



**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**  
**1701 Woodland Street**  
**January 18, 2012**

**Application:** New construction—appeal of staff decision, accessory structure, and setback reductions

**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**Council District:** 06

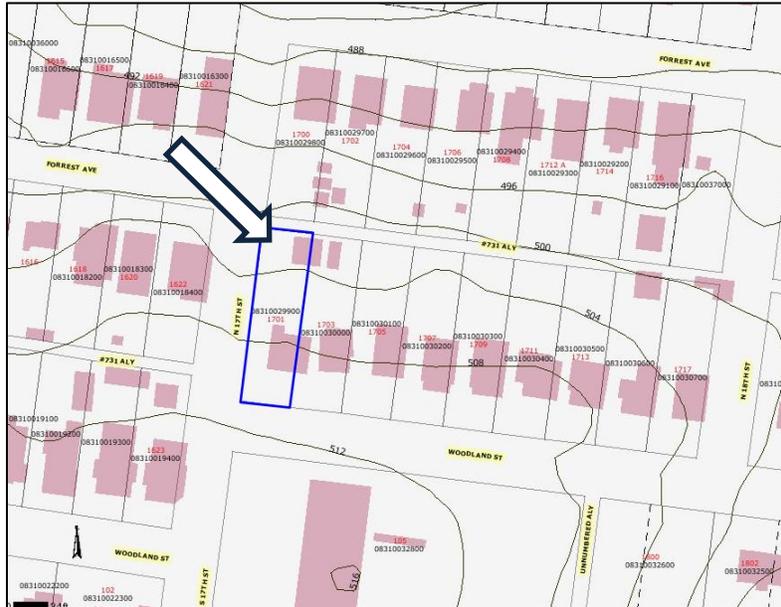
**Map and Parcel Number:**

**Applicant:** Franklin Clarke, Builder

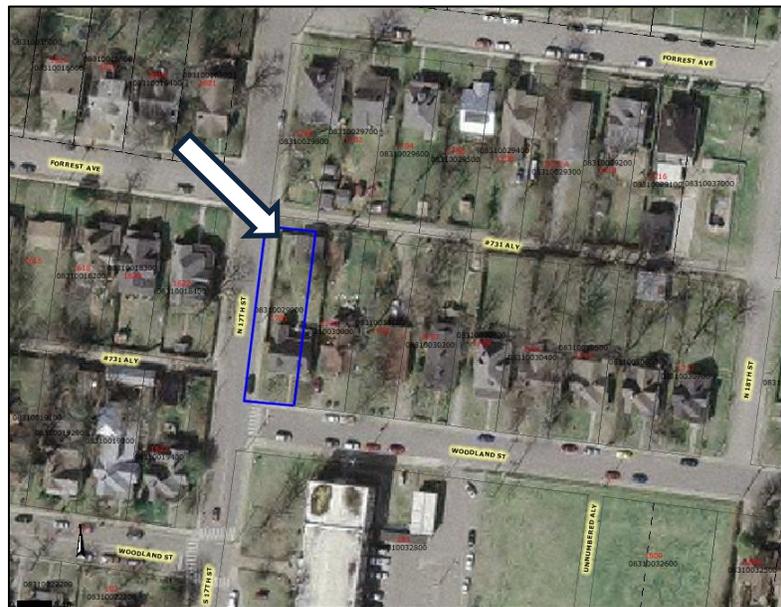
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant is requesting a setback reduction to allow the completion of an addition to an existing accessory structure, which has deviated from the plans approved by Staff, specified in permit 2011-258.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> MHZC Permit 2011-258  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
<p><b>Recommendation Summary:</b> Staff recommends disapproval the setback reduction and application to retain the work constructed in violation of permit 2011-258, finding the constructed building not to meet the design guidelines for outbuildings in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay, and not finding the criteria for setback reductions to have been met.</p>	

**Vicinity Map:**



**Aerial Map:**



**Background:** 1701 Woodland Street is a non-contributing brick house, constructed in 1998. At the rear of the property is a two-car garage, constructed in 2000.

After reviewing an application to construct a new detached carport with an alley-facing roll-up door on October 18, 2011, staff informed the applicant that they would need to alter the design to meet the required setbacks or apply to the MHZC for a setback reduction at the next meeting (November 16, 2011). The applicant returned with plans to construct a carport addition to the existing garage that would meet the required setbacks. The plans were reviewed and approved by Staff, and a permit (Permit 2011-258) was issued on November 10, 2011.

In a routine inspection conducted on December 21, 2011, Staff observed that the construction was not following the approved plans, and did not meet the setback buffers required by the Bulk Zoning Regulations. Rather than correct the violation, the applicant chose to appeal the case to the Commission. Work on the accessory building has stopped, waiting for a decision from the Commission.

### **Applicable Design Guidelines:**

#### **II.B. New Construction**

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

2. Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setback reductions 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.*

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*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.*

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

7. 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 new buildings shall be visually compatible with the surrounding buildings.

8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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.*

### *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.*
- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

*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.*

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

### 9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### 10. Additions to Existing Buildings

- a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.
- b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

- c. Additions must not imitate earlier styles or periods of architecture.
- d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

*Additions should following all New Construction guidelines.*

### **Analysis and Findings:**

The applicant is proposing to reduce the setback required for the accessory structure addition and to complete work as started. Currently, the footprint of the structure would have a five foot (5') setback from the property line along North 17<sup>th</sup> Street.

#### Setbacks, Zoning

For this zone, the code requires a street setback of twenty feet (20'); however, it also allows for a fifty percent (50%) reduction for the side street setback of a corner lot. The code also allows the Metro Historic Zoning Commission to reduce setback requirements in order to allow for construction that is appropriate for existing conditions. The MHZC has set a policy that provides the following criteria for reviewing setback reductions:

*Appropriate setback reductions 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.*

In the past, the Commission has been cautious of reducing setbacks where there is the possibility of creating a safety hazard. In most cases, side street setbacks required by code on corner lots should be adhered to in order to avoid impairing the visibility of drivers turning onto or off of a street, or to avoid having a vehicle stopped in the right-of-way while waiting to enter a garage. Therefore, even if there are instances where historic accessory structures are closer to a street than ten feet (10'), reducing this requirement is not advised.

1701 Woodland Street is a standard fifty foot (50') width with sufficient space to build within the current setbacks and with adequate alley access. There is no hardship imposed by the shape or grade of the lot, as both are typical of lots in the surrounding area. Seeing none of the MHZC criteria for reviewing setbacks as having been met, staff recommends that the current standard setbacks be kept.

Materials

Also deviating from the permit, aluminum trim has been used to cover the exposed horizontal beams and door head, which were shown as wood on the submitted drawings. Aluminum siding and trim does not meet guideline II.B.4 (Materials).

**Recommendation:** Staff recommends disapproval the setback reduction and application to retain the work constructed in violation of permit 2011-258, finding the constructed building not to meet the design guidelines for outbuildings in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay, and not finding the criteria for setback reductions to have been met.

Due to discrepancies between the submitted drawings and the actual dimensions of the existing garage and addition, staff suggests the applicant submit new scaled, accurate drawings for the addition that shows it meeting the design guidelines and setback requirements to assure that the project continues as permitted.



View of structure from NW corner of intersection of N. 17<sup>th</sup> and Woodland Streets.



View from across N. 17<sup>th</sup> Street.



View from across alley.



View from alley.



Aluminum trim/wrap on beam and door header.



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**PRESERVATION PERMIT**  
Certificate of Appropriateness

The Metro Historic Zoning Commission grants a Preservation Permit for the following:

**PROPERTY LOCATION:** Street Address: 1701 Woodland Street  
Map/Parcel Number: 08310029900  
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**NAME OF APPLICANT:** Franklin Clarke, Contractor

**WORK ITEMS** (approved only as described in specifications below):

Construct addition to existing garage

**APPROVED WORK SPECIFICATIONS:**

(Note: These conditions supersede any contradictory notes or schedules found on project drawings.)

**General Specifications**

1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings. *Please note:* MHZC staff may have added notes to the submitted drawings.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
3. Staff must approve the construction progress at the following points:
  - a. After the building footprint has been field staked \_\_\_\_\_ Approved \_\_\_\_\_ Date \_\_\_\_\_
  - b. After the foundation wall has been constructed \_\_\_\_\_ Approved \_\_\_\_\_ Date \_\_\_\_\_
  - c. After the rough framing has been completed \_\_\_\_\_ Approved \_\_\_\_\_ Date \_\_\_\_\_

**Structure**

4. Foundation walls shall be inset from the property boundaries as noted on the Site Plan.
5. Exterior foundation material shall exactly match the existing structure.
6. Foundation height shall match the existing house.
7. Roof of addition shall originate at the eave of the existing garage.

**Materials**

8. Corner supports to be six-by-six inch (6"x6") wood posts. Other exposed framing elements to be wood.
9. Roofing material shall be asphalt composite shingles.
10. Roof color and texture shall match the existing roof.
11. Gutters shall be simple metal gutters.
12. Siding shall be cement-fiber weatherboard (ex: Hardie). Siding exposure shall match the exposure of the existing siding. **Four (4) inch** (nominal) wood corner-boards are required at the face of each exposed corner.

Approved drawings attached for a total of **4** sheets, including permit.

MHZC staff must review any additional changes prior to the commencement of construction.

**NOTICE**

Any substitution or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken. The work items above are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application. This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken. THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School building Campus (615) 862-6500.

Approved by Sean Alexander, MHZC Staff

November 10, 2011

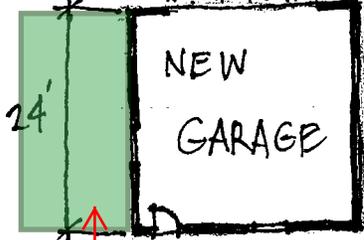
Date

← ALLEY →

# NEW GARAGE

FOR  
RHONDA BURNETT

1701 WOODLAND STREET

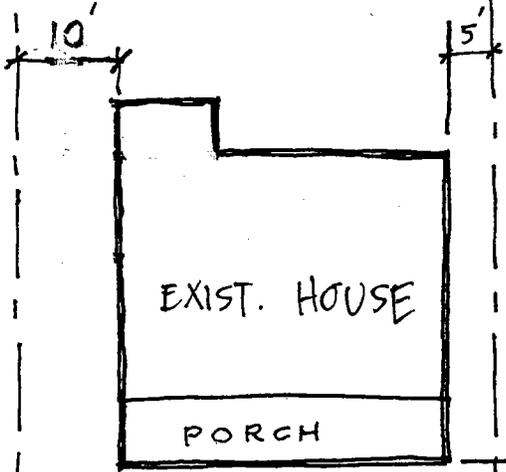


24' 5'

New carport addition to garage. Minimum setback of 10' on rear and side required.

17TH STREET

170'



EXIST. HOUSE

PORCH

50'

26'

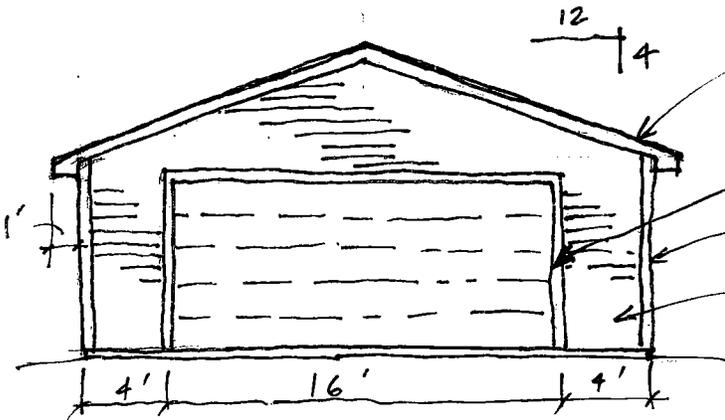
1701 WOODLAND STREET

## SITE PLAN

SCALE: 1" = 20'-0"

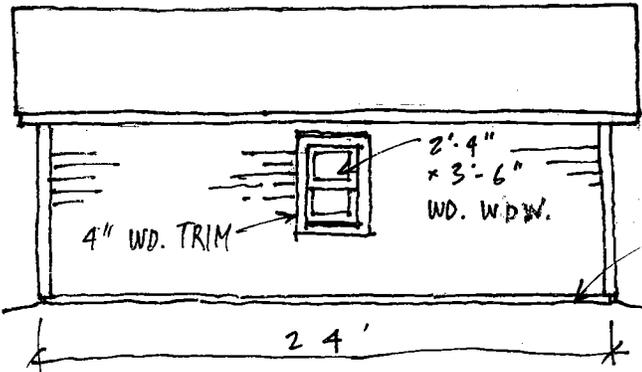
1701 WOODLAND STREET  
NEW GARAGE

Garage plans approved in 2000



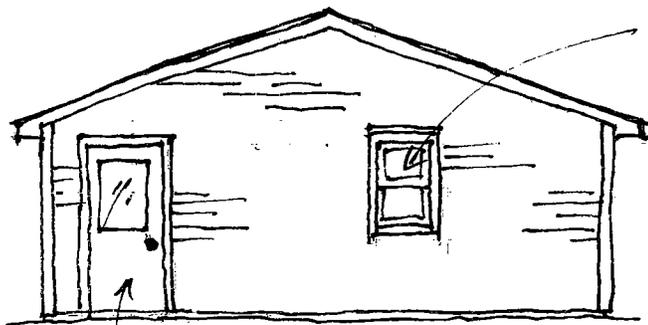
- ASPHALT SHINGLES TO MATCH EXIST. HOUSE
- 4" WOOD TRIM, TYP.
- 4" WD. CORNER BDS., TYP.
- HARDI-PLANK OR WD. SIDING W/ 5" MAX. VERT. FACE EXPOSURE

REAR ELEVATION  
1/8" = 1'-0"



SLAB ON GRADE

LEFT SIDE ELEVATION  
1/8" = 1'-0"



2x4" x 3'-6" WD. WDW.

HALF-GLASS METAL DOOR  
FRONT ELEVATION  
1/8" = 1'-0"

Existing Garage

New Addition to Existing Garage

Existing shingles

Modified Roll Roofing

open

12'

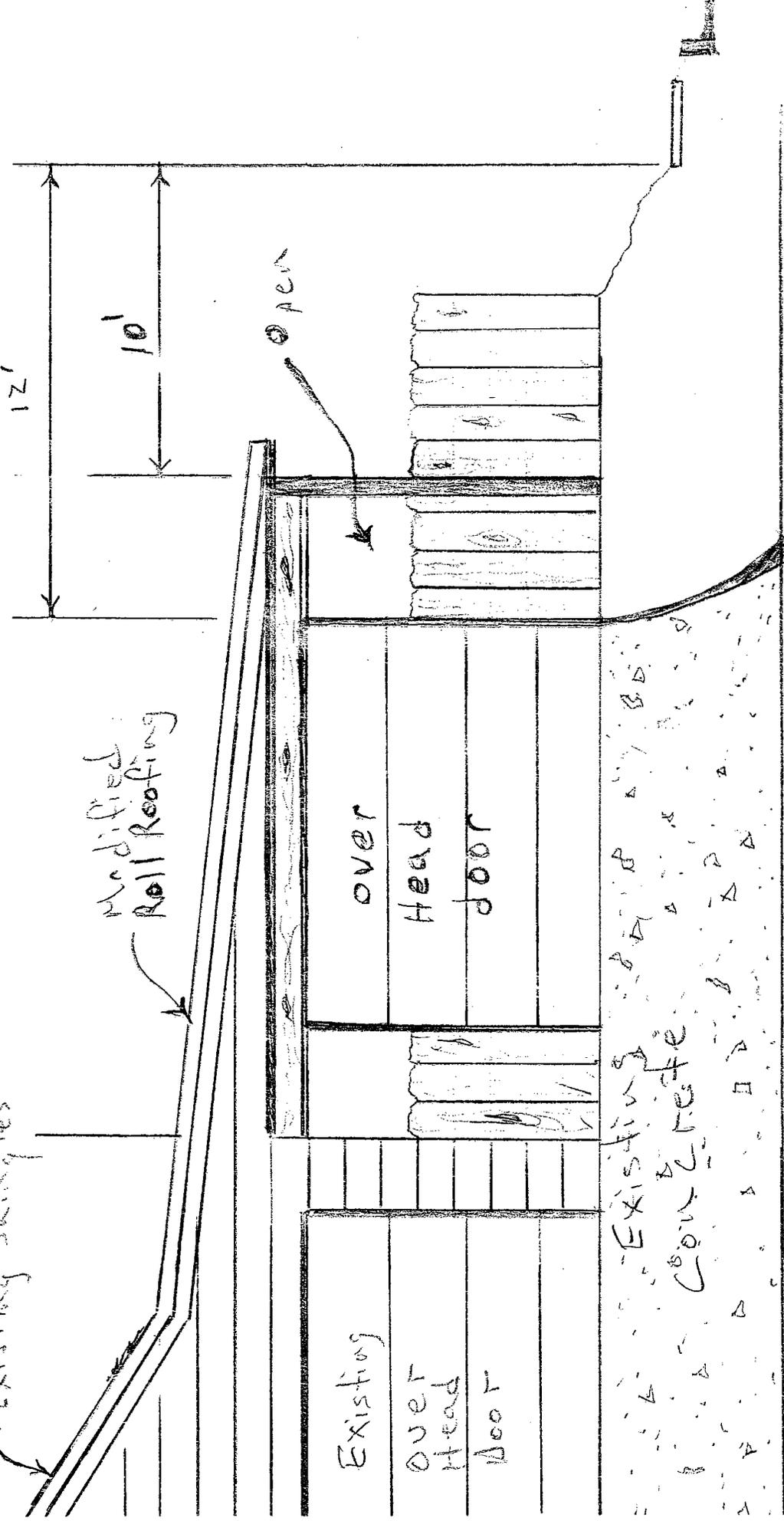
10'

Existing  
Over  
Head  
Door

over  
Head  
door

EXISTING  
CONCRETE

Alley



KARL F. DEAN  
MAYOR



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November 11, 2011

RE: Addition to new accessory structure at 1701 Woodland Street

The Metropolitan Historic Zoning Commission has reviewed and approved the application for the above referenced property. Attached is a preservation permit and permit card covering this work. Please display the preservation permit card prominently on site at all times during construction.

The next step for your project is to contact the Department of Codes Administration in the Howard School Metro-Government complex at 700 Second Avenue South, (615) 862-6500, to ascertain if you need to obtain a building permit. Please be aware that there may be other issues involved with this project that is not reviewed by this office such as zoning, setbacks, building code, etc. It is necessary to involve the MHZC staff in any changes that may result from a codes, zoning, or construction issue.

Any changes to the approved work specifications outlined in the attached preservation permit must be reviewed and approved by MHZC prior to construction. MHZC staff makes unannounced site inspections to monitor permitted work. If no work has commenced or a building permit has not been issued within twelve months of the permit date, the attached preservation permit becomes invalid.

If further assistance or information is needed on this or any other project, please contact our office.  
Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean Alexander".

Sean Alexander  
Metro Historic Zoning Commission staff

encl.