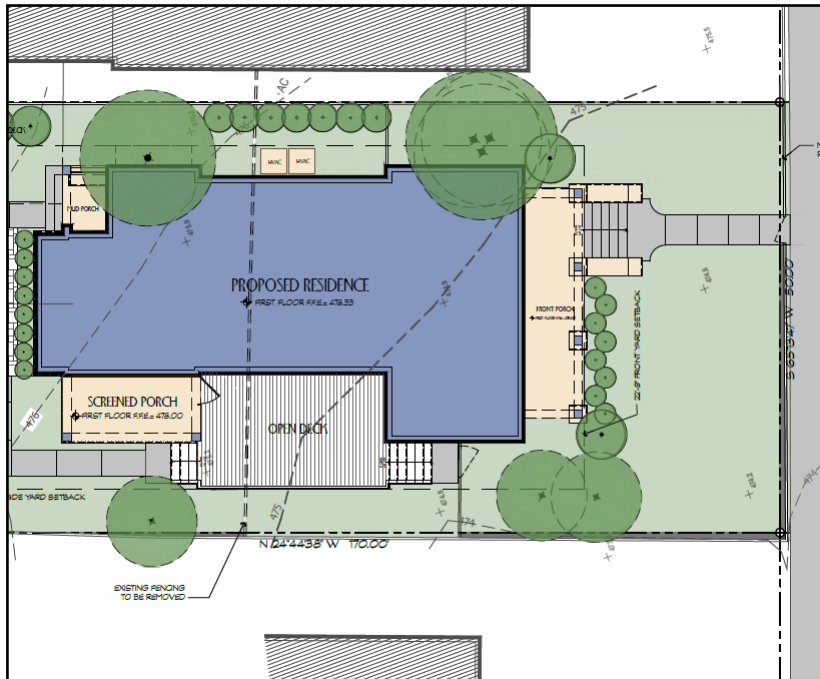
Figure 2: Front elevation of proposed infill.

Height & Scale: The proposed house will be a full two-story form and will be approximately twenty-eight feet (28') tall with about a twenty-one and a half foot (21'6") eave, from grade. The nearby historic houses are one-and-a-half or two stories tall and range in height from about sixteen to thirty-nine feet (16'-39') in height. The foundation at the front is about two to three feet (2'-3') tall. The historic houses next door at 719 Fatherland Street, and the two houses across the street at 714 and 718 Fatherland all have comparable foundation heights. Staff finds the proposed height to be appropriate for the context.

The width is proposed to be about thirty-two feet (32'). There is a second floor projecting bay which adds approximately two feet, six inches (2'6") of additional width. Nearby historic house range from about thirty to about thirty-nine feet (~30'~39') in width. Staff finds that the width of the proposed infill is appropriate.

The project meets sections III.B.2.a and b.

Setback & Rhythm of Spacing: The proposed front setback (to the front wall of the house) is approximately thirty feet (30'). This is roughly even with the front porch of the historic house to the right. The porch on the proposed house then projects closer to the street.



(Figure 3) Typically, the front walls should line up with front walls and porches should align with porches. However, in this case, the house immediately to the left is non-contributing and the historic houses further down the block step closer to the street. (Figure 5) Given this, staff finds that the proposed front setback is appropriate.

Figure 4: Proposed site plan. Note setbacks. House on left is non-contributing.



Figure 5: Aerial view of block. Red arrow is #717. Note the historic houses to the left are closer to the street than the house to the right.

On the right side, the main wall of the house will be about seven feet (7') from the side property line – the second floor projecting bay will extend about two feet (2') closer to be

right at the setback line, five feet (5') from the property line. The left side will be about ten feet (10') from the side property line. The rear will be more than eighty feet (80') from the rear property line.

The project meets section III.B.2.a.

Materials, Texture, and Details and Material Color:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Brick	Unknown	Yes	X
Secondary Cladding	Fiber-cement lap siding	5" exposure	Yes	
Tertiary Cladding	Fiber-cement panel	Smooth	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	X
Eave Brackets	Wood	N/A	Yes	
Trim	S4S	Smooth faced	Yes	
Chimney				
Front Porch floor/steps	Concrete/wood	Natural Color	Yes	
Front Porch Posts	Wood	Smooth wood	Yes	
Front Porch Railing	Steel	Powder Coated	Yes	
Front Porch Roof	Low slope EPDM	N/A	Yes	
Side Porch Floor/steps	Wood	Smooth	Yes	
Side Porch Railing	Wood	Smooth	Yes	
Upper Side Porch Post	Wood	Smooth	Yes	
Windows	Clad wood	Unknown	Yes	X
Principle Entrance	¾ light Clad wood door	Unknown	Yes	X
Side/rear doors	Clad wood	Unknown	Yes	X
Walkway	Concrete	Unknown	Yes	
Terrace	Unknown	Unknown		X

With final staff approval of the brick, roofing color, doors, windows and terrace paving material, staff finds that the project meets section III.B.2.g.



Figure 6: Left side elevation

Roof form & Building Shape: The roof will be uncomplicated with two side gabled forms connected by a perpendicular gable. These will all have a 6.5/12 slope. The front porch roof will be a low sloped EPDM, and on the rear, there is a one-story shed roofed portion. These roof forms and slopes are appropriate to the historic context.

The project meets sections III.B.2.c and d.

Orientation: The infill will have a partial-width front porch that is seven feet (7') deep. Front porches are typical in this historic context. A front walk is shown from the porch to the sidewalk along Fatherland Street. Vehicular access is off the alley in the rear.

The project meets section III.B.2.e.

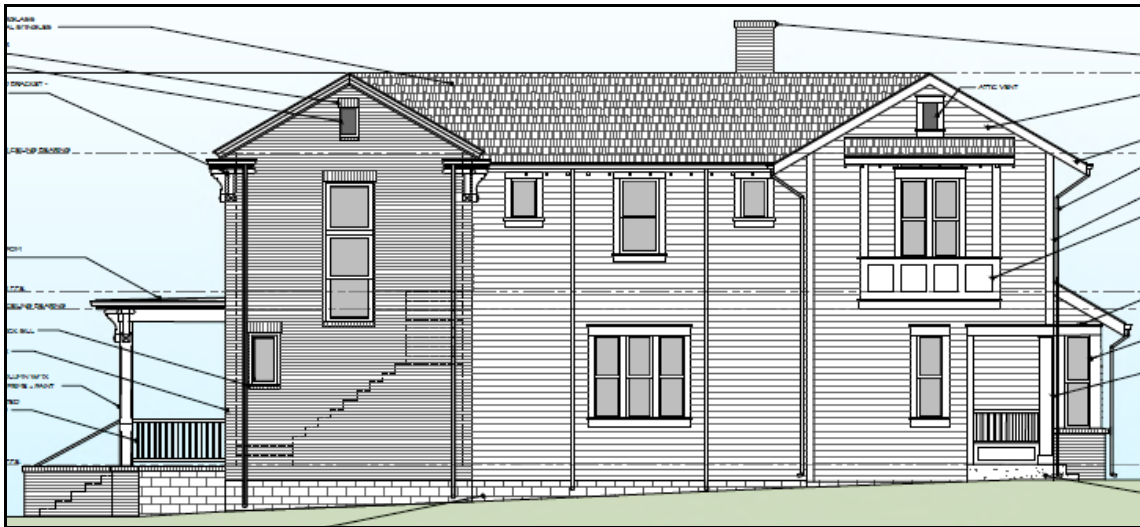


Figure 7: Right side elevation. Note squared accent windows.

Proportion and Rhythm of Openings: The windows are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are a few squared windows, one on the front elevation and a few on the right-side elevation (Figure 7) – staff finds that these could be appropriate as they are accent windows and not the primary window type. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Section III.B.2.f.

Appurtenances & Utilities: The location of the HVAC and other utilities was 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 III.B.2. i.

Outbuildings:

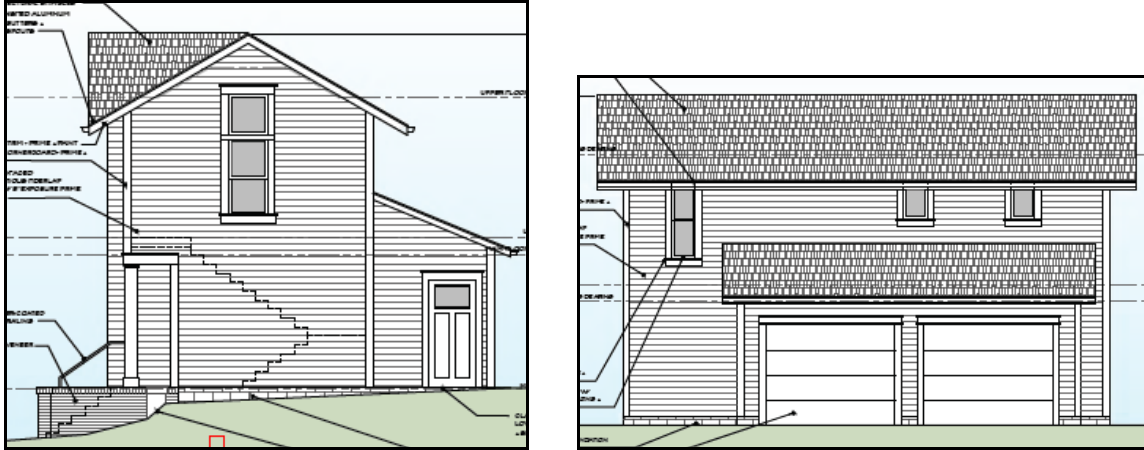
Massing Planning:

	Lot is less than 10,000 square feet	Proposed
Maximum Square Footage	750 sq.ft. including porches	745 sq. ft. including porch

The proposed square footage meets the guidelines for a lot of this size, which is eight thousand, five hundred square feet (8,500 sq. ft.)

	Potential maximums under Ordinance	Existing House, as measured from finished floor	Proposed DADU, as measured from grade
Ridge Height	25’ unless existing building is less	~26’ from finished floor	~25’ average
Eave Height	17’ for two story Unless house is less	~19’6” from finished floor	~17’ average

The site of the proposed DADU has significant changes in grade. (Figures 8 & 9) On average, the ridge and eave heights will meet the guidelines. Although they will be a bit taller on the downslope, they will be a bit shorter at the higher elevation. Staff finds that this is appropriate.



Figures 8 & 9: North and west elevations of garage. Note slope.

The proposal meets Section III.B.2.h.1 of the design guidelines.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	6.5/12	Yes

The primary roof form is gabled, which is appropriate. A one-story shed roofed portion extends toward the alley and houses the vehicular access. Staff finds that the proposal meets Section III.B.2.h.1 of the design guidelines for roof shape.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Split-faced CMU	Typical	No
Cladding	Fiber cement boards	Smooth, 5" exposure	No
Roofing	Composite shingle	Color unknown	Yes
Trim	Wood	Smooth	No
Porch column	Wood	Wood	No
Porch steps	Brick	Note indicated	Yes
Windows	Wood clad	Not indicated	Yes
Doors	Not indicated	Not indicated	Yes
Garage doors	Not indicated	Not indicated	Yes

The proposed materials have been approved in the past for outbuildings. With staff's final approval of the roof color, brick, windows, doors and garage doors, staff finds that the materials meet the design guidelines.

General requirements for Outbuildings/DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	~54'
Rear setback – garage doors face alley	5'	5'
Left side setback	3'	~8'
Right side setback	3'	~7"
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The project meets all base zoning setback requirements. The project meets section III.b.2.h of the design guidelines.

Recommendation: Staff recommends approval of the proposed project with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff shall review and approve the final brick, roofing color, doors, windows, doors, garage doors and terrace paving material prior to purchase and installation; and
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner;

finding that the project meets Section III.B of the *Edgefield Historic Zoning District: Handbook and Design Guidelines*.

CONTEXT PHOTOGRAPHS



719 Fatherland Street, to the immediate right of the subject lot



801 and 803 Fatherland Street



711 and 713 Fatherland Street



714 Fatherland Street, across the street



718 Fatherland Street, across the street



1 EXISTING SITE PLAN

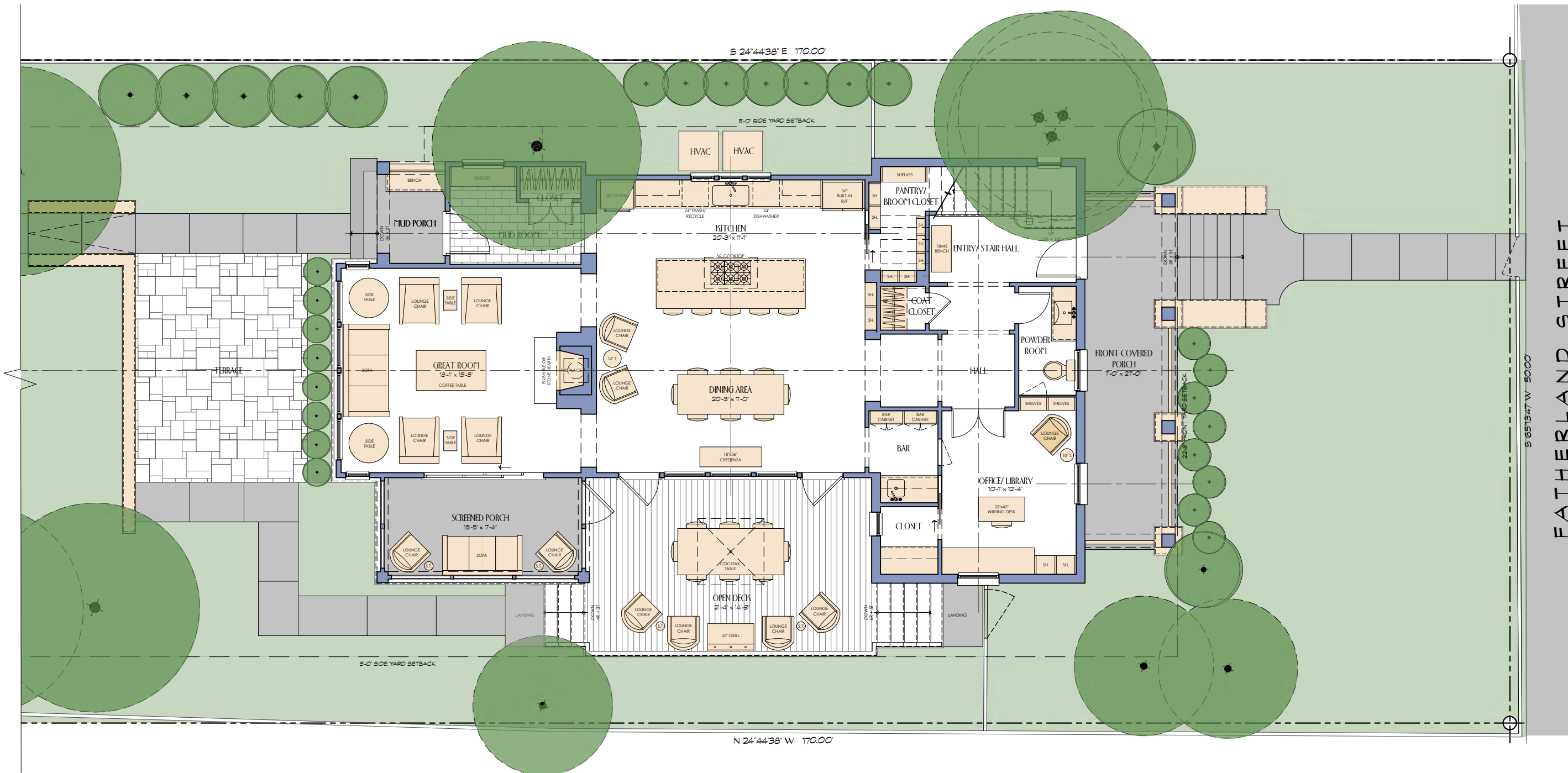
AREA CALCULATIONS	
BUILDING FOOTPRINT AREAS:	
PROPOSED RESIDENCE BUILDING FOOTPRINT AREA (GSF):	1,726 S.F.
PROPOSED SIDE PORCH FOOTPRINT AREA (GSF):	314 S.F.
PROPOSED DETACHED ACCESSORY STRUCTURE BUILDING FOOTPRINT AREA (GSF):	745 S.F.
TOTAL FOOTPRINT AREA (GSF):	2,785 S.F.
HEATED AREAS:	
PROPOSED RESIDENCE MAIN FLOOR HEATED AREA (GSF):	1,392 S.F.
PROPOSED RESIDENCE UPPER FLOOR HEATED AREA (GSF):	1,248 S.F.
PROPOSED DETACHED ACCESSORY STRUCTURE UPPER FLOOR HEATED AREA (GSF):	552 S.F.
TOTAL HEATED AREA (GSF):	3,192 S.F.
UNHEATED AREAS:	
PROPOSED FRONT PORCH UNHEATED AREA (GSF):	175 S.F.
PROPOSED COVERED PORCH UNHEATED AREA (GSF):	120 S.F.
PROPOSED SIDE PORCH UNHEATED AREA (GSF):	314 S.F.
PROPOSED BACK MILD PORCH UNHEATED AREA (GSF):	39 S.F.
PROPOSED UPPER COVERED PORCH UNHEATED AREA (GSF):	121 S.F.
PROPOSED DETACHED ACCESSORY STRUCTURE PORCH UNHEATED AREA (GSF):	24 S.F.
PROPOSED DETACHED ACCESSORY STRUCTURE MAIN FLOOR UNHEATED AREA (GSF):	640 S.F.
TOTAL UNHEATED AREA (GSF):	1,433 S.F.
BUILDING COVERAGE CALCULATIONS:	
ALLOWABLE BUILDING COVERAGE FOR R8 DISTRICTS	
IN DAVIDSON COUNTY: 45% (15.72 S.F. X 0.45)	7100 S.F.
TOTAL BUILDING COVERAGE (GS.F.):	2,785 S.F.

THE HOFFMAN-MARTINO RESIDENCE

A NEW RESIDENCE AT 717 FATHERLAND STREET
NASHVILLE, TENNESSEE 37206

SCHEMATIC DESIGN DRAWINGS
NOT FOR CONSTRUCTION





1 PROPOSED MAIN FLOOR PLAN

THE HOFFMAN-MARTINO RESIDENCE

A NEW RESIDENCE AT 717 FATHERLAND STREET
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SCHEMATIC DESIGN DRAWINGS
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PROPOSED MAIN FLOOR PLAN

ISSUE DATE:
 19 NOVEMBER 2020



FATHERLAND STREET

S 65°13'47" W 50.00

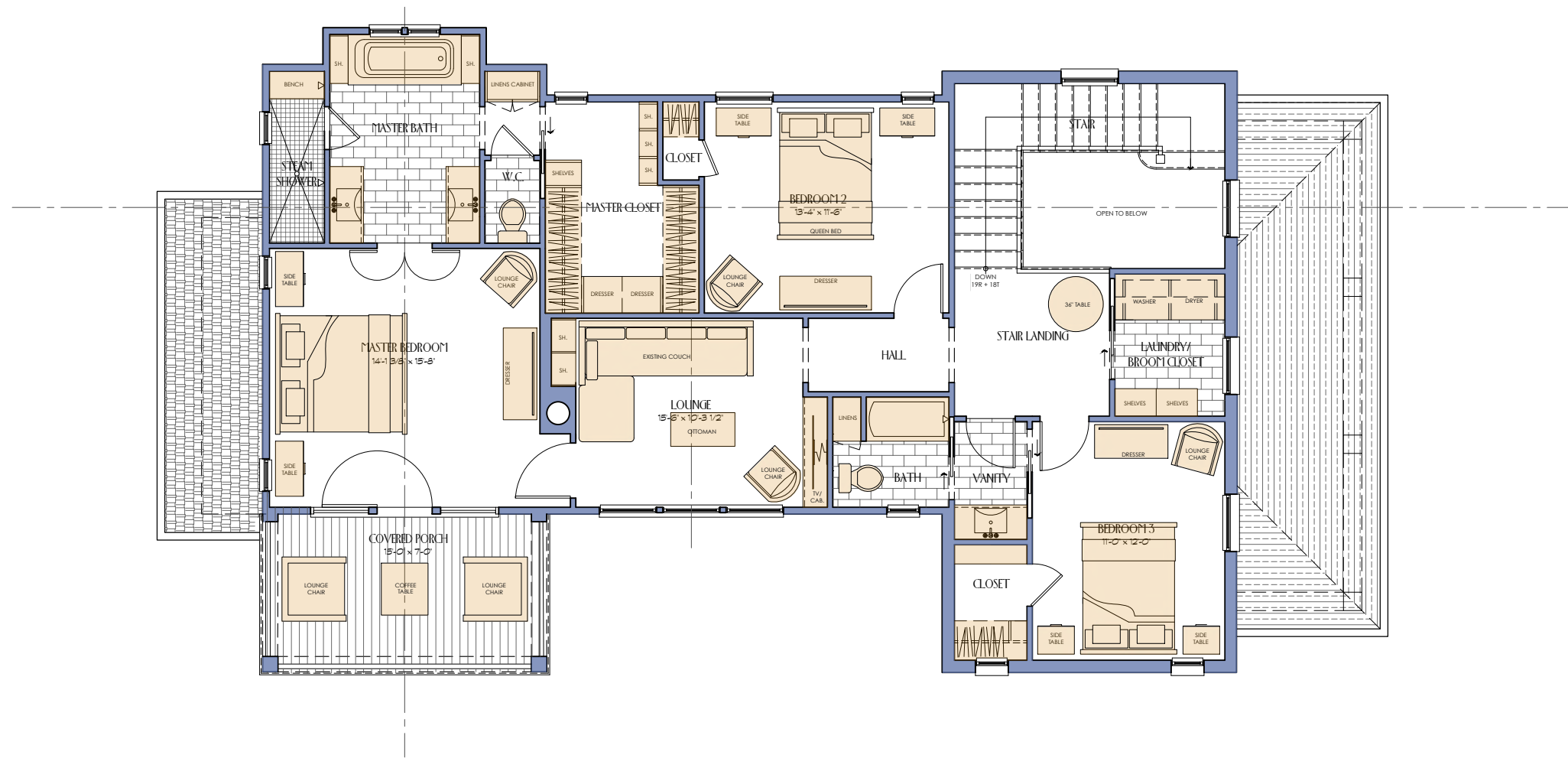
S 24°44'38" E 170.00

N 24°44'38" W 170.00

5'-0" SIDE YARD SETBACK

5'-0" SIDE YARD SETBACK

22'-8" FRONT YARD SETBACK



1

PROPOSED UPPER FLOOR PLAN



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PROPOSED UPPER FLOOR PLAN

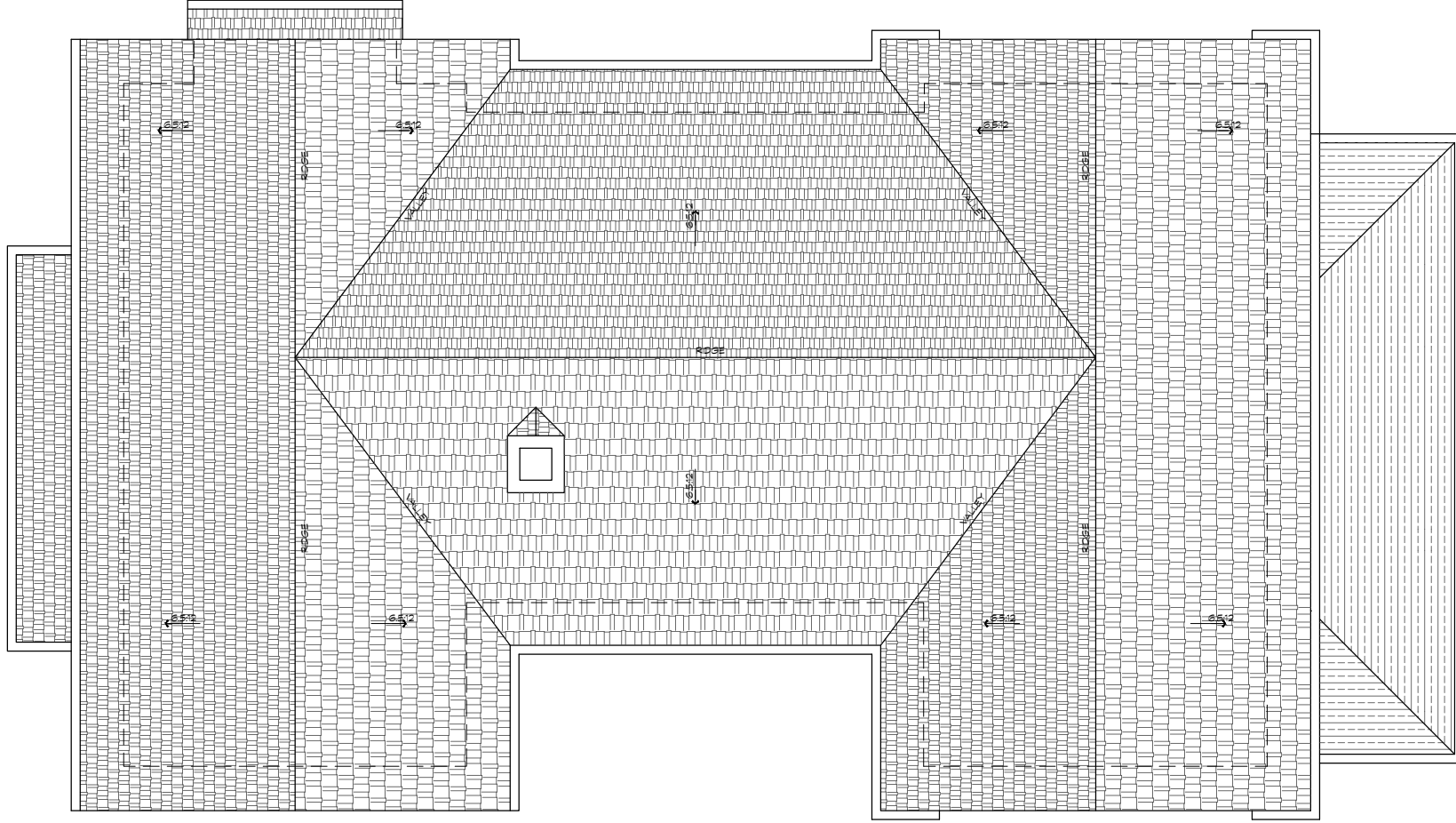
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A2



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1

PROPOSED ROOF PLAN



PROPOSED ROOF
PLAN

ISSUE DATE:
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A3

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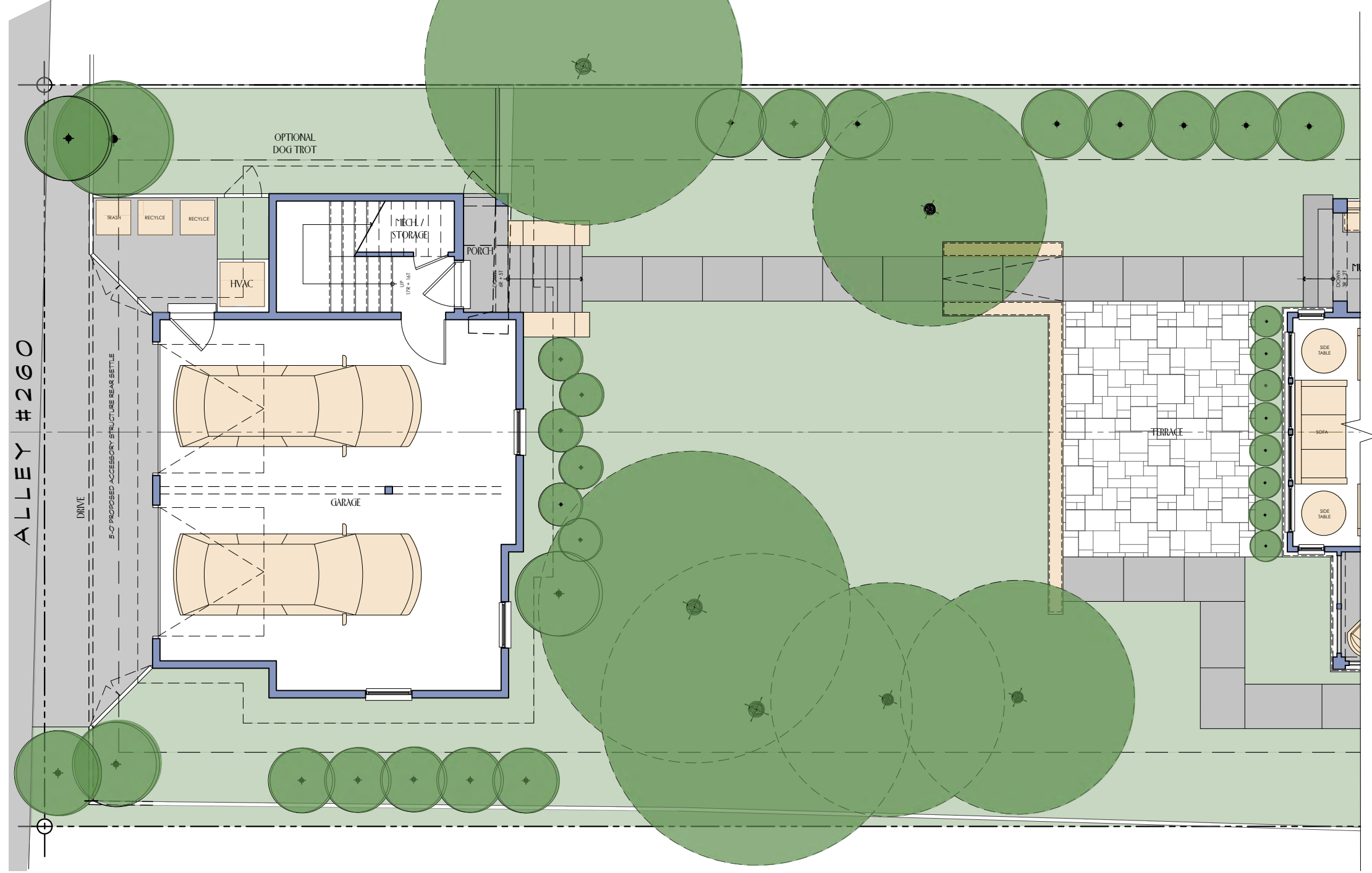
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1 PROPOSED GARAGE MAIN FLOOR PLAN



PROPOSED GARAGE
MAIN FLOOR PLAN

ISSUE DATE:
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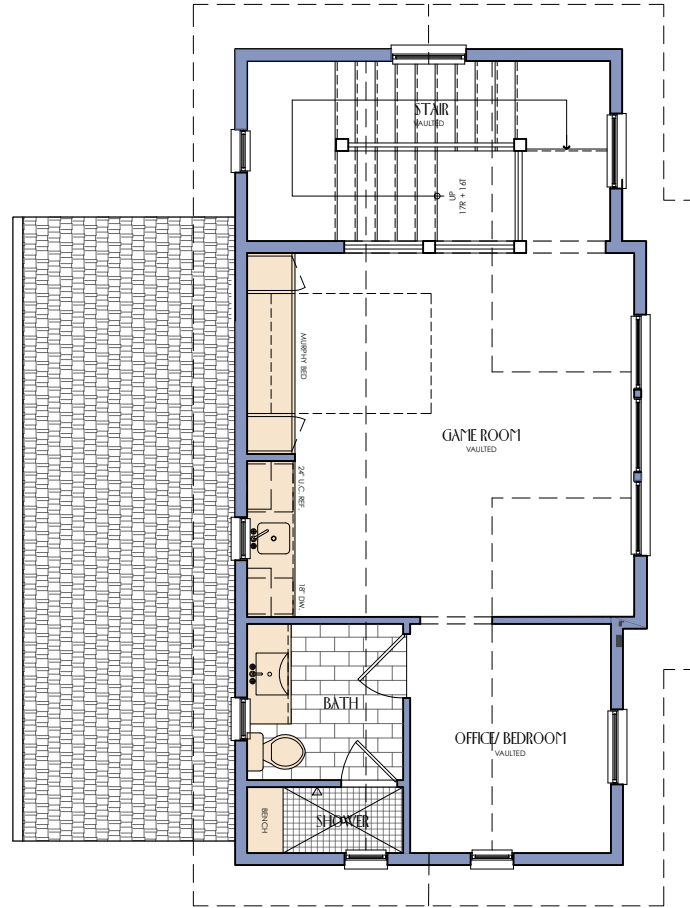
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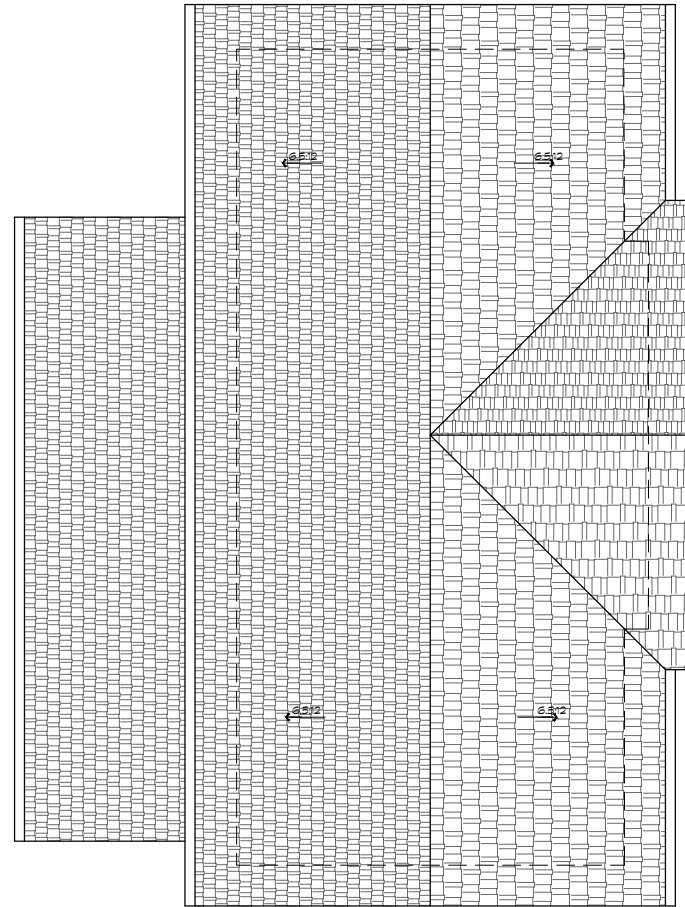
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1 PROPOSED GARAGE UPPER FLOOR PLAN



1 PROPOSED GARAGE ROOF PLAN

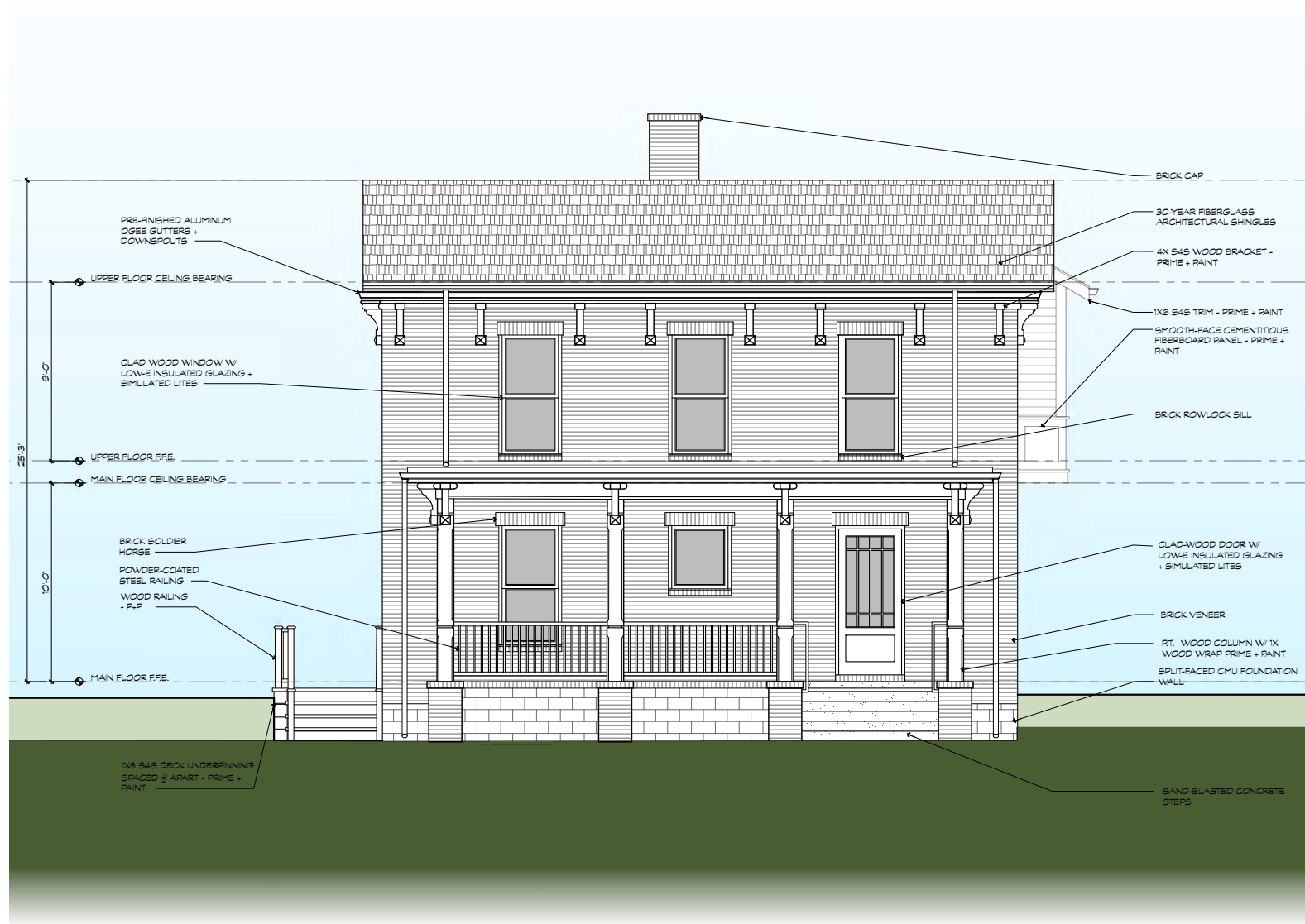
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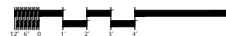
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1 PROPOSED FRONT ELEVATION



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A NEW RESIDENCE AT 717 FATHERLAND STREET
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1 PROPOSED WEST ELEVATION



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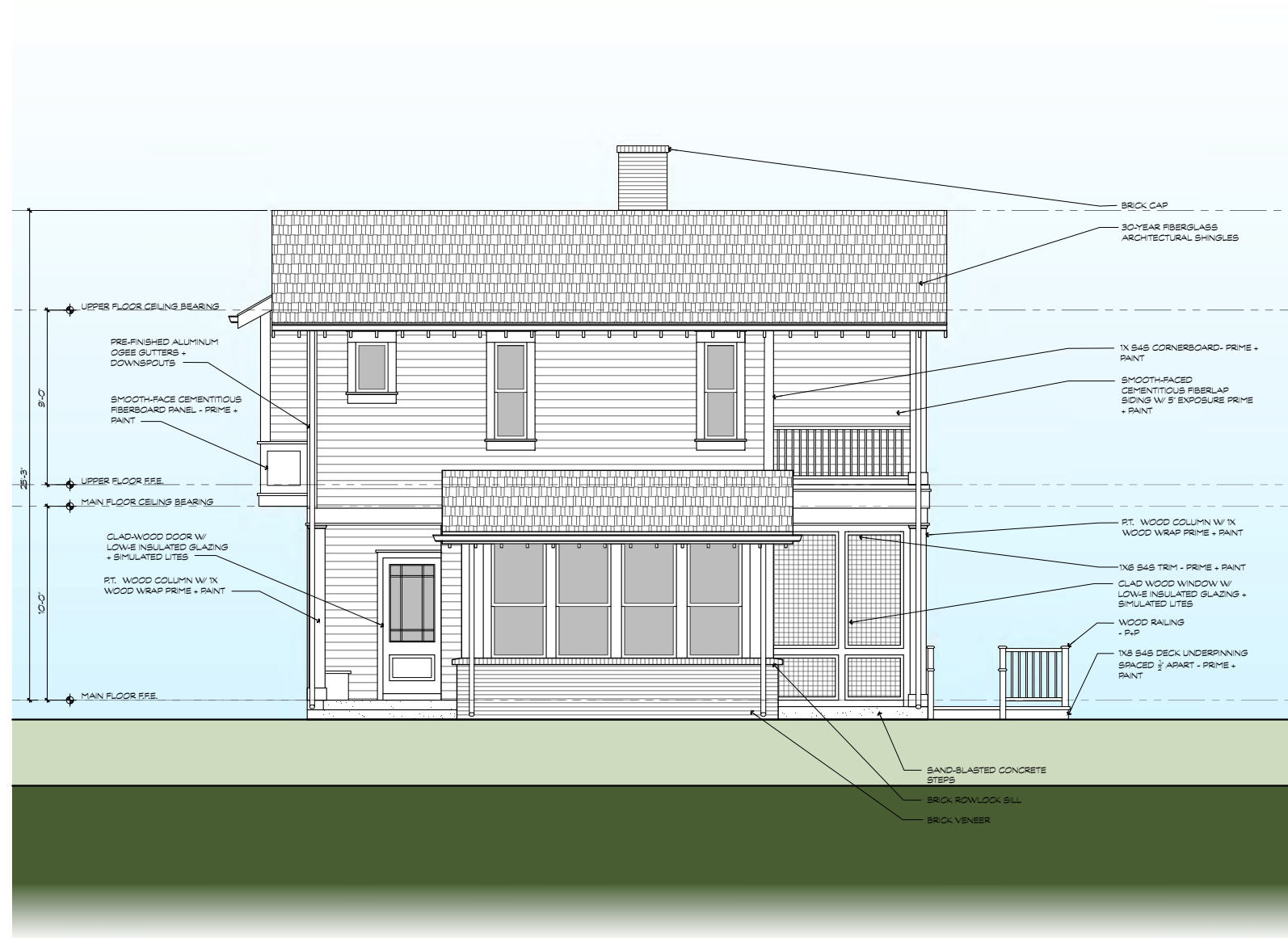


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1 PROPOSED BACK ELEVATION

THE HOFFMAN-MARTINO RESIDENCE

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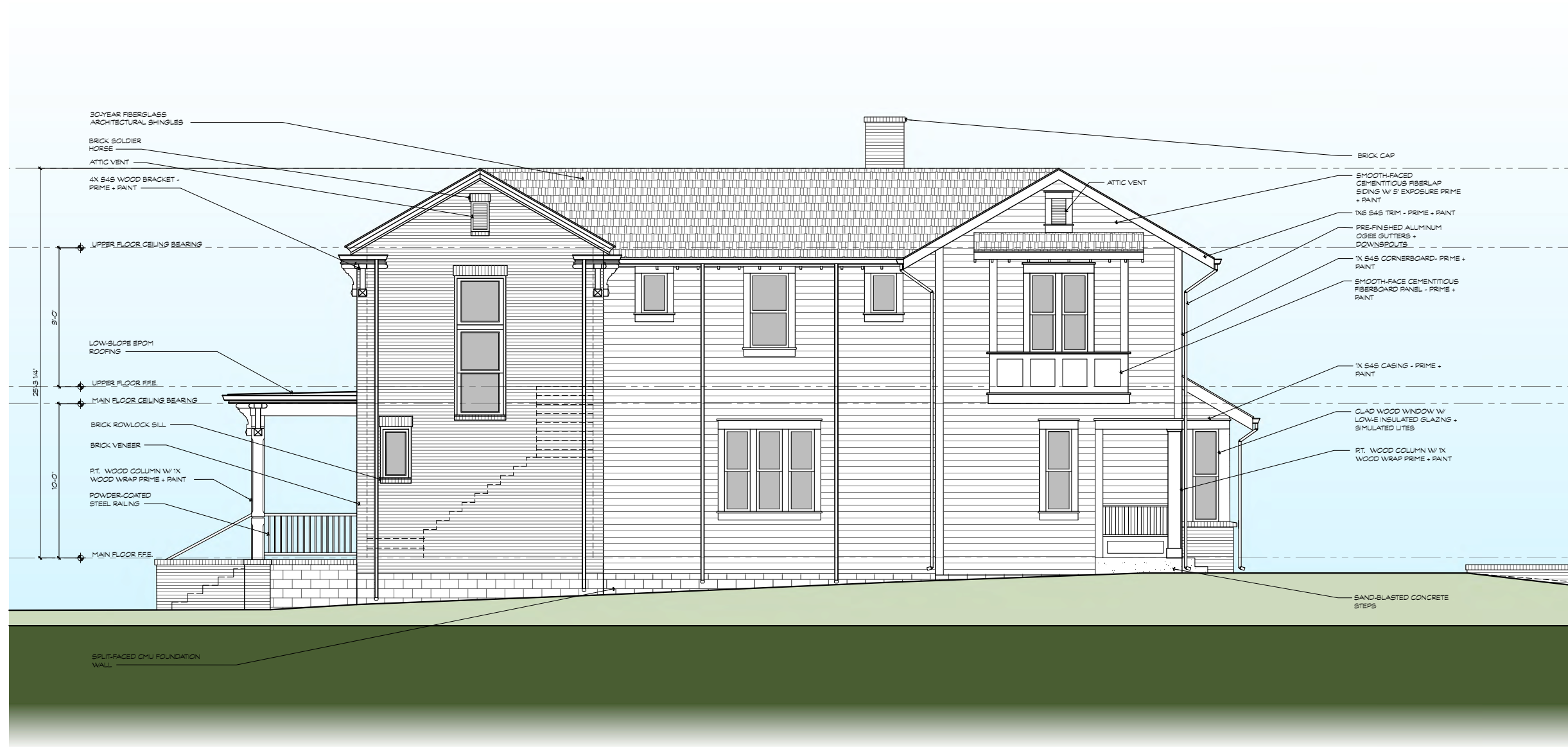


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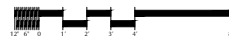
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ELEVATION

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1 PROPOSED EAST ELEVATION



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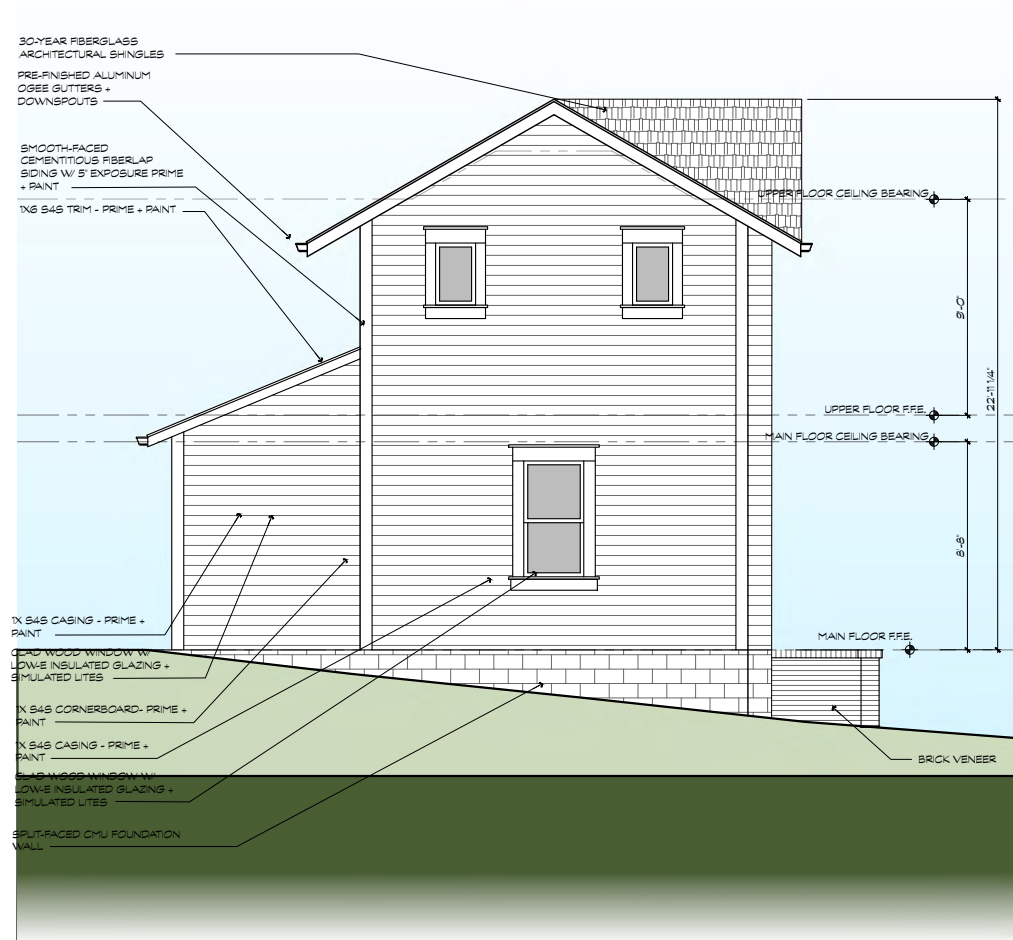


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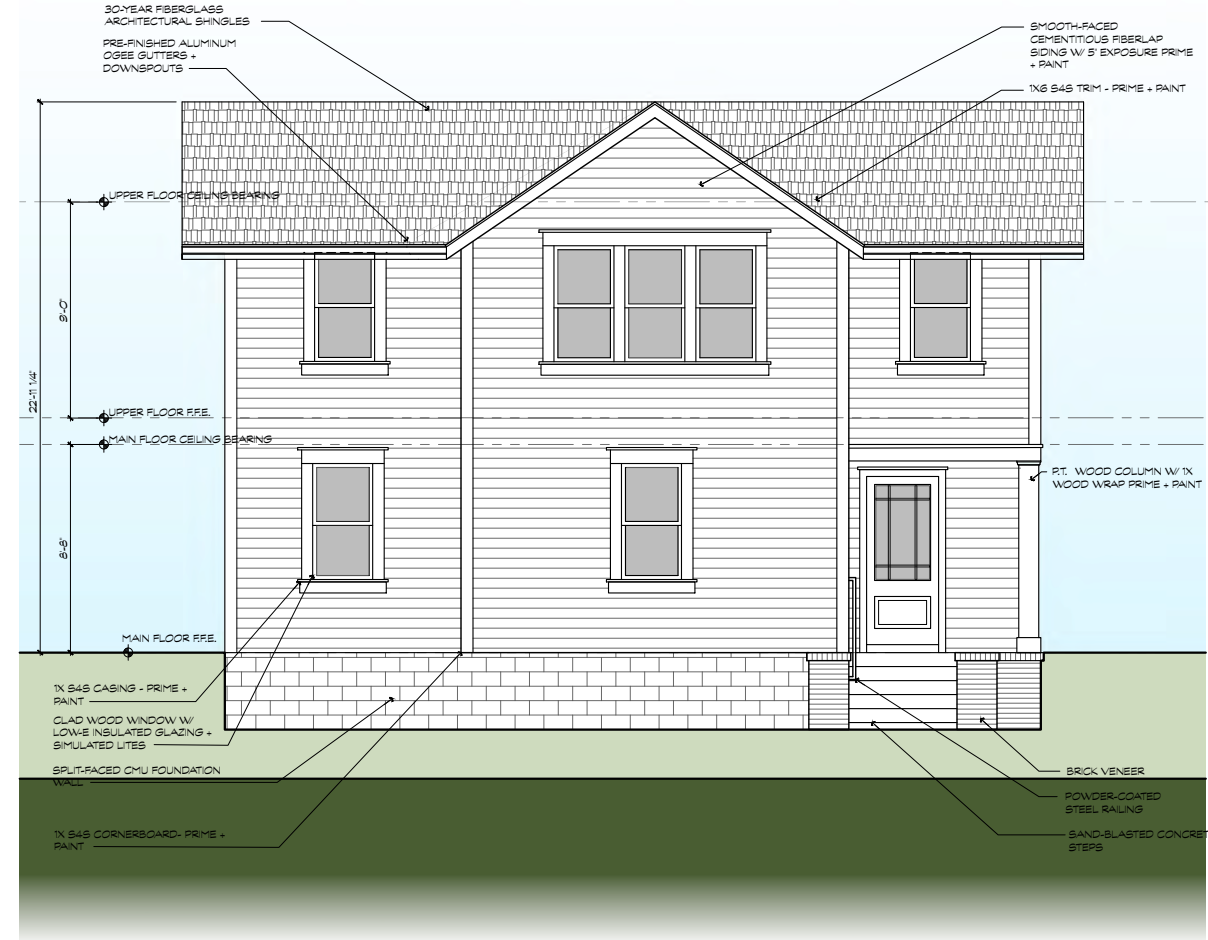
PROPOSED EAST
ELEVATION

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19 NOVEMBER 2020

A9



1 PROPOSED GARAGE SOUTH ELEVATION

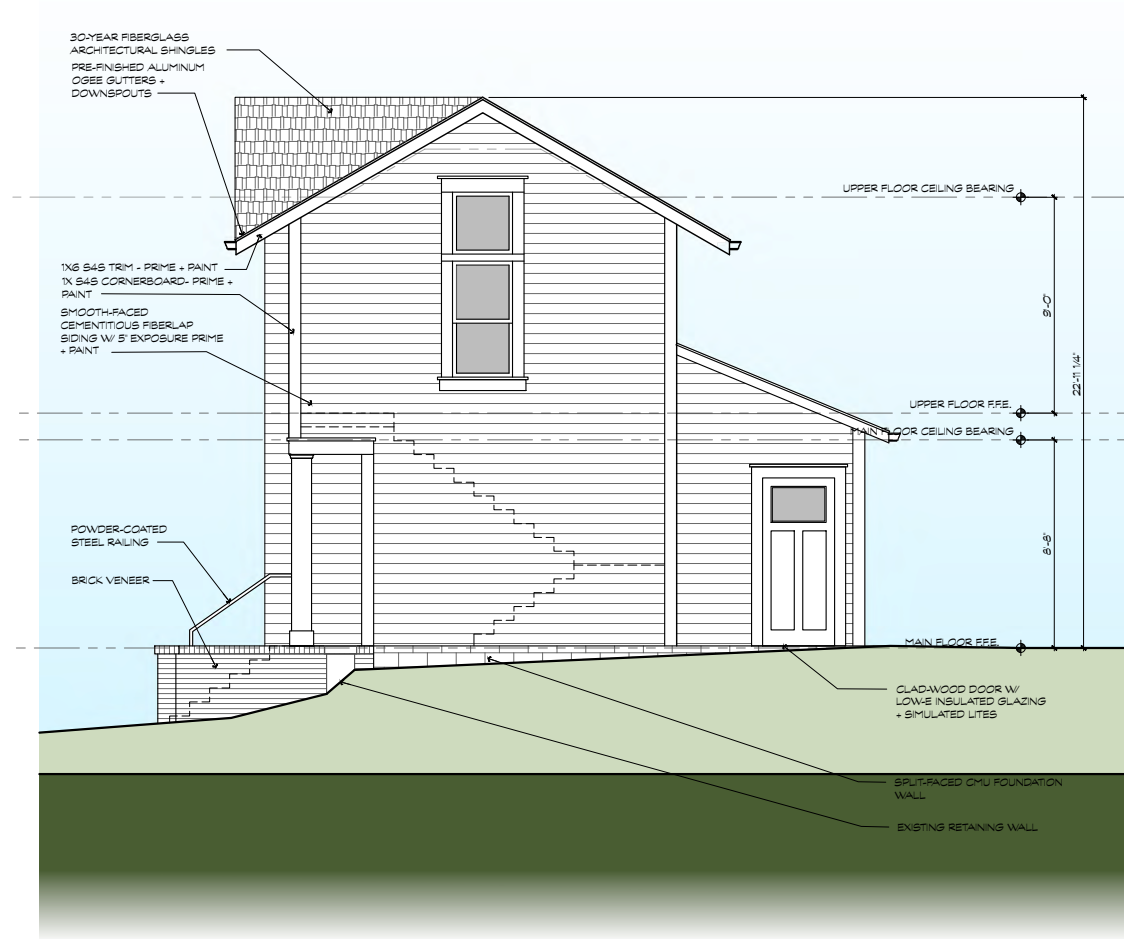


2 PROPOSED GARAGE EAST ELEVATION

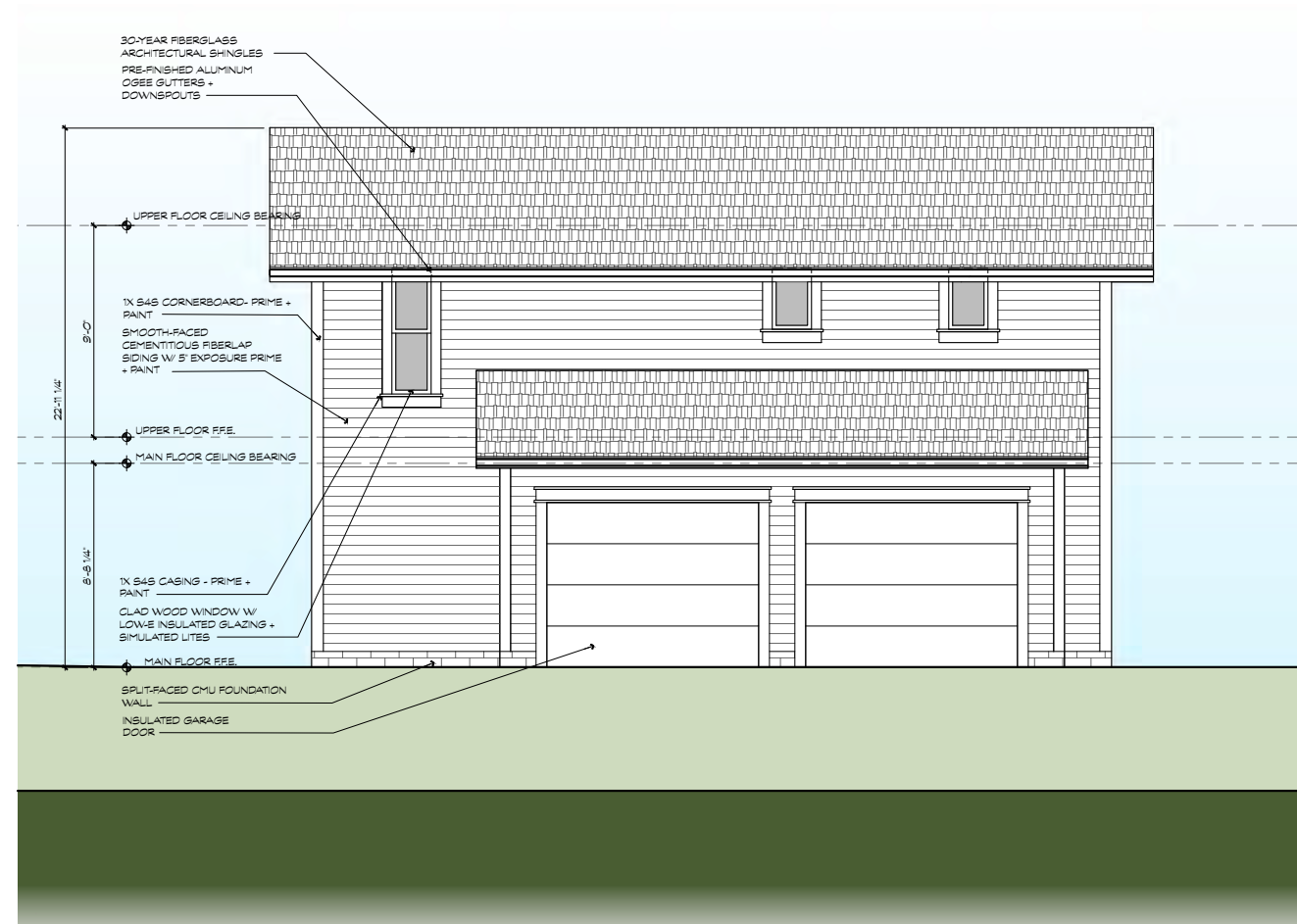
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1 PROPOSED GARAGE NORTH ELEVATION



2 PROPOSED GARAGE WEST ELEVATION

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