



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
913 Petway Avenue
March 18, 2015

Application: Demolition; New construction - infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08204038600
Applicant: John Werne, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing house and construct a new one and one-half story house on the lot.</p> <p>Recommendation Summary: Staff recommends approval of the proposal to demolish the existing non-contributing building and construct a new house with the conditions that:</p> <ul style="list-style-type: none">• Staff verifies that the floor height is compatible with surrounding historic houses;• The roof color, walkway material, and window and door selections are approved by Staff;• That the proportions of the dormer on the left elevation be revised to match the front elevation;• The roof color is approved by Staff; <p>Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

B. GUIDELINES

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.

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.

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; 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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 913 Petway Avenue is a one story Minimal Traditional house, constructed circa 1950. Due to the recent construction date and lack of architectural significance, it does not contribute to the character of the historic district.



Analysis and Findings: The applicant proposes to demolish the existing house and to construct a new one and one-half story house.

Demolition: The style, form, materials and detailing of the house at 913 Petway Avenue do not match the historic context of neighborhood. Its low pitched roof and shallow eaves are inconsistent with construction that took place during the significant period of development for the neighborhood. Staff therefore finds that the structure does not contribute to the architectural and historical character of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The new house will be one and one-half stories tall with a pyramidal and cross-gable form similar to that of many Queen Anne and Victorian houses in the area. The roof will be pyramidal with the peak twenty-nine feet (29') above grade, or twenty-seven feet (27') above the finished floor with a two foot (2') tall foundation. Staff recommends a condition that the floor height is compatible with surrounding historic houses, to be

verified during construction. The eave height of the new house will be ten feet (10') above the finished floor level. Staff finds that these heights are compatible with the historic context, where the houses range in height between twenty feet (20') and thirty feet (30') above grade.

The primary massing of the house will be the thirty-foot (30') wide pyramidal core, with gabled projections increasing the total width to thirty-nine feet (39'). Staff finds that this will be compatible with the historic context where houses range from twenty-eight feet (28') to forty-five feet (45') wide.

Staff finds that the height and width of the proposed infill is appropriate and that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing:

The front setback of the building will be twenty-eight feet (28'), matching the front setbacks of nearby historic houses. The side setbacks for the infill will be five feet, ten inches (5'-10") on each side, although from the street it will appear as though they are greater because the building is narrower at the front than at the rear.

Staff finds that the new building will maintain the rhythm of spacing established by historic buildings on the street and that the project will meet section II.B.1.c of the design guidelines.

Materials:

The new building will primarily be clad in smooth-faced cement fiberboard with a reveal of five inches (5"), and with cement-fiber shingle siding as an accent material in the gable fields. The trim will be cement-fiberboard. The foundation will be split-faced concrete block and the roof will be asphalt shingles in a gray color and metal roofing for the porch and bay. Staff recommends administrative review of the metal color. The porch stairs and floor will be concrete, and the porch columns and railings will be wood. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The plans show a walkway, but the material is not indicated. With the staff's final approval of the roof colors, walkway materials, and the windows and door selections, staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form:

The roof will be pyramidal with a pitch of 12:12, with gabled projections to the front and side. There will be a hipped dormer on the front slope of the roof, a gabled dormer on the left, and a shed-roofed dormer on the rear slope (Note- The front and left elevations do not match in their depictions of the gabled dormer. Staff finds the front elevation to be appropriate massing for this dormer). These roof forms are compatible with those of historic houses nearby. With a condition that the drawings be revised to reflect the dormer as shown on the front elevation, Staff finds that the project meets section II.B.1.e of the design guidelines.

Orientation:

The new house will match the alignment of the adjacent houses, and will have a front porch that wraps around the right-front corner. This orientation is typical of many historic houses. Vehicular access will be off the rear alley with a concrete parking pad. Staff finds that the project would meet section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings:

The windows on the proposed new building are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. 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 II.B.1.g.

Appurtenances & Utilities:

The HVAC will be located behind the building, which is an appropriate location. Staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval of the proposal to demolish the existing non-contributing building and construct a new house with the conditions that:

- Staff verifies that the floor height is compatible with surrounding historic houses;
- The roof color, walkway material, and window and door selections are approved by Staff;
- That the proportions of the dormer on the left elevation be revised to match the front elevation;
- The roof color is approved by Staff;

Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.



Across the street to the East.

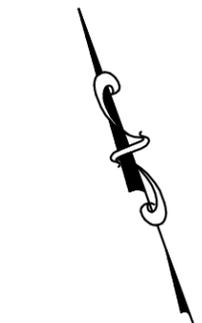
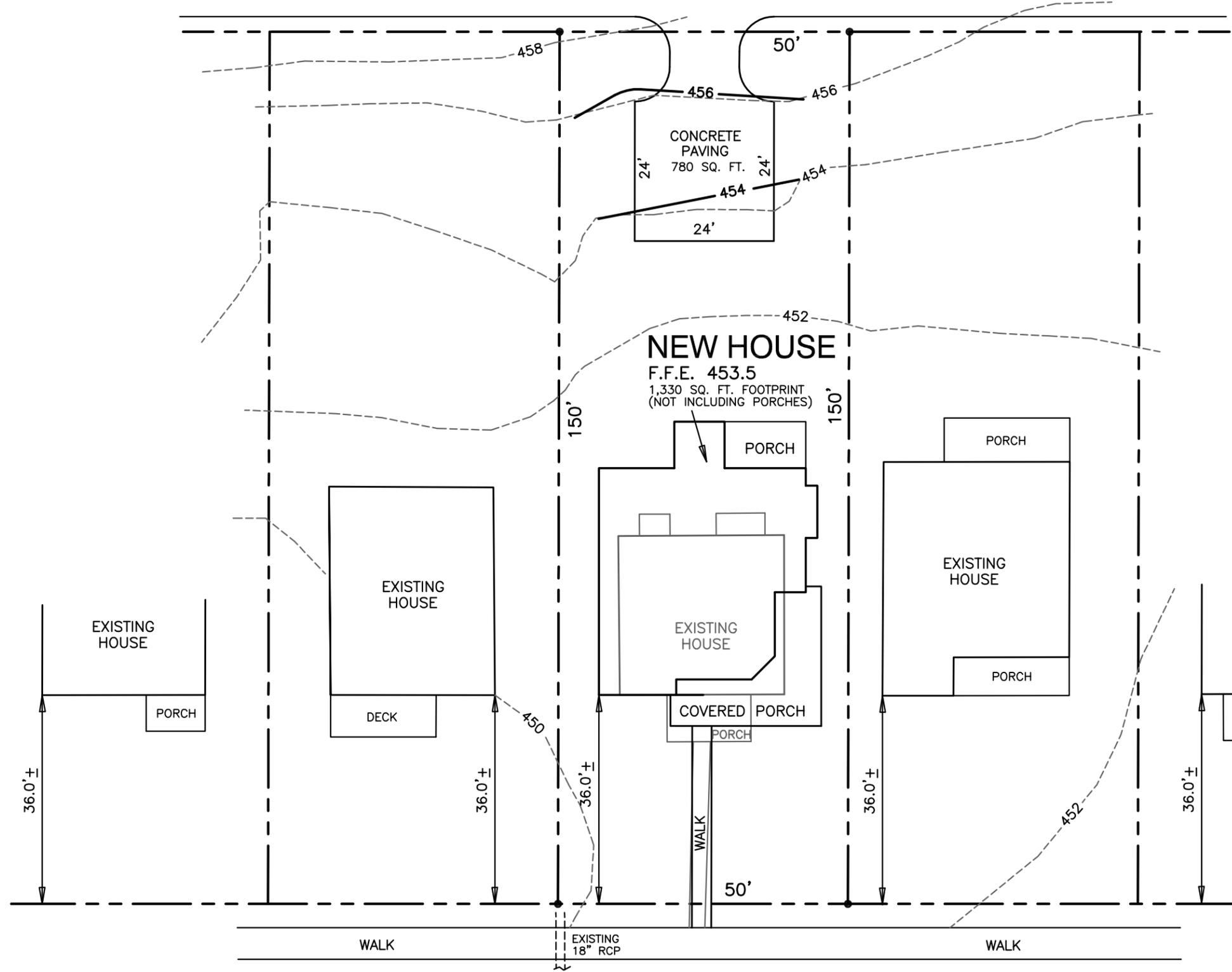


Across the street to the West.

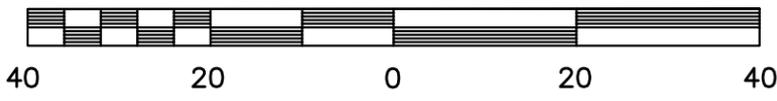


913 Petway and 915 Petway to the right (constructed in 2014).

PUBLIC ALLEY



SCALE : 1" = 20'
GRAPHIC SCALE



PETWAY AVENUE



THE REASONS COMPANY

2205 GRACE POINT COURT
FRANKLIN, TN 37067
615-790-2071

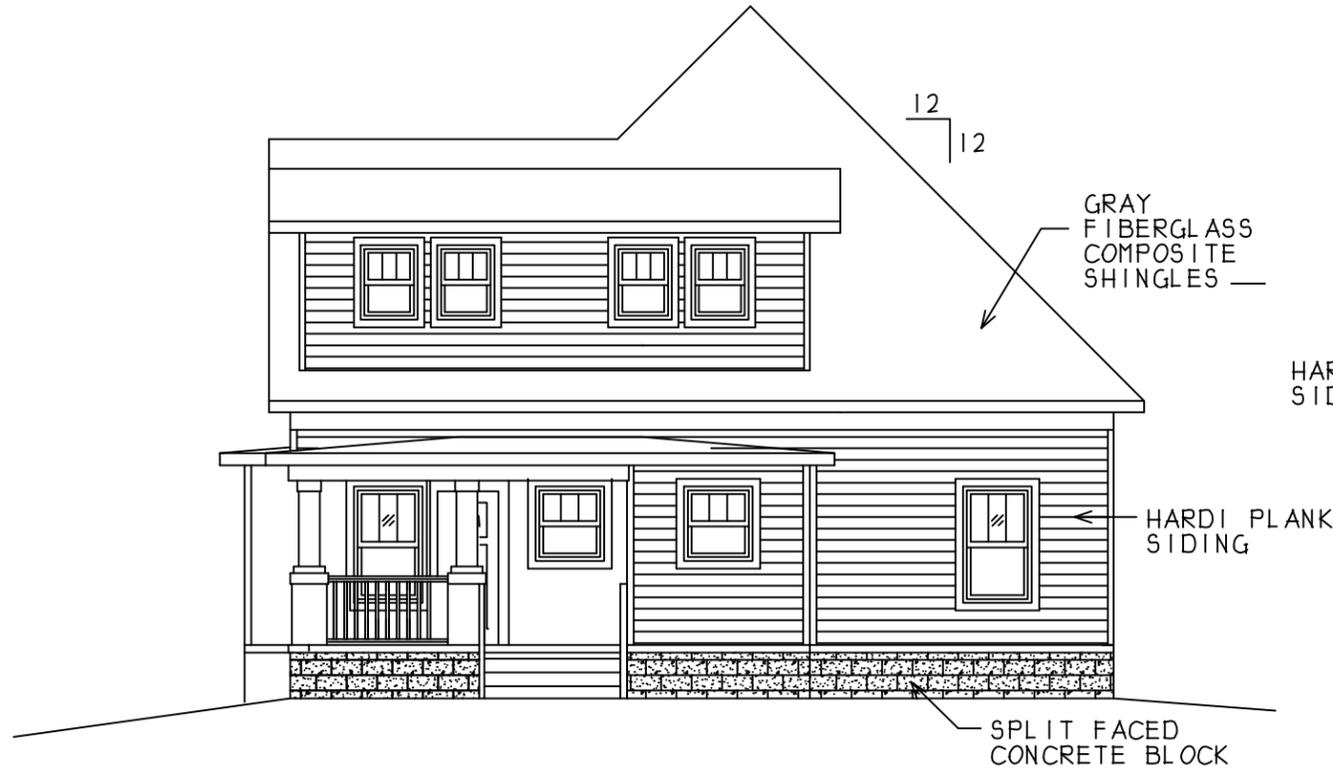
SITE PLAN

FOR TIM MANGRUM
913 PETWAY AVENUE
PARCEL 08204038600
INSTRUMENT NO. 20141016-0095479
NASHVILLE, DAVIDSON COUNTY, TN

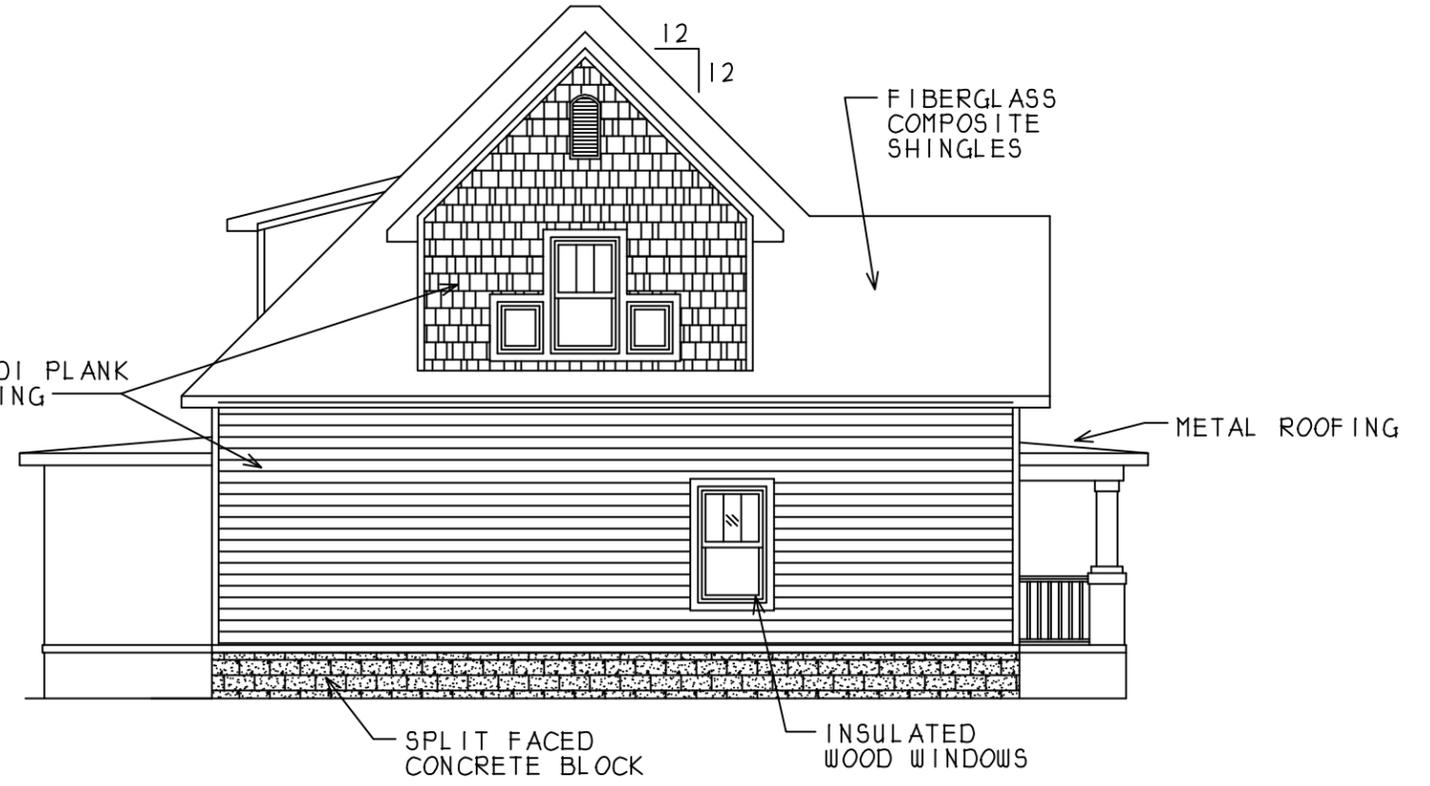
DATE: 03-02-15

SCALE: 1" = 20'

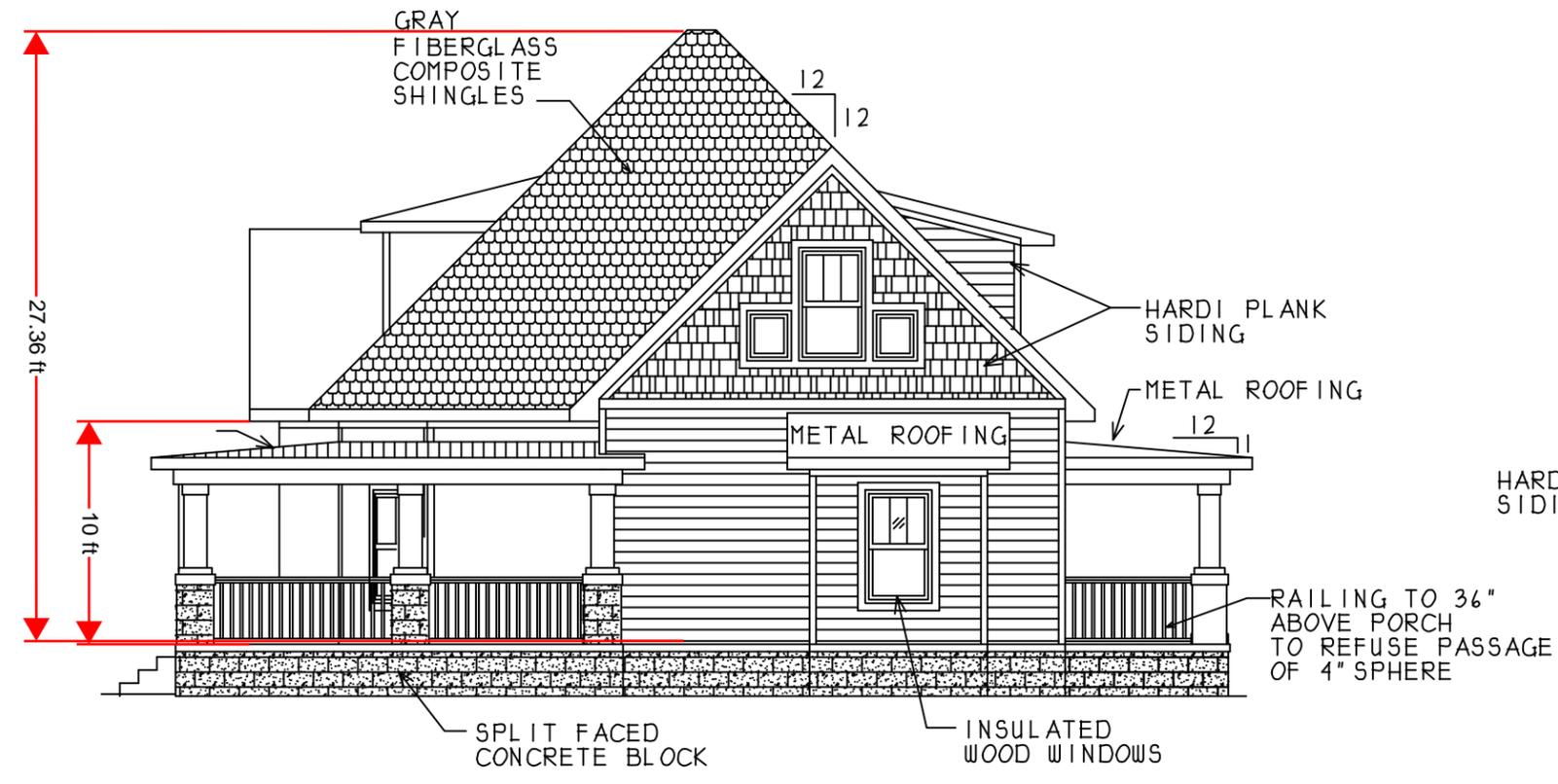
SHT. NO. 1 OF 1



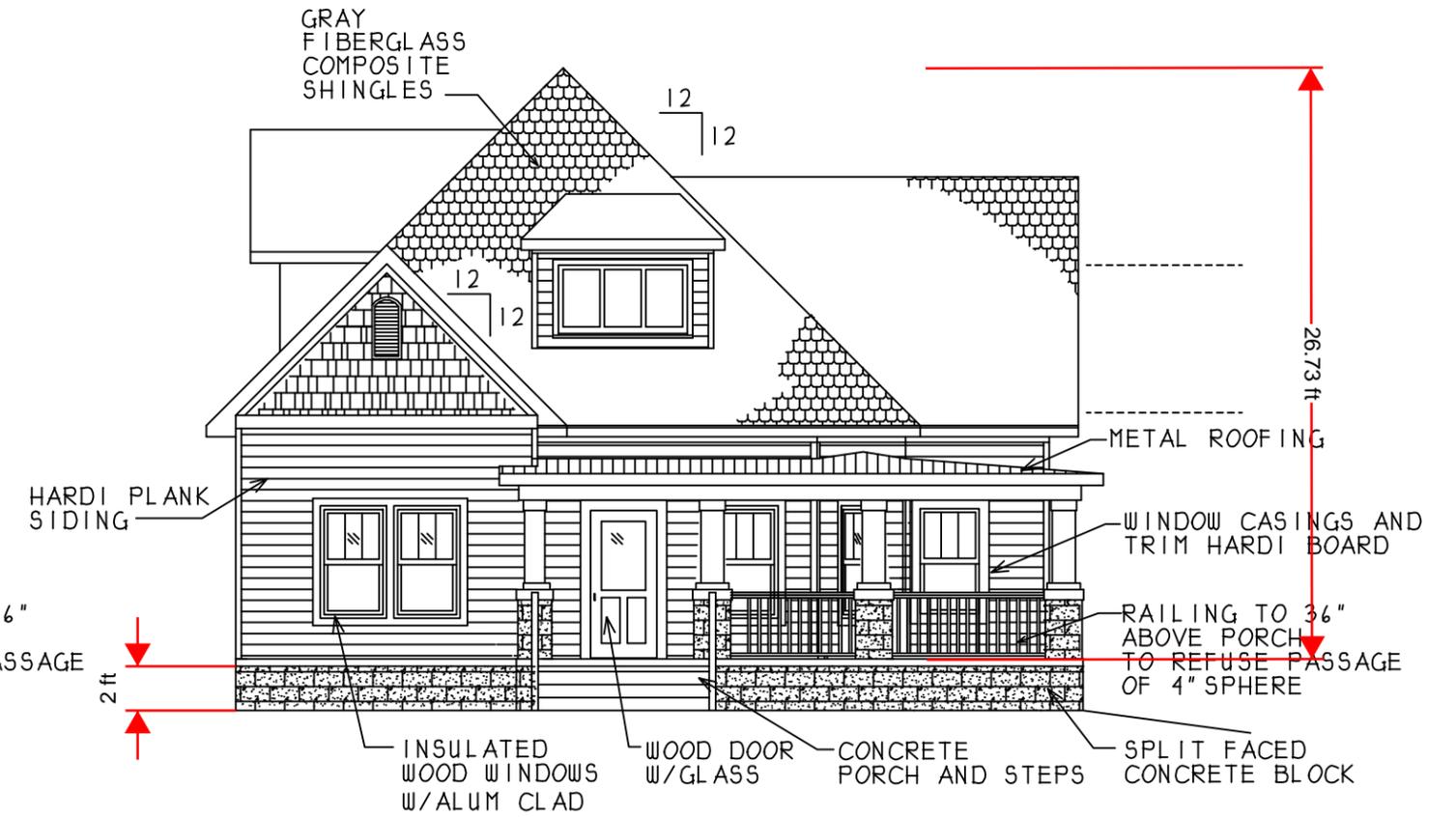
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

HVAC LOCATED IN REAR (NOT SHOWN)