



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
1111 McKennie Avenue
February 18, 2015

Application: New construction-infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08301028100
Applicant: Susan Hager, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a new two-story duplex on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the proposal to construct a new duplex with the conditions that:</p> <ul style="list-style-type: none">• Staff verifies that the floor height is compatible with surrounding historic houses;• The window and door selections are approved by Staff;• The roof color is approved by Staff; <p>Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

Background: 1111 McKennie Avenue is a vacant lot.

Analysis and Findings: The applicant proposes to construct a new two-story duplex on the vacant lot zoned R6.

Height & Scale:

The new building will be a two-story duplex, with a hipped roof and a two-story gabled projection on the right half of the front façade. The primary roof ridge will have a height of thirty-two feet (32') above the finished floor level and the eave height will be twenty-one feet (21') above the floor level. The floor level will be approximately eighteen inches (18") above grade at the front, growing taller to the rear as the grade drops. During construction, Staff will verify that this floor height is compatible with surrounding historic houses. The new building is compatible with the heights of surrounding historic buildings which range from twenty-three foot (23') tall, one story bungalows to thirty-five foot (35') tall, two and one-half story Foursquares.

The primary massing of the building will be thirty-five feet (35') wide, with projections on each side expanding the total width to thirty-nine feet (39'). With the right half of the building projecting six feet (6') forward, the perceived width of the building at the front

will be reduced. The width of the new building will be compatible with nearby historic houses, more than one of which are as wide as forty-two feet (42').

Staff finds that the height and width of the proposed infill is appropriate and that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing:

The front setback of the building will be thirty feet (30'), matching the front setbacks of surrounding historic houses. The side setbacks for the infill will be five feet (5') on each side, although from the street it will appear as though they are greater because the building is narrower at the front than at the rear.

Staff finds that the new building will maintain the rhythm of spacing established by historic buildings on the street and that the project will meet section II.B.1.c of the design guidelines.

Materials:

The new building will primarily be clad in smooth-faced cement fiberboard with a reveal of five inches (5"). The trim will be wood and cement-fiberboard. The foundation will be split-faced concrete block and the roof will be asphalt shingles. The color of the roof is not known. The porch stairs and floor will be concrete, and the porch columns and railings will be fiberglass. The windows and doors will be wood or a wood-composite material and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the roof color and the windows and doors, staff finds that the known materials meet Sections II.B.1.d of the design guidelines.

Roof form:

The roof of the building will be hipped with a pitch of 7:12, with a gabled projection and hipped wings on both sides with the same pitch. The front porches will have a pitch of 3:12. These roofs are compatible with surrounding historic houses. Staff finds that the project meets section II.B.1.e of the design guidelines.

Orientation:

The new building will face the street with a pair of six foot (6') deep projecting front porches with walkways leading to the right of way. A pair of uncovered paved parking pads will be constructed at the rear of the lot, accessed from the alley behind. Staff finds that this orientation of features is compatible with surrounding historic houses and that the project meets section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings:

The windows on the proposed new building are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities:

The HVAC units will be located on the side façades of the building near the rear of the structure. This is an appropriate location for mechanicals and utilities. Staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation:

Staff recommends approval of the proposal to construct a new duplex with the conditions that:

- Staff verifies that the floor height is compatible with surrounding historic houses;
- The window and door selections are approved by Staff;
- The roof color is approved by Staff;

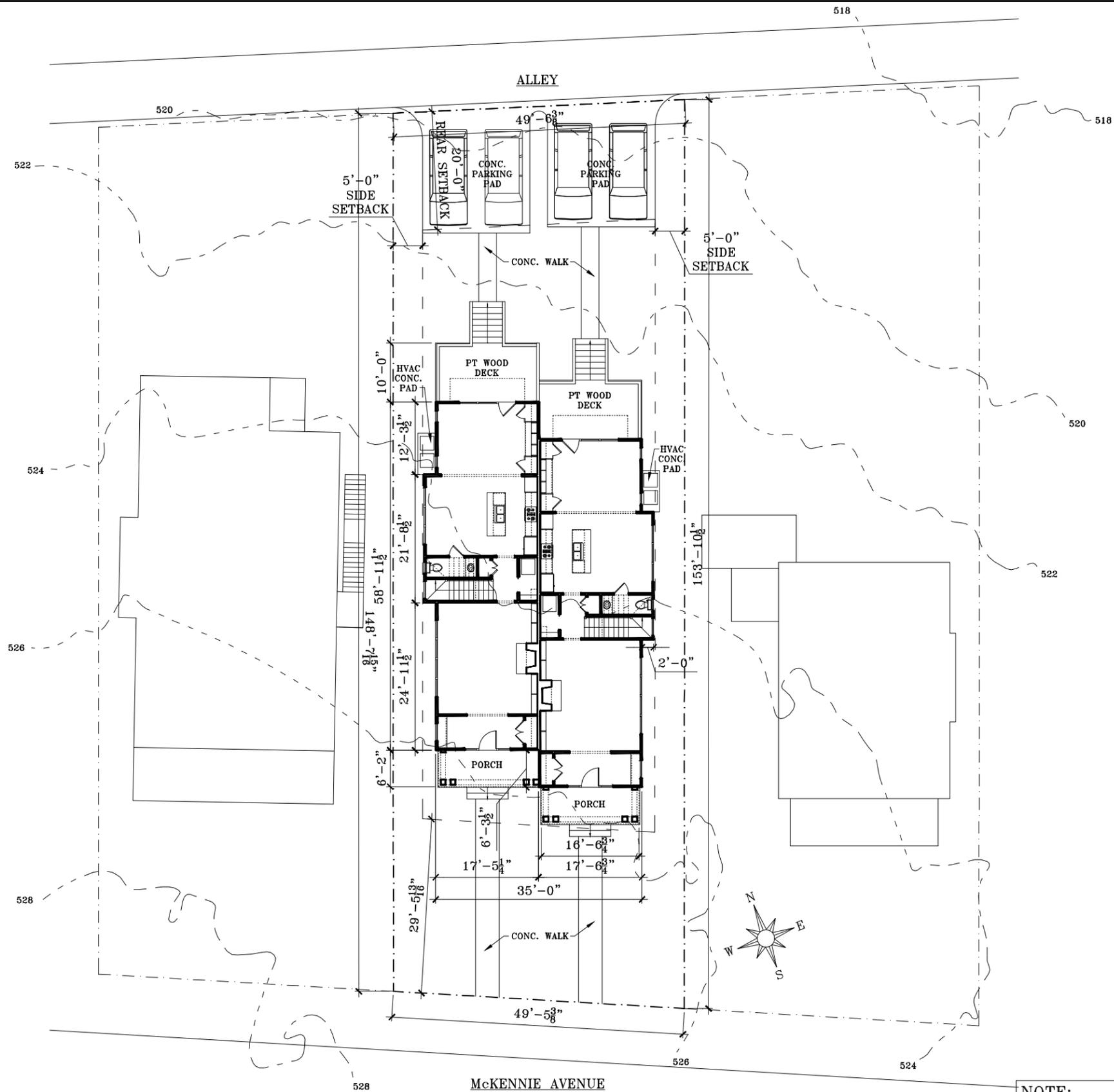
Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.



1109 and 1111 McKennie Avenue (vacant).



Eastland Baptist Church, across McKennie Street from 1111. Three-story education wing built circa 1970.



SITE DIAGRAM
SCALE: 1"=20'

NOTE:
THIS IS NOT A SURVEY.
ALL EXISTING CONDITIONS
TO BE VERIFIED IN FIELD.

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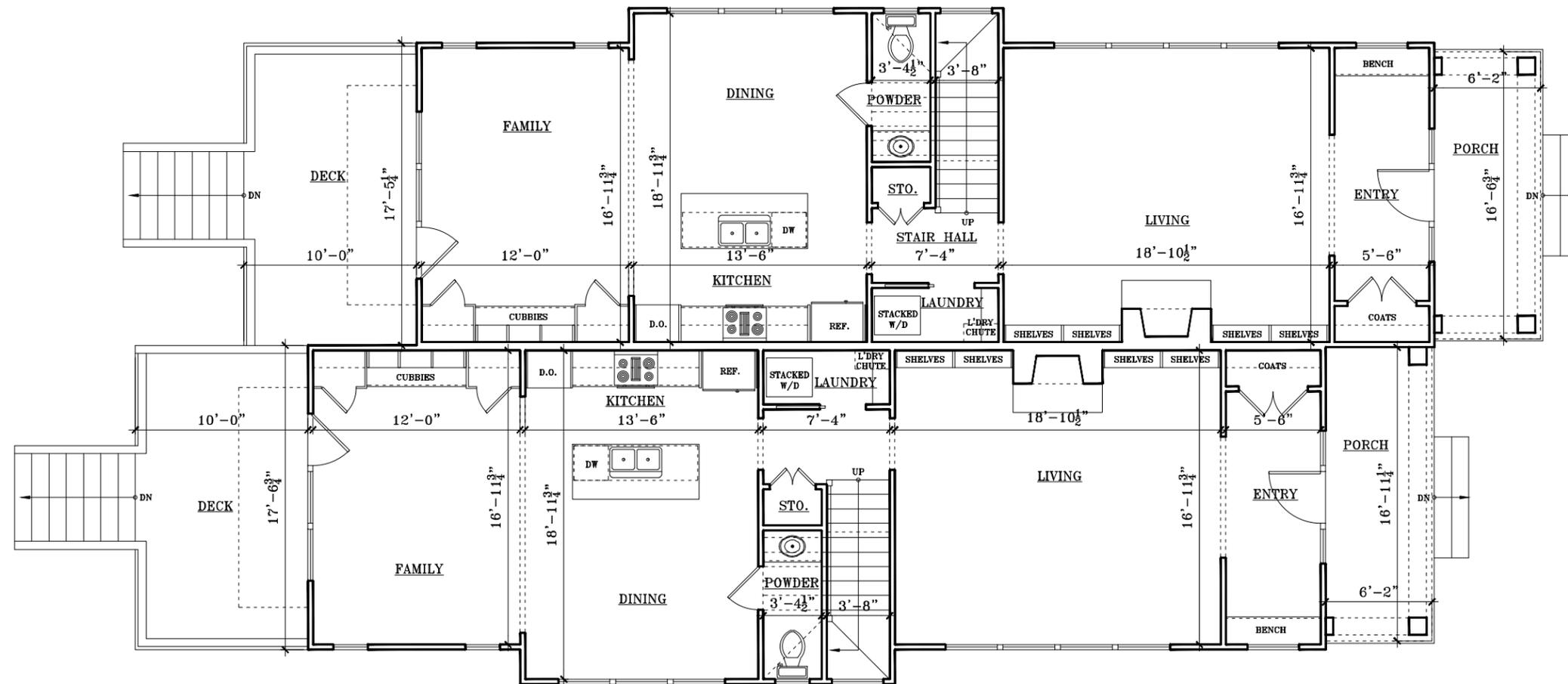
NEW RESIDENCE
1111 MCKENNIE AVENUE
NASHVILLE, TENNESSEE

A0.1

SITE DIAGRAM

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06 FEBRUARY, 2015

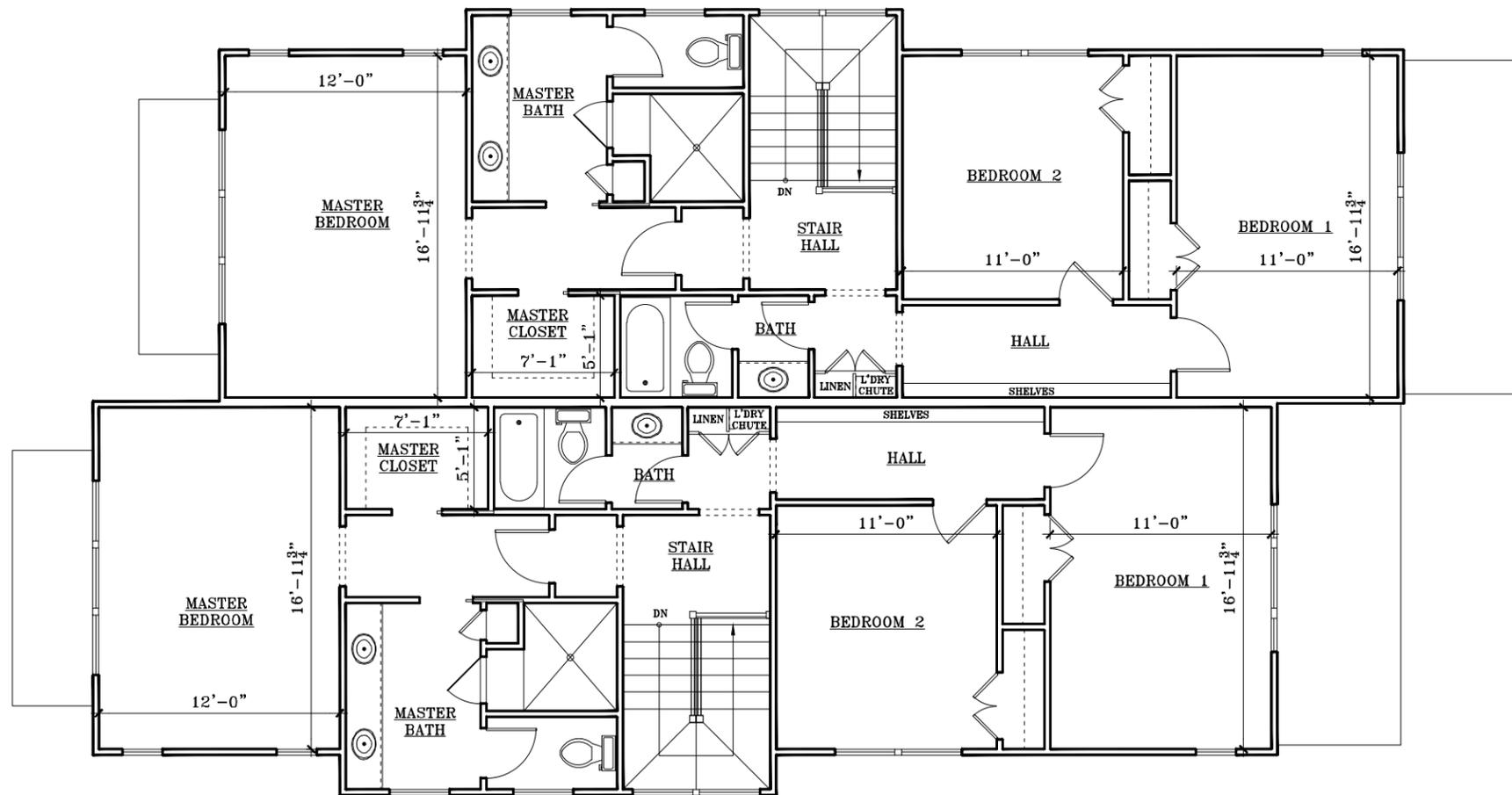


FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NEW RESIDENCE
 1111 MCKENNE AVENUE
 NASHVILLE, TENNESSEE

A1.1

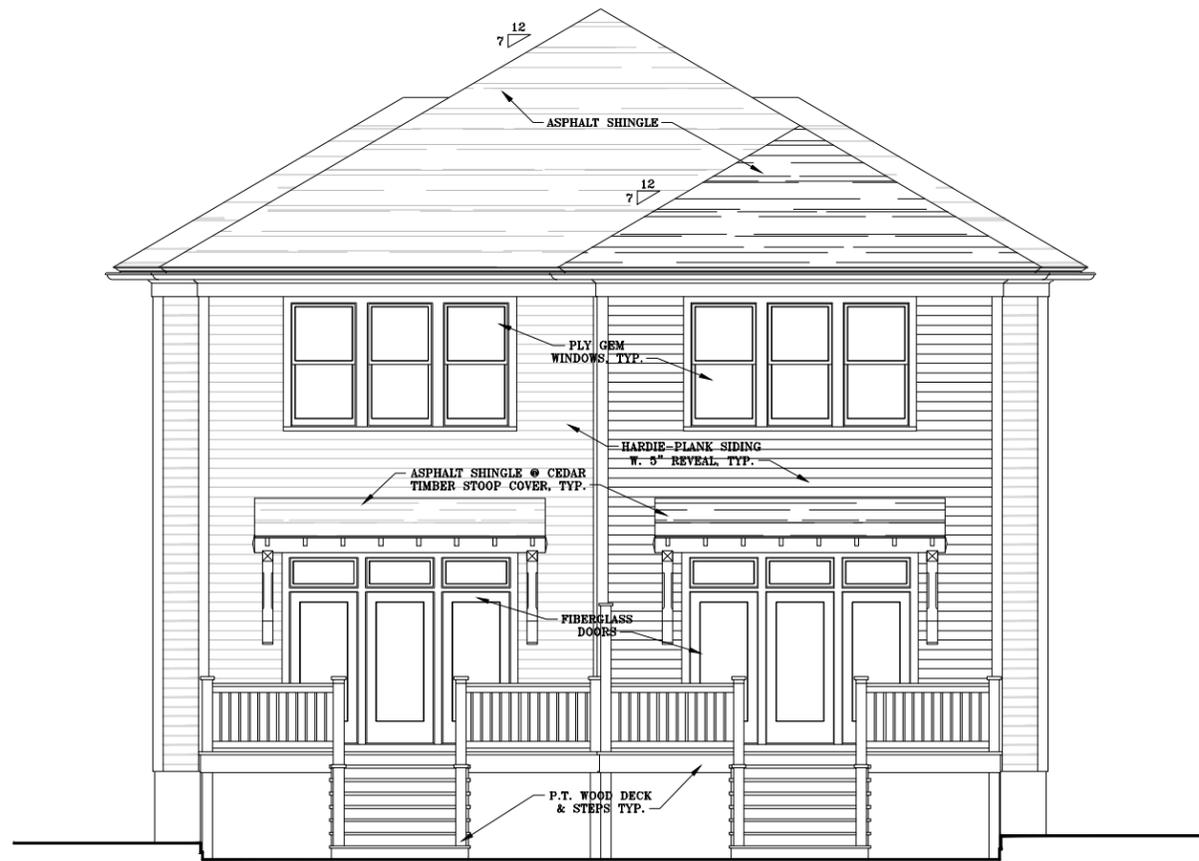
FIRST FLOOR PLAN



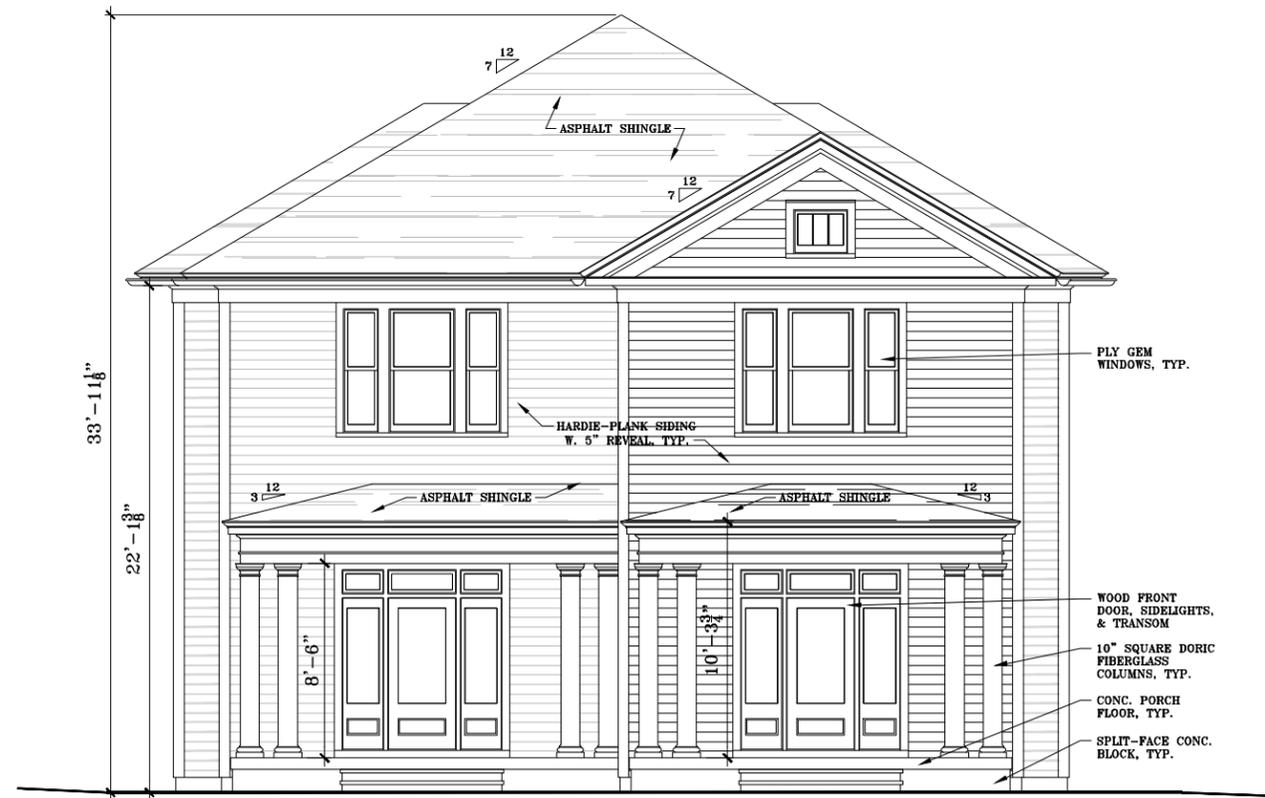
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



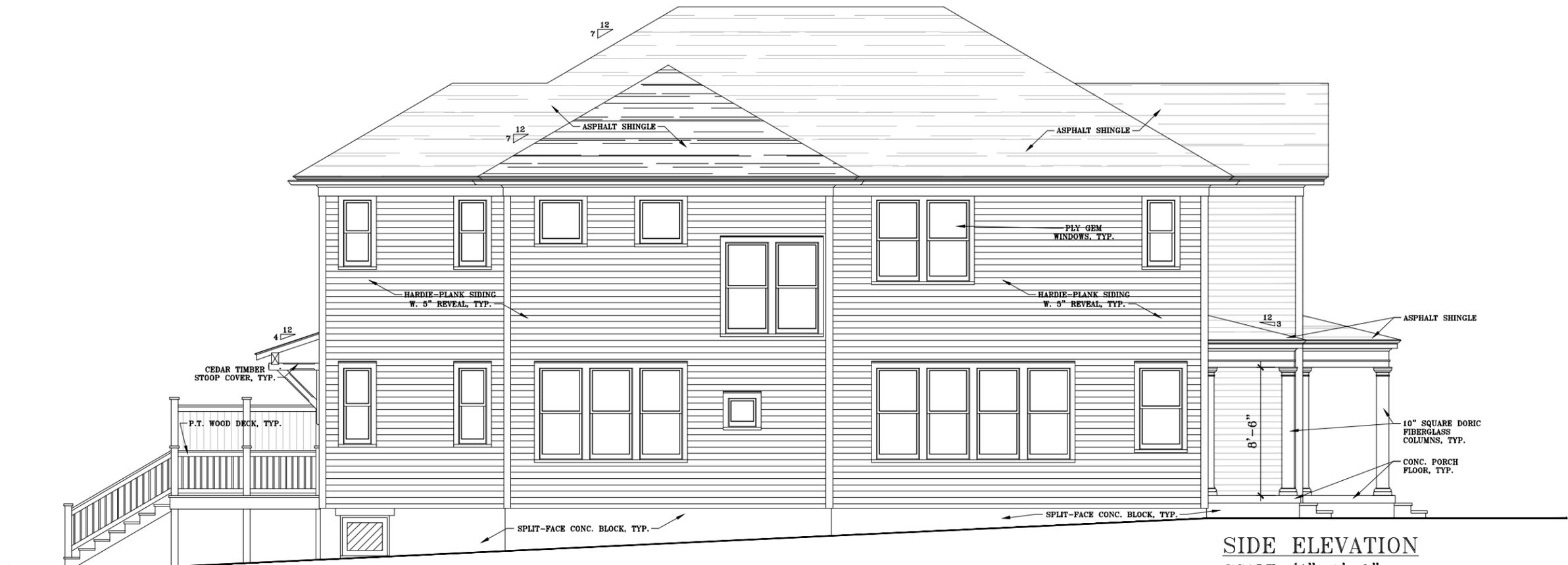
STREET ELEVATION
SCALE: 1/16" = 1'-0"



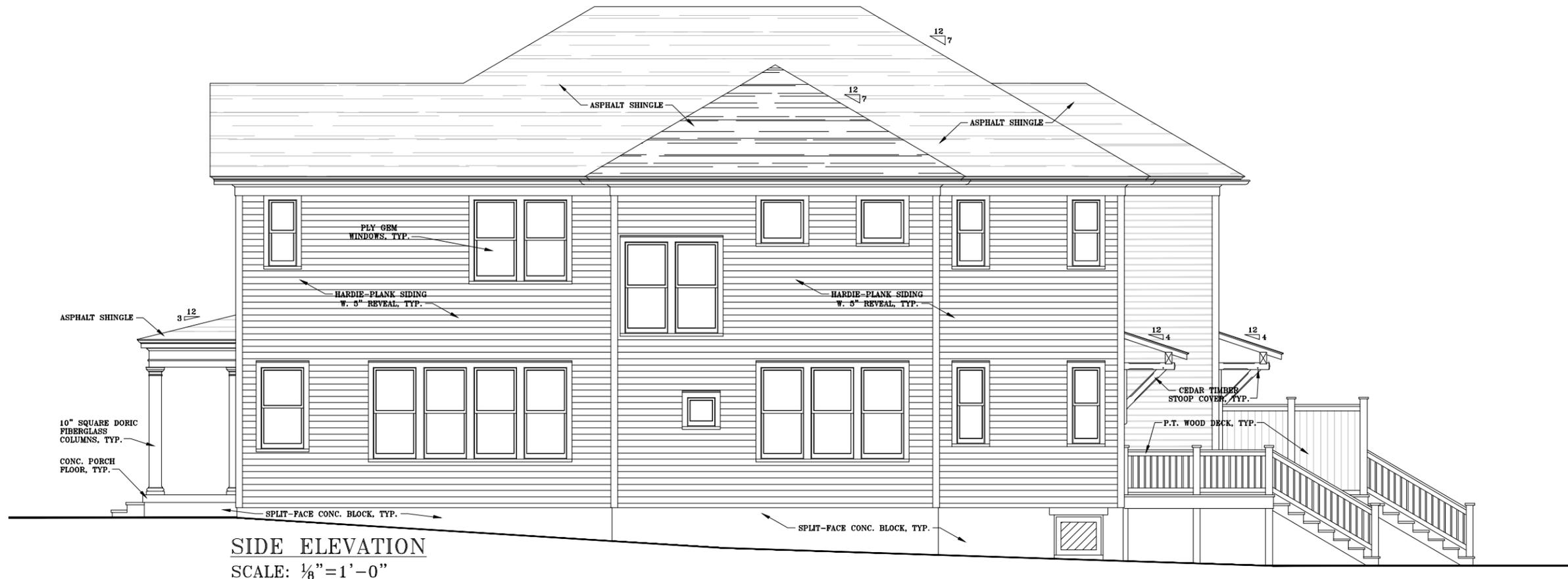
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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