



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
1013 Petway Avenue
November 19, 2014

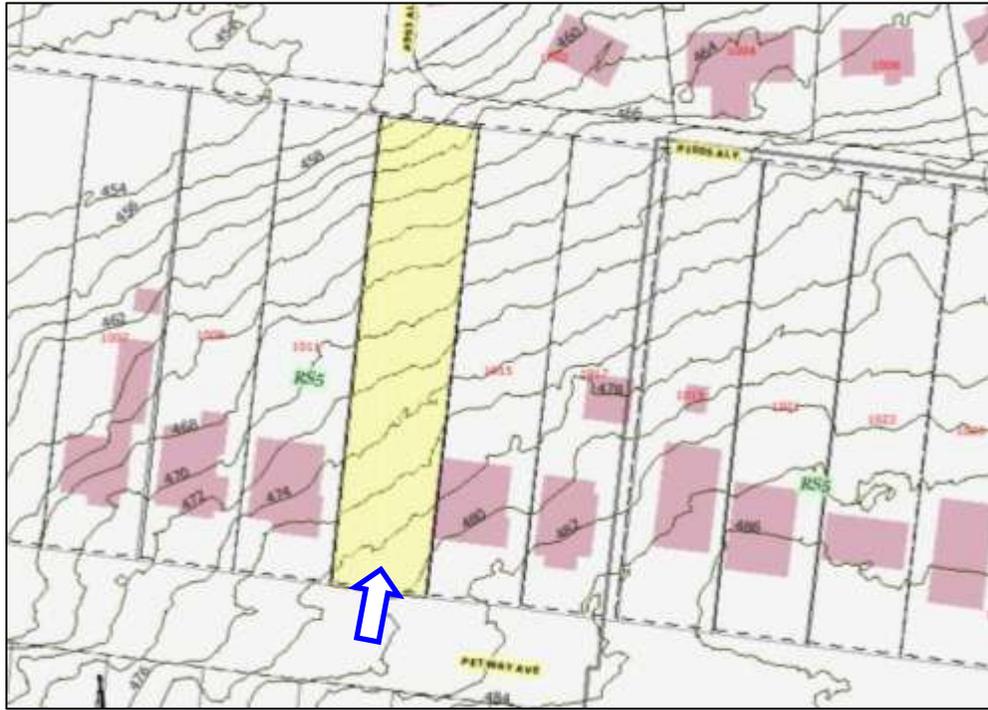
Application: New construction - Infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08301023200
Applicant: David Baird, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to build a one and one-half story house on the lot. The scale and form of the house will be similar to that of a Craftsman style house, a common historic house in the area.

Recommendation Summary: Staff recommends approval of the proposed infill at 1013 Petway Avenue with a condition that Staff reviews and approves the final selection of windows and doors, roof color, brick color and texture. Meeting this condition, Staff finds the application to meet the applicable design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.

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.

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. BL2007-45).

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*

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.

Background:

1013 Petway Avenue is currently a vacant lot.

Analysis and Findings: The Applicant proposes to construct a new single-family house on the lot.

Height & Scale: The new house will be one and one-half stories tall. This is compatible with the surrounding historic context, consisting of one and one-half story Craftsman and Transitional Victorian houses. The peak of the roof of the house will be twenty-four feet (24') above the finished floor level. With a two-foot (2') tall exposed foundation, the overall height of the building will be twenty-six feet (26'). The leading eave height of the house will be eight feet (8') above the finished floor level. By comparison, surrounding houses are between twenty feet (20) and thirty-one feet (31') tall. The historic house to the immediate left is thirty-one feet (31') tall.

The house will be thirty feet (30') wide and fifty-eight feet (58) deep, including an eight foot (8') deep front porch. By comparison, the two adjacent historic houses are both thirty-five feet (35') wide. The project meets section II.B.1.a.and b.

Setback & Rhythm of Spacing: The new house sit roughly thirty-three feet (33') back from the front edge of the property, in line with adjacent historic houses. The house will sit five feet (5') from the right boundary of the property and fifteen feet (15') from the left, with a driveway running along the left side of the house. Although there is an alley at the rear of the property, driveways are typical for the street because the lots are very deep and have a steep drop in grade toward the rear. Staff finds that these setbacks are consistent with those of surrounding historic houses. The project meets section II.B.1.c.

Materials: The new house will primarily be clad in smooth face cement fiberboard with a reveal of four inches (4”) on the first story and six inches (6”) on the second. The trim will also be cement-fiberboard. A chimney on the right side and the bases of the front porch columns will be brick. The color and texture of the brick is not known. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingle. The color of the roof is not known. The material of the windows and doors also is not known.

With the staff’s final approval of the windows and doors as well as the color and texture of the brick and roof shingles, staff finds that the known materials meets section II.B.1.d.

Roof form: The roof will be a side-oriented gable with a pitch of 6:12. A shed-roofed front dormer and the full-width front porch will have a pitch of 3:12. These roofs are compatible with those of historic houses in the area. The project meets section II.B.1.e.

Orientation: The new house will match the orientation of historic houses on the street, with a full-width front porch facing the street. From the front porch, a walkway will angle toward the driveway on the left side of the house. This is similar to the condition of several historic houses nearby. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed infill are 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 existing gravel driveway on the left side of the lot will be extended to the midpoint of the new building. The existing gravel driveway will be extended to reach the midpoint of the structure on the left side. The HVAC condensers will also be located on the left side of the house, behind the midpoint. The project meets section II.B.1. i.

Recommendation:

Staff recommends approval of the proposed infill at 1013 Petway Avenue with a condition that Staff reviews and approves the final selection of windows and doors, roof color, brick color and texture. Meeting this condition, Staff finds the application to meet the applicable design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.



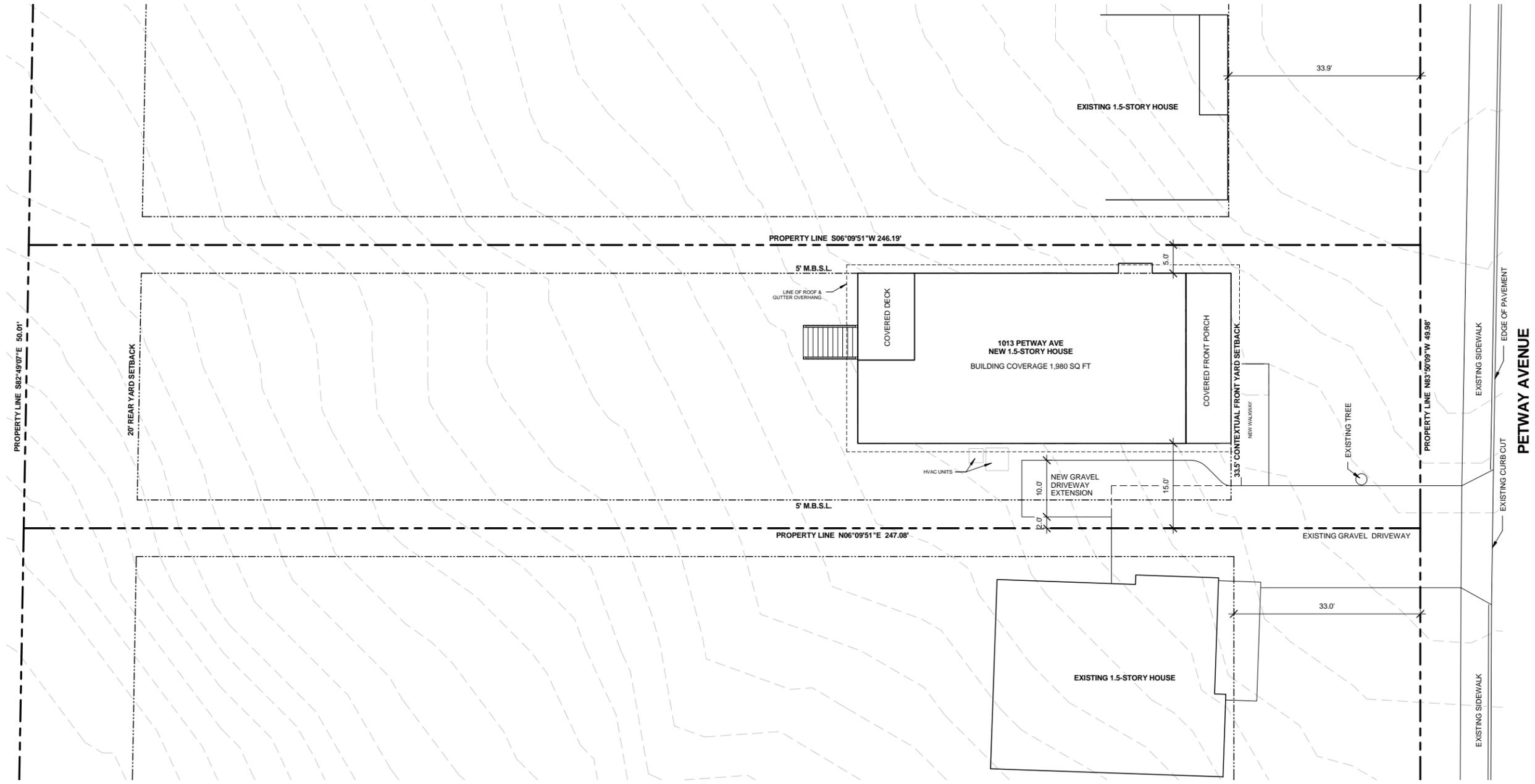
1013 Petway Avenue, currently vacant.



1011 Petway Avenue.



Context across the street from 1013 Petway Avenue.



① SITE PLAN
 1" = 20'-0"
 0 5' 10' 20'

PROJECT DATA:
ADDRESS:
 1013 PETWAY AVENUE
 NASHVILLE, TN 37206
ZONING INFORMATION:
 ZONE RS5
 MAX. HEIGHT - 3-STORIES
 ACTUAL HEIGHT - 1.5-STORIES
 TOTAL LOT AREA:
 12,328 S.F.
BUILDING AREA CALCULATIONS:
 FIRST FLOOR= 1,587 G.S.F.
 SECOND FLOOR= 822 G.S.F.
 TOTAL AREA= 2,409 G.S.F.
 EXTERIOR PORCHES= 393 G.S.F.
TOTAL BUILDING COVERAGE:
 1,980 SQ.FT. / 12,328 SQ.FT. = 0.16

MHZC SHEET INDEX	
NUM.	SHEET NAME
MH0.01	SITE PLAN
MH1.00	FLOOR PLANS
MH1.01	ROOF PLAN
MH2.01	BUILDING ELEVATIONS
MH2.02	BUILDING ELEVATIONS
MH3.01	3D VIEWS
MH3.02	3D VIEWS

1013 Petway Avenue

ADDRESS:
 1013 Petway Avenue
 Nashville, TN 37206

BUILDING IDEAS, LLC
 Architecture Design Planning

David Baird, Architect
 NCARB, LEED-AP

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 Nashville, TN 37209

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 dbaird@building-ideas.net

REVISIONS		
NUM.	DESCRIPTION	DATE

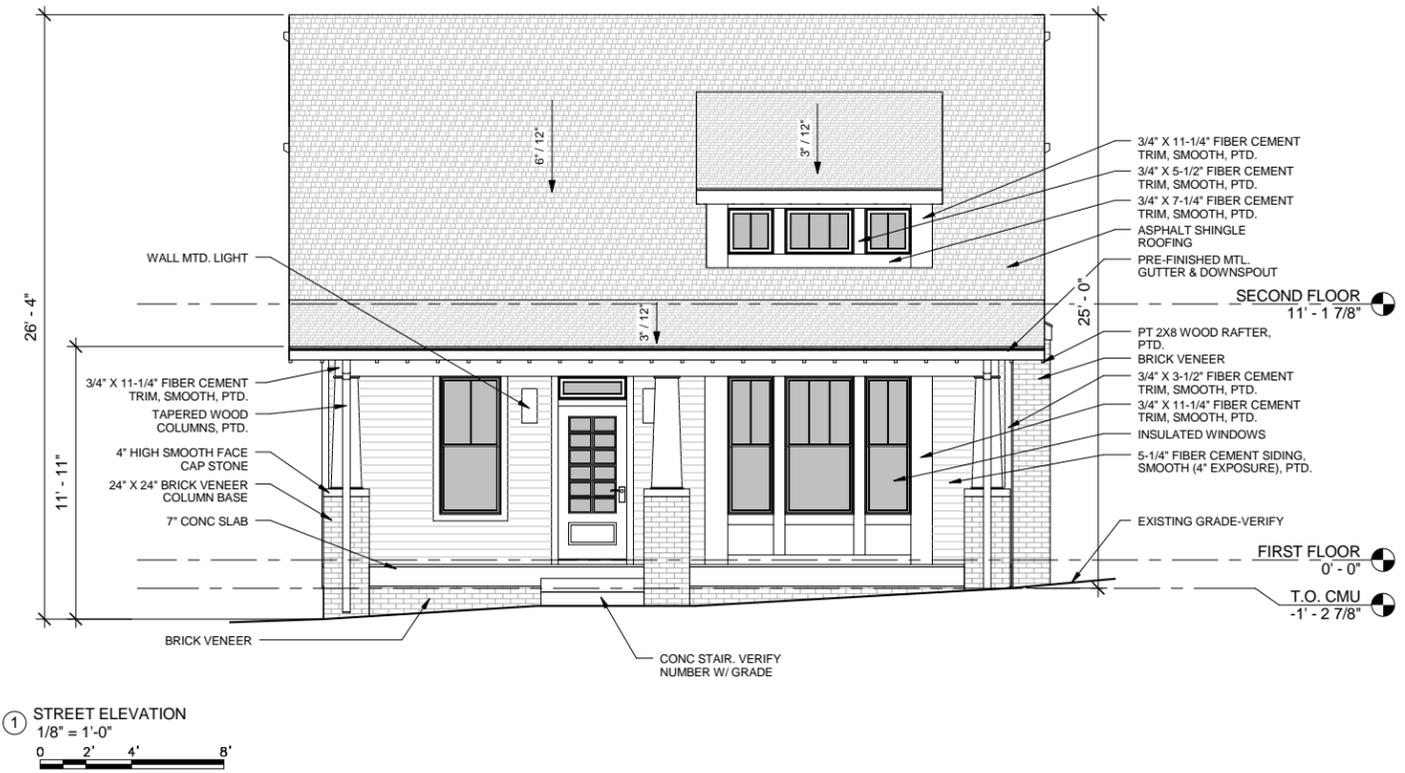
Project Number: 1013
 Project Phase:
 MHZC SUBMITTAL

Date: 10.30.2014
 SITE PLAN

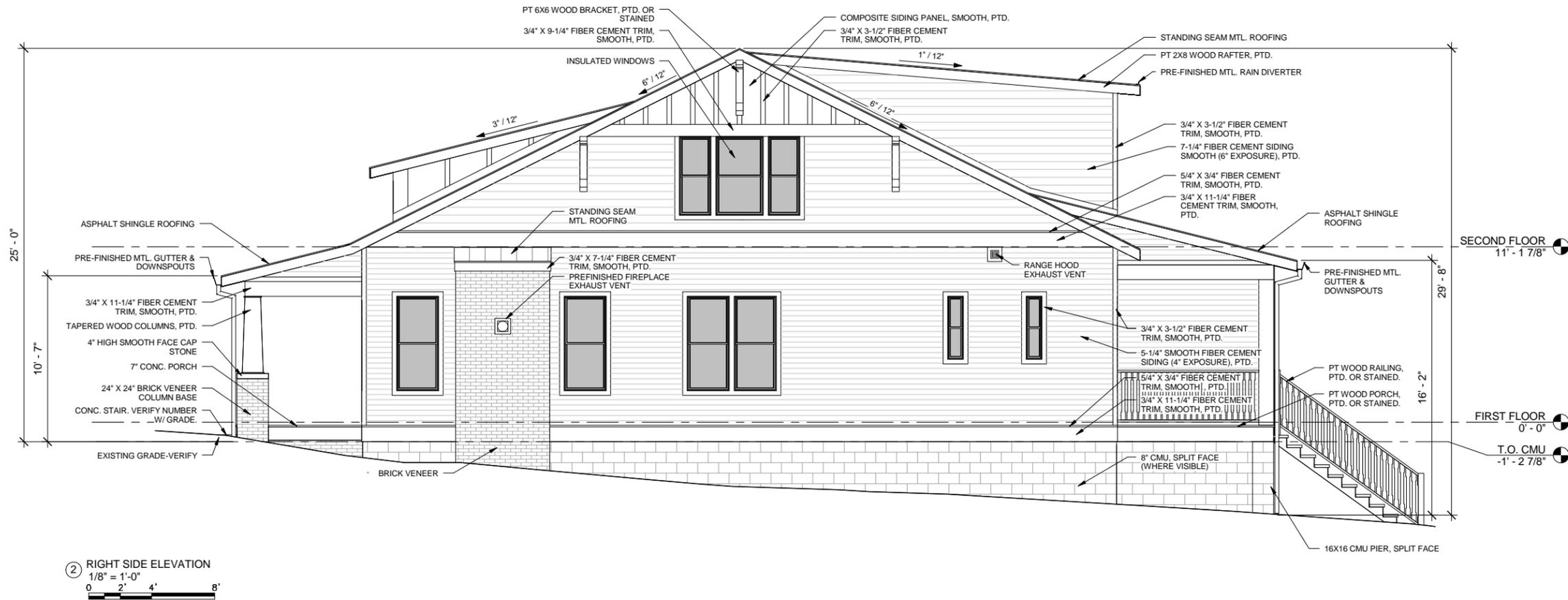
MH0.01

1013 Petway Avenue

ADDRESS:
1013 Petway Avenue
Nashville, TN 37206



① STREET ELEVATION
1/8" = 1'-0"
0 2' 4' 8'



② RIGHT SIDE ELEVATION
1/8" = 1'-0"
0 2' 4' 8'

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BUILDING ELEVATIONS

MH2.01

1013 Petway Avenue

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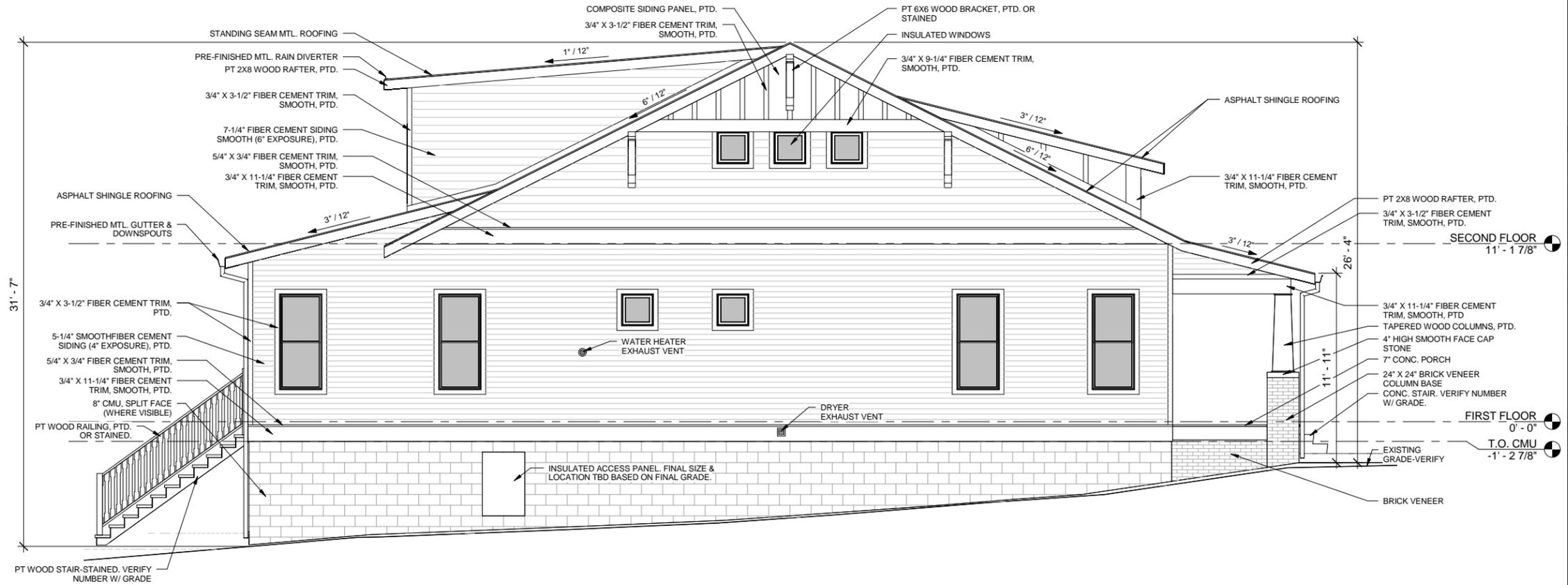
Date: 10.30.2014

BUILDING ELEVATIONS

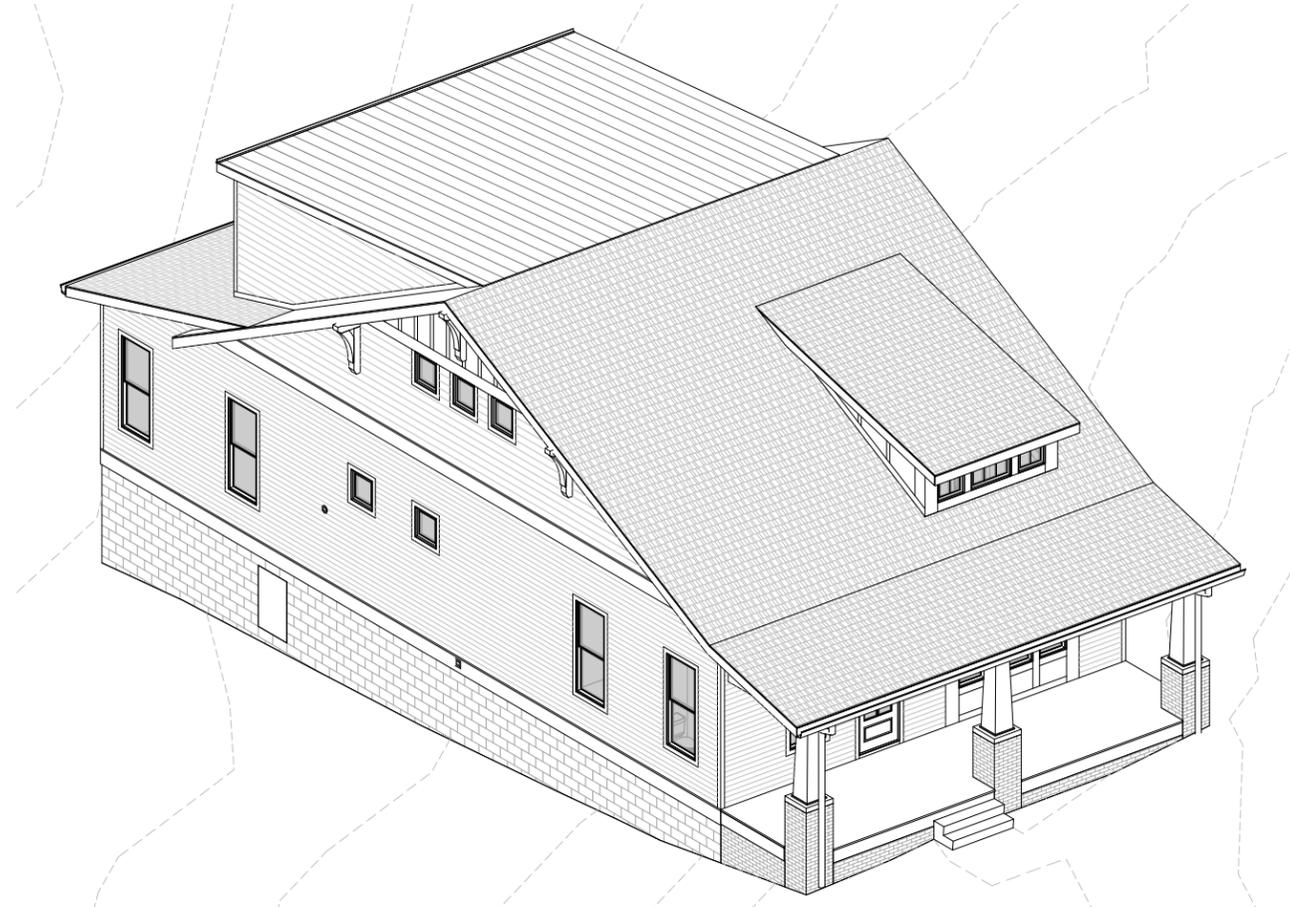
MH2.02



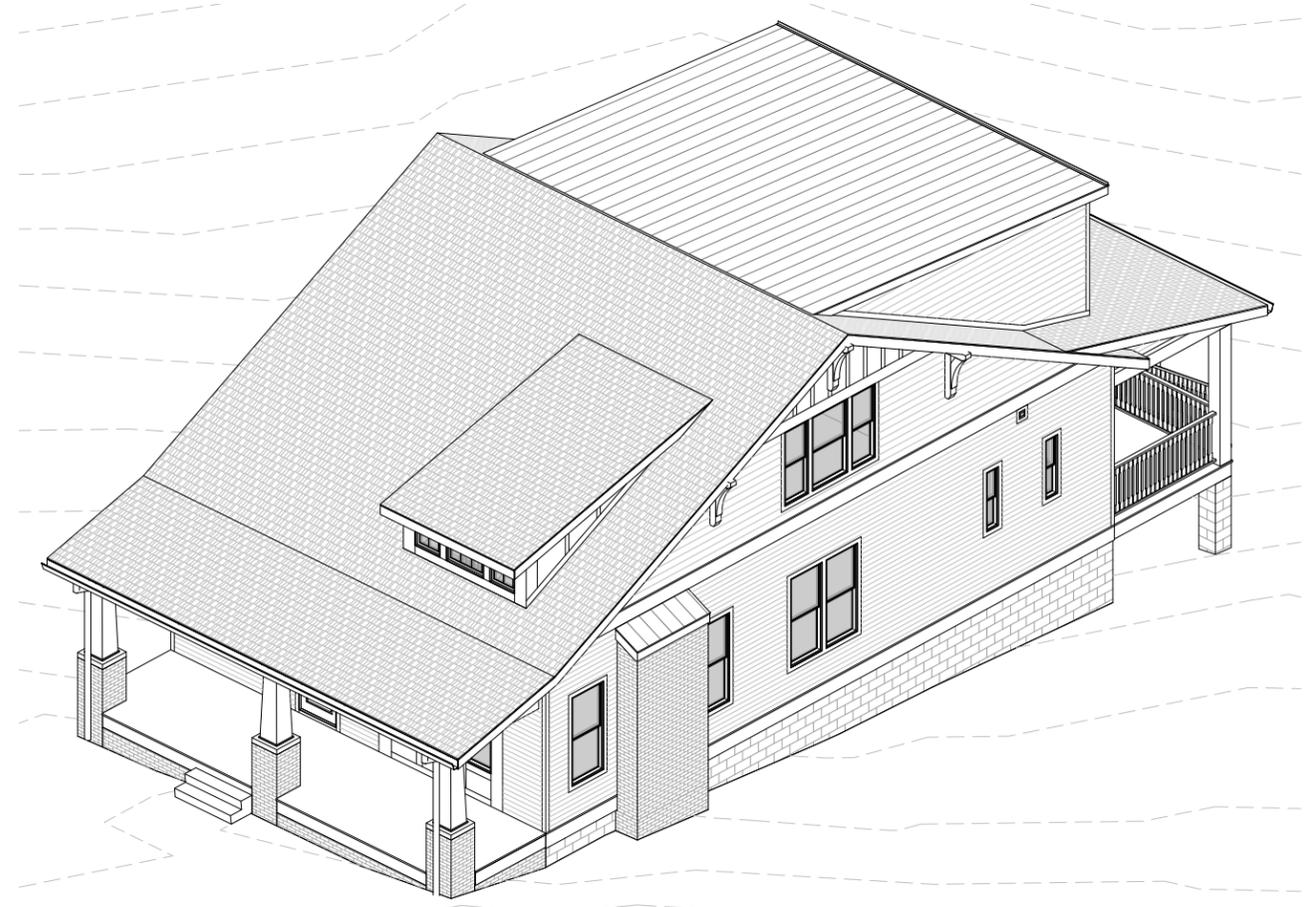
① REAR ELEVATION
1/8" = 1'-0"
0 2' 4' 8'



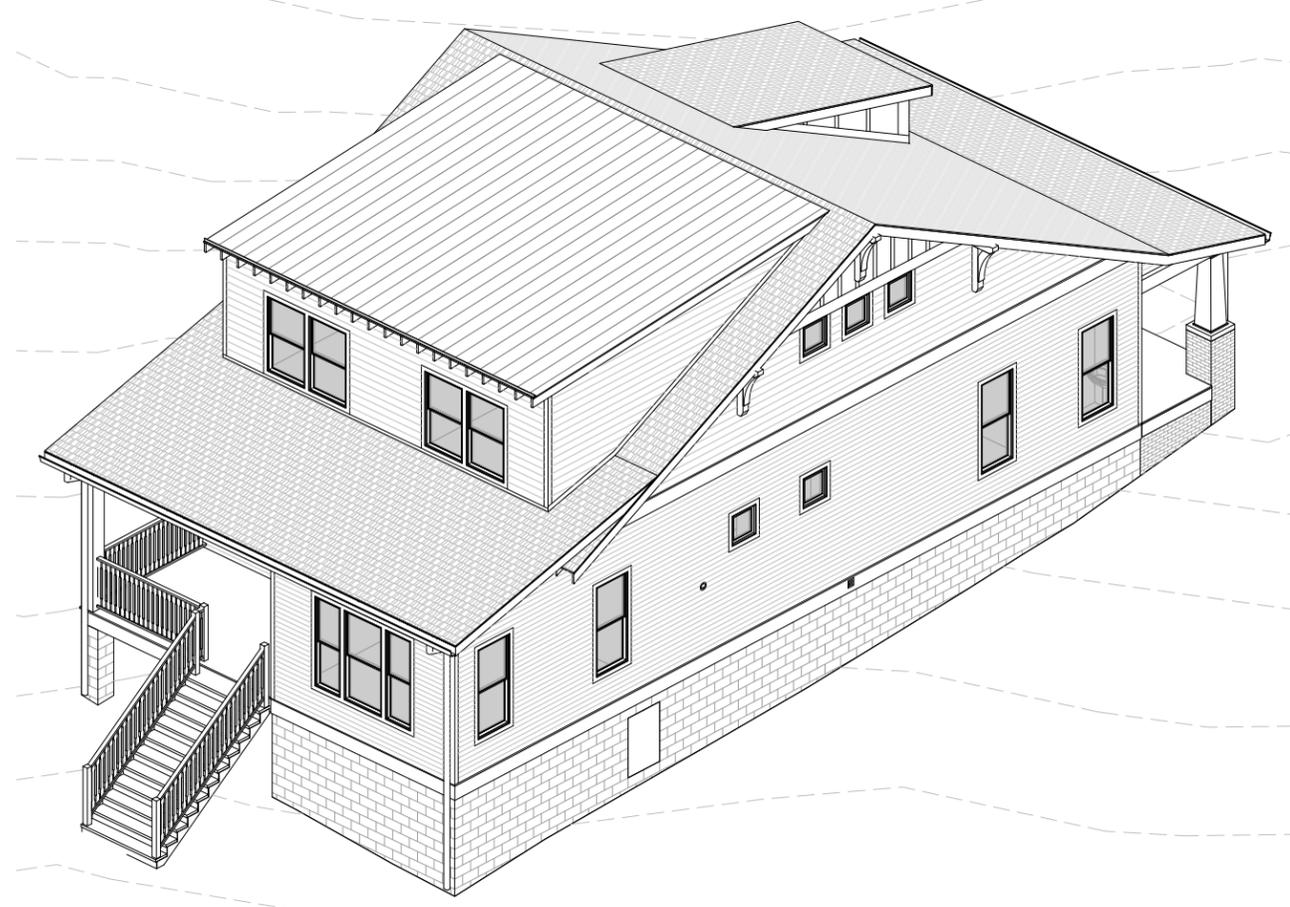
② LEFT SIDE ELEVATION
1/8" = 1'-0"
0 2' 4' 8'



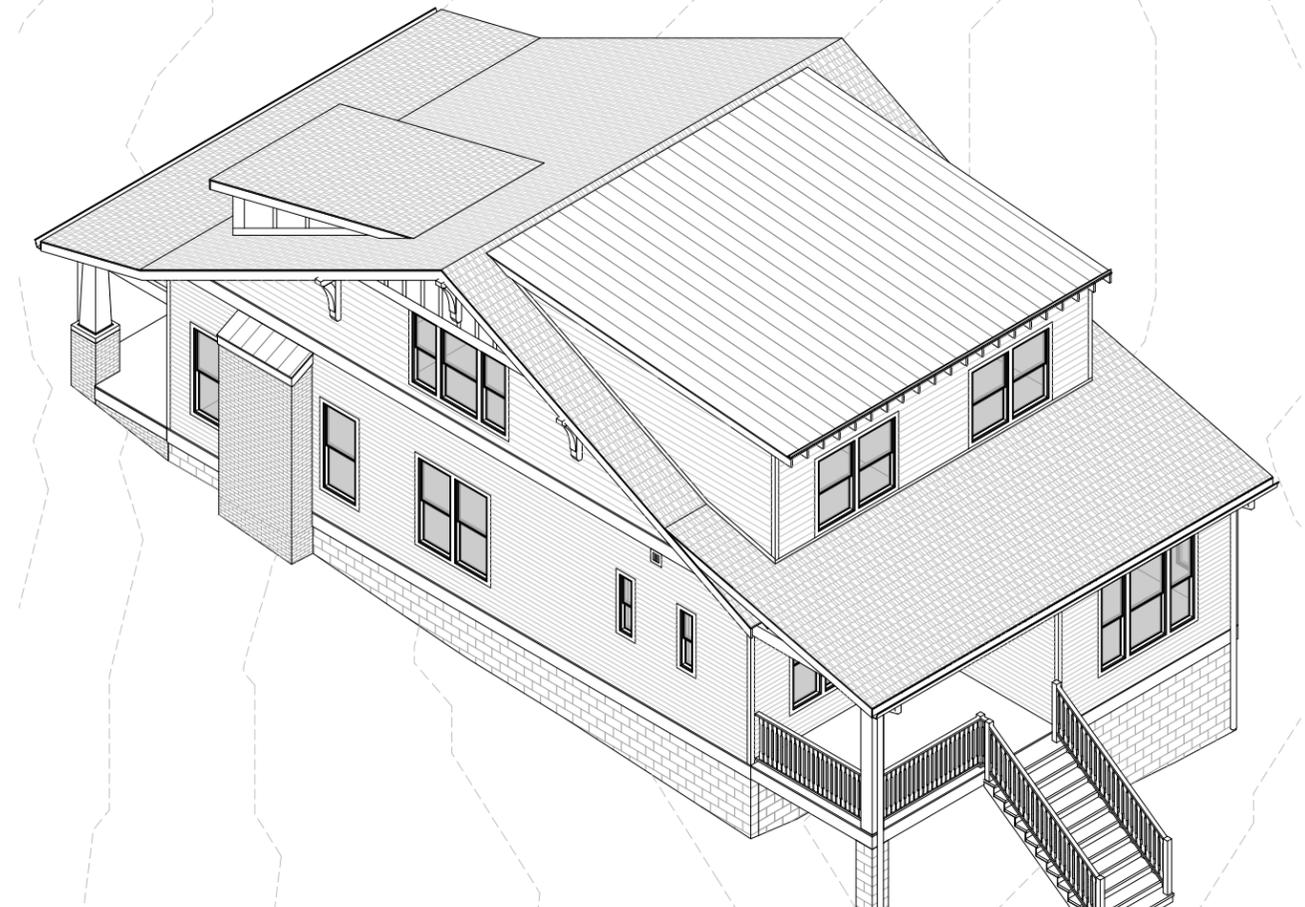
② FRONT BIRD'S EYE VIEW



① FRONT BIRD'S EYE VIEW



④ REAR BIRD'S EYE VIEW



③ REAR BIRD'S EYE VIEW

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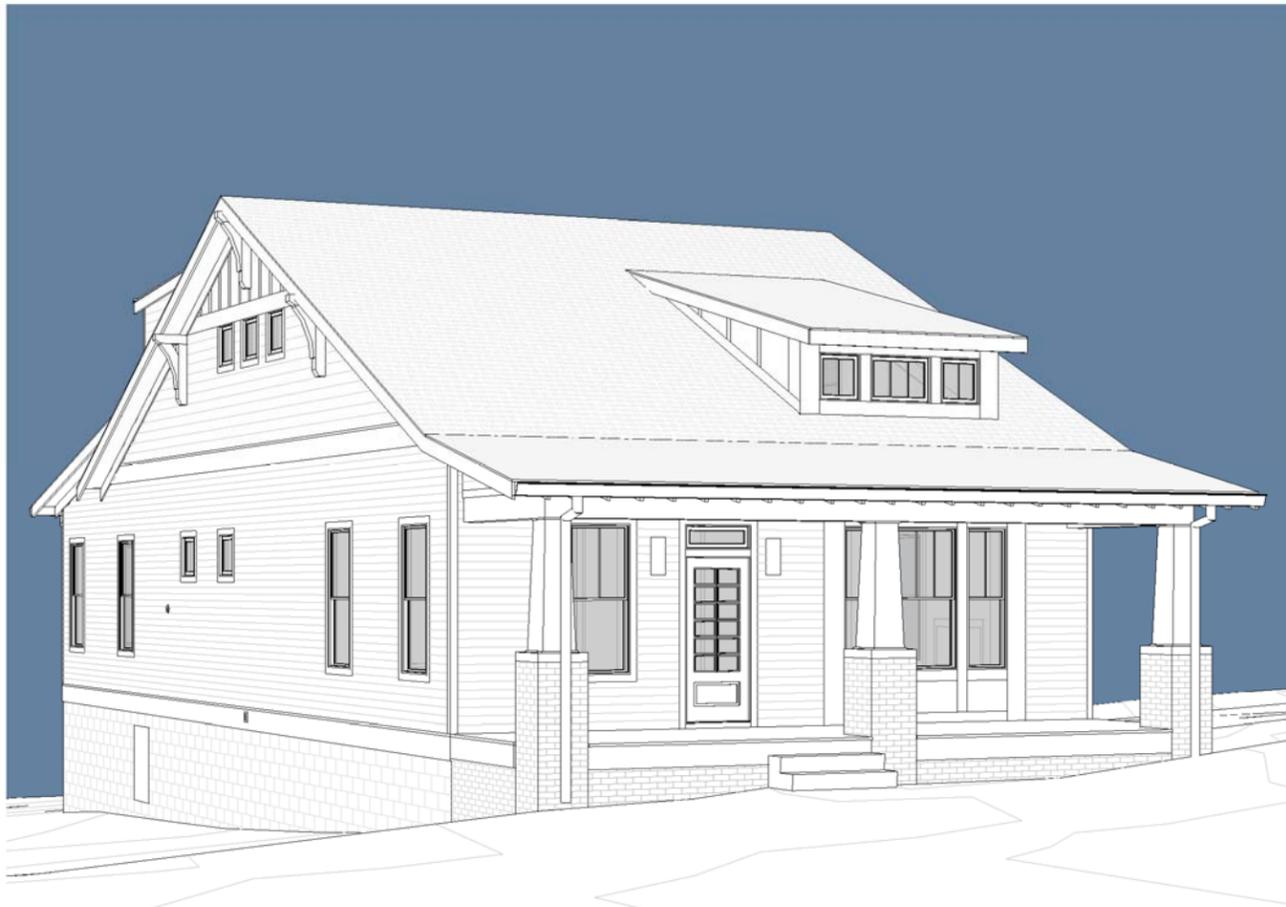
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Project Phase:
MHZC SUBMITTAL

Date: 10.30.2014
3D VIEWS

MH3.01



② 3D STREET VIEW



① 3D STREET VIEW



③ 3D REAR VIEW



④ 3D REAR VIEW

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3D VIEWS

MH3.02