



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
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STAFF RECOMMENDATION
2002-2002 ½ Eastland Avenue
September 17, 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

<p>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.</p> <p>Recommendation Summary: Staff recommends disapproval of the proposed infill, finding that it does not meet the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Minutes C: Site Plan D: Elevations</p>
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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.

Background: 2002 Eastland is a non-contributing building constructed in 1999 that straddles two lots. The original lots were only thirty feet (30') wide, whereas most lots nearby are typically between forty feet (40') and fifty feet (50') wide.

An application to demolish the non-contributing structure and re-establish the original lot lines and to construct two new buildings on the lots was heard by the Historic Zoning Commission at its meeting on August 20, 2014. Staff recommended approval with the conditions that:

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

The Commission received public comment via email and at the meeting.

That application was disapproved, the Commissioners determining that the scale and proportions of the buildings and their impact on the rhythm and spacing of the street would be incompatible with the surrounding historic context. The motion was: *Commissioner Kaalberg moved to disapprove based on the fact that the size and scale of the buildings contrast with the historic context and do not meet section II.B.1.b and because the narrow widths of the buildings and the spacing between the buildings doesn't meet the established rhythm and spacing of the historic context, not meeting II.B.1.c. Commissioner Fletcher seconded and the motion passed unanimously.*

At the August meeting the Commission did not express any concern with demolition of the existing non-historic building nor with the project meeting the following sections of the design guidelines: materials, roof form, orientation, proportion and rhythm of openings, appurtenance and utilities.

Analysis and Findings: The applicant has revised the plans in three ways.

In the revised plans, the front slopes of the asymmetrical gabled roofs are lowered from 12:12 to 10:12, which results in the overall height of the buildings being reduced by one foot (1'). The width of the buildings was not changed.

The site plan has also been revised to clarify that the building's side setbacks would be five feet, four inches (5'-4") from their shared property line, with three foot (3') side setbacks toward the adjacent properties on the left and right. With these setbacks, the two new buildings would have ten feet, eight inches (10'-8") of spacing between them.

A front parking area on the original submittal has been removed.

All other aspects of the proposal are identical to the previous submittal. (The August Staff Recommendation can be viewed on this page: <http://www.nashville.gov/Historical-Commission/About/Historic-Zoning-Commission/Meeting-Information/2014.aspx>)

The Commission discussed the fact that the height needed to be lowered, possibly as much as three feet (3'), and the width expanded. Because the applicant has lowered the buildings by one foot (1') and not altered the width, Staff finds that the revisions do not sufficiently address the concerns about the compatibility of the height and width of the buildings, and the spacing between them.

Recommendation:

Staff recommends disapproval of the proposed infill, finding that it does not meet the design 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.

Portion of draft minutes from August 20, 2014 Commission Meeting

s. 2002 EASTLAND AVE

Application: Demolition; New construction-infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1992588

Staff member Sean Alexander presented the case to demolish a non-contributing building and construct two new buildings at 2002 Eastland Avenue.

This is an application to demolish a non-contributing building and construct two new detached buildings. The existing building was built in 1999, and it actually straddles the property line between two lots, two distinct parcels with separate deeds, each 30 feet wide.

There is no subdivision required. There happens to be a house that straddles a property line, and since that house is non-contributing it meets the design guidelines for demolition.

Subsequent to the demolition, the applicant proposes to construct a new building on each lot. The new buildings will be one and one-half story with an office on the first story and a dwelling above, which is permitted under the MUN-A zoning.

In reviewing the proposal, staff found that it generally meets the design guidelines for height, scale, roof form, materials, and orientation, and that with a condition that the windows are vertically oriented it would also meet the guidelines pertaining to proportion and rhythm of openings.

It meets the setback requirements for the MUN-A base zoning. Regarding the Eastwood guidelines for setbacks and rhythm of spacing, the buildings are going to be narrower than the adjacent contributing houses, but because the lots are narrow the rhythm of spacing between buildings will be compatible with the historic context...

Given the narrowness of the two lots, Staff found that the proposal also meets the guidelines for setbacks and rhythm of spacing.

Recommendation:

Staff recommends approval of the project with the conditions that:

- 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;
- Staff approve the roof colors and the final details, dimensions and materials windows and doors prior to purchase and installation;
- Staff approve the materials of the porch floor and front steps;
- The proportions of the side windows are more in keeping with a residential form;
- 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.

Public comments were received via email and distributed to the Commissioners via email prior to the meeting.

The applicant was not present.

Brett Withers, president of the Eastwood neighborhood association, expressed opposition to two buildings as the two buildings are too narrow to meet the historic context and rhythm of the street. The height of the structures max out the range. He pointed out to the commissioners that Eastwood has its largest homes on

Eastland. The applicant has the right to construct two units but this one should be rejected and one building constructed.

Commissioner Kaalberg stated that it is a lost opportunity to do something better if they had not subdivided the property. It doesn't meet 2B.1 because it is too narrow to meet the historic context. He also expressed concern with the minimal side setbacks of 3', while there were 12' in between the building.

Commissioner Mosley stated that one building on the two lots itself would be contrasting greatly because of the gap between the existing building and the other buildings that you don't see elsewhere on the block.

Commissioners Kaalberg and Fletcher explained the proposed homes were narrower than the context but as tall as the context; therefore, the proportions are not similar to the context and the project contrasts greatly with the context. Commissioner Kaalberg suggested that a height of 26' could be more appropriate, assuming the current width was kept.

Commissioner Kaalberg asked for clarification of the unusual windows. Ms. Zeigler responded that staff viewed them as modern interpretations of historic picture windows with transoms on each side but they were recommending more traditional patterns for the front windows. The side windows will be less visible.

Commissioner Kaalberg moved to disapprove based on II.B.1.b size of the building is incompatible and contrasts greatly with historic context II.B.1.c. as it doesn't meet established rhythm and spacing of the historic context in terms of the building widths as well as the space between buildings. Motion did not carry with Commissioner Mosley and Tibbs voting against it.

Commissioner Mosley addressed Commissioner's Kaalberg's argument about the height to width ratio, stating that because of the roof shape, the height would be minimally perceived. Commissioner Kaalberg would rather give up width and spacing requirements than allowing for the narrowness of the structures in order to keep the rhythm consistent. Since there are no setback requirements, there are ways to increase the width of the buildings. Chairman Tibbs offered that the homes should be wider with less space between the two.

Commissioner Gee moved to approve the project with all conditions and the condition that height is reduced by 3' to improve the proportions, making the homes more consistent with historic context. Commissioner Mosley seconded with Fletcher and Kaalberg voting against it. Without four concurring votes the motion did not pass.

Motion:

Commissioner Kaalberg moved to disapprove based on the fact that the size and scale of the buildings contrast with the historic context and do not meet section II.B.1.b and because the narrow widths of the buildings and the spacing between the buildings doesn't meet the established rhythm and spacing of the historic context, not meeting II.B.1.c. Commissioner Fletcher seconded and the motion passed unanimously.



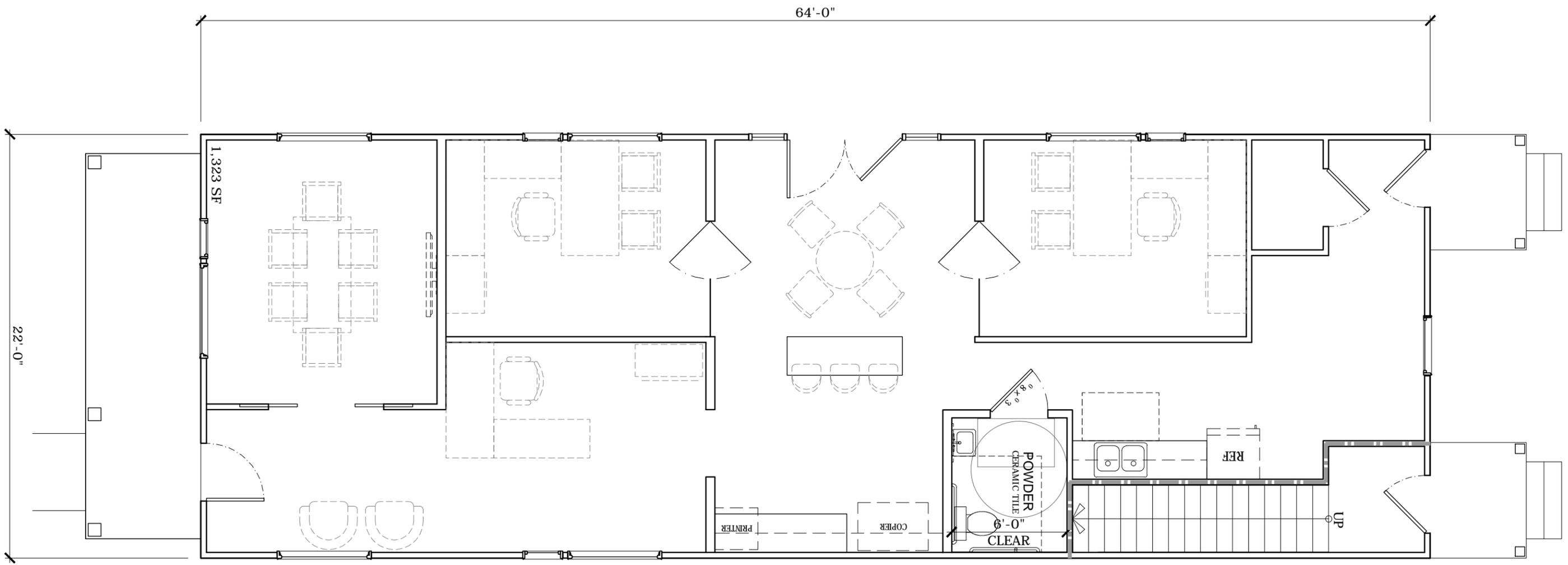
ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

0

20

30



64'-0"

1,323 SF

22'-0"

POWDER CERAMIC TILE
CLEAR

REF

UP

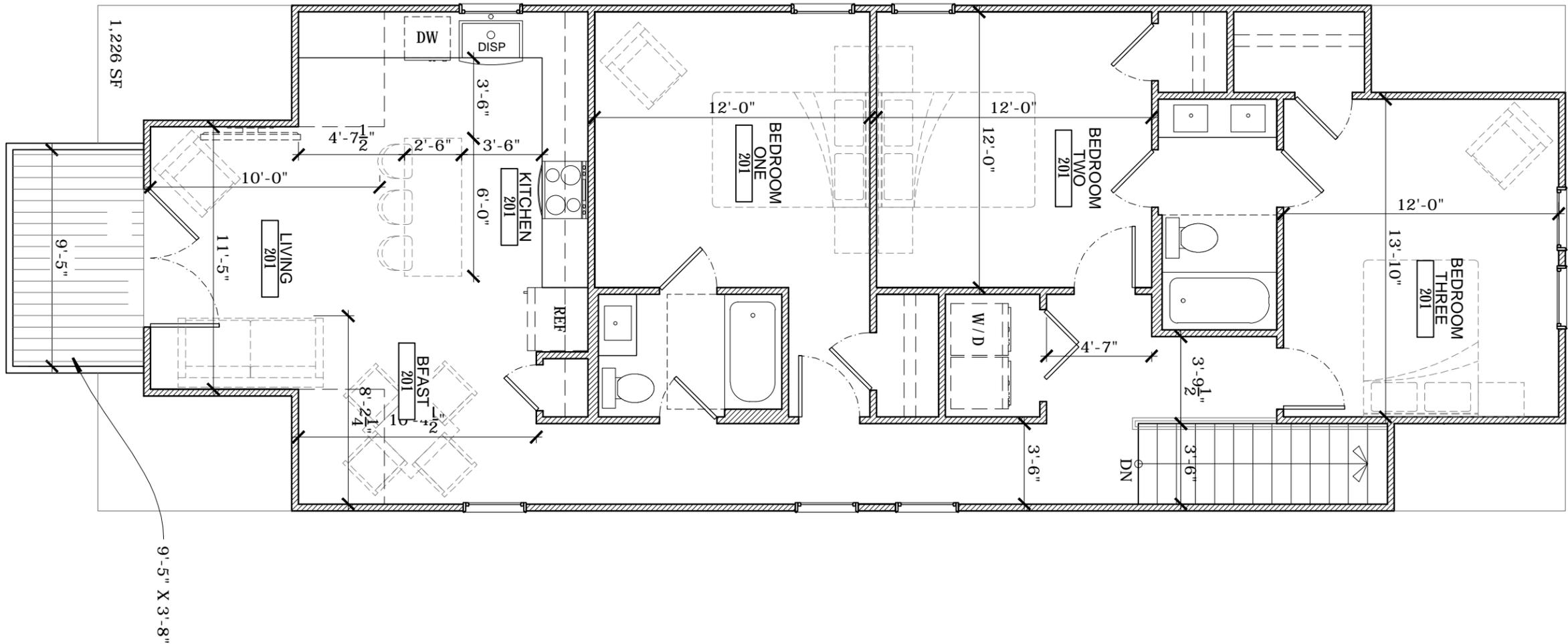
PRINTER

COPIER

CONCEPTUAL 1ST FLOOR (ACTUAL LAYOUT TBD)

3/16" = 1'-0"





1,226 SF

9'-5" X 3'-8"

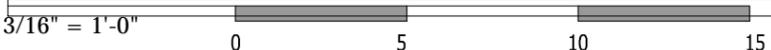
2ND FLOOR PLAN

3/16" = 1'-0"





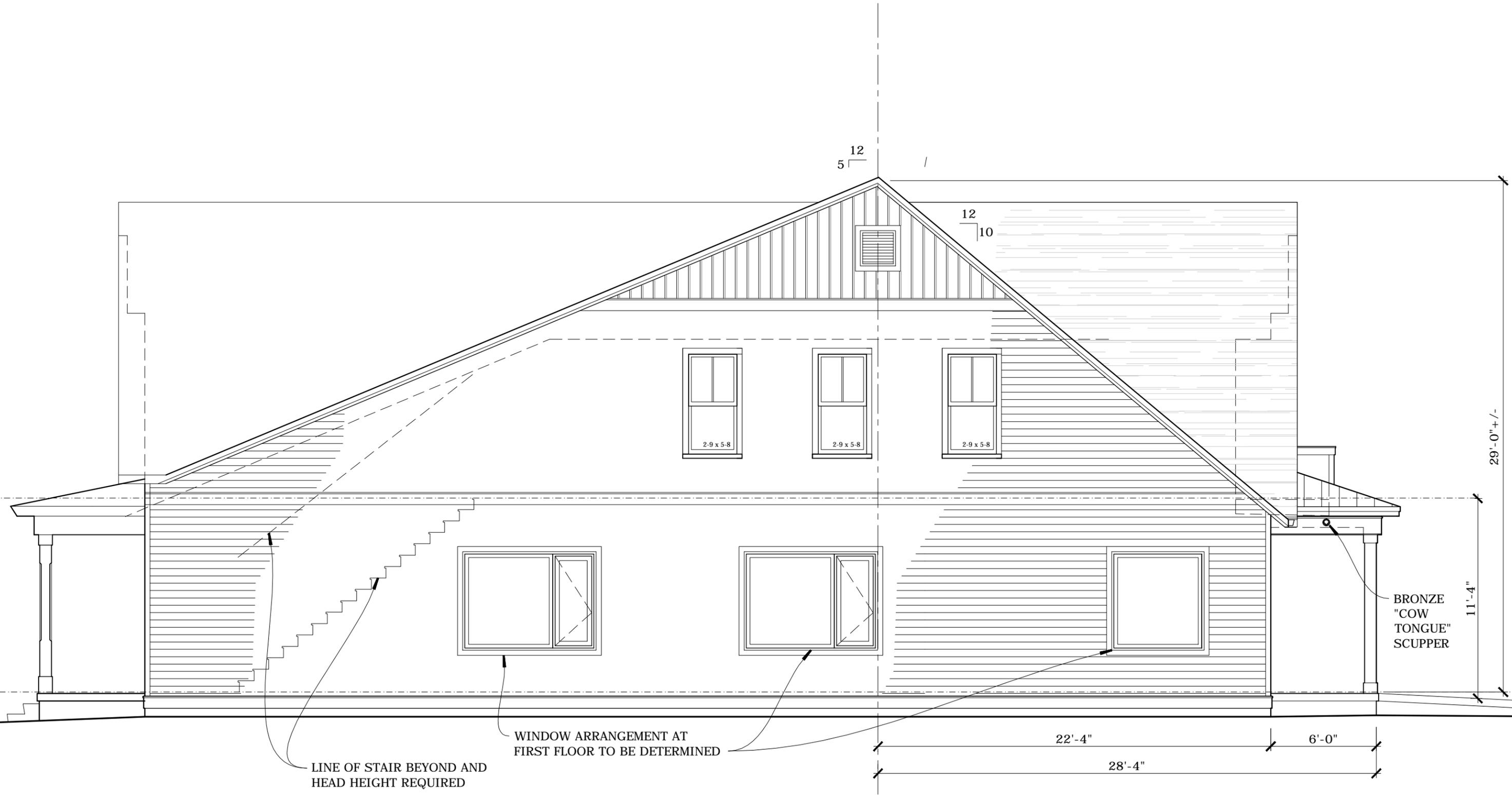
TYP. SIDE ELEVATIONS (INWARD FACING)



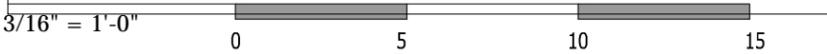


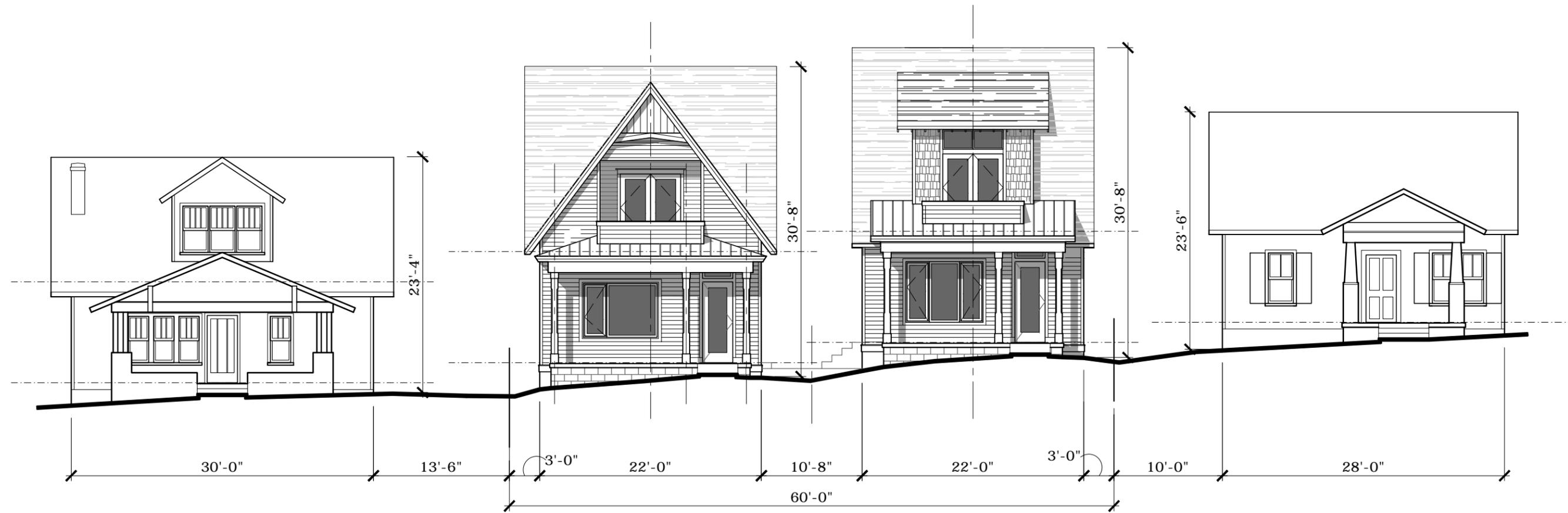
ALLEY ELEVATIONS





TYP. SIDE ELEVATION (OUTWARD FACING)





STREET ELEVATIONS

