



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION
919 McFerrin Avenue
December 18, 2013

Application: New construction—infill and outbuilding
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>Description of Project: Application is to construct infill and an outbuilding on a vacant parcel.</p> <p>Recommendation Summary: Staff recommends disapproval of the infill, finding that its height, scale, setback, roof form, materials, proportion and rhythm of openings, and orientation do not meet Section II.B.1. of the <i>Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p> <p>With the condition that staff approve the door selections prior to purchase and installation, staff recommends approval of the outbuilding, finding that it meets Section II.B.1.h. of the <i>Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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 Conservation Zoning Overlay.



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 and outbuilding on a vacant parcel.

Height & Scale: The new infill is designed to be thirty-eight feet (38') wide and fifty-feet (50') deep, not including a six foot (6') deep front porch. 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 ridge height of twenty-two feet (22') above grade. Staff finds that this matches the historic context, where houses range between fifteen feet and thirty feet (15'-30') tall. The house's eave height at the front is fifteen feet (15'), which is taller than what is typically seen on a one-story structure. In

addition, 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 porch height is twelve feet (12'). Because the porch has a flat roof, this is taller than typical front porches in the Greenwood neighborhood.

While the overall height and width of the proposed infill matches the context, the eave and porch height, and the lack of a defined foundation line does 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 seven feet (7') from the south/right property line. The front porch will be twenty-four feet (24') from the front property line; the front wall of the house will be thirty feet (30') from the front property line. Staff's examination of the setbacks on the two neighboring houses shows that their front porches are between thirty and thirty-three feet (30' – 33') from the front property line. Staff typically recommends that the front setback for the front porch of the infill lines up with the neighboring houses' front porches, or be an average of the two. Staff therefore finds that the proposed front setback does not 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 roof material is to be coated steel tile, which is not found in the district. Shingle or standing seam metal roofs are the predominant roof material for historic houses in Greenwood. The front porch roof railing will be wrought iron. The materials for the windows and doors and the rear exterior stairs were not specified. Because the stucco facade and metal roof material are 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 that the front portion of the roof be a side gable with a slope of 12/12. No eaves are shown on the drawings. The gable portion of the roof only extends ten feet (10') back from the front wall of the house. Behind the gable, the house has a flat roof form in order to allow for a live (or green) roof. In order for a roof form like this to be appropriate, the gable will need to extend further back on the house, eave overhangs need to be incorporated, and the eave height needs to be lowered.

The front façade includes a central wall dormer. The Commission in the past has not allowed wall dormers, particularly on front facades, and has required that the wall of the

dormer be set back two feet (2') from the wall below. The dormer therefore does not meet the design guidelines.

The front porch has a flat roof with a second story balcony accessed via a doorway in the dormer. Staff finds that this roof form does not match the historic context, where porch roofs typically have a gable form or a low slope shed form. Front porch balconies are not seen in the district, and do not meet the design guidelines.

Staff finds that the infill's proposed roof forms do 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. The front porch includes a twelve foot (12') tall porch wall with arched openings. Tall front porch walls are not seen in the district, and do not meet the design guidelines. Staff therefore finds that the project's orientation does not meet Section II.B.1.f. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The window openings on the front and on the front portion of the side facades have arched openings. This does not match the proportion of window openings in the district, where most historic windows are rectangular and are at least twice as tall as they are wide. The side facades contain windows that are horizontal in nature and are three feet (3') wide and two feet (2') tall. Staff finds that these windows also do not meet the proportion of window openings because they are not twice as tall as they are wide. 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 that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The project includes a twenty foot by thirty foot (20' X 30') accessory structure that is utilitarian in design, which is appropriate, particularly since the structure will only be minimally visible from the street. The accessory structure will be accessed via an existing driveway, and will be located at the rear of the property. The accessory structure meets all base zoning setbacks; it is three feet (3') from the rear property line, five feet (5') from the north/left side property line, and fifteen feet (15') from the south/right property line. The garage doors will face the street, and there will be two separate garage doors and bays, which is appropriate. The outbuilding will have a flat roof and will be fourteen feet (14') tall. The materials will be stucco with a rubber roof that will not be visible. The materials for the doors were not indicated, and staff asks to approve the vehicular and pedestrian doors prior to purchase and installation. Staff finds

that the garage's height, scale, materials, orientation, and roof form are appropriate for an outbuilding. With the staff's approval of the doors, staff finds that the outbuilding meets section II.B.1.h of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Recommendation Summary: Staff recommends disapproval of the infill, finding that its height, scale, setback, roof form, materials, proportion and rhythm of openings, and orientation do not meet Section II.B.1. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

With the condition that staff approve the door selections prior to purchase and installation, staff recommends approval of the outbuilding, finding that it meets Section II.B.1.h. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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



195'

54'

30'

5'

5'

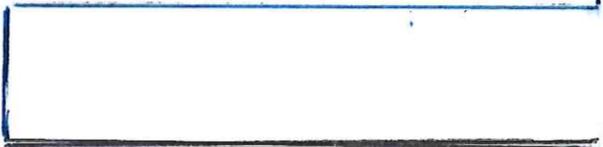
20'

3'

38'

23.5'

6'



50'

30'

50'

7'

15'

175'

45'

← McFerrin Ave

919 McFerrin Ave Site Plan

$$\frac{3''}{32} = 1'$$



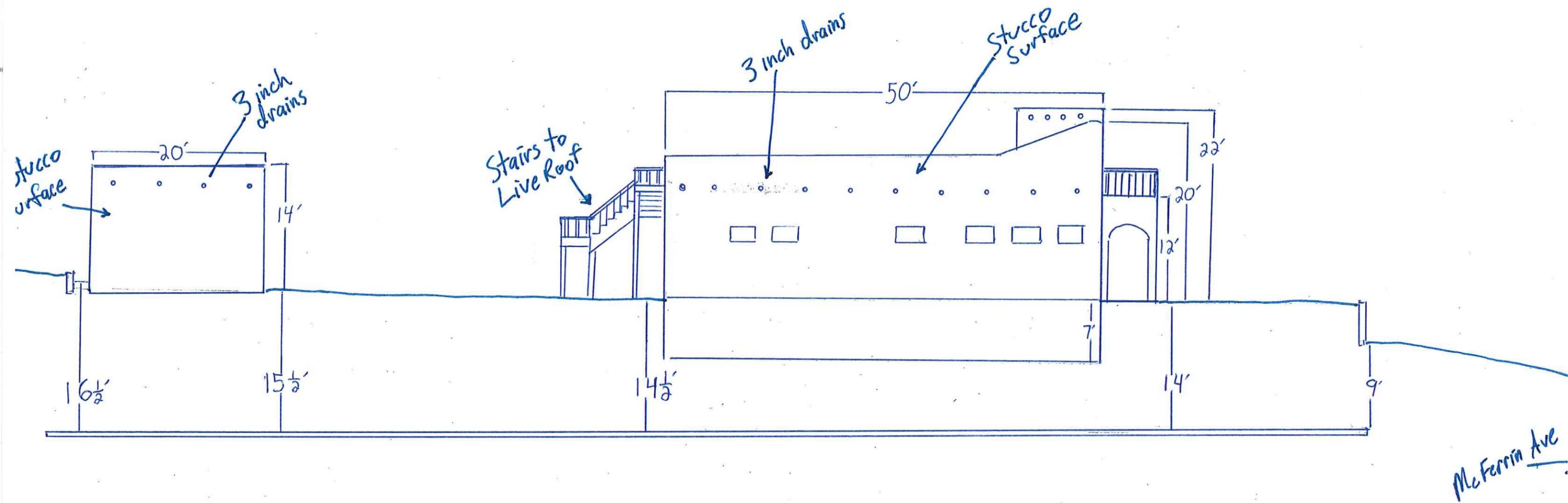
Stucco surface →

919 McFerrin

3 1'

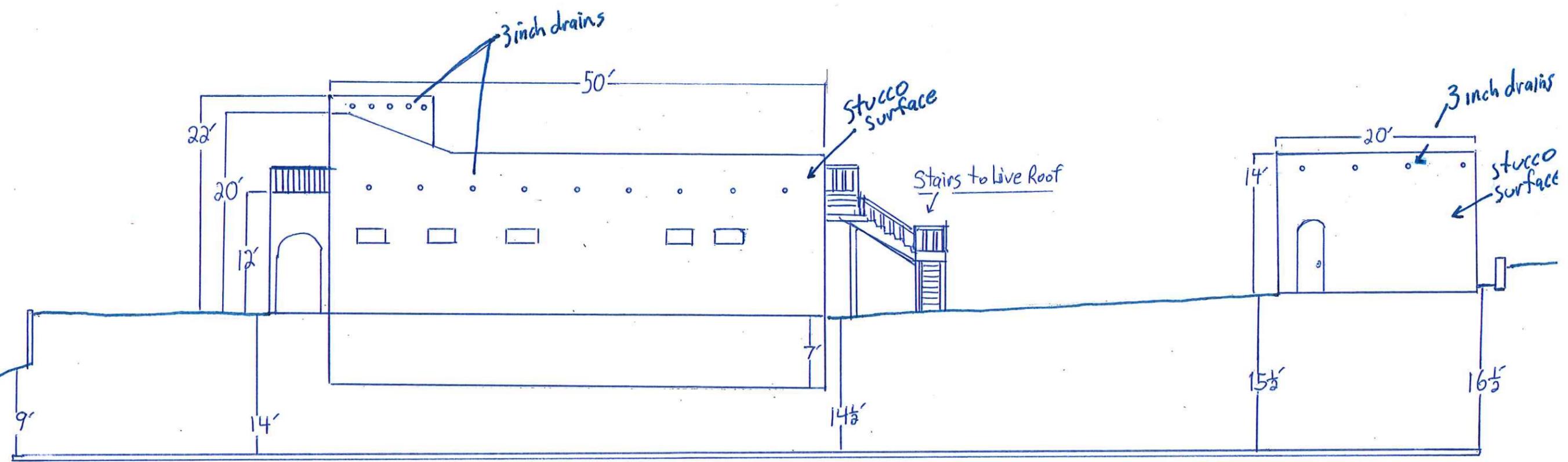
Elevation

West Facing

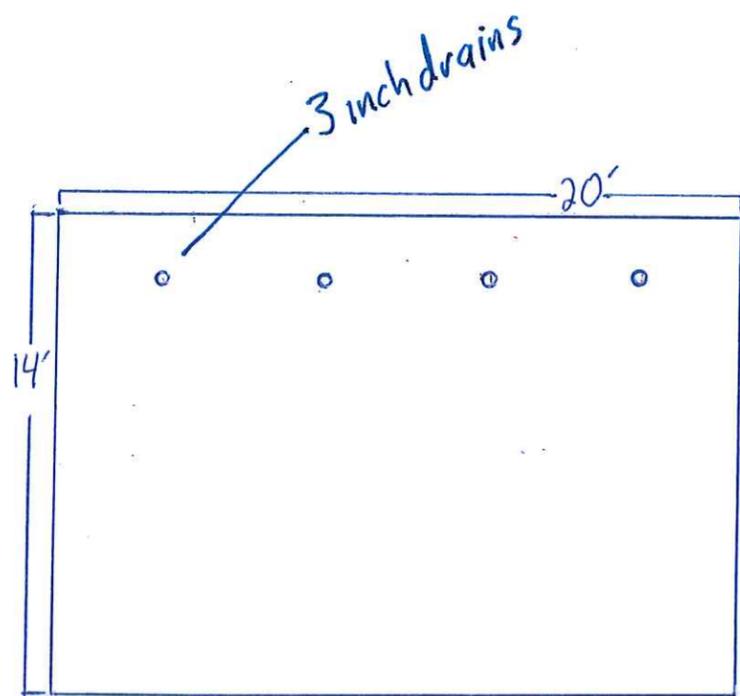


919 McFerrin $\frac{3}{32} = 1$ Elevation North Facing

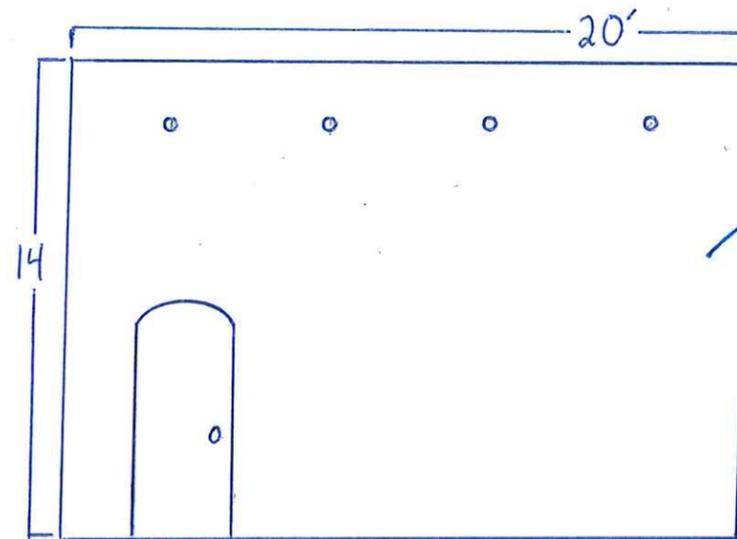
← McFerrin Ave



919 McFerrin $\frac{3}{32} = 1'$ Elevation South Facing

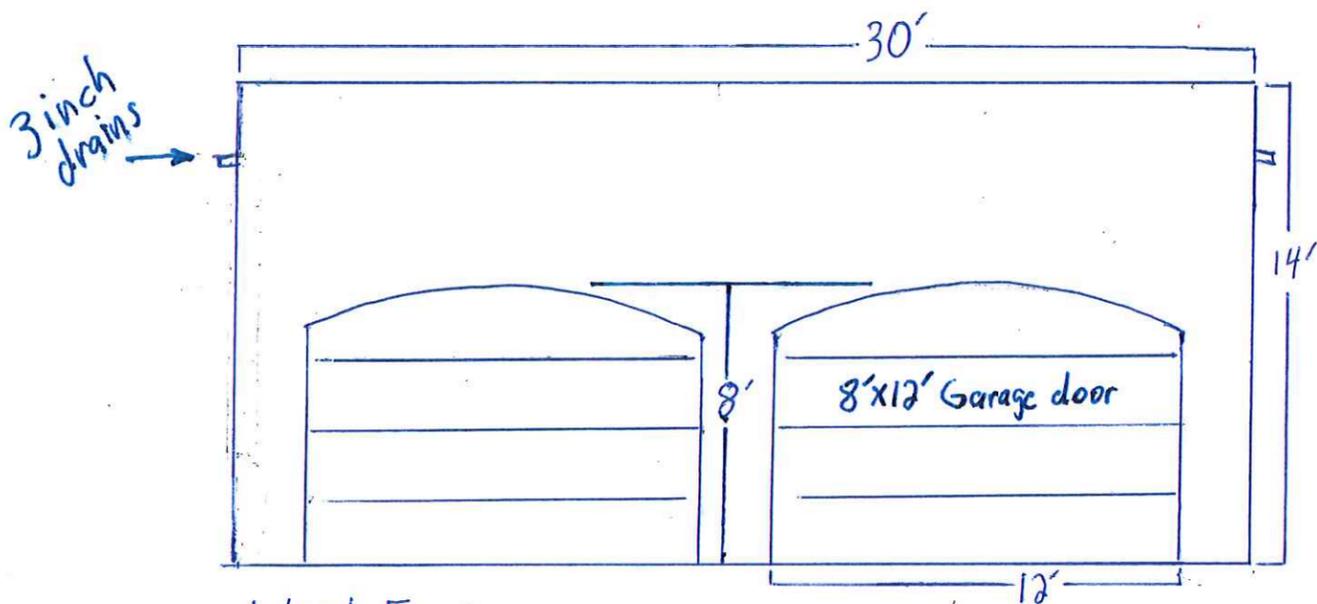


North Facing

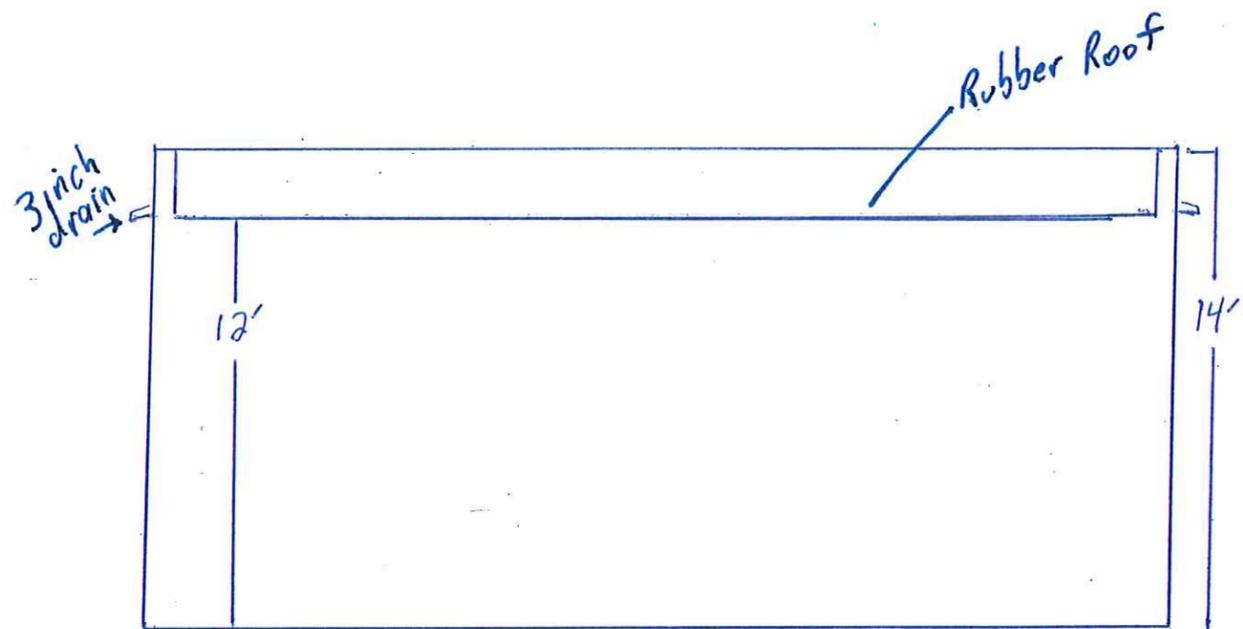


All exterior
Stucco
Surface

South Facing



West Facing



East Facing

919 McFerrin $\frac{3}{16} = 1'$ Elevations