

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 2212 Grantland Avenue December 20, 2017

Application: New construction—infill and outbuilding
District: Woodland in Waverly Historic Preservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10514010900
Applicant: Stephen Bock
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct duplex infill and an outbuilding. The outbuilding is not approved as a Detached Accessory Dwelling Unit.

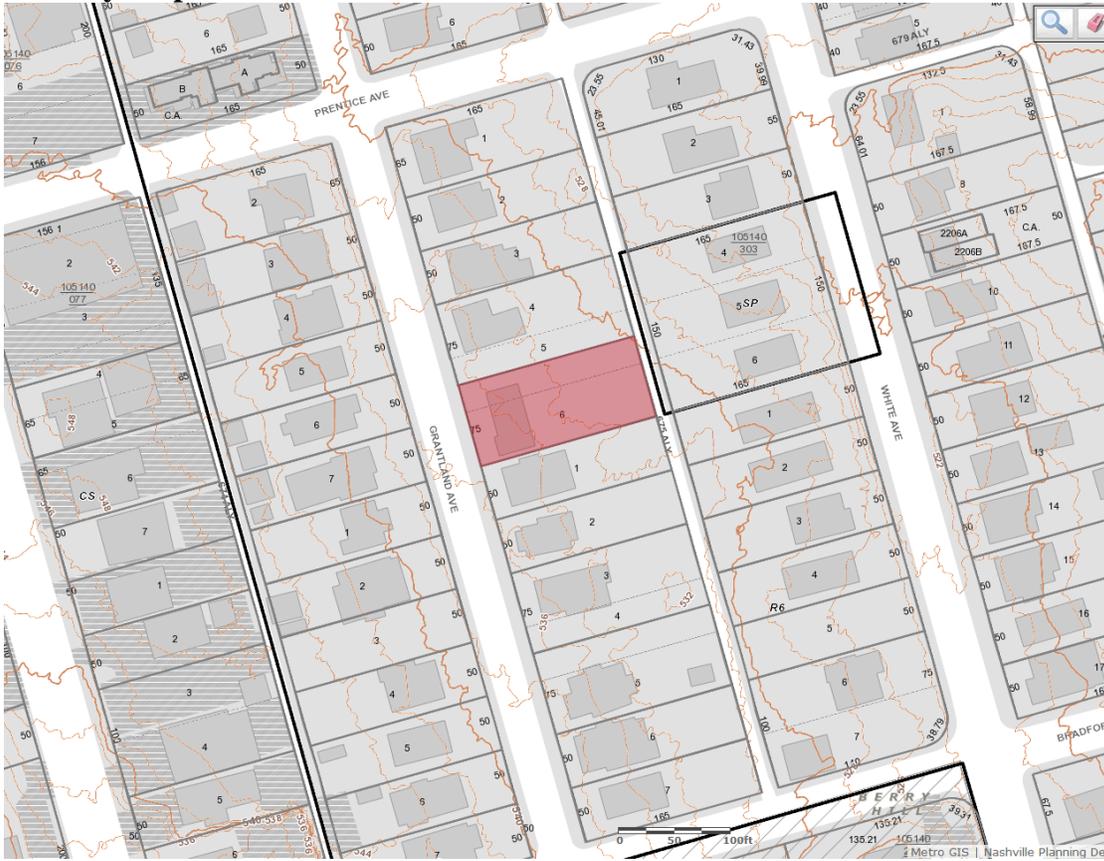
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff verify the construction height of the foundation and floor system in the field to ensure that the finished floor line of the new infill is compatible with the finished floor line of the historic houses on either side;
2. Walkways be added from the sidewalk to the two front porches;
3. The front doors be at least half glass, and staff approve all windows and doors prior to purchase and installation;
4. Staff approve a stone sample;
5. Staff approve the roof shingle color and texture;
6. Staff approved the material of the floors and steps for all porches;
7. Staff approve all appurtenances, including, but not limited to lighting, fencing, pathways, parking pads; and
8. The HVAC unit and other utilities be placed on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the infill meets Section III.B.2 of the Woodland-in-Waverly Historic Preservation Zoning Overlay design guidelines

Attachments
A: Photographs
B: Site Plan
C: Floor Plans
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.2 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 reduce 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 setback reductions 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.

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.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly*

fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.

2) *Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.*

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

IV.B.1 Permanent Landscape Features

- For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrast greatly with such features on surrounding historic buildings.
- Existing retaining walls in front and side yards should be retained.
- Satellite dishes are not appropriate.
- Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

IV.B.3 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 for compatibility and appropriateness.

IV.B.4 Fences

- New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.
- Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.
- Privacy fences are appropriate only around rear yards (see illustrations). Privacy fences can be up to 6' in height.
- Chain link or woven fences are generally inappropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is visible from the street, it should be camouflaged with plantings, or painted black or dark green.
- Rear privacy fences should stop before mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.

Background: 2212 Grantland Avenue is currently a vacant lot (Figure 1). In June 2016, MHZC staff issued a permit to demolish a non-contributing, c. 1978 structure (Figure 2). MHZC also approved a design for infill construction on this lot, but that infill was not built. The lot is unusually wide at seventy-five feet (75').



Figure 1. The vacant lot at 2212 Grantland Avenue



Figure 2. The non-contributing house formerly on the lot.

Analysis and Findings: Application is to construct duplex infill and an outbuilding. The outbuilding is not approved as a Detached Accessory Dwelling Unit.

Height and Scale: The proposed infill will be one and one-half stories with an eave height of approximately twelve feet, six inches (12'6") above grade and a ridge height of thirty-two feet, three inches (32'-3") above grade. The foundation will be approximately eighteen inches (18") tall, and staff recommends that the constructed height of the

foundation and floor system be verified in the field to ensure that the finished floor level is compatible with that of adjacent historic houses.

Staff finds that the proposed height, though slightly taller than its immediate surroundings, is appropriate for the historic context. Although historic houses on Grantland Avenue range between nineteen feet (19') and twenty-nine feet (29') tall, there are historic houses taller than the proposed duplex nearby within this neighborhood. There are two two-story houses that are approximately forty feet (40') tall on White Avenue behind 2212 Grantland. In addition, the proposed roof form for 2212 Grantland is a cross gable, so the front gable is approximately twenty-nine feet (29'), similar to the historic context, and the extra three feet (3') in height is pushed back on the lot. Staff finds that this helps keep the height of the house to be more in keeping with the historic homes nearby. Also, large, wide lots like this one often contain taller houses, and staff finds that the width of the lot helps to absorb the impact the few extra feet of height will have on the immediate historic context. Staff finds that the proposed infill meets Section III.B.2.a of the design guidelines.

The front facing gable portion of the house is twenty-seven feet (27') wide, and the main front wall of the house is thirty-nine feet, six inches (39'6") wide. Approximately twenty-one feet (21') back from the front, the house's width expands to approximately forty-seven feet, six inches (47'6"), and approximately fifty-five feet (55') back from the front of the house, one-story open porches on both sides bring the maximum width to fifty-six feet, four inches (56'4").

The widths of historic houses on Grantland Avenue range between thirty feet (30') and thirty-nine feet (39'). Although this building will be wider than its immediate neighbors, this lot is twenty-five feet (25') wider than the typical lot on the street. Because the lot is wider, and because the point where it begins to widen is set back considerably from the front of the building, staff finds the greater width to be appropriate.

The proposed infill is deep at ninety-nine feet (99'). However, because approximately forty feet (40') of this depth is a true one-story form, staff finds that the overall scale of the house is appropriate.

Staff finds the height and scale of the proposed infill to meet Sections III.B.2.a and III.B.2.b of the design guidelines.

Setback and Rhythm of Spacing: The new infill meets the base zoning minimum setback requirements. The structure will be a minimum of nine feet, two inches (9'2") from the side property lines and forty-seven feet (47') from the rear property line. The front wall of the house will be approximately twenty-three feet (23') from the front property line, and the front porches will be approximately eighteen feet (18') from the front property line. This front setback is similar to the setback at 2214 Grantland and is a few feet back from the historic house on the other side at 2206 Grantland. Staff finds that the proposed front setback meets the historic context and the design guidelines. Staff finds that the project's setback and rhythm of spacing meet Section III.B.2.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Board-and-batten	Smooth face	Yes	No
Roofing	Architectural Shingles	Not indicated	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Not indicated	Not indicated	Unknown	Yes
Front Porch Column Bases	Stone	Not indicated	Yes	Yes
Front Porch Columns	Wood	Typical	Yes	No
Side Porch Floor/steps	Not indicated	Not indicated	Unknown	Yes
Side Porch Posts	Wood	Typical	Yes	No
Rear Porch and Connector floor/steps	Not indicated	Not indicated	Unknown	Yes
Rear Porch Posts	Wood	Typical	Yes	No
Windows	Not indicated	Not indicated	Unknown	Yes
Principle Entrance	1/3 glass	Not indicated	No*	Yes
Side/rear doors	Not indicated	Not indicated	Unknown	Yes
Driveway at alley	Concrete	Typical	Yes	No
Walkway	Not indicated	Not indicated	Unknown	Yes
Fence/wall	Not indicated	Not indicated	Unknown	Yes

* The front doors are drawn as one-third glass, but the design guidelines state that new front doors should be at least one-half glass. Staff therefore recommends that the front

doors be at least one-half glass, and that staff approve all final door and window choices. Staff also recommends approval of a stone sample, the roof shingle color and texture, the materials for the porches' floor and steps, and all appurtenances. With staff's final approval of all material choices, staff finds that the known materials meet Section III.B.2.d. of the design guidelines.

Roof Form: The house's roof is a cross-gable roof form with an 8/12 pitch. At the rear, the one story portions of the house have gable roofs with 3/12 and 4/12 pitches. The design guidelines state that roof pitches should be a minimum of 6/12. Staff, however, finds the lower roof pitches to be acceptable, in this instance, because they will not be highly visible from the street and will be located at the back of the house, over fifty feet (50') from the front of the house. Staff finds that the proposed roof forms are compatible with the surrounding historic roof forms, and meet Section III.B.2.e. of the design guidelines.

Orientation. The infill is oriented to face Grantland Avenue, which is appropriate. The duplex will have two, separate entrances facing Grantland Avenue. The entrances have two separate porches with depths of twelve feet, four inches (12'4"). The site plan did not show walkways leading from the sidewalk to the porches, and staff recommends that such walkways be added. Vehicular access to the site will be via the rear alley. With the condition that walkways be added from the sidewalk to the front porch, staff finds that the project's orientation meets Section III.B.2.f of the design guidelines.

Proportion and Rhythm of Openings. The windows on the infill are generally twice as tall as they are wide, and the windows on the first floor are generally as tall or taller than those on the second floor. The windows therefore meet the historic proportion of window openings. There are no large expanses of wall space on the front or side facades without a window and door opening, which is appropriate. Staff finds that the project's proportion and rhythm of openings meet Section III.B.2.g. of the design guidelines.

Outbuilding: The applicant proposed a one-and-a-half story outbuilding that will not be used as a dwelling unit. The outbuilding and the infill will be connected with covered breezeways that are four feet (4') wide and open on both sides. The Commission has approved such breezeways in the past.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	14/12	Yes
Dormer form	Shed	Yes
Dormer slope	4/12	Yes

Since the form and slopes are similar to historic outbuildings, staff finds that the project meets Section III.B.2.h.1 of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. It is in a minimally-visible location at rear of the building. Staff finds that the outbuilding design meets section III.B.2.h.1 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Typical	Yes
Cladding	Cement-fiber	Smooth with 5” reveal	Yes
Roofing	Asphalt shingle	Unknown	Yes
Trim	Cement fiber	Smooth	Yes
Driveway	Concrete	Typical	Yes
Windows	Not indicated	Unknown	Needs final approval
Pedestrian Door	Not indicated	Unknown	Needs final approval
Vehicular Door	Not indicated	Unknown	Needs final approval

With the staff’s final approval of the windows and doors and material information that has not yet been provided, staff finds that the known materials meet Section III.B.2.h. of the design guidelines.

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2’?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	20'
Rear setback	5'	6'9"
L side setback**	5'	13'2"
R side setback**	5'	13'2"
How is the building accessed?	From the alley or existing curb cut	From alley.

The outbuilding meets the appropriate setbacks established by MHZC, and meets Section III.B.2.h.2. of the design guidelines.

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	32'3"	25'	10'
Eave Height	12'6"	10'	24'

	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	1,000 sq. ft.	2,177 sq. ft.	998 sq. ft.

The outbuilding's massing meets Section III.B.2.h.1 of the design guidelines.

Landscape Features and Fences. The locations of the HVAC and other utilities have not been indicated, and staff asks that they be located on the rear of the structure, or on a side façade beyond the midpoint of the house. No fences or other permanent landscape features were indicated on the submitted plans. The design guidelines for infill in an Historic Preservation Zoning overlay regulate all fencing and permanent landscape features, therefore Staff asks to administratively approve any appurtenances to ensure that they meet Sections IV.B.1 and IV.B.4 of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff verify the construction height of the foundation and floor system in the field to ensure that the finished floor line of the new infill is compatible with the finished floor line of the historic houses on either side;
2. Walkways be added from the sidewalk to the two front porches;
3. The front doors be at least half glass, and staff approve all windows and doors prior to purchase and installation;
4. Staff approve a stone sample;
5. Staff approve the roof shingle color and texture;
6. Staff approved the material of the floors and steps for all porches;
7. Staff approve all appurtenances, including, but not limited to lighting, fencing, pathways, parking pads; and
8. The HVAC unit and other utilities be placed on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the infill meets Section III.B.2 of the Woodland-in-Waverly Historic Preservation Zoning Overlay design guidelines

Context Photos



House next door at 2214 Grantland Avenue



Looking south along Grantland Avenue, from 2214 Grantland Avenue



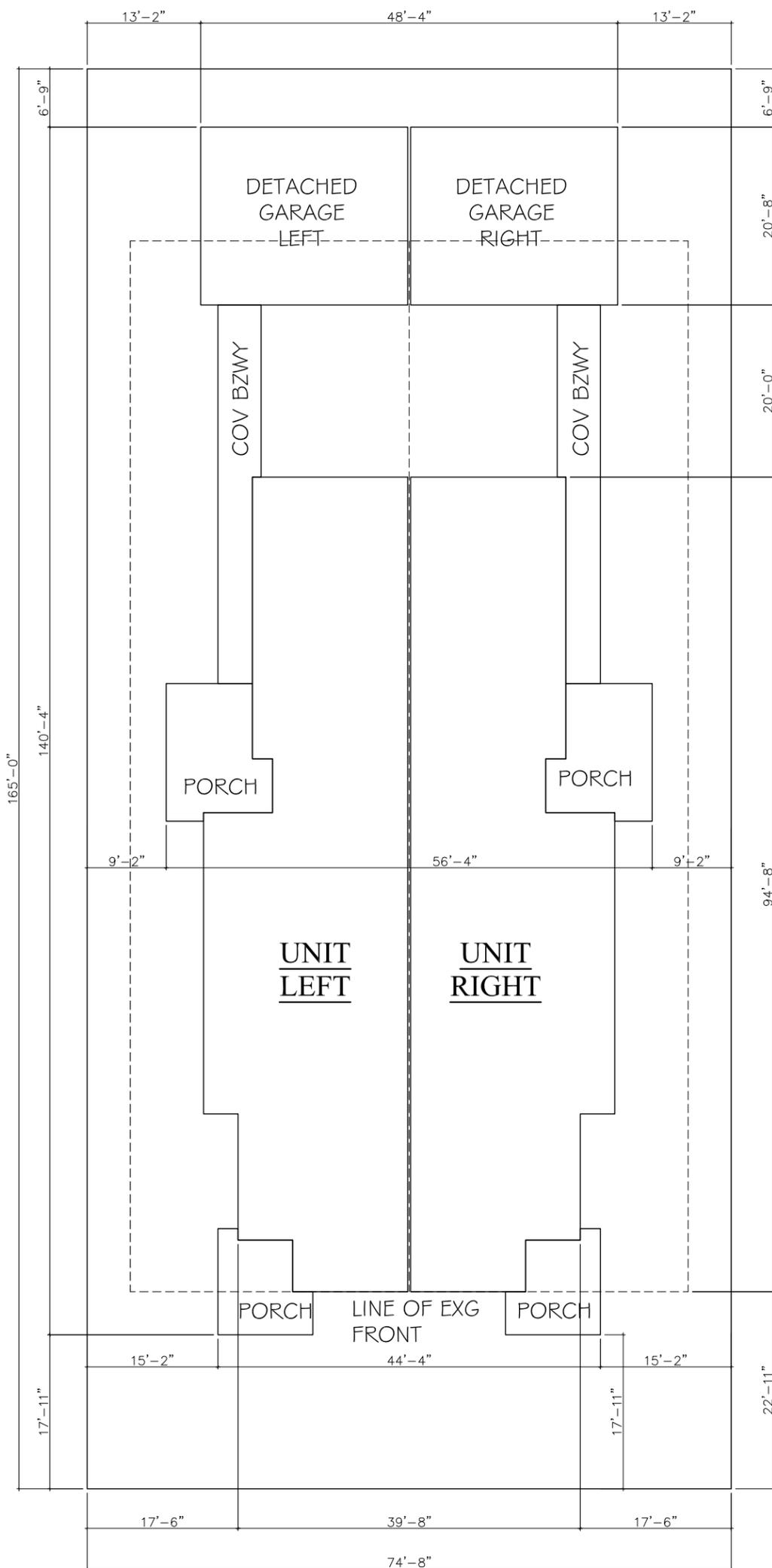
Looking north along Grantland Avenue, from 2206 Grantland Avenue



Across the street, and looking north along Grantland Avenue



Across the street, and looking south along Grantland Avenue



2212 GRANTLAND AVE
 NASHVILLE, TN 37204

Mark Lynn

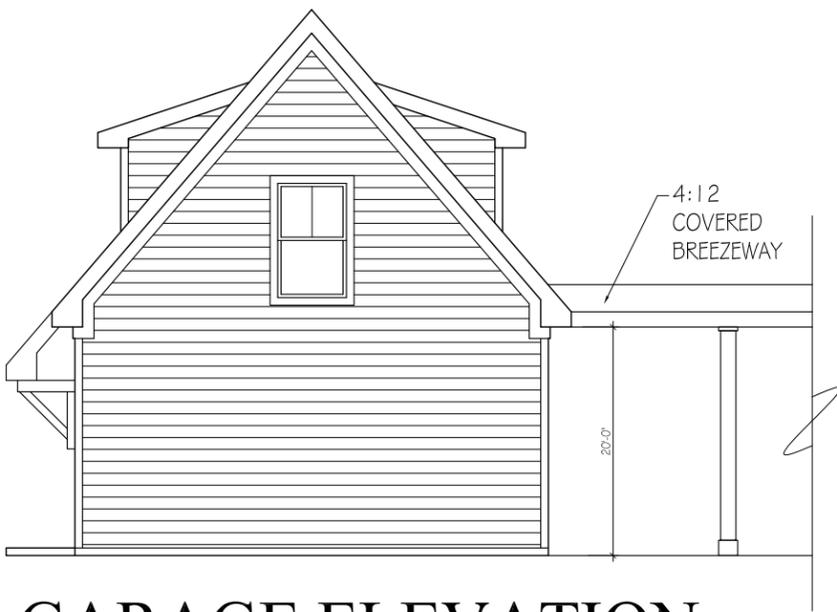
ARCHITECTURAL SERVICES

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PAPER: 1 x 17
DATE ISSUED: 12.01.17
REVISION:

SITE PLAN
 SCALE: 1/4" = 1'-0"

SP.1



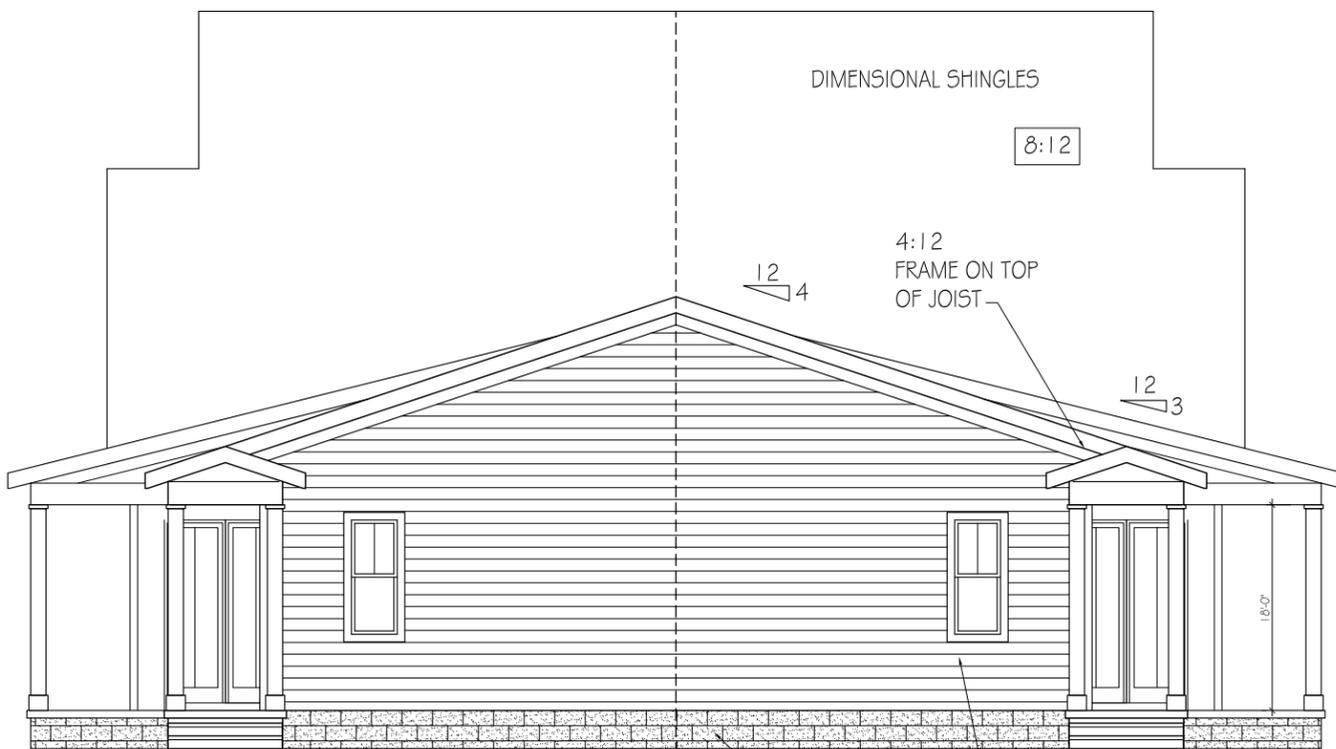
METRO HISTORIC ZONING COMMISSION GENERAL NOTES

CALL 862-7970 IF QUESTIONS

1. STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ATTACHED SCALED SITE PLAN AND ELEVATIONS. ANY DEVIATION FROM THE APPROVED PLANS COULD RESULT IN CHANGES BEING REVERSED.
2. ALL MEASUREMENTS AND RELATIONSHIPS OF EXISTING CONDITIONS AND NEW CONSTRUCTION SHALL BE FIELD CHECKED FOR ACCURACY WITH APPROVED PLANS AT THE RESPONSIBILITY OF THE APPLICANT. INACCURACIES OR DIFFERENCES SHOULD BE REPORTED TO MHZC STAFF PRIOR TO CONTINUING.
3. EXTERIOR FINISH MATERIALS SHALL BE TRIM GRADE (SMOOTH AND SQUARE). STUD WALL LUMBER OR EMBOSSED WOOD GRAIN IS NOT APPROPRIATE.
4. WINDOWS SHALL BE SINGLE-LIGHT OR FULLY SIMULATED, DIVIDED LIGHT SASHES. MUNTINS ARE TO BE FACTORY INSTALLED WITH AN EXTERIOR MUNTIN, INTERIOR MUNTIN AND A SPACER BAR. WITHIN THE DOUBLE PANED-GLASS, SNAP-IN OR BETWEEN THE GLASS MUNTINS ARE NEVER APPROPRIATE. DOUBLE AND TRIPLE WINDOWS SHALL HAVE 4" TO 6" MULLIONS BETWEEN.
5. FOUR (4) INCH (NOMINAL) WOOD CASINGS ARE REQUIRED AROUND DOORS, WINDOWS AND VENTS WITHIN CLAPBOARD WALLS. WINDOWS ON CLAPBOARD STRUCTURES SHALL NOT HAVE BRICK-MOLD.
6. HVACMECHANICAL/UTILITY VENTS, PIPES, LINES, AND ALL ASSOCIATED COMPONENTS, CONDENSERS OR BOXES SHALL BE LOCATED BEHIND THE MIDPOINT OF THE STRUCTURE ON A NON-STREET FACADE.
7. SIDING AND TRIM SHALL BE SMOOTH-FACED, CEMENT-FIBERBOARD (E.G.: HARDEPLANK). SIDING EXPOSURE SHALL HAVE A MAXIMUM REVEAL OF FIVE (5) INCHES.
8. FOUR INCH (NOMINAL) WOOD CORNER-BOARDS ARE REQUIRED AT THE FACE OF EACH EXPOSED CORNER.

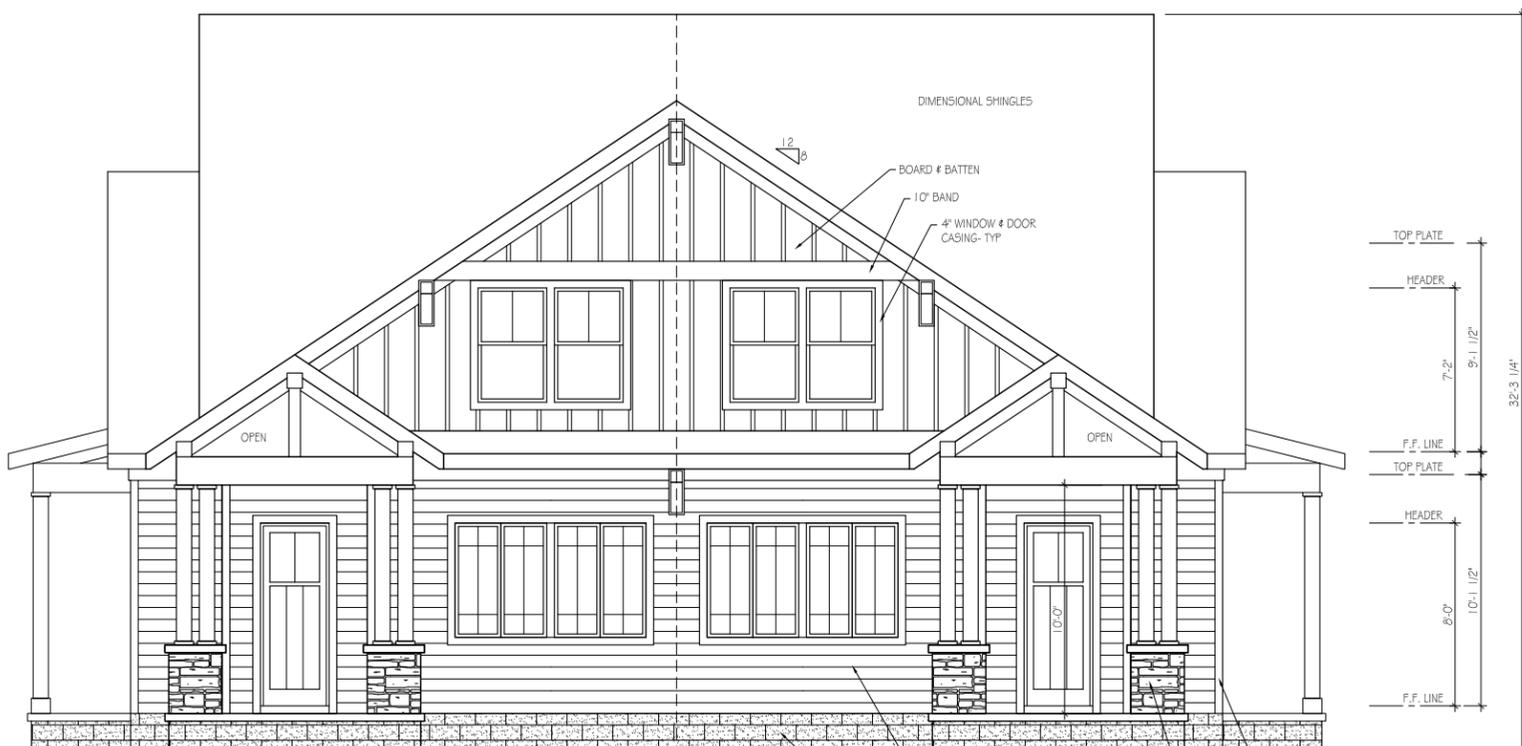
GARAGE ELEVATION

SEE A.5 GARAGE PLAN



REAR ELEVATION

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



FRONT ELEVATION

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

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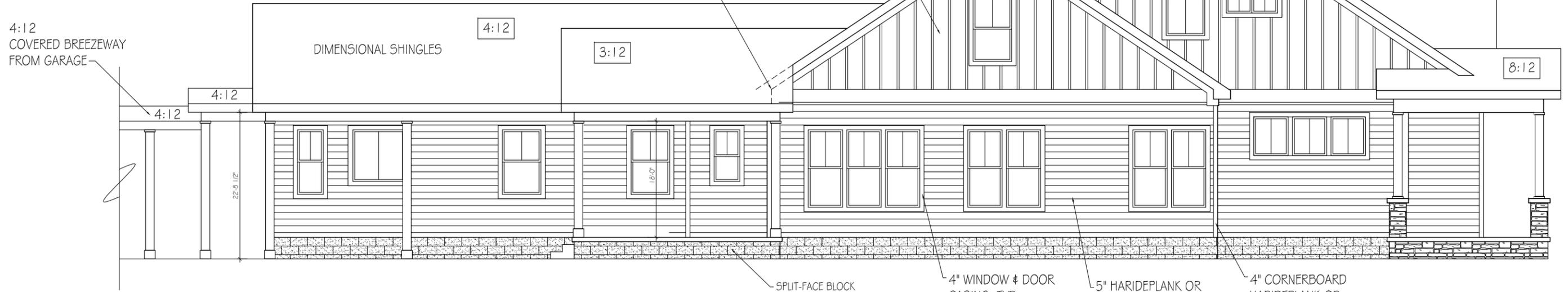
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A.1.1 ELEVATIONS

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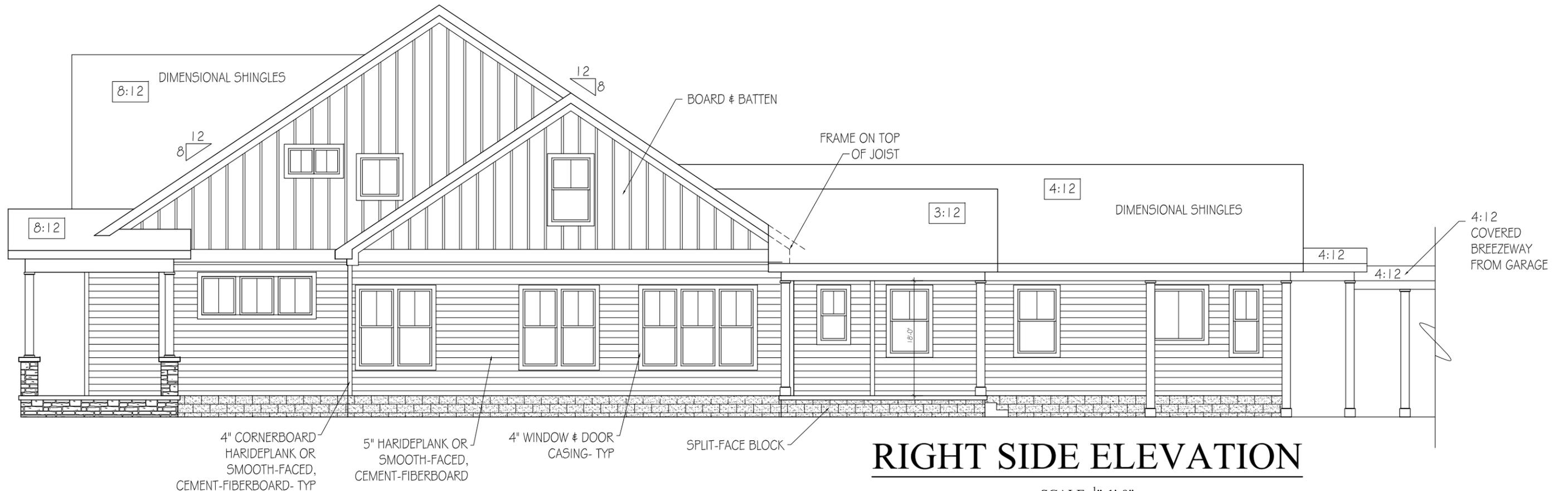
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4:12
COVERED BREEZEWAY
FROM GARAGE



LEFT SIDE ELEVATION

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



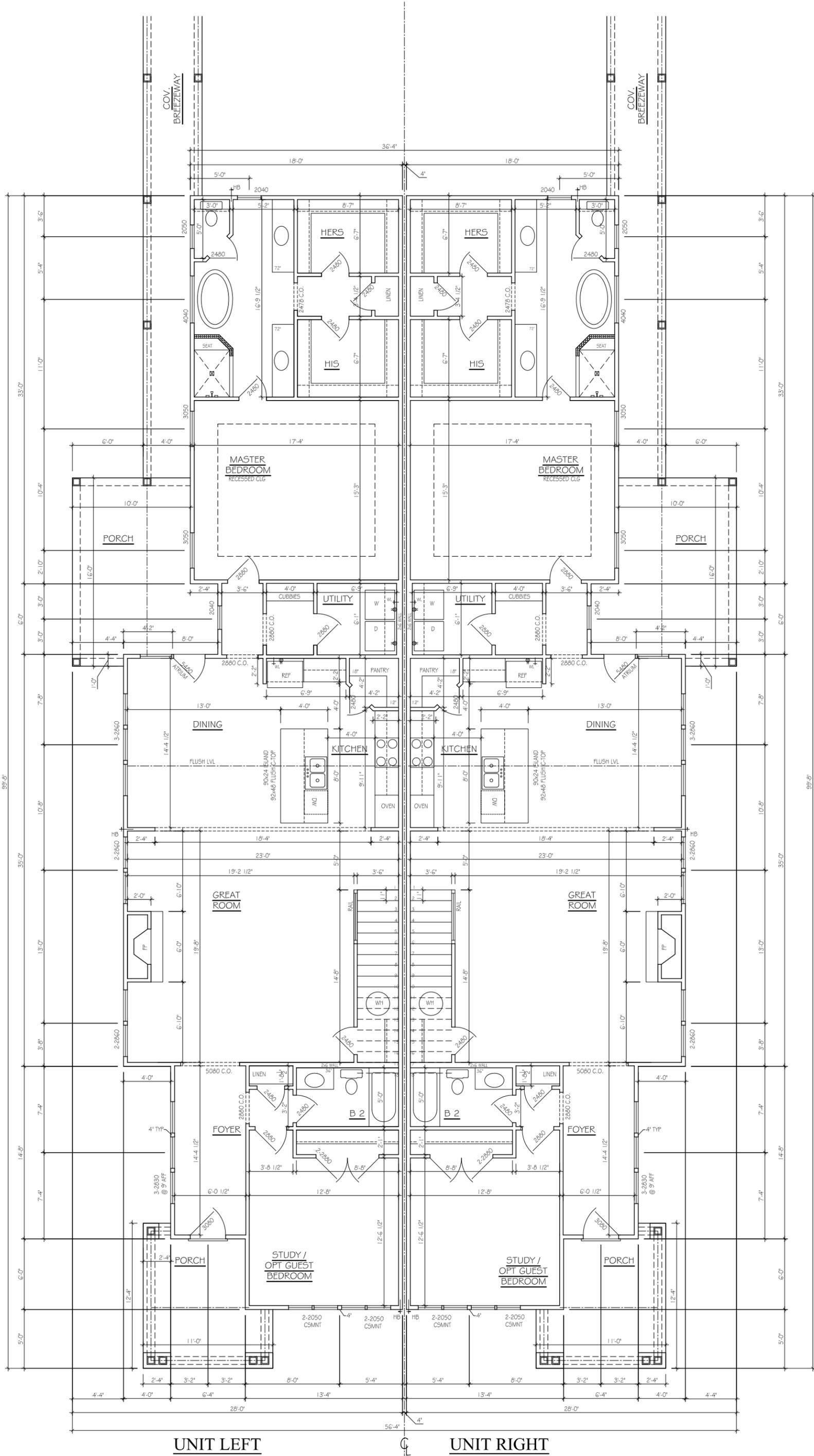
RIGHT SIDE ELEVATION

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

FIRST FLOOR PLAN

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

A.3



UNIT LEFT

APPROX. AREA	
FIRST FLOOR LIVING	1885
SECOND FLOOR LIVING	843
TOTAL HEATED	2728
FRONT PORCH	110
REAR PORCH	168
TOTAL COVERED	3006

UNIT RIGHT

APPROX. AREA	
FIRST FLOOR LIVING	1885
SECOND FLOOR LIVING	843
TOTAL HEATED	2728
FRONT PORCH	110
REAR PORCH	168
TOTAL COVERED	3006

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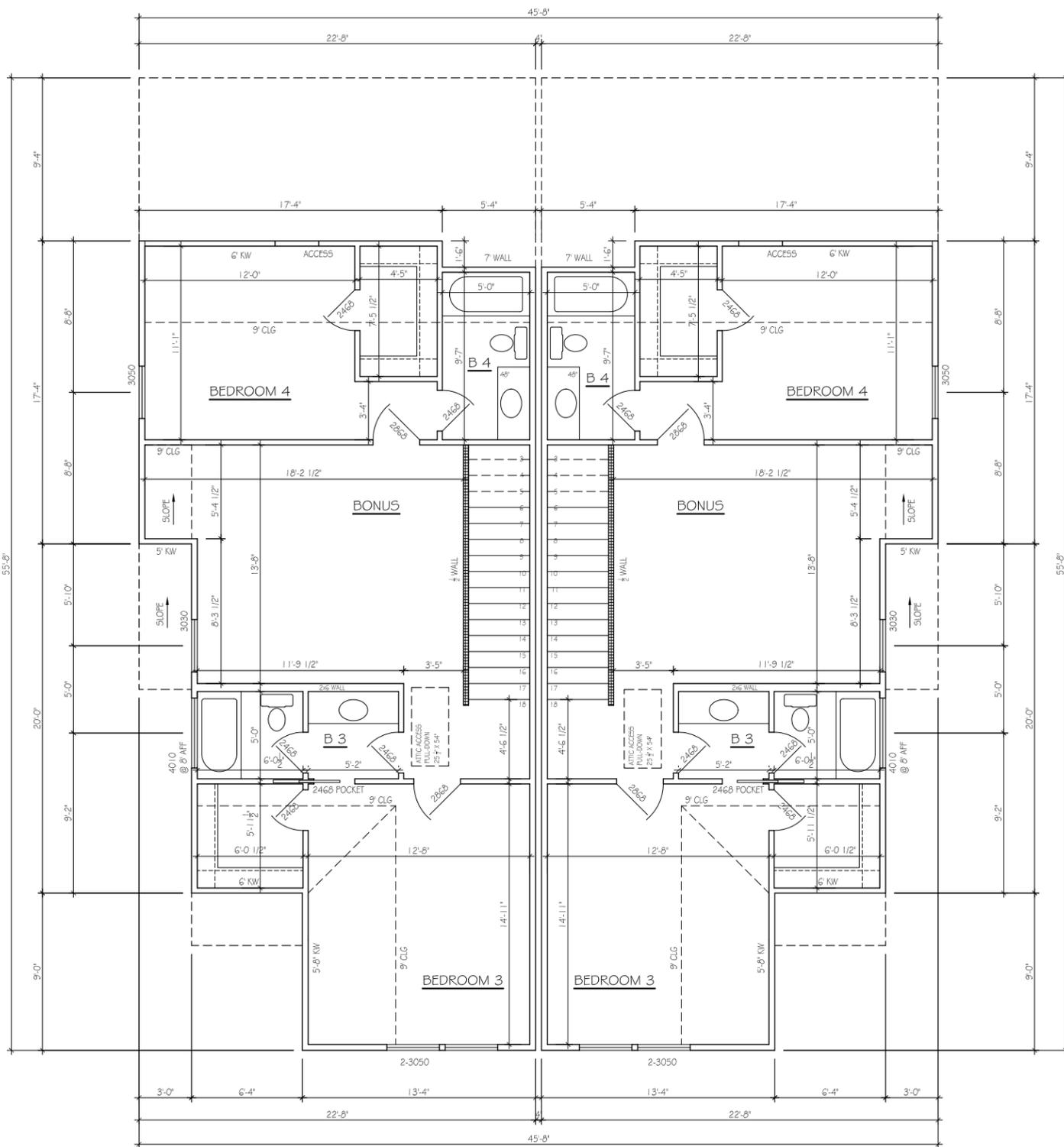
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SECOND FLOOR PLAN

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

A.4



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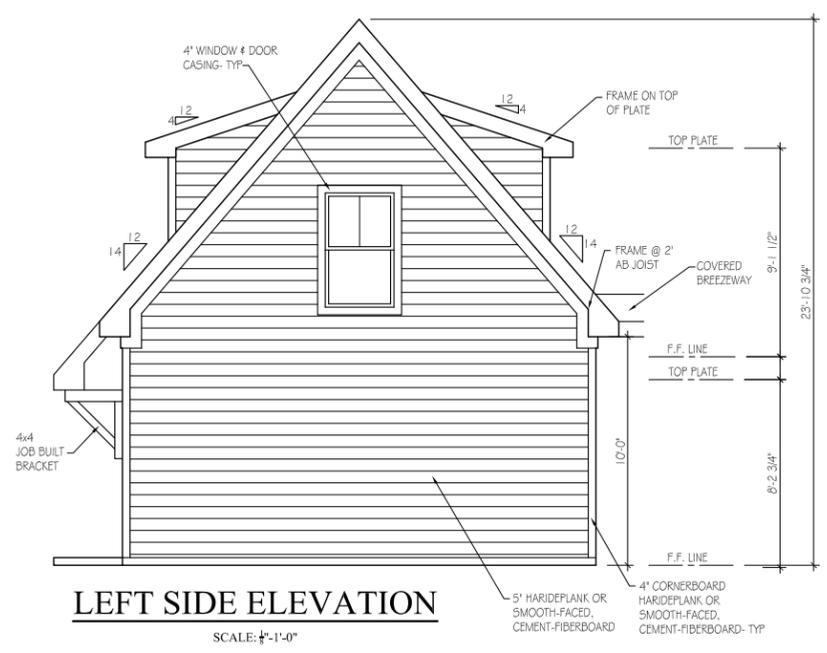
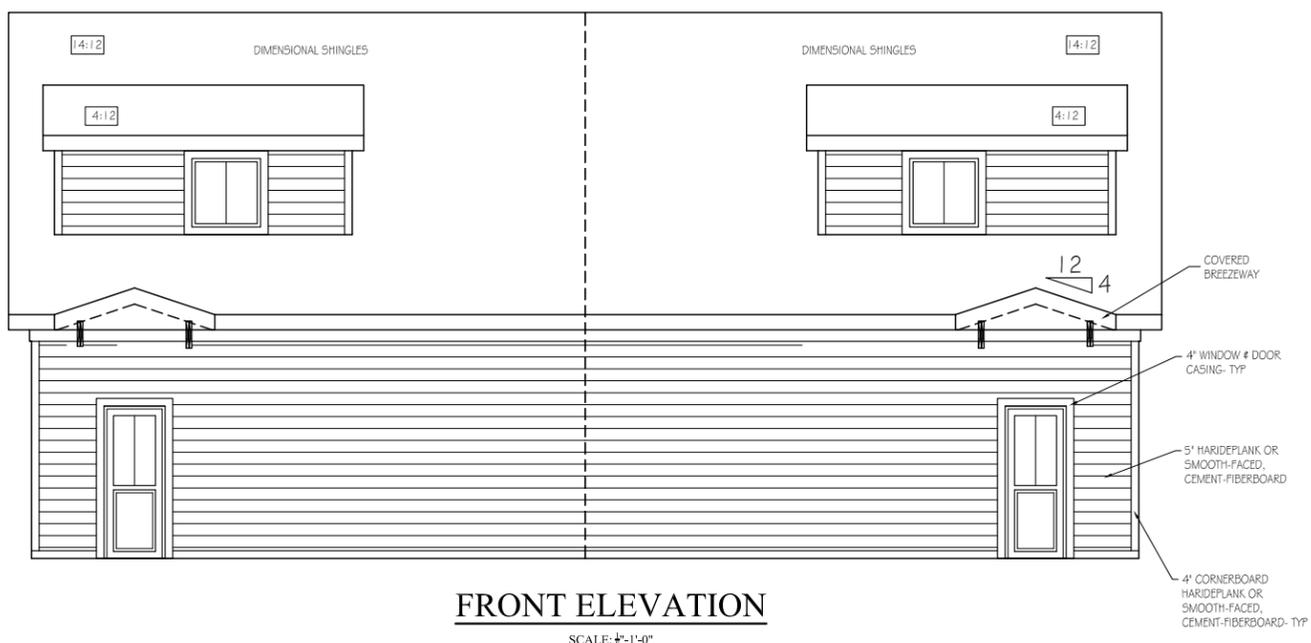
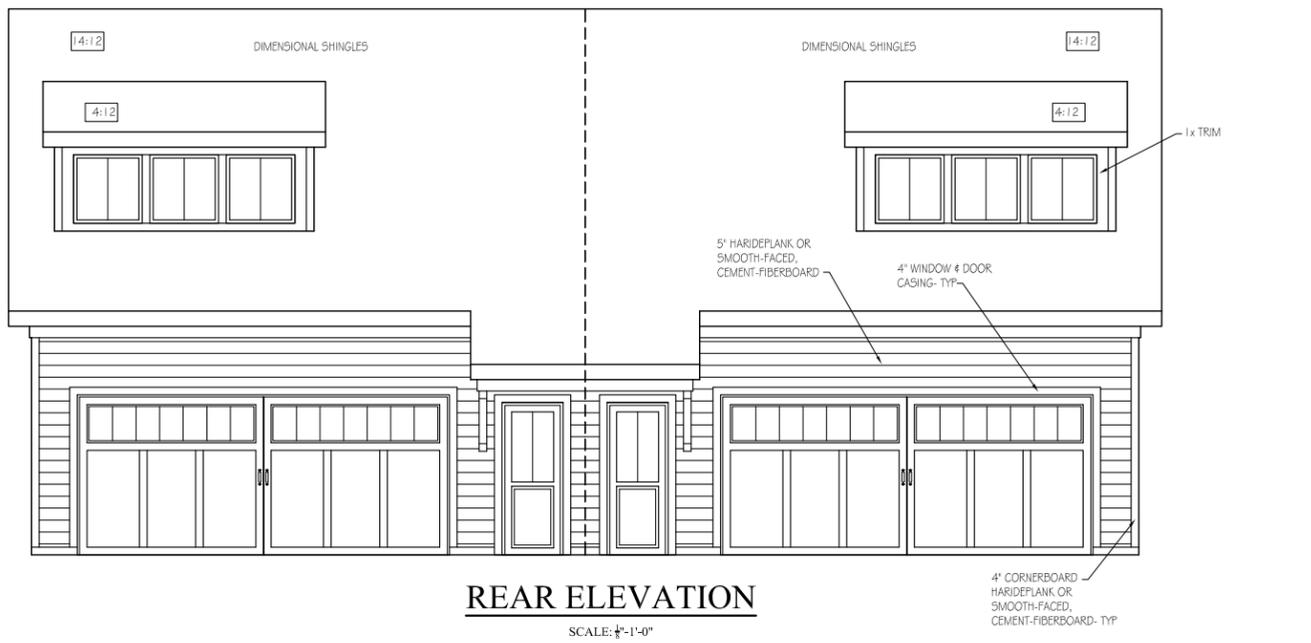
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A.5



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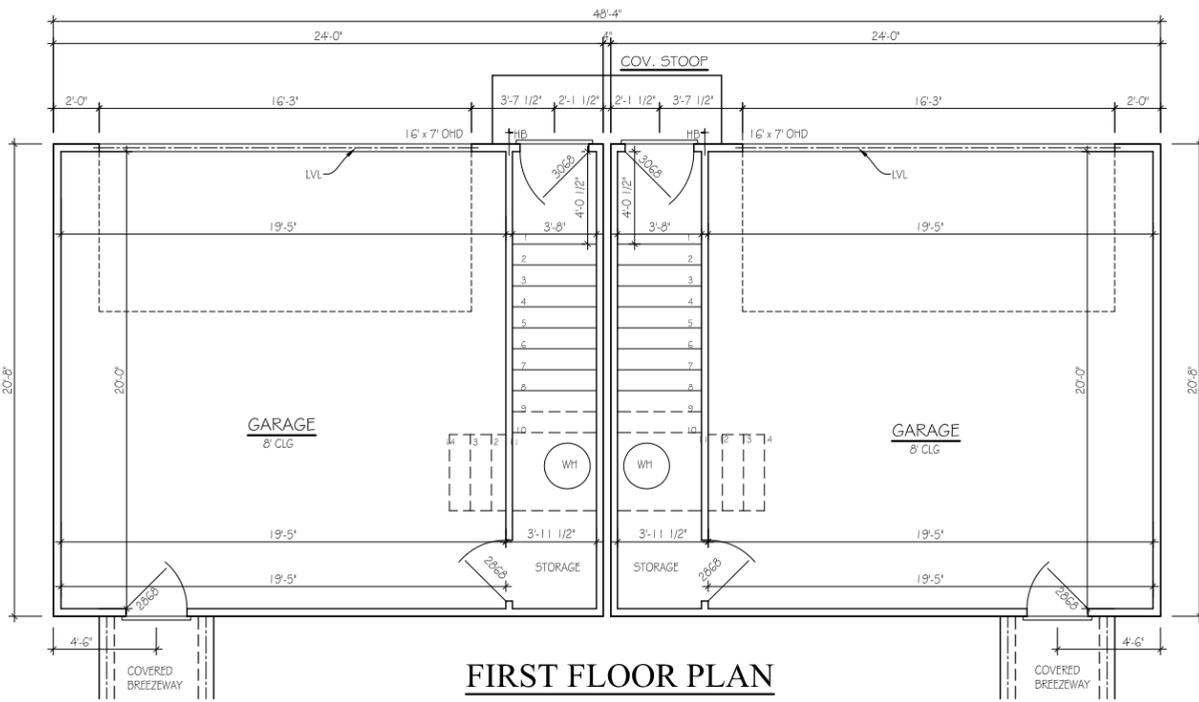
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GARAGE PLAN

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

A.6

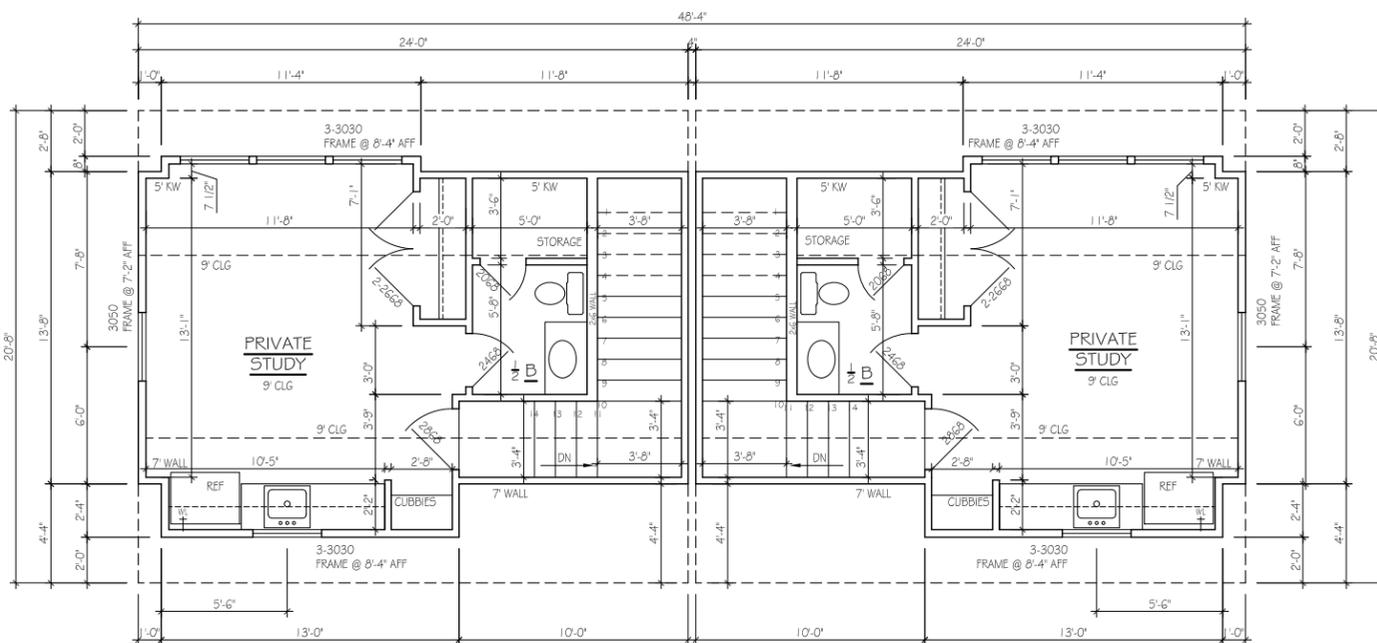


FIRST FLOOR PLAN

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

GARAGE LEFT

GARAGE RIGHT



SECOND FLOOR PLAN

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

GARAGE LEFT

GARAGE RIGHT

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