

JOHN COOPER
MAYOR



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
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STAFF RECOMMENDATION
1521 Woodland Street
March 18, 2020

Application: New Construction—Infill and Outbuilding (DADU); Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08309039500

Applicant: Samantha Schneider, Building Ideas

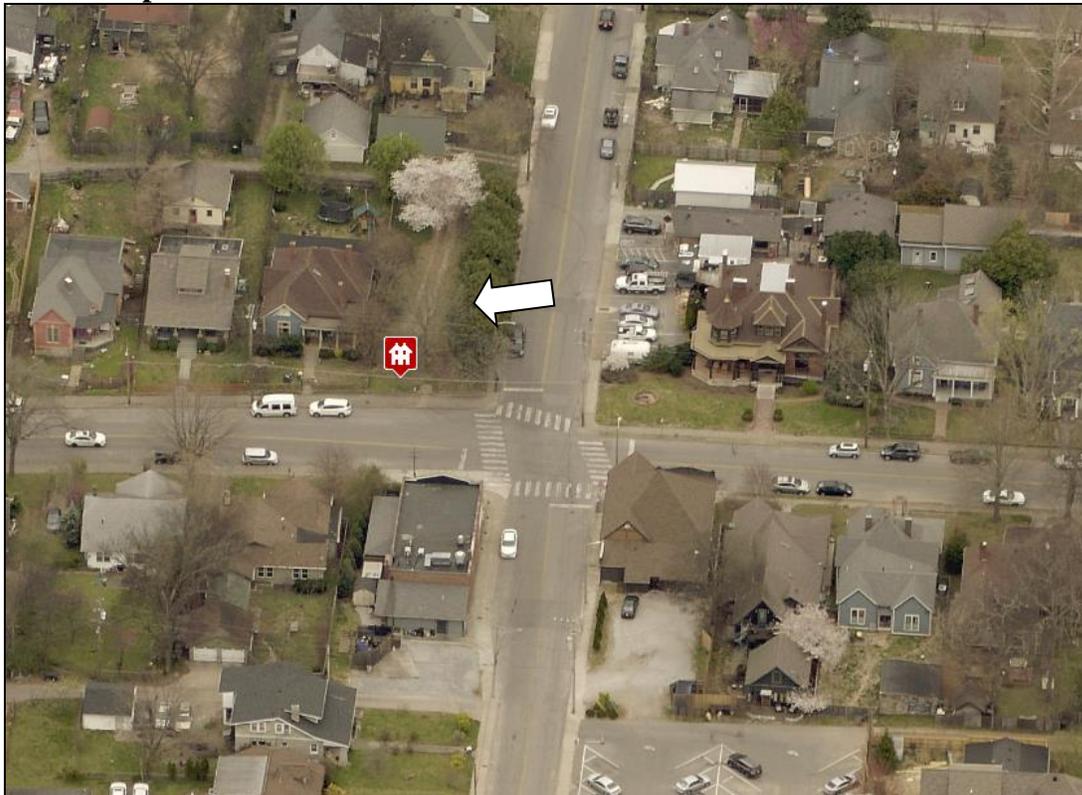
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: Application is to construct one and one-half story infill and outbuilding on a vacant lot. The infill requires a side setback determination from twenty feet (20') to ten feet (10'), and the outbuilding requires a setback determination from twenty feet (20') to fourteen feet, six inches (14'-6"), both from the North 16th Street property line. The outbuilding will include a dwelling unit.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none"> 1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; 2. The front setback shall be consistent with the historic house at 1519 Woodland Street, to be verified by MHZC staff in the field; 3. Staff approve the final selections of the roof color, windows, doors, garage door, doors, garage door, walkway, and driveway material prior to purchase and installation; 4. Staff approve brick and stone samples for color, dimensions, and texture prior to purchase and installation; and 5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the project meets II.B of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</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

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side building walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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 reduce 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 setback reductions 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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. 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. Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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.

8. 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.)

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

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.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

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 for 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 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.

*· a. 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.

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

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: The property located at 1521 Woodland Street is a vacant lot located at the northwest corner of North 16th Street and Woodland Street (Figure 1). At forty-seven feet, six inches (47'-7") wide, the lot is one of the narrower lots on this block of Woodland Street. The Commission disapproved a proposed two-story infill at this location in December 2019. The revised plan is for a one and one-half story design.

The application includes a request for a setback determination to reduce the right-side setback for the infill from twenty feet (20') to ten feet (10') and reduce the same side setback from twenty feet (20') to fourteen feet, six inches (14'-6") for the outbuilding.

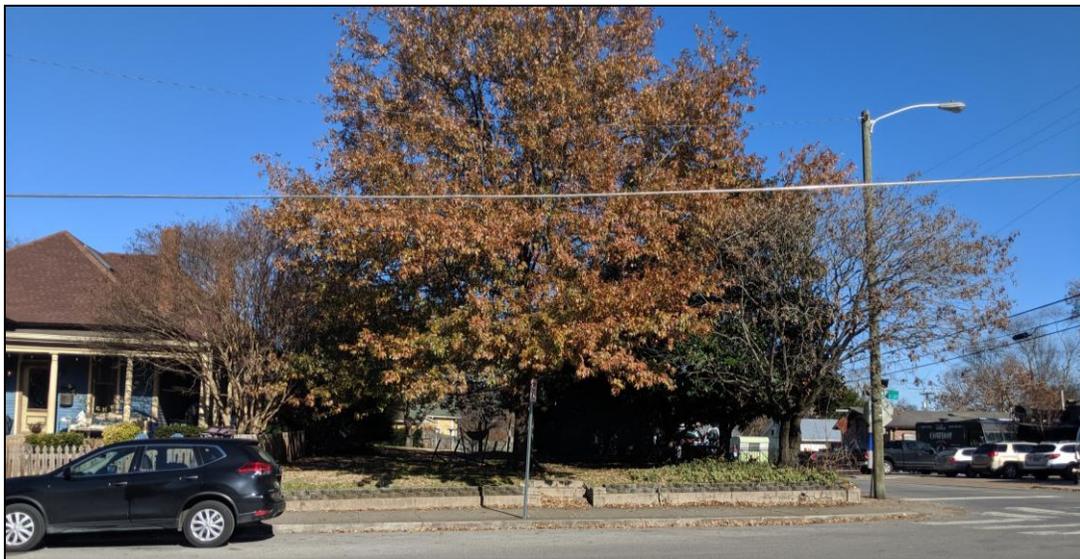


Figure 1. Vacant lot at 1521 Woodland St.

Analysis and Findings: Application is to construct a one and one-half story infill and outbuilding on a vacant lot. The infill requires a side setback determination from twenty feet (20') to ten feet (10') on the North 16th Street property line, and the outbuilding requires a side setback determination to reduce the right side setback from twenty feet (20') to fourteen feet, six inches (14'-6"), also along North 16th Street.

Height & Scale: As proposed, the one and one-half story infill is compatible with the historic context of the 1500 block of Woodland Street. The house will be one-and-a-half stories with a maximum height of twenty-seven feet (27') from grade at the front. This block of Woodland Street has a strong historic context of one and one and one-half story historic homes that range in height from twenty-one feet (21') to thirty feet (30') with the taller homes having a pyramidal roof form.

The width of the house is approximately thirty-two feet (32'). The width of historic houses on this block of Woodland Street range from approximately thirty to thirty-four feet (30' – 34') wide. Given that this lot is one of the narrower lots on the block and a corner lot which requires a greater side setback along the side street, staff finds that the proposed width is appropriate given the form and overall height of the infill.

Staff finds that the infill's height and scale meet Sections II.B.1. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The infill will have a front setback similar to the historic house next door at 1519 Woodland Street and will also meet the left-side and rear setbacks. The minimum side setback along the North 16th Street side is twenty feet (20') per the bulk regulations since the street is classified as a collector. The applicant has requested a setback determination to reduce the right-side setback from twenty feet (20') to ten feet (10'). Staff finds that a ten foot (10') right-side setback is appropriate in this location as it is consistent with other primary structures on nearby corner lots and also allows for a building width that is appropriate for the historic context. For these reasons, staff finds that the proposed setbacks meet Section II.B.3. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Stone	Unknown	Yes	Yes
Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	Fiber cement siding	Smooth, 4" reveal	Yes	No
Trim	Fiber cement trim	Smooth	Yes	No
Roofing	Asphalt Shingles	Unknown	Yes	Yes
Chimney	Brick	Unknown	TBD	Yes
Front Porch floor/steps	Concrete	Natural	Yes	No
Rear Porch floor/steps	Concrete	Natural	Yes	No
Windows	Double-hung; 2 over 2	Unknown	TBD	Yes
Principle Entrance	~ 75% light	Unknown	TBD	Yes
Driveway	Not indicated	Unknown	TBD	Yes
Walkway	Not indicated	Unknown	TBD	Yes

The infill is proposed to be primarily brick with a stone foundation. All known materials meet the design guidelines. With the condition that the final selections of brick and

stones samples, the roof color, windows and doors, and walkway and driveway material be approved prior to purchase and installation, staff finds that the materials can meet Section II.B.4 of the design guidelines.

Roof Form: The infill’s primary roof form is cross gabled with pitches of 12/12 and 14/12. The front porch will have a side-gabled roof with an 8/12 pitch, and the rear porch will have a shed roof with a 4/12 slope. The design incorporates shed dormers on both the front and rear façades; both dormers are set in at least two feet (2’) from the wall below. Staff finds that the proposed roof forms and slopes meet Section II.B.5. of the design guidelines.

Orientation: The infill is oriented to Woodland Street and includes a partial-width front porch that is six feet (6’) deep. Vehicular access will be from the alley at the rear. Staff finds that the proposed infill meets Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: All of the windows are generally 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. Staff finds that the proposed proportion and rhythm of openings do not meet Section II.B.7. of the design guidelines.

Infill 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. An appropriate location for the HVAC is on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuilding: The applicant proposes to construct a one and one-half story outbuilding at the rear of the property. The outbuilding will include a dwelling unit.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20’	20’
Rear setback	5’	5’
L side setback**	5’	5’
R side setback**	20’	14’-6” ^
How is the building accessed?	From the alley or existing curb cut	Alley

^ The minimum side setback along the North 16th Street side is twenty feet (20’) per the bulk regulations since the street is classified as a collector. The applicant has requested a setback determination to reduce the right-side setback from twenty feet (20’) to fourteen feet, six inches (14-6’) for the outbuilding. Staff finds that fourteen feet, six inches (14’-6”) right-side setback is appropriate for an outbuilding in this location as it is consistent with other secondary structures on nearby corner lots and will not be closer to the street than the proposed infill.

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	27' (proposed infill)	25'	24'-6"
Eave Height	11' (proposed infill at front)	10'	10'

	Lot is less than 10,000 square feet	Proposed footprint
Maximum Square Footage	750 sq. ft.	737 sq. ft.

General requirements for outbuildings and DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	
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?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
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?	N/A	
Is the building located towards the rear of the lot?	Yes	

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	12/12	Yes
Dormer form	Shed	Yes
Dormer roof slope	4/12	Yes

Design Standards: The outbuilding is one and one-half stories and no taller than the historic house. The outbuilding has a simple design that is appropriate for an accessory structure. Staff finds that the proposed design meets Section II.B.8 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires Additional Review?
Foundation	Stone	Unknown	Yes	Yes
Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	Fiber cement siding	Smooth, 4" reveal	Yes	No
Trim	Fiber cement trim	Smooth	Yes	No
Roofing	Asphalt Shingles	Unknown	Yes	Yes
Windows	Not indicated	Unknown	TBD	Yes
Pedestrian Door	Not indicated	Unknown	TBD	Yes
Vehicular Doors	Insulated metal door	Unknown	TBD	Yes

With final approval of brick and stone samples, shingle color, windows and doors, and garage doors, staff finds that the known materials meet Section II.B.8 of the design guidelines.

Staff finds that the propose outbuilding's height, scale, placement, setbacks, materials, and design meet Section II.B.8 of the design guidelines.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be consistent with the historic house at 1519 Woodland Street, to be verified by MHZC staff in the field;

3. Staff approve the final selections of the roof color, windows, doors, garage door, doors, garage door, walkway, and driveway material prior to purchase and installation;
4. Staff approve brick and stone samples for color, dimensions, and texture prior to purchase and installation; and
5. The HVAC shall 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 II.B of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachment A (Context Photos):



1519 Woodland Street - contributing (left) and subject property (right)



Left to right: 1513 Woodland Street, 1515 Woodland Street, and 1513 Woodland Street, all contributing.



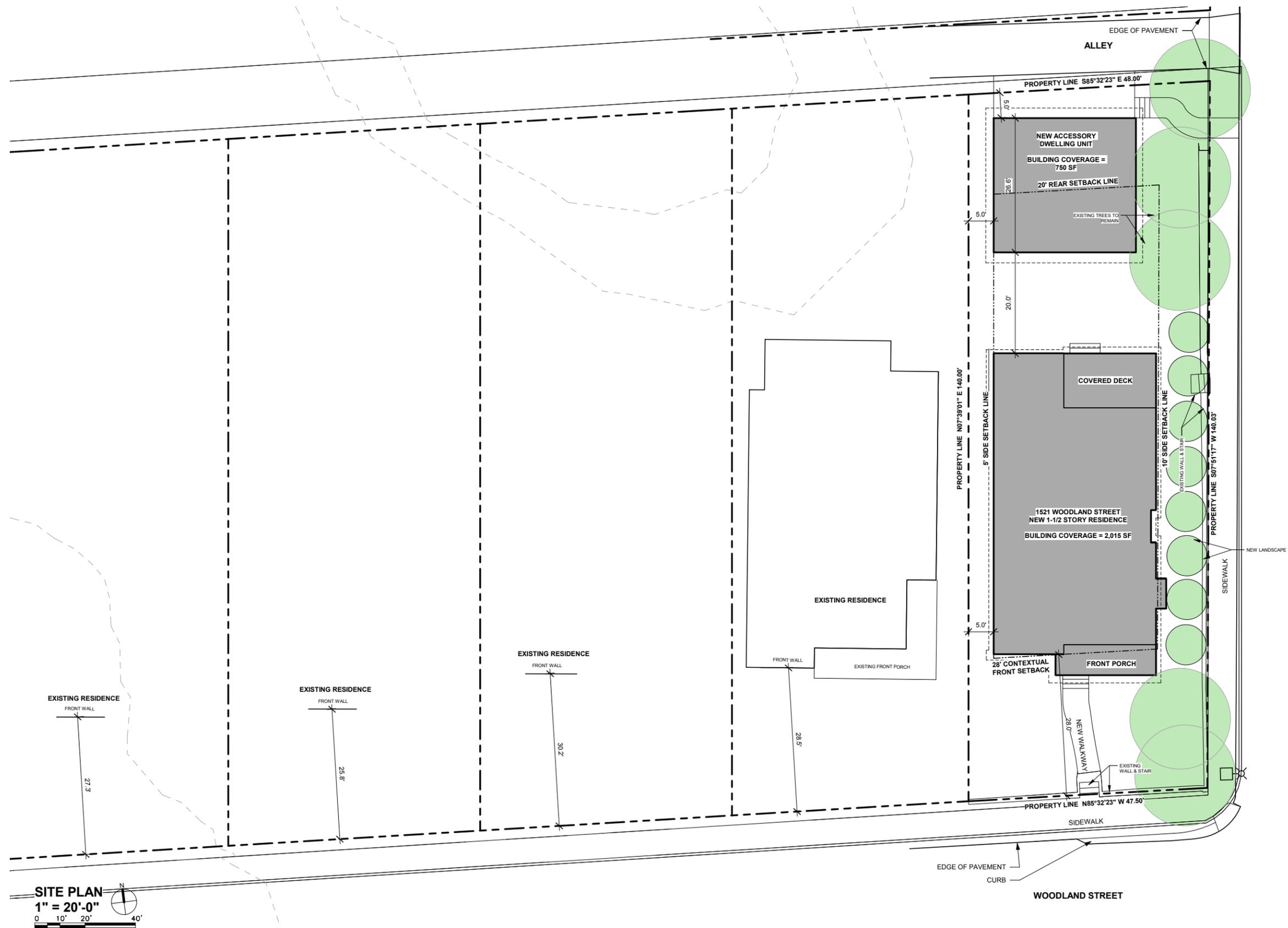
1511 Woodland Street – contributing



1514 Woodland Street (left) and 1510 Woodland Street (right), both contributing



1518 Woodland Street (left) and 1516 Woodland Street (right), both contributing



SITE PLAN
 1" = 20'-0"
 0 10' 20' 40'

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Designed For:
MARCIA & CADE TRUITT

**1521 WOODLAND STREET
 NASHVILLE, TN 37206**
 PROPOSED NEW SINGLE FAMILY RESIDENCE

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
REVIEW SET

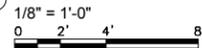
Project Number: **1521**

Date: **2.24.2020**

SITE PLAN



① SITE SECTION (N. 16TH STREET ELEVATION)



Building Ideas*
 Architecture Interior Design Planning

David Baird, Architect
 NCARB, LEED-AP
 5411 Centennial Blvd.
 Nashville, TN 37209
 T 615-585-9410
 dbaird@building-ideas.net

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Designed For:

**MARCIA & CADE
 TRUITT**

PROJECT ADDRESS

**1521 WOODLAND STREET
 NASHVILLE, TN 37206**

PROPOSED NEW SINGLE FAMILY RESIDENCE

REVISIONS

NUM.	DESCRIPTION	DATE

Project Phase:

REVIEW SET

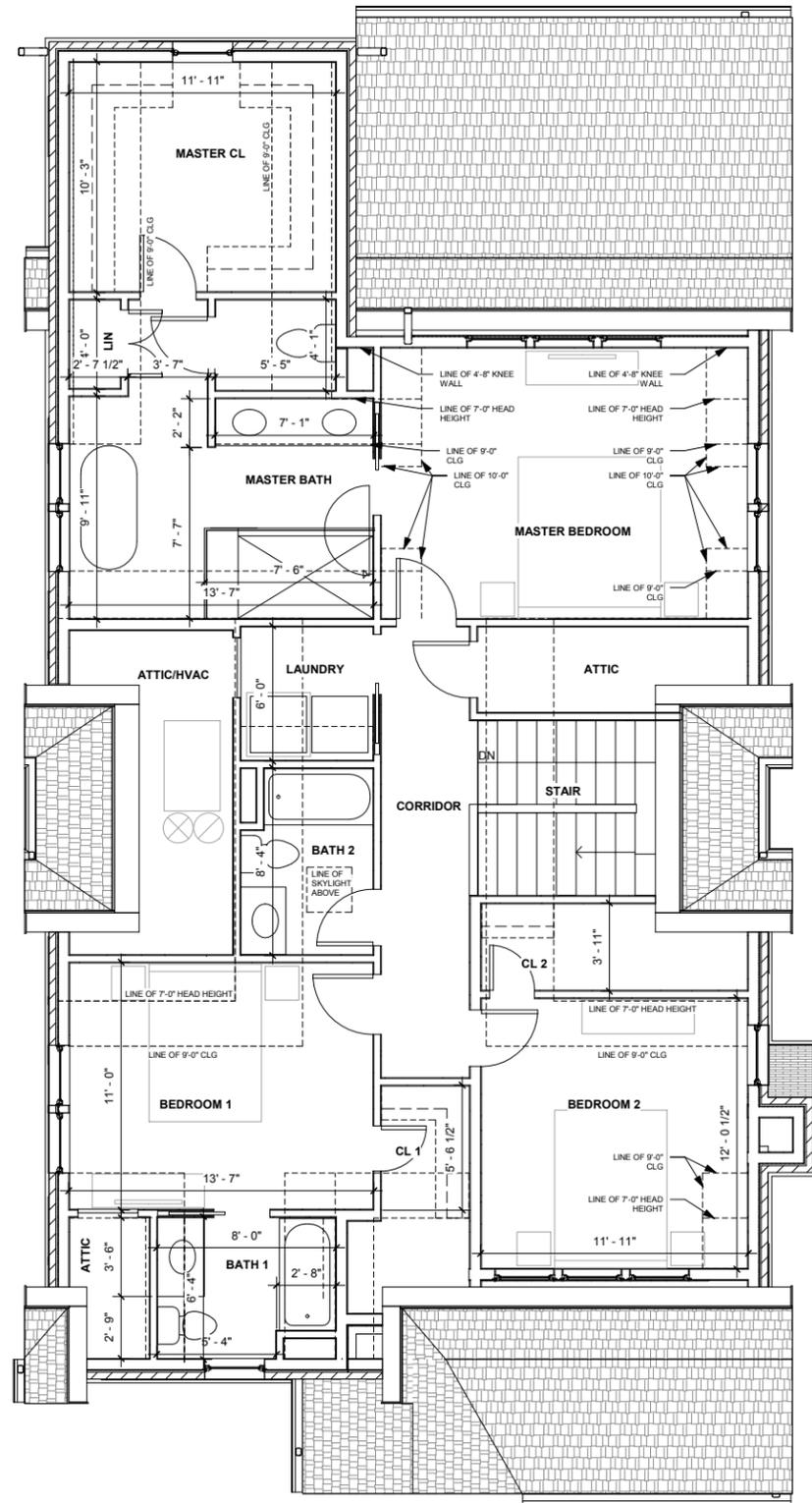
Project Number: **1521**

Date: **2.24.2020**

SITE SECTION

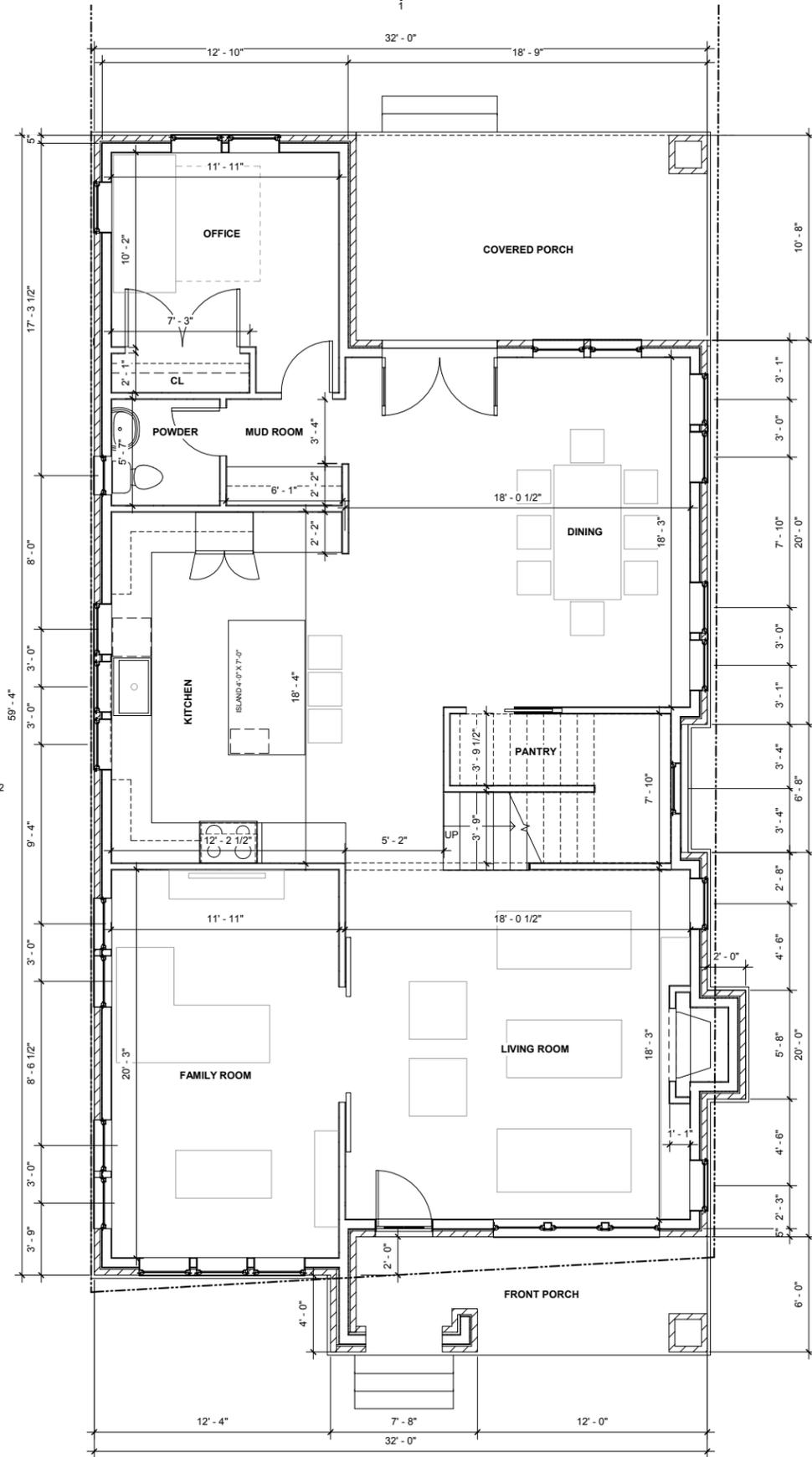
A-1

2 SECOND FLOOR PLAN



A-4

1 FIRST FLOOR PLAN



A-4

**1521 WOODLAND STREET
NASHVILLE, TN 37206**

PROPOSED NEW SINGLE FAMILY RESIDENCE

Designed For:
MARCIA & CADE TRUITT

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Building Ideas
Interior Design
Architecture
Planning
David Baird, Architect
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5411 Centennial Blvd.
Nashville, TN 37209
T 615-565-5410
dbaird@building-ideas.net

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
REVIEW SET

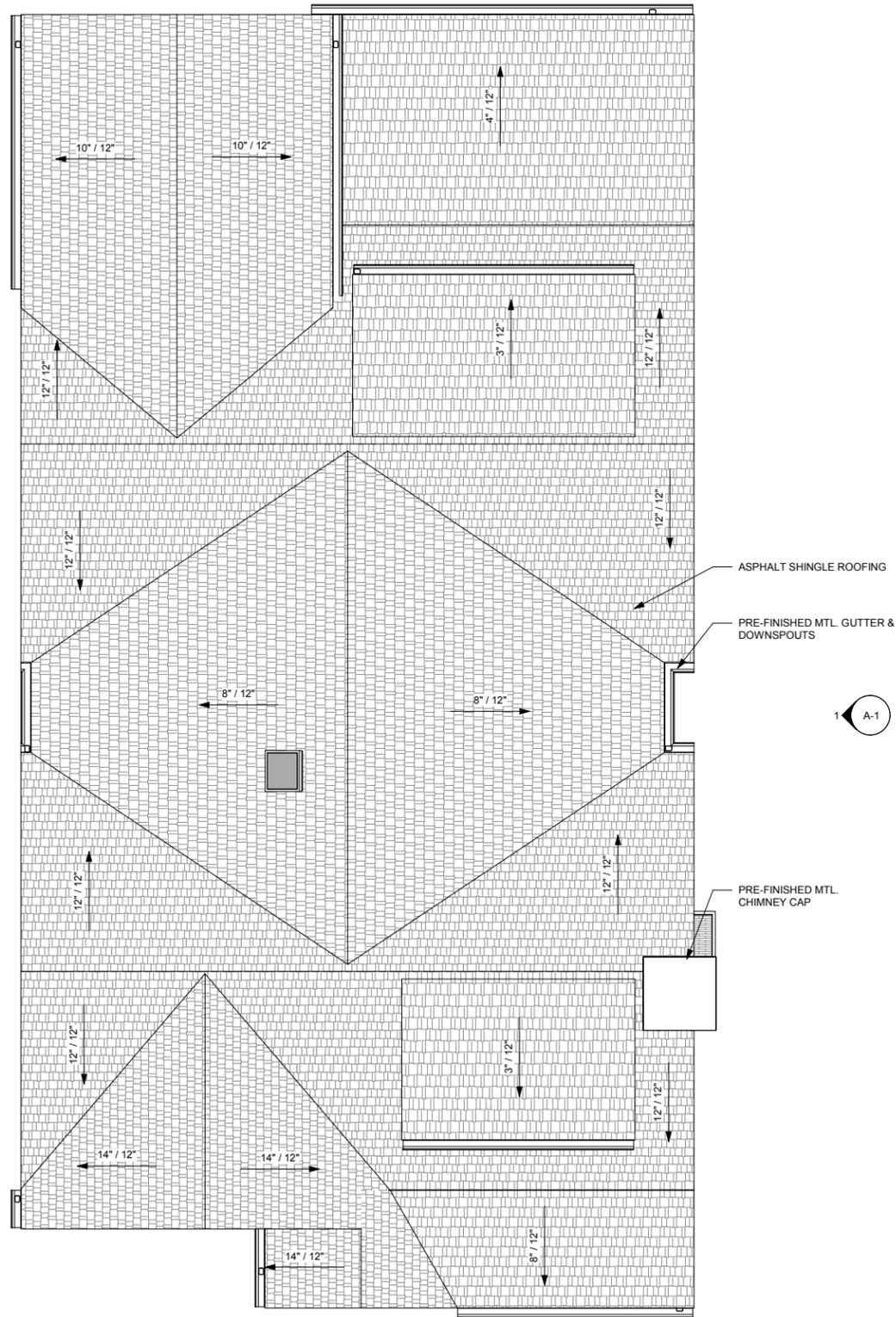
Project Number: **1521**

Date: **2.24.2020**

FLOOR PLANS



1 ROOF PLAN



REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
REVIEW SET

Project Number: **1521**

Date: **2.24.2020**

ROOF PLAN

A-3

**1521 WOODLAND STREET
NASHVILLE, TN 37206**

PROPOSED NEW SINGLE FAMILY RESIDENCE

Designed For:
MARCIA & CADE TRUITT

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Building Ideas
Architecture Interior Design Planning

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Designed For:
MARCIA & CADE TRUITT

**1521 WOODLAND STREET
 NASHVILLE, TN 37206**

PROPOSED NEW SINGLE FAMILY RESIDENCE

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
REVIEW SET

Project Number: **1521**

Date: **2.24.2020**

BUILDING ELEVATIONS

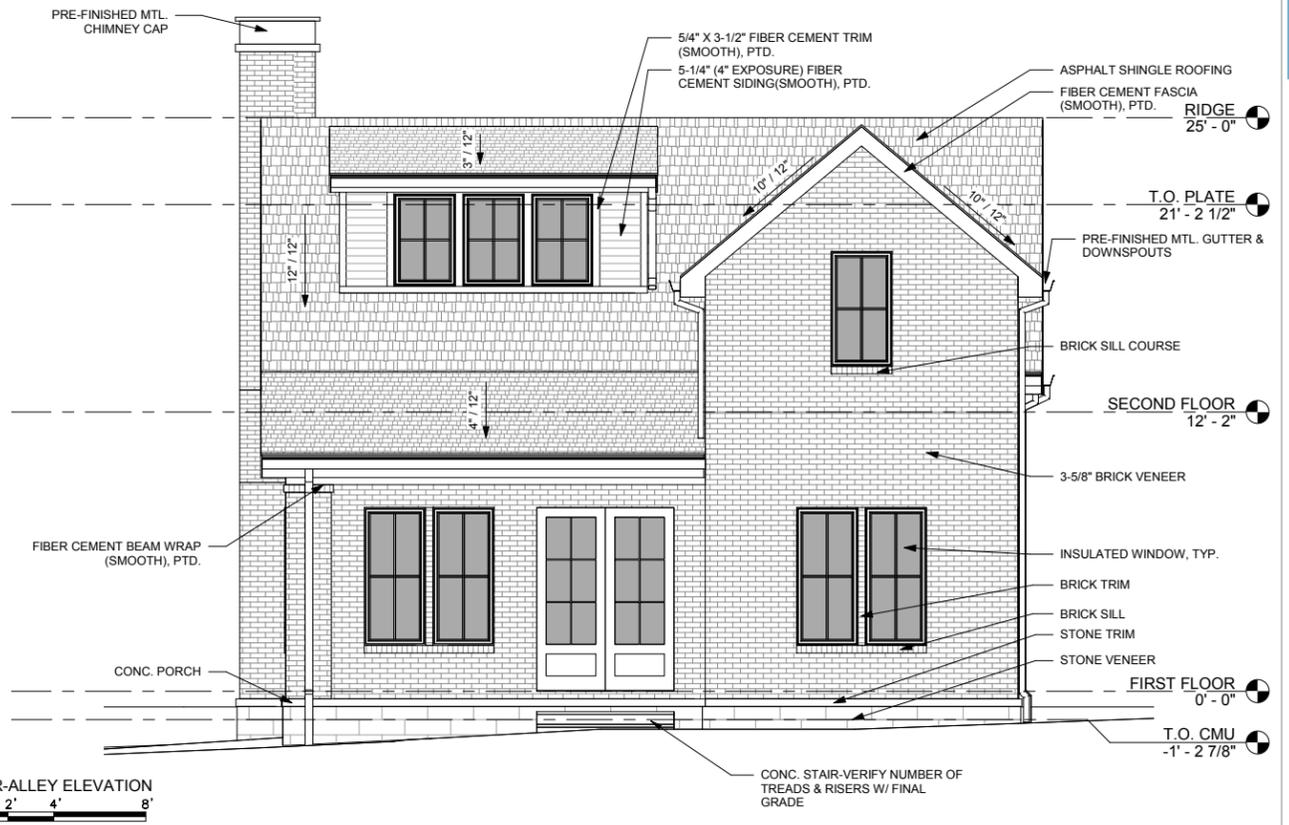


① FRONT-WOODLAND STREET ELEVATION
 0 2 4 8



② RIGHT SIDE-N. 16TH STREET ELEVATION
 0 2 4 8

2/25/2020 9:32:57 AM



① REAR-ALLEY ELEVATION
0 2' 4' 8'



② LEFT SIDE ELEVATION
0 2' 4' 8'

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MARCIA & CADE TRUITT

**1521 WOODLAND STREET
NASHVILLE, TN 37206**

PROPOSED NEW SINGLE FAMILY RESIDENCE

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
REVIEW SET

Project Number: **1521**
Date: **2.24.2020**

BUILDING ELEVATIONS



① FRONT LEFT VIEW



② FRONT RIGHT VIEW



③ REAR RIGHT VIEW



④ REAR LEFT VIEW

2/25/2020 9:33:06 AM

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Designed For:
MARCIA & CADE TRUITT

**1521 WOODLAND STREET
 NASHVILLE, TN 37206**
 PROPOSED NEW SINGLE FAMILY RESIDENCE

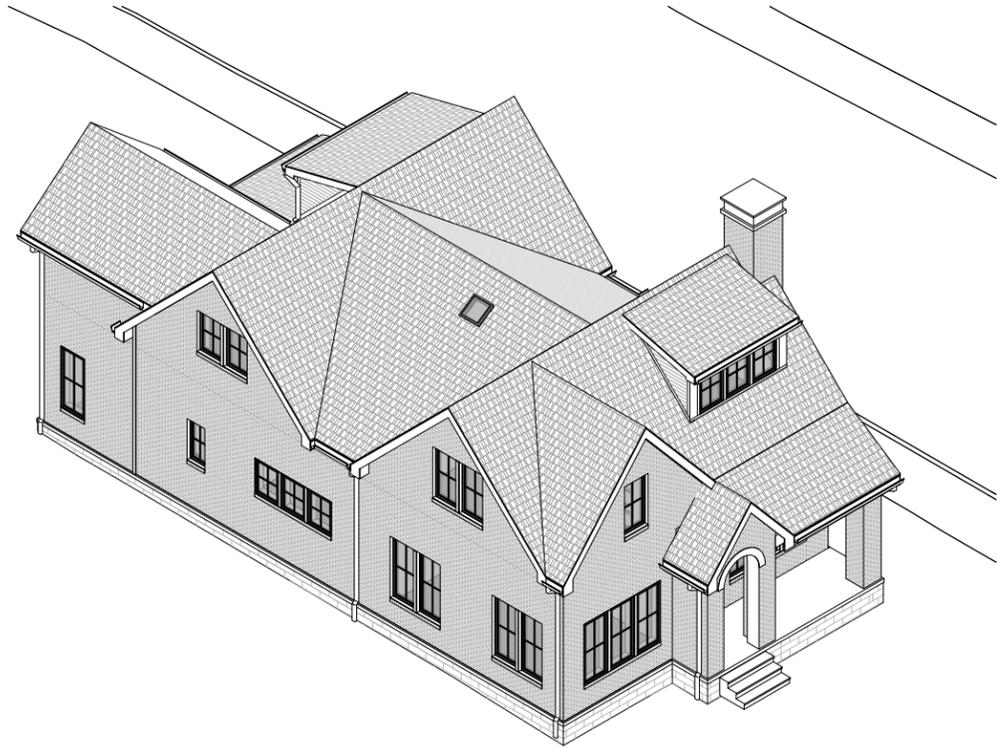
REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
REVIEW SET

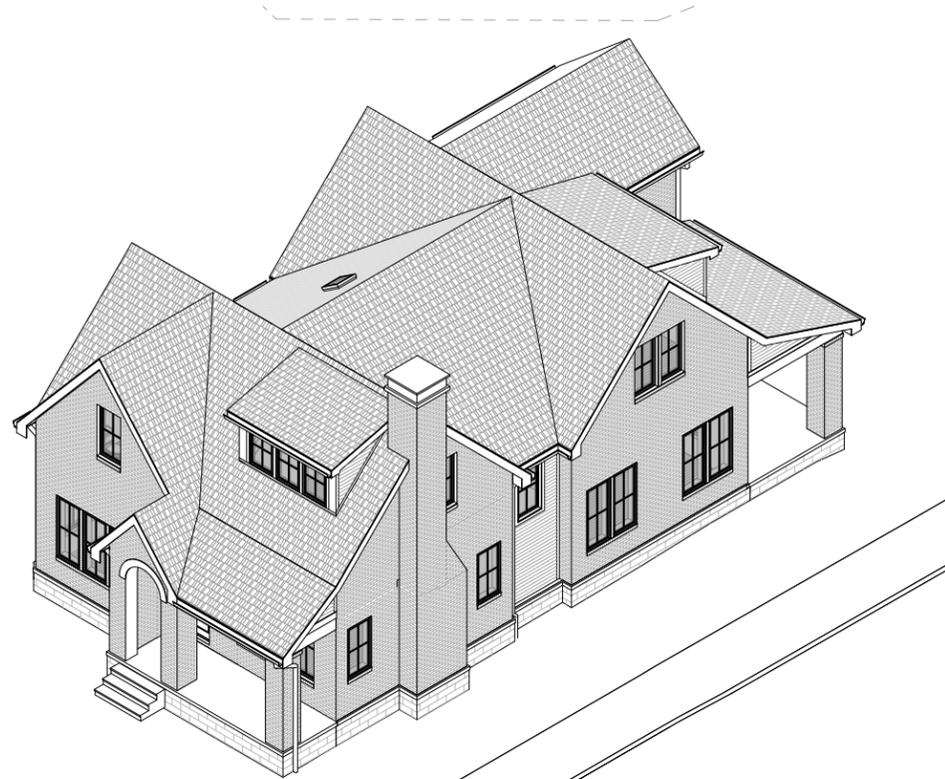
Project Number: **1521**

Date: **2.24.2020**

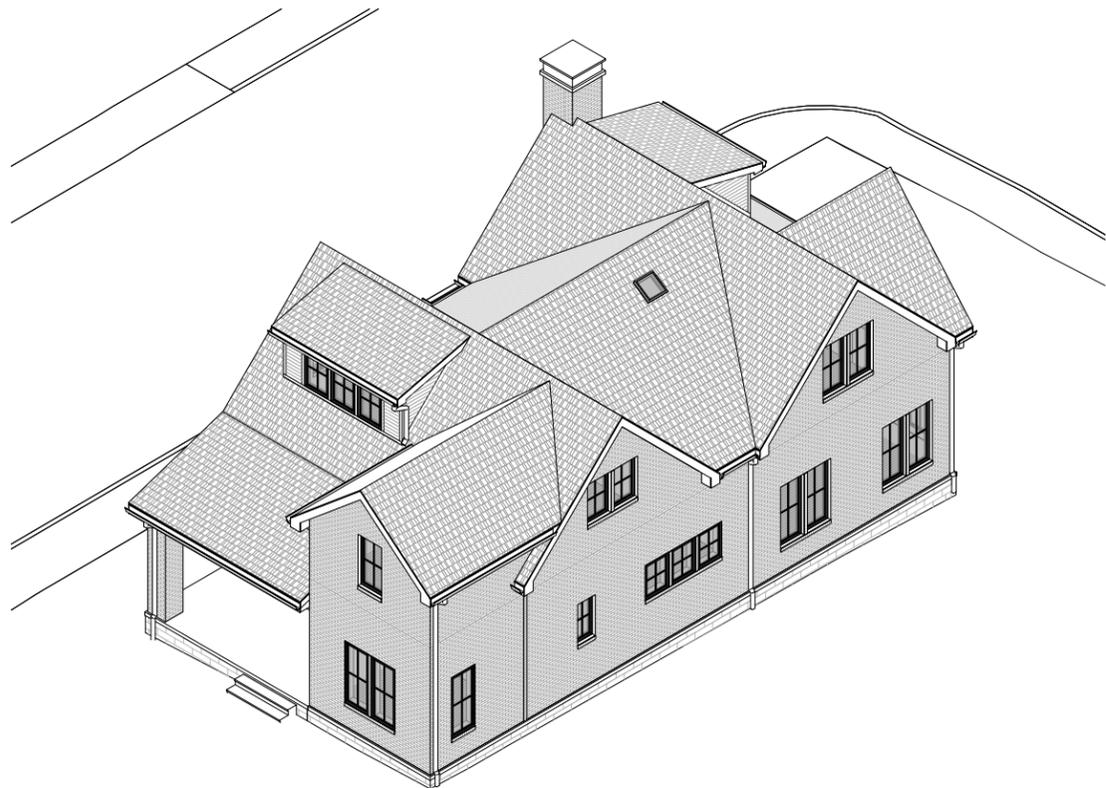
3D VIEWS



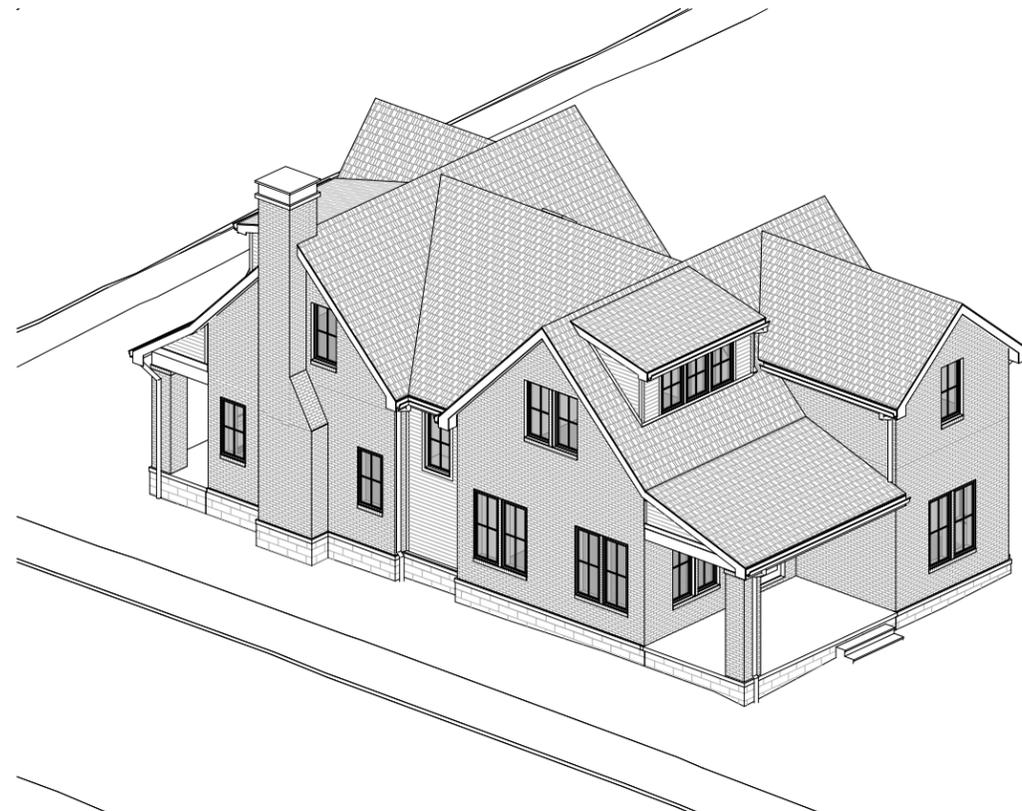
② FRONT LEFT VIEW



① FRONT RIGHT VIEW



③ REAR LEFT VIEW



④ REAR RIGHT VIEW

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**1521 WOODLAND STREET
 NASHVILLE, TN 37206**
 PROPOSED NEW SINGLE FAMILY RESIDENCE

REVISIONS		
NUM.	DESCRIPTION	DATE

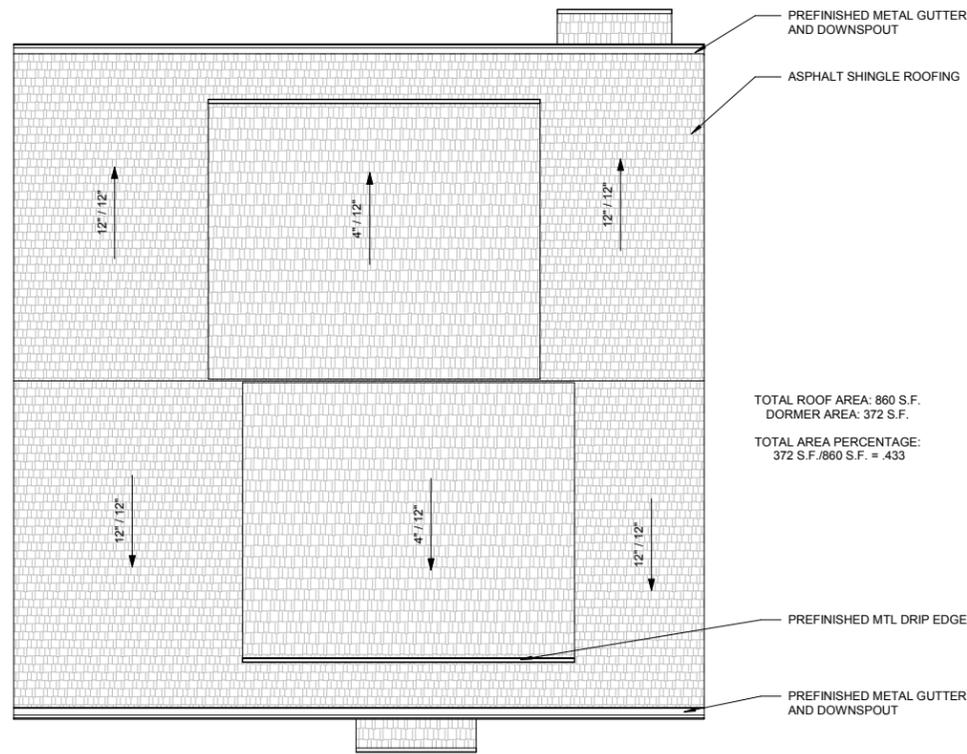
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REVIEW SET

Project Number: **1521**

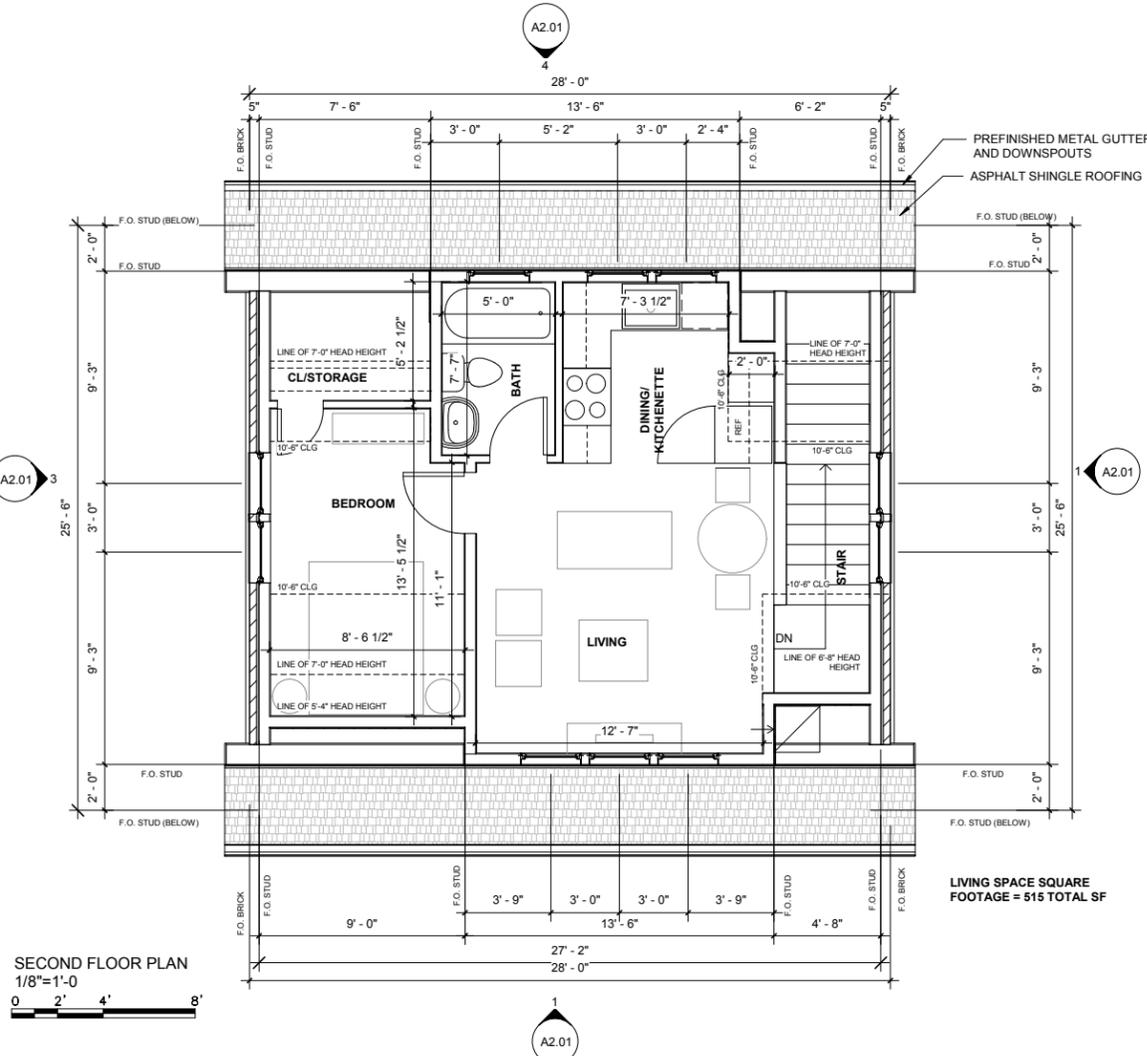
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3D VIEWS

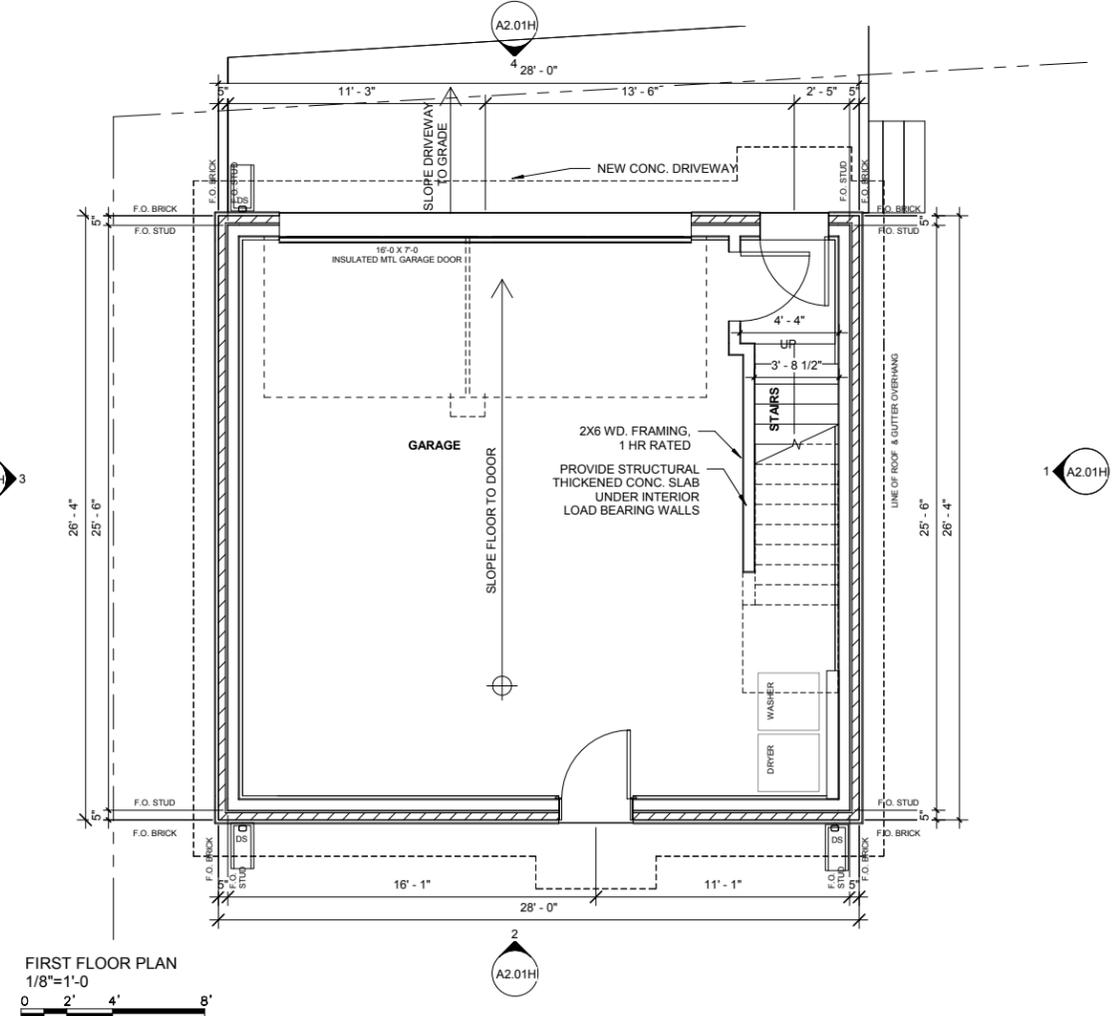
ROOF PLAN
1/8"=1'-0"
0 2' 4' 8'



TOTAL ROOF AREA: 860 S.F.
DORMER AREA: 372 S.F.
TOTAL AREA PERCENTAGE:
372 S.F./860 S.F. = .433



SECOND FLOOR PLAN
1/8"=1'-0"
0 2' 4' 8'



FIRST FLOOR PLAN
1/8"=1'-0"
0 2' 4' 8'

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CADE & MARCIA TRUITT

1521 WOODLAND STREET DADU

REVISIONS		
NUM.	DESCRIPTION	DATE

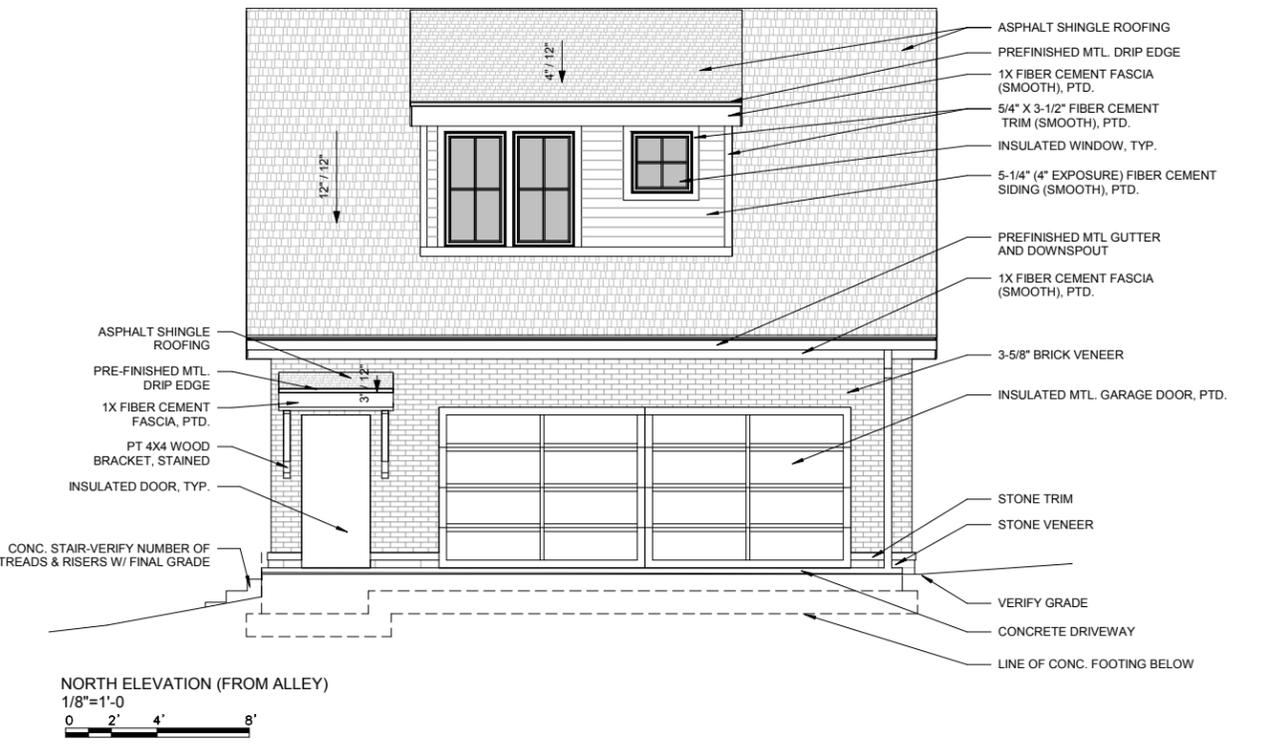
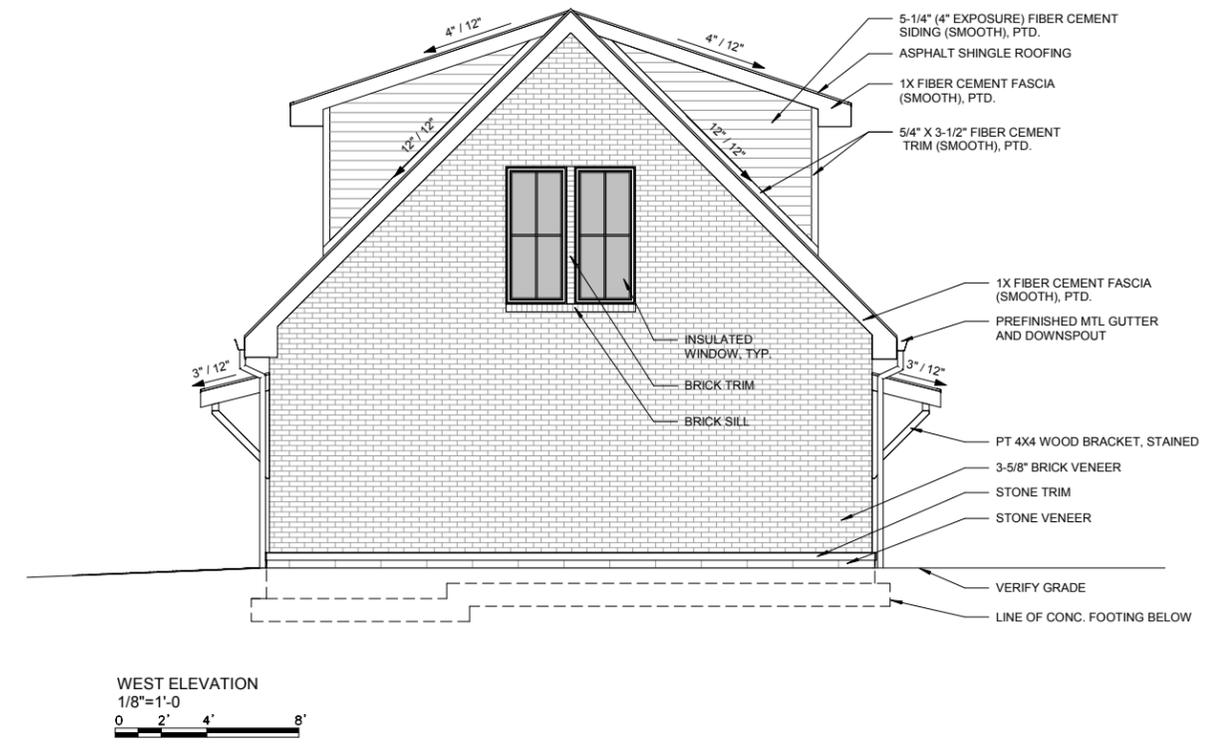
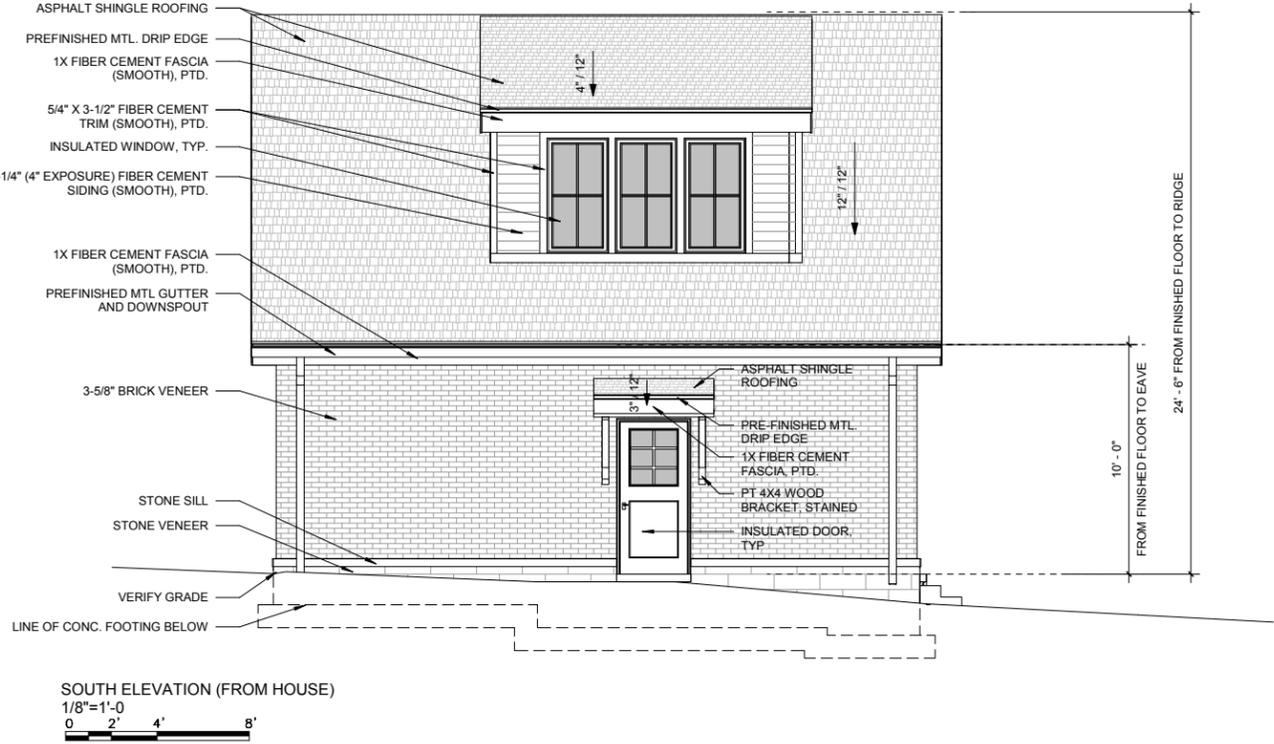
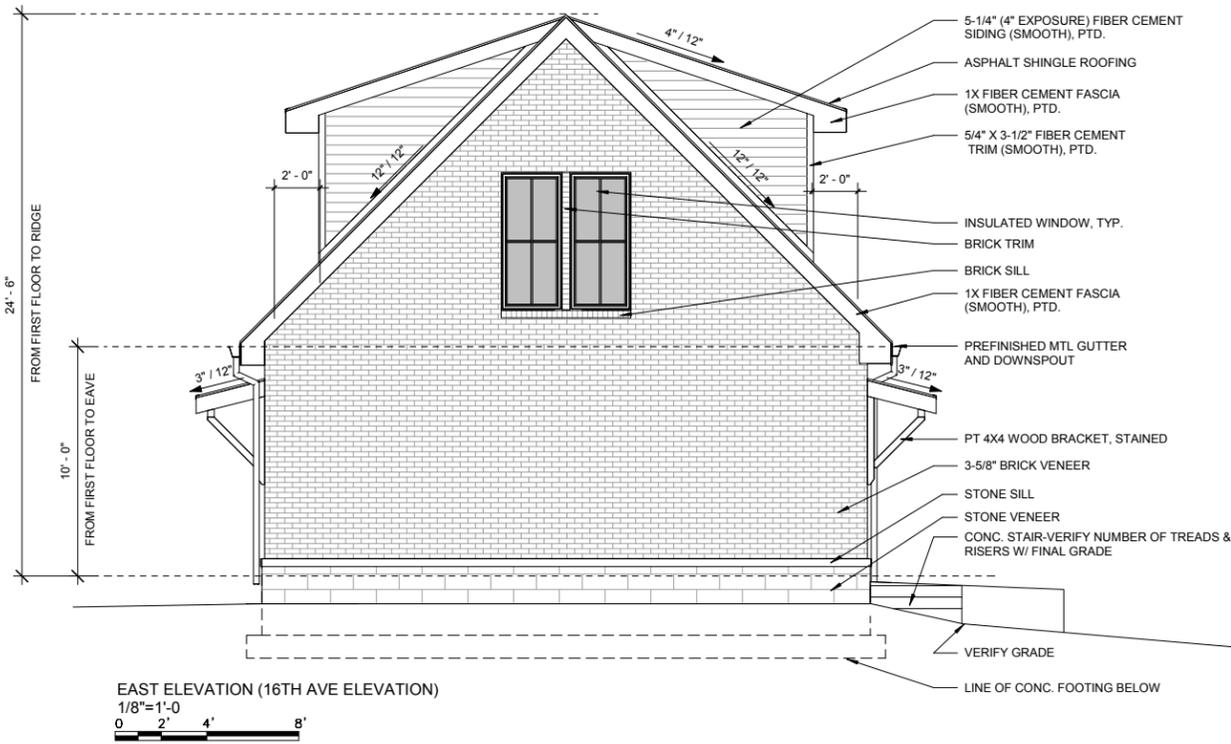
Project Phase:
REVIEW SET

Project Number: **1521**

Date: **2.25.2020**

FLOOR PLANS

A1.01H



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1521 WOODLAND STREET DADU

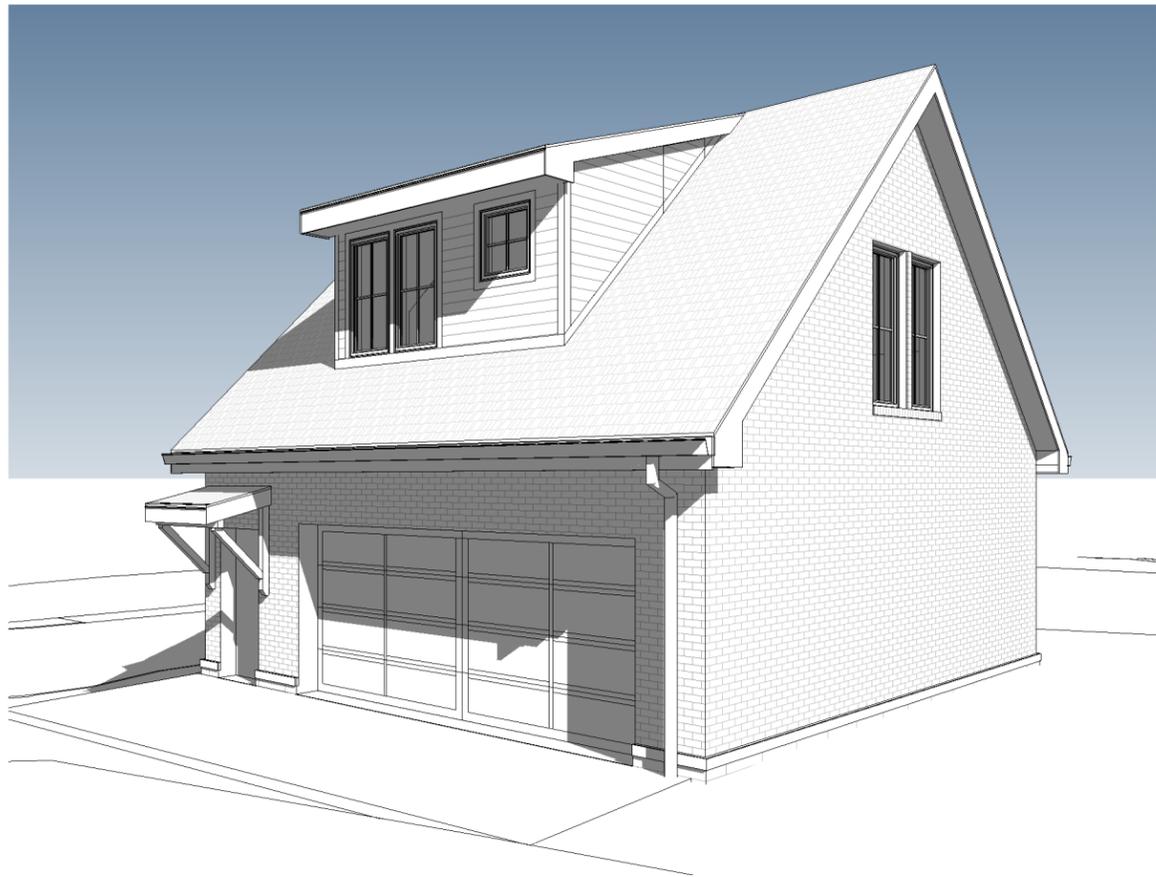
REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
REVIEW SET

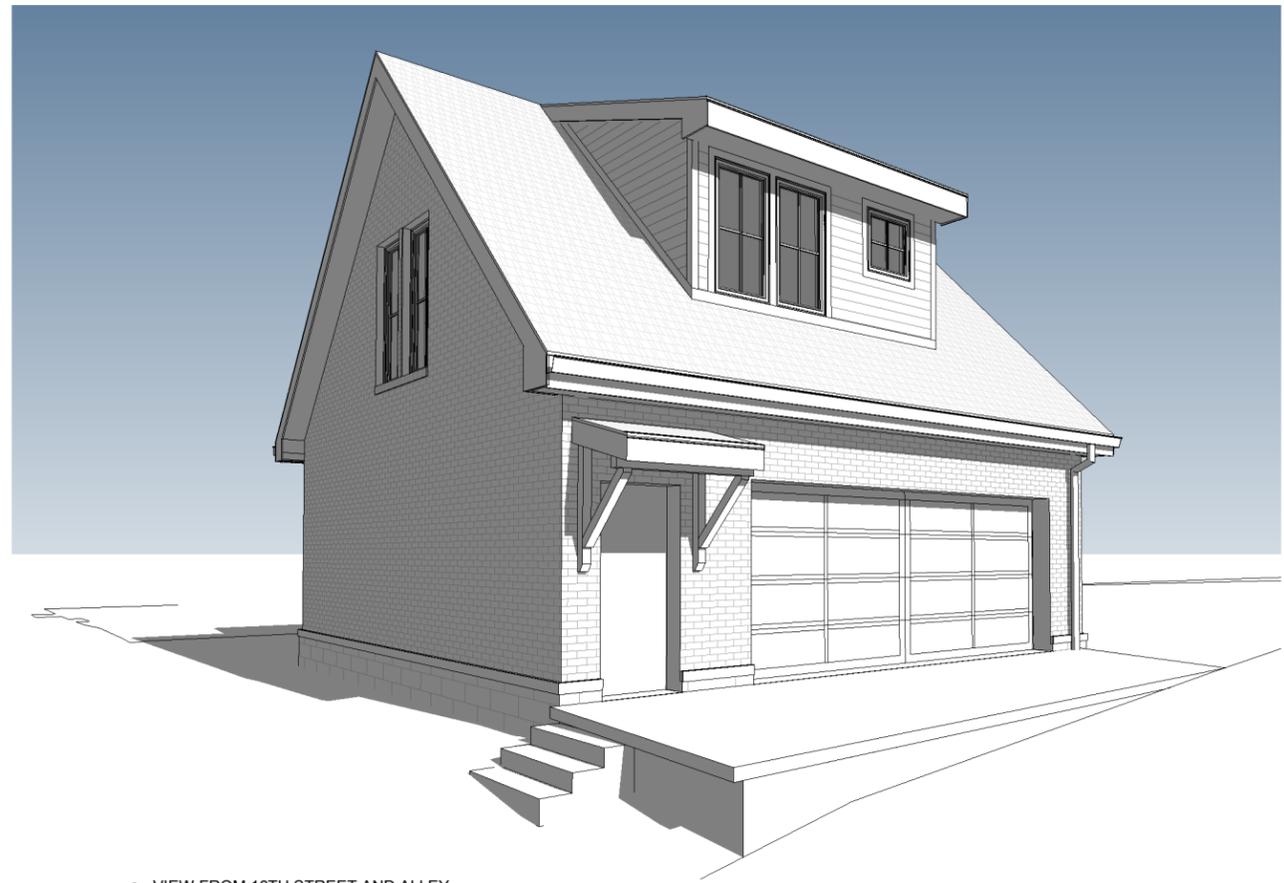
Project Number: **1521**
Date: **2.25.2020**

EXTERIOR ELEVATIONS

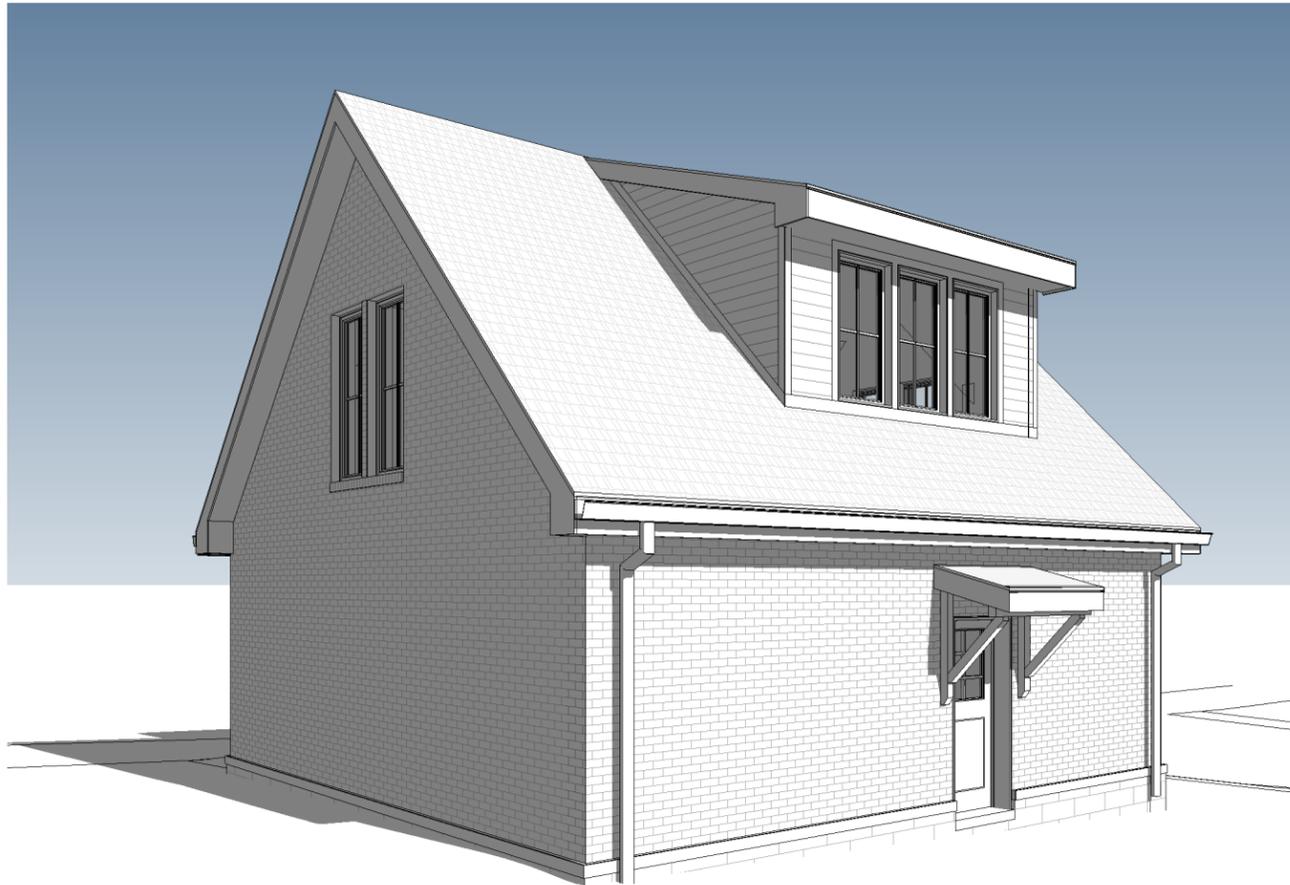
A2.01H



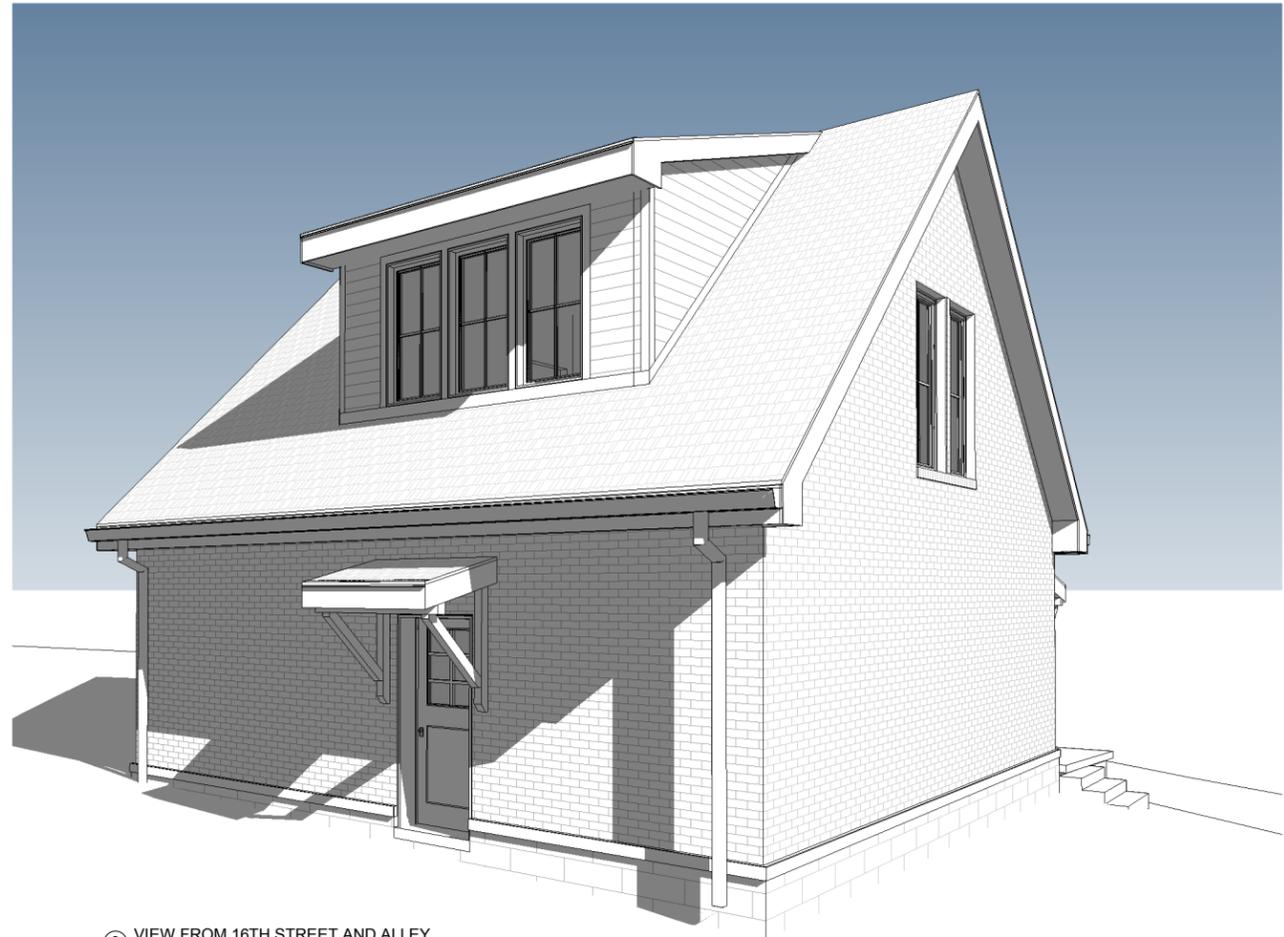
① VIEW FROM ALLEY



④ VIEW FROM 16TH STREET AND ALLEY



② VIEW FROM BACK YARD



③ VIEW FROM 16TH STREET AND ALLEY

2/25/2020 9:29:48 AM

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1521 WOODLAND STREET DADU

REVISIONS		
NUM.	DESCRIPTION	DATE

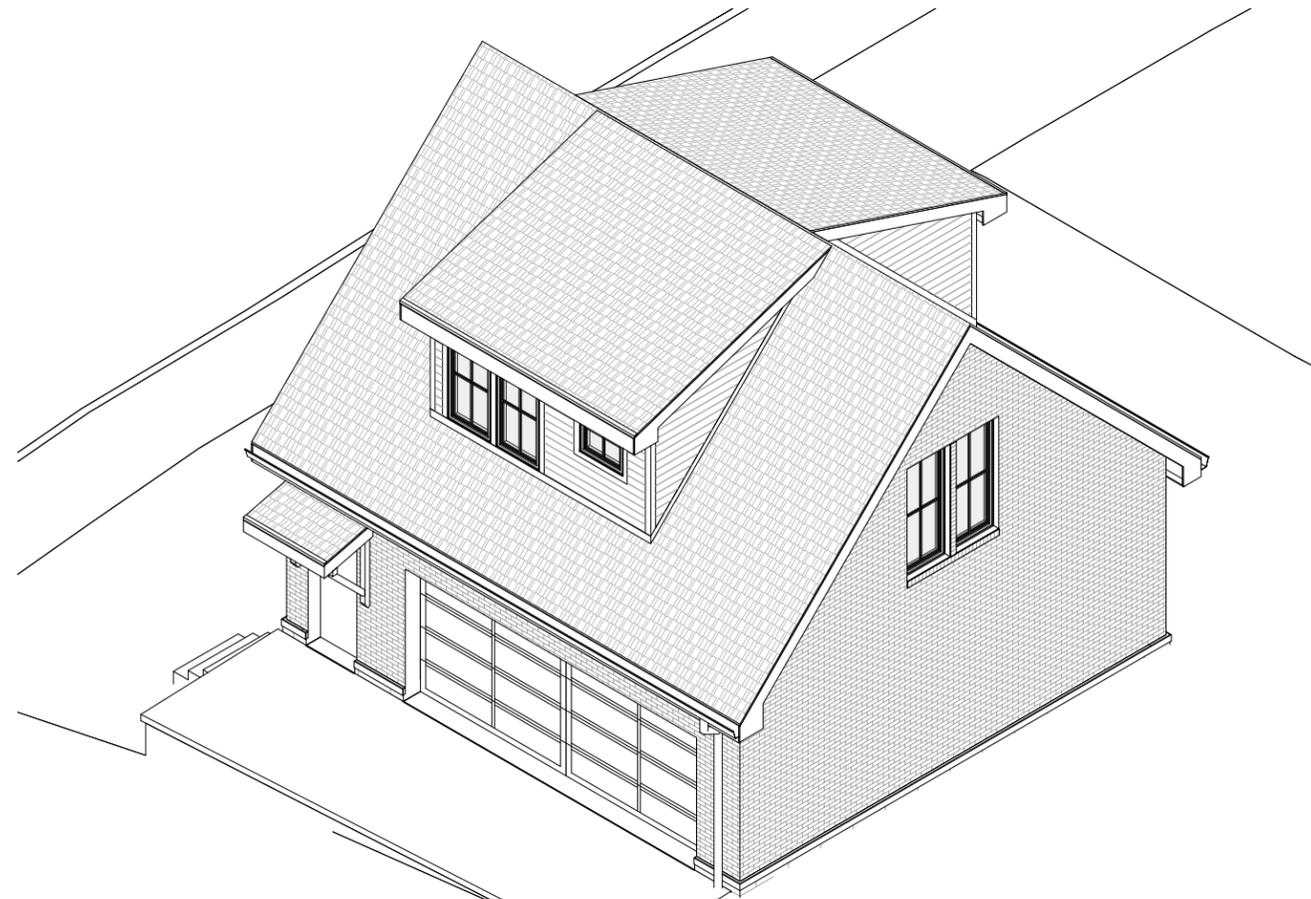
Project Phase:
REVIEW SET

Project Number: **1521**

Date: **2.25.2020**

3D PERSPECTIVE VIEWS

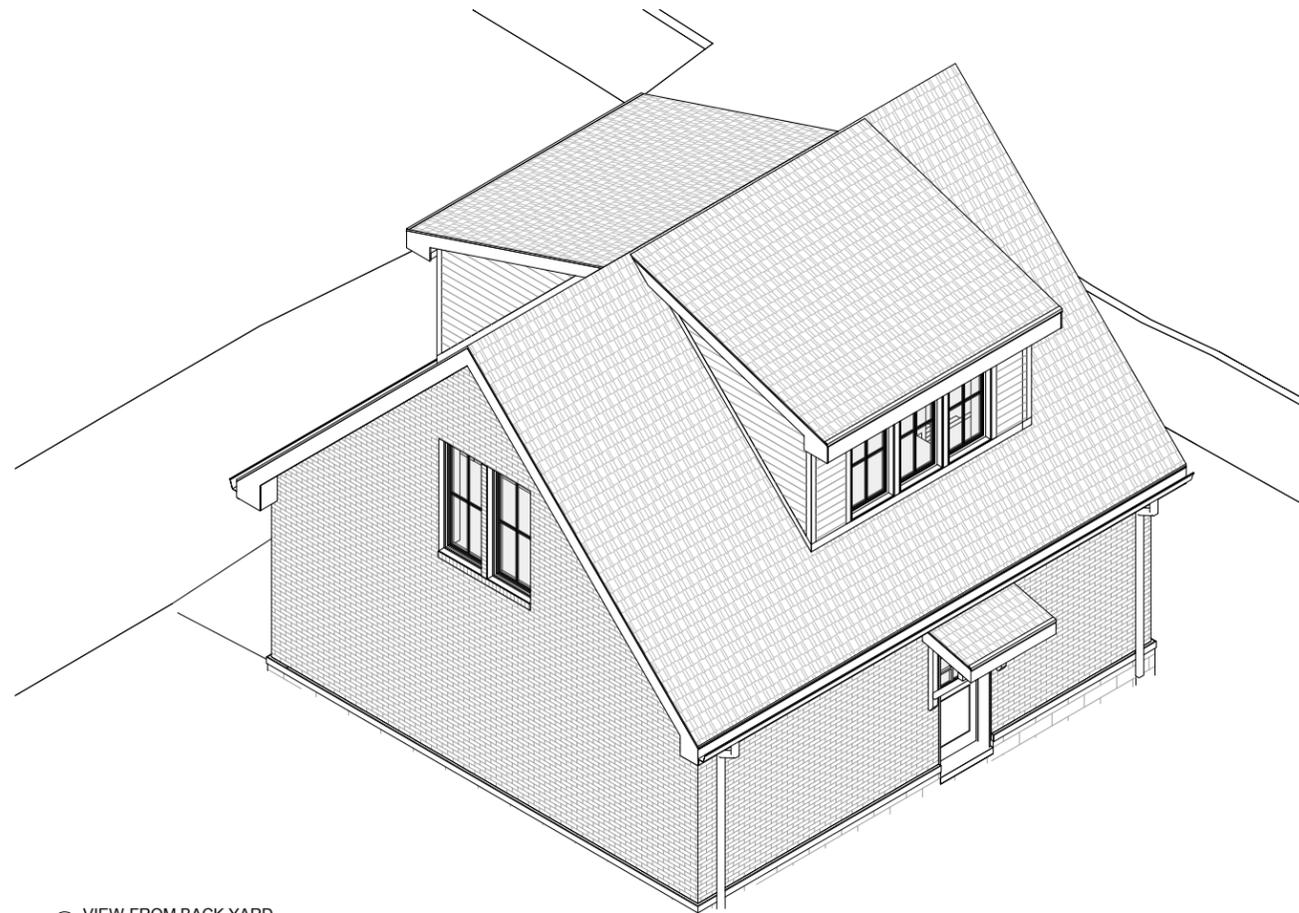
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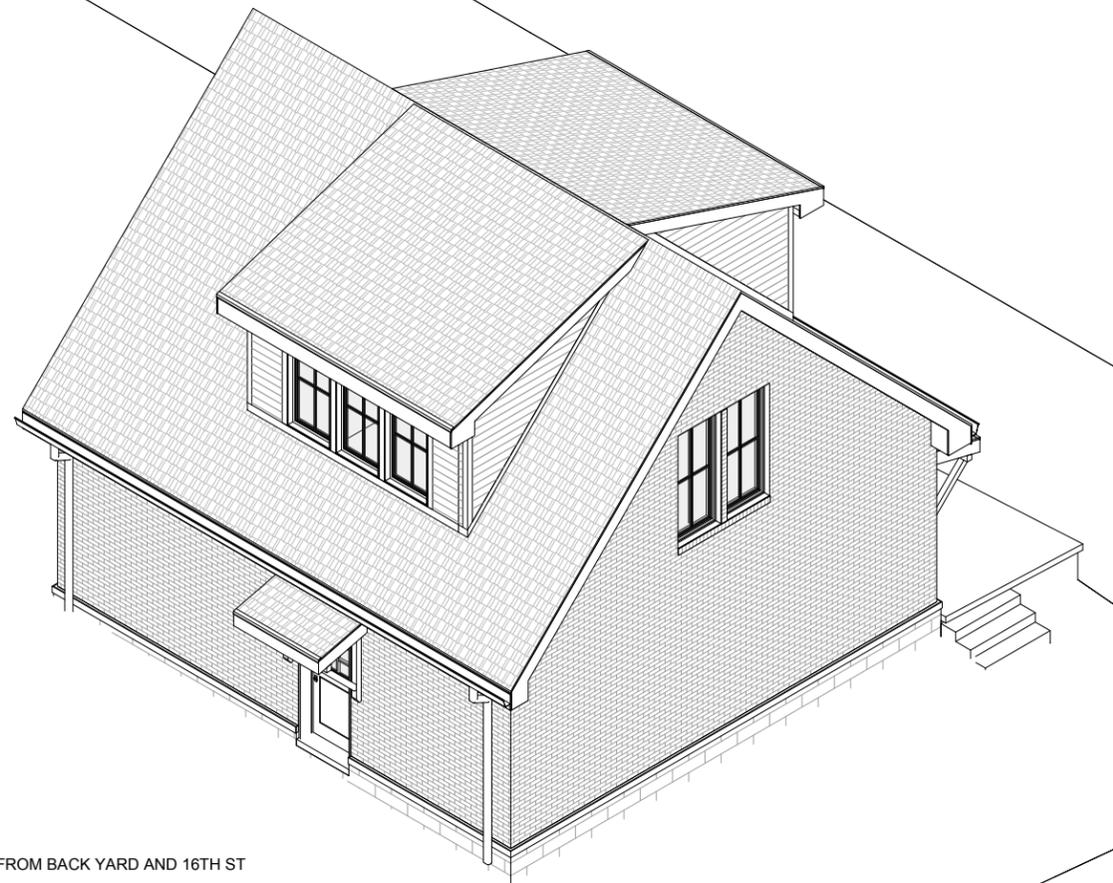
① VIEW FROM ALLEY



④ VIEW FROM 16TH STREET AND ALLEY



② VIEW FROM BACK YARD



③ VIEW FROM BACK YARD AND 16TH ST

2/25/2020 9:29:54 AM

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1521 WOODLAND STREET DADU

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
REVIEW SET

Project Number: **1521**

Date: **2.25.2020**

3D VIEWS

A4.02H