



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
1011 Petway Avenue
December 17, 2014

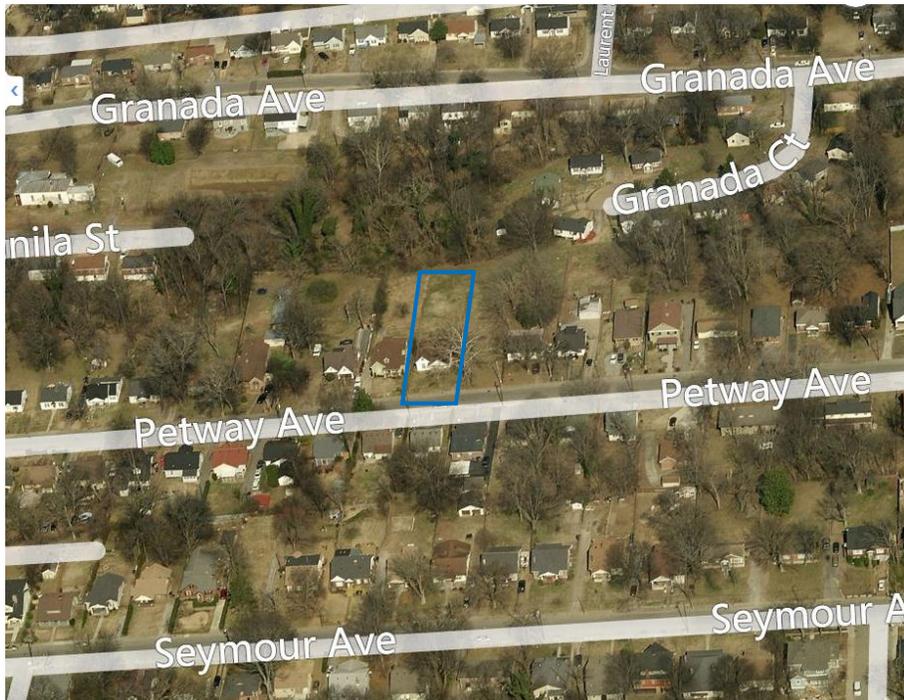
Application: New construction-addition
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08301023100
Applicant: David Baird, Architect
Project Lead: Allison Asbrock, robin.zeigler@nashville.gov

<p>Description of Project: The application is for the reconstruction of a non-historic rear addition and the new construction of a rear addition.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none"> • Staff approve the final details, dimensions and materials of the windows and doors prior to purchase and installation; • Staff approve the roof color and masonry color, dimensions, and texture; and, • The HVAC unit be located behind the house or on either side beyond the mid-point of the house <p>With these conditions, Staff finds that the proposed addition meets II.B.1 and II.B.2 for new construction of an addition for the Greenwood Neighborhood Conservation Zoning Overlay</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
---	---

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

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.

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.

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.

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

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.
Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

2. 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 that tie into the existing roof should be at least 6" off 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 taller and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

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.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

- b. When a lot width exceeds 60 feet 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 and should be subservient in height, width and massing to the historic structure.*

c. 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.

d. 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.

e. 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.

f. Additions should follow the guidelines for new construction.

Background: The property located at 1011 Petway Avenue is a one and a half story transitional Victorian residence constructed approximately 1930. The side porch was enclosed and a rear addition was added to the structure after 1957, as the Sanborn Map of that year indicates the original form of the home was still intact (Figure 2).



Figure 1: Existing conditions

Analysis and Findings:

This application is for the reconstruction of the non-historic with a taller roof form and the new construction of a second addition to the rear of the house.

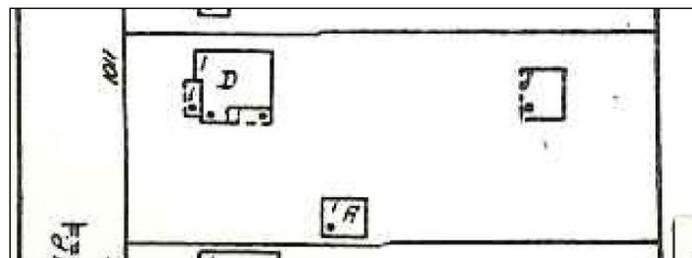


Figure 2: 1957 Sanborn Map of 1011 Petway

Location & Removability

The reconstruction of the side-addition will not alter the original roof form.

The proposed rear addition's location at the back of the existing structure meets the design guidelines. An inset is typically required to differentiate new construction from old. This project meets that condition as the new addition will step in one foot (1') on each side for a depth of four feet (4'), and then expand back to the reconstructed addition's width of thirty-three feet and seven inches (33' 7"). This inset will occur at the end of the reconstructed non-historic addition. Visibility of the addition will be minimal as there is an existing house to the left/west and new construction has been approved on the vacant lot to the right/east. The project meets section II.B.2.a and e.

Height & Scale

The existing structure is a one and a half story home with a one story non-historic addition at the rear of the property. The non-historic addition will be reconstructed at one story, with a full one and half story addition on the rear. The width of the new addition at thirty-three feet and seven inches (33' 7") matches the width of the original non-historic addition which is one foot six inches (1' 6") less than the width of the historic structure. The addition's foundation height will match that of the existing house.

The proposed addition will maintain the eave height of the existing house at approximately ten feet (10') from the foundation. The ridge height of the existing home is approximately twenty-three feet two and one quarter inches (23' 2 1/4") from the foundation. The maximum ridge height of the addition is approximately nine inches (9") taller than the existing structure ridge, giving the addition a total height of twenty-three feet eleven and one-quarter inches (23' 11 1/4") from the foundation. Staff finds this additional height to be appropriate since it does not take place until approximately sixty feet (60') feet from the front wall of the house, is a minimal amount and because the only portions of the addition visible from the street will be roofing and a section of a dormer. The design guidelines allow for as much as four-feet in additional height once the addition is approximately forty-feet (40') back from the front of the building. Not maxing out this option, as proposed, is preferable because pyramidal central roof form will make so much of the addition's roof form visible.

The new addition will add one thousand one hundred and thirty-three feet (1,133 sq. ft.) to the building's existing footprint. As the existing footprint of the house is approximately one thousand five hundred and fifteen square feet (1,515 sq. ft.), the size of the proposed addition meets the design guidelines.

Staff finds the project meets section II.B.1.a.and b. and section II.B.2.a

Design

The design of the addition is compatible yet contemporary. The inset between the original and the addition differentiates the new construction from the original house form. The design of the addition matches the historic character of the home in roof form and

pitch, proportion of window openings, and rhythm of window spacing. The project meets section II.B.2.a and d.

Setback & Rhythm of Spacing

The proposed addition meets the base zoning setback as it is at least five feet (5') from the side property lines and over twenty feet (20') from the rear property line. No changes will be made to the original front of the building; therefore the project meets the historically determined setback as it will not impact the spacing along Petway Avenue. Staff finds this project meets section II.B.1.c and II.B.2.f.

Materials

Both the historic house and the new addition will be clad with smooth face cement fiberboard with a reveal of four inches (4"). All trim will be replaced with smooth face cement fiberboard. The foundation of the new addition will be split face concrete block, and the foundation of the reconstructed addition will be concrete block with a brick veneer to match the original foundation. Both the existing and new foundations will be painted. The existing roof will be replaced with new asphalt shingle roofing of an unknown color. All windows will be replaced with wood windows. The rear porch will be constructed from stained or painted wood on concrete piers. The original front porch columns will be enclosed by tapered wood columns. The brick piers will remain and will be painted. The replacement of existing windows, doors, windows and siding is appropriate as the majority of these materials are not original. The original dimensions of openings will not be altered.

With the staff's final approval of all windows, doors, and roof color, staff finds that the known materials meet section II.B.1.d.

Roof form

The roof of the addition is a hipped roof and ties into the existing structure with a gable roof connector. This side gable roof ties into the original roof nine feet (9') from the existing ridge which meets the guidelines. The pitches of the hipped addition match the pitches of the historic house at 10.5/12. The pitch of the gable roof connector is 5.5/12. Staff finds both the hipped roof and gable connector roof forms to be compatible with the existing pyramidal and cross gable roof forms of the historic house.

The non-historic addition that will be reconstructed originally had two different pitches, 4.75/12 and 2.75/12. These roof forms will be altered with the reconstruction and are proposed at 5.5/12 and 3.75/12. Staff finds this alteration appropriate as the rear addition was not historic and the proposed roof pitches are more compatible in connecting the original structure to the addition.

Three gable roof dormers are proposed for this project. One dormer on each side façade is proposed for the addition. The third dormer is located on the left/west façade within the original roof surface of the historic structure. All three dormers are gable dormers with 10.5/12 pitches that match the roof form. The location and size of the dormers meet all

guidelines. The location of the dormers also compliments the window pattern of both the historic structure and the proposed addition.

The addition will not impact the original chimney. A secondary chimney installed with the non-historic addition will be removed. Staff finds that the proposed changes meet section II.B.1.e.

Orientation

The house's orientation facing Petway Avenue will not be changed by the rear addition. No changes are proposed to the existing entrance or front porch of the structure, other than material changes. The plans also do not indicate the addition of walkways or new curb cuts. The project meets section II.B.1.f.

Proportion and Rhythm of Openings

No changes to the window and door openings on the existing house were indicated on the plans. The pattern of windows on the reconstructed addition will be altered but the pattern of openings meets the guidelines and is an improvement over existing conditions. There are no large expanses of wall space without a window or door opening. All casing and mullions proposed meet the design guidelines. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities

There is an existing partial gravel driveway to the right of the house. Plans indicate this gravel driveway will be extended to the midpoint of the historic structure. Driveways off the street are typical in this area as the lots are deep and have a steep drop in grade toward the rear.

The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house to minimize the visibility from the street, if a new location is required. With this condition, staff finds this project meets section II.B.1. i.

Outbuildings

No outbuildings were proposed.

Recommendation:

Staff recommends approval with the conditions that:

- Staff approve the final details, dimensions and materials of the windows and doors prior to purchase and installation;
- Staff approve the roof color and masonry color, dimensions, and texture; and,
- The HVAC unit be located behind the house or on either side beyond the midpoint of the house

With these conditions, Staff finds that the proposed addition meets II.B.1 and II.B.2 for new construction of an addition for the Greenwood Neighborhood Conservation Zoning Overlay.



Figure 3: Existing non-historic addition to be reconstructed



Figure 4: Existing non-historic addition to be reconstructed



EXISTING RIGHT SIDE VIEW



EXISTING STREET VIEW



EXISTING REAR AND LEFT SIDE VIEW



EXISTING REAR VIEW

1011 PETWAY AVE
RENOVATION & ADDITION

ADDRESS:
1011 PETWAY AVENUE,
NASHVILLE, TN 37206

BUILDING IDEAS, LLC
Architecture Design Planning

David Baird, Architect
NCARB, LEED-AP

5007 Wyoming Avenue
Nashville, TN 37209

T 615-585-9410

dbaird@building-ideas.net

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 1011

Project Phase:
METRO HISTORIC ZONING
COMMISSION REVIEW SET

Date: 12/01/2014
EXISTING HOUSE - PHOTOS

D1.00

1011 PETWAY AVE
RENOVATION &
ADDITION

ADDRESS:
1011 PETWAY AVENUE,
NASHVILLE, TN 37206

BUILDING IDEAS, LLC
Architecture Design Planning

David Baird, Architect
NCARB, LEED-AP

5007 Wyoming Avenue
Nashville, TN 37209

T 615-585-9410

dbaird@building-ideas.net

REVISIONS

NUM.	DESCRIPTION	DATE

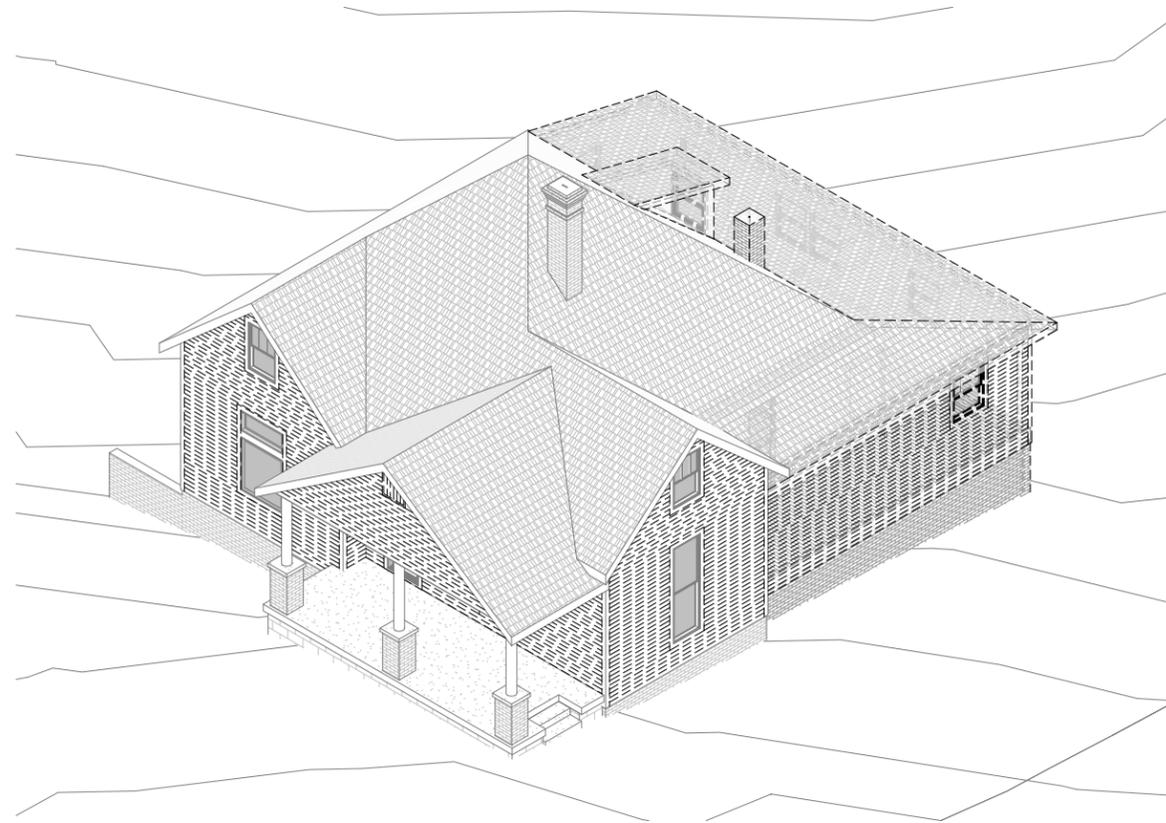
Project Number: 1011

Project Phase:

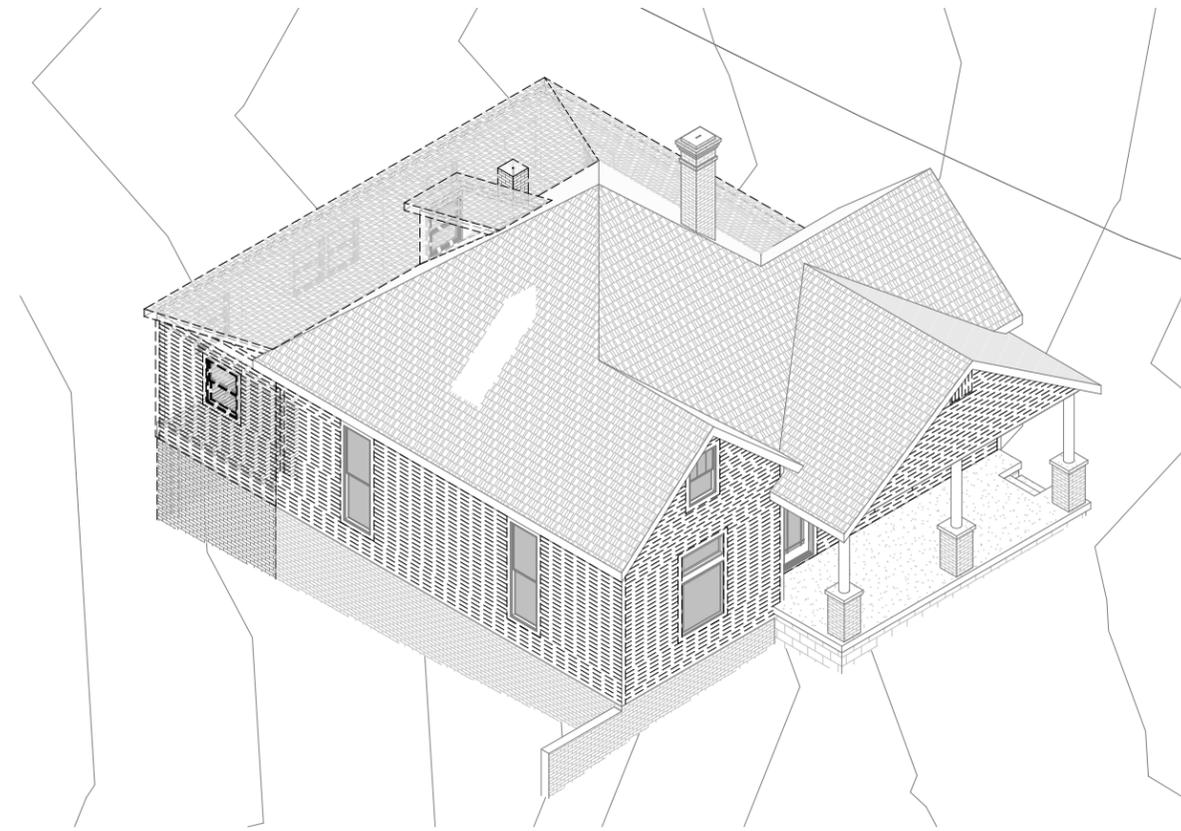
METRO HISTORIC ZONING
COMMISSION REVIEW SET

Date: 12/01/2014
DEMOLITION 3D VIEWS

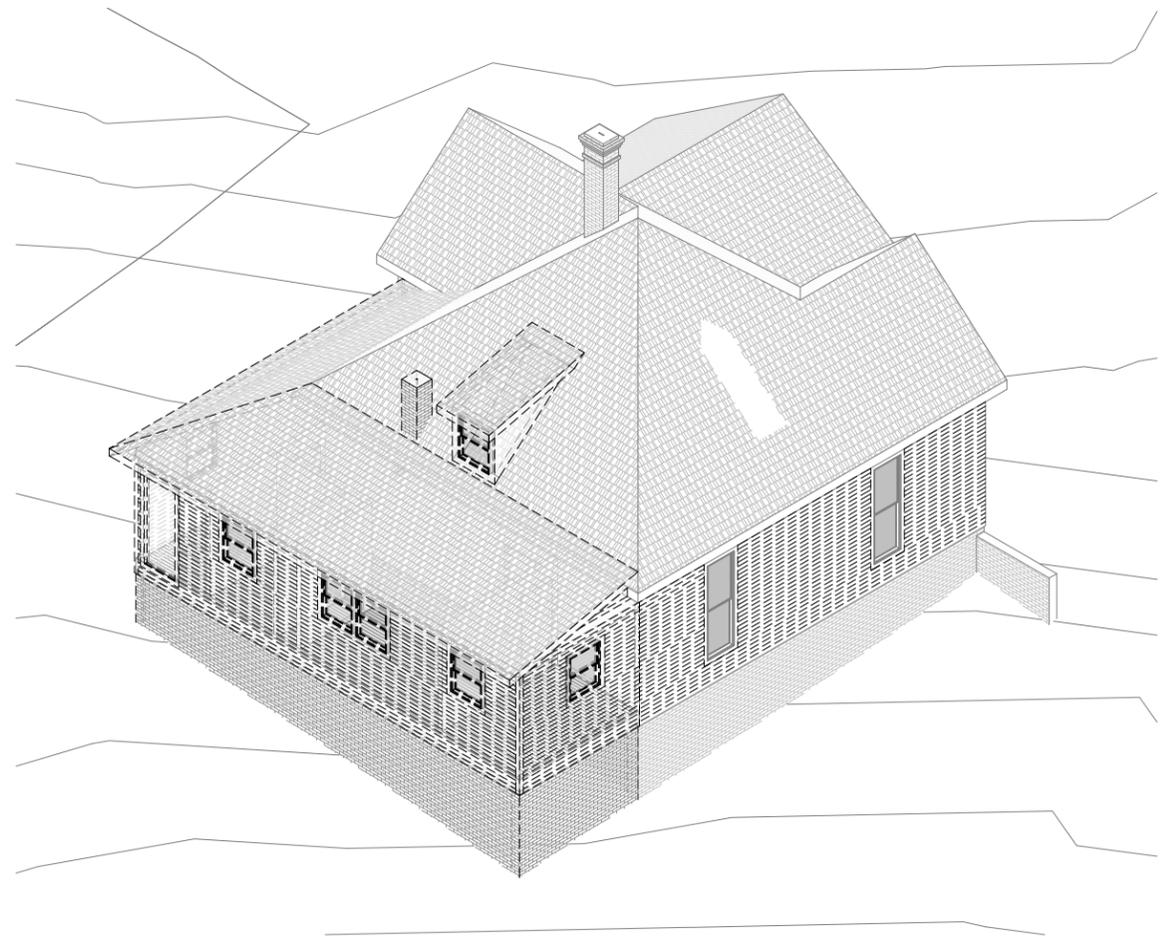
D3.01



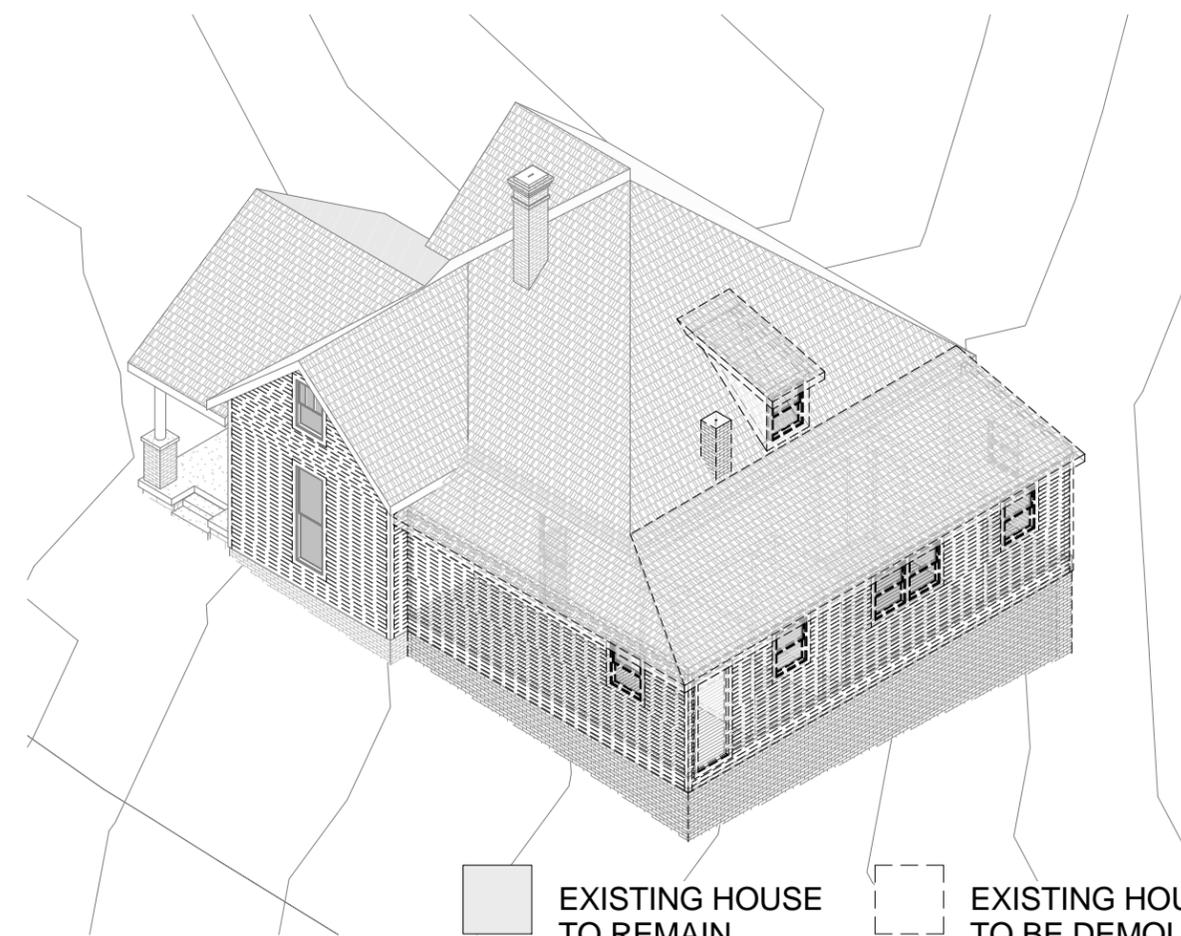
② SOUTHEAST VIEW



① SOUTHWEST VIEW



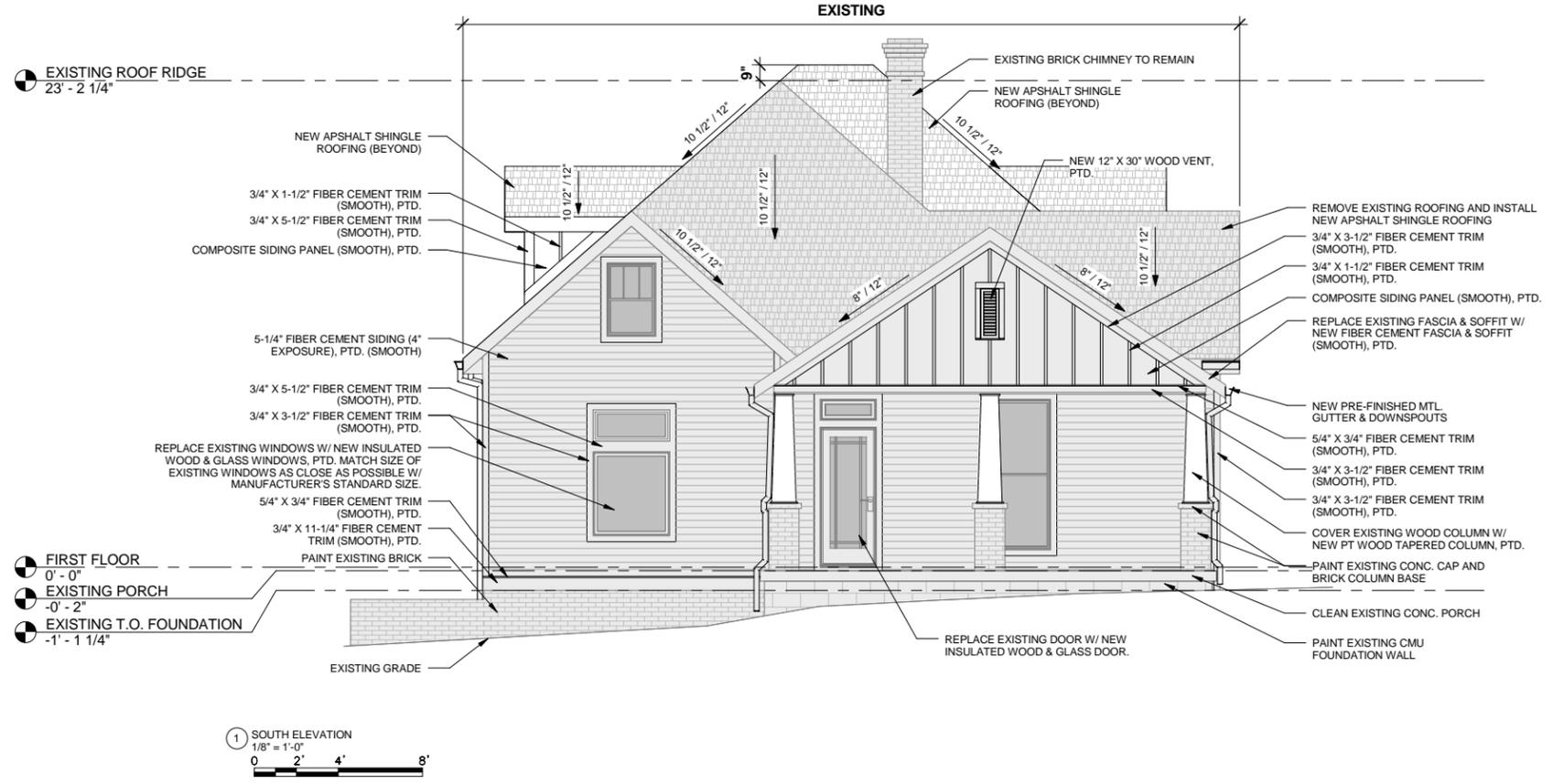
④ NORTHWEST VIEW



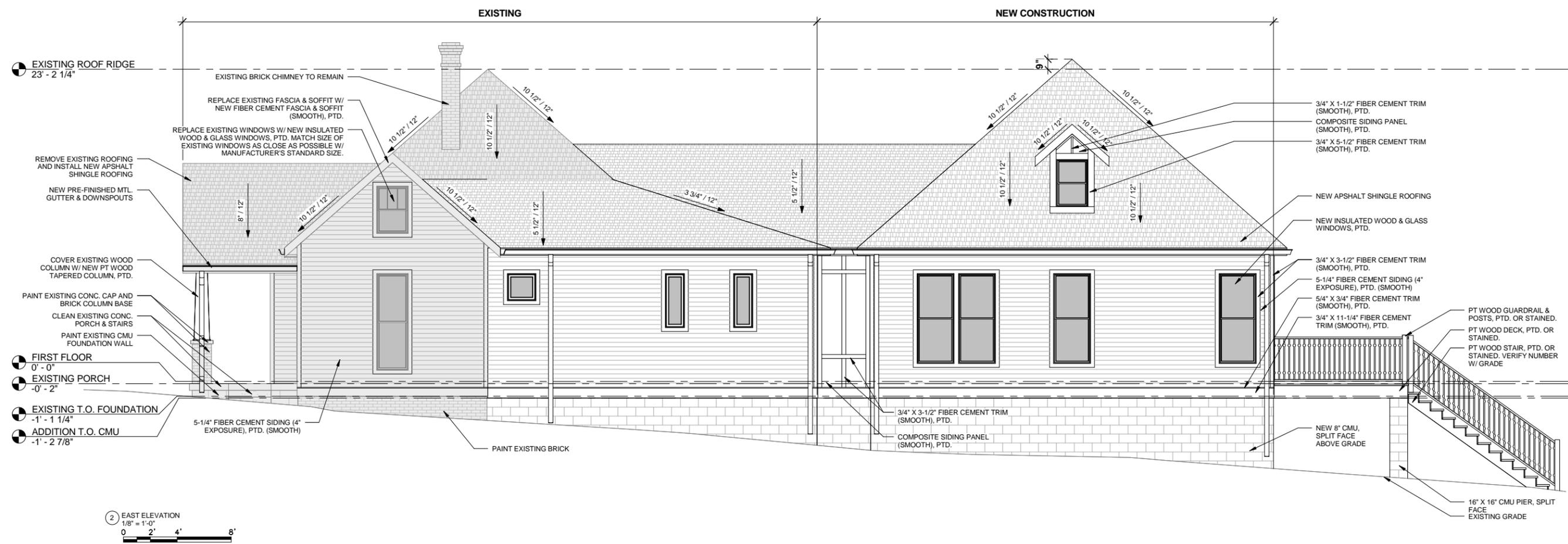
③ NORTHEAST VIEW

■ EXISTING HOUSE TO REMAIN
□ EXISTING HOUSE TO BE DEMOLISHED

EXISTING HOUSE TO REMAIN
 NEW ADDITION



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



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

1011 PETWAY AVE RENOVATION & ADDITION

ADDRESS:
 1011 PETWAY AVENUE,
 NASHVILLE, TN 37206

BUILDING IDEAS, LLC
 Architecture Design Planning

David Baird, Architect
 NCARB, LEED-AP

5007 Wyoming Avenue
 Nashville, TN 37209

T 615-585-9410

dbaird@building-ideas.net

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 1011

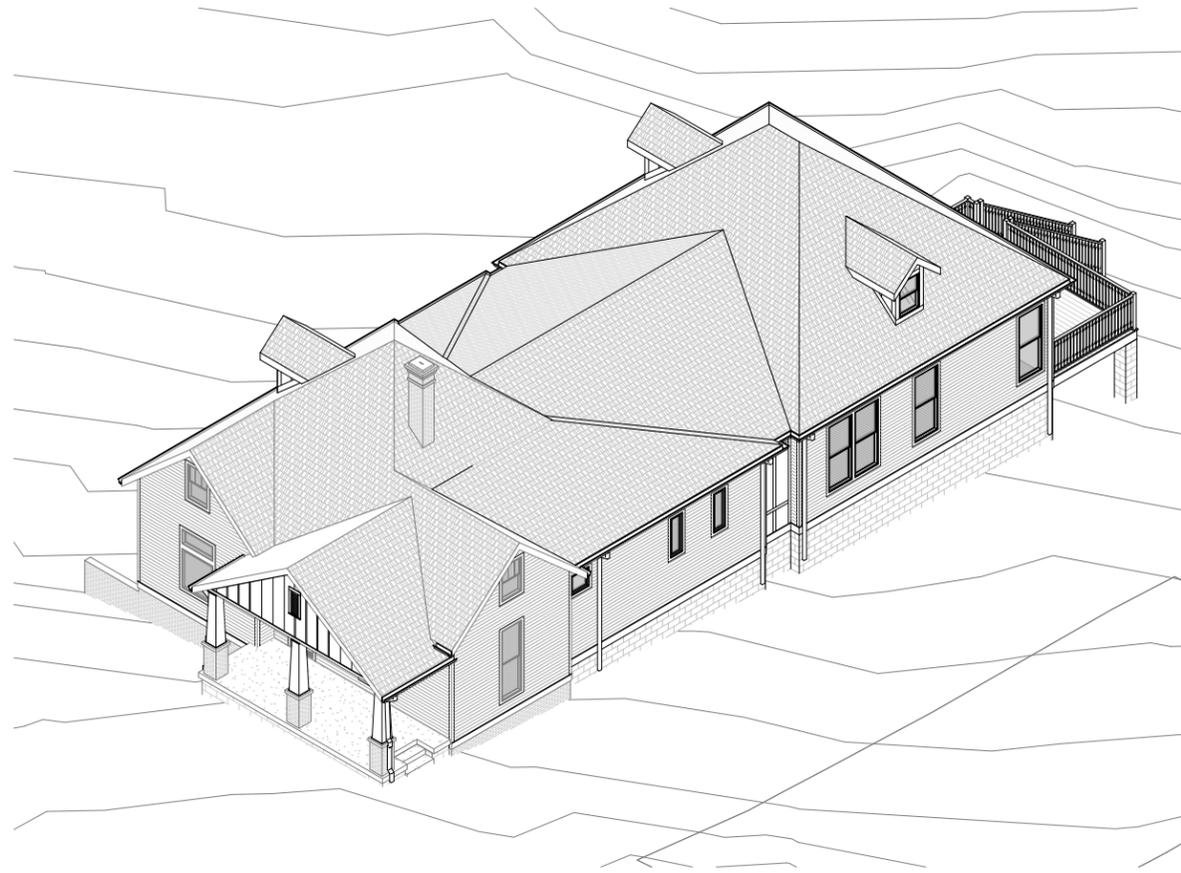
Project Phase:

METRO HISTORIC ZONING COMMISSION REVIEW SET

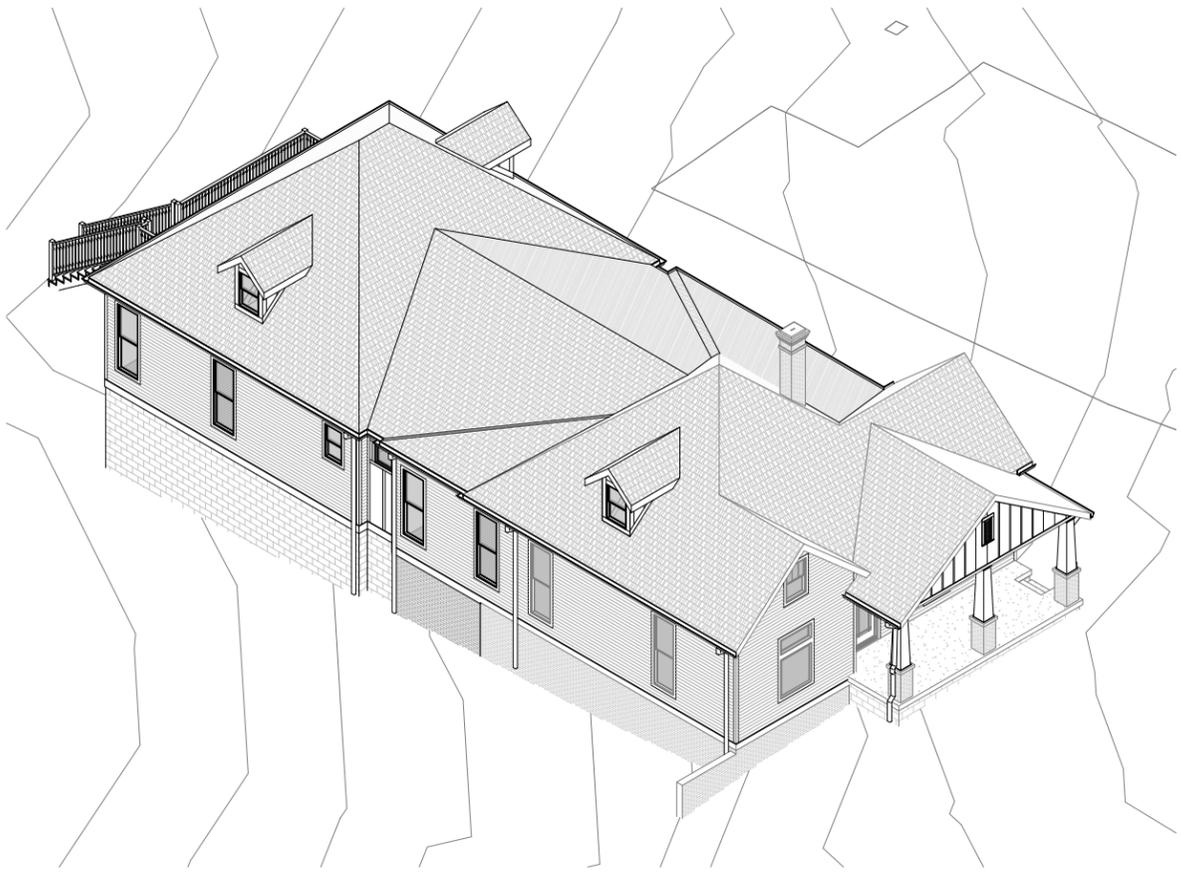
Date: 12/01/2014

BUILDING ELEVATIONS

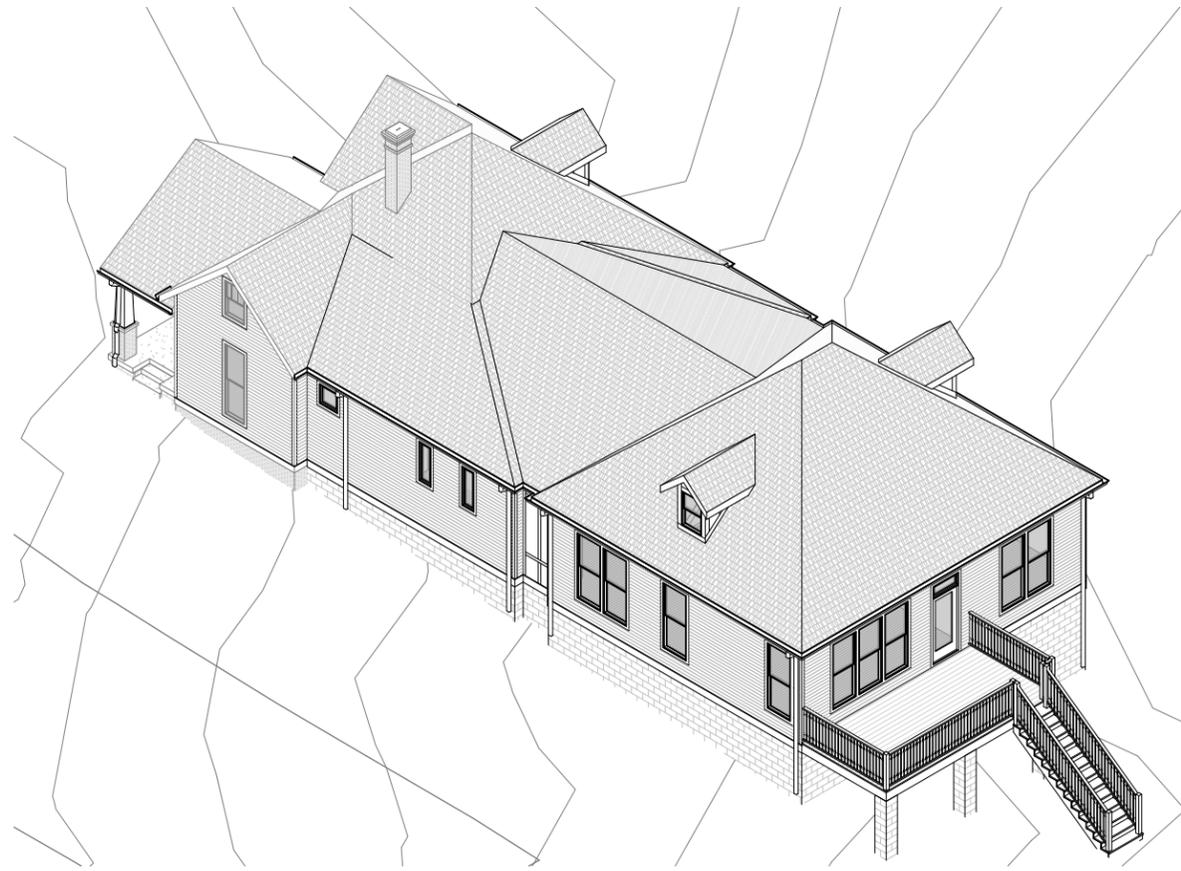
A2.01



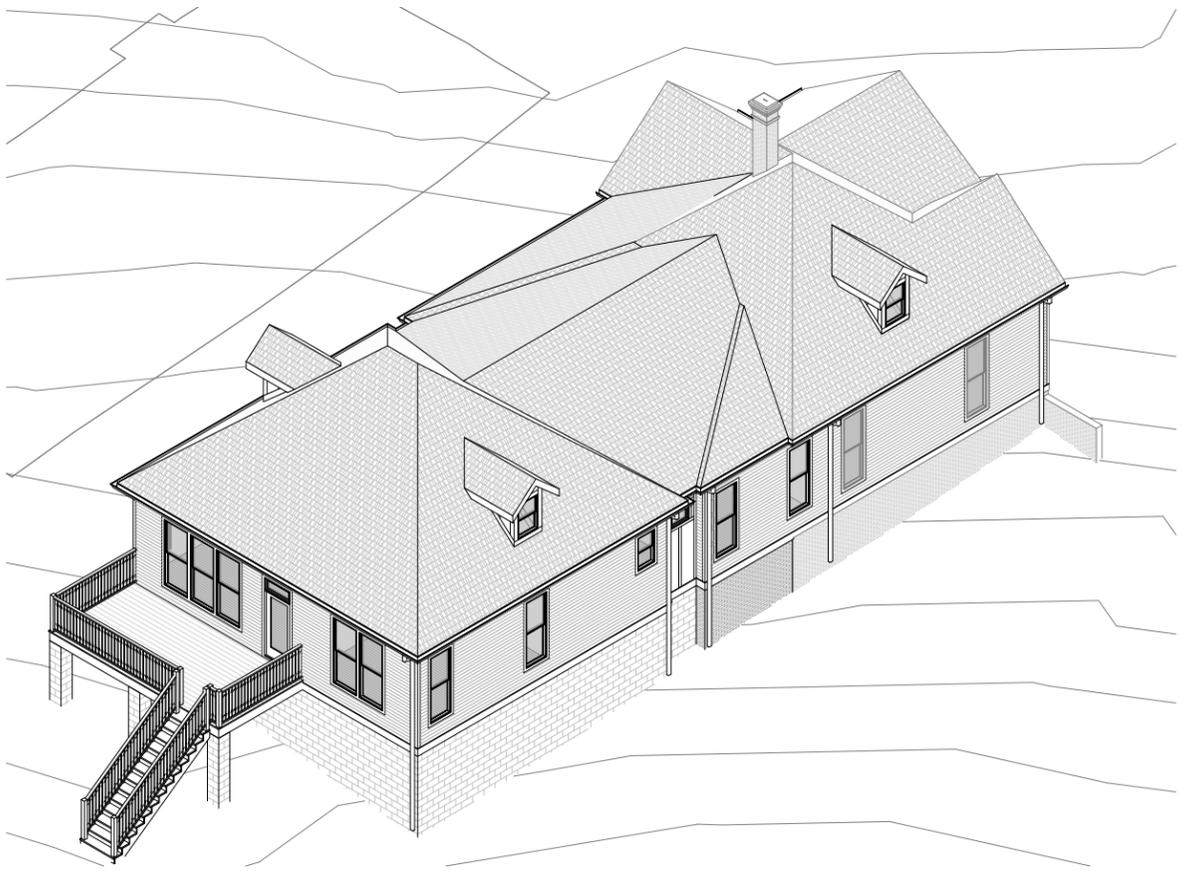
② SOUTHEAST VIEW



① SOUTHWEST VIEW



④ NORTHEAST VIEW



③ NORTHWEST VIEW

1011 PETWAY
AVE
RENOVATION &
ADDITION

ADDRESS:
1011 PETWAY AVENUE,
NASHVILLE, TN 37206

BUILDING IDEAS, LLC
Architecture Design Planning

David Baird, Architect
NCARB, LEED-AP

5007 Wyoming Avenue
Nashville, TN 37209

T 615-585-9410

dbaird@building-ideas.net

REVISIONS		
NUM.	DESCRIPTION	DATE

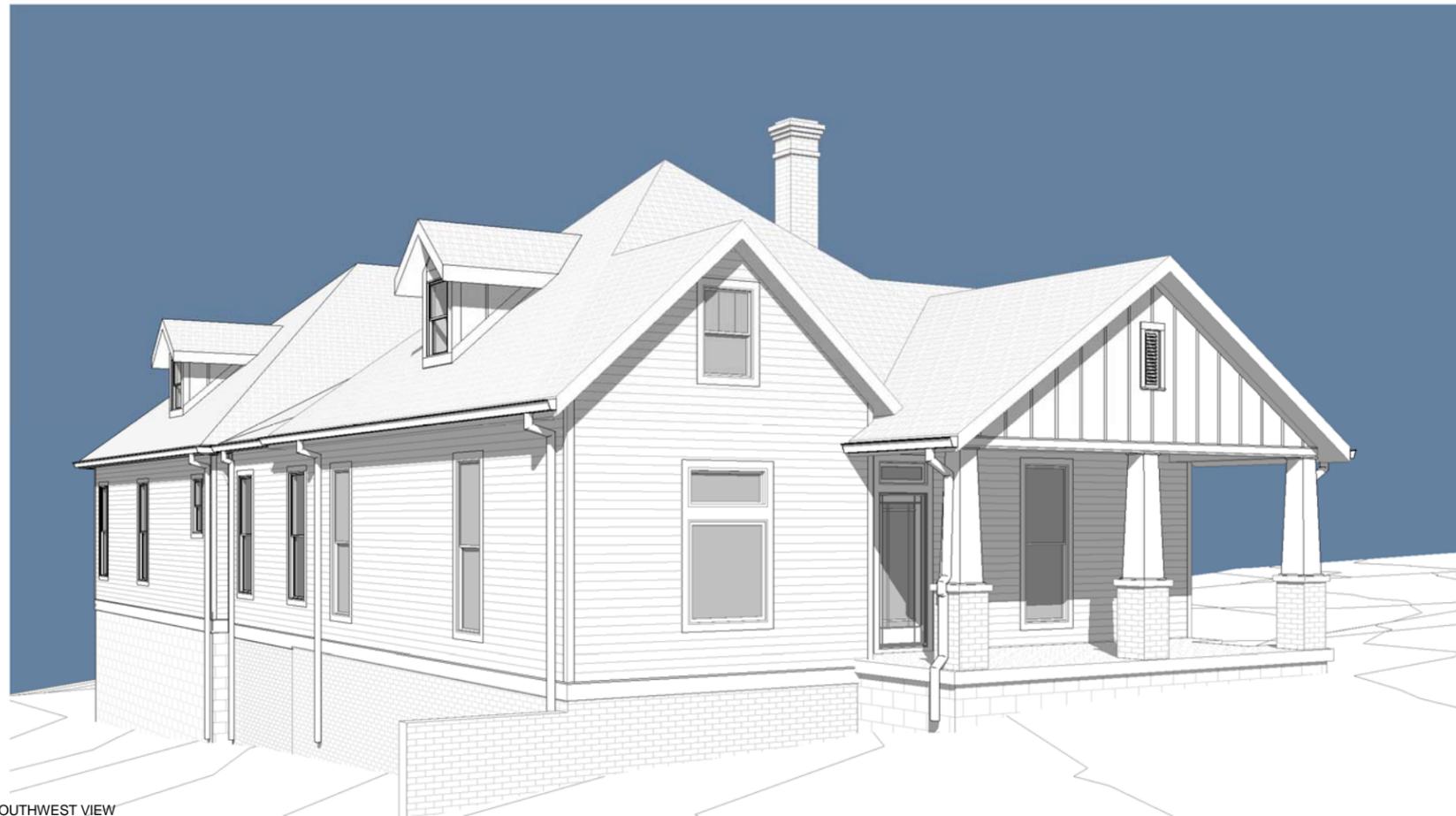
Project Number: 1011

Project Phase:
METRO HISTORIC ZONING
COMMISSION REVIEW SET

Date: 12/01/2014
3D VIEWS



① SOUTHEAST VIEW



② SOUTHWEST VIEW

1011 PETWAY
AVE
RENOVATION &
ADDITION

ADDRESS:
1011 PETWAY AVENUE,
NASHVILLE, TN 37206

BUILDING IDEAS, LLC
Architecture Design Planning

David Baird, Architect
NCARB, LEED-AP

5007 Wyoming Avenue
Nashville, TN 37209

T 615-585-9410

dbaird@building-ideas.net

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Number: 1011

Project Phase:

METRO HISTORIC ZONING
COMMISSION REVIEW SET

Date: 12/01/2014

3D VIEWS

A3.02

