



# 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 810 Petway Avenue August 20, 2014

**Application:** New construction-infill  
**District:** Greenwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08204031800  
**Applicant:** Steve Morgan, Handyman Service  
**Project Lead:** Melissa Baldock, [Melissa.baldock@nashville.gov](mailto:Melissa.baldock@nashville.gov)

**Description of Project:** Application is to construct new single-family infill.

**Recommendation Summary:** Staff recommends approval of the infill with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. MHZC verify in the field that the front setback of the new infill's front wall matches the front setback of the adjacent properties;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve the shingle and metal roof color, and the materials of the front porch floor and steps;
5. A central walkway be installed from the front of the property to the front porch, with material to be approved by staff; and
6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the infill meets Sections II.B.1. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

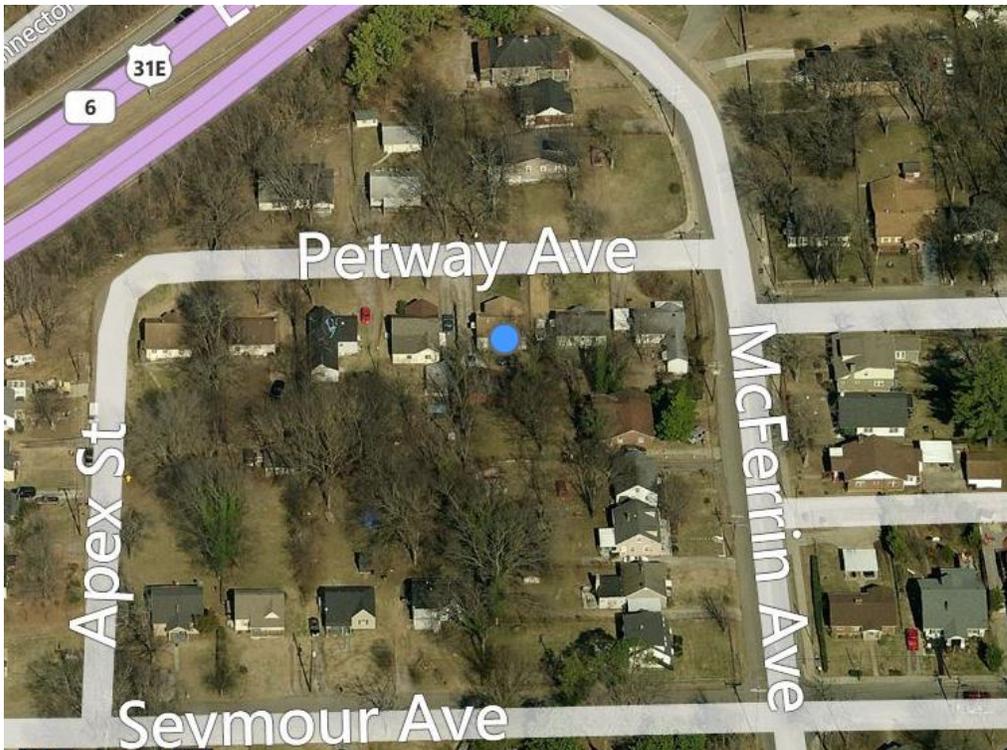
### Attachments

- 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.

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:** In July, 2014, MHZC staff administratively approved the demolition of a c. 1950s structure that did not contribute to the historic character of the Greenwood neighborhood (Figure 1). The house has since been demolished, and the site is vacant (Figure 2).



Figures 1 (left) shows the non-contributing structure formerly on the site, and Figure 2 (right) shows the site after demolition.

**Analysis and Findings:** Application is to construct new single-family infill.

**Height & Scale:** The infill is proposed to have an eave height of approximately thirteen feet (13') above grade and a ridge height of approximately twenty-three feet, six inches (23'6") above grade. Staff finds that this meets the historic context, where houses range in height from eighteen to thirty-one feet (18'-31'). The foundation height is drawn as being one foot, nine inches (1'9") tall, and staff asks that the finished floor height be consistent with the finished floor heights of the adjacent houses, to be verified by MHZC staff in the field.

The house will be thirty-four feet (34') wide, and forty-five feet (45') deep, not including the front porch, which is eight feet, eight inches (8'8") deep. Staff finds that the house's width matches the historic context, where houses range in width from thirty feet to forty feet (30'-40'). Staff finds that the infill's height and scale meet Sections II.B.1.a. and b. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Setback & Rhythm of Spacing:** The infill will meet all base zoning requirements. It will be at least five feet (5') from the left/east side property line, and over ten feet (10') from the right/west side property line. It is shifted on the lot to allow for the use of an existing driveway. It will be over forty feet (40') from the rear property line. The site plan shows that the infill will be approximately forty-one feet, six inches (41'6") from the front

property line, which seems to approximately match the front setback of the adjoining properties. Staff asks to verify in the field that the front setback of the new infill's front wall matches the front setback of the adjacent properties. With this condition, staff finds that the infill's setback and rhythm of spacing meet Section II.B.1.c. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The infill's primary cladding material will be five inch (5"), smooth face Hardie Board siding. The foundation will be split face concrete block, and the primary roof will be grey architectural shingles. The porch roof and the front dormer roof will be metal. Staff asks to approve the final shingle and metal roof color. The materials for the windows and doors were not specified, and staff asks to approve window and door specifications prior to purchase and installation. The trim will be wood or cement fiberboard. Likewise, the materials of the porch floor and steps were not indicated on the plans, and staff asks to approve these materials. With the aforementioned staff reviews, staff finds that the infill meets Section II.B.1.d. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The infill's primary roof form is a side gable with a slope of 9/12. The porch roof is a low shed roof, with a slope of 3/12, and the rear extension has a hipped roof, with a slope of approximately 4/12. The front dormer is situated off of the house's ridge, and is setback two feet (2') from the wall below. It has a shed roof with a slope of approximately 2/12. Staff finds that the infill's roof forms meet Section II.B.1.e. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The infill is oriented to face Petway Avenue. It has a central, partial-width front porch that is eight feet, eight inches (8'8") deep. Its doorway is centrally located on the façade. Vehicular access to the site will come from an existing driveway. No walkway was included on the plans, and staff asks that a central walkway be installed on the site, leading from the front of the property to the front porch, with staff approval of location and material. With this condition, Staff finds that the infill's orientation meets Section II.B.1.f. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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. There are no large expanses of wall space without a window or door opening. Staff finds the infill's proportion and rhythm of openings to meet Section II.B.1.g. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Appurtenances & Utilities: 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 a side façade beyond the midpoint of the house.

Outbuildings: The site plan indicates that the existing garage, which is twenty-four feet by thirty feet (24' X 30') will remain.

**Recommendation Summary:** Staff recommends approval of the infill with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. MHZC verify in the field that the front setback of the new infill's front wall matches the front setback of the adjacent properties;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve the shingle and metal roof color, and the materials of the front porch floor and steps;
5. A central walkway be installed from the front of the property to the front porch with material to be approved by staff; and
6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the infill meets Sections II.B.1. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Context Photos:**



Non-contributing structure to the left/west of site at 812 Petway Avenue



New construction at 814 Petway Avenue, approved by MHZC in March 2014.



Houses to the right/east of the site at 808 and 806 Petway Avenue.



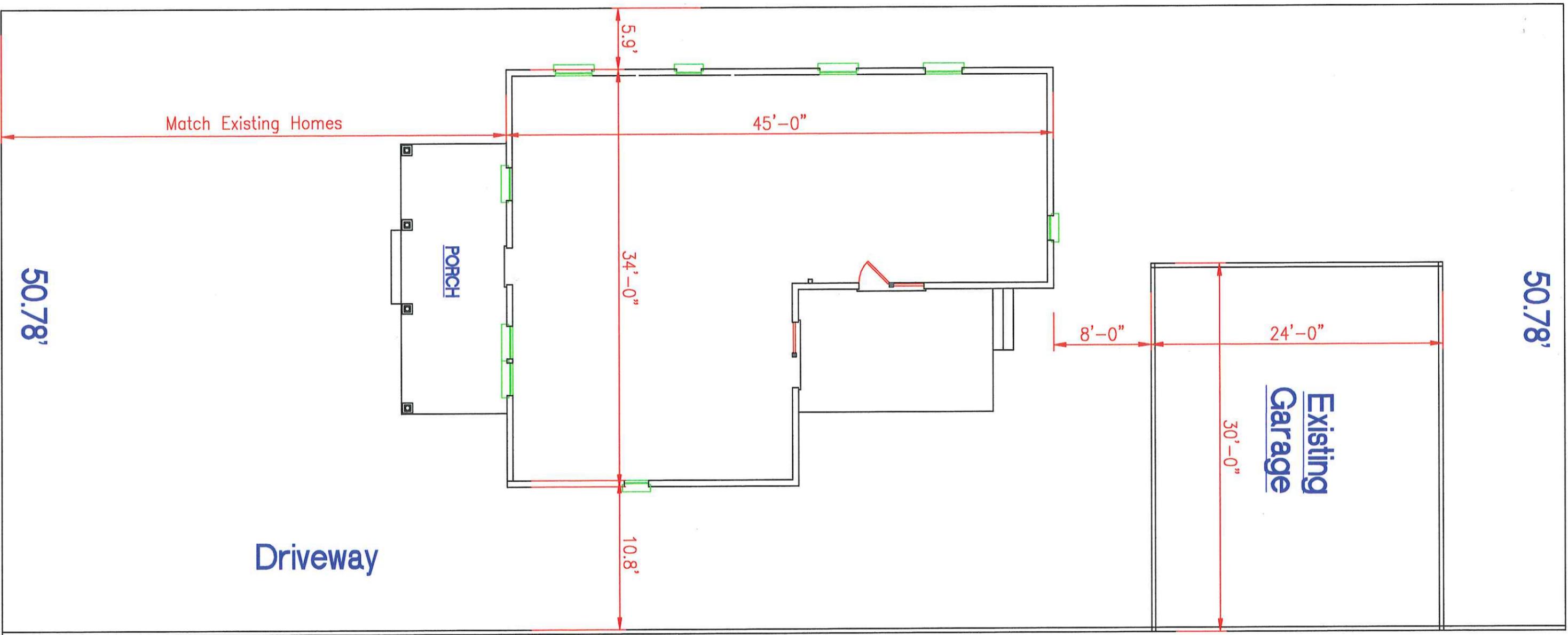
Houses across the street and 805 (left) and 807 (right) Petway Avenue.

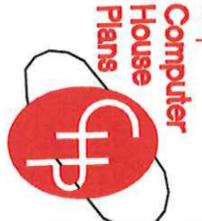
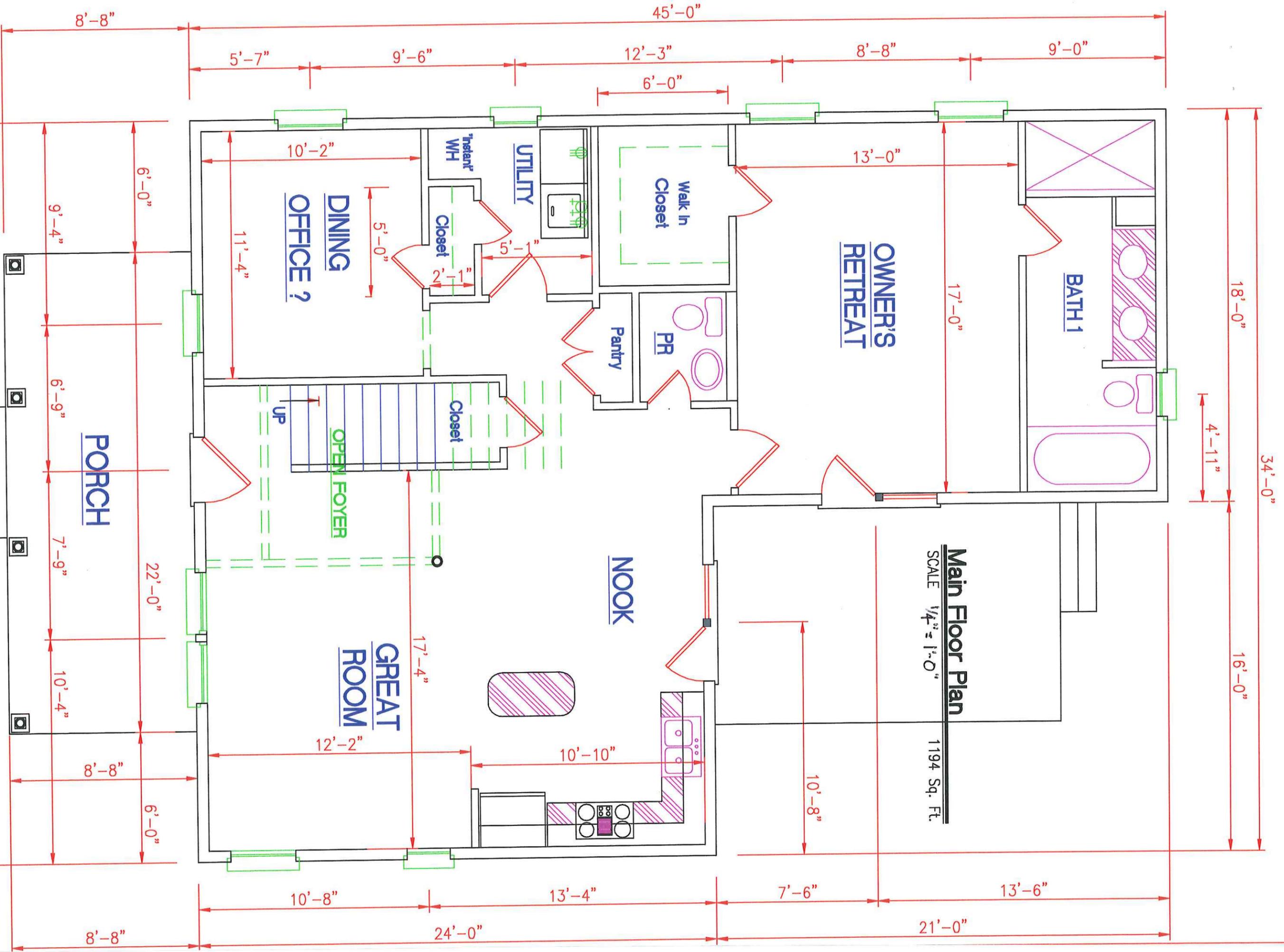


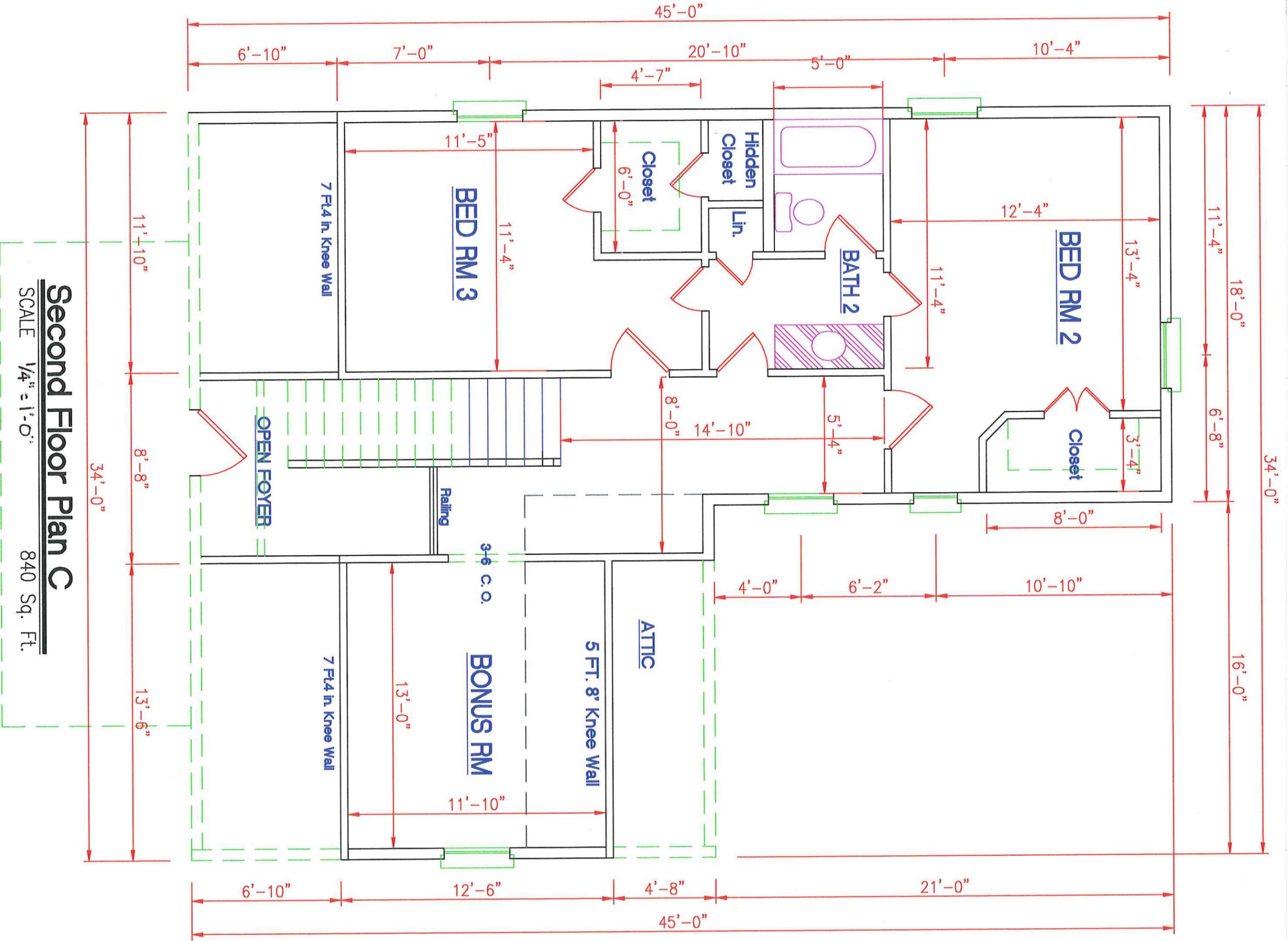
House across the street, facing McFerrin Avenue, at 998 McFerrin Avenue.

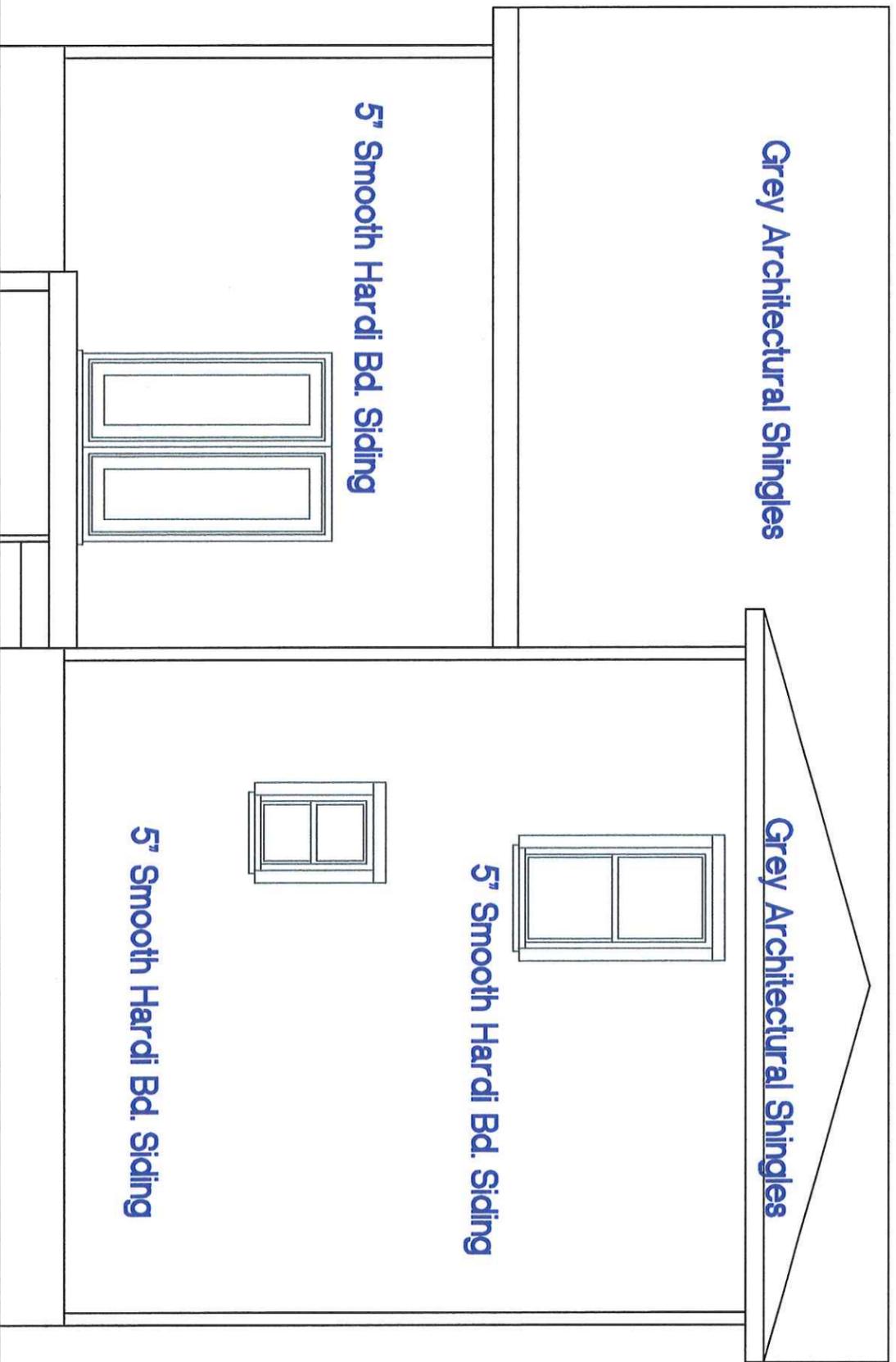
# Site Plan

810 PETWAY  
1/8" = 1'-0"









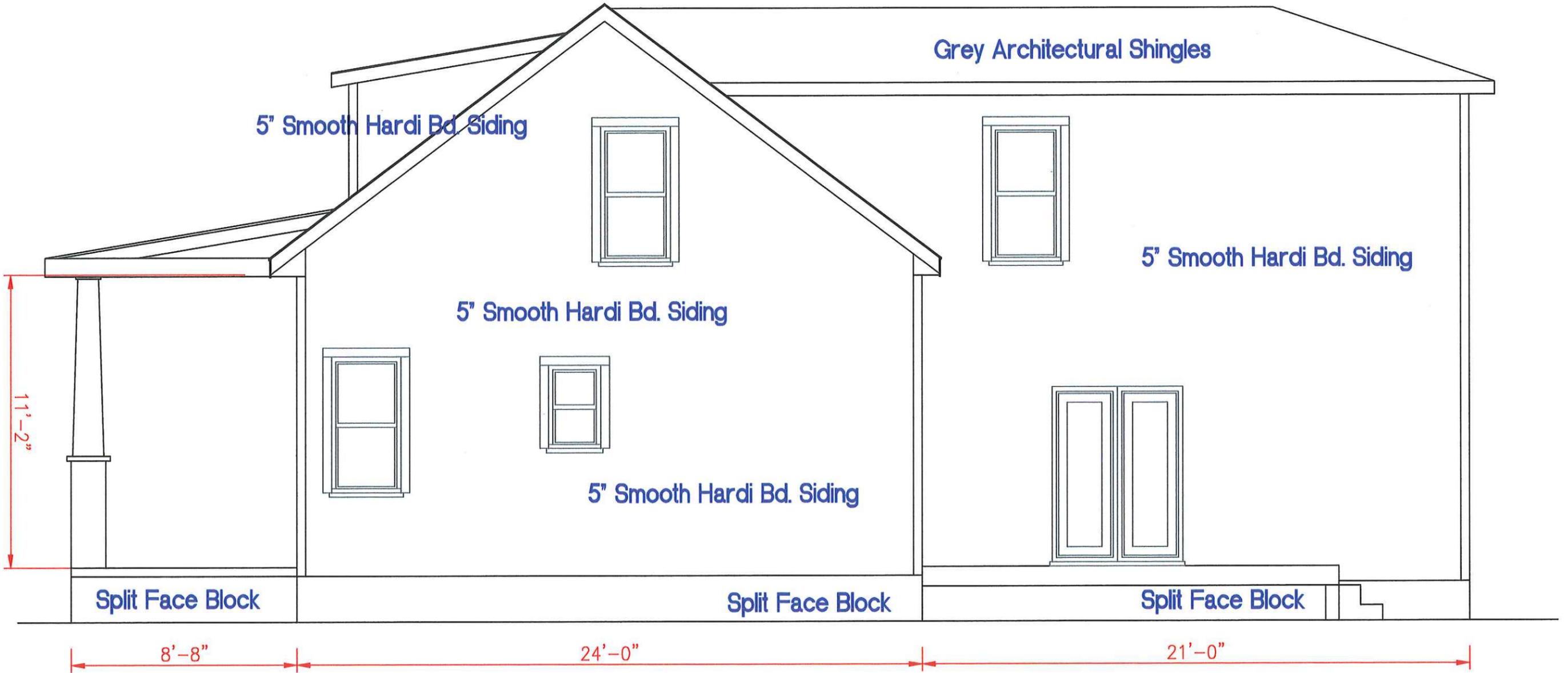
**Rear Elevation**

SCALE 1/4" = 1'-0"



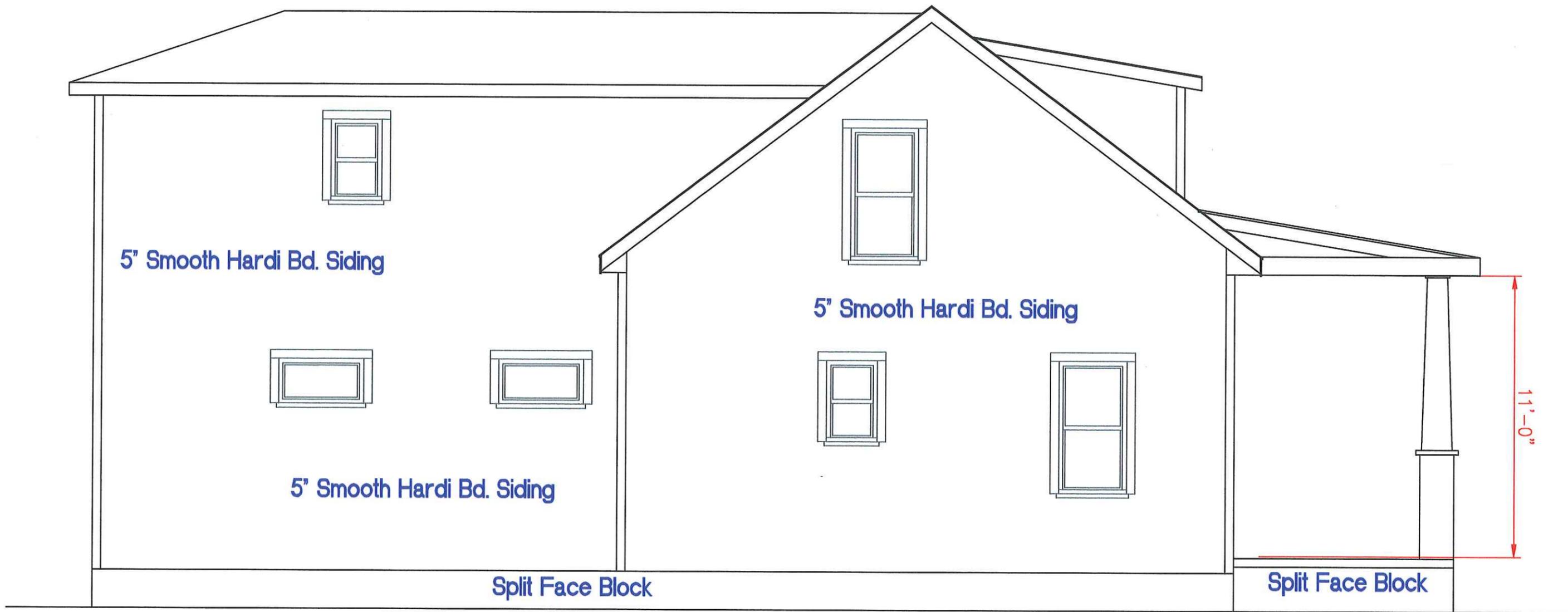
**Front Elevation**

SCALE 1/4" = 1'-0"



**Right Side Elevation**

SCALE 1/4" = 1'-0"



### Left Side Elevation

SCALE 1/4" = 1'-0"