



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
1515 McKennie Avenue
January 21, 2015

Application: New construction-infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302023500
Applicant: Lynn Taylor, designer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a one and one-half story two-family dwelling on an interior lot.

Recommendation Summary: Staff recommends approval of the proposed infill with conditions that:

- The height of the building is reduced by two feet (2’);
- The width of the building is reduced to forty feet (40’);
- Staff approves the color of the roof and the material of the windows, doors, porch floor, front steps, and paving;
- The front dormer be divided into two dormers no greater than one-third the width of the building, and that the front dormers sit back two feet (2’) from the primary front wall;
- There is a walkway connecting the front porch to the street; and
- The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Meeting those conditions, Staff finds that the proposed infill will meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

Vicinity Map:



Aerial Map:



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.

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.

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

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.

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.

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.

Background: In September of 2014, Staff administratively approved demolition of the c. 1950s existing building, finding that it was non-contributing to the historic character of the district because of its age of construction, materials and design. The lots on the 1500 block of McKennie Avenue are sixty feet (60') wide, or ten feet (10') wider than the standard lot in the surrounding area.



Analysis and Findings: The applicant is proposing to construct a new one and one-half story building.

Height & Scale:

The proposed new building will be one and one-half story tall, with a ridge height of twenty-nine feet, nine inches (29'-9") above grade. The building will have an eighteen inch (18") tall foundation and a primary eave height of twelve feet (12') above grade.

The houses on the 1500 block of McKennie Avenue are all between seventeen feet (17') and twenty-two feet (22') tall, however they are not historic. Looking to the 1400 block of McKennie for comparison, Staff finds that the height of the proposed house would be greater than the closest historic context. For comparison, the historic houses on the 1400 block are between twenty feet (20') and twenty-seven feet (27') tall. Staff recommends that the height of the building is reduced by two feet (2') to be more in keeping with the nearest historic context.

The building will be forty-six feet (46') wide in total, with a forty-two feet (42') primary massing with projecting bays adding two feet (2') on each side. The projecting front porch will be forty feet (40') wide, stepping in one foot (1') from the primary massing on each side.

Historic buildings on the 1400 block of McKennie Avenue are typically between twenty-six feet (26'), and thirty-three feet (33') wide. 1417 McKennie is the widest at thirty-six feet (36'). Although the lot at 1515 McKennie is ten feet (10') wider than the standard historic lot size, the proposed new building would be proportionally larger in comparison to the width of the lot than found historically. For example, on a typical thirty-three foot (33') wide house on a fifty foot (50') lot, the house is 66% of the width of the lot. On this sixty-one foot (61') lot, a house that is 66% of the width of the lot would be forty feet (40') wide.

Staff recommends that the width of the proposed building be reduced to forty feet (40').

With the height of the building reduced by at least two feet (2') and the width reduced to forty-one feet (41') or less, Staff finds that the project would meet section II.B.1.a. and b.

Setback & Rhythm of Spacing:

The front setback of the new building will be aligned to match the front setbacks established by the surrounding house. Although not historic, these front setbacks are consistent with those of historic houses nearby. The proposed new building will be centered on the lot leaving seven feet, six inches (7'-6") from both side property lines. Staff is recommending that the width of the structure be reduced to forty feet (40'). At this width, the side setbacks would be ten feet (10') on each side, which Staff finds would be comparable to the nearest historic context and would meet section II.B.1.c.

Materials:

The building will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5”), and the trim will be cement fiberboard and wood. The foundation will be split-faced concrete block, and the roof will be architectural asphalt shingles. The color of the roof is not known. The material of the windows and doors is not known, so Staff recommends that they be approved by Staff administratively prior to purchase and installation. The siding on dormers on the front and rear will be clad in cement fiberboard shingles. The material of the front porch floor, steps, and walkways are not known. The porch railing and posts will be pressure treated wood. With the staff’s final approval of the roof color, windows, doors, porch floor, steps, and paving, staff finds that the known materials meet section II.B.1.d.

Roof form:

The primary roof will be a side-facing gable with a pitch of 8:12, with shed-roofed porches and dormers on both the front and rear. The porch roofs will have a pitch of 4:12 and the dormers will have a pitch of 3:12. The dormers will be very similar in size, extending nearly the full width of the building and with their “front” walls stacked directly over the first story walls below. The sides of the front dormer will sit in three feet (3’) from the primary side walls and the sides of the rear dormer will sit in two feet (2’) from the primary side walls. These proportions are appropriate on the rear because is not greatly visible from the street. However, a large single front dormer is not typical of dormers on historic houses.

As a condition of approval, Staff recommends that the front dormer be set back two feet (2’) from the primary front wall and divided into two separate dormers, each no greater than one-third of the width of the building overall.

With this change, Staff finds that the roofs of the proposed building would meet section II.B.1.e.

Orientation:

The building will be a duplex, with a shared full-length porch across the front façade which would be oriented to the street directly, matching the orientation of the established pattern of the street. No walkways or parking is shown on the plans. Staff recommends that a walkway be added to connect the front porch to the street, as is typical of the surrounding historic context in order to meets section II.B.1.f.

Proportion and Rhythm of Openings:

The double hung and casement windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The paired windows have the appropriate mullion. There is a section at the front of each side wall of the first story with only a single small square window, as typically seen at stairwells or on either side of a chimney. Staff finds the project’s proportion and rhythm of openings would meet Section II.B.1.g.

Appurtenances & Utilities:

The location of the HVAC would be on the sides of the building near the front. Staff asks that the HVAC be located on the rear façade or on a side façade beyond the midpoint of the house in order to meet section II.B.1.i.

Recommendation:

Staff recommends approval of the proposed infill with conditions that:

- The height of the building is reduced by two feet (2’);
- The width of the building is reduced to forty feet (40’);
- Staff approves the color of the roof and the material of the windows, doors, porch floor, front steps, and paving;
- The front dormer be divided into two dormers no greater than one-third the width of the building, and that the front dormers sit back two feet (2’) from the primary front wall;
- There is a walkway connecting the front porch to the street; and
- The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Meeting those conditions, Staff finds that the proposed infill will meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.



1515 McKennie Avenue, currently a vacant lot.



1517, 1519, and 1521 McKennie Avenue (non-contributing).



1514 McKennie Avenue, directly across the street.



1211 Chapel Avenue, secondary entrance facing McKennie Avenue (non-contributing).

ALLEY (30')

I.R.(N)

S 83°05'40" E 61.00'

I.R.(N)

THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION, HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL SURVEY FOR ALL OTHER INFORMATION.

17

SAFAH C. COMAN
BOOK 9416,
PAGE 925
R.O.D.C., TN.
PARCEL ID:
08302023400
P.A.D.C., TN

18

PARCEL ID:
08302023500
P.A.D.C., TN
9150.00
S.F. OR
0.21 ACRES±

19

KELVIN A. SHORT
ELANA G. SHORT
INSTRUMENT #
20080600-0059977
PARCEL ID:
08302023600
P.A.D.C., TN

20

CHARLES W.
WASHINGTON, III
ET UX
BOOK 7614,
PAGE 881
R.O.D.C., TN.
PARCEL ID:
08302023600
P.A.D.C., TN

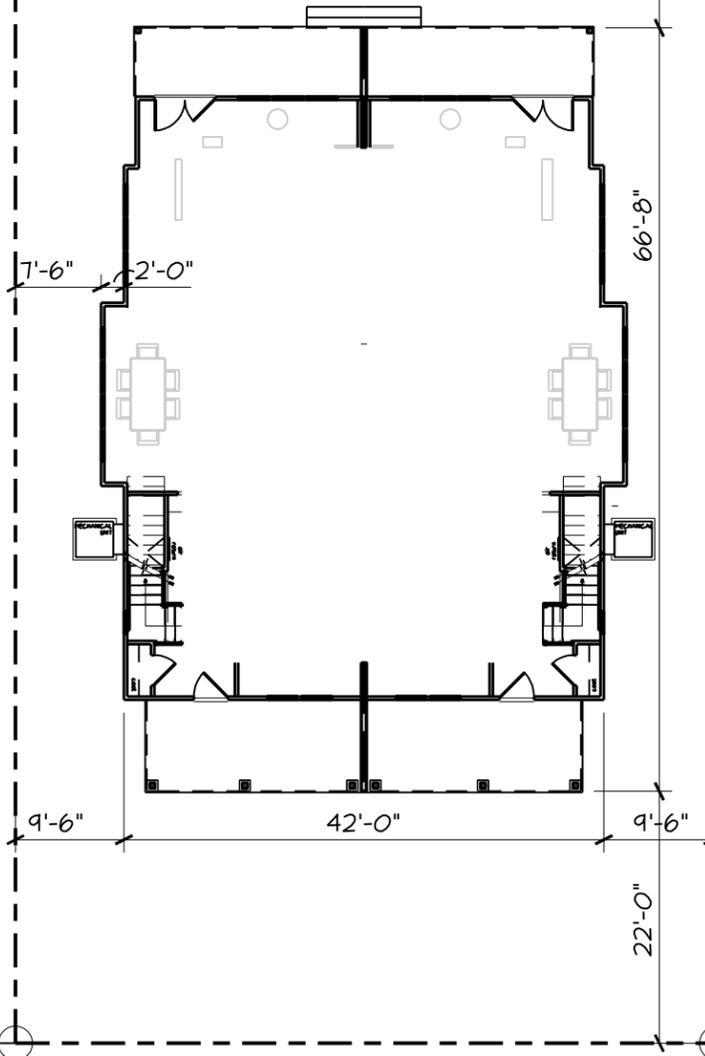
SITE PLAN

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

1/5/2015

Stock Plan C1011-Elev#1
1515 McKennie Avenue,
Nashville, TN 37206

N 06°54'20" E 150.00'



S 06°54'20" W 150.00'



22.0'



21.1'

I.R.(N)

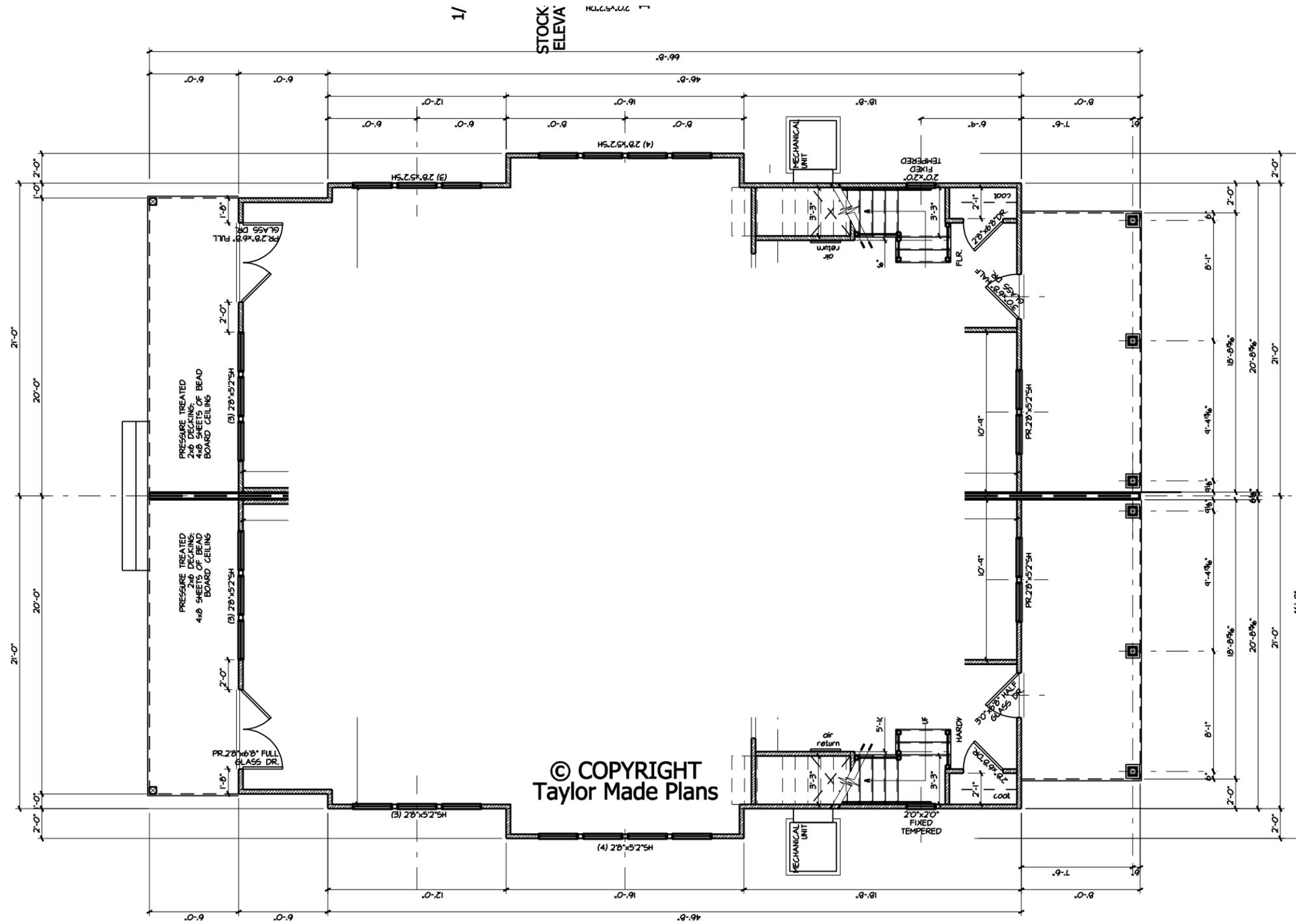
N 83°05'40" W 61.00'

I.R.(N)

McKENNIE AVENUE (50')

1/5/2015

Stock Plan C1011-Elev#1
1515 McKennie Avenue,
Nashville, TN 37206



FIRST FLOOR PLAN

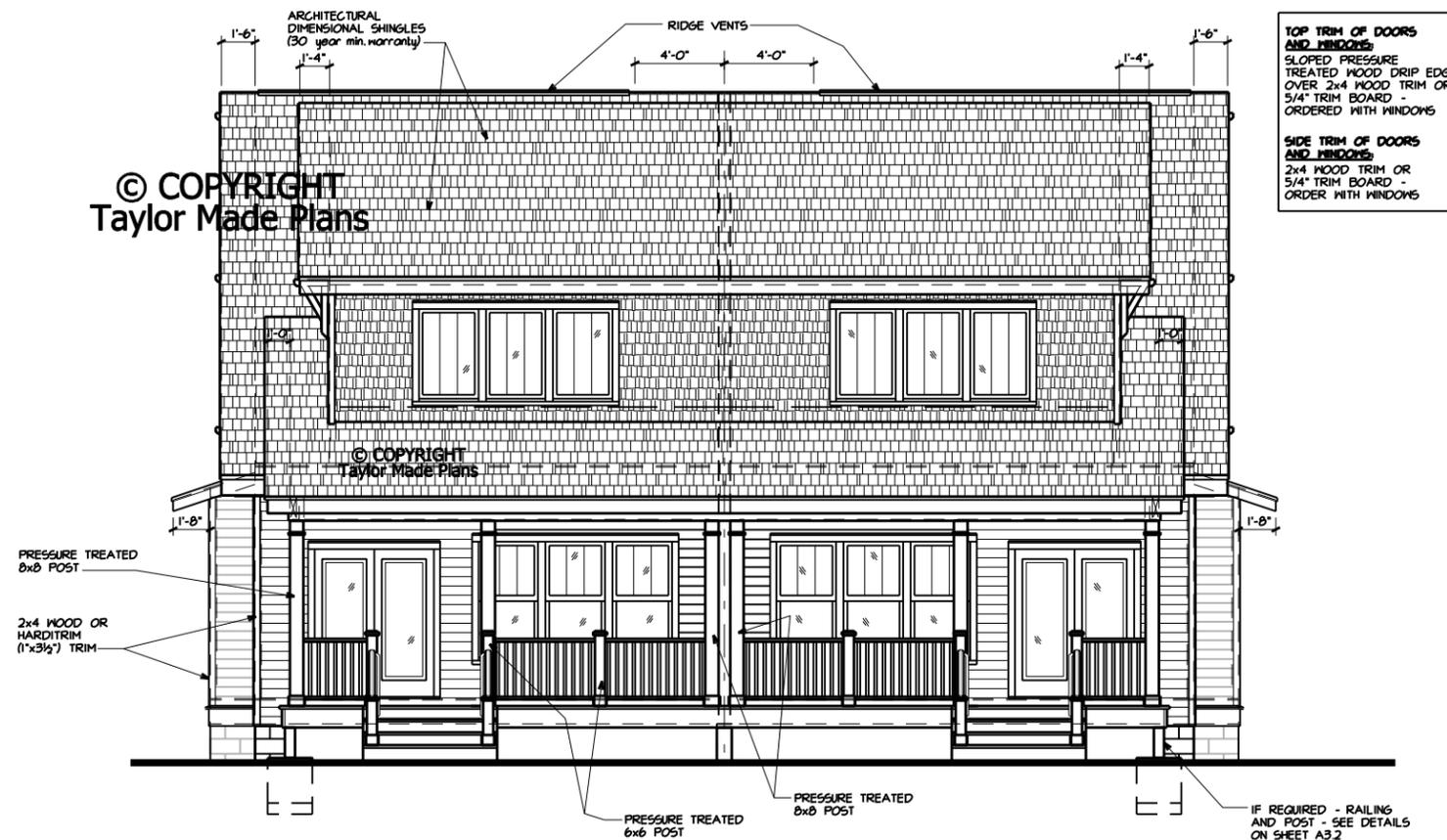
SCALE: 1/8" = 1'-0"

SCHEMATIC PLANS
NOT FOR CONSTRUCTION

1/5/2015

Stock Plan C1011-Elev#1
1515 McKennie Avenue,
Nashville, TN 37206

SCHEMATIC PLANS NOT FOR CONSTRUCTION



TOP TRIM OF DOORS AND WINDOWS:
SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS

SIDE TRIM OF DOORS AND WINDOWS:
2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDER WITH WINDOWS

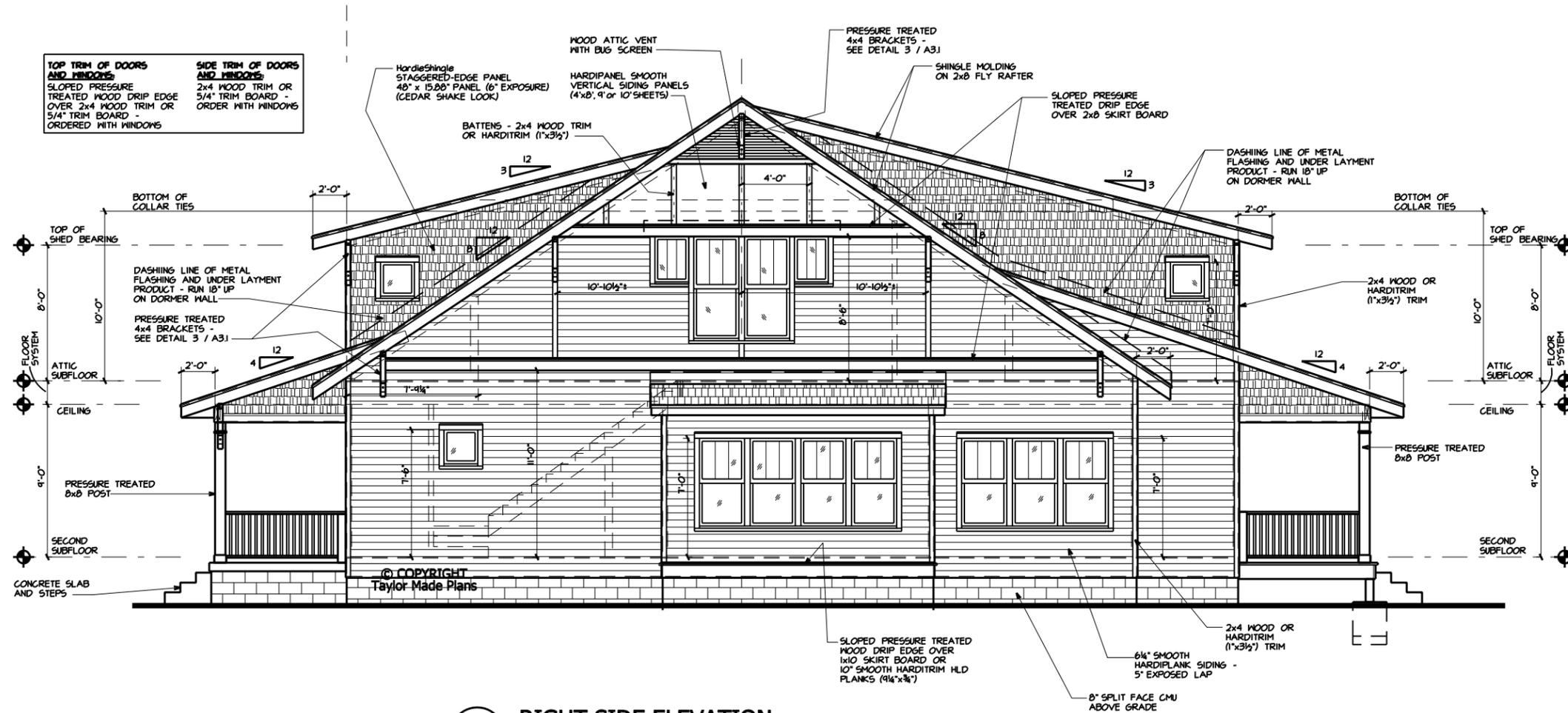
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"
STOCK# C1011
ELEVATION#1

4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

1/5/2015

Stock Plan C1011-Elev#1
1515 McKennie Avenue,
Nashville, TN 37206

SCHEMATIC PLANS NOT FOR CONSTRUCTION



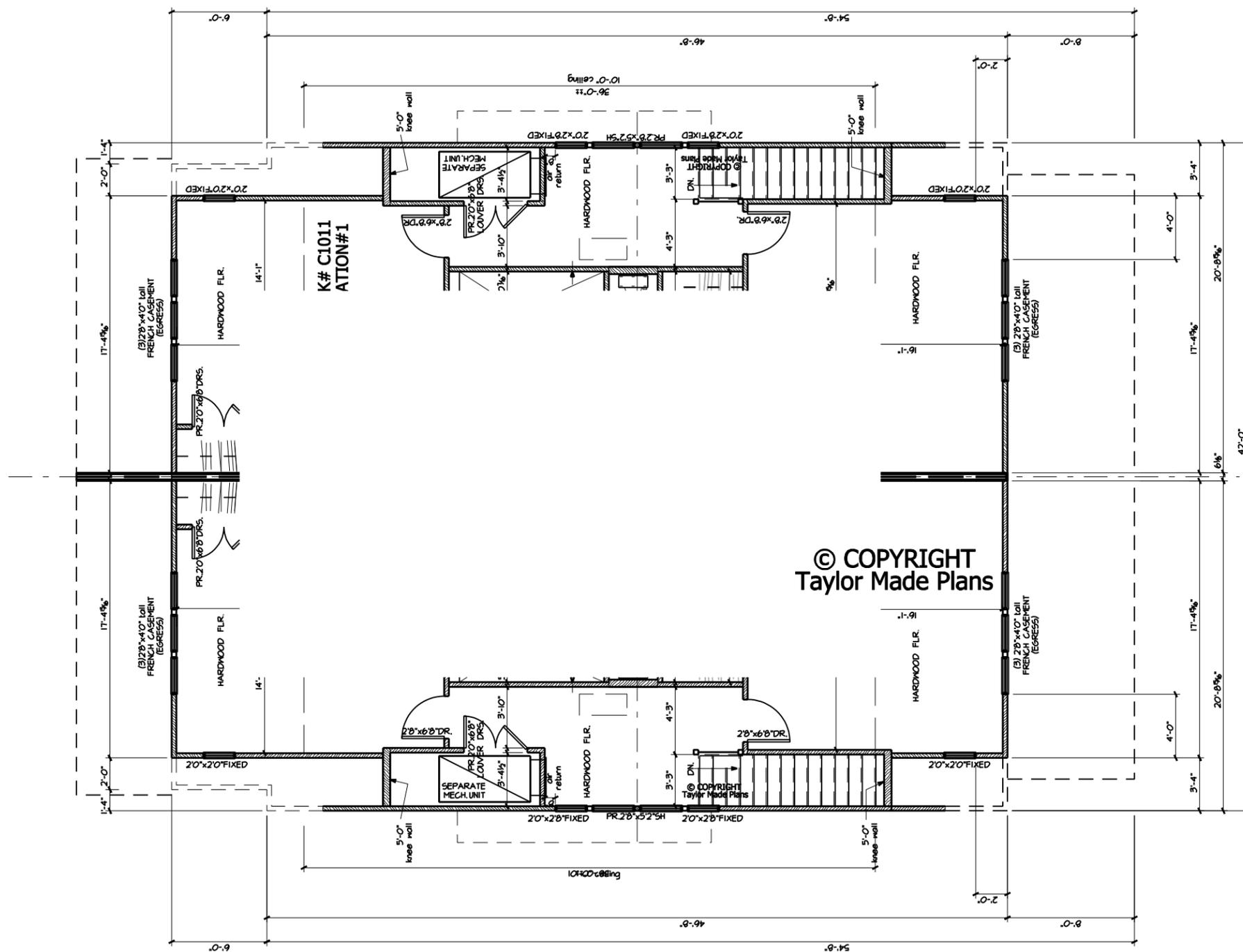
2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

STOCK# C1011
ELEVATION#1

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3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SCHEMATIC PLANS
NOT FOR CONSTRUCTION



SECOND FLOOR PLAN

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

1/5/2015

Stock Plan C1011-Elev#1
1515 McKennie Avenue,
Nashville, TN 37206