



**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**  
**1408 Woodland Street**  
**October 17, 2012**

**Application:** New construction-accessory building  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309042100  
**Applicant:** Lynn Taylor, Taylor Made Plans  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> In April of this year, the MHZC approved a new two-story house at 1408 Woodland. The applicant now requests a two-story accessory structure.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval finding that the height, massing and scale of the proposed garage to be inappropriate for the context and does not meet sections II.B.8.a and II.B.1 and 2.</p> <p>Because dropping the height significantly will alter the overall design of the building, staff is not simply recommending condition(s) for approval but a full disapproval. Disapproval will not prevent the applicant from returning to the Commission with a new design or designing a building that falls within the staff's ability to review, which would be a building with a height no greater than twenty-feet (20'), eaves no taller than ten feet (10') and a square footage of less than seven hundred (700 sq. ft.).</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
---	--

**Vicinity Map:**



**Aerial Map:**



**Background:** 1408 Woodland is a vacant lot. The house that was originally on this lot was demolished in 1990 due to a fire. In April of this year, the MHZC approved a two-story house.



Left: Previous home on this lot. Right: Current home under construction.

## **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; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding 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.*

#### **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.

#### **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.*

*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.*

#### 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.

*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.*

## 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.

## **Analysis and Findings:**

**Height & Scale:** The proposed garage is approximately twenty eight feet and three inches (28' 3" 7/8") tall on the street/facing side and twenty nine feet and five and 3/8" inches (29' 5 3/8" tall on the alley side, compared to the primary building which is twenty-nine feet (29') tall. The width is thirty feet (30'), which is the same as the primary dwelling. The footprint is approximately seven hundred square feet (700 sq.ft.) The grade drops from the back of the house to the front of the garage by approximately five feet (5'). Because of the drop in grade the accessory building will appear to be below the height of the existing building; however, the overall massing of the building is not subordinate to the primary building and is not in keeping with historic surrounding buildings. The guidelines require that new outbuildings be "compatible in terms of height and scale" with the surrounding accessory structures. The majority of accessory buildings in the immediate context are one-story.

A study of historic outbuildings in the Lockeland Springs-East End neighborhood completed in 2008 revealed that there are no historic buildings more than twenty-four feet (24') tall and only approximately 5% were two-stories with an average footprint of about 250 square feet, the largest footprint being five-hundred and seventy six square feet (576 sq. ft.).

The combination of the large footprint and a height and width that is essentially the same as the two-story primary building results in a massing that does not meet sections II.B.8.a.

**Roof shape:** The roof shape is an asymmetrical roof to match the existing house. The slopes are 12/7 and 12/5 which are appropriate for the overlay.

**Materials:** Materials include a concrete slab, cement fiber lap siding of varied reveals to match the primary dwelling, wood trim, wood windows, steel doors and an asphalt shingle roof to match the existing house.

**Details:** The detailing of the accessory building matches those of the new primary building.

**Location & Setbacks:** The garage is located towards the rear of the lot with a short gravel drive off the alley. The garage meets bulk zoning requirements.

**Proportion and Rhythm of Openings:** The proportion and rhythm of openings is similar to that of the primary dwelling.

**Recommendation:** Staff recommends disapproval finding that the height, massing and scale of the proposed garage to be inappropriate for the context and does not meet sections II.B.8.a.

Because dropping the height significantly will alter the overall design of the building, staff is not simply recommending condition(s) for approval but a full disapproval. Disapproval will not prevent the applicant from returning to the Commission with a new design or designing a building that falls within the staff's ability to review, which would be a building with a height no greater than twenty-feet (20'), eaves no taller than ten feet (10') and a square footage of less than seven hundred (700 sq. ft.).



View of the back of the house.



The garage will be located towards the back of the lot.

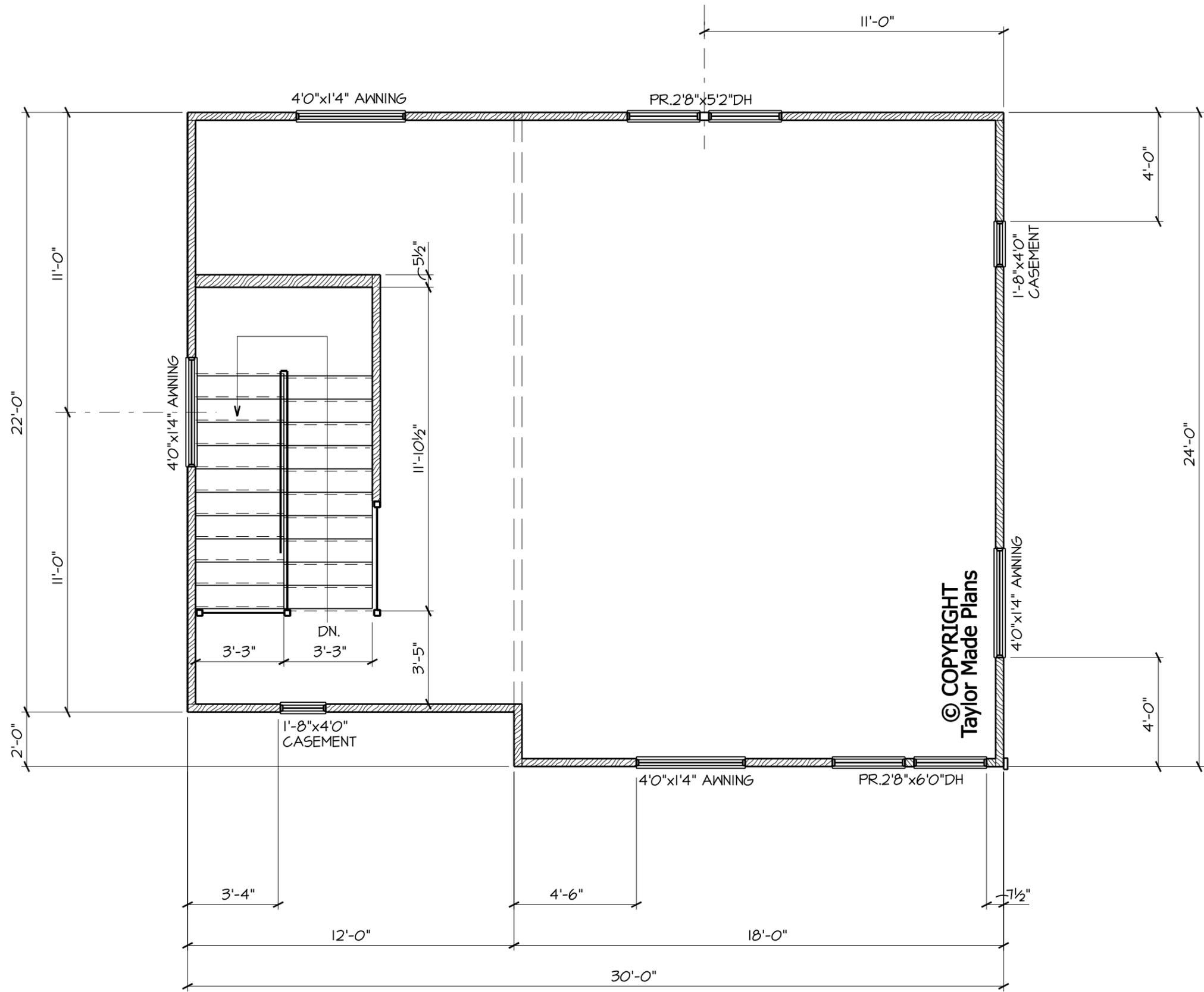
## Examples of Garages in the Vicinity



This garage at 1500 Forrest (permitted in 2011) is the tallest one in the immediate vicinity and is similar in design and conditions but is not historic, is shorter than the primary dwelling and not as wide as the primary dwelling. The square footage is less than the proposed garage (616 sq. ft. vs. 660 sq. ft) and the lot has a greater drop in grade. On the street/house facing side it is approximately twenty-two feet (22') compared to the existing building which is approximately twenty-five (25') tall. The grade drops by approximately ten feet (10') below the house. The width of the garage is approximately twenty-eight feet (28') compared to the thirty-five foot (35') width of the house.



PRELIMINARY  
NOT FOR CONSTRUCTION

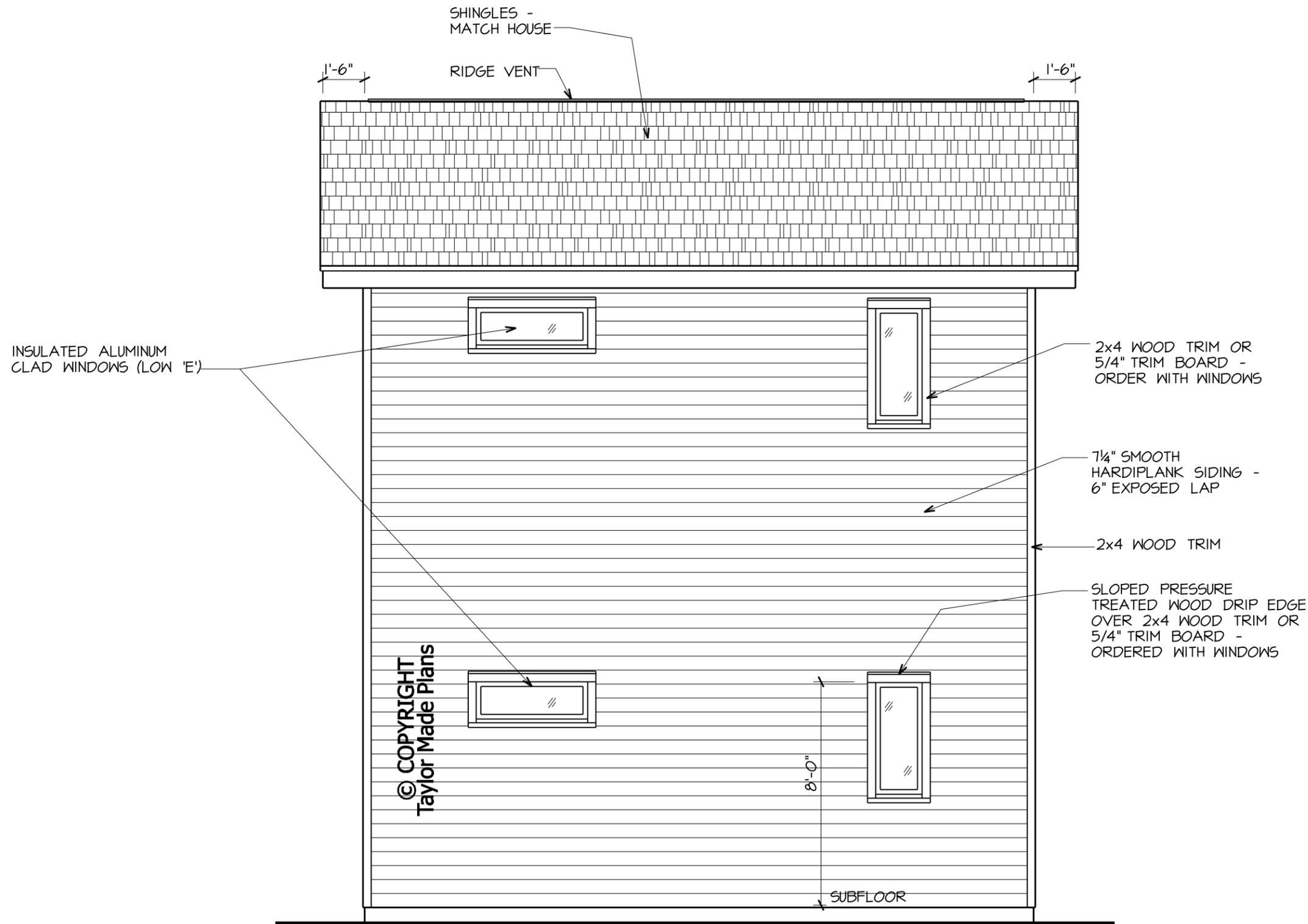


© COPYRIGHT  
Taylor Made Plans

SECOND FLOOR

10-3-12

1408 Woodland street  
Nashville, TN 37206



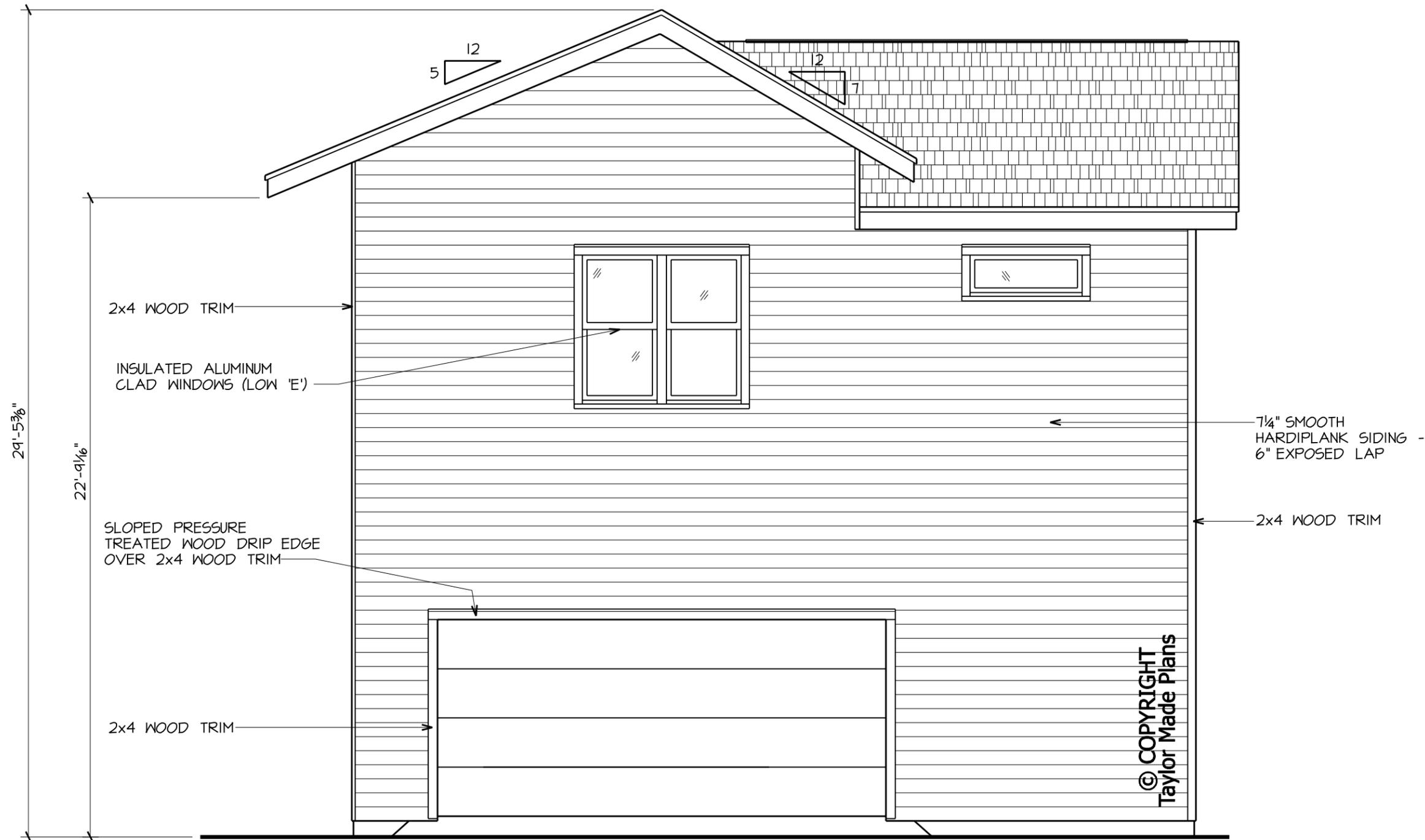
1408 Woodland street  
Nashville, TN 37206

3

**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

10-3-12



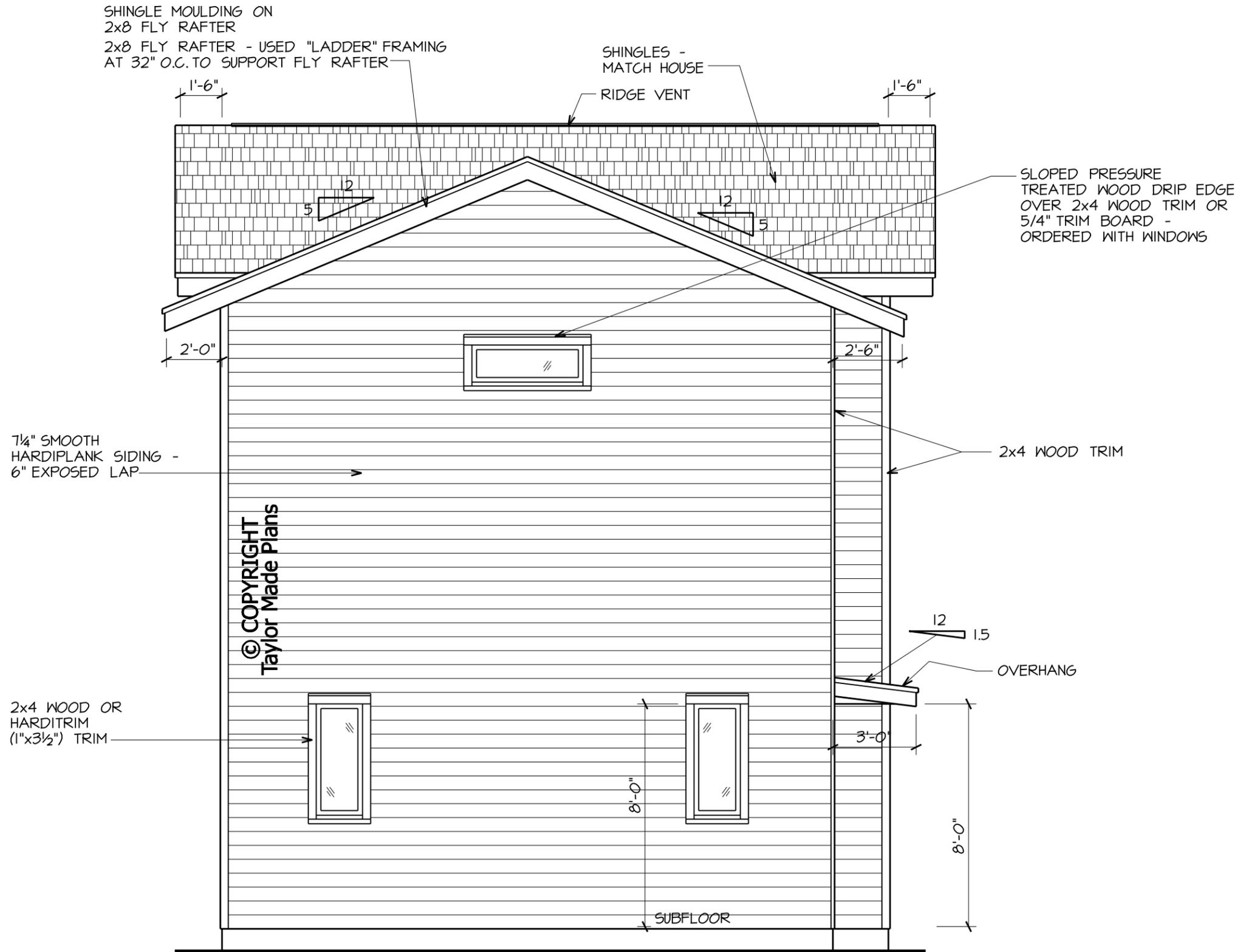
1408 Woodland street  
Nashville, TN 37206

4

REAR ELEVATION

SCALE: 1/4" = 1'-0"

10-3-12



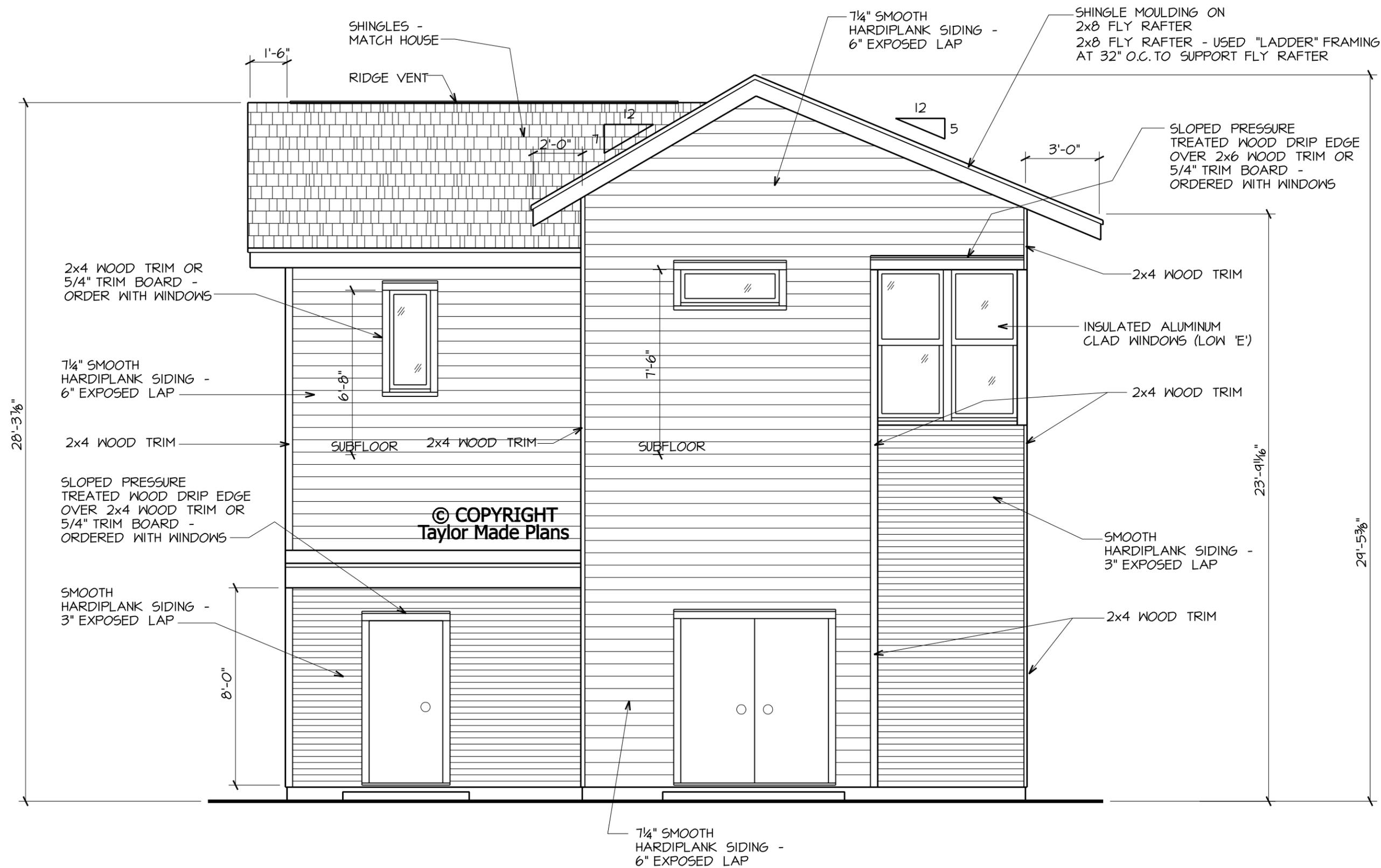
1408 Woodland street  
Nashville, TN 37206

2

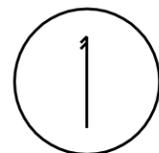
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

10-3-12



1408 Woodland street  
Nashville, TN 37206

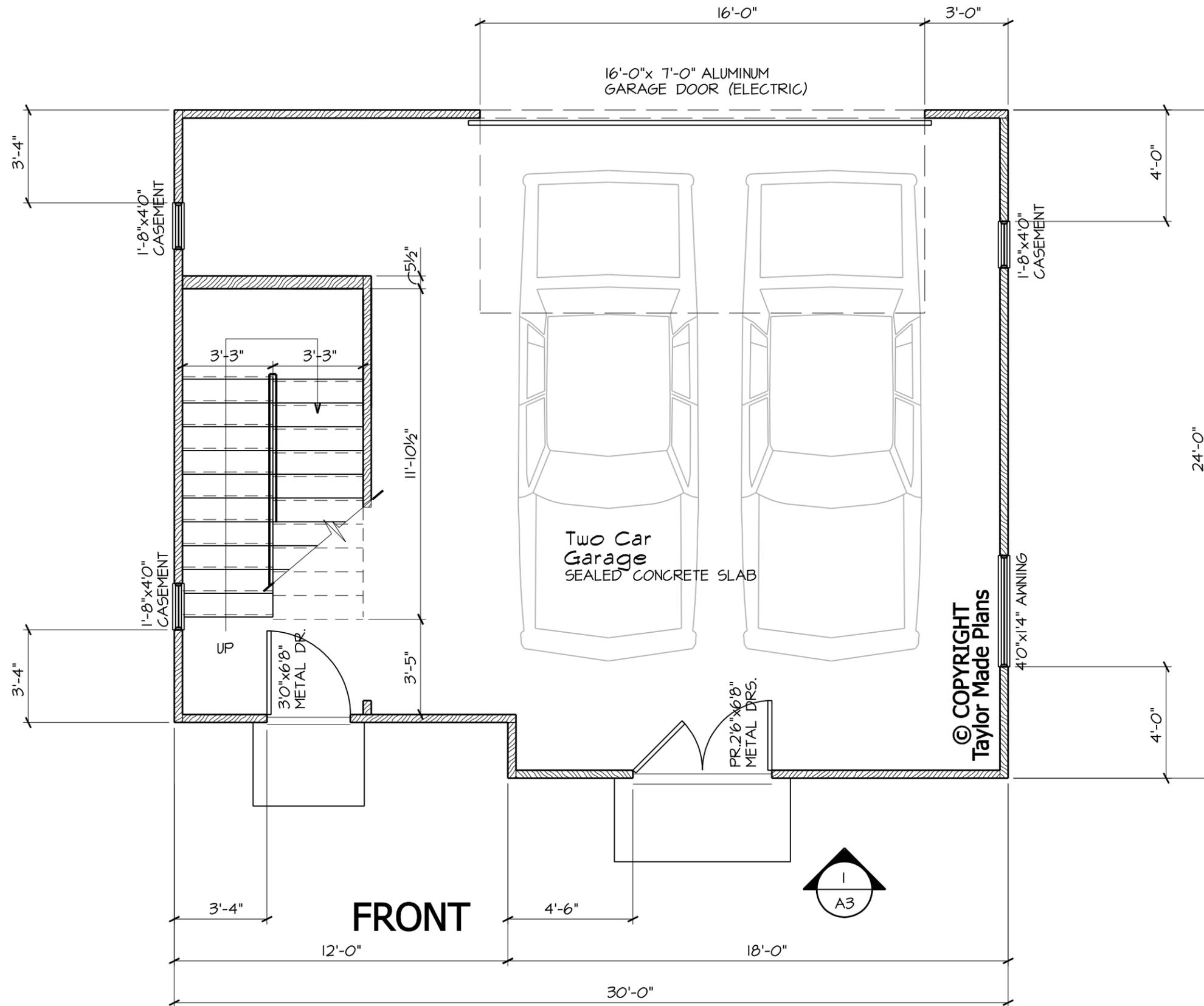


**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

10-3-12

PRELIMINARY  
NOT FOR CONSRTRUCTION



SQUARE FOOTAGE	GROSS
FIRST FLOOR	696 SQ.FT.

FIRST FLOOR

10-3-12

1408 Woodland street  
Nashville, TN 37206

© COPYRIGHT  
Taylor Made Plans