

DAVID BRILEY  
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

1014 Petway Avenue

August 15, 2018

**Application:** New Construction—Addition; Partial Demolition

**District:** Greenwood Neighborhood Conservation Zoning Overlay

**Council District:** 05

**Map and Parcel Number:** 08301026100

**Applicant:** Patrick Rasmussen

**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

**Description of Project:** This application is for a rear addition to the contributing building.

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

1. Staff approve the windows, door, trim, and roofing color prior to purchase and installation;
2. For non-masonry buildings, 4 inches (nominal) wood corner-boards are required at the face of each exposed corner; and
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the application meets section II.B. of the *Greenwood Neighborhood Conservation District: Handbook and Design Guidelines*.

### Attachments

**A:** Photographs

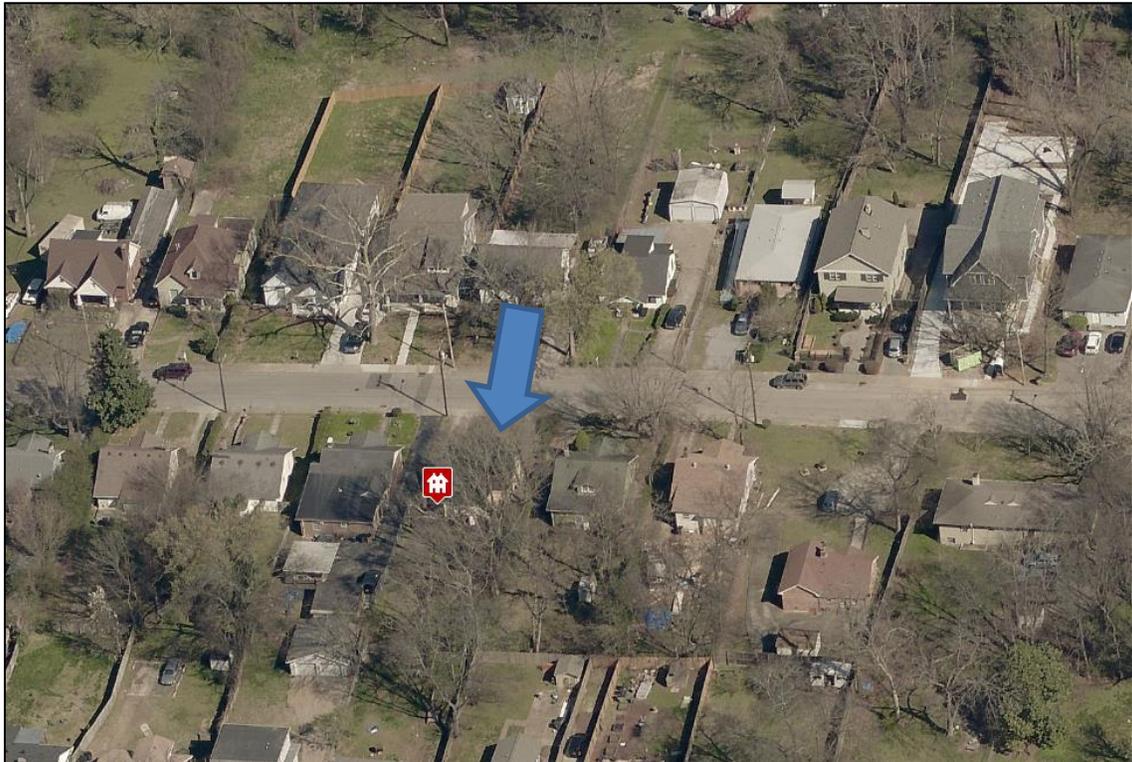
**B:** Site Plan

**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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

##### *Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

##### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

### **g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

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

### **i. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

### **j. Public Spaces**

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

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

## **2. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

#### *Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*Additions that tie into the existing roof should be at least 6" off the existing ridge.*

*In order to assure that an addition has achieved proper scale, the addition should:*

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*
- Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.*

*When an addition needs to be taller:*

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

*When an addition needs to be wider:*

*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

*Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

*Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

*Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in*

*material from masonry to wood allows for a minimum of a four inch (4") inset.  
Foundation height should match or be lower than the existing structure.  
Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.*

#### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.  
Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.  
Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

#### *Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.  
The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

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

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

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

#### *Side Additions*

- b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.  
Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass*

*wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

f. Additions should follow the guidelines for new construction.

#### **III.B.1 Demolition is Not Appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

#### **III.B.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** The house located at 1014 Petway Avenue is a bungalow that was constructed c. 1925 and contributes to the character of the Greenwood Neighborhood Conservation Zoning Overlay (Figure 1). In July 2018, staff issued a preservation permit to re-open a window opening that had been enclosed on the right side façade of the historic house and to replace the existing siding and windows (Figure 2). No changes to the size or location of the existing windows were permitted.



Figure 1: 1014 Petway Avenue



Figure 2: Window to be re-opened

**Analysis and Findings:**

**Demolition:** An existing single-story rear addition is to be demolished (Figure 3). While the 1957 Sanborn map appears to include the rear portion of the house to be demolished, it has been altered since that time to enclose a covered porch (Figure 4). Staff finds the removal of the rear addition to be appropriate given its location at the rear. Staff finds that the proposed partial demolition meets Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition.



Figure 3: Rear addition to be demolished

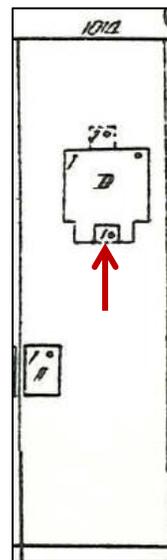


Figure 4: 1957 Sanborn map

Height & Scale: The addition will be no taller or wider than the historic house and will not more than double the existing depth and footprint. The existing house is thirty-five feet deep (35') and has a footprint of eight hundred and seventy square feet (870 sq. ft.). The net additional depth that will be added by the addition is approximately nineteen feet, eleven inches (19'-11"), and the net additional footprint will be approximately six hundred and nineteen square feet (619 sq. ft.). The addition increases the net footprint and depth of the house by more than fifty percent (50%), so it could not be approved administratively.

The addition will tie in approximately nine inches (9') below the ridge of the historic house. The foundation and eave heights will match that of the existing building. Since the addition does not more than double the footprint or depth of the existing house and is no wider or taller than the existing house, staff finds that the addition meets the design guidelines. Staff finds that the height and scale are compatible and the proposed addition meets Sections II.B.1.a. and b.

Design, Location & Removability: The single story addition is located at the rear of the historic house and is set in one foot (1') from both rear corners, in accordance with the design guidelines. The addition's inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. Its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. The project meets section II.B.2.a, II.B.2.d, II.B.2.e, and II.B.2.f for additions.

Setback & Rhythm of Spacing: The addition will be nine feet (9') from the left side, thirteen feet (13') from the right side, and fifty-nine feet (59') from the rear property line. The proposed addition meets all base zoning setbacks. The project meets section II.B.1.c.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Parged	Yes	
<b>Cladding</b>	5" cement fiberboard lap siding	Smooth	Yes	
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes
<b>Trim</b>	Not indicated	Unknown	Unknown	Yes
<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Rear door</b>	Not indicated	Needs final	Unknown	Yes

		approval		
--	--	----------	--	--

The plans do not show corner-boards at the face of each exposed corner. Four inch (4”) nominal corner-boards must be shown on the elevations since the addition is non-masonry. With the condition that the elevations incorporate corner-boards and the condition that staff approve the materials for the windows, door, trim, and roofing color prior to purchase and installation, staff finds that the project can meet Section II.B.1.d.

Roof form: The addition has a gabled roof form with 8/12 pitch that will tie into the existing roof approximately nine inches (9”) below the ridge. Staff finds that the proposed roof form is compatible with the existing house, and meets Section II.B.1.e.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, meeting the proportion of historic window openings. There are two expanses on the right side façade that are approximately fifteen to sixteen feet (15’ – 16’) without a window or door opening. This will face the neighboring home at a distance approximately fifteen feet (15’) away. As such, the visibility of this area will be minimal from the street. For this reason, staff finds that the proportion and rhythm of openings could meet the design guidelines since the design guidelines indicates that “leniency can be given to minimally visible side or rear wall.” In addition, staff recently issued a permit to re-open a previously enclosed window on the right side façade near the front, which is much more visible. The submitted plans indicate no changes to the window and door openings on the existing house. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i.

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

1. Staff approve the windows, door, trim, and roofing color prior to purchase and installation;
2. For non-masonry buildings, 4 inches (nominal) wood corner-boards are required at the face of each exposed corner; and
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

With these conditions, staff finds that the application meets section II.B. of the *Greenwood Neighborhood Conservation District: Handbook and Design Guidelines*.



New dimensional roofing  
color to be close to existing

New windows to match look of old ones  
Type to be approved by Historical

New 5 1/4" hardie siding

Front view to not change  
Just update the outside

Cap to go over chimney to stop leaks

New roof to be 7.25 / 12 and not to go above old roof line



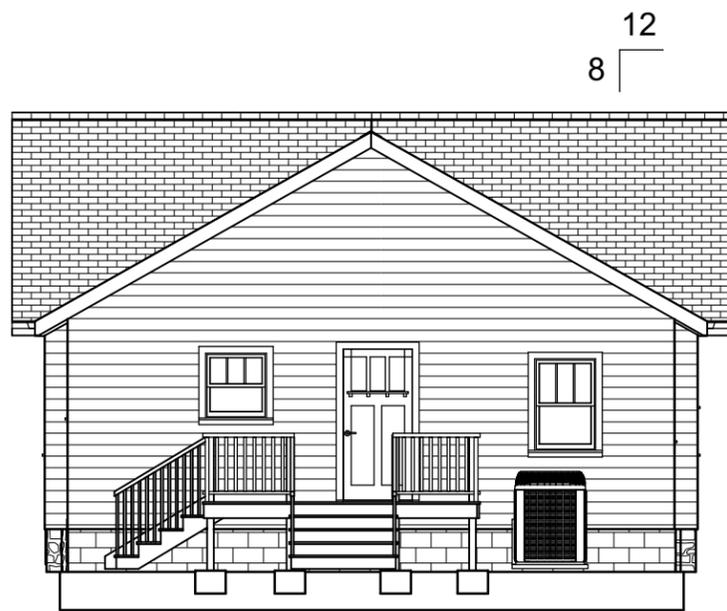
West View

Will look if window will be able to be put back

New foundation to meet building codes  
with a parge/skim coat on CMU

New roof fascia to line up to old

9 1/8" below old ridge



Rear View

8x16 CMU foundation wall  
Painted to blend with old stone



East view

Date	Description

Elevation view  
on 11" x 17"

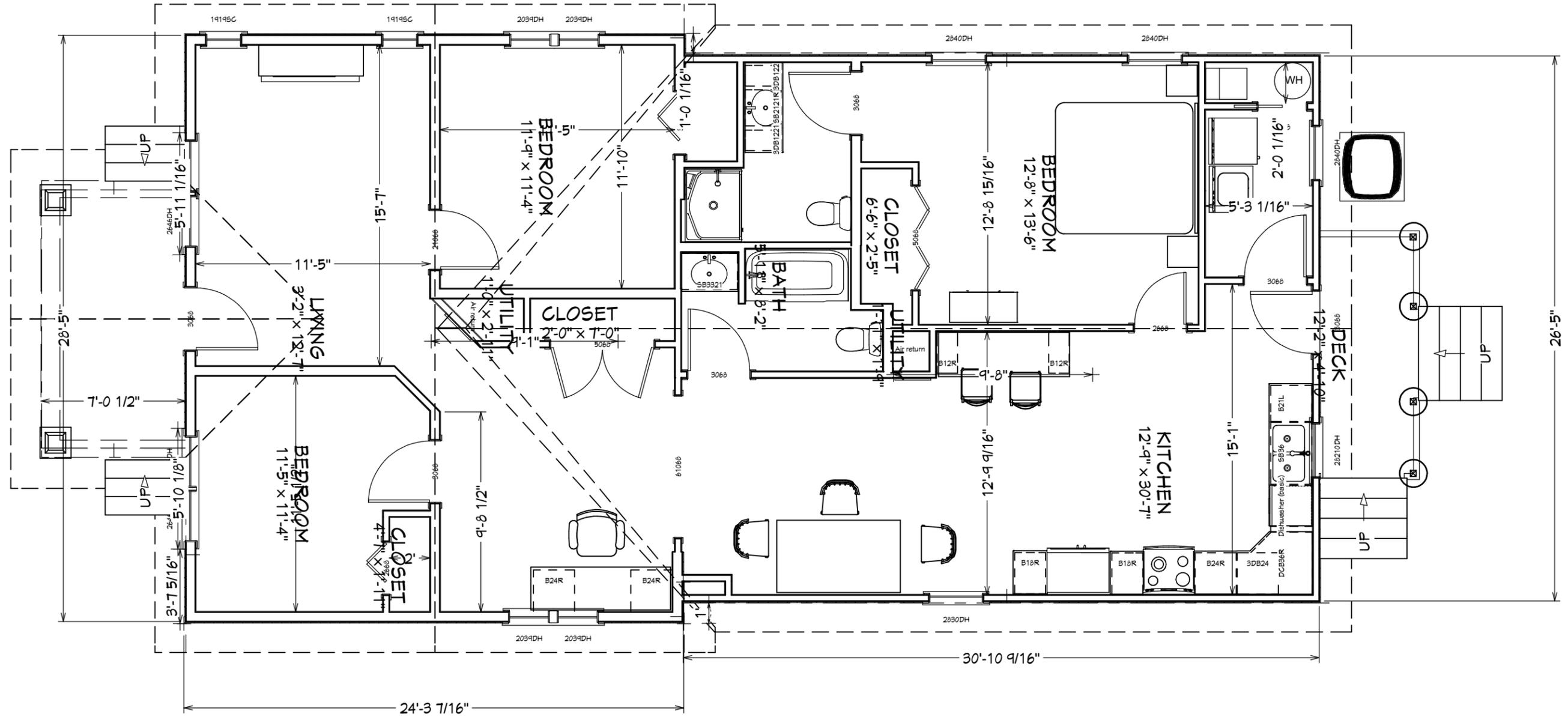
1014 Petway

Patrick Rasmussen  
615-579-0330

7/22/2018  
SCALE:  
1/8"=1'-0"  
SHEET:

**E-1**

LIVING AREA  
1502 sq ft



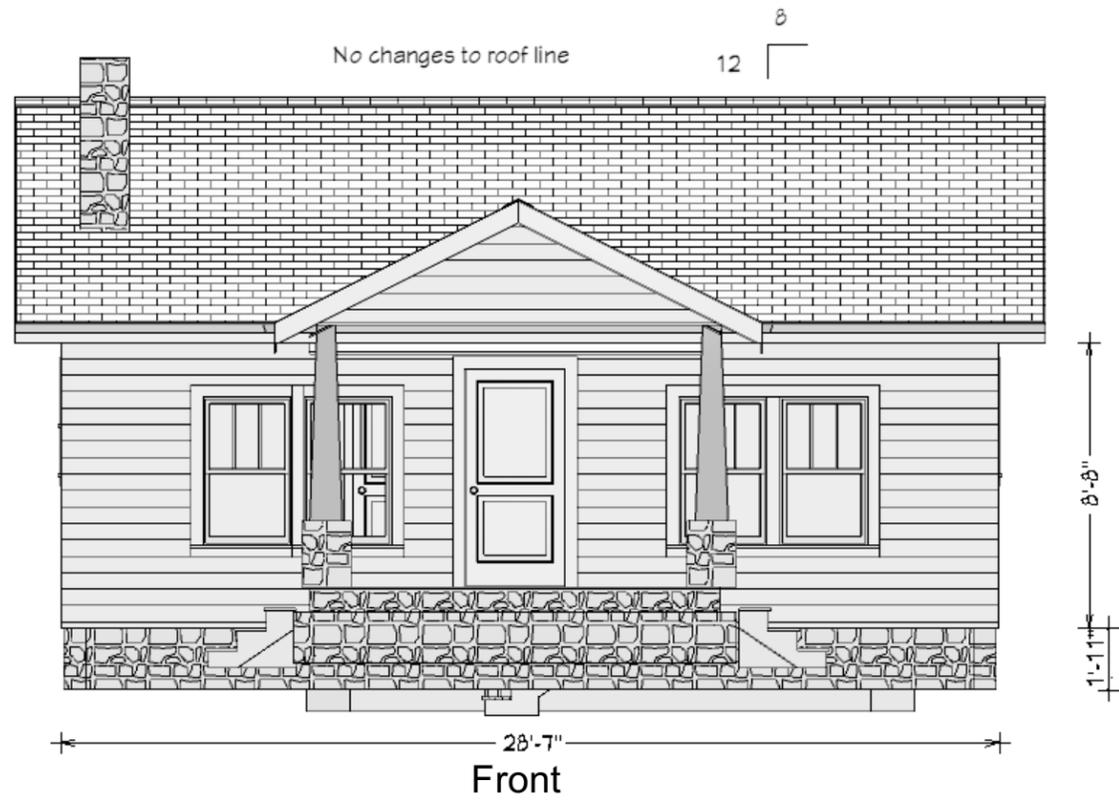
Date	Description

Floor Plan  
on 11" x 17"

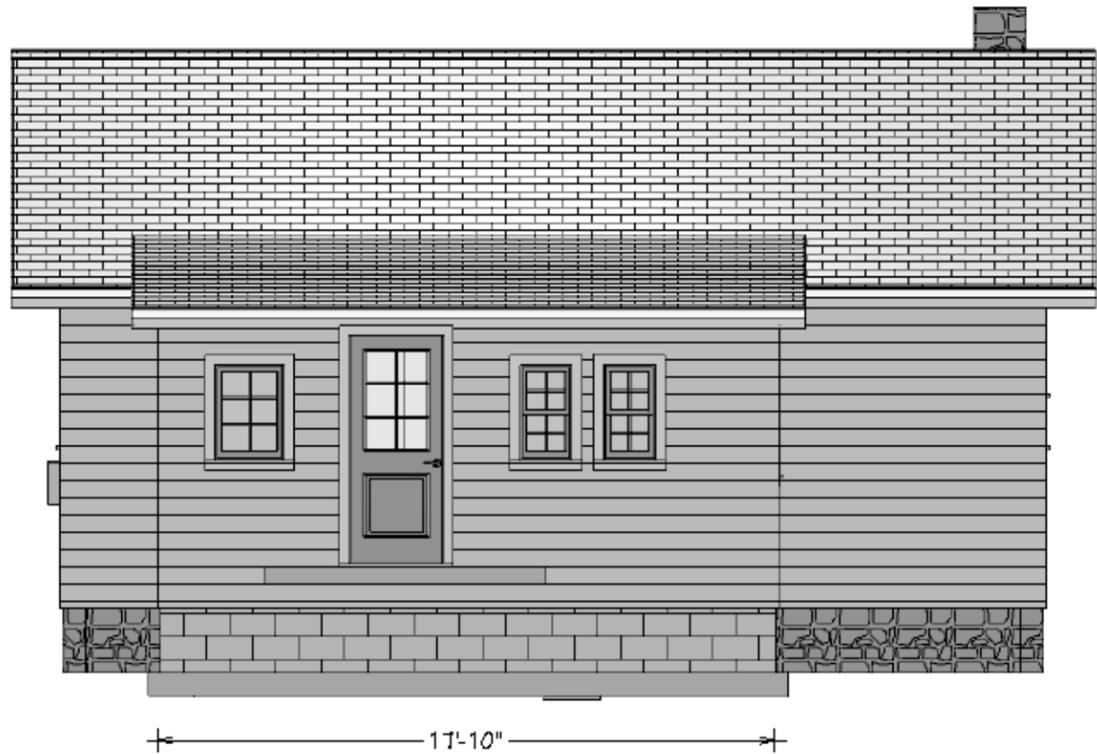
1014 Petway Ave

Patrick  
Rasmussen  
615-579-0330

8/1/2018  
SCALE:  
3/16"=1'-0"  
SHEET:  
**F-1**



Front



Back

As Is views



West end



East end

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
Site plan as is

PROJECT DESCRIPTION:  
1014 Petway

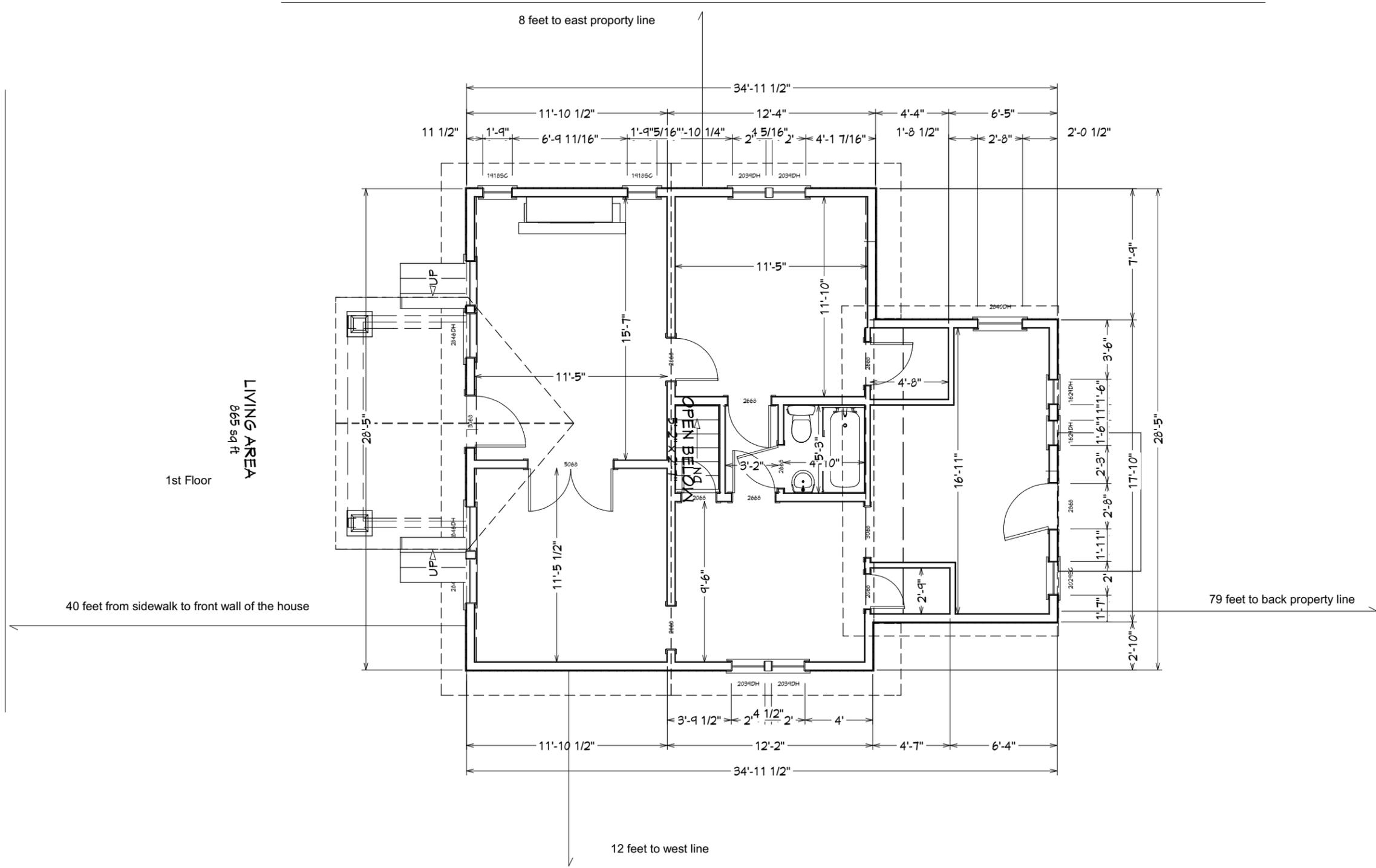
DRAWINGS PROVIDED BY:  
Patrick Rasmussen  
615-579-0330

DATE:  
7/17/2018

SCALE:

SHEET:

**E-1**



1st Floor  
**LIVING AREA**  
 865 sq ft

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	
Site plan as is	

PROJECT DESCRIPTION:	1014 Petway
----------------------	-------------

DRAWINGS PROVIDED BY:	Patrick Rasmussen 615-579-0330
-----------------------	-----------------------------------

DATE:	7/17/2018
SCALE:	1/4" x 1' -0"
SHEET:	S-1