

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

1501 Fatherland Street

July 21, 2021

Application: New Construction – Infill & Outbuilding

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 083130414.00

Applicant: Andrew Heideman, Four Square Design

Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application for the new construction of infill and a detached outbuilding.

Recommendation Summary: Staff recommends disapproval of the project, finding that the primary structure does not meet Section V.A. for massing and scale or V.B. for form of the *Neighborhood Conservation Zoning Design Guidelines for Turn-of-the-20th-Century Districts: Part I* and further finding that the outbuilding cannot be approved until there is an associated primary structure.

Attachments

A: Photographs

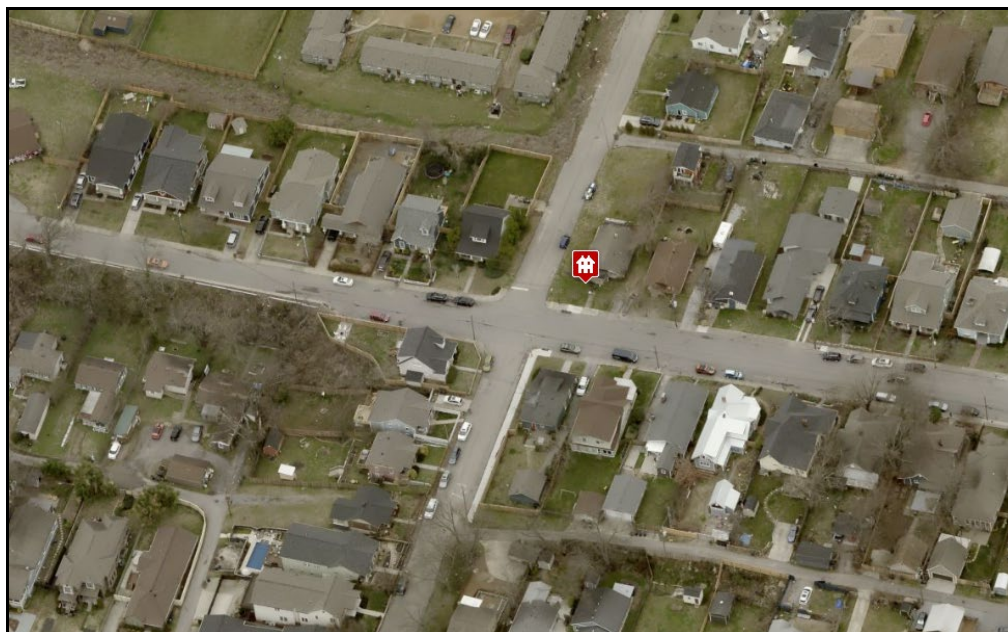
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

Please see “Partial Demolition” for replacement siding.

- A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission’s past decisions. Applicants are always welcome to propose new materials not listed as “appropriate” or re-propose materials listed as “inappropriate.”
- B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a “wood-grain” fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.
1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a “speckled” or random design.*

2. INAPPROPRIATE materials include:

Foundations

- *Stone veneer without mortar*
- *Smooth concrete block without a parge coating*

Cladding

- *Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.*
- *T-1-11- type building panels*
- *Stud wall lumber*
- *Embossed wood grain*
- *Unpainted or unstained wood*

Chimneys

- *Fiber cement panels*
- *Lap siding*

Roofing

- *Corrugated metal*
- *Snap-lock standing seam metal with big seams*
- *Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta*

Windows

- *Brass comes on leaded or stained glass windows.*

3. APPROPRIATE materials include:

Foundations

- *Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the*

primary cladding is not the same material as the foundation

- *Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material at the floor line.*

Cladding

- *Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.*
- *Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.*
- *Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.*
- *When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.*
- *Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples.*
- *Four inch (4") nominal corner boards are required at the face of each exposed corner of a frame building, unless the lap siding is mitered.*
- *All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.*

Chimneys

- *Masonry or stucco is appropriate for chimneys.*

Roofing

- *Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.*
- *Clay tile ridges are appropriate.*
- *Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam*

Trim & Architectural Features

- *All wood or materials to substitute for wood should be milled and painted.*
- *Composite materials are appropriate for trim and decking*

- C. Windows with 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.
- D. 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. Paired and ribbons of multiple single- or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.
- E. Brick moulding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry buildings.

V. NEW CONSTRUCTION-INFILL

A. MASSING & SCALE

1. The height of the foundation wall, porch roof(s), walls, and ridges, and the width of a new building should be compatible with surrounding historic buildings of the same building type and on same the block face . Where there are block faces with little historic context, the adjoining blocks may be used.

B. FORM

1. The most appropriate building and roof forms for new construction are ones that are similar to historic buildings on the block face and buildings that are typical for the overall district. Considerations are the general form and orientation of the main massing of the building and roof pitches, shape, and orientation.
2. In most areas, residential roof pitches of the main form of a building are between 6/12 -12/12. Porches generally had lower pitches or were flat. In some rare cases, flat roof forms may be appropriate. In those instances, the flat roof should not include additional construction such as railings, coverings like pergolas and tents, or stair/elevator towers.
3. Dormers should be fully located on the roof; wall dormers and recessed dormers are generally not appropriate on the front and side facades, as they are not common or not found historically in most districts. The dimensions and forms of dormers visible from the street should be compatible with dormers found historically in the district. Generally, this can be accomplished with the following:
 - a. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry, or lack of symmetry within a building's design, should be used as a guide when placing dormers.
 - b. Dormers should not be located on secondary roof planes.
 - c. Eave depth on a dormer should match main roof form's eave depth or be less.
 - d. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.
 - e. The roof pitch of the dormer should generally match the roof pitch of the main roof form of the building.
 - f. The side walls of the dormer should be inset at least two feet (2') from the side walls of the building or adjacent valley. A dormer wall should not connect with the side of a gable.
 - g. The front wall of the dormer should be setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)
 - h. Dormers should generally be fully glazed and aprons below the window should be minimal.
 - i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.
4. New buildings should have a primary entrance oriented towards (facing) the street. In most districts, a primary entrance is defined by a projecting or recessed porch. If the historic context supports such, decorative entrances, hoods above entrances, covered stoops, and vestibule entrances could be appropriate substitutions for a porch.
 - a. Generally, porches should be a minimum of six feet deep (6') with a visible porch beam that is 18"-36" in height and with posts that include bases and capitals.
5. Porte-cocheres are only appropriate where they are typical of historic forms found in the district and should only be added to new buildings that have a similar form to those that historically had porte-cocheres.

6. Some properties are zoned for two residential units on one lot. On such lots that meet all the qualifications for two units, the two units should be fully attached, with a single mass (in what looks like one building) with one or two front doors and meet all the requirements for infill. Detached infill duplexes may be appropriate in the following instances:
 - a. The second unit follows the design guidelines for an outbuilding.
 - b. There is not enough square footage to legally subdivide the lot, but there is enough street frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines and historic context and is more appropriate for the context than a single building.
 - c. The lot has double frontage and is deep enough to accommodate two buildings and associated parking in a manner that meets the design guidelines and historic context.
 - d. An existing, non-contributing building sits so far back on the lot that a building may be constructed in front of it in a manner that better meets the design guidelines than existing conditions. It is not appropriate to add a new house in front a contributing house.
7. Building types generally should be consistent with the types in the immediate vicinity, no matter the actual use or zoning of the site. For instance, a lot zoned commercially but located within an area of residential building types should be similar in form to the residential building types in the immediate vicinity.
8. Roof decks are not appropriate on the front or side of infill but may be appropriate on the rear if the deck is surrounded on all sides by an appropriately-pitched roof.

C. SITING, SETBACK , ORIENTATION & RHYTHM OF SPACING

1. In most residential districts, lots had a primary building facing the street. Any additional buildings on the lot were typically secondary structures that were subordinate in size to the primary building and located in the rear yard. New development should follow this pattern.
2. The setback from front- and side-yard property lines established by adjacent historic buildings should be maintained.
3. There should be a minimum of 20' between primary buildings and outbuildings.
4. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions, and accessory structures (ordinance no. 17.40.410).
 - a. Front setbacks generally should be the average between the historic front setbacks established on either side of the proposed infill. If the lot has non-contributing or vacant lots on either side, the front setbacks of nearby a. historic buildings may be considered.
 - b. Side setbacks should maintain the dominant rhythm along a street established by building widths and spaces between buildings. Infill buildings should maintain that rhythm even when lots are subdivided.
 - c. Rear setbacks are determined based on a combination of bulk standards and an appropriately-scaled building for the district.

d. When a building is unable to meet bulk standard setback requirements, appropriate setbacks 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
- Property lines
- Easements
- The extent of and the number of protrusions beyond the footprint such as bays/oriels, balconies and roof overhangs

5. Parking pads and outbuildings should be located at the rear of the lot.

6. Vehicular storage, such as garages and carports, shall not be a part of a new primary building with a residential form unless lot constraints prevent a detached outbuilding or unless the attached garage can be fully located at the basement level and accessed from the rear or side, inset a minimum of four feet from the main side wall of the house.

7. Driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.

8. New buildings should be connected to the street with an uncovered walkway from the porch/entrance to the street/sidewalk/curb.

9. New infill buildings should be oriented to (facing) the shortest street-facing side of a lot.

10. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.

11. 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. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.

12. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall of the building or a porch post.

13. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & RHYTHM OF OPENINGS

1. 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.

2. 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 eight to thirteen horizontal feet of flat wall surface should have an opening (window or door) of at least four square feet. More leniency can be given to minimally visible side or rear walls. Wide openings for sliding glass doors or roll-up doors are not appropriate on the front half of a building and a street-facing side.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

VII. NEW CONSTRUCTION-DETACHED OUTBUILDINGS & GARDEN STRUCTURES

A. GENERAL PRINCIPLES

1. New free-standing buildings and structures that are less than 100 square feet, do not have a permanent foundation, and are located to the rear of the property, do not require a preservation permit.
2. Garden or play structures that do not have a permanent foundation, do not have sides, and are less than 200 square feet do not require a preservation permit.
3. Parameters provided by these design guidelines is per lot and should not be considered as a maximum per unit, in cases where zoning allows for more than one unit.
4. The Commission recognizes that new outbuildings cannot meet the scale and massing of historic outbuildings and still allow for modern uses so has created base dimensional requirements to ensure that new outbuildings and revisions to existing outbuildings still take into consideration the historic context.
5. How an outbuilding can be used is reviewed by the Metro Department of Codes & Building Safety.

B. Massing & Form

1. The footprint of an outbuilding should not exceed 750 square feet, except in the case of lots that exceed 10,000 square feet. In those cases, the footprint shall not exceed 1000 square feet.
2. Ridge heights shall not exceed 25' from existing grade for interior lots and shall not exceed the height of the primary dwelling for corner lots. The height of the historic building shall be determined based on the historic building and not ridge raises or tall additions. While an outbuilding may have a ridge height taller than the primary building for interior lots, a full two-story outbuilding is only appropriate behind a two-story primary building.
3. Maximum foundation height shall not exceed one foot from existing grade on the corner of the building that sits on the highest area of existing grade. (Grade may need to be adjusted for water runoff but should not be built up for the sole purpose of increasing building height.)
4. On outbuildings behind primary buildings that are one or one and one-half stories, wall heights of an outbuilding shall not exceed twelve feet and for an outbuilding behind a primary building that is two or more stories, wall heights of an outbuilding shall not exceed 17' from existing grade as measured from top of finished floor/slab. Measurements shall be taken from top of finished floor/slab to ridge or to where the sidewall and the roof intersect, regardless of whether the soffits are of an open or closed design.
5. Roof slope of the outbuilding shall be at least 4/12.
6. Stairs to another level, not counting stairs to access a porch or stoop, should be interior.

7. Eaves should not extend more than two feet.

C. SITING & SETBACKS

1. Generally new outbuildings should be placed in rear yards, close to the rear property line or in the original location of an historic accessory structure.
2. In many cases, outbuildings may be as close as 5' to a rear or side property line, with the following exceptions:
 - a. On corners lots the outbuilding should be a minimum of 10' from the street-side property line or 20' if the garage doors face the side street.
 - b. On double-frontage lots, the rear setback should match the historic context on the secondary street. If there is no context, it should be a minimum of 10' from the rear property line or 20' if the garage doors face the rear.
 - c. On lots where a rear property line abuts a side-property line and there is no rear alley to separate the two properties, the rear setback should be a minimum of 10'.
3. An outbuilding should be a minimum of 6' from any other building, even those that may be on neighboring properties.
4. When a setback determination is found to be appropriate, the "edge of the building" shall be considered the maximum of any protrusion beyond the footprint such as bays/oriels, balconies, awnings and hoods, and roof overhangs.

D: ADD-ON FEATURES

LS: DESIGN GUIDELINES

A. NEW CONSTRUCTION-INFILL

1. Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.
2. Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

Background: The historic house that was located at 1501 Fatherland Street was in poor condition and was demolished recently following legal proceedings. See Figure 1. This is an application for the new construction of infill, including a single family home and outbuilding on this corner lot in the Lockeland-Springs East End Neighborhood Conservation Zoning Overlay.



Figure 1. Former house at 1501 Fatherland Street, now demolished

Analysis and Findings:

Height & Scale:

Width. The proposed width of the infill is twenty-eight feet (28') wide at the street. There is a true one-story, one foot by eight foot (1'x8') window bay on the left (street) side elevation which is a typical historic feature. Then about forty-two feet (42') back, the side wall steps two feet (2') wider. On the interior side elevation, the main massing steps about one foot, six inches (1'6") wider about twenty-eight feet (28') back from the front elevation. These bump-outs create a maximum building width of about thirty-two feet (32') for the rear portion of the house. Historic houses nearby contain articulation in plan as well and range from about twenty-four feet to thirty-two feet (24'-32') wide. Staff finds the proposed width to be appropriate.

Height – Ridge. The historic context in this vicinity includes true one story and one-and-a-half story houses. The heights of the historic houses range from about seventeen to about twenty-five feet (17'-25') tall, (with the pyramidal roof peaks of some houses rising a foot or two taller). Staff recommended to the applicant that they keep the overall height to a maximum of twenty-four to twenty-five feet (24'-25') from grade. They are proposing a ridge height of twenty-five feet (25') from foundation, or about twenty-six

feet, eight inches (26'8") from average front grade. The overall height is at the very top range of what might be appropriate for this site.

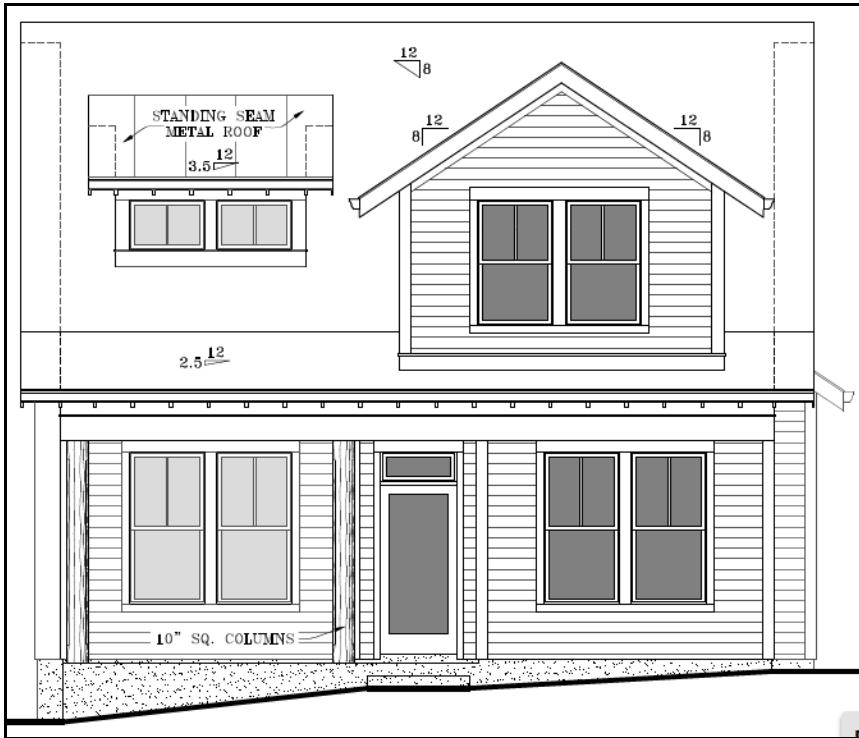


Figure 2. Proposed front elevation

Height – Foundation. The lot slopes down toward 15th Street and back toward the alley, so the added foundation height varies across the site. At the right front corner the foundation is showing as minimal at about six inches (6") with the front left corner being about two feet, six inches. The foundation will be the tallest at the back left corner, along 15th Street, where it will be just under four feet (4'). Staff recognizes that due to the existing topography, the foundation will vary by necessity. However, one of the condition issues of the demolished historic house was water infiltration at the right front corner, where the house sat very low to the grade. Staff is concerned that the foundation on the infill may in fact need to be higher at this corner, thus driving the foundation to be taller all around the site – again, this may be necessary. However, with the ridge already pushing the maximum allowable height, any increase in foundation will push the ridge too tall.



Figure 3. Right side elevation, along 15th Street.

Height – Eaves. The lowest eave heights are about ten feet (10') from finished floor and are appropriate to a one-and-a-half story house. However, there are much taller eaves – particularly along the left side elevation- that are inappropriate for a one-and-a-half story house. The street-side elevation along 15th Street has the tallest eaves. See Figure 3. As measured from foundation, the eave flanking the chimney is about thirteen feet, three inches (13'3") and the eave of the side gable terminates at about fifteen feet, four inches (15'4"). In this context of one and one-and-a-half story houses and along this highly visible street-facing elevation, with significant slope that adds about three feet, six inches (3'6") of foundation height, these eaves are too high. An appropriate eave height would be more in the range of ten to twelve feet (10'-12') from foundation.

Staff finds that the proposed ridge height from grade is at the very high end of what is appropriate for this site. When combined with the tall eaves and the likelihood of the foundation height needing to increase on site, staff finds that the proposal does not meet section V.A. for massing and scale.

Form: The proposed infill should have a one-and-a-half story form. The house does read as a one-and-a-half on the front elevation, but as discussed above, the tall eaves on the side elevation push the massing beyond the appropriate one-and-a-half story scale.

The roof is a modified cross-gable form with a primary slope of 8/12. The porches have shed roofs with a 2.5/12 slope on the front and a 2/12 slope on the back. These roof forms and slopes are all appropriate to the context.

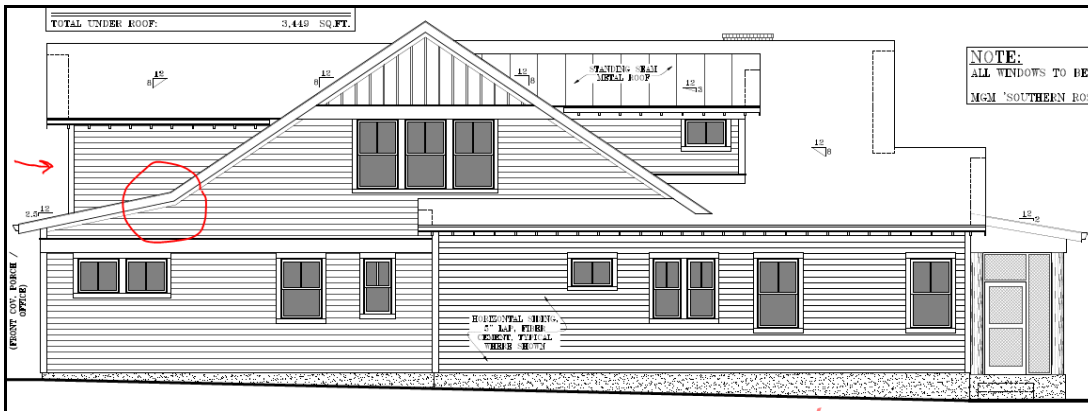


Figure 4. Interior side elevation. Arrow indicates where the dormer should be recessed beyond the change in roof pitch.

The design incorporates several dormers. The front elevation has a shed dormer over the porch. This dormer corresponds to the double window opening below, as is frequently seen in historic examples. It is mostly glazing, which is appropriate, and it is inset two feet (2') from both the side wall and the wall below, as required by the guidelines. A second dormer on the front elevation has a gabled form. This dormer is also inset from the right side wall. It sits two feet back from the front wall below, but on the left, it extends over the recessed porch. This side wall extending over the middle of the front door disrupts what is otherwise a symmetrical front façade. Further, the width of this dormer is out of scale for the house. To correct both the symmetry and the scale, the dormer could be narrowed and centered over the window opening below, which is seen in historic examples. Further, the gabled dormer should be moved back so that it sits fully on the gabled portion of the roof, rather than the shed portion – dormers are not appropriate on secondary roof planes, per the guidelines. See Figure 4. The third dormer is on the interior side elevation. This is a shed dormer attached to the rear of the primary side gable. Attached dormers are not seen historically, but this could be appropriate in this location on an interior elevation, far back from the front.

The primary entrance is oriented toward Fatherland Street and includes a partial-width recessed front porch that is eleven feet deep (11'). There is a porch beam that measures about two feet (2') tall. The front porch columns do not show bases or capitals – these should be added.

Due to the high eaves that create a massing greater than one-and-a-half stories and the inappropriately sized/located front dormer, staff finds that the proposal does not meet section V.B. for form.

Siting, Setback, Orientation and Rhythm of Spacing: The infill is sited with the primary structure facing the street. The garage is a secondary structure that is subordinate in size and located in the rear yard, along the alley. This siting is appropriate to the historic neighborhood. A concrete walkway is provided from the house to the sidewalk along Fatherland Street. The HVAC location was not indicated, but should be along the rear, or on a side elevation, beyond the midpoint of the house.

The side setbacks will be five feet (5') on the interior side and a minimum of ten feet (10') on the street side, which meets base zoning. The front setback will be twenty feet (20'), which will align with the historic house to the right. On the rear, the house will be more than sixty-five feet (65') from the rear property line and more than thirty-four feet (34') from the garage. The project meets all setback requirements.

With the condition that the HVAC location is approved by staff, the project meets section V.C.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	N/A	Yes	
Cladding	5" cement fiberboard lap siding	Smooth	Yes	
Secondary Cladding	Board-and-batten	Smooth face	Yes	
Roofing	Architectural Shingles	Unknown	Yes	
Secondary Roofing	Standing Seam	Metal	Yes	X
Trim	Cement Fiberboard	Smooth faced	Yes	
Chimney	Brick veneer	-	Yes	X
Front Porch floor/steps	Concrete	N/A	Yes	
Front Porch Posts	Not indicated	-	-	X
Rear Porch floor/steps	Concrete	N/A	Yes	
Rear Porch Posts	Not indicated	-	-	X
Rear Porch Roof	Standing Seam	Metal	Yes	X
Windows	MGM Southern Rose	-	Yes	
Principle Entrance	Full light with transom	Needs final approval	Yes	X
Side/rear doors	Not indicated	-	-	X
Walkway	Concrete	-	Yes	

The front porch columns should have bases and capitals. The plans indicated MGM Southern Rose windows, which are routinely approved by staff. If different windows are used, staff will need to review and approve those prior to purchase and installation. Otherwise, with final staff approval of the metal roofing, a brick sample, porch post material and doors, the project meets section IV. for materials.

Proportion and Rhythm of Openings: The windows on the house are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are a few horizontal windows- these are appropriate in the shed dormers and are used sparingly as accent windows, rather than as 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 V.D.

Outbuilding: The applicant is proposing a rear three car garage. The outbuilding will not contain a dwelling unit.

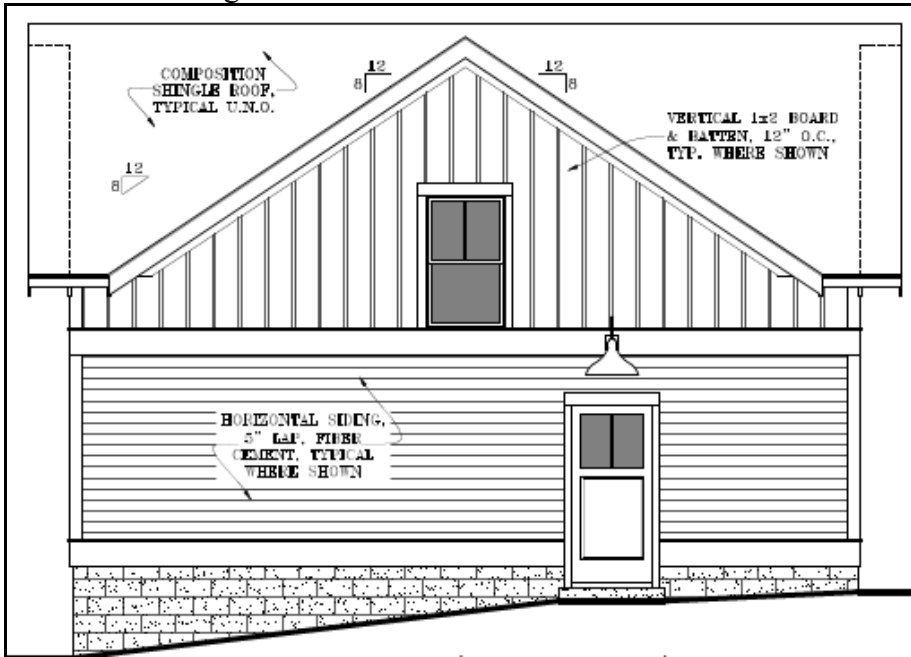


Figure 5. Proposed garage as seen from house. Note slope.

Massing and Form:

	Allowed	Proposed
Footprint	Max. 750 sq.ft.	749 sq. ft.
Ridge Height	Max. 25’	~24’
Wall Height	Max. 12’	12’
Foundation Height	Max. 1’where grade it highest	1’
Eave Depth	Max. 2’	1’

Because this is a corner lot, the ridge height of the outbuilding is limited to the ridge height of the primary structure. This house has a twenty-five foot (25’) ridge, so the proposed outbuilding height -which ranges from about twenty-one feet, six inches to

about twenty-four feet (21'6"-24') from grade - is appropriate. Staff finds that the outbuilding's massing and form to meet Section VII.B. of the Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Siting and Setbacks

	Allowed	Proposed
Left Side Setback	Min. 10'	15'
Right Side Setback	Min. 5'	5'
Rear Setback	Min. 5'	5'
Distance between primary structure and outbuilding	Min. 20'	34'10"
Distance between outbuilding and any other building	Min. 6'	N/A

Staff finds that the outbuilding's siting and setbacks to meet Section VII.C. of the of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays.

Materials:

	Proposed DADU	Color/Texture	Needs final approval?
Foundation	CMU	Split-faced	No
Primary cladding	Hardieplank Siding, 5" reveal	Smooth	No
Secondary cladding	Board and batten	-	No
Trim	Not indicated	-	Yes
Roofing	Architectural shingle	Unknown	No
Windows	MGM Southern Rose	-	No
Doors	Not indicated	Unknown	Yes
Garage doors	Not indicated	Unknown	Yes

The plans indicate MGM Southern Rose windows, if this changes, staff must approve the new windows. Otherwise, with staff's final approval of the trim, doors and garage door, 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?	Yes	
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	

Add-On Features:

There are no add-on features to the outbuilding.

Staff finds that the outbuilding meets Section VII of the of Part I and the Lockeland Springs-East End chapter of Part II. of the consolidated design guidelines for the turn-of-the-century neighborhood conservation zoning overlays. However, because staff is not recommending approval of the house, and because the outbuilding cannot be approved without a primary structure, and further because the design of the outbuilding depends on the final design of that primary structure; staff is recommending disapproval of the outbuilding at this time. This same design could be appropriate and could be approved at a later date, once the final design for the primary structure is determined.

Recommendation: Staff recommends disapproval of the project, finding that the primary structure does not meet Section V.A. for massing and scale or V.B. for form of the *Neighborhood Conservation Zoning Design Guidelines for Turn-of-the-20th-Century Districts: Part I* and further finding that the outbuilding cannot be approved until there is an associated primary structure.

CONTEXT PHOTOS

North side of Fatherland Street



The now demolished house at 1501 Fatherland and 1503 Fatherland



Current vacant lot at 1501 Fatherland Street



Looking downhill on Fatherland toward 15th Street. Arrow indicates site



Looking downhill on Fatherland toward #1501. 1509 Fatherland on the far right.



1513 and 1515 Fatherland Street



1515 and 1517 Fatherland. 1525 Fatherland is just visible at the far left and is non-contributing

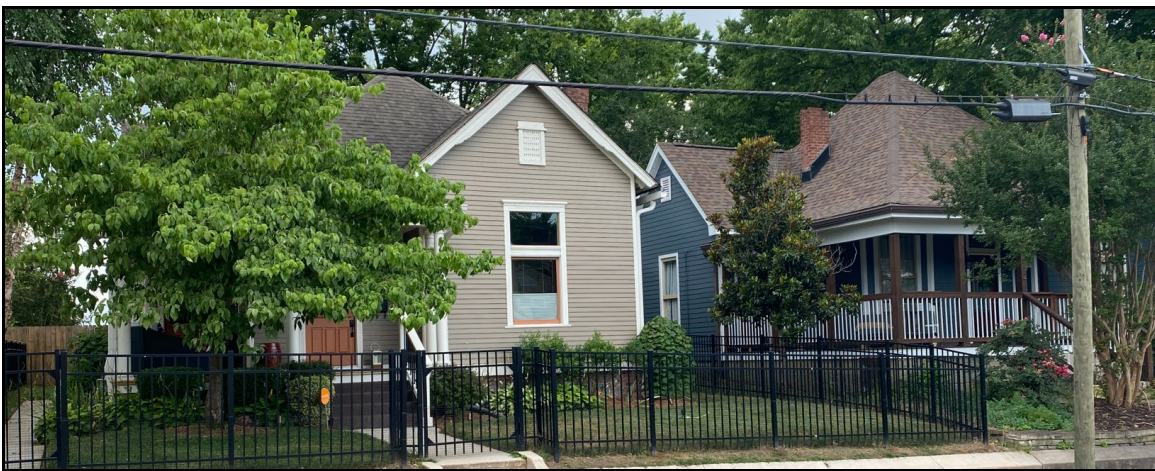
South Side of Fatherland Street



Across Fatherland, looking uphill: 1500-1506 Fatherland Street



1506 & 1508 Fatherland Street



1512 and 1514 Fatherland Street



1520 Fatherland Street



5' DEEP APRON PAD

ALLEY

STEP(S)
TO GRADE

±34'-10"
(20'-0" MIN.)

SOUTH 15TH ST.

NEW DETACHED GARAGE
(PLACE 5' INSIDE REAR
PROPERTY LINE)

5' SIDE SETBACK

NEW MAIN HOUSE

STEP(S)
TO WALK

FATHERLAND ST.

CONCRETE
WALK

20' FRONT SETBACK
(HOUSE PLACED
AT SETBACK)

10' SIDE SETBACK

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PARAGON

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SITE PLAN

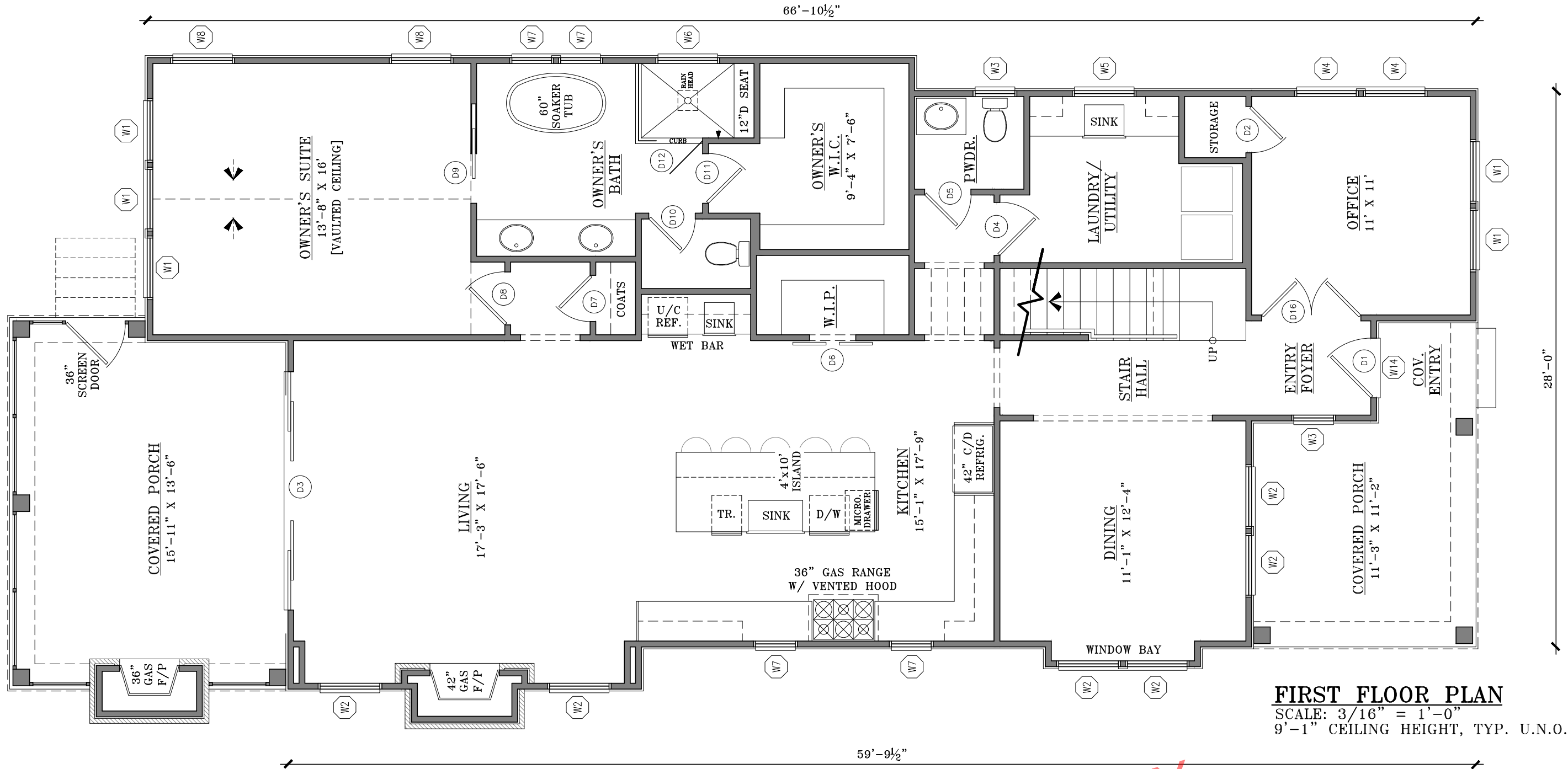
SCALE: 1" = 20'-0"

SHEET NUMBER

1 of 9

REV. MHZC SUBMITTAL
7/13/21

PRELIMINARY - NOT FOR CONSTRUCTION



FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 9'-1" CEILING HEIGHT, TYP. U.N.O.

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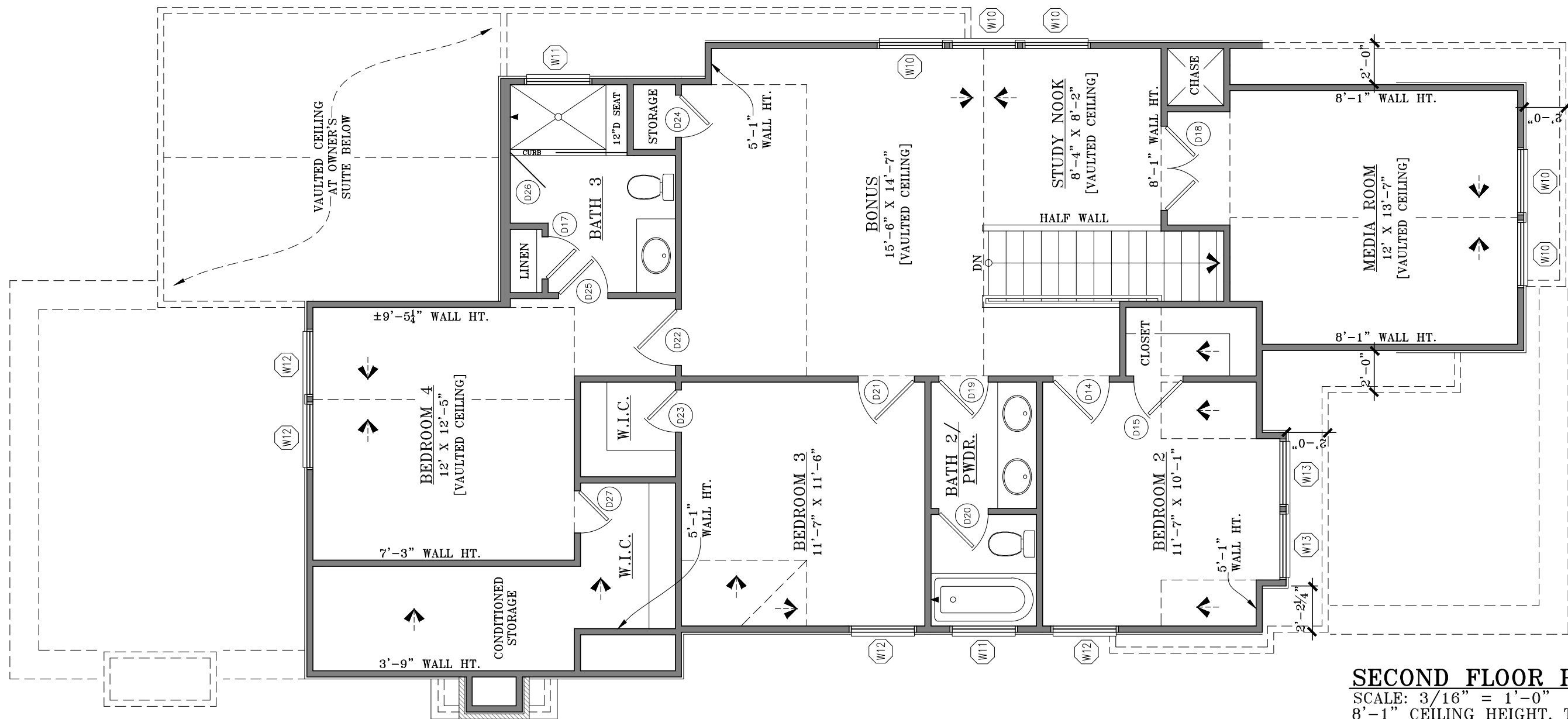
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**MAIN HOUSE -
 FIRST FLOOR PLAN**

SHEET NUMBER
2 of 9

REV. MHZC SUBMITTAL
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SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 8'-1" CEILING HEIGHT, TYP. U.N.O.

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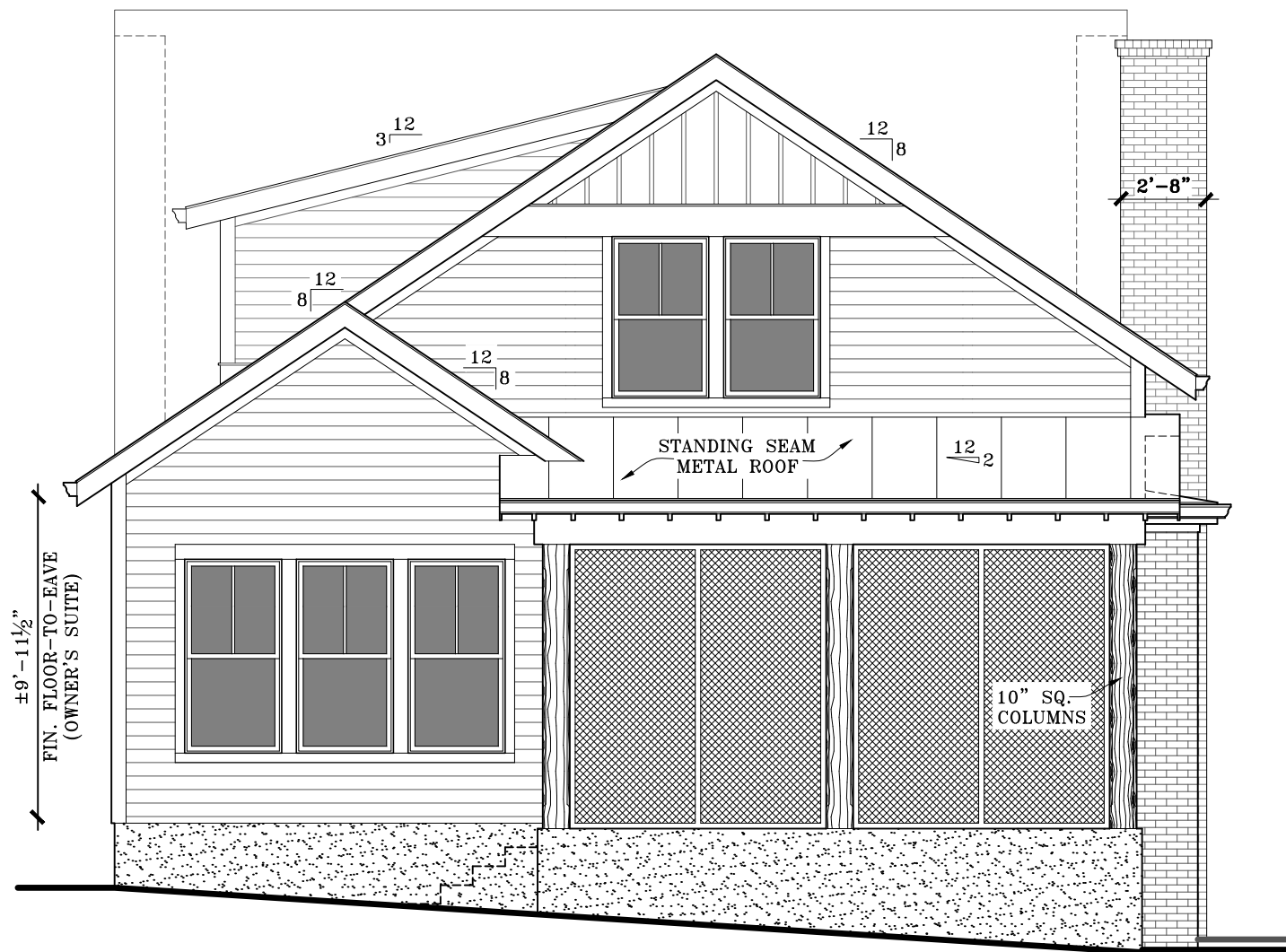
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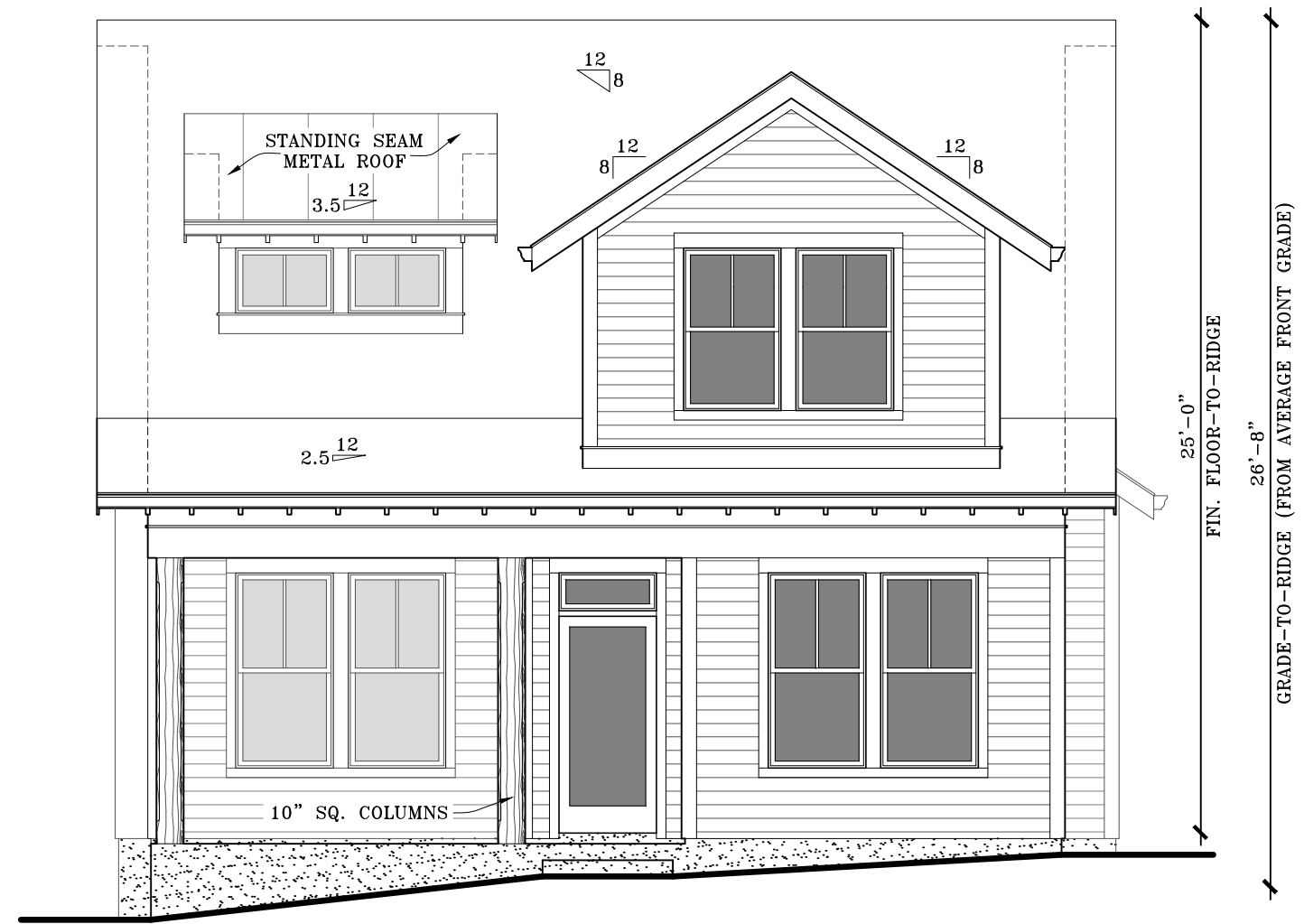
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**MAIN HOUSE -
 SECOND FLOOR PLAN**

SHEET NUMBER
3 of 9
 REV. MHZC SUBMITTAL
 7/13/21



REAR ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
ALL WINDOWS TO BE:
MGM 'SOUTHERN ROSE'

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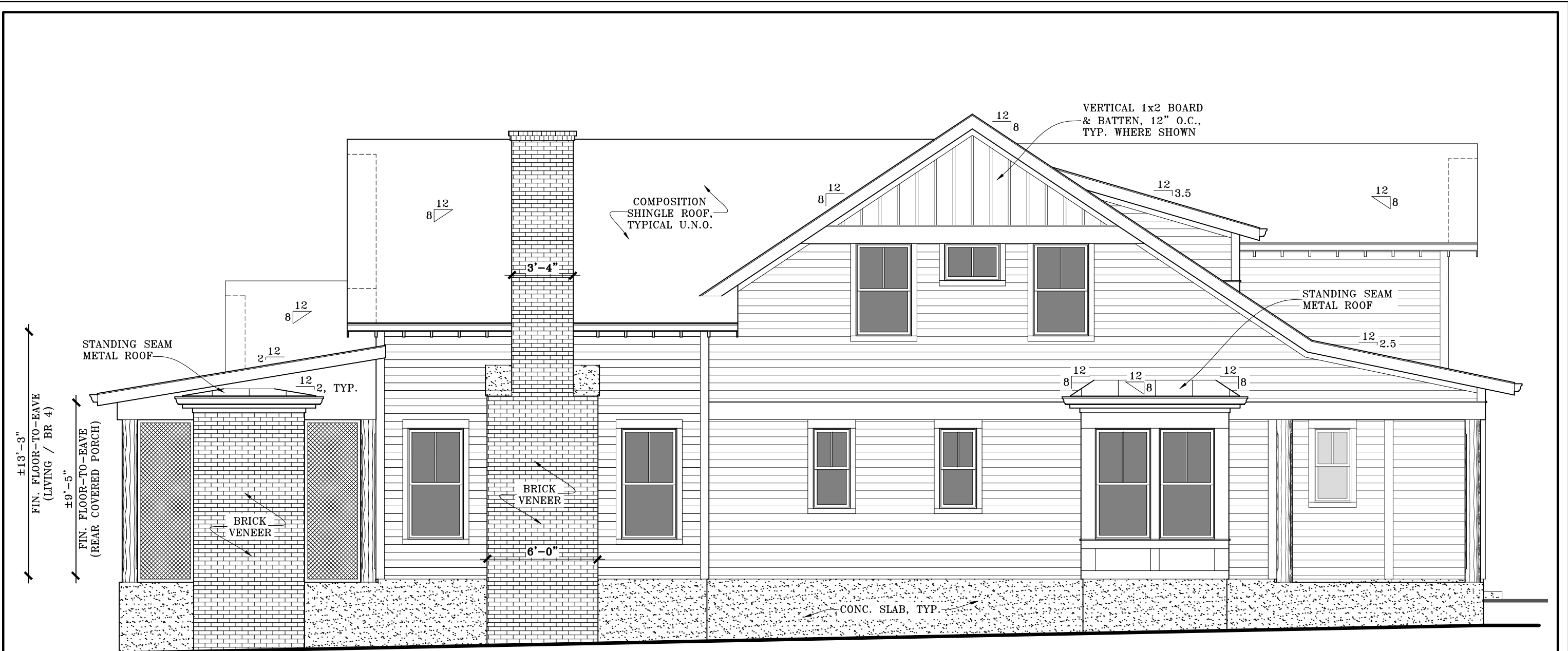
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**MAIN HOUSE -
EXTERIOR ELEVATIONS**

SHEET NUMBER
4 of 9

REV. MHZC SUBMITTAL
7/13/21



LEFT (CORNER) SIDE ELEVATION

SCALE: 3/16" = 1'-0"

NOTE:
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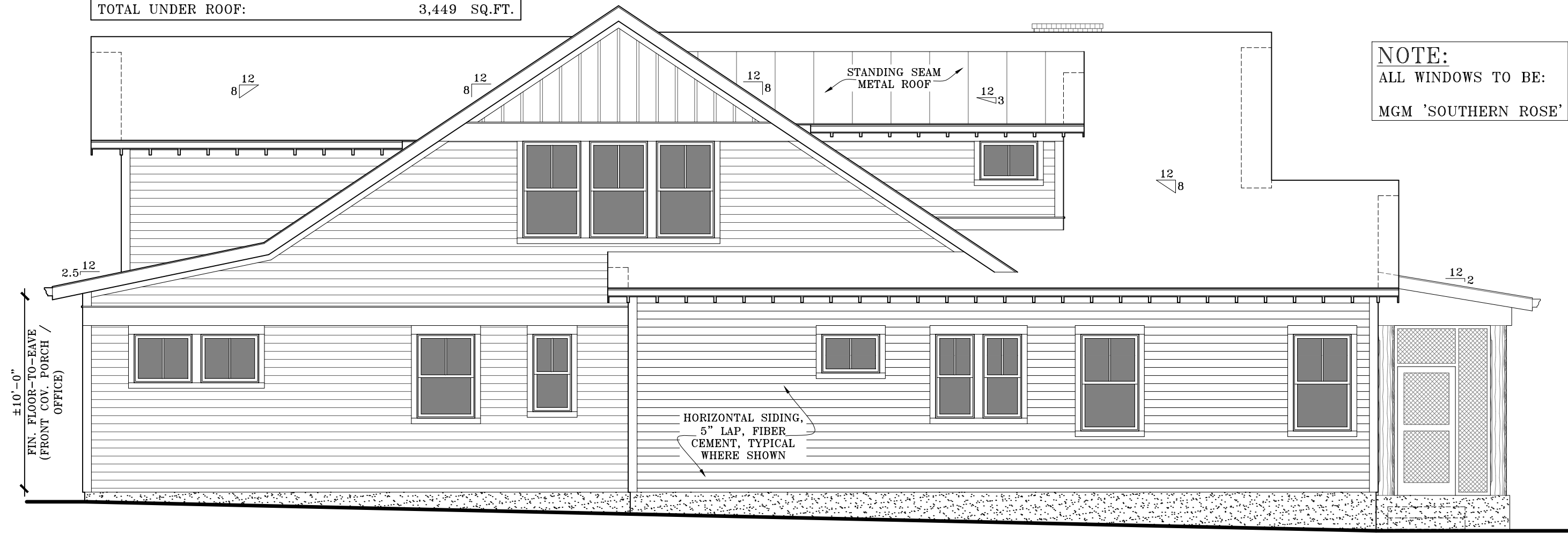
**MAIN HOUSE -
 EXTERIOR ELEVATION**

SHEET NUMBER
5 of 9

REV. MHZC SUBMITTAL
 7/13/21

1501 FATHERLAND STREET (MAIN HOUSE)
 SQUARE FOOTAGE CALCULATION:
 (OUTSIDE FACE OF FRAME TO OUTSIDE FACE OF FRAME)

FIRST FLOOR:	1,729 SQ.FT.
SECOND FLOOR:	1,294 SQ.FT.
TOTAL HEATED:	3,023 SQ.FT.
COVERED PORCHES:	412 SQ.FT.
MISC.:	14 SQ.FT.
TOTAL UNHEATED:	426 SQ.FT.
TOTAL UNDER ROOF:	3,449 SQ.FT.



NOTE:
 ALL WINDOWS TO BE:
 MGM 'SOUTHERN ROSE'

RIGHT (INTERNAL) SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

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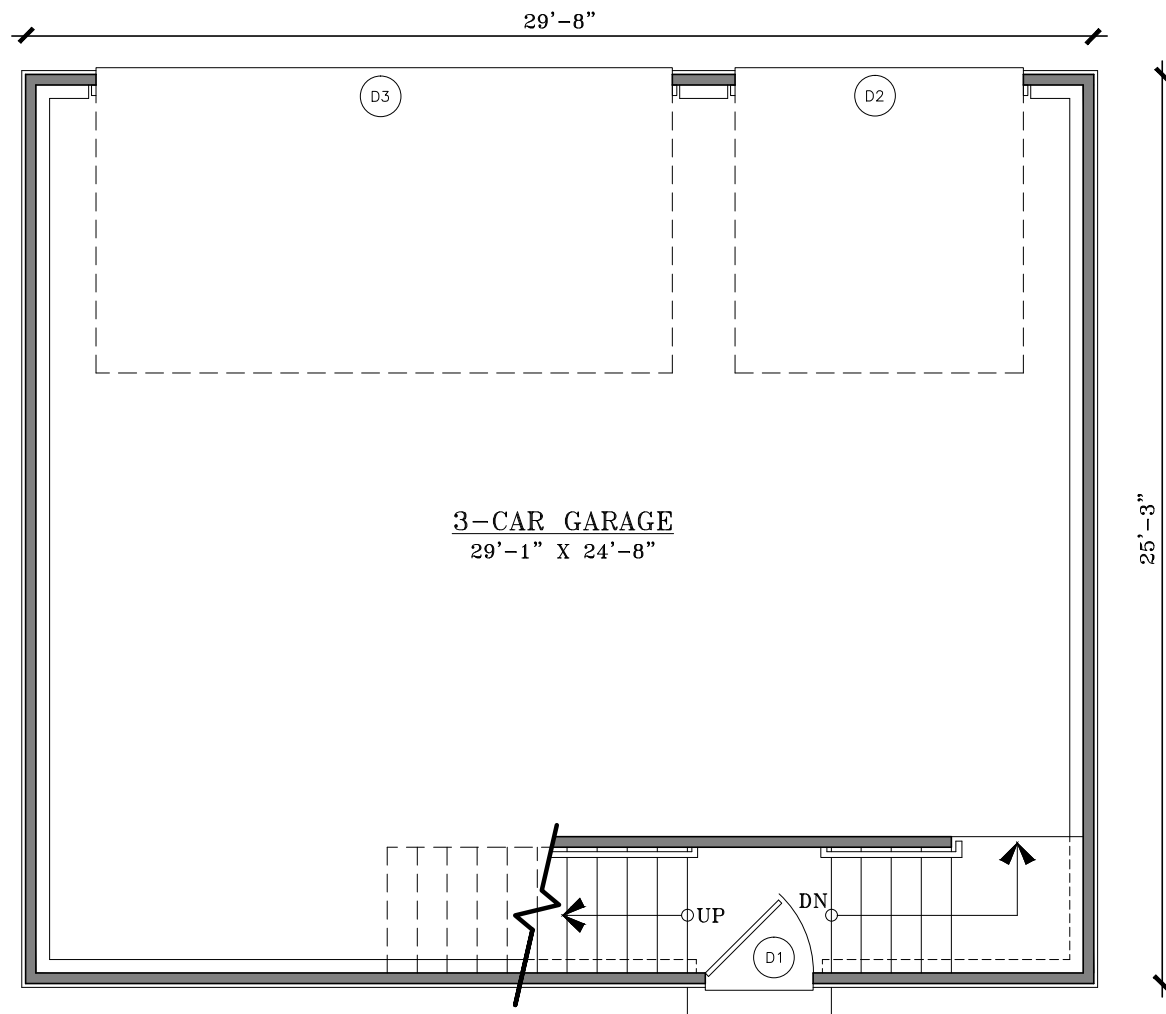
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**MAIN HOUSE -
 EXTERIOR ELEVATION**

SHEET NUMBER
6 of 9

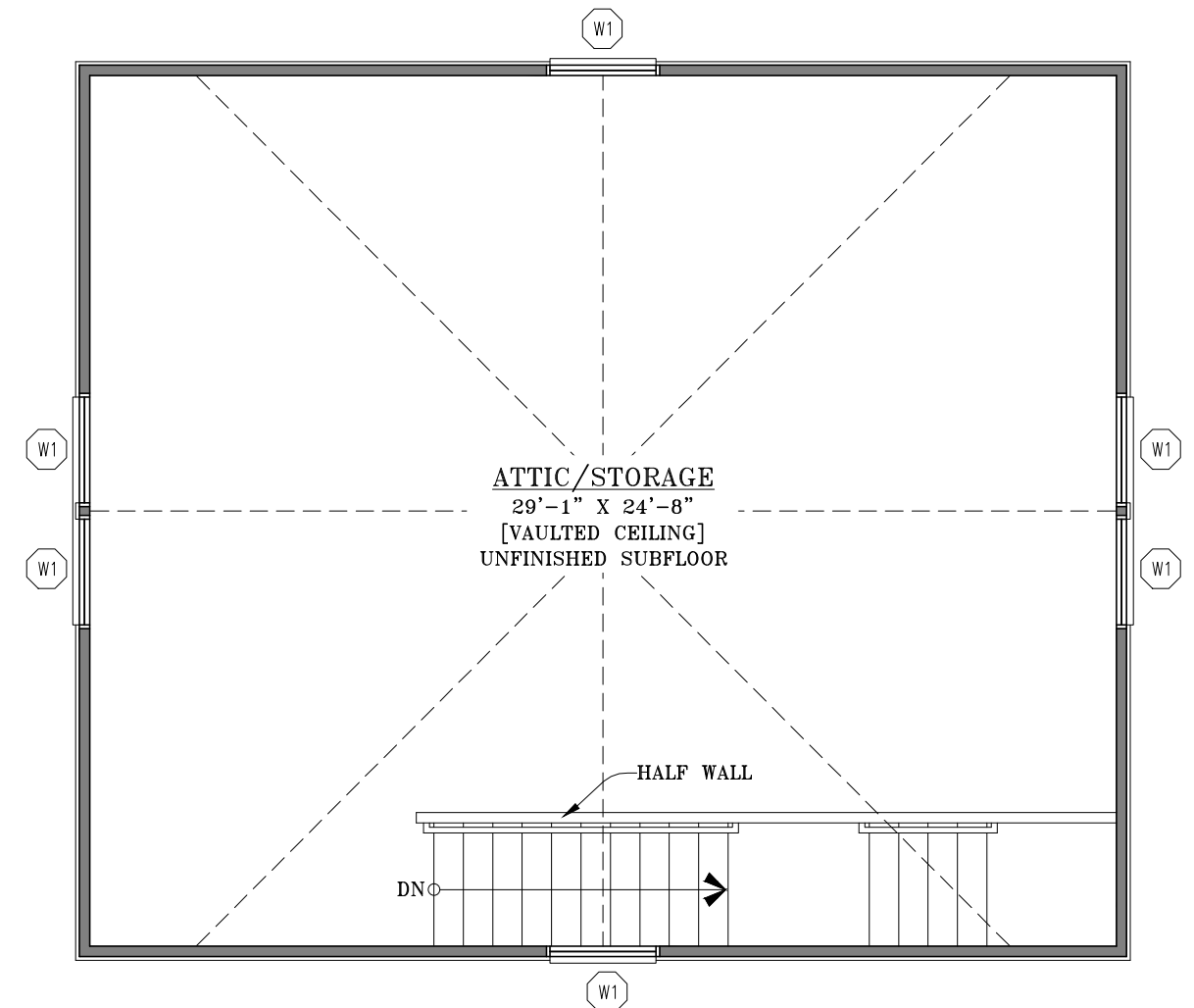
REV. MHZC SUBMITTAL
 7/13/21

**PRELIMINARY -
 NOT FOR CONSTRUCTION**



GARAGE FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



GARAGE SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

1501 FATHERLAND ST. (DETACHED GARAGE)
 SQUARE FOOTAGE CALCULATION:
 (OUTSIDE FACE OF FRAME TO OUTSIDE FACE OF FRAME)

FIRST FLOOR GARAGE:	749 SQ.FT.
SECOND FLOOR ATTIC/STORAGE:	681 SQ.FT.
TOTAL UNHEATED:	1,430 SQ.FT.
TOTAL UNDER ROOF:	1,442 SQ.FT.

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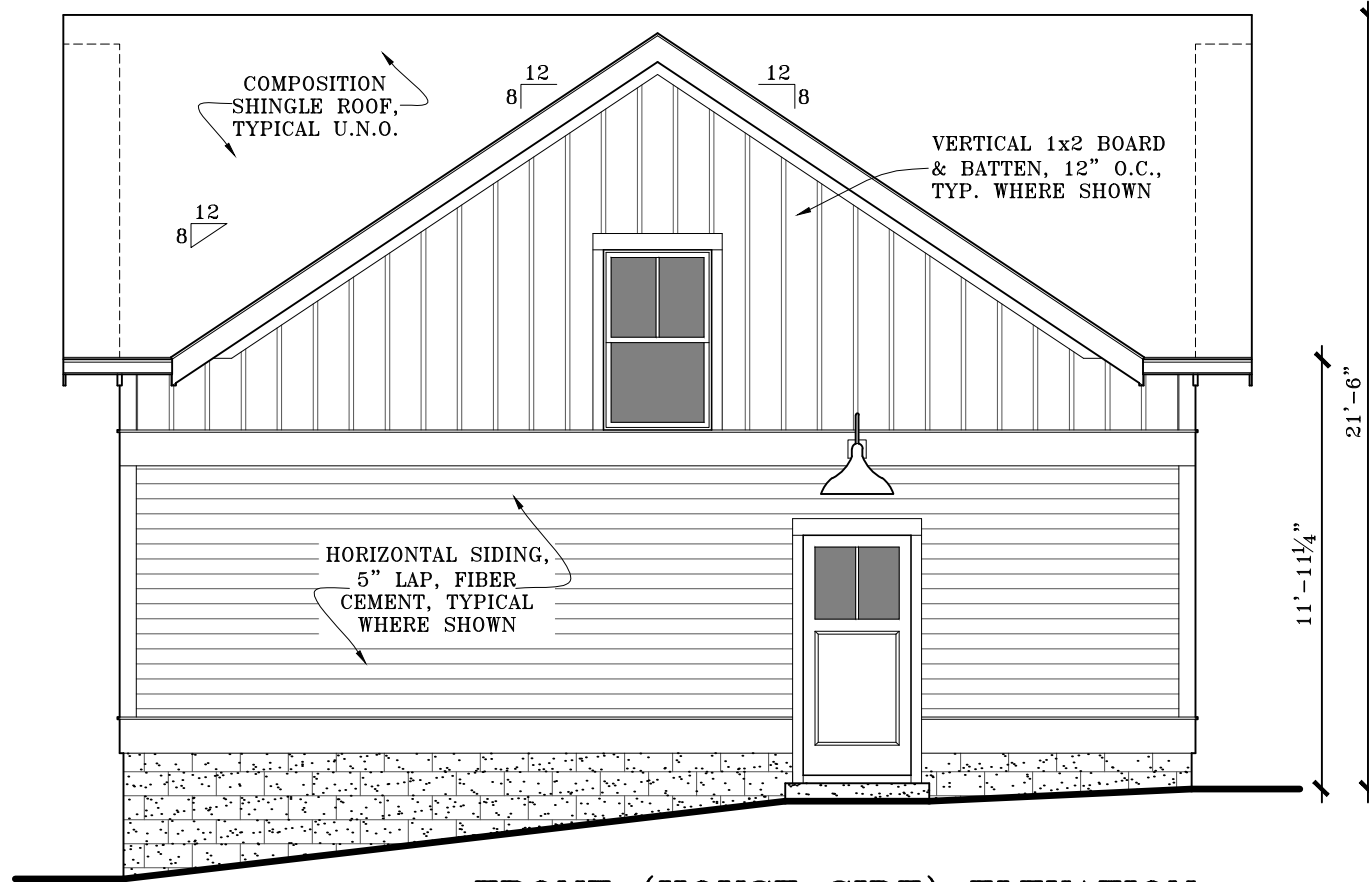
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**DETACHED GARAGE -
FLOOR PLANS**

SHEET NUMBER

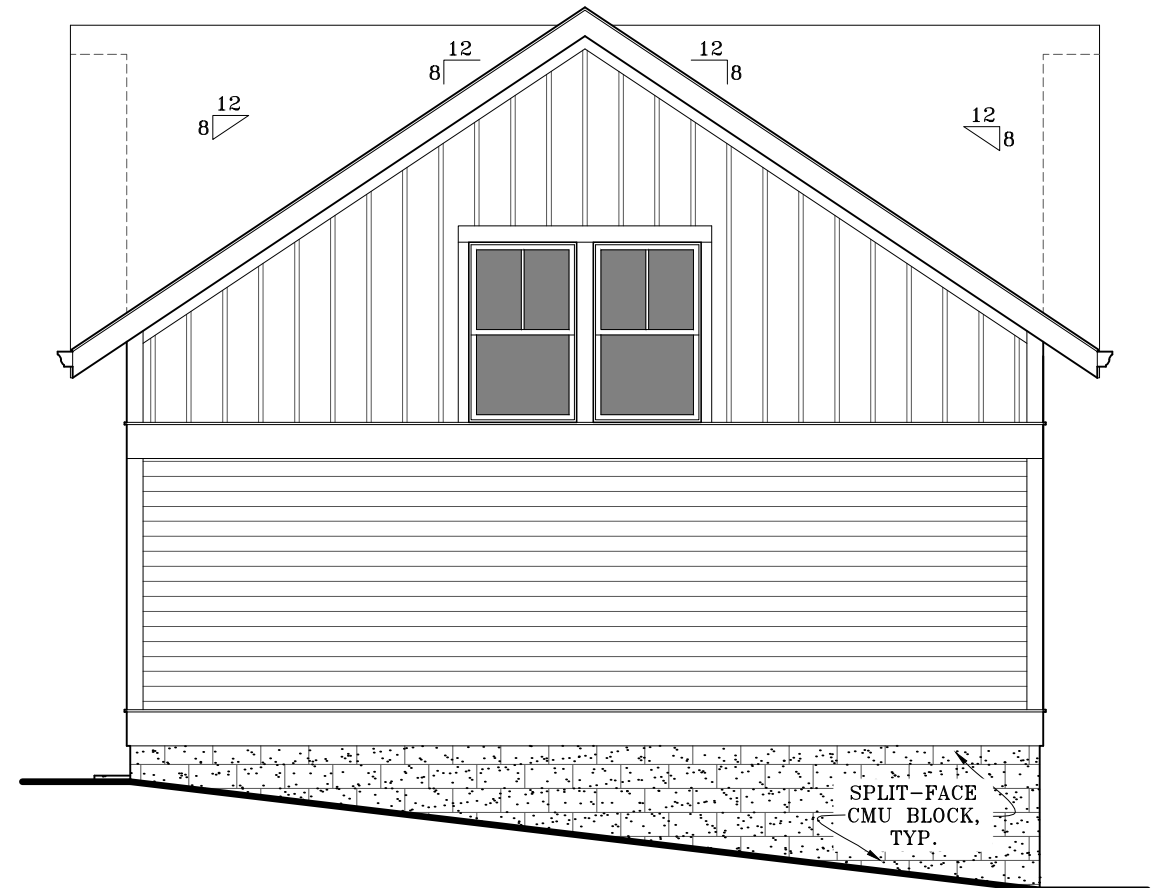
7 of 9

REV. MHZC SUBMITTAL
7/13/21



FRONT (HOUSE SIDE) ELEVATION
 SCALE: 3/16" = 1'-0"

NOTE:
 ALL WINDOWS TO BE:
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RIGHT (INTERNAL) SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

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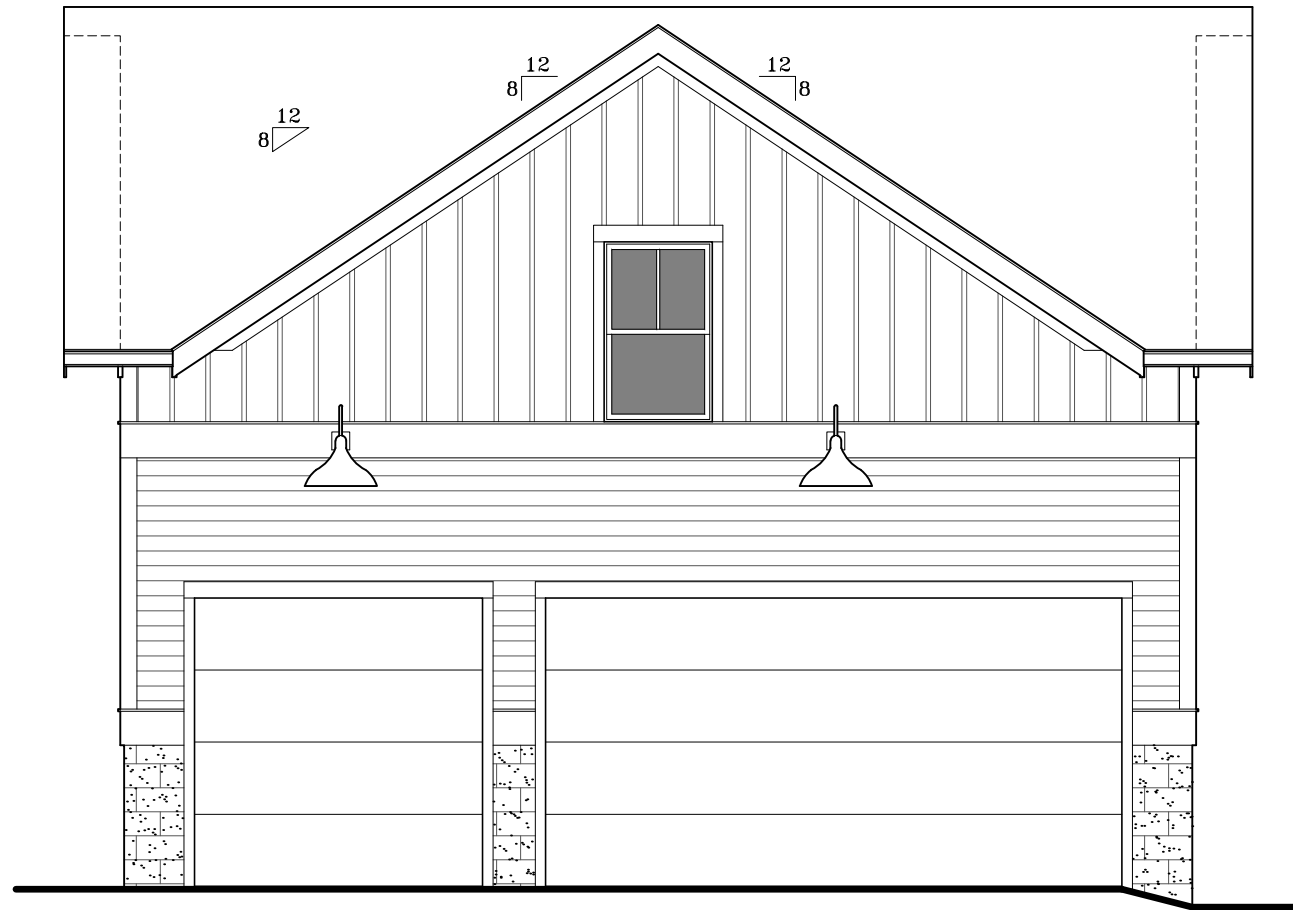
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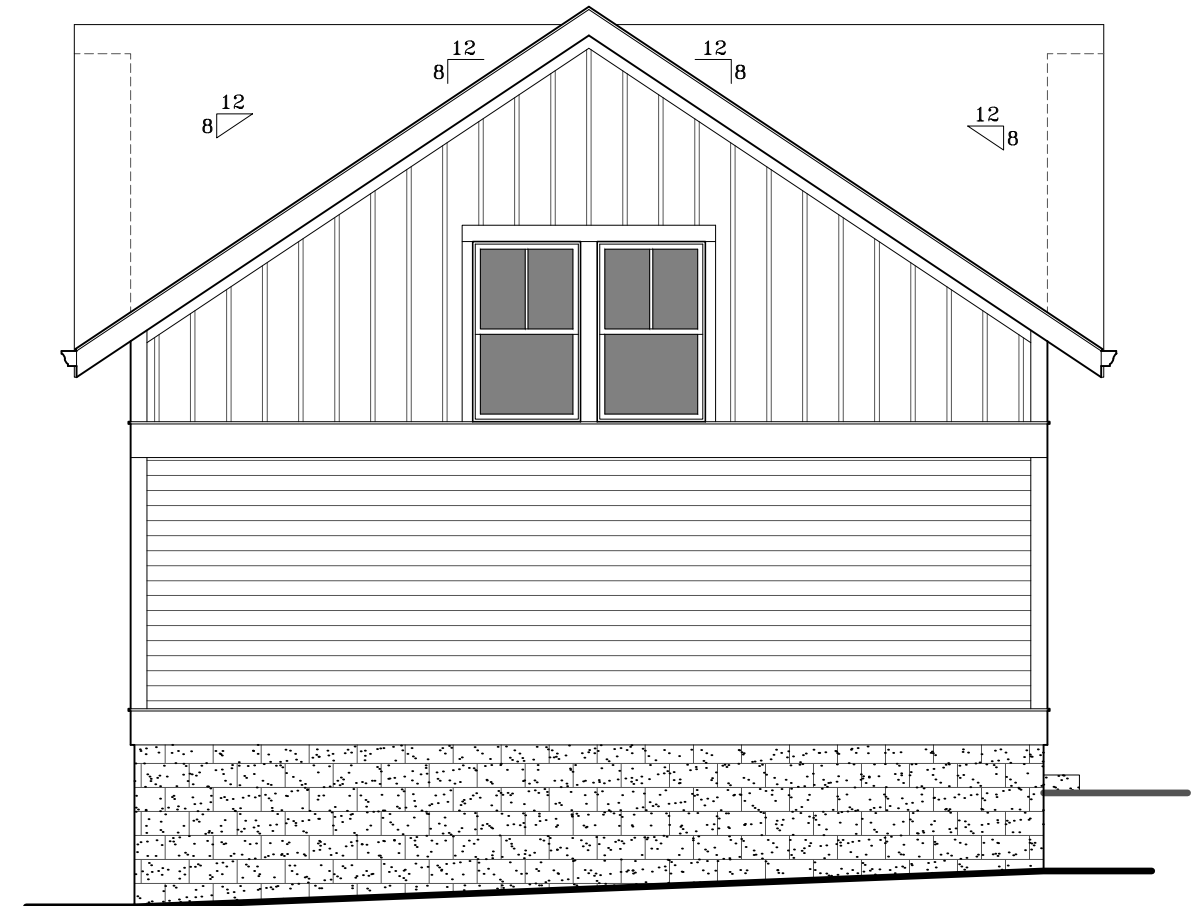
**DETACHED GARAGE -
 EXTERIOR ELEVATIONS**

SHEET NUMBER
8 of 9

REV. MHZC SUBMITTAL
 7/13/21



REAR (ALLEY SIDE) ELEVATION
 SCALE: 3/16" = 1'-0"



LEFT (CORNER) SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

NOTE:
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**DETACHED GARAGE -
 EXTERIOR ELEVATIONS**

SHEET NUMBER
9 of 9

REV. MHZC SUBMITTAL
 7/13/21