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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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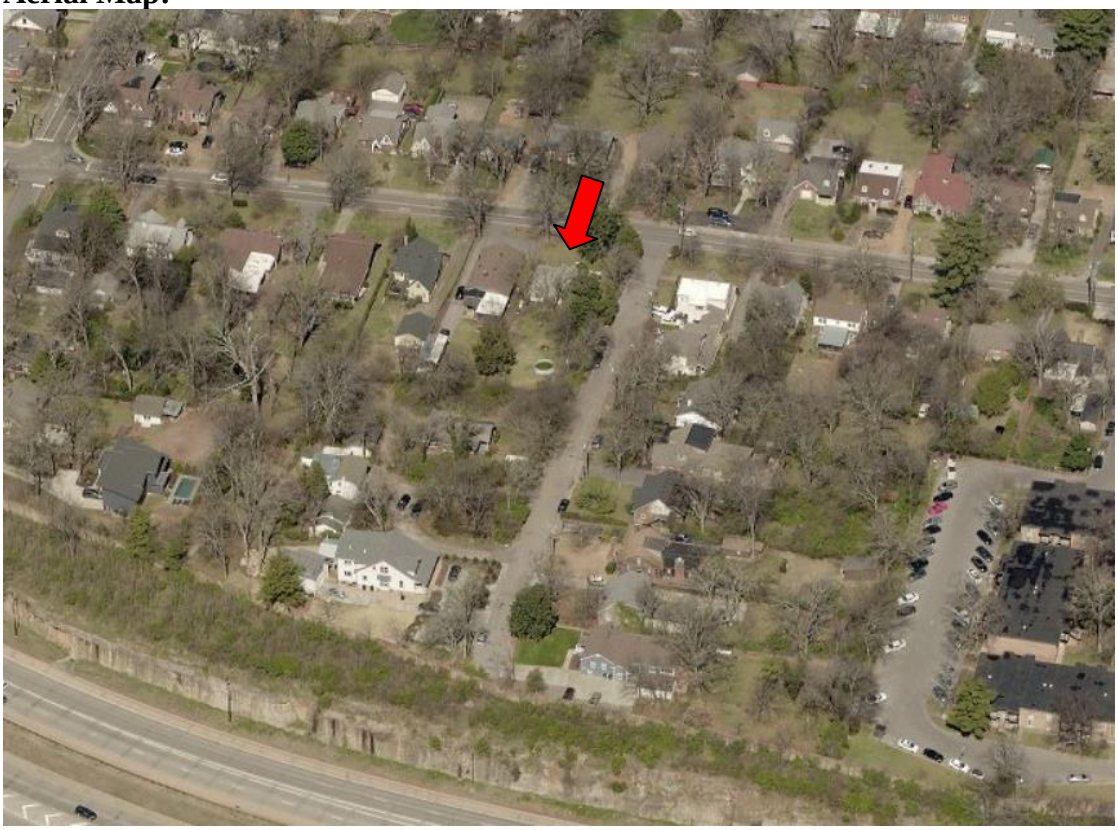
STAFF RECOMMENDATION
2701 Woodlawn Drive
November 15, 2017

Application: New construction – addition and outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415041700
Applicant: Manuel Zeitlin
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition that is taller than the historic house and an outbuilding. The outbuilding will not be used as a Detached Accessory Dwelling Unit as the lot is zoned single-family. **Recommendation Summary:** Staff recommends approval of the project with the following conditions: **1.** Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; **2.** Staff approve the roof color, dimensions, and texture; **3.** All window openings with two or more window have a four to six inch mullion in between them; and **4.** The HVAC be located behind the house or on either side, beyond the mid-point of the house. With these conditions, staff finds that the project meets Section II.B. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, 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.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill 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. 17.40.410).

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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by

not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic 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.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

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.

Parking areas and Driveways

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.

g. 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.

h. Outbuildings
(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof
· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and

shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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

Outbuildings: Siding and Trim
· Brick, weatherboard, and board-and-batten are typical siding materials.
· 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.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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.*

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line.
For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. 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.

j. 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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

2. ADDITIONS

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie into the existing roof should be at least 6" off the existing ridge.

In order to assure than an addition has achieved proper scale, the addition should:

· No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

· An extreme grade change

· Atypical lot parcel shape or size

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. Additions should follow the guidelines for new construction.

Background: 2701 Woodlawn Drive is a c. 1938 frame cottage that contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay (Figures 1-5).

Figure 1. 2701 Woodlawn Drive front façade.

Figure 2 (left) front and right façade .

Figure 3 (right) the house's left facade

Figure 4. The rear façade

Figure 5. House's right facade

Analysis and Findings: Application is to construct a rear addition that is taller than the historic house and an outbuilding. The outbuilding will not be used as a Detached Accessory Dwelling Unit.

Height & Scale: The historic house is relatively small in scale; it is a true one-story house with a footprint of approximately one thousand, three hundred, and twenty square feet (1,320 sq. ft.). It sits on a large lot that is more than eleven thousand square feet (11,000 sq. ft.). A portion is just sixteen feet (16') tall at the front of the house.

The applicant is proposing a true one-story addition to the historic house. The addition, however, will be approximately three feet, six inches (3'6") taller than the historic house. Staff finds the extra height to be appropriate in this instance for several reasons. The lot slopes up from the front of the house to the back, providing a challenge to build an addition that is shorter than the historic house. At the back of the house, the ridge of the historic house is just fourteen feet (14') above grade, which is unusually short, even for a one story house. The maximum height of the addition will be eighteen feet, six inches (18'6"), which is lower in height than nearly all of the historic context. By comparison, the houses in the immediate vicinity are between nineteen and twenty-eight feet (19'-28') in height. The addition, therefore, will not be out of scale with the larger neighborhood as a whole. Moreover, the extra height of the addition does not occur until more than fifty-feet (50') beyond the front of the house, as the addition connects to the house with a low, inset connector. The location of the extra height minimizes its impact on the historic house. Lastly, the addition's hipped and gabled roof forms also help to minimize the impact the extra height has on the historic house. For these reasons, staff finds the addition's height to meet the design guidelines.

The addition is inset one foot, six inches (1'6") from the left back corner of the historic house, and two feet, three inches (2'3") from the back right corner. Staff finds the insets to be appropriate. After a depth of six feet (6'), the addition steps back out to match the main side walls of the house. On the right side, after a depth of approximately nine feet, six inches (9'6"), the addition steps out again another six feet (6'). This part of the addition will still be behind the historic house's side porch; the addition will be no wider than the historic house. Staff therefore finds its width to be appropriate.

Typically, the Commission does not approve additions that more than double the footprint of the historic structure. In this case, the existing house has a footprint of approximately one thousand, three hundred, and twenty square feet (1,320 sq. ft.), and the applicant is proposing an addition with a footprint of approximately one, thousand, eight hundred, and forty square feet (1,840 sq. ft.). The addition will more than double the footprint of the historic house. Staff, however, finds the footprint to be appropriate, in this instance, for two main reasons. First, the proposed addition is a true, one-story addition. Many additions that MHZC approves are one-and-a-half to two stories in height, but because of the shortness of the historic house, the addition can be just one story in height. Second, the existing house has a relatively modest footprint on a large lot. A larger footprint for an addition will have less of an impact on the historic house and the historic neighborhood because of the large lot size.

Staff finds that the addition's height and scale to meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house, which is

appropriate. It is inset from the back corners of the house, and connects to the house with connecter that is lower in height. The addition is designed so that if it were to be removed in the future, its overall historic character would not be negatively altered. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds that the addition's design meets Sections II.B.2.a and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It is a minimum of ten feet (10') from the 27th Avenue South property line, five feet (5') from the right property line, and sixty feet (60') from the rear property line. Staff finds that the proposed setbacks meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Rear doors	Not indicated	Unknown	Unknown	Yes
Driveway	Concrete	Typical	Yes	No

Staff recommends final approval of the all windows and doors and the roof color. With staff's final approval of all material choices, staff finds that the project meets Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The addition connects to the historic house's roof with a low gable. The taller portion of the house has a hipped roof with a slope of 6/12. This roof form helps to reduce the impact of the addition's taller height and is appropriate. The section of the addition that extends out to the left side has a clipped gable roof with a slope of 6/12. The rear section of the addition also has a clipped gable with a slope of 6/12. Staff finds that the roof forms are appropriate to the historic house and meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not have any entries facing Woodlawn or 27th Avenue South and therefore will not affect the historic house's orientation towards Woodlawn Drive. Staff finds that the addition meets Sections II.B.1.f. and II.B.2. of the design guideline.

Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing house were indicated on the plans. On the 27th Avenue South elevation, all the windows are vertically oriented. However, there is an expanse of fourteen feet (14') without a window or door opening. Staff finds this to be acceptable because it is at the back of the addition and is on a wall that is pushed back twenty-two feet (22') from the main wall of the addition. On the right elevation, there is an expanse of twenty-three feet (23') without a window or door opening. Staff finds this to be appropriate because there is not on a street-facing façade and because the expanse does not start until over sixty-three feet (63') from the front of the house. It will not be highly visible from the street. Staff recommends that all window openings with two or more windows have a four to six inch (4"-6") mullion in between the window. With this condition, staff finds the project's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the 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 be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuilding: The applicant is proposing a one-story outbuilding at the rear of the property. The outbuilding will not be used as a dwelling unit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross-gable w/ clip	Yes
Primary roof slope	6/12 & 12/12	Yes

Since the form and slopes are similar to historic outbuildings, staff finds that the outbuilding meets Section II.B.h.1 of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The outbuilding will be visible from 27th Avenue South, and staff finds that its design is appropriate to the historic house and to the overall historic neighborhood. Staff finds that the design meets section II.B.h.1 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Typical	Yes
Cladding	Cement-fiber	Smooth with 5" reveal	Yes
Roofing	Asphalt shingle	Unknown	Yes

Trim	Cement fiber	smooth	YEs
Driveway	Concrete	Typical	Yes
Windows	Not indicated	Unknown	Unknown
Pedestrian Door	Not indicated	Unknown	Unknown
Vehicular Door	Not indicated	Unknown	Unknown

With the staff's final approval of the windows and doors and material information that has not yet been provided, staff finds that the known materials meet Section II.B.h.1. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings.

General requirements for Outbuildings:

	YES	**NO**
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	Yes	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Yes	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks: The outbuilding meets all base zoning setbacks:

Outbuilding description:	Rear Setback	Side Setback, 27th Ave South façade	Side Setback, Right side	Distance Between Principal Building and Outbuilding
Footprint 704 sq. ft., garage doors face side street	Required Min = 5' Proposed = 10'1"	Required Min = 20' Proposed = 20'	Required Min = 3' Proposed = 19'	Required Min = 20' Proposed = 20'

	PROPOSED
How is the building accessed?	From new curb cut along 27th Avenue South, at the back of the lot.
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Yes

Because there is no alley and no existing curb cut, staff finds that the new curb cut towards the back of the lot, along 27th Avenue South, meets the design guidelines. The new curb cut is only approximately twelve feet wide at the street and the design is concrete strips, which is consistent with what the Commission has required in the past for new driveways.

Massing Planning:

	Potential maximums (heights to be measured from grade)	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
Ridge Height	25' unless existing building is less	18'	16'
Eave Height	10	9	9

The proposed is a one-story building on a lot larger than 10,000 square feet.

Proposed	50% of first floor area of principle structure	Lot is more than 10,000 square feet	Proposed
Maximum Square Footage	1,564 sq. ft.	1,000 sq. ft.	704 sq. ft.

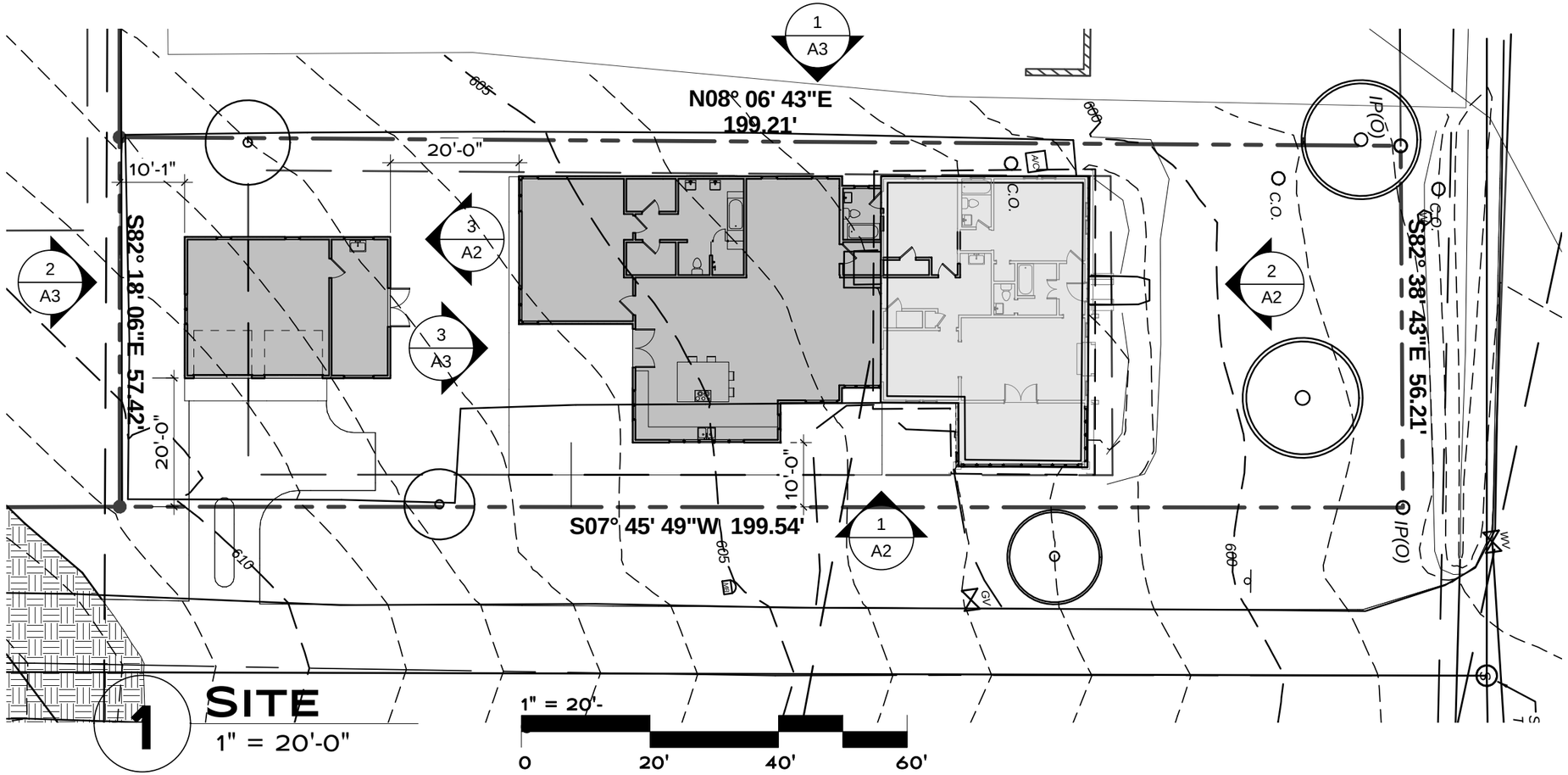
Staff finds that the outbuilding's height, scale, materials, roof form, location, and setbacks meet Section II.B.h.1 of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof color, dimensions, and texture;
3. All window openings with two or more window have a four to six inch mullion in between them; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B. of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

2701 WOODLAWN DR



1 SITE
1" = 20'-0"

1" = 20'-
0 20' 40' 60'

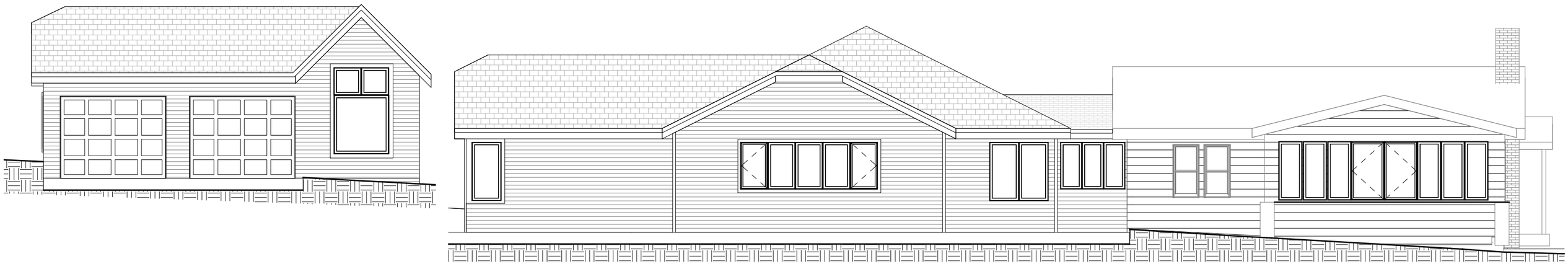
A1 SITE PLAN
A2 ELEVATIONS
A3 ELEVATIONS
A4 MAIN LEVEL PLAN

2 VIEW FROM 27TH

3 VIEW FROM FRONT

2701 WOODLAWN DR
SITE
HISTORIC
A1
11-06-17
1758

MANUEL ZEITLIN ARCHITECTS, PC
TEL 615256.2880
WWW.MZARCH.COM
516 HAGAN ST. SUITE 100 NASHVILLE, TN 37203

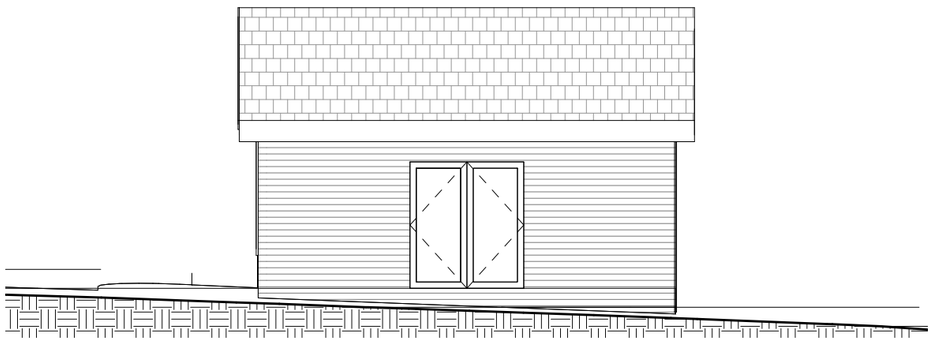


1 27TH ELEVATION

1/8" = 1'-0"

1/8" = 1'-

0 8' 12' 16' 20'



3 GARAGE NORTH

1/8" = 1'-0"

2 FRONT ELEVATION

1/8" = 1'-0"

2701 WOODLAWN DR

ELEVATIONS

HISTORIC **A2**

11-06-17 1758

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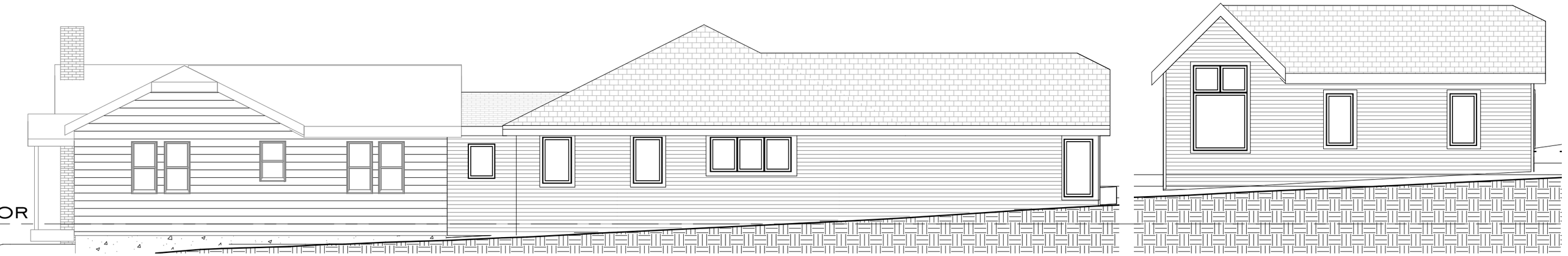

1 WEST ELEVATION

1/8" = 1'-0"

1/8" = 1'-

0 8' 12' 16' 20'

2 REAR GARAGE ELEVATION

1/8" = 1'-0"

FIRST FLOOR
603'-9"

3 REAR ELEVATION

1/8" = 1'-0"

2701 WOODLAWN DR

ELEVATIONS

HISTORIC

A3

11-06-17

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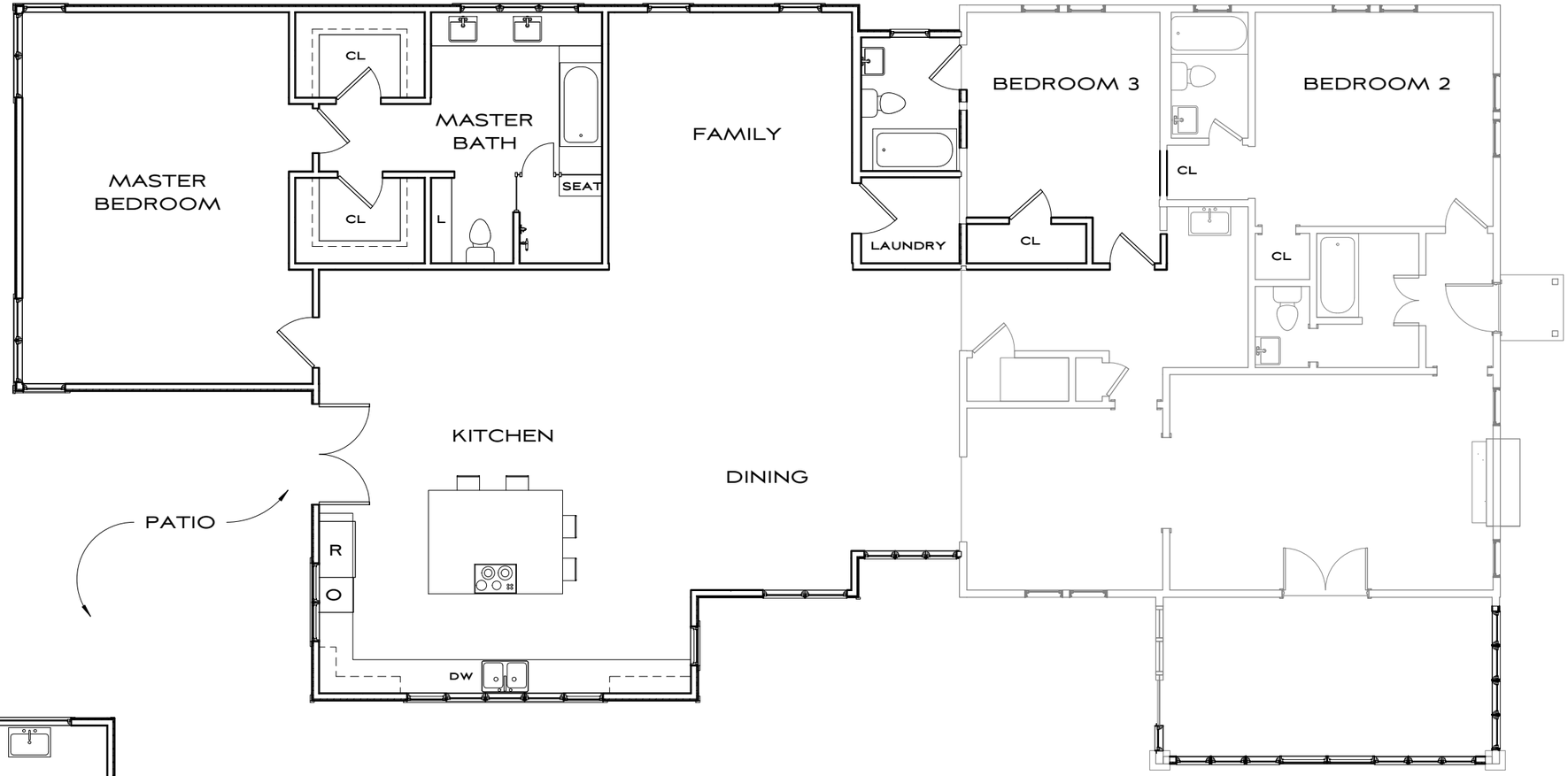

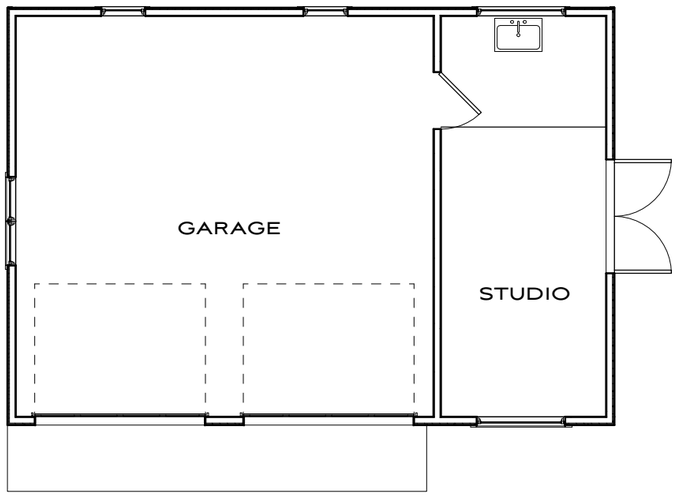

1 FIRST FLOOR - PROPOSED

1/8" = 1'-0"

1/8" = 1'-

0 8' 12' 16' 20'

2 GARAGE FLOOR PLAN

1/8" = 1'-0"

2701 WOODLAWN DR

FLOOR PLAN

HISTORIC

A4

11-06-17

1758

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