



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
1801 Woodland Street
September 17, 2014

Application: New construction—infill; Setback determination.
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310030800
Applicant: Cathedral Homes
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a new duplex infill. The project requires a side setback determination. Base zoning requires that the infill be set ten feet (10') from the 18th Street side property line, but the applicant is proposing to situate the house just six feet (6') from that property line.

Recommendation Summary: Staff recommends disapproval of the setback determination, but approval of the infill with the following conditions:

1. The width of the house be reduced to thirty-five feet (35'), and the house be shifted on the lot so that it meets the base zoning setbacks and the historic context;
2. 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;
3. Staff approve a brick sample, the roof shingle color, the design and material of the front steps and porch floor, the design and material of any front stair or porch railing, and the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Walkways be added from the street to each of the front entries of the duplex units; and
5. The HVAC units be located behind the house or on the interior lot side of the house, beyond its mid-point.

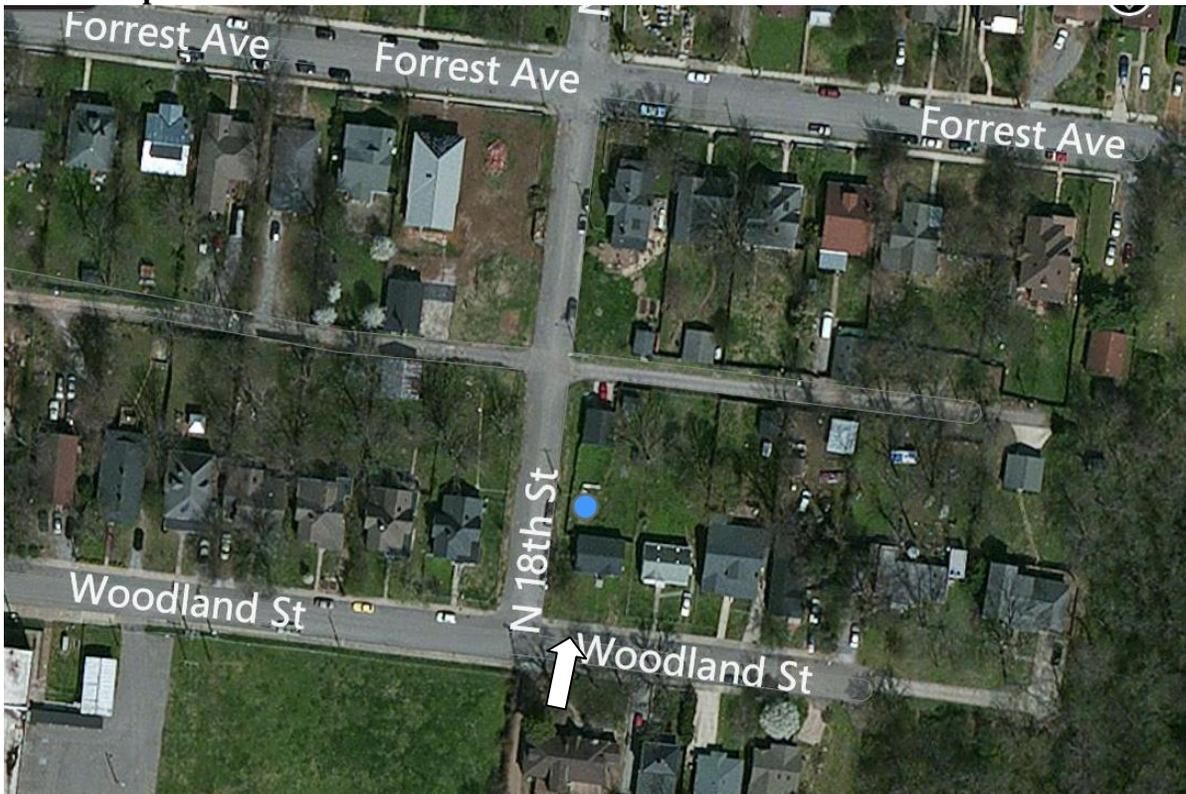
With these conditions, staff finds that the infill meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial 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.

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

Appropriate setbacks 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.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

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.

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.

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.

Background: 1801 Woodland Street is a non-contributing structure constructed c.1940 (Figures 1 & 2). MHZC staff issued an administrative permit to demolish the primary structure on the lot in September 2014.



Figure 1. 1801 Woodland Street, view from Woodland Street



Figure 2. 1801 Woodland Street, view from 18th Street

Analysis and Findings: Application is to construct new duplex infill. The project requires a side setback determination.

Setback & Rhythm of Spacing: The proposed infill does not meet all base zoning setbacks, and it therefore requires a setback determination. Base zoning requires that the infill be set ten feet (10') from the 18th Street side property line, but the applicant is proposing to situate the duplex just six feet (6') from the property line. Staff recommends disapproval of the side setback reduction because it results in a building width of thirty-eight feet (38'), which is wider than the historic context for fifty-foot (50') wide lots. In addition, the existing house on the site, as well as the historic house across 18th Street (1717 Woodland Street), also on a corner lot, are located at least ten feet (10') from the 18th Street property line. Staff finds that the context does not support a setback determination for this site.

The house does meet the base zoning requirements for setbacks on the interior lot side, where it is six feet (6') from the side property line, and on the rear, where it is more than seventy feet (70') from the rear property line. The front setback for the house will line up with the house to the east at 1803 Woodland Street, which is appropriate. Staff finds that the proposed setback determination of six feet (6') for the 18th Street side property line does not meet Section II.B.3. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*. Staff recommends disapproval of the proposed setback determination, and asks that the structure be reduced in width to thirty-five feet (35') and situated on the lot so that it meets the base zoning setbacks.

Height & Scale: The proposed infill will be one-and-a-half stories tall and will have an eave height of approximately ten feet (10') above grade and a ridge height of approximately twenty-seven feet (27') above grade. Staff finds that height matches the historic context where the historic houses are largely one to one-and-a-half stories, and between eighteen and twenty-eight feet (18' – 28') in height. The foundation height is drawn to be approximately two feet (2') tall at the front, and staff asks to verify in the field that the finished floor height is consistent with the finished floor heights of the adjacent historic houses.

The infill is proposed to be thirty-eight feet (38') wide and seventy-three feet, two inches (73'2") deep. Staff finds that the house's width does not meet the historic context. In this area, historic one-and-a-half story structures on fifty-foot (50') wide lots range in width from twenty-six to thirty-four feet (26' – 34'), although there is a structure on Forrest Avenue that is thirty-six feet (36') wide. Staff asks that the width of the structure be reduced to thirty-five feet (35') so that it meets both the base zoning setback requirements and the context of historic widths for one-and-a-half story structures on fifty-foot (50') wide lots. With the reduction of the width to thirty-five feet (35'), staff finds that the infill's height and scale meet Sections II.B.1. and II.B.2 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The primary cladding material will be smooth-face cement fiberboard siding with a five inch (5") reveal. Board and batten will be used as an accent material in the gable fields. The trim will be wood or cement fiberboard. The foundation and the porch column bases will be brick, and staff asks to review a brick sample. The porch columns will be wood, and the trim will be wood or cement fiberboard. No steps leading to the two entries were shown on the front elevation, and staff asks to approve the material of the front steps and porch floor. Staff will also want to review any railings for the steps and porch. The roof will be architectural dimensional shingles, and staff asks to approve the shingle color. The materials for the windows and doors were not specified, and staff asks to review all windows and doors prior to purchase and installation. The front doors shall be at least half glass. With the aforementioned staff reviews, staff finds that the project's materials meet Section II.B.4. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof form: The infill's primary roof form is a cross gable. The front gable will have a 16/12 slope, and the side gable will have a 12/12 slope. At the rear will be a lower sloped gable form, with a pitch of 3/12. There is a shed dormer on the front façade with a slope of 5/12. The dormer is appropriately set off of the ridge of the house, and is inset two feet (2') from the wall below. Staff finds that the infill's roof forms are compatible with the historic character of Lockeland Springs and meet Section II.B.5. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The duplex infill will be oriented so that both units have front entries facing Woodland Street, which is appropriate. The left unit will be situated behind an enclosed stoop, which is four feet (4') deep. While the design guidelines state that porches should be at least six feet (6') deep, it is appropriate for entries behind a stoop to be shallower. The right entry is located behind a partial-width front porch that is approximately eight feet (8') deep. Although the entries to the two units have different configurations, staff finds that they are compatible with each other and they are of equal importance. Staff asks that a condition of approval be that the applicant add walkways leading from the street to each of the entries. In addition, staff asks that the front porch and stoop stairs be added to the drawings. With these conditions, staff finds that the duplex's orientation

meets Section II.B.6. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The window openings are generally twice as tall as they are wide, and the windows on the second level are generally not taller than those on the first level, thereby meeting the historic proportion of window openings. There are no large expanses of wall space without a window or door opening. Staff therefore finds that the project's proportion and rhythm of openings meet Section II.B.7. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC units be located on the rear façade, or on the interior lot side façade, beyond the midpoint of the house.

Recommendation Summary: Staff recommends disapproval of the setback determination, but approval of the infill with the following conditions:

1. The width of the house be reduced to thirty-five feet (35'), and the house be shifted on the lot so that it meets the base zoning setbacks and the historic context;
2. 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;
3. Staff approve a brick sample, the roof shingle color, the design and material of the front steps and porch floor, the design and material of any front stair or porch railing, and the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Walkways be added from the street to each of the front entries of the duplex units; and
5. The HVAC units be located behind the house or on the interior lot side of the house, beyond its mid-point.

With these conditions, staff finds that the infill meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



Houses to the east of the 1801 Woodland Street



Houses to the west of the 1801 Woodland Street (across 18th Street from the site)



1802 Woodland Street, across the street from the site



1804 Woodland Street, across the street from the site



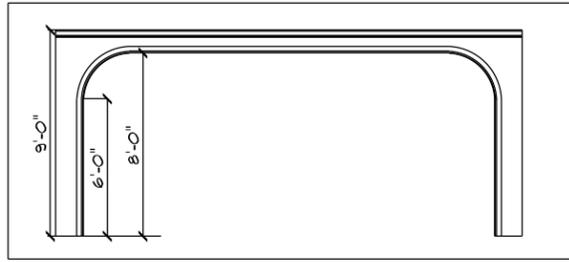
1806 Woodland Street, across the street from the site

Site plan drawing
 1801 Woodland St
 for Cathedral Homes
 103 Holly St.
 Nashville, TN
 Sept. 2014
 Zone R6 from
 Metro GIS



SCALE 1"=30'
 CONTOUR =1'

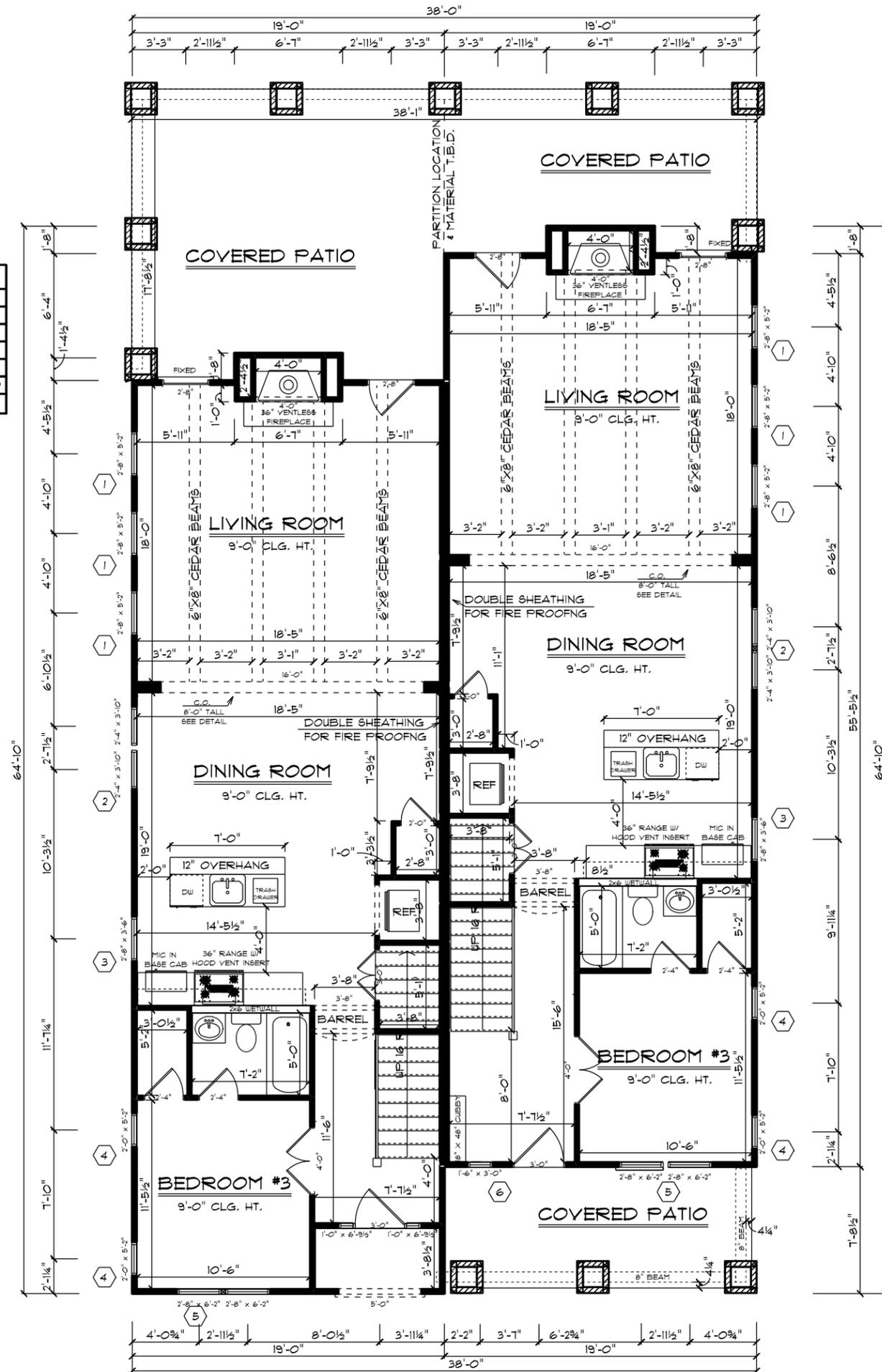




ARCHED OPENING

WINDOW SCHEDULE			
CALL OUT	QUANTITY	DESCRIPTION	GRILLE
1	6	2'-8" X 5'-2" DOUBLE HUNG PLYGEM 200 SERIES	NONE
2	2	2'-4" X 3'-10" DOUBLE HUNG PLYGEM 200 SERIES TWIN	NONE
3	2	2'-8" X 3'-6" DOUBLE HUNG PLYGEM 200 SERIES	NONE
4	4	2'-0" X 5'-2" DOUBLE HUNG PLYGEM 200 SERIES	NONE
5	2	2'-8" X 6'-2" DOUBLE HUNG PLYGEM 200 SERIES TWIN	2 VERTICAL (TOP)
6	1	1'-6" X 3'-0" CASEMENT PLYGEM 200 SERIES	NONE

FIRST FLOOR PLAN



Left Side
 Int. Footage
 First Floor.....989 SF
 Second Floor.....1104 SF
 Total.....2093 SF

Ext. Footage
 Main.....1042 SF
 Second.....1142 SF
 Total.....2184 SF

Front Porch.....30 SF
 Rear Porch.....325 SF
 Rear Upper Deck.....142 SF

Right Side
 Int. Footage
 First Floor.....1020 SF
 Second Floor.....1200 SF
 Total.....2220 SF

Ext. Footage
 Main.....1052 SF
 Second.....1245 SF
 Total.....2297 SF

Front Porch.....127 SF
 Rear Porch.....178 SF

Project Name:
 1801 Woodland
 Nashville, TN 37206

CATHEDRAL HOMES LLC

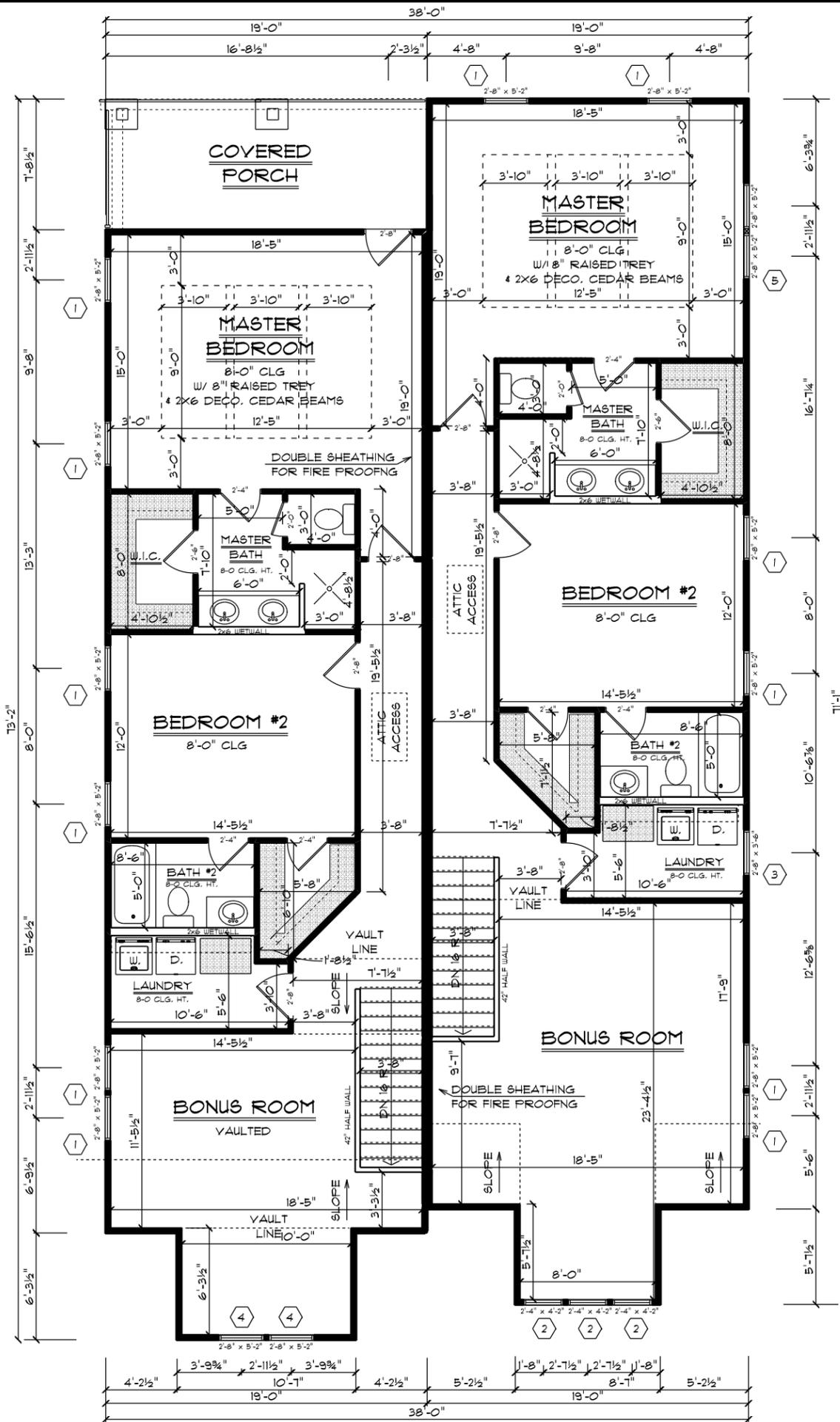
Main Floor
 Scale 1/8" = 1'

Sheet **A1**

Date: Sept 7, 2014

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER'S LIABILITY IS LIMITED TO THE ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A GENERAL GUIDE TO THE PROJECT. THE CLIENT SHALL VERIFY THE ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES AND LOCAL ORDINANCES AND THEIR REQUIREMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE BEGINNING OF CONSTRUCTION.

WINDOW SCHEDULE			
CALL OUT	QUANTITY	DESCRIPTION	GRILLE
1	12	2'-8" X 5'-2" DOUBLE HUNG FLYGEM 200 SERIES	NONE
2	3	2'-4" X 4'-2" DOUBLE HUNG FLYGEM 200 SERIES	2 VERTICAL (TOP)
3	1	2'-8" X 3'-6" DOUBLE HUNG FLYGEM 200 SERIES	NONE
4	2	2'-8" X 5'-2" DOUBLE HUNG FLYGEM 200 SERIES	2 VERTICAL (TOP)
5	1	2'-8" X 5'-2" DOUBLE HUNG FLYGEM 200 SERIES TWIN	NONE



SECOND FLOOR PLAN

Left Side
 Int. Footage
 First Floor.....989 SF
 Second Floor.....1104 SF
 Total.....2093 SF

Ext. Footage
 Main.....1042 SF
 Second.....1142 SF
 Total.....2184 SF

Front Porch.....30 SF
 Rear Porch.....325 SF
 Rear Upper Deck.....142 SF

Right Side
 Int. Footage
 First Floor.....1020 SF
 Second Floor.....1200 SF
 Total.....2220 SF

Ext. Footage
 Main.....1052 SF
 Second.....1245 SF
 Total.....2297 SF

Front Porch.....127 SF
 Rear Porch.....178 SF

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IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A COMPLETE SET OF DRAWINGS FOR THE PROJECT. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES AND LOCAL ORDINANCES AND THEIR REQUIREMENTS. MUST TAKE PRECEDENCE OVER THOSE SHOWN.

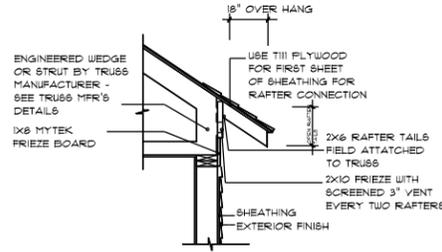
Project Name:
 1801 Woodland
 Nashville, TN 37206

CATHEDRAL HOMES LLC

Second Floor
 Scale 1/8" = 1'

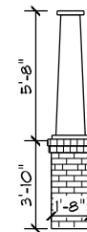
Sheet **A2**

Date: Sept 1, 2014

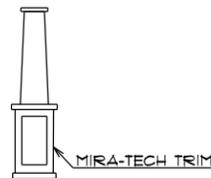


TRUSS ROOF WITH STICK FRAME RAFTER TAILS

ROOF DETAIL



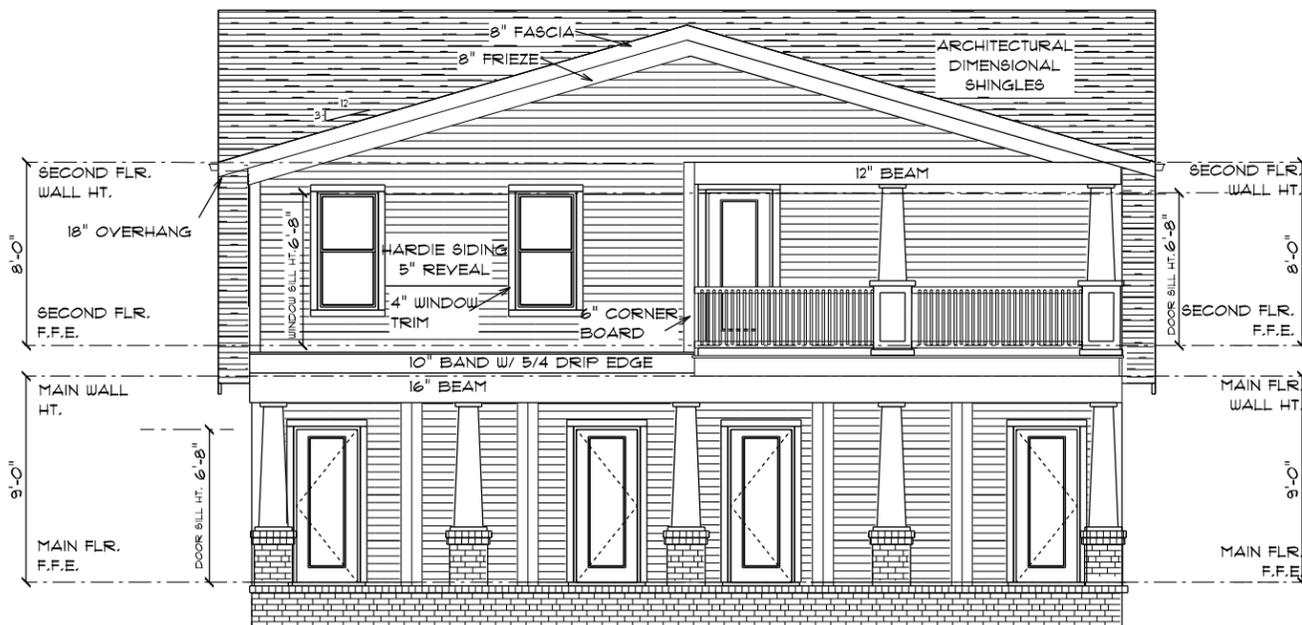
COLUMN ELEVATION



COLUMN ELEVATION



FRONT ELEVATION



REAR ELEVATION

Left Side

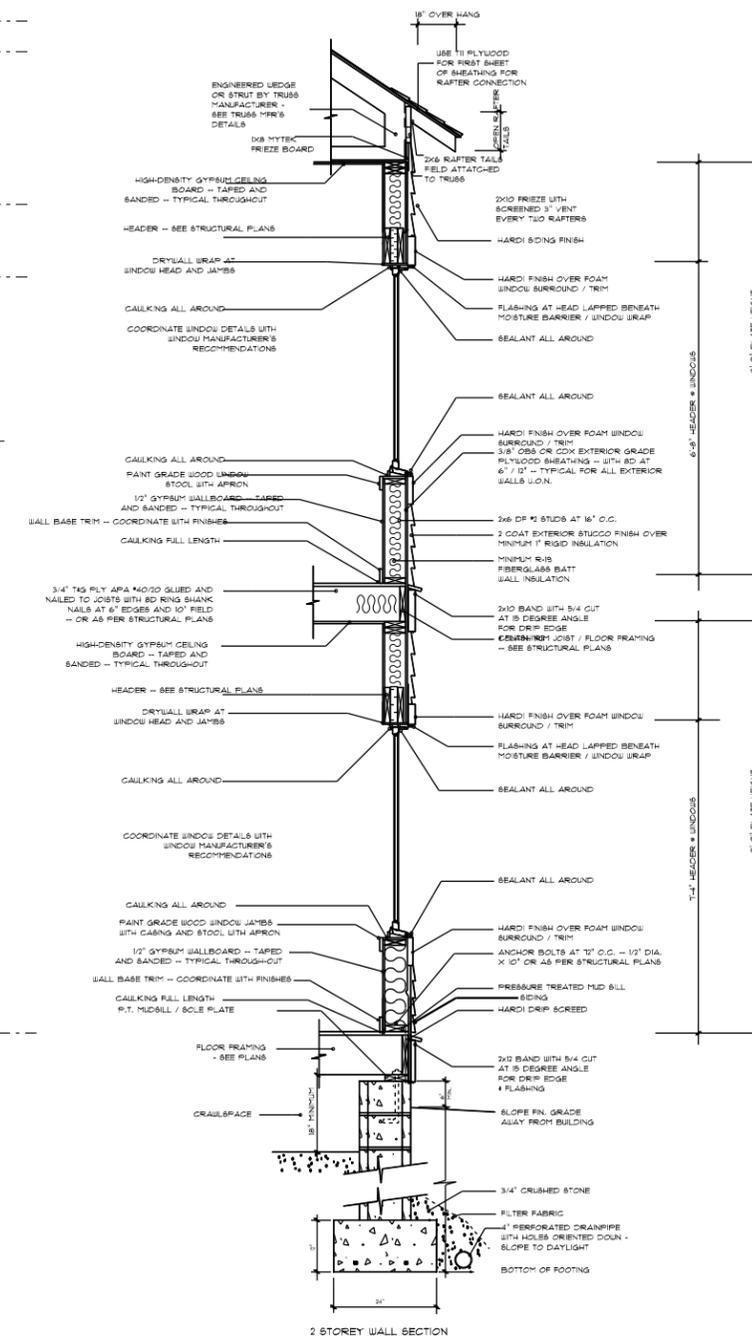
Int. Footage	
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Ext. Footage	
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Right Side

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Front Porch	30 SF
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2 STOREY WALL SECTION

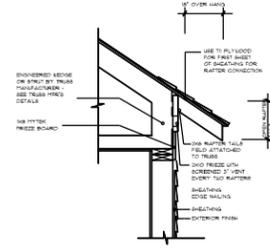
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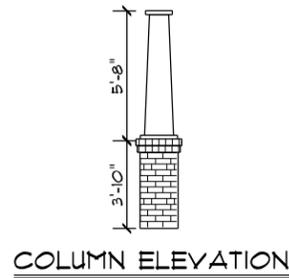
CATHEDRAL HOMES LLC

Front & Rear Elevations
Scale 1/8" = 1'

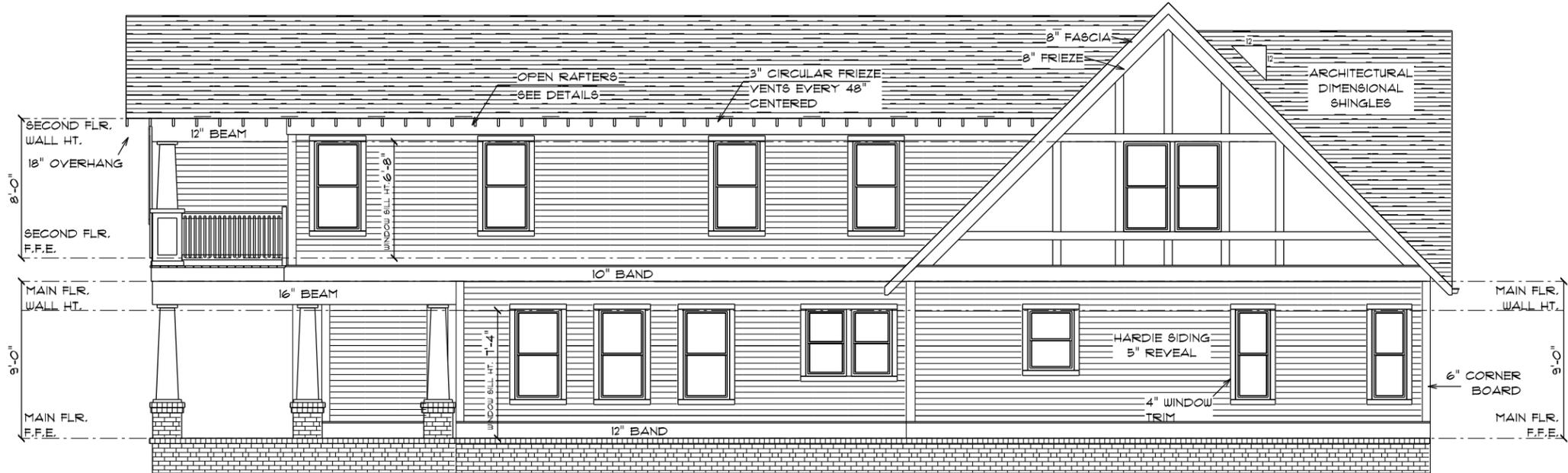


TRUSS ROOF WITH STICK FRAME RAFTER TAILS

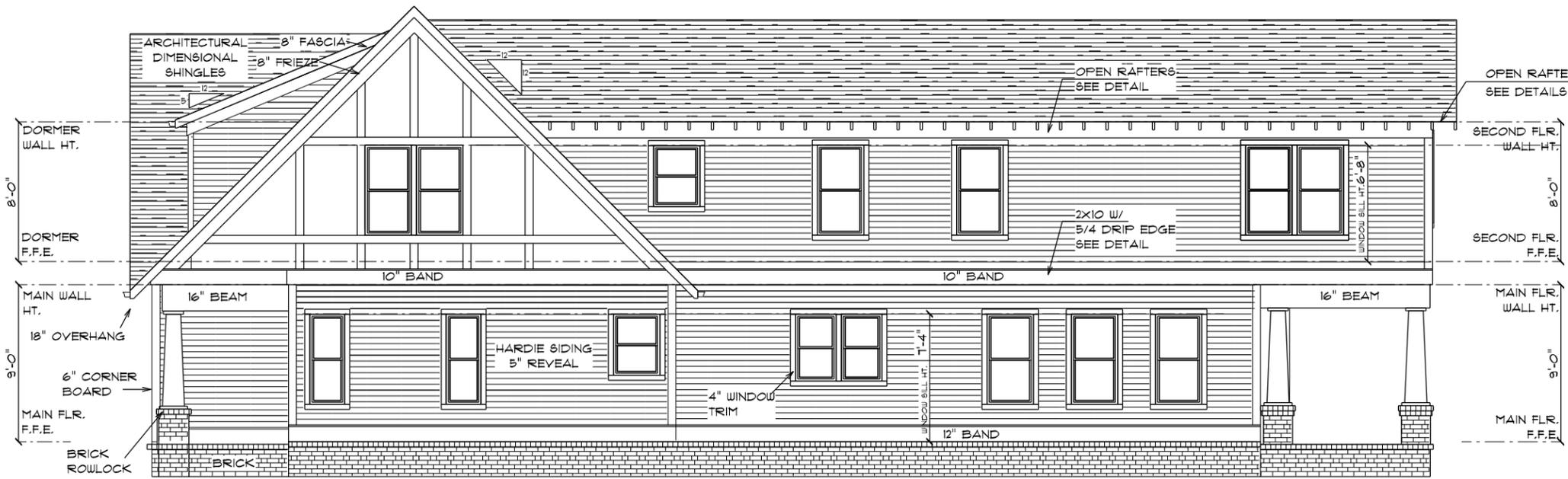
ROOF DETAIL



COLUMN ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Left Side	
Int. Footage	
First Floor.....	989 SF
Second Floor.....	1104 SF
Total.....	2093 SF
Ext. Footage	
Main.....	1042 SF
Second.....	1142 SF
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Project Name:
1801 Woodland
Nashville, TN 37206

CATHEDRAL HOMES LLC

Left & Right Elevations
Scale 1/8" = 1'