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
2004 Linden Avenue
May 21st, 2014

Application: Demolition—principle building and outbuilding; New construction—infill and outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416011000
Applicant: Preston Quirk, architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish the non-contributing primary structure and non-contributing outbuilding, and to construct new infill and a new outbuilding.

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

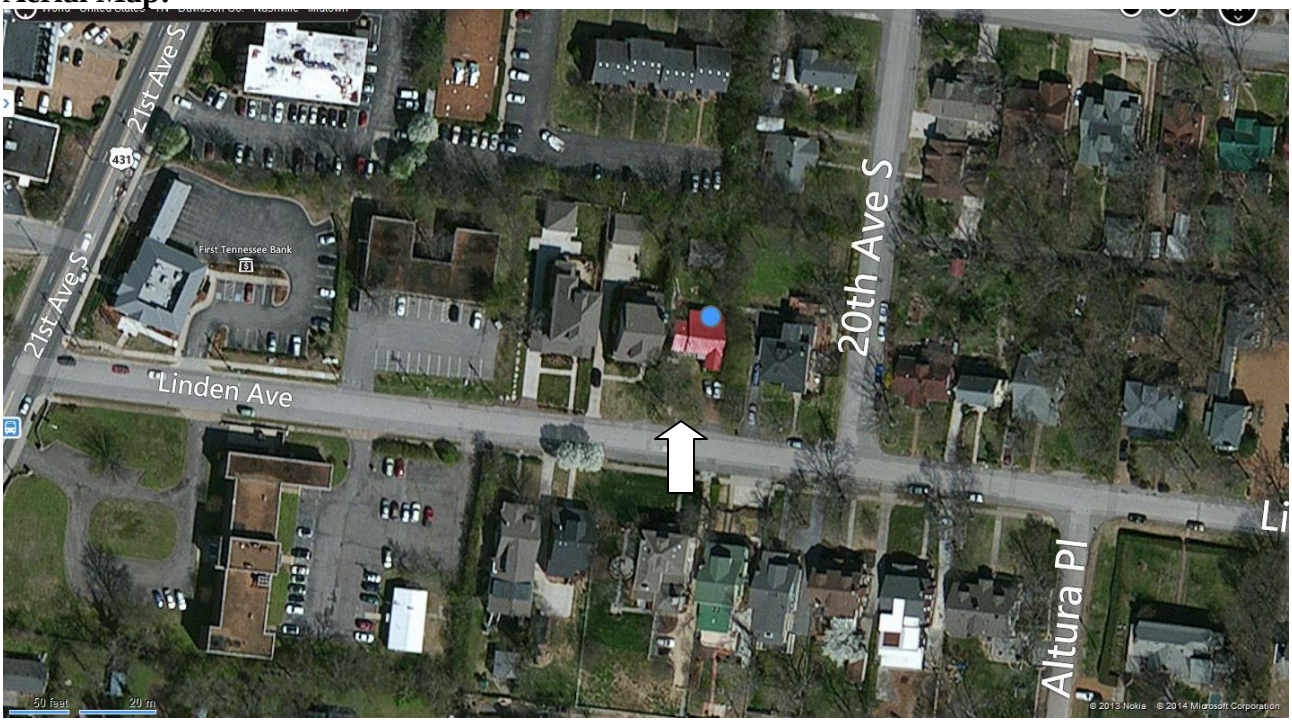
1. The foundation height to be no taller than three blocks, or two feet (2') at the front of the house;
2. Staff approve a brick sample, the shingle color, the window and door specifications, and the porch floor material prior to purchase and installation;
3. The driveway be concrete strips to at least the point where the house expands in width;
4. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Sections II.B. and III.B. of the *Belmont-Hillsboro Neighborhood Conservation District: 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.

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.

I. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses)

they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof
Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.
Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors
Publicly visible windows should be appropriate to the style of the house.
Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim
Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
Stud wall lumber and embossed wood grain are prohibited.
Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
Generally, attached garages are not appropriate; however, instances where they may be are:
- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

j. Public Spaces

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

III. DEMOLITION

A. PRINCIPLE The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

B. GUIDELINES

Demolition is not appropriate
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.

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 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background:
2004 Linden Avenue is a one-story minimal traditional structure constructed c. 1947 (Figure 1). The structure's materials, form, detailing, and construction date are not consistent with the historic character of this part of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The structure is therefore considered to be non-contributing to the overlay.


Figure 1. 2004 Linden Avenue

Analysis and Findings:
The application is to demolish the non-contributing primary structure and non-contributing outbuilding, and to construct new infill and a new outbuilding.

Demolition: The project involves demolishing both the primary structure and the outbuilding on the site. The primary structure was constructed c. 1947, and its materials, form, detailing, and construction date are not consistent with the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The house does not contribute to the historic character of the district, and therefore its demolition meets design guidelines.


Figure 2. The outbuilding at 2004 Linden.

The exact date of the construction of the accessory structure is unknown, but an analysis of Sanborn maps indicates that it was constructed later than the early 1960s (Figure 2). The accessory structure does not contribute to the historic character of the site or the surrounding conservation overlay, and its demolition meets the design guidelines.

Staff finds that the demolition of the primary structure and the outbuilding meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The proposed infill is one-and-a-half stories tall. It has a foundation height of approximately one foot, six inches (1'6") at the front. The elevation drawings are drawn showing the lot as flat. Recognizing that the lot is not actually flat and portions of the foundation will need to be taller than what is planned for, staff asks that a condition of approval be that the foundation at the front of the house be no taller than three blocks, or two feet (2'). The infill has a porch eave height of approximately twelve feet (12') from grade, an eave height of approximately sixteen feet, six inches from grade (16'6"), and a ridge height of thirty-three feet (33') from grade. Staff finds that the proposed height of the structure matches the historic context, where there are several two-story structures, and the building heights range from twenty-four feet to thirty-five feet (24' – 35') tall.

The infill will have a maximum width of forty-three feet (43'). However, at the front, the width will be forty-feet, six inches (40'6"). The full width of the house does not occur until approximately twenty feet (20') behind the front of the porch. Staff finds the width to be appropriate because the lot is sixty feet (60') wide, and it is consistent with the widths of the surrounding historic structures. The house to the west is over forty-three feet (43') wide at the front, and the house to the east is approximately forty-feet wide (40') at the front. The others houses in the immediate vicinity have widths that range from thirty-six to sixty feet (36' – 60'). The house has a maximum depth of approximately sixty-eight feet, six inches (68'6").

Staff finds that the proposed height and scale of the infill meets Sections II.B.1.a.and b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning requirements for setbacks. It is located twelve feet (12') from the east property line to allow for use of a driveway, and it is five feet (5') from the west property line. The infill's protruding bay will be approximately thirty-five feet (35') from the front property line, and the line of the front porch will be thirty-six feet (36') from the front property line. By comparison, the house to the west is set approximately thirty-nine feet, five inches (39'5") from the front property line, and the house to the west is thirty feet (30') from the front property line. The proposed infill's front setback will be approximately the average of the two neighboring properties' setbacks, which is appropriate. Staff finds that the infill's setback and rhythm of space meet section II.B.1.c. of the design guidelines.

Materials: The primary cladding material will be brick, and staff asks to approve a brick sample prior to purchase and installation. The house's gable fields will be filled with smooth face Hardie Panel with battens. The foundation will be split face concrete block, and the shingles will be fiberglass. Staff asks to approve the shingle color. The porch roof and front dormer roof will

be a dark bronze metal roofing. The trim will be wood. The porch columns will be wood, but the material of the porch floor was not indicated. Staff asks to approve the porch floor material. The windows will be wood, and staff asks to approve all window and door specifications prior to purchase and installation. With the staff's final approval aforementioned materials and colors, staff finds that the known materials meet Section II.B.1.d of the design guidelines.

Roof form: The proposed infill will have a cross-gabled roof form. The front facing gables will have a pitch of 10/12, while the side gable will have a pitch of 9/12. The front and rear porch roofs will have slopes of 3/12. Staff finds that the proposed roof form and pitches meet the historic context and meet Section II.B.1.e. of the design guidelines.

Orientation: The proposed infill is oriented to face Linden Avenue. It has a partial-width front porch that is seven feet (7') deep, and a slightly off center front entrance. The mapped alley is not serviceable and currently there is a front-yard parking pad, so the applicant is proposing a new driveway leading from the street to the outbuilding. Staff asks that the driveway be concrete strips to at least the point where the house expands in width. A walkway will lead from the driveway to the porch steps. With the change to the driveway, staff finds that the project's orientation meets section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. On the front façade, the windows on the ground floor are taller than the windows in the upper story, which is appropriate. 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. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing to construct an outbuilding that is twenty-three feet by twenty-seven feet (23' X 27'), or six hundred and twenty-one square feet (621 sq. ft.). The structure will have an eave height of ten feet (10') and a ridge height of twenty-three feet, ten inches (23'10'), which is subordinate to the primary structure. The garage will be accessed via a driveway off of Linden Avenue, which is appropriate since the alley is not serviceable behind this property. There will be two separate garage doors facing the street, and the proportion and rhythm of openings for the garage are appropriate for an outbuilding. The outbuilding meets all base zoning setbacks. It will be more than ten feet (10') from the rear property line, and over four feet (4') from the east property line. The materials for the structure will be similar to those for the infill. The primary cladding material will be Hardie Panel boards with battens, the foundation will be a concrete slab, the roof will be fiberglass shingles, and the windows and doors will be wood. The roof will be a side gable with a slope of 12/12. A gabled dormer with a slope of 12/12 will be on the garage's front façade, while a shed dormer with a slope of 4/12 will be on the garage's rear façade. Staff finds that the proposed outbuilding meets Section II.B.1.i of the design guidelines.

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

1. The foundation height to be no taller than three blocks, or two feet (2') at the front of the house;
2. Staff approve a brick sample, the shingle color, the window and door specifications, and the porch floor material prior to purchase and installation;
3. The driveway be concrete strips to at least the point where the house expands in width;
4. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Sections II.B. and III.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Context Photos:

Looking west from 2004 Linden Avenue

Looking east, just to the right of 2004 Linden Avenue

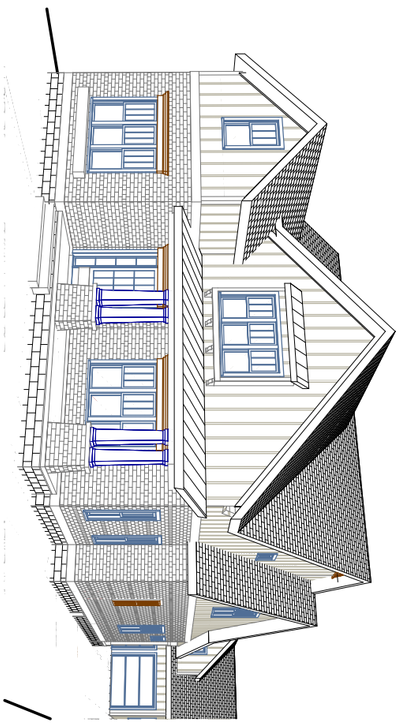
Across the street from 2004 Linden Avenue, looking east

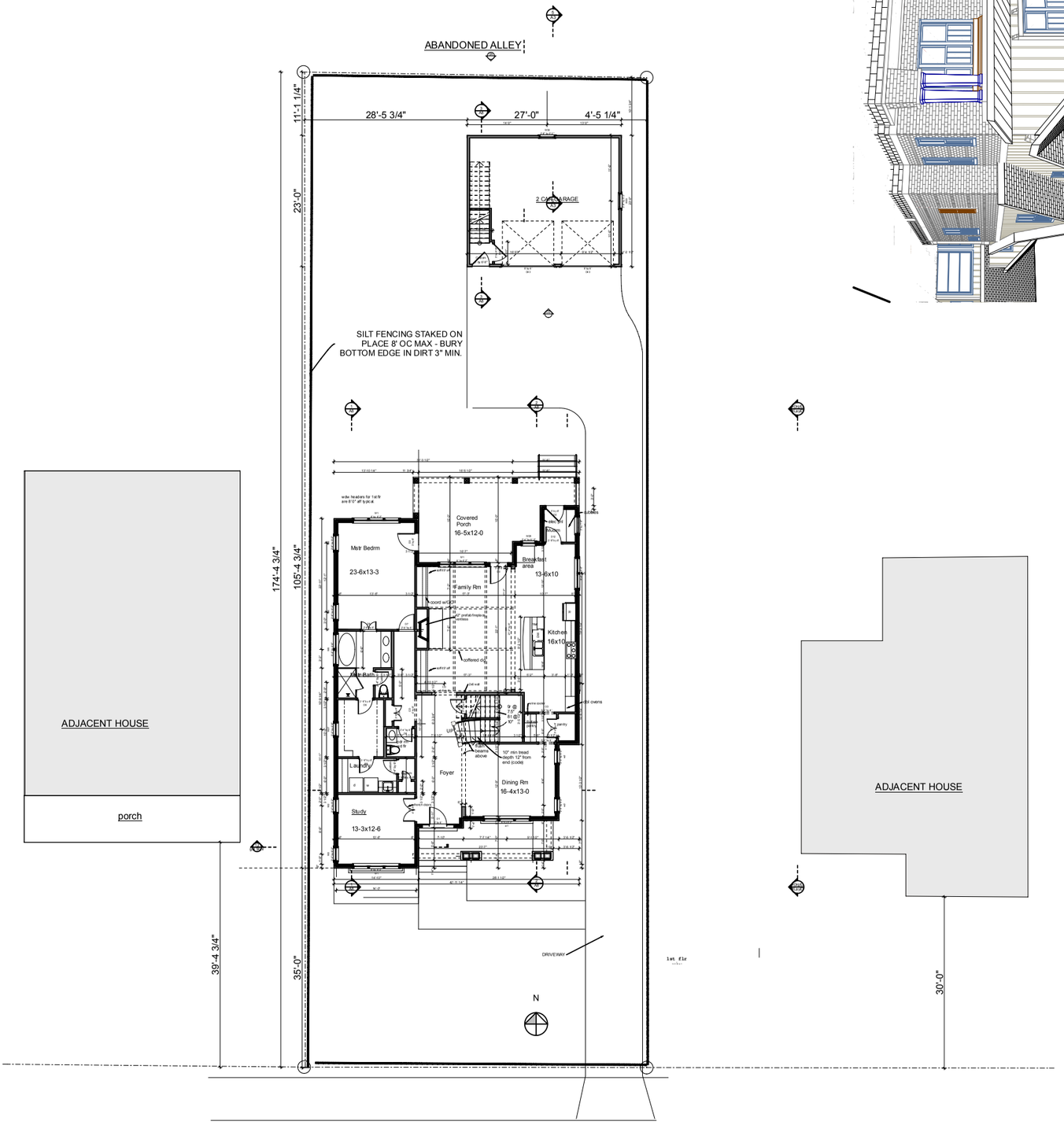
Across the street from 2004 Linden Avenue

Across the street from 2004 Linden Avenue, looking west.

/Users/prestonquirk/Documents/CAD FILES/WORK 2014/Green 2004 2oth ave. 14-027/2004 LINDEN AVE/2004 LINDEN higher gable.pln

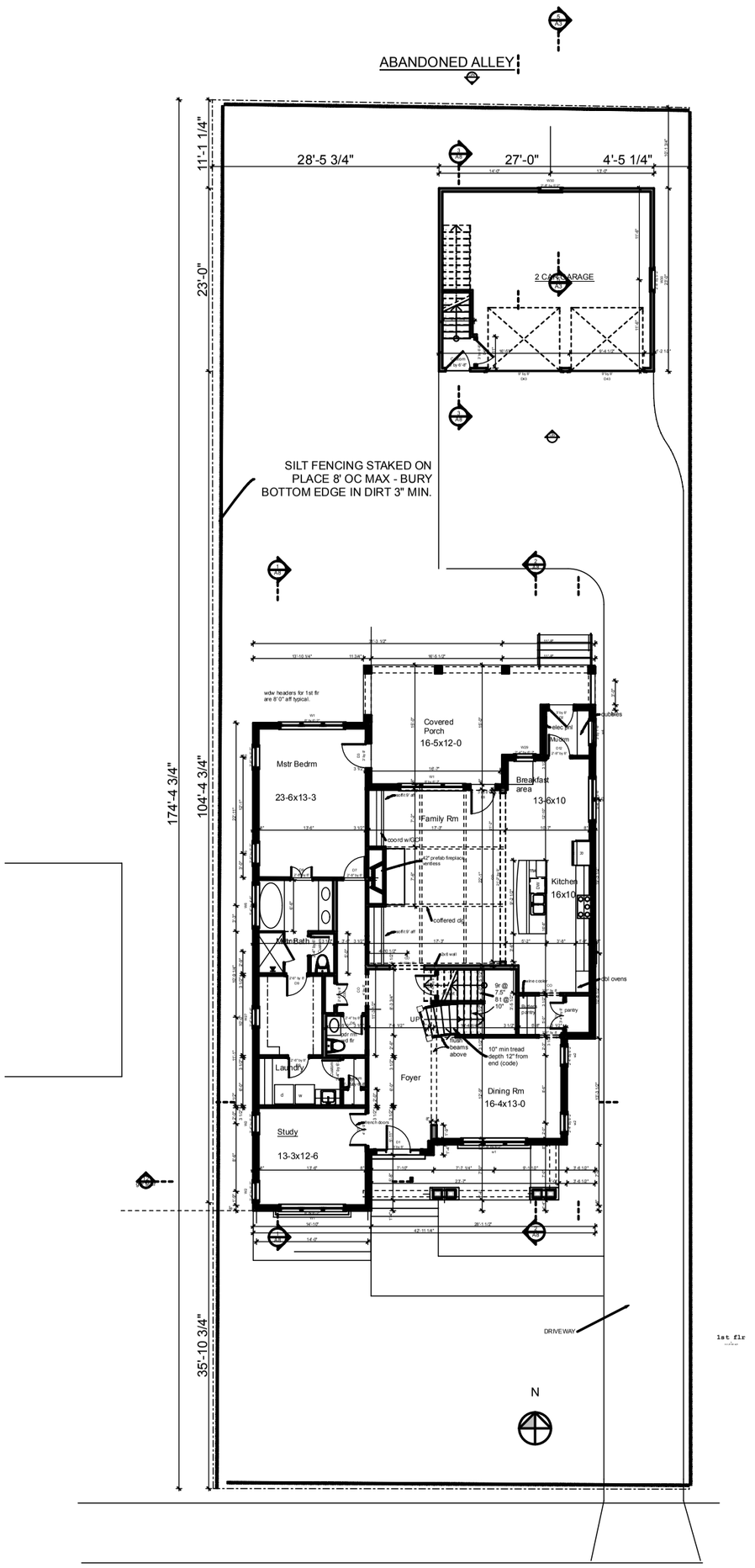
Jim Butler
2004 LINDEN AVE.
Nashville, , TN 37212





1 SITE PLAN
SCALE: 1" = 10'

A1 SHEET 1	SITE PLAN	PROJECT NO: 14-029 COPYRIGHT 4/7/14 QUIRK DESIGNS	REVISION	DATE 4/7/14	2004 LINDEN AVE Jim Butler 2004 LINDEN AVE. Nashville, , TN 37212		QUIRK DESIGNS 2931 BERRY HILL DRIVE SUITE 200 NASHVILLE, TN 37204 Phone: (615) 269-9248 Fax: (615) 627-1298 email: quirkdesigns@comcast.net	



1 SITE PLAN

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

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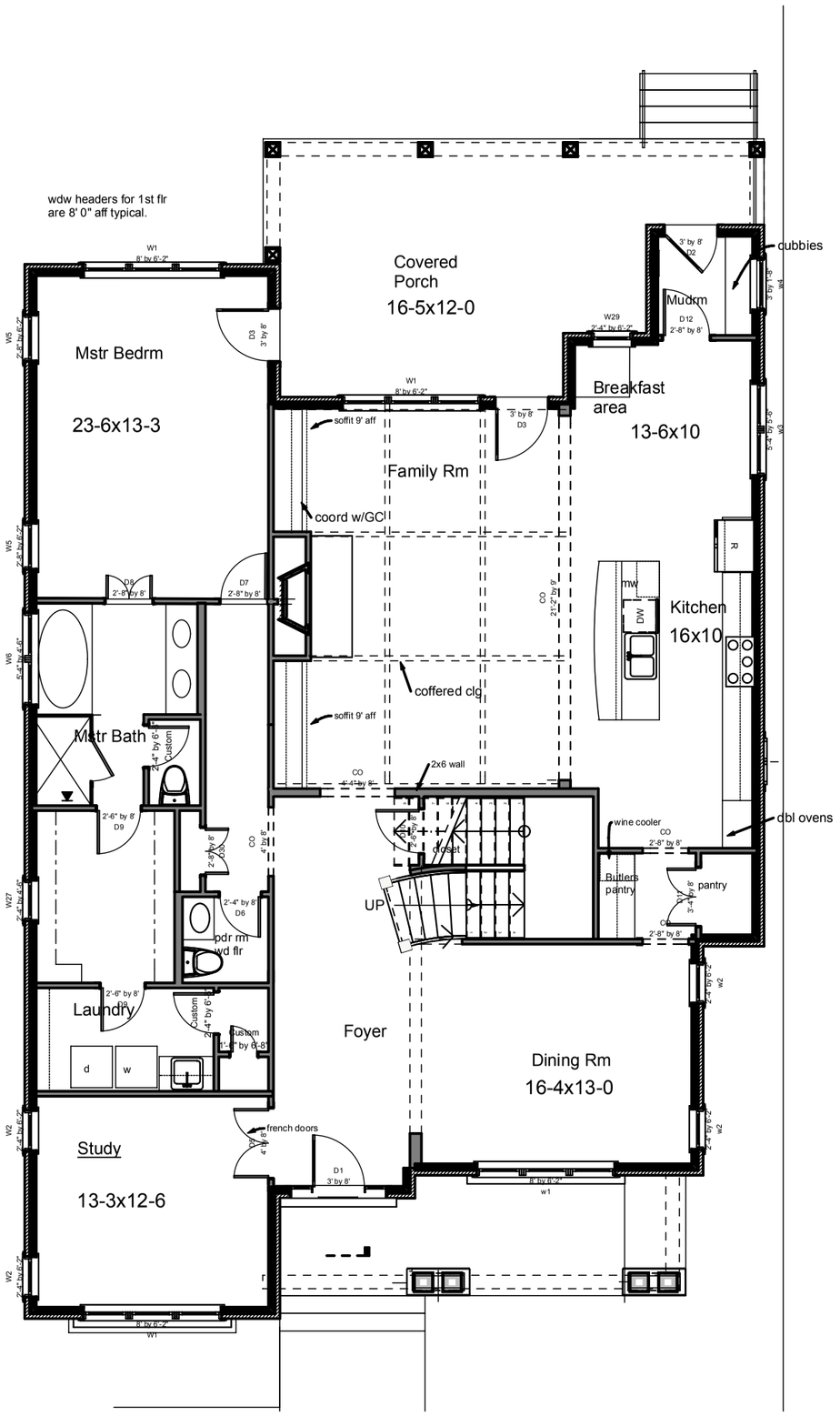

1 1ST FLR PLAN

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

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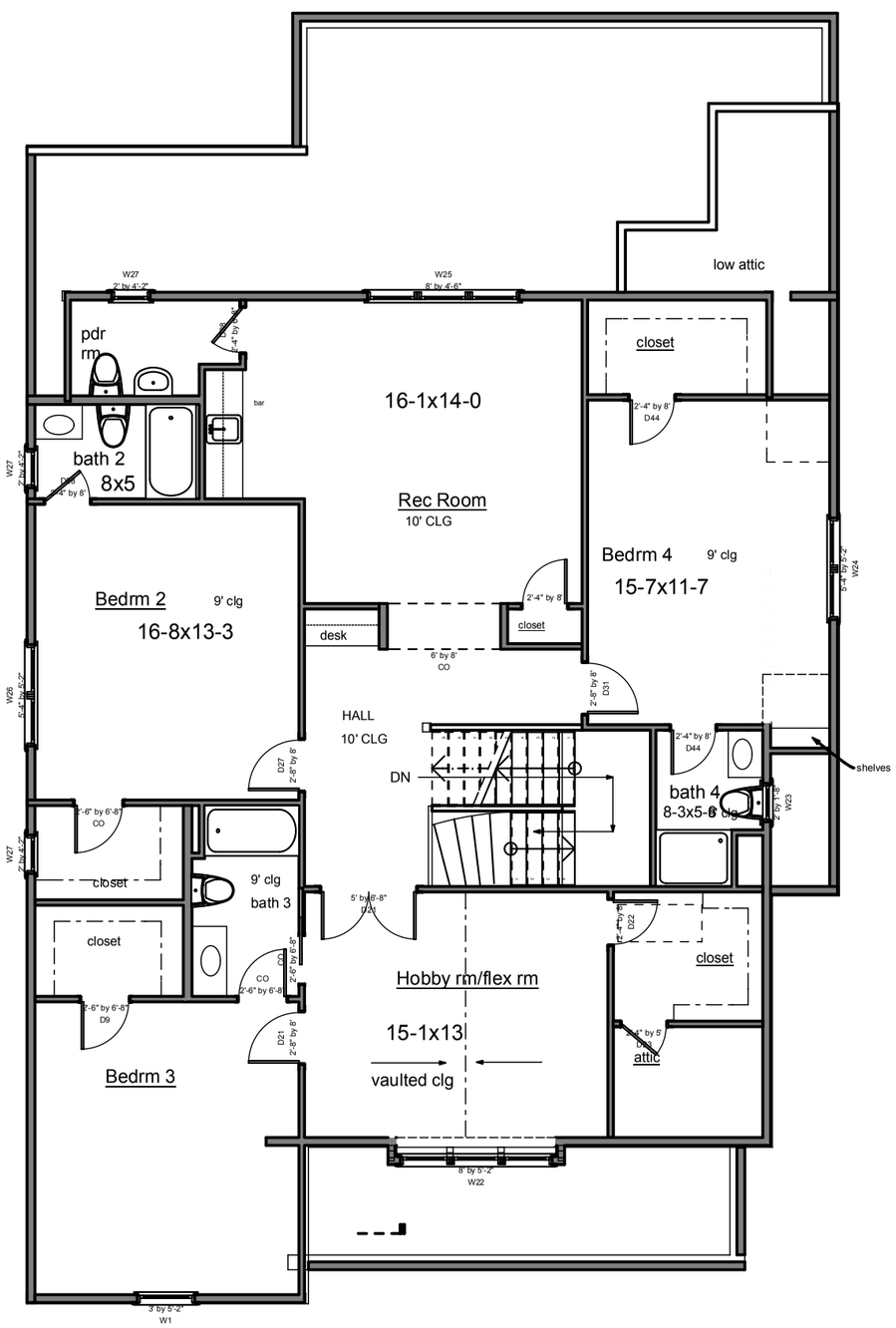

1 2ND FLR PLAN

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

A3 SHEET 12	2ND FLOOR	COPYRIGHT 2007 QUIRK DESIGNS	PROJECT NO: 14-029		REVISION 11/23/10	DATE 11/2/10	2004 LINDEN AVE Jim Butler 2004 LINDEN AVE. Nashville, , TN 37212	#Custom 1	QUIRK DESIGNS	2931 BERRY HILL DRIVE SUITE 200 NASHVILLE, TN 37204 Phone: (615) 269-9248 Fax: (615) 627-1298 email: quirkdesigns@comcast.net

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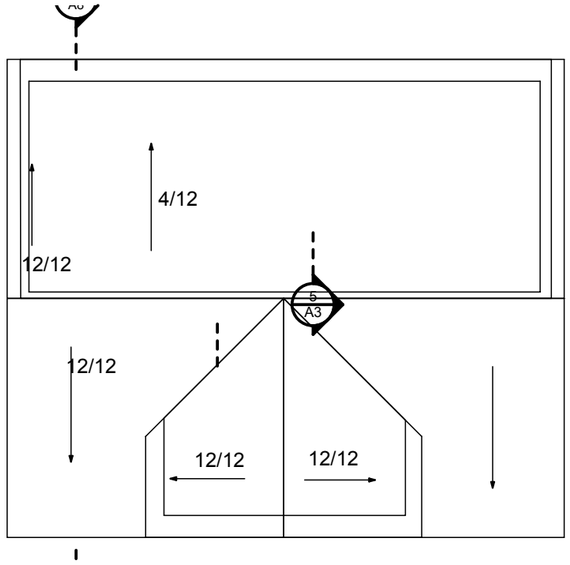
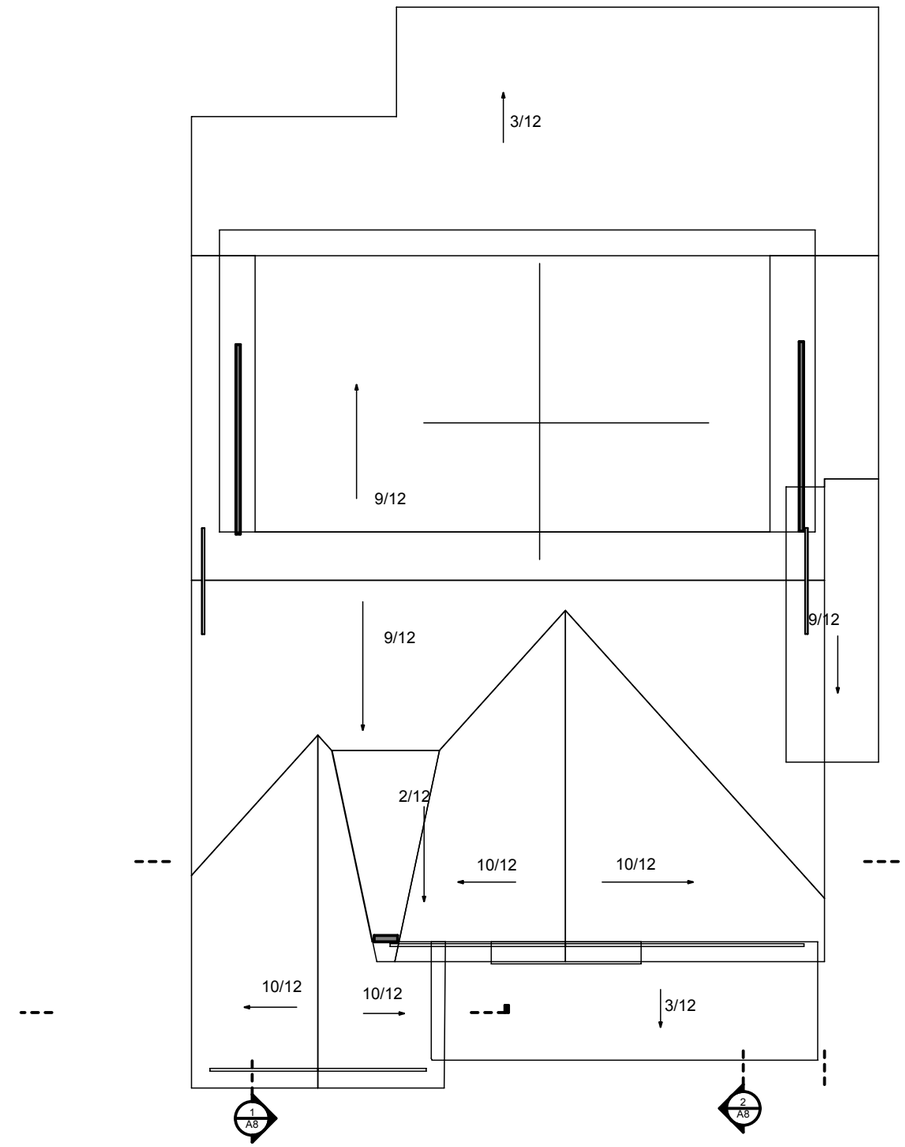


2 ROOF PLAN - garage

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



1 ROOF PLAN

SCALE: 1" = 10'

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#Custom 1

2004 LINDEN AVE
Jim Butler
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DATE 11/2/10
REVISION 11/23/10

PROJECT NO: 14-029

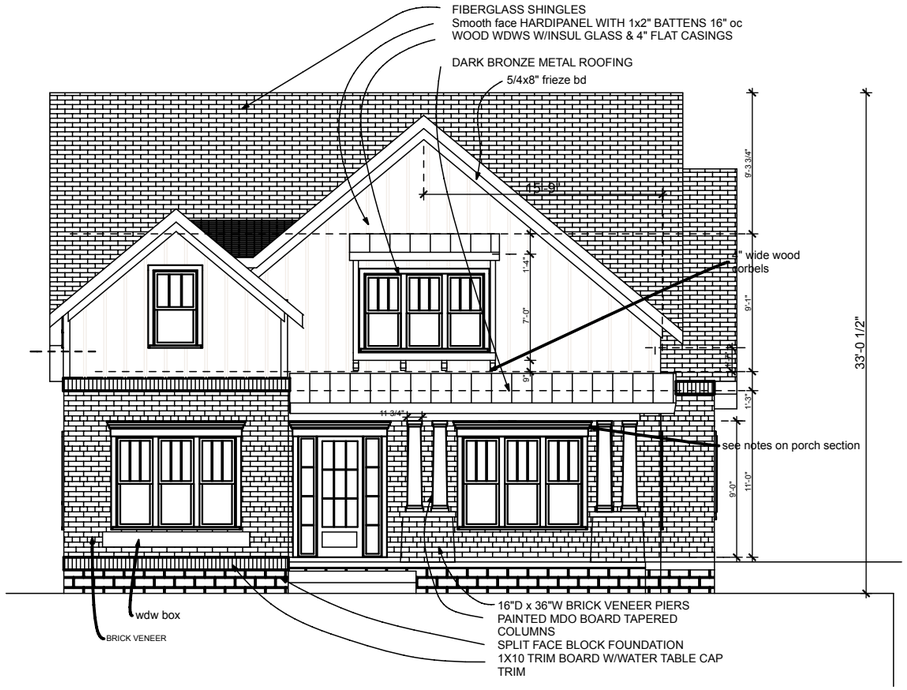
ROOF PLAN

A4
SHEET 13

Jim Butler
2004 LINDEN AVE.
Nashville, , TN 37212

1 REAR ELEVATION

SCALE: 1" = 10'



3 FRONT ELEVATION

SCALE: 1" = 10'

2 RIGHT ELEVATION

SCALE: 1" = 10'

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#Custom 1

2004 LINDEN AVE
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DATE 11/2/10
REVISION 11/23/10

PROJECT NO: 14-029

ELEV 1

A5
SHEET 14

Jim Butler
2004 LINDEN AVE.
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1 LEFT ELEVATION

SCALE: 1" = 10'

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#Custom 1

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Nashville, , TN 37212

DATE 11/2/10
REVISION 11/23/10

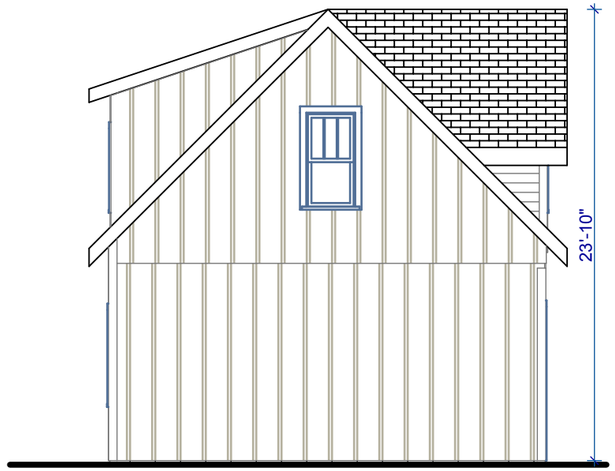
PROJECT NO: 14-029

ELEV 2

A6

SHEET 15

Jim Butler
2004 LINDEN AVE
Nashville, , TN 37212



3 GAR. WEST ELEV
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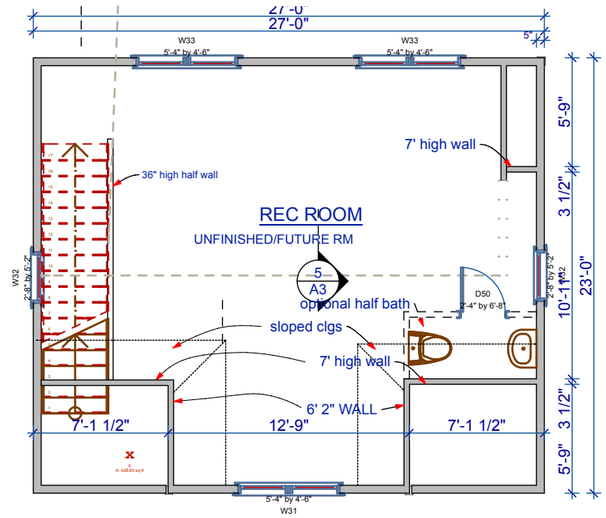

2 2ND FLR PLAN
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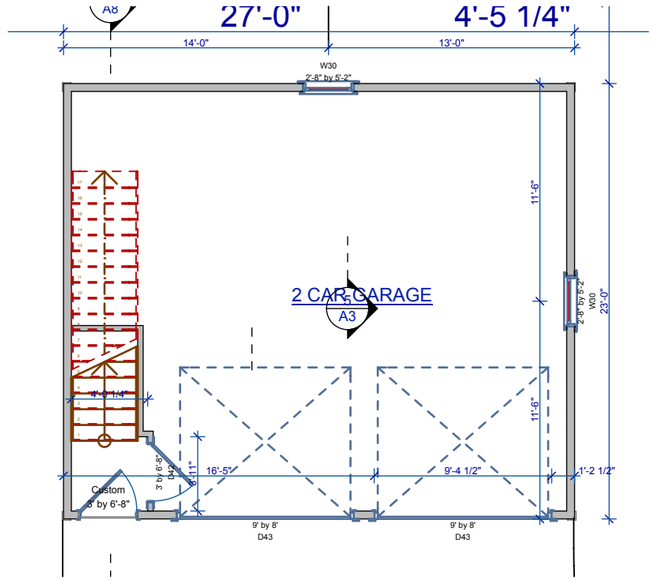
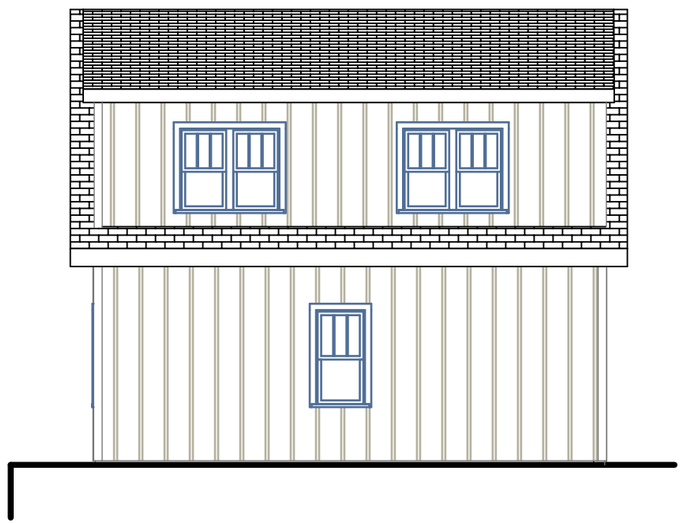


1 1ST FLR PLAN
SCALE: 1/8" = 1'-0"

4 GAR. EAST ELEV
SCALE: 1/8" = 1'-0"



6 GARAGE NORTH
SCALE: 1/8" = 1'-0"

5 GARAGE SOUTH
SCALE: 1/8" = 1'-0"

QUIRK DESIGNS
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#Custom 1

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DATE 11/2/10
REVISION 11/23/10

PROJECT NO: 14-029

GARAGE

A7
SHEET 16