



# 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 1705 Woodland Street November 20, 2013

**Application:** Demolition; New construction- infill and outbuilding  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08310030100  
**Applicant:** Van Pond, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant is proposing to demolish a non-contributing structure and replace it with a new house with a detached accessory building. The house will be two stories tall with an “I” shaped gabled roof. The primary mass of the house will be thirty-two feet (32’) tall, forty-feet (40’) wide and fifty-six feet (56’) deep, with a fairly continuous eave at a height of twenty-feet (20’) above grade. The exterior of the structure will be clad with cement-fiber siding with wood trim. The roof will be composition shingles and the foundation will be parged concrete. The garage will be one story tall, with height and massing subordinate to the primary building. The materials of the garage will match those of the house. The proposed location of the garage does not meet the minimum setbacks required by the bulk zoning regulations, but is compatible with the typical location of historic outbuildings.

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

- The width of the building and the massing of the upperstory be reduced;
- Staff approve the color of the roof and the materials of the windows and doors;
- The HVAC units and utilities be located behind the midpoint of the structure,

Meeting those conditions, staff finds that the proposal meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

### Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

**Vicinity Map:**



## **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.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### **2. Scale**

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

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

#### **3. Setback and Rhythm of Spacing**

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

#### **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.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.*

*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.*

#### **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.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

## **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.

*New buildings should 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.*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*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.*

## **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 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. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry 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.*

*Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

*Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

*Outbuildings: Windows and Doors*

*Publicly visible windows should be appropriate to the style of the house.*

*Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

*Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

- 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:*

*· Where they are a typical feature of the neighborhood; or*

*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.

### ***Utilities***

*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, utility 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.*

## **IV. B. Demolition**

### **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.

### **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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** There is a one-story brick house at 1705 Woodland Street that was constructed circa 1980.



**Analysis and Findings:**

The applicant is proposing to demolish the existing structure and to construct a new two-family dwelling and a detached outbuilding.

Demolition:

Because its date of construction is well after the significant period of development for the neighborhood, it does not contribute to the historic character of the district. The proposal to demolish the non-contributing house meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale, Setback & Rhythm of Spacing:

The new building will be a two-storied, two-family dwelling with a height of thirty-two feet (32') from the roof peak to grade and eaves on the front and sides at twenty feet (20') above grade. Although the 1700 block of Woodland Street is composed of one and one-half story houses, there are two-story houses nearby with heights comparable to that of the proposed new structure.

The building will be forty feet (40') wide across the front elevation, with a twenty-six foot (26') wide front porch shared by both units. The primary mass of the building will be fifty-six feet (56') deep, front to back, without any articulation on the side walls. There will be a porch projecting eight feet (8') to the front. Historic houses nearby are generally between twenty-eight feet (28') and thirty-five feet (35') in width, with thirty-two feet (32') being the most common width for both one and two-story houses. Two wider houses in the area, 1715 Forrest Avenue and 1624 Holly Street, are on either a double-lot or have an articulated form (ex. Queen Anne) that helps to reduce the perceived massing.

Because the width of the proposed new building is wider than is typical of historic houses nearby, Staff posits that it would disrupt the rhythm of setbacks and spacing established by uniform lot width and consistent building widths found in the historic context. Staff finds that the proposal would not meet guideline II.B.3.

Furthermore, because the structure would have a symmetrical two-story front elevation, the massing of the upperstory would further disrupt the rhythm of spacing created by the existing Bungalow and Folk Victorian forms which generally have less massing in their upperstories.

Staff finds that the scale of the proposed new two-family dwelling does not meet guidelines II.B.1 and 2. Because the height of the new building is appropriate, reducing the width of the structure and breaking up the massing of the upperstory could make the scale of the proposal more compatible with the historic context.

Setback & Rhythm of Spacing:

The building would be located with the front setback consistent with the historic context, and though the side setbacks meet the minimums required by the bulk zoning regulations, they would be less than is typical of historic houses in the surrounding area. Staff finds that the project would not meet guideline II.B.3.

Materials:

The new structure will primarily be clad in smooth-faced cement fiberboard with a reveal of five inches (5"). The trim, including porch columns, eave brackets, and window casings, will be wood. The foundation will be parge-coated concrete, and the roof will be architectural fiberglass shingles. The windows will be aluminum-clad, and staff asks to approve the color of the roof and the final window and door selections prior to purchase and installation. With those material specifications approved, Staff finds the project to meet section II.B.4.

Roof form:

The roof will be roughly "I" shaped, with side-oriented gables at the front and the rear and a minimally projecting gable in the center of the front elevation. These roofs will have a pitch of 12:12. The front porch will have a 4:12 pitched shed roof. These roof forms are similar to those found on historic homes in the neighborhood. Staff finds that the project will meet guideline II.B.5.

Orientation:

The house will be aligned with its front elevation parallel to the street, with an eight foot (8') deep front porch. A pair of walkways will connect the front porch to the sidewalk. Staff finds that this orientation is compatible with surrounding historic houses and meets guideline II.B.6.

Proportion and Rhythm of Openings:

The windows on the proposed addition are all generally twice as tall as they are wide, and their proportions are compatible with those of historic houses. There are no large expanses of wall space on the front or sides without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

Appurtenances & Utilities:

The HVAC and exterior mechanical connections are shown as being on the sides of the structure, roughly ten feet (10') from the front edge of the house. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, which would meet guideline II.B.9.

Outbuildings:

The applicant is also proposing to construct an accessory building at the rear of the property. The building will be a one-story garage with two two-car bays, one to serve each unit of the two-family dwelling. The building will have a ridge height of sixteen feet (16) and an eave height of nine feet (9'). The building will have a footprint area of

one thousand, one hundred square feet (1,100 sq. ft.), and will be located ten feet (10') from the rear of the property and extending across the lot to three feet (3') from each side. Although these setbacks are less than the minimums required by the bulk zoning regulations, the location is compatible with the conditions found on historic outbuildings. The roof of the outbuilding will be a 6:12 pitched side gable, which is also compatible with historic outbuildings. The exterior materials will match those of the primary building. Staff finds that the project meets section II.B.8 of the design guidelines.

**Recommendation:**

Staff recommends approval of the application with the conditions that:

- The width of the building and the massing of the upperstory be reduced;
- Staff approve the color of the roof and the materials of the windows and doors;
- The HVAC units and utilities be located behind the midpoint of the structure,

Meeting those conditions, staff finds that the proposal meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



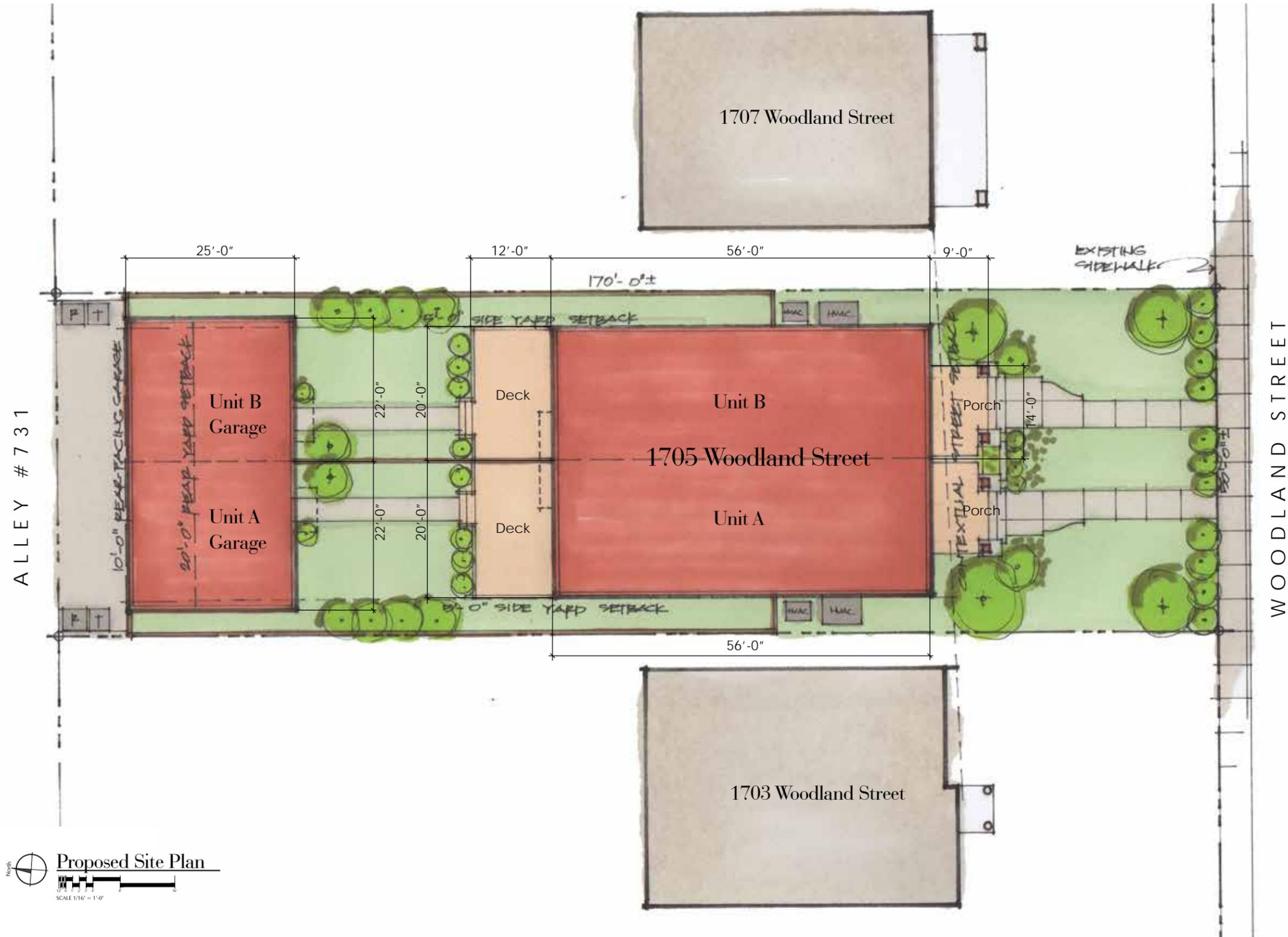
Existing structure at 1705 Woodland Street.



Examples of historic one story houses at 1703 and 1709 Woodland Street



Historic two story houses at 1715 Forrest Avenue and 1624 Holly Street.



ALLEY # 731

WOODLAND STREET

Proposed Site Plan  
SCALE 1/16" = 1'-0"

**Property Information**

OWNER:  
WOODLAND STREET PARTNERS, LLC.  
408 TAYLOR STREET STE. 202  
FRANKLIN, TENNESSEE 37208

PROPERTY INFORMATION:  
DAVIDSON COUNTY PARCEL I.D. # 08310030100

ADDRESS: 1705 WOODLAND STREET  
NASHVILLE, TENNESSEE 37206

DESCRIPTION: LOT 49 LOCKLAND

LOT AREA: 8,712 S.F. / 0.2 AC +/-

ZONING: OV-UZO - URBAN ZONING OVERLAY  
R6 - ONE & TWO FAMILY 6,000 S.F. LOT

**Area Calculations**

BUILDING FOOTPRINT AREAS:

NEW UNIT A BUILDING FOOTPRINT (GSF):	1,776 S.F.
NEW UNIT B BUILDING FOOTPRINT (GSF):	1,776 S.F.
TOTAL FOOTPRINT AREA (GSF):	3,552 S.F.

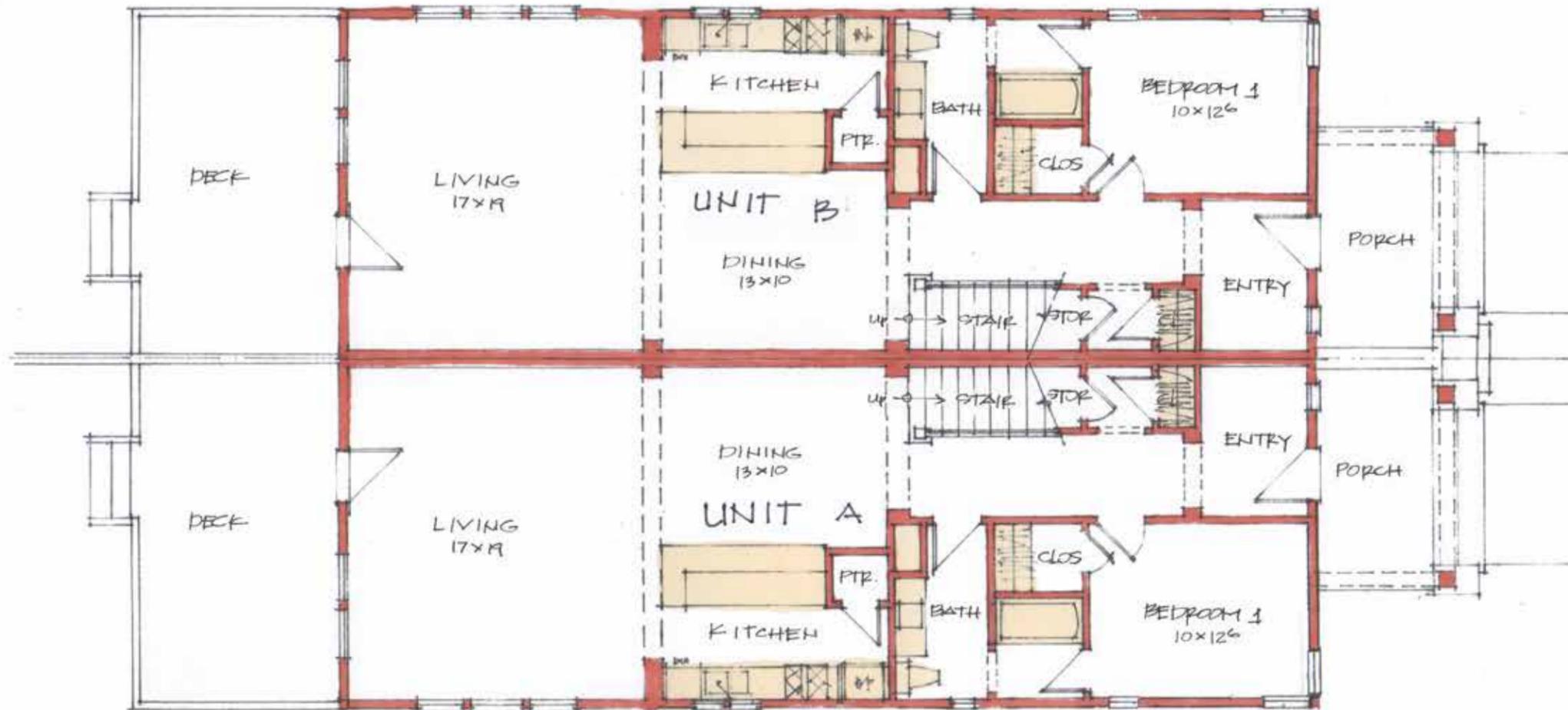
BUILDING COVERAGE CALCULATIONS:

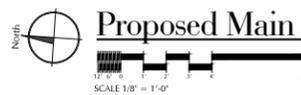
ALLOWABLE BUILDING COVERAGE FOR R6 ZONING IN DAVIDSON COUNTY: 50% (8,712 S.F. X 0.5)	4,356 S.F.
TOTAL BUILDING FOOTPRINT AREA (GSF):	3,552 S.F.

Proposed New Two-Family Residence at:  
**1705 Woodland Street**  
Nashville, Tennessee 37206

04 NOVEMBER 2013

**VPA** Van Pond Architect<sup>INC</sup>  
1200 Division Street  
Suite 101  
Nashville, Tennessee  
37203  
615.499.4387  
vanpondarchitect.com




**Proposed Main Floor Plan**  
 SCALE 1/8" = 1'-0"

Proposed New Two-Family Residence at:  
**1705 Woodland Street**  
 Nashville, Tennessee 37206

04 NOVEMBER 2013

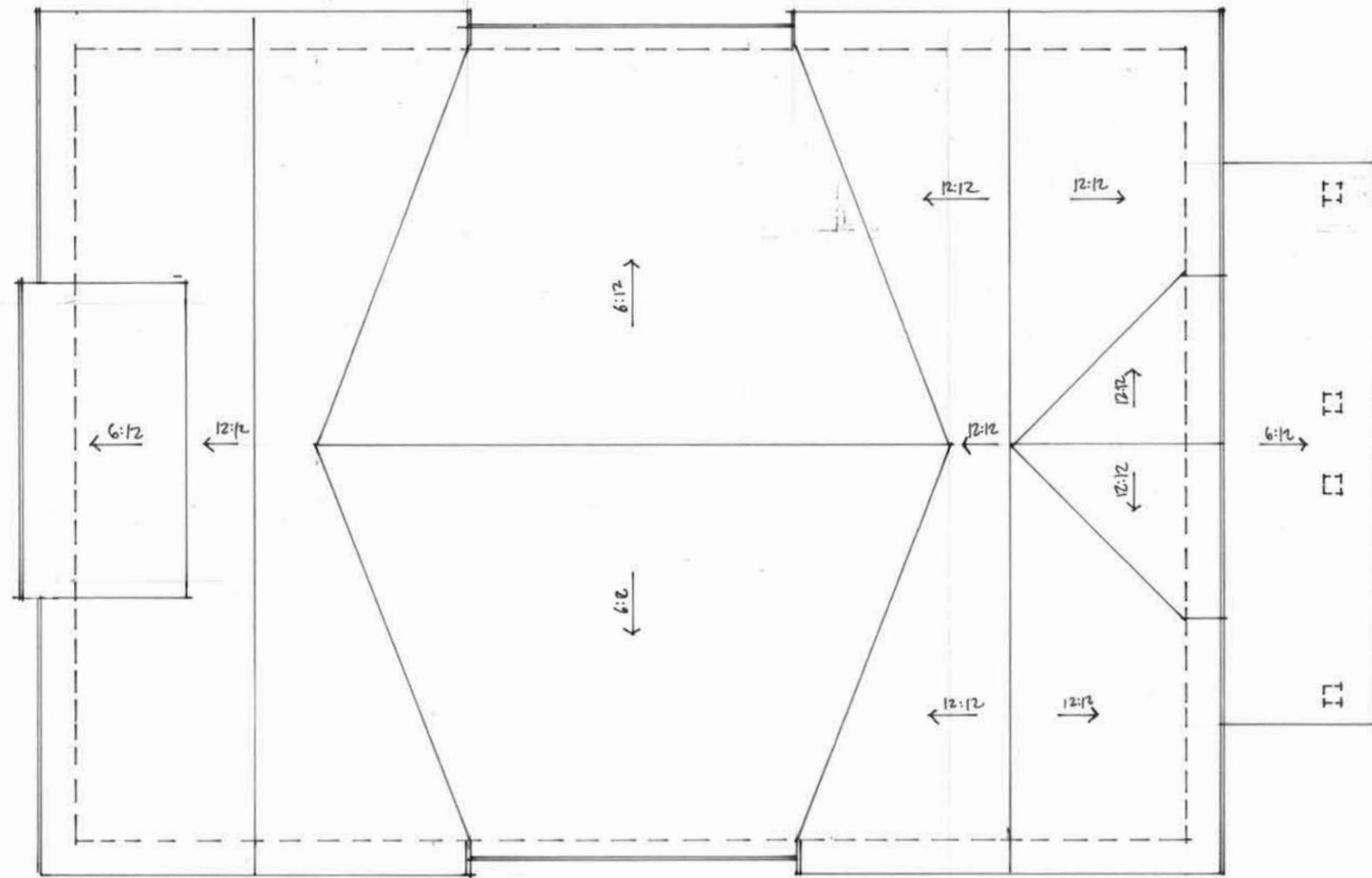



**Proposed Upper Floor Plan**  
 SCALE 1/8" = 1'-0"

Proposed New Two-Family Residence at:  
**1705 Woodland Street**  
 Nashville, Tennessee 37206

04 NOVEMBER 2013


**Van Pond Architect<sub>LLC</sub>**  
 1200 Division Street  
 Suite 101  
 Nashville, Tennessee  
 37203  
 615.499.4387  
[vanpondarchitect.com](http://vanpondarchitect.com)




**Proposed Roof Plan**  
 SCALE 1/8" = 1'-0"

Proposed New Two-Family Residence at:  
**1705 Woodland Street**  
 Nashville, Tennessee 37206

04 NOVEMBER 2013



**Van Pond Architect, LLC**  
 1200 Division Street  
 Suite 101  
 Nashville, Tennessee  
 37203  
 615.499.4387  
[vanpondarchitect.com](http://vanpondarchitect.com)



Proposed New Two-Family Residence at:  
**1705 Woodland Street**  
 Nashville, Tennessee 37206

04 NOVEMBER 2013



**Van Pond Architect**<sub>LLC</sub>  
 1200 Division Street  
 Suite 101  
 Nashville, Tennessee  
 37203  
 615.499.4387  
 vanpondarchitect.com



Proposed Side (East) Elevation



Proposed New Two-Family Residence at:  
**1705 Woodland Street**  
 Nashville, Tennessee 37206

04 NOVEMBER 2013



**Van Pond Architect**<sub>LLC</sub>  
 1200 Division Street  
 Suite 101  
 Nashville, Tennessee  
 37203  
 615.499.4387  
 vanpondarchitect.com



Proposed Rear (North) Elevation



SCALE 1/8" = 1'-0"

Proposed New Two-Family Residence at:  
**1705 Woodland Street**  
 Nashville, Tennessee 37206

04 NOVEMBER 2013

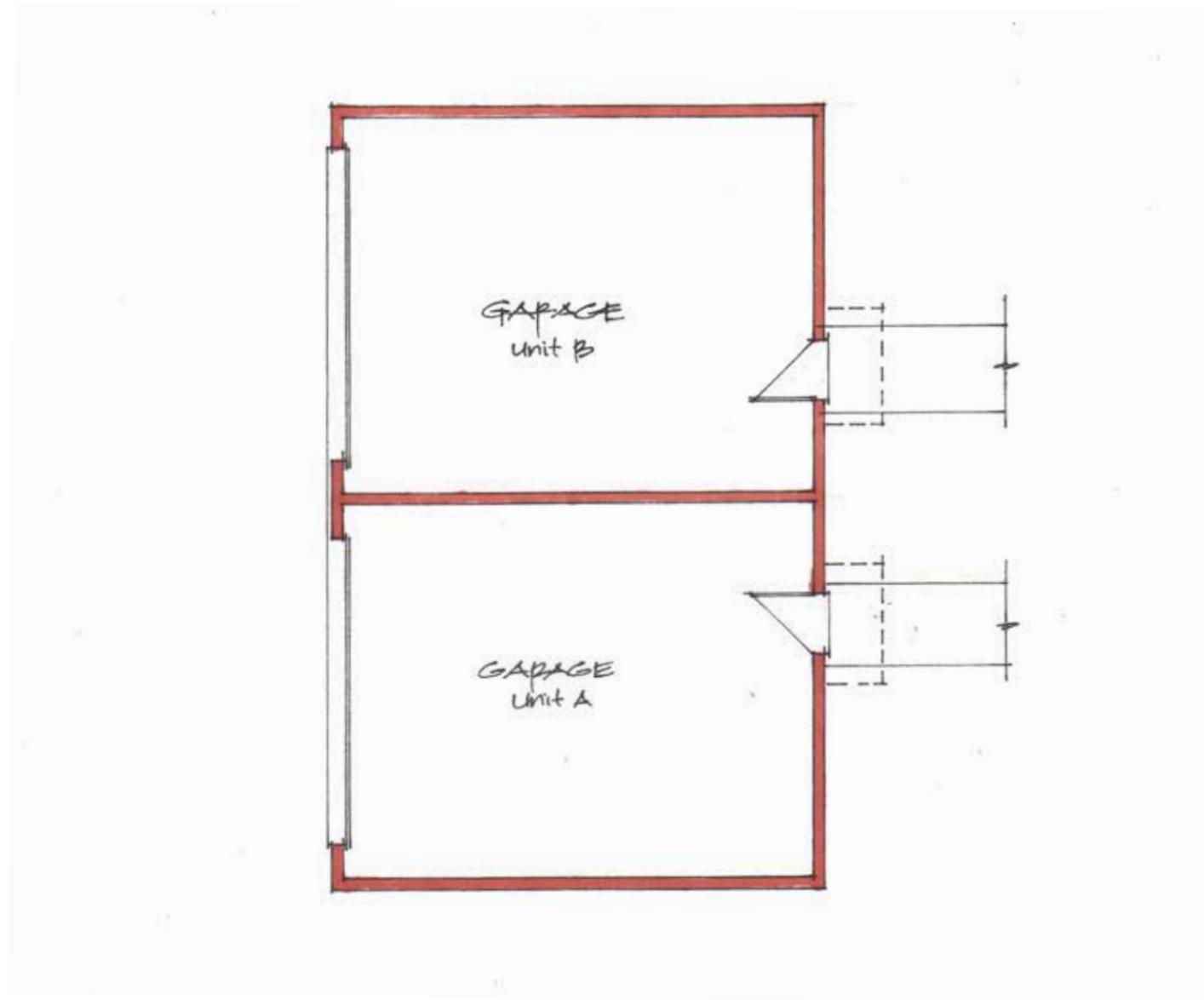


**Van Pond Architect**<sub>LLC</sub>  
 1200 Division Street  
 Suite 101  
 Nashville, Tennessee  
 37203  
 615.499.4387  
 vanpondarchitect.com

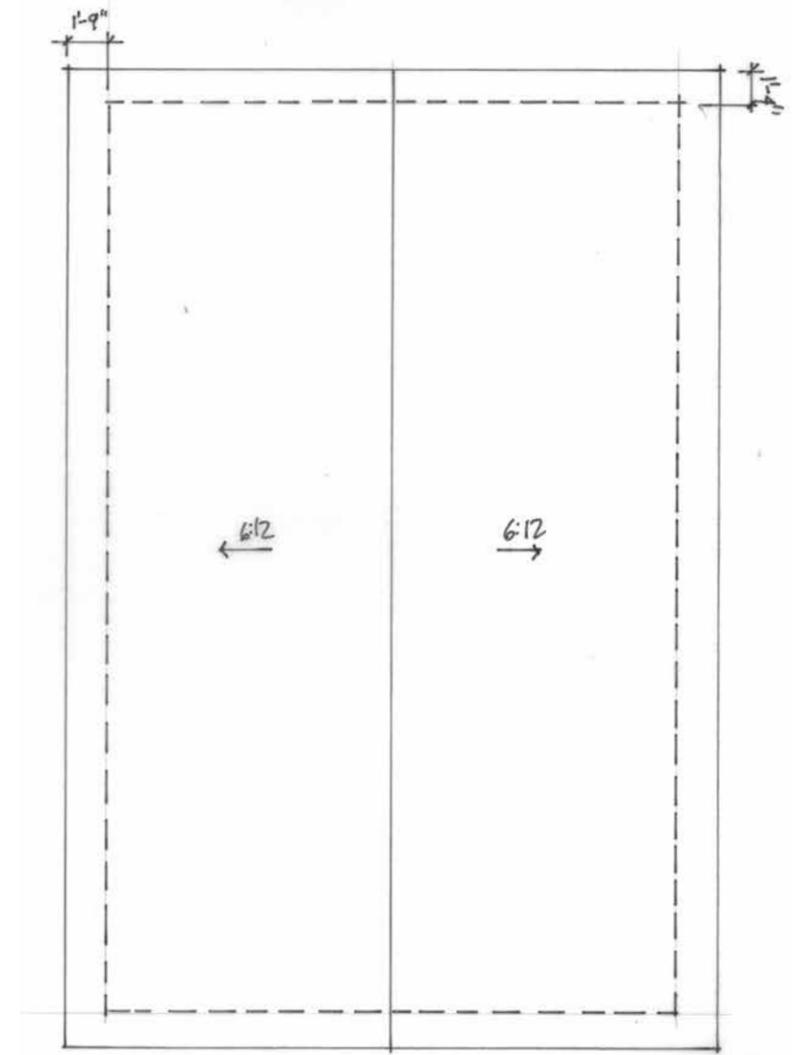


Proposed New Two-Family Residence at:  
**1705 Woodland Street**  
 Nashville, Tennessee 37206

04 NOVEMBER 2013



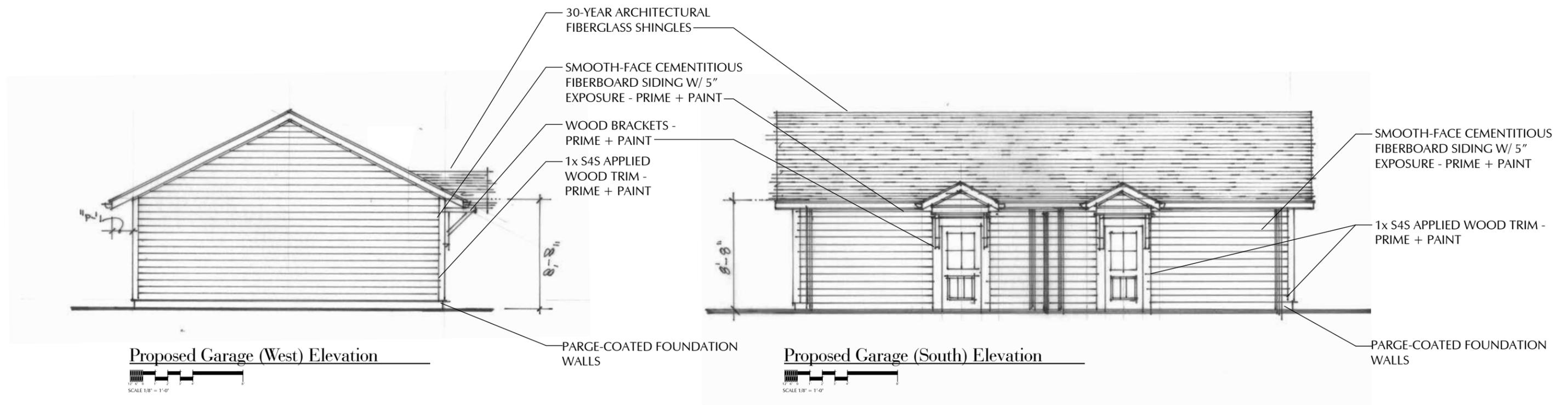
**Proposed Garage Floor Plan**  
 SCALE 1/8" = 1'-0"



**Proposed Garage Roof Plan**  
 SCALE 1/8" = 1'-0"

Proposed New Two-Family Residence at:  
**1705 Woodland Street**  
 Nashville, Tennessee 37206

04 NOVEMBER 2013



Proposed New Two-Family Residence at:  
**1705 Woodland Street**  
 Nashville, Tennessee 37206

04 NOVEMBER 2013

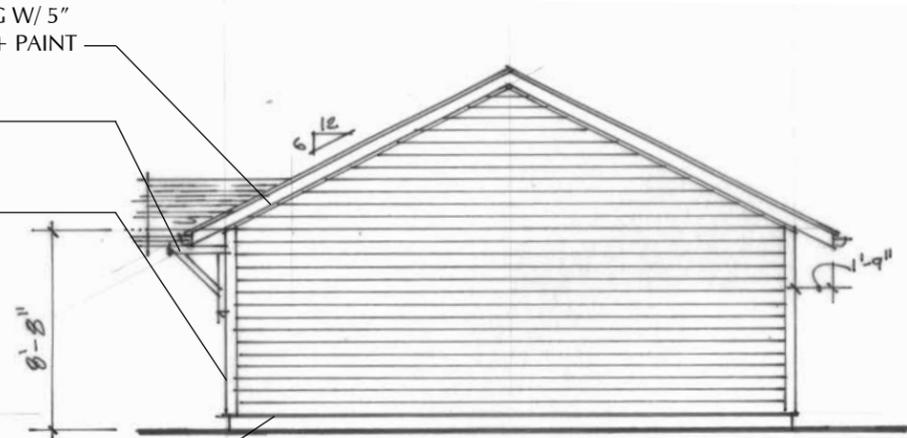


**Van Pond Architect**<sub>LLC</sub>  
 1200 Division Street  
 Suite 101  
 Nashville, Tennessee  
 37203  
 615.499.4387  
 vanpondarchitect.com

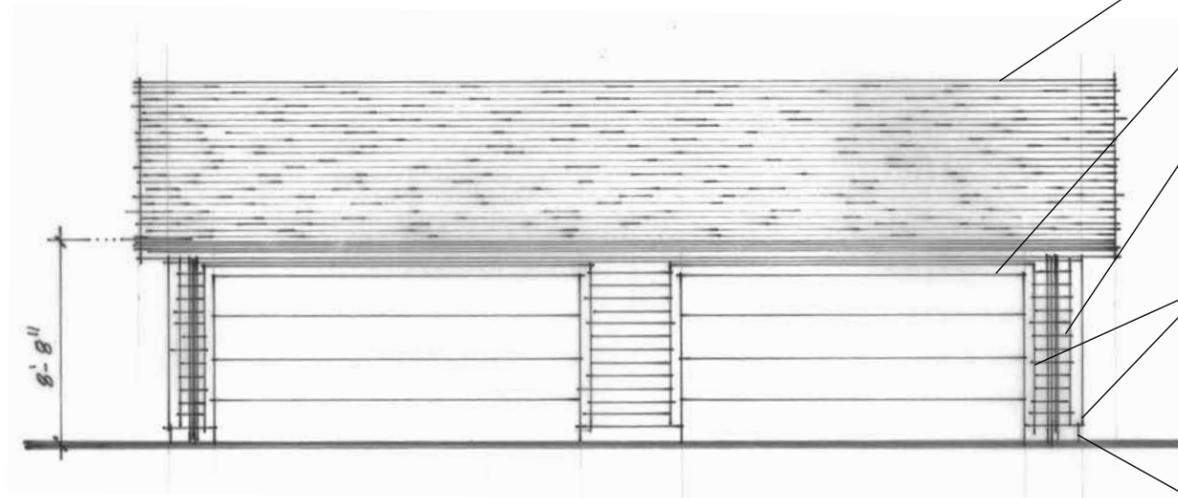
SMOOTH-FACE CEMENTITIOUS  
FIBERBOARD SIDING W/ 5"  
EXPOSURE - PRIME + PAINT

WOOD BRACKETS -  
PRIME + PAINT  
1x S4S APPLIED  
WOOD TRIM -  
PRIME + PAINT

PARGE-COATED FOUNDATION  
WALLS



Proposed Garage (East) Elevation



30-YEAR ARCHITECTURAL  
FIBERGLASS SHINGLES

INSULATED SECTIONAL  
GARAGE DOORS

SMOOTH-FACE CEMENTITIOUS  
FIBERBOARD SIDING W/ 5"  
EXPOSURE - PRIME + PAINT

1x S4S APPLIED WOOD TRIM -  
PRIME + PAINT

PARGE-COATED FOUNDATION  
WALLS

Proposed Garage (North) Elevation



Proposed New Two-Family Residence at:

**1705 Woodland Street**

Nashville, Tennessee 37206

04 NOVEMBER 2013



**Van Pond Architect**<sub>LLC</sub>  
1200 Division Street  
Suite 101  
Nashville, Tennessee  
37203  
615.499.4387  
vanpondarchitect.com