JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

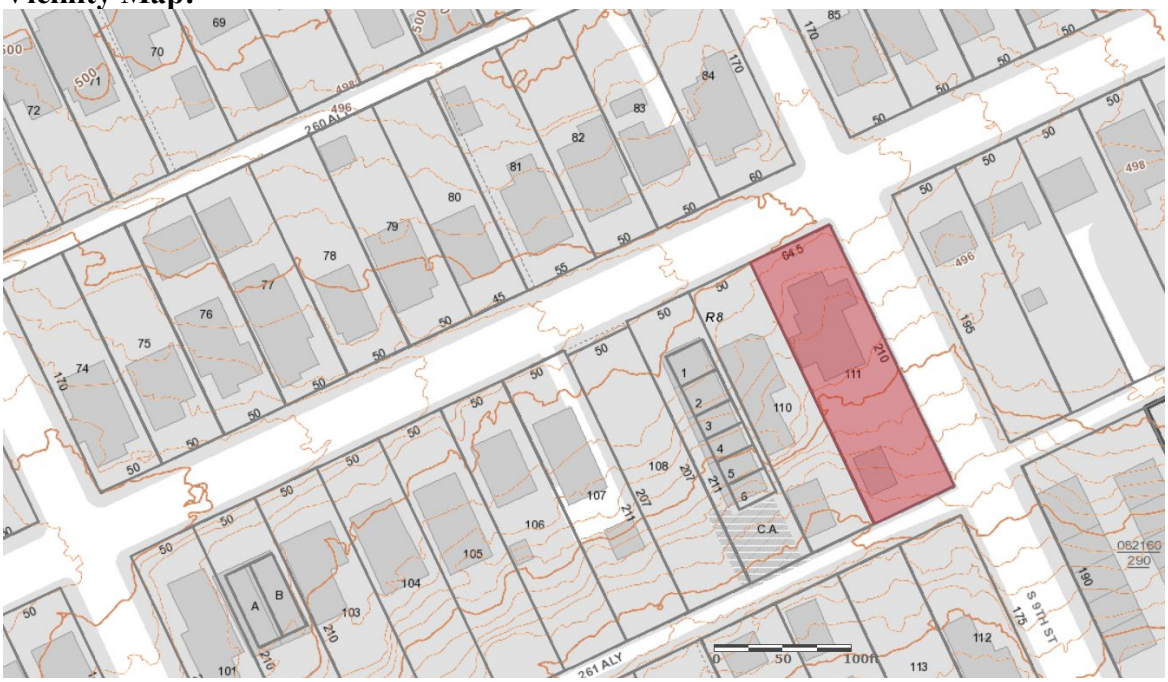
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
822 Fatherland Street
December 16, 2020

Application: New Construction--Addition
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Base Zoning: R8
Map and Parcel Number: 08216026000
Applicant: Michael Ward, Allard Ward Architects
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Applicant proposes a rear addition that extends taller than the historic house. **Recommendation Summary:** Staff recommends approval of the project with the following conditions: **1.** Staff approve the windows, doors and roofing prior to purchase and installation; and **2.** The HVAC be located behind the house or on either side, beyond the mid-point of the house With these conditions, staff finds that the proposed addition meets III.B. (New Construction), and V.B. (Demolition) of the design guidelines for the Edgefield Historic Preservation Zoning Overlay.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

II.B Alterations & Repairs

II.B.1 Roof Shape and Roofing Materials

a. Original roof pitch and shape shall be retained.

b. The original size and shape of dormers shall be retained.

Adding a new dormer increases the habitable space of a building and is considered to be an addition.

c. Original roof materials and color should be retained. If replacement is necessary, original materials should be used. Asphalt/fiberglass shingles may be substituted for original roofing when it is not economically feasible to repair or replace with original materials. The color and texture of asphalt/fiberglass shingles should *not contrast with the architectural style and period of the house.*

Original roofing materials may include, but are not limited to, slate, metal, and, on twentieth century buildings, asphalt shingles.

d. Skylights should be located on portions of roofs not visible from public rights-of-way.

Roof elements may include, but are not limited to, eaves, cornice, rafters, soffits, cresting, gutter systems, brackets, finials, vents, and chimneys.

II.B. 2 Porches

Enclosing a porch increases the habitable space of a building and is considered to be an addition.

a. Original design, dimension, architectural details, materials, and all other visual characteristics should be retained.

b. Where replacement is necessary, new elements should match the design, dimension, architectural features, materials, and all other visual characteristics of the original porch.

c. Front porches shall not be screened. The screening of side porches may be appropriate if the visual openness and character of the porch is maintained.

The design of reconstructed porches should be based on documentary, physical, or pictorial evidence. When such evidence does not exist, a simple design, using the overall proportions and materials of porches appropriate to the style of the house, is usually best.

The Metropolitan Codes Department may require a railing on a new or repaired porch. On house styles for which porch railings are not historically appropriate, exemptions can be requested from the Board of Zoning Appeals with the support of the MHZC.

Porch elements may include, but are not limited to, columns, railings, balusters, brackets, cornice, ceilings, decking, and steps.

II.B.3 Materials

a. Original building materials should be retained.

b. Where replacement is necessary, new materials should match the design, dimension, detail, and all other visual characteristics of the originals, based on physical or historical documentation.

Original building materials may include, but are not limited to, wood, brick, stone, terra cotta, stucco, cast stone and concrete.

c. Masonry

1) Mortar for re-pointing should match original color, joint width, depth, and tooling profile.

When repointing brick, new mortar with a high concentration of portland cement should be avoided. Temperature and moisture cause brick and mortar to expand and contract. During expansion, the two materials press against each other, and over time, the softer of the two deteriorates. Typical "redi-mix" type mortar, which contains a high concentration of portland cement, is harder than historic brick. In such circumstances, its use can damage brick. Mortar for repointing should have a low concentration of portland cement.

2) Cleaning of masonry should be done with the gentlest means possible. Sandblasting causes severe damage to brick, stone, and mortar, and is not appropriate.

3) Generally, the use of paint, stain, water repellent, or any other type of coating on brick is not appropriate.

If brick is mismatched due to insensitive repairs, paint or stain on mismatched areas may be appropriate. If brick is so deteriorated that it cannot withstand the weather, a water repellent or paint may be appropriate. In such circumstances, the paint or stain must approximate the natural material color of the original brick. Previously painted brick may be repainted using a color which approximates the natural material color of the original brick.

4) Previously unpainted stone should not be painted. Waterproof coatings shall not be used.

If stone is so deteriorated that it can no longer withstand the weather, a water repellent or consolidant may be appropriate. Previously painted stone may be repainted using a color which approximates the natural color of the stone.

d. Wood

1) Original wood siding and wall shingles should be retained.

2) Where replacement is necessary, new wood siding or shingles should match the dimension, profile, course width, texture, orientation, and all other visual characteristics of the original material.

Hardboard (Masonite) siding is not approved for use on historic buildings.

3) Aluminum and vinyl sidings are not appropriate.

Aluminum and vinyl are bad ideas when it comes to historic buildings for a lot of reasons. Here are a few: 1. Aluminum and vinyl don't look like real wood siding. Among other visual problems, the artificial sidings cup, have distracting seams, use visible channels at intersections, and often cover important architectural details. 2. A building's original materials are almost invariably damaged by the installation of fake siding. 3. Too frequently, artificial siding is used to cover up a deterioration problem. Even if the vinyl or aluminum is installed over sound wood, fake siding will frequently hide new moisture or infestation problems until serious damage is done. And 4. Realtors who work in the historic neighborhoods know that a house that retains its original character sells faster than one that has been significantly altered.

II.B.4 Windows

a. Original details, size, shape, number and arrangement of panes, and all other visual characteristics should be retained.

b. Where replacement is necessary, new windows should match the design, dimension, details, and all other visual characteristics of the original windows.

c. Original window openings should not be filled in.

d. "Blind stop" storm windows, painted or anodized, are appropriate. Raw aluminum storm windows are not appropriate.

A "blind stop" storm window is attached to the inside of a window jamb (frame) rather than to the face of a window casing (trim). In this way, the storm window obscures as little of original features of a window as possible.

e. Shutters, unless original to the building, should not be added. Where replacement is appropriate, new shutters should match the design, dimension, location, and other visual characteristics of the originals.

f. Generally, security bars and grilles are not appropriate.

g. Awnings should be appropriate to the style of the building.

Window elements may include, but are not limited to, sash, casings (trim), aprons, number and configuration of lights (panes), hoods, lintels, mullions and muntins.

II.B.5 Doors

a. The original size and shape of door openings, transoms, sidelights, and doors should be retained.

b. Where replacement is necessary, new doors should match the design, details, dimension, material and other visual characteristics of the originals.

d. Original door openings should not be filled in.

e. Generally, new door openings should not be introduced.

f. Full-view storm doors, painted or anodized, are appropriate. New, plain wood

screen doors should be appropriate to the style of the house.

g. On front doors, full-view, painted or anodized security doors are appropriate. On other publicly visible doors, full-view or glazing proportionate, painted or anodized security doors are appropriate. Raw aluminum security doors are not appropriate.

h. Generally, security bars and grilles are not appropriate.

Door elements may include, but are not limited to, panels, casings (trim), transoms, side lights,and number and configuration of lights (window panes).

II.B.6 Architectural Details

a. Original architectural details should be retained.

b. Where replacement is necessary, new architectural details should match the design, dimension, materials, and all other visual characteristics of the originals, based on physical or historical documentation.

c. Architectural details of a period or style not original to the building shall not be introduced.

II.B.7 Lighting

a. Original light fixtures should be retained. New or replacement light fixtures should be appropriate to the style of the building.

Recessed or ceiling mounted lamps not visible from the street can be a good way to achieve desired lighting without introducing obvious light fixtures. Generally, carriage-style, colonial-inspired lamps are not appropriate.

b. Freestanding lampposts in yards are not appropriate.

c. Ceiling fans should be appropriate to the style and period of the building.

II.B.8 Paint

a. For guidelines on paint for **brick** or **stone**, see the Materials section.

b. Paint colors on **wood** are not regulated.

Edgefield contains houses in a variety of architectural styles and from different historical periods. When selecting paints, remember that typical colors differ from style to style. A good starting point in choosing new colors is to analyze layers of colors existing on a building in order to establish the original color scheme.

Even for the highly ornamented Eastlake and Queen Anne styles, it if often a good idea to limit a scheme to three colors: a main body color, a primary trim color (for window and door casings, cornerboards, etc.) and a secondary trim color (for window sash and doors)

The MHZC maintains a library of information on historic paint colors and on do-it-yourself paint analysis which is available to the public and can assist in determining colors appropriate for the style and period of your house.

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 than 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.

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.

V .B DEMOLITION GUIDELINES

1 . Demolition is not appropriate
a. if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district.
2 . Demolition is appropriate
a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or
b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; 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, as amended, of the historic zoning ordinance.

Background: 822 Fatherland Street was constructed prior to 1898, as it appears on a Sanborn map from that year (Figures 1 & 2). The structure is described as "Italianate with two Eastlake porches" in the National Register nomination for the Edgefield Historic District. The house contributes to both the local historic preservation overlay and the National Register historic district.

Figure 1 (left) is the front façade photo and Figure 2 (right) is the 1898 Sanborn Map.

Analysis and Findings:
This is an application for a rear addition that will extend two feet (2') higher than the historic house.

Demolition:
In order to construct the rear addition, a portion of the existing rear of the house will be removed. This piece stretches across most of the rear elevation and has a separate lower roof form. The approximate footprint of this portion appears on Sanborn maps dating back to 1898, however a photograph from 1982 (Figure 5) shows that this was a screened porch as late as that date. It has since been enclosed. Staff finds that this altered rear porch no longer contributes to the historic or architectural significance of the district and that its removal is appropriate. Staff therefore finds that the proposed demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

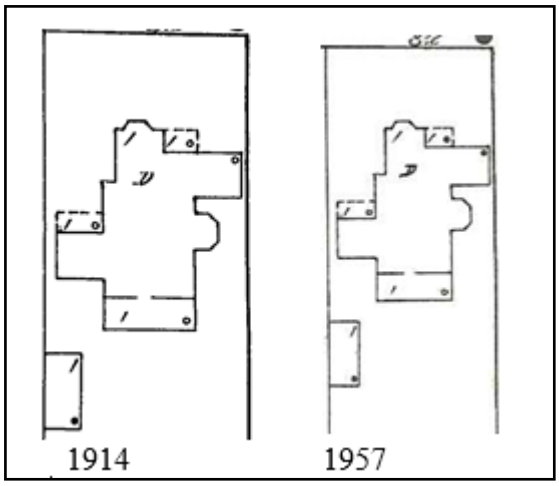


Figure 3: Sanborn maps from 1914 and 1957


Figure 4 & 5: Aerial photograph of current enclosed rear porch. 1982 photograph of rear porch

Height & Scale:
The proposed addition will be approximately twenty feet (20') from finished floor at its highest point. The historic house is approximately eighteen feet (18') from finished floor. The guidelines allow for additions that step taller if they are set forty feet (40') back from the front of the house. The proposed addition steps taller about sixty-four feet (64') from the front of the house. The addition will step in as typically required of additions and will have a separate roof form. The eave heights have been designed to match the existing eave heights, which helps to mitigate the increased ridge height, particularly along the side street.

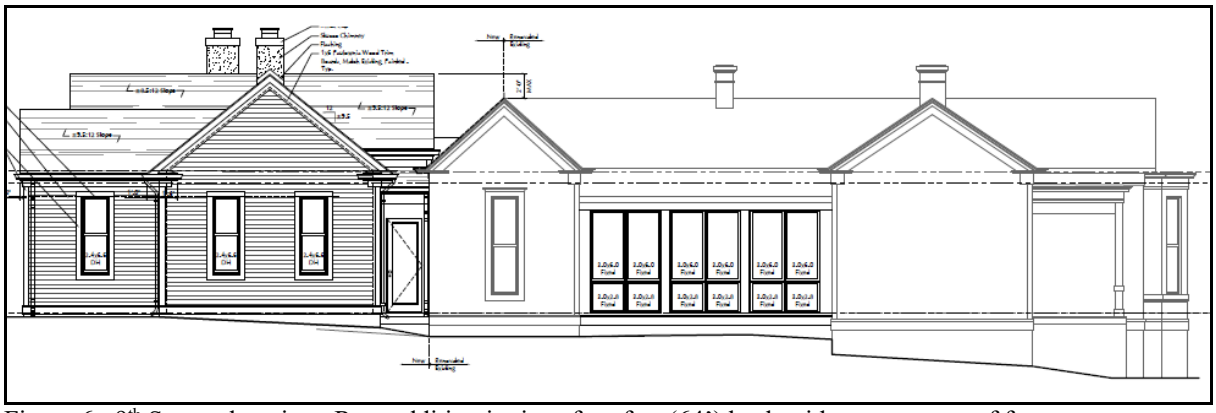


Figure 6: 9th Street elevation. Rear addition is sixty-four feet (64') back with a separate roof form

The addition is modest with a footprint of just over one thousand (1,000) square feet. It is also narrower than the historic house.

Staff finds that the addition's height and scale meets Sections III.B.1., III.B.2.a, and III.B.2.b. of the design guidelines.

Design, Location & Removability:
The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's inset and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the addition's location and removability to meet Section III.B.1. of the design guidelines.

Setback & Rhythm of Spacing: The front setback will not be impacted by this addition. The interior side (right) will meet the five foot (5') side setback – the chimney will encroach, but this is permitted by Code. A portion of the existing historic house sits about three feet, six inches (3'6") from the street-side (left) property line, but base zoning requires at least a ten-foot (10') side setback. Ten feet (10') is proposed for the addition. The addition will be about eighty-five feet (85') from the rear property line.

Staff finds that the addition's setbacks to meet Sections III.B.1. and 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	CMU	Parge coat	Yes	
Cladding	5" cement fiberboard lap siding	Smooth – match existing exposure	Yes	
Roofing	Unknown	unknown	Yes	X
Trim	Wood	Smooth faced	Yes	
Windows	Aluminum clad wood	unknown	Unknown	X
Doors	Unknown	unknown	Unknown	X
Chimney	Stucco	Unknown	Yes	

With staff's final approval of the roofing, windows and doors, staff finds that the materials meet Sections III.B.1. and III.B.2.g. of the design guidelines.

Roof form & Building Shape:
The addition incorporates several gabled roof forms with 8.5/12 and 9.5/12 slopes. This roof form and slope is compatible with the historic house. Staff finds that the addition's roof form and slope meet Sections III.B.1., III.B.2.c., III.B.2.d. of the design guidelines.

Proportion and Rhythm of Openings**:** No changes to the historic window and door openings on the existing house were indicated on the plans. The existing non-historic windows along the 9th Street elevation (Figure 7) are being replaced. (Figure 6) 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 two small horizontal windows on the interior side elevation. (Figure 8) Staff finds these could be appropriate as they are far back behind the projecting side gable and are accent windows rather than the primary window type. There are no large expanses of wall space without a window or door opening.

Figure 7: 9th Street elevation

Staff finds the addition's proportion and rhythm of openings to meet Sections III.B.1. and III.B.2.f. of the design guidelines.

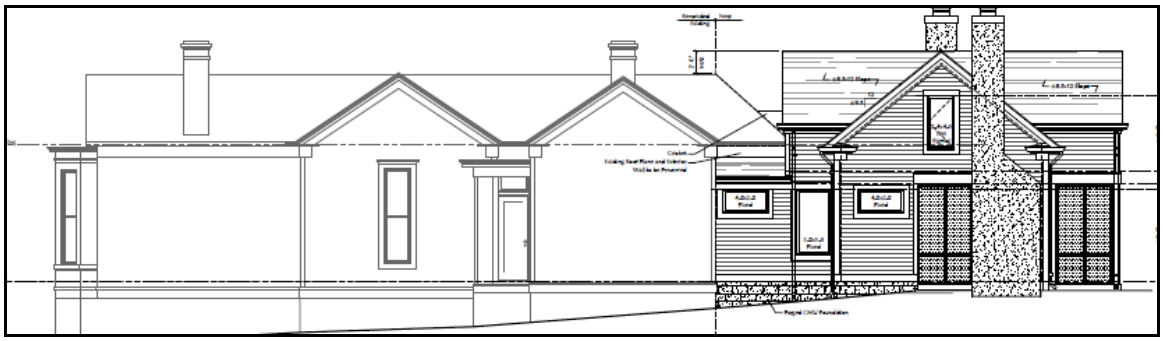


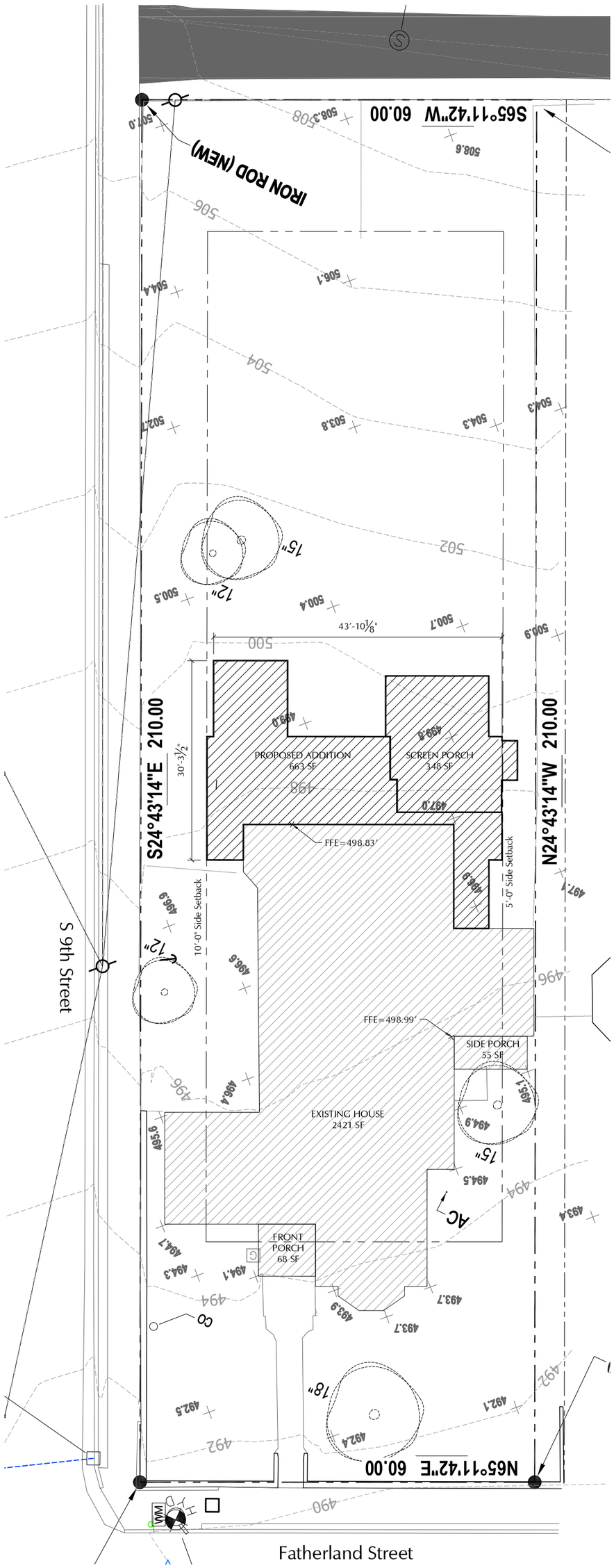
Figure 8: Interior side elevation

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 either side façade beyond the midpoint of the house. The project meets section III.B.2. i.

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

1. Staff approve the windows and doors and roof shingle color prior to purchase and installation; and
2. The HVAC be located behind the house or on either side, beyond the mid-point of the house

With these conditions, staff finds that the proposed addition meets III.B. (New Construction), and V.B. (Demolition) of the design guidelines for the Edgefield Historic Preservation Zoning Overlay.



1 Site Layout Plan

Scale: 1/16"=1'-0"

A0.1

Drawings:
Site Layout Plan

Date:
11.30.2020

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Addition and Renovations to the:

Dyke-LaDuke Residence

822 Fatherland Street
Nashville, Tennessee 37206

MHZC PRESERVATION PERMIT APPLICATION

1 First Floor Demo Plan

Scale: 1/8"=1'-0"

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to the:

Dyke-LaDuke Residence

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Nashville, Tennessee 37206

ALLARD WARD ARCHITECTS
1610 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: Demolition Plans

Date: 11.30.2020

D1.0

MHZC PRESERVATION PERMIT APPLICATION

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822 Fatherland Street
Nashville, Tennessee 37206

ALLARD WARD ARCHITECTS
A Professional Corporation
1618 Sixteenth Avenue South, Suite 212
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

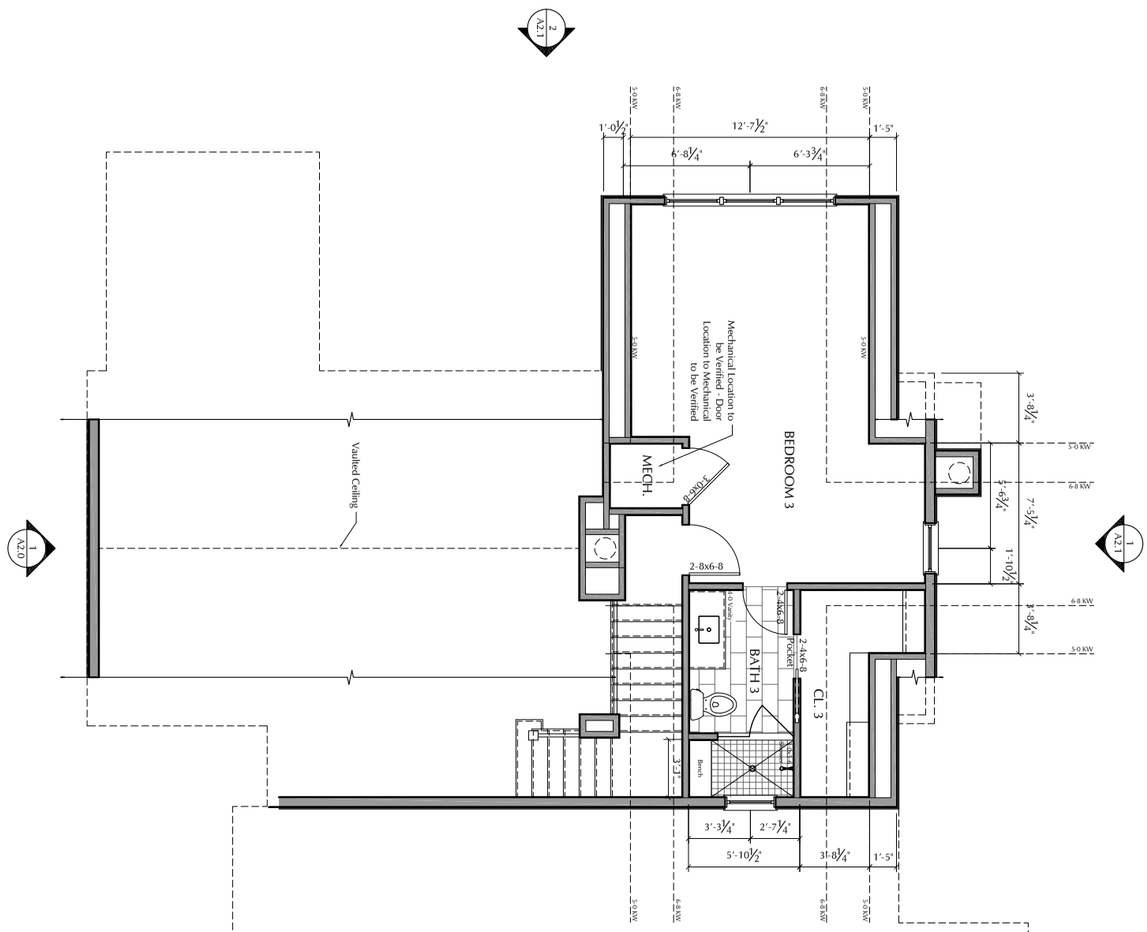
Drawings: First Floor Plan

Date: 11.30.2020

A1.0

1 First Floor Plan

Scale: 1/8"=1'-0"



A1.1

Drawings:
Second Floor Plan

Date:
11.30.2020

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

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Nashville, Tennessee 37206

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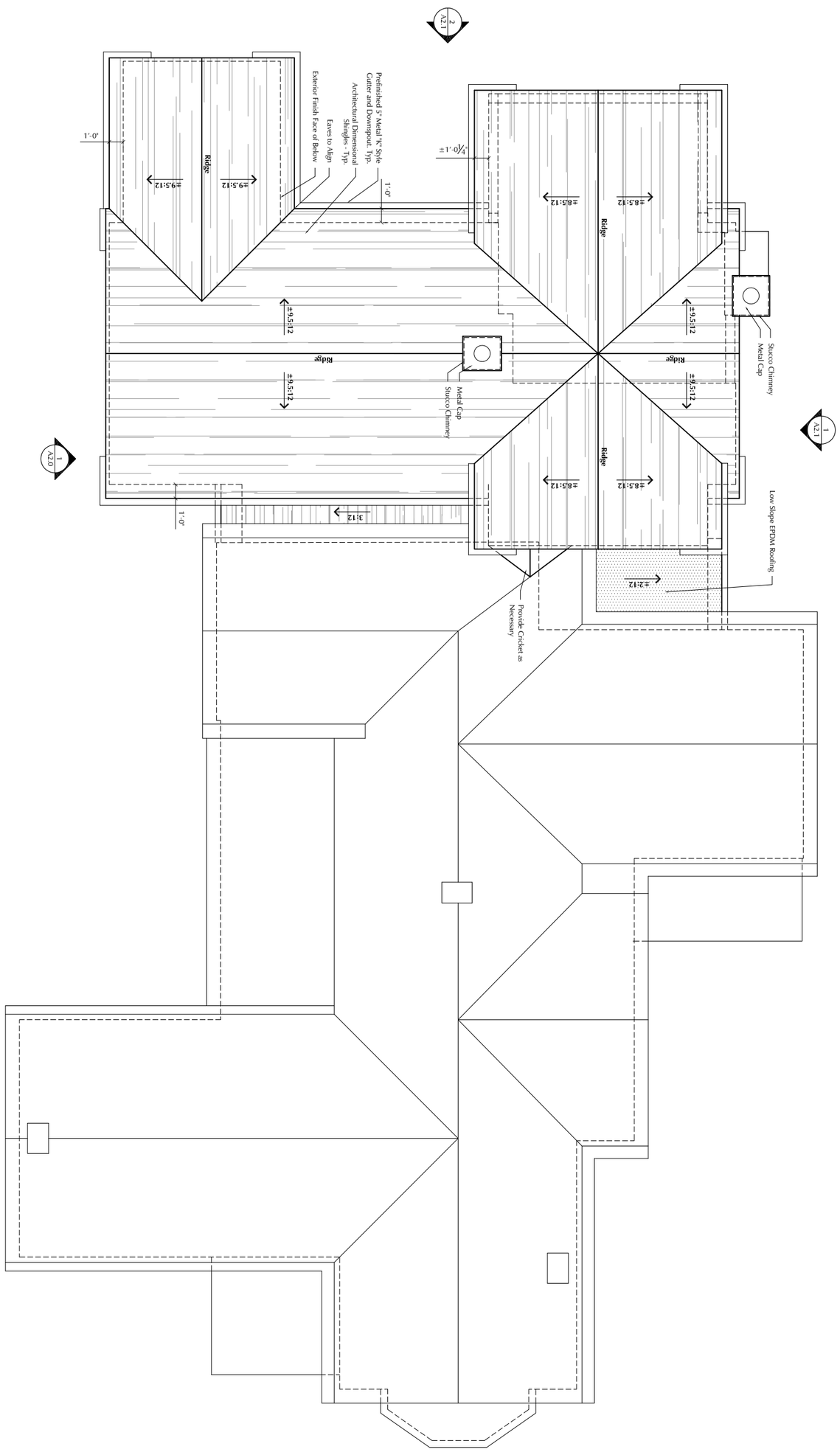

1 Roof Plan

Scale: 1/8" = 1'-0"

A1.2

Drawings:
Second Floor Plan

Date:
11.30.2020

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

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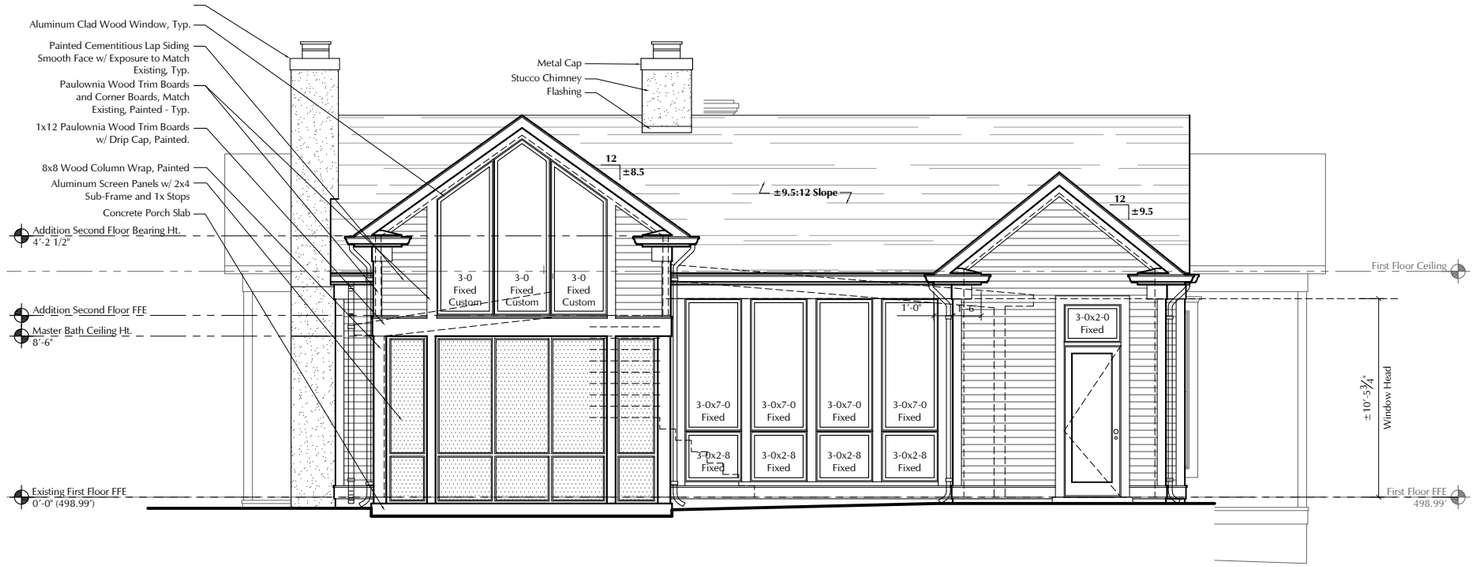
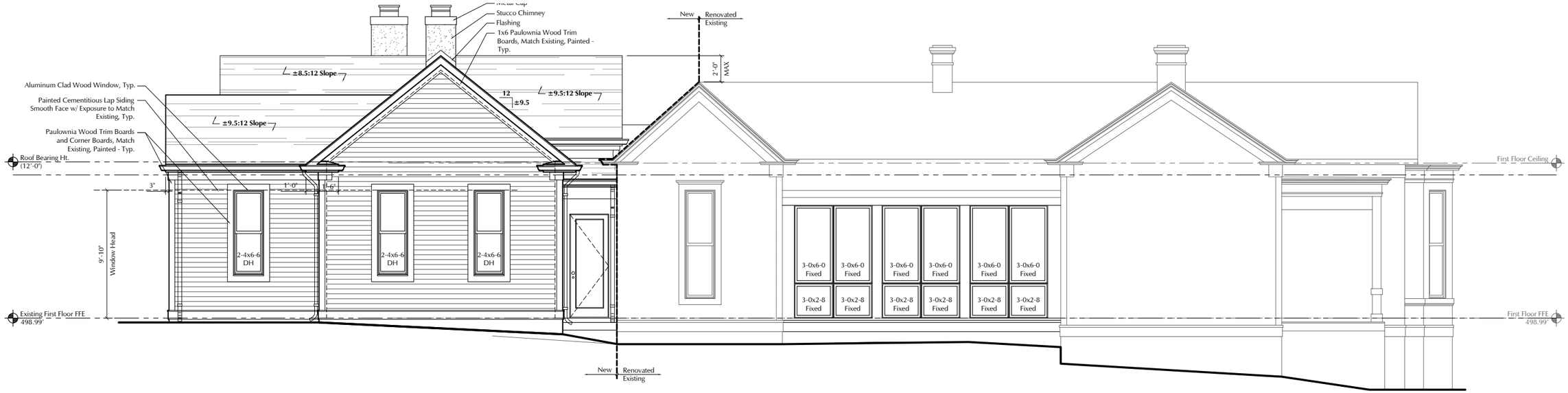


2 Southeast Elevation

Scale: 1/8"=1'-0"



1 Northeast Elevation

Scale: 1/8"=1'-0"

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Nashville, Tennessee 37206

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ALLARD WARD ARCHITECTS, PLLC
1610 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: Exterior Elevations

Date: 11.30.2020

A2.0

2 Northwest Elevation

Scale: 1/8"=1'-0"

2' 1' 0 2' 4' 6' 8' 12'

1 Southwest Elevation

Scale: 1/8"=1'-0"

2' 1' 0 2' 4' 6' 8' 12'

MHZC PRESERVATION PERMIT APPLICATION

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ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Drawings: Exterior Elevations

Date: 11.30.2020

A2.1