



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

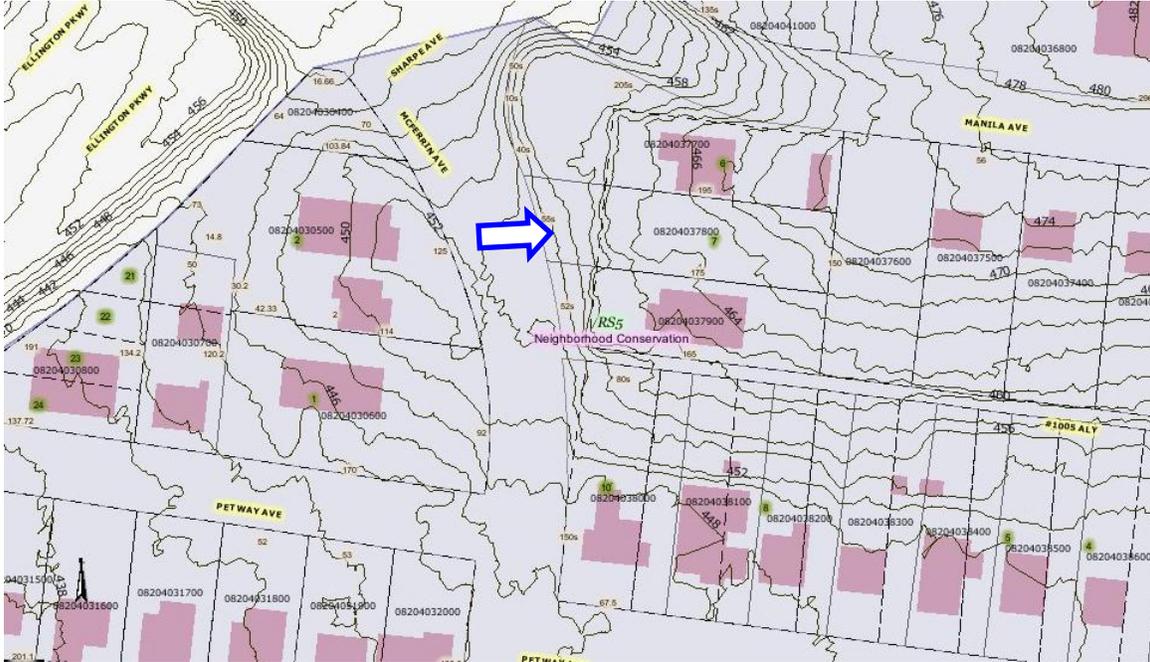
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**919 McFerrin Avenue**  
**February 19, 2014**

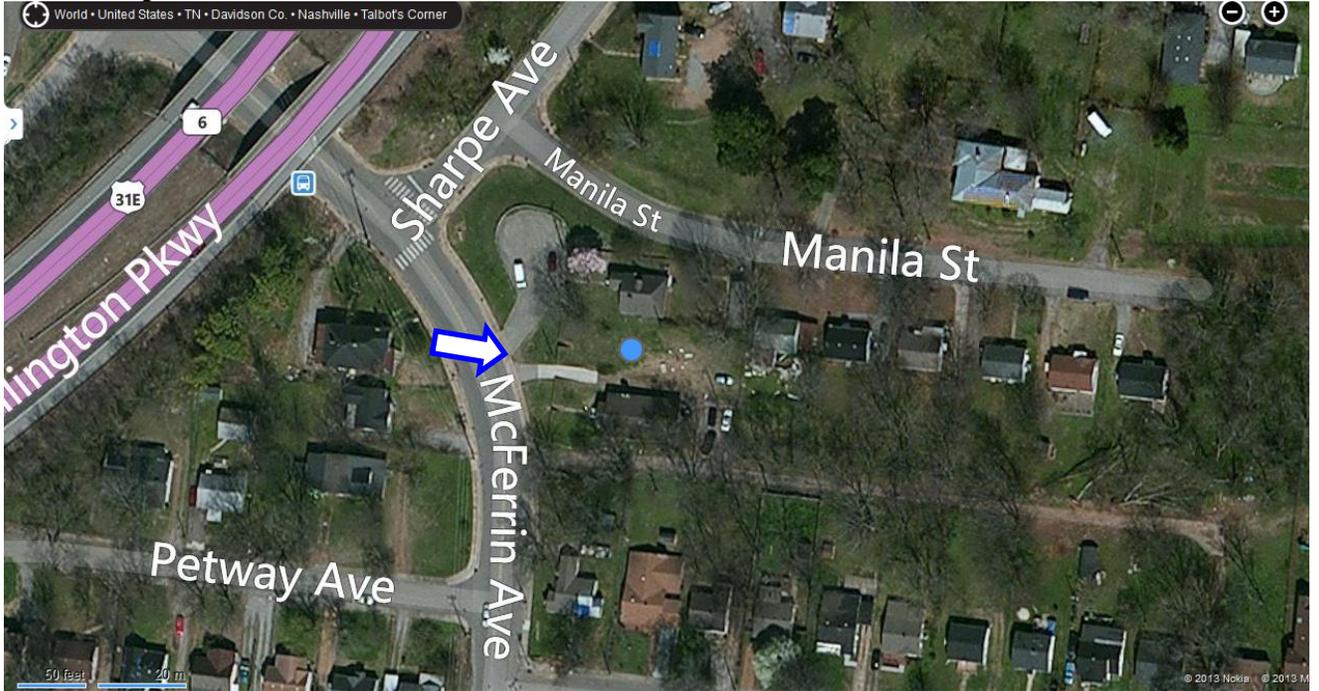
**Application:** New construction—infill  
**District:** Greenwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08204037800  
**Applicant:** William Gant, owner  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to construct infill on a vacant parcel.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the infill, finding that its tall porch wall height, lack of a defined foundation, flat roof form, stucco cladding, and proportion and rhythm of openings do not meet Section II.B.1. of the <i>Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p> <p>Staff finds that the basic massing, scale and layout of the house is appropriate and a simple alteration of roof form, materials and windows are all that are needed to meet the design guidelines. Although these alterations are simple to accomplish, they do radically change the look of the building which is why Staff is not recommending approval with conditions.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1 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.

#### **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.*

*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.*

#### **h. 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.

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

**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.*

**Background:** 919 McFerrin is a vacant lot (Figure 1). The house that was formerly on the site was demolished in 1998, prior to the creation of the Greenwood Neighborhood Conservation Zoning Overlay. In December 2013, the Commission reviewed an application to construct infill and an outbuilding on the site. The Commission voted to disapprove the infill but approve the outbuilding. This application represents a new design for the infill by the same applicant.



Figure 1. 919 McFerrin is the vacant lot in the center. It is elevated with a retaining wall.

**Analysis and Findings:**

Application is to construct infill on a vacant parcel.

**Height & Scale:** The new infill is designed to be thirty-six feet (36') wide at the front with a maximum depth of fifty-eight feet (58'). Staff finds that the width of the proposed infill matches the historic context. The houses on either side of the infill are thirty-two feet (32') and thirty-five feet (35') wide, but there are other historic houses nearby along McFerrin Avenue that are up to forty feet (40') wide.

The house is designed to be one-story tall and has a height of approximately eighteen feet (18') at the front and a maximum height of approximately twenty-two feet (22'). Staff finds that this matches the historic context, where houses range between fifteen feet and thirty feet (15'-30') tall. The front porch eave height is approximately twelve feet (12') above grade, which is appropriate.

The house lacks a foundation line, so there is no foundation height to measure. This is not typical of historic houses in the Greenwood neighborhood, which have a change in material from the foundation to the cladding above. The five foot (5') tall porch wall is also atypical for the Greenwood area. This type of tall wall creates a somewhat "enclosed" porch design which is more typical of architectural styles that are not found in this neighborhood. More characteristic here are porches with open railings or no railings and narrower posts, creating a more open feel.

While the overall height and width of the proposed infill matches the historic context, the lack of a defined foundation line and the tall front porch wall do not match the historic context. Staff therefore finds that the infill does not meet sections II.B.1.a. and b. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be five feet (5') from the north/left property line and nine feet (9') from the south/right property line. The front setback will match the front setbacks of the two non-contributing structures on either side of 919 McFerrin. Staff finds that the setback and rhythm of spacing meet Section II.B.1.c. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The primary material for the infill is stucco. Staff did not identify any historic structure in the Greenwood conservation overlay with stucco as its primary material. The vast majority of the historic structures in the neighborhood have brick or lap siding as their primary material. The porch roof and side awning will be composite shingle, which is appropriate. The parapet will have masonry coping. The windows and front door will be wood. Because the stucco facade is not appropriate for the Greenwood neighborhood, staff finds that the project's materials do not meet Section II.B.1.d. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The applicant is proposing a flat roof form for the majority of the house, with a hipped porch roof and a hipped awning on the right/south façade. Staff did not identify any flat roof residential structures in the Greenwood conservation zoning overlay. Therefore staff finds that the roof form is incompatible with the surrounding historic roof forms which are generally gabled or hipped. Staff finds that the infill's flat roof does not meet Section II.B.1.e. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The infill is oriented to face McFerrin Avenue. The house is centered on the lot and has a central doorway that lines up with an existing retaining wall stairway at

the front of the property. The house has a partial-width front porch that is eight feet (8') deep and that wraps the north/left corner of the house. Staff finds that the project's orientation meets Section II.B.1.f. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The primary windows are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. One exception is a three foot by three foot (3' X 3') window opening on the front façade, to the left of the door. A window like this on the front façade should be at least twice as tall as it is wide. The front façade has a window opening that is filled with shutters and wraps around the corner to the north/left façade. It is not clear if the shutters are fixed or if they are operable. In either case, staff finds that the shutters do not meet the design guidelines. Staff requires more information on the shutters before determining whether or not they meet the design guidelines. Staff finds the project's proportion and rhythm of openings do not meet Section II.B.1.g. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Appurtenances & Utilities: The applicant plans to retain an existing driveway on the south side of the property. The location of the HVAC and other utilities was not noted. Staff recommends for all projects that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

**Recommendation Summary:**

Staff recommends disapproval of the infill, finding that its tall porch wall height, lack of a defined foundation, flat roof form, stucco cladding, and proportion and rhythm of openings do not meet Section II.B.1. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Staff finds that the basic massing, scale and layout of the house is appropriate and a simple alteration of roof form, materials and windows are all that are needed to meet the design guidelines. Although these alterations are simple to accomplish, they do radically change the look of the building which is why Staff is not recommending approval with conditions.

**Context Photos**



921 McFerrin Avenue, at the corner of Manila Avenue



917 McFerrin Avenue



1000 McFerrin, across the street



998 and 1000 McFerrin (across the street)



Looking south on the east side of McFerrin

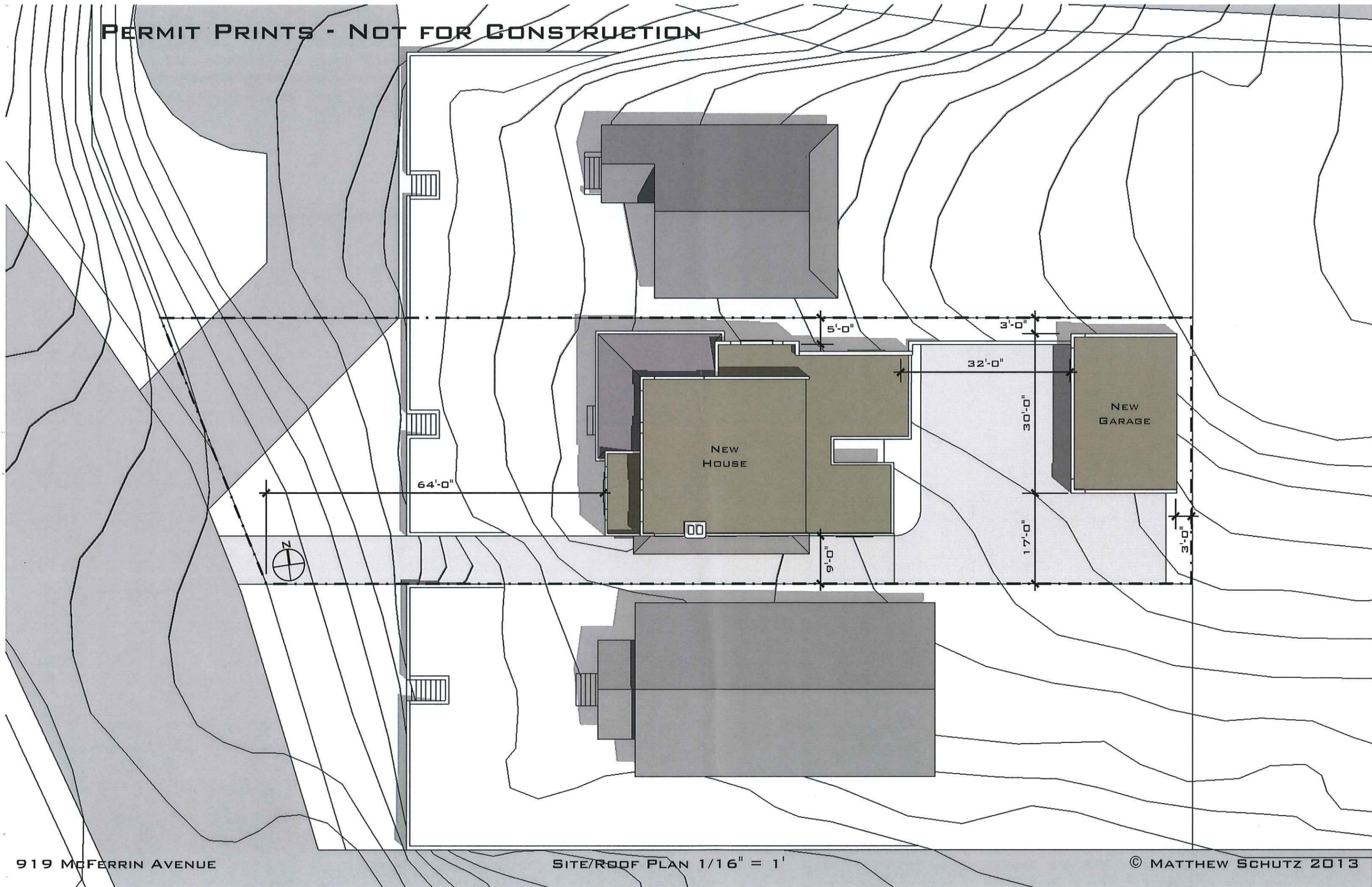


Looking south on McFerrin, and along Petway

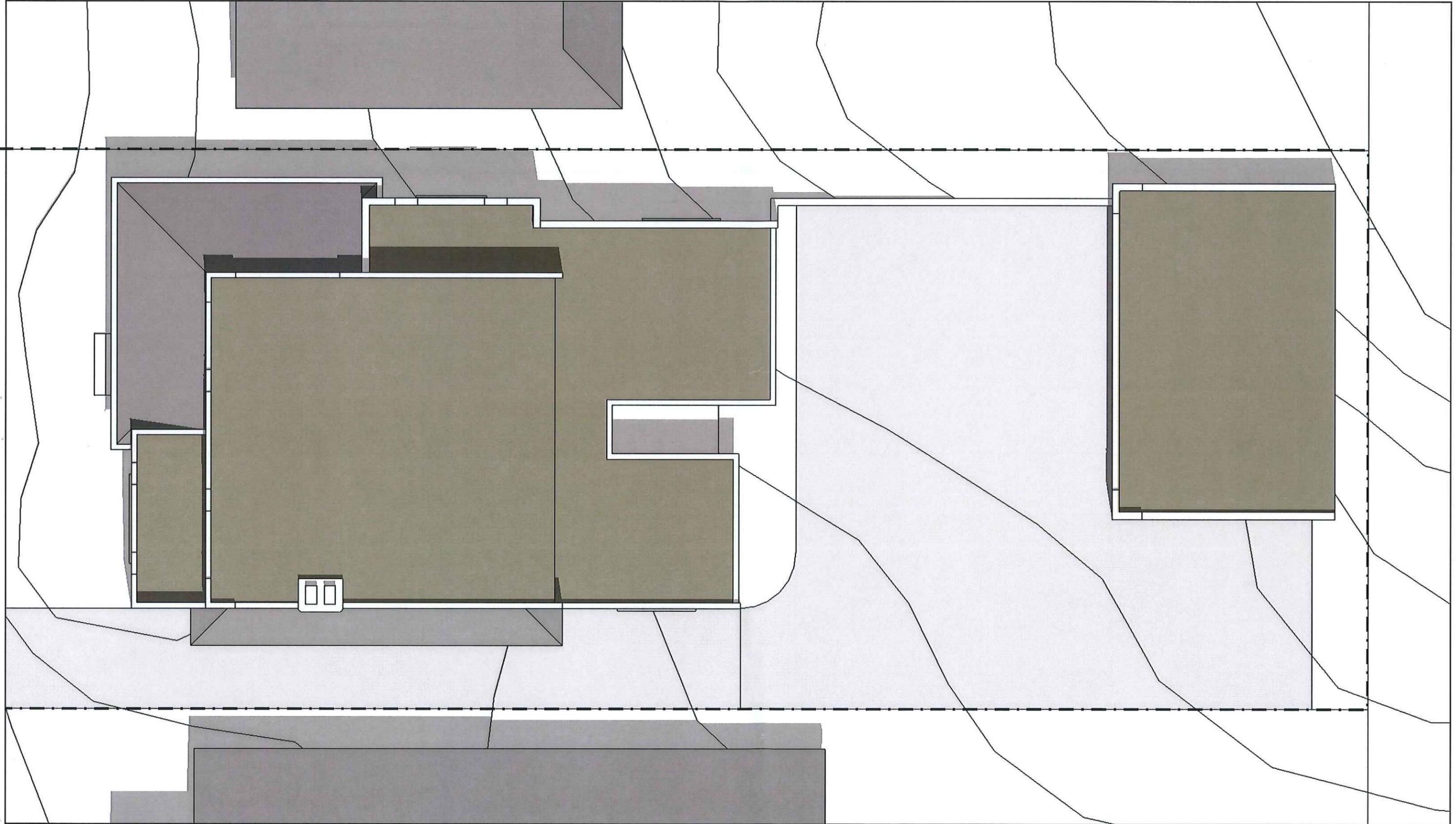


944 Maxwell Avenue, in the Maxwell Heights Neighborhood Conservation Zoning Overlay. It has a similar design to the proposed design, but it is about a half-mile away and in different district.

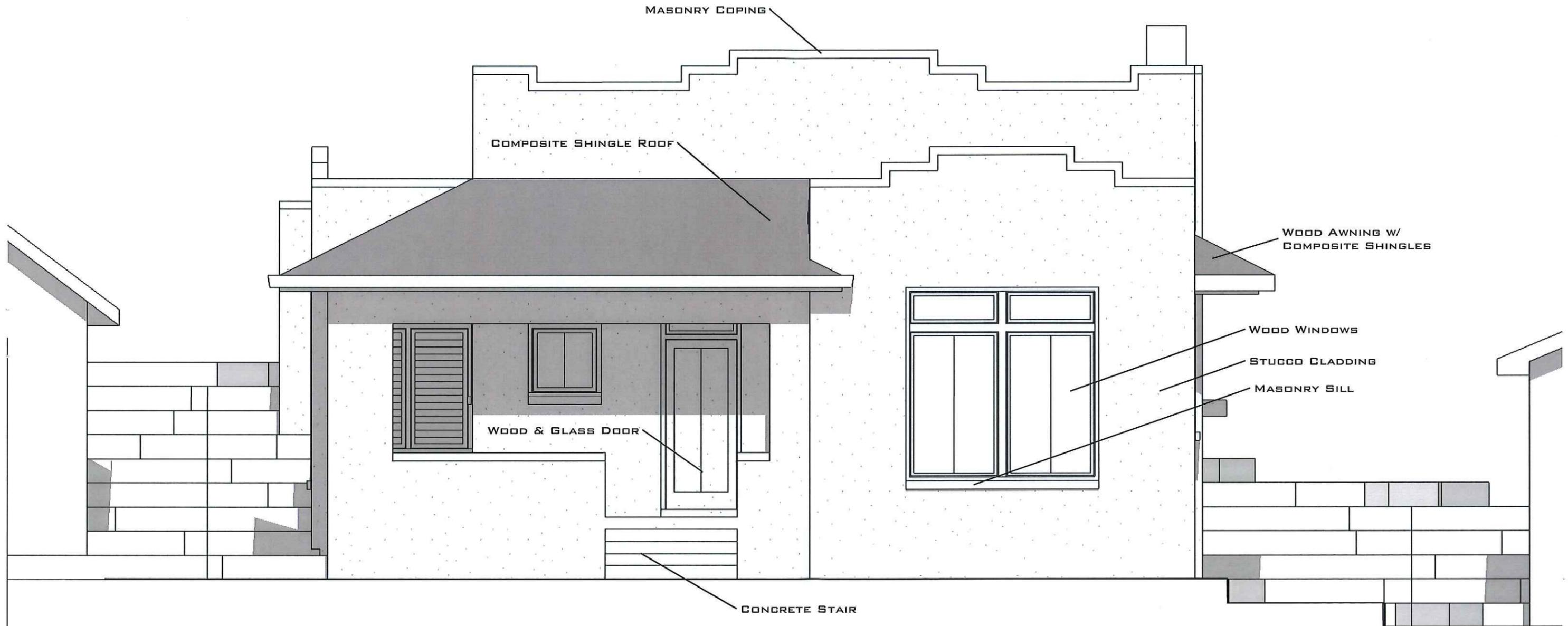
PERMIT PRINTS - NOT FOR CONSTRUCTION



**PROGRESS PRINTS - NOT FOR CONSTRUCTION**



PROGRESS PRINTS - NOT FOR CONSTRUCTION



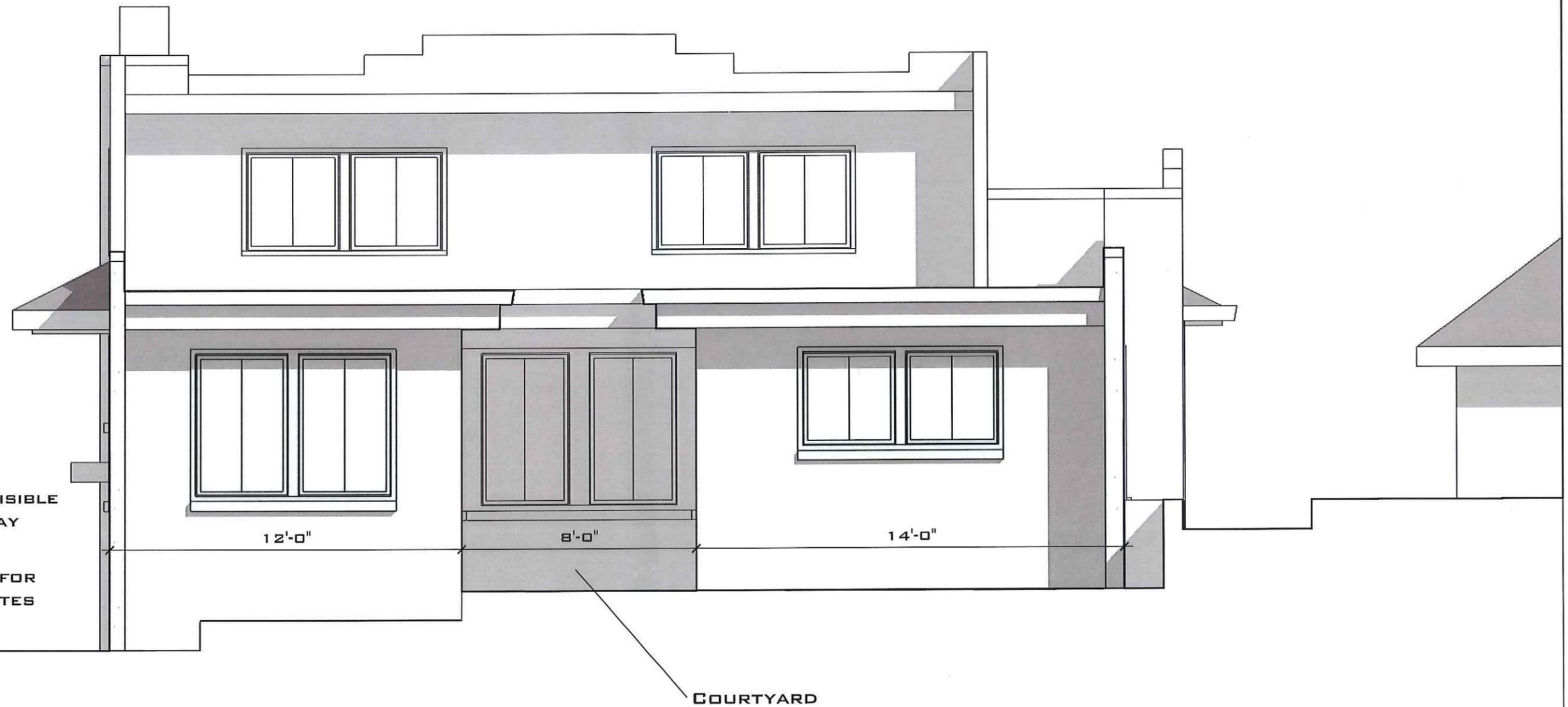
**PROGRESS PRINTS - NOT FOR CONSTRUCTION**

\*SEE FRONT ELEVATION FOR  
ADDITIONAL MATERIAL NOTES





**PROGRESS PRINTS - NOT FOR CONSTRUCTION**



\* REAR ELEVATION NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY

\* SEE FRONT ELEVATION FOR ADDITIONAL MATERIAL NOTES



PROGRESS PRINTS - NOT FOR CONSTRUCTION

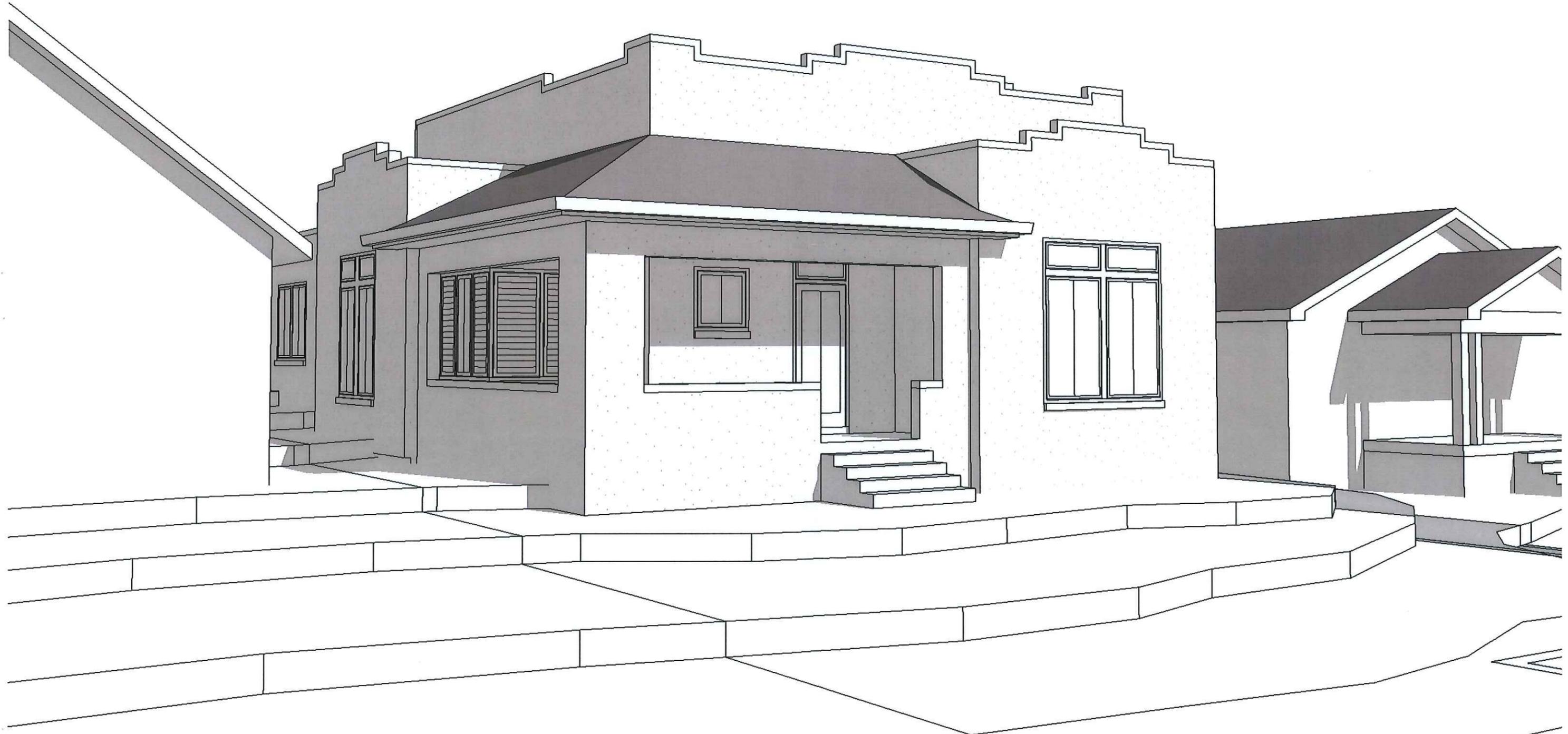


919 MCFERRIN AVENUE

STREET PERSPECTIVE

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PROGRESS PRINTS - NOT FOR CONSTRUCTION



919 MCFERRIN AVENUE

STREET PERSPECTIVE

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PERMIT PRINTS - NOT FOR CONSTRUCTION



COMMON HIP-ROOF VICTORIAN  
SIMILAR TO 1000 McFERRIN AVENUE

PROPOSED  
919 McFERRIN AVENUE

COMMON HIP-ROOF CRAFTSMAN  
SIMILAR TO 702 McFERRIN AVENUE

EXISTING SPANISH REVIVAL STYLE HOME  
944 MAXWELL AVENUE

SCALE  
1/12" = 1'  
(FIT TO PAGE)

MHZC Note: these houses are not in the Greenwood Conservation overlay.

