



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

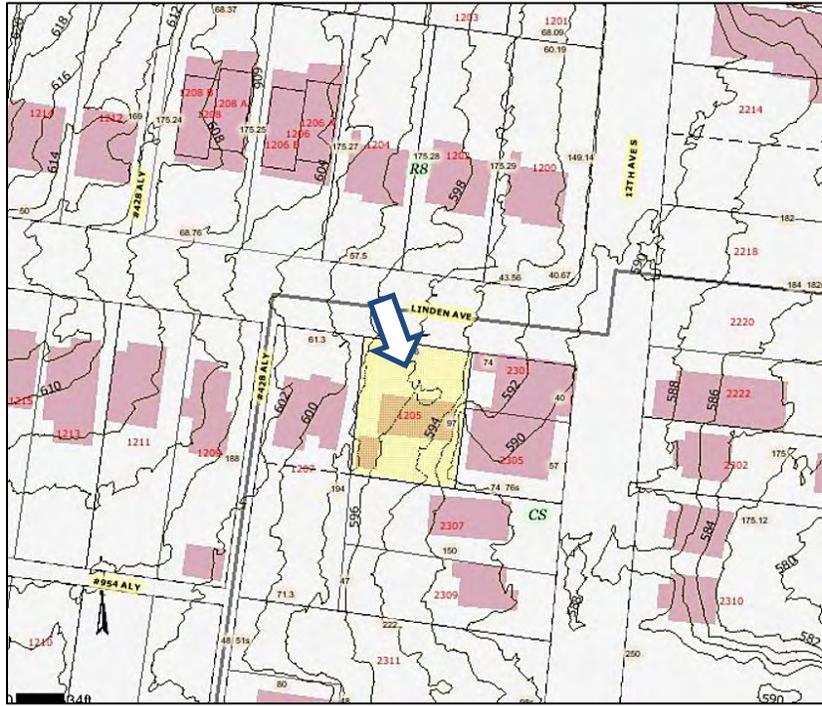
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1205 Linden Avenue
July 17, 2013

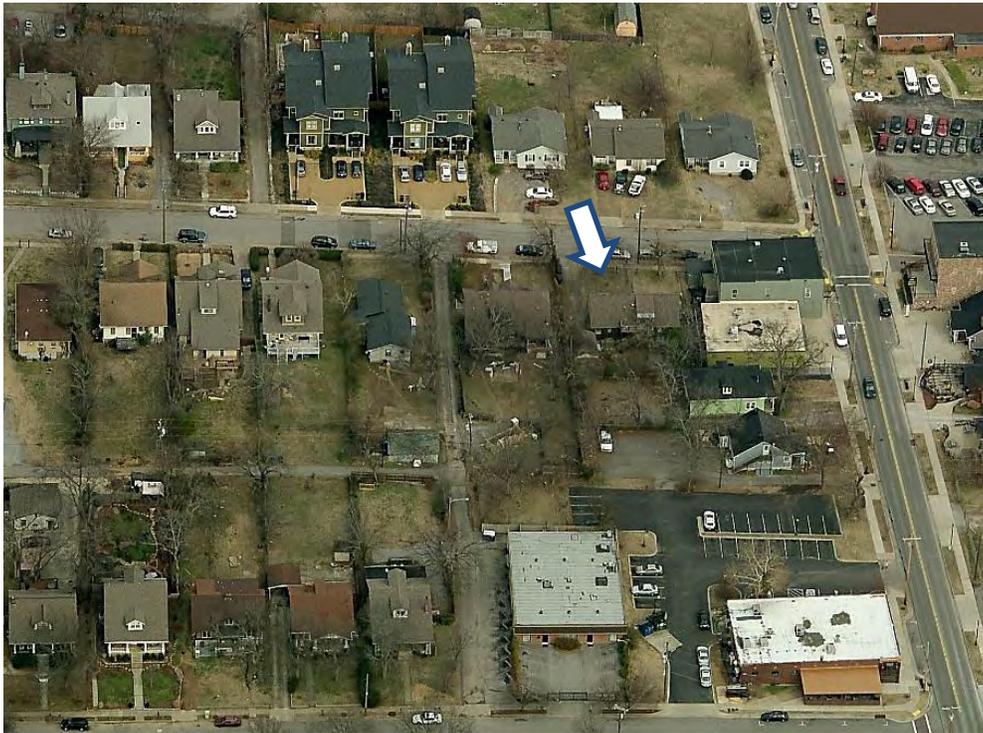
Application: Demolition; New construction – infill
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513009400
Applicant: Nick Dryden, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant is proposing to demolish a non-contributing two-family dwelling at 1205 Linden Avenue, and to construct a new building in its place. The new building will be two-stories tall with a flat roof, with three components: a primary brick-clad mass, a lateral brick-clad “tower,” and a wood-clad “bridge” between them over a central breezeway/driveway.</p> <p>Recommendation Summary: Staff recommends approval of the demolition of the non-contributing structure, finding it to meet guideline III.B.2.b of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p> <p>Staff recommends disapproval of the proposed infill construction, finding that it would not meet Design Guidelines II.B.1.b., II.B.1.c., II.B.1.e, II.B.1.f, and II.B.1.g of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments</p> <ul style="list-style-type: none"> A: Sanborn Map Details B: Photographs C: Site Plan D: Elevations
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

The Commission has the ability to 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.

III.B.1 Demolition is Inappropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Background: The building at 1205 Linden Avenue is a one-story brick-veneered duplex, constructed circa 1950. The existing building, as with other buildings facing Linden Avenue, is residential in design.

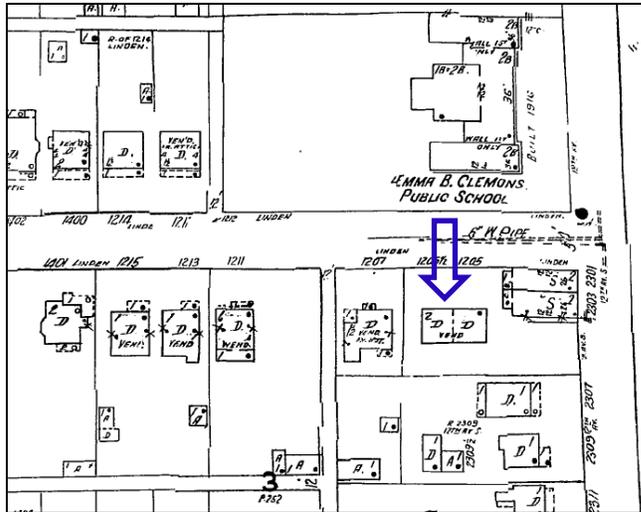


Analysis and Findings:

The applicant proposes to demolish both the non-contributing primary structure at 1205 Linden Avenue and its accessory structure. The primary structure has the appearance of a residential duplex, but has at times been used as commercial property. Following demolition, the applicant would construct a new building on the property.

Demolition

The proposed demolition meets section III.B.2.b for appropriate demolition as 1205 Linden was constructed much later than the other buildings in the immediate context. According to staff's research, the structure was constructed c. 1950. It does appear on the 1951 Sanborn map and is listed in a 1951 city directory. However, the address does not appear in the 1944 city directory. The house has a concrete block foundation and has a minimal traditional form with shallow eaves and wide window openings. These features help to support the c. 1950 date of construction. The date of the accessory structure is unknown; it does not appear on the 1951 Sanborn map and appears to be contemporary.



1951 Sanborn map

In areas of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay that developed later, a c. 1950 minimal traditional house could be considered a contributing structure. However, on this block of Linden, No. 1205 does not match the historic context and was likely built as infill in this already-developed section of Belmont-Hillsboro. The historic context of this block of Linden Avenue largely consists of 1920s and 1930s bungalows with stone foundations and wide overhanging eaves. Staff recommends retaining post-World War II houses like this one in areas that developed later and where such houses are clustered. Staff further recommends allowing infill examples of post-World War II development like 1205 Linden to be demolished to make way for newer forms of infill that better fit the immediate context.

New Construction

Building Form (Height, Scale, Setback and Rhythm of Spacing, Roof)

The proposed infill building will be two-stories tall with a flat roof topping out at twenty-five feet (25') above grade. Flat roofs are not found on historic houses in the area, but a commercial building adjacent to 1205 Linden Avenue that faces 12th Avenue South does have a similar roof form. Although this parcel is also zoned for commercial use, all of the buildings that face Linden Avenue have residential forms with gabled or hipped roofs.

For this reason, staff finds that new construction at 1205 Linden should relate to that context and not the commercial buildings that face 12th Avenue South. Staff finds that the flat roof of the proposed infill is not compatible with the context and does not meet design guideline II.B.1.e.

The top of the parapet wall of the proposed new building would be twenty-five feet (25') above grade, which is compatible with the heights of nearby historic buildings. The front of the building would be sixty-one feet (61') wide, which is wider than most historic houses nearby but is appropriate given that the lot is seventy-six feet (76') wide. Although the overall height and width of the building may be appropriate, the form of the building is not compatible with the surrounding historic context.

The sixty-one foot (61') overall width of the building would be composed of three components: a thirty-six foot (36') wide two-story primary mass, a nine-foot (9') wide two story lateral "tower," and a sixteen foot (16') wide elevated "bridge" in the center with a breezeway/driveway below. This form is not like any contributing buildings in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. This three-part form with a large open space in the center would also be incompatible with the dominant rhythm of the street established by whole structures with open space between buildings. Staff finds that height of the proposed building would meet guideline II.B.1.a., but that the scale and form would not meet guidelines II.B.1.b. and II.B.1.c.

The building would be located with the left side sitting twelve feet (12') from the property line and the right side only four feet (4'). These distances would maintain the rhythm of spacing between buildings and meet the setback requirements of the base zoning. The front setback would be sixteen feet (16') from the sidewalk. The front setbacks of contributing buildings on the block are in the range of twenty-five to thirty-five feet (25' – 35'). The adjacent building at 1207 Linden Avenue is set thirty-five feet (35') from the sidewalk. Staff finds that the front setback of the proposed building would not meet guideline II.B.1.c.

Orientation, Proportion and Rhythm of Openings

The general orientation of the building, with horizontal expression aligned parallel to the street, is consistent with nearby historic houses. The building would have a four foot (4') deep front "stoop" with a shallow balcony above. A similar cantilevered balcony feature will also be present on the "bridge" over the driveway/breezeway. Typically, historic buildings in the area have more prominent first-story front porches to engage the street.

Because the property does not have alley access, a driveway for the new building would be appropriate. However, the proposal would relocate the existing driveway from the side of the property to the center, shifting the focus of the lot from "personal" to "vehicular," in much the same way as a front-facing garage door would. A prominent front-facing vehicle entrance is not compatible with the historic context and does not meet guideline II.B.1 and II.B.1.g.

The left and center bay of the primary component of the structure would have door and window patterns compatible with those of surrounding historic houses, however the elevated bridge and two-story tower would not. In addition to the large breezeway opening noted before, the “tower” bay on the right would have just one window opening spanning both stories. This type of window opening is occasionally seen on side elevations at the level of a stair landing, but is not typical of a front elevation. A large window in the upper-right corner of the primary two-story mass, cantilevered from the primary wall, is also atypical of contributing buildings. Overall, staff finds that the proportion and rhythm of openings of the proposed design does not meet guideline II.B.1.g.

Materials

The two-story component on the left and the tower on the right would be clad with brick, which is an appropriate material for infill in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The elevated bridge and the bay of the cantilevered window on the second story would have stained cedar siding, which is also appropriate. The windows and doors would be “storefront” type with aluminum frames. “Storefront” windows are not typical of historic buildings but can be appropriate with contemporary infill (ex. Modern or International Styles). Staff finds that the materials would meet guideline II.B.1.d.

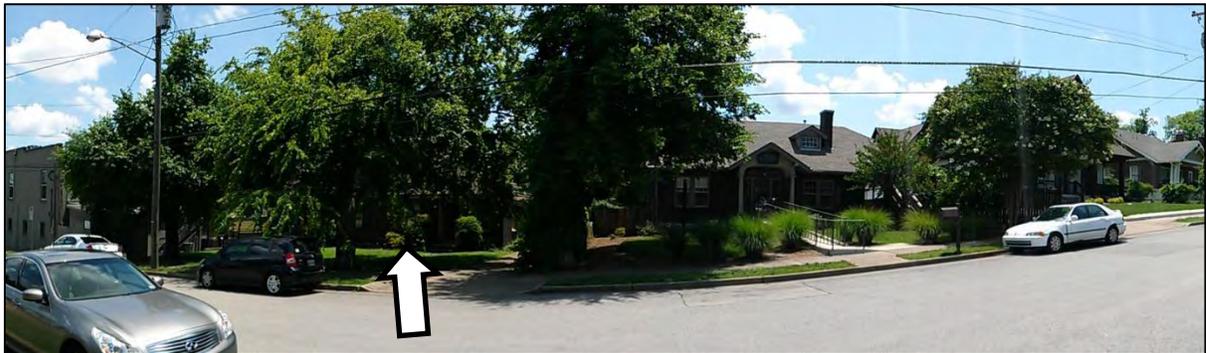
Recommendation:

Staff recommends approval of the demolition of the non-contributing structure, finding it to meet guideline III.B.2.b of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

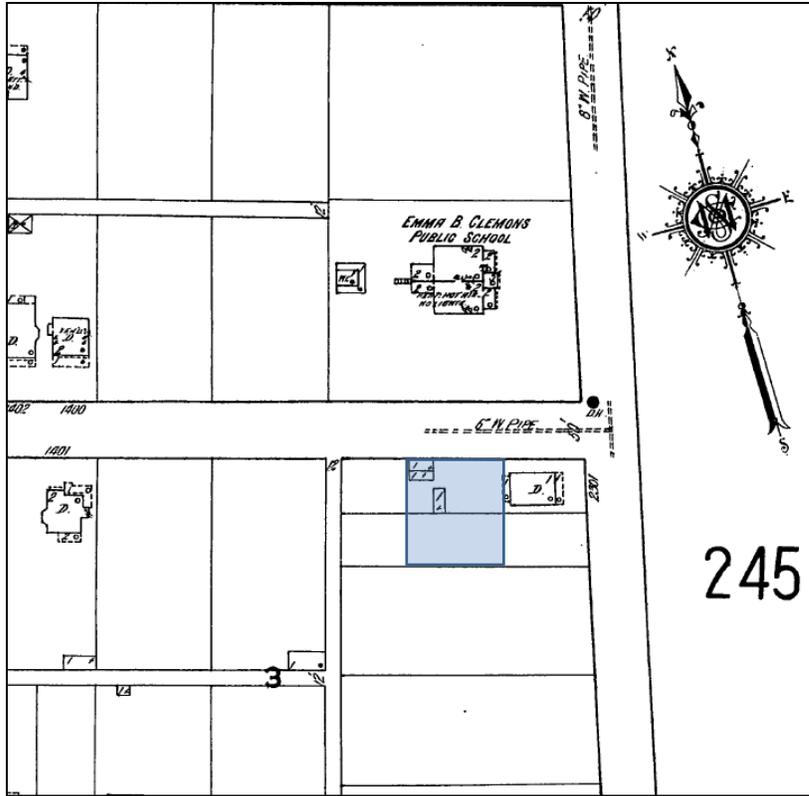
Staff recommends disapproval of the proposed infill construction, finding that it would not meet Design Guidelines II.B.1.b., II.B.1.c., II.B.1.e, II.B.1.f, and II.B.1.g of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



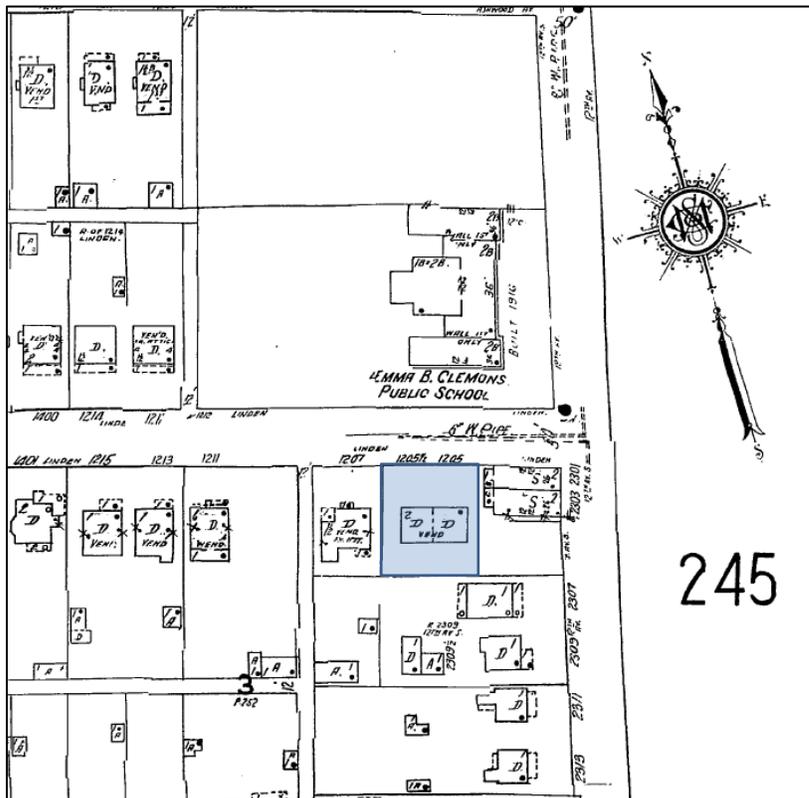
Non-contributing building at 1205 Linden Avenue, recent photo.



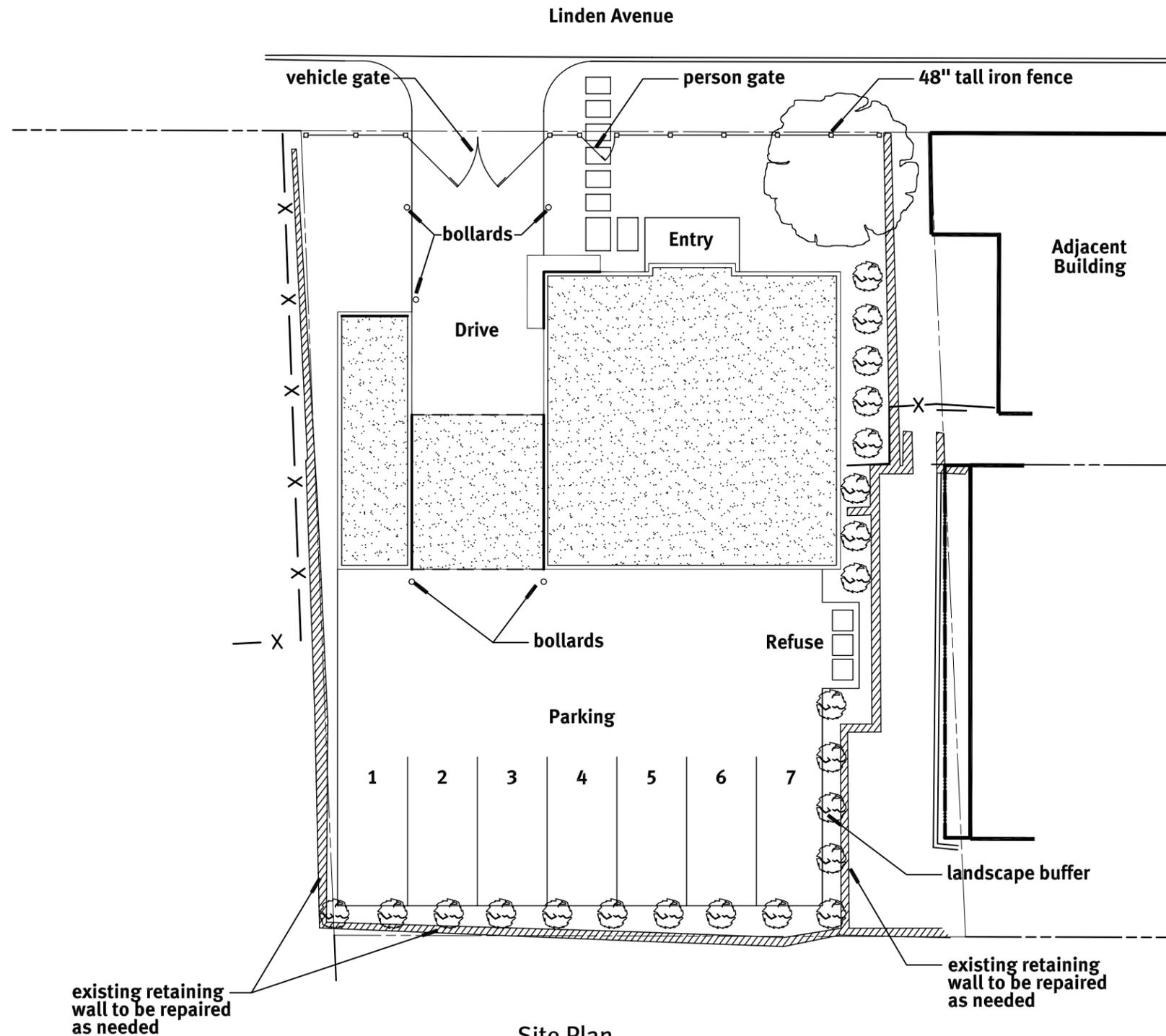
2301 12th Ave. South, 1205 Linden Ave., 1207 Linden Ave., and 1209 Linden Ave.



1914 Sanborn Map detail.



1951 Sanborn Map detail.

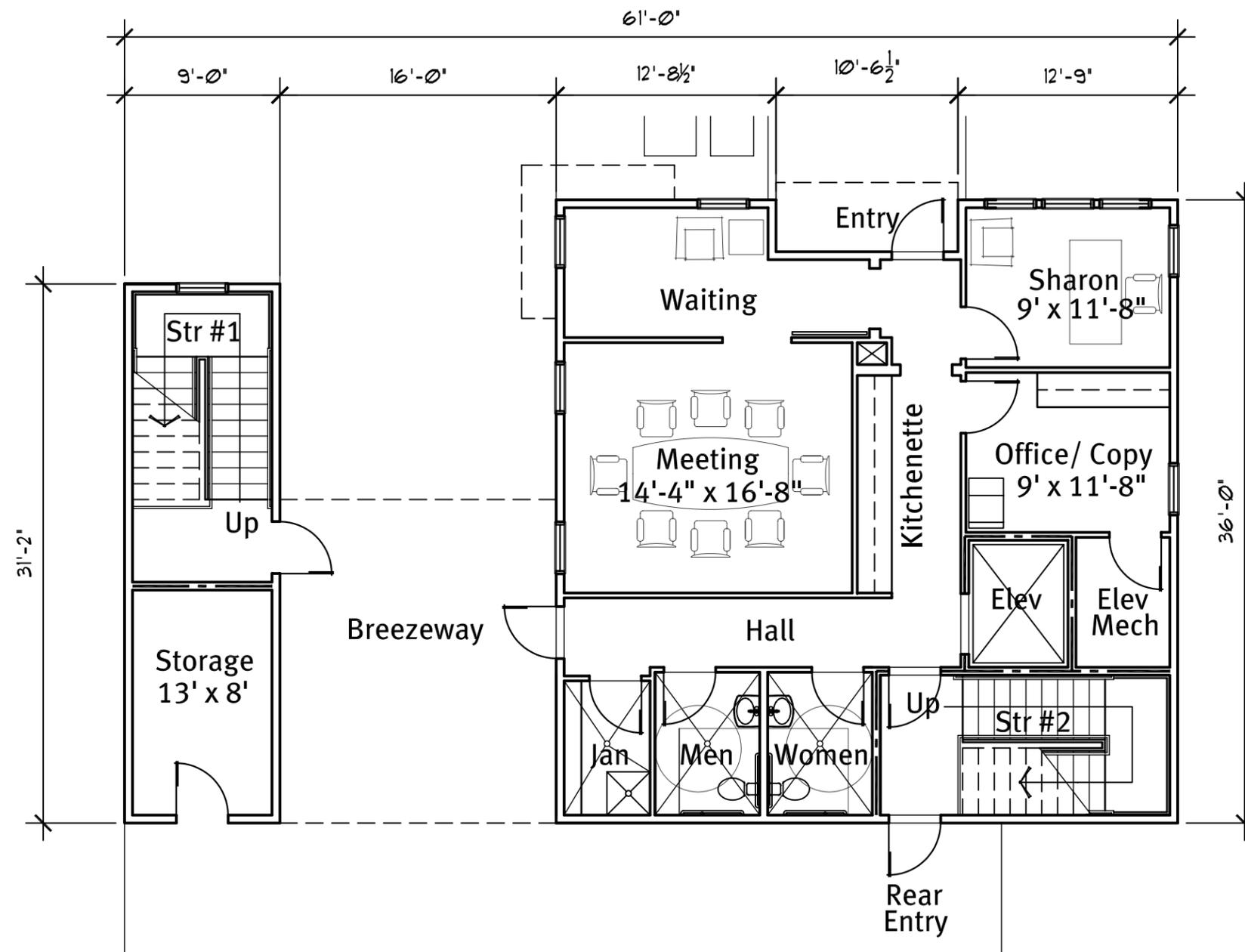


Site Plan

1/16" = 1'-0"

Turner Office Building

1205 Linden Avenue | Nashville, Tennessee

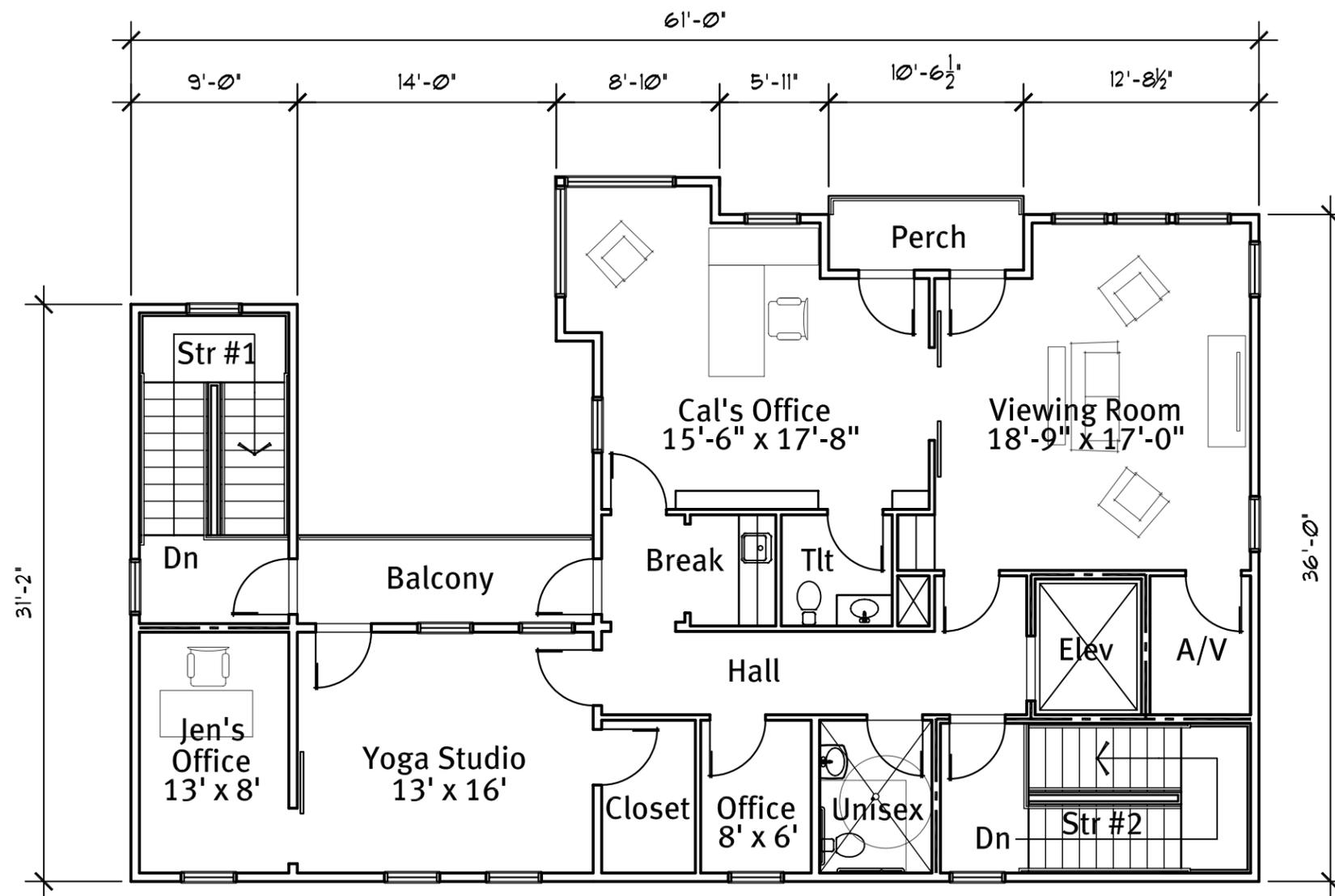


First Floor Plan

1/8" = 1'-0"

Turner Office Building

1205 Linden Avenue | Nashville, Tennessee



Second Floor Plan

1/8" = 1'-0"

Turner Office Building

1205 Linden Avenue | Nashville, Tennessee



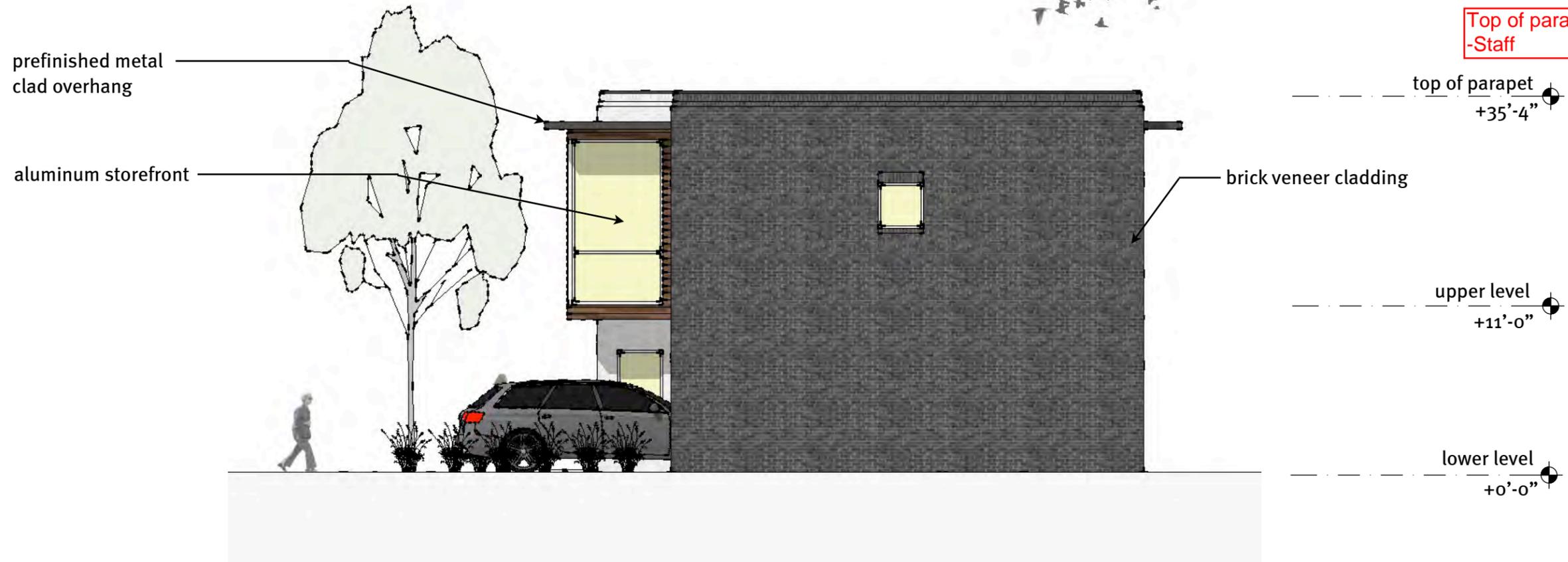
Top of parapet is 25' a.f.f. -Staff

Front Elevation

1/8" = 1'-0"

Turner Office Building

1205 Linden Avenue | Nashville, Tennessee



Top of parapet is 25' a.f.f. -Staff

Side Elevation
 1/8" = 1'-0"

Turner Office Building
 1205 Linden Avenue | Nashville, Tennessee

prefinished metal clad overhang

aluminum storefront

stained cedar siding

stained wood doors

Top of parapet is 25' a.f.f. -Staff

top of parapet +35'-4"

brick veneer cladding

upper level +11'-0"

lower level +0'-0"

7' tall stained wood exterior doors typical

Rear Elevation

1/8" = 1'-0"

Turner Office Building

1205 Linden Avenue | Nashville, Tennessee





Top of parapet is 25' a.f.f. -Staff

Side Elevation
 1/8" = 1'-0"

Turner Office Building
 1205 Linden Avenue | Nashville, Tennessee



Exterior Perspective

Turner Office Building

1205 Linden Avenue | Nashville, Tennessee