

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

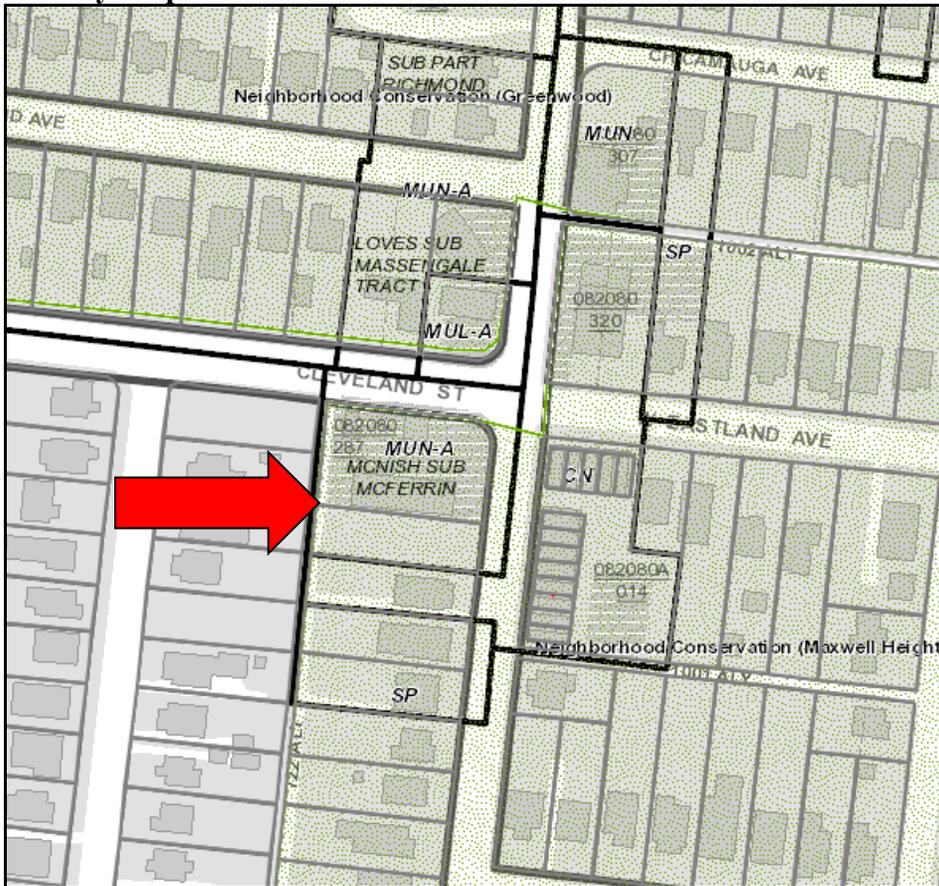
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
722 & 726 McFerrin Avenue
January 20, 2021

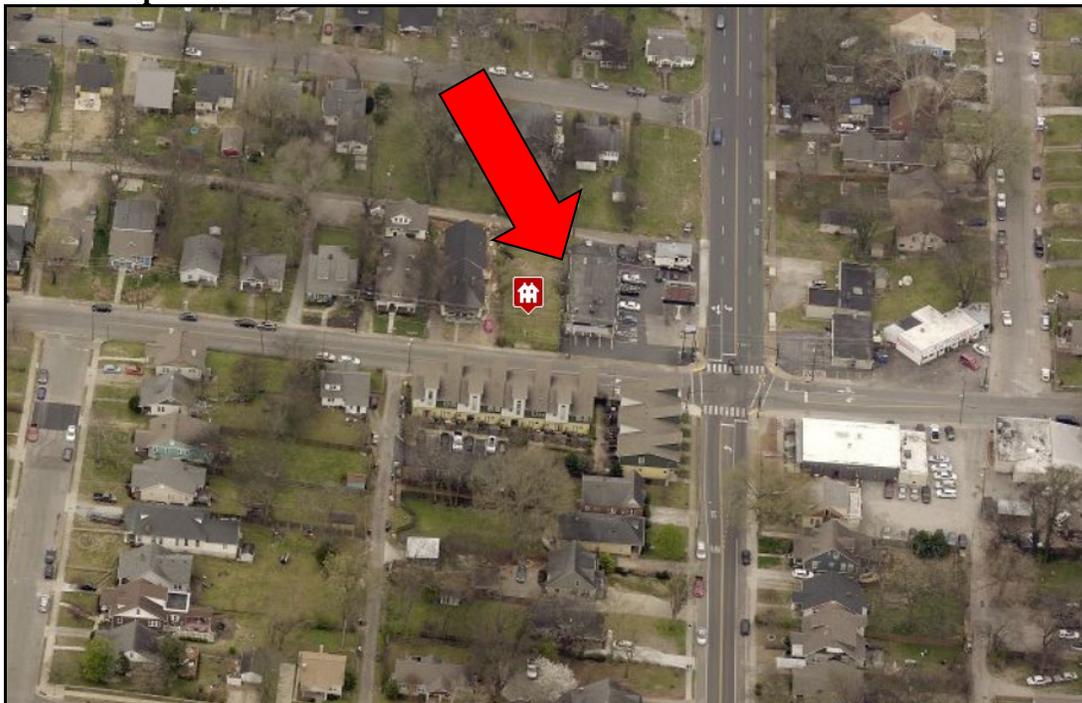
Application: New Construction - Infill
District: Maxwell Heights Neighborhood Conservation Zoning Overlay
Council District: 05
Base Zoning: MUN-A
Map and Parcel Number: 082080287.00 & 082080286.00
Applicant: Brandon Williams
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: Application for new construction of a mixed-use building.</p> <p>Recommendation Summary: Staff recommends approval of the application, with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff shall review and approve materials prior to purchase and installation, including: a brick sample, the doors and windows, awning material, rear stairs and railing material; 2. Staff shall approve the location of the HVAC units and other utilities and 3. If site planning requirements cause alterations to the site plan, the applicant must consult with staff and may need to return to the Commission for approval of those alterations, <p>finding that the project meets the design guidelines for the Maxwell Heights Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
--	--

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.

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.

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.

Background: This project includes two lots, both owned by the applicant. 726 McFerrin sits on the corner of Cleveland Street and McFerrin Avenue, and 722 is a vacant interior lot next door. (Figures 1 & 3) The application proposes a new mixed-use structure which will cover both lots.



Figure 1. Vacant lot at 722 McFerrin

The house that previously stood on the interior lot at 722 McFerrin was demolished around 1976. The lot was zoned RS5 until 2017, when it was rezoned MUN-A. The Commission reviewed and disapproved an application for infill on this lot in June 2020. (Figure 2) The Commission had concerns about the height and commercial form of the proposed structure, given its location next to a block of contributing one and one-and-a-half story pitch roofed houses.



If this lot alone was to be developed, staff found it most appropriate for it to be a residential form with a pitched roof and a front setback to match the adjacent historic context. As the current design is one continuous mixed-use building sited at the commercial corner, staff finds that a different approach may be appropriate.

Figure 2. Design disapproved by the Commission in June 2020 for 722 McFerrin

The corner lot, 726 McFerrin Avenue, is seen in Figure 3. A house stood on this lot as late as 1957. The alley beside this house was widened and turned into Cleveland Street and the house was replaced with a gas station shortly thereafter. The existing one-story gas station is non-contributing.



Figure 3. Non-contributing structure at 726 McFerrin Avenue, as viewed from Cleveland Street.

There is little historic context on this immediate corner. (Figure 4) Across Cleveland Street is a one-story non-contributing concrete block commercial structure. Across McFerrin are two-story townhouses, also non-contributing. (Figure 5) The only contributing commercial structure in the district sits diagonally across the intersection and is a one-story brick structure. (Figure 6) There is significant context next to 722 McFerrin of residential building types.



Figure 4: Looking north toward the intersection. Subject lots indicated by arrow.



Figure 5. Non-contributing townhouses across McFerrin Ave.



Figure 6: 935 W Eastland, a contributing commercial structure diagonally across the intersection.

Analysis and Findings:

The application is for the new construction of a mixed-use infill building, occupying both the corner lot (726) and the interior lot (722). The proposed structure is two stories tall with a commercial form and a flat roof. The project incorporates both commercial and residential uses.



Figure 7. Rendering of proposed infill. McFerrin Ave is on the left

Form:

The applicant is proposing to construct a building with a commercial form on these commercially zoned lots. (Figure 7) Staff finds that this form is appropriate to the immediate corner commercial context. Maxwell Heights is a residential neighborhood that contains primarily one and one-and-a-half story homes. This corner contains the only commercial forms in the district, and a flat roof is appropriate here. Because the adjacent historic context along McFerrin Avenue is one and one-and-a-half story houses with pitched roofs, staff has requested that the height of the development taper down to one story as it approaches this context.

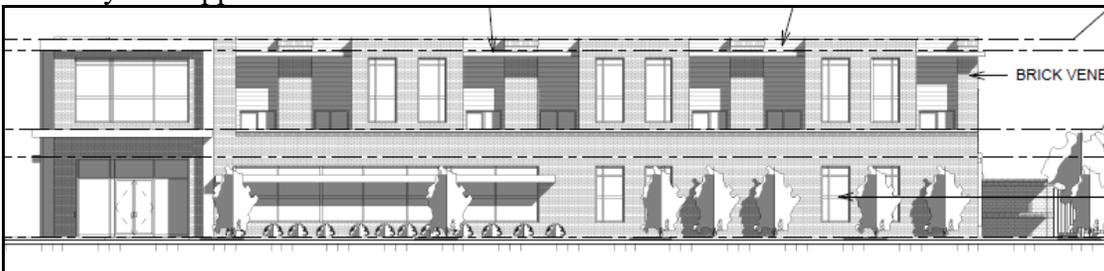


Figure 8: Elevation along Cleveland Street

Height & Scale:

The new construction is proposed to be twenty-seven feet, six inches (27'6") tall from grade at the front corner. At the busy commercial corner, staff finds that this height could be appropriate. The contributing commercial structure diagonally across the street (Figure 6) is about seventeen feet (17') high, but staff finds that the proposed height of the new construction should not overwhelm this historic property, due to the distance across the intersection. (Figure 4)

The grade slopes up along McFerrin, away from Cleveland Street and into the residential part of the neighborhood. The project bumps up in the last few bays to regain some of the height lost to grade, but the total maximum height from grade at this location remains lower than the corner, at about twenty-six feet, ten inches (26'10").



Figure 9: McFerrin Avenue elevation.

While two-stories could be appropriate for at least a portion of this corner, staff asked the applicant to provide a transitional height on the south end of the McFerrin Avenue elevation to help this design step down to meet the heights of the one and one-and-a-half story houses with pitched roofs along this street. (Figure 10) Where it abuts the neighboring property, the development has a seven foot (7') wide one-story section that is about fourteen feet (14') tall and has a flat roof. This is followed by a nine foot (9') wide section where the second floor is recessed before the second level steps flush with the ground level. These design elements – combined with the setback to be discussed below – help to ease the height transition.



Figure 10: Residential context along McFerrin. To the far right is the vacant lot at 722 McFerrin.

The proposed width extends along the majority of the lots on both street frontages, but for the side setbacks. Staff finds this to be appropriate to the corner commercial form that is proposed.

Staff finds that the proposed infill meets sections II.B.1.a. and b for height and scale.

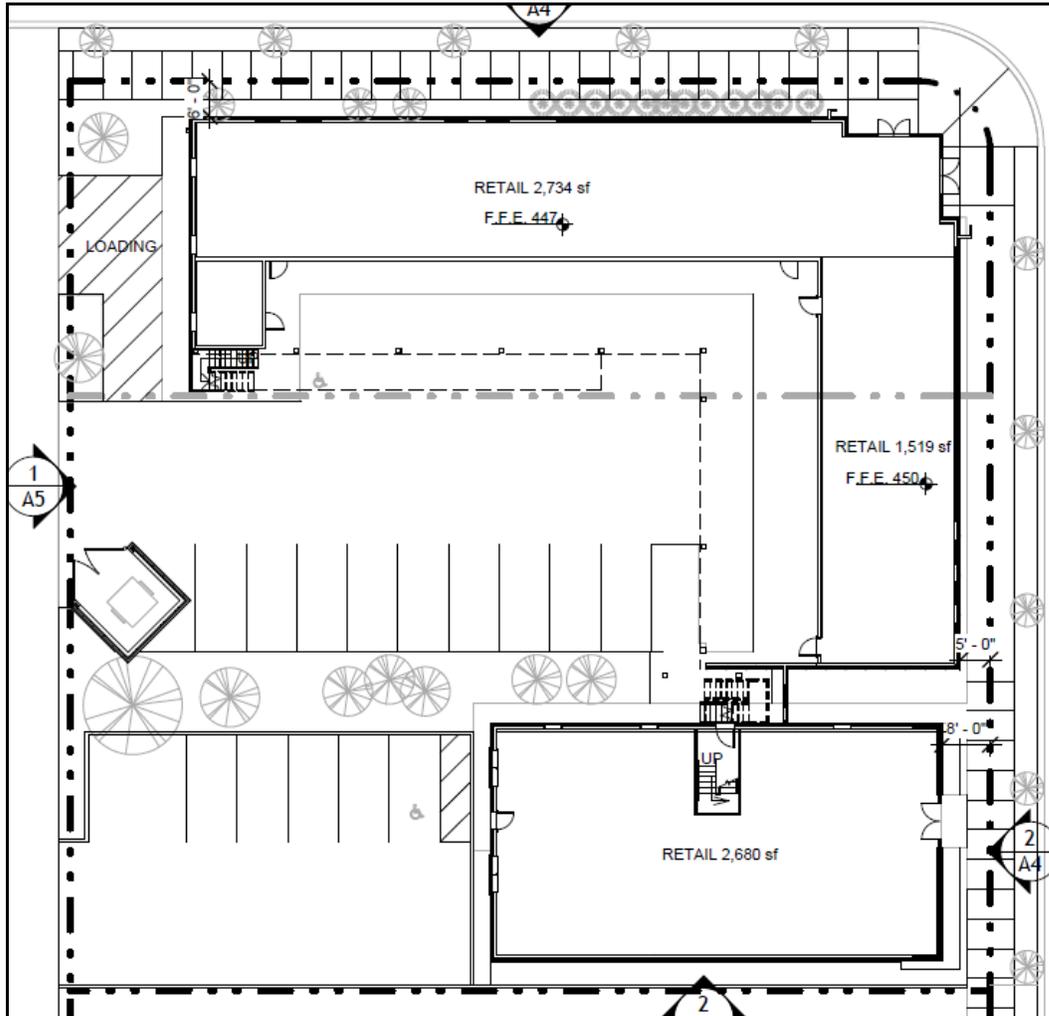


Figure 11. Proposed site plan

Setback & Rhythm of Spacing:

The site plan shows the building set back six feet (6') from the Cleveland Street property line and five feet (5') from McFerrin Avenue. The portion of the building that sits closest to the houses on McFerrin steps back further to be eight feet (8') from the property line. Commercial forms typically sit close to the sidewalk. In this case, with residential forms making up the rest of the block and having approximately twenty-three foot (23') setbacks, staff finds that it is appropriate to step back this portion further from the sidewalk to transition into the residential setback.

Staff has expressed concerns to the applicant that they may need to provide a full sixteen feet (16') from the street to the front wall of the structure, to allow for sidewalk requirements. *According to Planning's Community Transportation Plans map, McFerrin Ave and Cleveland Street have a requirement of a four foot (4') planting strip, an eight foot (8') wide sidewalk and frontage width of four feet (4'). Sidewalk dedication is still required, even if the property qualifies to pay in-lieu-of fees.* However, MHZC does not

review sidewalks and these proposed setbacks meet the design guidelines. If site planning requirements cause alterations to the site plan, the applicant may need to return to the Commission for approval of those alterations.

The site plan proposes a twenty-foot (20') rear setback to the alley, which is appropriate. On the interior, the building is measuring five feet (5') from the side property line along McFerrin, which is appropriate.

Staff finds that the proposed site plan could meet the design guidelines, but again recommends that the applicant confirm details of sidewalk and zoning requirements with the appropriate departments.

Materials:

	Proposed	Color/Texture /Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick to grade	Unknown	Yes	X
Cladding	Brick	Unknown	Yes	X
Secondary Cladding	Lap	Fiber Cement	Yes	
Roofing	Flat roof	Unknown	Yes	
Trim	Brick/Not indicated	Unknown	Yes	X
Windows	Not indicated	Unknown	Unknown	X
Principle Entrance	Full light with transom/side lights	Unknown	No	X
Awnings	Aluminum	Unknown	Yes	X
Side/rear doors	Not indicated	Unknown	Yes	X
Side/rear stairs	Not indicated	Unknown	Unknown	X
Side/rear railings	Not indicated	Unknown	Yes	X

With final staff review and approval of a brick sample, the doors and windows, awning material, rear stairs and railing material, this project could meet section II.B.1.d

Roof form:

The proposed roof is flat with a parapet. The guidelines state that roofs should have a similar pitch to those found in the district. There are several flat-roofed commercial structures in the overlay, although most of them are non-contributing, the one contributing commercial form does utilize a flat roof.

The project meets section II.B.1.e for roof form.

Orientation:

The building is oriented to both Cleveland Street and McFerrin Avenue, with an inset corner entry and a double door opening onto both Cleveland and McFerrin.

The site plan includes rear parking which is accessed by the alley off Cleveland Street.

Staff finds that the proposal meets section II.B.1.f for orientation.

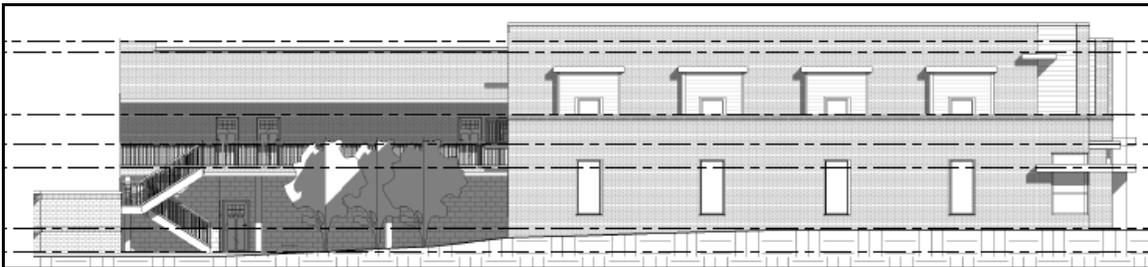


Figure 12. Left side elevation along McFerrin

Proportion and Rhythm of Openings:

The street-facing and side elevations contain regular openings with appropriate proportions. There are fewer openings along the rear, facing the parking lot, but this is typical for a commercial structure and staff finds it to be appropriate here. The project may be constructed in phases, with the interior portion constructed first. If so, the right elevation of this interior piece will be highly visible. (Figure 13) The applicant provided an elevation of how this side will look should it be built as a separate phase. This elevation has an appropriate rhythm of openings. The project's proportion and rhythm of openings meets Section II.B.1.g.



Figure 13. Elevation of right side of interior piece

Appurtenances & Utilities:

The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC unit be located along a non-street façade, beyond the midpoint of the building, or on the roof. With this condition, the project meets section II.B.1.h.

Recommendation: Staff recommends approval of the application, with the following conditions:

1. Staff shall review and approve materials prior to purchase and installation, including: a brick sample, the doors and windows, awning material, rear stairs and railing material;
2. Staff shall approve the location of the HVAC units and other utilities and
3. If site planning requirements cause alterations to the site plan, the applicant must consult with staff and may need to return to the Commission for approval of those alterations and

finding that the project meets the design guidelines for the Maxwell Heights Neighborhood Conservation Zoning Overlay.

ADDITIONAL CONTEXT PHOTOS



720 McFerrin, next door to site



718 McFerrin



716 McFerrin



717 McFerrin, across the street to the left

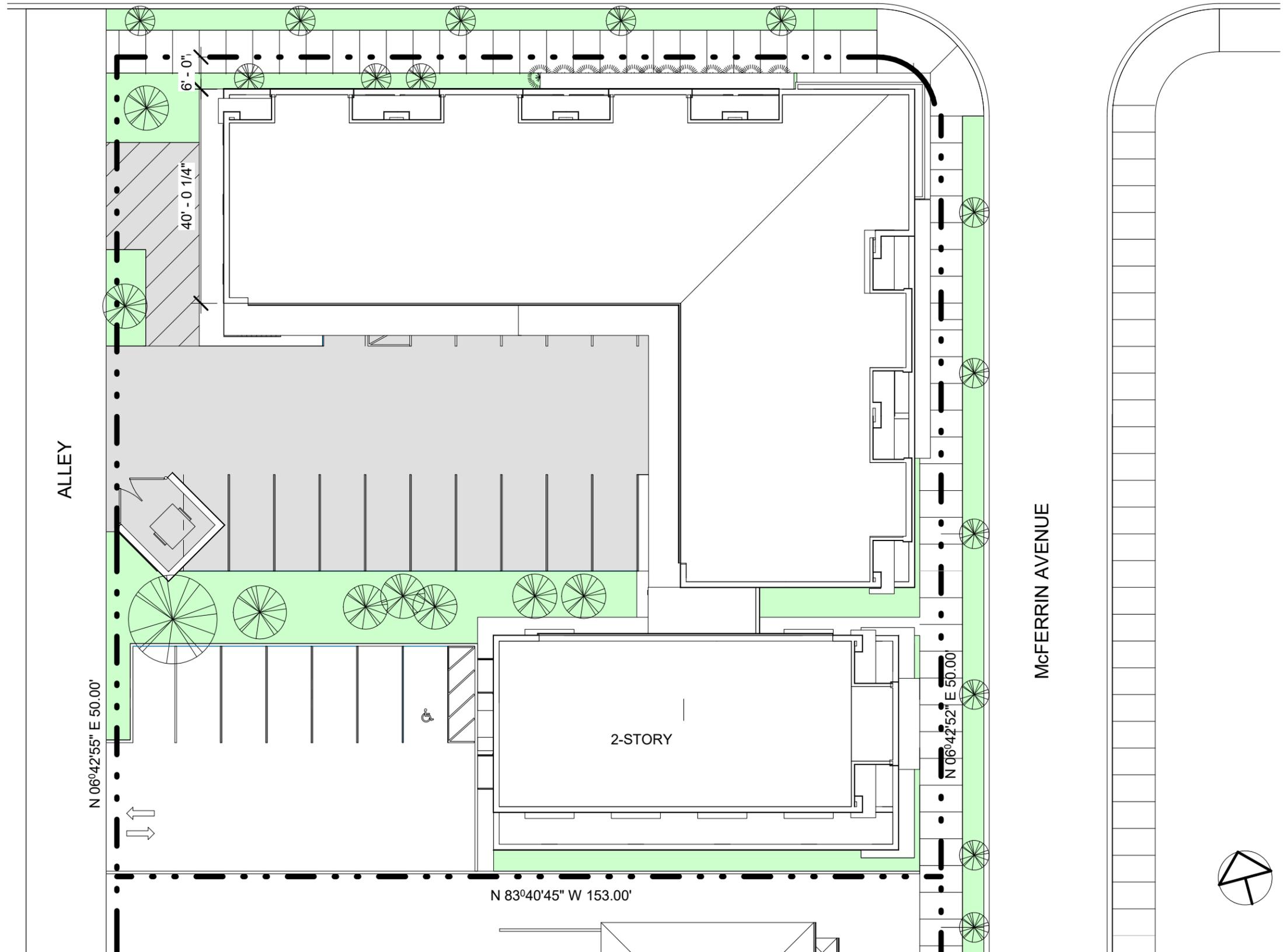


712 and 714 McFerrin



710 McFerrin

CLEVELAND STREET



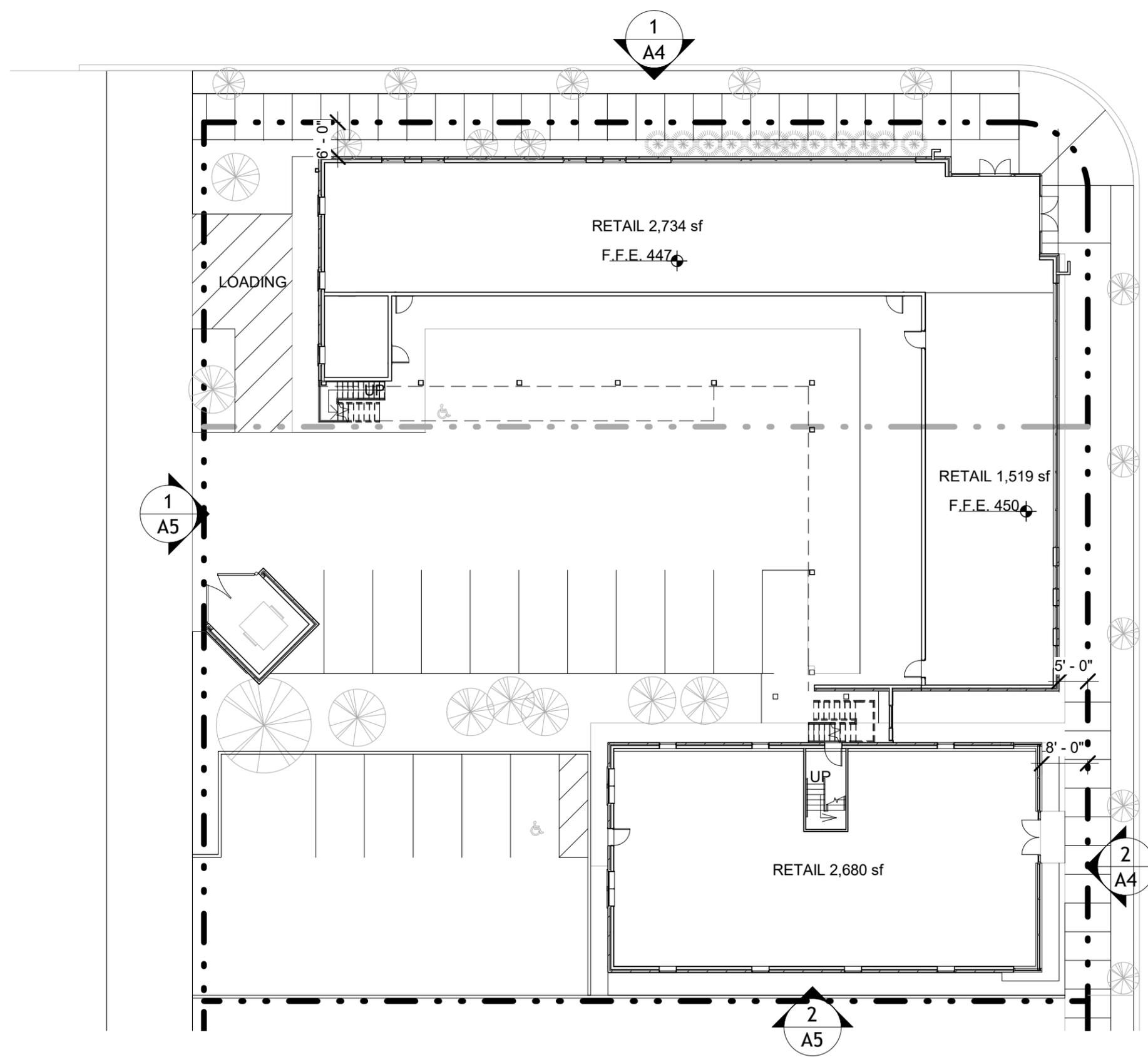
SITE LAYOUT

MIXED-USE RESIDENTIAL: 722 McFERRIN LOFTS

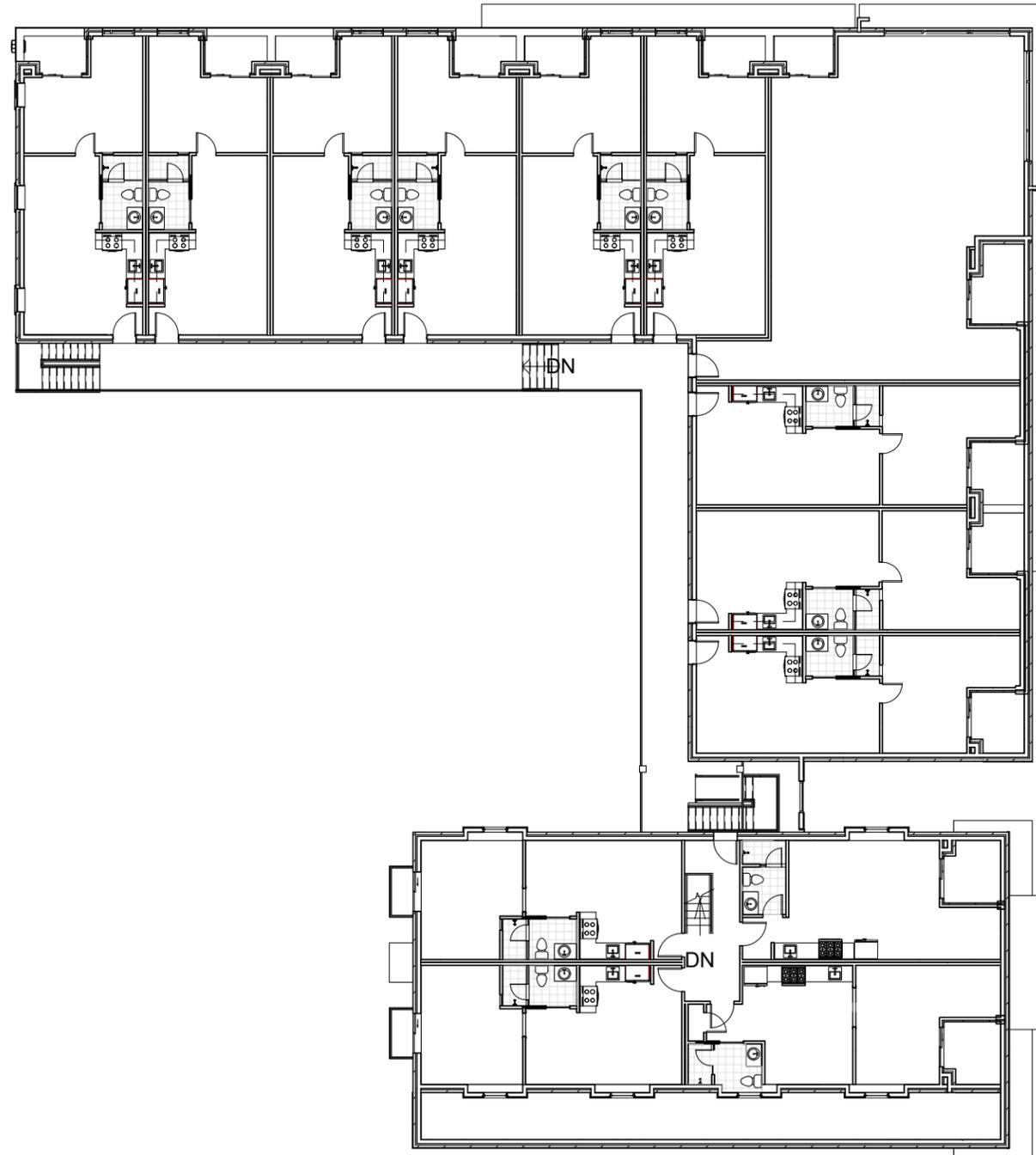
01/12/2021

1" = 20'-0"





MAIN LEVEL PLAN



SECOND LEVEL

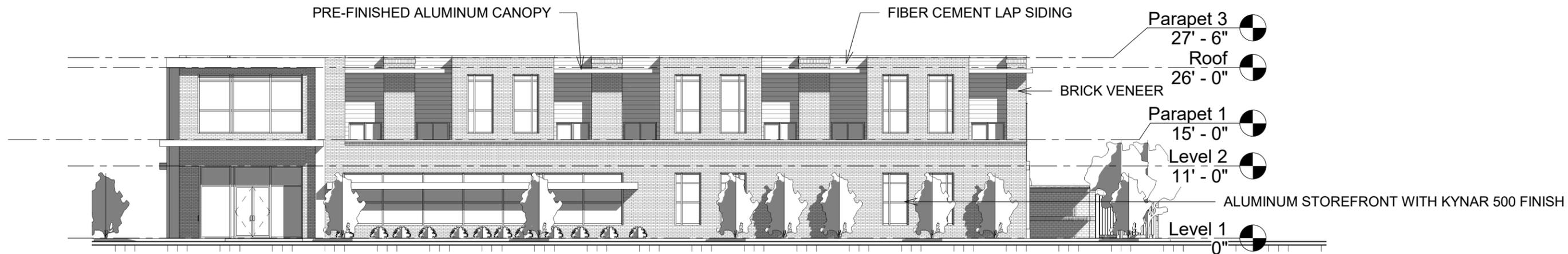


3D - PERSPECTIVE

MIXED-USE RESIDENTIAL: 722 McFERRIN LOFTS

01/12/2021





1 Elev at Cleveland Street

1/16" = 1'-0"



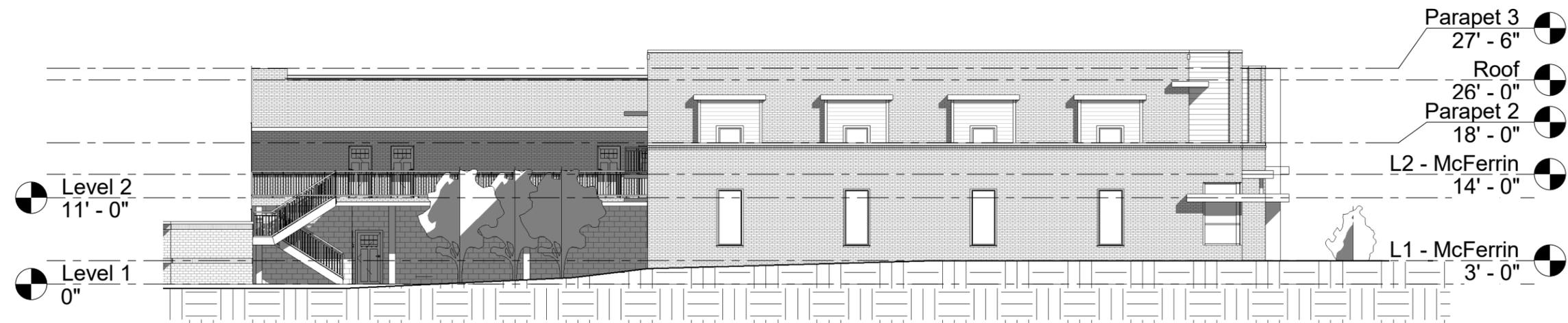
2 Elev at McFerrin Ave

1/16" = 1'-0"

EXTERIOR ELEVATIONS



1 Elev at Alley
1/16" = 1'-0"



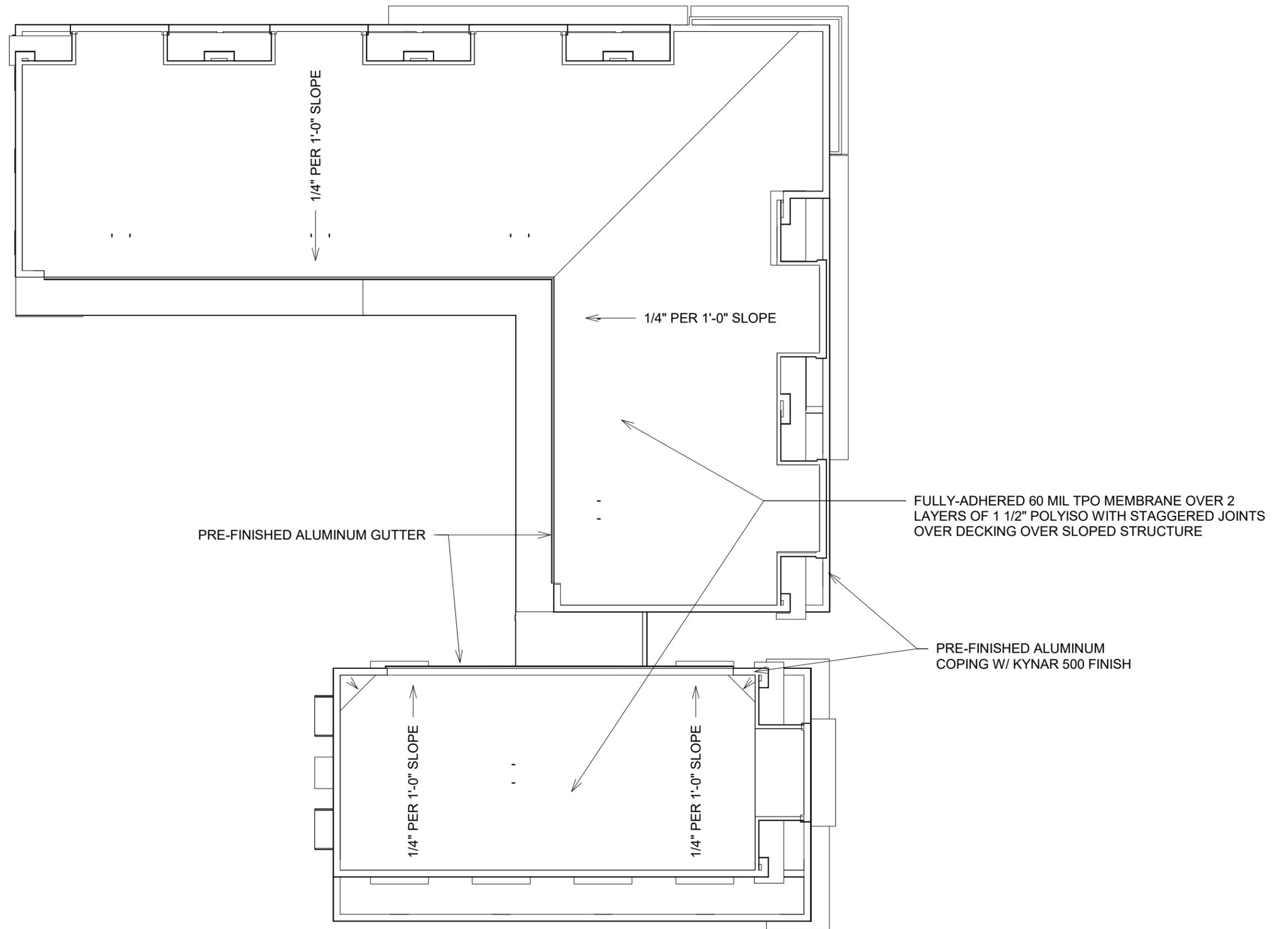
2 Left Side Elevation
1/16" = 1'-0"

**EXTERIOR
ELEVATIONS**



1 Section Elevation
 3/32" = 1'-0"

**EXTERIOR
 ELEVATIONS**



ROOF PLAN