

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION 2007 Eastland Avenue October 21, 2020

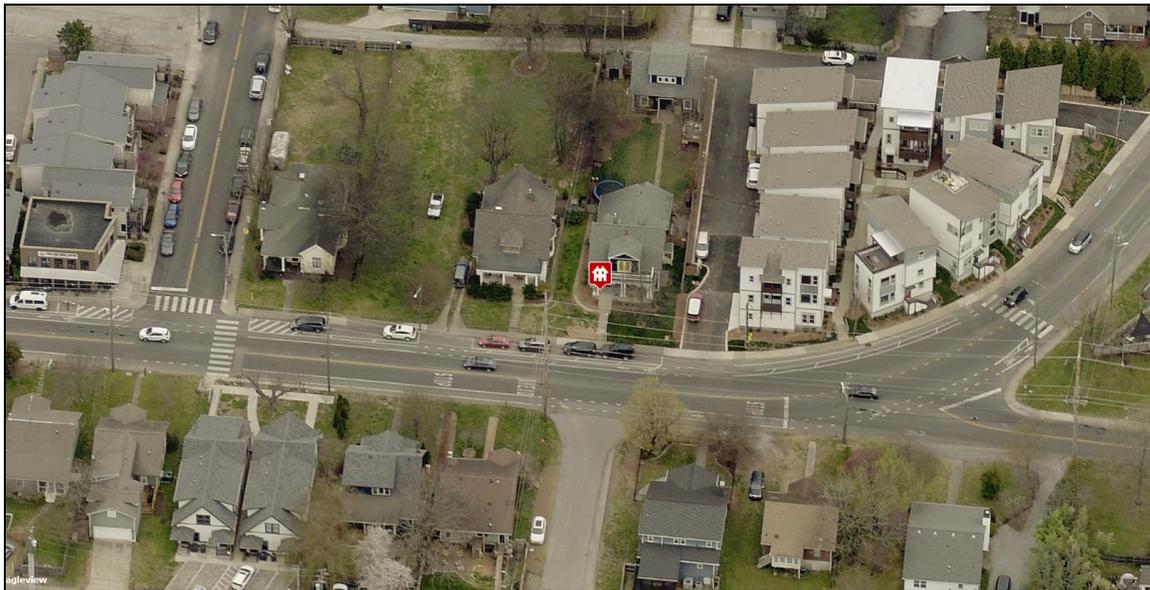
Application: New Construction—Addition; Show Cause
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08306029800
Applicant: Molly Bradstreet
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

<p>Description of Project: Staff has ordered a Show Cause hearing for a materials violation on an approved addition. The applicant clad the chimney in siding instead of brick as requested and permitted.</p> <p>The applicant is required to appear before the Commission and show cause as to why the work should be allowed to remain as-is, rather than corrected in accordance with the Preservation Permit.</p> <p>Recommendation Summary: Staff finds that the chimney cladding as installed does not meet Section II.B.1.d for Materials or II.B.2 for Additions of the Eastwood Neighborhood Conservation Zoning Overlay Design Guidelines. Staff recommends the chimney be corrected to meet the permit within sixty (60) days from the Commission's decision.</p>	<p>Attachments A: Preservation Permit 2020-031856</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

2. ADDITIONS

e. Additions should follow the guidelines for new construction.

Background: MHZC staff approved the rear addition to 2007 Eastland Avenue in May 2020 and issued Preservation Permit 2020-031856. On a progress inspection, on 9/18/2020 staff observed that the chimney had been clad in lap siding instead of brick. (See Figure 2.) Staff notified the owners who replied on 9/22/2020 that they chose to request the permit revision rather than correct.



Figures 1 and 2: Front of 2007 Eastland Avenue and lap sided chimney on the addition.

Analysis and Findings:

Materials:

Section II.B.1.d for Materials states that materials, textures, details, and material color shall be visually compatible with and similar to those of adjacent buildings or shall not contrast conspicuously.

Historically, chimneys were brick, stone or stucco. Wood lap siding would not have been a safe material to use for a chimney, historically. Since historic materials are still readily available today, they are what the Commission has always required. Other such violations have been required to be corrected. Staff could not find any conditions that were unique to this house or property that would warrant a revision to the permit.

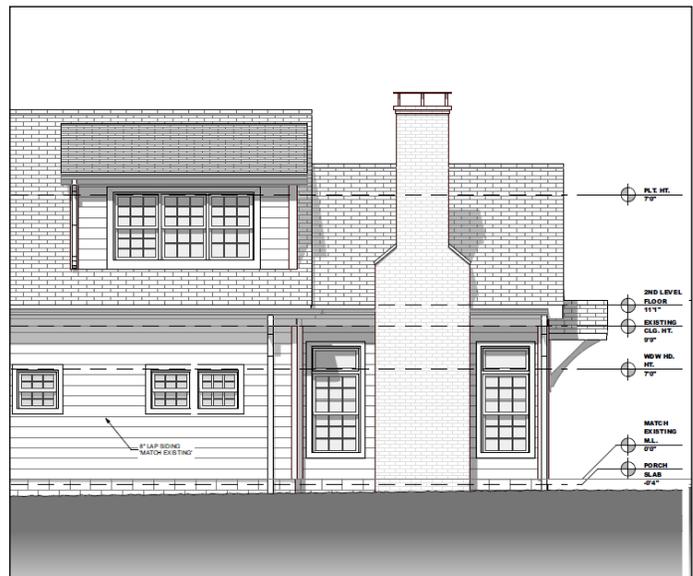


Figure 3. The drawings approved for Preservation Permit 2020-031856 indicated the chimney being clad in brick.

Staff finds that the lap siding as installed does not meet Section II.B.1.d for Materials, or II.B.2 for Additions.

Recommendation:

Staff finds that the chimney cladding as installed does not meet Section II.B.1.d for Materials or II.B.2 for Additions of the Eastwood Neighborhood Conservation Zoning Overlay Design Guidelines. Staff recommends the chimney be corrected to meet the permit within sixty (60) days from the Commission's decision.