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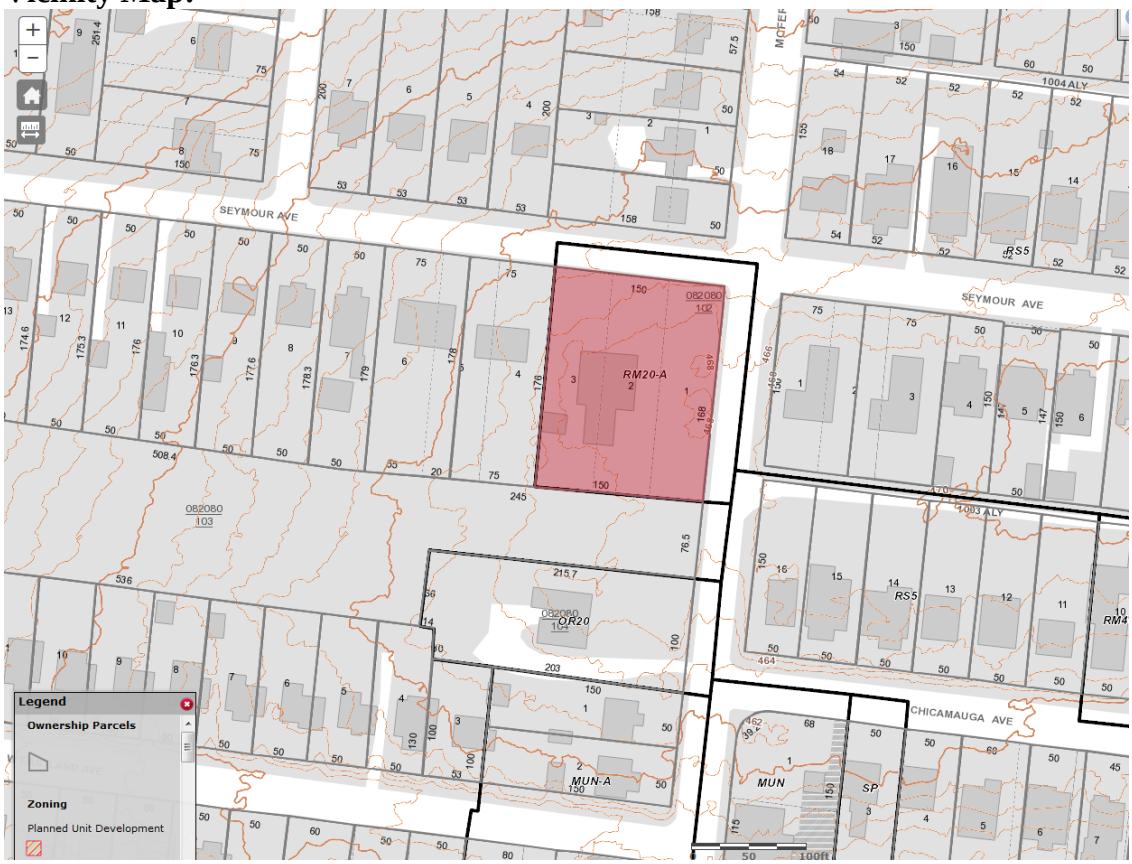
STAFF RECOMMENDATION
934 McFerrin Avenue
March 21, 2018

Application: Demolition—primary structure; New construction-infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 05
Map and Parcel Number: 08208010200
Applicant: Root Arch
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish a non-contributing house and to construct a development with six structures and twelve residential units. **Recommendation Summary:** Staff recommends approval of the demolition of the existing structure on the lot, finding that its demolition meets Section III.B.2. of the design guidelines. Staff recommends disapproval of the new construction, finding that the proposed development does not meet Sections II.B.1.a (Height), II.B.1.b. (Scale), II.B.1.c. (Setback & Rhythm of Spacing), II.B.1.f (Orientation), II.B.1.g. (Proportion and Rhythm of Openings), and II.B.1.k. (Multi-unit Detached Developments/ Cottage Developments) of the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

II.B.1 New Construction

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.

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 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. 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.

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.

Multi-unit Developments
For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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

h. Outbuildings
(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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.

Outbuildings: Height & Scale
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details
· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof
· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors
· Publicly visible windows should be appropriate to the style of the house.
· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim
· Brick, weatherboard, and board-and-batten are typical siding materials.
· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
· Stud wall lumber and embossed wood grain are prohibited.
· Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.

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

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
Generally, attached garages are not appropriate; however, instances where they may be are:
- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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.

k: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or "cottage" developments are only appropriate where the Planning Commission has determined that the community plan allows for the density requested and the design guidelines for "new construction" can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

Interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that face the street.

Interior dwellings should be "tucked-in" behind the buildings facing the street.

Direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

Attached garages are only appropriate for rear units along the alley.

III.B.1 Demolition is Not Appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 934 McFerrin Avenue is a c. 1948 house that does not contribute to the historic character of the Greenwood Neighborhood Conservation Zoning Overlay (Figures 1 & 2). The site is located at the northeast corner of Seymour Avenue and McFerrin Avenue (Figures 3 & 4). It is one hundred and fifty feet wide (150') along Seymour Avenue and one hundred and sixty-eight feet (168') deep along McFerrin. Historically, it was three lots, facing Seymour Avenue. In 2017, the Councilmember supported a rezoning of the property to allow for increased density. Twelve units are proposed.

Figure 1. House at 934 Seymour Avenue, facing McFerrin Avenue

Figure 2. Seymour Avenue side façade of existing house.

Figure 3. View of the McFerrin Avenue side of the property

Figure 4. View of the Seymour Avenue side of the property

Analysis and Findings: Application is to demolish a non-contributing house and to construct a development with six structures and twelve residential units.

Demolition: The existing house at 934 McFerrin Avenue was constructed c. 1948, later than the period of significance for the Greenwood Neighborhood Conservation Zoning Overlay. Staff finds that the house's date of construction, materials, and orientation towards the street does not contribute to the historic character of the Greenwood neighborhood. Staff finds that the demolition of the existing house meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Site Planning, Orientation, and Setback and Rhythm of Spacing: The proposed development is planned for the northwest corner of Seymour Avenue and McFerrin. Historically, the lot was three, fifty-foot (50') wide lots facing Seymour Avenue, although it is likely that there were never structures on these lots until the construction of the existing house in the middle of the lot in the late 1940s.

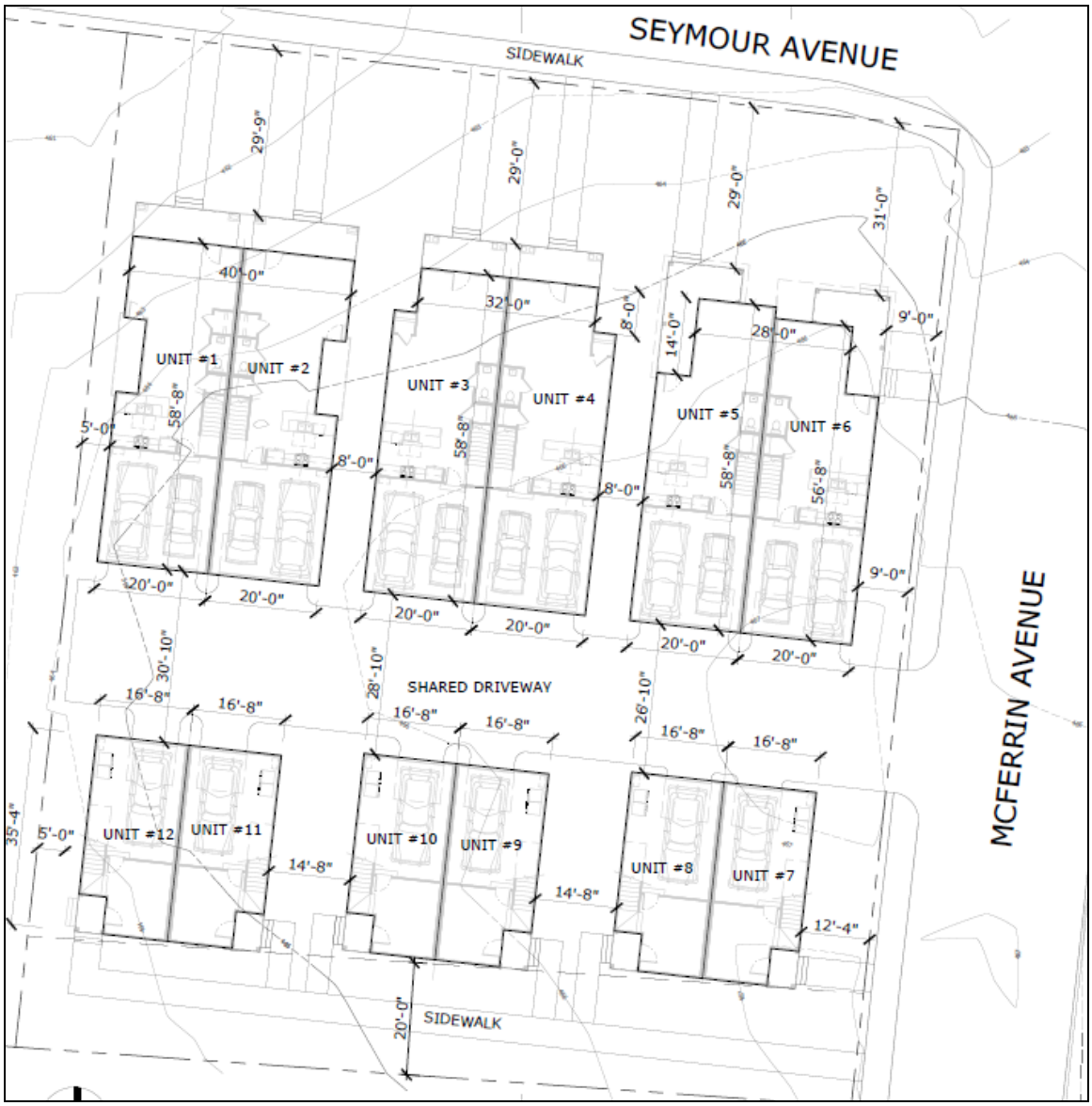


Figure 5. Proposed site plan.

The proposed development will be largely oriented to face Seymour Avenue, which is appropriate (Figure 5). There will be three duplex structures facing Seymour Avenue. At the back, there will be three smaller structures also containing two residential units each. Vehicular access to the site will be via new curb cut and shared driveway off of McFerrin, towards the back of the lot, in between the two sets of structures. The driveway is approximately twenty-nine feet (29') at the street. Typically the Commission has not allowed for driveways that exceed twelve feet (12') in width. Because of the density of the lot, staff finds the wider drive to be appropriate but is concerned about its visual impact on the historic neighborhood. Each unit will have attached parking, which is not typically allowed for the front units, but staff finds it to be appropriate in this instance because of the density of the site.

Most of the units facing Seymour Avenue have walkways leading from the front porches to the sidewalks. However, Unit 6, which is located at the corner of McFerrin and Seymour Avenue, has a corner entrance and one walkway leading to the sidewalk along McFerrin Avenue. In order for the project to meet the design guidelines and to address both streets, Unit 6 should have one walkway to Seymour Avenue and one walkway to McFerrin Avenue.

The units facing Seymour Avenue all have front porches that are a minimum of six feet (6') deep. Units 1 and 2 share the same porch roof, but have porch floors that are separated by two feet (2') of space. Units 3 and 4 have a similar porch configuration. In looking at historic duplexes, typically, either the porches shared the same floor and the same roof, or the porch roofs and the porch floors were entirely separate. Staff finds that the separate porch floors under the continuous porch roof increase the perceived width of the houses and are not appropriate.

At the rear of the lot, a new walkway will be added, providing access to the rear units. Of the rear units, only Unit 7 will have street frontage. For that unit, the entrance will face McFerrin Avenue, and there will be a walkway leading from the McFerrin sidewalk to the entrance. Staff finds this to be appropriate.

While the project does meet all base zoning setbacks, staff has concerns about the spacing of the structures on the lot. First, staff notes that the site plan does not reflect the current sidewalk regulations for new development in this neighborhood. Neither Seymour nor McFerrin Avenue has sidewalks currently. According to the Metro Planning Department, the development should have a six foot (6') grass strip along McFerrin at the edge of the street and then a six foot (6') sidewalk, for a total width of twelve feet (12'). Along Seymour, there should be a four foot (4') grass strip at the edge of the street and a five foot (5') sidewalk, for a total width of nine feet (9'). The site plan shows a five foot (5') sidewalk along both McFerrin Avenue and Seymour Avenue, with no grass strips.

The wider sidewalk requirements will affect the setbacks of the structures, particularly along McFerrin Avenue where the Unit 6 (facing Seymour Avenue) is just nine feet (9') from the side property line. Given the required sidewalk width along McFerrin Avenue, Unit 6 should likely be pushed further back from McFerrin Avenue. Staff requires a revised site plan with the correct sidewalk information in order to fully understand the layout of the houses in relation to the sidewalk. The front setbacks, proposed to be twenty-nine feet (29') from Seymour Avenue are likely appropriate, even with the wider sidewalk, since this 800 block of Seymour Avenue does not have any contributing buildings.

Staff also has concerns about the amount of space in between the units facing Seymour Avenue. The applicant is proposing just eight feet (8') in between the structures. Staff finds that this rhythm of spacing does not meet the historic context, where historic houses are generally a minimum of ten to fifteen feet (10'-15') apart, and are often even wider apart. The units facing Seymour Avenue should be a minimum of ten feet (10') apart in order to meet the historic context's rhythm of spacing.

The applicant is proposing twenty-six feet, ten inches (26’10”) in between the houses facing Seymour Avenue and those at the rear. Staff finds that this distance is greater than what is typically required for spacing between primary structures and outbuildings. Staff finds that the spacing between the front and the rear units meets the design guidelines. Likewise, staff finds that the spacing between the side walls of the rear structures, which is fourteen feet, eight inches (14’8”), is appropriate and does meet the design guidelines.

In summary, staff finds that the following aspects of the proposed site plan do not meet the design guidelines:

- The eight foot (8’) separation between the units facing Seymour Avenue is inadequate and does not meet the historic context;
- The plans do not include the required sidewalk widths, and the required sidewalk widths will likely mean that Unit 6 should be pushed back further from the McFerrin property line;
- A walkway should be added from Unit 6 to Seymour Avenue;
- The front porches of Units 1 and 2 and Units 3 and 4 have roofs that are connected, but floors that are not, which is a configuration not seen in historic duplexes

For these reasons, staff finds that the proposed development does not meet Sections II.B.1.c. (Setback and Rhythm of Spacing), II.B.1.f. (Orientation), and II.B.1.k. (Multi-unit Detached Developments/ Cottage Developments) of the design guidelines.

<u>Height & Scale</u>: The immediate historic context is largely one and one-and-a-half story houses, with a handful of two-story structures interspersed. One of the largest historic house in the immediate vicinity is 946 Seymour Avenue; it is thirty-five feet (35’) tall and thirty-seven feet (37’) wide on a fifty foot (50’) wide lot (Figure 6). However, the majority of the houses in the immediate vicinity are between nineteen and thirty-one feet (31’) tall.

Figure 6. 946 Seymour

Here is a summary of the height and scale of the proposed structures:

	# of Stories	**Eave Height**	**Ridge Height**	**Width**
Units 1 & 2 (Face Seymour)	1.5	10' at front; 19' beyond side gable	30'6"	40'
Units 3 & 4 (Face Seymour)	1.5	10' at front; 19' beyond side gable	32'	32' at front; 40' just 8' back
Units 5 & 6 (Corner of McFerrin and Seymour)	2 stories	17'	33'10"	28' at front; 40' just 12' back.
Units 7 & 8 (Rear structure, unit 7 faces McFerrin)	2 stories	17'6"	28'8"	33'4"
Units 9 & 10 (Rear structure)	2 stories	17'6"	28'8"	33'4"
Units 11 & 12 (Rear structure)	2 stories	17'6"	28'8"	33'4"

Staff finds that the overall heights and number of stories of the units facing Seymour Avenue could be appropriate, as there are a handful of historic houses that are between thirty and thirty-four feet (30'-34') tall in vicinity and there are no historic buildings on the block-face. However, staff finds the proposed widths of forty feet (40') for Units 1 – 6 are too wide and do not meet the historic context. There are no historic houses wider than thirty-seven feet (37') in the immediate vicinity. Even though Units 3 & 4 and 5 & 6 are designed so that they have a narrower width at the front, the maximum width of forty feet (40') occurs not far back from the front and will be easily perceived on the street. The proposed widths result in houses that are over-scaled for the historic context. Moreover, the widths of forty feet (40') create a situation where the houses are too close together and are too close to the McFerrin Avenue property line.

The design guidelines state that for multi-unit developments, "*Interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that face the street.*" Staff finds that in this case, the rear units are sufficiently subordinate in both height and width to the structures facing Seymour Avenue. They are approximately six feet, eight inches (6'8") narrower and between one foot, ten inches and five foot, two inches (1'10" – 5'2") shorter than the houses facing Seymour Avenue.

Even though the rear units are appropriately scaled, the widths of the Seymour-facing units are not. Staff finds that the project's height and scale do not meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Materials: The materials of the six structures are similar. They include:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Cedar shingle siding	Typical	Yes	No
Roofing	Architectural Shingles	Graphite	Yes	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Typical	Yes	No
Front Porch Posts	Wood	Typical	Yes	No
Front Porch Column Bases	Masonry	Not indicated	Yes	Yes
Front Porch Roof (Units 5 & 6)	Standing seam metal	Not indicated	Yes	Yes
Windows	Aluminum Clad Wood	Not indicated	Unknown	Yes
Principle Entrance	One-half glass	Not indicated	Yes	Yes
Garage Doors	Not indicated	Not indicated	Unknown	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Concrete	Typical	Yes	No

In order for the project to meet Section II.B.1.d. of the design guidelines, staff would need to approve the final material choices, including all windows and doors, the metal and shingle roof colors, and masonry samples for the column bases.

Roof form: Here is a summary of roof forms for the proposed structures:

	Primary Roof Form	Primary Roof Slope	Secondary roof forms
Units 1 & 2 (Face Seymour)	Cross gable, with a clipped gable	8/12	8/12 rear gable;

Units 3 & 4 (Face Seymour)	Side gable	8/12	3/12 shed dormer at front, inset 2' from wall below; 8/12 rear gable
Units 5 & 6 (Corner of McFerrin and Seymour)	Multiple cross gables, with clipped gables	12/12	
Units 7 & 8 (Rear structure, unit 7 faces McFerrin)	Cross gables, with clipped gable forms	8/12	
Units 9 & 10 (Rear structure)	Cross gables, with clipped gable forms	8/12	
Units 11 & 12 (Rear structure)	Cross gables, with clipped gable forms	8/12	

Staff finds that the proposed roof forms are compatible with the historic context and meet Section II.B.1.e. of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on new structures are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. On units 1 and 2, there are expanses of nearly fifteen feet (15') along the side facades, near the front, which does not meet the design guidelines. A window opening of at least four square feet (4 sq. ft.) should be included on the front portions of the side facades. Because of the expanse of wall space on the side facades of Units 1 & 2, staff finds that the project does not meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: As discussed under "Site Planning, Orientation, and Setback and Rhythm of Spacing," the site plan does not show the required sidewalk widths for this lot. The site plan also does not indicate the proposed location of the HVAC units and other utilities. All HVAC units and utilities should be located in a minimally visible location at the rear of the structures, or on the side facades, beyond the midpoint of the structures.

Recommendation Summary: Staff recommends approval of the demolition of the existing structure on the lot, finding that its demolition meets Section III.B.2. of the design guidelines.

Staff recommends disapproval of the new construction, finding that the proposed development does not meet Sections II.B.1.a (Height), II.B.1.b. (Scale), II.B.1.c. (Setback & Rhythm of Spacing), II.B.1.f (Orientation), II.B.1.g. (Proportion and Rhythm of Openings), and II.B.1.k. (Multi-unit Detached Developments/ Cottage Developments) of the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.

Context Photos:

928 McFerrin Avenue, house to the site's immediate left/south

View of 928 McFerrin from across the street

924 and 926 McFerrin, to the left/south of the site

940-946 McFerrin, to the right/north of the site (across Seymour Avenue from the site)

846 (left) and 844 (right) Seymour, to the right/west of the site

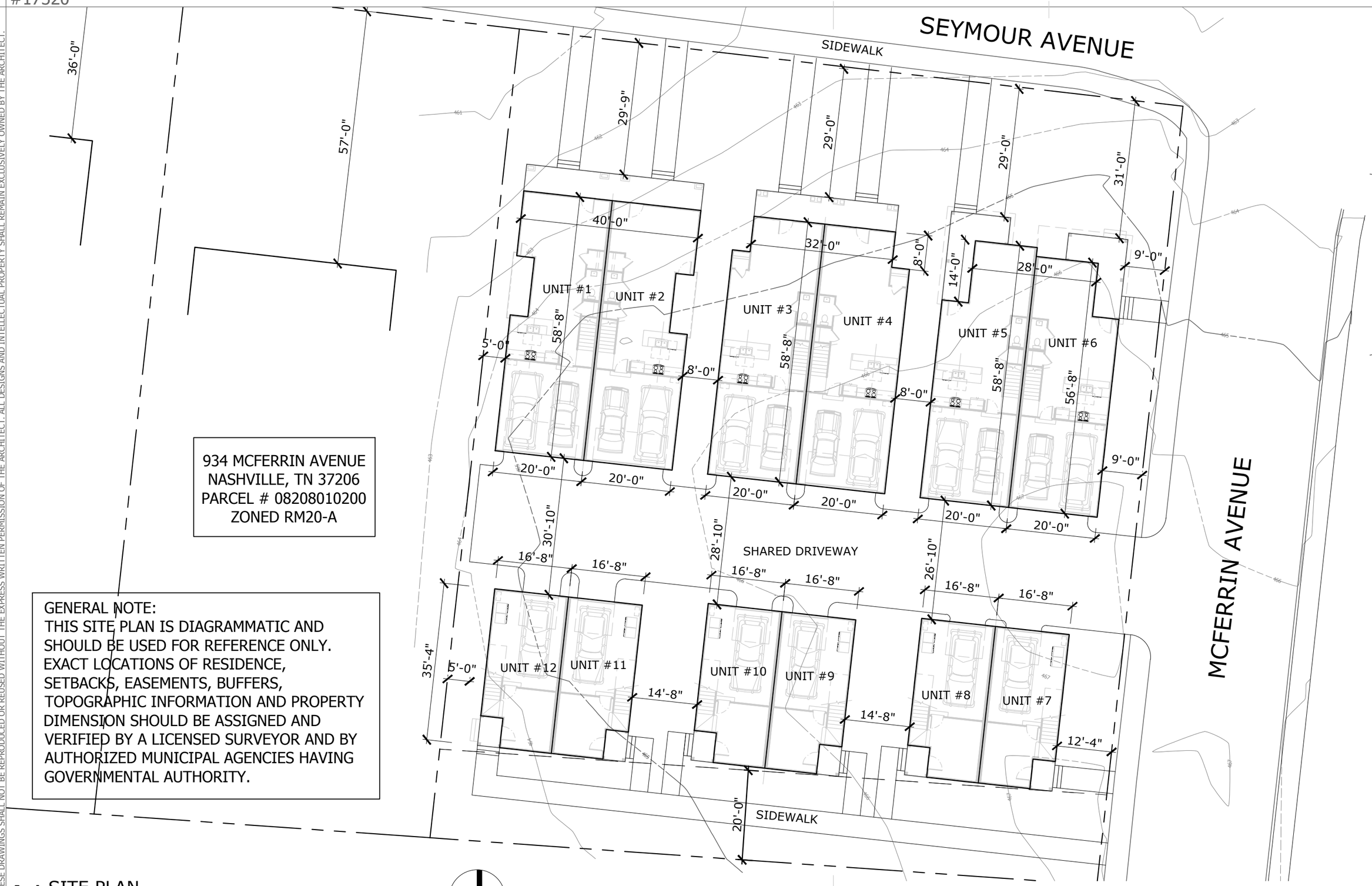
843, 841, and 839 Seymour, across the street and to the west of the site

Houses across McFerrin Avenue from the site (looking to the east)

Houses cattycorner from the site, on the south side of Seymour Avenue, to the east of McFerrin

944, 946, and 948 Seymour Avenue

#17320



934 MCFERRIN AVENUE
NASHVILLE, TN 37206
PARCEL # 08208010200
ZONED RM20-A

GENERAL NOTE:
THIS SITE PLAN IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY. EXACT LOCATIONS OF RESIDENCE, SETBACKS, EASEMENTS, BUFFERS, TOPOGRAPHIC INFORMATION AND PROPERTY DIMENSION SHOULD BE ASSIGNED AND VERIFIED BY A LICENSED SURVEYOR AND BY AUTHORIZED MUNICIPAL AGENCIES HAVING GOVERNMENTAL AUTHORITY.

A1 SITE PLAN
1" = 20'
0 10 20 50

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01
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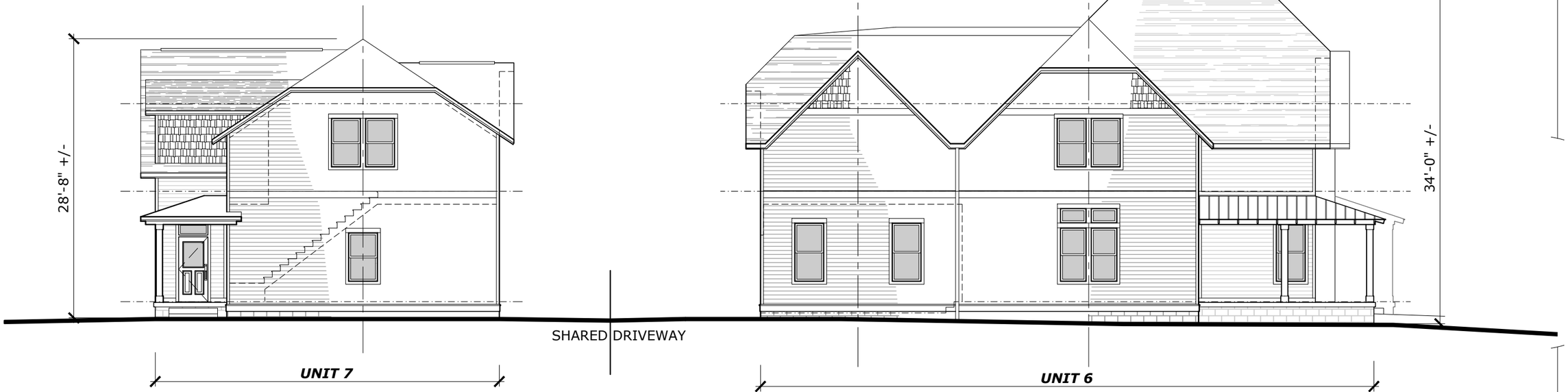
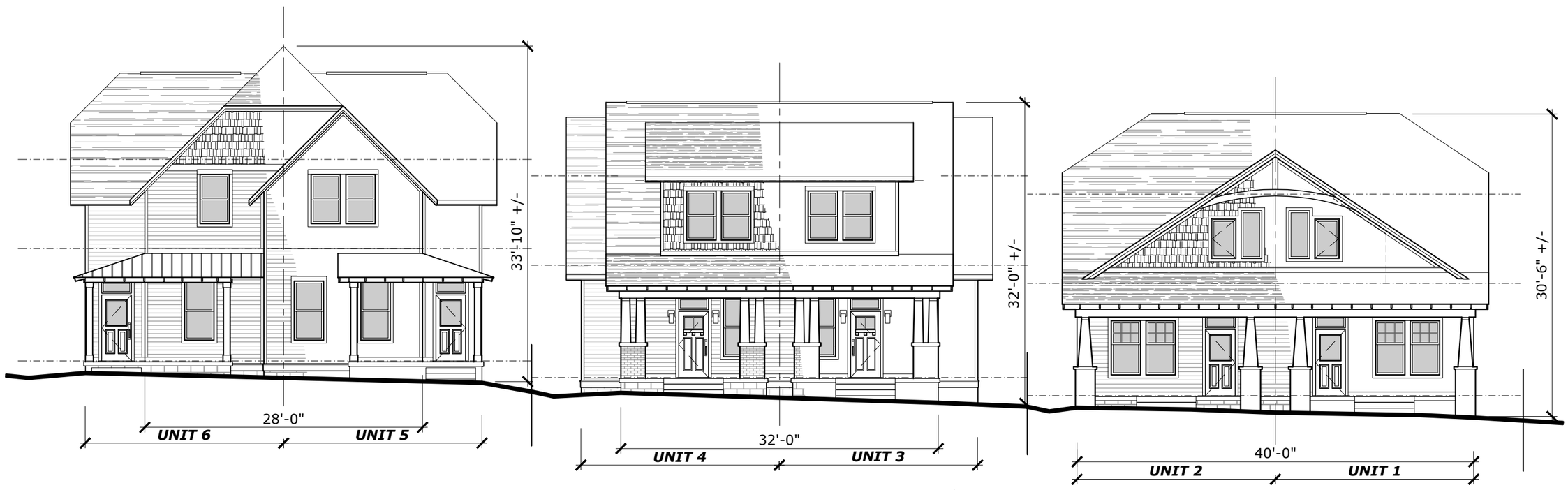


OVERALL ELEVATION ALONG MCFERRIN AVENUE

3/32" = 1'-0"

0 5 10 30



OVERALL ELEVATION ALONG SEYMOUR AVENUE

3/32" = 1'-0"

0 5 10 30

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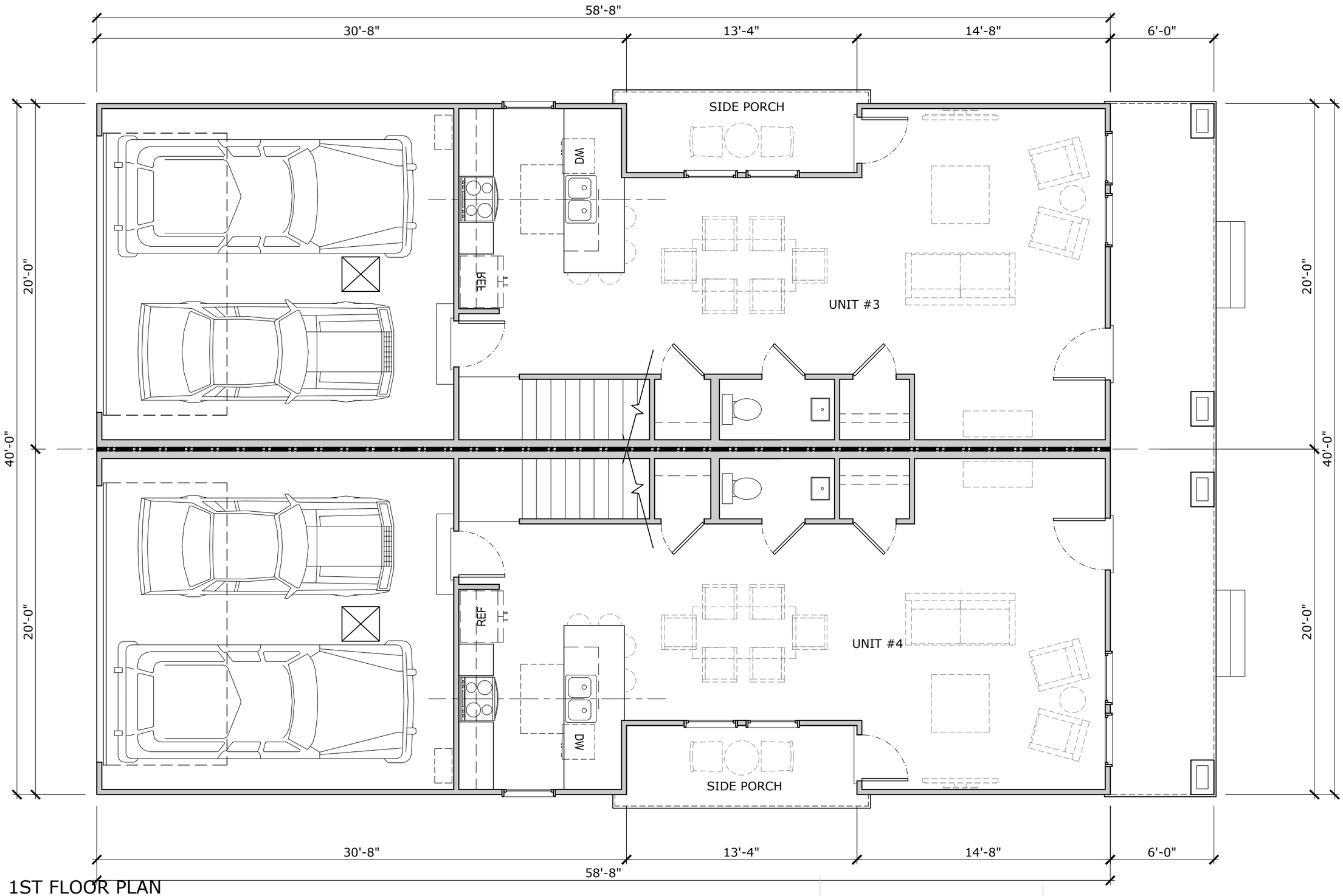

1 1ST FLOOR PLAN
3/16" = 1'-0"

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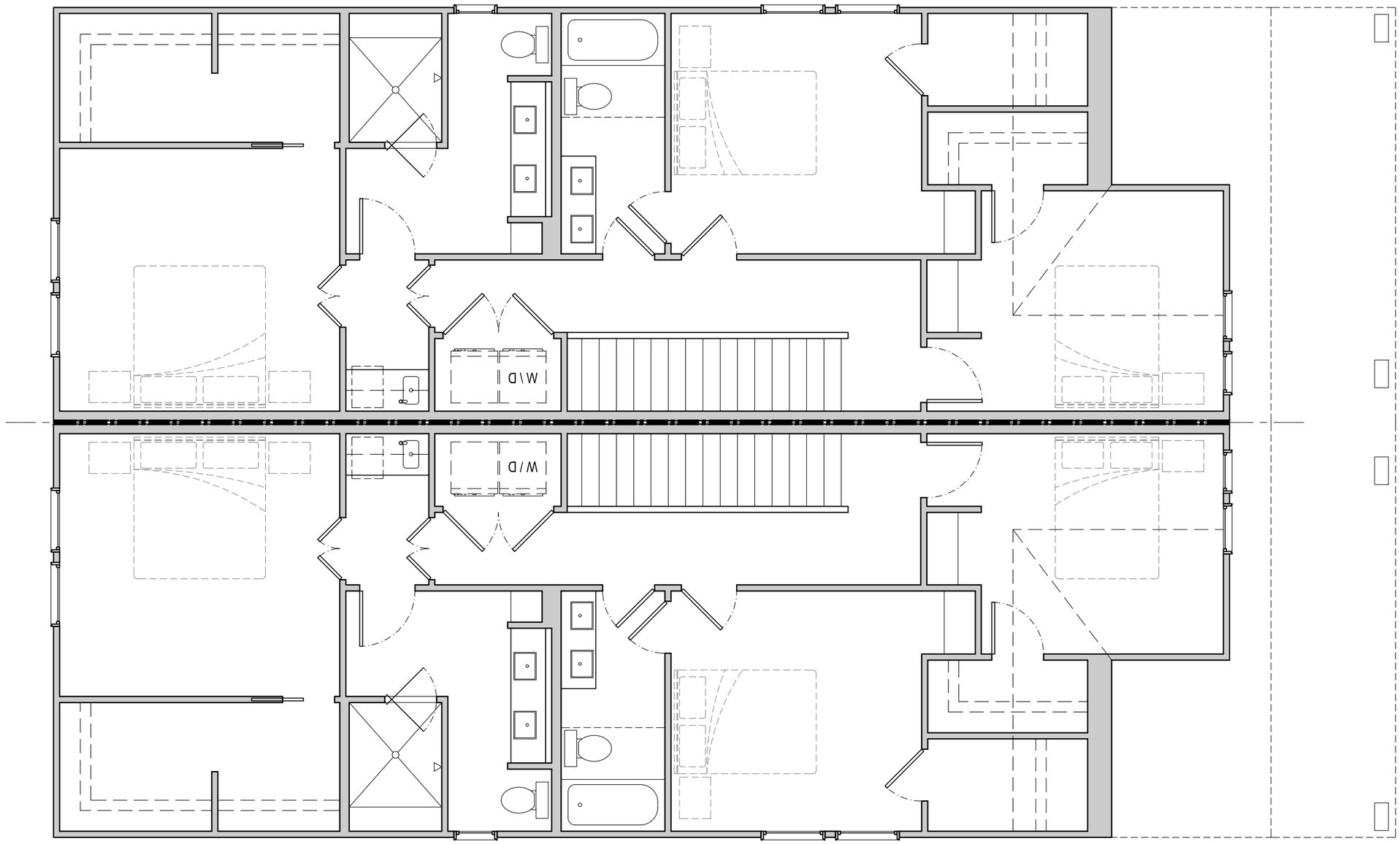

2 2ND FLOOR PLAN
3/16" = 1'-0"

0 5 10 15

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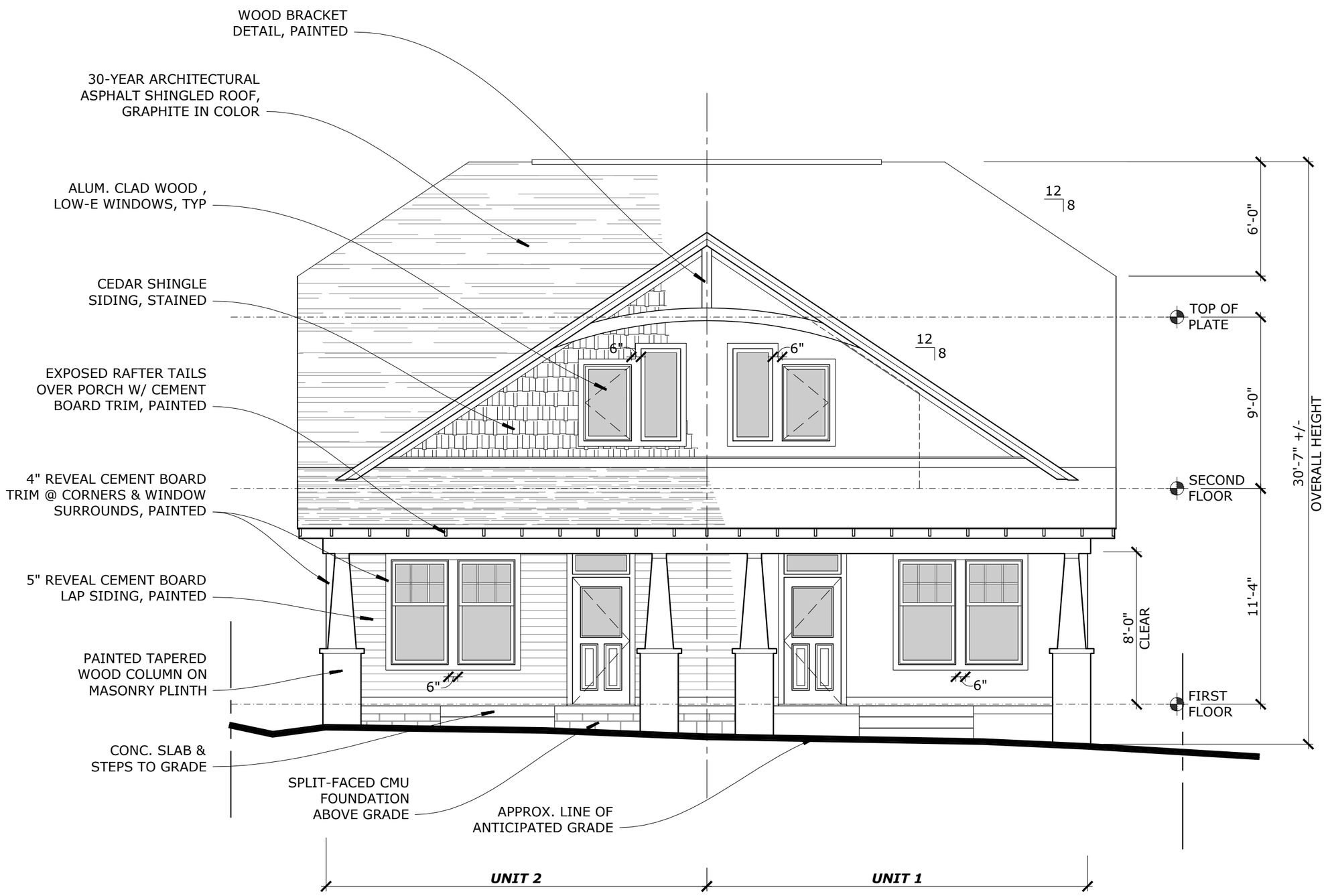

SEYMOUR AVENUE ELEVATION - UNITS 1-2

3/16" = 1'-0"

0 5 10 15

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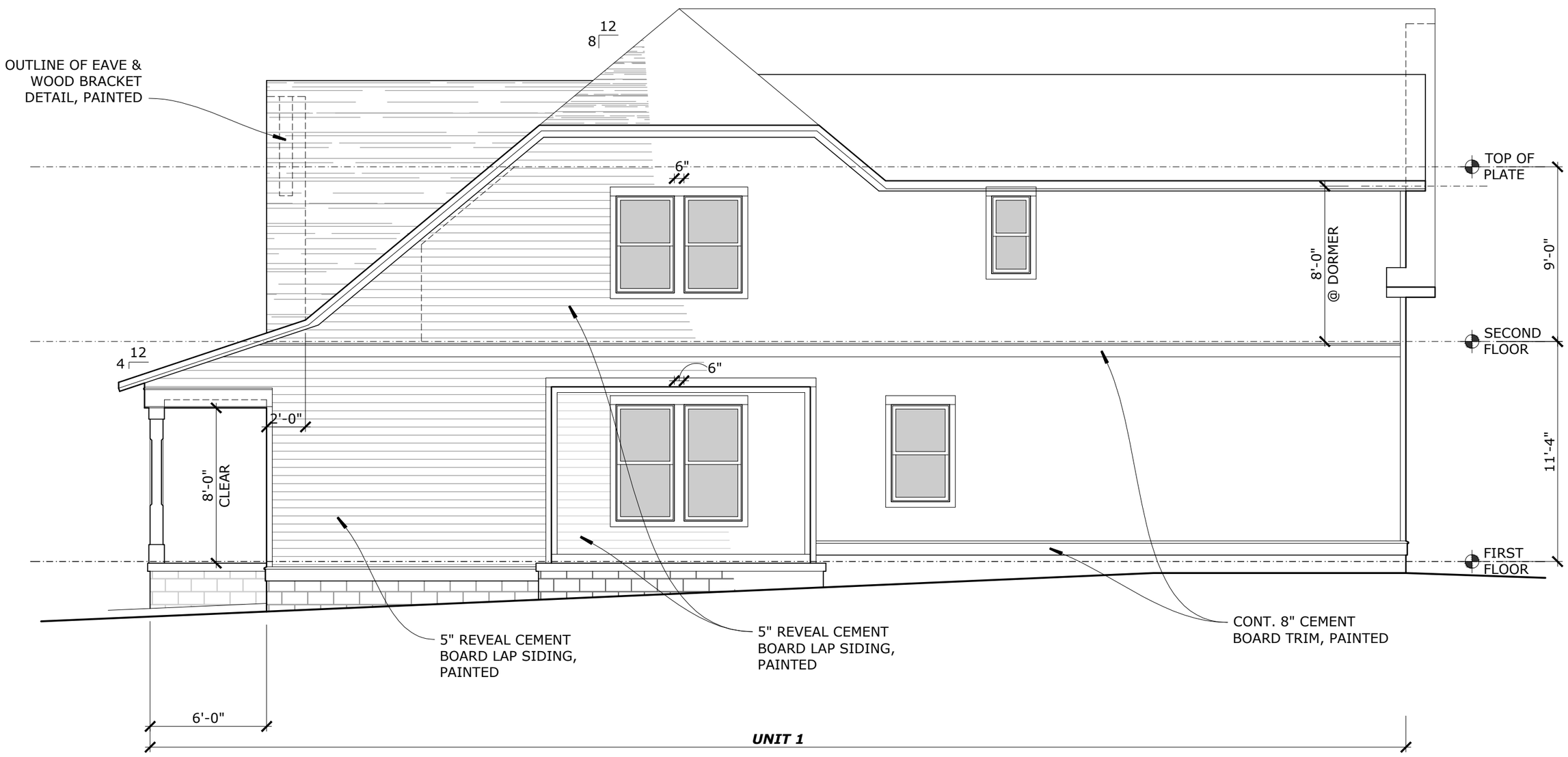

WEST ELEVATION - UNIT 1

3/16" = 1'-0"

0 5 10 15

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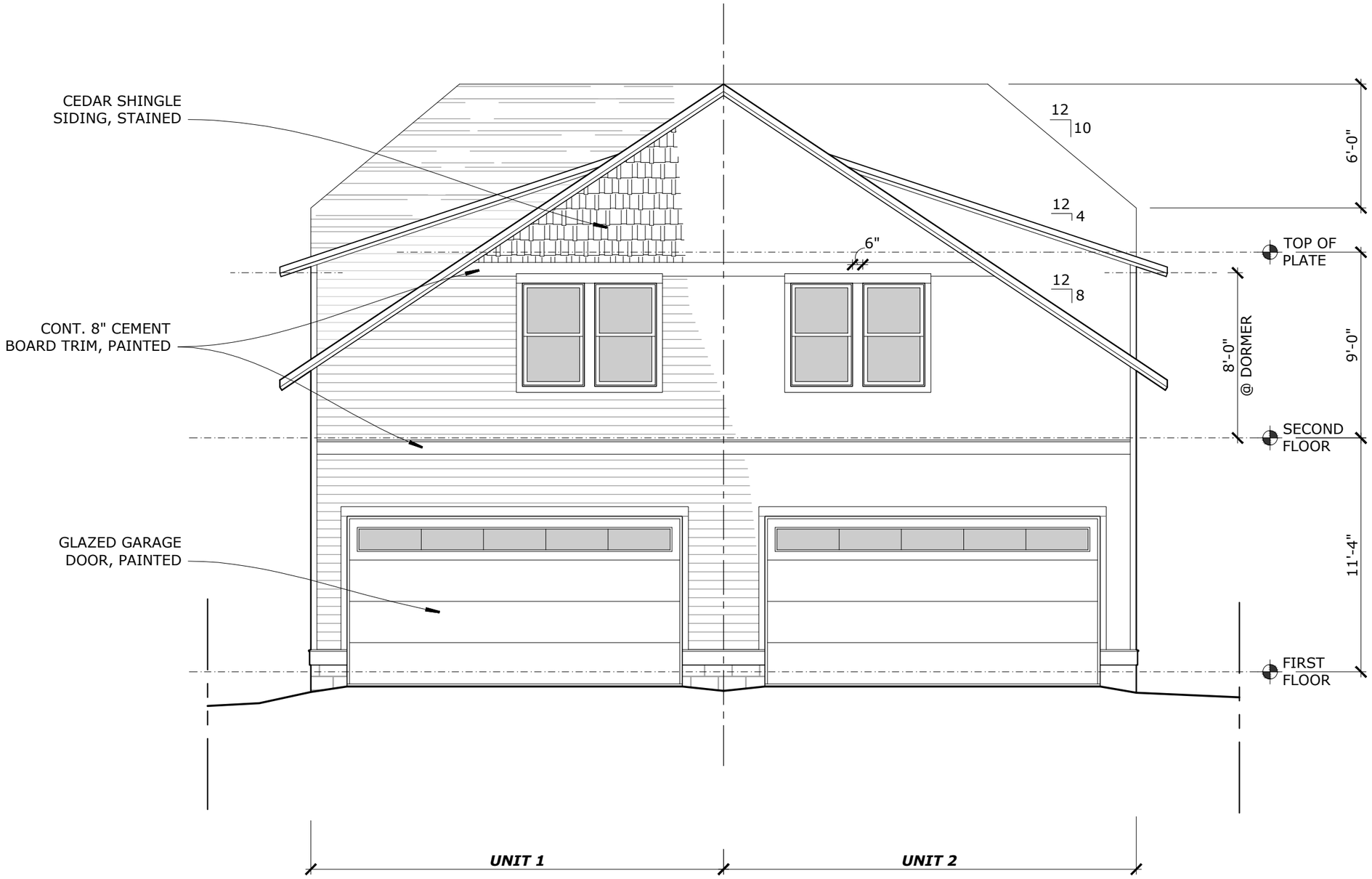

SOUTH ELEVATION - UNITS 1-2

3/16" = 1'-0"

0 5 10 15

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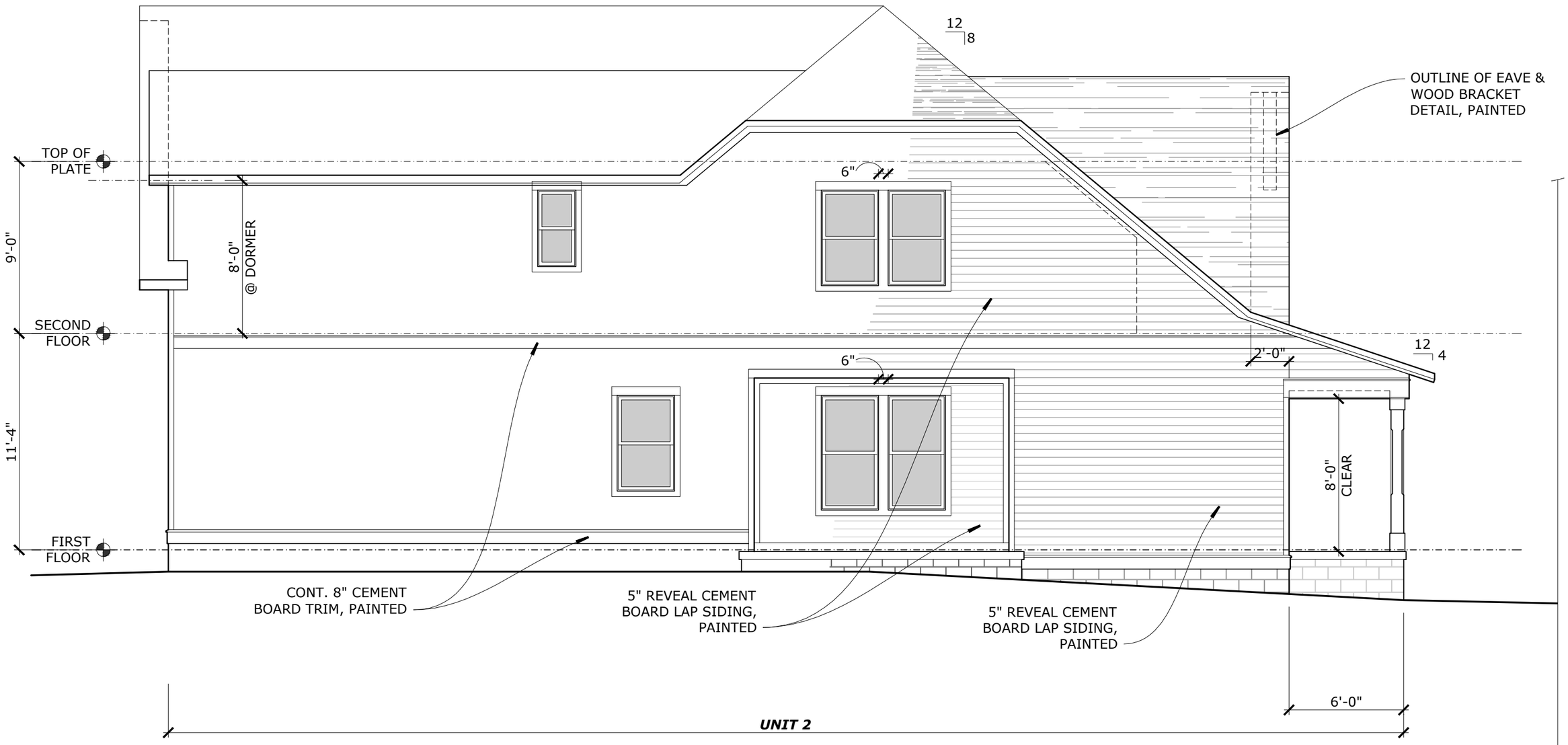

EAST ELEVATION - UNIT 2

3/16" = 1'-0"

0 5 10 15

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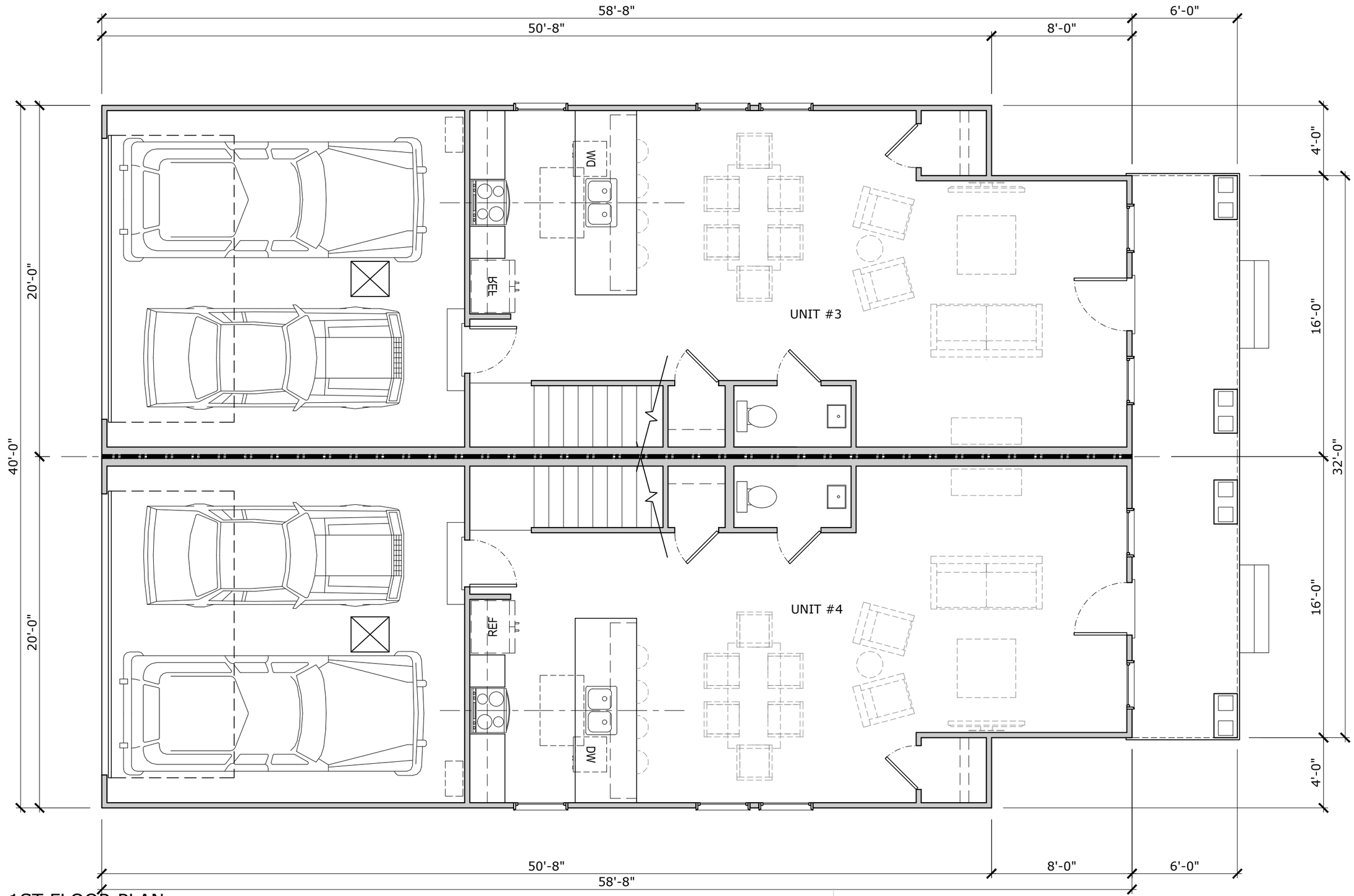

1 1ST FLOOR PLAN
3/16" = 1'-0"

0 5 10 15

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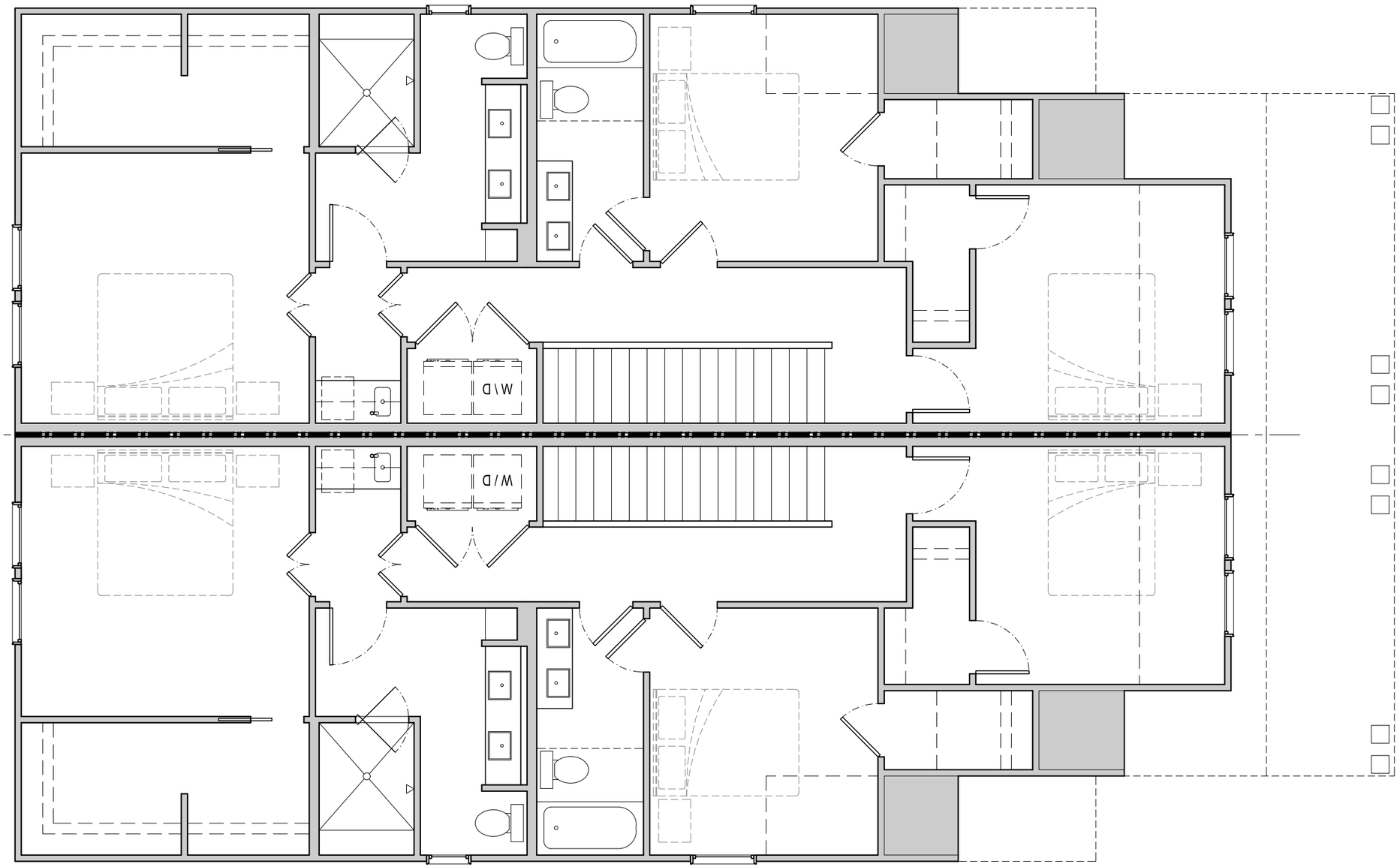

2 2ND FLOOR PLAN
3/16" = 1'-0"

0 5 10 15

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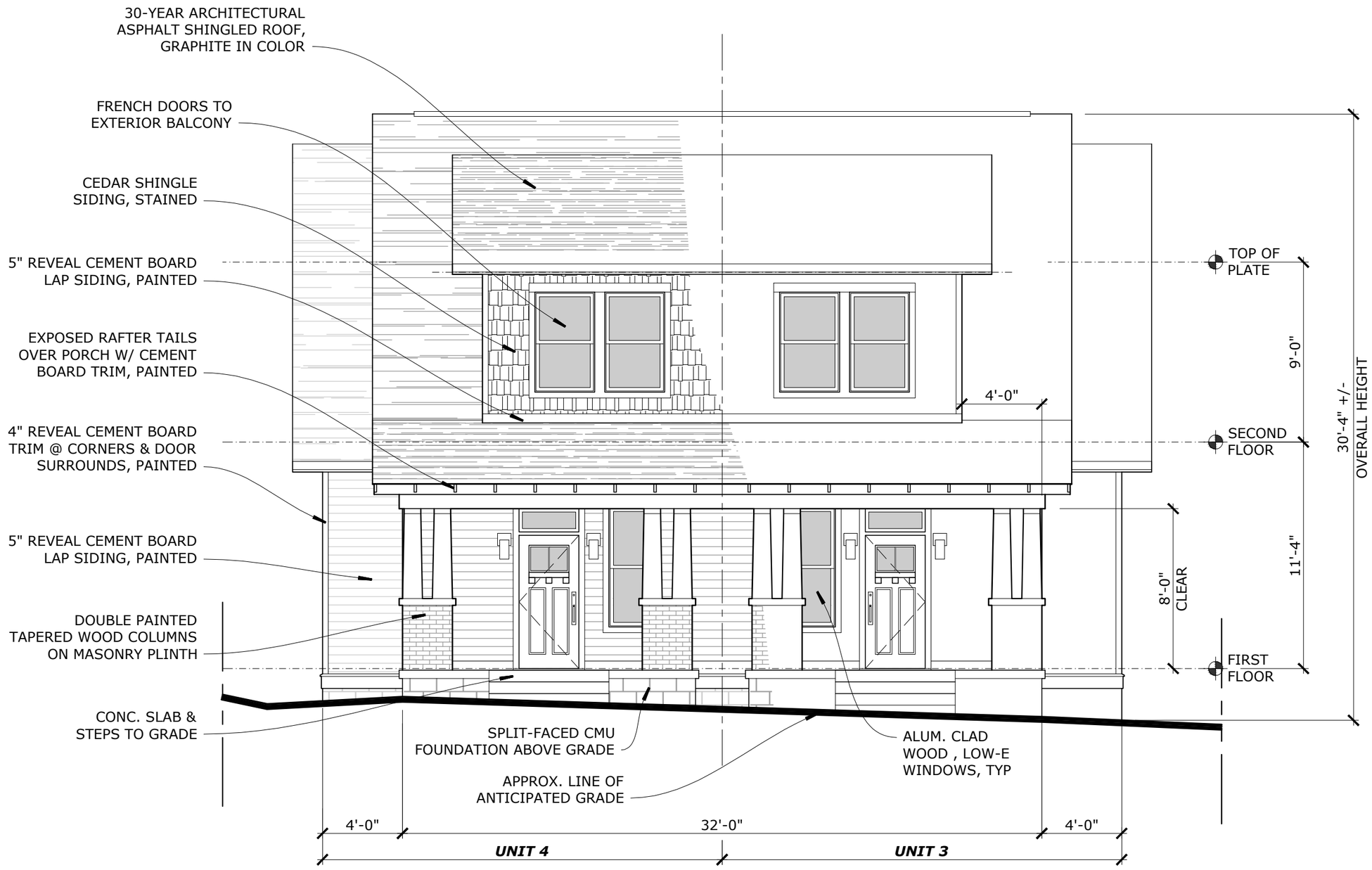

SEYMOUR AVENUE ELEVATION - UNITS 3-4

3/16" = 1'-0"

0 5 10 15

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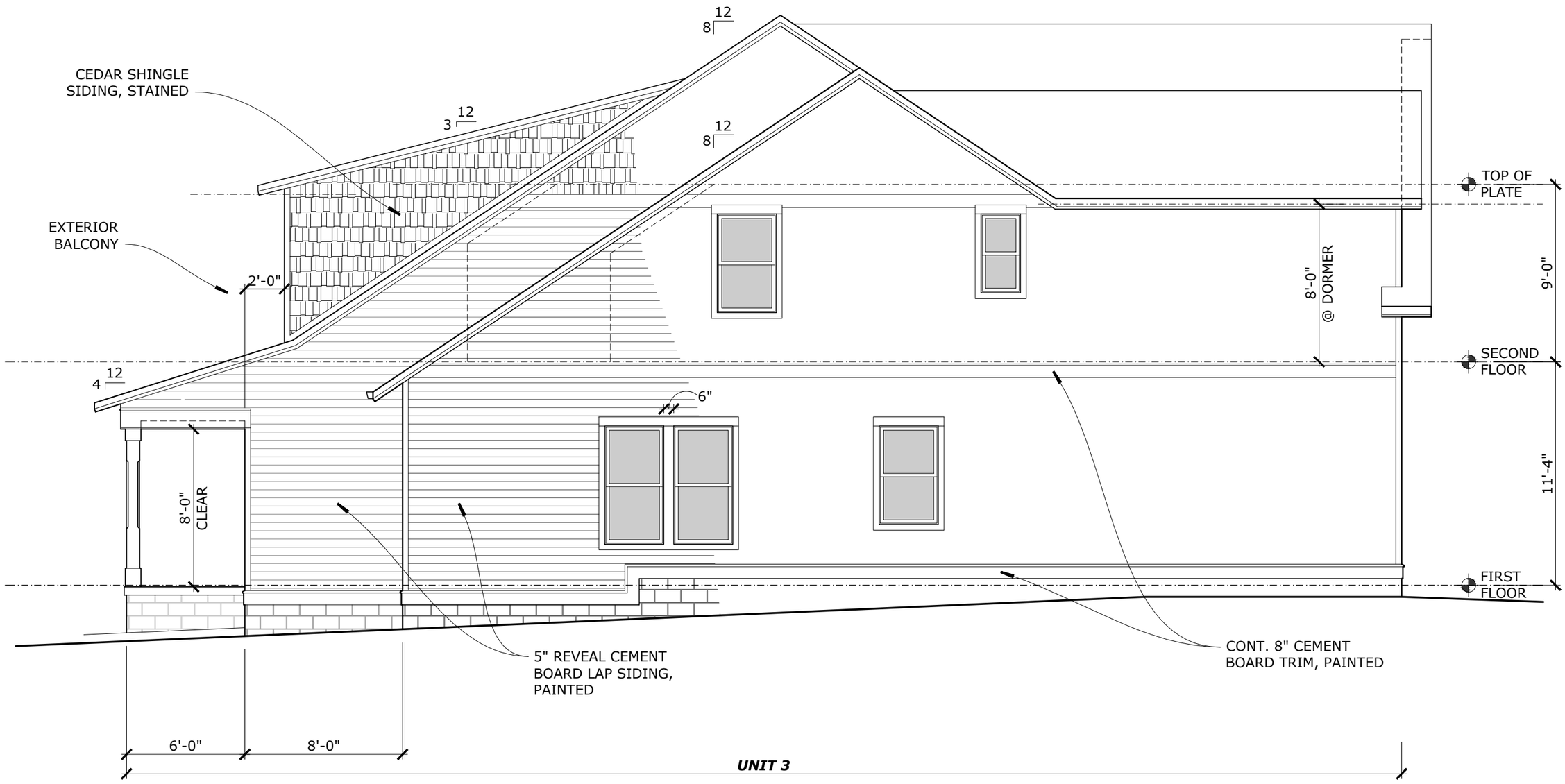

WEST ELEVATION - UNIT 3

3/16" = 1'-0"

0 5 10 15

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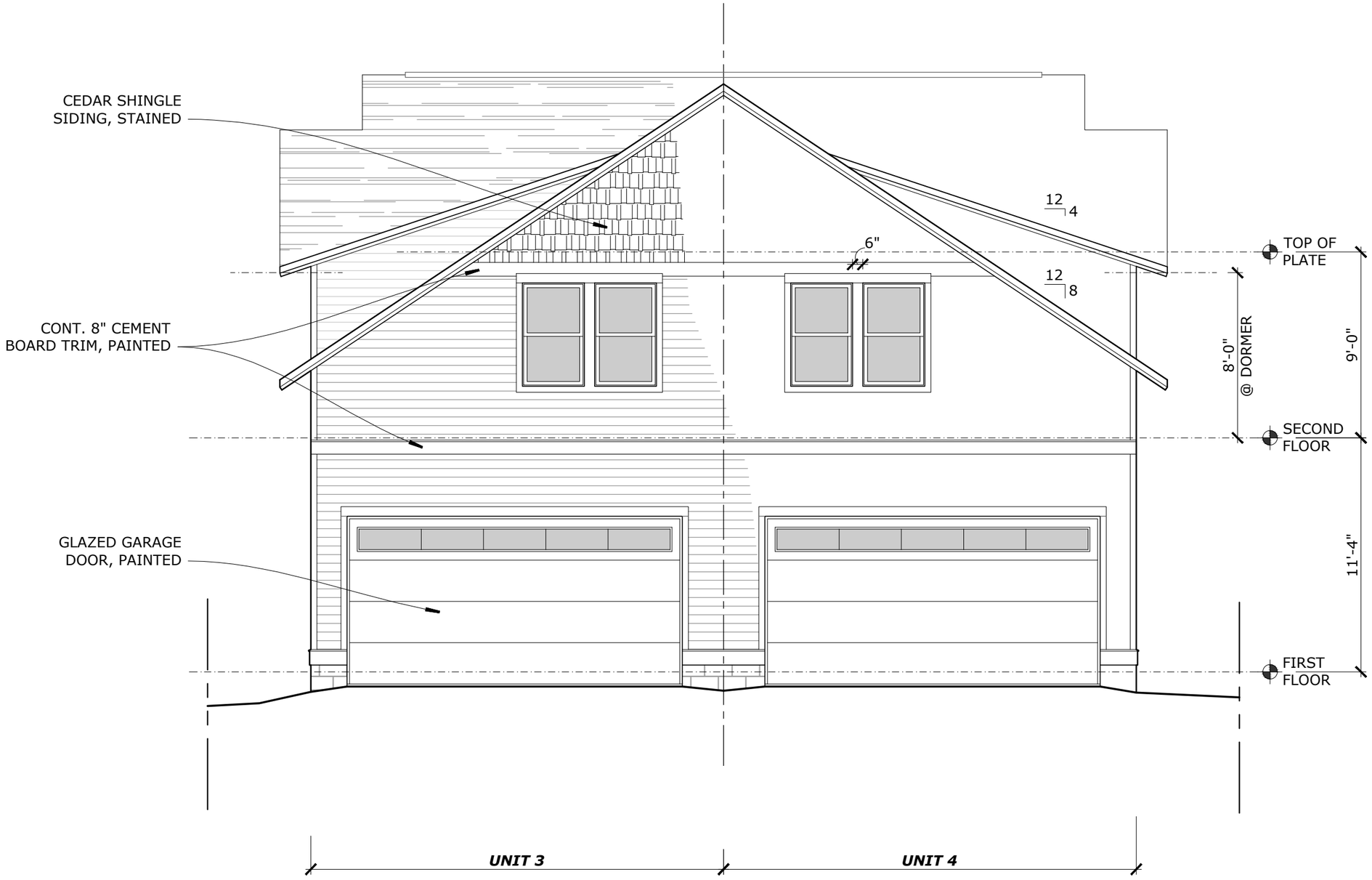

SOUTH ELEVATION - UNITS 3-4

3/16" = 1'-0"

0 5 10 15

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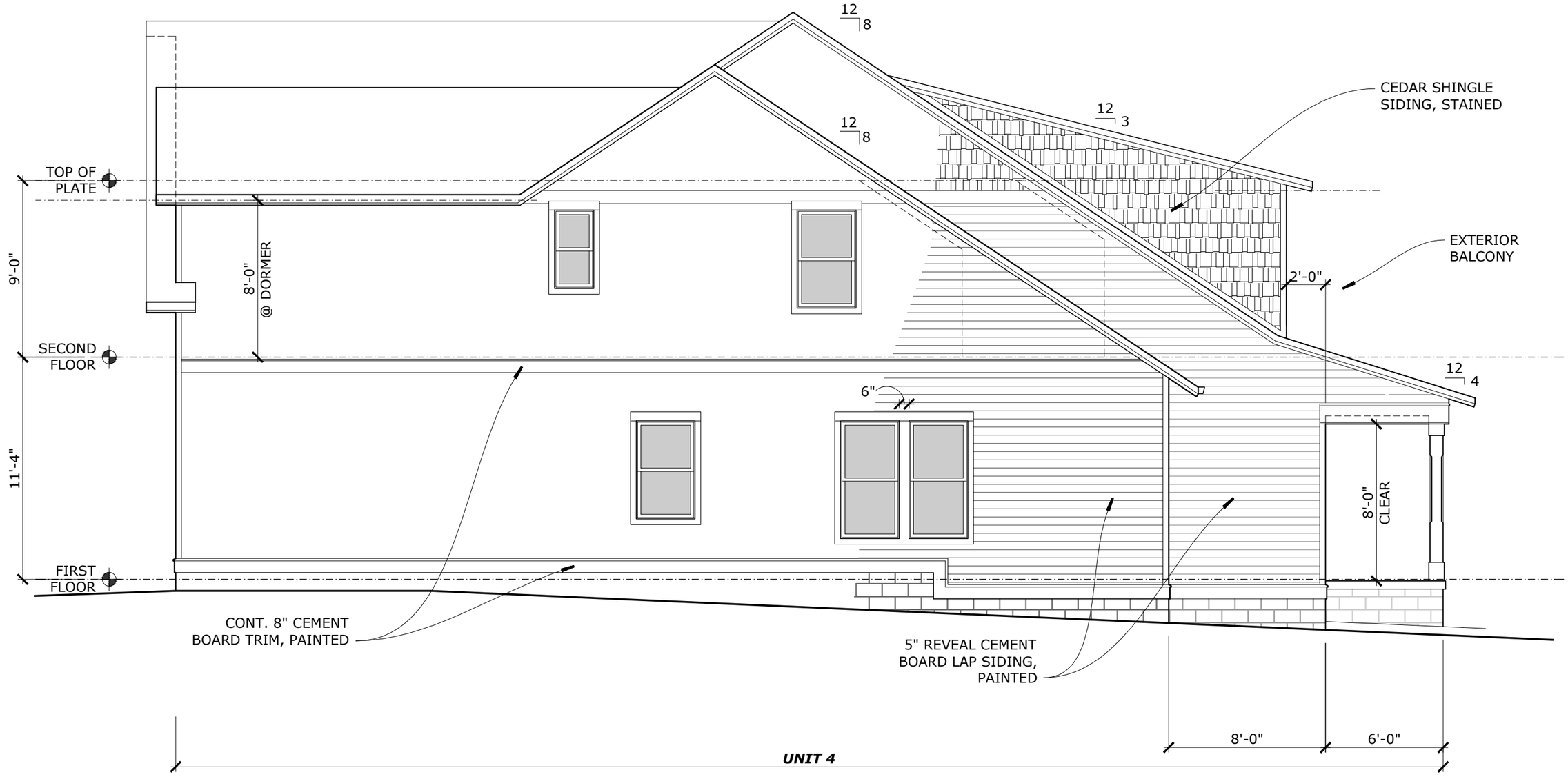

EAST ELEVATION - UNIT 4

3/16" = 1'-0"

0 5 10 15

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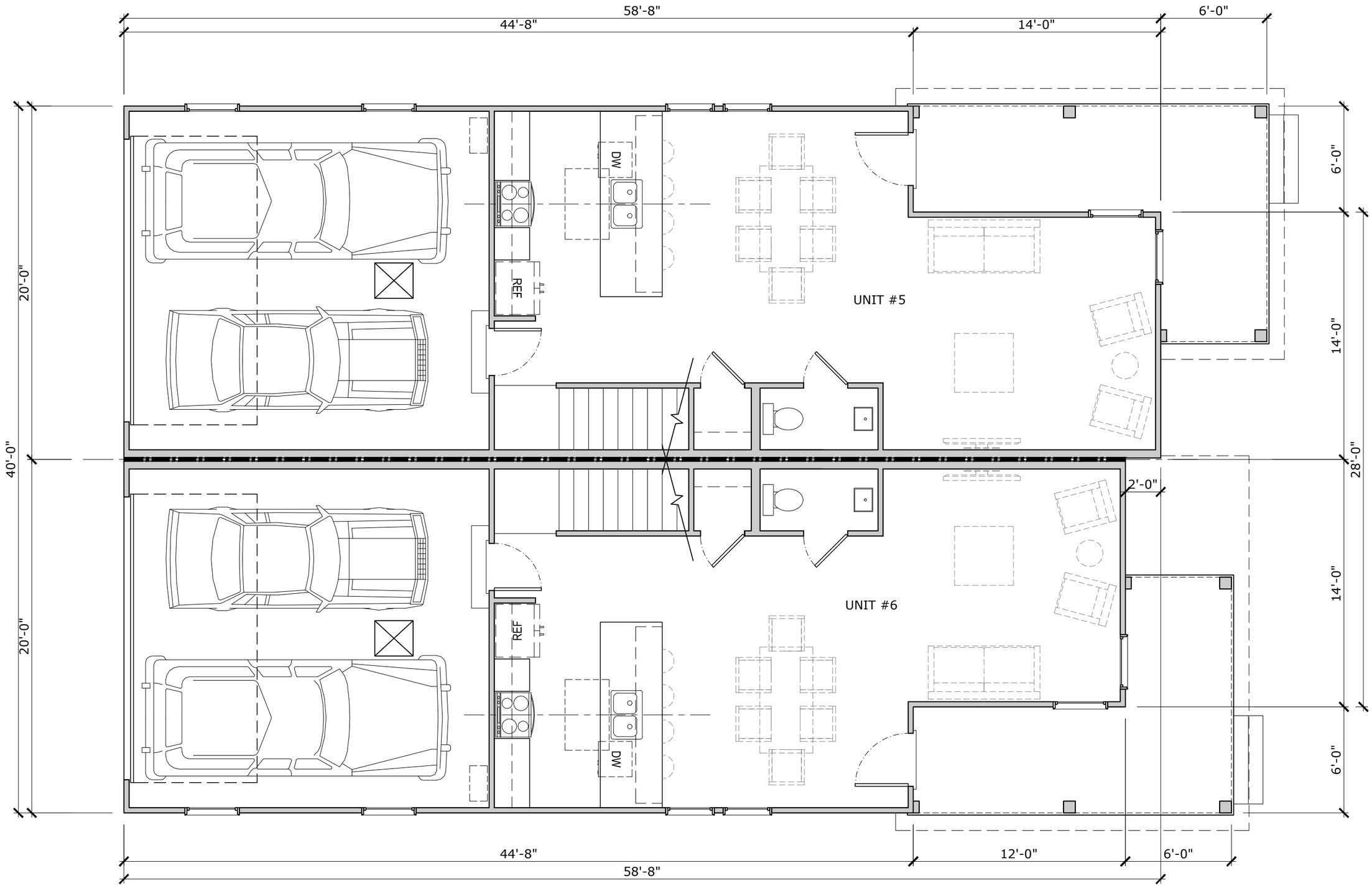

1 1ST FLOOR PLAN
3/16" = 1'-0"

0 5 10 15

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2 2ND FLOOR PLAN
3/16" = 1'-0"

0 5 10 15

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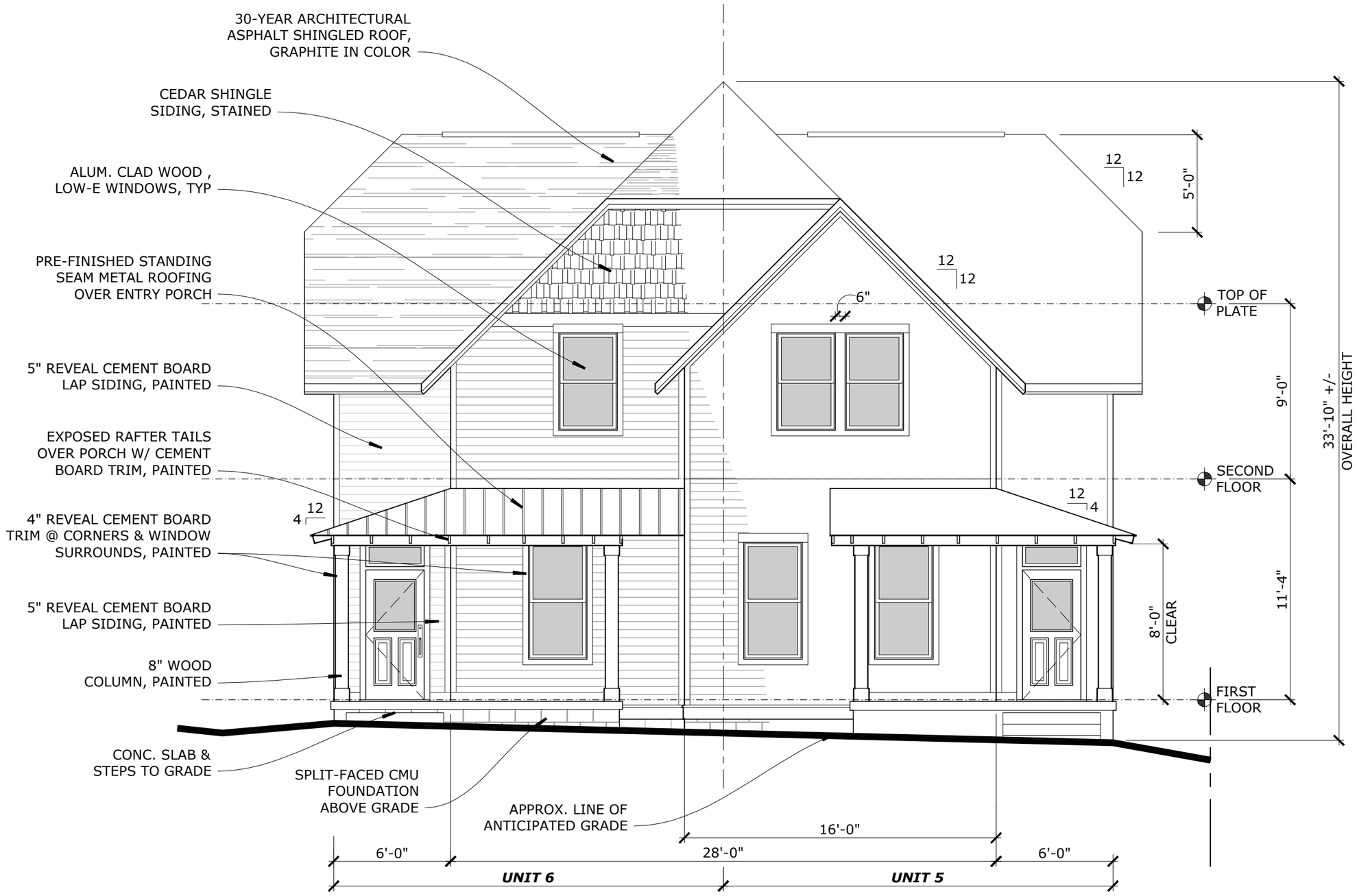

SEYMOUR AVENUE ELEVATION - UNITS 5-6

3/16" = 1'-0"

0 5 10 15

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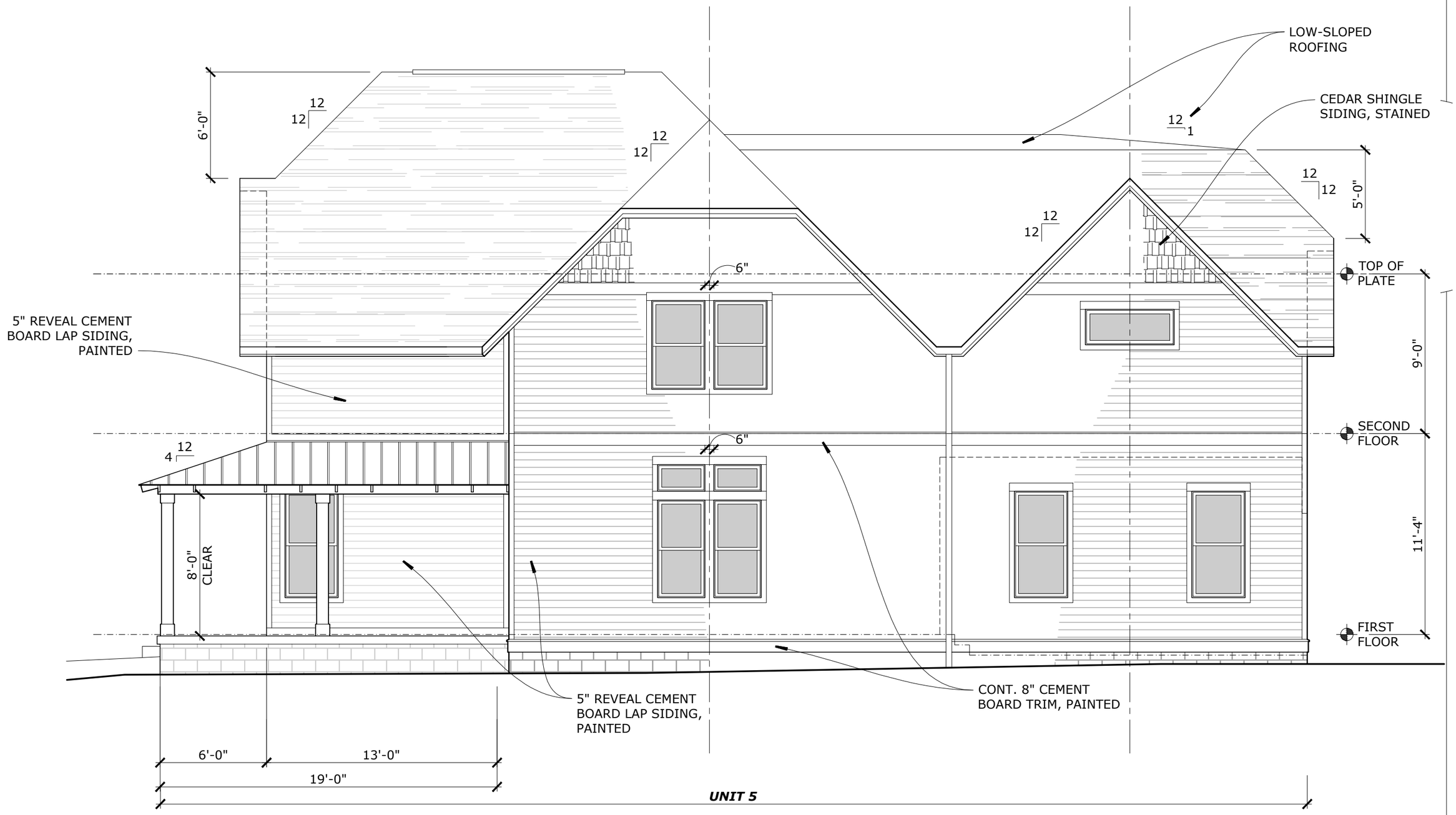

WEST ELEVATION - UNIT 5

3/16" = 1'-0"

0 5 10 15

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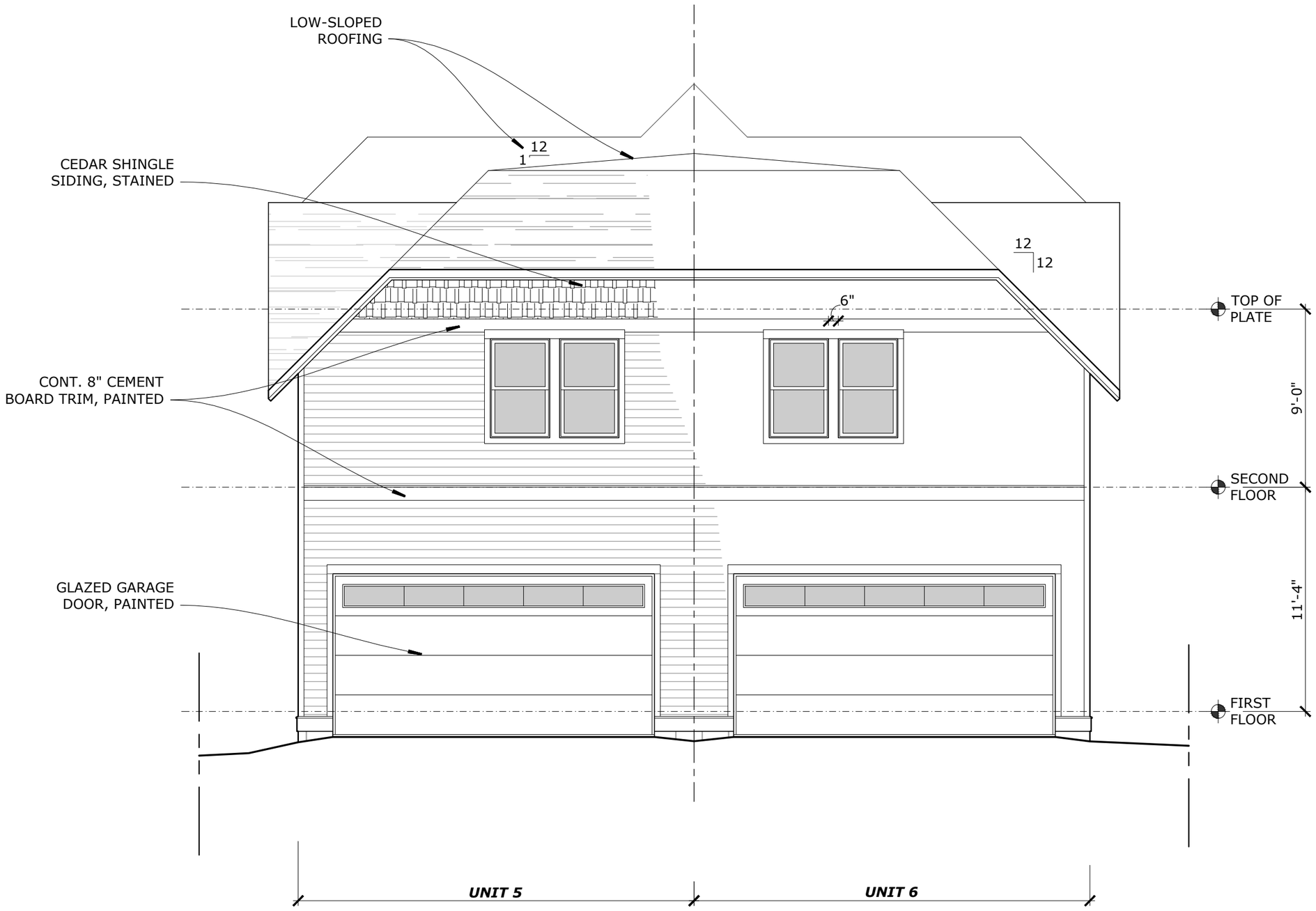

SOUTH ELEVATION - UNITS 5-6

3/16" = 1'-0"

0 5 10 15

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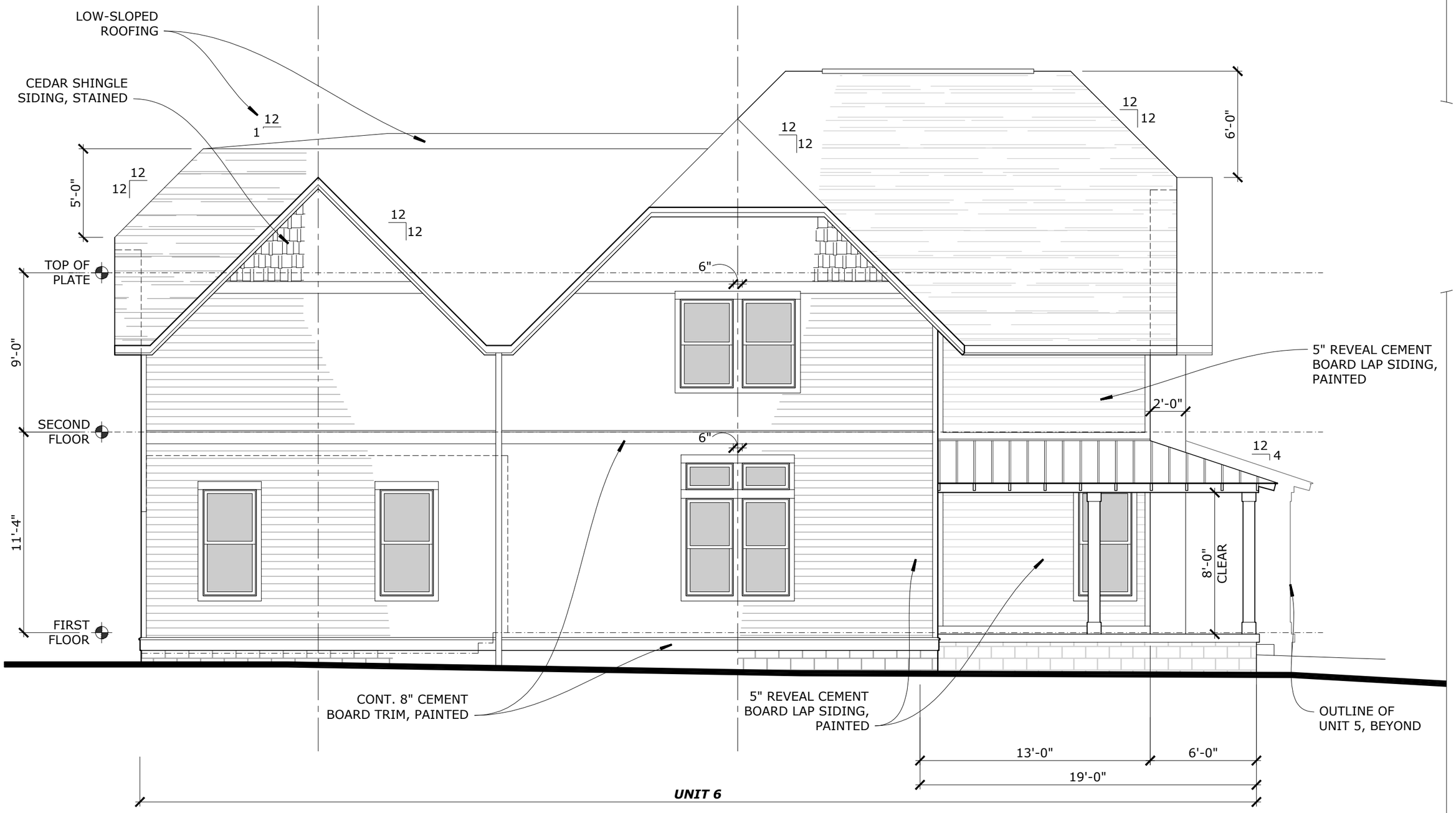

MCFERRIN AVENUE ELEVATION - UNIT 6

3/16" = 1'-0"

0 5 10 15

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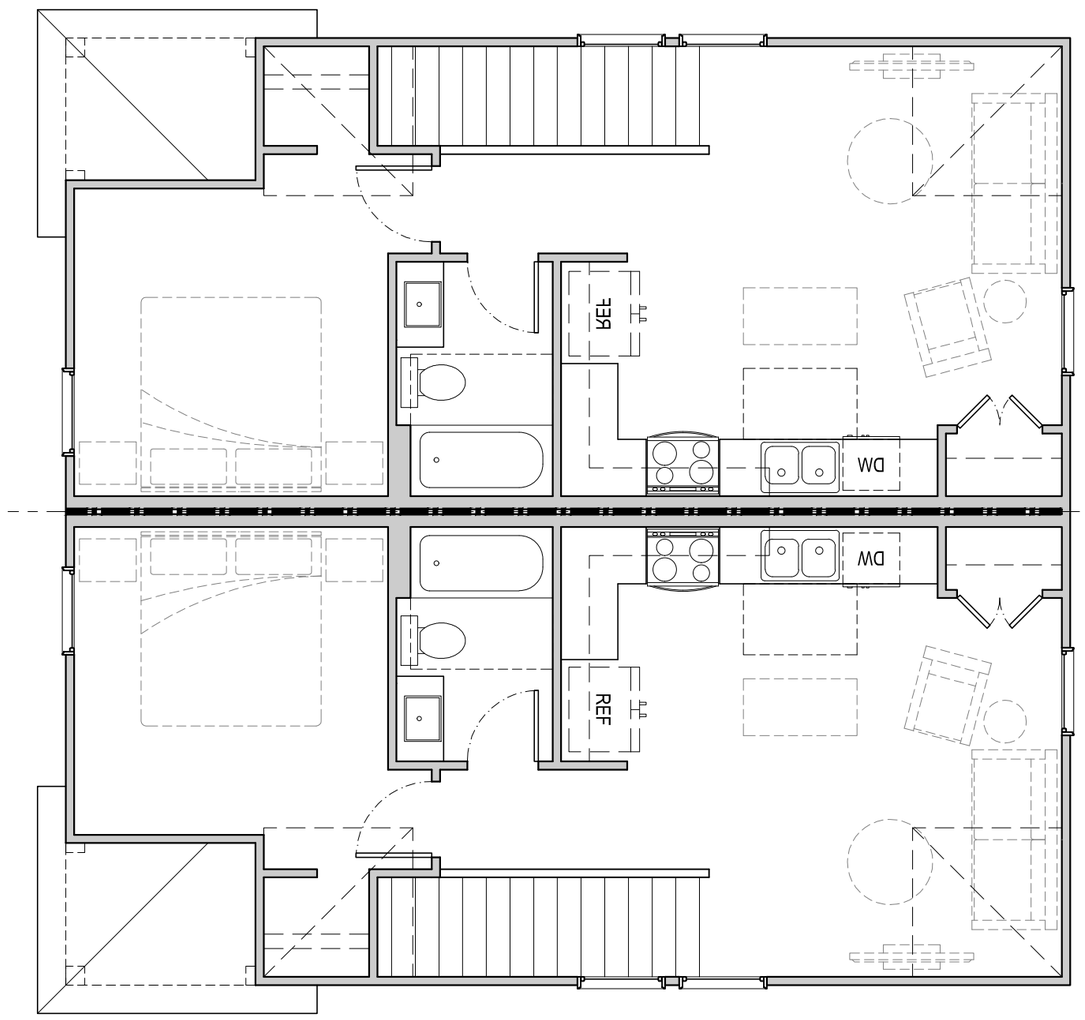
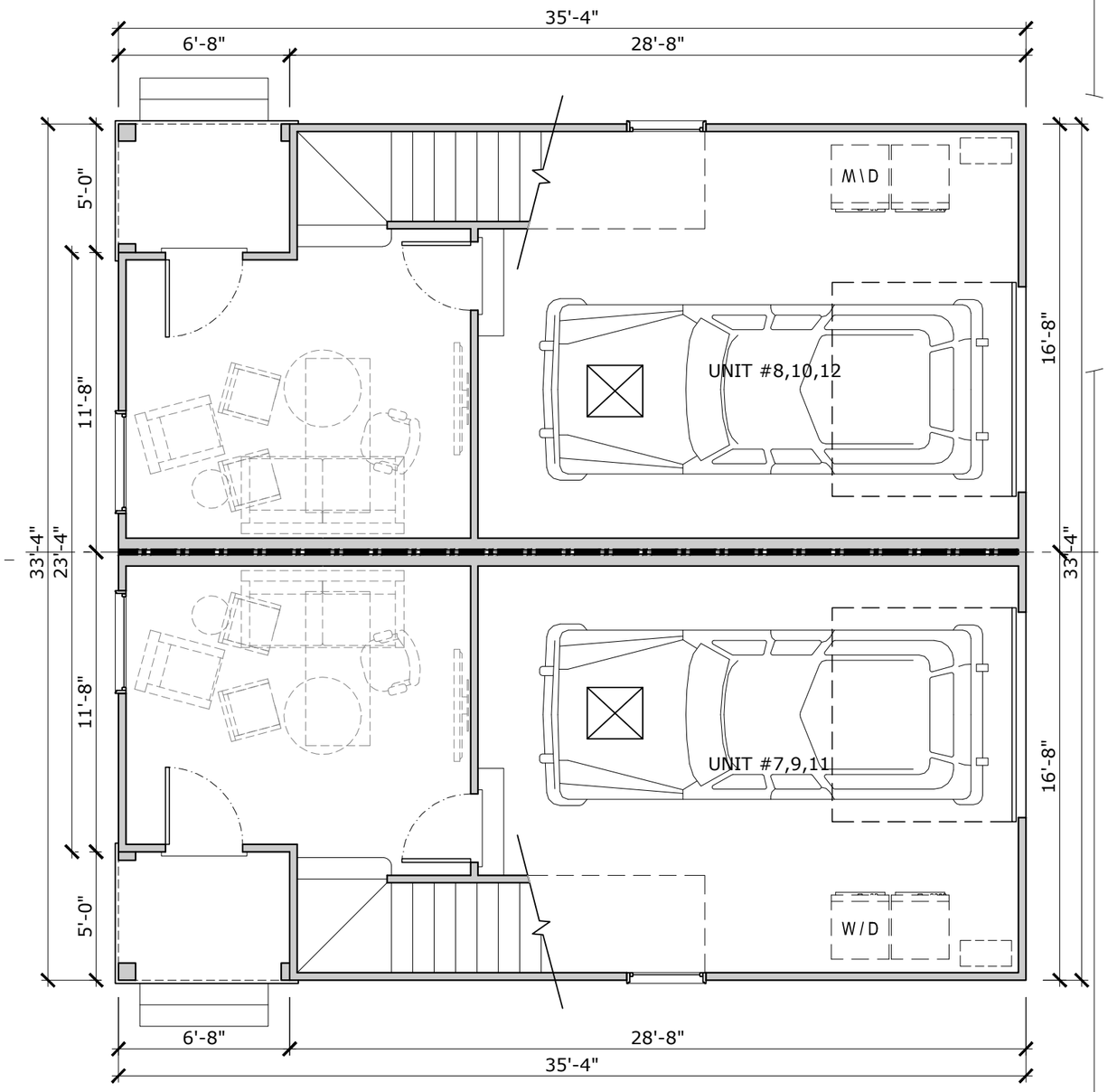


2 2ND FLOOR PLAN
3/16" = 1'-0"

0 5 10 15



1 1ST FLOOR PLAN
3/16" = 1'-0"

0 5 10 15

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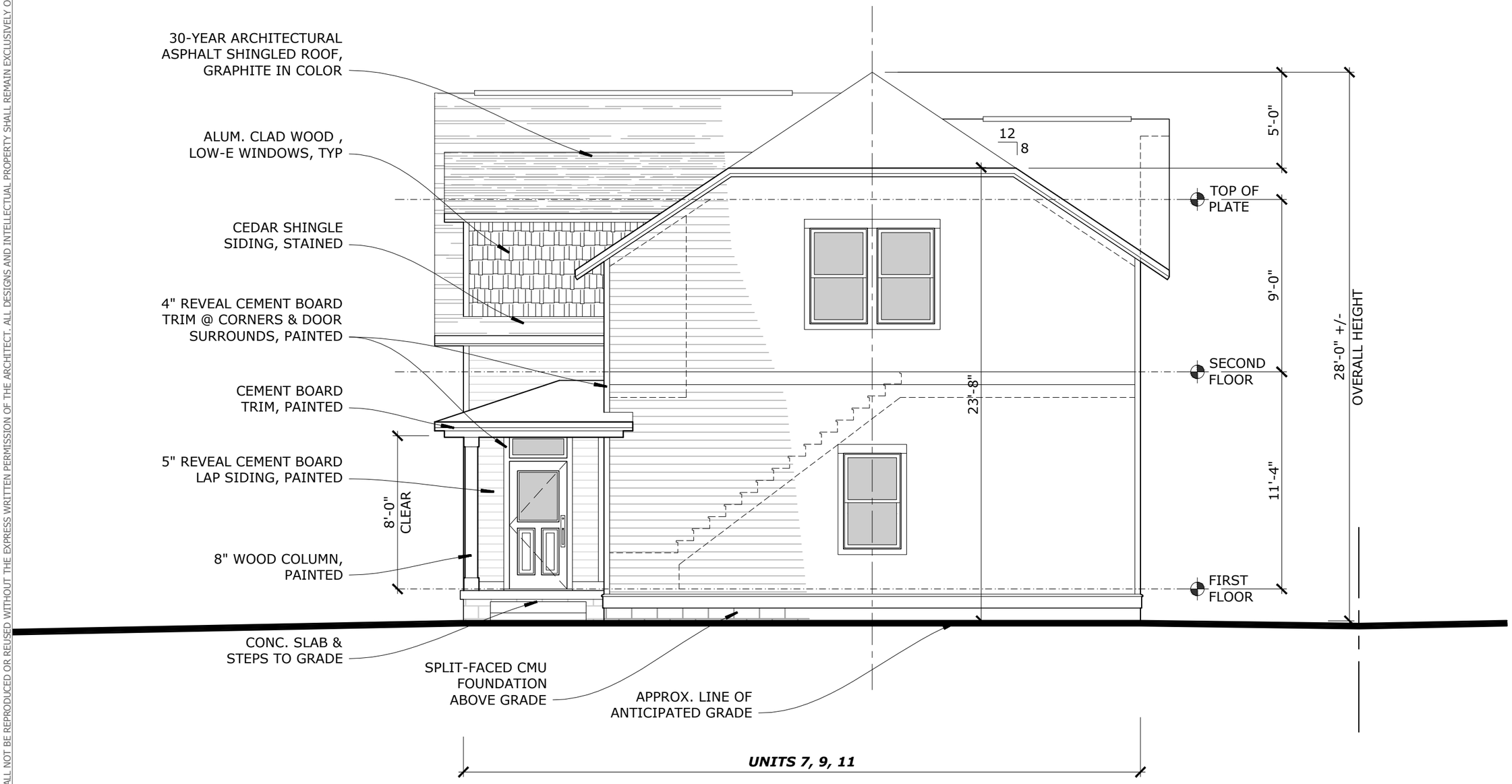

MCFERRIN AVENUE (UNIT 7) & EAST ELEVATION (UNITS 9 & 11)

3/16" = 1'-0"

0 5 10 15

03.05.18

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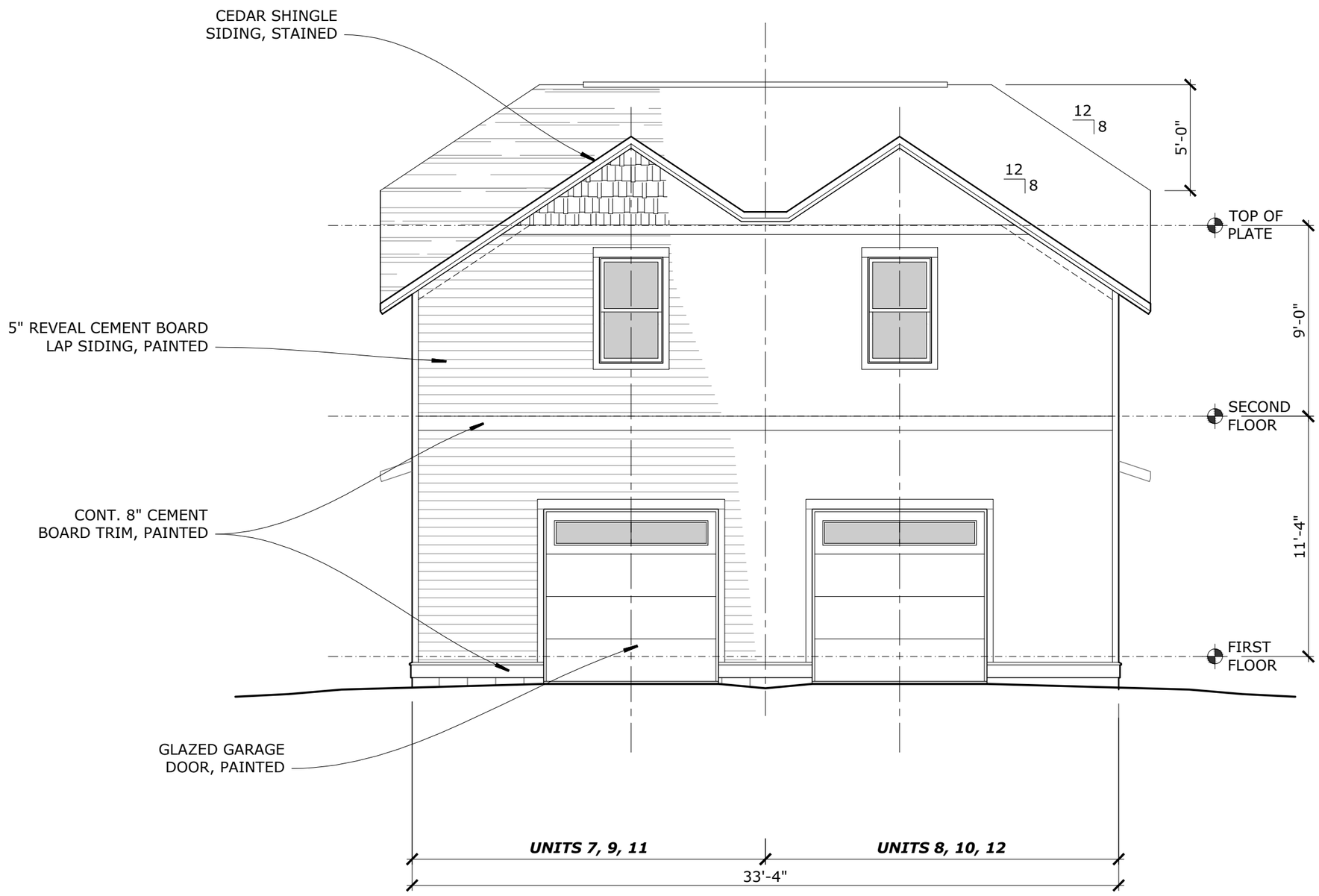

NORTH ELEVATION - UNITS 7-12

3/16" = 1'-0"

0 5 10 15

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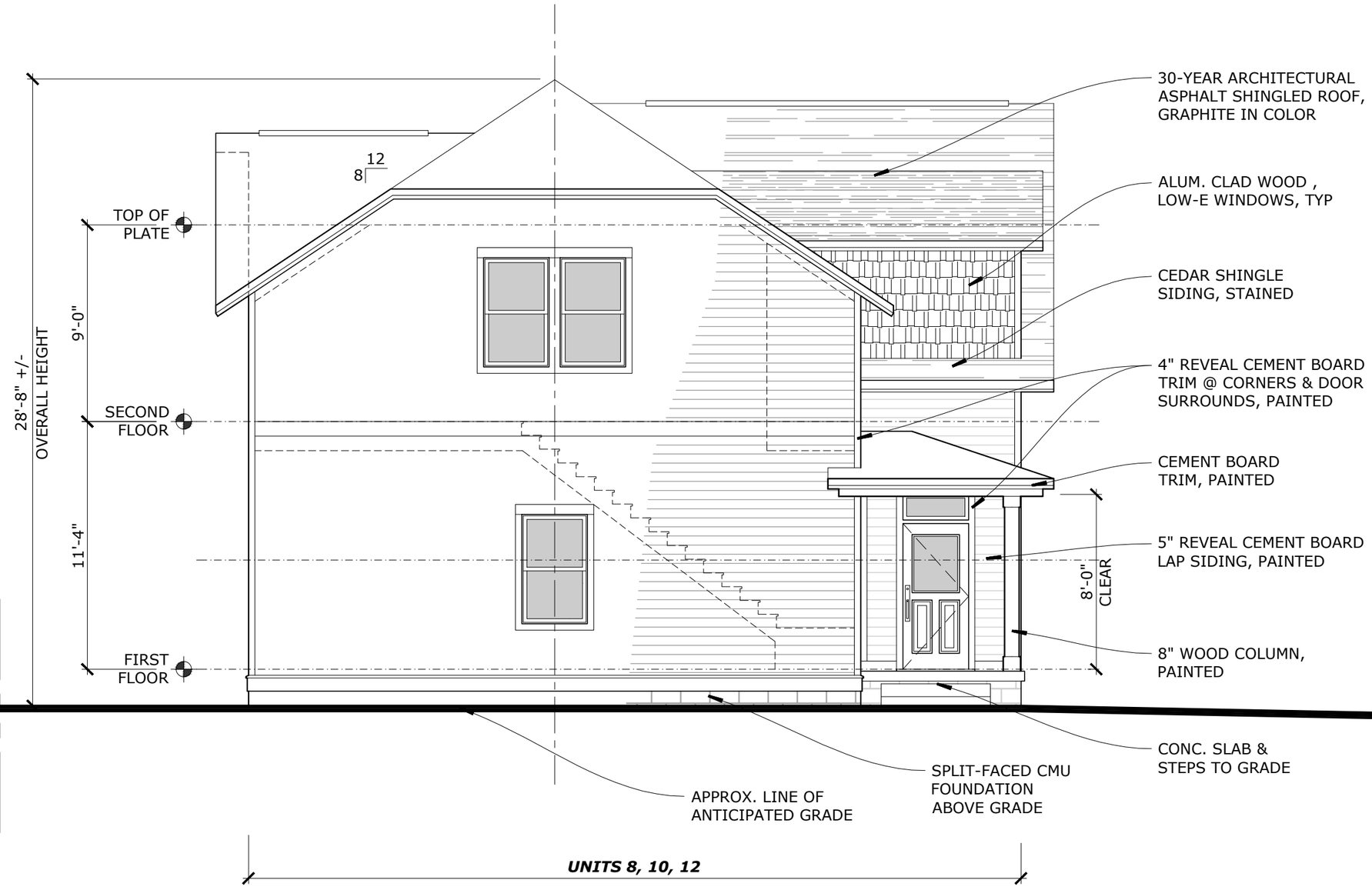

WEST ELEVATION - UNITS 8, 10, 12

3/16" = 1'-0"

0 5 10 15

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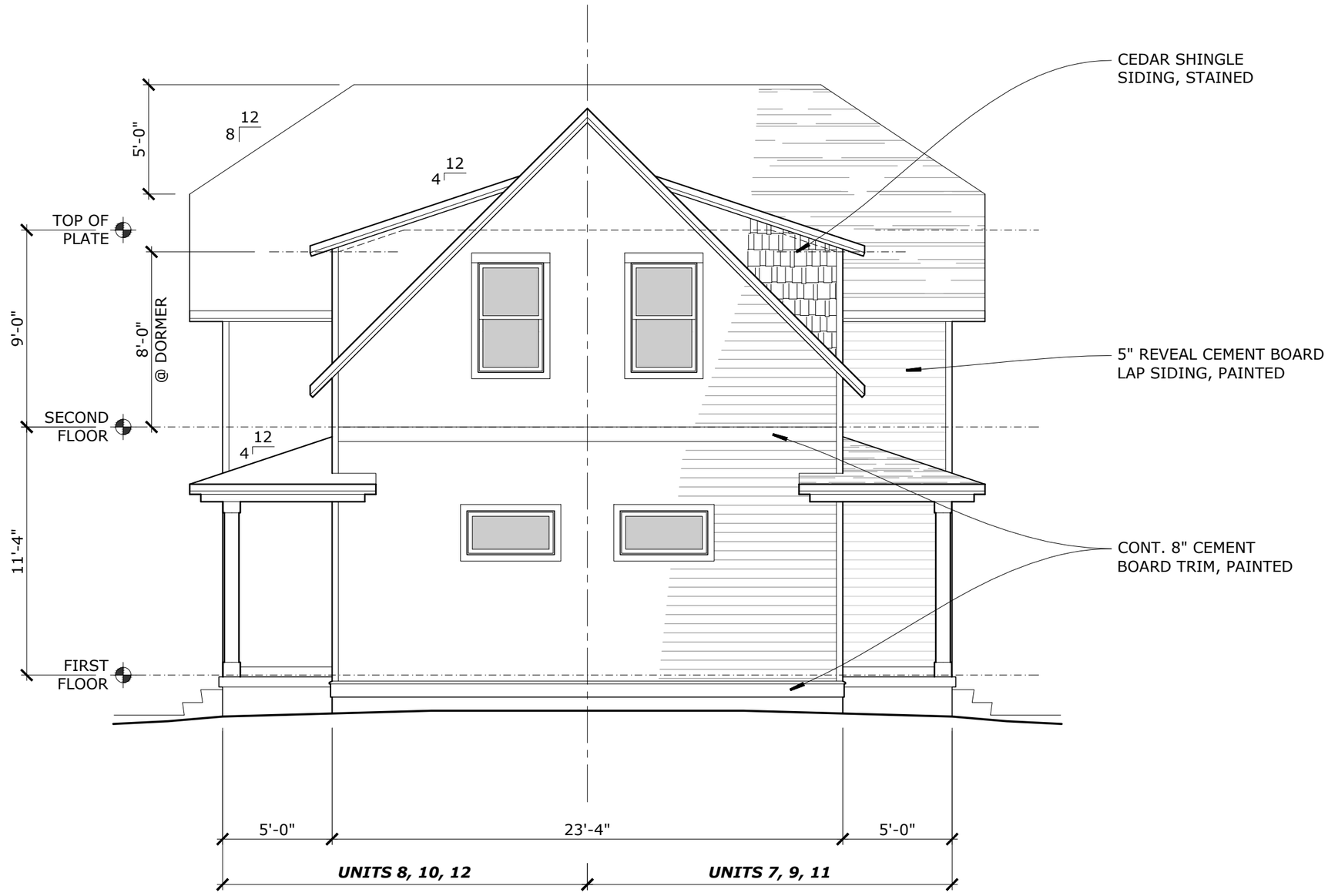

SOUTH ELEVATION - UNITS 7-12

3/16" = 1'-0"

0 5 10 15

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#17320

SEYMOUR AVENUE ELEVATION

NTS

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SOUTHEAST CORNER

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