



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 805 Petway Avenue October 15, 2014

Application: New construction—infill and outbuilding
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08204030800
Applicant: Steve Morgan, Handyman Service
Project Lead: Melissa Baldock, Melissa.baldock@nashville.gov

Description of Project: Application is to construct new single-family infill and a detached garage.

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 property at 807 Petway Avenue;
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.

h. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic 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: 805 Petway Avenue is the last parcel on the north side of Petway Avenue before the Ellington Parkway. It is a triangular-shaped lot that was likely formed when the Ellington Parkway was constructed in the 1960s and the houses that were formerly at 801 and 803 Petway were demolished. The house formerly on the lot was demolished in August 2014 (Figure 1). It was constructed c. 1935, but had lost its historic and architectural integrity due to changes that altered its historic character and severe deterioration.



Figure 1 (left) shows the house formerly on the site.

Analysis and Findings: Application is to construct new single-family infill and a detached garage.

Height & Scale: The infill is proposed to have an eave height of approximately twelve feet (12') above grade and a ridge height of approximately twenty-three feet (23') 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, (1') tall, and staff asks that the finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field.

The main portion of the house will be thirty-four feet (34') wide, and forty-five feet (45') deep, not including the front porch, which is six feet (6') 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'). The applicant is proposing a side covered patio that is twelve feet (12') wide and approximately eighteen feet (18') deep. The covered patio will be set six feet (6') behind the front wall of the house and will be constructed over one-half of an existing slab (the slab was formerly part of a side addition to the house previously on the site). Although a covered patio like this one is not a typical feature in the Greenwood neighborhood, staff finds it to be appropriate in this instance because of the odd triangular shape of the lot results in a lot that is much wider than the historic context. The covered patio will be constructed over an existing slab, and it will be significantly lower in height than the proposed infill. In addition, the house is at the end of a dead-end street, leaving the side porch minimally visible.

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 constructed in the approximate location as the house previously on the site, and the front setback of thirty-two feet (32') will match that of the house next door at 807 Petway. 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 front porch roof, the side extension 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, clipped gable with a slope of 9/12. The porch roof is a low shed roof, with a slope of 2/12, 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. The covered patio will have a shed roof with a slope of 1/12. 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 six feet (6') deep. Its doorway is centrally located on the façade.

Vehicular access to the site will come from an existing driveway and curb cut leading to a new garage. 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: A twenty foot by twenty foot (20' X 20'), one story garage is proposed for the site. The garage will be located behind the new infill, and will be accessed via an existing driveway and curb cut. Its garage doors will face Petway Avenue. The garage will be at least three feet (3') from the side and rear property lines, meeting the base zoning requirements. It will have an eave height of eight feet (8') and a ridge height of approximately seventeen feet (17'). The materials for the garage will be similar to those of the new infill, and include cement fiberboard siding and grey architectural shingles. Staff finds that the proposed garage meets Section II.B.1.h. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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 property at 807 Petway Avenue;
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 midpoint 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:



House next door at 807 Petway Avenue.



House at the corner of Petway and McFerrin Avenues (998 McFerrin Avenue).



800 Petway Avenue, across the street, at the corner of Apex Avenue



802 and 806 Petway Avenue, across the street from the site



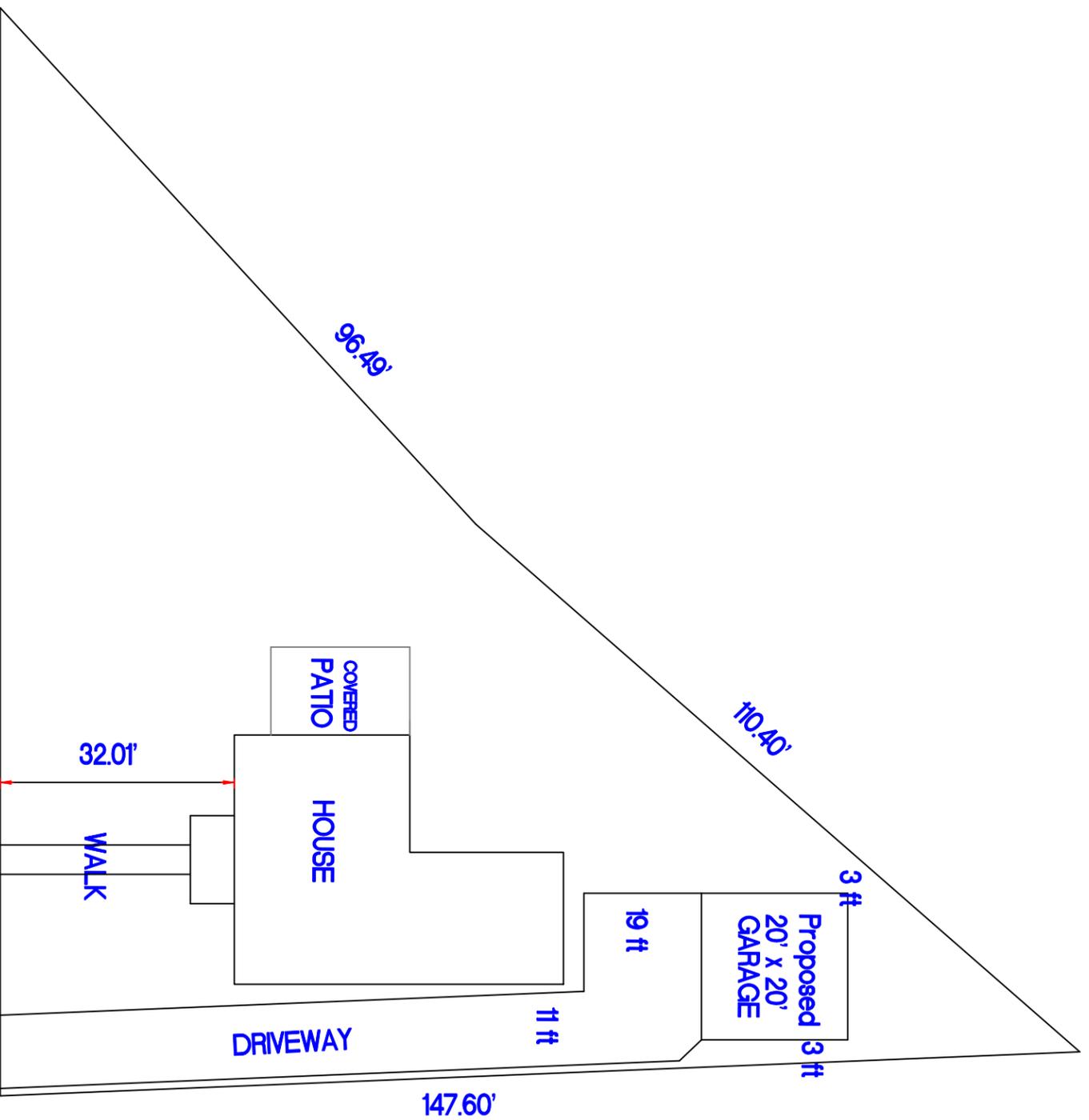
808 and 806 Petway Avenue. across the street from the site



812 Petway Avenue, across the street from the site

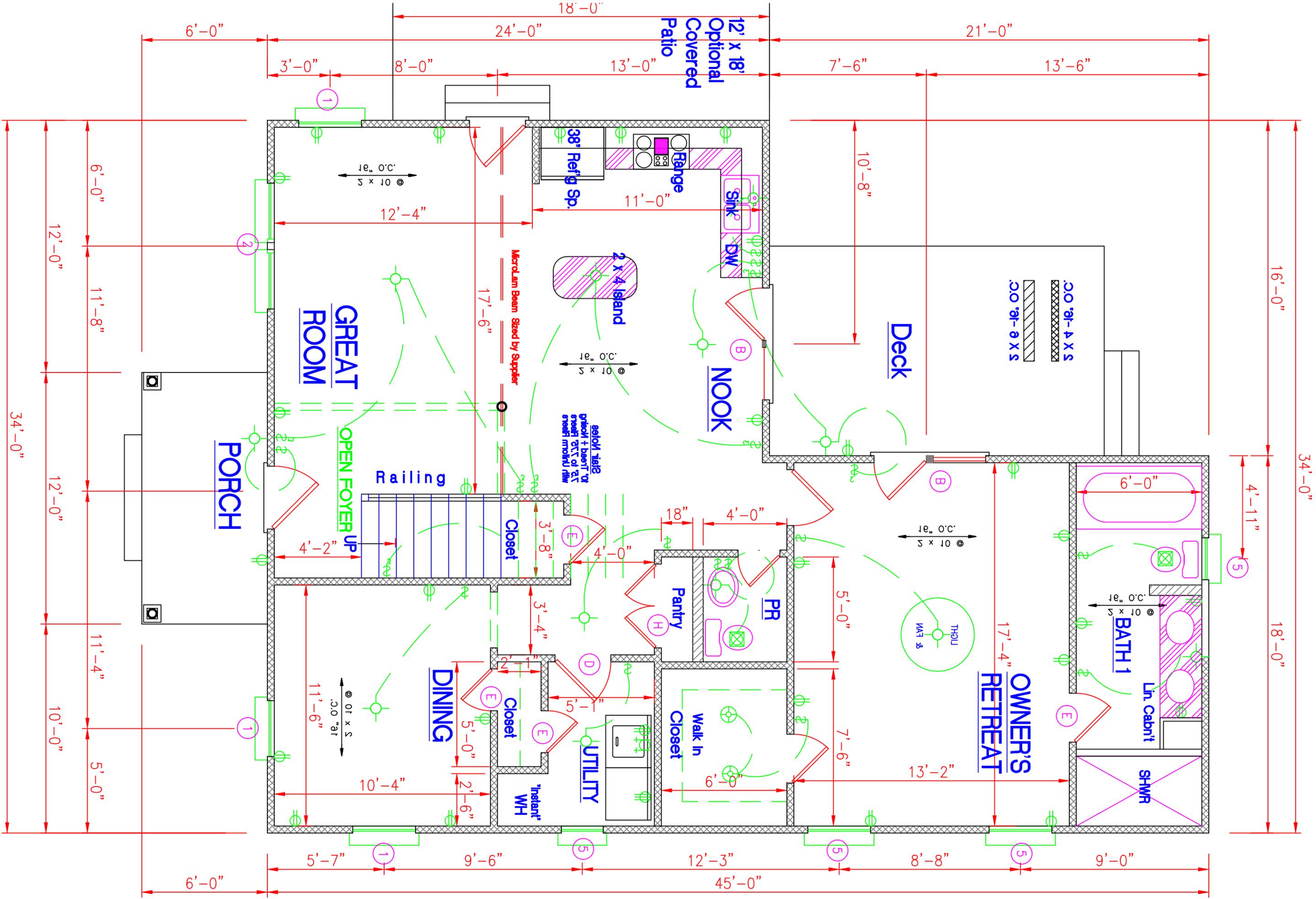


New construction at 814 Petway Avenue, approved by MHZC in March 2014.



805 PETWAY

1" = 20'-0"

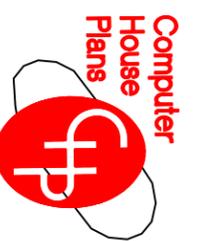


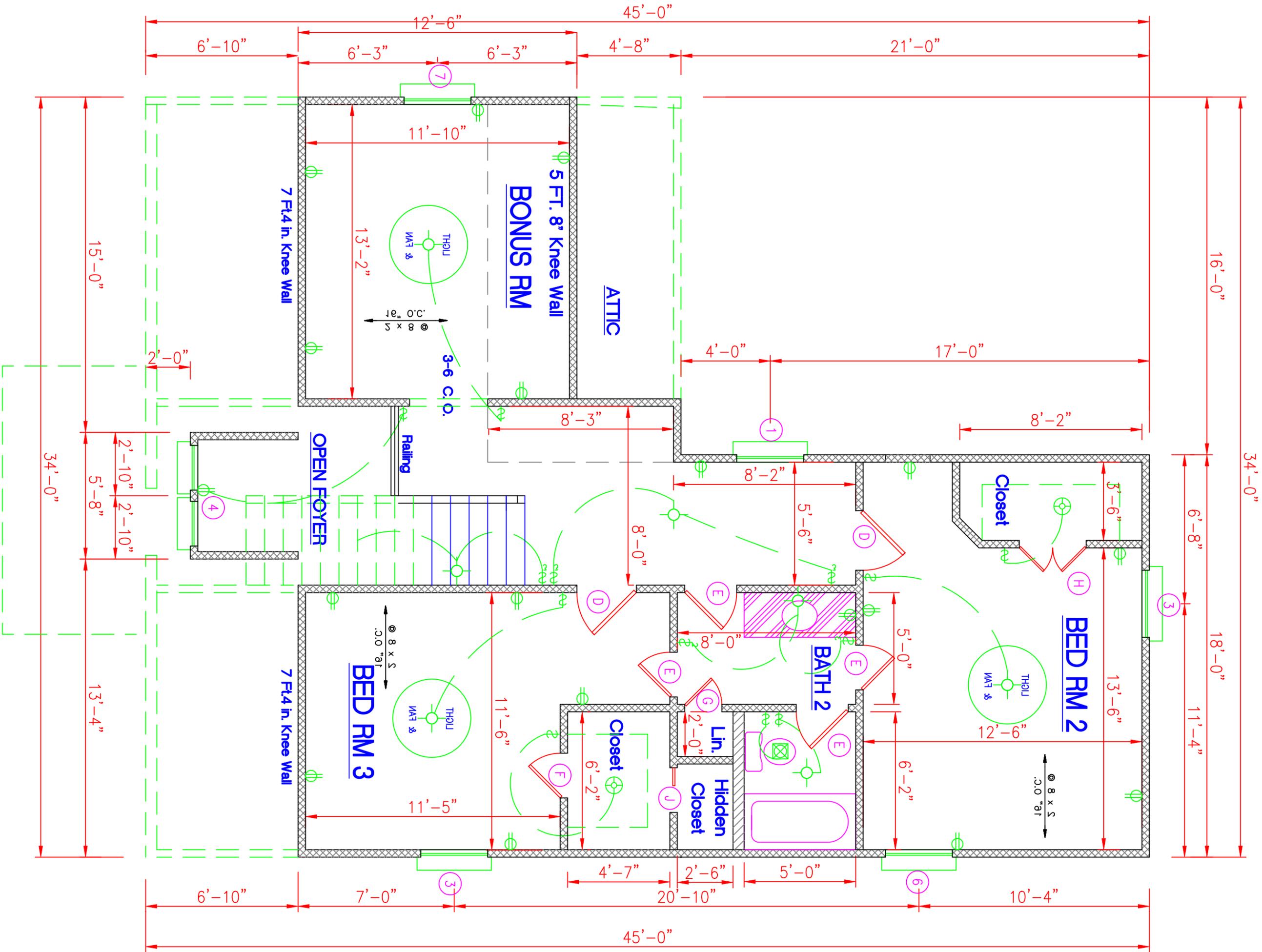
Main Floor Plan

SCALE 1/4" = 1'-0"

Computer House Plans

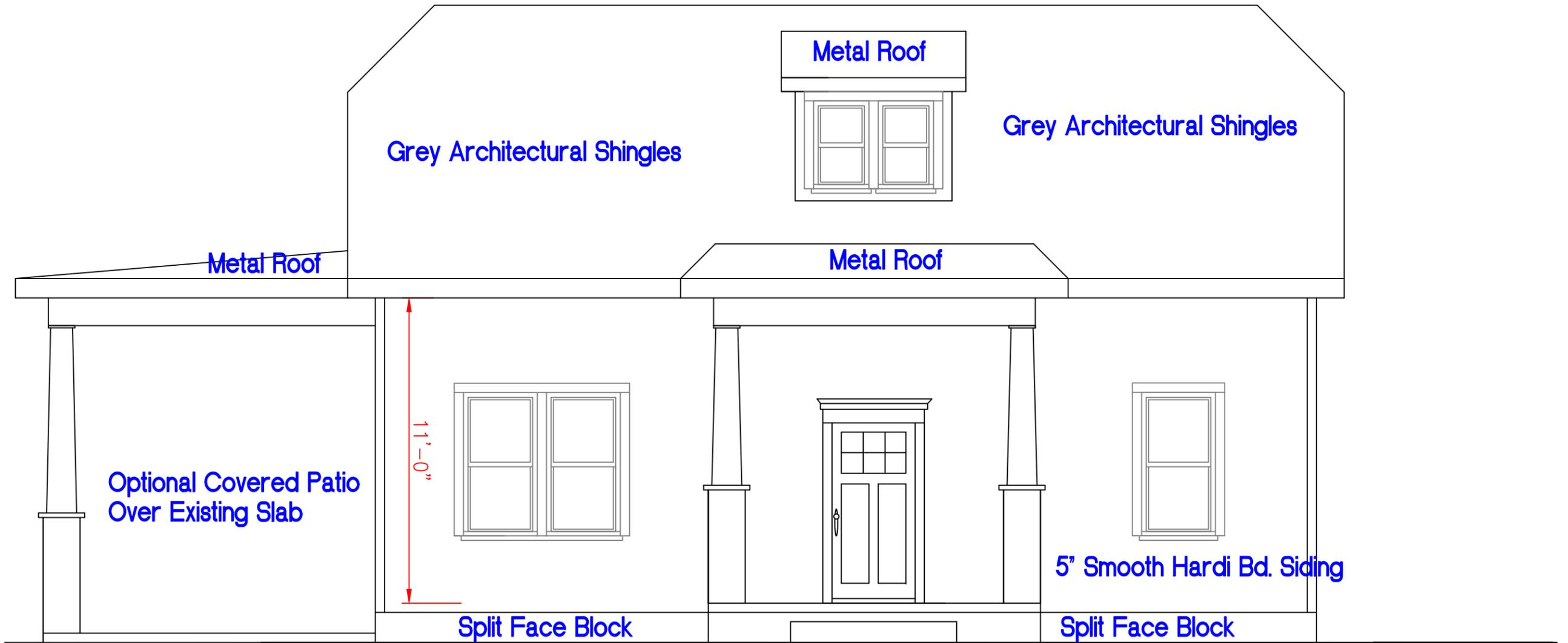
1191 W. MAIN SUITE ONE
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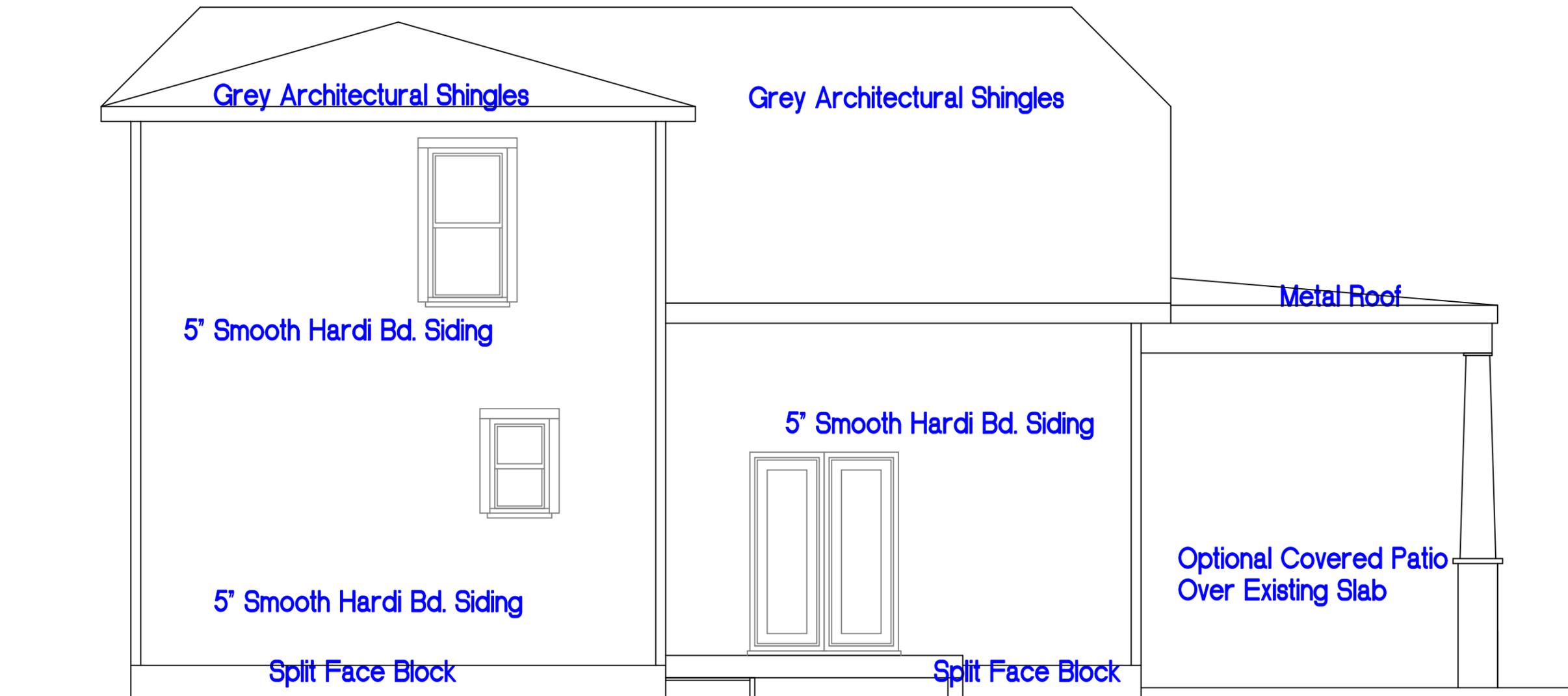
Second Floor Plan

SCALE 1/4" = 1'-0"



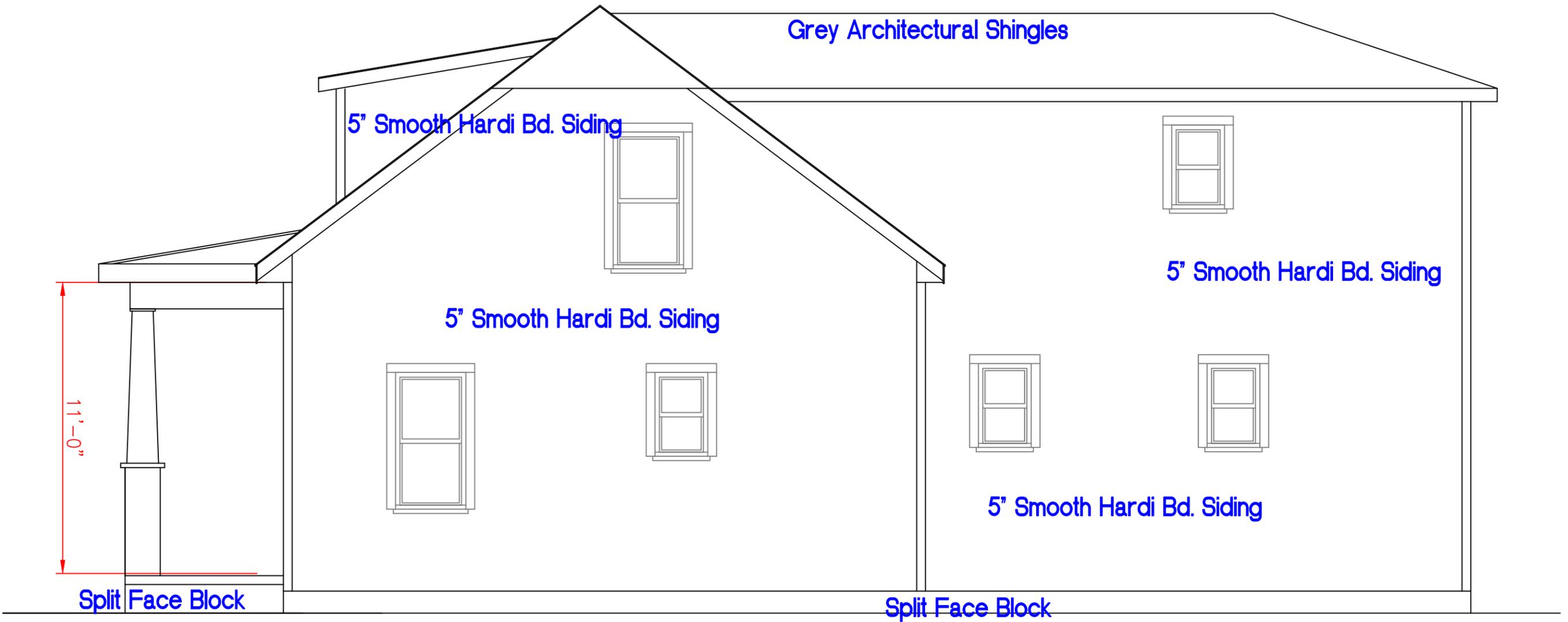
Front Elevation

SCALE $1/4" = 1'-0"$



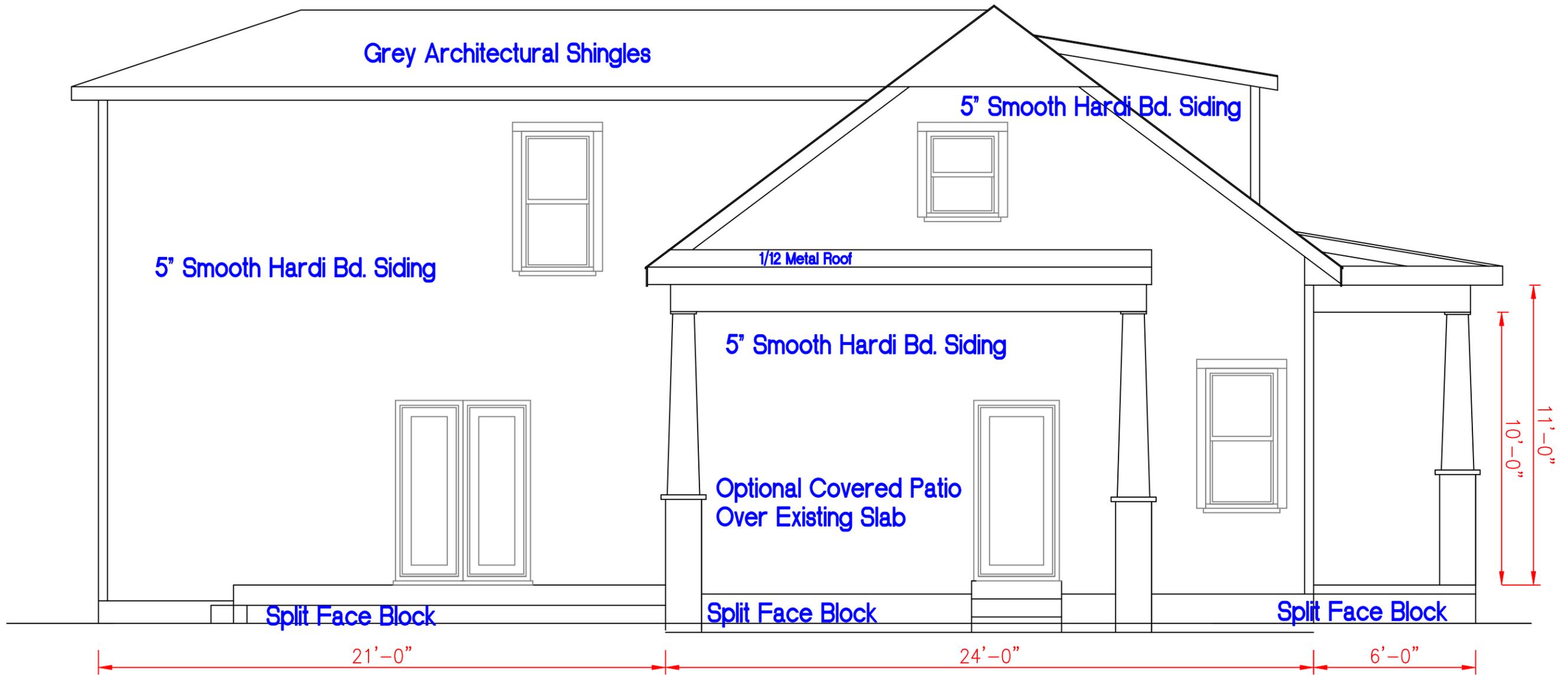
Rear Elevation

SCALE 1/4" = 1'-0"



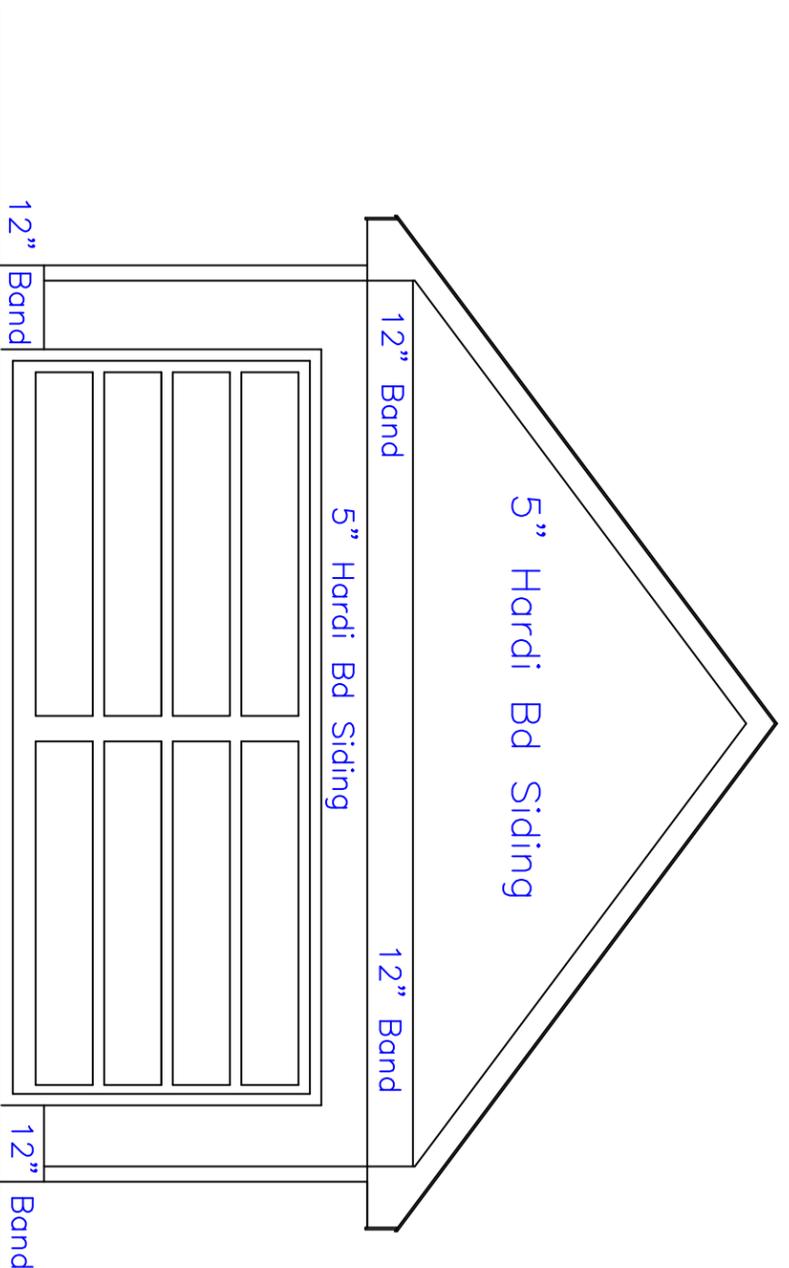
Right Side Elevation

SCALE $1/4" = 1'-0"$



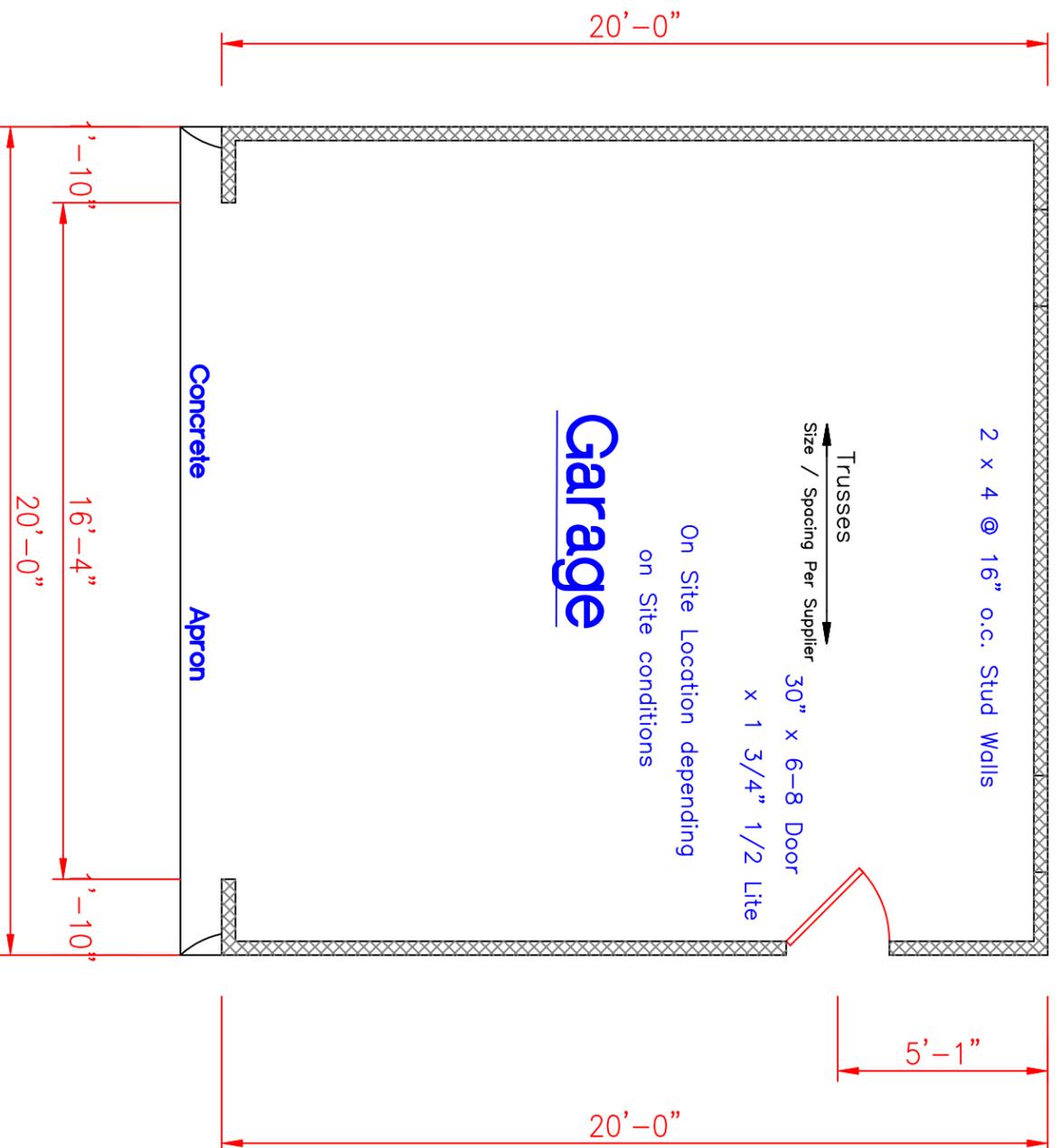
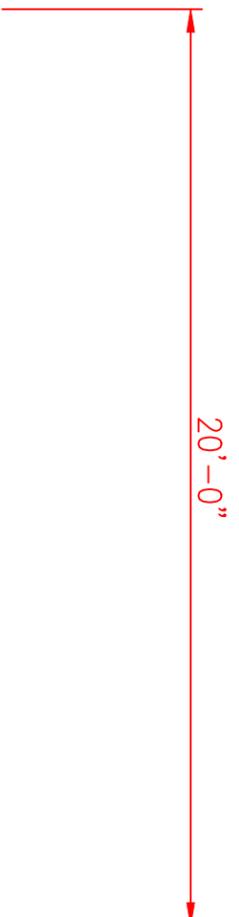
Left Side Elevation

SCALE 1/4" = 1'-0"



Front Elevation

SCALE $\frac{1}{4"} = 1'-0"$



Floor Plan

SCALE $\frac{1}{4"} = 1'-0"$