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MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
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**STAFF RECOMMENDATION**  
**3964 Woodlawn Drive**  
**July 18, 2018**

**Application:** New Construction—Infill and Outbuilding  
**District:** Woodlawn West Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 11604029800  
**Applicant:** Chris Goldbeck, P. Shea Designs  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is construct infill and an outbuilding on vacant lot.

**Recommendation Summary:** Staff recommends approval of the infill and outbuilding with the following conditions:

1. 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;
2. The cedar siding be smooth;
3. The stairs and floor of the front and side stoops be wood or concrete;
4. Staff approve a brick sample, the roof shingle color and texture, and all windows and doors prior to purchase and installation;
5. 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 proposed infill and outbuilding meet Section II.B. of the design guidelines for the Woodlawn-West Neighborhood Conservation Zoning Overlay.

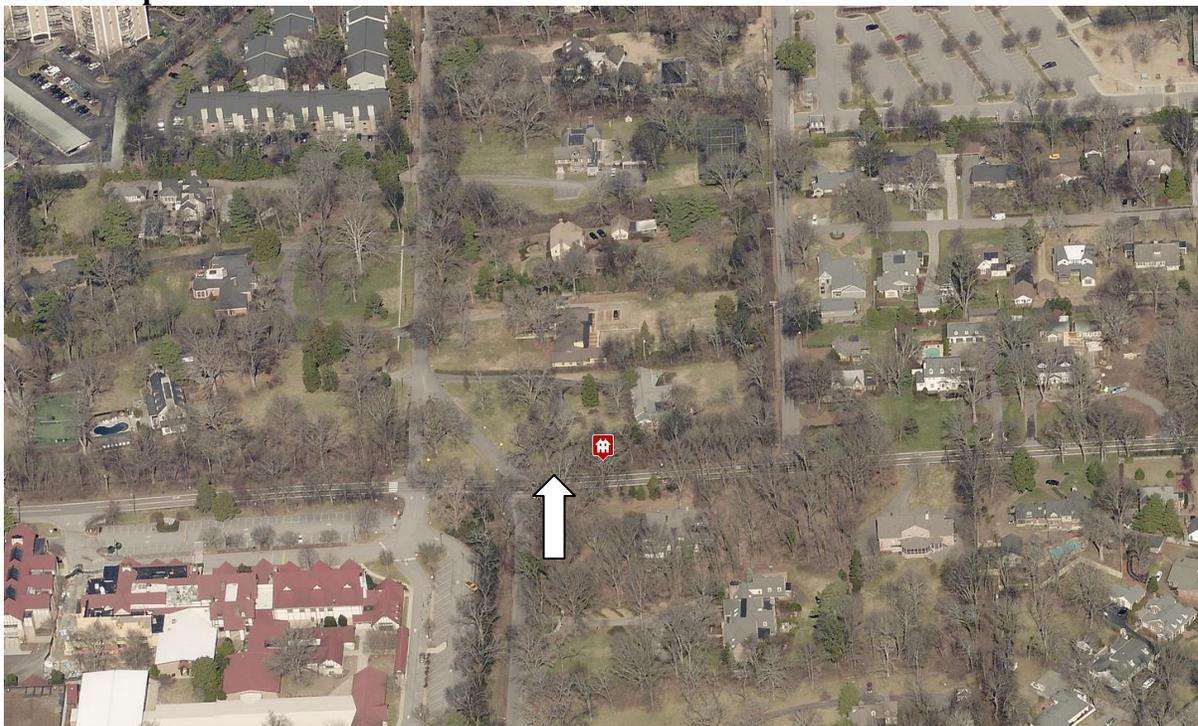
**Attachments**

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

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. New Construction.**

#### **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 front doors should be 1/2 to full-light. 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. The 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 of DADU or outbuilding on an interior lot, should generally be similar to the principal dwelling but no closer than 3' from each property line. The rear setback may be 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.

**Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.**

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.  
· The DADU may not exceed the maximums outlined previously for outbuildings.  
· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

*Density.*

· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

*Ownership.*

· No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.  
· The DADU cannot be divided from the property ownership of the principal dwelling.  
· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.  
· Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

*Bulk and Massing.*

· The living space of a DADU shall not exceed seven hundred square 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.

**Background:** 3964 Woodlawn Drive is one of three lots that was formerly part of the lot at 200 Ensworth (Figure 1). The existing house on the lot is non-contributing, and MHZC staff issued an administrative permit to demolish it in June 2018. The existing house sat on three former lots, and the owner of the parcel has reestablished the lot lines to create three separate lots, each facing Woodlawn Drive (Figure 2). This address is located at the corner of Woodlawn Drive and Montgomery Bell Avenue. There are no other houses in the Woodlawn-West Neighborhood Conservation Zoning Overlay that are oriented to Woodlawn Drive. Staff looked to the houses on Kimpalong Avenue and Ensworth Avenue for context.



Figure 1. The former lot at 200 Ensworth, seen from Ensworth Avenue.

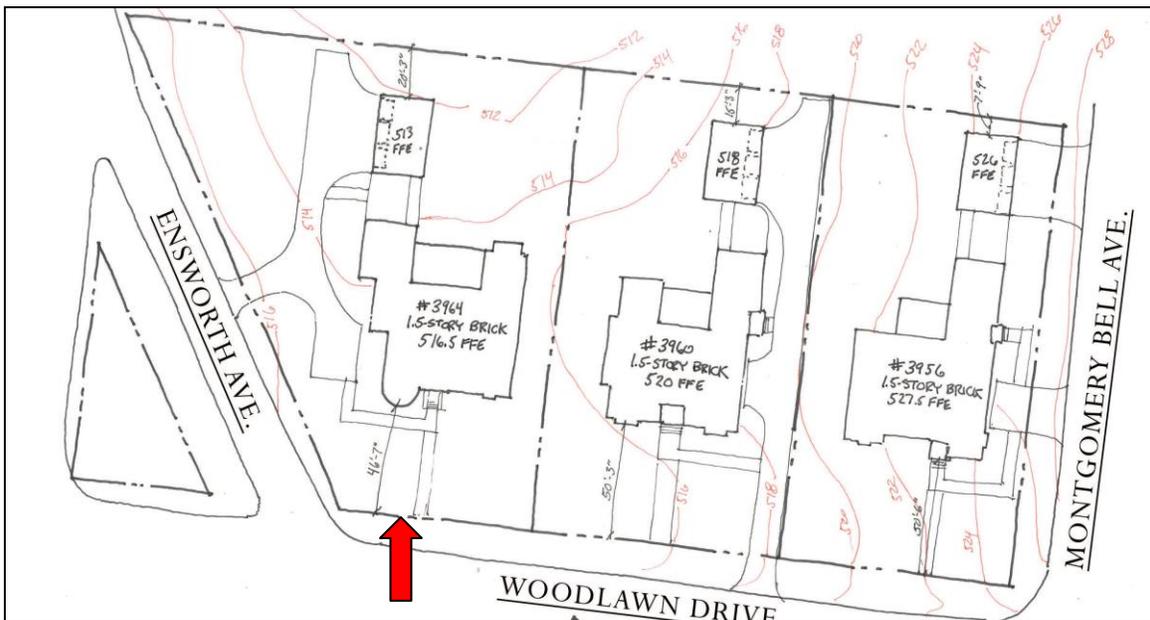


Figure 2. The owner has reestablished the lot lines to have three lots facing Woodlawn. This recommendation is for the lot at the corner of Ensworth Avenue. The triangle parcel of land across Ensworth Avenue is also part of the lot.

Ensworth Avenue bisects the lot, creating a triangular piece that is still part of the lot 3964 Woodlawn. This street condition was created in 1929-1930. The lot currently has a sewer easement that runs through it, making it difficult to build on. The applicant plans to relocate the sewer to allow for adequate space for the construction of infill (Figure 3).

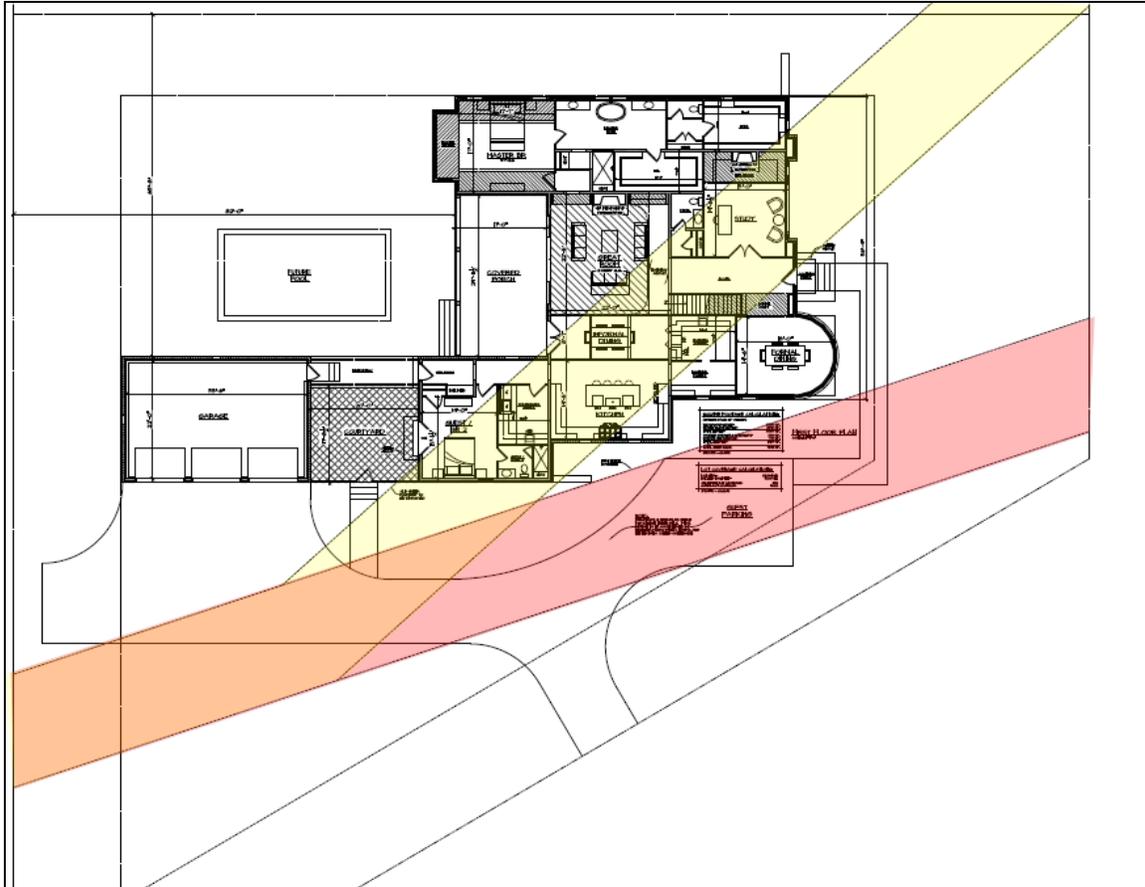


Figure 3. This site plan shows the existing sewer easement in yellow and the proposed relocation of the sewer easement in red.

**Analysis and Findings:** Application is to construct infill and an outbuilding.

**Height & Scale:** The proposed infill is one-and-a-half stories in height, which meets the historic context. The historic houses along Kimpalong Avenue are largely one and one-and-a-half stories in height, and the historic houses along Ensworth Avenue are largely two-stories in height. The maximum ridge height of the infill is thirty-five feet, three inches (35'3"), although the bulk of the massing is closer to twenty-nine to thirty feet (29'-30'). Staff finds this to be appropriate, as the historic houses along Ensworth Avenue range in height from nineteen to thirty-six feet (19'-36'). The eave height of the infill is approximately twelve feet, six inches (12'6").

The infill is proposed to be fifty-six feet, four inches (56'4") wide at the front. The infill's width expands to sixty-five feet (65') and then to seventy-two feet (72') further back. Staff finds this to be appropriate because the main portion of the lot is oddly

shaped due to the diagonal of Ensworth Avenue, which bisects the lot. The main portion of the lot is seventy-nine feet (79') wide at the front and two hundred feet (200') wide at the back. The large width of the lot towards the rear makes the proposed width of the infill appropriate. By comparison, the widths of historic houses one-hundred foot (100') wide lots on Kimpalong Avenue range from fifty-feet to sixty feet (50'-60'). On Ensworth Avenue, the historic houses are as wide as seventy-five feet (75'). The infill will have a maximum depth of seventy-seven (77'), which staff finds to be appropriate because the lot is two hundred feet (200') deep. The overall footprint of the house is approximately four thousand, two hundred and forty-nine square feet (4,249 sq. ft.). The house sits on a portion of the lot that is close to twenty-eight thousand square feet (28,000 sq. ft.); including the triangular portion of the property, the lot is over thirty thousand square feet (30,000 sq. ft.). Staff therefore finds that its height and scale meet the historic context and meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: There are no houses within the Woodlawn West Neighborhood Conservation Zoning Overlay that face Woodlawn Drive, and the houses outside of the overlay on the other side of Montgomery Bell Avenue are on deeper lots. There is no established front setback. The applicant is proposing to situate the infill so that its bulk is about fifty feet, three inches (54'6") from the front property line, although the circular bay will sit closer to the street and will be approximately forty-six feet, seven inches from Woodlawn. Staff finds this front setback to be appropriate. The infill will be approximately fifteen feet (15') from the right side property line. On the left side property line, at its closest point, the house is forty feet (40') from the Ensworth Avenue side property line. The infill will be approximately seventy-five feet (705') from the rear property line. These meet the base zoning setbacks and are appropriate for the context. Staff finds that the proposed setbacks and rhythm of spacing meet Section II.B.1.c. of the design guidelines.

Materials:

|                                | <b>Proposed</b>           | <b>Color/Texture/Make/Manufacturer</b> | <b>Approved Previously or Typical of Neighborhood</b> | <b>Requires Additional Review</b> |
|--------------------------------|---------------------------|--|---|-----------------------------------|
| <b>Foundation</b>              | Brick to Grade*           | Unknown                                | No  | Yes                               |
| <b>Cladding</b>                | Painted brick             | Unknown                                | Yes   | Yes                               |
| <b>Secondary Cladding</b>      | Cedar Siding              | Unknown**                              | Yes   | Yes                               |
| <b>Roofing</b>                 | Composition Shingles      | Unknown                                | Yes   | Yes                               |
| <b>Trim</b>                    | Wood or Cement Fiberboard | Smooth faced                           | Yes   | No                                |
| <b>Front Stoop floor/steps</b> | Not indicated***          | Unknown                                | Unknown   | Yes                               |

|                               |                  |         |         |     |
|-------------------------------|------------------|---------|---------|-----|
| <b>Side Porch Floor/steps</b> | Not indicated*** | Unknown | Unknown | Yes |
| <b>Rear Porch floor/steps</b> | Wood             | Typical | Yes     | No  |
| <b>Rear Porch Posts</b>       | Wood             | Typical | Yes     | No  |
| <b>Rear Porch Railing</b>     | Wood             | Typical | Yes     | No  |
| <b>Windows</b>                | Not indicated    | Unknown | Unknown | Yes |
| <b>Principle Entrance</b>     | Two-thirds glass | Unknown | Yes     | Yes |
| <b>Side/rear doors</b>        | Two-thirds glass | Unknown | Yes     | Yes |
| <b>Chimney</b>                | Stucco           | Typical | Yes     | No  |
| <b>Driveway</b>               | Concrete         | Typical | Yes     | No  |
| <b>Walkways</b>               | Concrete         | Typical | Yes     | No  |
| <b>Fence/wall</b>             | Wood             | Typical | Yes     | No  |

\*The applicant is proposing brick to grade. MHZC typically requires that there be a change in material from the foundation to the wall above. In this case, however, if the house’s foundation is set as low to the ground as possible, staff finds that the brick to grade could be appropriate since there is at least one example of an historic brick to grade house at 3902 Kimpalong Avenue and there are several examples of stone houses with no change in material at the foundation level along Kimpalong Avenue.

\*\*Staff recommends that the cedar siding be smooth and not rough sawn.

\*\*\*Staff recommends that the stairs and floors of the front and side stoops be concrete or wood. Brick is not an appropriate material for the stairs and floors.

Staff recommends approval of the foundation material, brick sample, roof color and texture, all windows and doors, and materials of the front and side stoop steps and floor. With these approvals, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill’s primary roof form is a cross gable. The gable pitches vary between 16/12 and 20/12. The front and side dormers have curved shed forms and are all inset a minimum of two feet (2’), as is required. Staff finds that the infill’s roof forms are compatible with the historic context and meet Section II.B.1.e. of the design guidelines.

Orientation: This and the other two homes proposed for this parcel are oriented to Woodlawn for two reasons. Planning requires that the “front” of any lot generally be the narrower side, which in this case is on Woodlawn Drive. Also, this lot, at the corner of Woodlawn Drive and Ensworth Avenue, not counting the diagonal section of Ensworth Avenue is square; however, the additional piece of street, added sometime prior to 1957, makes the Woodlawn side narrower. In addition, orienting the house to Ensworth would

result in a house that is too wide for the context as there is not as much depth across the lot on the Ensworth side of the lot.

Vehicular access to the site will be via new curb cut off of Ensworth Avenue. Staff finds this to be appropriate because the site lacks an alley. The site plan shows guest parking towards the front of the house, and staff finds this location to not be appropriate. There is no street parking permitted on Woodlawn, Ensworth, and Montgomery Bell Avenues, so staff finds that additional uncovered parking for guests could be appropriate off of Ensworth Avenue. However, staff recommends that it be located towards the rear half of the lot (Figure 4). With this recommendation, staff finds that the house's orientation meets Section II.B.1.f. of the design guidelines.

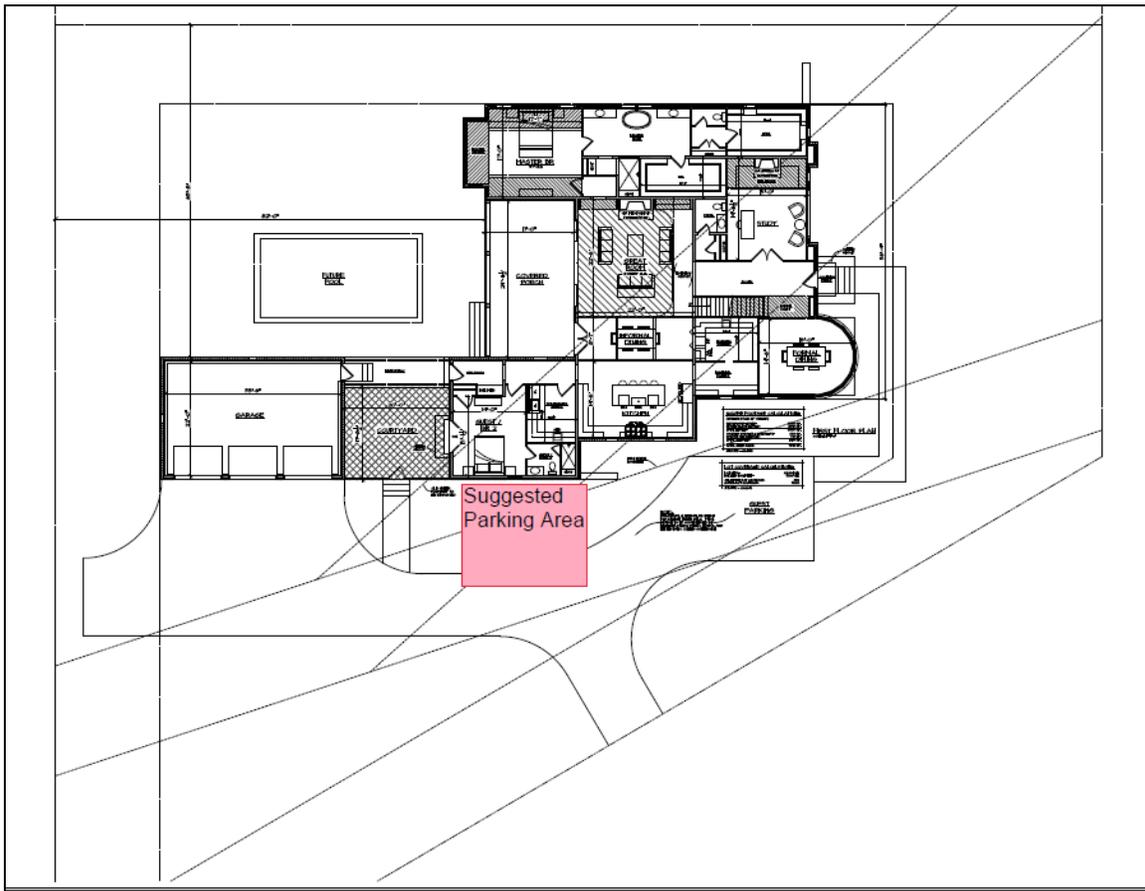


Figure 4. Staff's suggestion for relocating the guest parking.

**Proportion and Rhythm of Openings:** The windows on the proposed infill are all at least twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. All double and triple window openings have four to six inch (4"-6") mullions in between them. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. A wood fence and gate will be located in between the back of the house and the garage on the Ensworth Avenue side. With staff’s approval of the HVAC location, staff finds that the known appurtenances meet Section II.B.1.i. of the design guidelines.

Outbuildings: The applicant is proposing a one-story detached garage at the rear of the lot. The outbuilding will not contain a dwelling unit. It is connected to the house with a breezeway that is six feet (6’) wide and open on both sides. Staff has approved such breezeways in the past.

*Site Planning & Setbacks:*

|   | <b>MINIMUM</b>                      | <b>PROPOSED</b> |
|---|-------------------------------------|-----------------|
| <b>Building located towards rear of lot</b>             | n/a                                 | Yes             |
| <b>Space between principal building and DADU/Garage</b> | 20’                                 | 20’             |
| <b>Rear setback</b>                                     | 3’                                  | 20’             |
| <b>L side setback**</b>                                 | 20’                                 | Over 80’        |
| <b>R side setback**</b>                                 | 5’                                  | 64’             |
| <b>How is the building accessed?</b>                    | From the alley or existing curb cut | New curb cut    |

Staff finds that the outbuilding’s site planning and setbacks meet Section II.B.h.2 of the design guidelines.

*Massing Planning:*

|                     | <b>Existing conditions (height of historic portion of the home to be measured from finished floor)</b> | <b>Potential maximums (heights to be measured from grade)</b> | <b>Proposed (should be the same or less than the lesser number to the left)</b> |
|---------------------|--|---|---|
| <b>Ridge Height</b> | 35’3”  | 25’   | 20’8”   |
| <b>Eave Height</b>  | 12’6”  | 10’   | 9’11”   |

|                               | <b>Lot is larger than 10,000 square feet</b> | <b>50% of first floor area of principle structure</b> | <b>Proposed footprint</b> |
|-------------------------------|--|---|---------------------------|
| <b>Maximum Square Footage</b> | 1,000 sq. ft.                                | 2,124 sq. ft.   | 822 sq. ft.               |

Staff finds that the proposed height and scale of the one-story outbuilding meets Section II.B.1.h. of the design guidelines.

*General requirements for outbuildings and DADUs:*

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

Staff finds that the outbuilding's design meets Section II.B.1.h. of the design guidelines.

*Roof Shape:*

| <b>Proposed Element</b> | <b>Proposed Form</b> | <b>Typical of district?</b> |
|-------------------------|----------------------|-----------------------------|
| Primary form            | Gable                | Yes                         |
| Primary roof slope      | 10/12                | Yes                         |

Staff finds that the outbuilding's roof shape meets Section II.B.1.h. of the design guidelines.

*Design Standards:* The outbuilding has a simple form that is common for historic outbuildings and that does not contrast greatly with the proposed infill. Its height, scale, roof form, and materials are all appropriate and meet Section II.B.h.1 of the design guidelines.

*Materials:*

|                   | <b>Proposed</b> | <b>Color/Texture</b> | <b>Approved Previously or Typical of Neighborhood</b> |
|-------------------|-----------------|----------------------|---|
| <b>Foundation</b> | Concrete slab   | Natural              | Yes   |
| <b>Cladding</b>   | Painted brick   | Unknown              | Yes   |

|                        |                           |         |                      |
|------------------------|---------------------------|---------|----------------------|
| <b>Roofing</b>         | Asphalt shingle           | Unknown | Yes                  |
| <b>Trim</b>            | Cement Fiberboard or wood | Smooth  | Yes                  |
| <b>Windows</b>         | Not indicated             | Unknown | Needs final approval |
| <b>Pedestrian Door</b> | Not indicated             | Unknown | Needs final approval |
| <b>Vehicular Doors</b> | Not indicated             | Unknown | Needs final approval |

With the staff’s final approval of a brick sample, and the windows, doors, and roof color, staff finds that the known materials meet Section II.B.h.1 of the design guidelines.

**Recommendation Summary:** Staff recommends approval of the infill and outbuilding with the following conditions:

1. 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;
2. The cedar siding be smooth;
3. The stairs and floor of the front and side stoops be wood or concrete;
4. Staff approve a brick sample, the roof shingle color and texture, and all windows and doors prior to purchase and installation;
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

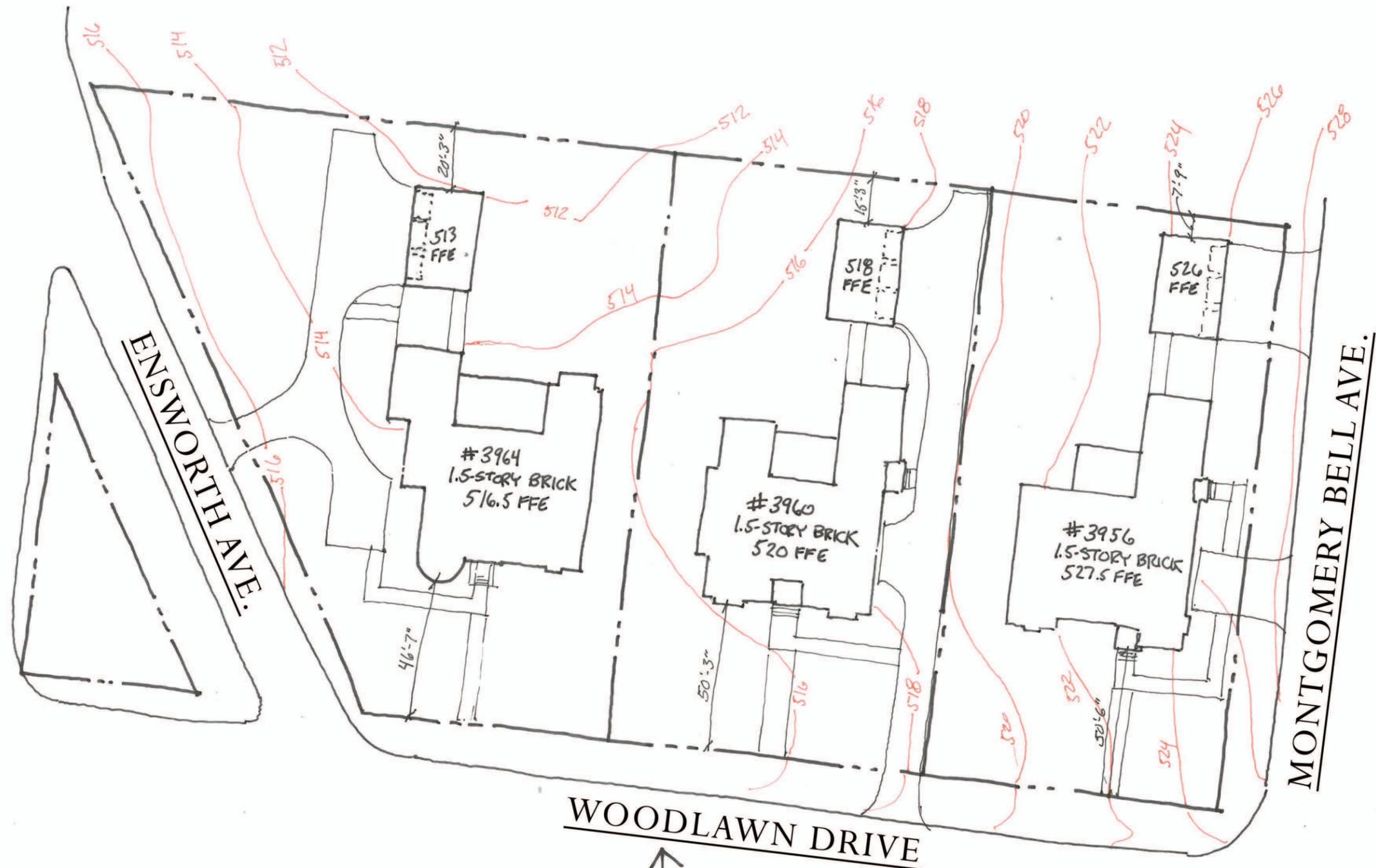
With these conditions, staff finds that the proposed infill and outbuilding meet Section II.B. of the design guidelines for the Woodlawn-West Neighborhood Conservation Zoning Overlay.



CONTEXT PHOTOS



SITE PHOTOS



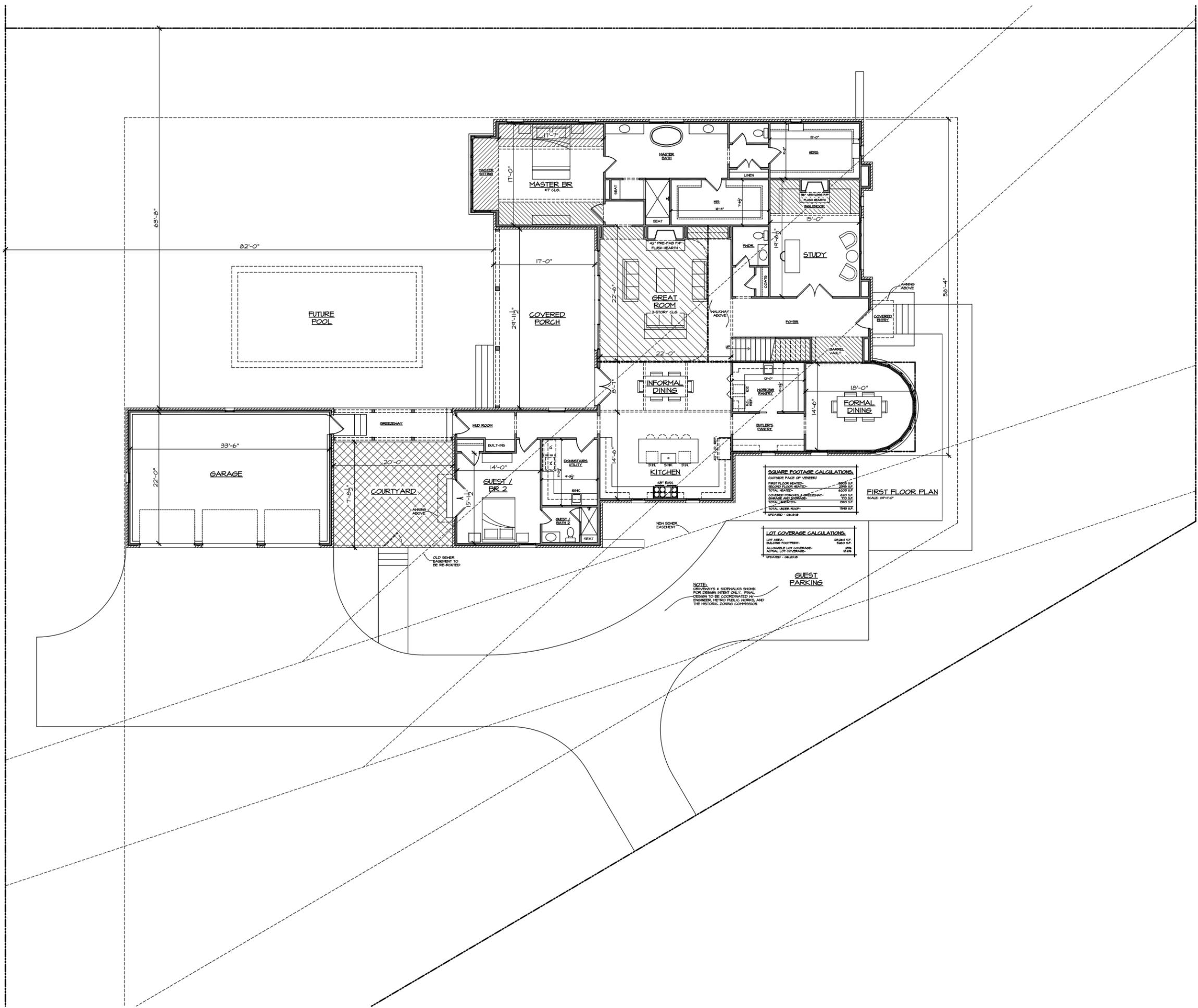
WOODLAWN DRIVE



SITE PLAN  
1:40



STREETSCAPE  
1:20



**SQUARE FOOTAGE CALCULATIONS:**

OUTSIDE FACE OF WINDOWS

|                            |         |
|----------------------------|---------|
| FIRST FLOOR HEATED:        | 3802 SF |
| SECOND FLOOR HEATED:       | 2208 SF |
| TOTAL HEATED:              | 6010 SF |
| COVERED PORCHES & AWNINGS: | 420 SF  |
| GARAGE AND DRIVEWAY:       | 370 SF  |
| TOTAL AREA:                | 6800 SF |
| TOTAL WORK ROOM:           | 5948 SF |

UPDATED - 08.2018

**LOT COVERAGE CALCULATIONS:**

|                         |          |
|-------------------------|----------|
| LOT AREA:               | 28264 SF |
| BUILDING FOOTPRINT:     | 5948 SF  |
| ALLOWABLE LOT COVERAGE: | 22316 SF |
| ACTUAL LOT COVERAGE:    | 6800 SF  |

UPDATED - 08.2018

**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**GUEST PARKING**

**NOTE:**  
DIMENSIONS & DETAILS SHOWN FOR DESIGN INTENT ONLY. FINAL DESIGN TO BE COORDINATED BY ENGINEER, RETRO PUBLIC WORKS, AND THE HISTORIC ZONING COMMISSION.

**SPECULATIVE RESIDENCE**  
3964 WOODLAWN DRIVE  
NASHVILLE, TN

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DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.

These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

**Issues:**

| No. | Date     | Description        |
|-----|----------|--------------------|
| 01  | 05.16.18 | Schematics         |
| 02  | 06.18.18 | Design Development |

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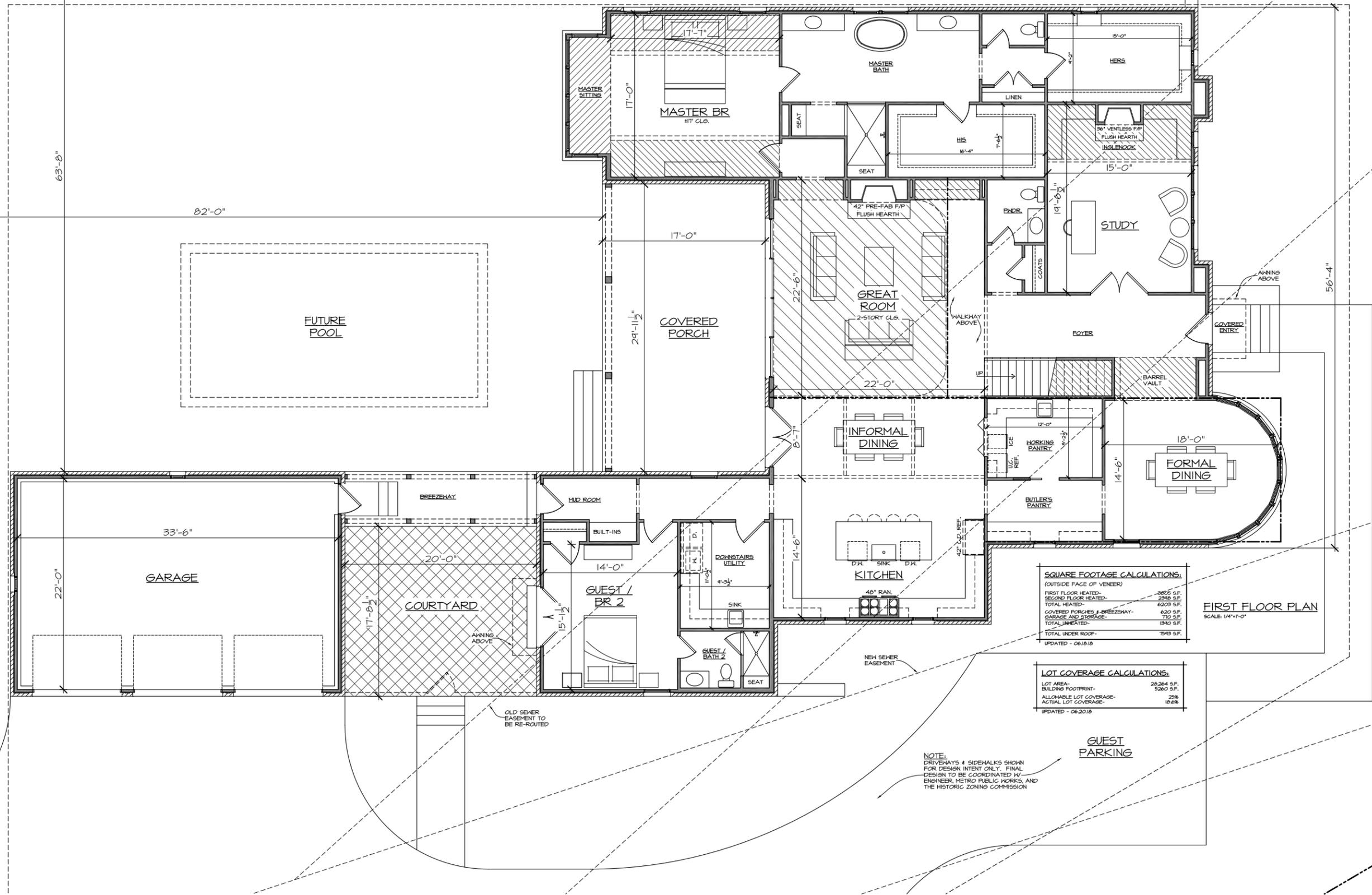
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Issues:

| No. | Date     | Description        |
|-----|----------|--------------------|
| 01  | 05.16.18 | Schematics         |
| 02  | 06.18.18 | Design Development |

18036

A-101



**SQUARE FOOTAGE CALCULATIONS:**  
(OUTSIDE FACE OF VENEER)

|                               |           |
|-------------------------------|-----------|
| FIRST FLOOR HEATED-           | 3825 S.F. |
| SECOND FLOOR HEATED-          | 2348 S.F. |
| TOTAL HEATED-                 | 6203 S.F. |
| COVERED PORCHES + BREEZENAY - | 620 S.F.  |
| GARAGE AND STORAGE-           | 712 S.F.  |
| TOTAL UNHEATED-               | 1940 S.F. |
| TOTAL UNDER ROOF-             | 7543 S.F. |

UPDATED - 06.18.18

**LOT COVERAGE CALCULATIONS:**

|                         |             |
|-------------------------|-------------|
| LOT AREA-               | 28,264 S.F. |
| BUILDING FOOTPRINT-     | 5260 S.F.   |
| ALLOWABLE LOT COVERAGE- | 23%         |
| ACTUAL LOT COVERAGE-    | 18.6%       |

UPDATED - 06.20.18

**NOTE:**  
DRIVEWAYS & SIDEWALKS SHOWN FOR DESIGN INTENT ONLY. FINAL DESIGN TO BE COORDINATED W/ ENGINEER, METRO PUBLIC WORKS, AND THE HISTORIC ZONING COMMISSION

**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

GUEST PARKING

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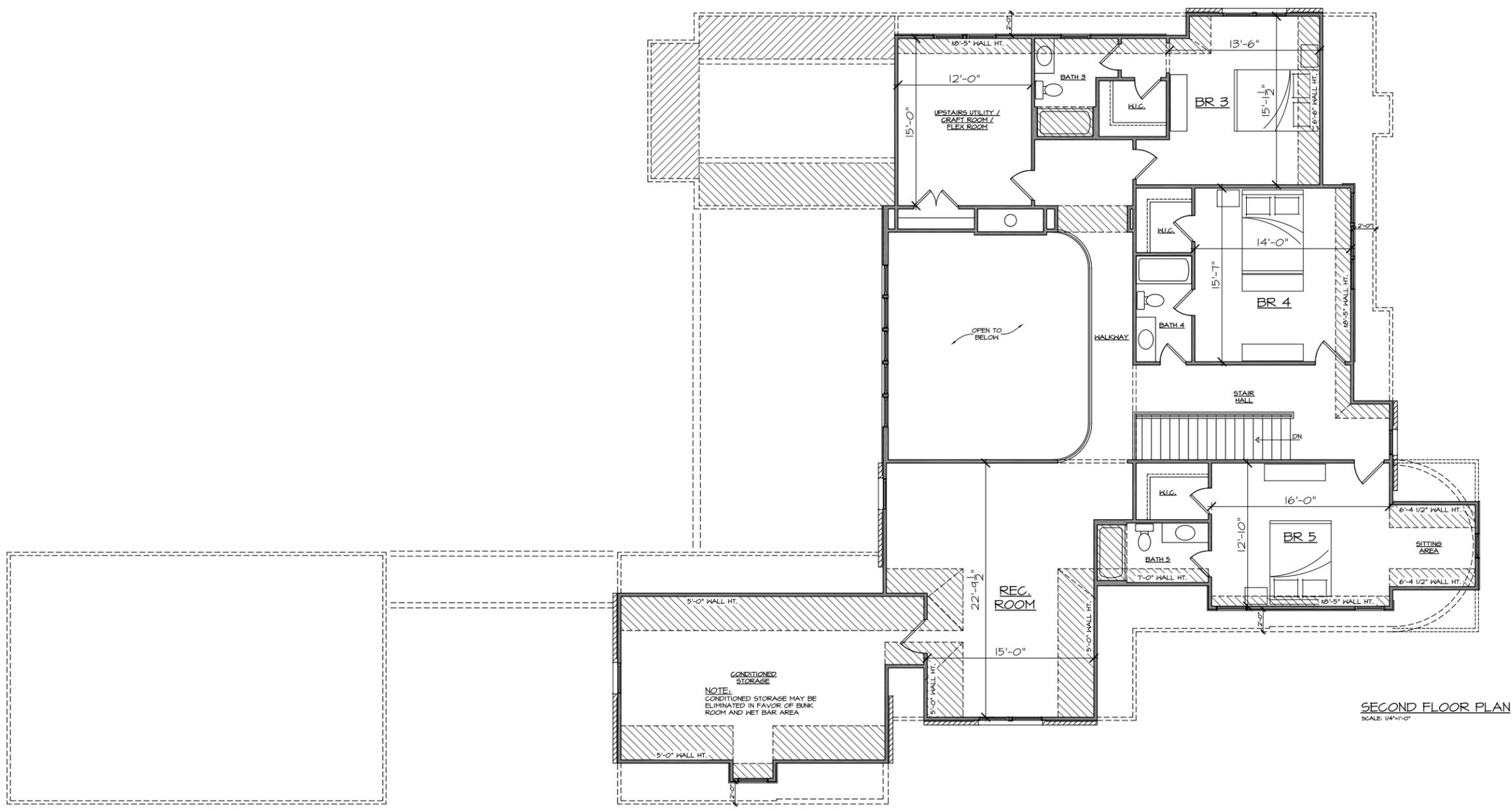
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Issues:

| No. | Date     | Description        |
|-----|----------|--------------------|
| 01  | 05.16.18 | Schematics         |
| 02  | 06.18.18 | Design Development |

18036

A-102



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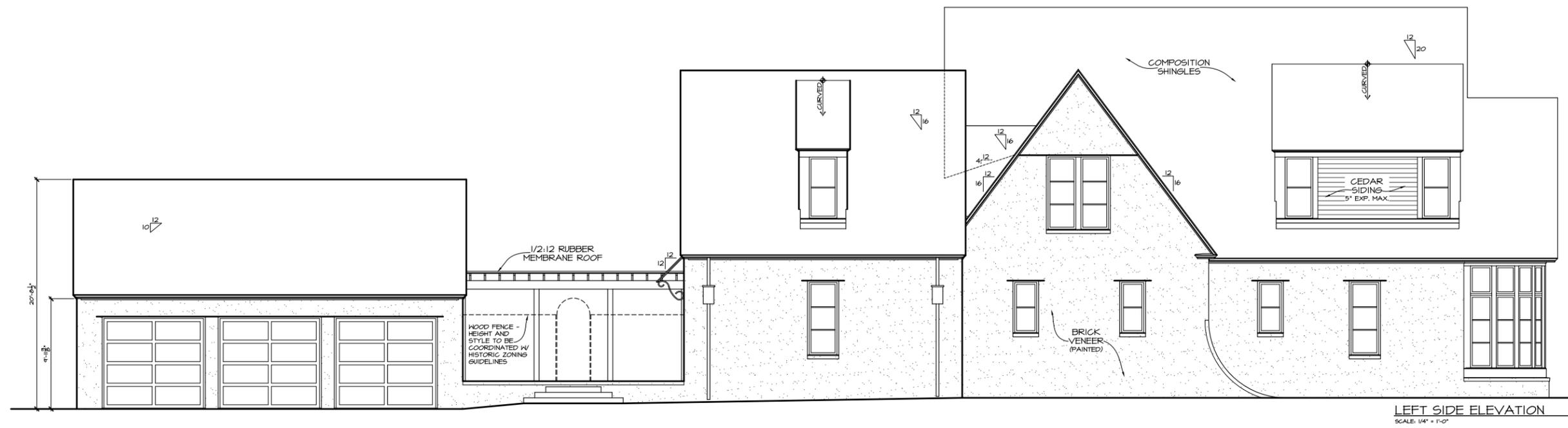
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Issues:

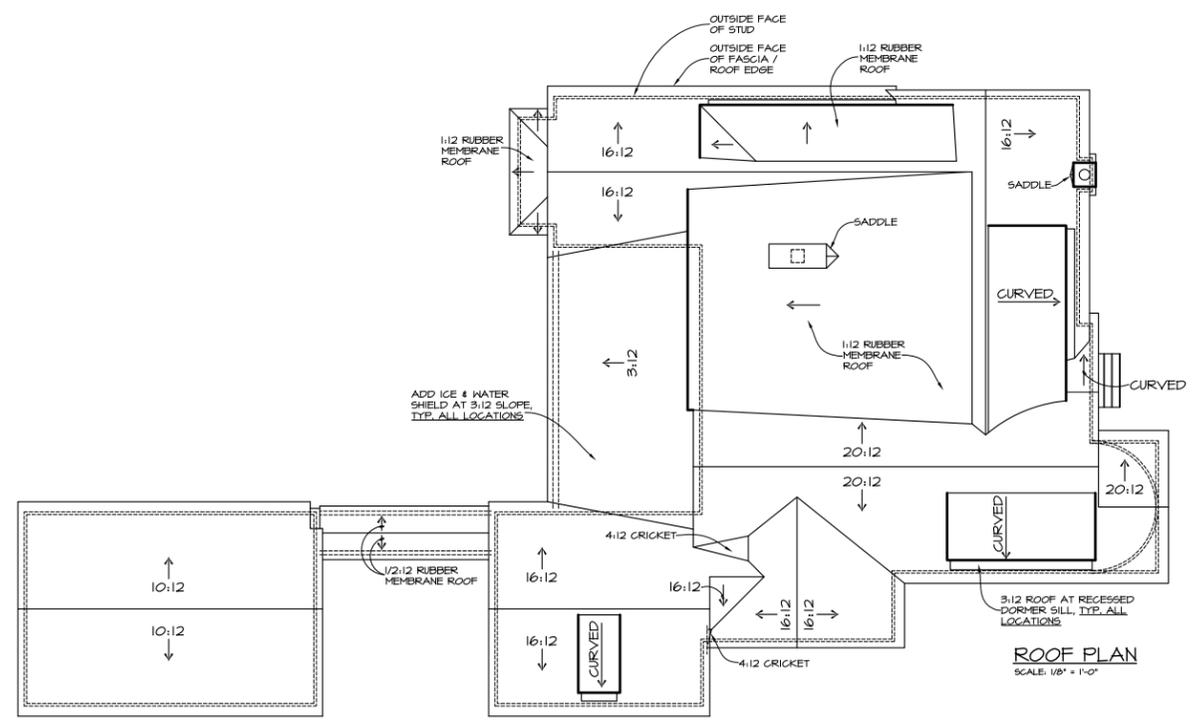
| No. | Date     | Description        |
|-----|----------|--------------------|
| 01  | 05.16.18 | Schematics         |
| 02  | 06.18.18 | Design Development |

18036

A-201



LEFT SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



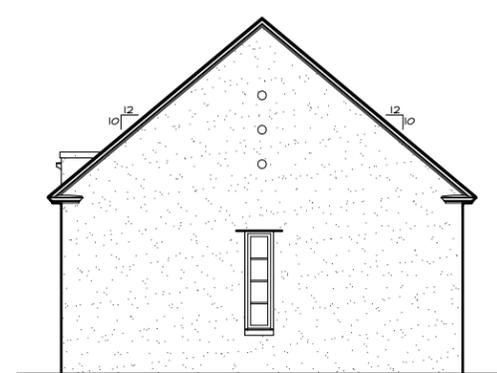
ROOF PLAN  
 SCALE: 1/8" = 1'-0"



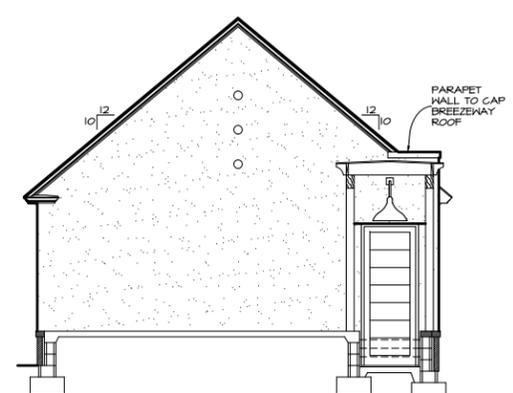
FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



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



X AUXILIARY ELEVATION / SECTION  
SCALE: 1/4" = 1'-0"



X AUXILIARY ELEVATION / SECTION  
SCALE: 1/4" = 1'-0"

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Issues:

| No. | Date     | Description        |
|-----|----------|--------------------|
| 01  | 05.16.18 | Schematics         |
| 02  | 06.18.18 | Design Development |