



**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**  
**207 Gentry Avenue**  
**October 15, 2014**

**Application:** New construction—addition and infill; Partial demolition  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08306020500  
**Applicant:** Andrew Beairo, Gentry Partners  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to demolish a non-contributing addition and construct a new addition to a contributing structure (207 Gentry), three infill houses, four garages, and six rear lot cottages as part of a cottage development.

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

1. On House 1, there be a change in material from the foundation to the wall above;
2. On House 1, the side dormers be set back a minimum of two feet (2') from the wall below.
3. The windows on the side facades of Houses 1, 2, and 4 be vertically oriented, and at least three feet (3') tall;
4. The finished floor heights of the three new houses facing Gentry Avenue be consistent with the finished floor height of existing historic house at 207 Gentry, to be verified by MHZC staff in the field;
5. All horizontal lap siding on all new construction have a maximum reveal of five inches (5");
6. The HVAC units for the primary houses facing Gentry Avenue be located behind the house or on either side, beyond the mid-point of the house;
7. Staff approve the window and door specifications, the roof shingle color, and a brick sample prior to purchase and installation of these materials;
8. The concrete block for the foundations be split faced.

With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Attachments**

- A:** Ordinance No. BL2014-809
- B:** Photographs
- C:** Site Plan
- D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B.1 New Construction

#### a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

#### b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.*

#### 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. BL2007-45).*

*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*

#### 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.I.F.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 minimum of a 5" reveal. Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner. Stud wall lumber and embossed wood grain are prohibited. Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing. When different materials are used, it is most appropriate to have the change happen at floor lines. Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

#### e. R o o f S h a p e

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.*

#### f. O r i e n t a t i o n

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

*New buildings shall 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.*

*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. Generally, curb cuts should not be added.*

*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, utilities 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.*

#### g. P r o p o r t i o n a n d R h y t h m o f O p e n i n g s

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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

## h. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

*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. Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.*

### *Roof*

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

### *Windows and Doors*

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

### *Siding and Trim*

- *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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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:*

1. *where they are a typical feature of the neighborhood*
2. *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.*

## **i. 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.*

### **j: Multi-unit Detached Developments/ Cottage Developments**

*Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has agreed 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.*

## **II.B. 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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

### *Additions taller than existing building*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option:*

1. *Additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the mass of the addition.*

### *Ridge raises*

*Ridge raises are appropriate for side-gable buildings (without clipped gables) that do not have side chimneys and require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

#### *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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

#### *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.)*
- b. The creation of an addition through enclosure of a front porch is not appropriate.
- c. 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.
- d. 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.*

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

#### **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 of the historic zoning ordinance.

**Background:** 207 Gentry Avenue was historically two, one hundred foot (100') wide lots with the addresses 207 and 209 Gentry Avenue (Figure 1). The lots were both two hundred feet (200') deep. The structure at 207 Gentry Avenue was constructed c. 1920 and is a contributing structure to the Eastwood Neighborhood Conservation Zoning

Overlay (Figure 2). At 209 Gentry Avenue was a c. 1950, non-contributing house that was removed from the site in February 2014.

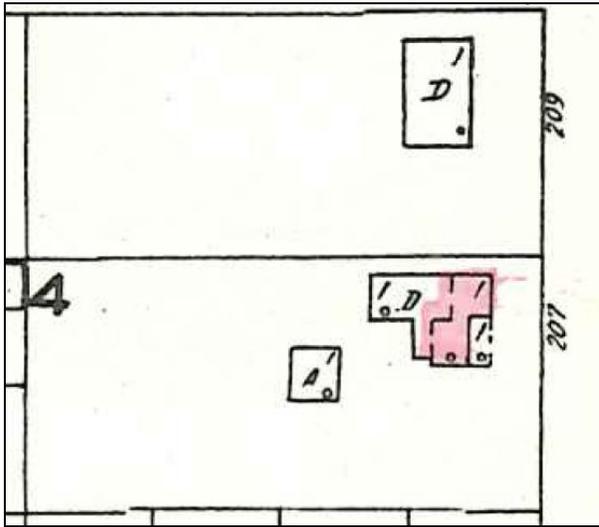


Figure 1. The 1957 Sanborn Map shows the lots at 207 and 209 Gentry Avenue.



Figure 2. The c. 1920 contributing house at 207 Gentry Avenue.

The zoning for the site is governed by a Specific Plan (SP) which was approved by the City Council in July 2014 (attached). The SP permits up to ten (10) detached residential units on the site and states that MHZC “shall approve all house plans prior to the approval of the final site plan.”

There is very little historic context along this stretch of Gentry Avenue. 207 Gentry Avenue is the only house on the west side of the street that faces Gentry Avenue. Across the street, on the east side of Gentry, most of the lots are the rear yards of houses facing Porter Road. The only exception is 208 Gentry Avenue, a non-contributing, one-story 1950s structure. Historic context can be found on Porter Road to the east, Fall Street to the north, and Franklin Avenue to the south (see context photos at the end of document). The historic houses along Fall Street and Franklin Avenue are primarily one story, with some one-and-a-half story structures.

### **Analysis and Findings:**

**Site Plan, Location, Setbacks, Rhythm of Spacing, Orientation, and Parking.** At the front of the site, the historic house at 207 Gentry Avenue will be retained with a new addition, and three new detached single family houses will be constructed to its sides (Figure 3). Because the lot is two hundred feet (200') wide, each house will have approximately fifty feet (50') of street frontage. This will approximate the rhythm of spacing of the Eastwood neighborhood, where typical lots are fifty feet (50') wide with ten to twenty feet (10'–20') of space in between the houses.



Figure 3. The site, looking to the north. One house will be built to the left of the existing house, and two houses will be built to its right. Nine additional houses will be built behind the front four houses. The front setbacks of the three new houses along Gentry Avenue will match the front setback of the historic house. Houses 1 and 4 will be over ten feet (10') from the side property lines.

The historic house has a partial-width front porch, and the three new houses will have a mix of full-width and partial-width front porches, all of which are at least eight feet (8') deep. New pathways leading from Gentry Avenue to the front porches of the houses facing Gentry will be added, which is appropriate.

Behind the four primary houses facing Gentry Avenue will be four two-story garages. These garages will be no wider than the houses facing Gentry Avenue, and will line up behind them in order to decrease their visibility from the street. The garages will serve the front units.

Behind the garages, parallel to Gentry Avenue, the applicant proposes to create a new twenty-four foot (24') wide private drive or alley. The drive will connect to the alley at the side of the property. It will provide vehicular access to the garages for the front units, and will provide both pedestrian and vehicular access to the six new cottages proposed for the rear of the site. The drive will be located behind the midpoint of the site, decreasing its visibility from the street.

At the rear of the lot will be six cottages that will be accessed via the new private drive and will be oriented towards the drive. The visibility of these units will be minimal from Gentry Avenue, as they will be located approximately one hundred and fifty feet (150') behind the front property line. Most of the cottages will be ten feet (10') from the rear property line, but the cottage closest to the existing alley (#5), will be five feet (5') from the rear property line. Cottage 5 will be approximately fifteen feet (15') from the alley/side property line, and Cottage 10 will be approximately ten feet (10') from the

south side property line. Parking for the rear units will be uncovered parking pads in between the units which will provide spaces for two cars per unit (or 12 spaces total). Three additional parallel parking spaces will be located off of the existing alley to the right of House 1.

In the past, the Commission has approved cottage developments that do not meet the traditional development patterns of historic neighborhoods and therefore have required elements such as connections to the street with walkways for interior units and a central courtyard. This “cottage development” is more in keeping with traditional development patterns in that it has four principal houses facing the street with a garage unit at the rear in an area that is the typical size and configuration of a standard lot. Where it differs is that a new road is essentially created off the alley at the rear with a row of units addressing the interior road. For these reasons, some of the requirements that have been required of other “clustered” cottage developments are not necessary for this one, such as walkways leading to the street and green space.

Staff finds that the proposed site plan, location, setback, rhythm of spacing, and proposed parking meet section II.B.1.c., II.B.1.f., II.B.1.h., and II.B.1.j. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Partial Demolition for Contributing House (207 Gentry):** The project involves demolishing a non-historic rear addition to 207 Gentry Avenue (Figures 4 & 5). Although the addition may be the same addition that appears on the 1957 Sanborn map, the addition’s materials, which include a concrete block foundation and non-historic siding, indicate that it was constructed outside the period of significance for the neighborhood. The addition does not contribute to the historic character of the house, and its demolition would not affect the house’s historic integrity. Staff therefore finds that the demolition of the non-historic addition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figures 4 & 5 show the side and rear facades of addition proposed to be demolished.

**Addition for Contributing House (207 Gentry):** The application includes constructing a new addition to the rear of the historic house at 207 Gentry Avenue. The addition will be located entirely behind the historic house. On the left side, the addition will step in two feet, eight inches (2’8”) from the rear wall of the historic house. On the right side,

the addition will not step in initially; instead it will match the line of the historic house. Although the Commission typically asks to have additions step in a minimum of two feet on both sides, in this case, the existing addition that is to be demolished does not step in. There is no existing historic back corner of the house to preserve, and the addition will be distinguished from the historic house by a change in material from brick to siding. Therefore an inset on the right side is not necessary. The addition does step in one foot (1') towards the back of the addition when it becomes two-stories in height.

The addition will tie into the back slope of the house's roof just below the house's ridge. Approximately forty feet (40') behind the front wall of the historic house, the addition will become approximately four feet (4') taller than the historic house. It will have a side-gabled roof form which will help minimize its visibility. Staff finds that the taller portion of the addition meets the design guidelines because of its location behind the house and because of the low original height of the home.

The addition will be distinguished from the historic house with a change in materials. It will have fiber cement lap siding. Staff asks that the siding have a maximum reveal of five inches (5"). The drawings indicate that the foundation will be CMU block, and staff asks that the block be split-faced. The materials for the windows and doors were not specified, and staff asks to review them prior to purchase and installation. The roof will be composition shingles, and staff asks to approve the roof color. The proportion and rhythm of openings on the addition generally meet the design guidelines. There is one expanse of over nineteen feet (19') of wall space without a door or window opening on the right façade, but because it is located at the back of the addition and will only be minimally visible from the public street, staff finds it to be acceptable.

Staff finds that the proposed addition to 207 Gentry Avenue meets Sections II.B.2.a., II.B.2.d., and II.B.2. e. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

### **New Construction – Houses Facing Gentry Avenue**

Height & Scale: The three new infill houses facing Gentry Avenue will be one and a half stories and will have heights ranging from twenty-seven feet, three inches to thirty feet, eight inches (27'3" – 30'8"). These heights are taller than the historic house at 207 Gentry, which is one-story and approximately twenty feet (20') tall. However, the new infill houses will meet the larger historic context, particularly along Porter Road, where there are one-and-a-half story houses with heights ranging from twenty-two to thirty feet (22' – 30'). Staff asks that the finished floor heights of the three new houses be consistent with the finished floor height of existing historic house at 207 Gentry Avenue, to be verified by MHZC staff in the field

The infill houses' widths are between twenty-nine and thirty feet (29' – 30') wide. By comparison, the historic house at 207 Gentry is wider, at approximately thirty-nine feet (39'). However the width of the infill houses is in keeping with the larger historic

context along Franklin Avenue, Fall Street, and Porter Road, where historic house widths range from twenty-five feet to thirty-four feet (25' – 34'). The depths of the infill houses range from fifty feet to fifty-five feet (50' – 55').

Staff finds that the proposed height and scale of the three infill houses facing Gentry Avenue meet Sections II.B.1.a. and b. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The primary cladding materials for the new infill houses include brick, fiber cement lap siding, and fiber cement board and batten. Staff asks to approve a brick sample prior to purchase and installation, and asks that any lap siding have a maximum reveal of five inches (5"). The materials for the windows and doors were not indicated on the drawings, and staff asks to approve all window and doors prior to purchase and installation. The roof will be composition roof shingles, and staff asks to approve the shingle color.

Houses 2 and 4 will have a concrete block foundation, and staff asks that the block be split faced. House 1 will have a brick foundation, with brick walls above. Even if the foundation line is delineated with a soldier course, herringbone pattern, or other change in brick layout, staff finds that this does not meet the design guidelines. The design guidelines state that there should be a change in material from the foundation to the wall above. In the past, the Commission has disapproved brick to grade like what is proposed here.

With the staff's final approval of a brick sample, windows, doors, and roof color, and with the conditions that the lap siding have a maximum reveal of five inches (5"), the concrete block be split faced, and there be a change in material at the foundation line for House 1, staff finds that the known materials meet Section II.B.1.d of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: House 1 will have a front facing gable with a 13/12 slope, House 2 will have a cross gable form with slope of 7/12 and 9/12, and House 4 will have a side gable form with a slope of 7/12. These roof forms and pitches are in keeping with the historic context of the Eastwood neighborhood. House 1 includes two large side shed dormers. Staff asks that these dormers be pushed back so that they are inset a minimum of two feet (2') from the wall below. These dormers will be highly visible from Gentry Avenue, and pushing them back two feet (2') from the wall below will help ensure that their scale is in keeping with typical historic dormers in the area. With the condition that the dormers on House 1 be inset two feet (2') from the wall below, staff finds that the project meets Section II.B.1.e. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows on the infills' front facades are generally twice as tall as they are wide, and the window openings on the upper levels are no taller than those on the ground floors. However, on the infills' side facades, staff

requests that several changes be made in order for the windows to meet the proportion and rhythm of openings generally found in the historic neighborhood.

On House 1's side facades, the windows towards the front of the house (one on the right façade and two on the left façade) should be enlarged so that they are three feet (3') tall rather than two feet (2') tall. On House 2's right side facade, the two windows in front of the bay should be enlarged so they are at least three to four feet (3' – 4') tall and vertically oriented. On House 2's left façade, the triple window opening should likewise be elongated so that the windows are three to four feet (3' – 4') tall and vertically oriented. Similarly, on House 4's right side facade, the two windows towards the front should be enlarged so they are at least three to four feet (3' – 4') tall and vertically oriented, and on its left façade, the triple window opening should be elongated so that the windows are three to four feet (3' – 4') tall and vertically oriented.

With the aforementioned changes to the windows on the infills' side elevations, Staff finds that the project's proportion and rhythm of openings meet Section II.B.1.g. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Utilities: The location of the HVAC and other utilities for the infill units were not specified on the site plan. Staff asks that the HVAC units be located on the rear façades, or on a side façade beyond the midpoint of the houses.

### **New Construction – Garages**

Four garages will be located behind the four principal houses facing Gentry Avenue. They will be located entirely behind the houses, minimizing their visibility. The four garages will be identical in design and will be subordinate to the primary structures. They will be twenty-nine feet (29') wide, which matches or is narrower than the width of the primary structures. The garages will have footprints of approximately six hundred and fifty square feet (650 sq. ft.), which is appropriate for outbuildings. The garages will be twenty-three feet, ten inches (23'10") tall, which is at least four feet (4') shorter than the new infill houses, and a few inches shorter than the historic house once the addition is constructed. The garages will have two separate garage doors facing the new private drive.

The roof form is a mix of gable and flat roofs, which is appropriate for outbuildings which historically were utilitarian in design. The materials are similar to those on the historic house, and include cement fiberboard lap siding, board and batten, and composite shingle roof. The lap siding is drawn as having a reveal of approximately eight inches (8"). Even on outbuildings, whether or not they are visible from the street, the Commission has required that lap siding have a maximum reveal of five inches (5"). Staff therefore asks that the lap siding on the garages have a maximum reveal of five inches (5"). With this condition, staff finds that the four proposed garages meet Section II.B.1.h. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

### **New Construction – Rear Cottages**

Six new rear cottages are planned for the rear of the site, behind the new private drive. These cottages will be located approximately one hundred and fifty feet (150') behind the Gentry Avenue front property line, and therefore their visibility will be minimal. The cottages are modest in scale. They will have a maximum width of eighteen feet, four inches (18'4") and a maximum depth of approximately forty-seven feet, nine inches (47'9"). They will be two stories, with a maximum height of twenty-nine feet, six inches (29'6"). Although this height will be taller than the historic house at 207 Gentry, and about a foot taller than two of the three new infill houses, staff finds the height to be appropriate because the new cottages will be located so far back from the front of the lot. In addition their footprints of approximately eight hundred and fifty square feet (850 sq. ft.) are subordinate to the principle structures, which reduces the impact of the cottages' height. The materials for the cottages include concrete block, board and batten, and fiber cement horizontal siding. The lap siding is drawn as having a reveal of approximately twelve inches (12"). Even on outbuildings and secondary structures, whether or not they are visible from the street, the Commission has required that lap siding have a maximum reveal of five inches (5"). Staff therefore asks that the lap siding on the garages have a maximum reveal of five inches (5") on these cottages. With this condition, staff finds that the six cottages meet Section II.B.1.h. and II.B.1.j. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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

1. On House 1, there be a change in material from the foundation to the wall above;
2. On House 1, the side dormers be set back a minimum of two feet (2') from the wall below.
3. The windows on the side facades of Houses 1, 2, and 4 be vertically oriented, and at least three feet (3') tall;
4. The finished floor heights of the three new houses facing Gentry Avenue be consistent with the finished floor height of existing historic house at 207 Gentry, to be verified by MHZC staff in the field;
5. All horizontal lap siding on all new construction have a maximum reveal of five inches (5");
6. The HVAC units for the primary houses facing Gentry Avenue be located behind the house or on either side, beyond the mid-point of the house;
7. Staff approve the window and door specifications, the roof shingle color, and a brick sample prior to purchase and installation of these materials; and
8. The concrete block for the foundation be split faced.

With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Site Photos**



Southern-most portion of the site



Northern-most portion of the site



View of the site, looking south from the alley.



Northern edge of the site and the alley.

**Context Photos**



Across Gentry Avenue from the site. All but one of the properties across the street is oriented towards Porter Road.



208 Gentry, c. 1950, non-contributing house, the only house facing Gentry across from the site



Across Gentry Avenue from the site. All but one of the properties across the street is oriented towards Porter Road.



Looking south on Gentry Avenue, towards Franklin Avenue.



Houses along the north side of Franklin Avenue, from the corner of Gentry Avenue.



Houses on the north side of Fall Street, from the corner of Gentry Avenue.



Houses on the south side of Fall Street, from the corner of Gentry Avenue.

**ORDINANCE NO. BL2014-809**

**An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R6 to SP zoning for properties located at 207 and 209 Gentry Avenue, approximately 245 feet west of Porter Road, (0.91 acres), to permit up to 10 residential dwelling units, all of which is described herein (Proposal No. 2014SP-031-001).**

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R6 to SP zoning for properties located at 207 and 209 Gentry Avenue, approximately 245 feet west of Porter Road, (0.91 acres), to permit up to 10 residential dwelling units, requested by Dean Design Group, applicant; Gentry Partners, owner., being Property Parcel Nos. 205, 206 as designated on Map 083-06 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk’s Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 083 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to ten detached residential units.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

- 1. The Metro Historic Zoning Commission shall approve all house plans prior to the approval of the final site plan.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

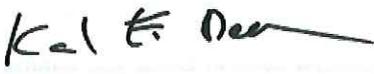
Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Peter Westerholm

[View Sketch](#)

[View Site Plan](#)

<b>LEGISLATIVE HISTORY</b>	
Introduced:	June 3, 2014
Passed First Reading:	June 3, 2014
Referred to:	Planning Commission - Approved with Conditions 9-0 (May 8, 2014) Planning & Zoning Committee
Passed Second Reading:	July 1, 2014
Passed Third Reading:	July 15, 2014
Approved:	July 17, 2014

By:	
Effective:	July 25, 2014

Requests for ADA accommodation should be directed to the Metropolitan Clerk at 615/862-6770.  
Last Modified 07/18/2014 16:06:39



Looking south on Gentry Ave



Gentry Ave, view north



view south, Gentry Ave.

Applicant's photos



view of lot

Applicant's photos



view down existing alley. lot is to the left.



Gentry Ave., view north

Applicant's photos



216 GENTRY



SIDE OF HOUSE, GENTRY



218 GENTRY



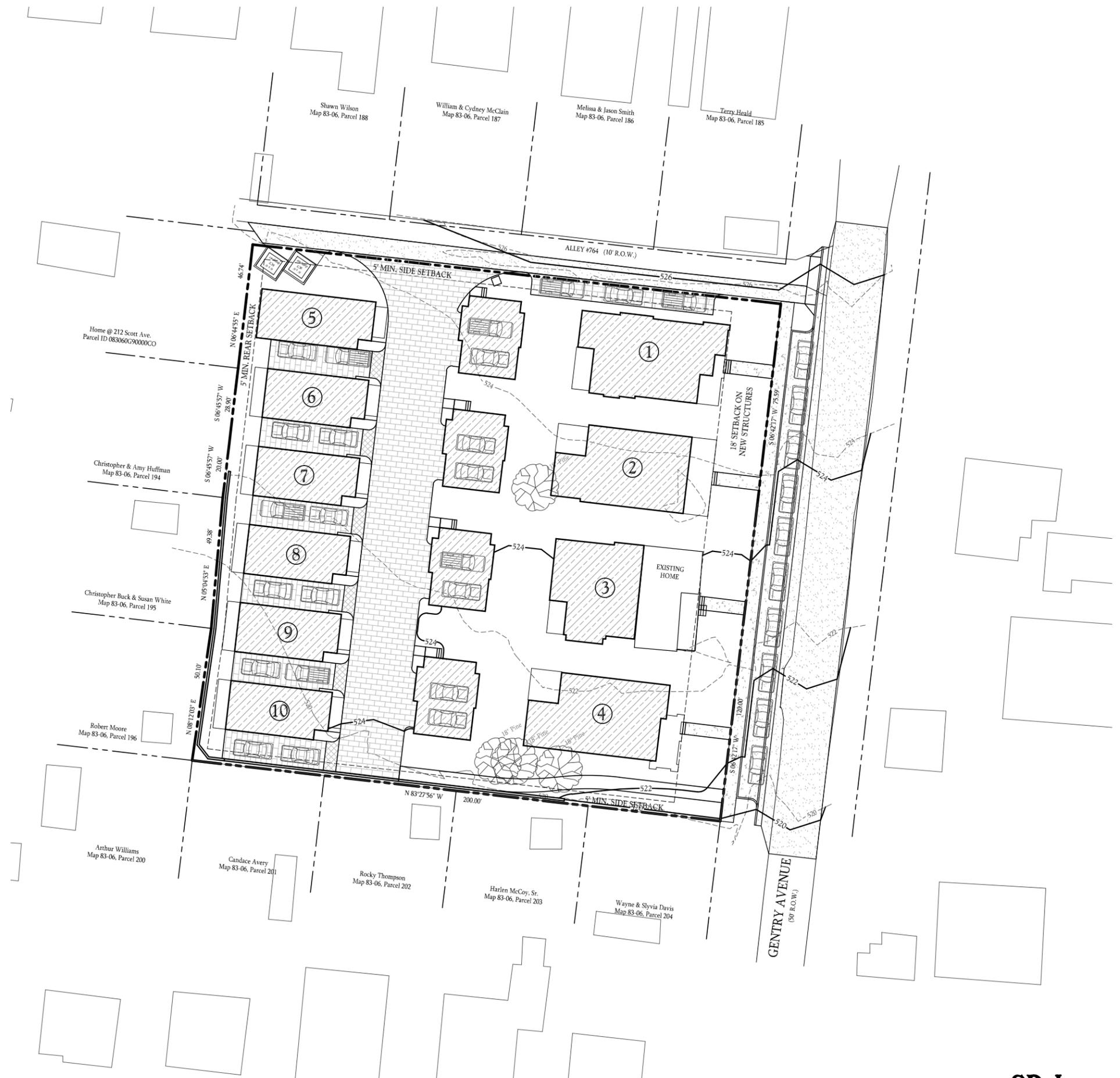
806 PORTER. REAR OF HOME, WHICH IS FACES GENTRY



ABUTTING HOMES ON FRANKLIN



806 PORTER, REAR OF HOUSE FACING GENTRY



Initial Submittal:  
August 2014  
Revisions:

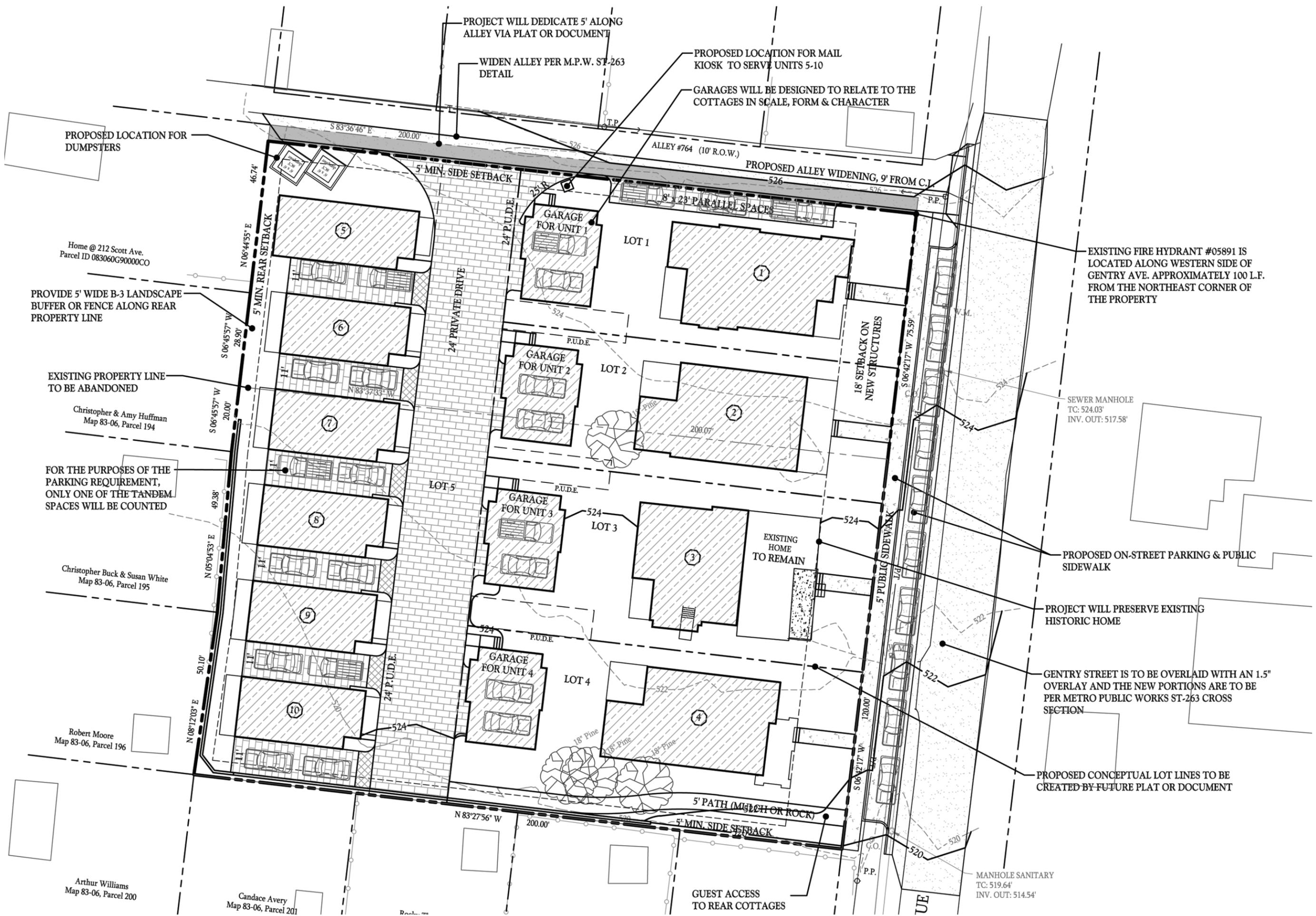
40 Scale  
Designed By:  
C. Dean, PE

**Dean Design Group**  
Civil Engineering, Land Planning & Zoning  
612 Derby Downs, Lebanon TN 37087  
Phone: 615-390-6316  
E-Mail: charley@deandesigngroup.com

**Gentry Avenue Cottages**  
207 Gentry Avenue, Map 83-06 Parcel 205

Project: 13029  
**SP**

**SP Layout**



PROJECT WILL DEDICATE 5' ALONG ALLEY VIA PLAT OR DOCUMENT

WIDEN ALLEY PER M.P.W. ST-263 DETAIL

PROPOSED LOCATION FOR MAIL KIOSK TO SERVE UNITS 5-10

GARAGES WILL BE DESIGNED TO RELATE TO THE COTTAGES IN SCALE, FORM & CHARACTER

PROPOSED LOCATION FOR DUMPSTERS

Home @ 212 Scott Ave. Parcel ID 083060G90000CO

PROVIDE 5' WIDE B-3 LANDSCAPE BUFFER OR FENCE ALONG REAR PROPERTY LINE

EXISTING PROPERTY LINE TO BE ABANDONED

Christopher & Amy Huffman Map 83-06, Parcel 194

FOR THE PURPOSES OF THE PARKING REQUIREMENT, ONLY ONE OF THE TANDEM SPACES WILL BE COUNTED

Christopher Buck & Susan White Map 83-06, Parcel 195

Robert Moore Map 83-06, Parcel 196

Arthur Williams Map 83-06, Parcel 200

Candace Avery Map 83-06, Parcel 201

PROPOSED ALLEY WIDENING, 9' FROM C.I.

ALLEY #764 (10' R.O.W.)

24' PRIVATE DRIVE

5' MIN. REAR SETBACK

5' MIN. SIDE SETBACK

24' P.U.D.E.

24' P.U.D.E.

24' P.U.D.E.

24' P.U.D.E.

24' P.U.D.E.

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

GARAGE FOR UNIT 1

GARAGE FOR UNIT 2

GARAGE FOR UNIT 3

GARAGE FOR UNIT 4

EXISTING HOME TO REMAIN

18' SETBACK ON NEW STRUCTURES

5' PATH (MULCH OR ROCK)

5' MIN. SIDE SETBACK

GUEST ACCESS TO REAR COTTAGES

EXISTING FIRE HYDRANT #05891 IS LOCATED ALONG WESTERN SIDE OF GENTRY AVE. APPROXIMATELY 100 L.F. FROM THE NORTHEAST CORNER OF THE PROPERTY

SEWER MANHOLE TC: 524.03' INV. OUT: 517.58'

PROPOSED ON-STREET PARKING & PUBLIC SIDEWALK

PROJECT WILL PRESERVE EXISTING HISTORIC HOME

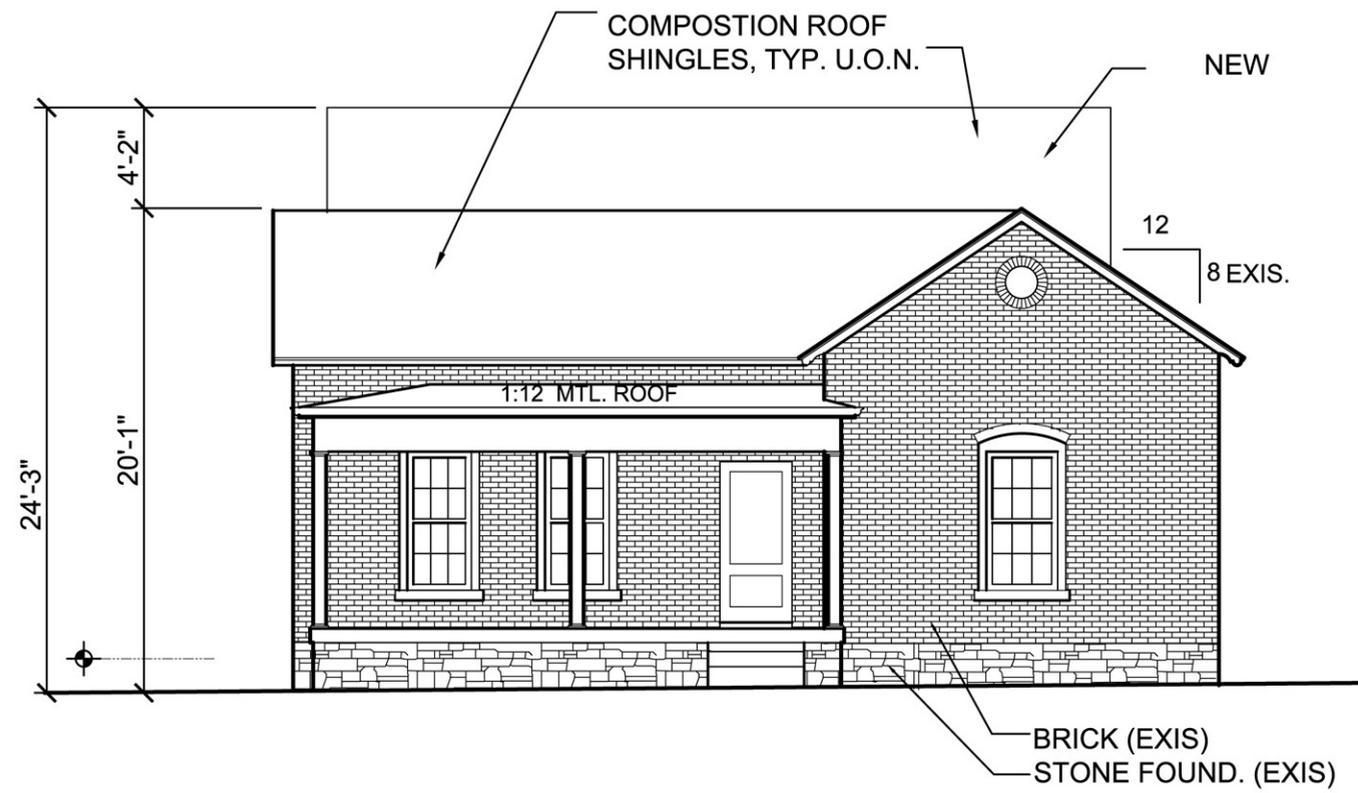
GENTRY STREET IS TO BE OVERLAID WITH AN 1.5" OVERLAY AND THE NEW PORTIONS ARE TO BE PER METRO PUBLIC WORKS ST-263 CROSS SECTION

PROPOSED CONCEPTUAL LOT LINES TO BE CREATED BY FUTURE PLAT OR DOCUMENT

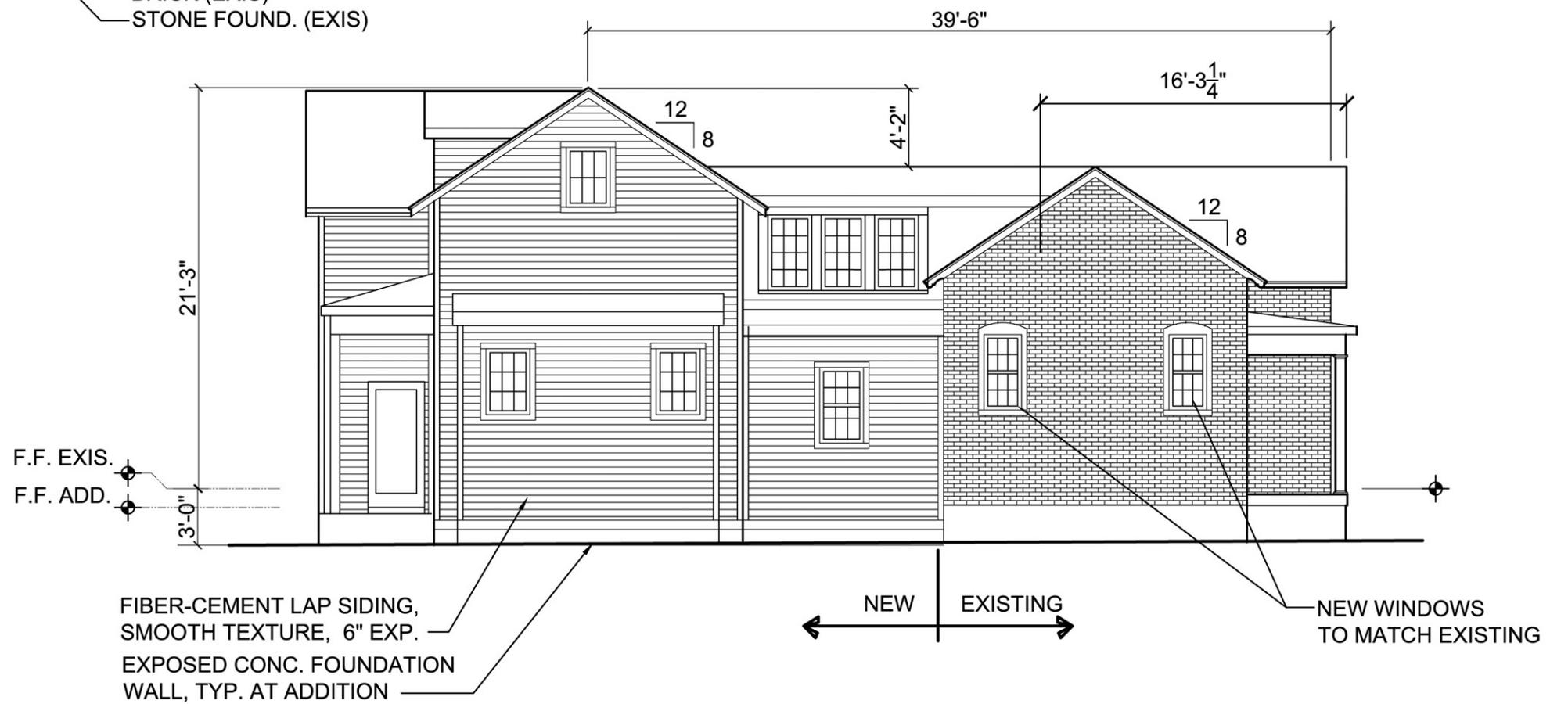
MANHOLE SANITARY TC: 519.64' INV. OUT: 514.54'



GENTRY AVENUE LOT 3 (EXISTING) MSD 9.15.14



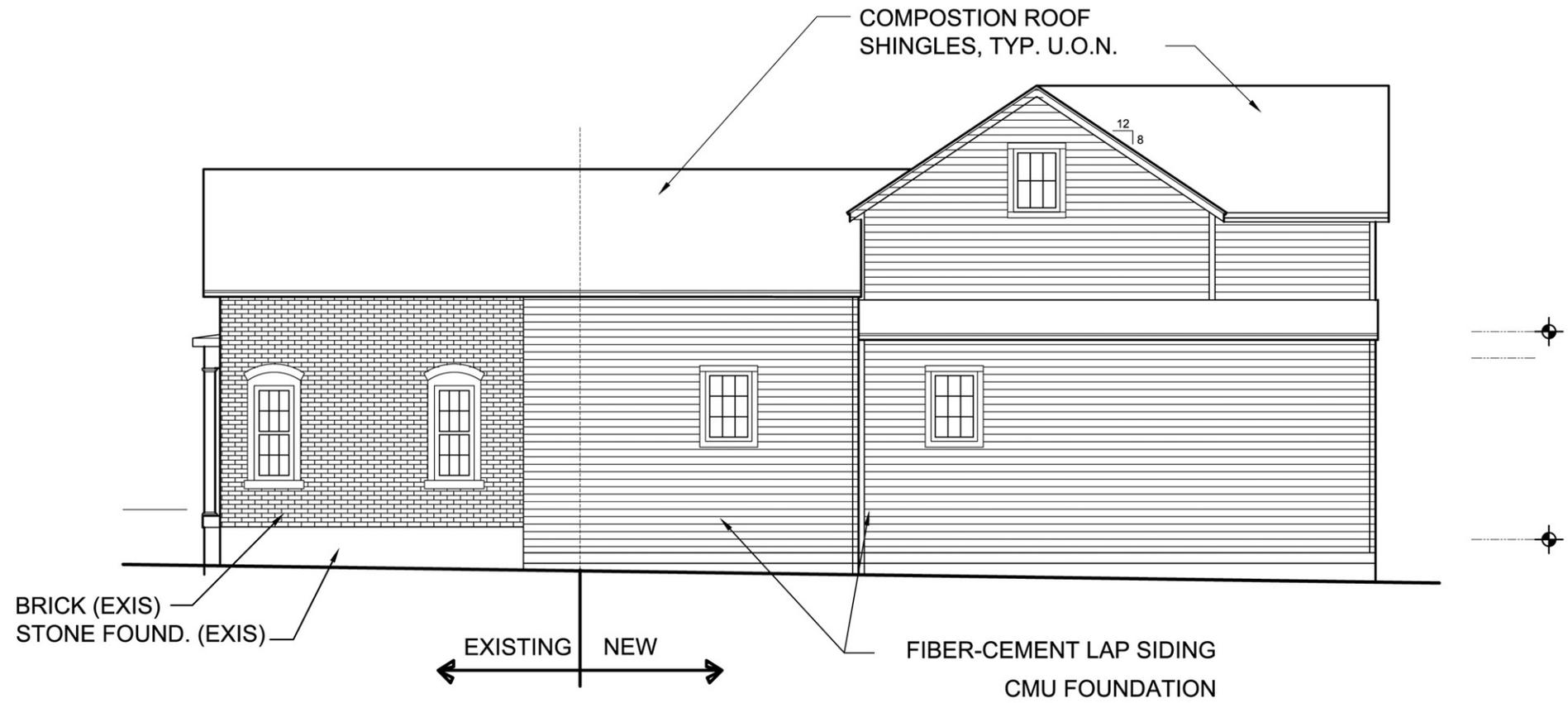
FRONT



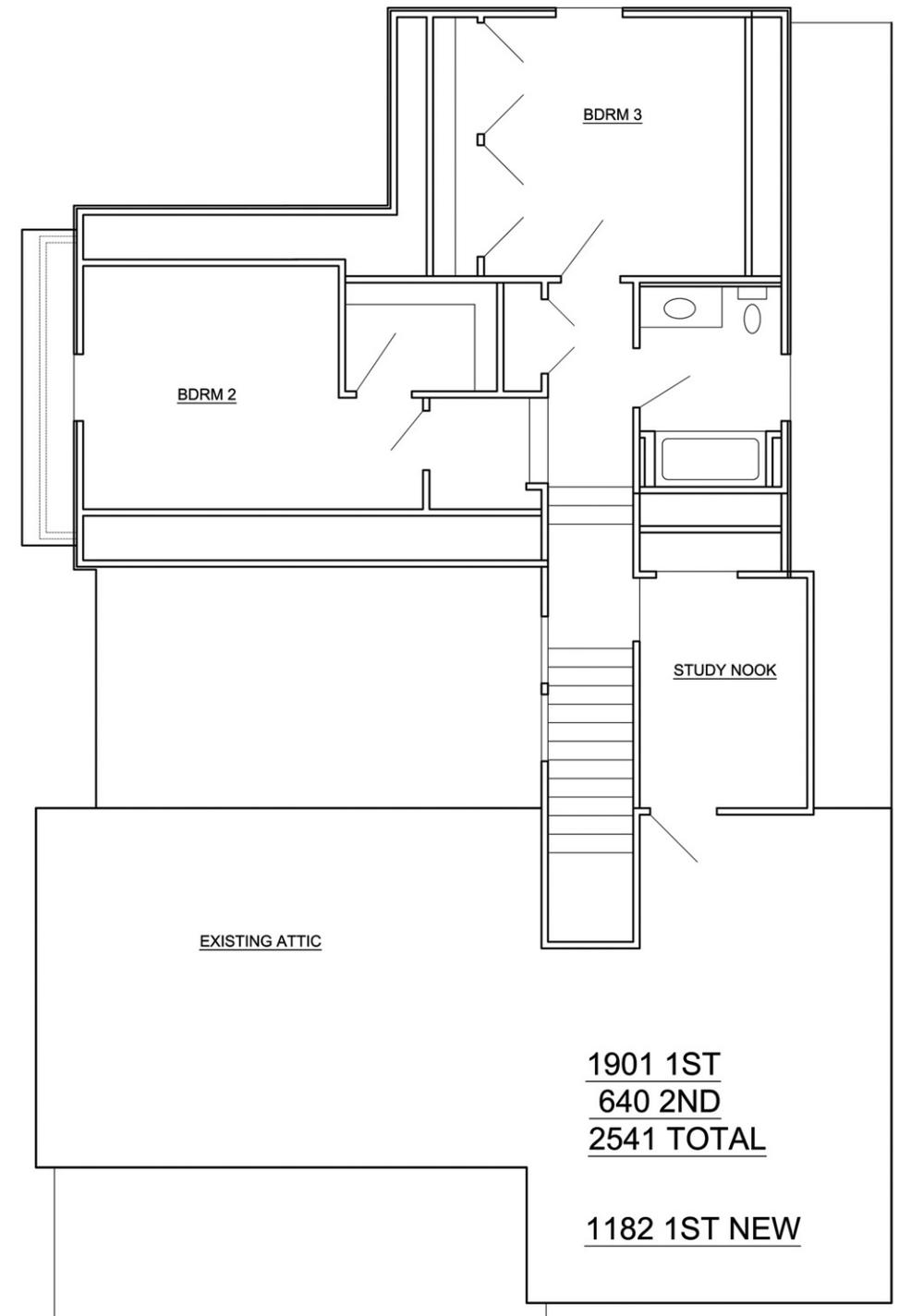
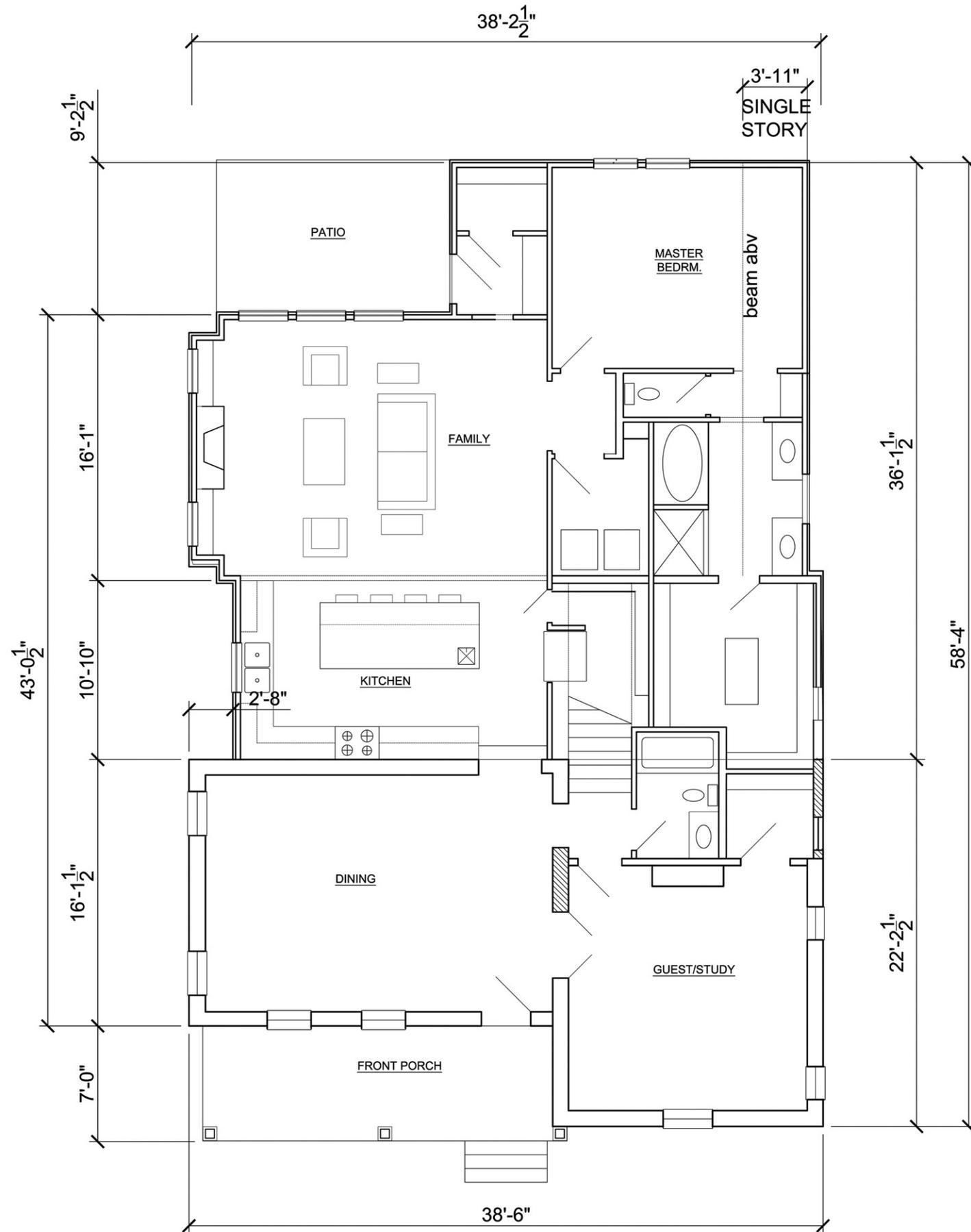
LEFT SIDE

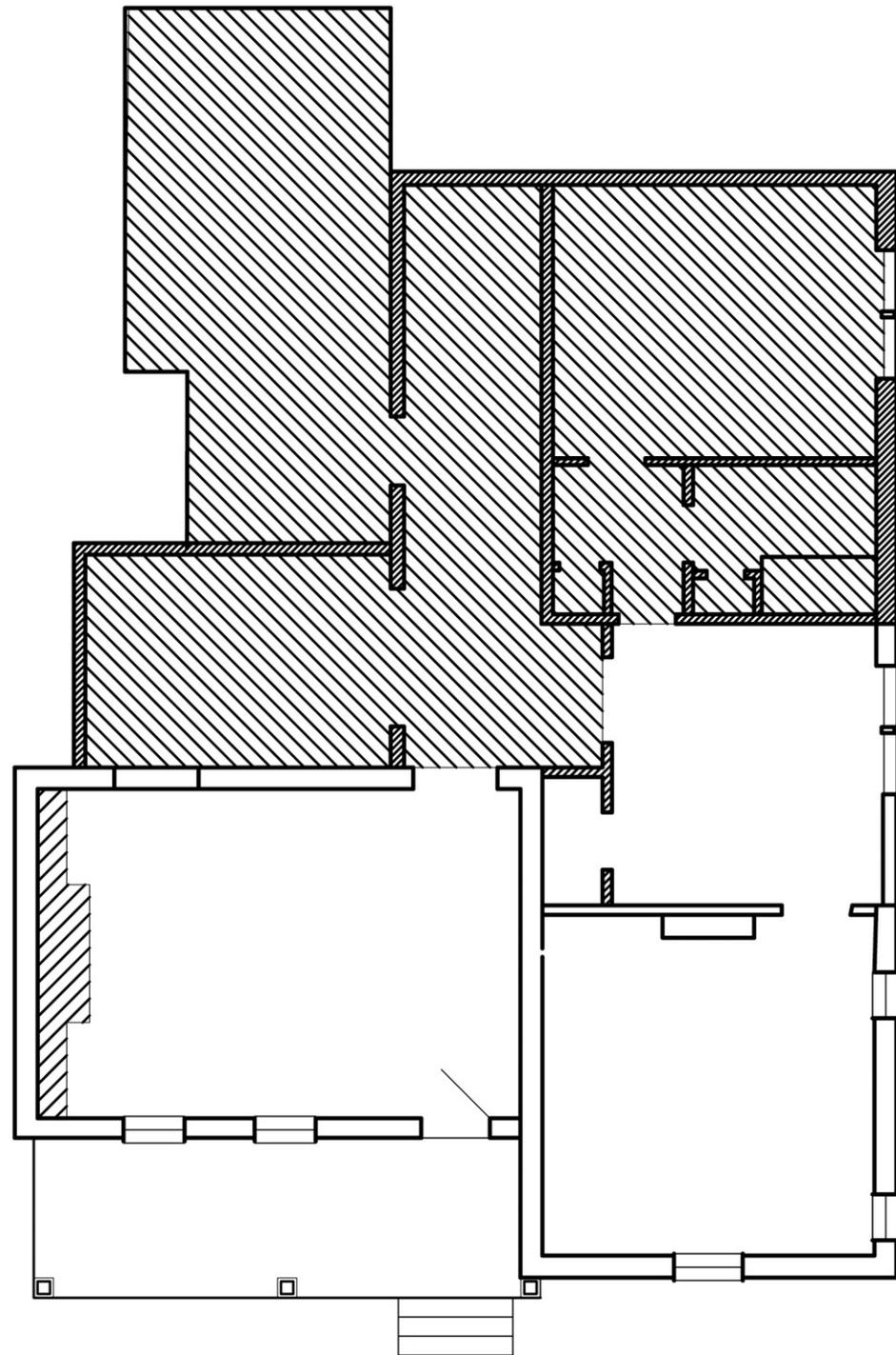


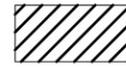
REAR



RIGHT SIDE





 DEMOLISH

THE AREAS TO BE DEMOLISHED ARE THE SECONDARY PORTIONS OF THE EXISTING STRUCTURE, SOME OF WHICH ARE LATER ADDITIONS TO THE ORIGINAL HOME. THIS INCLUDES THE EXISTING KITCHEN, DECK, REAR HALL (ORIGINALLY A PORCH), AND THE REAR BEDROOM AND BATHROOM. MOST OF THE EXISTING TO REMAIN PORTION IS CONSTRUCTED OF STRUCTURAL BRICK. THE EXISTING FIREPLACE IN THE LIVING ROOM, WHICH WILL BE DEMO'D, IS A 1970'S ADDITION. PLEASE REFER TO PHOTOS FOR FURTHER CLARIFICATION.



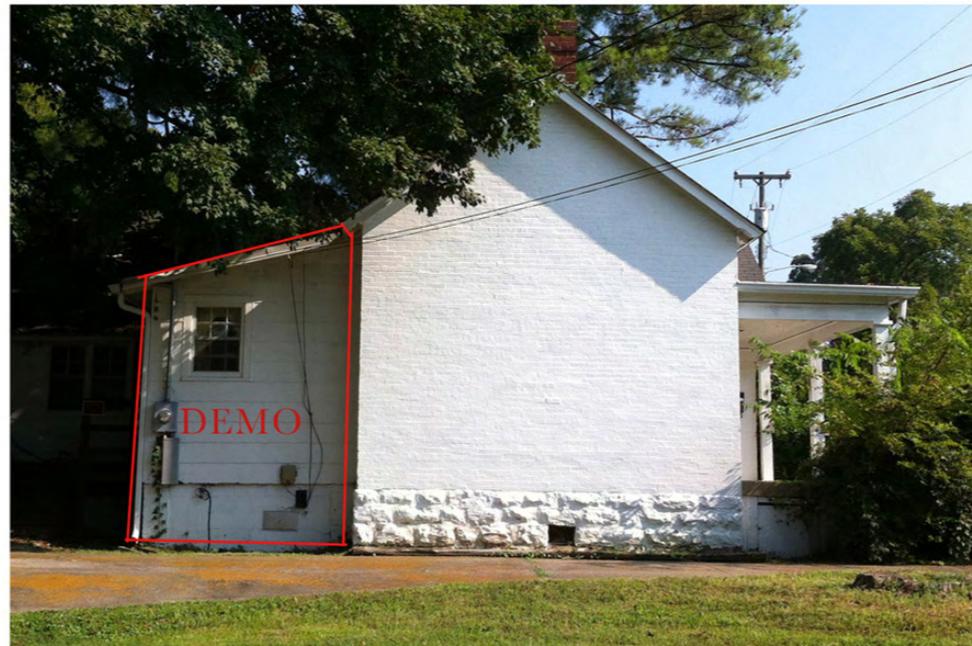
FRONT



RIGHT SIDE



REAR

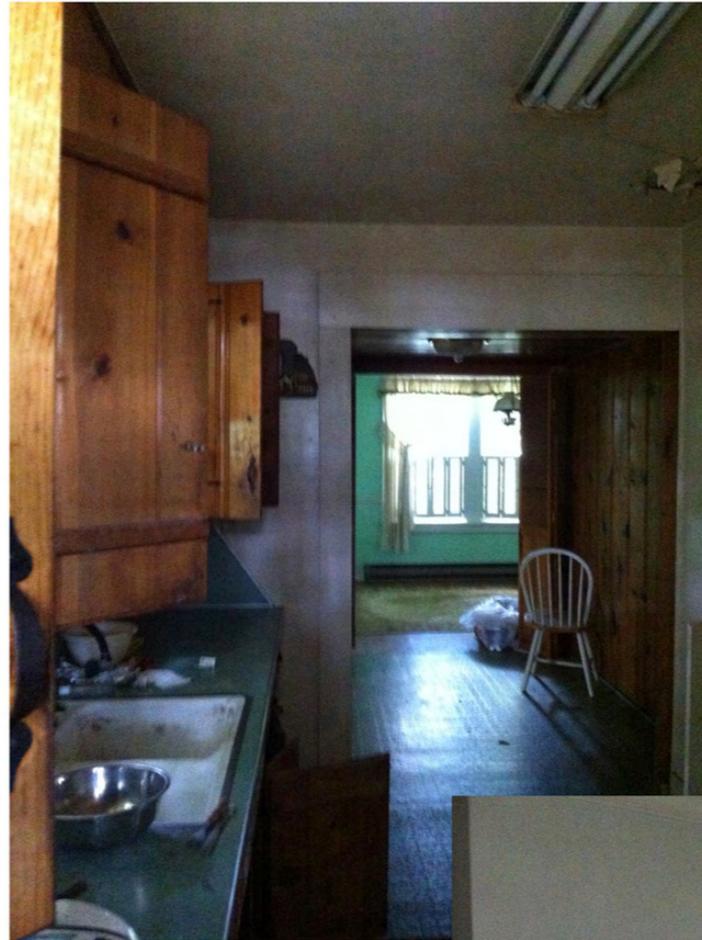


LEFT SIDE





LIVING ROOM: EXIST. FIREPLACE TO BE REMOVED

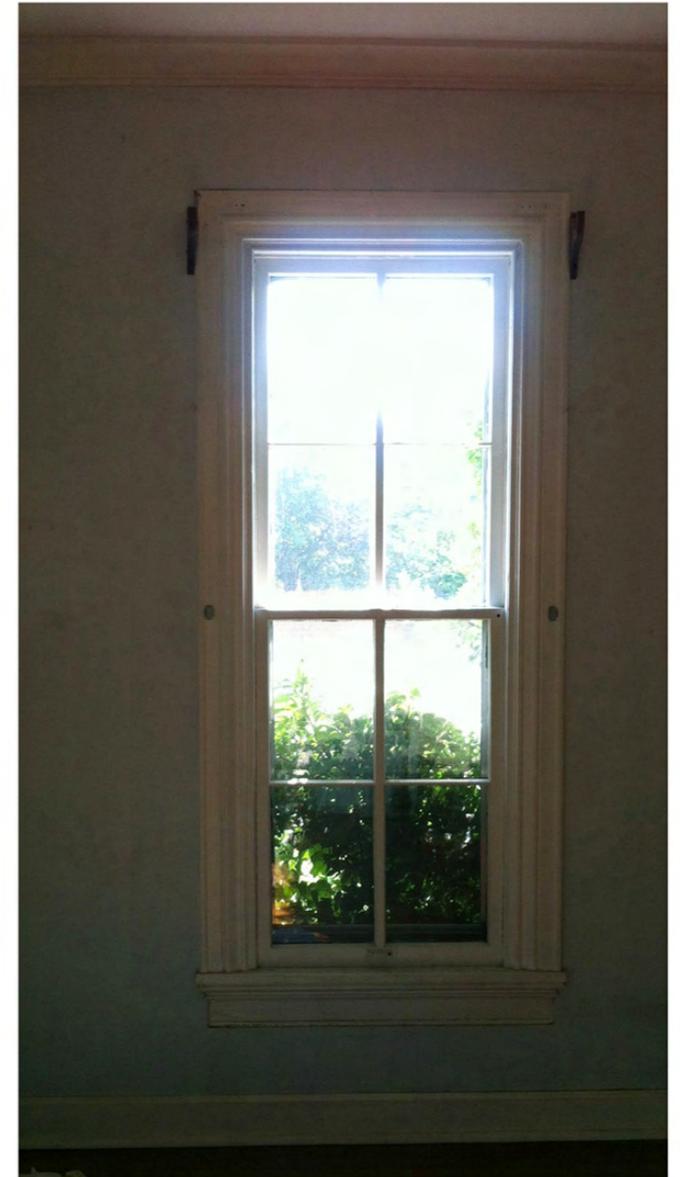


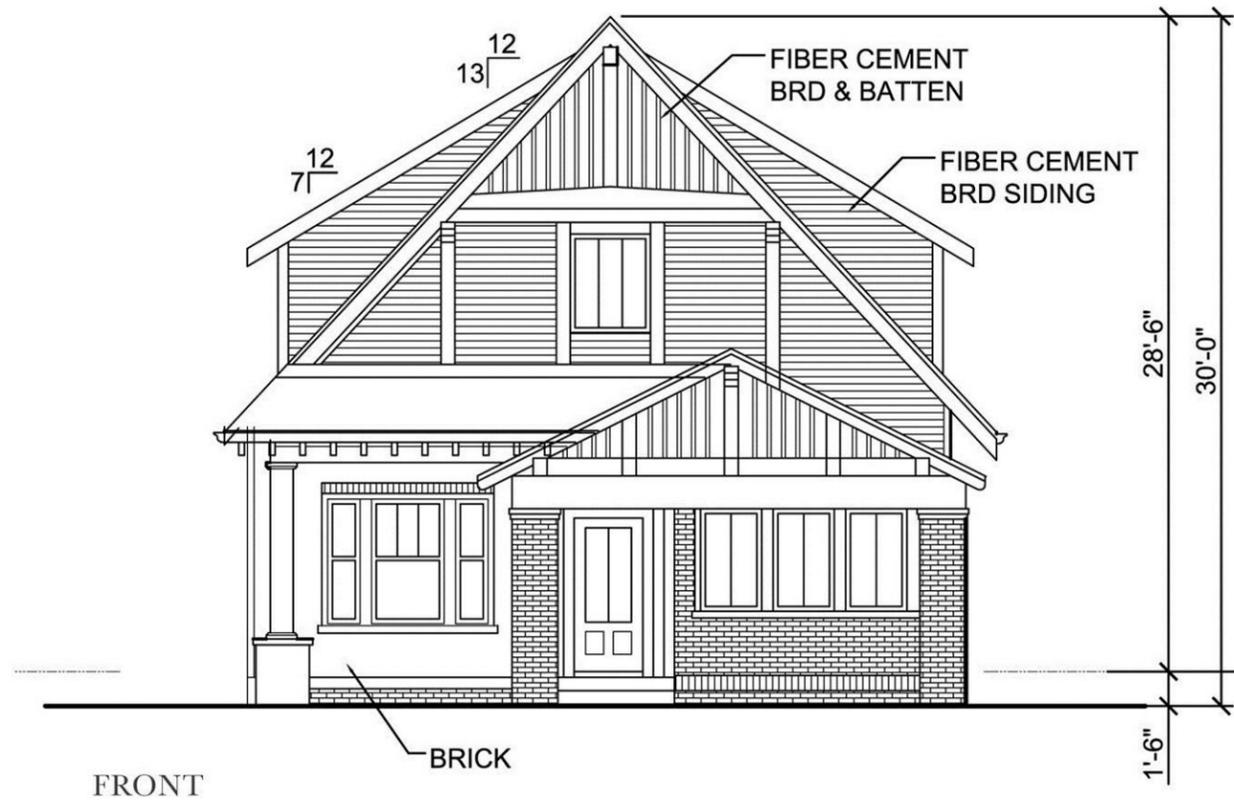
EXISTING KITCHEN WING TO BE REMOVED

EXISTING WINDOW TO REMAIN.

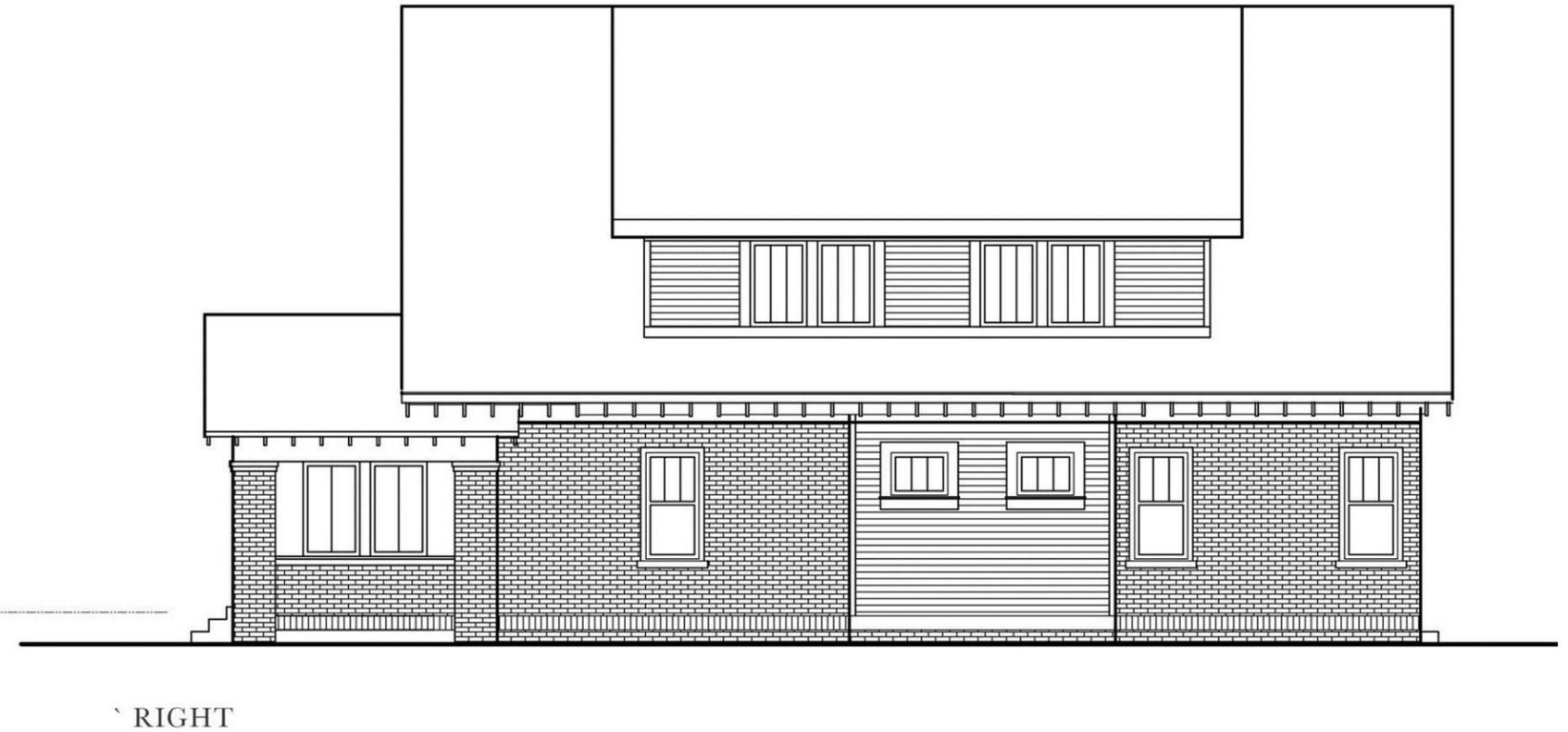


FRONT BEDROOM. EXISTING FIREPLACE TO REMAIN.





FRONT



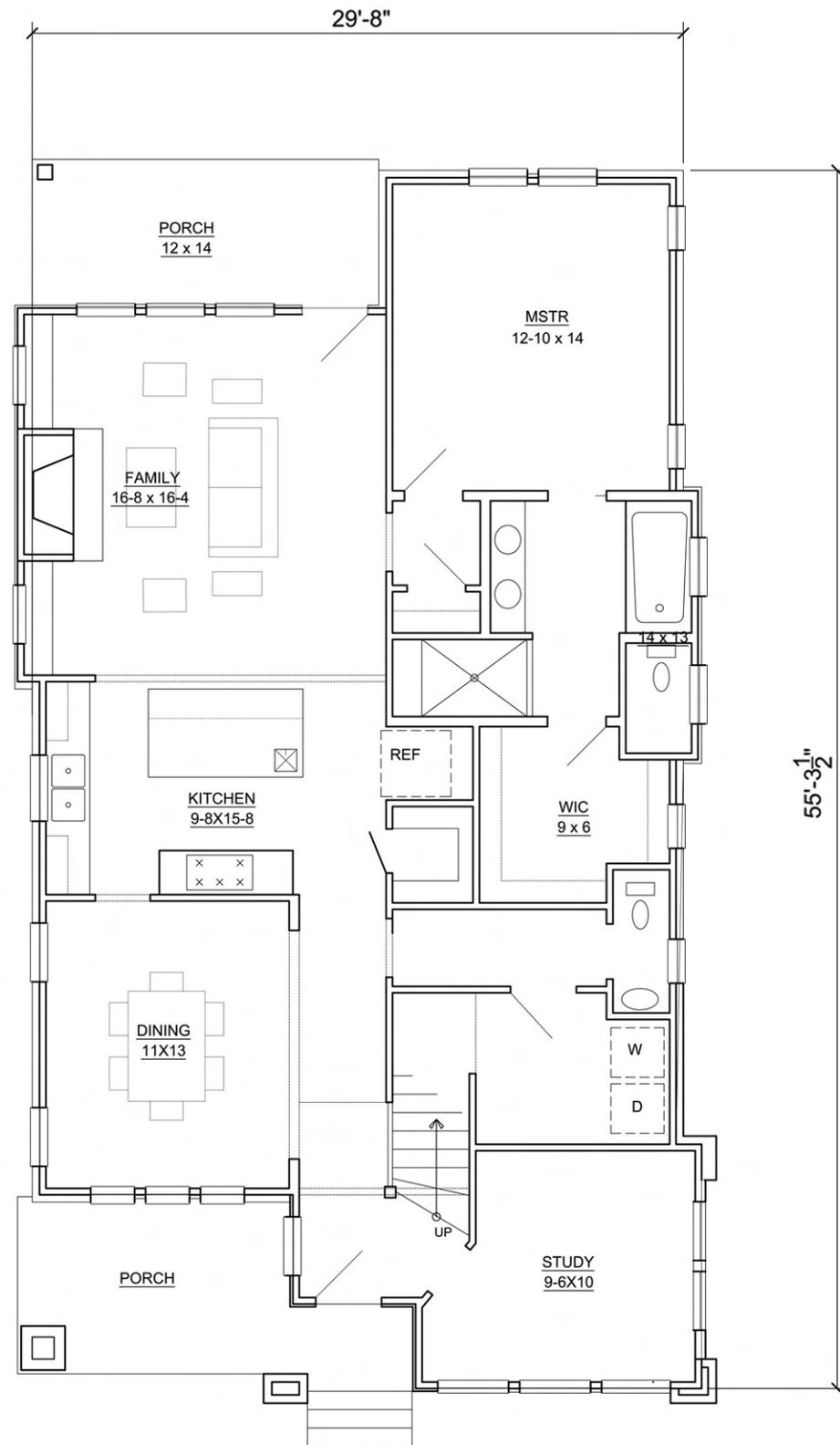
RIGHT



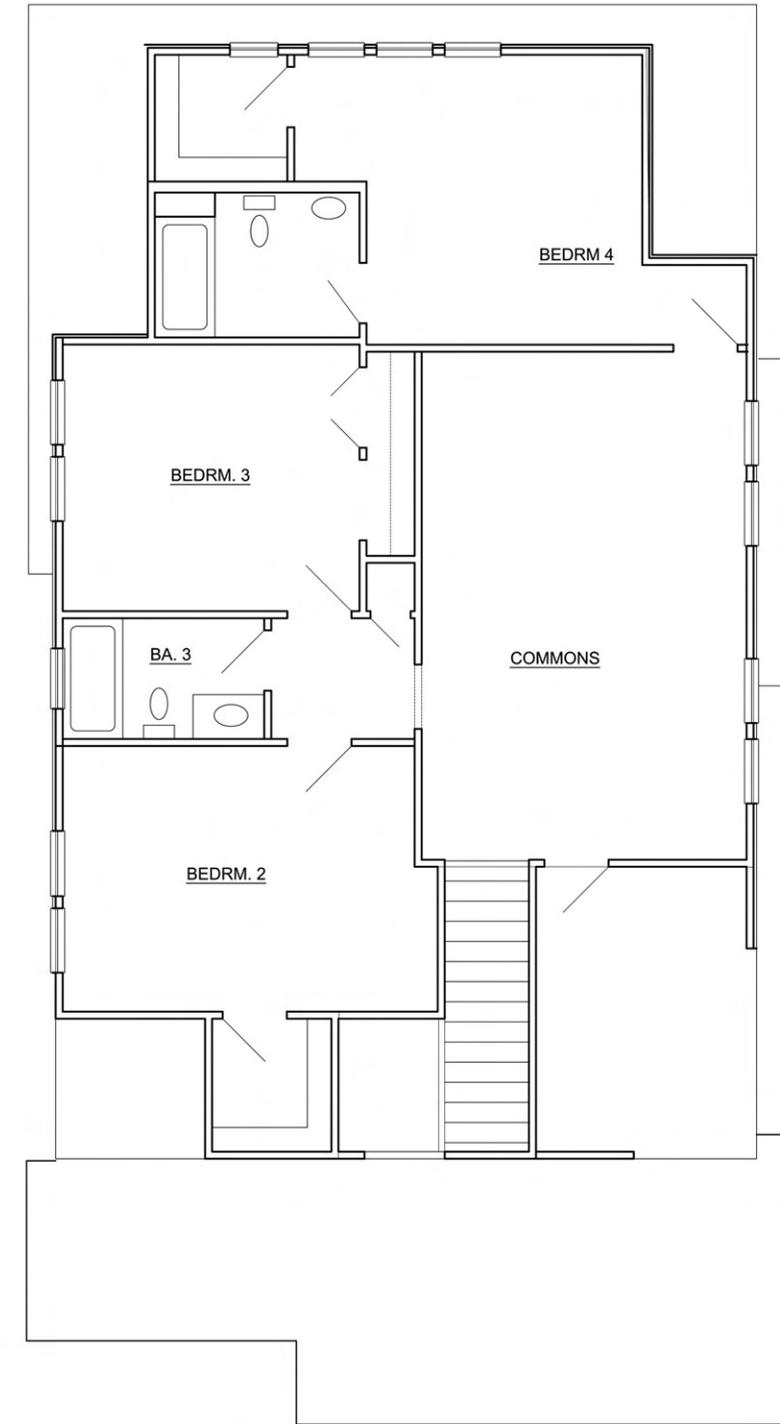
REAR

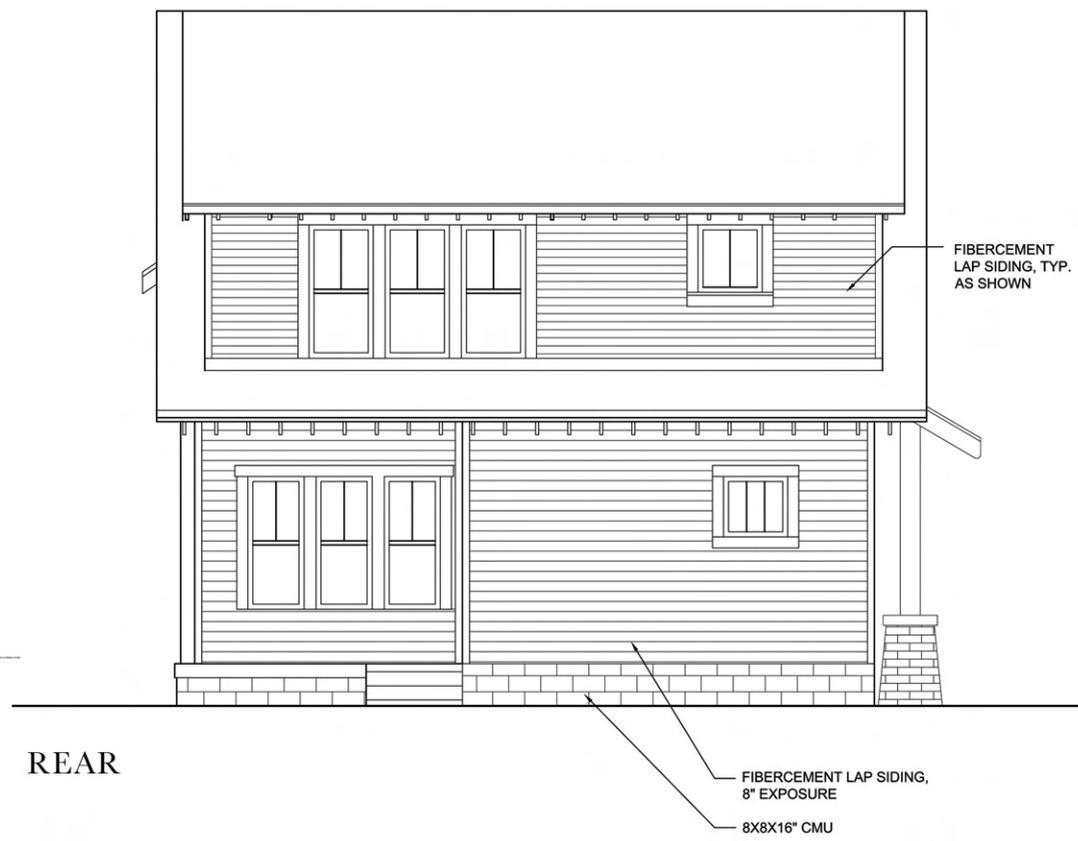
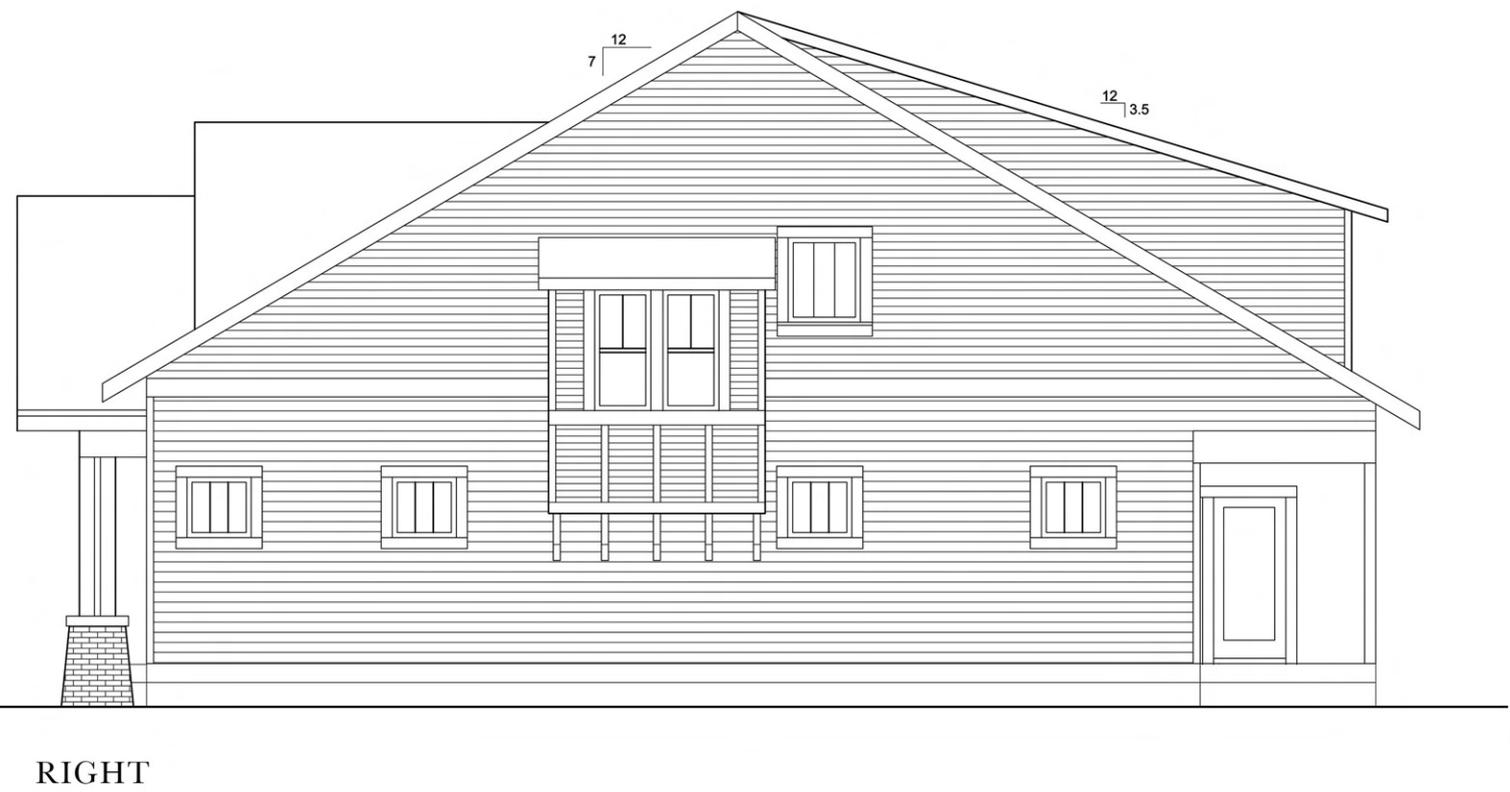
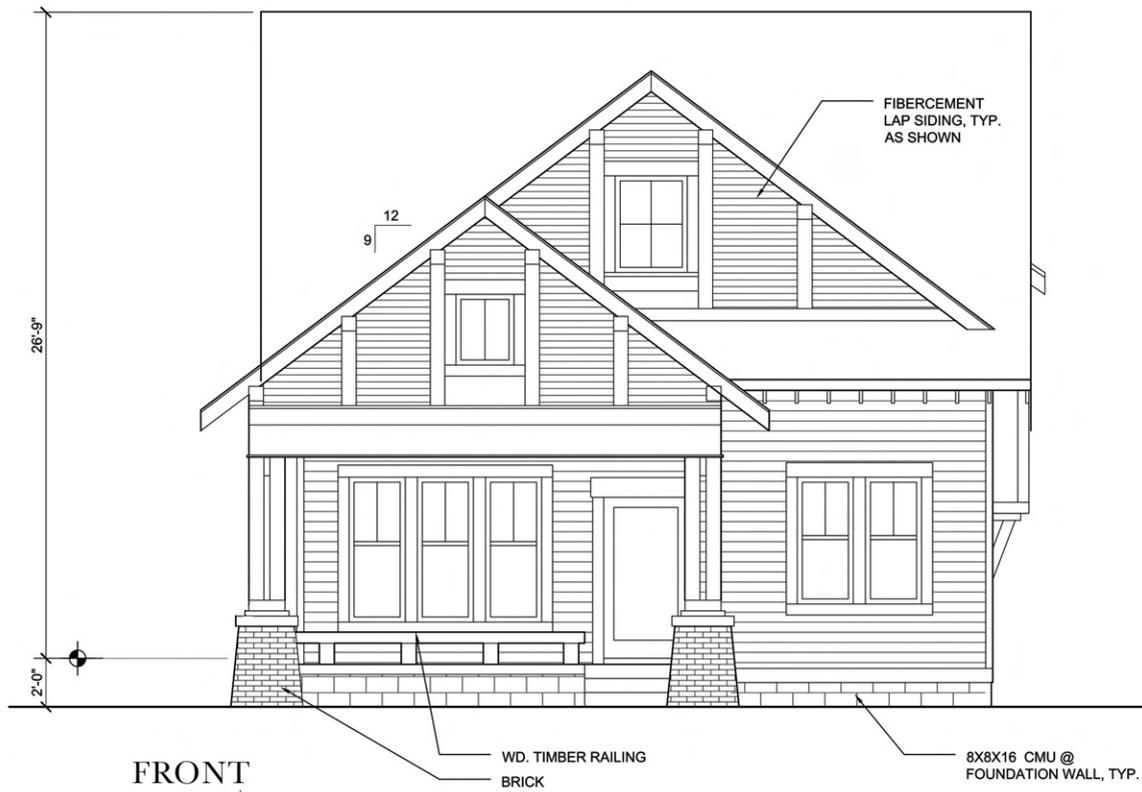


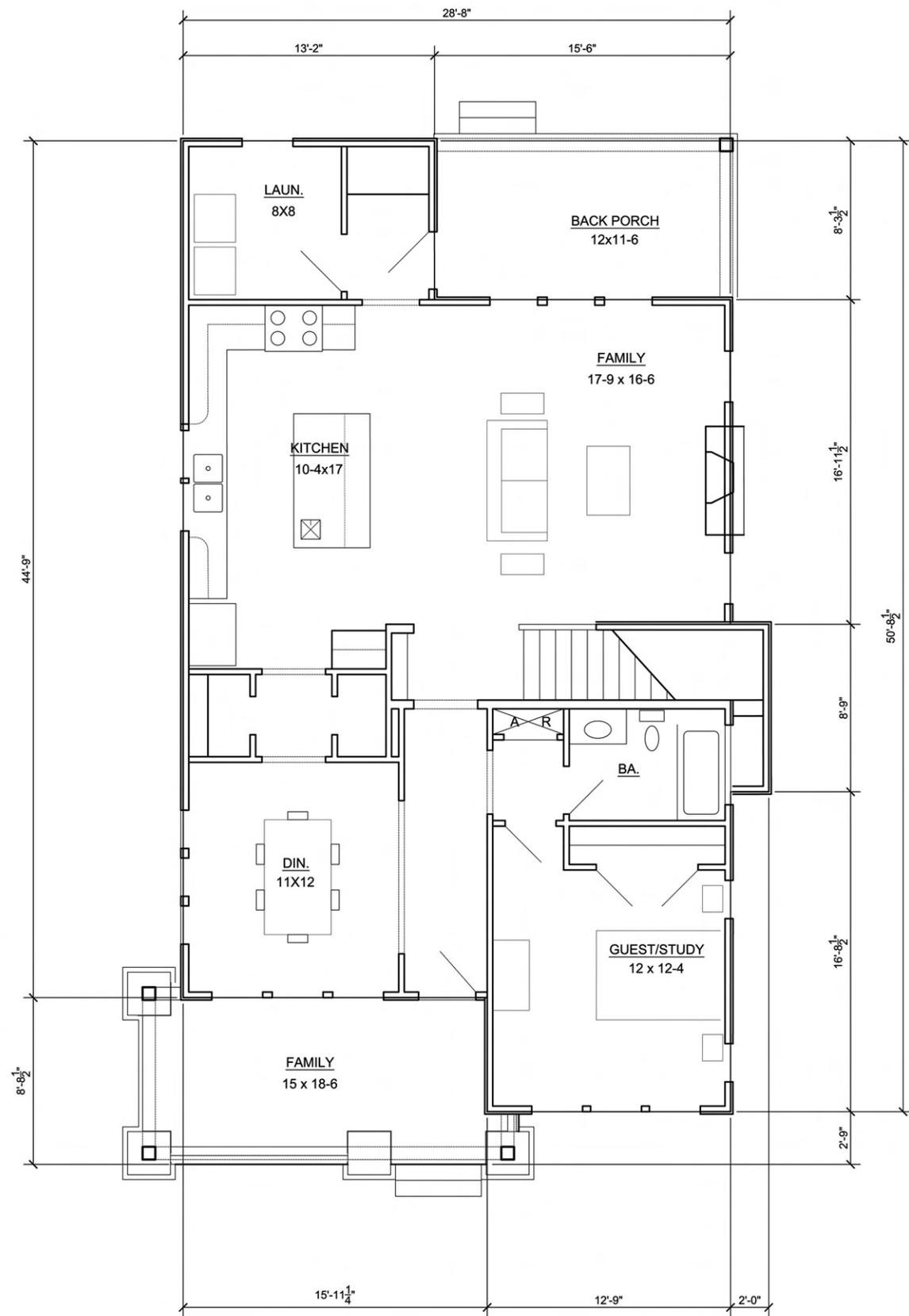
LEFT



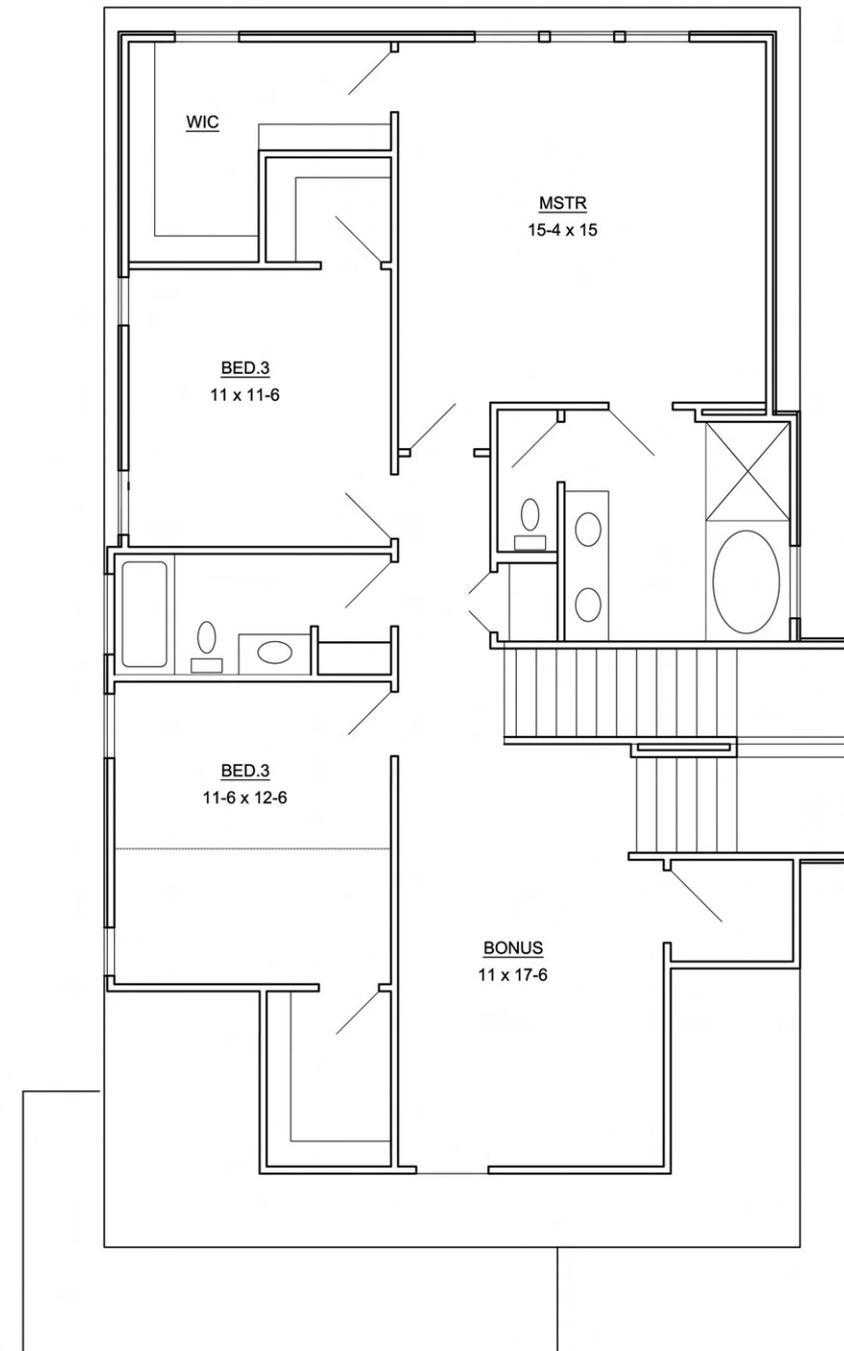
FIRST: 1423 S.F.  
 SECOND: 1030 S.F.  
 TOTAL: 2,453 S.F.







FIRST	1250
SECOND	1175
TOTAL	2425





COMPOSITION ROOF SHINGLES,  
TYP. ALL UNITS, UON



FRONT

FIBER-CEMENT SIDING, TYP AS SHOWN  
BRICK  
8X8X16 CMU TYP @ FOUND



RIGHT



REAR



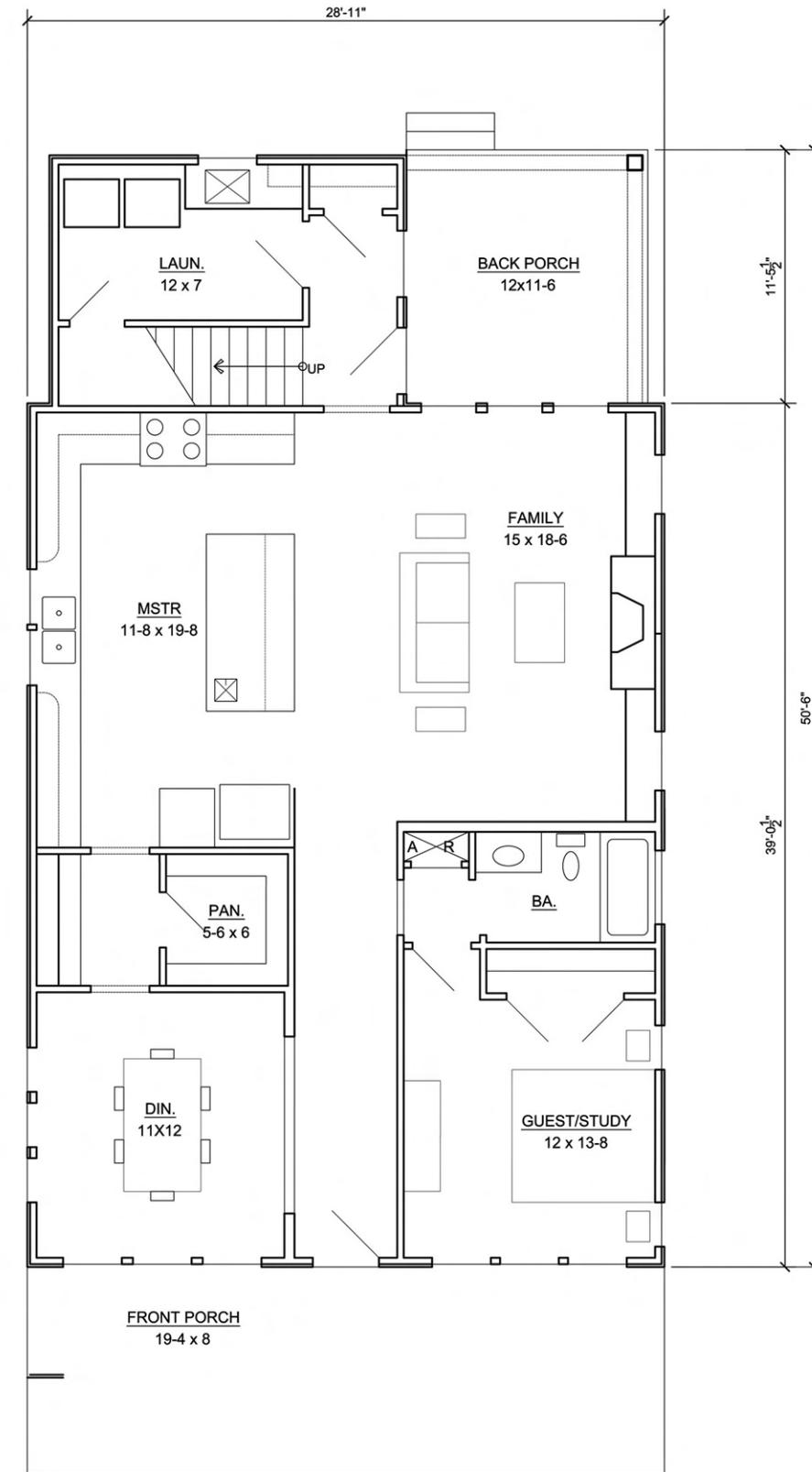
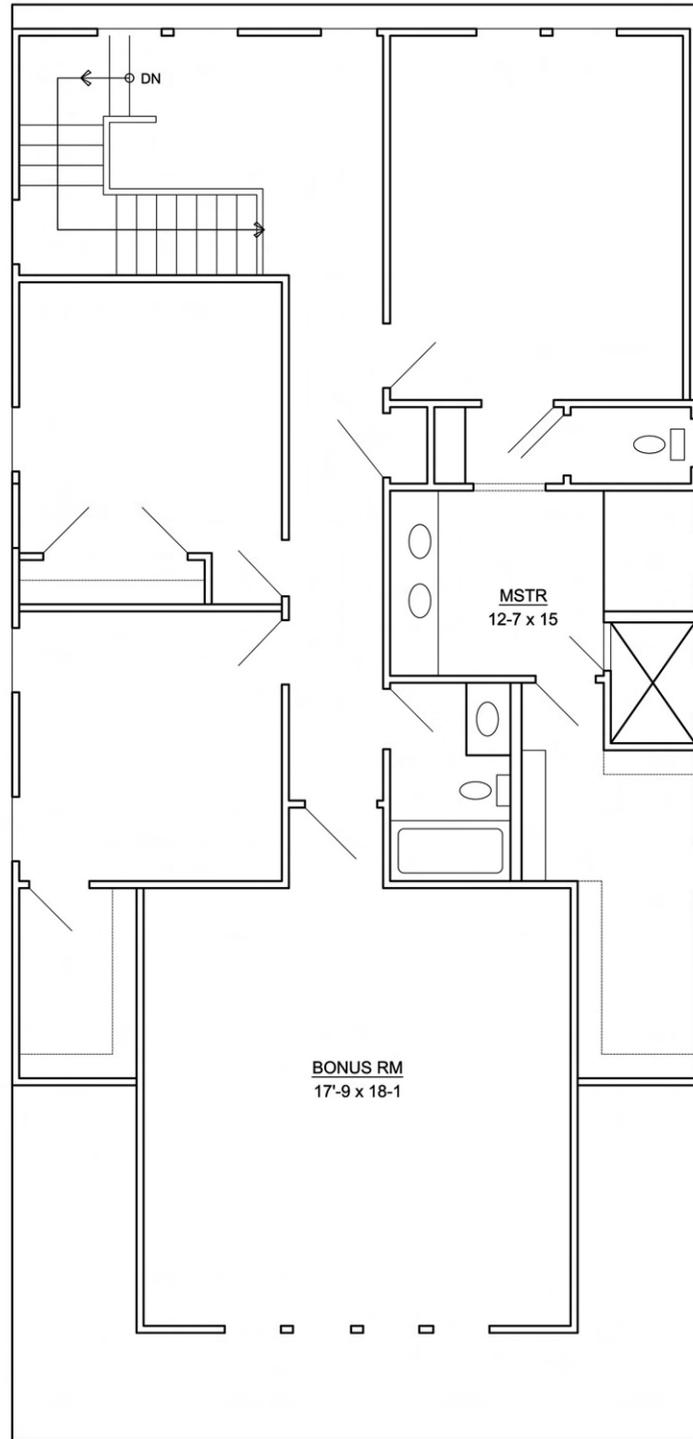
LEFT

GENTRY AVENUE, NASHVILLE, TN GENTRY HOMES (LOT #4) SCHEMATIC ELEVATIONS SCALE: 1/8" = 1'-0" SEPTEMBER 28, 2014

FOR GENTRY PARTNERS

MILLER SMITH DESIGN MATT SMITH 615.870.8851 MATT@MILLERSMITHDESIGN.COM

FIRST: 1328 S.F.  
SECOND: 1376 S.F.  
TOTAL: 2,704 S.F.





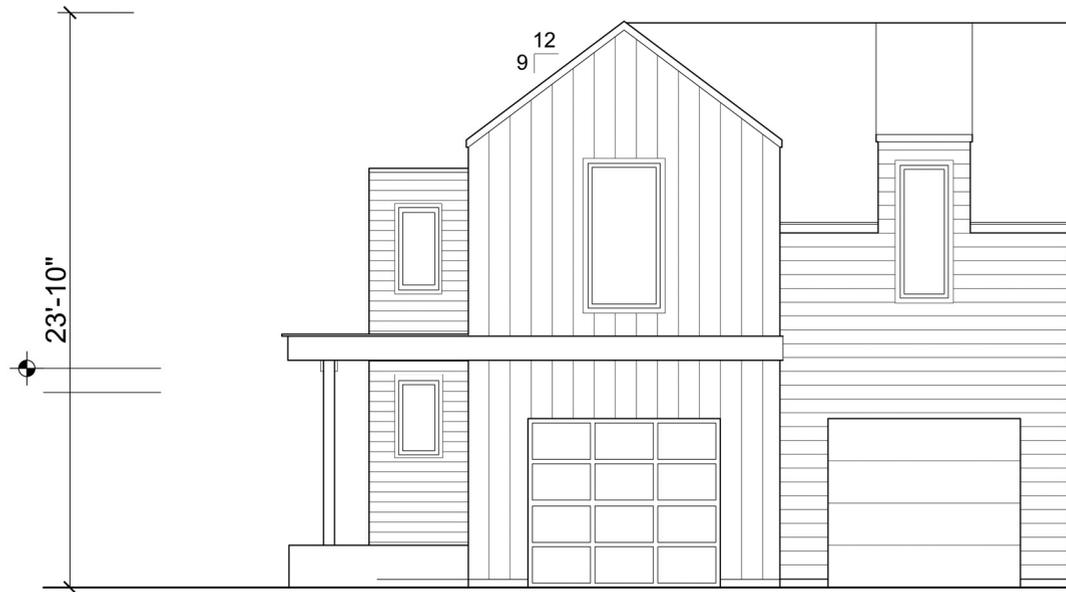
GENTRY AVENUE - GARAGES  
FOR GENTRY PARTNERS  
MILLER SMITH DESIGN

NASHVILLE, TN

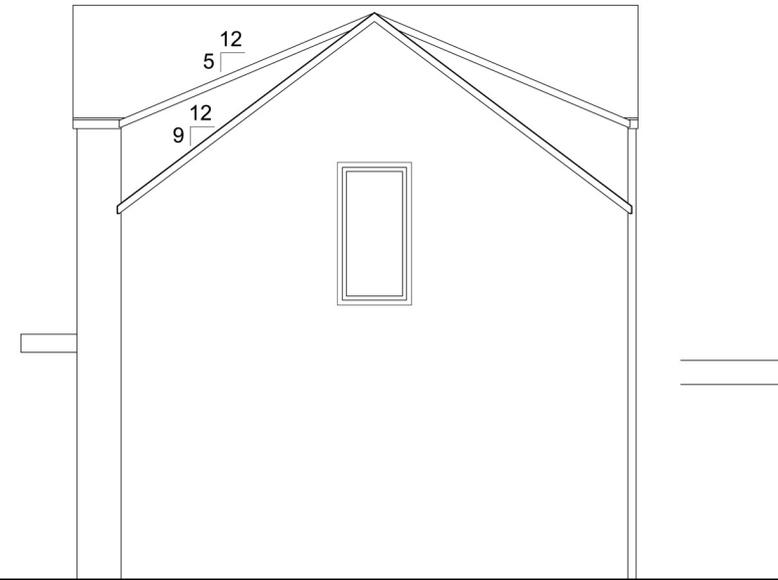
SCHEMATIC FRONT ELEVATION

SCALE: 3/16" = 1'-0" AUGUST 10, 2014

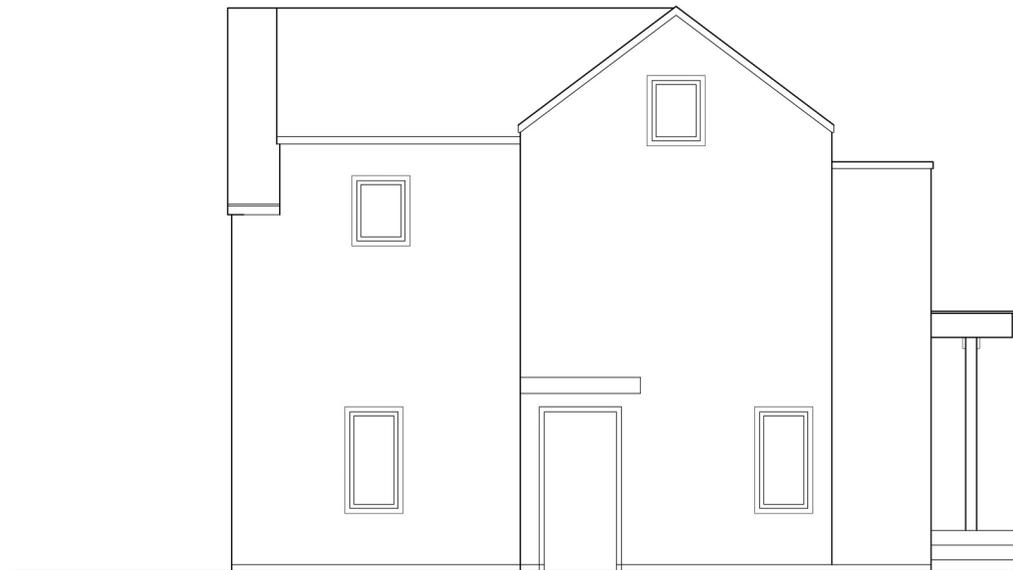
MATT SMITH 615.870.8851 MATT@MILLERSMITHDESIGN.COM



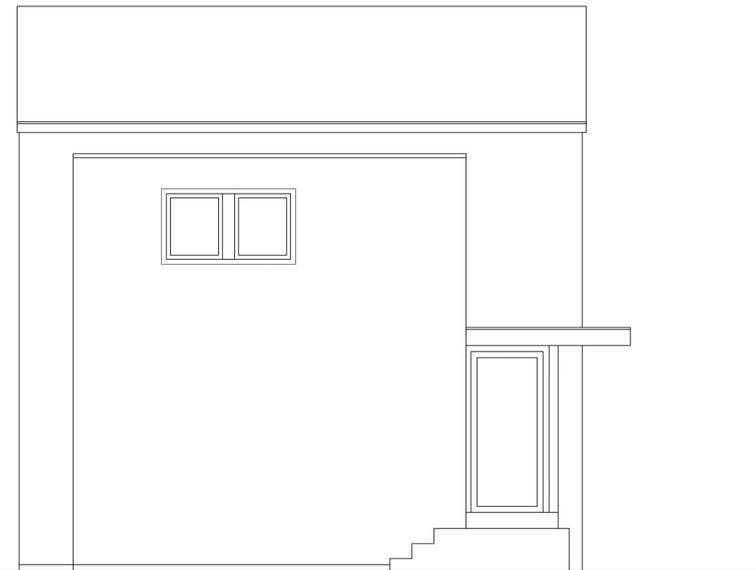
FRONT



RIGHT

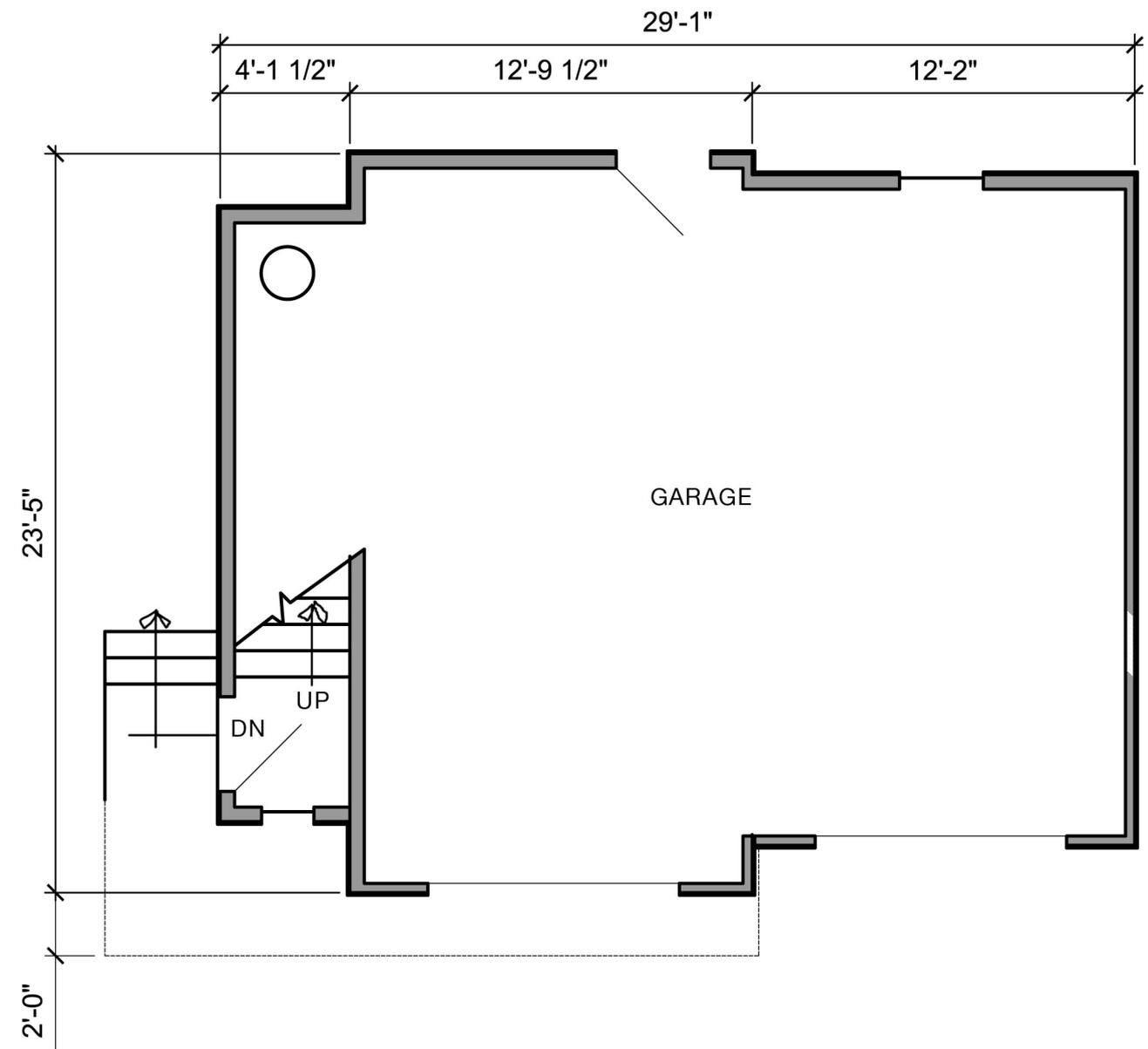


REAR

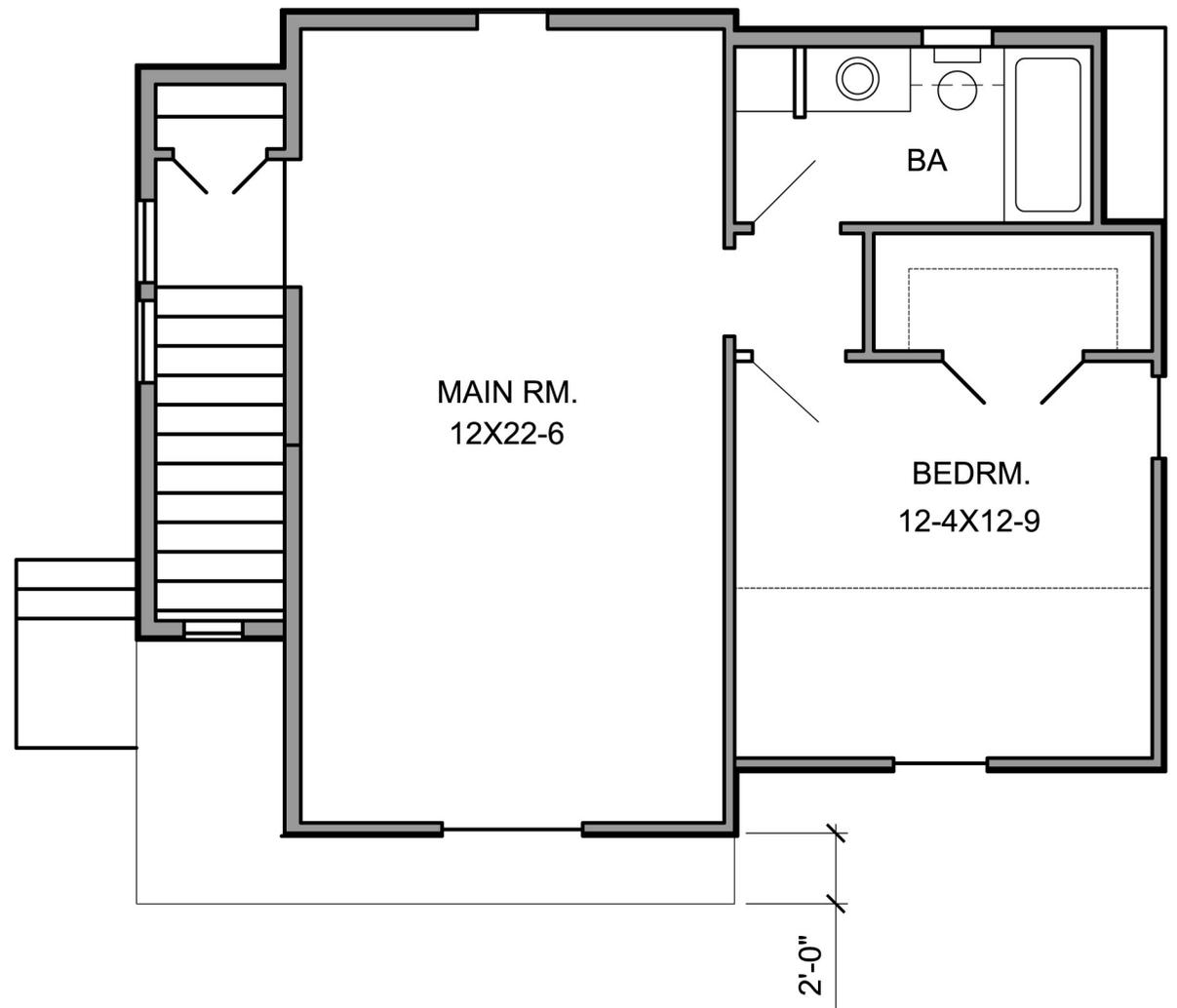


LEFT

AREA:  
 FIRST: 577  
 SECOND: 608  
 TOTAL: 1,185 SF



FIRST FLOOR



SECOND FLOOR

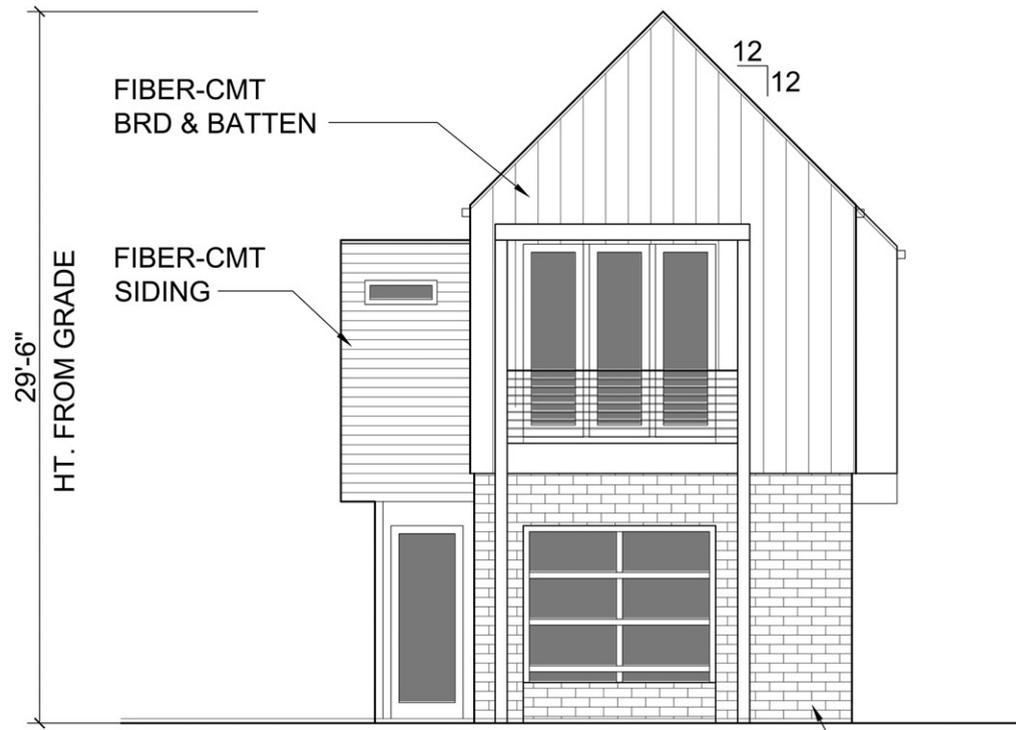


GENTRY AVENUE, NASHVILLE, TN  
FOR GENTRY PARTNERS

COTTAGE HOME

SCHEMATIC FRONT ELEVATION, SCALE: 3/16" = 1'-0" AUGUST 15, 2014

MILLER SMITH DESIGN MATT SMITH 615.870.8851 MATT@MILLERSMITHDESIGN.COM



FRONT

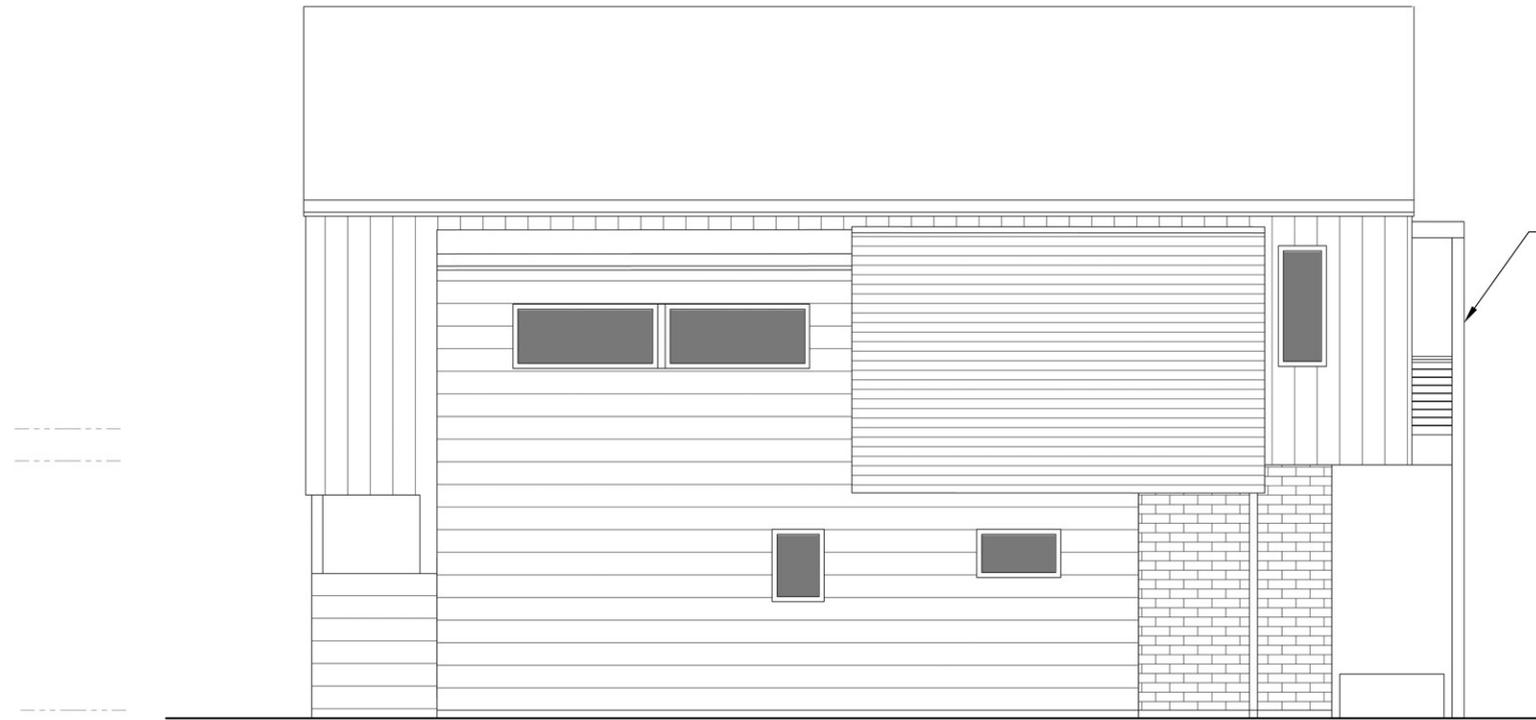
BRICK

SHINGLES, TYP. ALL ROOF U.O.N.



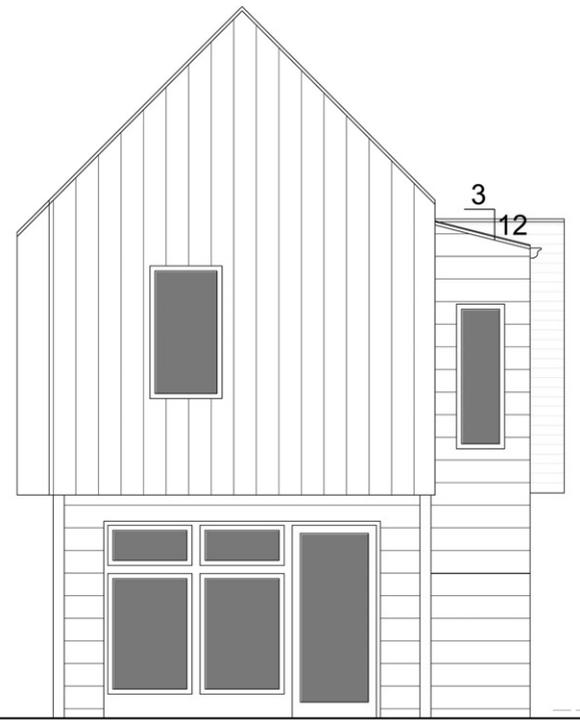
FIBER-CMT BRD&BATTEN

RIGHT



STL. COLUMN & PERGOLA

LEFT

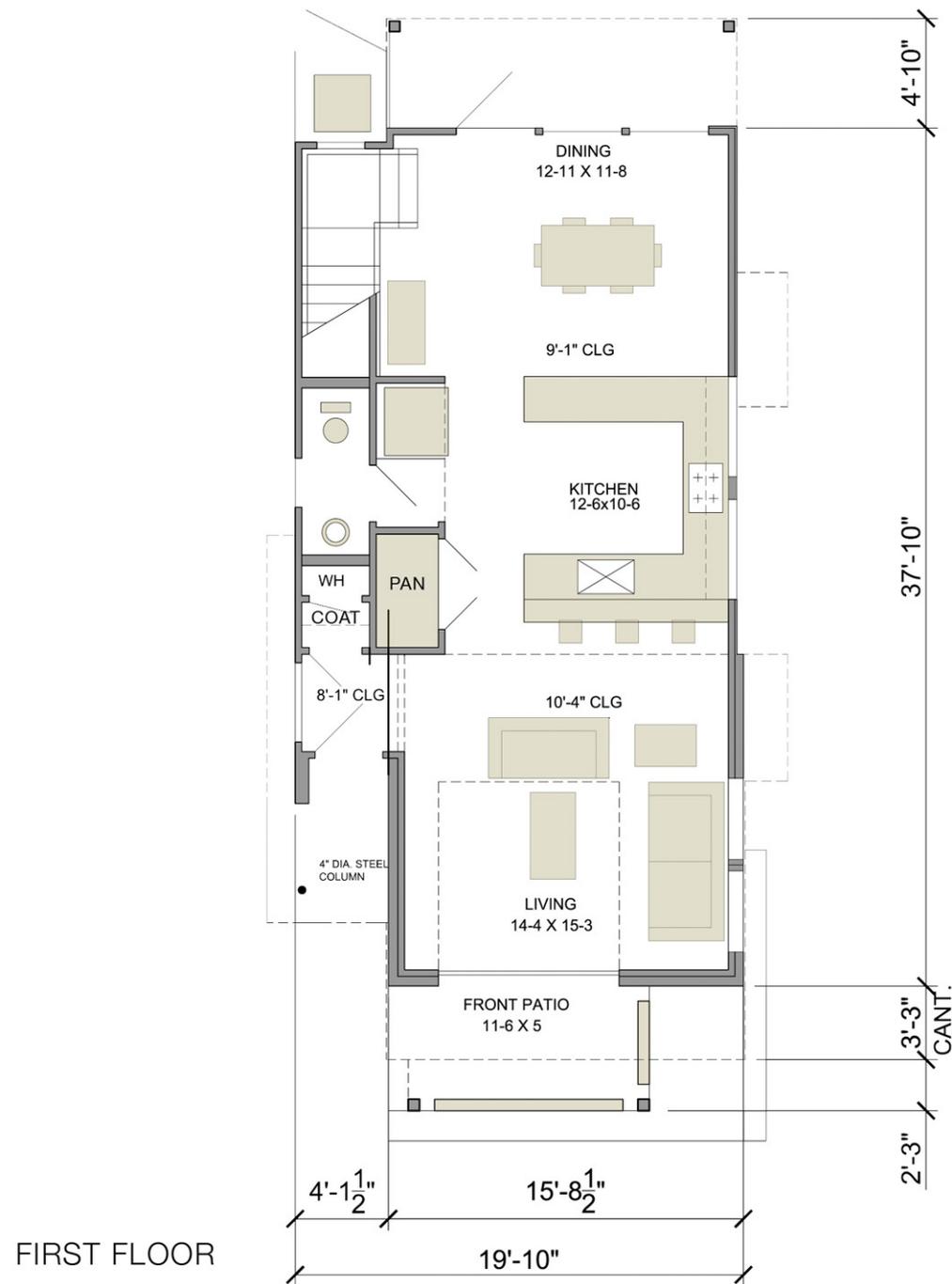


3/12

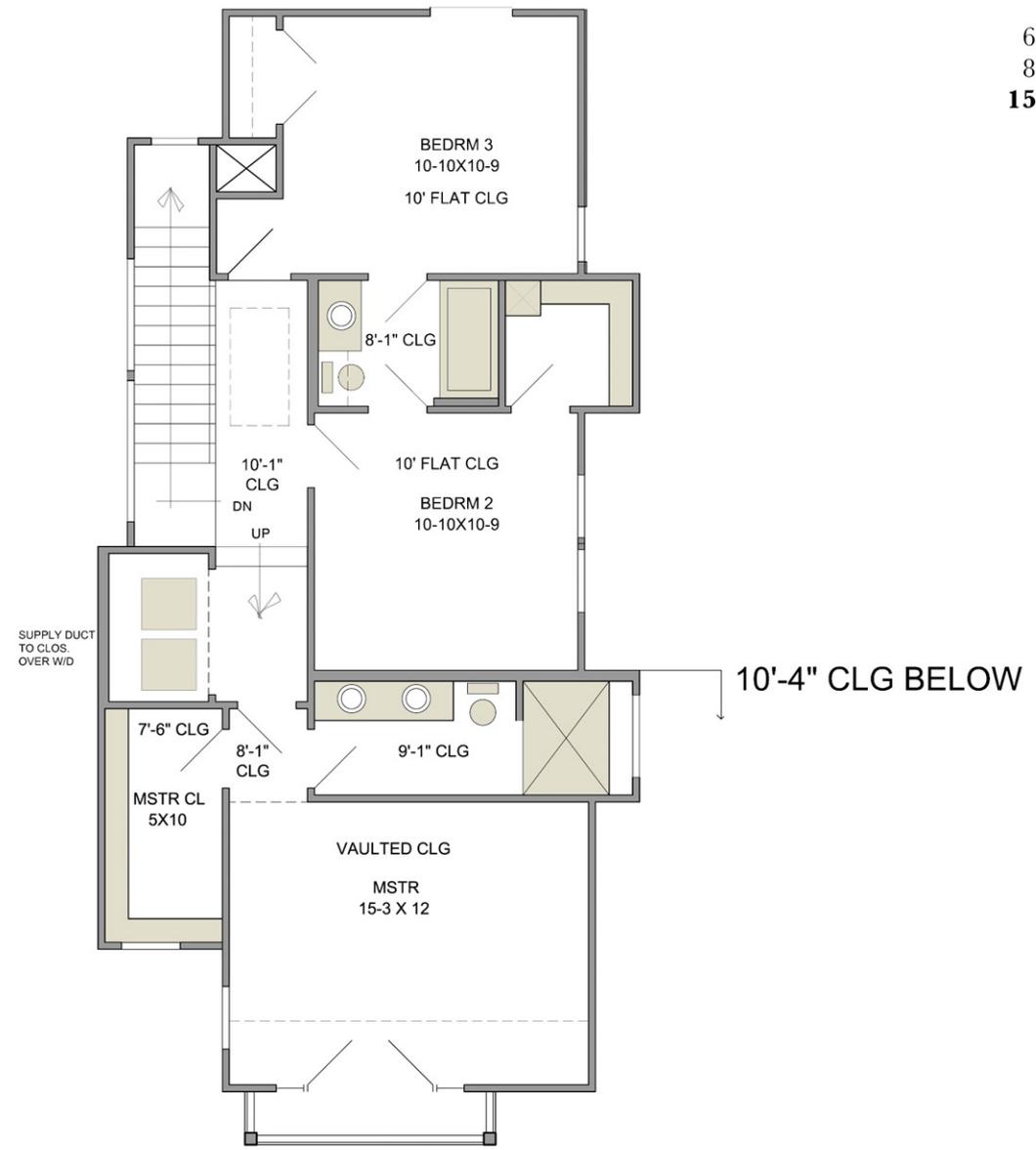
REAR

GENTRY AVENUE, NASHVILLE, TN COTTAGE UNIT SCHEMATIC ELEVATIONS, SCALE: 1/8" = 1'-0" 9/28/14

FOR GENTRY PARTNERS  
 MILLER SMITH DESIGN MATT SMITH 615.870.8851 MATT@MILLERSMITHDESIGN.COM



FIRST FLOOR

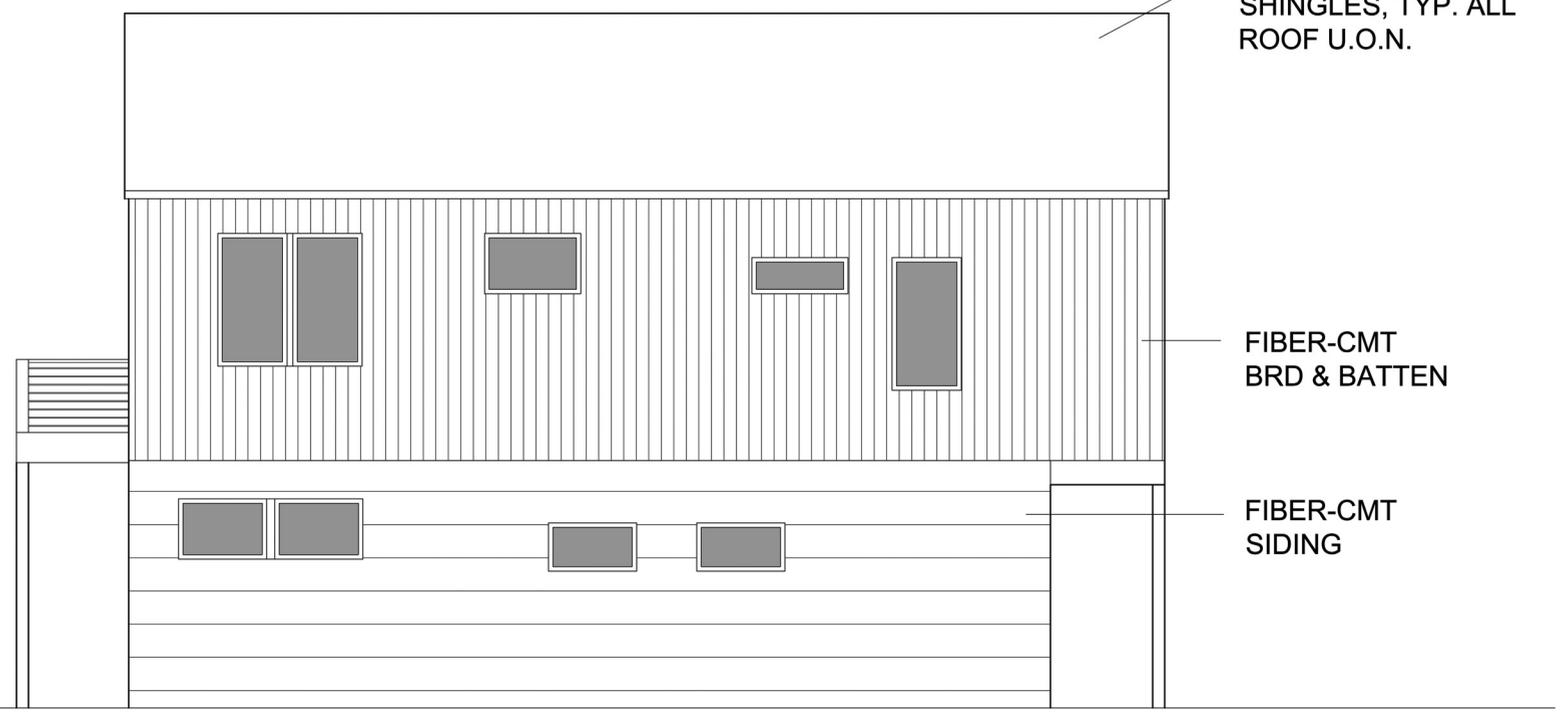


SECOND FLOOR

680 S.F. +/- FIRST  
 850 S.F. +/- SECOND  
**1530 S.F. TOTAL**



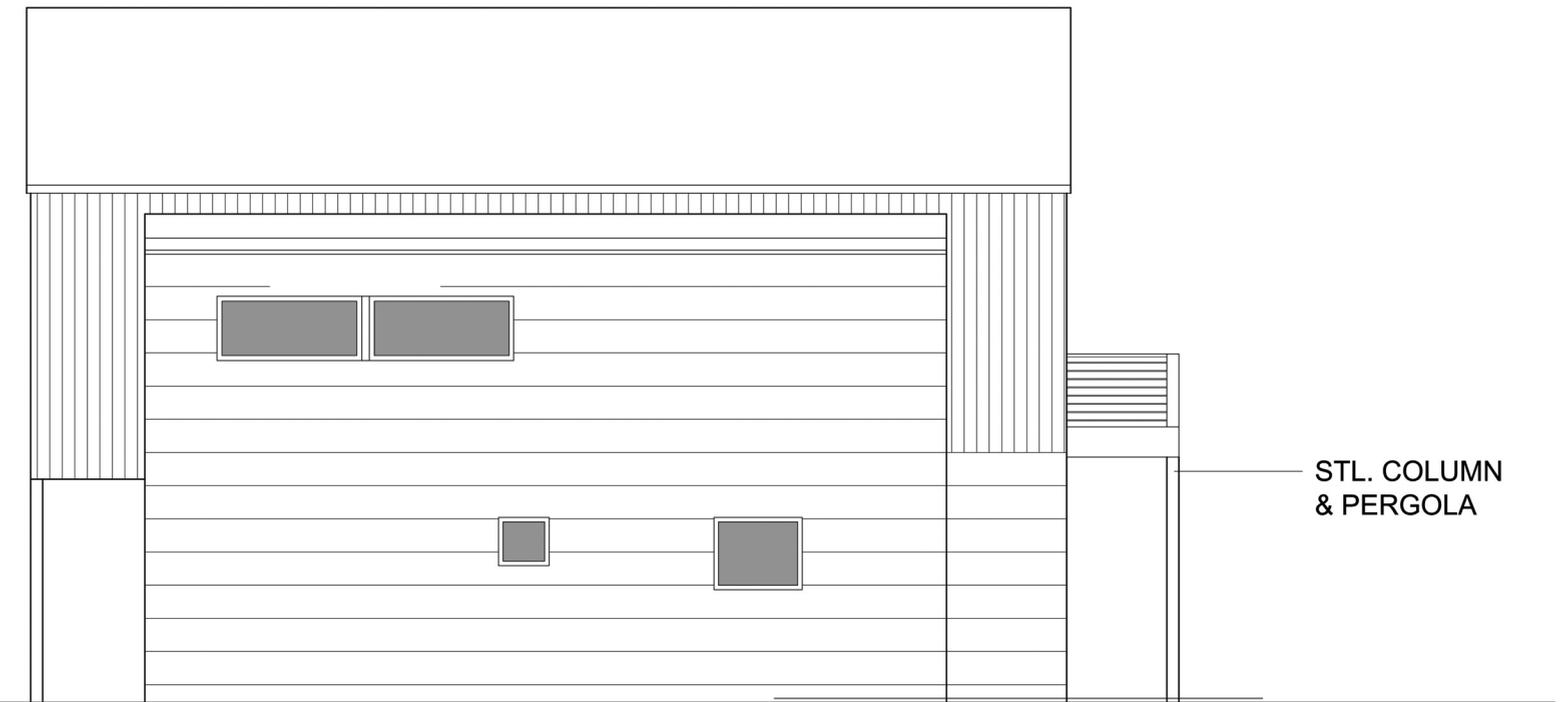
FRONT



RIGHT



LEFT



REAR

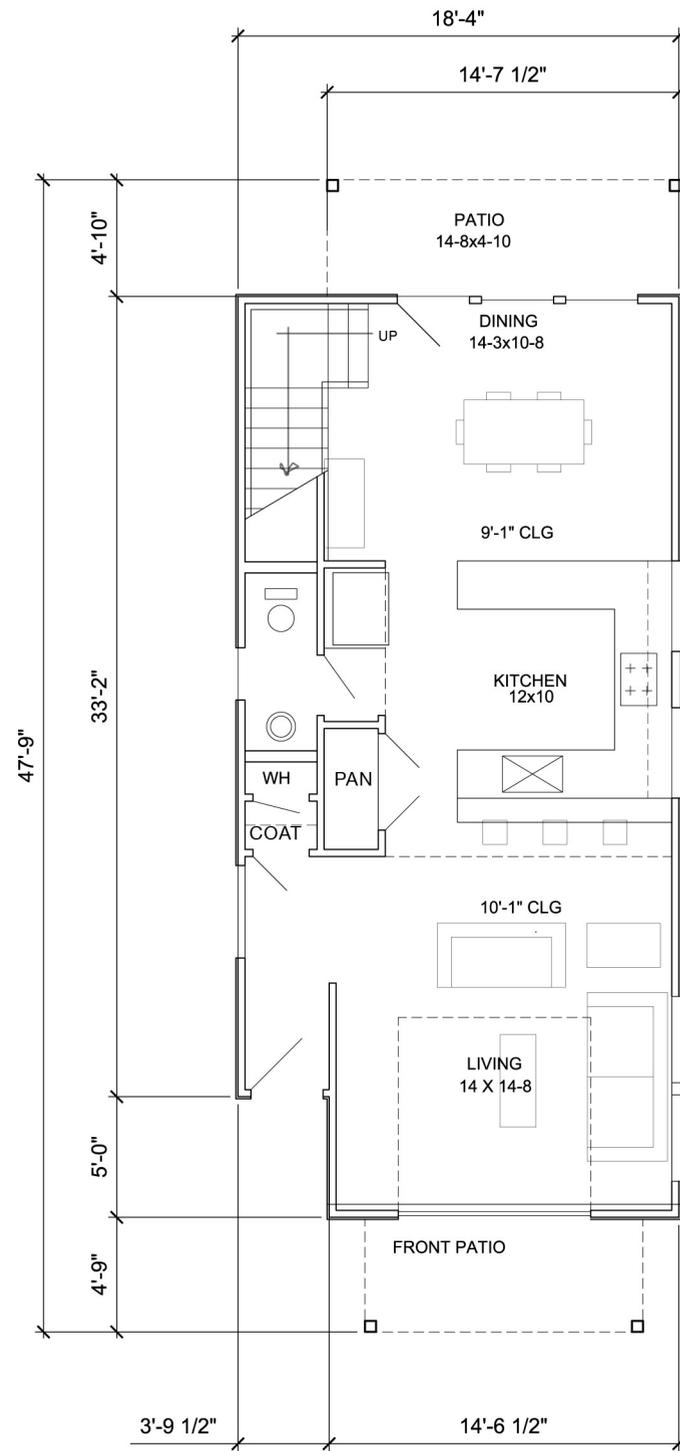
COMPOSITION ROOF SHINGLES, TYP. ALL ROOF U.O.N.

FIBER-CMT BRD & BATTEN

FIBER-CMT SIDING

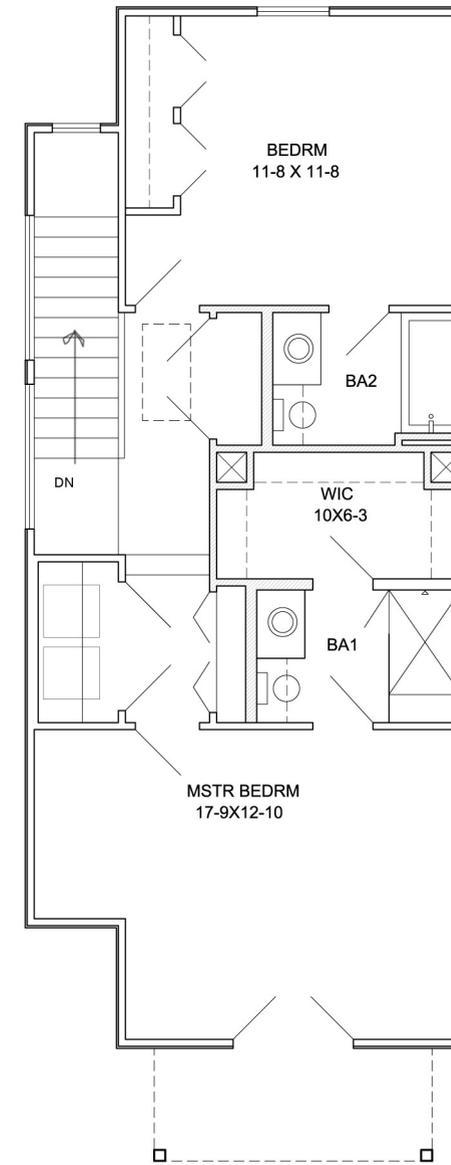
STL. COLUMN & PERGOLA

681 SF +/-



FIRST FLOOR

675 SF +/-



SECOND FLOOR



RESIDENCE # 4

RESIDENCE #3  
EXISTING

RESIDENCE # 2

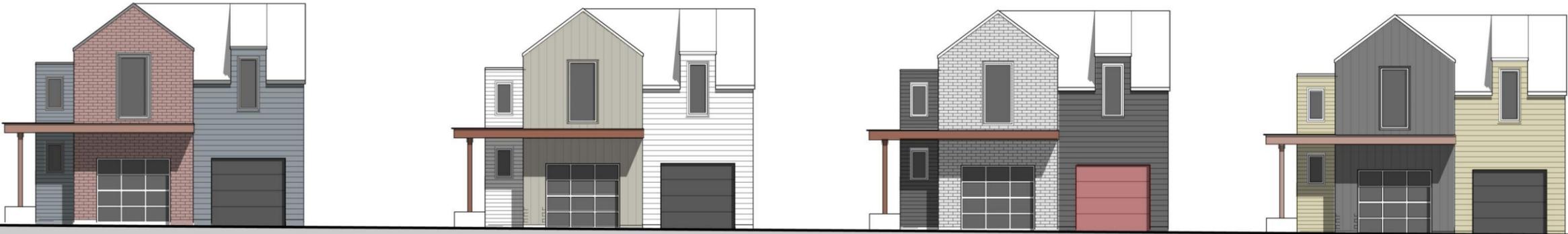
RESIDENCE # 1

# GENTRY AVENUE HOMES

207 GENTRY AVENUE, NASHVILLE, TENNESSEE

MILLER SMITH DESIGN FOR GENTRY PARTNERS AUGUST 28, 2014

NOTE: COLORS AND MATEIALS ARE NOT FIINAL.



GARAGE  
RESIDENCE 1

GARAGE  
RESIDENCE 2

GARAGE  
RESIDENCE 3

GARAGE  
RESIDENCE 4

# G E N T R Y   A V E N U E   G A R A G E S

207 GENTRY AVENUE, NASHVILLE, TENNESSEE

MILLER SMITH DESIGN FOR GENTRY PARTNERS AUGUST 18, 2014



RESIDENCE 10

RESIDENCE 9

RESIDENCE 8

RESIDENCE 7

RESIDENCE 6

RESIDENCE 5

GENTRY AVENUE COTTAGES

207 GENTRY AVENUE, NASHVILLE, TENNESSEE

MILLER SMITH DESIGN FOR GENTRY PARTNERS AUGUST 22, 2014



design study, alleyway. left: garages; right: cottages.