



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
731 McFerrin Avenue
July 17, 2013

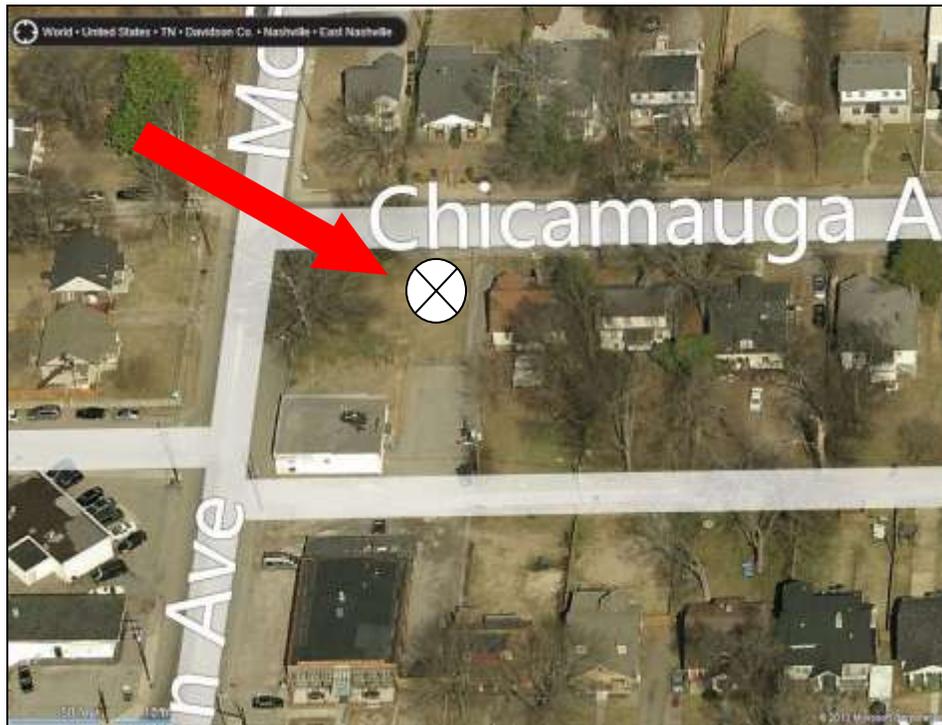
Application: New construction – outbuilding, Violation
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08208030700
Applicant: Cees Brinkman
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant made alterations to a pre-approved side-addition and constructed an outbuilding without a permit and seeks permission to keep the new construction and alterations.</p> <p>Recommendation Summary: Staff recommends disapproval of the current outbuilding and of the plastic sides added to the pre-approved side addition. Staff recommends that the structure and the plastic siding be removed within 30 days of the hearing. Staff finds that the projects do not meet the guidelines in terms of location and materials (II.B.a.,b, c, d, f, and i) for the Greenwood Neighborhood Conservation Zoning District.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Aerial does not show an existing addition, approved by the Commission in 2011.

Background: This single project extends across what was originally multiple lots. Multiple ones at the corner of McFerrin and West Eastland and another at the corner of McFerrin and Chicamauga Avenues. Facing McFerrin is a commercial building that houses The Pharmacy restaurant. The Commission approved an addition to this structure in 2011 that included a side addition, six foot (6') tall pressure treated wood fence, a front awning, new parking area and alterations to the front windows. The image below shows the project soon after completion of the addition and fence.



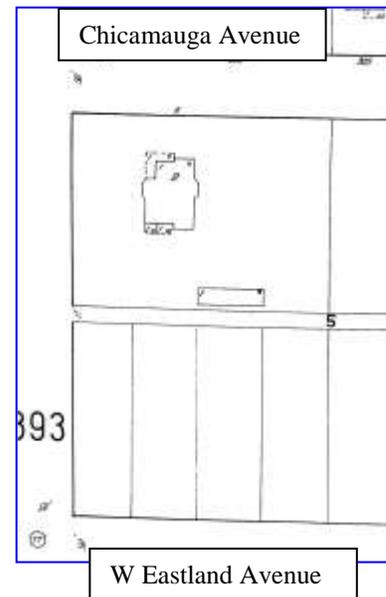
McFerrin

Since then the applicant has added plastic sides between the fence and the roof of the addition, which was permitted as an open-air structure.

This parcel also includes 902 Chicamauga, which was historically occupied by a residential home, facing Chicamauga, the sidewalk entry for which still remains.



Left, 902 Chicamauga. Right, 1914 Sanborn map showing house at 902 Chicamauga and a vacant lot at the corner of McFerrin and West Eastland Avenues.



The 1914 Sanborn map (previous page) shows that there were originally two lots between Chicamauga and West Eastland Avenues, with an outbuilding located towards the rear of the lot and a primary building facing Chicamauga.

Applicable Design Guidelines:

II.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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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*

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.

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.

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.

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.

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.

h. 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.

i. Outbuildings

- 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.

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.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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.

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.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

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.*

Analysis and Findings:

Due to the design and use, the structure was analyzed as an “outbuilding,” although there is no associated primary building currently located or planned for the lot facing Chicamauga Avenue. The structure was constructed without Preservation or Building Permits and because it does not meet the design guidelines, was unable to be approved by Staff.

When this violation was discovered, staff also noticed that plastic siding was being used in the previously approved side addition. Because plastic is not an appropriate siding material, staff can also not approve this alteration that was constructed without a permit.

Rather than making alterations to come into compliance, the applicant wishes to request approval of the current structure and plastic siding.

II.B. GUIDELINES

Height & Scale: The exact height of the structure is unknown as the drawings are not to-scale. Based on a rough measurement and comparison to the house next door which is approximately eighteen feet (18’) tall from grade, the outbuilding is approximately sixteen feet (16’) from grade at its highest point. The footprint is three hundred and eighty four square feet (384 sq. ft.). The height is inappropriate since the outbuilding is close to the same height as the primary building next door, which is within the height range of historic buildings in the immediate vicinity, and is highly visible from two public right-of-ways. Typically, outbuildings are subordinate to historic primary buildings. The project does not meet II.B.a and b.



This image shows the similarity in height between the primary building, which is estimated at about 18' and the outbuilding, which is estimated at 16' from grade at its tallest point.

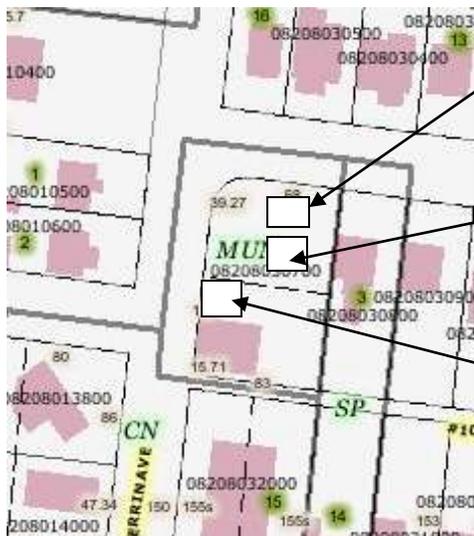
Setback, Orientation & Location: Because this is an outbuilding on a corner lot, it should be located towards the center of the lot and the interior lot line, where historic outbuildings were located. (See Sanborn Map on page three.) In this case, the structure sits forward of the historic homes to the left with a ten foot (10') setback. The setbacks of homes on this block of Chicamauga are between thirty-two and thirty-four feet (32'-34') from the front property line. The location is inappropriate.





Area before construction of the outbuilding. Construction of the side addition can be seen on the right side.

The orientation of a primary building on this lot should be towards Chicamauga, as the corresponding lot across the street has a house facing Chicamauga and historic maps show this type of development. The structure is an outbuilding and so should be oriented towards the rear of the lot even though a primary building does not exist or is planned. Currently, the outbuilding is oriented more like a primary building than an outbuilding. The project does not meet section II.B.c and f and II.B.i.2.



This is the general current location of the structure.

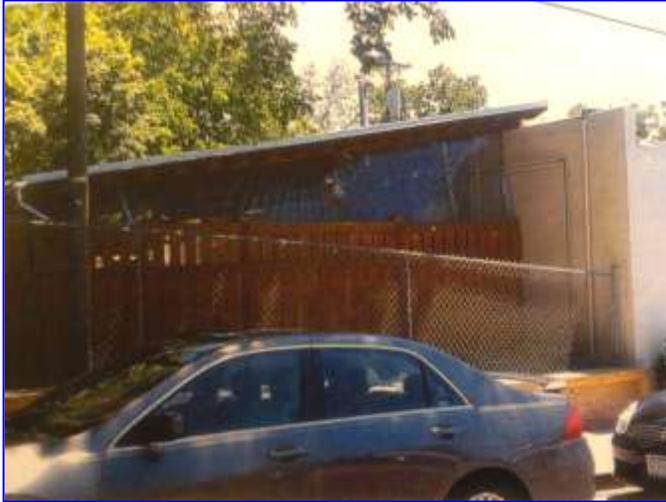
This is the appropriate location for the structure, based on historic precedent and context and the requirements of the design guidelines.

This is the location of the previously permitted side addition that now has plastic siding.

Design: The outbuilding is simple and utilitarian in design, as required by section II.B.i.1.

Materials, Texture, Details, and Material Color: The material of the outbuilding is wood with a standing-seam metal roof and a concrete slab. These materials are appropriate for a historic outbuilding in the district.

The plastic siding that is installed from the top of the fence to the top of the previously approved side addition is not an appropriate material for cladding and has been disapproved by the Commission in the past. The addition was approved as an open-air structure, without sides. Staff recommends removal of the siding.



This image shows the plastic material added to the pre-approved side addition, facing McFerrin Avenue.

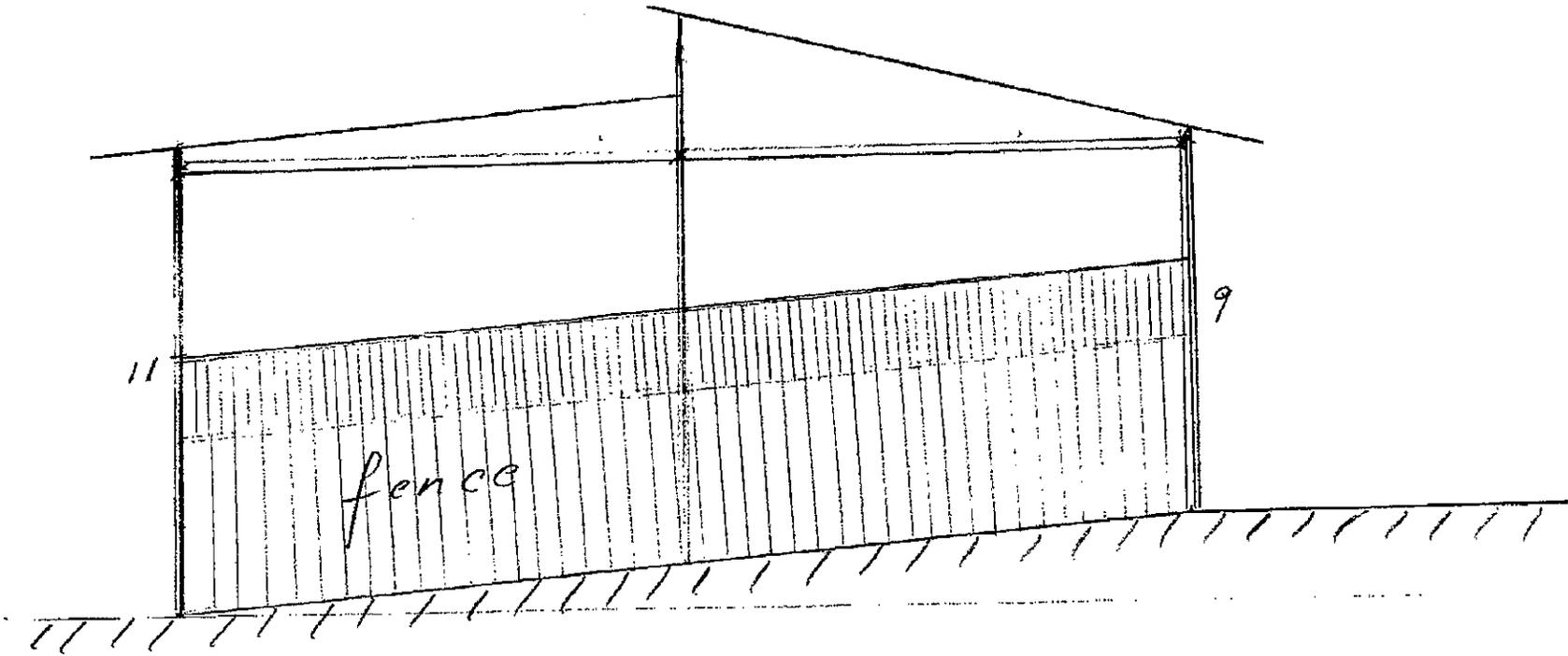
Roof Shape: The roof pitches were not noted on the plans; however, they do appear to have an appropriate slope for the district.

Proportion and Rhythm of Openings & Utilities: Section II.B.g and h are not relevant as the outbuilding and side addition are open and do not have windows and doors or utilities.

Recommendation: Staff recommends disapproval of the current outbuilding and of the plastic sides added to the pre-approved side addition. Staff recommends that the structure and the plastic siding be removed within 30 days of the hearing. Staff finds that the projects do not meet the guidelines in terms of location and materials (II.B.a., b, c, d, f, and i) for the Greenwood Neighborhood Conservation Zoning District.

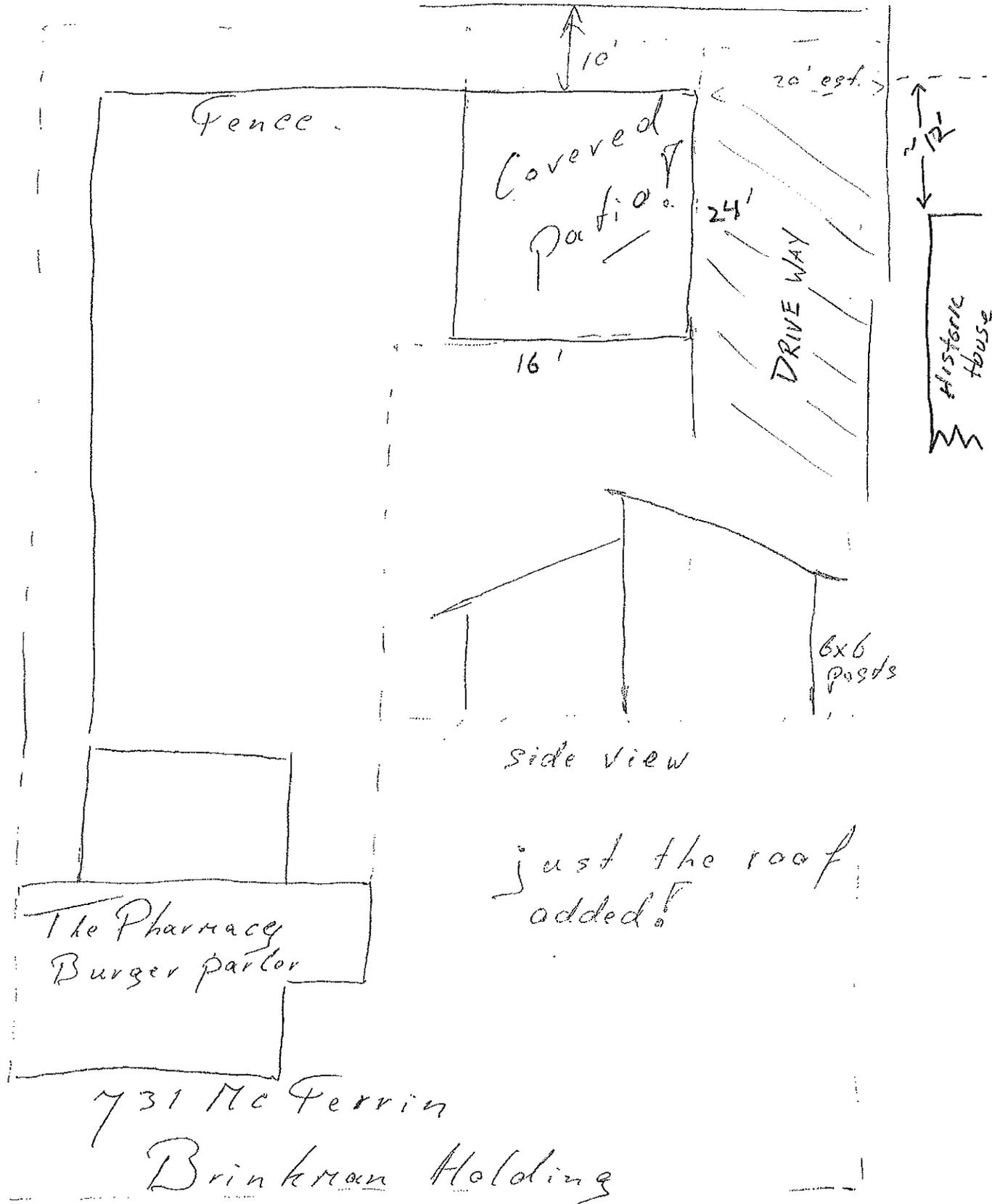


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side view



Cees Brinkman
615-481-2309

Chickamauga Ave. side walk.



Mc Ferrin

731 Mc Ferrin

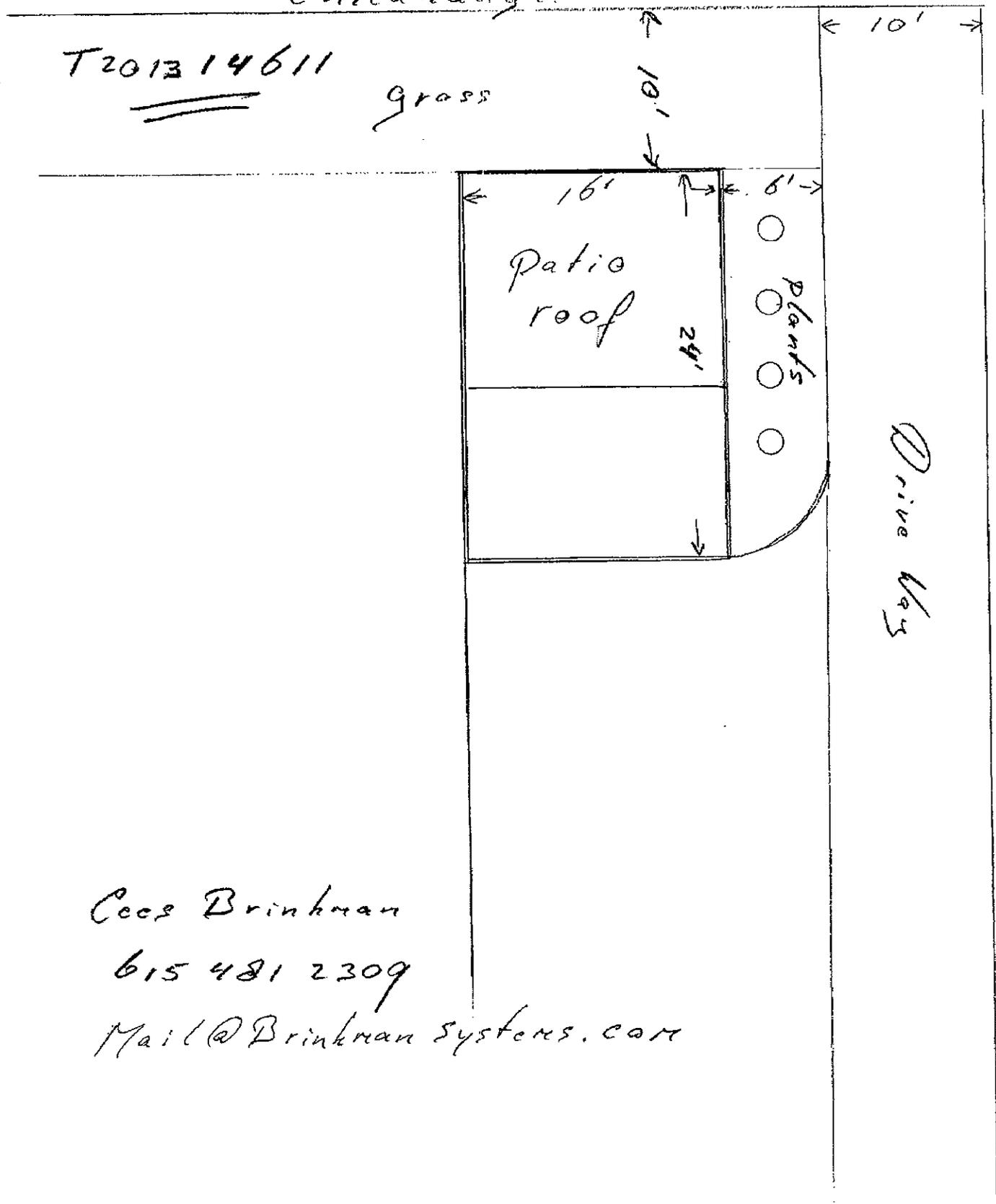
Brinkman Holding

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Chicanauga.

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grass



Cees Brinkman

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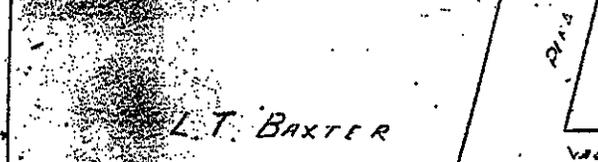
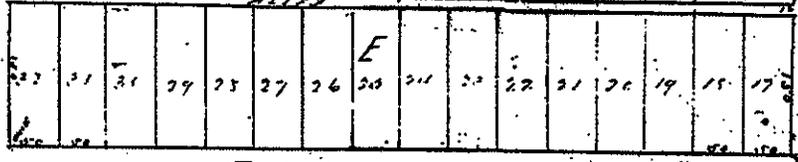
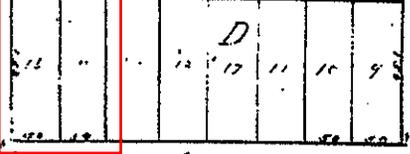
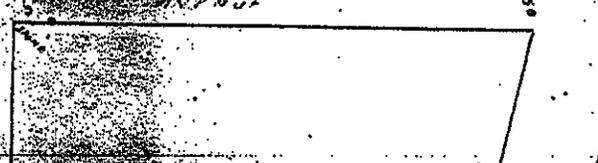
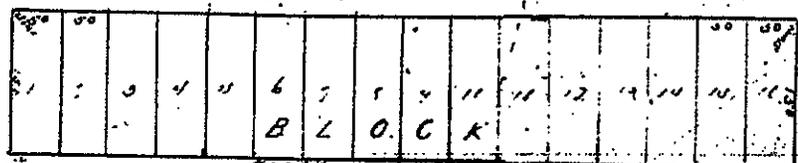
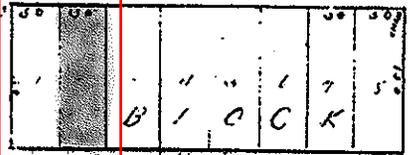
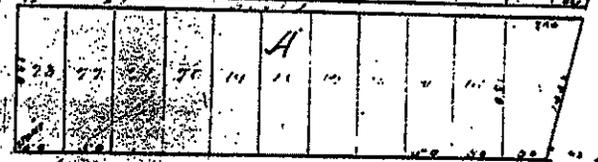
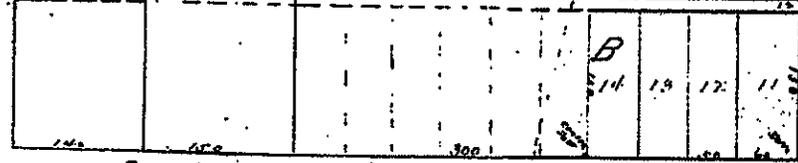
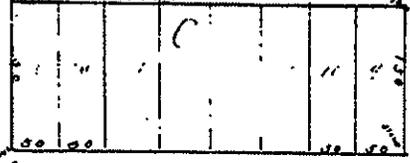
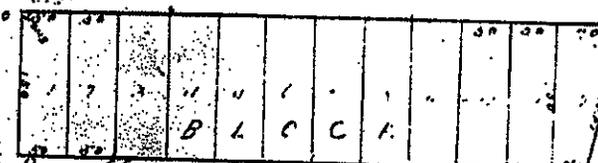
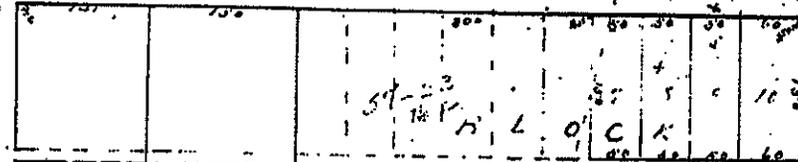
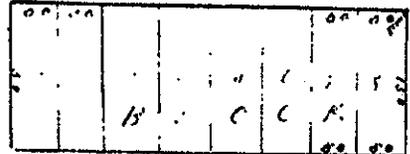
Mail@BrinkmanSystems.com



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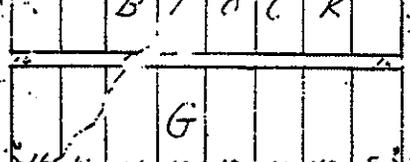
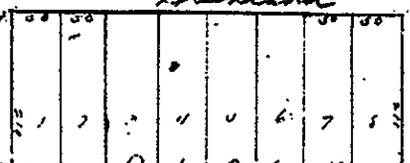
SEYMOUR

AVENUE



Greenland

JACKSON



MAXWELL

AVENUE

PLAN OF
 EAST WOOD ADDITION DR. ET BROWN
 RESUBDIVISION OF THE STRATTON AND
 SEYMOUR AND LT. BAXTER LANDS
 SCALE 100' = 1" INCH
 W. D. SOUTHWATE SURVEYOR
 NOTE: ALL STONES NOTED WERE SET PREVIOUS TO THIS SURVEY
 REC APR 10 1907 12:00 P.M.

GARDEN

GARDEN