



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
1711 Linden Avenue
October 16, 2013

Application: New construction- addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416019800
Applicant: Brian Haun, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to enlarge a one and one-half story house with a two story rear addition. The addition will be taller than the ridge of the historic house at the rear but will be set in from the sides and will be narrower. The materials of the addition will include: cement-fiber siding, wood trim, a composition shingle roof, aluminum-clad windows, and a parged concrete foundation.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition to 1711 Linden Avenue, with a condition that Staff approve the windows prior to purchase, finding the application to meet 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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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.

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.

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.

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).

- 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.

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

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

- f. Additions should follow the guidelines for new construction.

Background: The house at 1711 Linden Avenue is a one and one-half story Craftsman with a side-gabled roof, and a full-width porch. The house has matching front and rear gabled dormers, and has a non-historic “sunroom” addition at the rear. Based on the architectural character and circa 1920 construction date, it is considered to be a contributing structure in the overlay.

Analysis and Findings: The applicant is proposing to construct a rear addition to the house. The addition will be two stories tall whereas the existing structure is one and one-half stories tall.

Demolition: The new addition will require the removal of the existing rear dormer and alteration of the rear sunroom. These portions of the house do not contribute its character, and their alteration will not compromise the historic integrity of the structure.

The project meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The addition will be two stories tall, with the tallest portion two feet (2') taller than the ridge of the existing house. This taller portion will be situated behind the footprint of the original structure, and will be set in from the sides of the house so as to be obscured by the side gables of the roof. The addition will be narrower than the existing structure, setting in on the left side by thirty inches (30") for a span of eight feet (8') before stepping out to the left. This projection on the left will still be eighteen inches (18") in from the wall of the historic house. The right side of the addition will be set in two feet (2') on the upperstory, with the first story wall keeping the condition of the existing sunroom for which the inset is equal to the width of the brick veneer, approximately four inches (4").

The eaves of the addition will match the eave height of the existing front and rear dormers, approximately nine feet (9') higher than the first story eaves. The component that projects on the left will have a side-gabled roof with eaves four feet (4') lower than the primary eave of the addition. This roof form and lowered eave will help to keep the perceived scale of the addition subordinate to the existing structure.

Staff finds that the addition will be compatible to the historic house in scale and that the height will be obscured behind the original house form. The project meets section II.B.1.a.and b.

Location & Removability:

By setting the sides of the addition in from the sides of the historic house, it will not impact the front or sides. The connection would be reversible without affecting the historic integrity of the structure.

The project meets section II.B.2.a and e.

Design:

The character of the addition is compatible with that of the historic house, incorporating many of the architectural features of the Craftsman style. The use of compatible substitutes for historic materials, such as cement-fiber siding in place of wood, identifies the addition as new construction.

The project meets section II.B.2.a and f.

Setback & Rhythm of Spacing:

Because the addition sets in from the sides of the historic house and is narrower, it will not alter the rhythm of spacing established by the existing historic houses on the street. Additionally, the setbacks of the addition meet or exceed the requirements of the bulk zoning regulations.

The project meets section II.B.1.c.

Materials:

No major changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth-faced cement fiberboard with a four inch (4") reveal. The trim will be wood. The foundation will have a parged concrete finish, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The windows will be aluminum-clad wood, and staff asks to approve the final window selections prior to purchase and installation. The doors on the addition will not be visible from the right-of-way. A rear bay will have a stucco finish to match the existing front dormer. With the staff's final approval of the windows, staff finds that the known materials meets section II.B.1.d.

Roof form:

The roof of the addition will have two components. The main component will be a complex/cross gable with a pitch of 9.5:12, matching the shape and pitch of the house's primary roof. Tying this roof into the rear slope of the existing gable will be a 3:12 pitched "saddle." There will be a stuccoed chimney on the ridge of side-gabled roof of the addition. These roof forms are common to similar house forms throughout the overlay and are compatible with the roof of the historic house.

The project meets section II.B.1.e.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans on the front or left side. The two rear-most windows on the right side of the historic house will be modified, but the rhythm of openings will remain apparent. The windows on the proposed addition are all 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 the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that if these items are not remaining in their current locations, that the HVAC be located on the rear façade or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

Recommendation:

Staff recommends approval of the proposed addition to 1711 Linden Avenue, with a condition that Staff approve the windows prior to purchase, finding the application to meet the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1711 Linden Avenue, front.



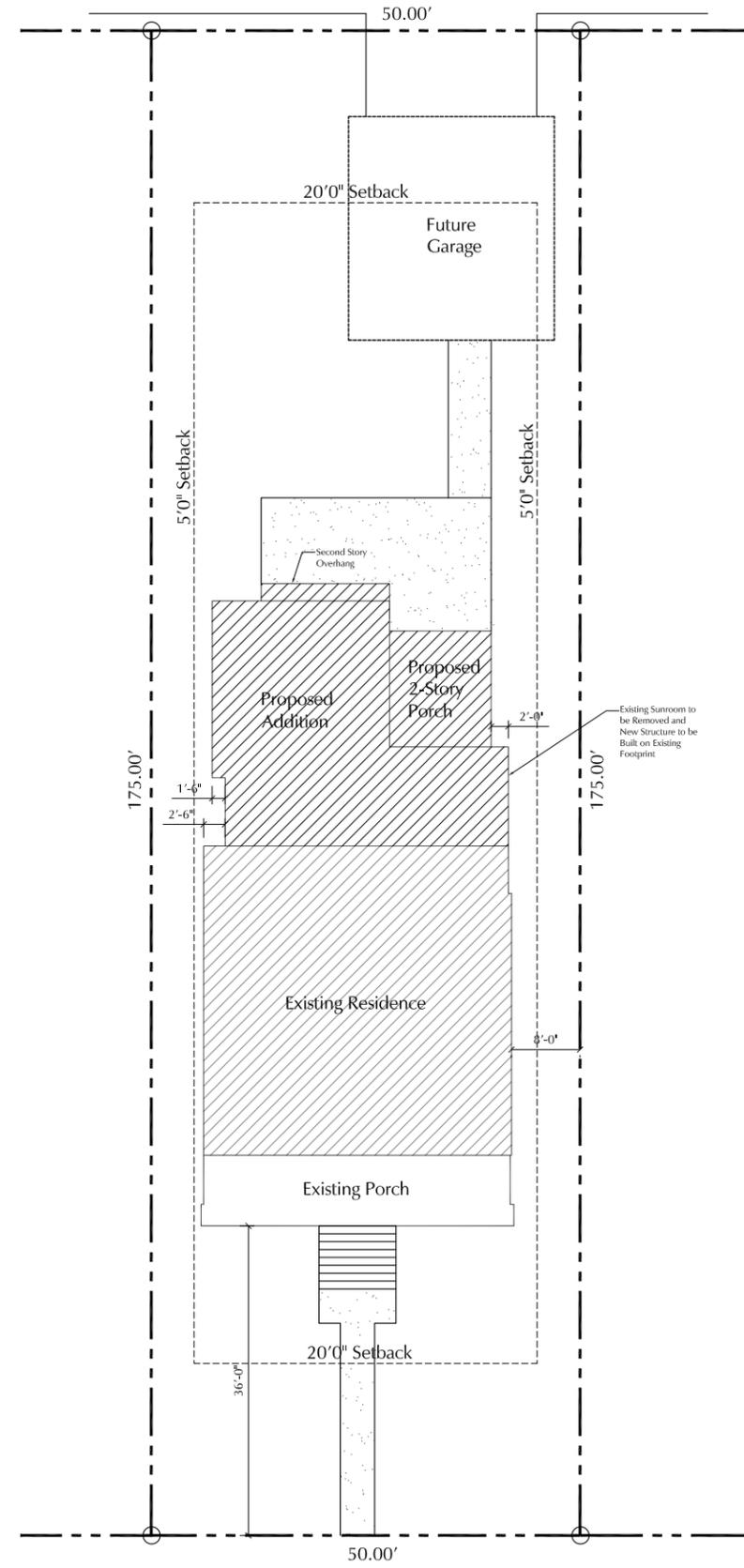
1711 Linden Avenue, left.



1711 Linden Avenue, right.



1711 Linden Avenue, rear.



LINDEN AVENUE



1

Site Layout Plan



Scale: 1" = 20'-0"

Drawings:
Site Layout Plan

Date:
09.30.13

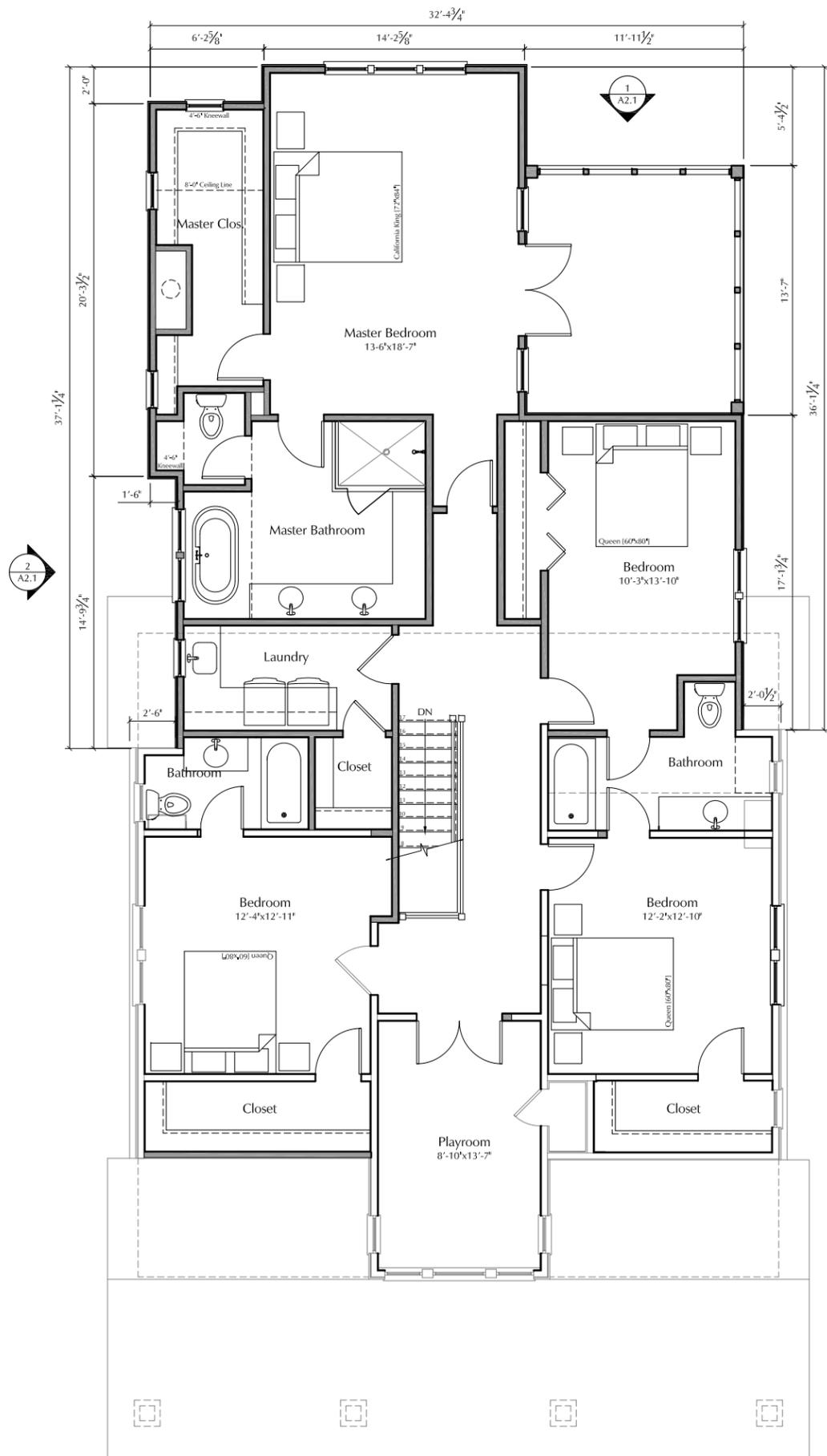
ALLARD WARD
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Addition and Renovations for:
SUJUCO Investments, LLC

1711 Linden Ave.
Nashville, Tennessee 37212

MHZC PRESERVATION PERMIT APPLICATION

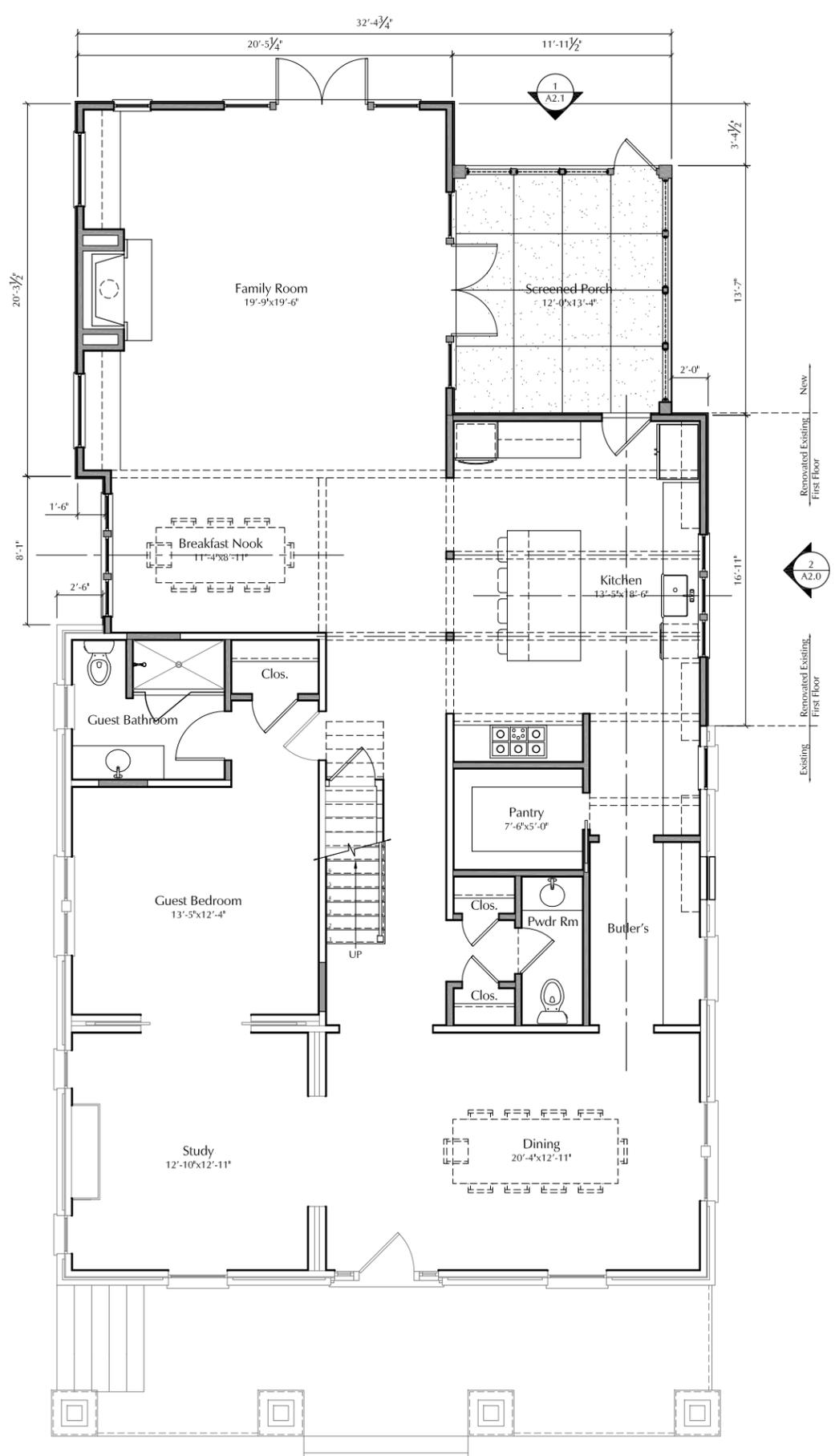
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Square Footage		
Existing:	First Floor	1401 SF
	Second Floor	843 SF
Proposed:	First Floor Addition	565 SF
	Second Floor Addition	940 SF
Total:	First Floor	1966 SF
	Second Floor	1783 SF
		3749 SF

Second Floor Plan

Scale: 1/8"=1'-0"



First Floor Plan

Scale: 1/8"=1'-0"

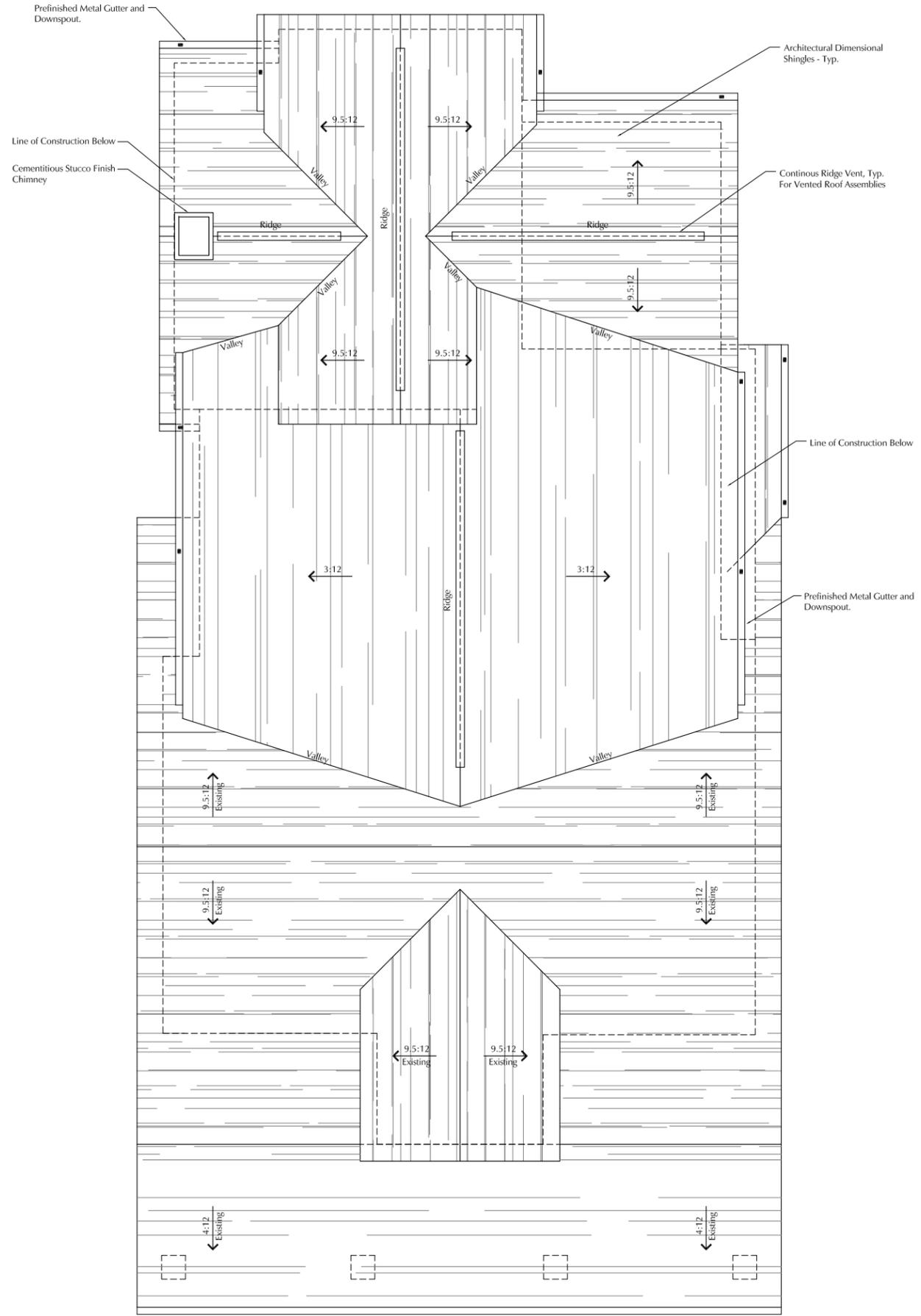
ALLARD WARD ARCHITECTS
 1618 Sixteenth Avenue South
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Drawings:
 First and Second Floor Plan
 Date:
 09.30.13

A1.0

Addition and Renovations for:
SUJUCO Investments, LLC
 1711 Linden Ave.
 Nashville, Tennessee 37212

MHZC PRESERVATION PERMIT APPLICATION



1

Roof Plan



Scale: 1/8"=1'-0"

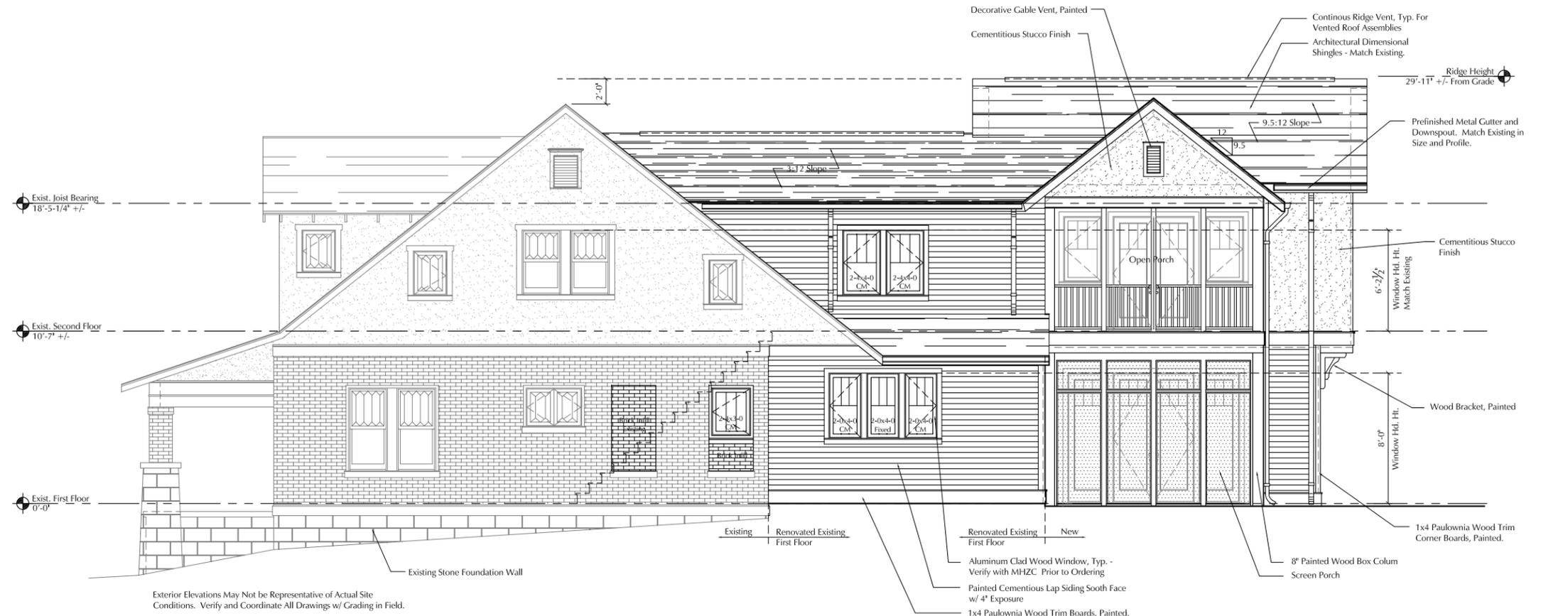
ALLARD WARD ARCHITECTS
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Drawings:
 Roof Plan
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A1.1

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SUJUCO Investments, LLC
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MHZC PRESERVATION PERMIT APPLICATION



2 West Elevation
Scale: 1/8" = 1'-0"



1 North Elevation
Scale: 1/8" = 1'-0"

Addition and Renovations for:
SUJUCO Investments, LLC
 1711 Linden Ave.
 Nashville, Tennessee 37212
 MHZC PRESERVATION PERMIT APPLICATION

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Drawings:
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A2.0

