



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 1/2 Eastland Avenue
October 15, 2014

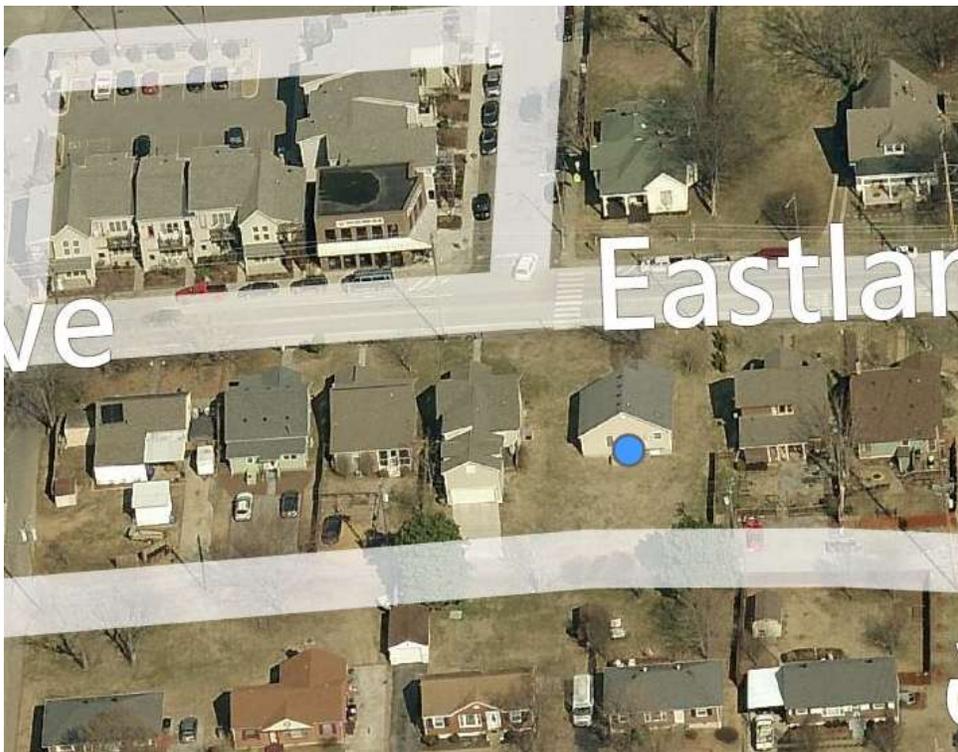
Application: Demolition; New construction-infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306038400
Applicant: John Root, architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<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 approval of the project with the conditions that:</p> <ol style="list-style-type: none"> 1. The finished floor height 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 windows and doors prior to purchase and installation; 3. Staff approve the materials of the porch floor and front steps; <p>Meeting those conditions, Staff finds that the project will meet the guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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. The original lots were only thirty feet (30') wide, whereas most lots nearby are typically between forty feet (40') and fifty feet (50') wide.



Proposals for new construction of two structures, one on each lot, were disapproved in August and September of 2014.

The 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.*

The applicant subsequently revised the two buildings to be one foot (1') shorter, making no other substantive changes. At the September meeting the Commission disapproved the application on the same grounds, again finding that the scale and proportion of the buildings was not compatible with the surrounding context.

Analysis and Findings: The applicant has revised the plans in several ways: the roof forms have been revised to be more in keeping with the roofs of nearby historic houses, the height has been reduced by six feet (2'), and the widths have been increased by two feet (2'). Additionally, the windows on the current proposal are more like typical residential windows, and a front-yard parking area on the original submittal has been eliminated.

Roofs

In the revised plans, the roofs of the buildings have been revised to be more like those of historic houses in the surrounding area. The building on the left will have a cross-gabled roof, with a pitch 8:12 on slopes of the side gables and a 12:12 pitch on the front and rear gables. The building on the right will have a similar roof, with a 3:12 pitched shed dormer instead of a front-projecting gable. Staff finds these roofs to be compatible with the roofs of historic houses nearby in pitch and form, and to meet guideline II.B.1.e.

Height & Scale:

The widths of both buildings will be twenty four feet (24'), which is as wide as Codes would allow on a thirty-foot (30') wide lot. In lowering the roof pitches, the heights of the buildings will be lowered to twenty-six feet (26') tall from the floor level to the roof peak. The eave heights will be twelve feet (12') above floor level for the building on the left and nine feet, six inches (9'-6") for the building on the right. Following grade that drops to the left (East), the foundations will vary from eighteen inches (18") to thirty inches (18") tall.

These proportions are similar to those of a Craftsman-style bungalow, a common historic house type in the surrounding area. Staff finds the height and scale of the proposed buildings to be compatible with the context and to meet guidelines 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 side setbacks of three feet (3'), with six feet (6') of space between them. Staff finds that these side setbacks, to the extent possible given the size of the lot, are the best solution for maintaining the rhythm of spacing between existing buildings on the street. The side setbacks also meet the MUN-A bulk zoning regulations. Staff finds these setbacks to be appropriate and to meet section II.B.1.c.

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

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. Both buildings will have paved parking areas at the rear, accessed from an alley. Staff finds that the project meets section II.B.1.f.

Proportion and Rhythm of Openings:

The front windows on the first story of the building will be commercial-type casements or fixed windows, and the upperstory windows and the side elevations will also have these windows, as well as side double-hung sash windows. 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 1940. Although not generally appropriate for side elevations, the fixed and casement-type windows on these buildings will be at the rear and will not be greatly visible. 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:

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 windows and doors prior to purchase and installation;
3. Staff approve the materials of the porch floor and front steps;

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.



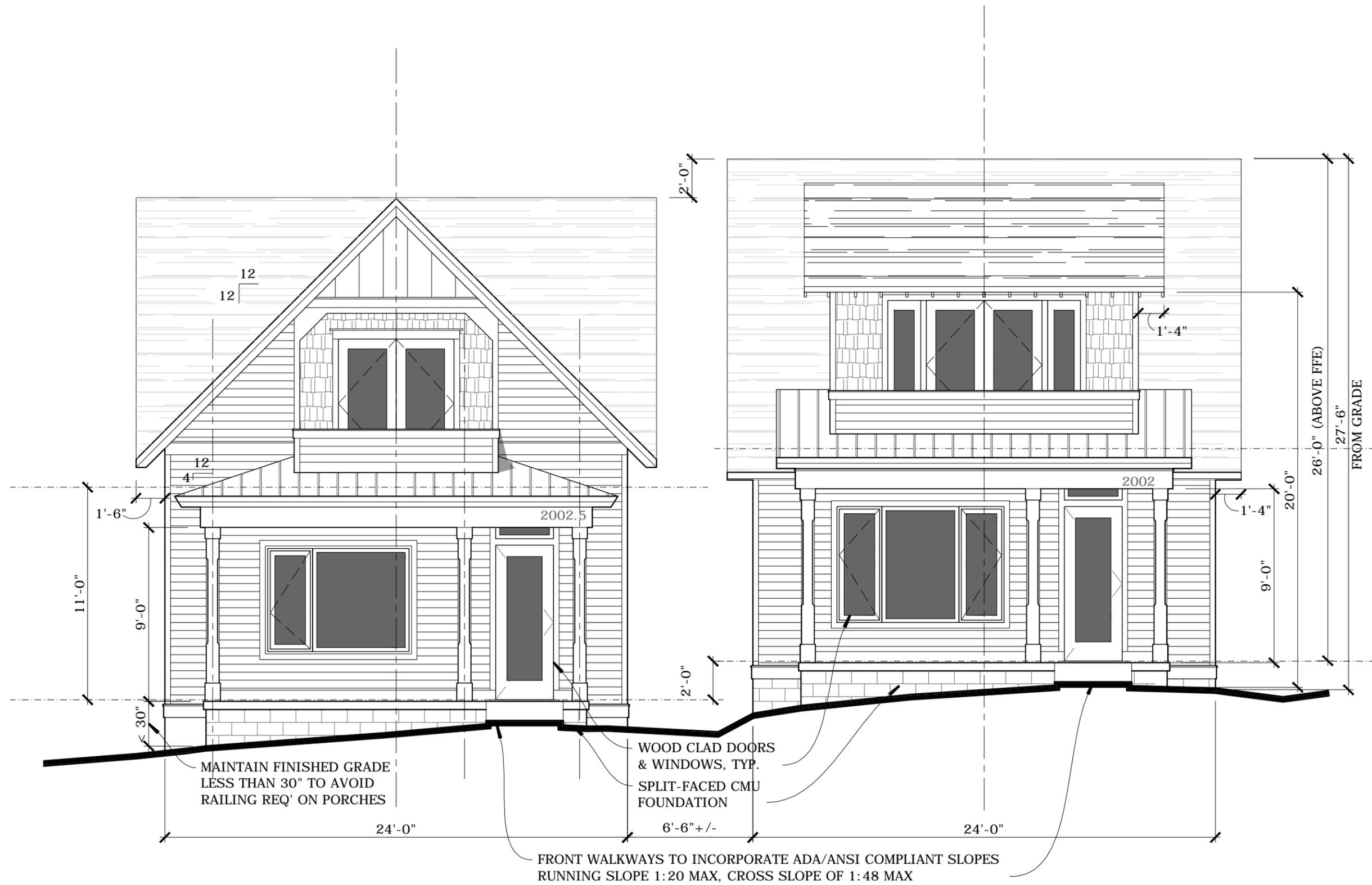
EASTLAND AVENUE

SERVICE ALLEY

ARCHITECTURAL SITE PLAN

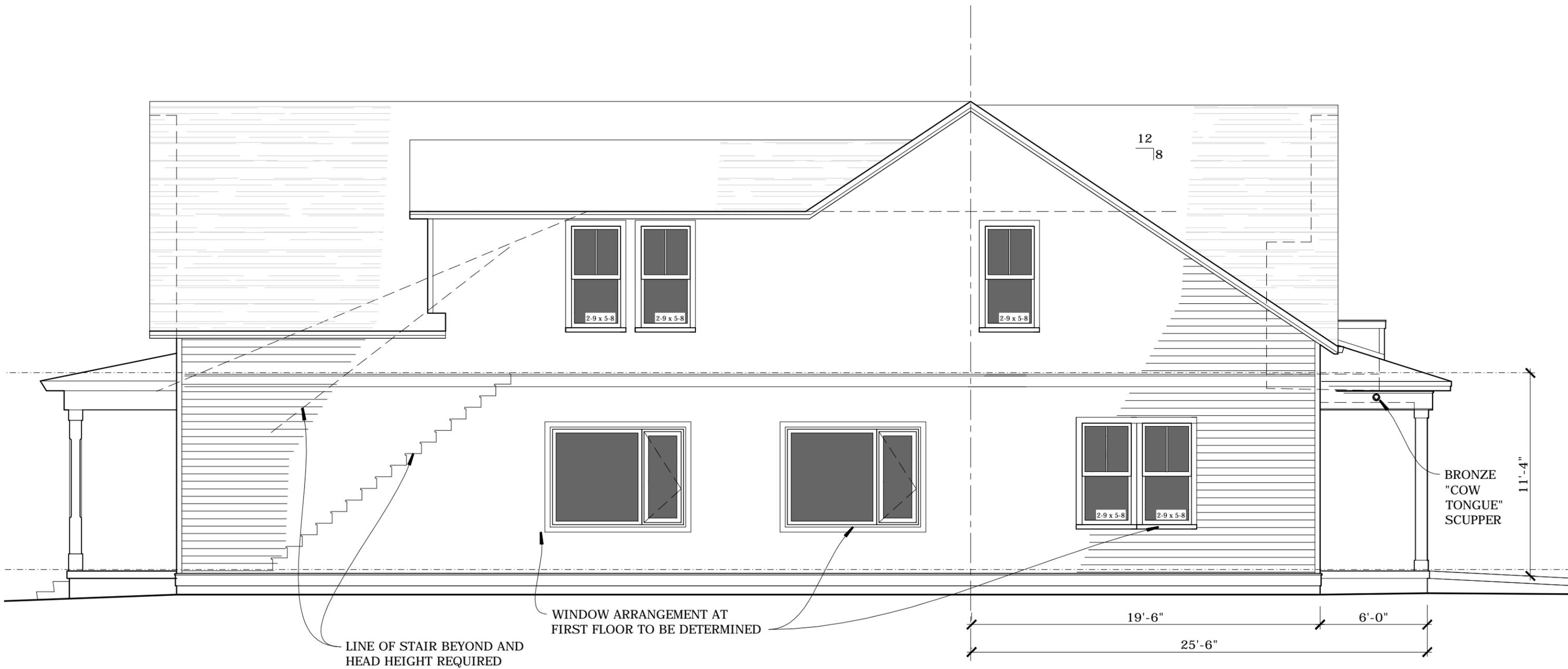
1/16" = 1'-0"





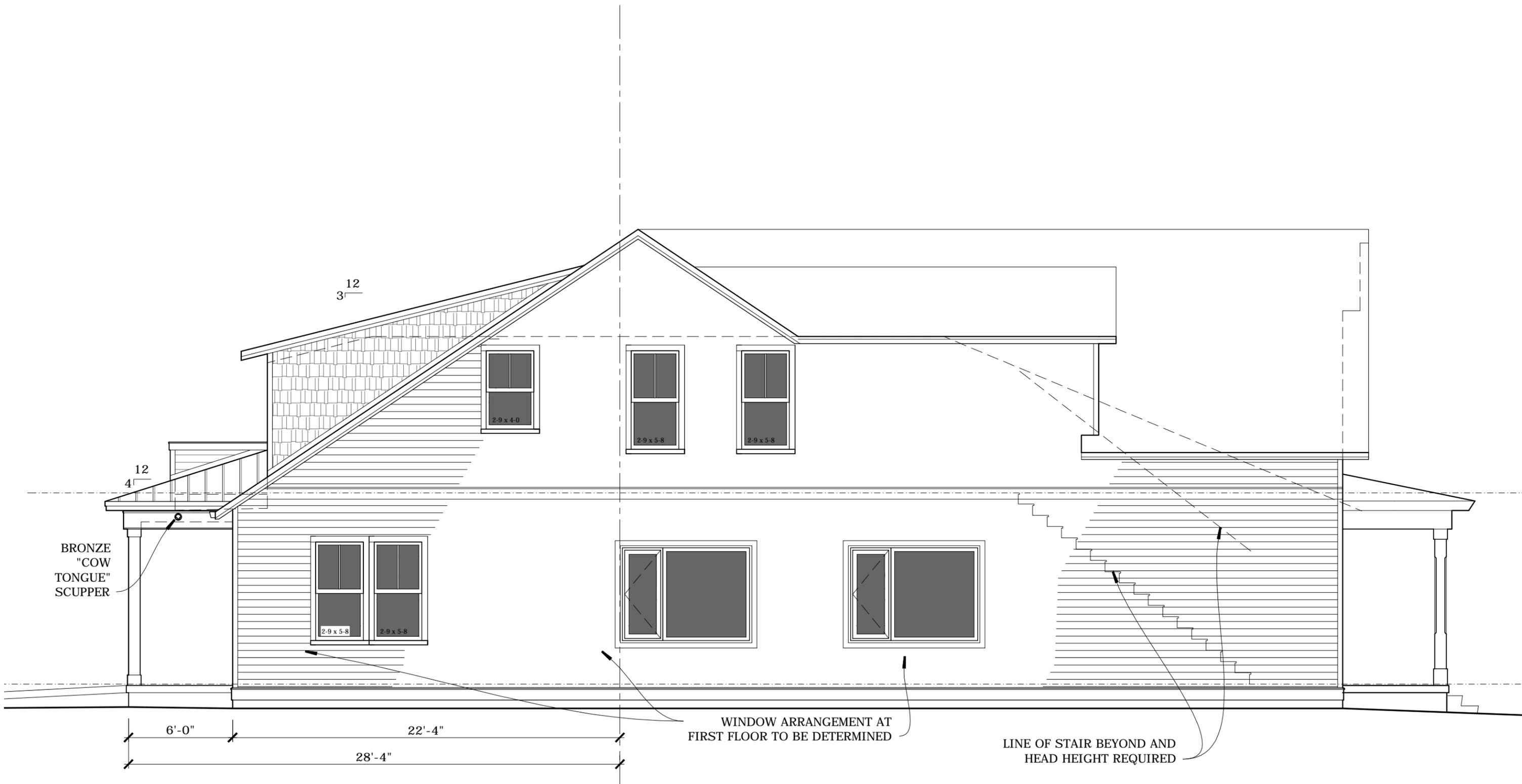
FRONT ELEVATIONS





SIDE ELEVATIONS

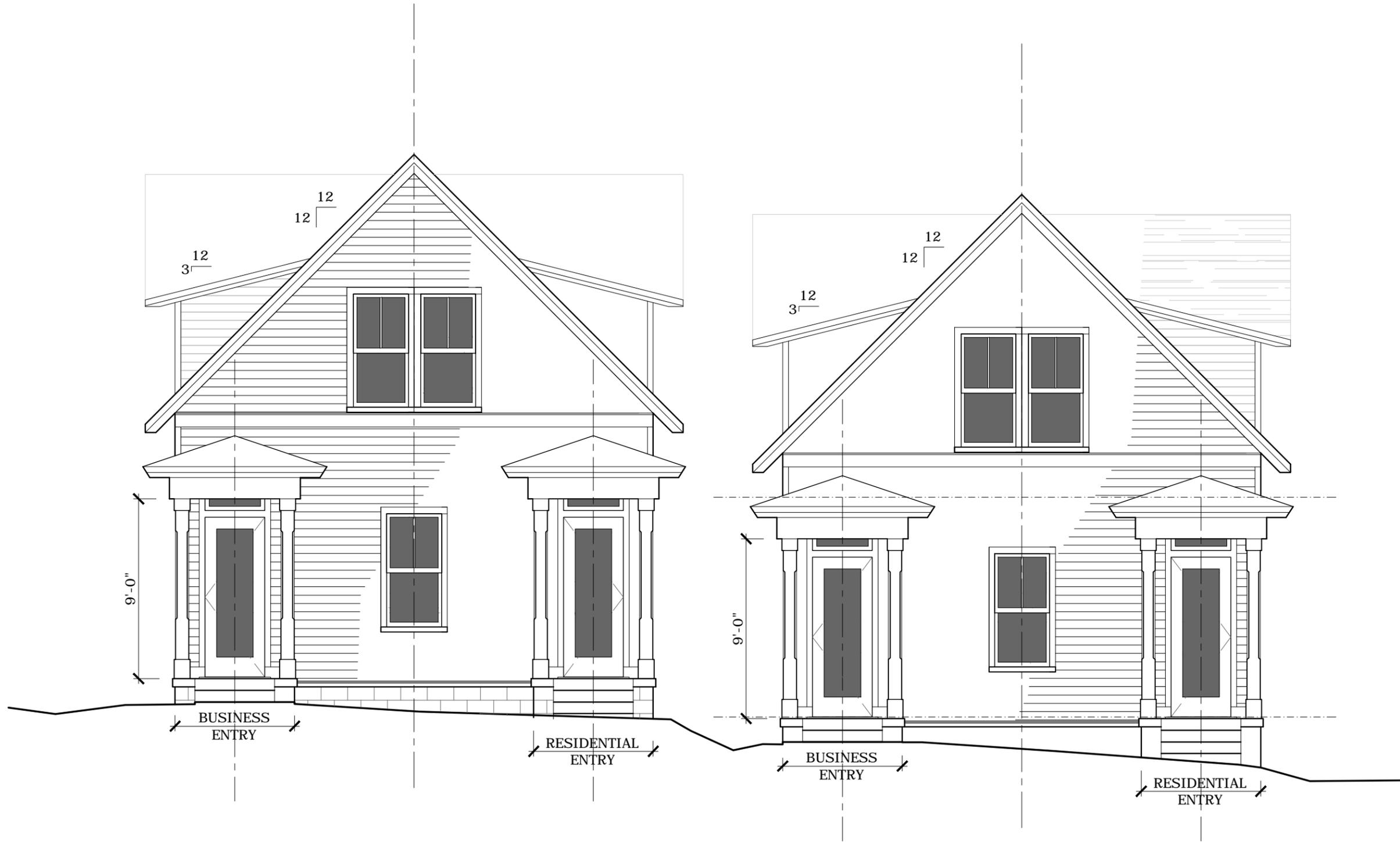




SIDE ELEVATION

3/16" = 1'-0"

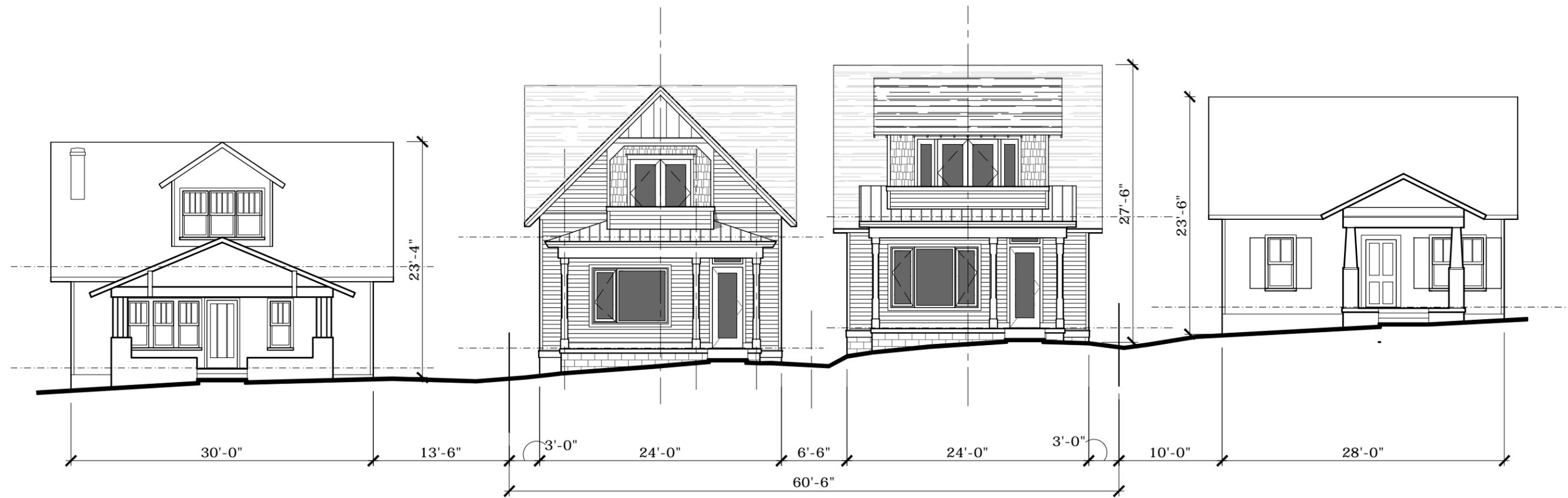




REAR ELEVATIONS

3/16" = 1'-0"





STREET ELEVATIONS

