



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
2216 Grantland Avenue
April 20, 2016

Application: New construction – addition
District: Woodland in Waverly Historic Preservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10514011100
Applicant: Colin and Lara Mead
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: This application is for construction of a rear addition to this contributing structure.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. Lap siding shall be wood or smooth-faced fiber-cement siding;2. Staff approve window and doors;3. Staff approve the roof material, color, and texture;4. Staff approve a brick sample. <p>With these conditions, staff finds that the project meets section III.B. of the <i>Woodland in Waverly Historic Preservation Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side 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.

Additions should tie-in at least 6" below the existing ridge.

In order to assure that an addition has achieved proper scale, the addition should:

- No matter its use, an addition should 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.*
- Additions should 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 be higher and extend wider.

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.

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.

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.

- b. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

- d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

- e. Additions should follow the guidelines for new construction.

2. 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.

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.*

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.

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.

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.



Figure 1. 2216 Grantland Avenue

Background: 2216 Grantland Avenue was built circa 1910 and is a contributing building in the Woodland-in-Waverly Historic Preservation Zoning Overlay.

Analysis and Findings: The application is to construct a rear addition to the house.

Partial Demolition: A portion of the rear of the house is proposed to be removed for the addition, including an existing rear addition. The removal of this part does not significantly impact the house's historic or architectural integrity. Staff finds the proposed demolition meets section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.



Figure 2. Rear view of the house

Height & Scale: The proposed addition has a footprint of approximately nine hundred, sixty-six square feet (966 sq. ft.) compared to the existing one thousand, one hundred and forty-six square feet (1,146 sq. ft.). It is approximately eighteen inches (18") taller than the existing ridge height, at a distance more than sixty feet (60') from the front wall of the house. Staff finds this to be appropriate because of the minimal additional height, the distance back from the front wall and the challenges associated with tying into a pyramidal roof. The foundation and eave height will match that of the house. Staff finds that the addition meets sections III.B.1 and III.B.2.a and b of the design guidelines.

Location & Removability: The addition will be located behind the historic house, inset one foot (1') from the left side, and nearly six feet (6') from the right side. The rear corners of the historic house will be retained. The addition maintains all the original roof ridges and only requires the removal of one side of the four-sided hipped roof. The addition is designed so that if it were to be removed in the future, the historic house's primary form would remain. Staff finds that the proposed addition meets Section III.B.1. of the design guidelines

Design: The addition is distinguished from the historic house with insets and the separate roof form. The addition's materials, scale, and proportion and rhythm of openings are compatible with the historic character of the existing house. Staff finds that the addition meets Section III.B.1. of the design guidelines.

Setbacks: The addition meets all base zoning setbacks. It will be sixty feet (60') from the rear property line, and approximately ten feet (10') from each side property line. Staff finds that the proposed addition meets Sections III.B.1. and III.B.2.c. of the design guidelines.

Materials, Texture, and Details and Material Color: The addition will be clad in horizontal lap siding with a reveal matching the existing siding. The siding material was not specified; staff recommends as a condition of approval that the siding be wood or smooth-faced cement fiberboard. A section of the addition's right side will be fiber cement board-and-batten. The trim will be wood or cement fiberboard. The foundation will be concrete block. The window and door materials and model were not specified; staff recommends final approval of all windows and doors prior to purchase and installation. A rear deck will have wood deck, rails and steps. The chimney will be brick; Staff requests approval of a masonry sample. With the approval of masonry, roof color, windows and doors, and siding, staff finds that the materials meet Section III.B.1. and III.B.2.d of the design guidelines.

Roof Form: The historic house has a cross gable and hipped roof form. The addition has different roof forms, including a clipped roof with 10/12 pitch over a rear-facing gable, and shed dormers with 4/12 pitch. One of the dormers is a wall dormer, which is typically not appropriate but staff finds that in this case it will be minimally visible and not accentuate height. The proposed roof forms are commonly found in the neighborhood, and staff finds that the proposed roof forms are compatible with the historic house's roof and meet Sections III.B.1. and III.B.2.e. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the addition are largely twice as tall as they are wide, thereby meeting the historic proportion of window openings. The longest expanse without a window opening is approximately ten feet (10') on the left side. The windows and door on the rear façade include transoms. Staff finds the addition's proportion and rhythm of openings are compatible with surrounding historic buildings and meet Section III.B.2.g. of the design guidelines.

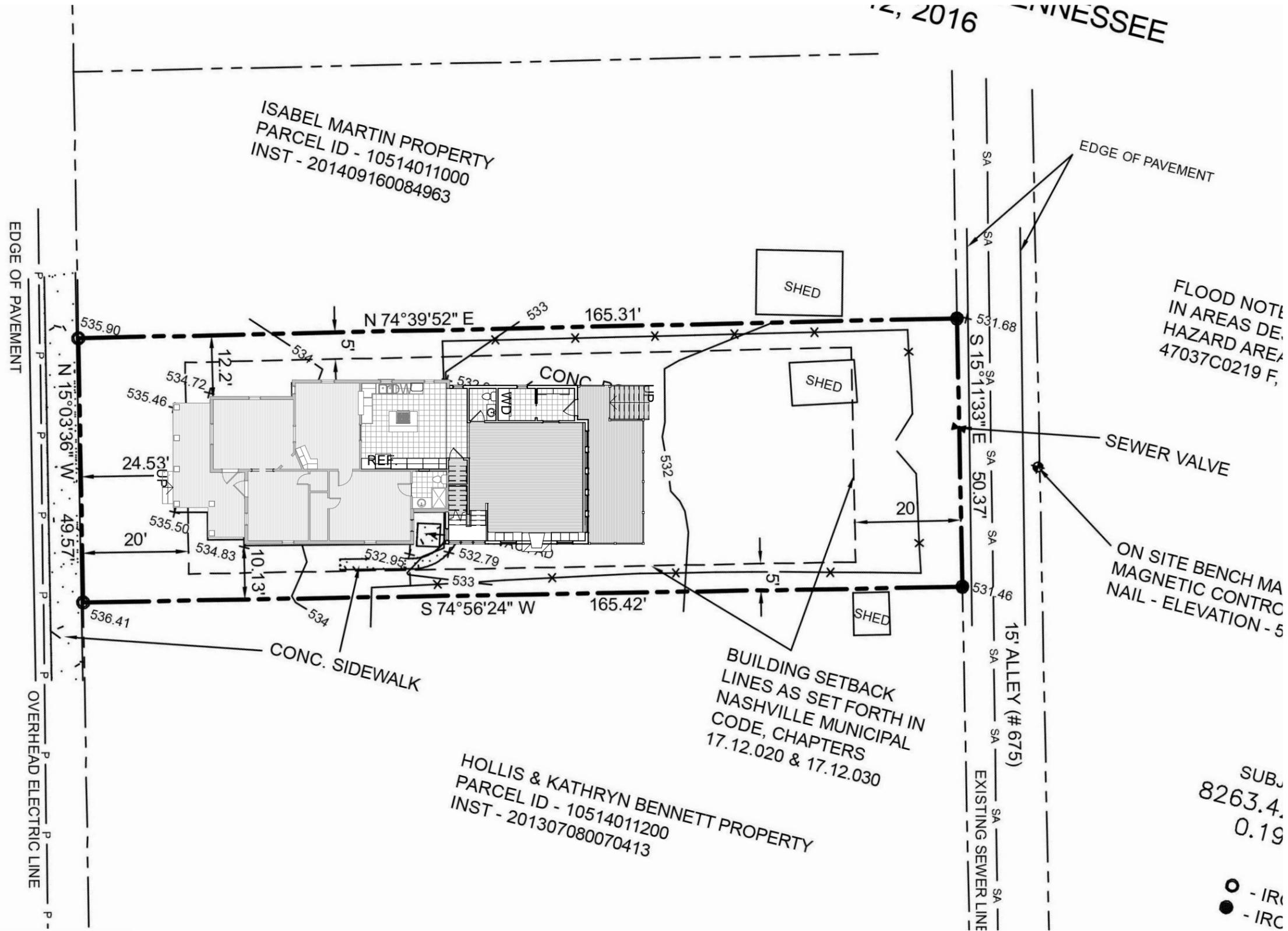
Permanent Landscape Features/Fences: No changes to the site's appurtenances were indicated on the drawings. Staff reminds the applicant that all fencing and permanent landscape features, including but not limited to parking pads and walkways, must be reviewed and approved by MHZC.

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

1. Lap siding shall be wood or smooth-faced fiber-cement siding;
2. Staff approve window and doors;
3. Staff approve the roof material, color, and texture;
4. Staff approve masonry.

With these conditions, staff finds that the project meets section III.B. of the *Woodland in Waverly Historic Preservation Overlay: Handbook and Design Guidelines*.

GRANTLAND AVENUE (50' R.O.W.)



NOT FOR CONSTRUCTION



SITE PLAN

209 Tenth Avenue South . Suite 209, Cummins Station . Nashville, TN 37203 . 615.594.0309

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MEAD RESIDENCE

COLIN AND LARA MEAD

4 APR 16

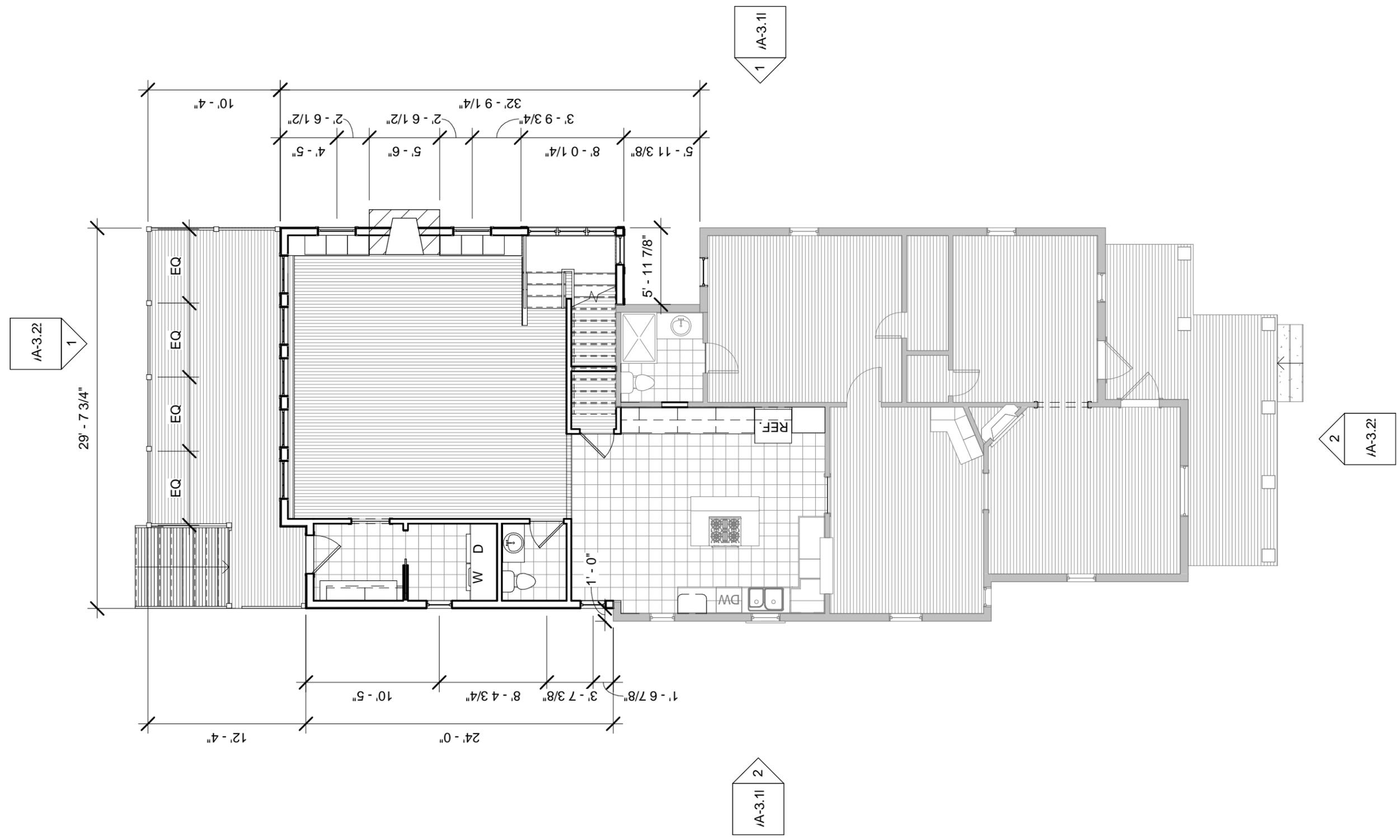
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FLOOR PLAN

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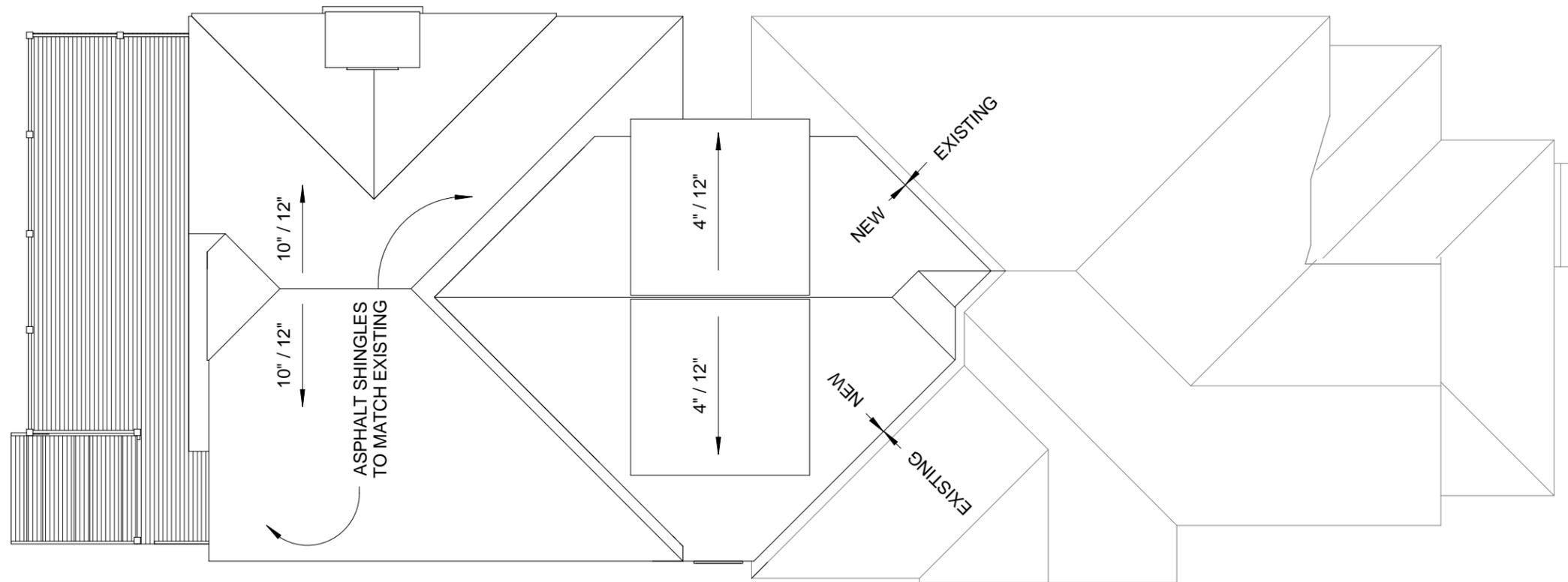
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ROOF PLAN

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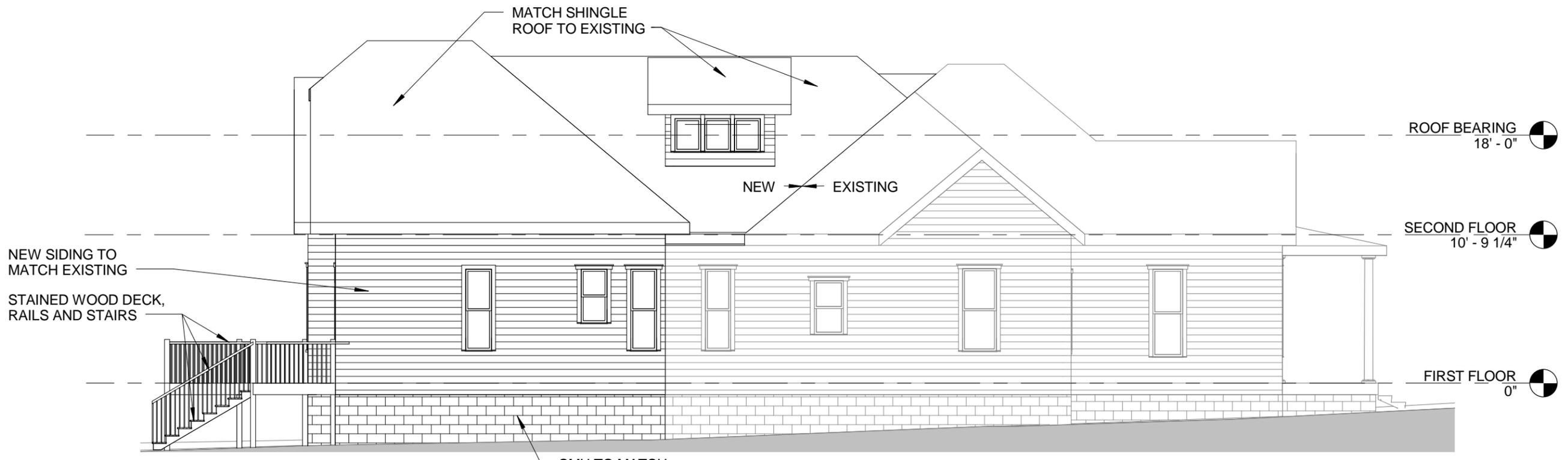
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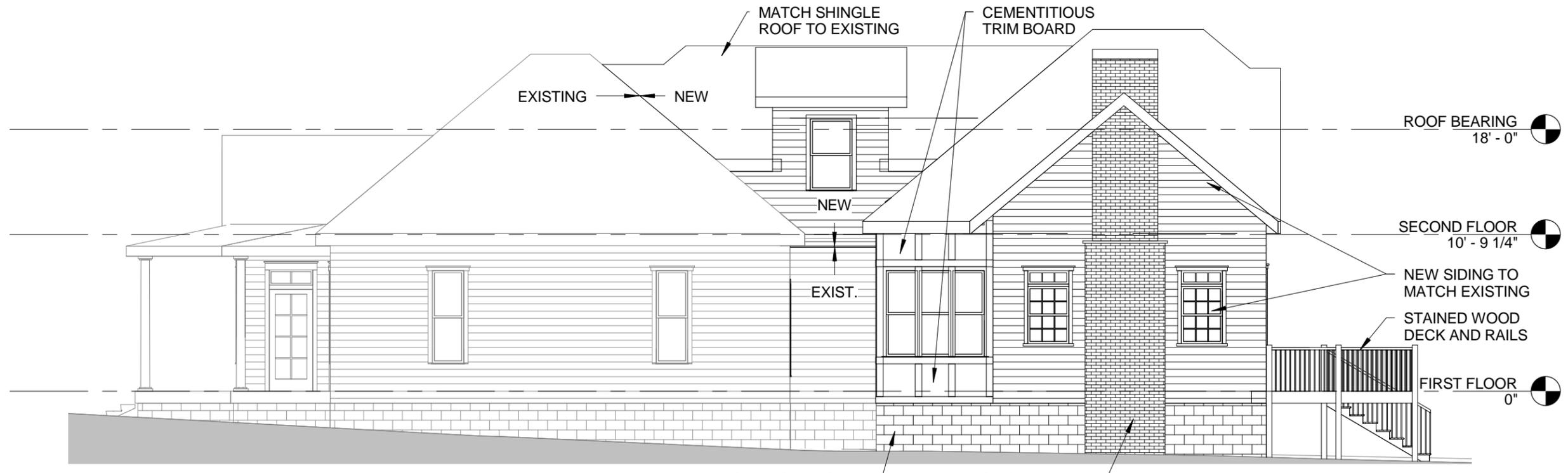
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② WEST ELEVATION 11X17
1/8" = 1'-0"



① EAST ELEVATION 11X17
1/8" = 1'-0"



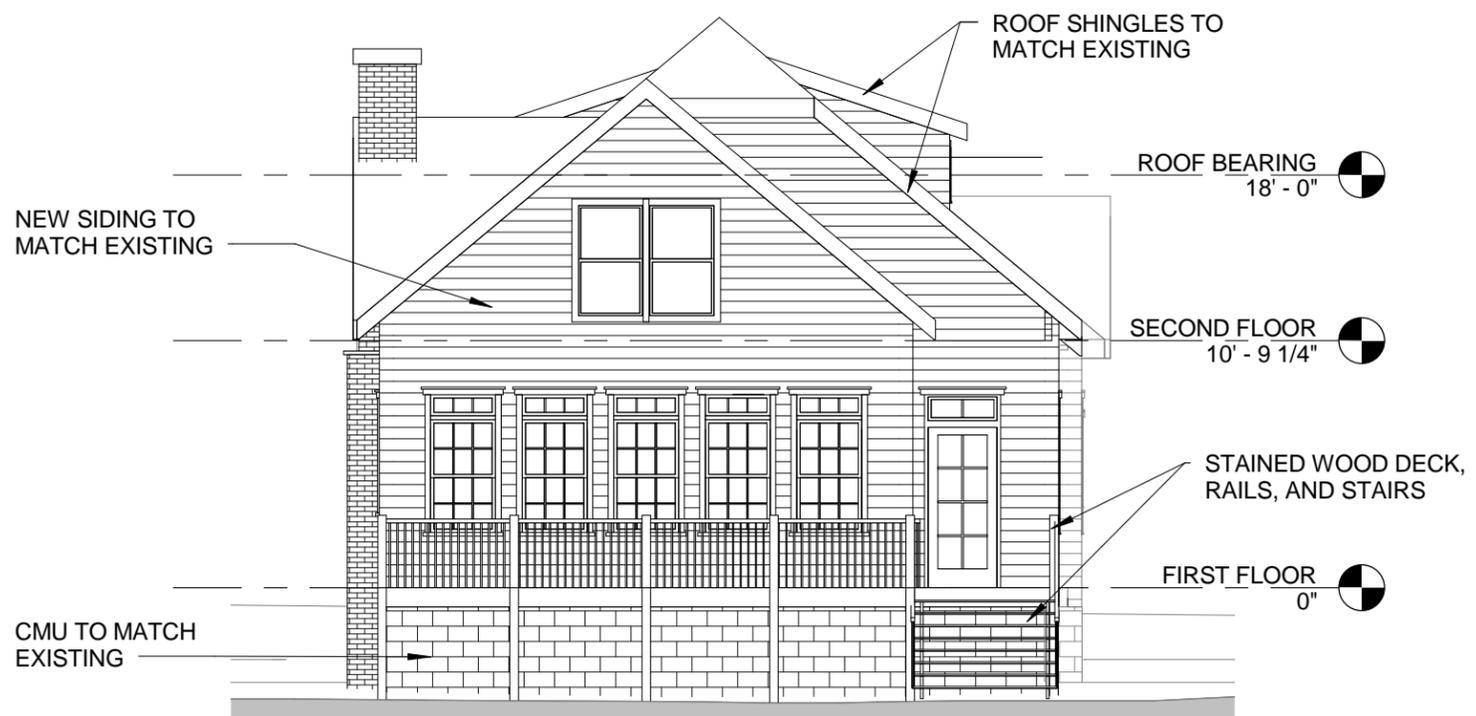
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① NORTH ELEVATION 11X17
1/8" = 1'-0"



② SOUTH ELEVATION 11X17
1/8" = 1'-0"



ELEVATIONS

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① FRONT VIEW



② REAR VIEW

3D VIEWS

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EXISTING PHOTOS

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