



# 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 1012 Granada Court February 18, 2015

**Application:** New construction-infill; Setback determination  
**District:** Greenwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08301019900  
**Applicant:** Lynn Taylor  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> New construction of a one and one-half story single-family residence on an unusually sized and shaped lot. A setback determination is requested from the rear property line, from twenty feet (20') to fifteen feet, two inches (15'2").</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions:</p> <ol style="list-style-type: none"><li>1. 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;</li><li>2. Staff approve the roofing color and final details, dimensions and materials of windows and doors prior to purchase and installation.</li></ol> <p>Staff finds that the project meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> 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.

*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.*

*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.*

### **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 1012 Granada Court was built circa 1962. It is not a contributing building in the Greenwood district because of its age of construction, materials, design and form, and was administratively approved for demolition in November 2014.



The lot is oddly shaped and sized due to the curve of the street. There is no alley access.

**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 one-half stories, with a total height of twenty-eight feet (28') from grade. The foundation height will be approximately two feet (2') on the uphill side, the porch height approximately seventeen feet (17') from floor height, and the eave height approximately ten feet (10') tall from floor height. 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'). A home to the right was approved last year to be twenty-nine feet (29') tall. 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 forty-eight feet (48') wide and thirty-seven (37') deep at the deepest point. 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'). The lot has multiple constraints which makes the additional width necessary. There is a public utility to the left side of the lot. Due to the curve of the road, the lot is oddly-shaped and is wider and shorter than traditional lots elsewhere in the neighborhood. 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 approximately twenty-four feet (24') from the front property line, which will be slightly back from the recently-approved new house under construction to the right, which is being built at twenty-five feet (25') from the street. Side setbacks of approximately twenty-two feet (22') on the left side and six feet (6') on the right side meet the setback requirement of five feet (5'). The applicant requests a determination for the rear setback, from twenty feet (20') to fifteen feet and two inches (15'2"). Staff finds the setback determination appropriate for this project, due to the restricted building envelope on the site.

Materials: The proposed building will be clad in smooth-faced fiber cement siding with a five inch (5”) reveal and cement-fiber shingles. Foundation will be split-face concrete block. Roofing will be architectural shingles. The color was not indicated. Trim will be wood or fiber cement. Porch floor and steps will be concrete. The porch columns will be pressure treated wood. The materials of the side porch were not indicated. 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 is side-gabled with dormers. The primary pitch is 12/12. The dormers sit off the walls and ridge appropriately by approximately two feet (2’). 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 which is consistent with historic porch depths. A concrete walkway will connect the front porch of the house to the street. A driveway will be added for vehicular access to the street, since there is no alley access. The orientation of the new construction meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows are generally twice as tall as they are wide. For the most part, there is no wall space with an expanse greater than ten feet (10’) without a window or door opening. On the right side, there is sixteen feet (16’) between the rear corner and the front window. Staff finds this to be appropriate due to the small nature of the home and its close proximity to house on the right, making this area minimally visible. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

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

**Recommendation:**

Staff recommends approval with the conditions:

1. 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;
2. 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.

# 1010 and 1012 Granada Ct. 37206

MAP 83-01, PARCEL 200  
GRANADA, GP  
INSTR. NO. 20110112-0003440  
R.O.D.C., TN

CATCH BASIN (SIN)  
T.C. EL.=458.6  
INV. EL.=455.8

ONE  
STORY  
FRAME

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

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

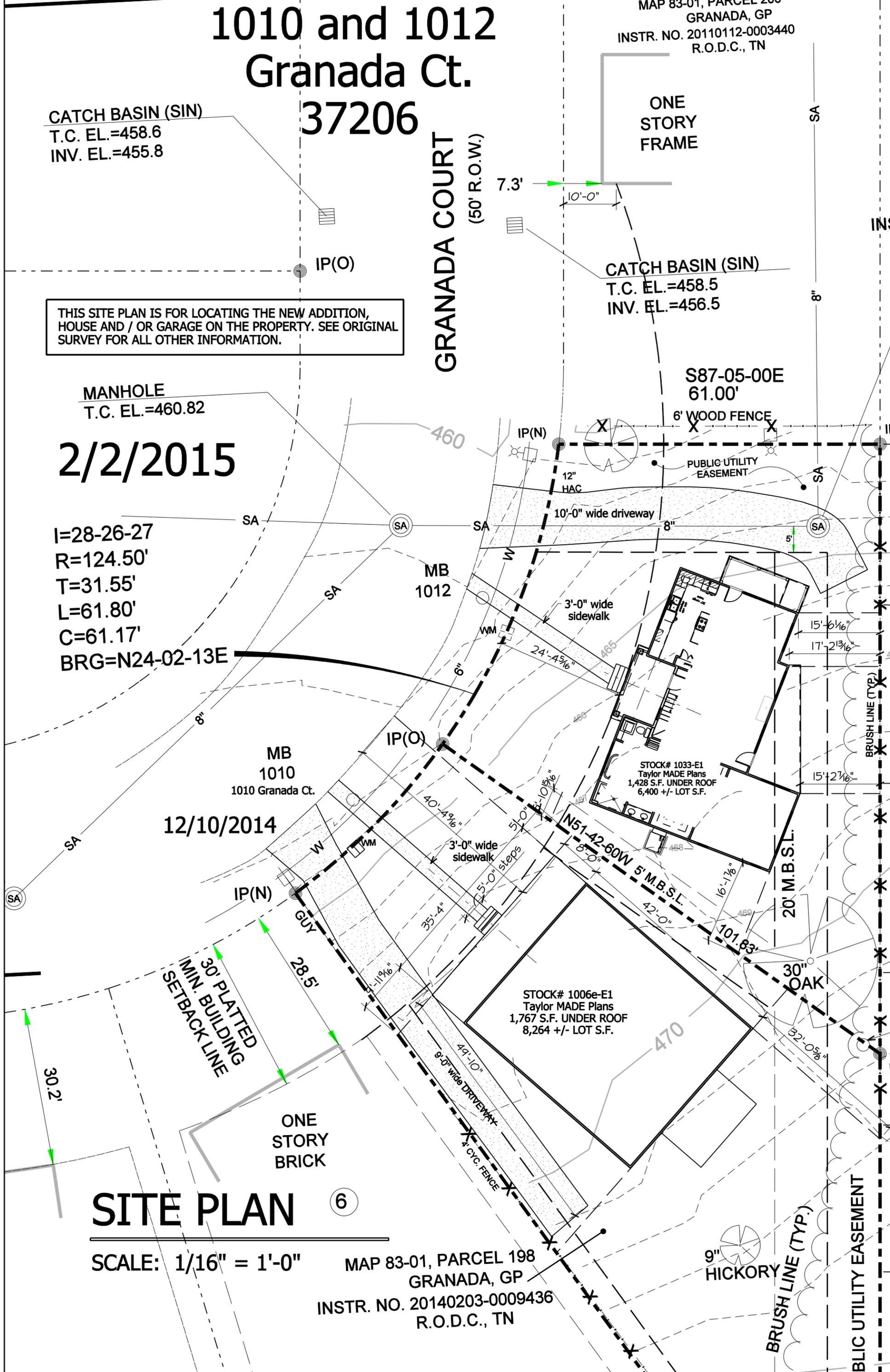
GRANADA COURT  
(50' R.O.W.)

MANHOLE  
T.C. EL.=460.82

S87-05-00E  
61.00'

2/2/2015

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



12/10/2014

MB  
1010  
1010 Granada Ct.

MB  
1012

STOCK# 1033-E1  
Taylor MADE Plans  
1,428 S.F. UNDER ROOF  
6,400 +/- LOT S.F.

STOCK# 1006e-E1  
Taylor MADE Plans  
1,767 S.F. UNDER ROOF  
8,264 +/- LOT S.F.

## SITE PLAN

6

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

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





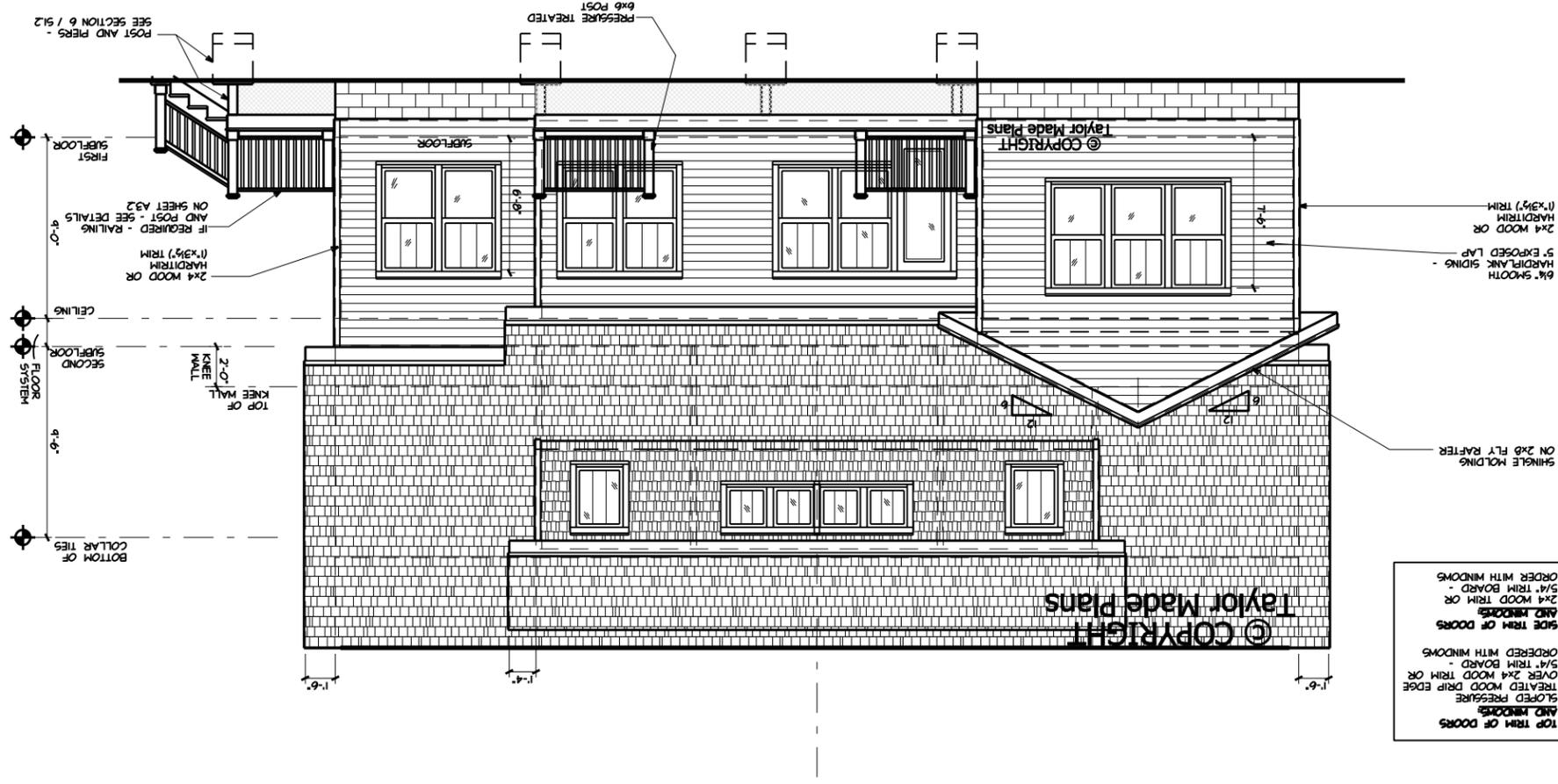


# 2/2/2015

Stock Plan 1033-Elev#1  
1012 Granada Ct.,  
Nashville, TN 37206

## SCHEMATIC PLANS NOT FOR CONSTRUCTION

### STOCK # 1033 ELEVATION#1



### REAR ELEVATION SCALE: 1/4" = 1'-0"



### REAR ELEVATION SCALE: 1/8" = 1'-0"

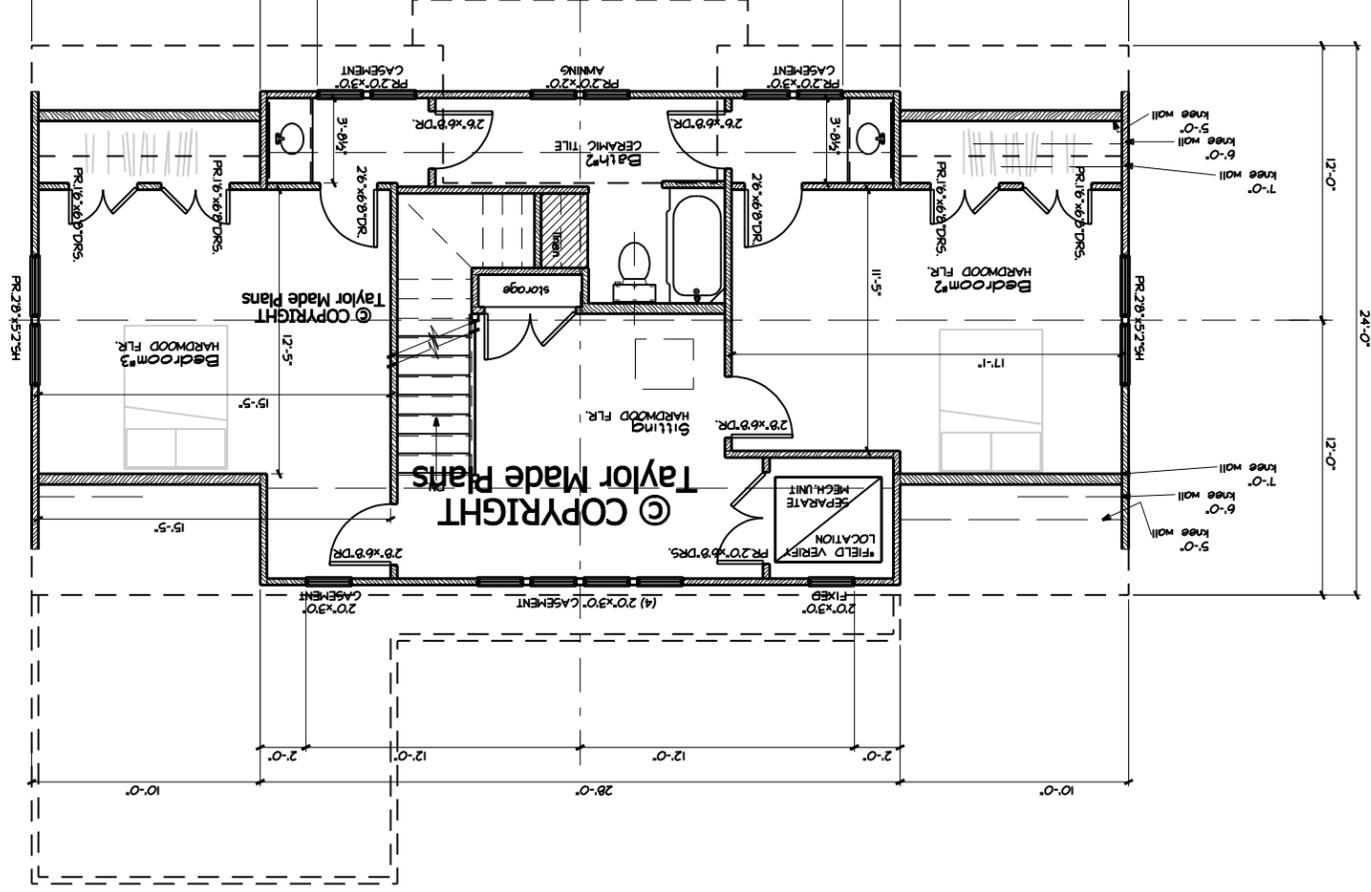




# 2/2/2015

Stock Plan 1033-Elev#1  
1012 Granada Ct.,  
Nashville, TN 37206

SCHEMATIC PLANS  
NOT FOR CONSTRUCTION



## SECOND FLOOR PLAN

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