



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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

**STAFF RECOMMENDATION**  
**814 Petway Avenue**  
**March 19, 2014**

**Application:** New construction - infill  
**District:** Greenwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 0820432000  
**Applicant:** Brandon Vance, Design Build East  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to build a new one-and-a-half story house on the existing first-story framework of a non-contributing house.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the infill construction at 814 Petway Avenue with the conditions that:</p> <ul style="list-style-type: none"> <li>• staff provides final review of windows, doors, shutters, porch materials, color of roofing material and location of utilities;</li> <li>• the existing driveway be fully removed; and,</li> <li>• a new parking area may be approved by staff at the rear of the property.</li> </ul> <p>With these conditions, Staff finds that the project meets section II.B of the <i>Greenwood Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines</i> for new construction.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1 New Construction**

#### **a. 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.

#### **b. Scale**

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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

#### **c. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

#### **d. 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.*

#### **e. 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.*

#### **f. Orientation**

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

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

#### **g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

#### **i. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

#### **j. 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.*

**Background:** Staff has approved the partial demolition of the current structure at 814 Petway Avenue. It is a one-story house built circa 1951. Due to its construction date and lack of architectural significance, it does not contribute to the character of the historic district. The applicant proposes a new one-and-a-half story home to be built on the existing foundation and first-story framing.



**Figure 1. Current non-contributing house at 814 Petway Avenue**

### **Analysis and Findings:**

Height & Scale: The proposed house is one and a half stories and will be twenty-six feet (26') tall from grade. The height range in the vicinity is from eighteen to thirty-one feet (18'-31'); the overall height of the new construction is appropriate to the context. It will be built on the existing foundation and first floor framing. The existing foundation has a height ranging from one foot six inches to three feet (1'6" to 3'). Its eaves will be ten feet (10') from the first floor. The width of the house will be thirty-five feet eight inches (35'8"), adding three feet eight inches (3'8") to the width of the existing house. The houses nearby range in width from thirty to forty feet (30-40'). Staff finds the massing, height and scale of the proposed infill to meet sections II.B.1.a. and b.

Setback & Rhythm of Spacing: The new house will be built on the foundation and first-floor framing of the existing house. There will be a slight change to the front setback, with the increase of depth of the front porch from four feet (4') to six feet (6'). The design guidelines request a minimum of a six foot (6') deep porch in order to have a usable porch so staff found the increase to be appropriate. Other buildings in the block-face are slightly closer to the street than this non-contributing so the new setback



**Figure 2. Proposed front elevation**

is also found to be appropriate. Side setbacks will be ten feet (10') and eight feet (8'), and its rear setback will be thirty feet (30'), all of which meet bulk zoning setback requirements. The project meets section II.B.1.c.

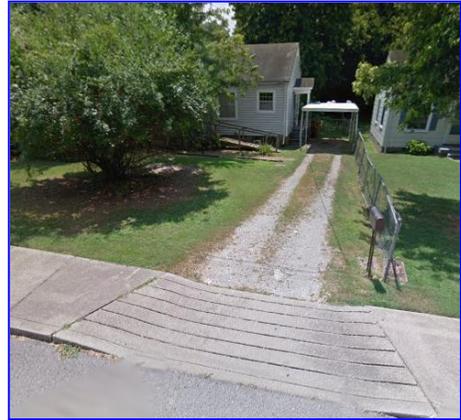
Materials: The new structure will be clad in smooth-face cement fiberboard with a five inch (5") reveal. The trim will be wood. The existing concrete block foundation will remain. The roof will be architectural shingles, and the front porch will have a metal roof. The roof colors were not indicated. The porch floor is concrete; however materials for the porch steps and columns were not specified. The windows, doors and shutters were also not specified; staff asks to approve these materials. A driveway and walkway will be concrete. With staff's final approval of the material of porch columns and steps, the color of roofing materials, and window, doors and shutters prior to purchase and installation, staff finds that the known materials meet section II.B.1.d.

Roof form: The side-gabled roof has a pitch of 12/12, and the rear ell is 6/12. Its shed dormers will have a 4/12 pitch. The roof will be compatible with the context and the project meets section II.B.1.e for roof shape.

Orientation: There will be no change to the orientation of the house, which will address Petway as the current house does, although with a larger and deeper porch. Currently there is a driveway to the right of the house that continues past the house. The applicants propose to truncate this driveway because they are extending the width of the house and there is no longer room to carry the driveway past the house. The result is a front yard parking pad, which is not appropriate in the historic districts. There is no rear alley but the lot is a corner lot with an opportunity for a driveway or parking area at the rear of the home accessed from McFerrin. The closest house on McFerrin also has a driveway. Staff recommends that the existing driveway be fully removed and that a new parking area be approved by staff at the rear of the property. The proposal also includes a concrete walkway, which does meet the design guidelines as it helps to orient the building to the street. With the condition that the front yard driveway is removed, the project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The longest expanse without an opening is nine feet (9') so there are no large expanses of wall space without a window or door opening. With this condition, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of 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 and that the front yard parking pad be removed from the plans. No additional site improvements are proposed. With these conditions, the project meets section II.B.1.i.



**Figure 3. Existing curb cut and driveway**

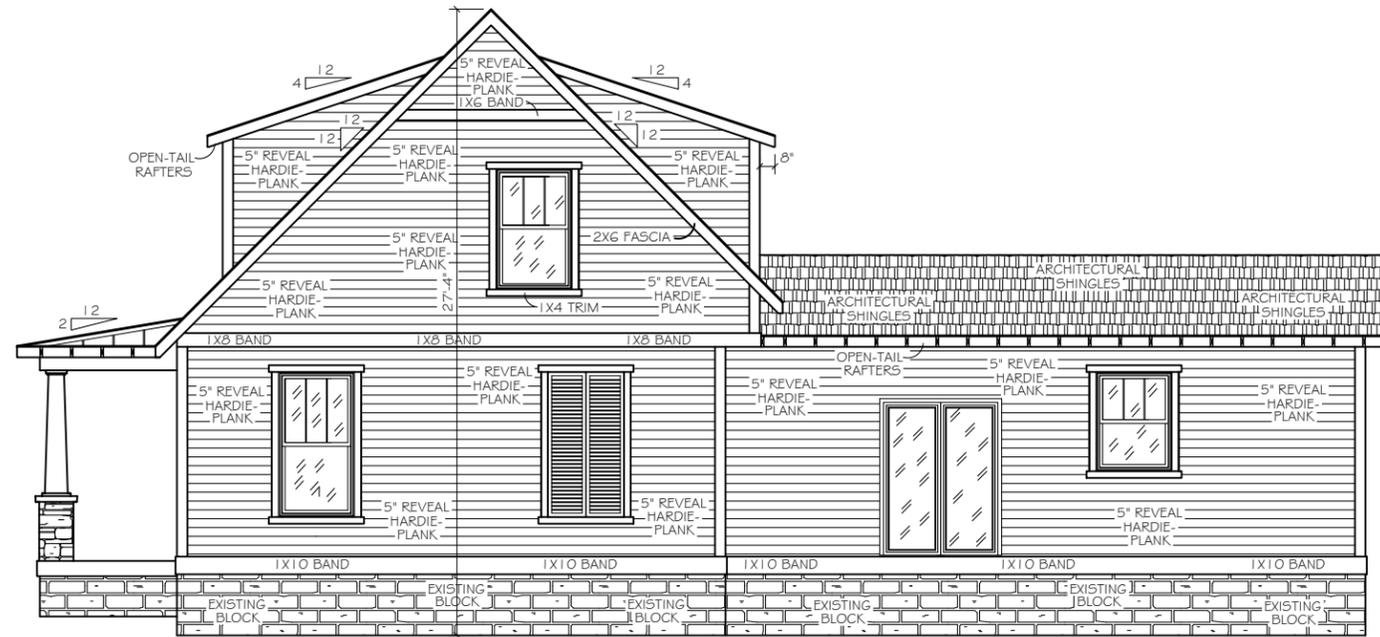
**Recommendation:** Staff recommends approval of the infill construction at 814 Petway Avenue with the conditions that:

- staff provides final review of windows, doors, shutters, porch materials, color of roofing material and location of utilities;
- the existing driveway be fully removed; and,
- a new parking area may be approved by staff at the rear of the property.

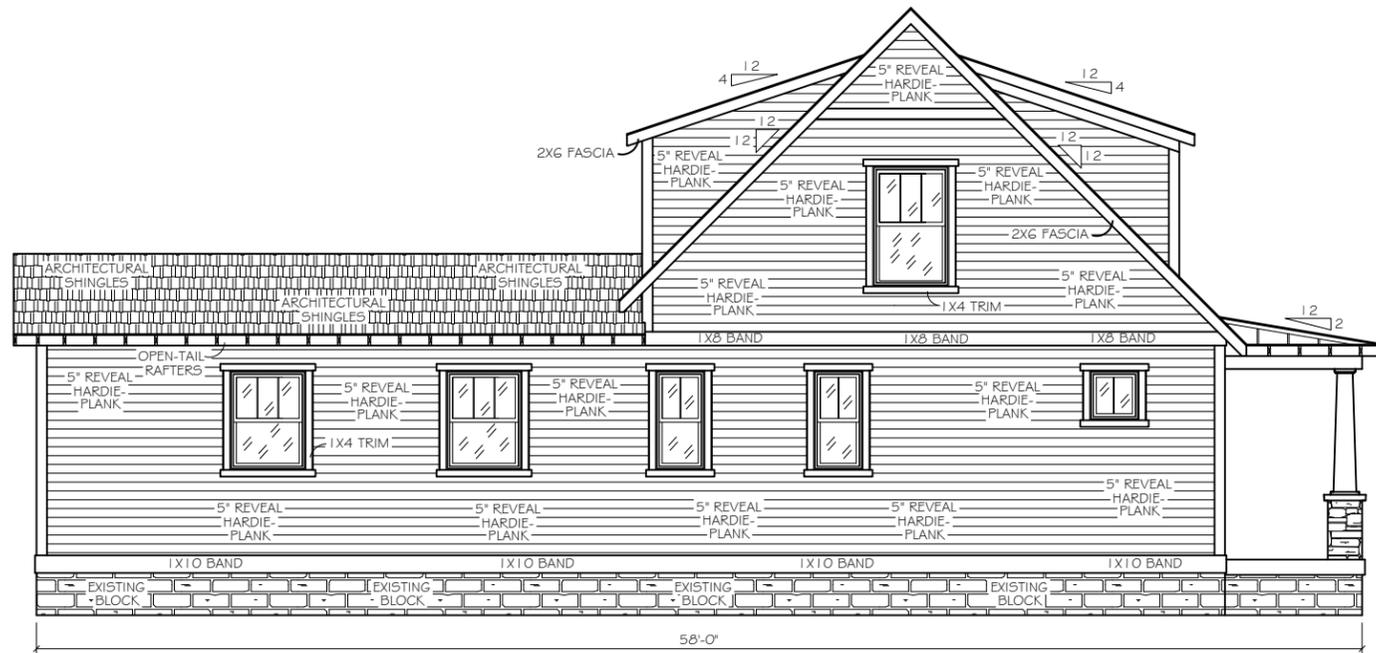
With these conditions, Staff finds that the project meets section II.B of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* for new construction.



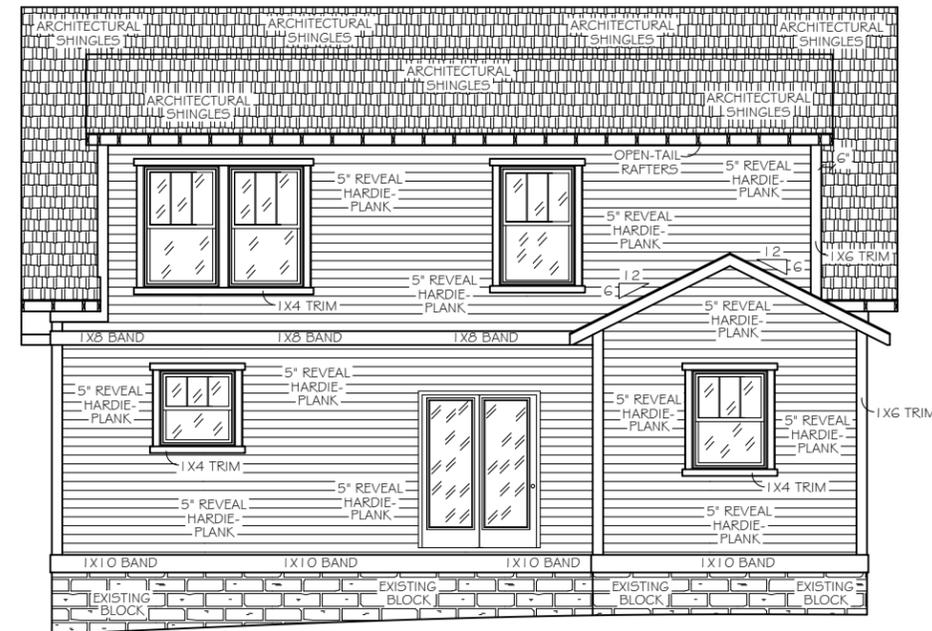
FRONT ELEVATION  
1/8" = 1'-0"



RIGHT ELEVATION  
1/8" = 1'-0"



LEFT ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



**ProMark**  
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

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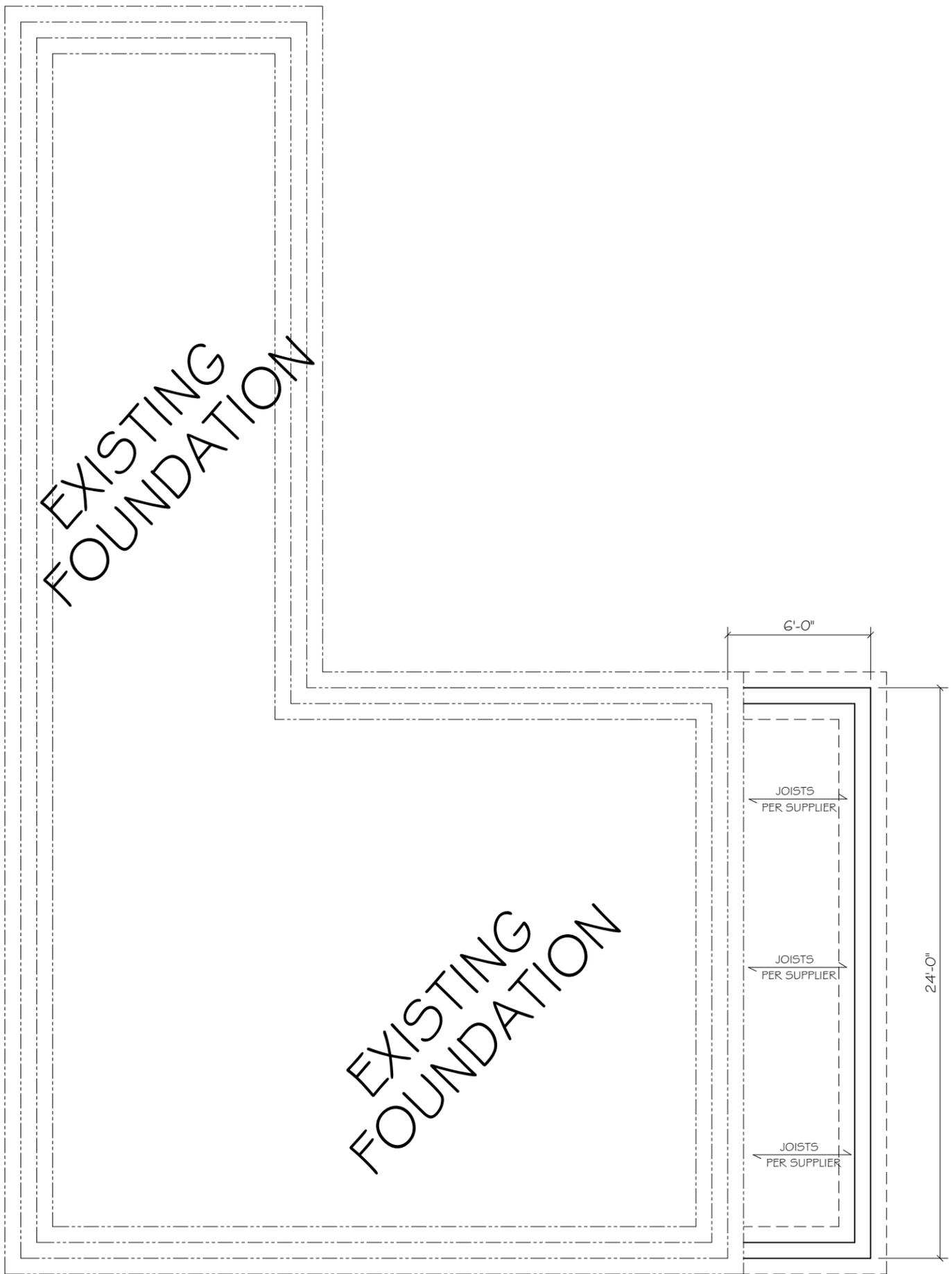
814 Petway  
Nashville, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:  
J.W.

PLAN NUMBER:  
814 Petway

DATE: 3/07/14



## FOUNDATION PLAN

3/16" = 1'-0"

### NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA REQUIREMENTS.
2. ALL DIMENSIONS SHOULD BE READ OR CALCULATED: DO NOT SCALE
3. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE LOADS.
4. EXT. DIMENSIONS ARE NOTED TO OUTSIDE OF BRICK LEDGE.
5. BUILDER TO VERIFY ALL DIMENSIONS & MEASUREMENTS.
6. FOUNDATION VENTS AND ANCHOR BOLTS TO BE PLACED ACCORDING TO LOCAL CODES AND REQUIREMENTS.
7. BUILDER TO FIELD LOCATE HVAC & CRAWL ACCESS ACCORDING TO GRADE.

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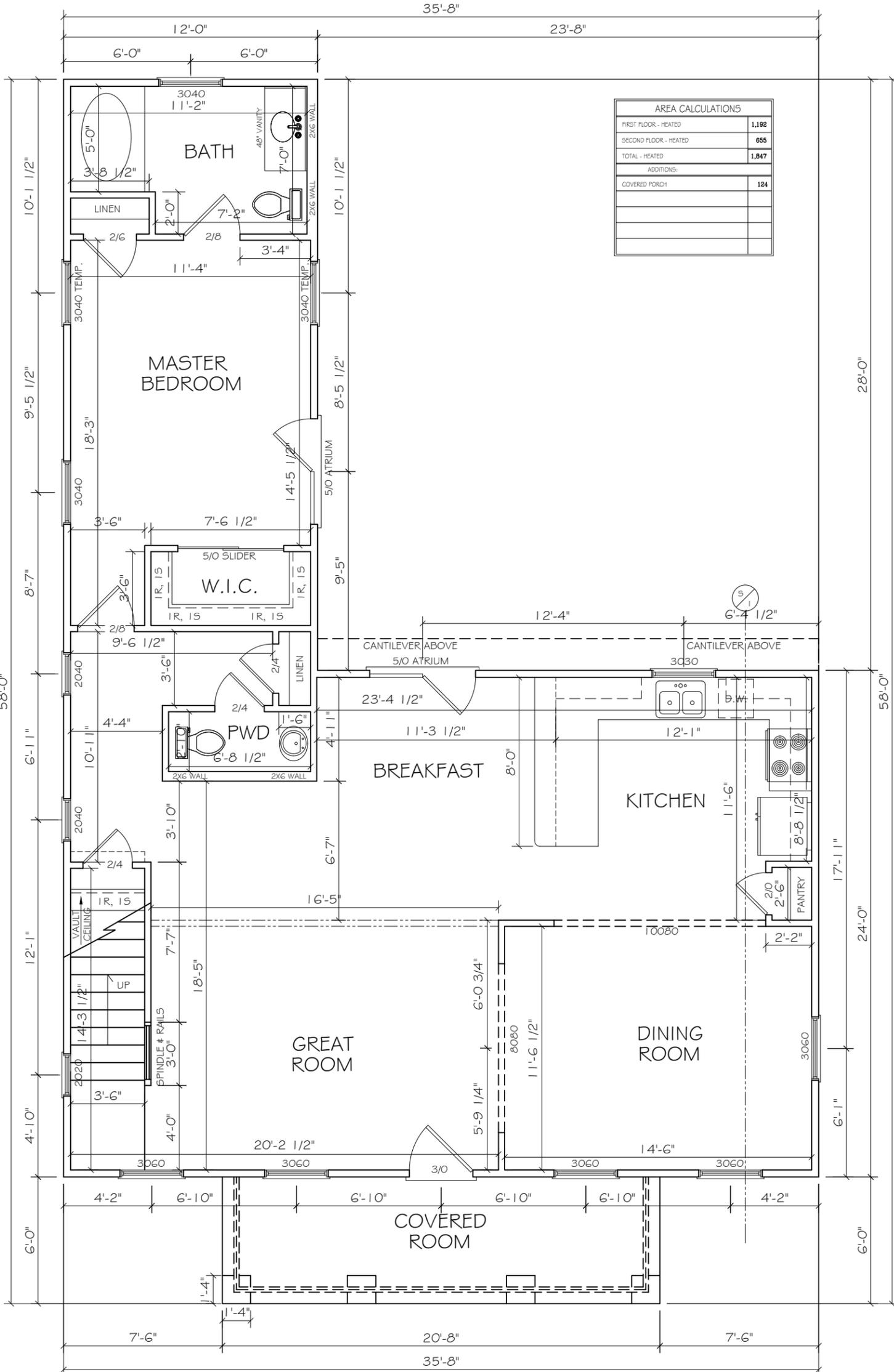
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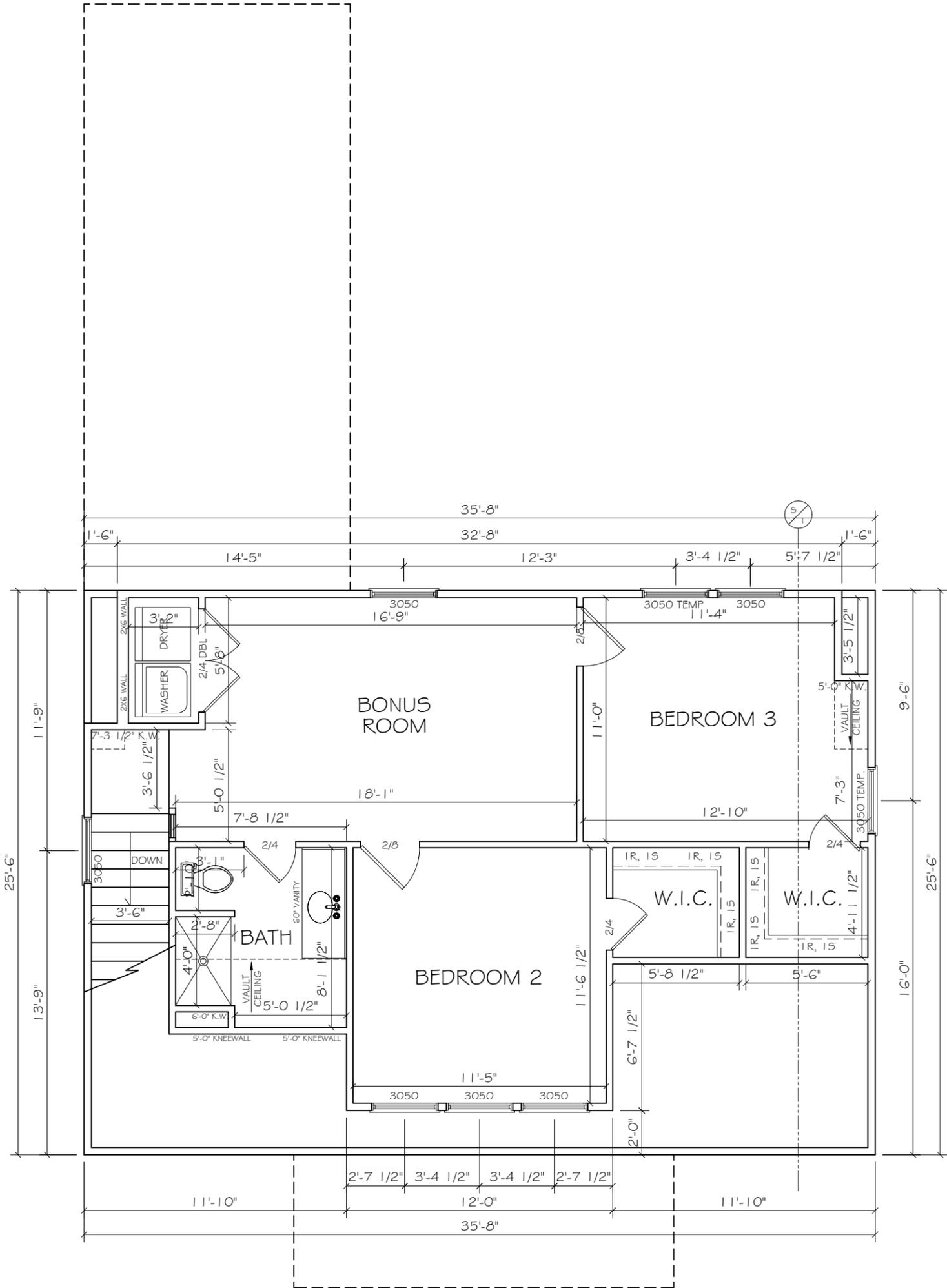


## FIRST FLOOR PLAN

3/16" = 1'-0"

- NOTES:
- ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
  - ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
  - ALL EXT. WALLS ARE DRAWN AS 4". INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
  - ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
  - ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
  - ALL ANGLES ARE 45° U.N.O.
  - (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

DATE: 3/07/14	PLAN NUMBER: 814 Petway	DRAWN BY: J.W.	<b>814 Petway</b> Nashville, TN  It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.	 P.O. Box 159144 Nashville, TN 37215  <i>Proudly working with:</i>	
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## SECOND FLOOR PLAN

3/16" = 1'-0"

### NOTES:

- ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
- ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
- ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
- ALL ANGLES ARE 45° U.N.O.
- (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

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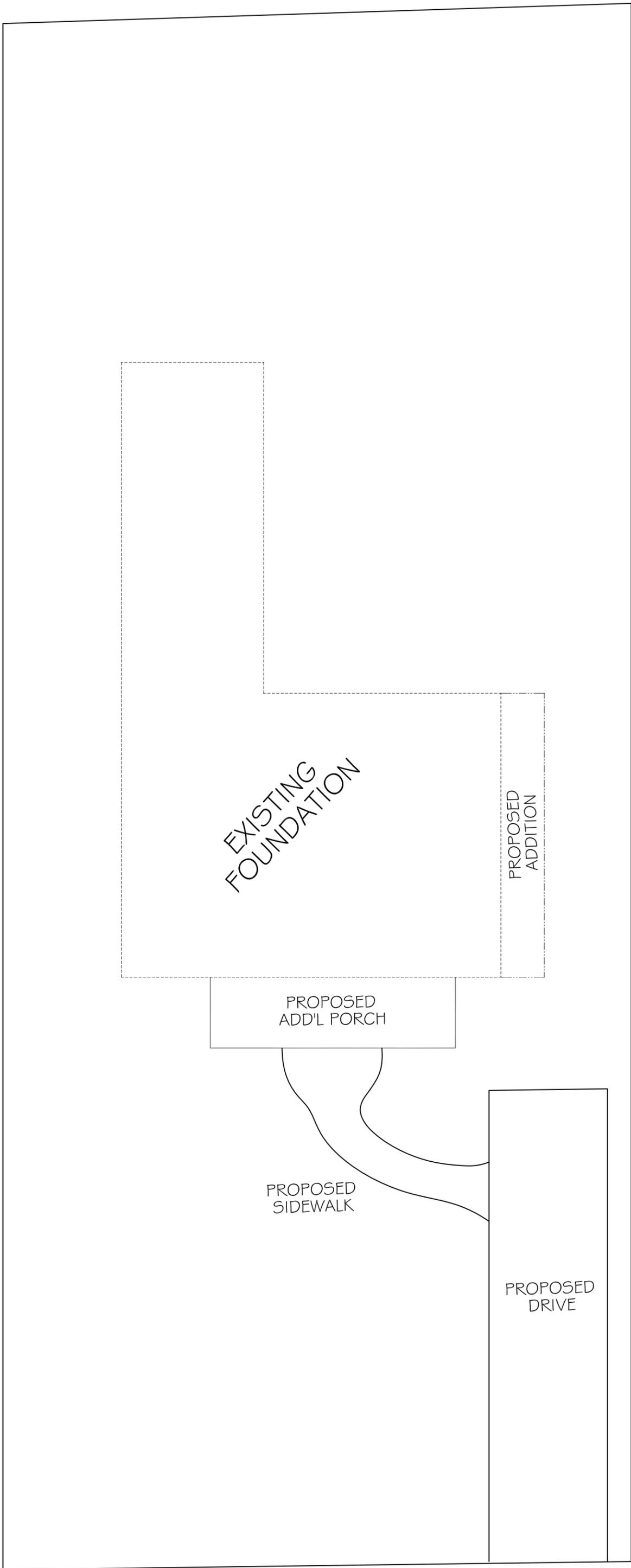
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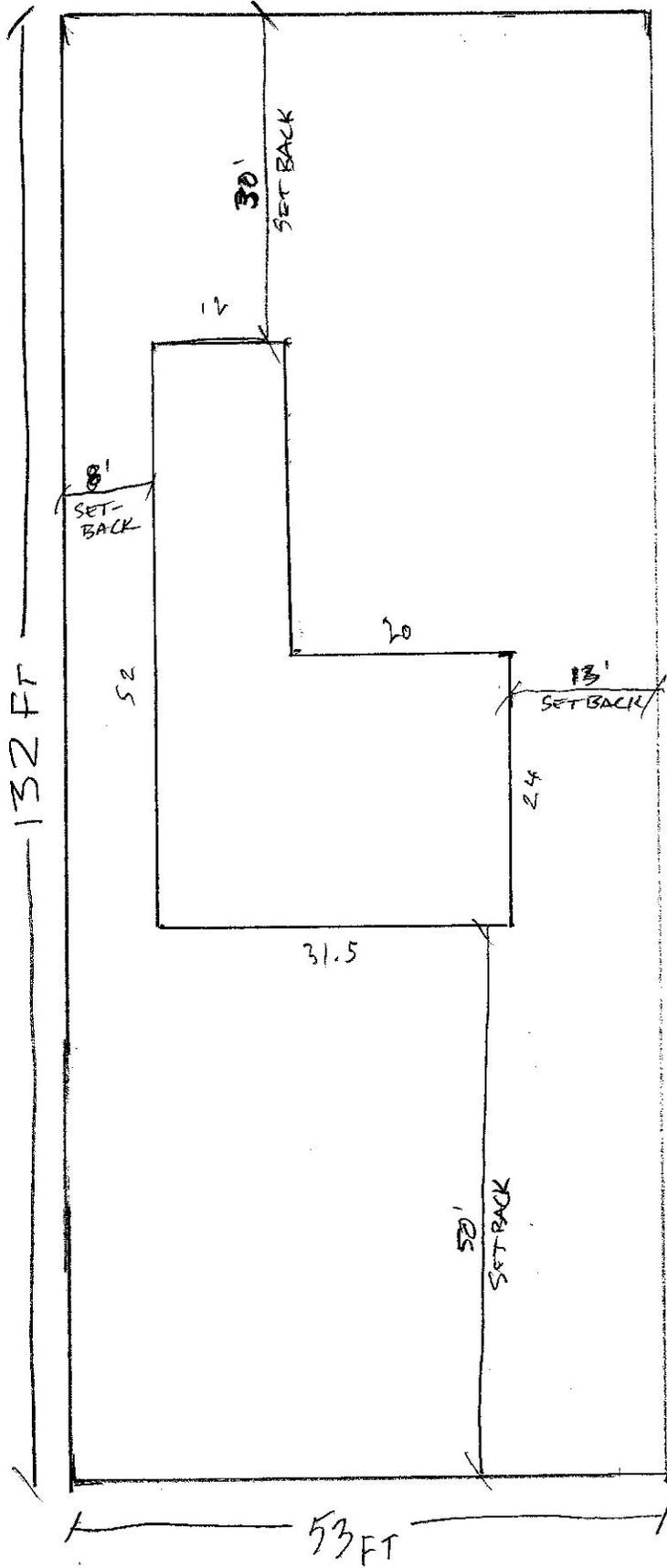
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McFERRIN



814  
PETWAY

SCALE  
1/4" = 4 FT

PETWAY