

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

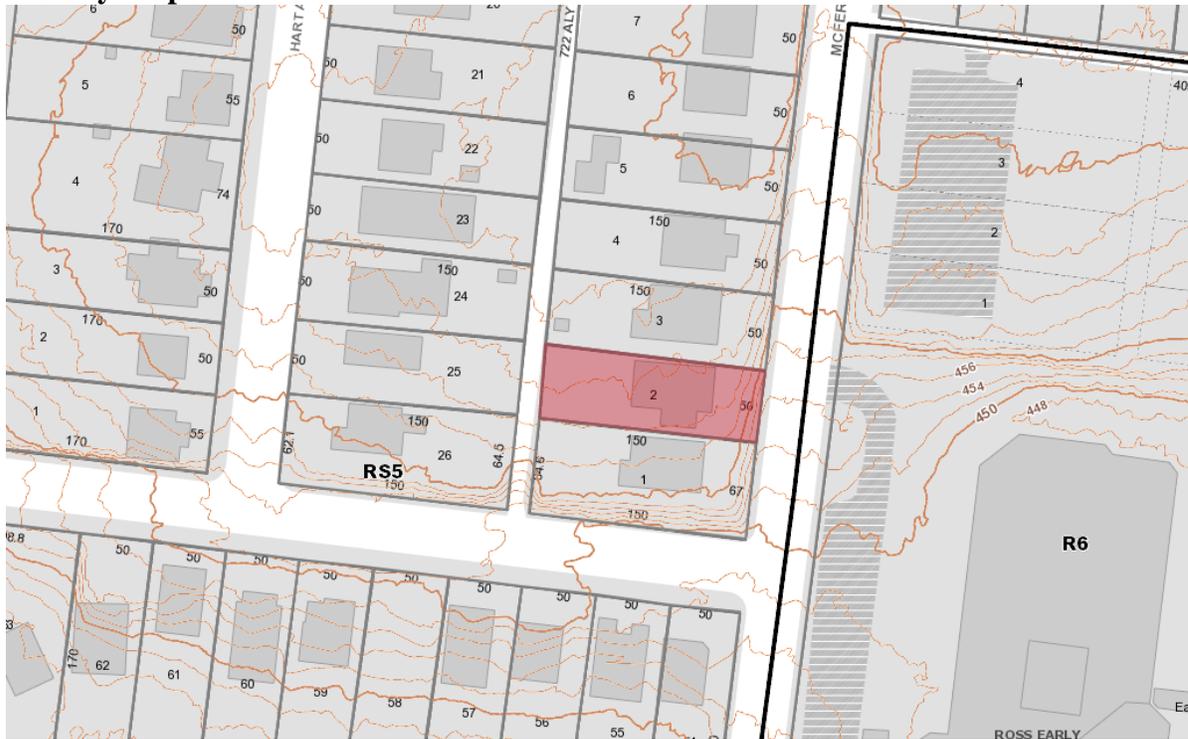
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
602 McFerrin Avenue
May 17, 2017

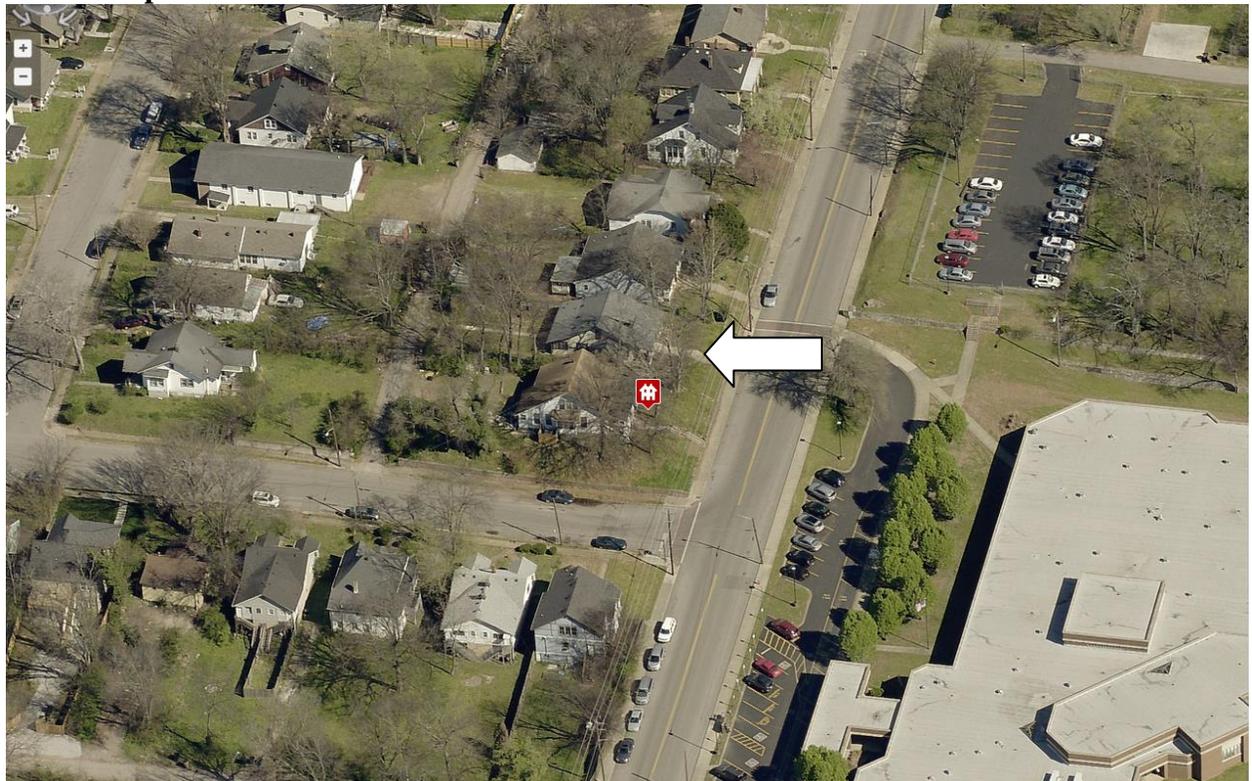
Application: New construction—addition
District: Maxwell Heights Neighborhood Conservation Zoning Overlay
Council District: 05
Map and Parcel Number: 08212017100
Applicant: Kaitlyn Smous, Nine12 Design
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The LP SmartSide lap siding be smooth and have a fiber substrate, not a strand substrate;2. Staff approve the final details, dimensions and materials of the doors prior to purchase and installation;3. Staff approve the foundation material; and4. The HVAC, if relocated, be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the proposed addition meets Section II.B. of the Maxwell Heights Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks 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*

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 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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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. 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.

2. ADDITIONS

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions normally not recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

For additions that tie into the existing roof, the addition should sit off the ridge by at least 6”.

In order to assure that an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Generally, an addition should be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*

- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30’ or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1’ and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12’ deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4”) inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Side Additions

- b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

- c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

- e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

- f. Additions should follow the guidelines for new construction.

Background: 602 McFerrin Avenue is a c. 1930 bungalow that contributes to the historic character of the Maxwell Heights Neighborhood Conservation Zoning Overlay (Figure 1). In 2016, MHZC staff issued an administrative permit to construct a ridge raise and rear addition. That addition has been constructed (Figure 2).



Figure 1. 602 McFerrin Avenue



Figure 2. The ridge raise and dormer addition

Analysis and Findings: Application is to construct a rear addition.

Height & Scale: The proposed addition will be one story and seven feet (7') shorter than the historic house. Its eave and foundation heights will match those of the historic house. The historic house has a depth of approximately forty feet (40'), and the addition will have a depth of forty-three feet (43'). Staff finds the addition's depth to be appropriate because it has a minimal attachment to the historic house and because it's overall scale is subordinate to the historic house. The addition is several feet shorter than the historic house, and its footprint is less than half that of the historic house. The existing house has a footprint of sixteen hundred square feet (1,600 sq. ft.), and the addition has a footprint of seven hundred and twenty square feet (720 sq. ft.).

At the back of the addition, on the right side, is a pergola that is five foot, two inches (5'2") wide and sixteen feet (16') deep. It will extend approximately three feet, two inches (3'2") wider than the historic house. Staff finds this pergola to be appropriate, in this instance, for several reasons. Its location, approximately seventy-five feet (75') back from the house's front porch, will not be highly visible. The slope of the site will further decrease its visibility from the street. In addition, because of its open design and flat roof, it will read more as a side-yard garden structure than a part of the addition, making it appropriate. The Staff finds that the proposed addition meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located at the rear of the house, and is connected to an addition built in 2016. It has a minimal connector to the house, ensuring that if it were to be removed in the future, the primary form and historic character of the

historic house would be preserved. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition’s change in materials, inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It is at least twenty feet (20’) from the rear property line, five feet (5’) from the right side property line, and twenty feet (20’) from the left side property line. The pergola that extends wider than the historic house at the back will not affect the rhythm of spacing along the street because it is located so far back from the front of the house and will be only minimally visible. Staff finds that the project meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Unknown	Unknown	Yes
Cladding	LP SmartSide lap siding, 5” reveal*	Unknown	Yes	Yes
Roofing	Architectural Asphalt Shingles	Match existing house	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Side Pergola	Wood	Typical	Yes	No
Windows	Marvin Integrity	Marvin Integrity	Yes	No
Side/rear doors	Not indicated	Unknown	Unknown	Yes

*MHZC has determined in the past that the LP SmartSide lap siding is only appropriate if it is smooth and if it has a fiber substrate, not a strand substrate. Staff recommends that the siding be smooth, with a fiber substrate.

Staff recommends approval of the foundation material, the lap siding, and the material and manufacturer of the doors. With staff's approval of these materials, staff finds that the addition meets Section II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The existing house has a side gable with an 8/12 slope. The proposed addition also has a gable form, with a 6/12 pitch. Staff finds that the proposed roof form is appropriate to the historic house and meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The rear addition will not alter the historic house's orientation towards McFerrin Avenue. There are doors on the addition, but they are designed to appear as secondary entrances and will be only minimally visible from the street. Staff finds that the addition's orientation meets Sections II.B.1.f. and II.B.2.

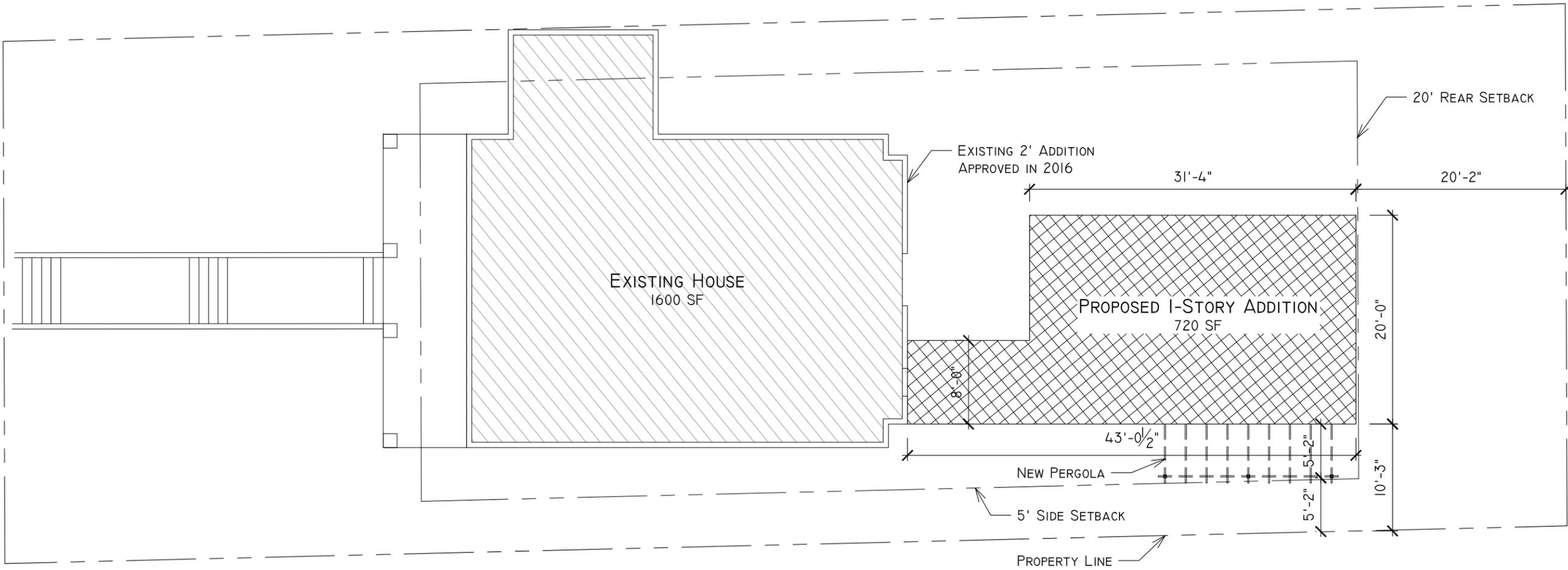
Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the addition's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC, if relocated, be located on the rear façade, or on a side façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The LP SmartSide lap siding be smooth and have a fiber substrate, not a strand substrate;
2. Staff approve the final details, dimensions and materials of the doors prior to purchase and installation;
3. Staff approve the foundation material; and
4. The HVAC, if relocated, be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Section II.B. of the Maxwell Heights Neighborhood Conservation Zoning Overlay design guidelines.



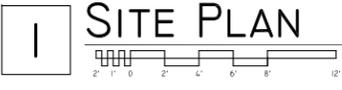
NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	05.04.17	MHZC APPLICATION

RENOVATION AND ADDITION TO:
602 MCFERRIN AVENUE
 NASHVILLE, TN 37206

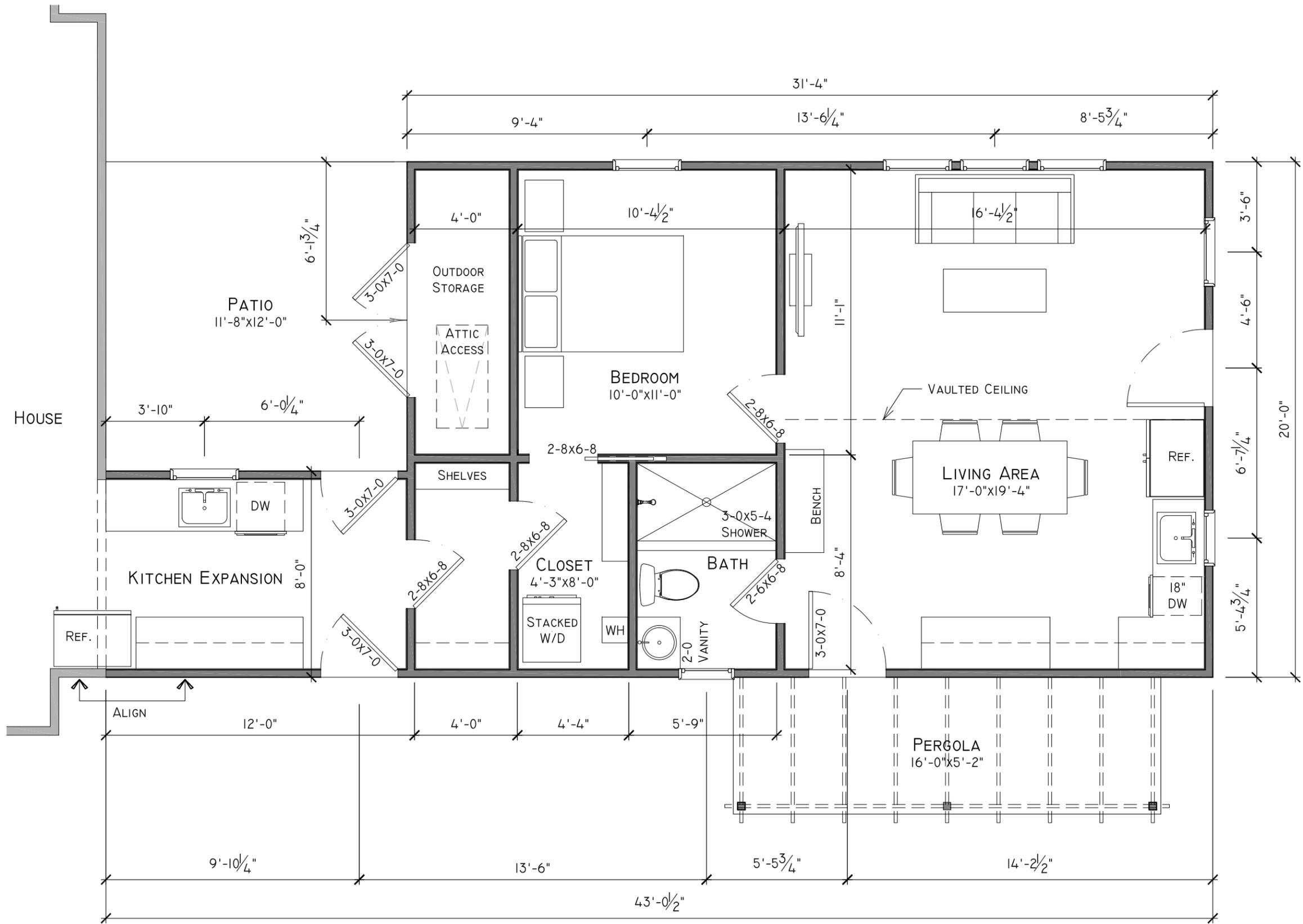


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SITE PLAN
 SCALE: 3/32"=1'-0"

SITE PLAN

01



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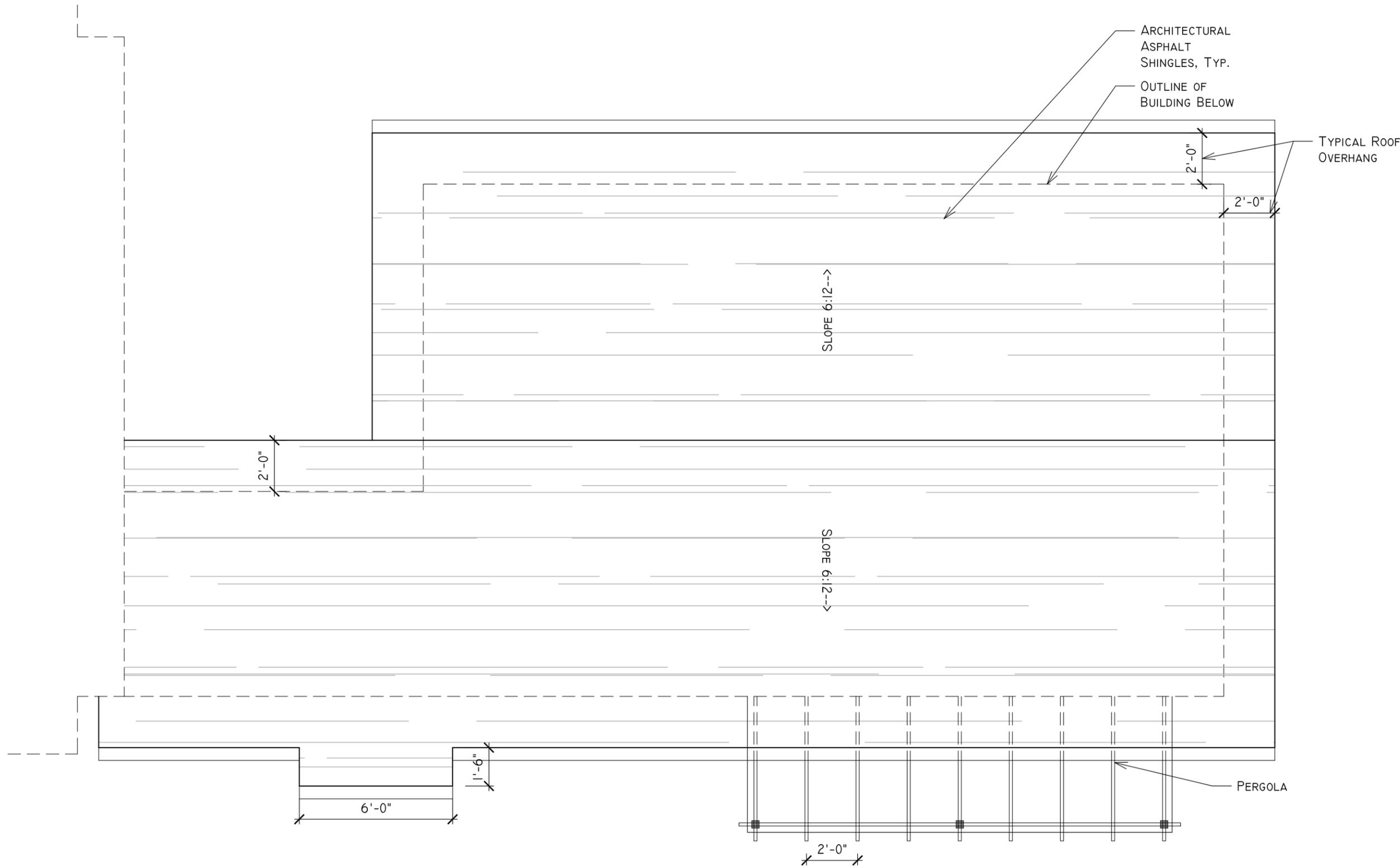
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1 FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

FIRST FLOOR
 PLAN
 02



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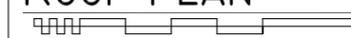
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ROOF PLAN

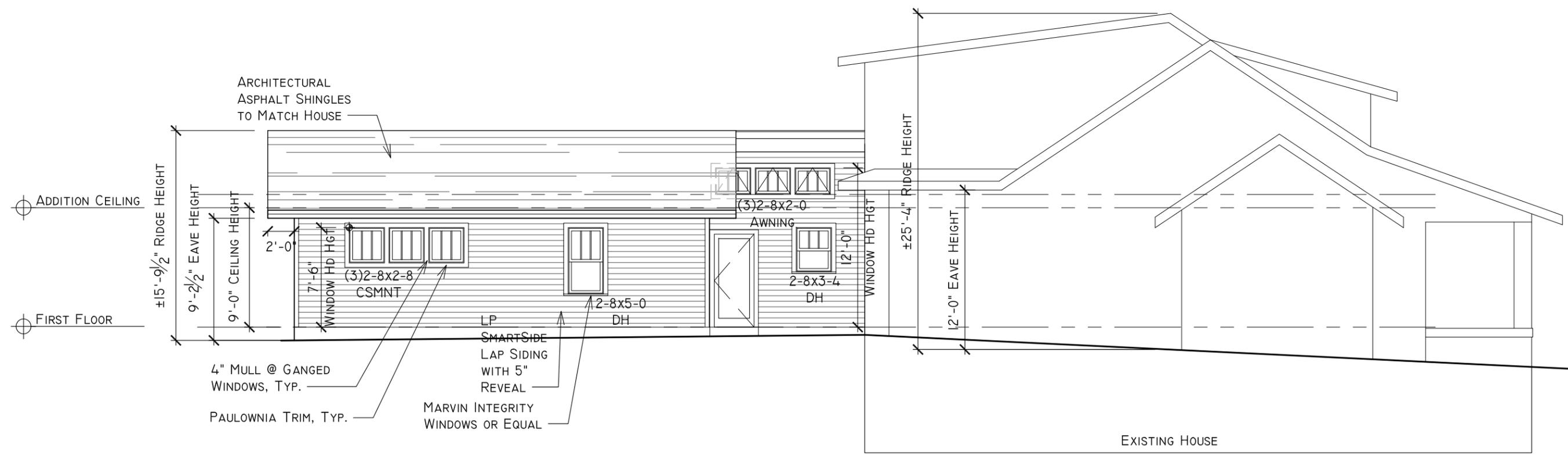
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ROOF PLAN



SCALE: 1/4"=1'-0"



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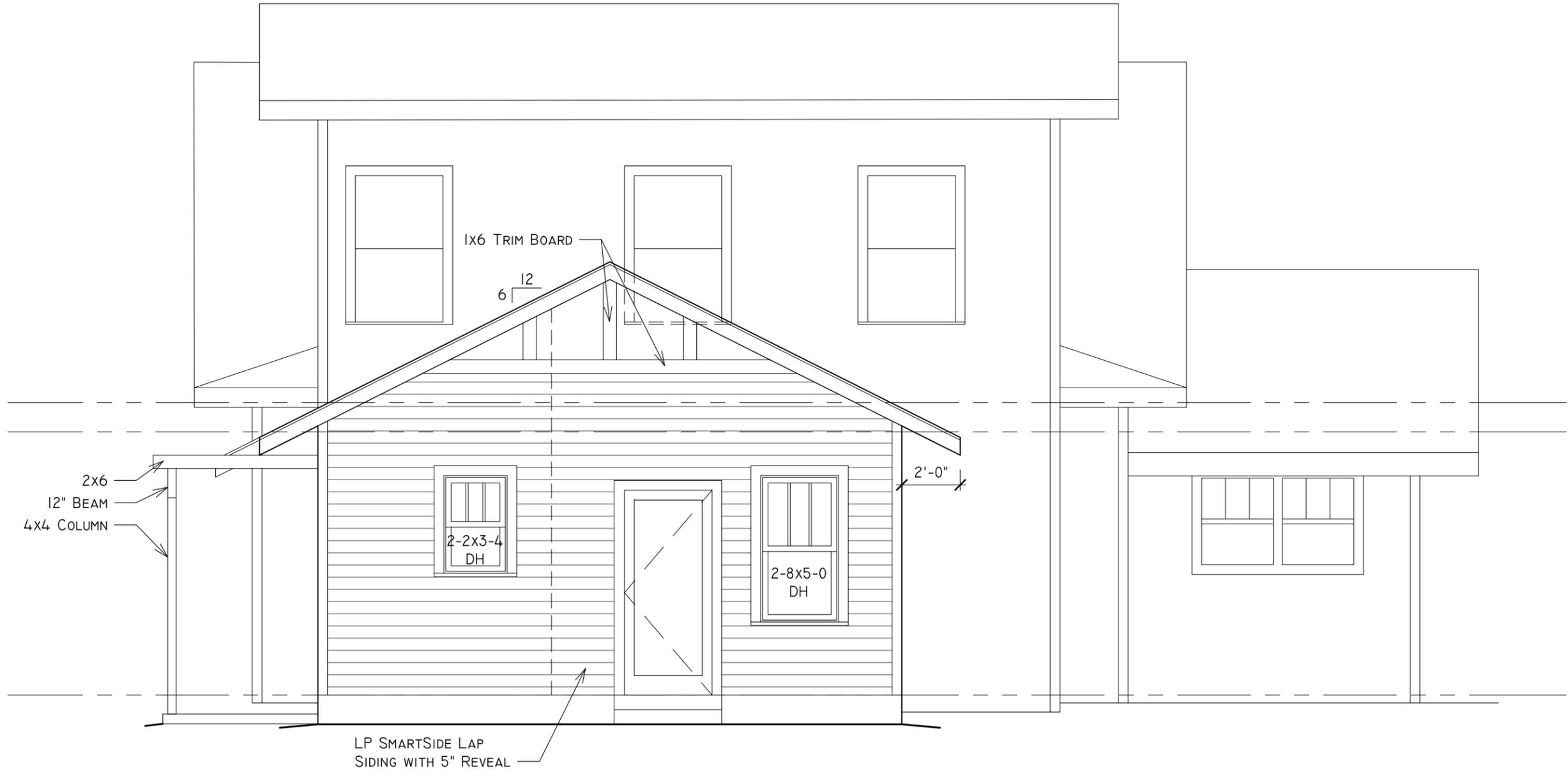


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1 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

SOUTH ELEVATION

04



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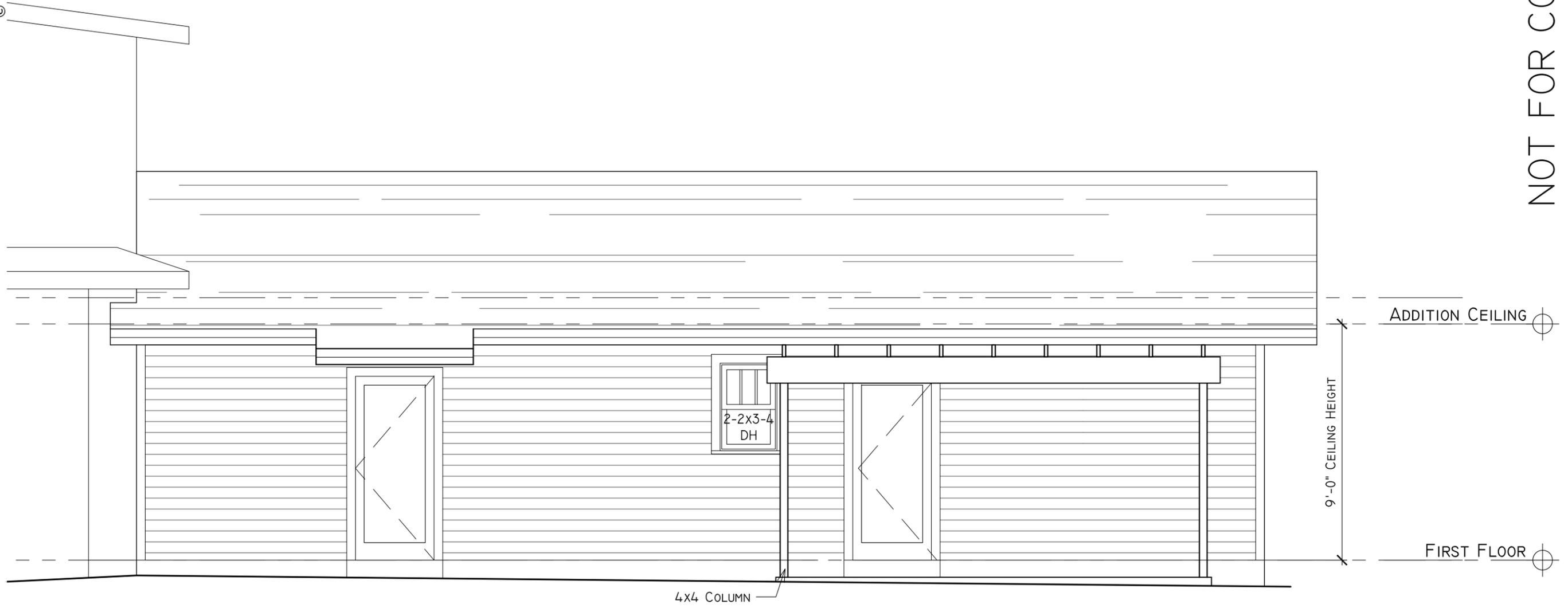


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1 WEST ELEVATION
 SCALE: 1/4"=1'-0"

WEST ELEVATION

05



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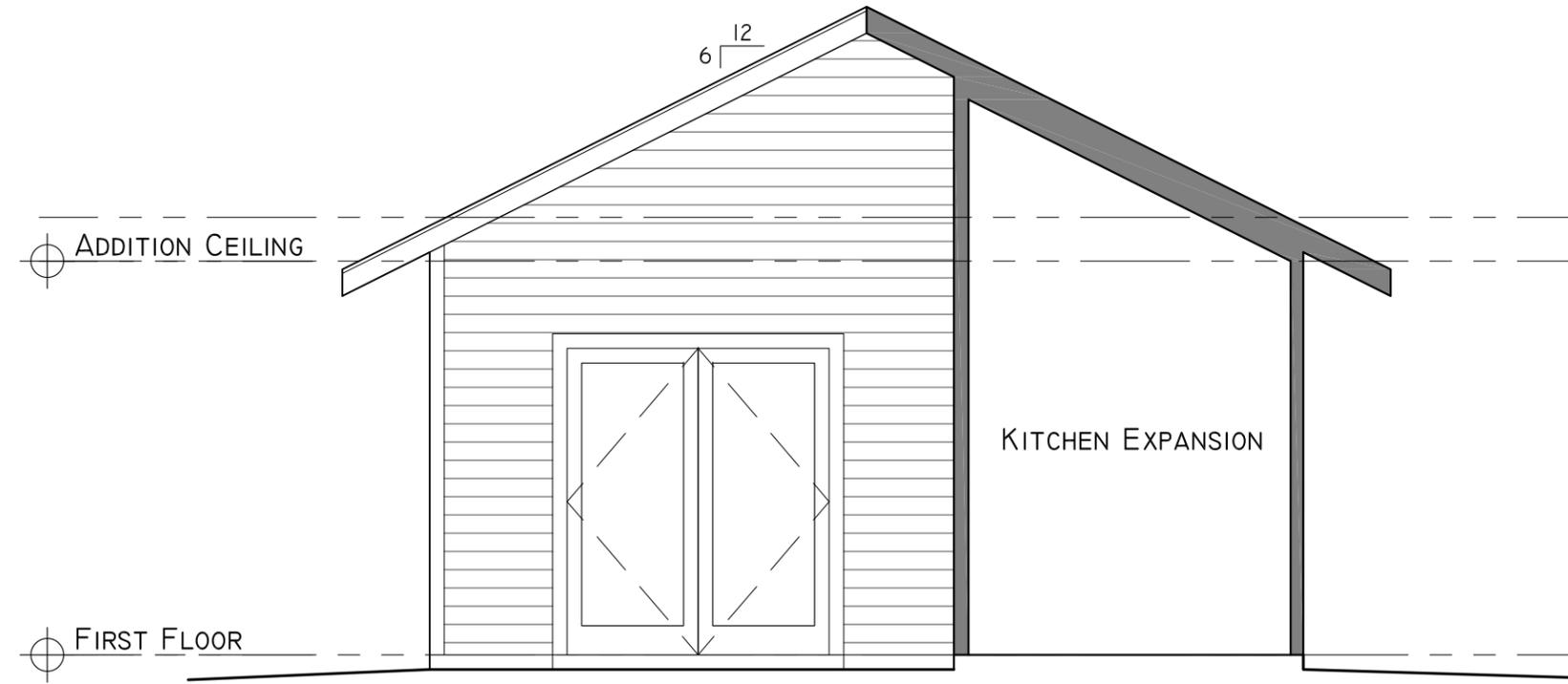
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NORTH ELEVATION

1 NORTH ELEVATION

SCALE: 1/4"=1'-0"

06



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1 EAST ELEVATION
 SCALE: 1/4"=1'-0"

EAST ELEVATION

07