



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**2002-2002 ½ Eastland Avenue**  
**August 20, 2014**

**Application:** Demolition; New construction-infill  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08306038400  
**Applicant:** John Root, architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to demolish a non-contributing structure that straddles a lot line and to construct two new buildings, one on each original lot.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the roof colors and the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the materials of the porch floor and front steps;
4. The proportions of the front and front-most side windows are more in keeping with a residential form;
5. There shall not be a paved front-yard parking area.

Meeting those conditions, Staff finds that the project will meet the guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

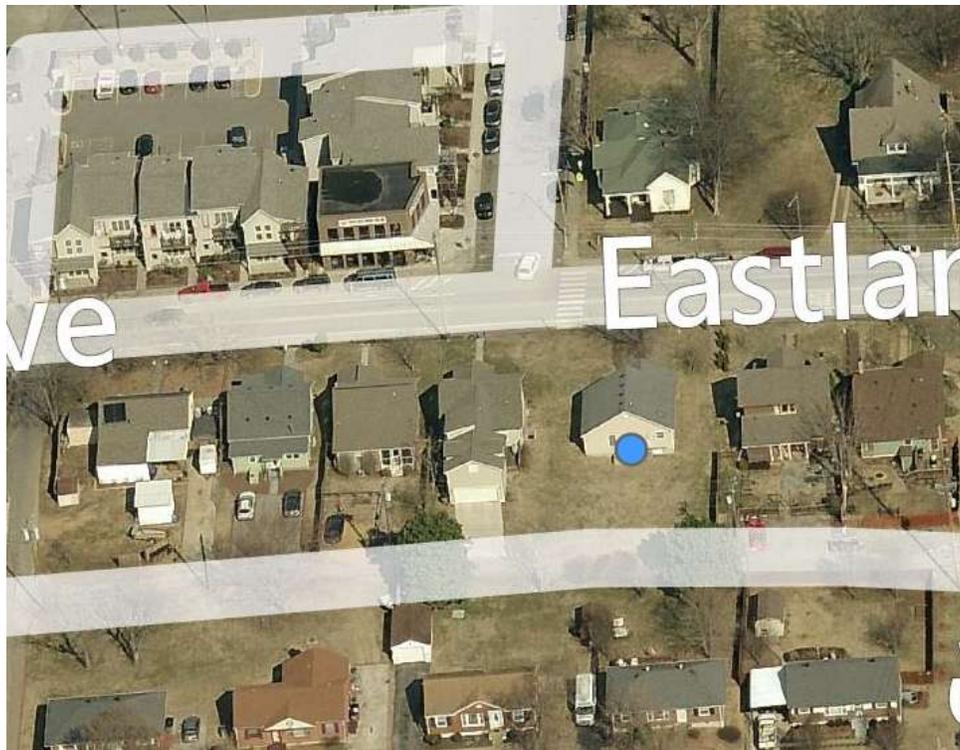
**Attachments**

- A:** Photographs
- B:** Site Plan
- C:** 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.

#### 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. 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.*

#### f. Orientation

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

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

#### 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.*

#### 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:** 2002 Eastland is a non-contributing building constructed in 1999 that straddles two lots.



**Analysis and Findings:** The applicant proposes to demolish the non-contributing structure and re-establish the original lot lines, and to construct two new buildings on the lots. The new buildings will be mixed-use, with offices on the first story and residential space above.

The original lots were only thirty feet (30') wide, whereas most lots nearby are typically between forty feet (40') and fifty feet (50') wide.

Demolition:

The existing structure does not contribute to the historic character of the neighborhood due to its recent construction date. The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The two new structures to be built on the lots will be one and one-half stories tall, which matches the number of stories of surrounding historic buildings. They will have side-gabled roofs with ridges at thirty-three feet (33') above grade. Within this total height the buildings will have a floor height of two feet, six inches (2'-6") above grade and an eave height of nine feet, six inches (9'-6") above the floor level. The heights of the new buildings will be compatible with surrounding historic houses, most of which are also one and one-half stories and range from twenty-two feet (22') to thirty-three feet (33') tall. Staff asks to verify that the height of the finished floor is constructed as proposed before framing begins.

The new structures will each be twenty-two feet (22') wide. Surrounding houses are generally between six feet (6') and ten feet (10') wider, however the lots at 2002 Eastland are approximately ten feet (10') narrower than the typical lot nearby. Given the size of

the lot, staff finds that the proposed structures will have a compatible width without disrupting the rhythm of spacing along the street.

Staff finds the height and scale of the proposed structures to be appropriate and to meet section II.B.1.a.and b.

Setback & Rhythm of Spacing:

The new buildings will have front setbacks matching the two adjacent structures, both of which are contributing. The new buildings will have a right side setback of three feet (3'), a left side setback of eighteen inches (18"), and twelve feet (12') of space between them. Staff finds that these side setbacks, to the extent possible given the size of the lot, would maintain the rhythm of spacing between existing buildings on the street. The side setbacks also meet the MUN-A bulk zoning regulations, for which no setback is required for mixed-use structures. Staff finds these setbacks to be appropriate and to meet section II.B.1.c.

Because of the upperstory residence, Building and Fire codes may require a greater side setback buffer. With a new site plan, staff could approve an increased side setback if necessary.

Materials:

The new buildings will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5"), vertical siding in the gable fields and shingles on the dormer. The material of the vertical siding and shingle siding is not known. The trim and porch columns will be wood. The material of the porch floor and front steps is not known. The foundations will be split-faced concrete block, and the primary roofs will be architectural fiberglass shingles with metal on the porch roofs. The roof colors are not known. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the roof color, porch materials, vertical siding and shingle siding material, and the windows and doors, staff finds that the known materials meet guideline II.B.1.d

Roof form:

The new buildings will have asymmetrical side-gabled roofs, 12:12 pitched on the front slope and 5:12 on the rear. The buildings will be differentiated by 16:12 pitched front-projecting gable on the front of the left building and a 4:12 pitched shed dormer on the building on the right. The projecting gable and shed dormer will both have an open balcony on the front. Although these particular roof components would not typically be found together historically, the individual elements and pitches are common to historic houses and the rear slopes will be minimally visible from the street. Staff finds their contemporary configuration in this project meets section II.B.1.e.

Orientation:

The location and orientation of the proposed new buildings will be similar to the adjacent historic houses with a front-facing, six foot (6') deep front porch and a walkway from the porch to the street. However, the proposed buildings would have a shared street-loaded

parking area in front of the buildings, in addition to a parking area at the rear. Staff finds that the introduction of front-yard parking, when an accessible alley is present, is not appropriate. With a condition that the project not have front-yard parking, staff finds that the project meets section II.B.1.f.

Proportion and Rhythm of Openings:

The windows on the first story of the building will be commercial-type casements or fixed windows, and the upperstory windows will be double-hung sash windows. Although the building is mixed-use, the overall character of the buildings read as residential and as such the windows should be compatible with the proportions of windows on historic houses. The front windows are modern interpretations of a front “picture” window with two side-lights seen on some buildings as early as the 1930s and 1940s; however, this is an inappropriate window for the side elevations. Staff recommends that all side windows be twice as tall as they are wide, as is typical of historic openings. There are no large expanses of wall space without a window or door opening. With a condition that the windows are vertically oriented, staff finds the project’s proportion and rhythm of openings would meet Section II.B.1.g.

Appurtenances & Utilities:

No changes to the site’s appurtenances were indicated on the drawings, other than the paving and parking previously described. No exterior lighting or signage was proposed. The location of the HVAC will be at the rear of the buildings, which is an appropriate location. The project meets section II.B.1.i.

**Recommendation:**

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2. Staff approve the roof colors and the final details, dimensions and materials windows and doors prior to purchase and installation;
3. Staff approve the materials of the porch floor and front steps;
4. The proportions of the side windows are more in keeping with a residential form;
5. There shall not be a front-yard parking area.

Meeting those conditions, Staff finds that the project will meet the guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.



2002 Eastland Avenue, front.



2002 Eastland Avenue, front from across the street.



2002 Eastland Avenue, front-right.



2002 Eastland Avenue, front-left.



2002 Eastland Avenue, rear.



EASTLAND AVENUE

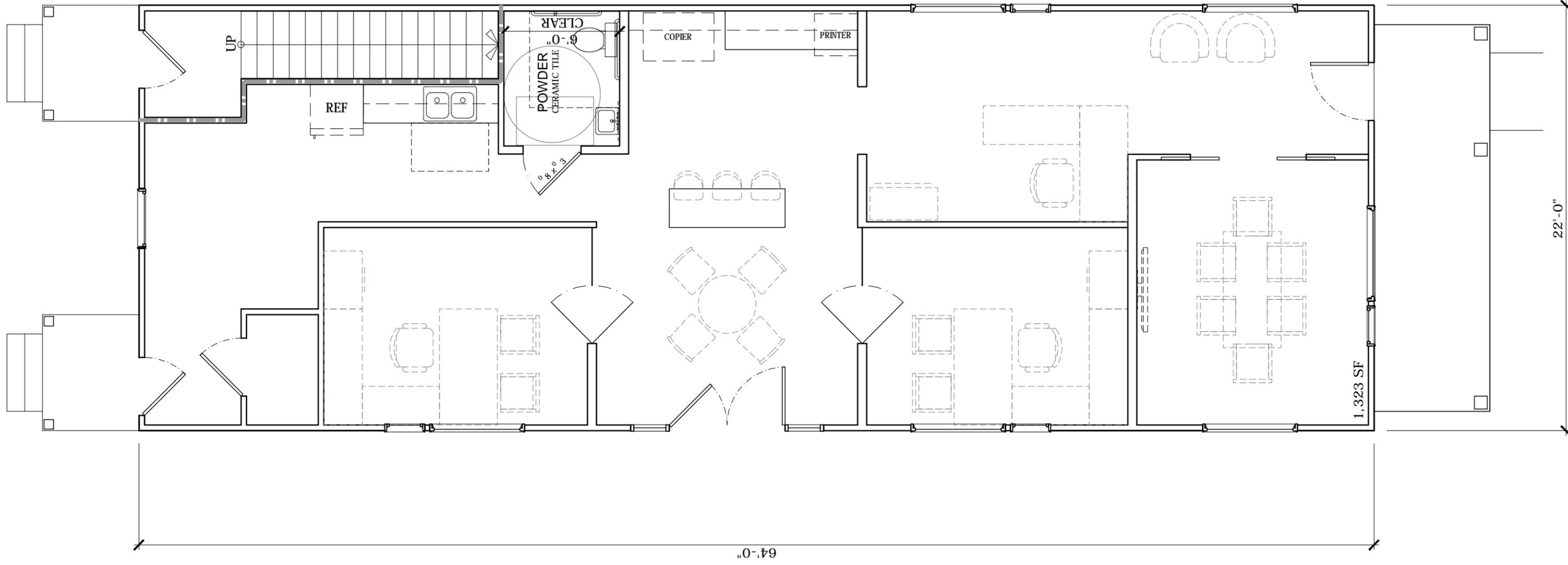
SERVICE ALLEY

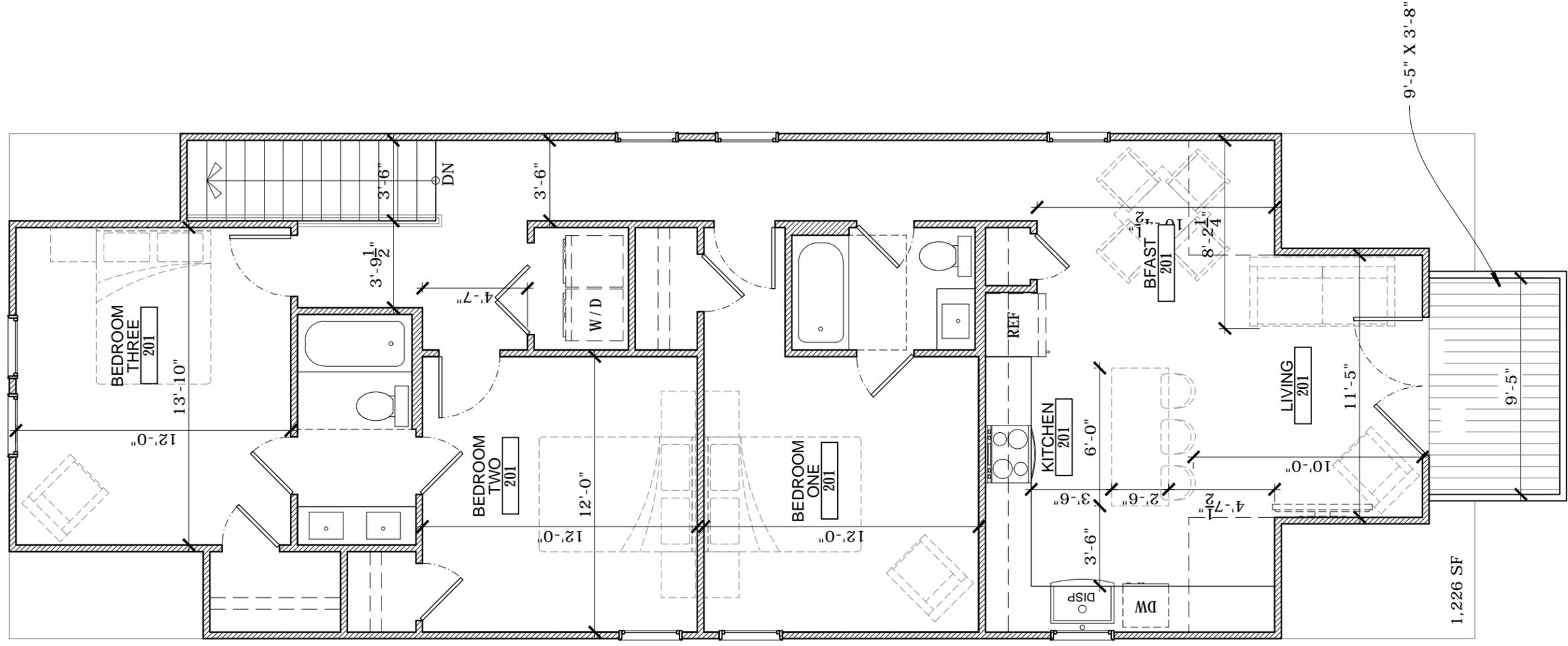
90 DEGREE PARKING REQUIRES REGULATORY APPROVAL OUTSIDE MHZC APPROVAL.

ARCHITECTURAL SITE PLAN

1/16" = 1'-0"







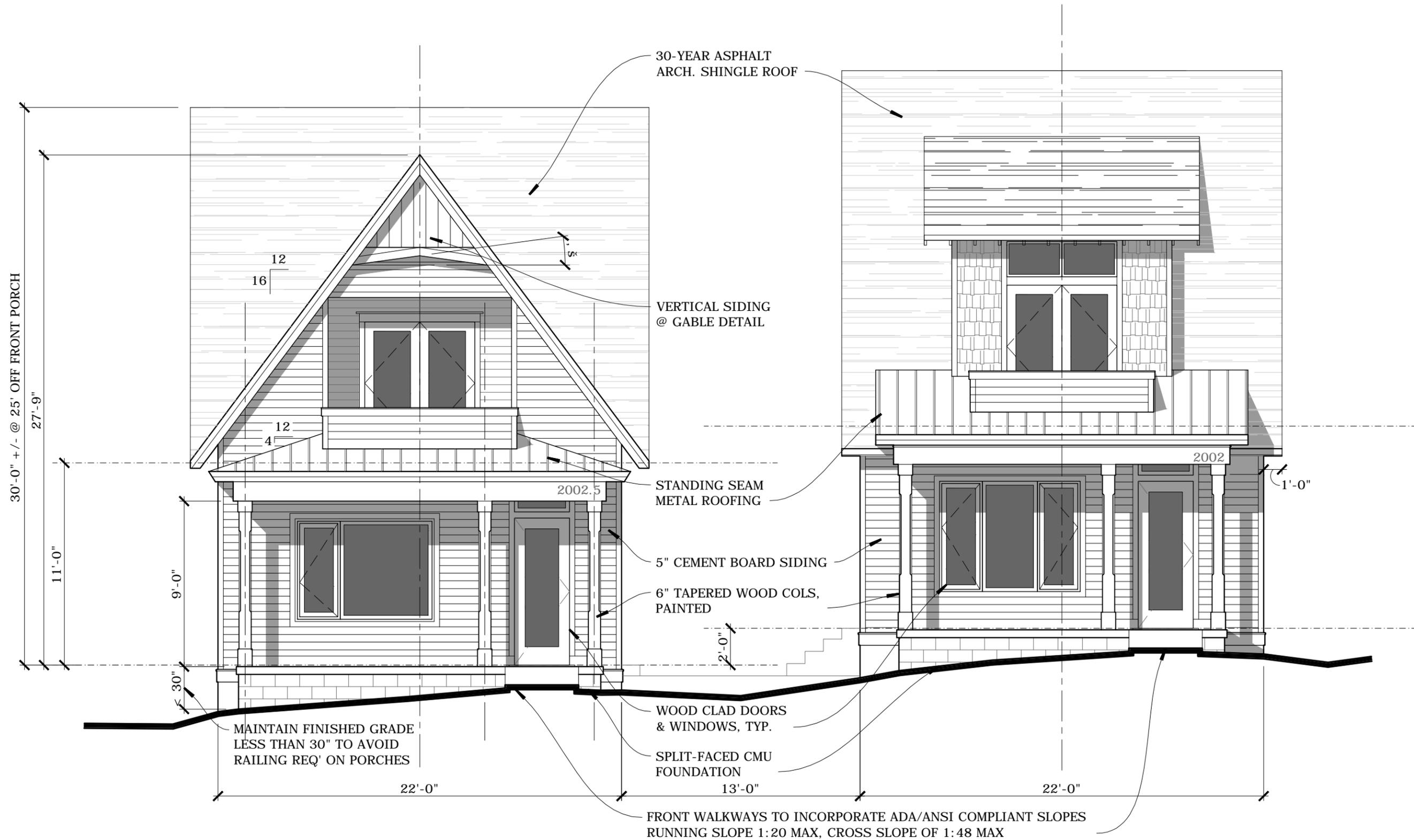
1,226 SF

9'-5" X 3'-8"

2ND FLOOR PLAN

3/16" = 1'-0"





STREET ELEVATIONS



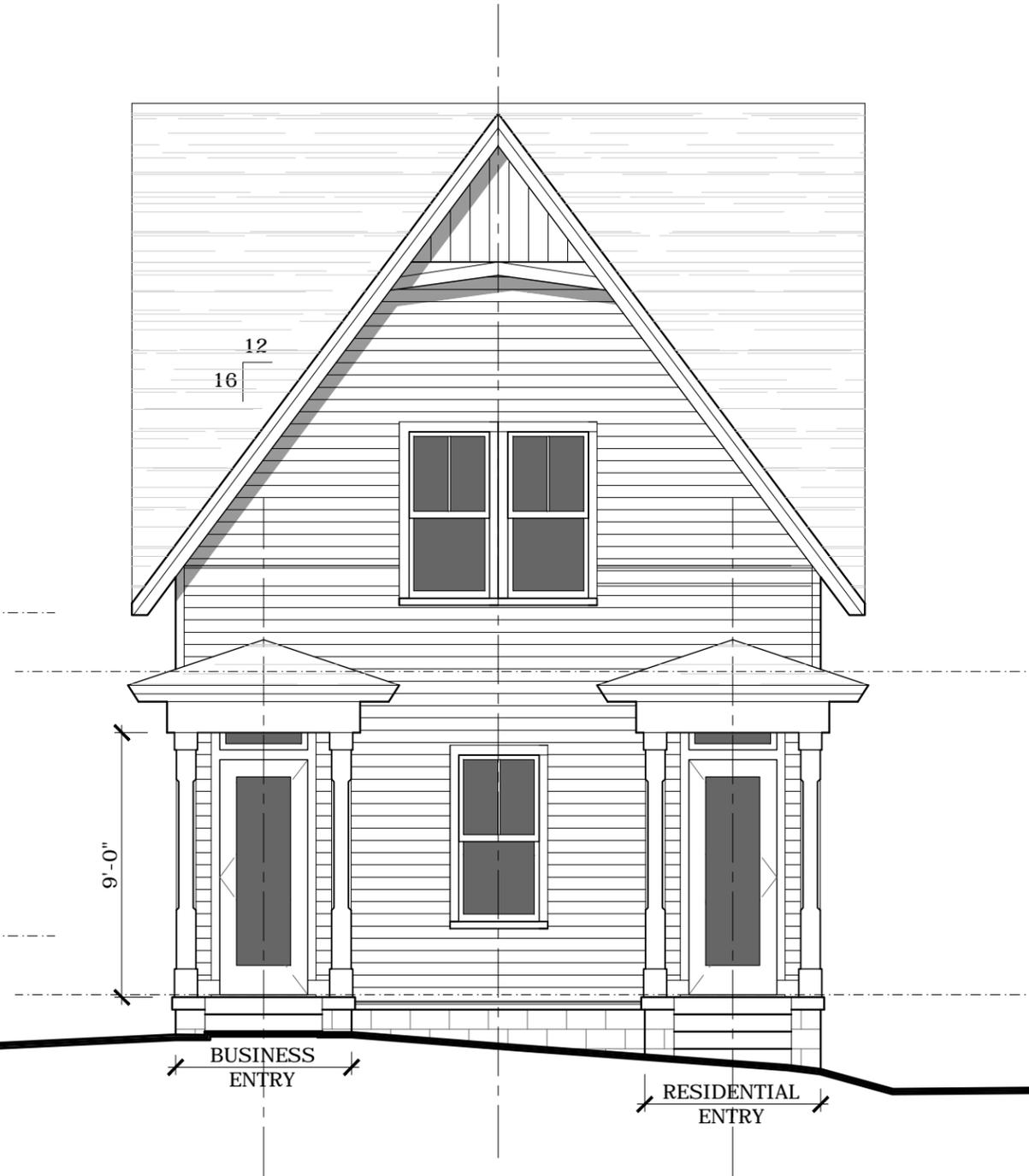


WINDOW ARRANGEMENT AT FIRST FLOOR TO BE DETERMINED

BRONZE "COW TONGUE" SCUPPER

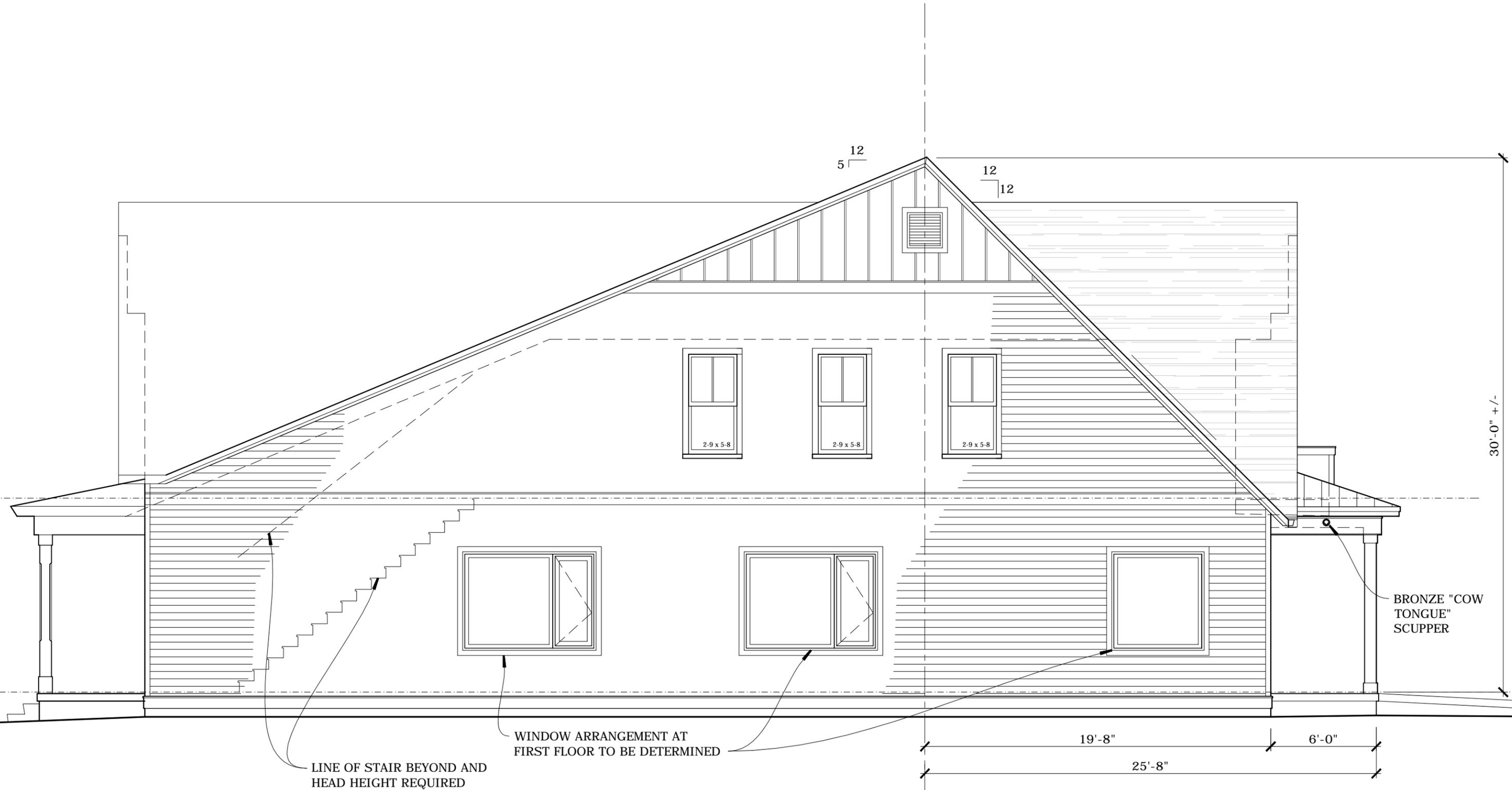
TYP. SIDE ELEVATIONS (INWARD FACING)

3/16" = 1'-0" 0 5 10 15



ALLEY ELEVATIONS





TYP. SIDE ELEVATION (OUTWARD FACING)

