



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 December 17, 2014

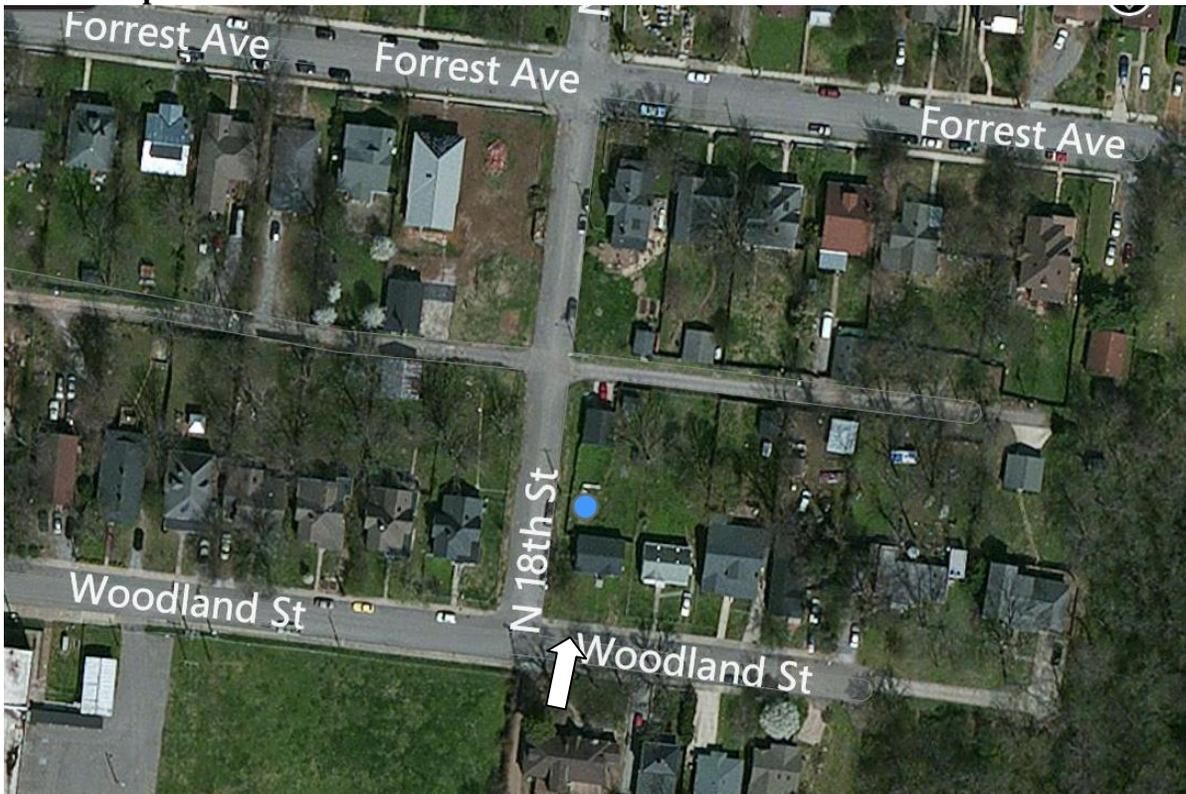
Application: Violation
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310030800
Applicant: Cathedral Homes
Project Lead: Robin Zeigler robin.zeigler@nashville.gov

<p>Description of Project: Applicant is requesting alterations to the previously approved width of the duplex, currently under construction, and a determination of new side setbacks. The setback determinations requested are different than bulk zoning requirements. The left side (18th Street) setback should be ten feet, but the house, once the brick veneer is added will be eight feet and five inches (8' 5") from the left side property line. The right rear corner of the house, once the brick veneer is added, will be four feet and four inches (4' 4") from the right property line, rather than the five feet (5') required by bulk standards.</p> <p>Recommendation Summary: Staff recommends disapproval of the proposed left setback and width of the house, finding that the revised proposal does not meet the design guidelines for rhythm of the street, scale and setbacks.</p> <p>Staff recommends approval of the right-side setback determination because of its minimal encroachment into the setback area, if the right-side property owner does not oppose the encroachment.</p> <p>Staff recommends approval of the alteration of the paired windows in the front gable-field with the condition that staff provide an administrative review of a new front elevation showing a four inch to six inch (4" to 6") mullion between the windows.</p> <p>Staff further recommends that the motion note that the decision does not alter all other previously approved or disapproved details and conditions of the project.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

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*

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.

Background: The Commission approved construction of a duplex at 1801 Woodland

Street on September 17, 2014. The foundation is currently constructed.



Analysis and Findings: Applicant is requesting alterations to the previously approved width of the duplex from thirty-five feet (35') to thirty-six feet five inches (36' 5"); to the left-side setback from ten feet (10') to eight feet and nine inches (8' 9"); to the right side setback from five feet (5') to four feet four inches (4' 4") towards the rear; and to the previously proposed window openings. The foundation is in place. Our inspecot identified that the width was incorrect when the foundation footers were poured. At that time, MHZC Staff required a correction of the footers and the left (west) section was removed and re-poured, incorrectly, a second time. The block foundation was then erected before MHZC Staff could again stop the project.

Scale, Setback & Rhythm of Spacing: The initial proposal was for a building that would be thirty-eight feet (38') wide. The width was disapproved finding that the proposed width did not meet the historic context for scale or rhythm of spacing along the street and the project was approved at thirty-five feet (35'). Houses in the immediate vicinity on lots of a similar width range between twenty eight and thirty-four feet (28' and 34') wide.

The initial proposal was for a building that was six feet (6') from the left-side (18th Street) property line, which should typically be at least ten feet (10'), according to bulk standards. There was no request for a right-side setback determination at that time. The Commission's decision was that the project should meet the ten foot (10') left-side setback as the building across 18th Street has an approximate ten foot (10') street-side setback.

The setback determinations now requested are different than bulk zoning requirements. The setbacks are further exacerbated by the fact that the brick veneer of the foundation will now extend beyond the side-wall rather than being flush with the wall as originally proposed and is typical for historic buildings. The left side (18th Street) setback should be ten feet (10'), but the house, once the brick veneer is added will be eight feet and five inches (8' 5") from the left side property line. Because the house is slightly skewed it will gradually become closer to the appropriate left-side setback but never quite meet it. The right rear corner of the house, once the brick veneer is added, will be four feet and four inches (4' 4") from the right property line, rather than the five required by bulk standards. This encroachment affects approximately four-feet of the rear of the building.

Because the Commission initially found that a left-side setback to be inappropriate and did not meet the design guidelines for setbacks, the policy for setback determinations, or the rhythm of the street, Staff recommends disapproval of the currently proposed left setback.

Because the encroachment into the right-side setback is minimal and does not include the entire right side of the house, Staff recommends approval if the right-side property owner does not oppose the encroachment.

Height, Materials, Roof Form, Orientation, Appurtenances & Utilities: There are no proposed alterations to the height, materials, roof form, orientation, appurtenances and utilities of the building.

Proportion and Rhythm of Openings: There are some alterations to the window openings. The paired windows in the front gable field initially had a four inch to six inch (4"-6") mullion between the two windows. The Commission typically requires this of paired windows as it matches historic conditions; therefore, staff recommends that the mullion be retained which will mean that the windows will need to be smaller or moved down on the wall. Staff recommends administrative review of a new front elevation.

Two horizontal windows have been added to both side elevations. Staff recommends disapproval of these windows as they do not meet the design guidelines for appropriate window proportions.

There are two windows missing on the side elevations. The second windows from the front, on both sides, have been removed in the revised proposal. These changes create unbroken walls of more than fifteen feet (15') and therefore do not meet the design guidelines for rhythm of openings.

Recommendation Summary: Staff recommends disapproval of the proposed left setback, the width of the house and the addition of horizontal windows, finding that the revised proposal does not meet the design guidelines for rhythm of the street, scale, setbacks and window proportions.

Staff recommends approval of the right-side setback because of its minimal encroachment into the setback area, if the right-side property owner does not oppose the encroachment.

Staff recommends approval of the alteration of the paired windows in the front gable-field with the condition that staff provides an administrative review of a new front elevation showing a four inch to six inch (4" to 6") mullion between the windows.

Staff further recommends that if the motion includes any approvals that it note that the decision does not alter all other previously approved or disapproved details and conditions of the project.

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

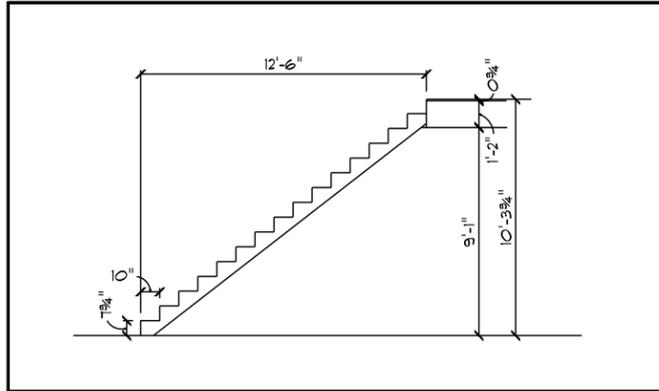


1804 Woodland Street, across the street from the site

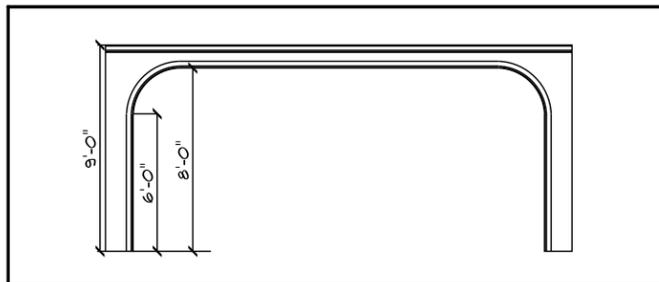


1806 Woodland Street, across the street from the site

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	2	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



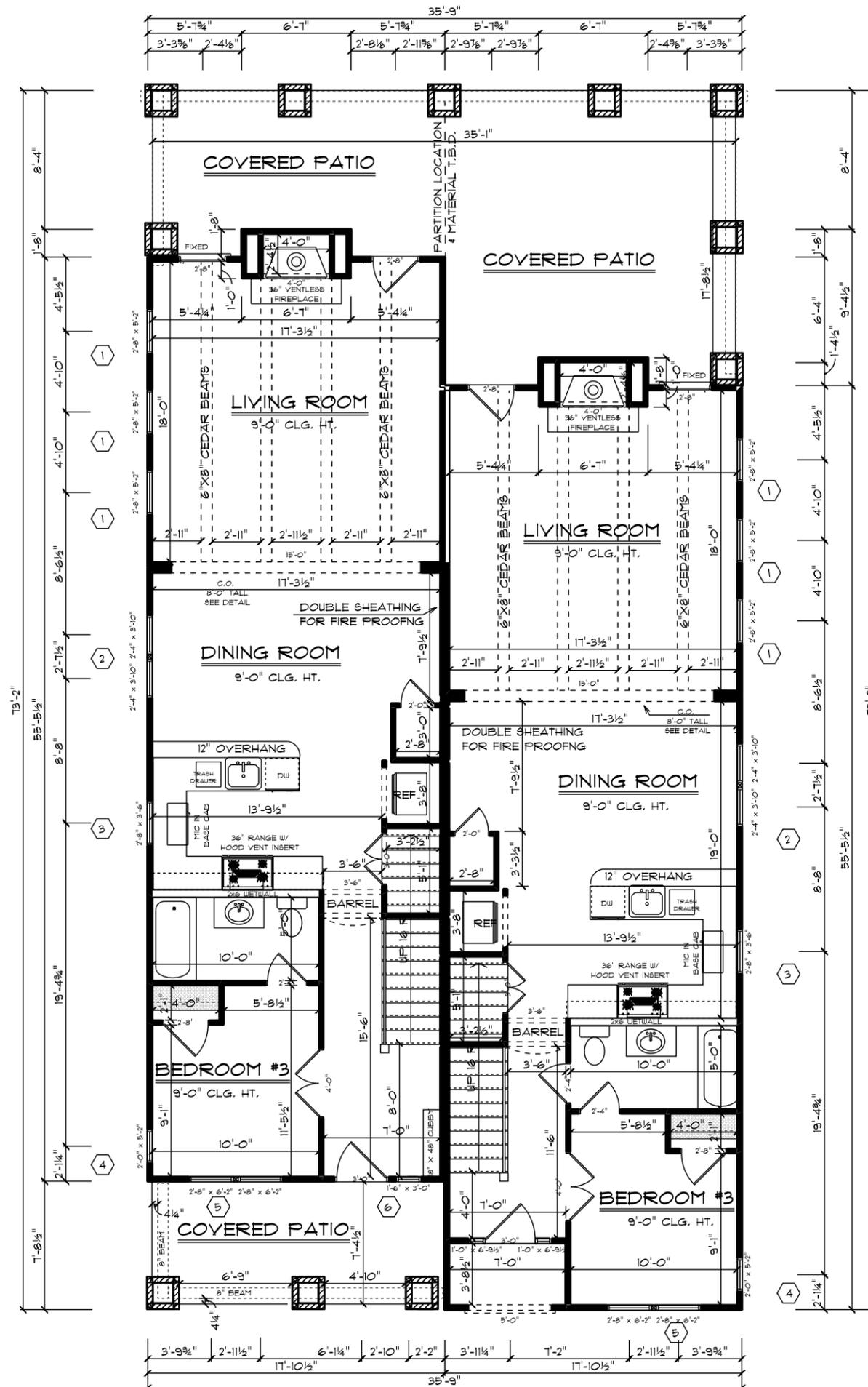
STAIR SECTION



ARCHED OPENING

Left Side	Right Side
Int. Footage	Int. Footage
First Floor.....958 SF	First Floor.....930 SF
Second Floor.....1128 SF	Second Floor.....1032 SF
Total.....2086 SF	Total.....1962 SF
Ext. Footage	Ext. Footage
Main.....1003 SF	Main.....977 SF
Second.....1178 SF	Second.....1084 SF
Total.....2181 SF	Total.....2061 SF
Front Porch.....120 SF	Front Porch.....30 SF
Rear Porch.....165 SF	Rear Porch.....305 SF
	Rear Upper Deck.....142 SF

FIRST FLOOR PLAN



Date: Oct. 28, 2014

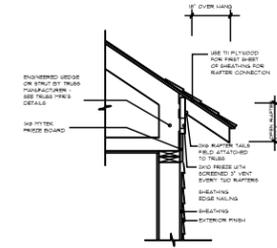
WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A BASIS FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ACCURACY AND COMPLIANCE WITH ALL REGULATIONS AND PERMITS. THE CONTRACTOR AND THEIR REPRESENTATIVES MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Project Name:
1801 Woodland
Nashville, TN 37206

CATHEDRAL HOMES LLC

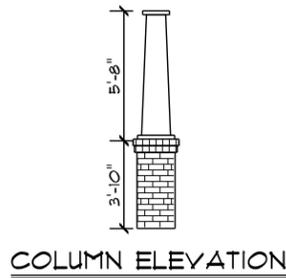
Main Floor
Scale 1/8" = 1' Printed on 11"x17" Paper

Sheet **A1**

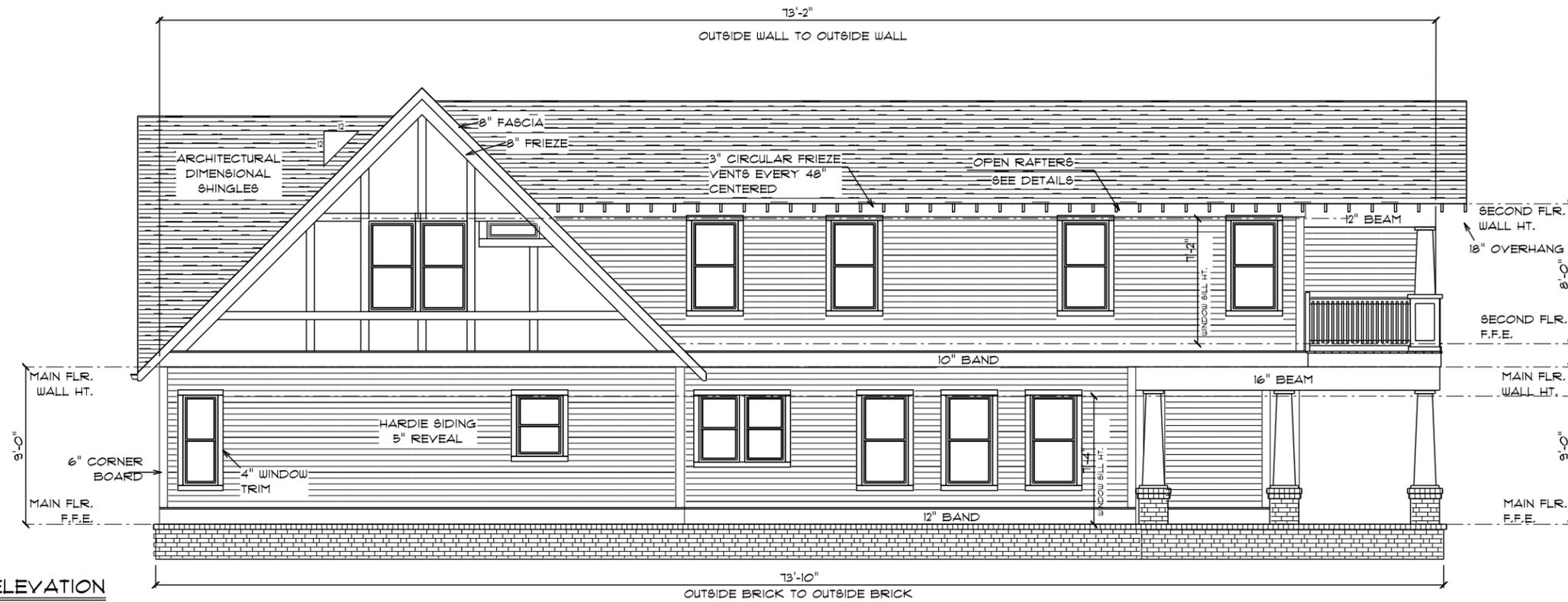


TRUSS ROOF WITH STICK FRAME RAFTER TAILS

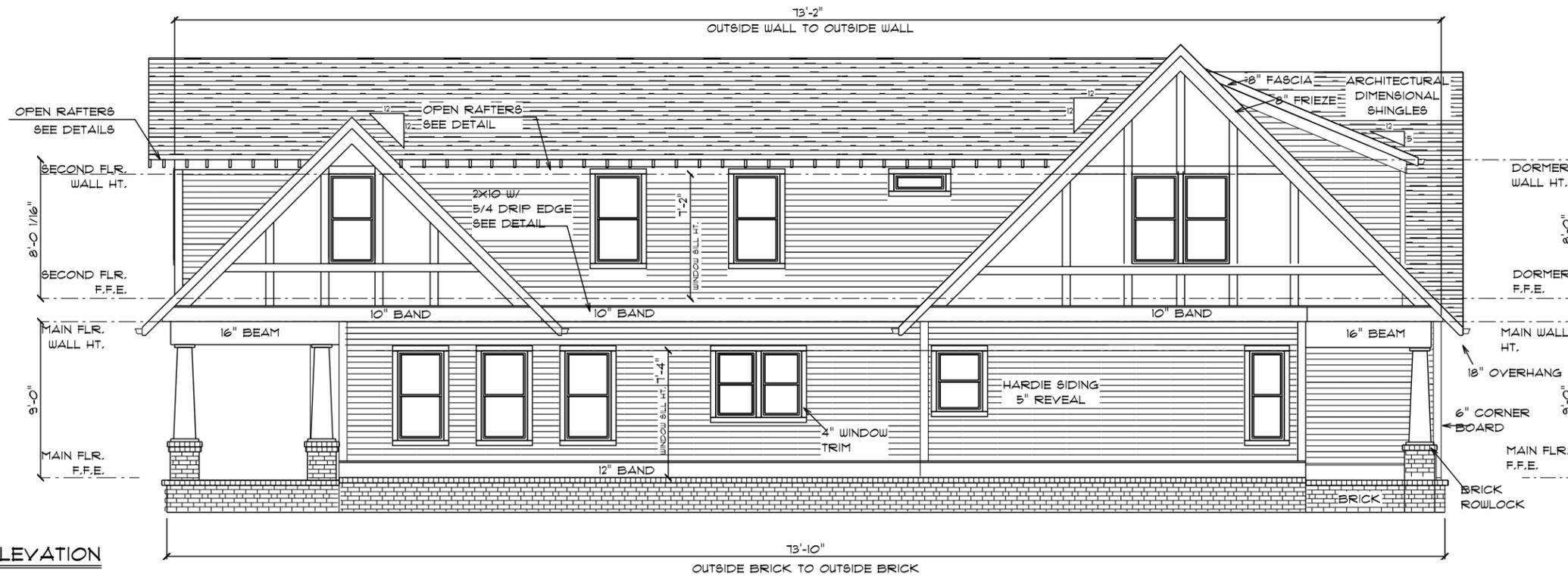
ROOF DETAIL



COLUMN ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

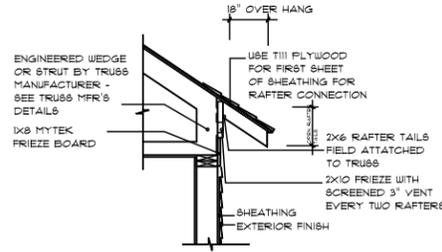
WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER, ARCHITECT, ENGINEER, CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REQUIREMENTS MUST BE VERIFIED BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A GENERAL GUIDE TO THE CONSTRUCTION OF THIS 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

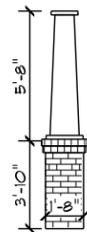
Left & Right Elevations
Scale 1/8" = 1' Printed on 11"x17" Paper

Sheet **A5**

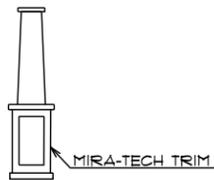


TRUSS ROOF WITH STICK FRAME RAFTER TAILS

ROOF DETAIL



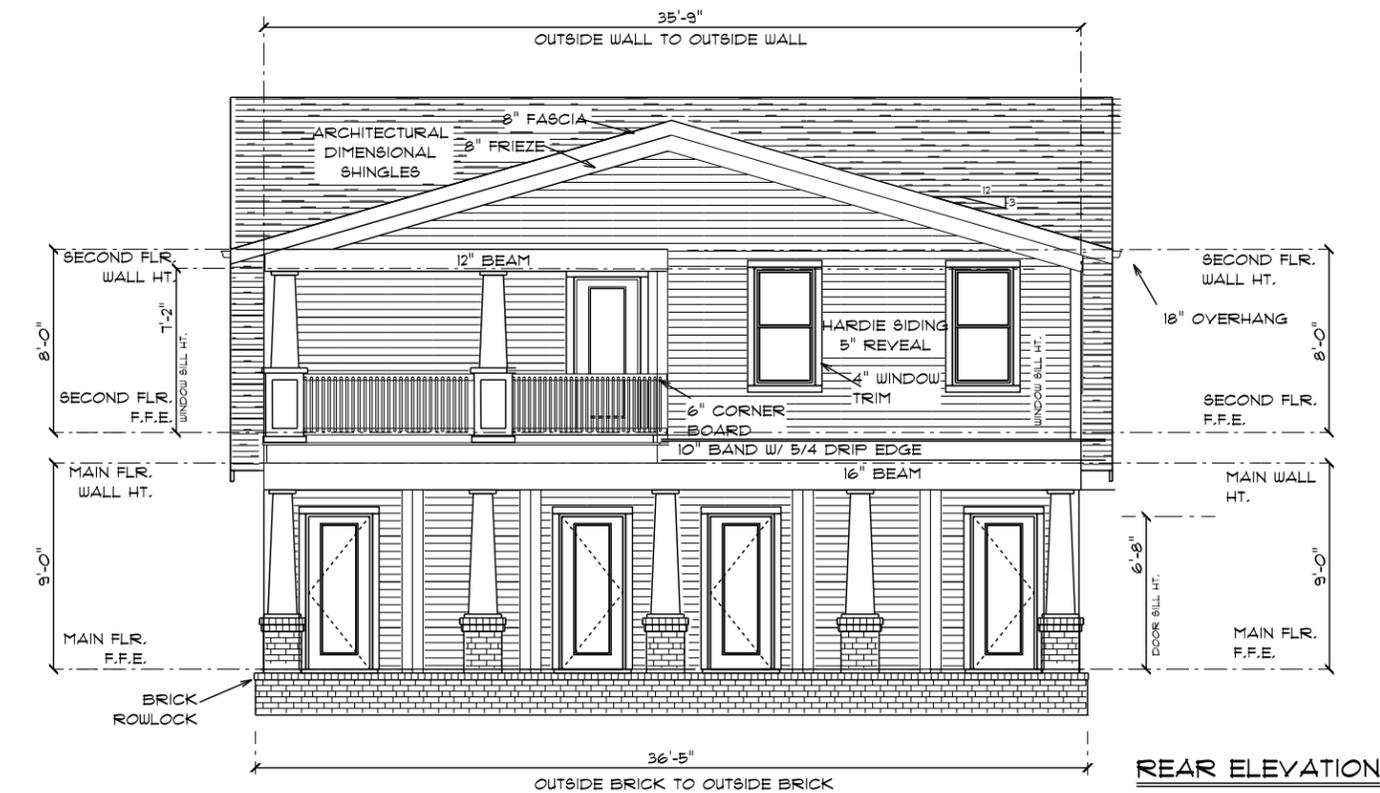
COLUMN ELEVATION



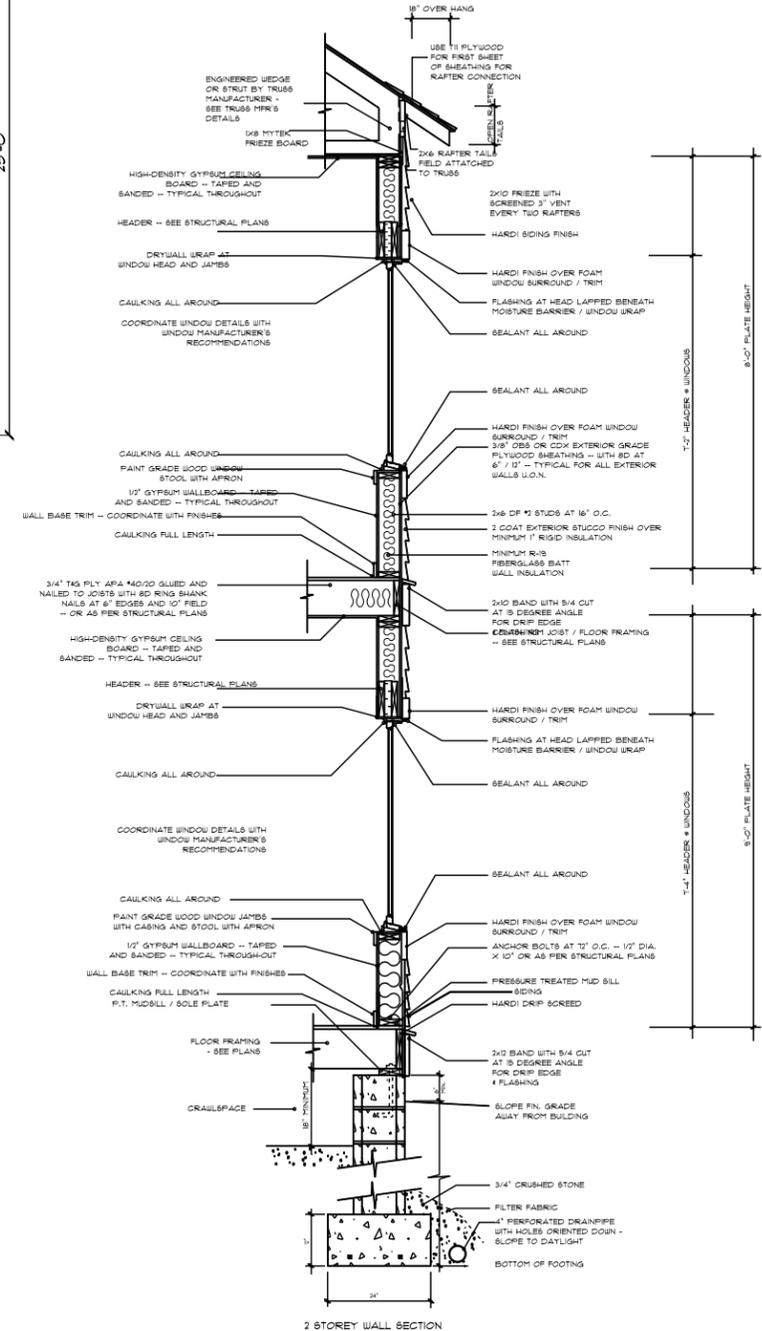
COLUMN ELEVATION



FRONT ELEVATION



REAR ELEVATION



2 STOREY WALL SECTION

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 HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE CONTRACTOR TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATIONS. THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND LOCAL ORDINANCES AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Project Name:
1801 Woodland
Nashville, TN 37206

CATHEDRAL HOMES LLC

Front & Rear Elevations
Scale 1/8" = 1' Printed on 11"x17" Paper

Sheet **A4**

Date: Oct. 28, 2014

WINDOW SCHEDULE			
CALL OUT	QUANTITY	DESCRIPTION	GRILLE
1	13	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	2	3'-0" X 1'-0" FIXED FLYGEM 200 SERIES	NONE
4	2	2'-8" X 5'-2" DOUBLE HUNG FLYGEM 200 SERIES	2 VERTICAL (TOP)

Left Side
 Int. Footage
 First Floor.....958 SF
 Second Floor.....1128 SF
 Total.....2086 SF

Right Side
 Int. Footage
 First Floor.....930 SF
 Second Floor.....1032 SF
 Total.....1962 SF

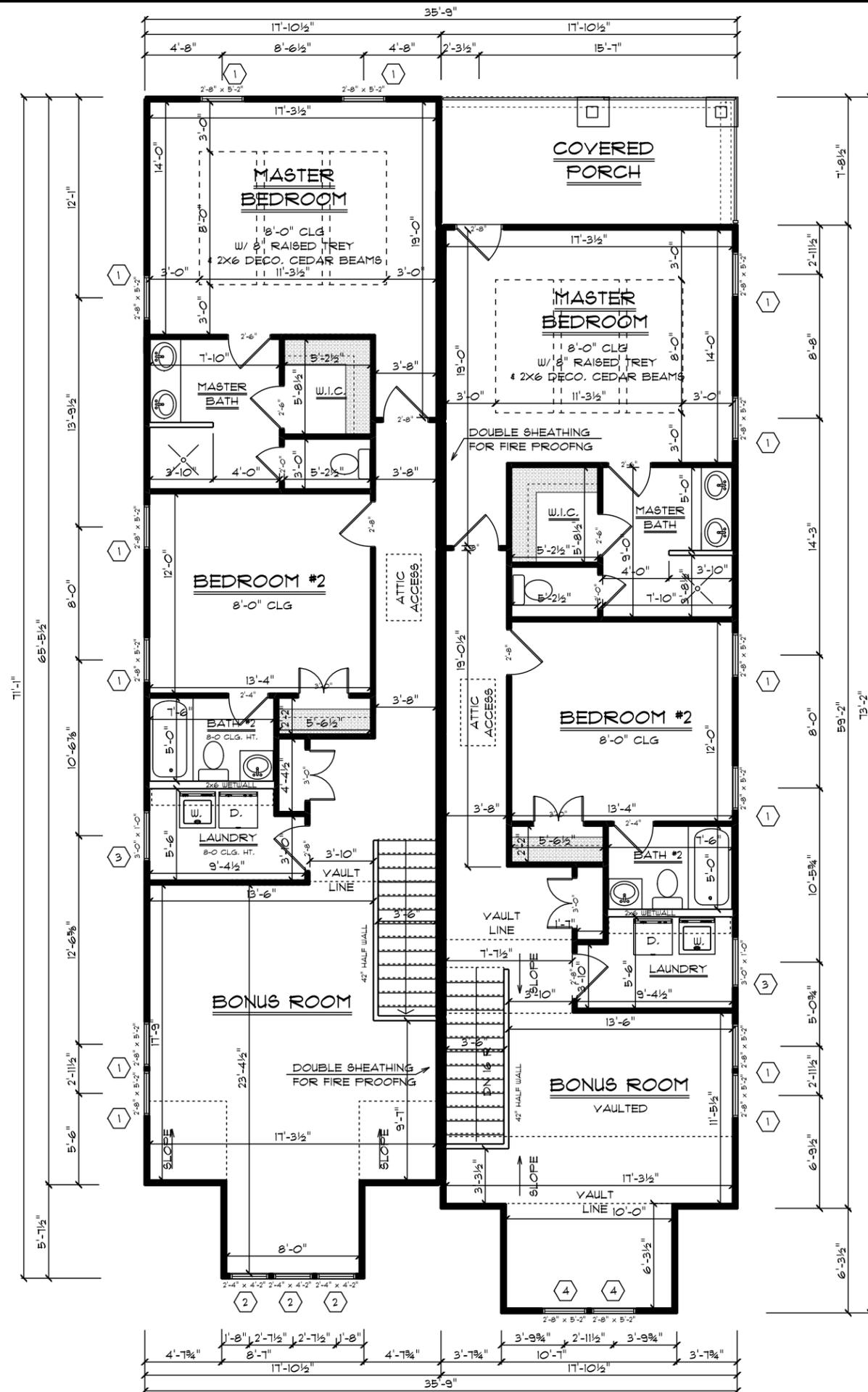
Ext. Footage
 Main.....1003 SF
 Second.....1178 SF
 Total.....2181 SF

Ext. Footage
 Main.....977 SF
 Second.....1084 SF
 Total.....2061 SF

Front Porch.....120 SF
 Rear Porch.....165 SF

Front Porch.....30 SF
 Rear Porch.....305 SF
 Rear Upper Deck.....142 SF

SECOND FLOOR PLAN



Date: Oct. 28, 2014

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE CLIENT WITH THE BEST POSSIBLE PROJECT. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES TO OBTAIN PERMITS 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' Printed on 11"x17" Paper

Sheet **A2**