



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 1010 Granada Court November 19, 2014

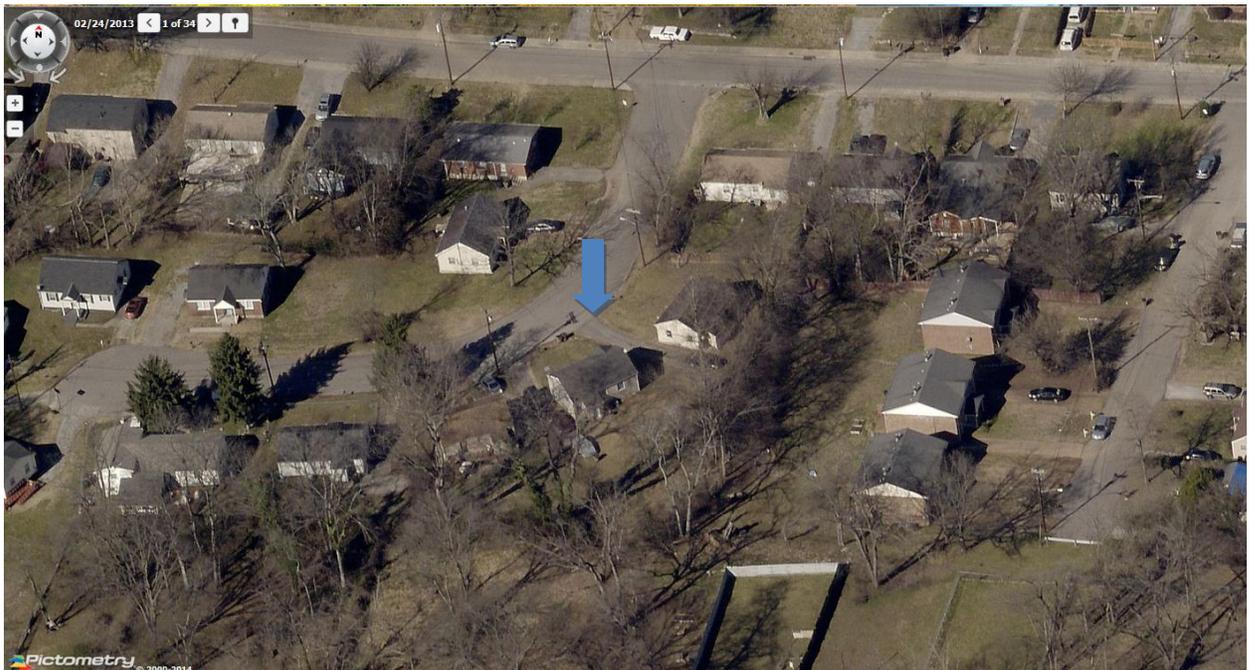
Application: New construction-infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08301019800
Applicant: Lynn Taylor
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: New construction of a single-family residence.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none">1. A walkway be built to connect the front porch of the house to the street;2. The two horizontal windows on the left elevation be changed to vertical or square windows;3. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;4. Staff approve the color of roofing, as well as final details, dimensions and materials of windows and doors prior to purchase and installation. <p>Staff finds that the project meets the 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. 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.

The Commission has the ability to determine appropriate 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 setbacks 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.

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

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.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

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.

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 midpoint of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Background: The current building at 1010 Granada Court was built circa 1962. It is not a contributing building in the Greenwood district, and was administratively approved for demolition in November 2014.

Analysis and Findings: The applicant proposes construction of a new single-family residence on the site.

Height & Scale: The new house will be one and a half stories, with a total height of twenty-nine feet (29') with a foundation height of two feet (2'). Granada Court was developed after the period of significance of the overlay, so there are no contributing houses on the street for context. The nearest contributing buildings on Granada Avenue have heights up to twenty-five feet (25'). There are two-story examples up to thirty-one feet (31'). The design for the infill is taller than the immediate noncontributing context, but it is within the range of the district.

The house will be thirty-five feet (35') wide and forty-two feet (42') deep, for a footprint of one thousand, four hundred and seventy square feet (1,470 sq. ft.). Due to the lack of context on Granada Court, Staff searched to the south of this location, where the range of widths of the nearest contributing homes is twenty-eight to thirty-eight feet (28'-38'). Staff finds the proposed infill would be compatible with the context. The project meets section II.B.1.a.and b.

Setback & Rhythm of Spacing: The front porch wall will be thirty feet (30') from the front property line, which maintains the existing street setback. Side setbacks of six feet, one inch (6'1") and eleven feet, six inches (11'6") meet the setback requirements, as does the rear setback of thirty-three feet (33'). The project meets section II.B.1.c.

Materials: The proposed building will be clad in smooth-faced fiber cement siding with a four inch (4") reveal. Foundation will be split-face concrete block. Roofing will be architectural shingles. Trim will be wood or fiber cement. Porch railing and steps will be pressure-treated wood. The porch columns will be PermaCast (a composite material that has been approved in the past in Neighborhood Conservation Zoning Overlays) or wood. A driveway is shown on the site plan, but the intended material for it is not noted. With the staff's final approval of the windows and doors, staff finds that the project meets section II.B.1.d

Roof form: The house has a hipped roof form. The primary pitch is 10/12, and flares out to 5/12 at the overhang. Each roof face has a hipped dormer with the same pitch. The dormers sit two feet (2') back from the wall beneath them. Staff's review is that the roof form of the proposed building will be compatible with the roofs of surrounding historic houses, and the project meets section II.B.1.e.

Orientation: The new house will be oriented to the street with the front toward Granada Court, consistent with the orientation of adjacent buildings. The porch is eight feet (8') deep. No walkway is shown on the site plan. Staff recommends a condition of approval that a walkway connect the front porch of the house to the street. Meeting this condition, the project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows are generally twice as tall as they are wide. The Commission has approved square windows, as drawn on the right side

elevation, recently; the horizontally-oriented windows on the left side have not been approved on a side elevation. Staff requests the two horizontal windows on the left side be changed to be vertical or square windows. There is an expanse of sixteen feet (16') of wall space without a window or door opening at the rear of the right side elevation. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The HVAC location is beyond the midpoint of the house, meeting guidelines for minimal visibility of utilities. The project meets section II.B.1. i.

Recommendation:

Staff recommends approval with the conditions:

1. A walkway be added connecting the front porch to Granada Court;
2. The two horizontal windows on the left side be changed to vertical or square windows;
3. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
4. Staff approve the roofing color and final details, dimensions and materials of windows and doors prior to purchase and installation.

Staff finds that the project meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.

IP(O)

THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION, HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL SURVEY FOR ALL OTHER INFORMATION.

MANHOLE
T.C. EL.=460.82

11/3/2014

I=28-26-27
R=124.50'
T=31.55'
L=61.80'
C=61.17'
BRG=N24-02-13E

CATCH BASIN (SIN)
T.C. EL.=458.5
INV. EL.=456.5

S87-05-00E

61.00'
6' WOOD FENCE

PUBLIC UTILITY
EASEMENT

19'-0 5/8"
8"
5'

26'-2 1/2"

30.5'

465'

6,400 +/- LOT S.F.

1012 Granada

ASPHALT DRIVE

20' M.B.S.L.

30" OAK

33'-0 1/2"

5' M.B.S.L. 107.83'

42'-0"

470'

STOCK# 1006e
ELEVATION#1
1,767 S.F. UNDER ROOF
8,264 +/- LOT S.F.

DRIVEWAY

9" HICKORY

BRUSH LINE (TYP.)

10' PUBLIC UTILITY EASEMENT

475'

IP(O)

IP(N)

IP(O)

460'

IP(N)

12" HAC

19'-0 5/8"

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MAP 83-01, PARCEL 198
GRANADA, GP
INSTR. NO. 20140203-0009436
R.O.D.C., TN

SITE PLAN

SCALE: 1/16" = 1'-0"

1010 Granada

ALLEY #1005

(15' R.O.W.)

6' WOOD FENCE

PUBLIC UTILITY
EASEMENT

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8"

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1010 Granada

ALLEY #1005

(15' R.O.W.)

6' WOOD FENCE

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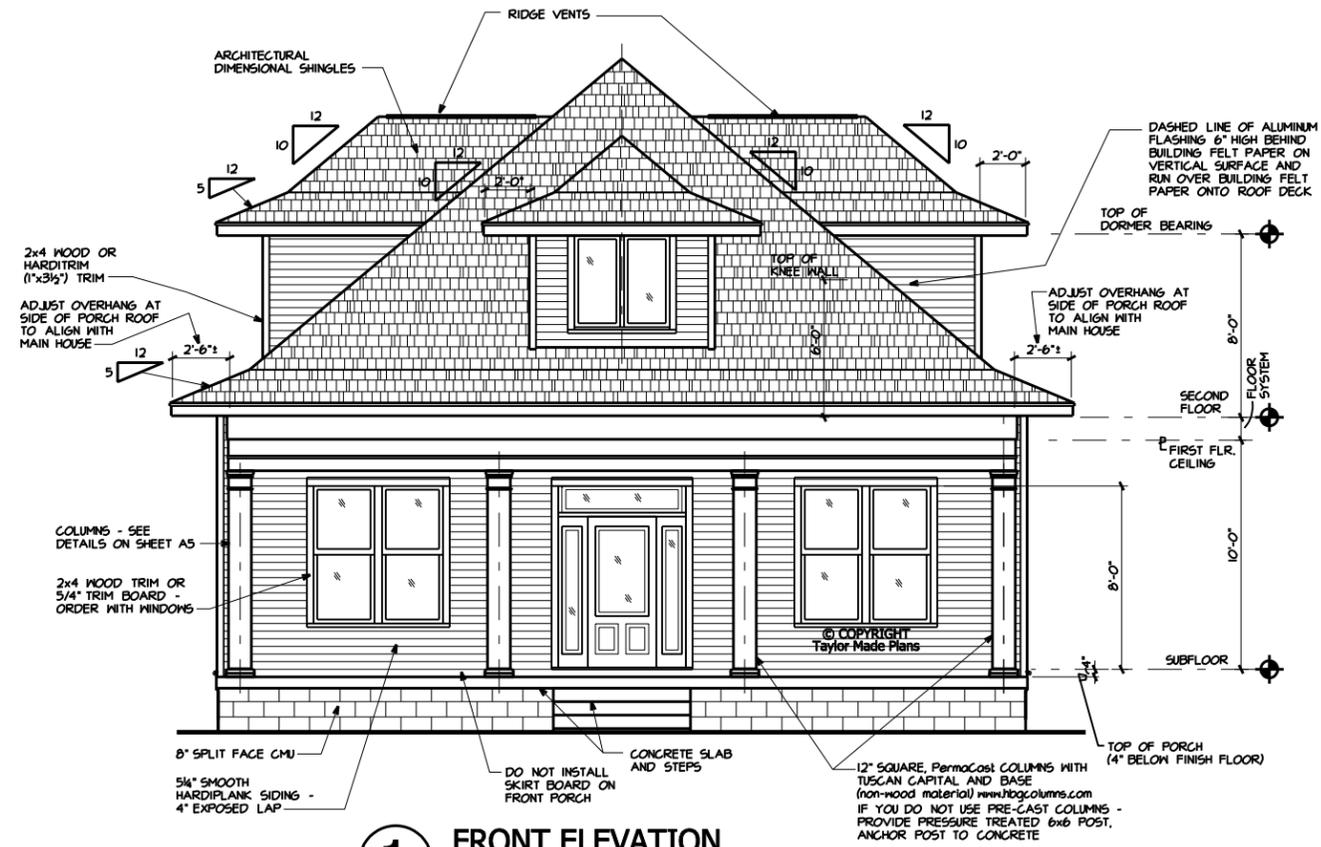
20' M.B.S.L.

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33'-0 1/

11/3/2014

1010 Granada Ct.
Nashville, TN 37206

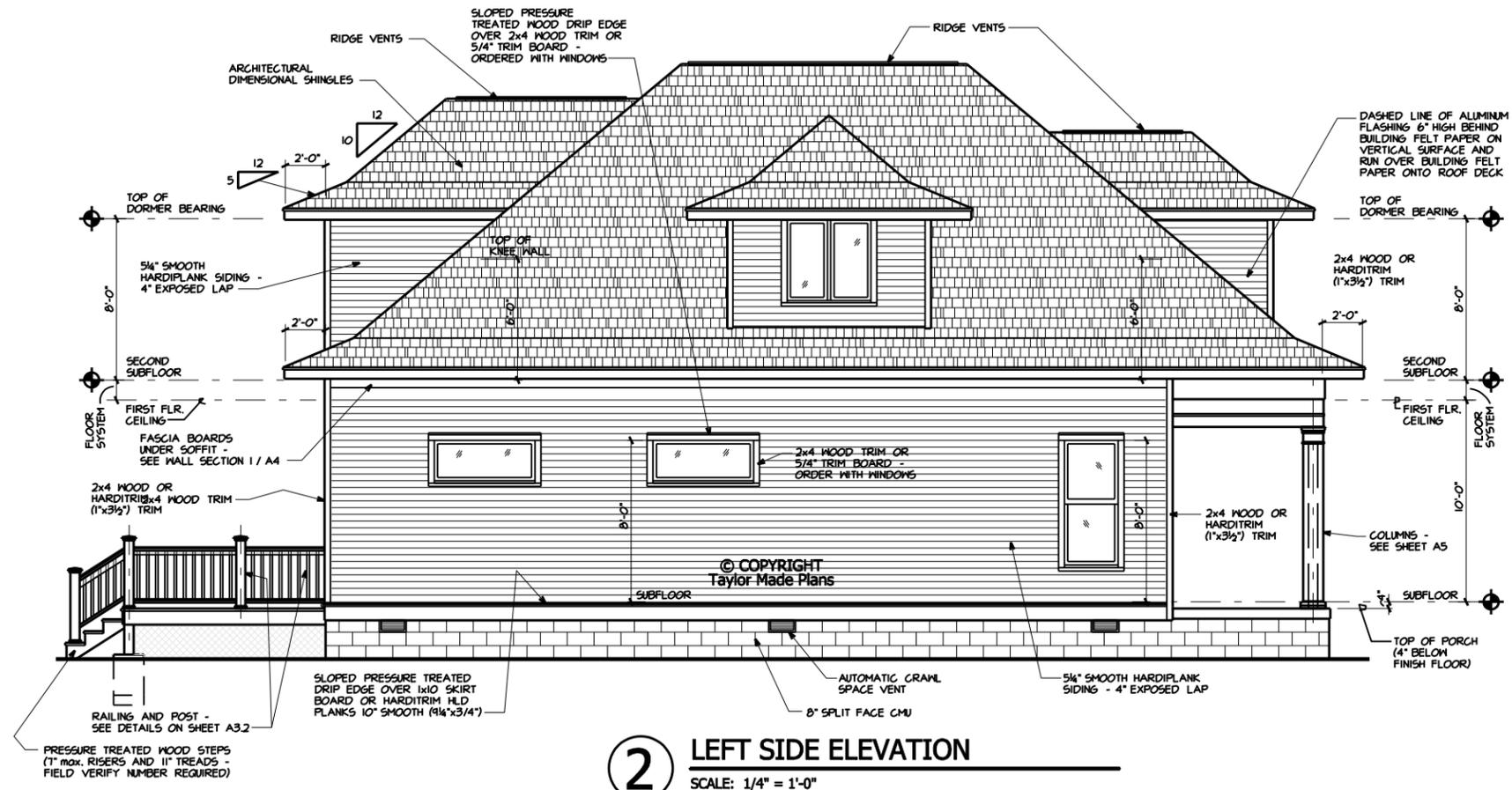


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

11/3/2014

1010 Granada Ct.
Nashville, TN 37206



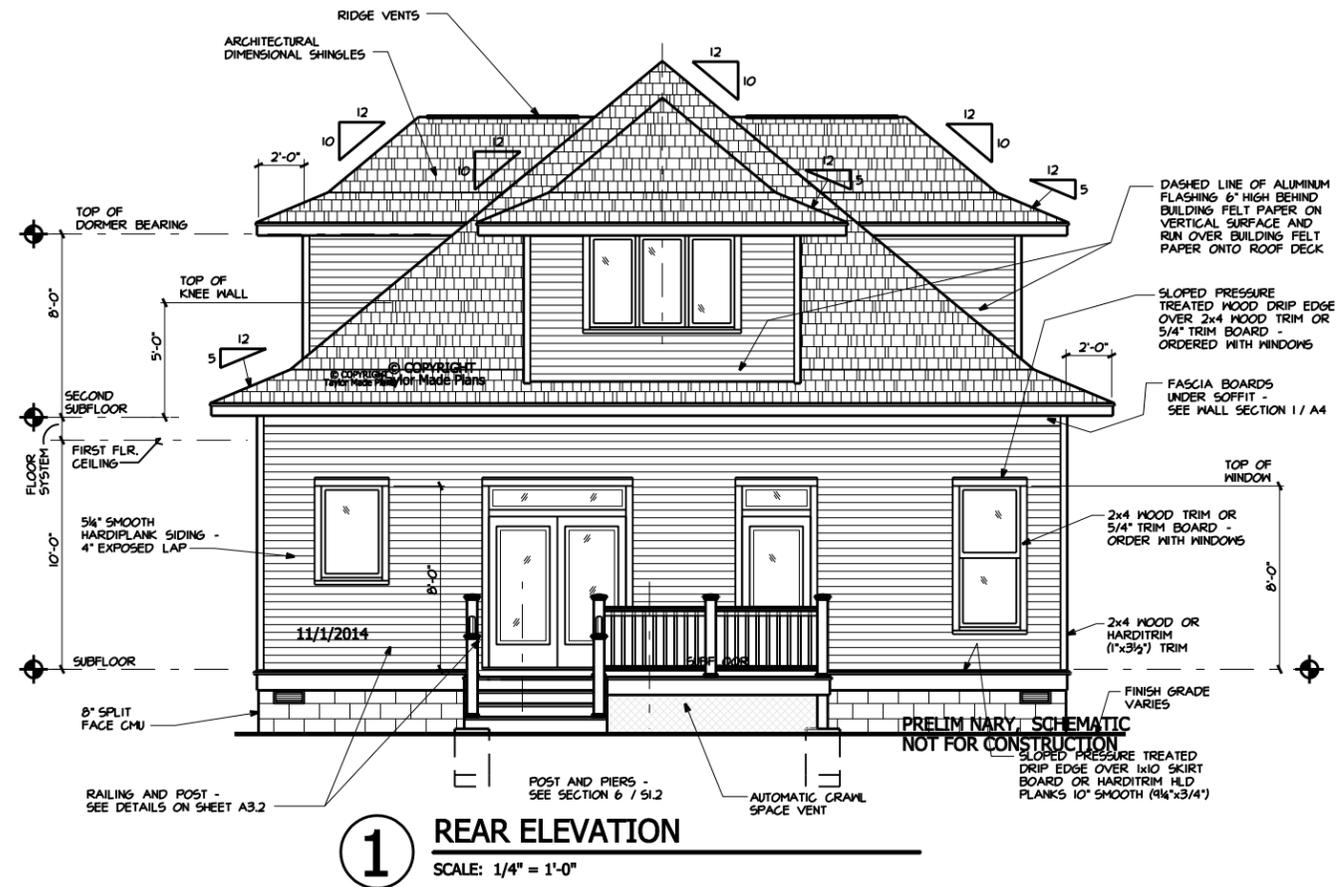
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LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

11/3/2014

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Nashville, TN 37206



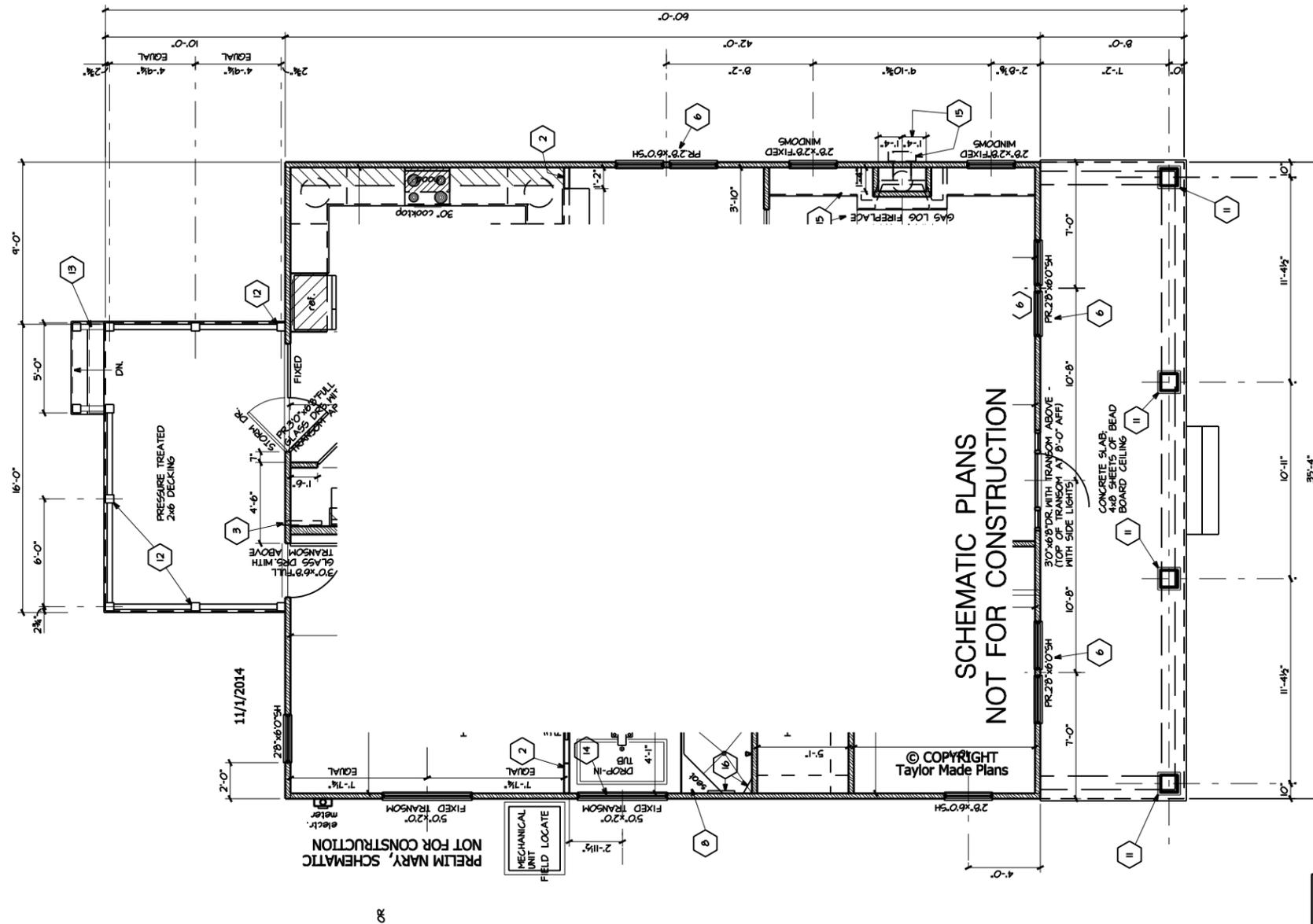
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REAR ELEVATION

SCALE: 1/8" = 1'-0"

11/3/2014

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Nashville, TN 37206



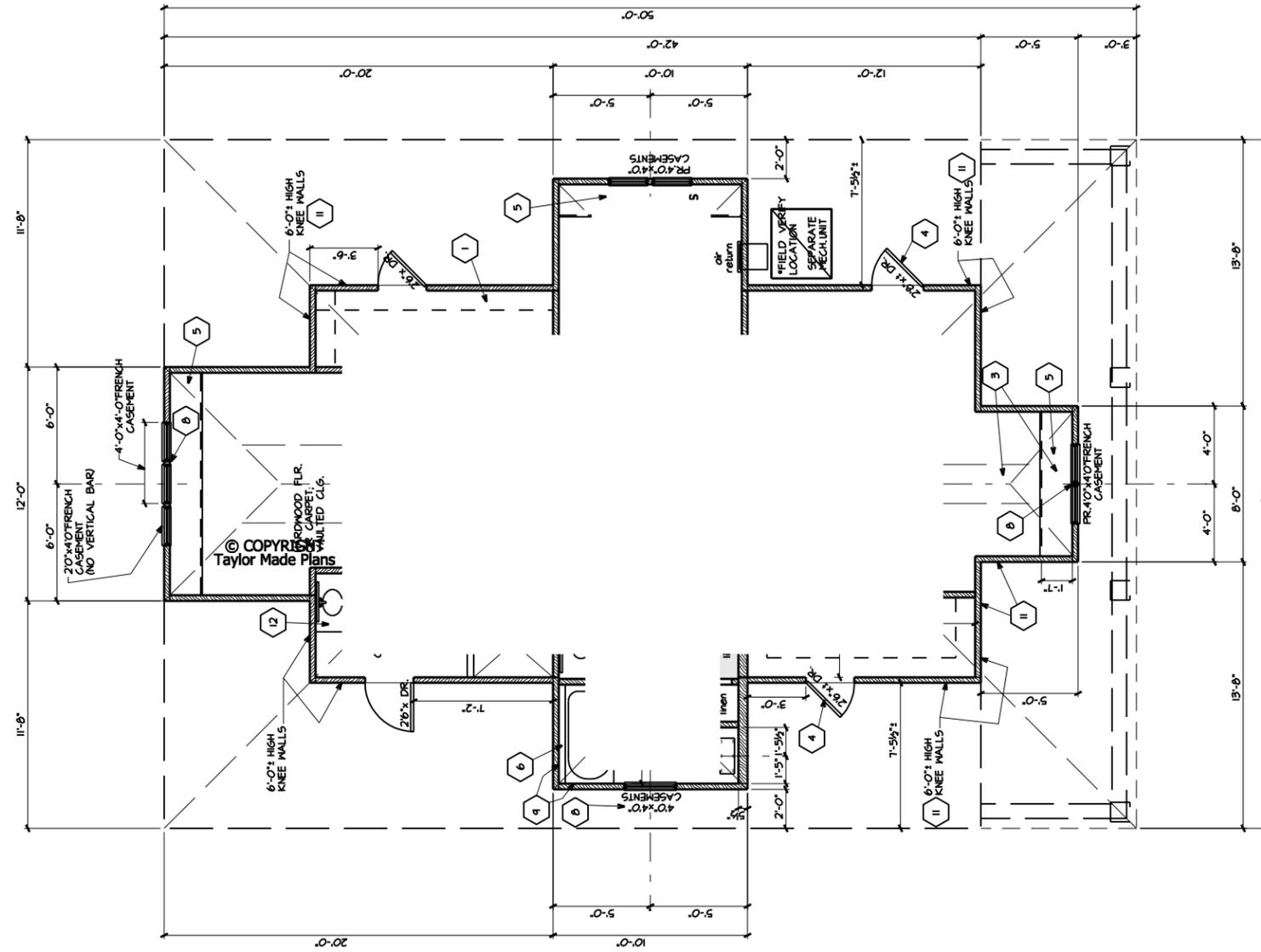
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Taylor Made Plans

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

11/3/2014

1010 Granada Ct.
Nashville, TN 37206



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"