KARL F. DEAN
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
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STAFF RECOMMENDATION
917 Petway Avenue
July 16, 2014

Application: New construction - infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08204038800
Applicant: Ashli Williams
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: This application proposes to add a second story to this non-contributing building by raising its roof and adding a rear dormer and to increase the depth of the front porch. Because the scope of work will significantly alter the existing structure, Staff applied the guidelines for "new construction" rather than "additions."

Recommendation Summary: Staff recommends approval of the project with the conditions that:

- Drawings be revised to reflect what is actually proposed;
- Windows be added to the first floor of the side elevations;
- HVAC and other utilities be located on a rear façade, or on a side facade beyond the midpoint of the house, if a new location is necessary; and,
- Staff have final approval of trim and porch materials, windows and doors.

Meeting these conditions, Staff finds the project meets the Design Guidelines for the Greenwood Neighborhood Conservation Zoning Overlay**.**

Attachments
A: Photographs
B: Site Plan
C: Elevations

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.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.
Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

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.

Background: 917 Petway Avenue is a one-story house constructed circa 1950. Due to the construction date and lack of architectural significance, it does not contribute to the character of the historic district.

Figure 1. Non-contributing house at 917 PetwayAvenue

Analysis and Findings: The applicant proposes to create a second story by raising the roof of the house and adding space with a rear dormer. This scope of work will change the look of this non-historic house and will create what is essentially a new building; therefore, Staff reviewed this application with the design guidelines for new construction. The applicant has not requested any alterations to the site itself or the existing storage building.

Demolition: This project includes demolition of a rear addition and the removal of the central chimney. As no part of this structure is contributing, this partial demolition meets the guidelines for appropriate demolition.

Figure 2. Rear addition to be demolished

Design: There are a few discrepancies with the drawings to be resolved. The drawings submitted indicate that the front gable has a 12/12 pitch, while inspection reveals that it is 6/12. The drawings also show the position of the front door and window reversed. The applicant states that she does not intend to make these changes, so Staff has requested that the drawings be revised to depict more accurately the existing conditions, prior to a permit being issued.

Figure 3. Discrepancies between the existing front façade compared to the elevation submitted

Height & Scale: The overall height of the house will be raised a total of seven feet (7'), from nineteen feet (19') to twenty-six feet (26'). This is compatible with the heights of contributing homes nearby, which are as tall as thirty-one feet (31'). There will be no change to the building's footprint except extending the front porch five feet (5') toward Petway Avenue. Staff finds the project meets section II.B.1.a.and b of the design guidelines for height and scale.

Setback & Rhythm of Spacing: The building's front porch is proposed to be extended five feet (5') toward the street, in which case the leading edge of the porch would be thirty-six feet (36') from the front property line and the porch will be a total of ten feet (10') deep. The Commission approved infill projects in October 2013 at 915 and 919 Petway Avenue in which the porches are thirty feet (30') from the front property line. As this is not a true infill project, it would be impracticable to require that the applicant build out further to meet the adjacent buildings' front setbacks. The side and rear setbacks will not change. The porch extension will be compatible with the neighboring buildings, and the project meets section II.B.1.c.

Materials: The addition will be clad in smooth face cement fiberboard with a five inch (5") reveal. The roof will be architectural fiberglass shingles in a grey color. Trim elements, porch materials, windows and doors have not yet been specified; staff asks to approve these materials and final window and door selections prior to purchase and installation. The foundation material will not change. With the condition of staff's review of the materials for the trim and porch construction, windows and doors, the project meets section II.B.1.d.

Roof form: The roof will be raised, but the roof form will remain the same side-gabled form. The pitch will be slightly increased to 9/12 compared to the existing 8/12. The rear dormer will have a shed roof with 4/12 pitch. While raising the roof of a contributing building would not be considered appropriate, changing this non-contributing building is acceptable as the new form is compatible with historic roof forms. The proposed roof forms and pitches meet section II.B.1.e.

Orientation: The orientation will not be altered. The project meets section II.B.1.f.

Proportion and Rhythm of Openings**:** The drawings submitted show no windows on the side elevations on the ground floor. It is unclear if this is the applicant's intent, but Staff has requested two or three windows be added to those elevations. With this condition, the project will meet section II.B.1.g of the guidelines for proportion and rhythm of openings to meet Section II.B.1.g.

Utilities: The location of HVAC and other utilities was not noted. Staff requests that utilities be located to be minimally-visible, in accordance with the design guidelines, if a new location is needed. Generally, utilities should be no closer to the street than the midpoint of the structure. Meeting this condition, the project meets section II.B.1. i.

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

- Drawings be revised to reflect what is actually proposed;
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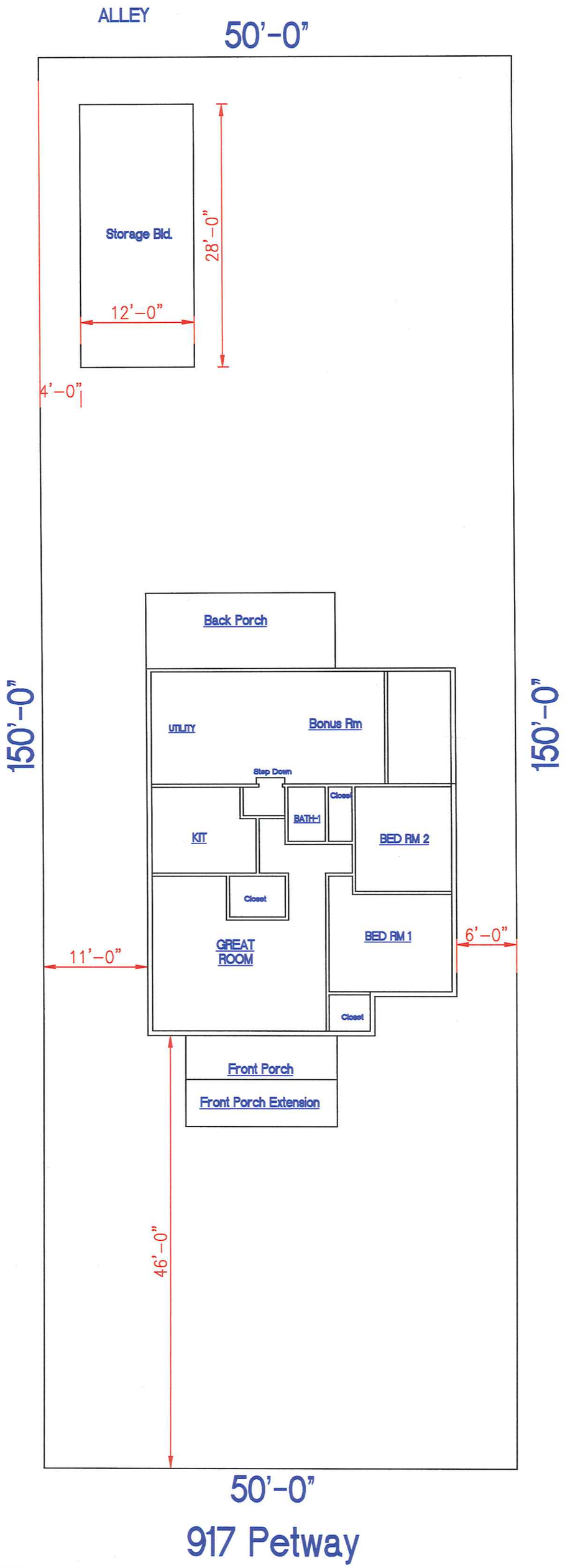
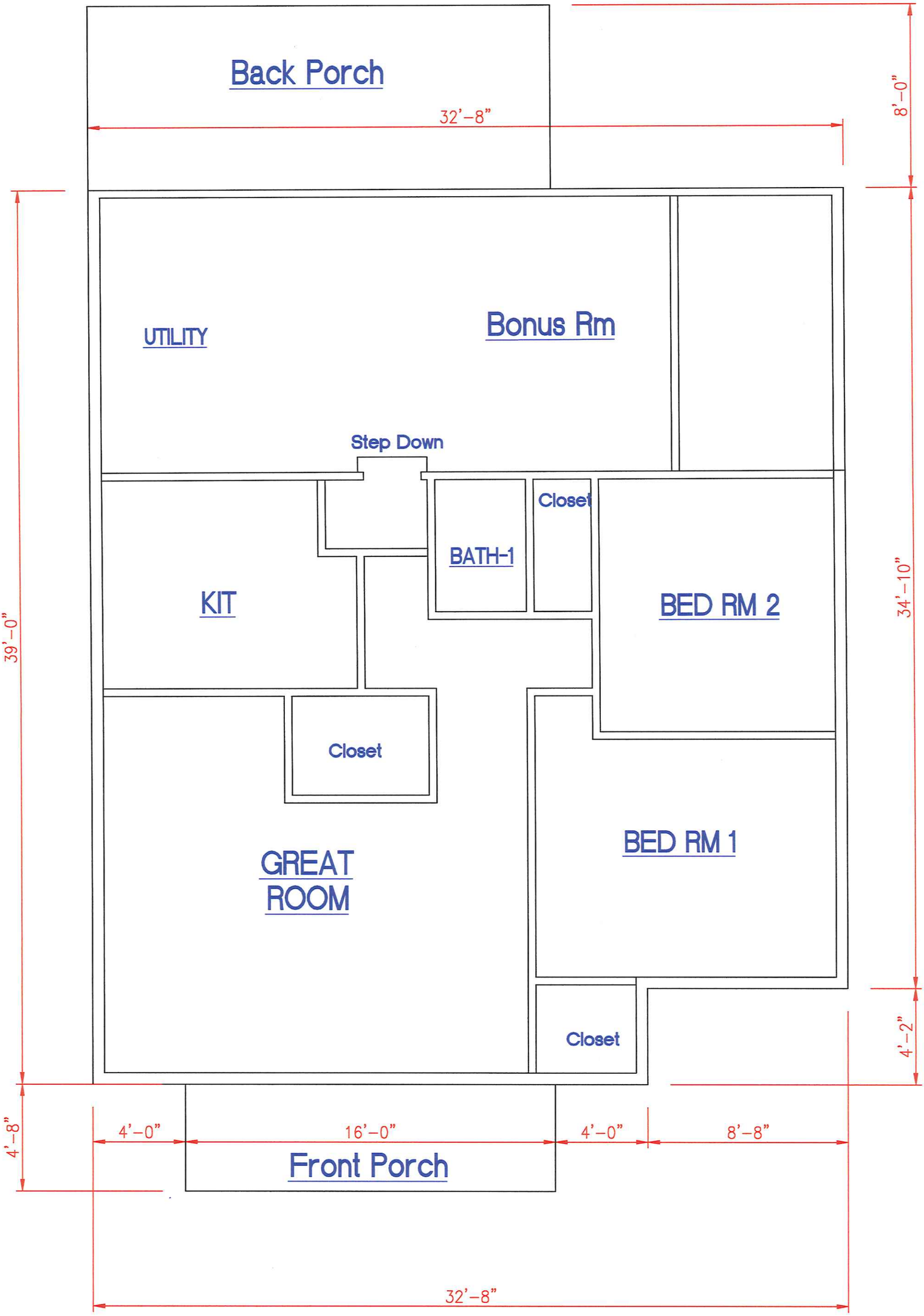


1" = 10'-0"

917 Petway



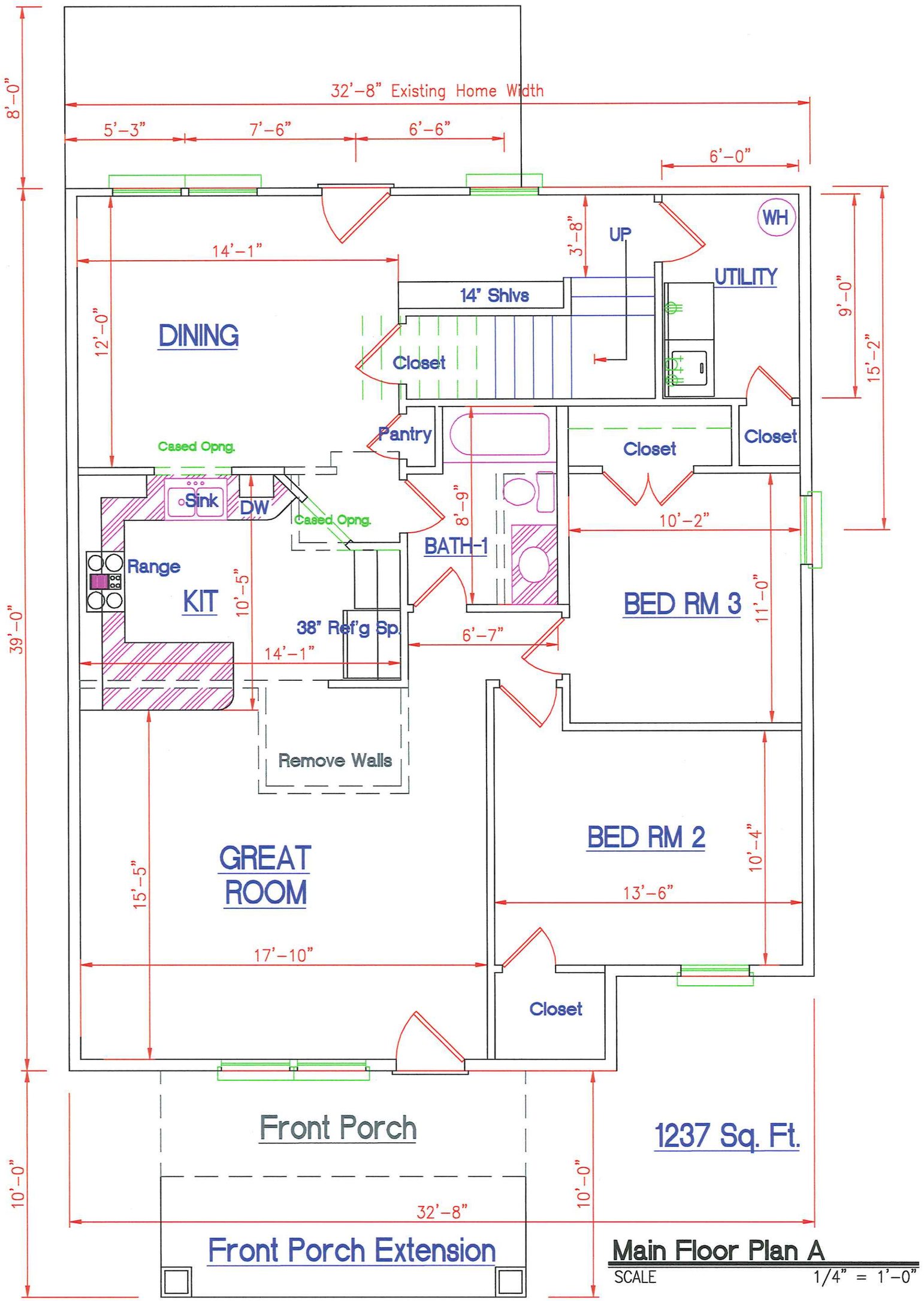
Existing Home

SCALE 1237 Sq. Ft.

PG 1

Beautiful Homes TN
917 Petway Ave.

Computer House Plans
1191 W. MAIN SUITE ONE
Hendersonville, TN 37075
Phone (615) 338-4114



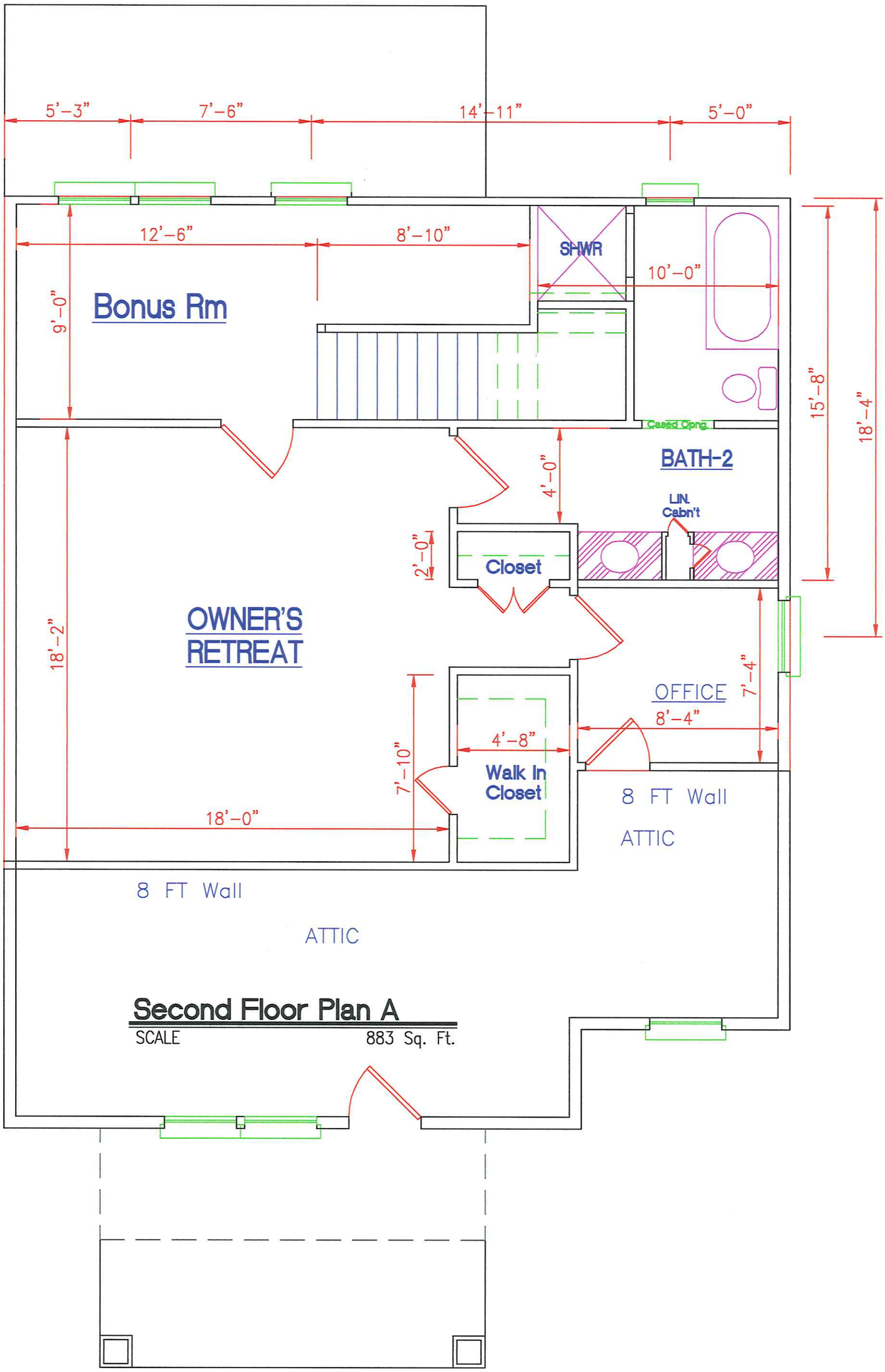
Main Floor Plan A

SCALE 1/4" = 1'-0"

Beautiful Homes TN

917 Petway Ave.

Computer House Plans
1191 W. MAIN SUITE ONE
Hendersonville, TN 37075
Phone (615) 338-4114

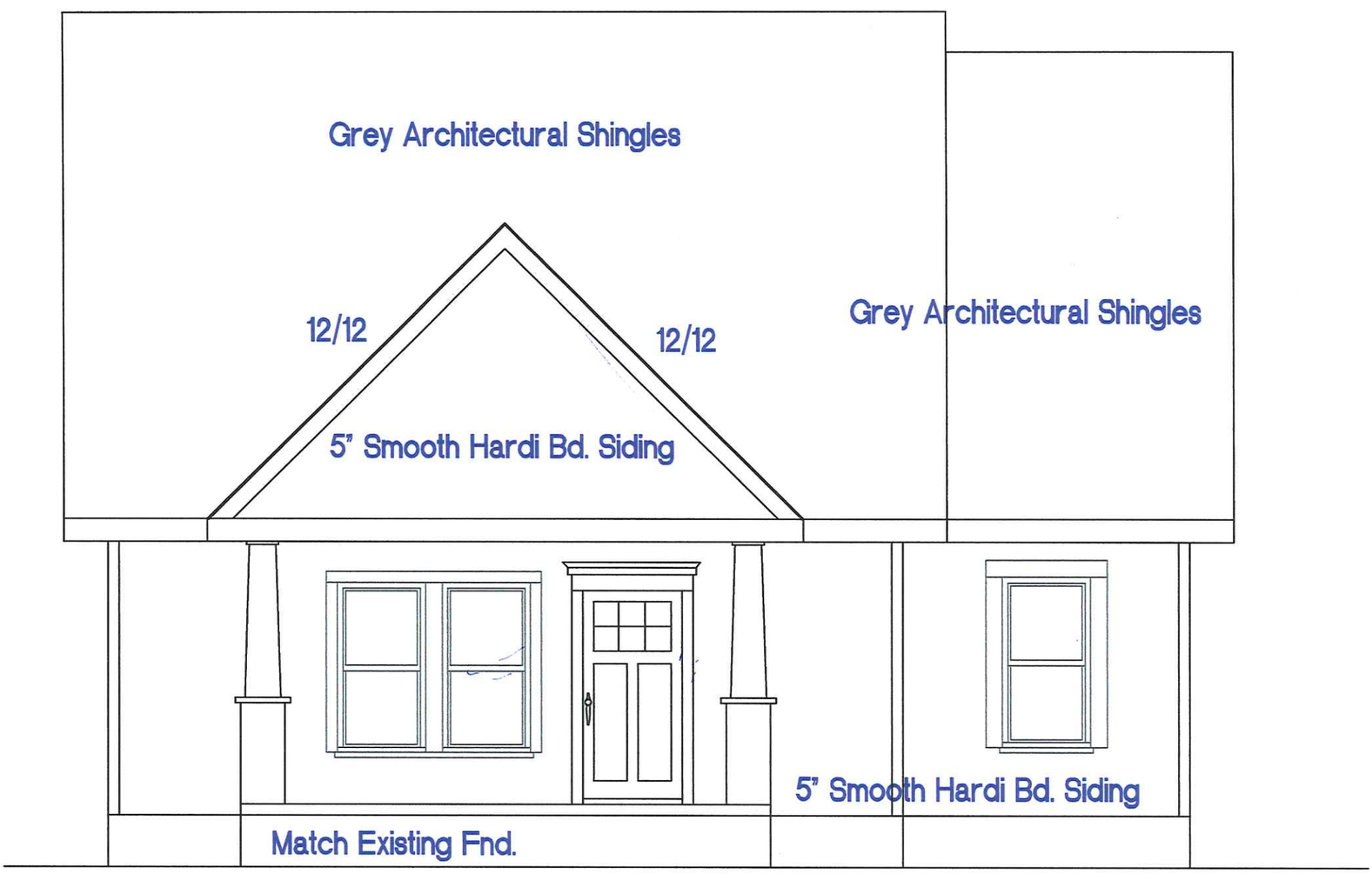


Second Floor Plan A

SCALE 883 Sq. Ft.

Beautiful Homes TN
917 Petway Ave.

Computer House Plans
1191 W. MAIN SUITE ONE
Hendersonville, TN 37075
Phone (615) 338-4114



Front Elevation A

SCALE 1/4" = 1'-0"

Beautiful Homes TN

917 Petway Ave.

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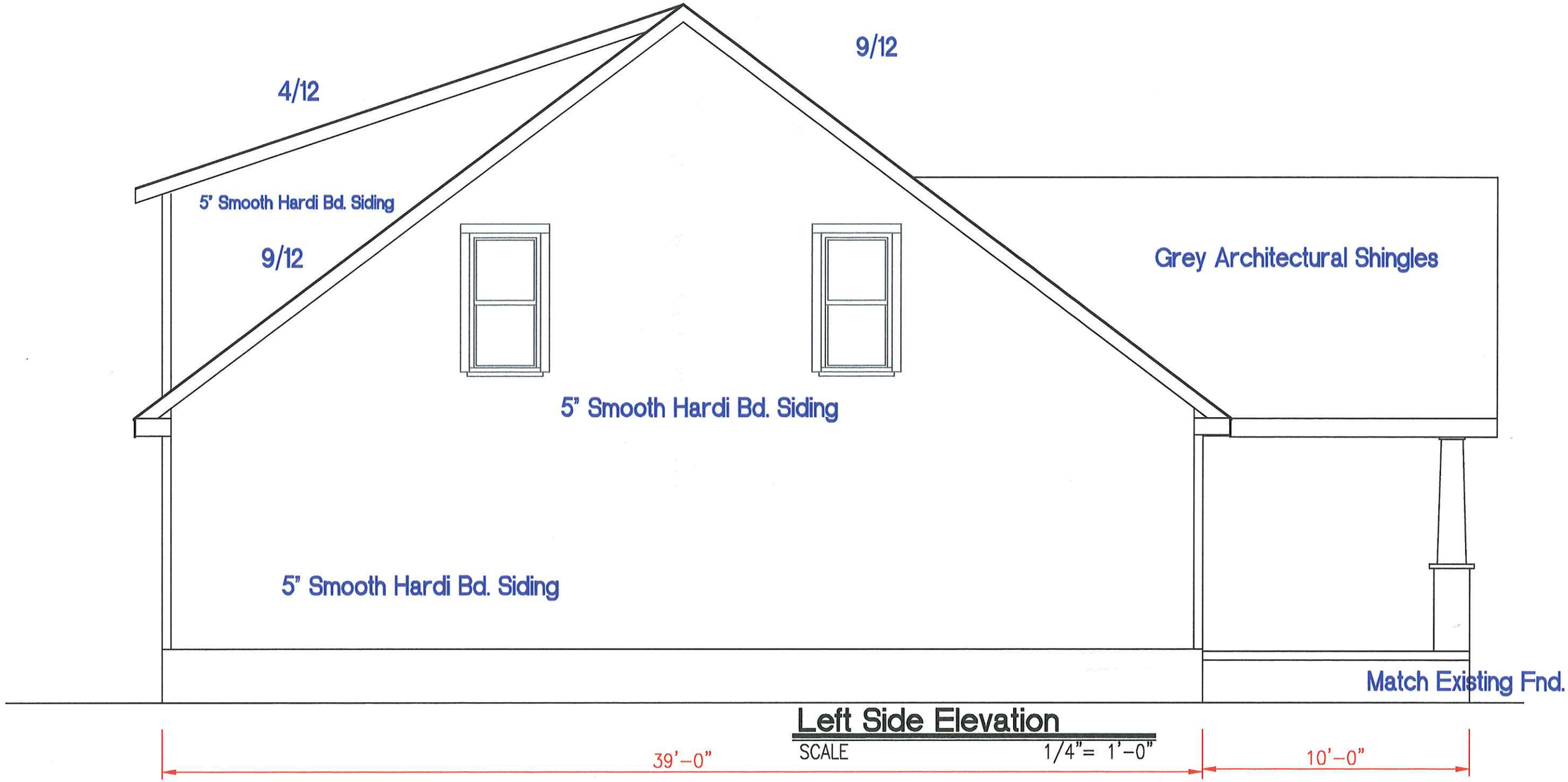
PG 5

Beautiful Homes TN

917 Petway Ave.



Left Side Elevation

SCALE 1/4"= 1'-0"

Computer House Plans

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PG 6

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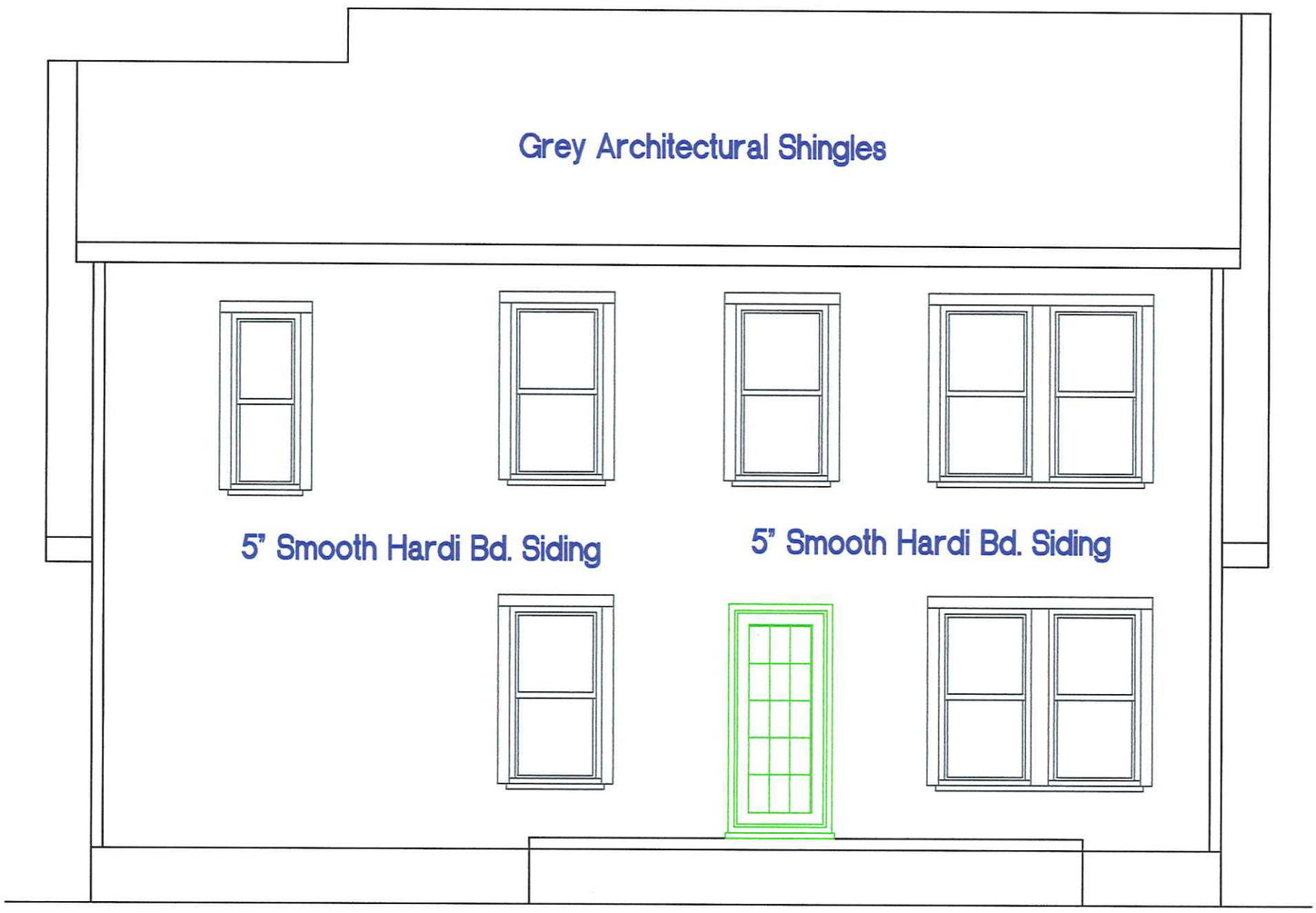
917 Petway Ave.

Right Side Elevation

SCALE 1/4" = 1'-0"

Computer House Plans

1191 W. MAIN SUITE ONE

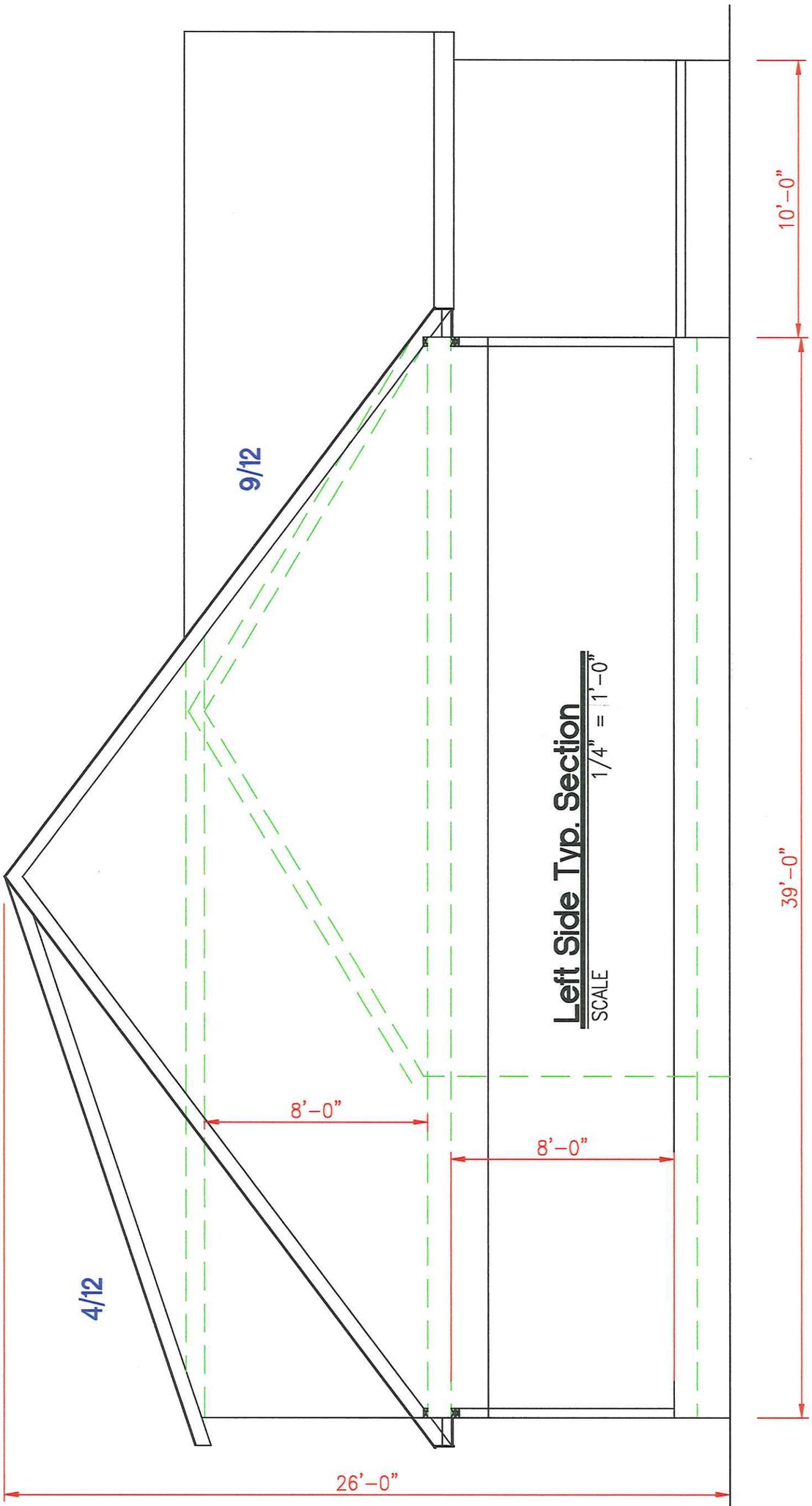


Rear Elevation

SCALE 1/4" = 1'-0"

Beautiful Homes TN
917 Petway Ave.

Computer House Plans
1191 W. MAIN SUITE ONE
Hendersonville, TN 37075
Phone (615) 338-4114



Left Side Typ. Section

SCALE 1/4" = 1'-0"

Beautiful Homes TN

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