

JOHN COOPER
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

STAFF RECOMMENDATION
2218 Grantland Avenue
March 17, 2021

Application: New Construction—Addition
District: Woodland in Waverly Historic Preservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10514011200
Applicant: Brittney Blanton, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to enlarge a one and one-half story historic house with a rear addition. The addition will match the height of the historic house but will be fourteen feet (14') wider to the right.</p> <p>Recommendation Summary: Staff recommends approval of the proposed rear addition with the following conditions:</p> <ol style="list-style-type: none">1. The brick selection, roof color, and window and door selections are approved prior to construction; and2. The HVAC is located on the rear façade, or on a side façade beyond the midpoint of the house <p>Meeting those conditions, Staff finds that the proposal meets the design guidelines for additions in the Woodland-in-Waverly Historic Preservation Zoning Overlay.</p>	<p>Attachments A: Site Plan B: Floor Plans C: Elevations</p>
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Applicable Design Guidelines:

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

1. 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 should tie-in at least 6" below 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 higher 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.

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 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 Additions

When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) 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.

- b. 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.

- c. 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.

- d. 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.

- e. Additions should follow the guidelines for new construction.

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.

V. DEMOLITION

V.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.

V.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 of the historic zoning ordinance.

Background: The building at 2218 Grantland Avenue is a one and one-half story Transitional Victorian house. The roof of the house is gabled to the front and hipped at the rear, with smaller projecting gables on both sides. The house was constructed circa 1910 and is a contributing structure to the historic character of the district because of its age and architecture.



Fig. 1: 2218 Grantland Avenue

The house has been enlarged with a rear addition that wraps around the corner from the right side, but the original form is otherwise intact.

The lot at 2218 Grantland Avenue is seventy-five feet (75') wide, approximately fifty percent (50%) wider than most other lots on the street, and the house is shifted to the left side of the lot.

Analysis and Findings: The applicant proposes to enlarge the house with a rear addition. The addition will expand wider than the historic house to the right.

Demolition: Portions of the rear wall and the rear slopes of the roof will be removed to accommodate the proposed new rear addition. An earlier addition that wraps the right-rear corner of the house will also be removed. The elements on the rear of the building are not visible and therefore do not contribute to the historic character of the house. The earlier addition on the right is more visible, but it is not historic and does contribute to the historic character.

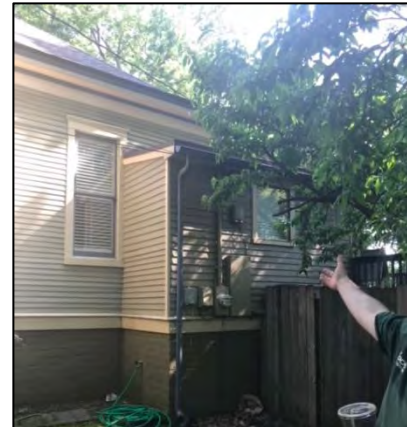


Fig. 2: Existing addition wraps the rear-right corner of the house.

Staff finds that the proposal meets demolition meets Section V.B.2 for appropriate partial demolition.

Location and Removability: The rear addition will be one story tall, stepped in six inches (6") from the primary side wall of the house on the right side before going back, then stepping out fourteen feet (14') to the right. On the left side the wall of the addition will not be stepped in, tying in flush with the existing side wall. Additions are typically required to step in at least one foot (1') in order to preserve the integrity of an historic house form, however the rear of this structure was altered by the previous addition that does not step in from the left side and wraps the right-rear corner. The roof of the addition will be stepped in so as to not impact the original roof form.

Staff finds the location of the proposed rear addition and the general character of the design to be compatible with the historic house, and that it will meet sections III.B.1.a and III.B.1.d of the design guidelines for additions.

Design: The character of the addition is compatible to the historic house in its detailing, with similar roof shapes, window proportions, and matching exterior materials. Although the addition will be wider to the right, it will be subordinate in scale because the height matches the existing and the additional width is only half that of the historic house. The addition is only stepped in six inches (6") on the ridge and ties in flush with the existing house on the left, but it attaches to an existing addition not the original structure.

Staff finds that the character of the addition is compatible with the historic house and meets Sections III.B.1.c, III.B.1.d, and III.B.1.e.

Height, Scale: As the rear addition extends back, after stepping in for a span of four feet (4'), it will step out and expand in fourteen feet (14') wider to the right. The additional width is less than half the width of the historic house. The wider portion of the addition will have a side-gabled roof matching the ridge and eave heights of the historic houses. Although additions should generally be behind an historic house, staff finds that the addition width is appropriate because the lot at 2218 Grantland Avenue is wider than the typical lot on the block, the house is off-center on the lot, and the addition is only one and one-half story with a side-gable roof form that lessens the visual impact of the half-story as seen from the street.



Fig. 3: Rear of 2218 Grantland Avenue, the roof of the existing addition is stepped down from the original roof.

On the left side, the addition will match the width of the historic house. The roof of the addition will also match the ridge and eave heights of the historic house, but it will be stepped in so as to not impact the side slope or ridge of the historic form.

Staff finds the height and scale of the proposed rear addition is compatible with the historic house and meets sections III.B.2.a and III.B.2.b of the design guidelines.

Setback & Rhythm of Spacing: The addition will match the existing setback on the house on the left and will have a right-side setback of ten feet (10'). The rear setback will be sixty-five feet (65'). These setbacks are consistent with the setbacks on surrounding historic houses.

Staff finds that the setbacks of the proposed addition are appropriate and meet Section III.B.2.c of the design guidelines.

Roof form: The roof of the addition will tie into the rear slope of the existing primary roof form, stepped in front the sides and below the peak. The roof will extend back and then the addition will go wider to the right with a side-oriented gable matching the height and pitches of the primary roof. The left and rear slopes of the addition’s roof will have small shed-roofed dormers, both with a pitch of 3/12.

Staff finds that the roofs of the addition are appropriate and meet Section III.B.2.e. of the Design Guidelines.

Materials, Texture, and Details and Material Color:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Match Existing	Yes	X
Primary Cladding	Cement-Fiber Clapboard	Smooth, Match Existing Exposure	Yes	
Trim	Cement-Fiber	Smooth	Yes	
Primary Roofing	Asphalt Shingle	Match Existing	Yes	
Secondary Roofing	Standing Seam Metal	Color Needs Approval	Yes	X
Windows	Double-Hung, Casement	Selection Needs Approval	Yes	X
Doors	Full Light	Selections Need Approval	Yes	X
Rear Porch Columns	Wood	Typical	Yes	
Rear Porch Floor	Wood	Typical	Yes	
Rear Porch Railing	Wood	Typical	Yes	
Rear Porch Stairs	Wood	Typical	Yes	

With a condition that the brick, roof color, and window and door selections are approved administratively, Staff finds the project's materials meet section III.B.2.d of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated. The windows on the first story of the proposed addition are generally twice as tall as they are wide, consistent with the proportions of windows on the historic house. The windows in the upperstory will have shorter proportions, which is not uncommon.

Staff finds the project's proportion and rhythm of openings meet section III.B.1.e of the design guidelines.

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. No new fences, walls, or other permanent landscape features are proposed.

Recommendation: Staff recommends approval of the proposed rear addition with the following conditions:

1. The brick selection, roof color, and window and door selections are approved prior to construction; and
2. The HVAC is located on the rear façade, or on a side façade beyond the midpoint of the house

Meeting those conditions, Staff finds that the proposal meets the design guidelines for additions in the Woodland-in-Waverly Historic Preservation Zoning Overlay.

BENNETT RESIDENCE

2218 GRANTLAND AVENUE
 NASHVILLE, TN 37204

ISSUE	DATE
HISTORIC SUBMITTAL	2.26.21

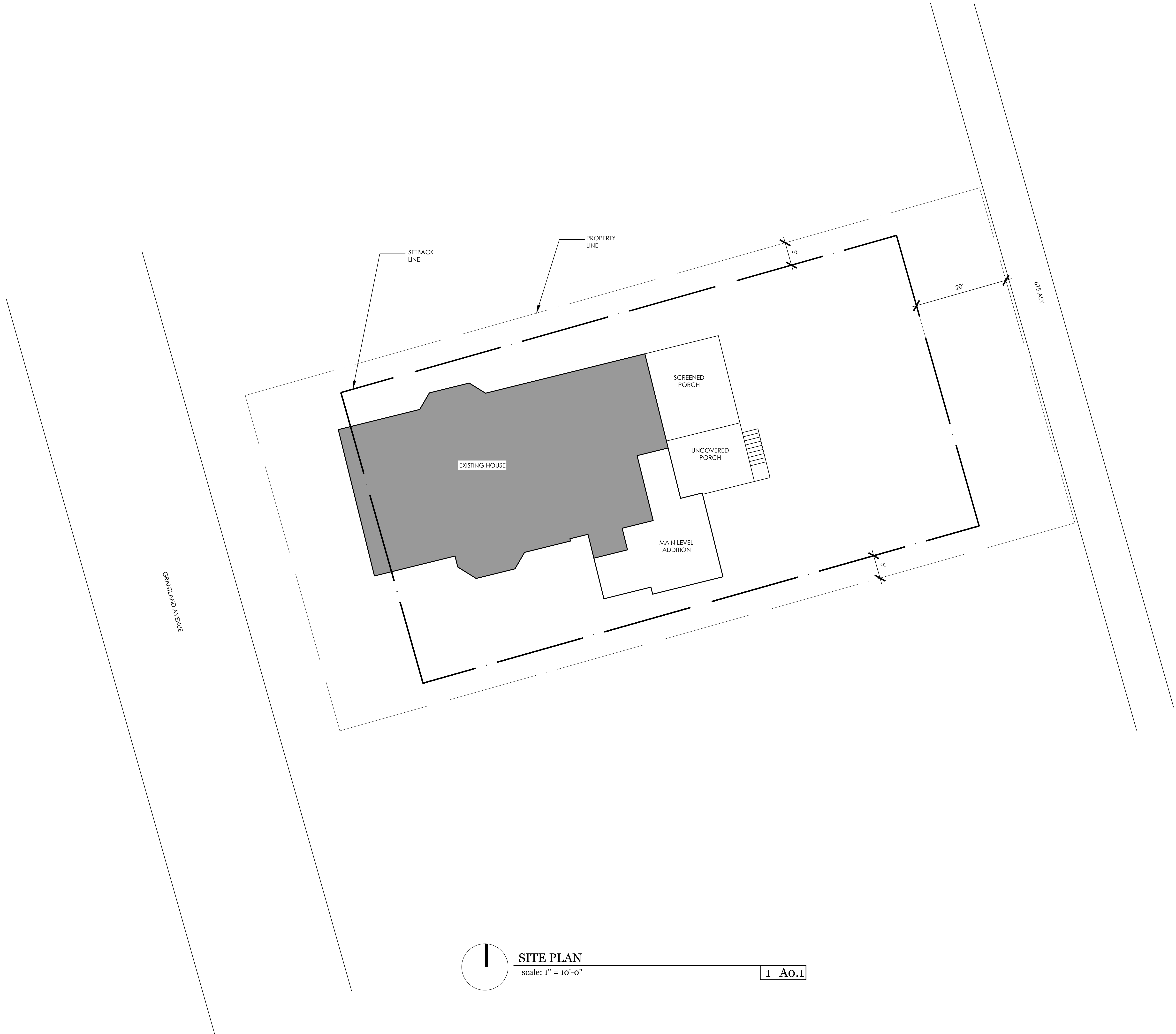
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PROJECT: 2028

SCALE: AS NOTED DRAWN BY: BB

SHEET TITLE: SITE PLAN

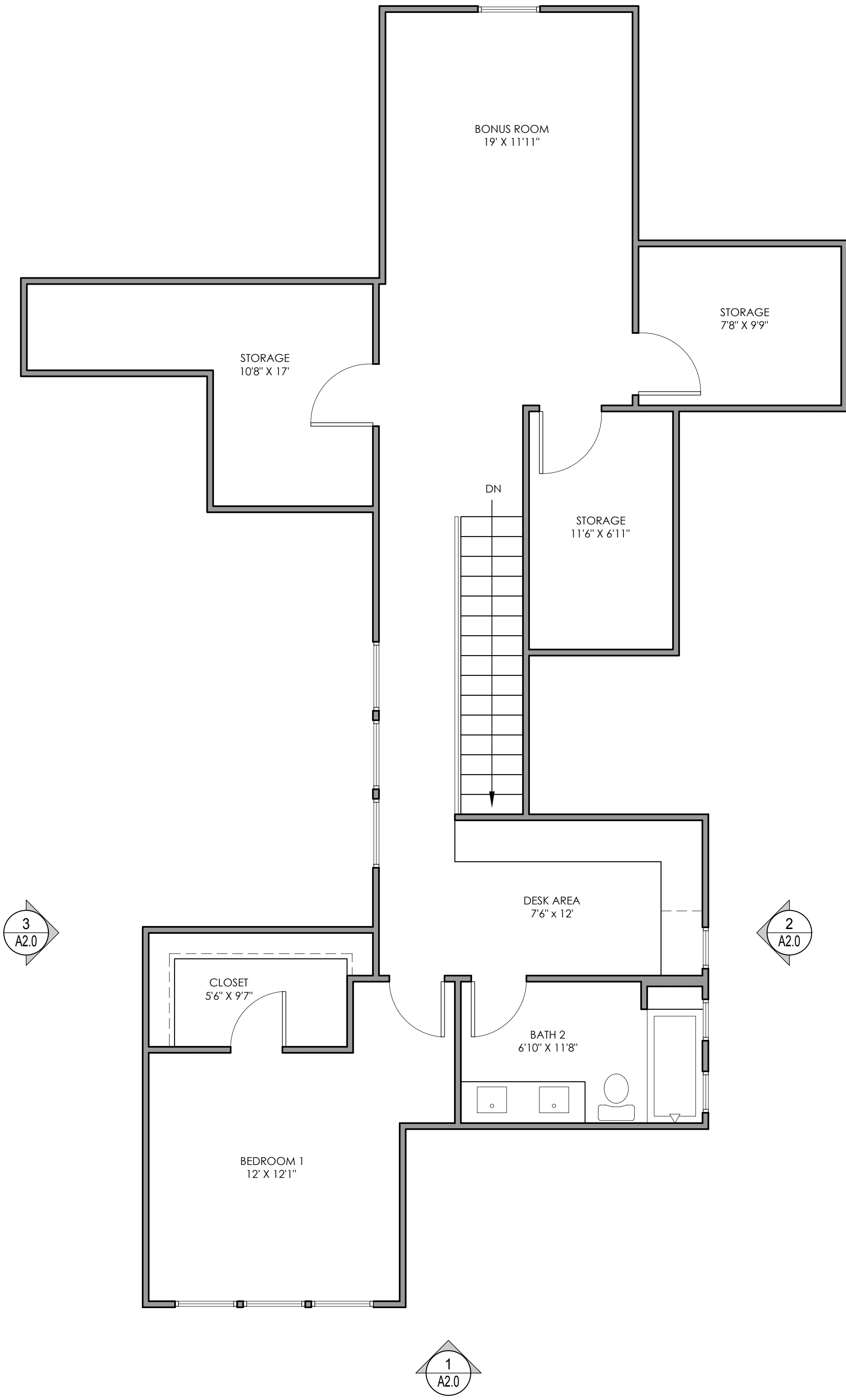
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SITE PLAN
 scale: 1" = 10'-0"

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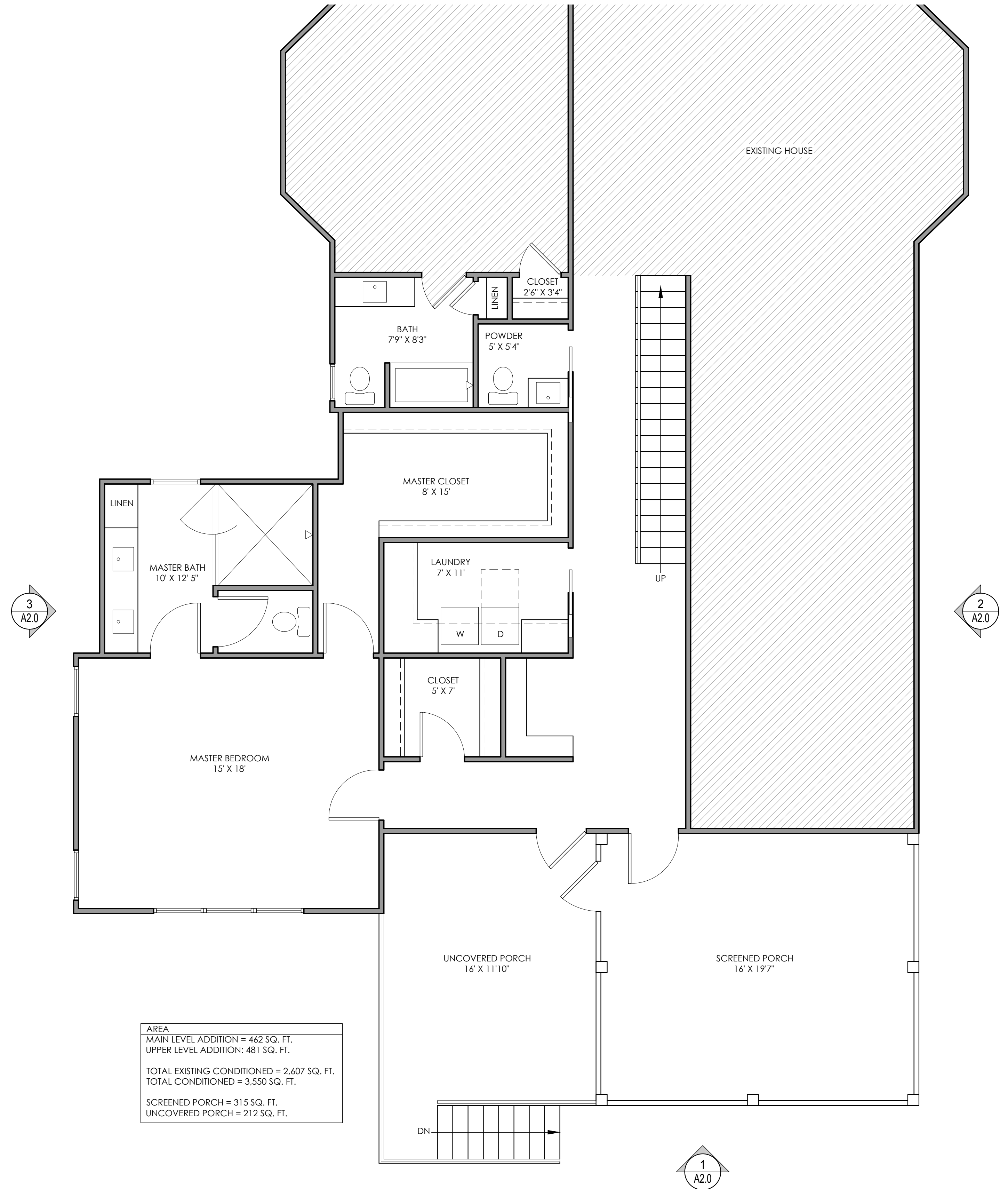
BENNETT RESIDENCE
 2218 GRANTLAND AVENUE
 NASHVILLE, TN 37204



UPPER LEVEL FLOOR PLAN

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

2 A1.0



AREA	
MAIN LEVEL ADDITION = 462 SQ. FT.	UPPER LEVEL ADDITION: 481 SQ. FT.
TOTAL EXISTING CONDITIONED = 2,607 SQ. FT.	
TOTAL CONDITIONED = 3,550 SQ. FT.	
SCREENED PORCH = 315 SQ. FT.	UNCOVERED PORCH = 212 SQ. FT.

MAIN LEVEL FLOOR PLAN

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

1 A1.0

ISSUE	DATE
HISTORIC SUBMITTAL	2.26.21

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SHEET TITLE: SCHEMATIC FLOOR PLANS

A1.0

BENNETT RESIDENCE
2218 GRANTLAND AVENUE
NASHVILLE, TN 37204



SOUTH ELEVATION

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

3 A2.0



NORTH ELEVATION

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

2 A2.0



REAR ELEVATION

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

1 A2.0

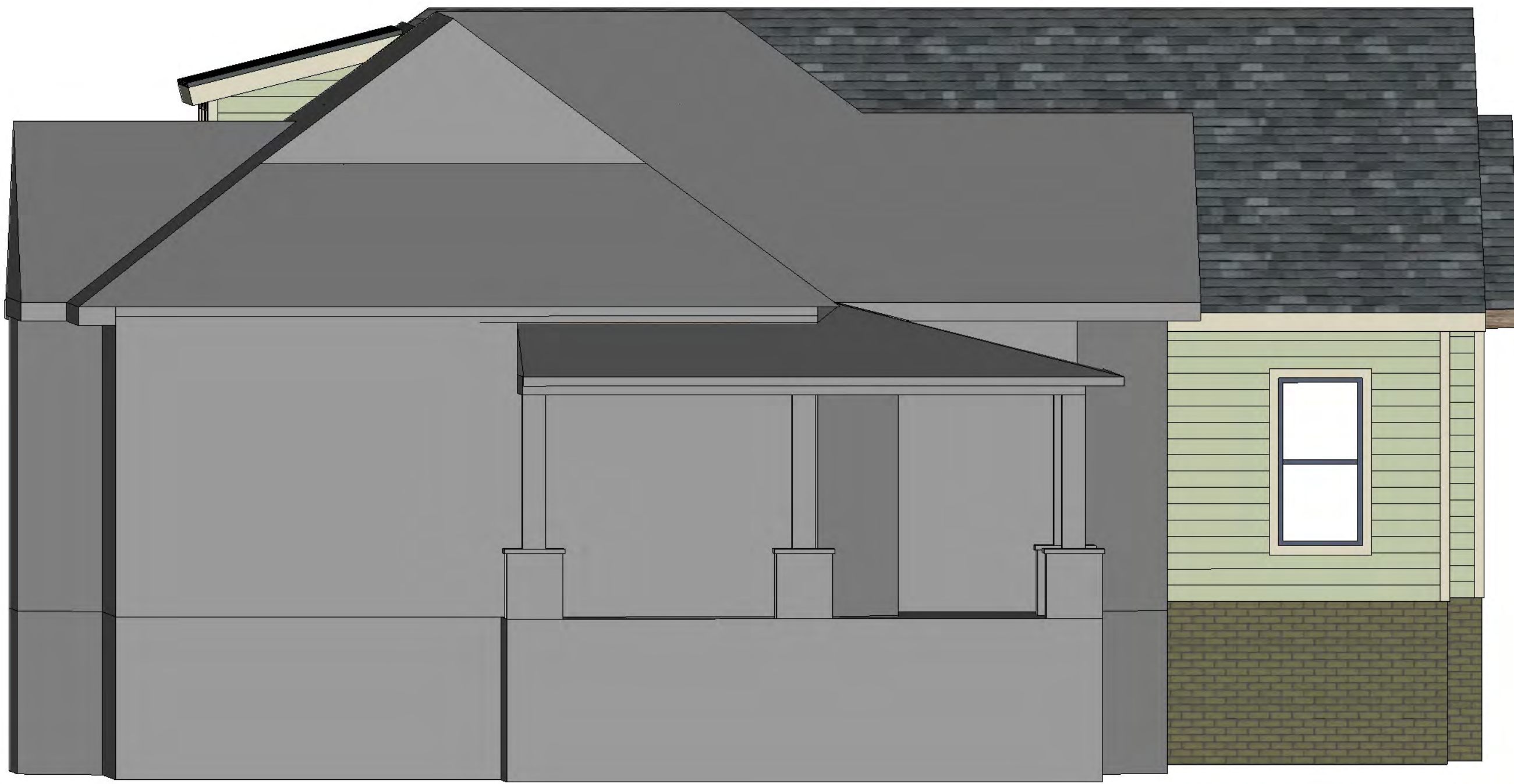
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2.26.21	HISTORIC SUBMITTAL

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PROJECT:	2028
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SHEET TITLE:	
EXTERIOR ELEVATIONS	

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BENNETT RESIDENCE

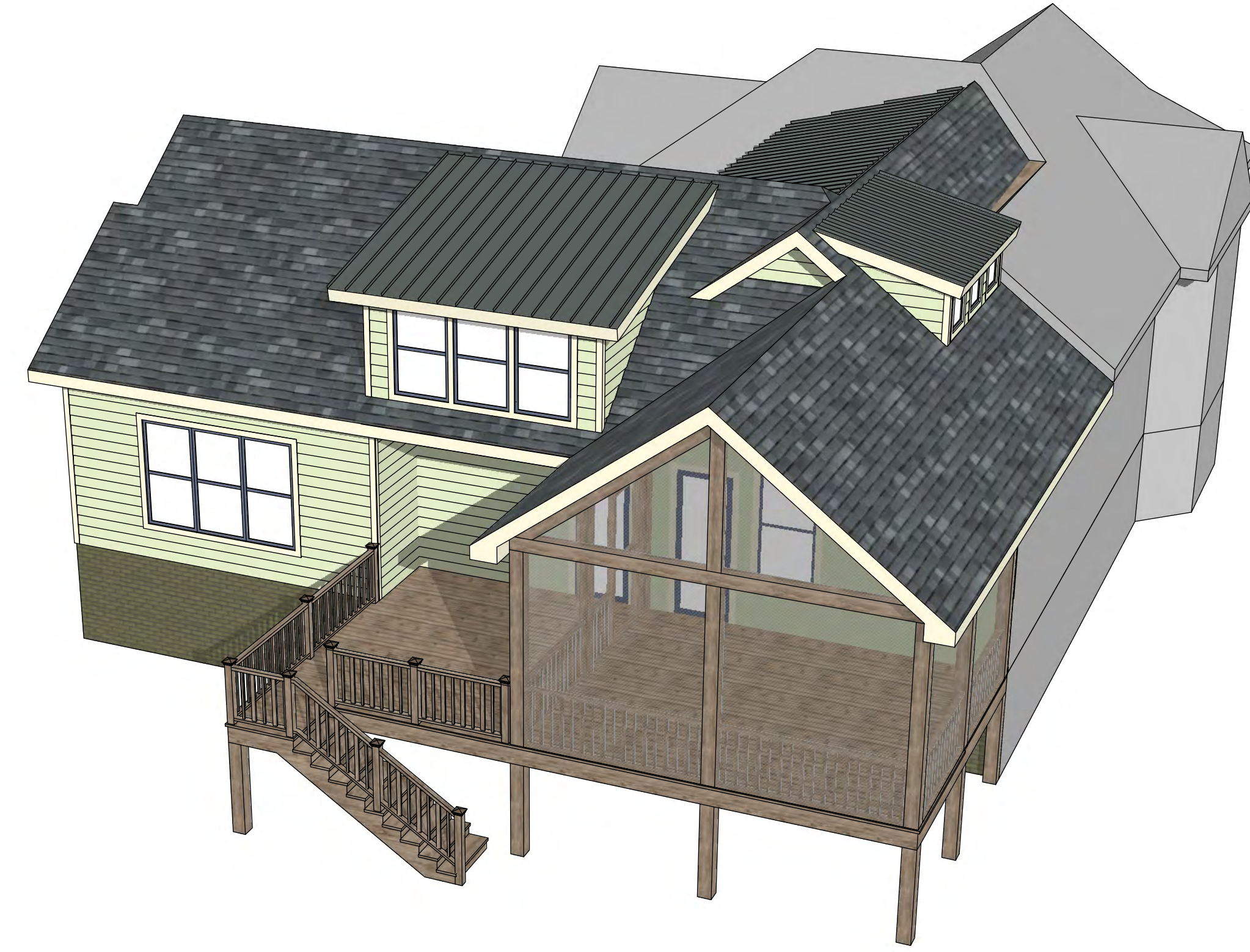
2218 GRANTLAND AVENUE
NASHVILLE, TN 37204



FRONT VIEW

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

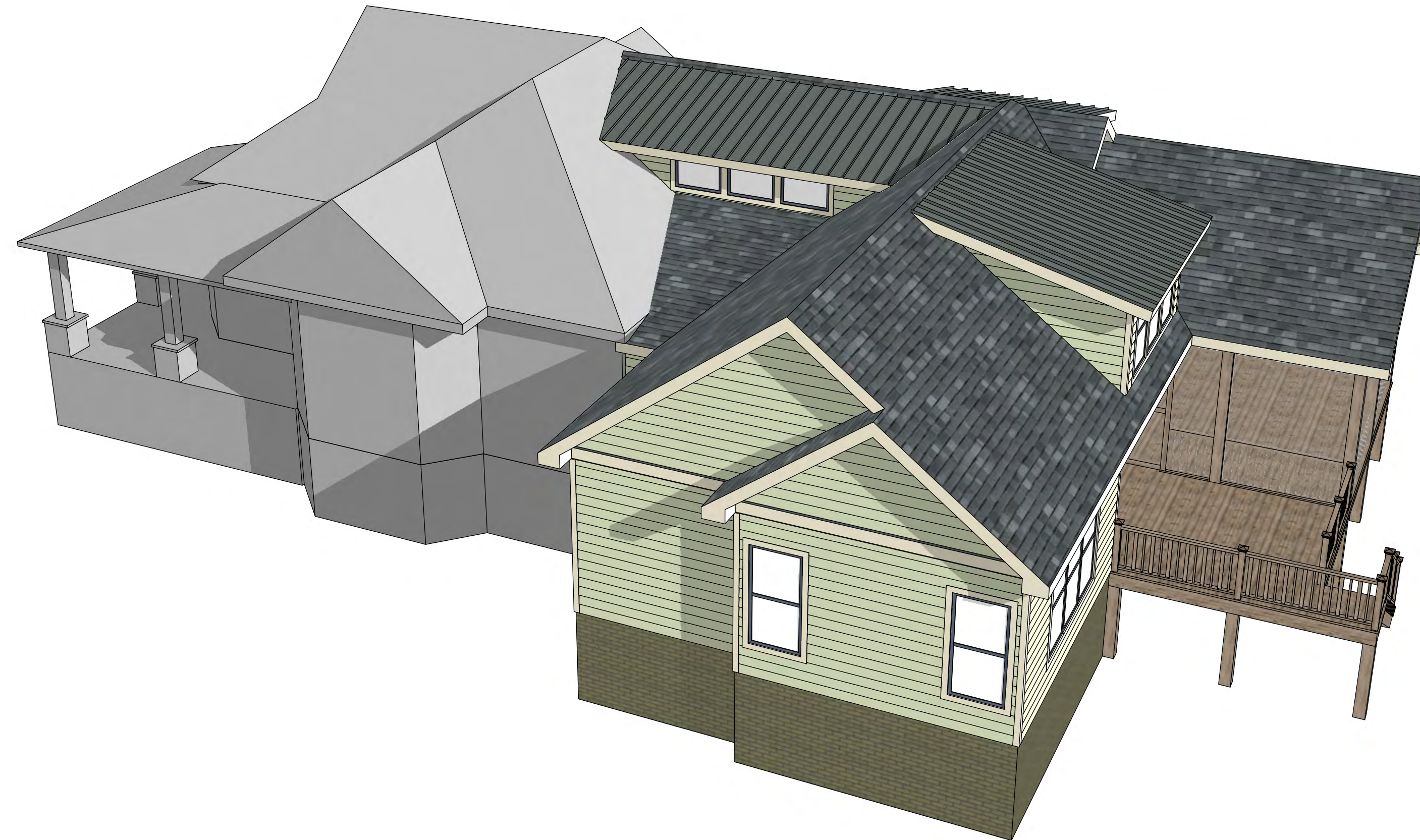
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PERSPECTIVE

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PERSPECTIVE

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ISSUE	DATE
HISTORIC SUBMITTAL	2.26.21

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SCALE:	DRAWN BY:
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SHEET TITLE:	
PERSPECTIVES	

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