

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
Fax: (615) 862-7974

STAFF RECOMMENDATION
2200 Grantland Avenue
February 15, 2017

Application: New construction- infill
District: Woodland in Waverly Historic Preservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10514010500
Applicant: Brittney Mount, Allard Ward Architects
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes new construction of a residence on this vacant lot.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none">1. The finished floor height shall be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC staff in the field;2. Double and triple windows have a four to six inch (4"-6") mullion between them;3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;4. The HVAC shall be located behind the house or on the right side, beyond the mid-point of the house;5. Staff approve the roof color and masonry color, dimensions and texture;6. Any appurtenances, including fences and other permanent landscape features, shall be approved by MHZC prior to purchase and installation. <p>Staff finds that the application meets Section III.B.2 for new construction in the Woodland-in-Waverly Historic Preservation Zoning Overlay.</p>	<p>Attachments A: Site plan B: Elevations C: Floor plans D: Photographs</p>
--	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS 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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no

more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

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.

Background: 2200

Grantland Avenue is a vacant lot. The contributing building on the site was approved for demolition in March 2016.

Analysis and Findings: The applicant proposes construction of a new one and one-half story residence on the site.



Height and Scale: The proposed infill will be one and one-half story with a ridge height of twenty-seven feet (27') from grade. The eave height is twelve feet (12') from the finished floor height. The foundation height is two feet (2') on the right side, increasing to three feet (3') on the left side, due to cross slope on the lot. Contributing buildings on this block of Grantland Avenue range between nineteen feet (19') and twenty-nine feet

(29'). The new building therefore is within the range of the historic context and is also proposed at the same height as the previous home on the lot.

The building is thirty-three feet wide (33') at the front. Its primary mass is thirty-five feet (35') wide. The widths of contributing houses on Grantland Avenue range between thirty feet (30') and thirty-nine feet (39'). The new house is compatible with the historic context, and the project meets sections III.B.2.a and b.

Setback and Rhythm of Spacing: The proposed structure meets the minimum setback requirements by base zoning. The structure will be approximately twenty feet (20') from the left side (street-side) of the property and five feet (5') from the right side property line, and it will be approximately sixty-eight feet (68') from the rear property line. The front edge of the building will be located twenty-six feet (26') from the front property line, which matches that of the adjacent historic building. The project meets section III.B.2.c.

Materials: The primary cladding material is smooth-faced fiber-cement siding with a reveal of five inches (5"). The trim will be wood. The foundation and chimneys will be stone, and the roof will be architectural fiberglass shingles. Details were not provided on the stone, roof color, and windows and doors; staff recommends having final approval of these materials prior to purchase and installation.

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split face	Yes	
Cladding	Fiber cement lap siding, 5" exposure	Smooth	Yes	
Secondary Cladding	Wood shakes	Unknown	Yes	
Roofing	Architectural Shingles	Color unknown	Yes	X
Trim	Wood	Paulownia	Yes	
Front Porch floor/steps	Concrete	Natural Color	Yes	
Front Porch Posts	Stone veneer	Natural	Yes	X
Front Porch Roof	Architectural Shingles	Unknown		X
Windows	Not indicated	Needs final approval	Unknown	X
Main Entrance	Full light	Needs final approval	Yes	X

Driveway	Concrete	Needs final approval	Unknown	
Walkway	Concrete	Needs final approval	Unknown	
Fence/wall	n/a	n/a	n/a	

With Staff’s approval of windows, doors, roofing color, and masonry, the project meets section III.B.2.d.

Roof Form: The new structure has a front-facing gable with a side-gabled bay on each side. The primary roof pitch is 8/12. Shed-roofed dormers are on both sides of the building. An exterior chimney is on the building’s left side. Staff finds that the proposed roof form does not contrast greatly with surrounding structures, and the project meets section III.B.2.e.

Orientation: The infill is oriented to face Grantland Avenue, as is typical for historic homes. The structure has a ten foot (10’) deep front porch. There is a central primary front entrance, and there will be a walkway leading from Grantland Avenue to the front porch. The project meets section III.B.2.f for orientation.

Proportion and Rhythm of Openings: The new structure’s windows are generally twice as tall as they are wide, meeting the historic proportion of window openings. The largest expanse of wall space without an opening is twelve feet (12’) on the left side. The building’s right side features a pair of horizontally-oriented windows. Similar square windows are found on historic buildings when flanking a chimney; this location will be approximately ten feet from the neighboring building. Due to the minimal visibility, staff finds them acceptable here. The triple windows on the front and right side were drawn without mullions between them; staff recommends that all double and triple windows have four to six inch (4”-6”) mullions between them. Staff finds the project’s proportion and rhythm of openings to meet Section III.B.2.g.

Appurtenances: The new building will have a walkway from the front porch to Grantland Avenue and a concrete driveway/parking pad accessed from the rear alley. Fences and other landscape features were not indicated. If other site features are proposed, staff recommends having approval of them prior to their installation. The location of the HVAC and other utilities was not noted. Staff recommends as a condition of approval that the HVAC be located on the rear façade, or on the non-street facing side beyond the midpoint of the house. With these conditions, the project meets section III.B.i.

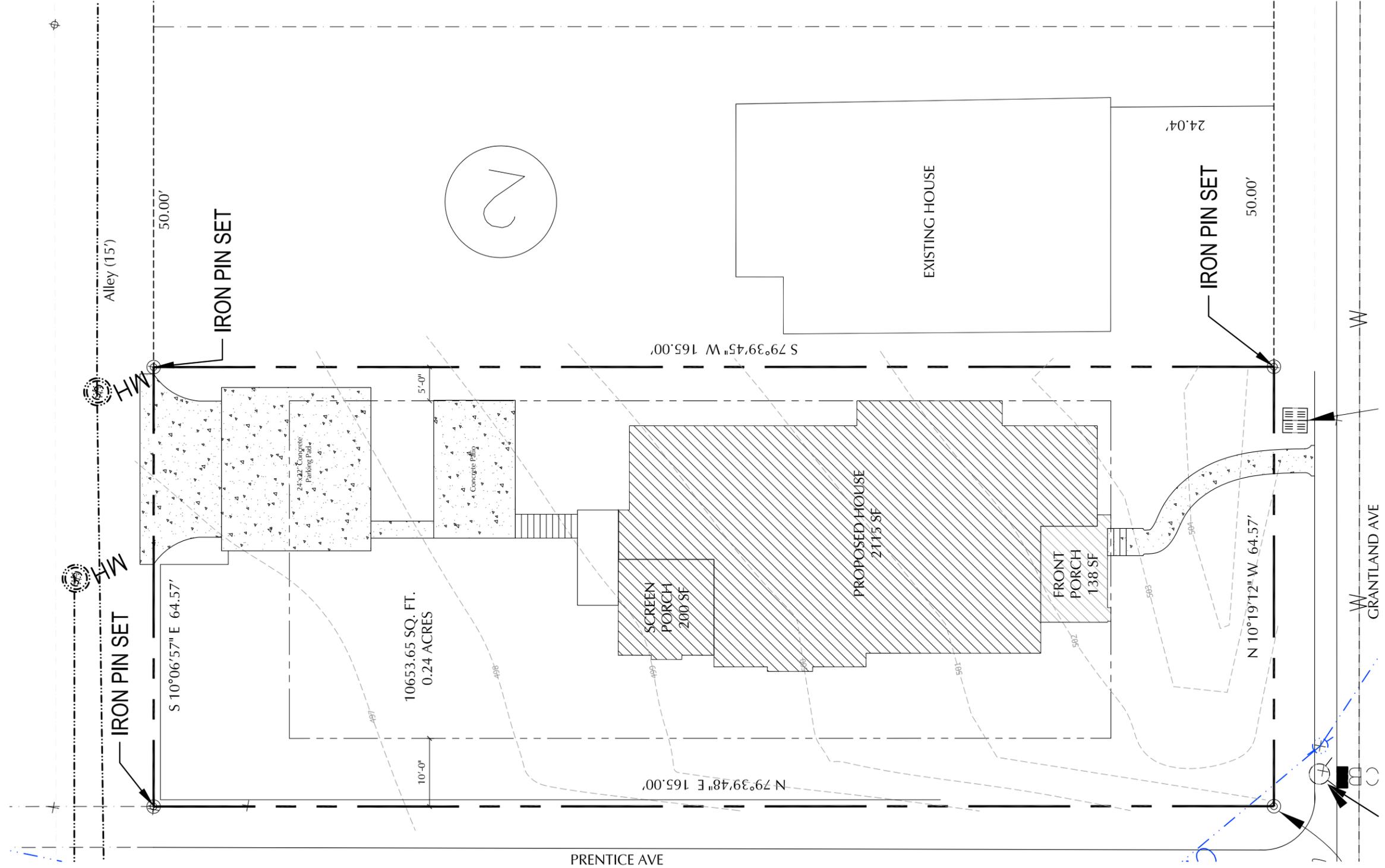
Recommendation: Staff recommends approval of the application with the conditions:

1. The finished floor height shall be consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC staff in the field;
2. Double and triple windows have a four to six inch (4"-6") mullion between them;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. The HVAC shall be located behind the house or on the right side, beyond the mid-point of the house;
5. Staff approve the roof color and masonry color, dimensions and texture;
6. Any appurtenances, including fences and other permanent landscape features, shall be approved by MHZC prior to purchase and installation.

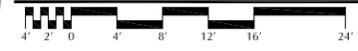
Staff finds that the application meets Section III.B.2 for new construction in the Woodland-in-Waverly Historic Preservation Zoning Overlay.

PHOTOS

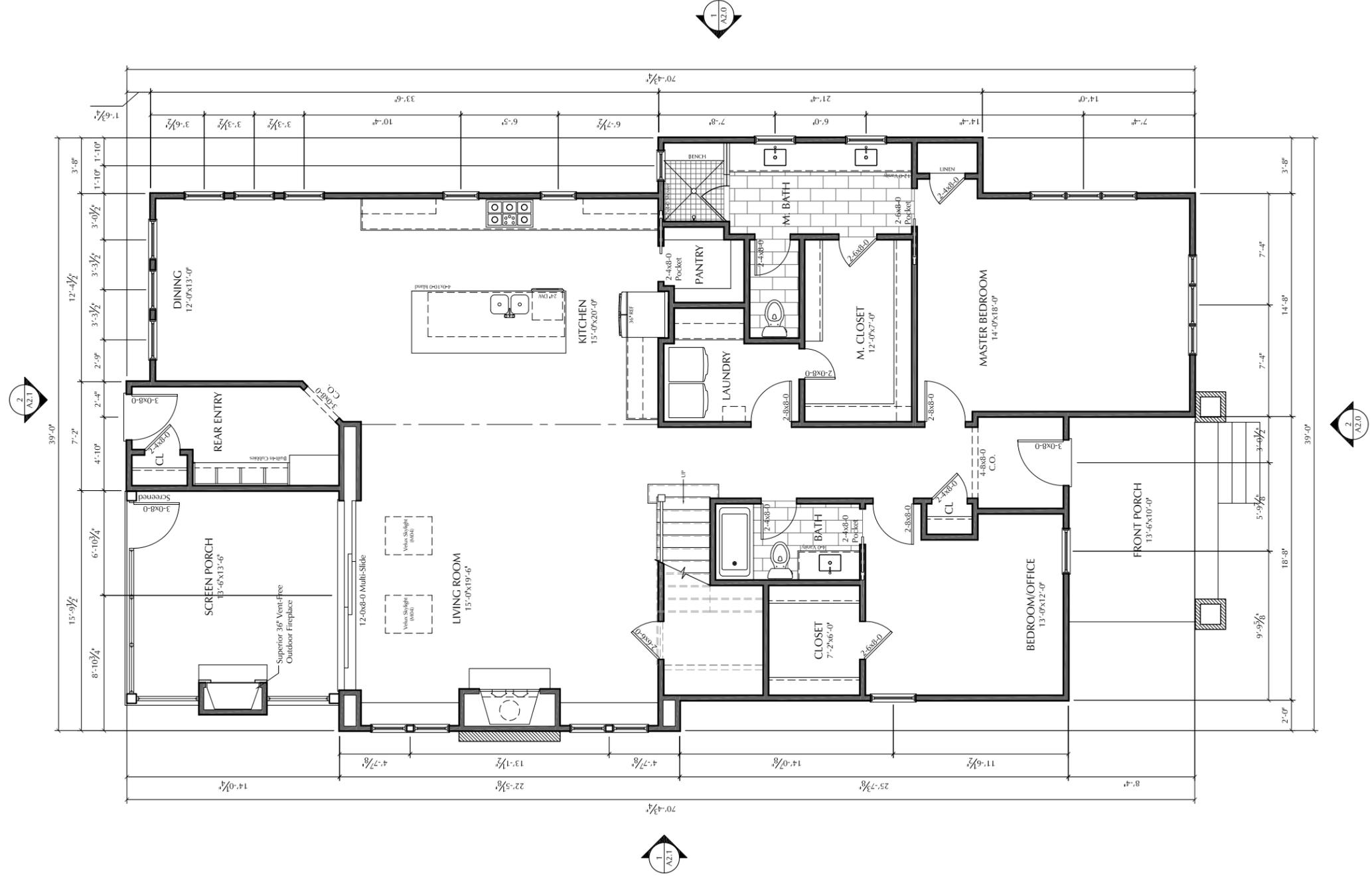




Site Layout Plan



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



First Floor Plan

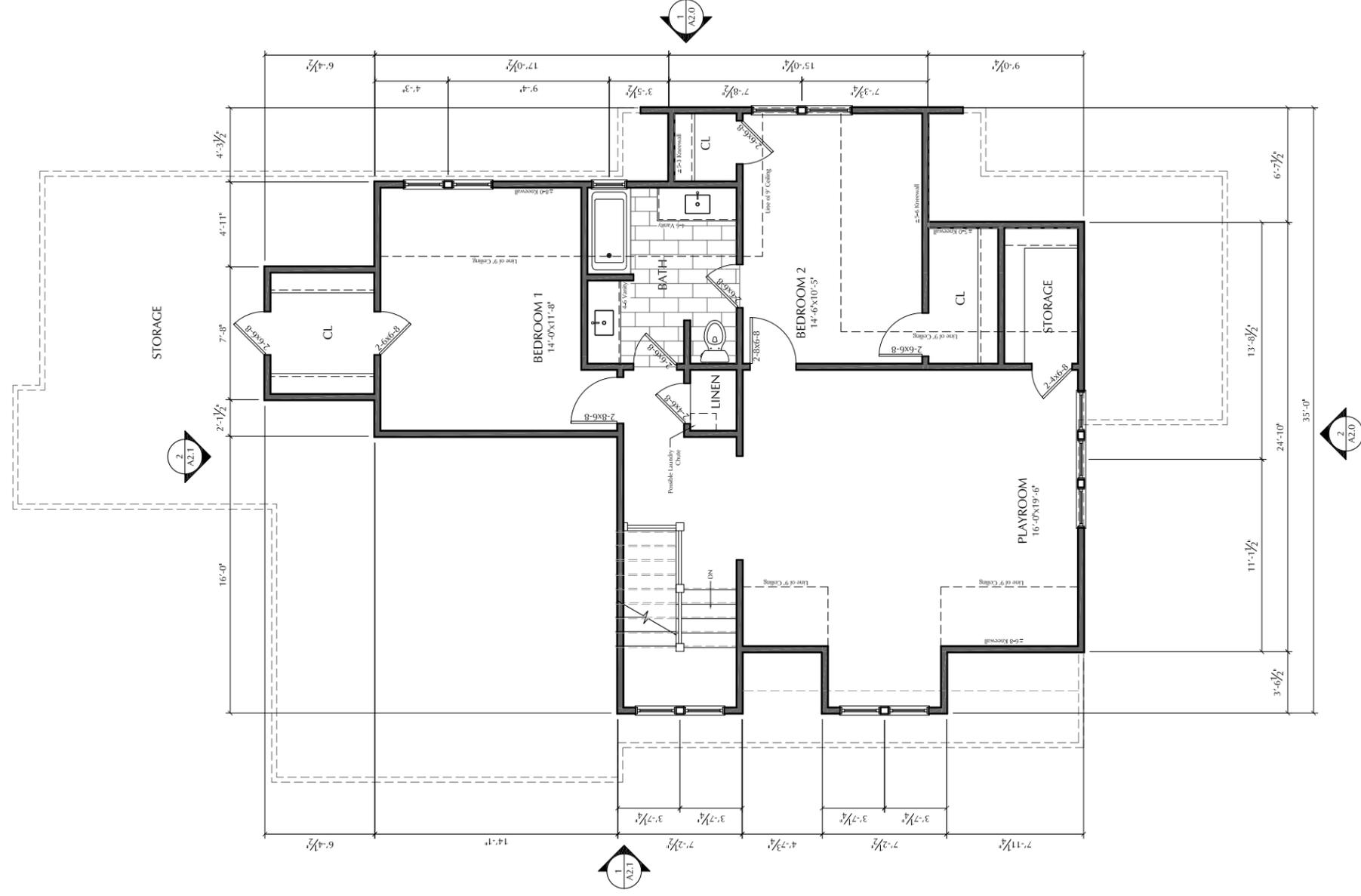


Drawings:
First Floor Plan
Date:
01.30.17

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

A New Residence for:
The Stephens' Residence
2200 Grantland
Nashville, TN 37204

A1.0



1
A2.1

Second Floor Plan



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

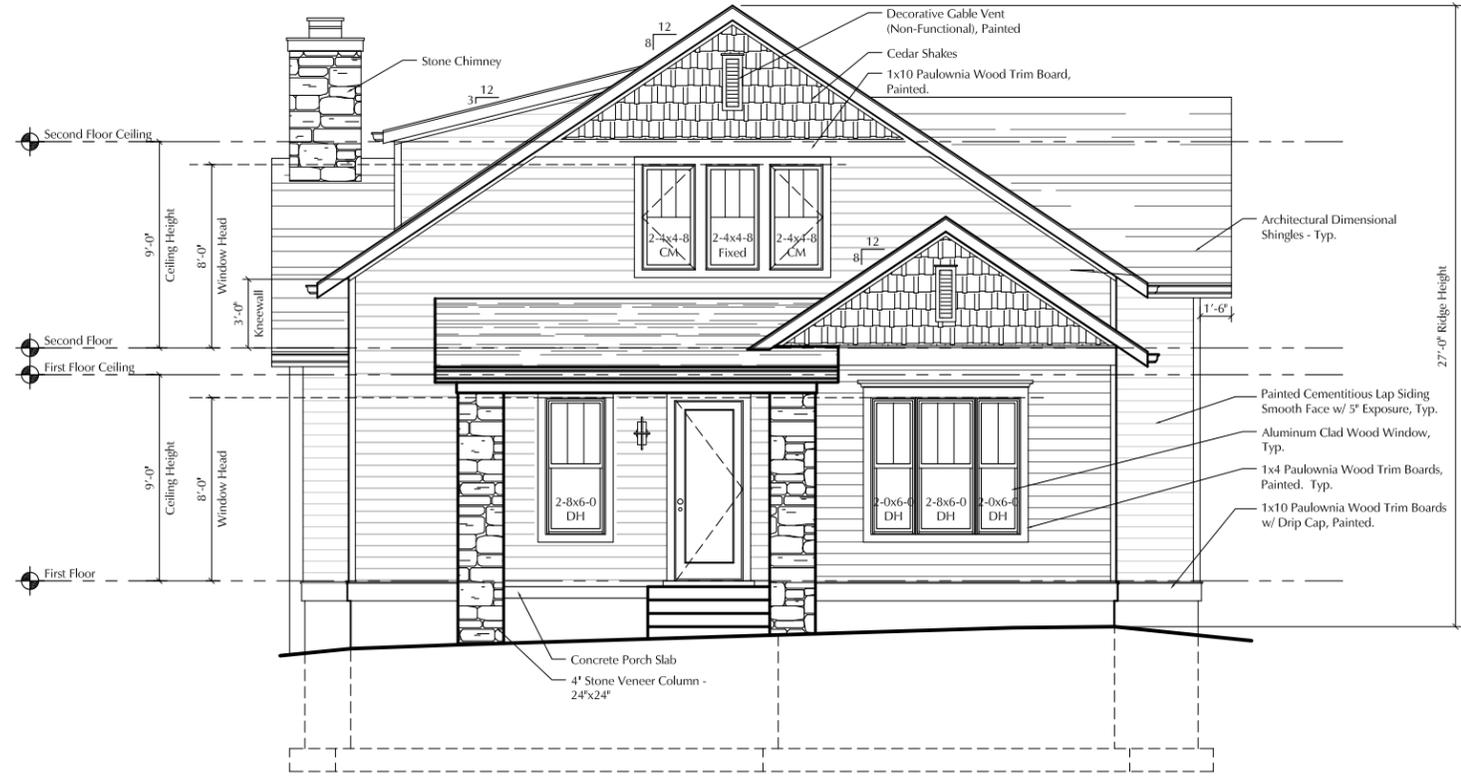
Drawings:
Second Floor Plan
Date:
01.30.17

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

A1.1

A New Residence for:
The Stephens' Residence
2200 Grantland
Nashville, TN 37204

MHZC PRESERVATION PERMIT APPLICATION



2 Front Elevation



1 Right Side Elevation



A New Residence for:
The Stephens' Residence
 2200 Grantland
 Nashville, TN 37204

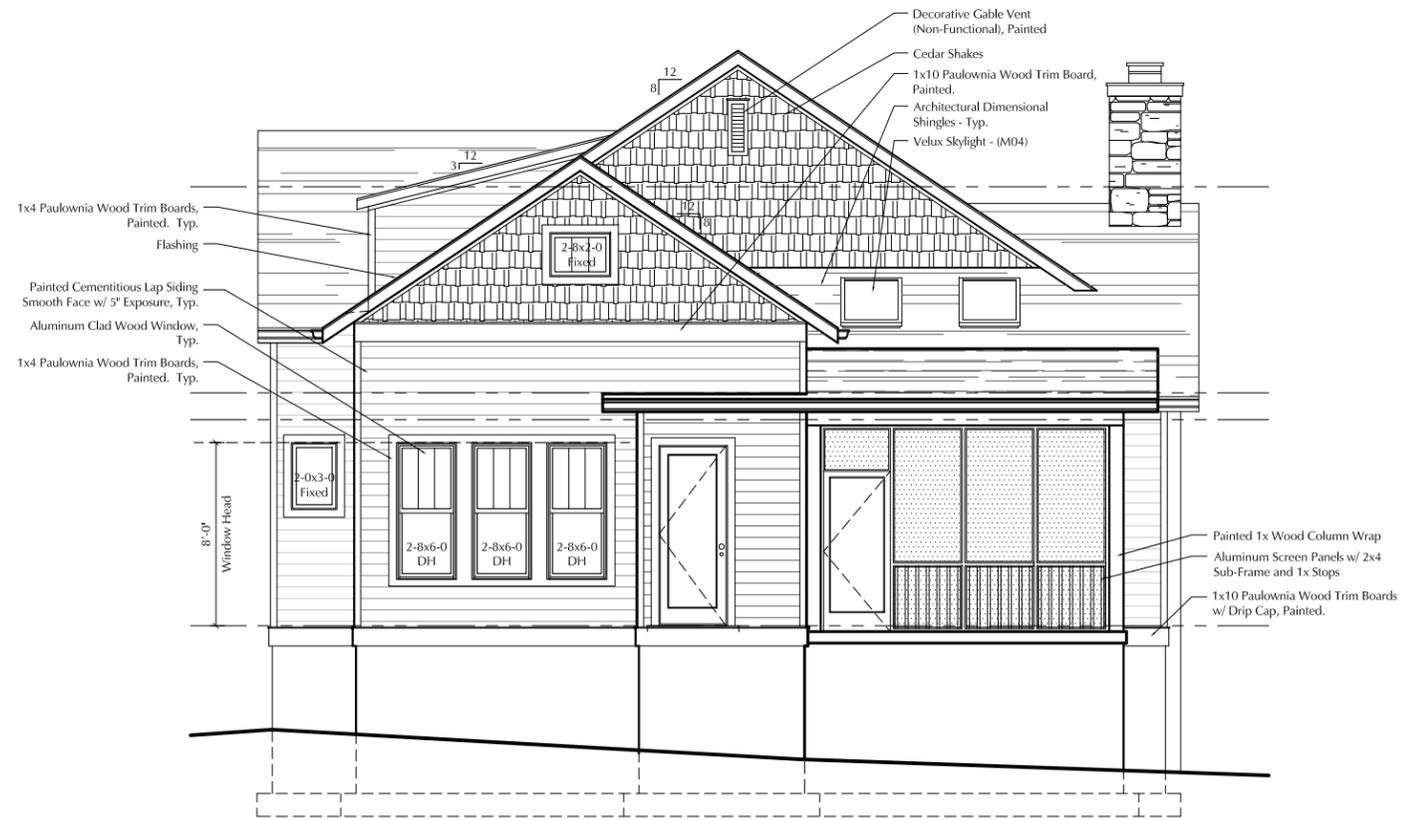
ALLARD WARD
 ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 Elevations
 Date:
 01.30.17

A2.0



2 Left Side Elevation



1 Rear Elevation

