

MEGAN BARRY
MAYOR



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 1115 Greenwood Avenue October 19, 2016

Application: New construction – infill; Setback determination
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08301046400
Applicant: John Pirtle
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct a new single-family residence and includes a right side setback determination to reduce the street-side setback from ten feet (10') to nine feet (9').

Recommendation Summary: Staff recommends approval of the infill and setback determination with the following conditions that:

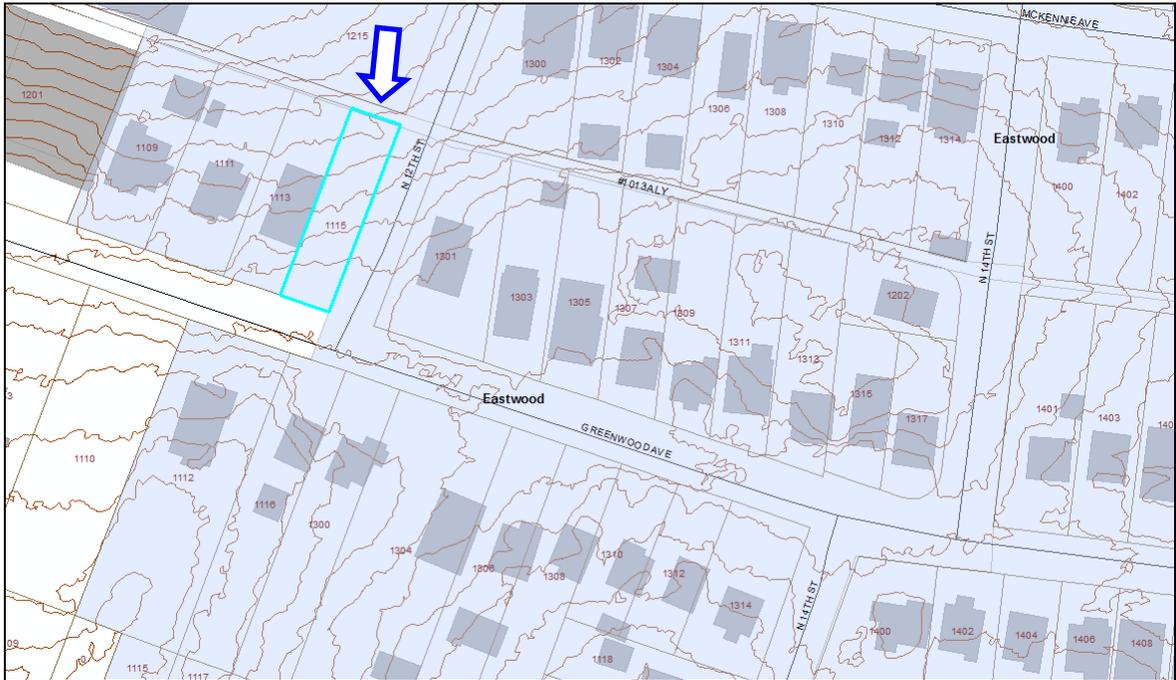
1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The maximum height of the infill as measured from grade shall not exceed the height of the historic house at 1113 Greenwood Avenue;
3. Staff approve the final trim, roof color, windows, doors, fence, and parking pad material selections prior to purchase and installation;
4. The front porch steps shall be concrete;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
6. More detailed drawings shall be provided prior to issuance of permit;
7. All paired windows have a four inch to six inch (4"-6") mullion between windows; and,
8. Staff approve the masonry color, dimensions and texture prior to purchase and installation.

With these conditions, staff finds that the project meets II.B.1 of the *Greenwood Neighborhood Conservation Zoning Overlay Design Guidelines*.

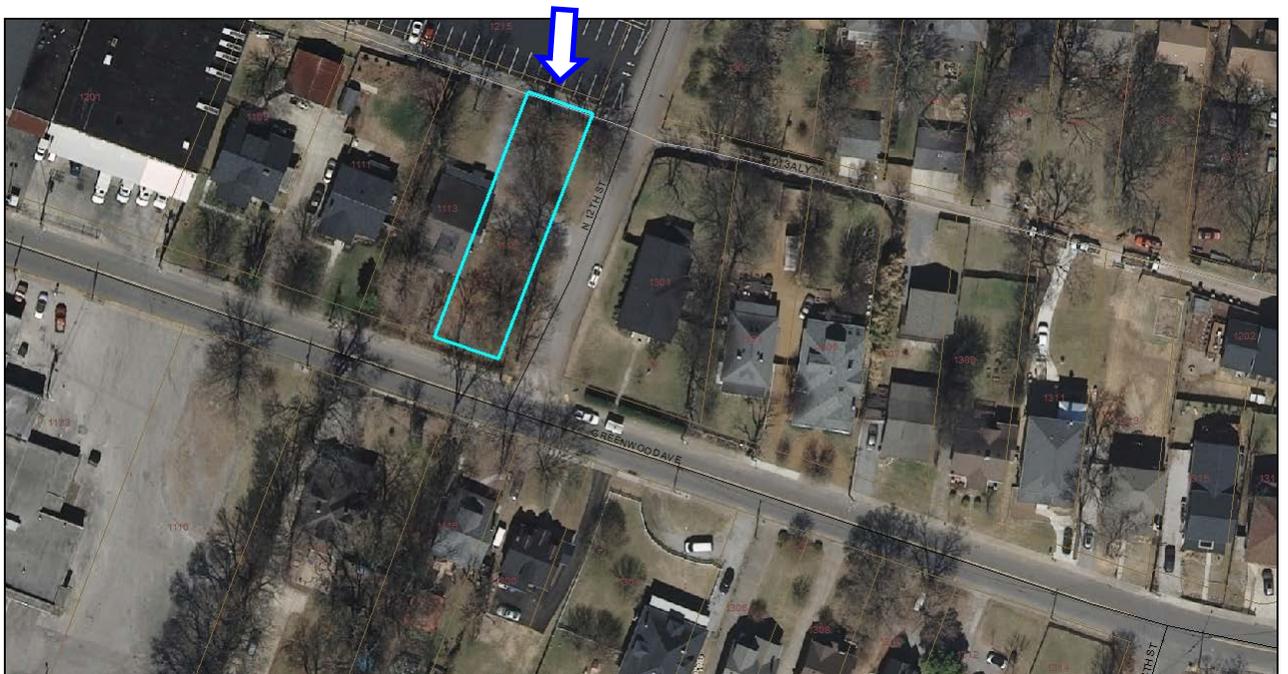
Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

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.

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.

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.

Background: The applicant proposes a new single-family residence at 1115 Greenwood Ave. The lot is currently vacant and is located at the northwest corner of the intersection of North Twelfth Street and Greenwood Avenue (See Figure 1). The lot is approximately forty-six feet (46') wide at Greenwood Street, which is narrower than most lots in the immediate area.



Figure 1: 1115 Greenwood Ave

Analysis and Findings: The application is to construct a new two-story single-family residence. The request includes a right-side setback determination to reduce the setback from ten feet (10') to nine feet (9').

Staff recommends more detailed drawings be submitted prior to issuance of a permit so that the project is clearly communicated to the inspector. A true front elevation that is to-scale is needed, the front drawing does not show a railing, which will likely be needed, the floor plans do not show the front and rear porches, corner boards are not shown on the rear elevation, the depth of the porch floor is not indicated, and the rear porch posts do not line up with the roofing above.

Height & Scale: The foundation height on the adjacent contributing house with similar site topography is six blocks tall, which is approximately four feet (4'). The foundation for the proposed infill is three feet (3') tall at the front.

The proposed infill is one and one-half (1.5) stories with an overall height of twenty-eight feet (28') from grade. Historic homes in the immediate context are one- to one-and-one-half (1-1.5) stories and twenty to thirty feet (20'-30') tall from grade. Measurements provided by the applicant indicate that the historic house to the left of the site is twenty-eight feet (28') tall from grade. Staff finds that the proposed height is appropriate as long as the maximum height of the infill as measured from grade does not exceed that of the historic home located at 1113 Greenwood Avenue.

The plan proposes a thirty-two foot (32') wide home on a forty-six feet (46') wide lot. Building widths on typical fifty-one feet (51') wide lots in the area range from thirty-three feet to forty-one feet (33'-41'). Staff finds that the building width proposed is appropriate for this location given the narrowness of the lot.

As proposed, the infill is no taller than the historic home located to the left of the site, and while the building width is below the range of the historic context, staff finds the building width appropriate given the narrowness of the lot. Therefore, staff finds that the proposed infill is compatible with the surrounding historic context in terms of height and scale and that the project meets Section II.B.1.a. and b.

Setback & Rhythm of Spacing: The proposed infill meets the bulk standards for the rear and left side setbacks; however, it does not meet the bulk standards for the front and right-side (street side) setbacks. The proposed front setback of forty-five feet (45') is inconsistent with the setback of the historic house to the left, which is set back fifty feet (50') from the property line; however, it is consistent with the home to the right, across North Twelfth Street and with one home over to the left.

As the house is located on a corner lot, the minimum setback on the side street is ten feet (10'). The applicant has requested a right side setback determination to reduce the setback from ten feet (10') to nine feet (9'). Staff finds that reducing this side setback is appropriate. The lot is narrower than the typical lot in the immediate area, so reducing the right-side setback allows for a building footprint that is more appropriate for the context. In

addition, there are other buildings along North Twelfth Street where the side of a building appears to be closer to the street-side property line than ten feet (10’).

Staff finds that the setbacks to be appropriate and recommends approval of the setback determination. Staff finds that the project meets Section II.B.1.c.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Needs final approval	Yes	X
Cladding	Hardie board, 5” reveal	Smooth faced	Yes	
Secondary Cladding	Board and batten; Hardie staggered shakes		Yes	
Roofing	Dimensional shingles	Color unknown	Yes	X
Trim	Not indicated	Smooth faced	Yes	X
Front Porch floor/steps	Brick	Needs final approval	No	X
Front Porch Posts	Brick pedestals with fiberglass columns	Needs final approval	Yes	X
Front porch railing	None	Needs final approval	Unknown	X
Windows	Double-hung	Needs final approval	Unknown	X
Principle Entrance	Full light with transom and side lights	Needs final approval	Yes	X
Rear Doors	Not indicated	Needs final approval	Unknown	X
Parking Pad	Not indicated	Needs final approval	Unknown	X
Walkway	Concrete		Yes	
Fence/wall	6’ tall privacy fence	Needs final approval	Unknown	X
Rear Porch Posts and railing	Wood		Yes	
Rear porch	Wood		Yes	

floor				
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Materials for the trim, roof color, windows, doors, and driveway material are not indicated on the plans. In addition, staff recommends that the front porch stairs be concrete as the proposed brick is inappropriate as it was not seen historically. Staff finds that with the conditions that staff approve the final trim, roof color, windows, doors, fence, and driveway material selections as well as the color and texture of the masonry prior to purchase and installation and that the front porch steps be concrete, the project meets section II.B.1.d.

Roof form: The roof form will be cross-gabled with pitches of 4/12 and 9/12. The plan also includes dormers on the front and side elevations. As proposed, all dormers meet the requirements that dormers set in at least two feet (2') from the wall below. Staff finds that the proposed roof form and pitches are appropriate given the historic context and that the project meets Section II.B.1.e.

Orientation: The house will be oriented with a full-width porch parallel to the street. The front porch will have a minimum depth of eight feet (8'). A walkway will connect the house to the street. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed addition 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. Paired windows do not appear to include four to six inch (4"-6") mullions between them, as seen historically and required by the design guidelines. With the condition that paired windows include four to six inch (4"-6") mullions between them, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The site plan does not indicate the location of the HVAC. Staff recommends that the HVAC be located behind the house or on either side, beyond the mid-point of the house. With this condition, staff finds that the project can meet Section II.B.1. i.

Recommendation:

Staff recommends approval of the infill and setback determination with the following conditions that:

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. The maximum height of the infill as measured from grade shall not exceed the height of the historic house at 1113 Greenwood Avenue;
3. Staff approve the final trim, roof color, windows, doors, fence, and parking pad material selections prior to purchase and installation;
4. The front porch steps shall be concrete;

5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
6. More detailed drawings shall be provided prior to issuance of permit;
7. All paired windows have a four inch to six inch (4"-6") mullion between windows; and,
8. Staff approve the masonry color, dimensions and texture prior to purchase and installation.

With these conditions, staff finds that the project meets II.B.1 of the *Greenwood Neighborhood Conservation Zoning Overlay Design Guidelines*.

Context Photos:



1113 Greenwood Avenue – contributing



1301 Greenwood Avenue – contributing



1109 and 1111 Greenwood Avenue – contributing



1116 and 1300 Greenwood Avenue - contributing

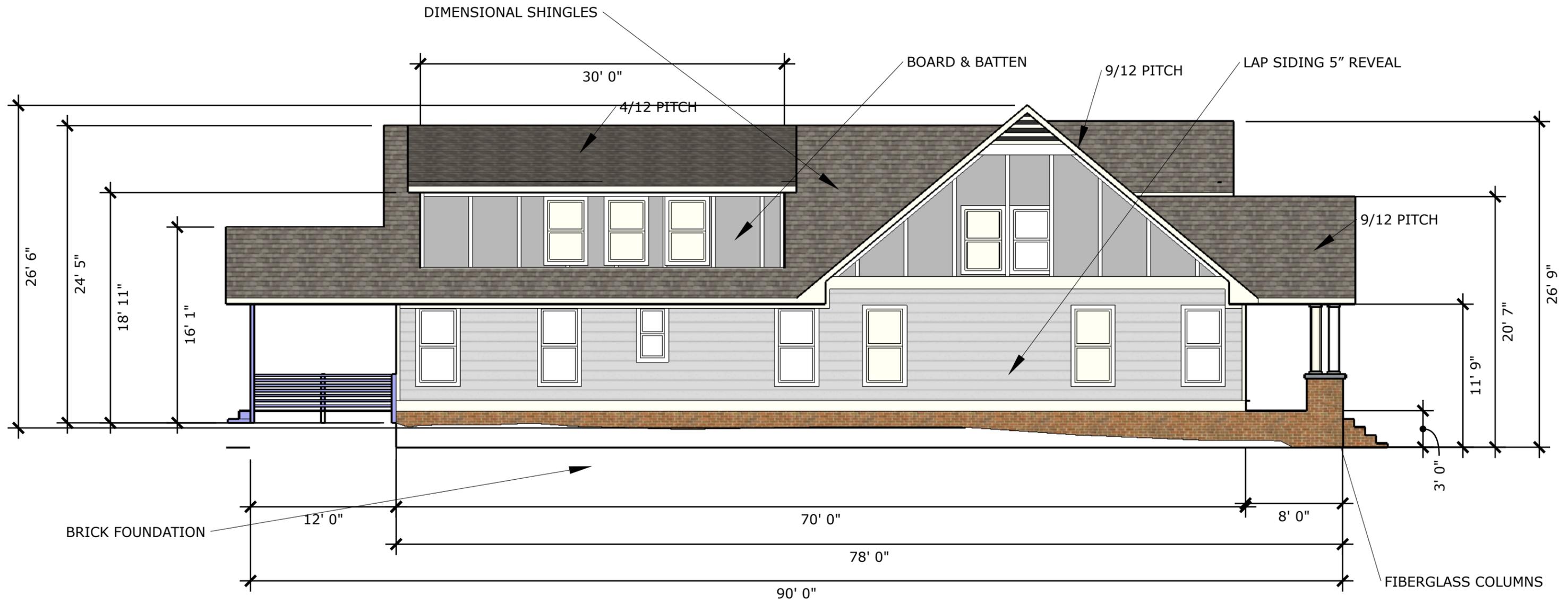


Third Coast Builders
 708 Brockten St.
 Lebanon, TN. 37087

Project:
 1115 Greenwood Ave.
 Nashville, TN. 37206

Scale 3/16" = 1' FRONT
 ELEVATION

Page 1

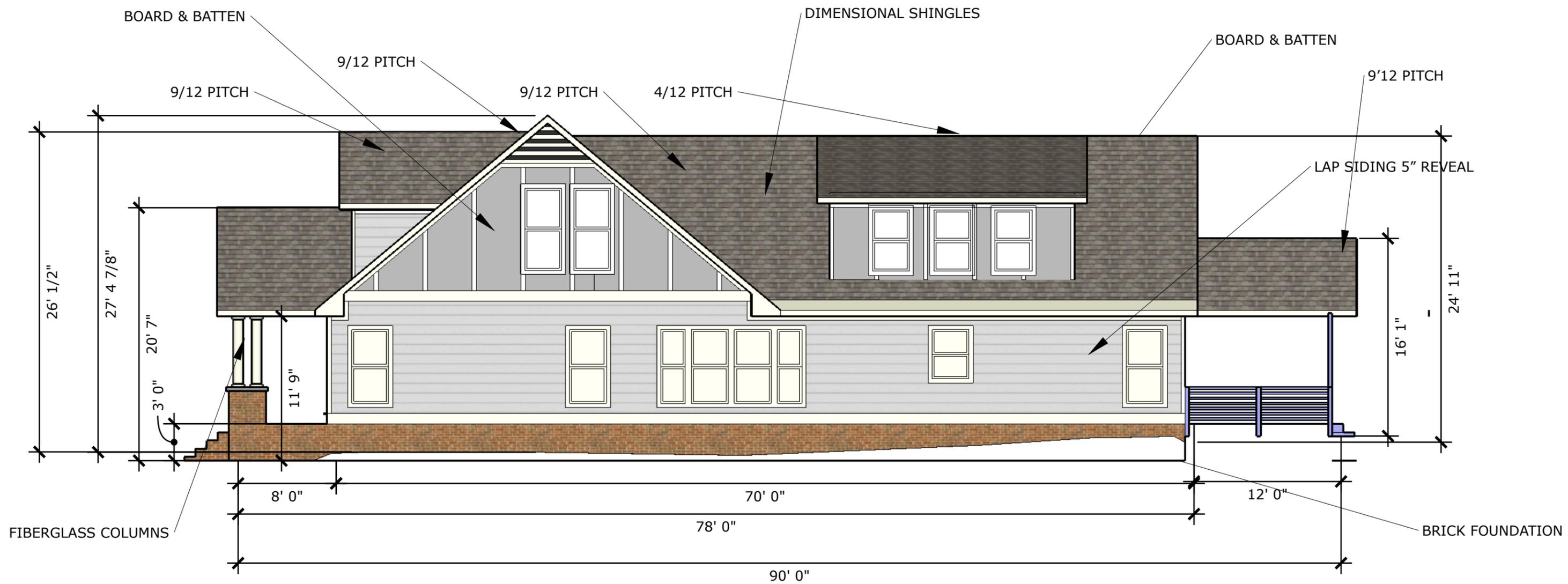


Third Coast Builders
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Project:
 1115 Greenwood Ave.
 Nashville, TN. 37206

Scale 1/8" = 1' LEFT ELEVATION

Page 2

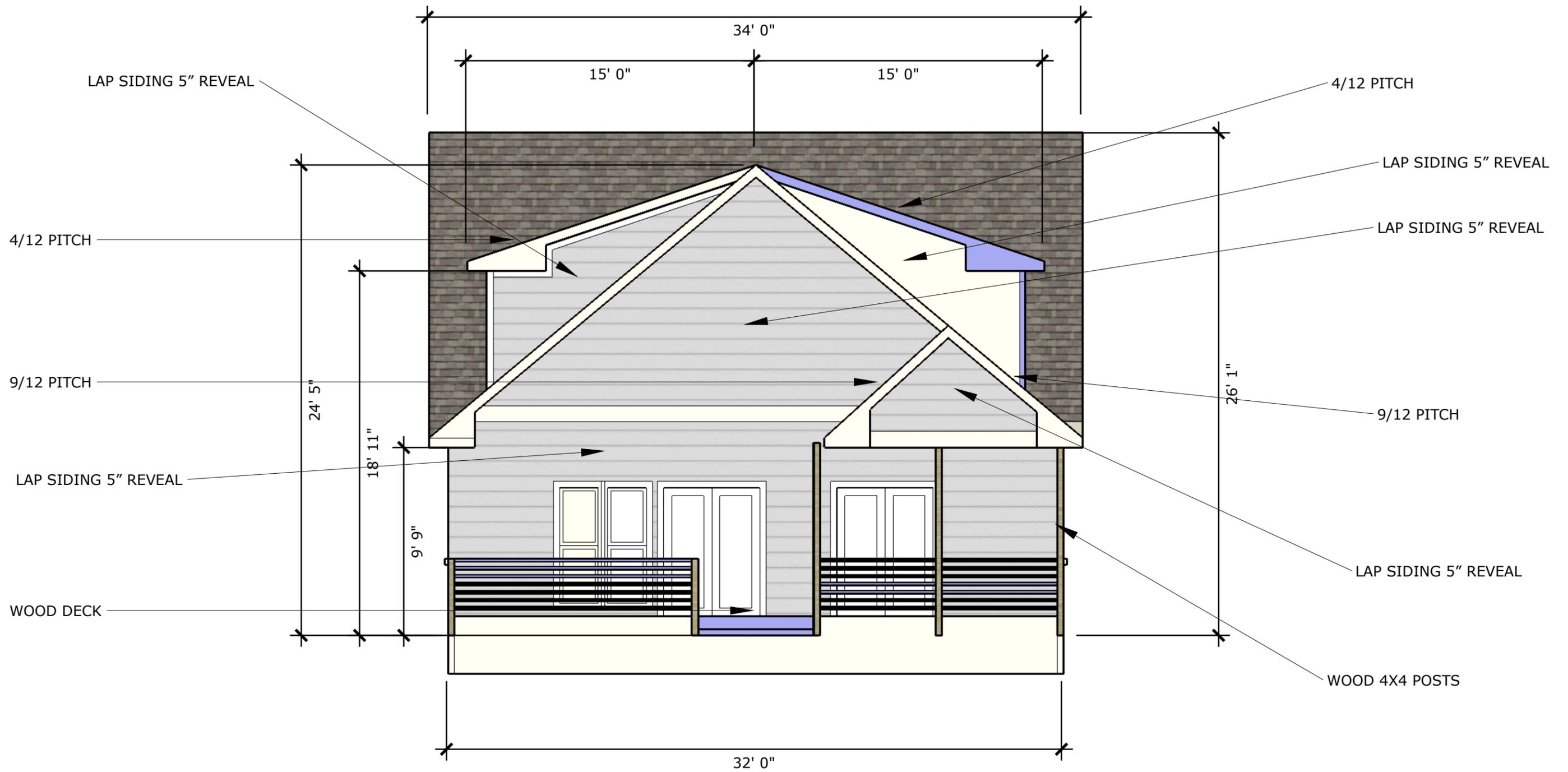


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Project:
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 Nashville, TN. 37206

Scale 1/8" = 1' RIGHT ELEVATION

Page 3

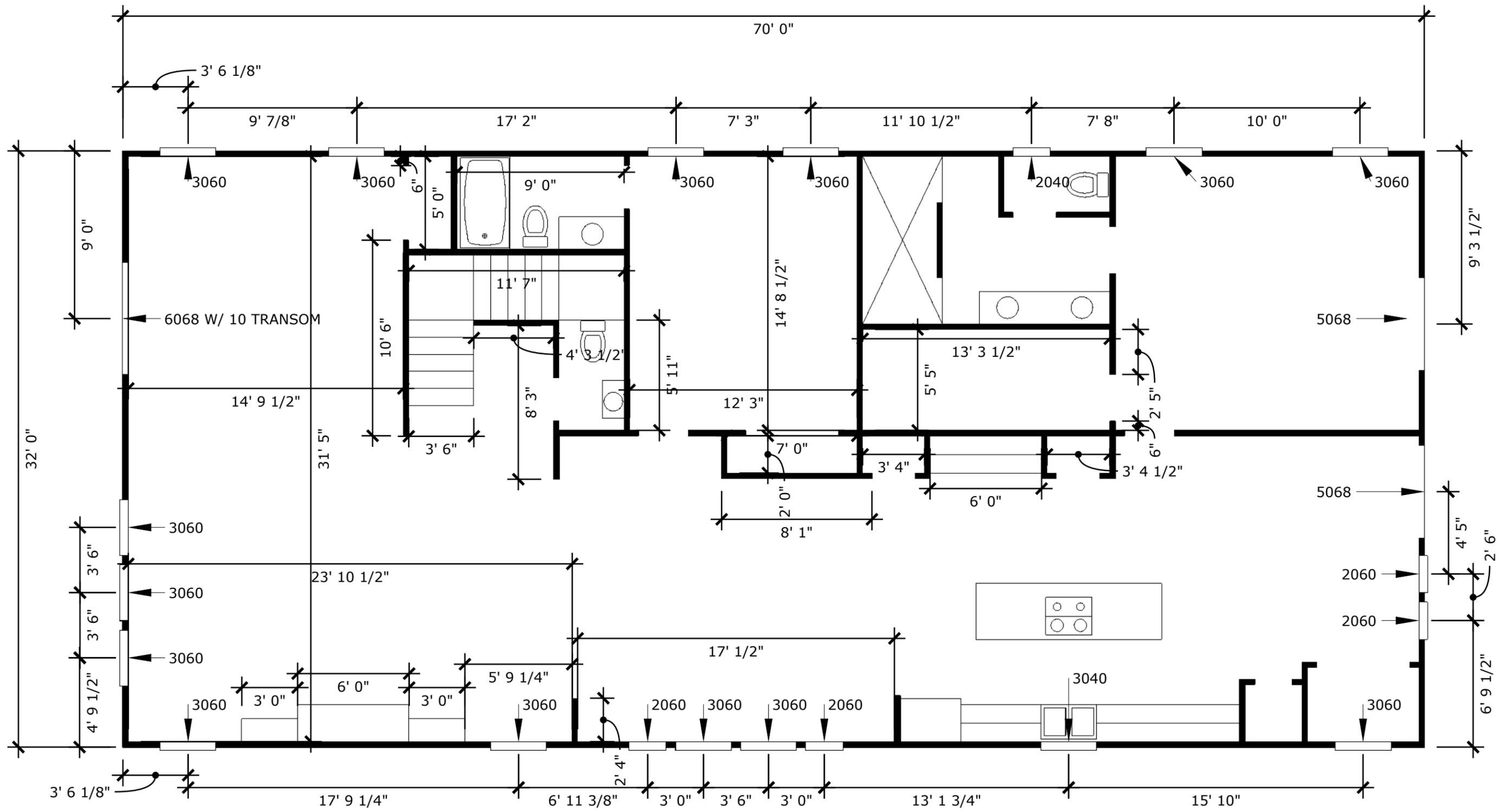


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Project:
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 Nashville, TN. 37206

Scale 3/16" = 1' REAR ELEVATION

Page 4

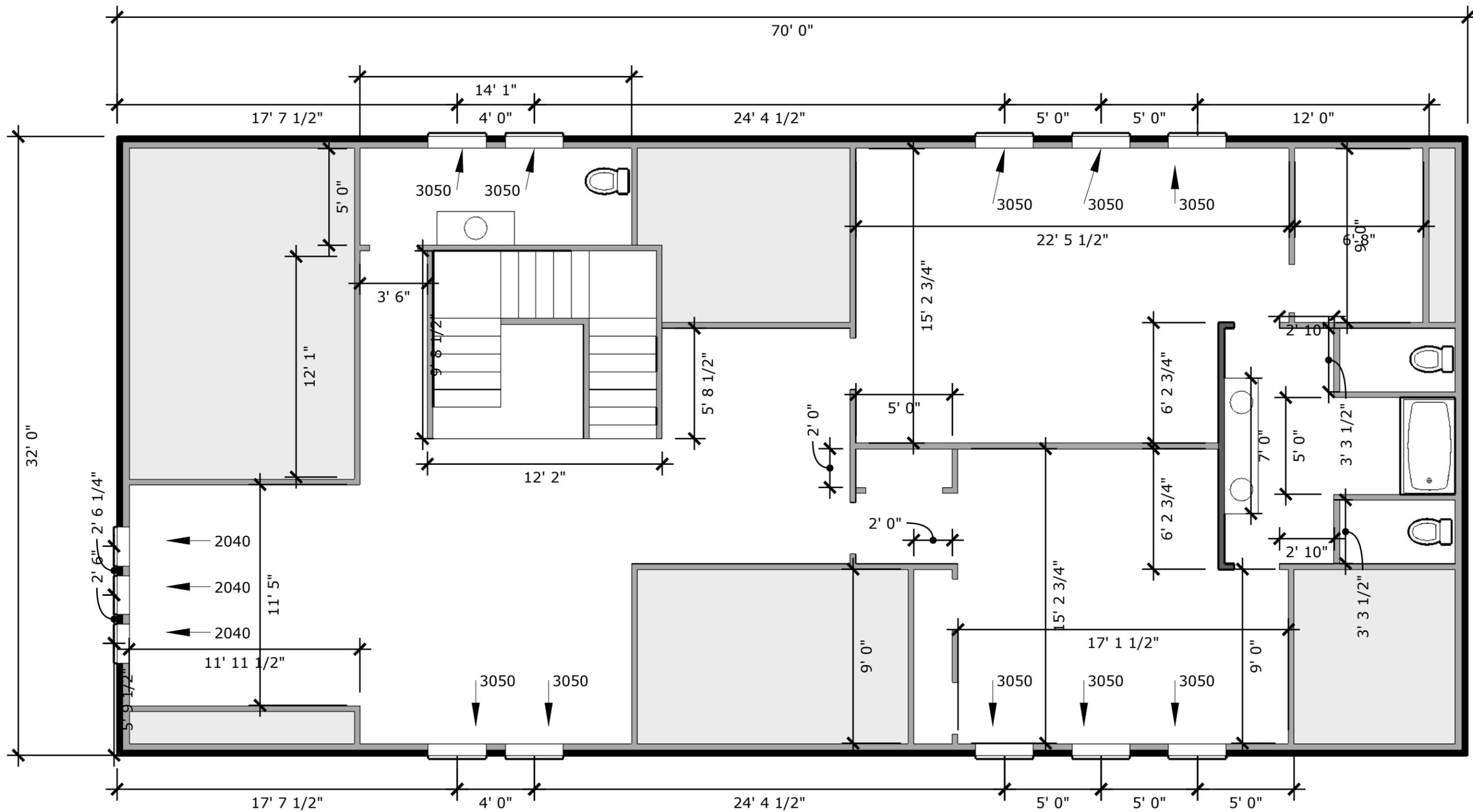


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Project:
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Scale 3/16" = 1' MAIN FLOOR

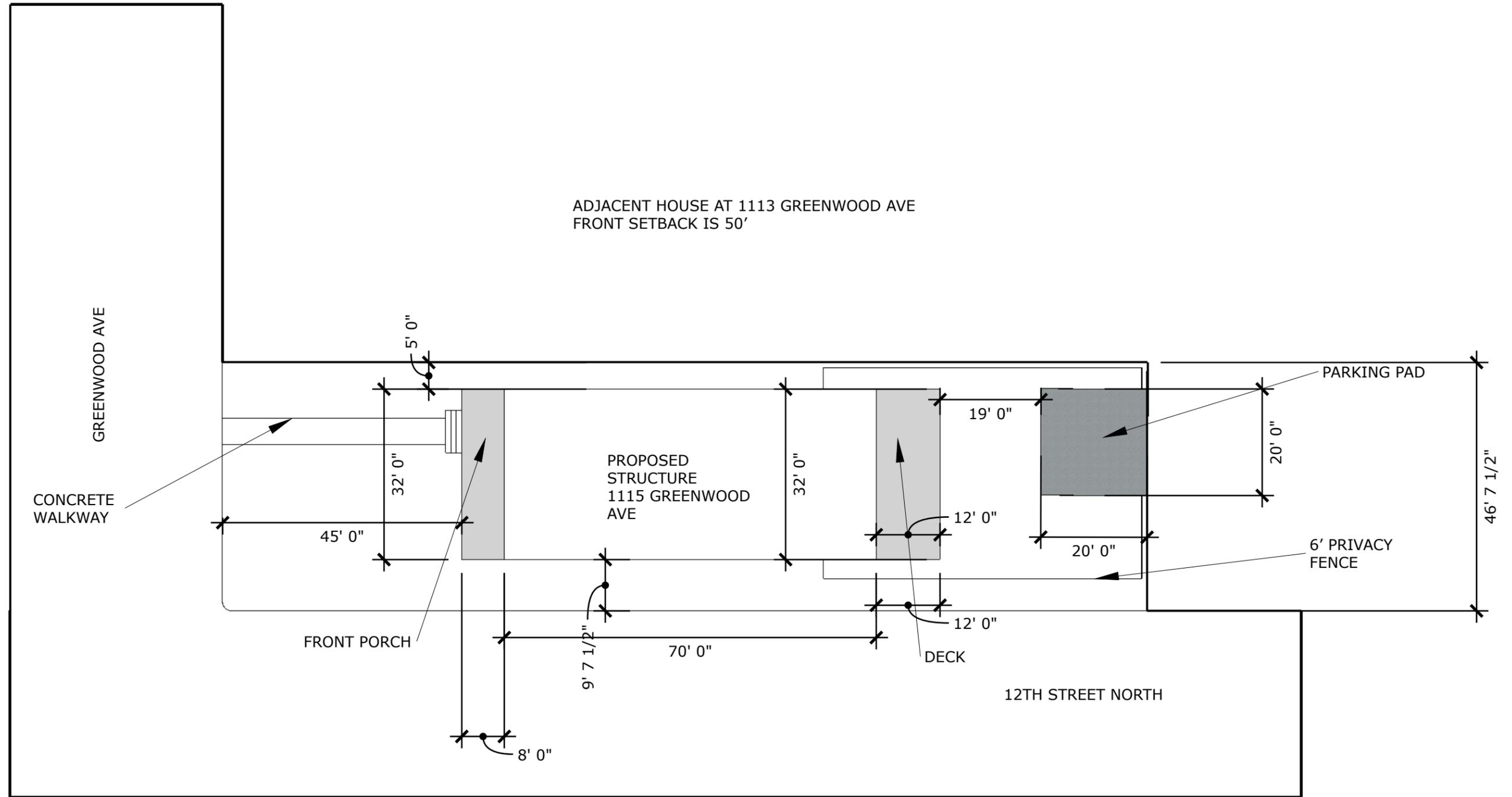
Page 5



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Project:
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Scale 3/16" = 1' 2ND FLOOR



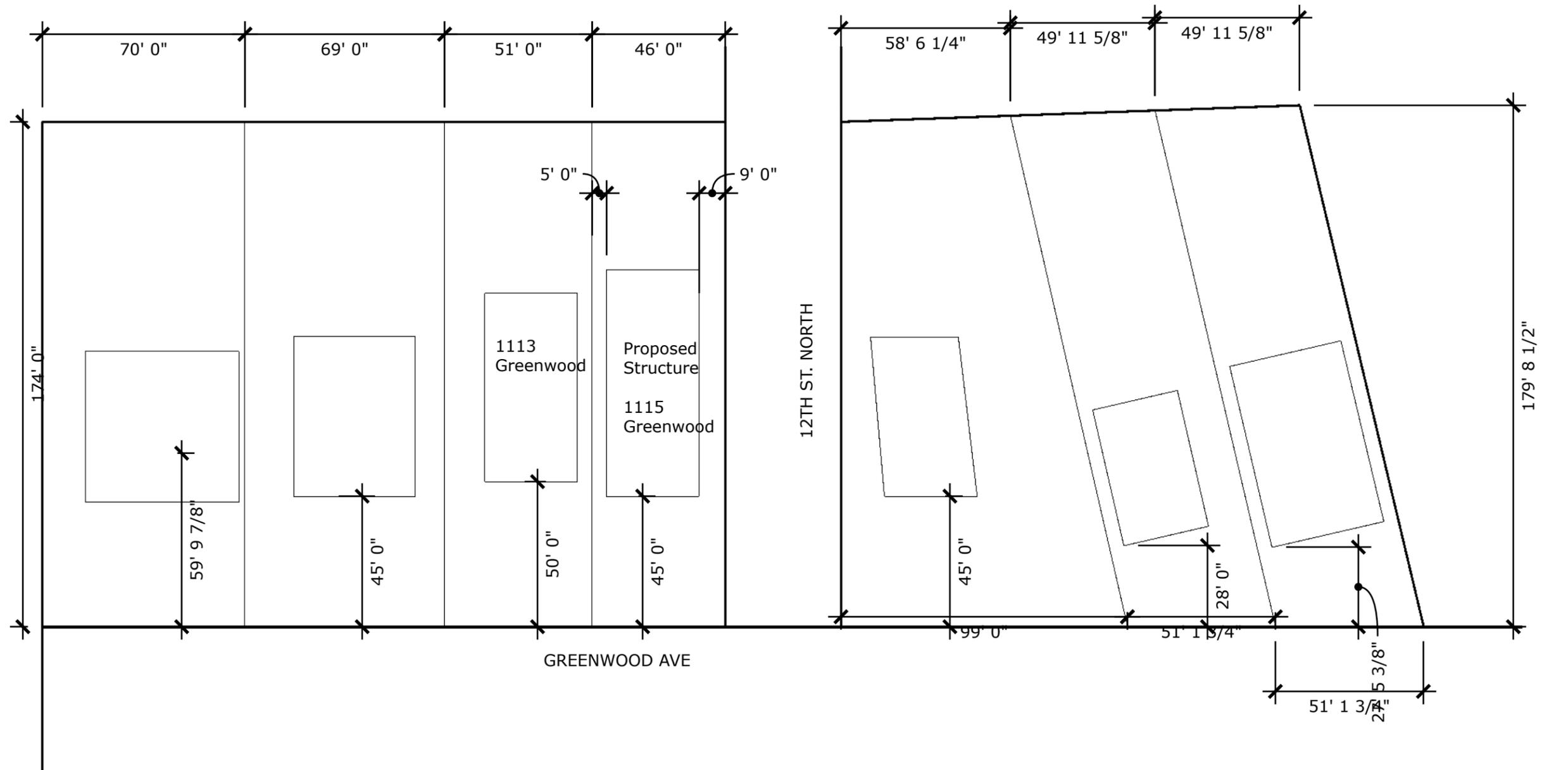
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Project:
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Scale 1" = 20'

SITE ELEVATION

Page 7



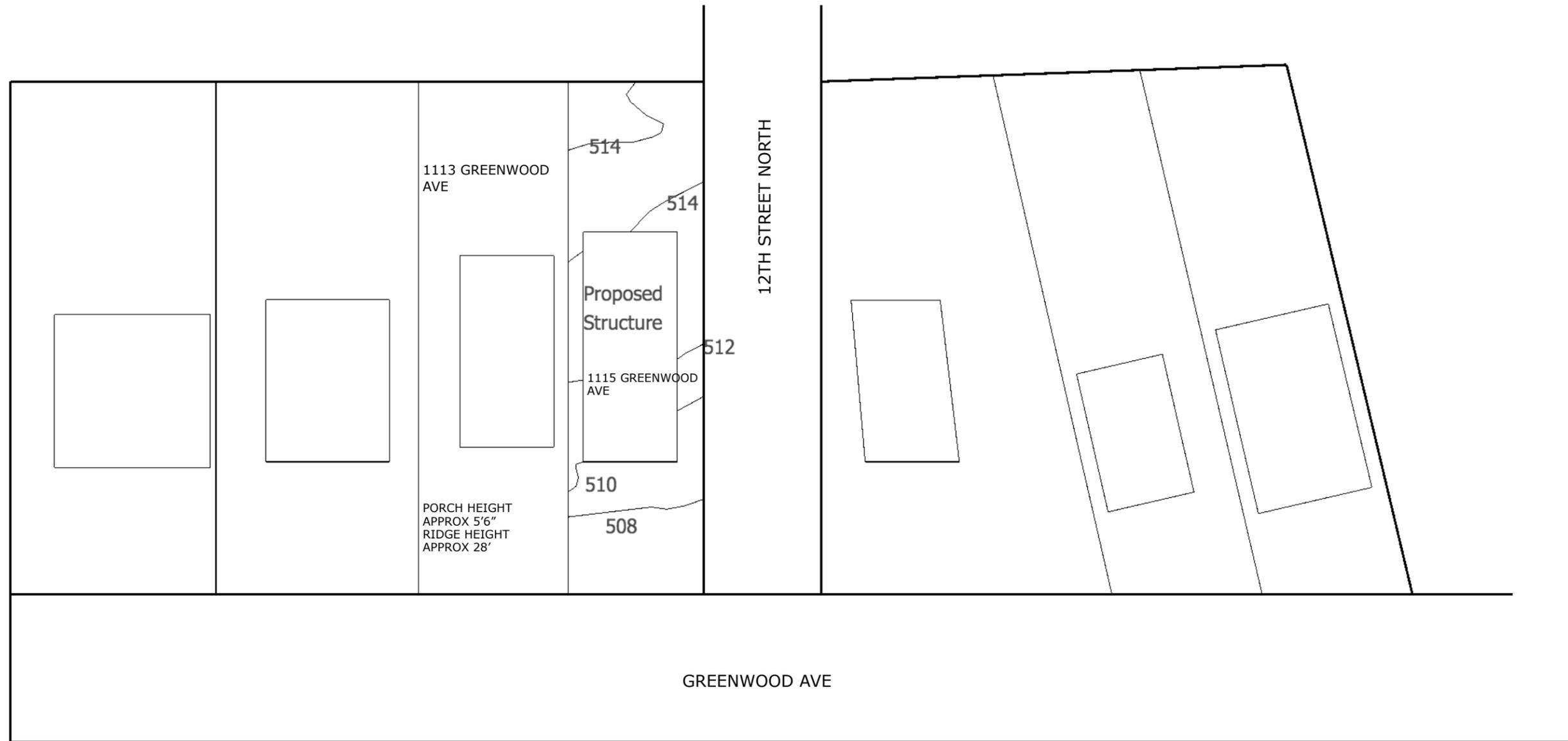
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Scale 1" = 40'

STREET SITE
 PLAN

Page 8



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Project:
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Scale 1" = 40'

Contour
 Elevations