



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
1903 Linden Avenue
July 18, 2012

Application: New construction-addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number:
Applicant: Manuel Zeitlin, architect
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: Applicant proposes a two-story addition that wraps the left corner and the redesign of an existing non-historic porte cochere on the right side.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that:</p> <ul style="list-style-type: none">• The applicant provide information about the material, design and dimensions of masonry, foundation, windows, doors, roofing, trim and railings; and• The right/rear addition only wrap the basement and first levels with a bay on the second level to accommodate the stairwell, as long as the entire addition stays below the existing eave. <p>With these conditions, the project meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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*

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.

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.

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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.

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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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. 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.

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 cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with 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.

In order to assure that an addition has achieved proper scale, the addition 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.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

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).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic*

- building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
 - *The roof pitch of the dormer should generally match the roof pitch of the building.*
 - *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
 - *Dormers should generally be fully glazed and aprons below the window should be minimal.*
 - *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

Side Additions

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

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.

d. 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.

e. Additions should follow the guidelines for new construction.

Background: 1903 Linden Avenue is a contributing structure in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Analysis and Findings:

Location & Orientation: The proposed addition includes 1) an alteration to an existing right-side non-historic addition and 2) two-story addition that wraps the rear left corner.



1) The right side of the home has an existing non-historic porte cochere with uncovered deck above. This element is too low to be used for modern vehicles so it will be rebuilt with stairs leading up to the deck area that is level with the first floor of the house and with an enclosure for the lower section. The uncovered deck area will become a covered porch with traditional battered posts on pedestals but with a more contemporary shed roof porch cover that will help to distinguish the old from new. Since this will improve a non-historic element, this side addition meets the design guidelines.



2) The left side addition will be two-stories that wrap the rear corner of the house, behind the existing side porch. According to the design guidelines, 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. There have been cases where the Commission has approved side additions alone and a few cases where they have approved additions that wrap the rear corner, as proposed here. At the most recent annual review of cases, the Commission expressed concern with approving additions that are extend to the rear and the side, while wrapping the corner and thereby changing the form of the house. At that time, they

determined that corner wrap additions do not meet design guideline II.B.2.a. This is similar to the Commission's frequent requirements that additions not alter the original roof form of a building.

Since this is a two-story house, an addition that wraps just one level would allow the original form to remain evident. In addition, the existing side porch would greatly obscure the visibility of a one-story addition. Staff recommends removal of the left side addition on the second level and the use of a bay to accommodate the stairwell on the second level, as long as the addition remains below the existing eave.

Height & Scale:

1) The heights of the right addition is appropriate as the foundation line will match the existing foundation line and the porch roof will be below the second level

- windows. The right side addition does not add to the footprint of the house and is in the same location as the existing porte cochere.
- 2) Overall the height of the left/rear wrap is appropriate as the foundation line (noted with a trim board) matches the existing foundation line and the addition sits below the eave of the existing house. The rear right corner addition adds approximately 224 square feet to the existing footprint, reducing the percentage of open space by a minimal amount.

Staff finds the height and scale to meet sections IIB.a and b. and II.B.2.a

Roof Shape:

- 1) The roof of the right side addition is shed roof that sits on large beams. The slope does not match existing roof form but is typical for the historic district.
- 2) The roof of the left/rear wrap appears as a flat roof. It does not match the existing roof form but flat roofs are typical of the district.

Staff finds the roof shapes to be appropriate for the district and to meet section II.B.e and II.B.2.a.

Connection: The connection will wrap the full left /rear corner which alters the original form of the house and makes the addition more difficult to remove. Staff recommends that the addition only wrap on the first and basement levels and a side bay be added to the second level to accommodate the stairs for the project to meet II.B.2.d.

Setback and Rhythm of Spacing: The addition fits within the rear and side setbacks required by bulk zoning. The front setback will not be affected. Staff finds that the project meets Section II.B.c.

Materials, Texture, Details, and Material Color: The foundation is unknown, the siding cement fiber panels and painted brick. The design includes an exterior stone fireplace with a stucco chimney. The flat roof will be white membrane and will not be visible and the right side will have a fabric awning on steel tubes, color unknown. The materials for the design and materials of windows, doors, trim and rear railings is unknown. Final staff review of materials, including windows, door, posts, color of fabric awning, railings and trim is recommended.

Proportion and Rhythm of Openings: The new windows are in alignment with existing windows and of the same proportion. The rhythm of openings is similar to that found on the existing building. Staff finds the rhythm of openings and the proportion of openings to be appropriate and meet Section II.B.g.

Staff recommends approval with the conditions that:

- The applicant provide information about the material, design and dimensions of masonry, foundation, windows, doors, roofing, trim and railings; and
- The right/rear addition only wrap the basement and first levels with a bay on the

second level to accommodate the stairwell, as long as the entire addition stays below the existing eave.
With these conditions, the project meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Right side seen from back yard.



Right side with existing non-historic porte-cochere.



Rear/left corner





Left side.



1903 LINDEN AVENUE
NASHVILLE, TN 37212

MANUEL ZEITLIN ARCHITECTS



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FAX 615 256.4839

1819 21ST AVE SOUTH NASHVILLE, TN 37212

C1

SITE PLAN
07.05.2012

EXISTING STAIR TO REMAIN

EXISTING MASONRY WALL TO REMAIN. CLEAN AND REPAINT

NEW STEEL BEAM COVERED WITH GYP. BD.

EXTERIOR DECK 1X6, T&G, TRT'D, STAINED AND SEALED DECKING ON 2X10 TRT'D SYP FRAMING AT 16" O.C.

NEW INT. WALL, TYP. 1/2" GYP. ON 2X4 STUDS AT 16" O.C. COORD. W/ PLUMBING FROM ABOVE

POCKET DOOR W/ FROSTED GLASS

NEW PT'D SCWD STILE AND RAIL FULL GLASS EXT. DOOR.

WOVEN ACRYLIC, SOLUTION DYED FABRIC AWNING ABOVE ON 2X2 PT'D TUBE STEEL FRAME ON 6X6 CEDAR POSTS

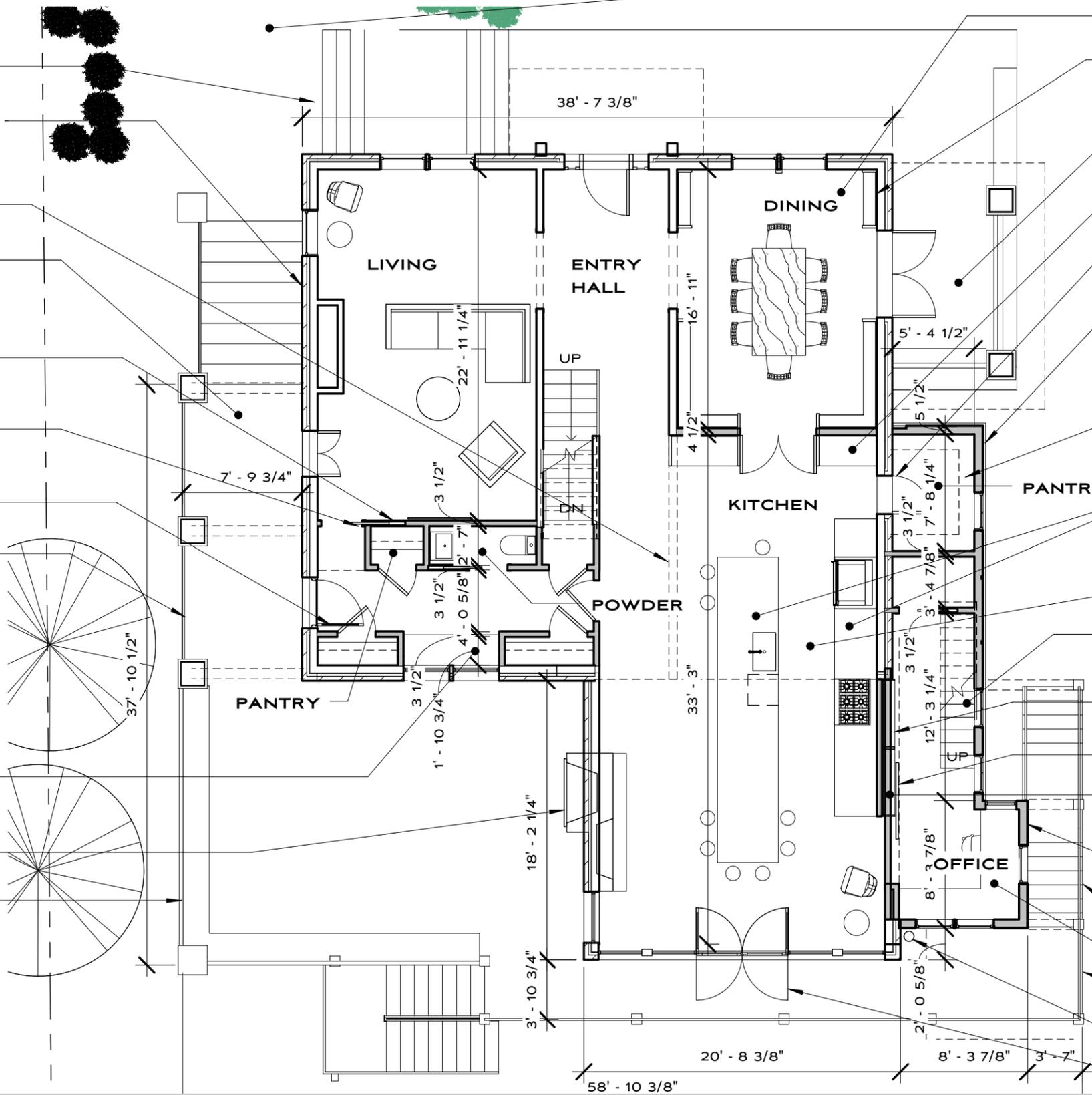
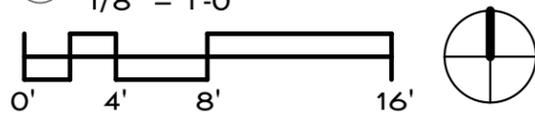
NOTE: GC TO REPAINT ALL CURRENTLY PAINTED SURFACES

RELOCATE EXISTING BENCH FROM STAIR LANDING

EXT. FIREPLACE W/ GAS STARTER

BUILT-IN BENCH AND BACK

2 NEW - GROUND LEVEL
1/8" = 1'-0"



REGRADE THIS AREA TO SHED WATER WEST TOWARDS PROPERTY LINE.

REFINISH ALL EXISTING HARDWOOD FLOORS THROUGHOUT.

NEW FLOOR-TO-CEILING 12" OPEN, ADJ. SHELF BOOKCASES ON ENCLOSED 12" DEEP BASE CABINETS.

REPAIR EXISTING PORCH. FIX THRESHOLD AND SETTLEMENT.

WINE FRIDGE W/ GLASSES ABOVE

NEW SCWD DOOR (MATCH EXISTING 6-PANEL DOORS) IN PT'D WOOD FRAME

PTD. HARDIE PANEL ON 2 LAYERS OF 30# BUILDING PAPER ON 1/2" PLYWOOD SHEATHING ON 2X6 WOOD STUDS AT 16" O.C. WITH FOAM INSULATION

FLOOR-TO-CEILING, OPEN, ADJ. SHELVES

KITCHEN CAB/ISLAND, ALLOW \$60/SF FOR COUNTERTOPS. APPLIANCES PROVIDED BY THE OWNER AND INSTALLED BY THE GC.

NEW HARDWOOD FLOORS TO MATCH EXISTING.

NEW STAIR TO UPPER LEVEL WITH CUSTOM STEEL RAIL

ADJUSTABLE SHELVES

5'X9' STEEL AND GLASS SLIDING DOOR

CORK BOARD W/ CHARGING COUNTER FOR CELL PHONES, ETC. W/ OPEN SHELVES BELOW

PTD. HARDIE PANEL ON 2 LAYERS OF 30# BUILDING PAPER ON 1/2" OSB SHEATHING ON 2X6 STUDS AT 16" O.C.

NEW EXTERIOR STAIR

BUILT-IN OFFICE DESK WITH FILES AND DRAWERS

NEW DECK AND GUARDRAIL 36" H WITH 1/4" X 1 1/2" HORIZ. BARS AT 4 1/4" O.C. VERT.

DOWNSPOUT

SCREEN DOORS

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A1

PLANS
07.05.2012

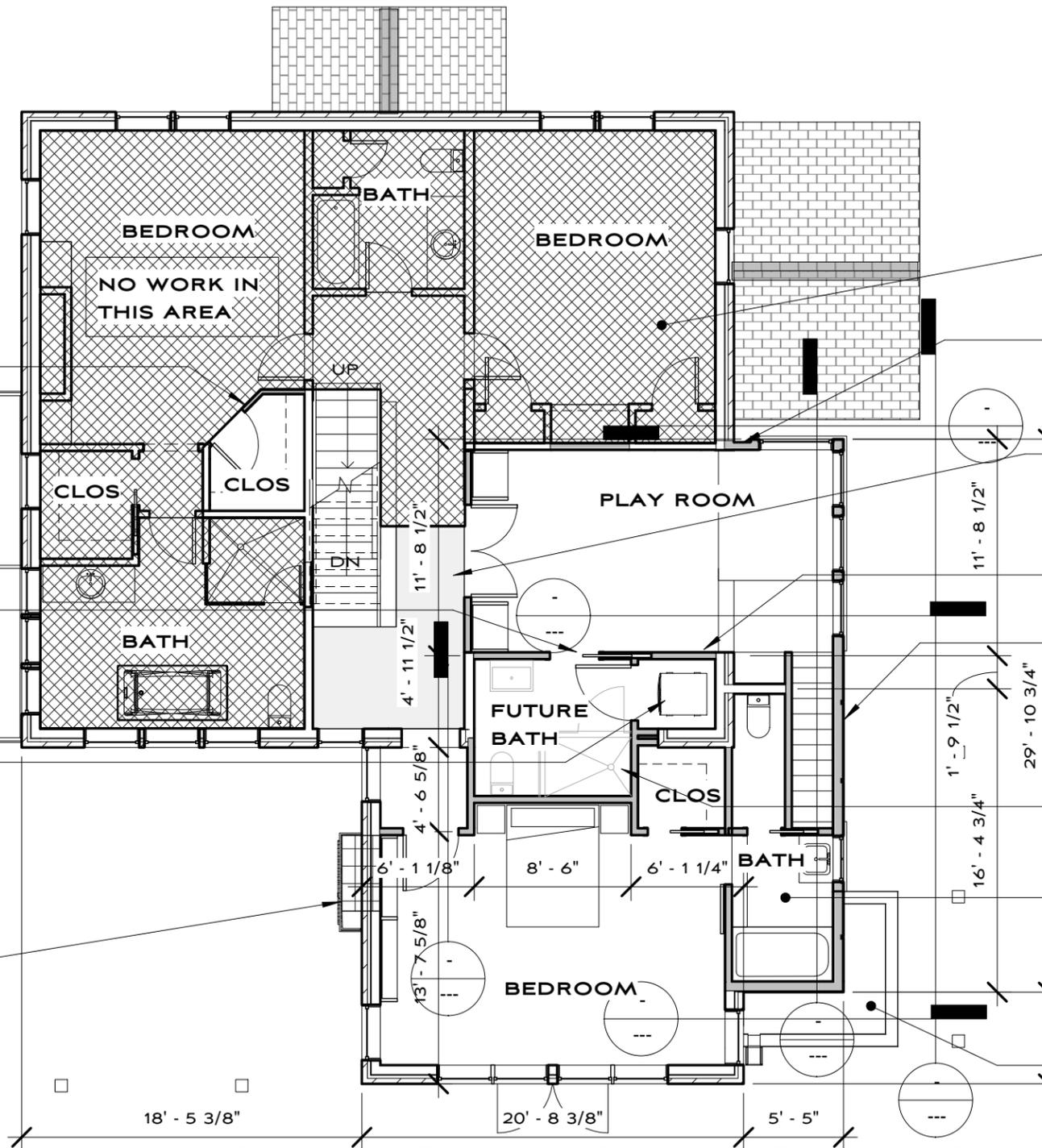
NOTE: GC TO REPAINT ALL CURRENTLY PAINTED SURFACES

NEW WALLS AND DOOR BY GC. PROVIDE NEW SHIELDED LIGHT FIXTURE ON JAMB SWITCH. CASEWORK PROVIDED AND INSTALLED BY THE OWNER

NEW 6-PANEL, PT'D SCWD IN PT'D WOOD FRAME TO MATCH EXISTING, TYP OF ALL NEW INTERIOR WOOD DOORS.

NEW WASHER/DRYER PROVIDED BY THE OWNER AND INSTALLED BY THE GC.

FIREPLACE BELOW



SAND AND REFINISH EXISTING WOOD FLOORS THROUGHOUT 2ND FLOOR.

PTD. REVEAL BETWEEN EXISTING/NEW CONSTRUCTION

RAISE EXISTING FLOOR +/-20" TO MATCH EXISTING 2ND FL. LEVEL. EXTEND STAIR AND RAILING TO MATCH EXISTING.

NEW WALL - 2X4 STUDS AT 16" O.C. WITH GYP. EACH SIDE. PT'D WOOD BASE.

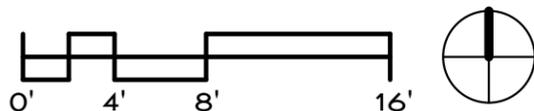
NEW WALL - PT'D HARDIE PANEL ON 2 LAYERS 30# BUILDING PAPER ON 1/2" OSB SHEATHING ON 2X6 STUDS AT 16" O.C. WITH PT'D GYP. BD. INTERIOR

ROUGH-IN PLUMBING FOR FUTURE BATH. CAP LINES BELOW EXPOSED, PLYWOOD SUB-FLOOR.

NEW BATH. ALLOW \$5/SF FOR TILE FLOOR AND TUB SURROUND (MAT'L ONLY). TILE BASE, GYP. WALLS AND CEILING, SOLID SURFACE COUNTER TOP. SHOP-PTD. BASE CABS.

WHITE MEMBRANE ROOF ON 3/4" PLYWOOD DECK

2 NEW - UPPER FLOOR
1/8" = 1'-0"



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A2
PLANS
07.05.2012

NOTE: GC TO REPAINT ALL CURRENTLY PAINTED SURFACES

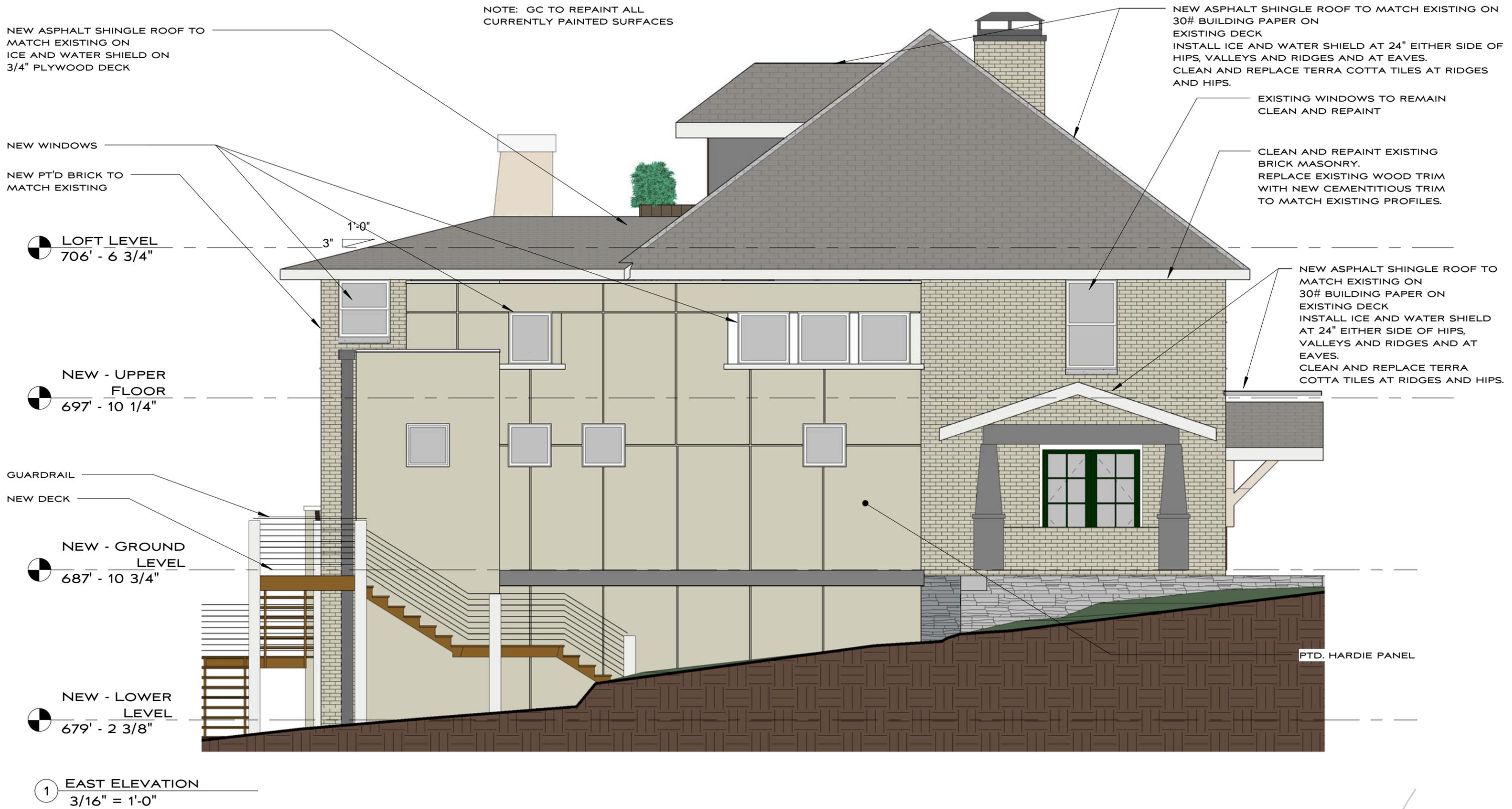


1 NORTH ELEVATION
3/16" = 1'-0"

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A3
ELEVATION
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A4
ELEVATION
07.05.2012

NOTE: GC TO REPAINT ALL CURRENTLY PAINTED SURFACES

NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING ON ICE AND WATER SHIELD ON 3/4" OSB DECK

EXISTING WINDOWS TO REMAIN CLEAN AND REPAINT

CLEAN AND REPAINT EXISTING BRICK MASONRY. REPLACE EXISTING SOFFITS AND FASCIA WITH NEW CEMENTITIOUS TRIM TO MATCH EXISTING PROFILES.

NEW FABRIC AWNING ON 2X2 STEEL TUBE FRAMING.

NEW - UPPER FLOOR
697' - 10 1/4"

BUILT-IN BENCH
HARDI-PANEL SIDING BEYOND

NEW - GROUND LEVEL
687' - 10 3/4"

NEW - LOWER LEVEL
679' - 2 3/8"

PTD. HARDIE PANEL SIDING

NEW SCUPPER AND DOWNSPOUT

WHITE MEMBRANE ROOF BEYOND

NEW DECK

GUARDRAIL

NEW WINDOWS AND DOORS.

NEW STAINED CONCRETE PATIO

1 SOUTH ELEVATION
3/16" = 1'-0"



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A5
ELEVATION
07.05.2012



1 WEST ELEVATION
3/16" = 1'-0"

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A6
ELEVATION
07.05.2012



① 3D VIEW 15

1903 LINDEN AVENUE
NASHVILLE, TN 37212

MANUEL ZEITLIN ARCHITECTS

●
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A7
3D VIEW
07.05.2012

July 9, 2012

Metropolitan Historical Commission
Executive Director: Tim Walker
3000 Granny White Pike
Nashville, TN 37212

RE: 1903 Linden Avenue

To whom it may concern:

I am the next door neighbor to the Guillamondegui family and have reviewed the plans, as submitted, to the committee. I have no reservations concerning the construction, the footprint or the three-dimensional views of the final product. Please feel free to contact me if there are any questions.

Sincerely,

A handwritten signature in cursive script that reads "Janet Higgs". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Janet Higgs
1809 Linden Avenue
Nashville, TN 37212

July 9, 2012

Metropolitan Historical Commission
Executive Director: Tim Walker
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RE: 1903 Linden Avenue

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Sincerely,



Joan and Lee Gorden
1901 Linden Avenue
Nashville, TN