KARL F. DEAN
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
1725 Linden Avenue
September 19, 2012

Application: New construction - addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416019200
Applicant: Dan Cook
Project Lead: Michelle Taylor, michelle.taylor3@nashville.gov

Description of Project: Application is to construct a new two-story rear addition on an existing two-story house. The addition will also include a rear partially covered porch/terrace.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

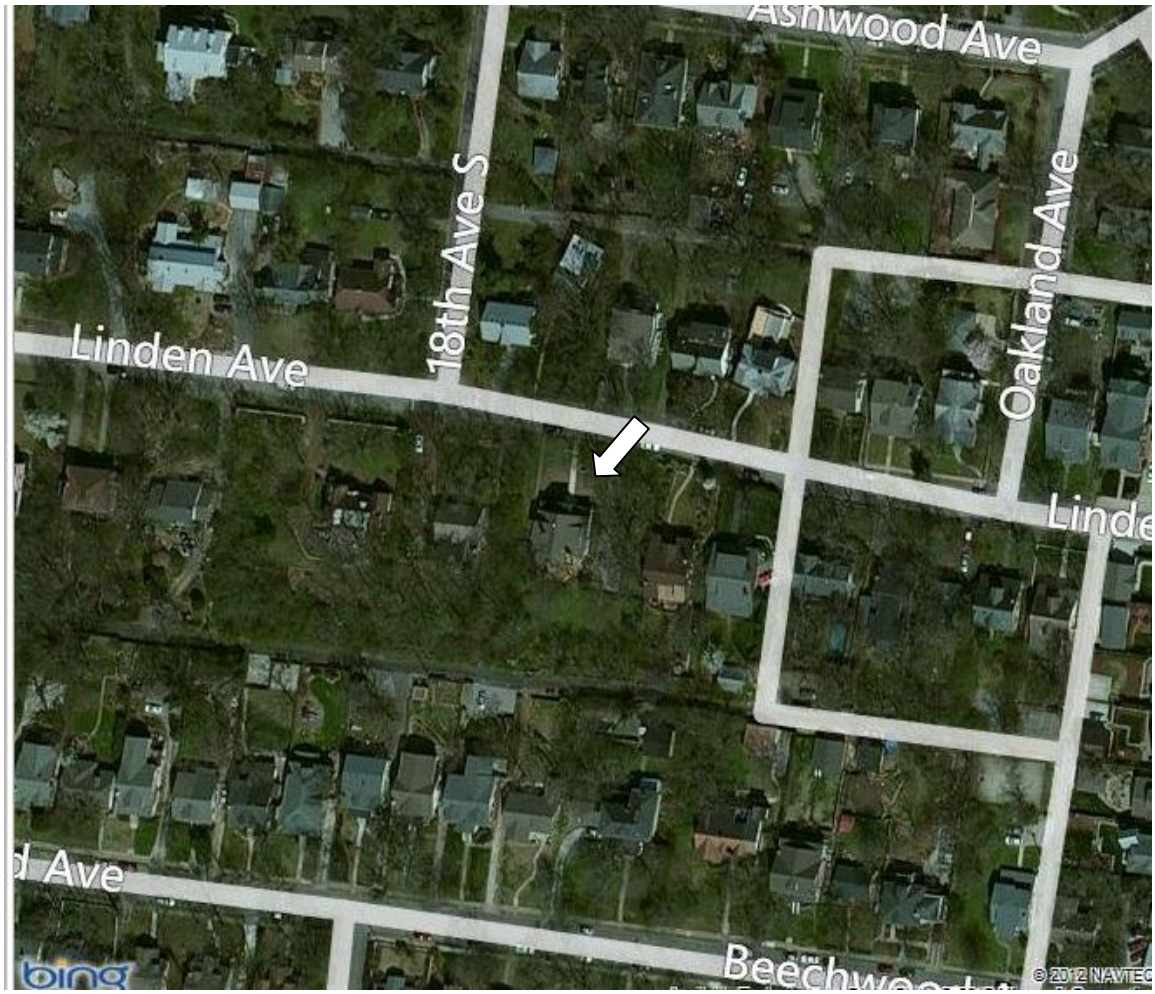
1. Staff review a fieldstone veneer sample, the asphalt shingle and metal roof color, and all window and door specifications prior to purchase and installation; and
2. Utility locations be reviewed by staff if new locations are planned.

With these conditions, staff finds that the application meets Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: 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.

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 than 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 <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> 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: 1725 Linden Avenue is a 1910, neo-classical two-story house. It is listed as a contributing structure to the Belmont-Hillsboro National Register Historic District.

Analysis and Findings:

Application is to construct a new two-story rear addition. The addition will include a partially covered porch/terrace.

Demolition: There is an existing historic screened in porch and deck that will be demolished. Neither is historic and so demolition is appropriate.

Height & Scale: The site slopes down to the back of the property. The existing house is approximately thirty six feet (36') tall. It has a maximum width of forty-three feet (43') and a maximum depth of forty-four feet (44'), which includes a nine-foot (9') deep front porch. It has a footprint of approximately one thousand, eight hundred and ninety-two square feet (1892 sq. ft.).

The addition will be lower in height than the existing house. It ties into the back slope of the house's roof at a height of approximately twenty-five feet (25'). Six feet (6') behind the back wall of the house, the addition rises to a height of approximately thirty two feet (32'). The addition has a maximum width of thirty-two feet (32') and a maximum depth of thirty seven feet (37').

The addition steps in from the side walls of the house on both sides. On the right side, the addition is inset nine feet, five inches (9'5"), and on the left side, the addition is inset fifteen feet, nine inches (15'9"). After a depth of eight feet, six inches (8'6"), the right side of the addition steps out, inset eight feet (8'). After a depth of six feet (6'), the left side of the addition steps out, inset eleven feet six inches (11'6"). On this portion of the addition there is a one-story bay with a length of six feet, six inches (6'6") and a depth of two feet (2'). After that point, a one-story covered rear porch/terrace extends approximately ten feet (10') with a maximum width of thirty two feet (32'), less than the maximum width of the existing house.

The new addition will have a footprint of approximately eight hundred and sixty square feet **(**860 sq. ft**.)** After construction of the new addition, the percentage of open space for the lot will be approximately eighty-five percent (85%). The addition will reduce the lot's open space by approximately three percent (3%). Staff finds this reduction in open space to be appropriate because the resulting open space is still compatible with the open space ratios of the immediate context, which range from sixty-four to ninety-one percent (64% - 91%).

Staff finds the height and scale of the proposed addition to meet Sections II.B.1.a., II.B.1.b., and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*..

Location and Setback: The proposed two-story rear addition is located entirely behind the house. It is inset, approximately eight feet (8') from both sidewalls of the house, and it meets all bulk zoning requirements for setbacks. Staff finds the location and setbacks of the proposed addition to meet sections II.B.c and II.B.2.a of the *Belmont-Hillsboro*

Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.

Materials, Texture, Details, and Material Color: The primary cladding material for the addition will be Hardie plank siding with a four inch (4") reveal to match the existing. Field stone veneer will be used at the basement level and for surrounding the covered porch/terrace and will match the existing. The roof will be architectural fiberglass shingles to match the existing, and the roof of the covered porch/terrace will be prefinished standing seam metal. The windows described as "decorative" on the drawings, are more specifically described as salvaged accent windows to match the accent windows on the existing house. The rear porch/terrace posts are fiberglass with cap and base. Rear porch/terrace decking, railing, and steps will be wood. Rear door will be aluminum-clad wood with matching side lights and transom. Staff asks to approve a fieldstone veneer sample, the asphalt shingle and metal roof color, and all window and door specifications prior to purchase and installation.

With the staff's final approval of the windows, doors, porch/terrace material, and a stone sample, staff finds the materials for the proposed addition to meet Section II.B.1.d of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Shape: The historic house has a front gabled roof form with slopes of 12/12 and 12/4. The addition's roof will tie into the back of the house with a gable that has a slope of 12/12 and 12/4. The left side of the addition incorporates one wall dormer with a slope of 12/4 on the wider portion of the addition. This dormer is minimal and will not be wider than the typical window openings nor will it project beyond the main wall of the existing house.

Staff finds the addition's roof pitches and forms to meet Sections II.B.1.e. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The dimension and design of windows and doors on the addition are similar to those on the existing house. The primary windows on the addition and on the accessory structure are taller than they are wide and therefore fit the proportions for historic window openings. There are no large expanses of wall space without a window or door opening.

The rear corners and a large portion of the existing rear wall of the existing house will remain. Therefore, the rear addition does not compromise the integrity of the existing structure in such a way that if the addition were to be removed the original structure would be impaired.

Staff finds that the addition's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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.

Appurtenances: A new walkway will connect the existing parking pad to the driveway, material is unknown. Review of the walkway is not necessary for this project.

Recommendation Summary:

Staff recommends approval with the conditions that:

- Staff review a fieldstone veneer sample, the asphalt shingle and metal roof color, and all window and door specifications prior to purchase and installation; and
- Utility locations be reviewed by staff if new locations are planned.

With these conditions, staff finds that the application meets Sections II.B.1., II.B.2 of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

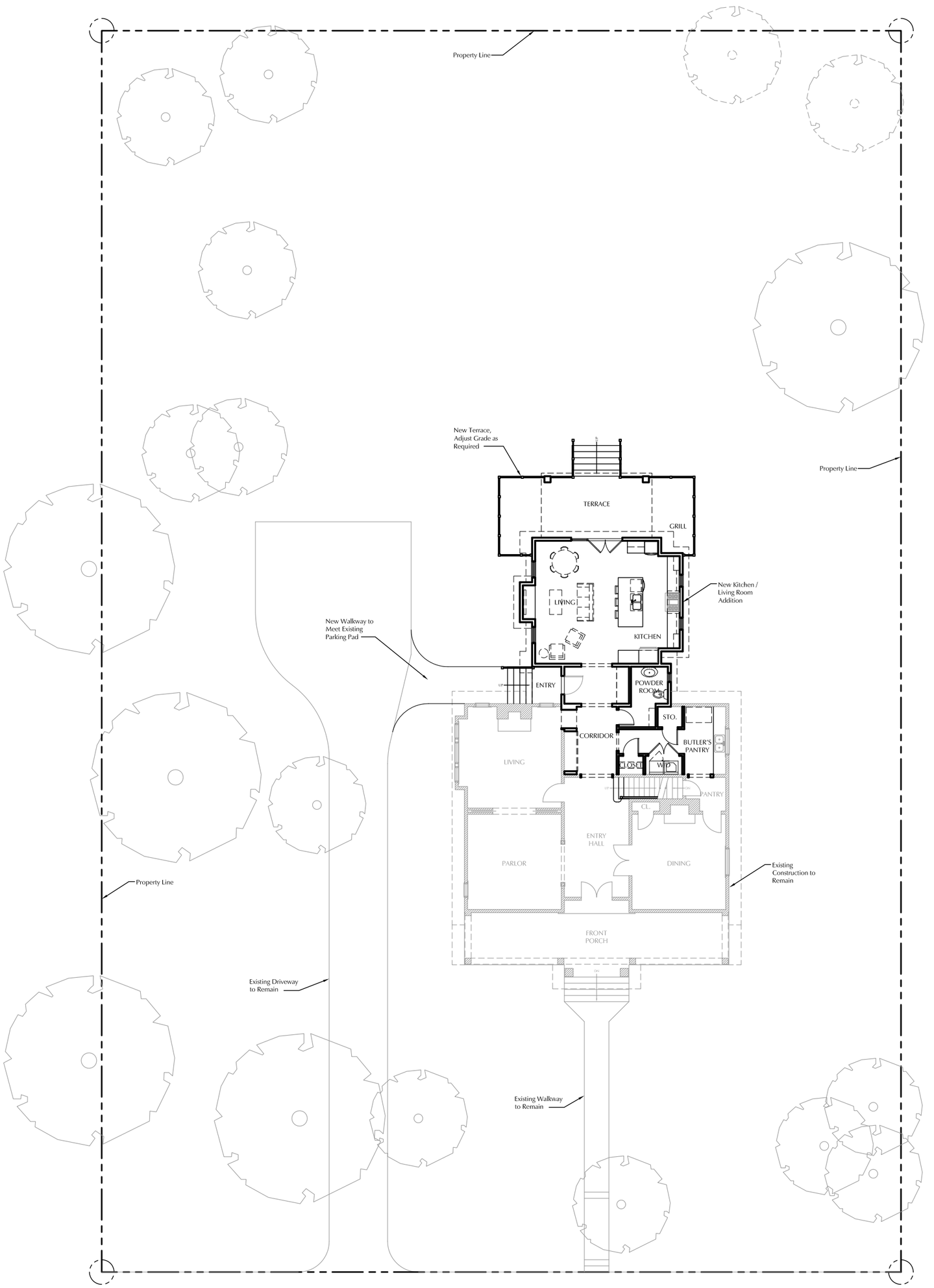
1725 Linden Avenue, front façade


1725 Linden Avenue, front and right façade


1725 Linden Avenue, front and right façade


1725 Linden Avenue, rear and left façade

1725 Linden Avenue, rear facade



1 Site Plan

Scale: 1/16"=1'-0"

4' 2' 0 4' 8' 12' 16' 24'

A0.1

Drawings:

SITE PLAN

Date:

09.05.12

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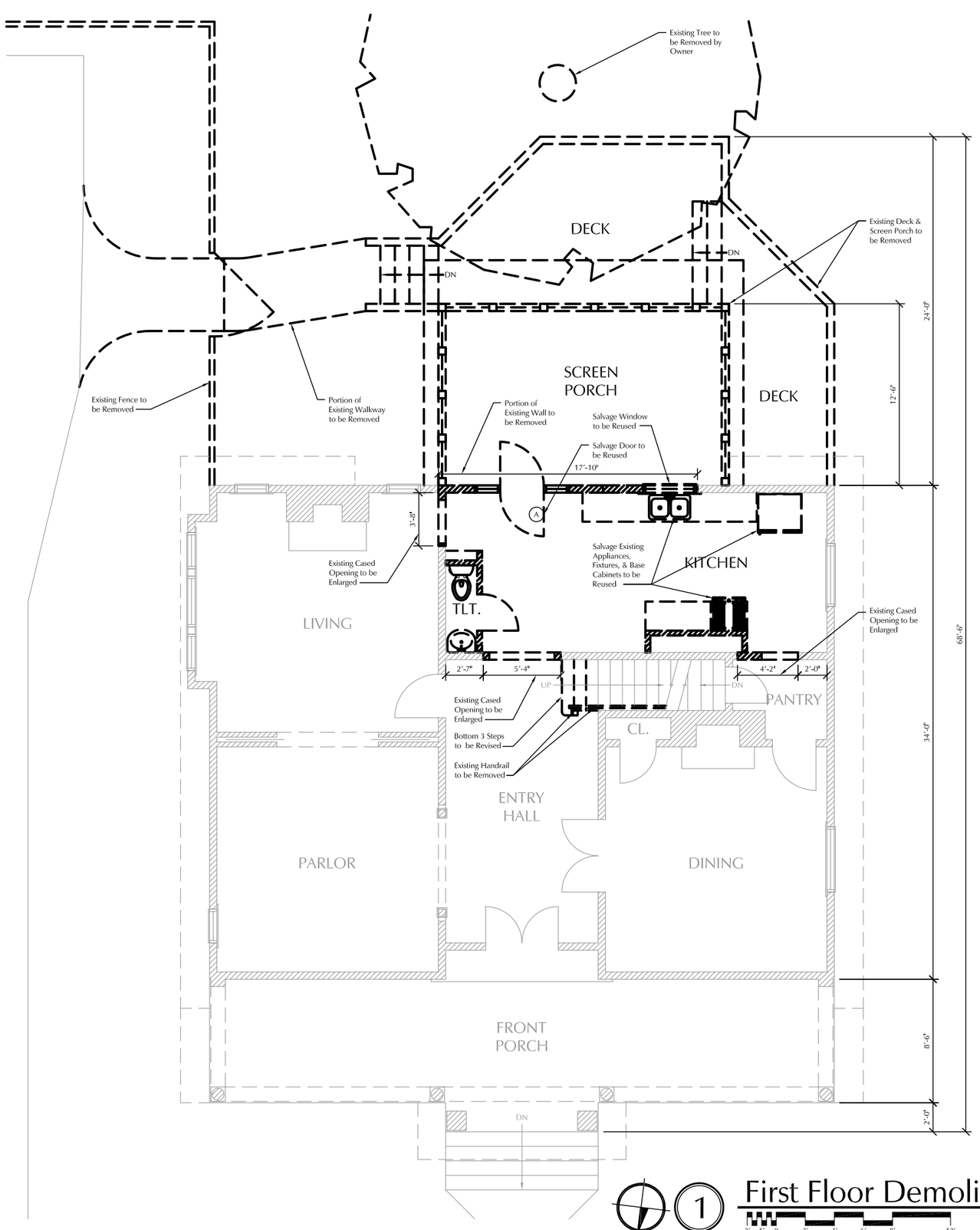
Additions & Renovations to:

The Russell Residence

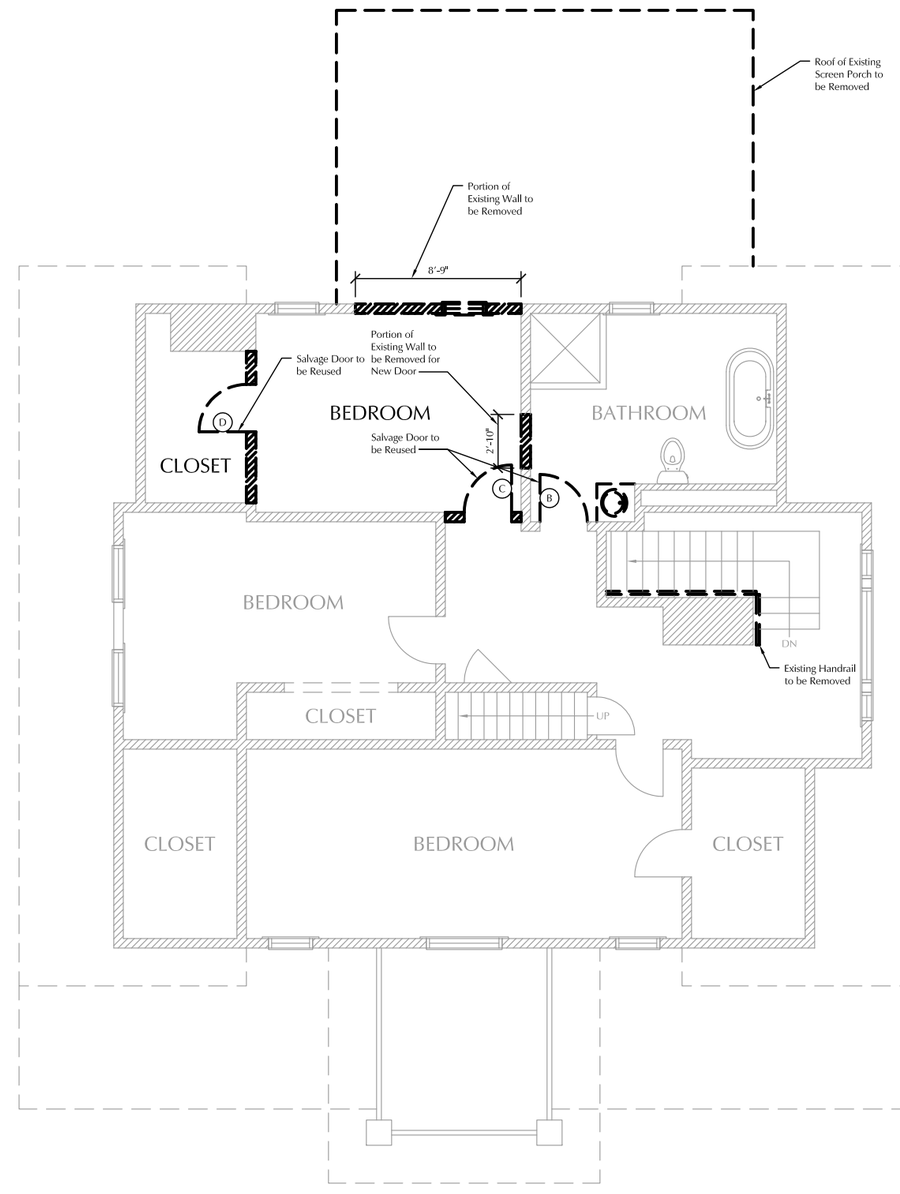
1725 Linden Avenue
Nashville, Tennessee 37212



1 First Floor Demolition Plan

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

2' 1' 0 2' 4' 6' 8' 12'



2 Second Floor Demolition Plan

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

2' 1' 0 2' 4' 6' 8' 12'

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Drawings: DEMOLITION PLANS

Date: 09.05.12

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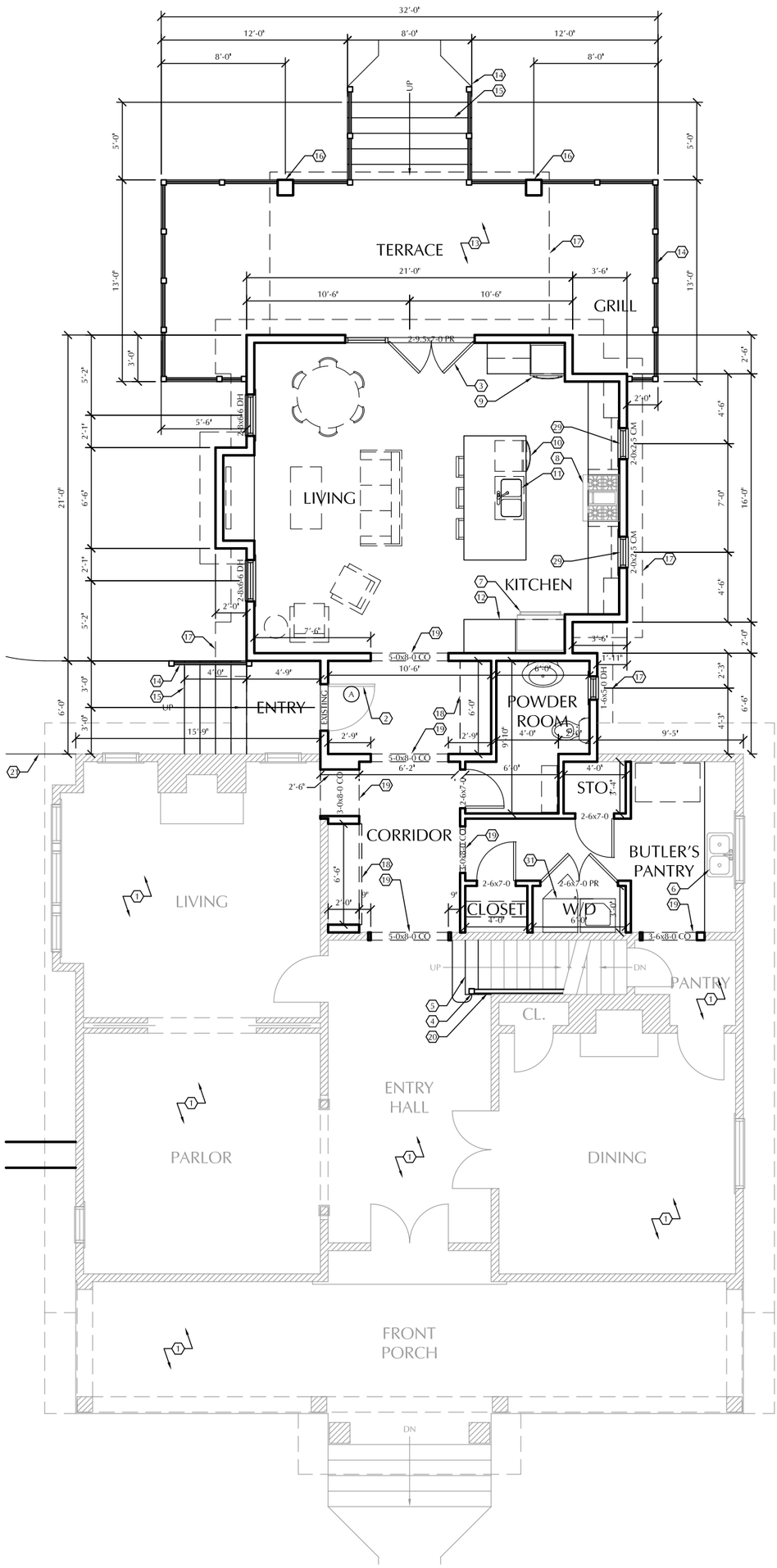

PLAN KEYNOTES

1. Existing Construction to Remain, Protect All Finishes
2. Salvaged Door in New Location, Match Doors as Indicated in Demolition Plans
3. Pella Designer Series French Door w/ Sidelite & Transom & Removable Between-the-Glass Shade Device, See Int. Elevs.
4. New Newel Post
5. Bottom 3 Steps of Existing Stair to be Revised
6. Salvaged Kitchen Sink & Base Cabinets to be Reused in This Location
7. Salvaged Refrigerator to be Reused in This Location
8. Salvaged Range to be Reused in This Location
9. 27" Combination Wall Oven/Microwave, Jenn-Air or Equal
10. Dishwasher to be Selected by Owner
11. Kohler Anthem Under-Mount Double-Equal Bowl Sink #K-5840-5U-0, White
12. Pantry Storage Wall, See Interior Elevations
13. Wood Decking
14. Wood Handrail, See Elevations
15. Wood Steps, See Elevations
16. Fluted Square Ionic Fiberglass-Reinforced Polymer Columns
17. Line of Eave Above
18. Future Built-In Casement Piece by Owner
19. Cased Opening, Trim to Match Existing
20. New Handrail
21. New Walkway to Meet Existing Concrete Parking Pad
22. Wyndham Mermaid 71" Soaking Bathtub
23. Salvaged Window in New Location
24. Prefinished Standing Seam Metal Roof
25. Prefinished 6" Metal Gutters w/ 4" Downspouts
26. New Sink & Counter in Existing Bathroom, Protect Existing Finishes
27. Fill Existing Door Opening
28. Roofing System to Match Existing
29. Specialty Window Unit By Owner, Verify Dimensions
30. Gyp. Bd. Soffit Above
31. Washer & Dryer By Owner

1 First Floor Plan

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

A1.1

Drawings:
LEVEL ONE FLOOR PLAN

Date:
09.05.12

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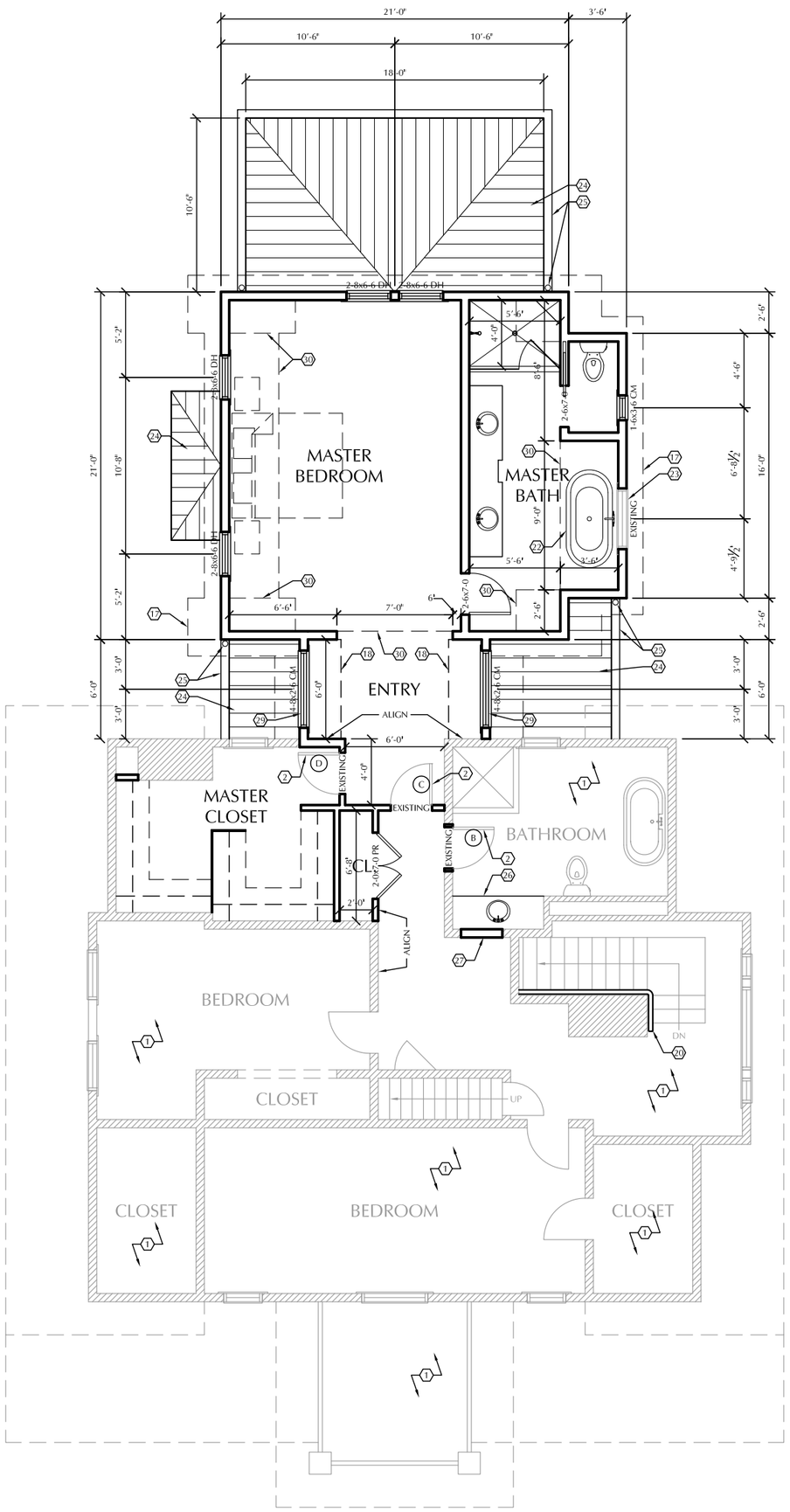

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29. Specialty Window Unit By Owner, Verify Dimensions
30. Gyp. Bd. Soffit Above
31. Washer & Dryer By Owner

1 Second Floor Plan

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

2' 1' 0 2' 4' 6' 8' 12'

A1.2

Drawings:
LEVEL TWO FLOOR PLAN

Date:
09.05.12

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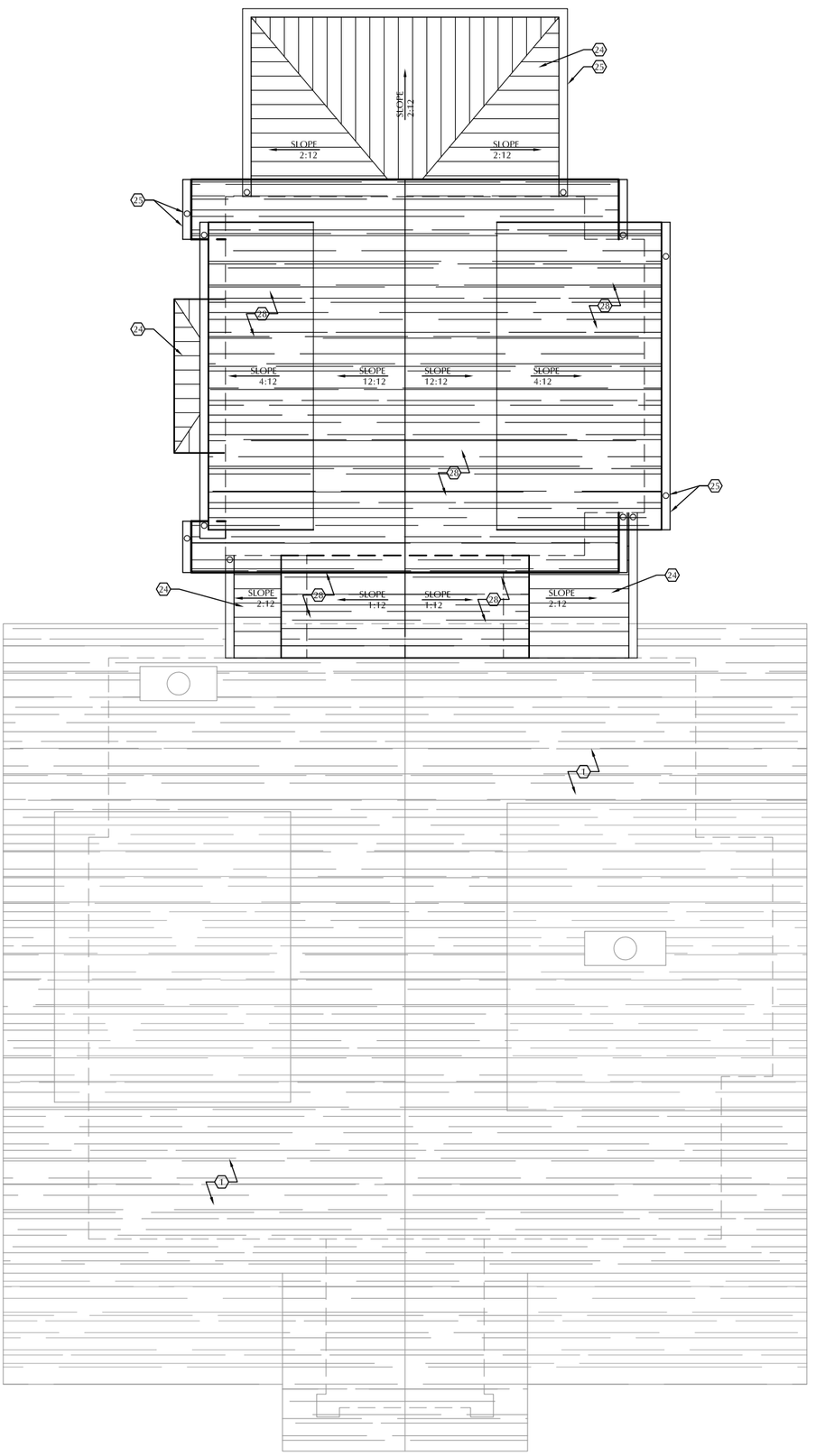

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23. Salvaged Window in New Location
24. Prefinished Standing Seam Metal Roof
25. Prefinished 6" Metal Gutters w/ 4" Downspouts
26. New Sink & Counter in Existing Bathroom, Protect Existing Finishes
27. Fill Existing Door Opening
28. Roofing System to Match Existing
29. Specialty Window Unit By Owner, Verify Dimensions
30. Gyp. Bd. Soffit Above
31. Washer & Dryer By Owner

1 Roof Plan

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

2' 1' 0 2' 4' 6' 8' 12'

A1.3

Drawings:
ROOF PLAN

Date:
09.05.12

ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardarchitects.com
Tel: 615.345.1010
Fax: 615.345.1011

Additions & Renovations to:

The Russell Residence

1725 Linden Avenue
Nashville, Tennessee 37212

Existing Construction to Remain, Repaint as Required

1 North Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

1 South Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

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Drawings: ELEVATIONS

Date: 09.05.12

A2.1

1 East Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

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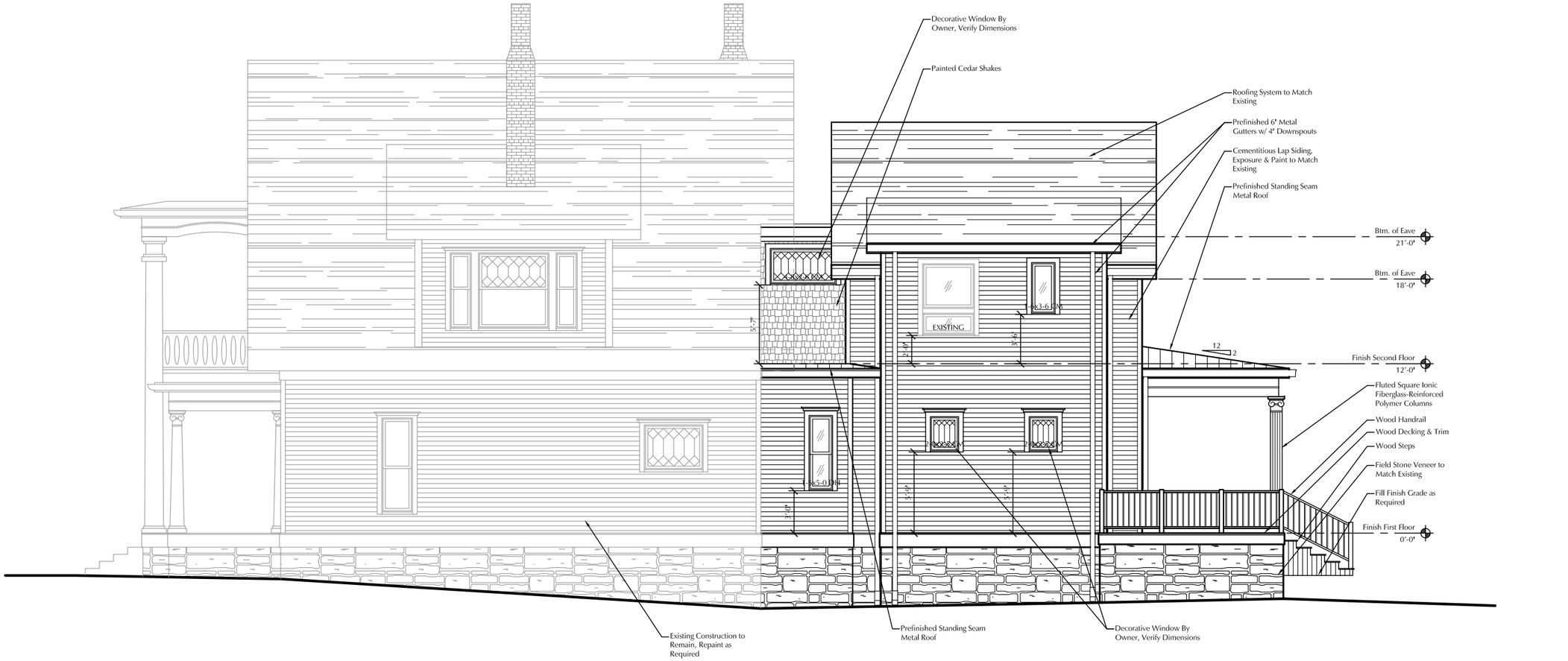
Drawings: ELEVATIONS

Date: 09.05.12

A2.2



1 West Elevation

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

2' 1' 0 2' 4' 6' 8' 12'

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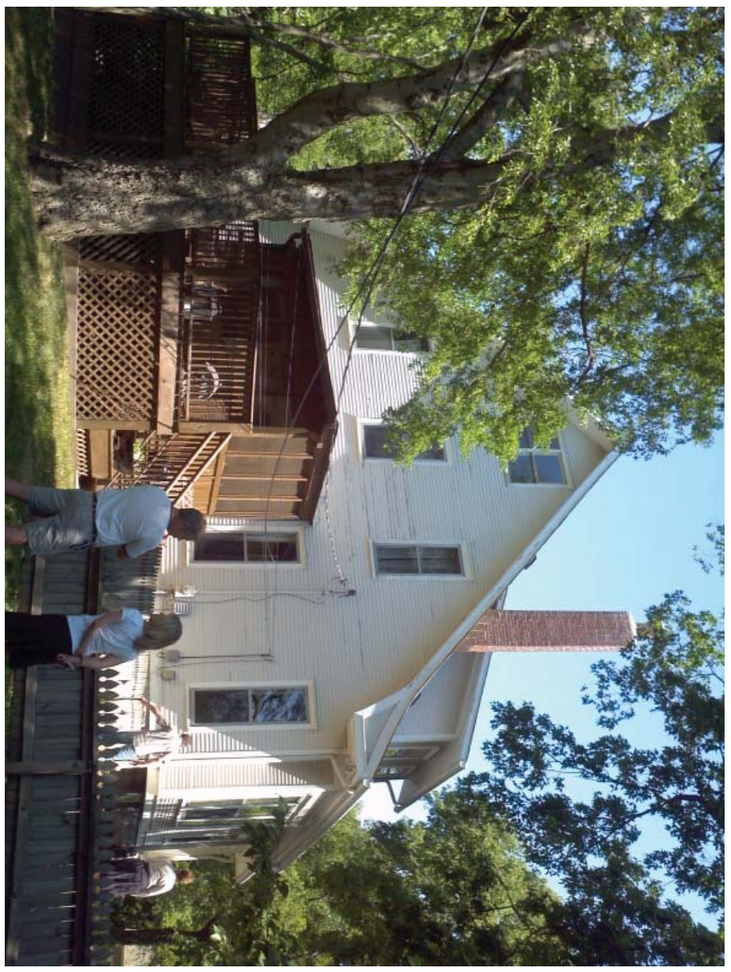
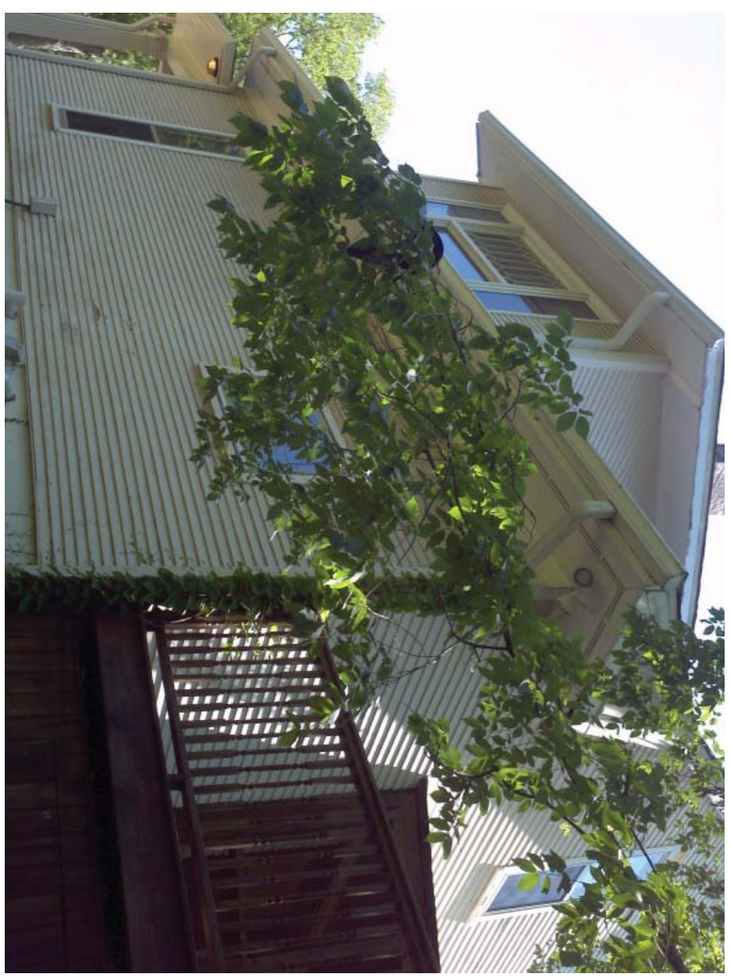
Drawings: ELEVATIONS

Date: 09.05.12

A2.3





Drawings:

BUILDING IMAGES

Date:

09.05.12

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