



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
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Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1507 Linden Avenue
July 2, 2015

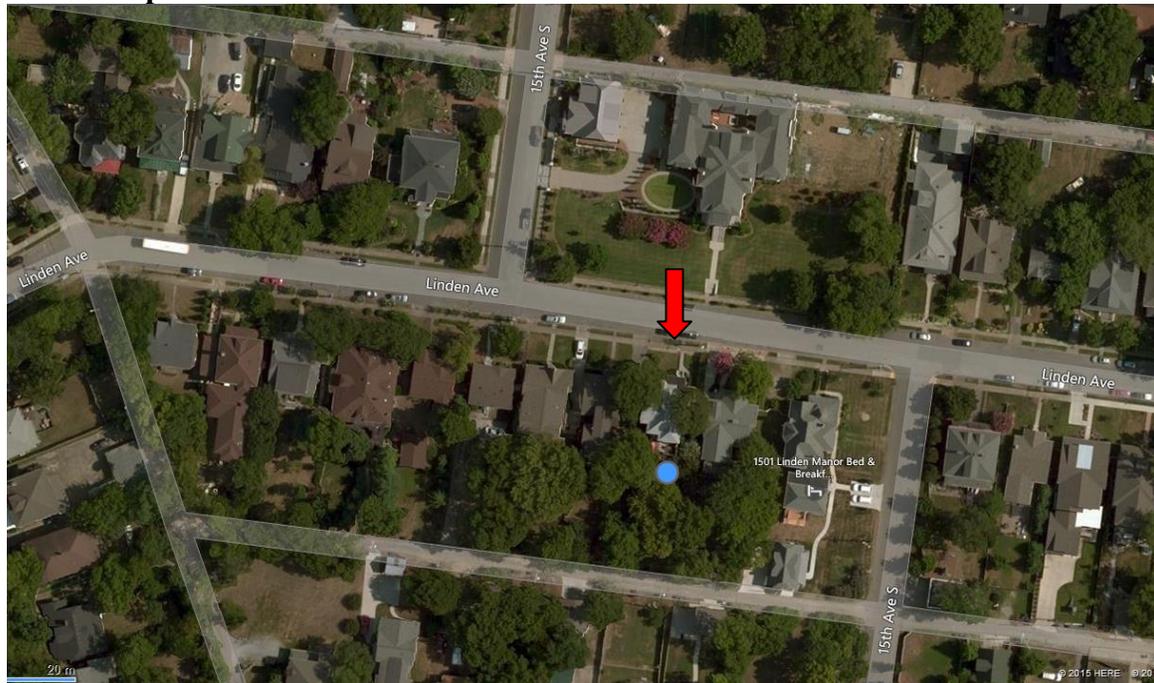
Application: New construction—addition; Setback determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513008300
Applicant: Michael Ward/ Tyler LeMarinel, Allard Ward Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition with an attached garage. The addition requires a change to the side setback.</p> <p>Recommendation Summary: Staff recommends approval of the addition with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; 2. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and 3. Staff approve the roof color, dimensions and texture. <p>With these conditions, staff finds that the proposed addition and setback determination meet Section II.B. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. New Construction

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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks 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*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Porches

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.

Parking areas and Driveways

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

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.
- 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.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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.

Additions should be a minimum of 6" below the existing ridge.

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

No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

- *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 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.

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).

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: 1507 Linden Avenue is a c. 1910, two-story house that contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). In 2014, MHZC staff issued an administrative permit for an addition to the house, but that addition was never constructed. This application represents a new application and a new design for an addition.



Figure 1. 1507 Linden Avenue

Analysis and Findings: Application is to construct a rear addition with an attached garage. The addition requires a change to the side setback

Height & Scale: The proposed two-story addition is no taller and no wider than the historic house, and it is inset appropriately. On the right side, the two-story addition will step in two feet (2') for a depth of five feet, six inches (5'6"). After the initial inset, the addition steps back out approximately seven feet, six inches (7'6") and then later another six inches (6"). This portion of the addition will line up with the historic house's two story side bay. On the left side, the one-story portion of the addition will step in one foot (1') from the back corner of the house. The two story portion of the addition is inset over seven feet (7') from the back corner of the house.

The addition will tie into the back of the house's roof at a point approximately one foot (1') below the ridge. The addition's eave height will match that of the historic house. The existing house has a footprint of approximately thirteen hundred square feet (1300 sq. ft.), and the proposed addition has a footprint of approximately eleven hundred square feet (1,100 sq. ft.).

Staff finds that the addition's height and scale meet Sections II.B.1.a. and b. and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house and is designed so that if it were to be removed in the future, the primary form of the historic house would still be intact. The insets preserve the back corners of the house, and the

lower roof allows for the retention of the historic roof form. Staff finds that the proposed addition meets Sections II.B.2.a and e. of the design guidelines.

Design: The addition is distinguished from the historic house with the lower roof form, insets, and modern materials. At the same time, the addition's roof form, height, scale, fenestration pattern, and detailing are compatible with the historic structure. Staff therefore finds that that addition meets Sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The addition will be over fourteen feet (14') from the left side property line, thereby meeting that side setback. The addition does encroach on the side setback on the right side. A twelve foot, nine inch (12'9") deep bay will encroach approximately six inches (6") into the required five foot (5') left side setback. Staff finds that this encroachment is appropriate because the bay will be no wider than the historic house's side bay, and it will only extend approximately six inches (6") into the required setback. In addition, most of the addition will meet the require side setback, and only the bay will encroach on the setback. In addition, an uncovered staircase to the rear porch encroaches on the required five foot (5') setback. Staff recommends approval of the setback determination, and finds that the proposed setbacks and rhythm of spacing meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: The drawings indicate that the existing windows will be replaced with new aluminum clad wood windows. The drawings do not indicate any other changes to the historic house's materials.

The addition will primarily be clad in smooth face cement fiberboard with a reveal to match that of the historic house. The trim will be wood or cement fiberboard. The roof will be asphalt shingle to match that of the historic house and metal, and staff recommends approval of the final shingle and metal color. The chimneys will be stucco. The side and rear porches will be wood. The basement level will be clad in an Hardie siding with an eight inch (8") reveal. Although a five inch (5") reveal is typically required, the Commission has approved a wider reveal as an accent material, as is proposed in this case. Cedar shakes will also be used as an accent material. The windows will be aluminum clad wood, and staff recommends approval of the final window and door selections prior to purchase and installation. The stairs and railings will be wood. With the staff's final approval of the windows and doors and roof color, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house has a multi-faceted hipped roof with a slope of approximately 10/12. The historic house also has gabled two-story bays. The addition's roof will tie into the historic roof about one foot (1') below the ridge. The addition's roof will also have multiple hipped forms with slopes of 10/12, and it also incorporates gabled two story bays. Staff finds that the proposed roof form meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The applicant is planning to add window openings to the right façade of the historic house, at the back of the house. Staff finds these new window openings to be appropriate because they are located behind the two-story bay, and that portion of the façade is not visible from the street (Figure 2).

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 that the project's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2. of the design guidelines

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 the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The addition includes an attached garage. The design guidelines state that attached garages are appropriate when they are located at the basement level, and are located at the rear of the addition. The proposed garage bays are located at the basement level. They are located on the left façade, inset over eleven feet (11') from the back corner of the house. Because of the deep inset, the garage doors will not be highly visible from the street. Staff finds that the proposed attached garage meets Section II.B.1.i. of the design guidelines.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
3. Staff approve the roof color, dimensions and texture.

With these conditions, staff finds that the proposed addition and setback determination meet Section II.B. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



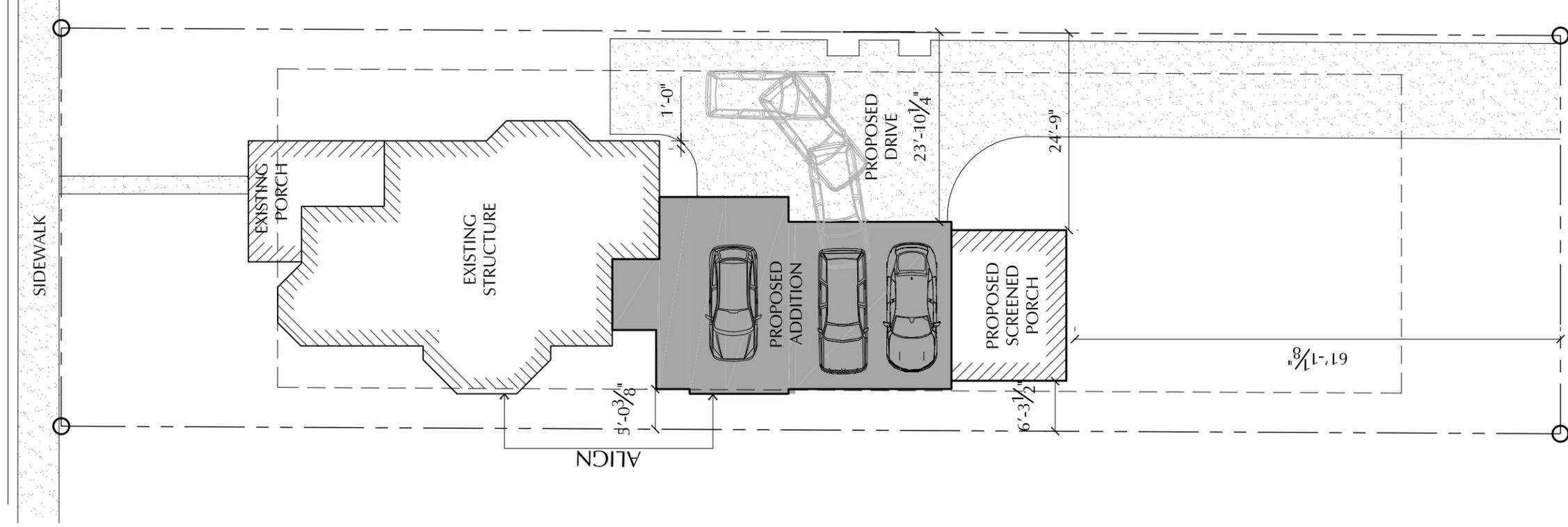
Figure 2. The new window openings will be added behind the bay and will not be visible from the street

Additional Photos:





LINDEN AVENUE



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Site Layout Plan



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

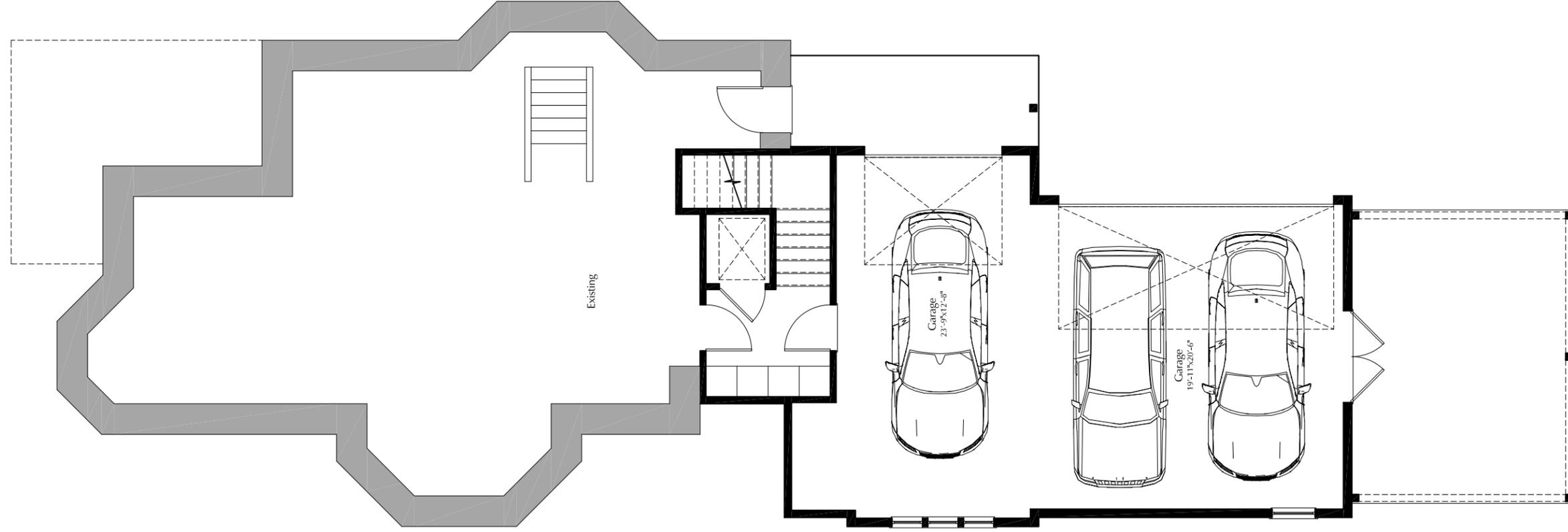
Drawings:
Site Layout Plan
Date:
07.06.2015

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Additions and Renovations to:
Shirey Residence
1507 Linden Avenue
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A0.0



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Basement Floor Plan



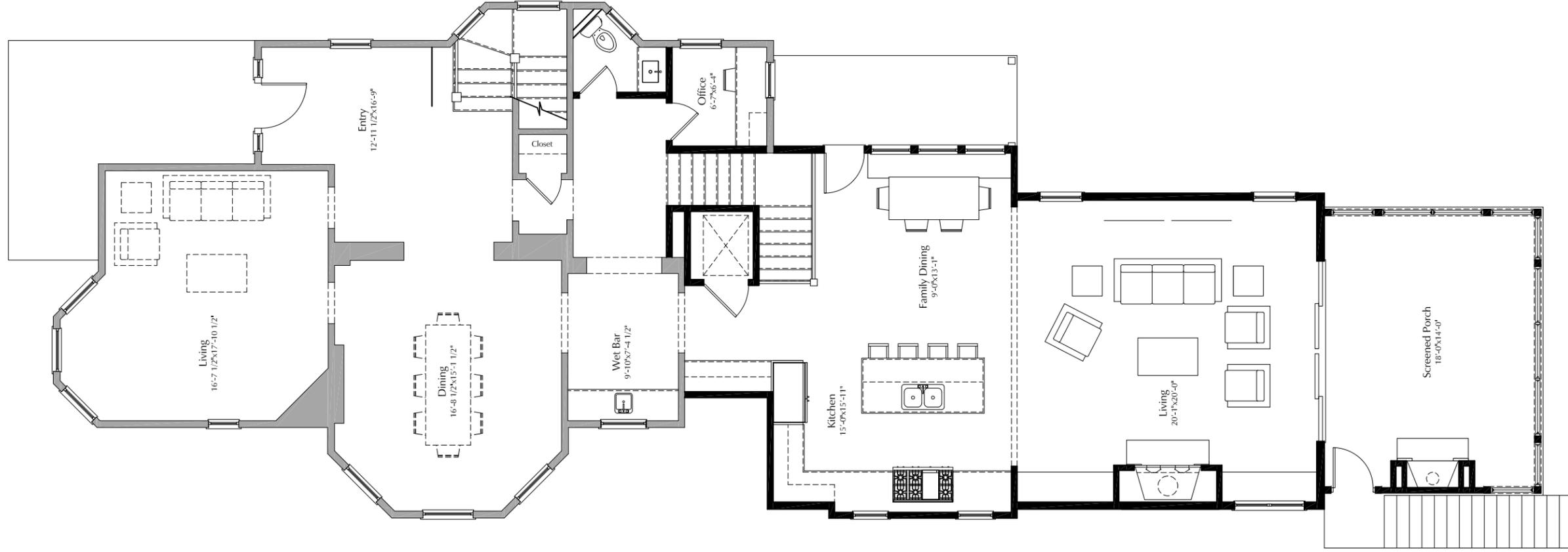
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Drawings:
Plans
Date:
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First Floor Plan



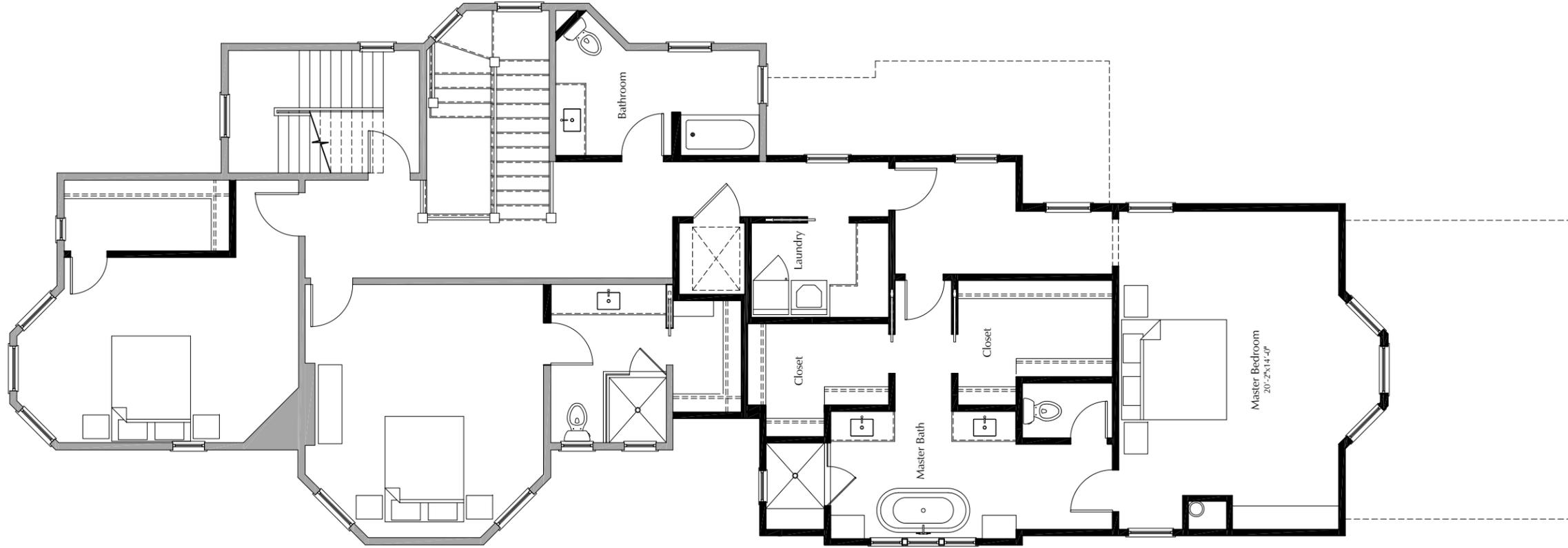
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Second Floor Plan

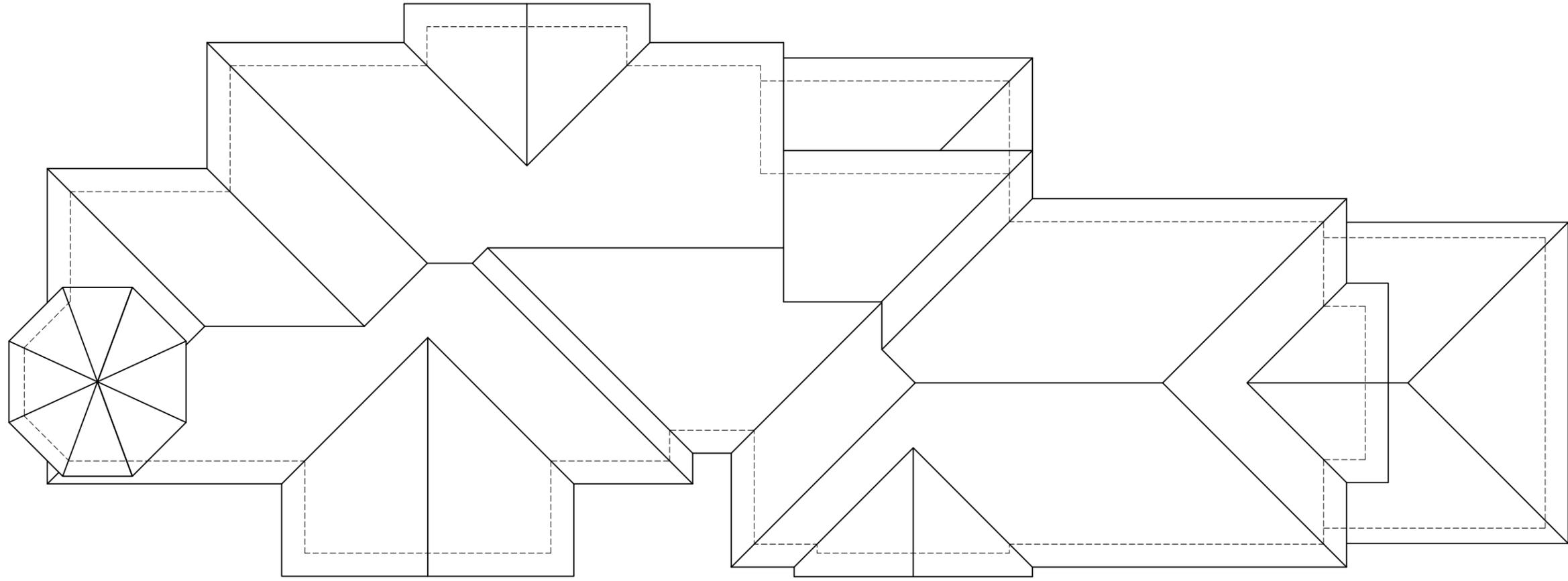


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Additions and Renovations to:
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Roof Plan



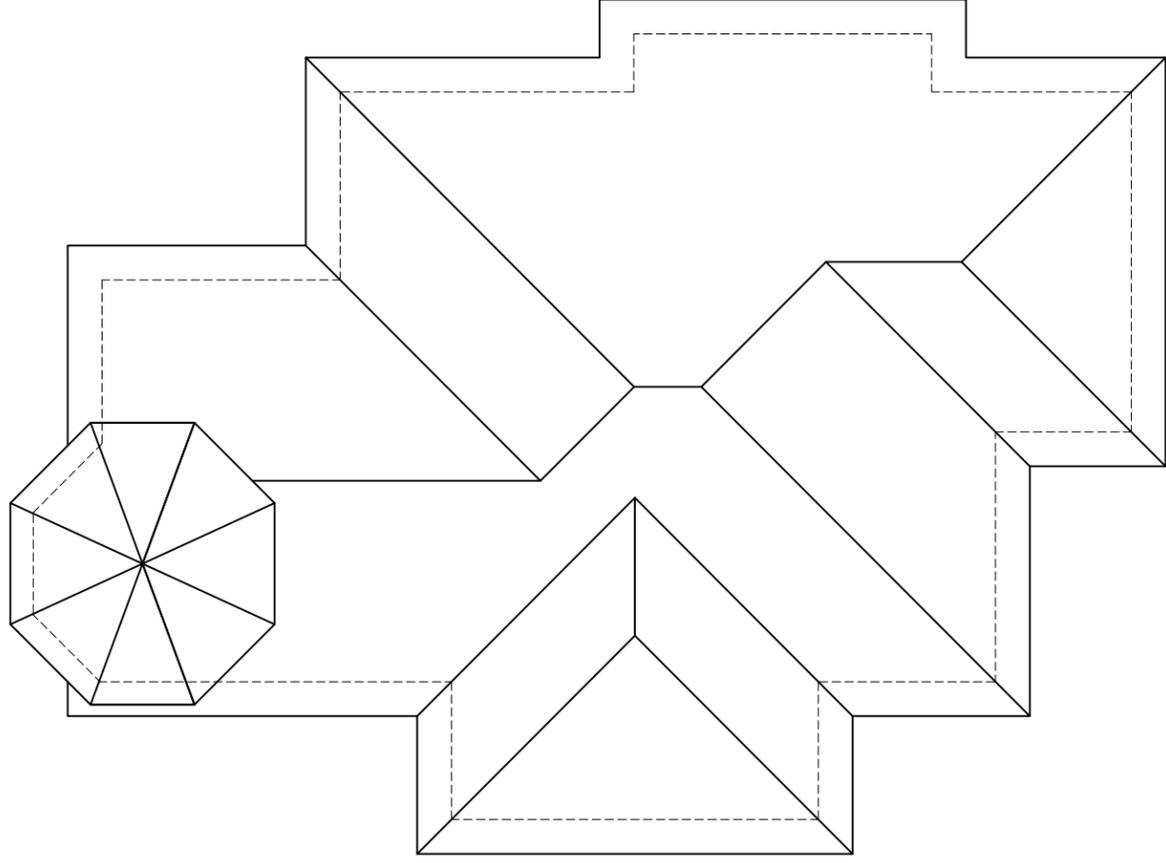
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Drawings:
Plans
Date: 07.06.2015

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Roof Plan



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

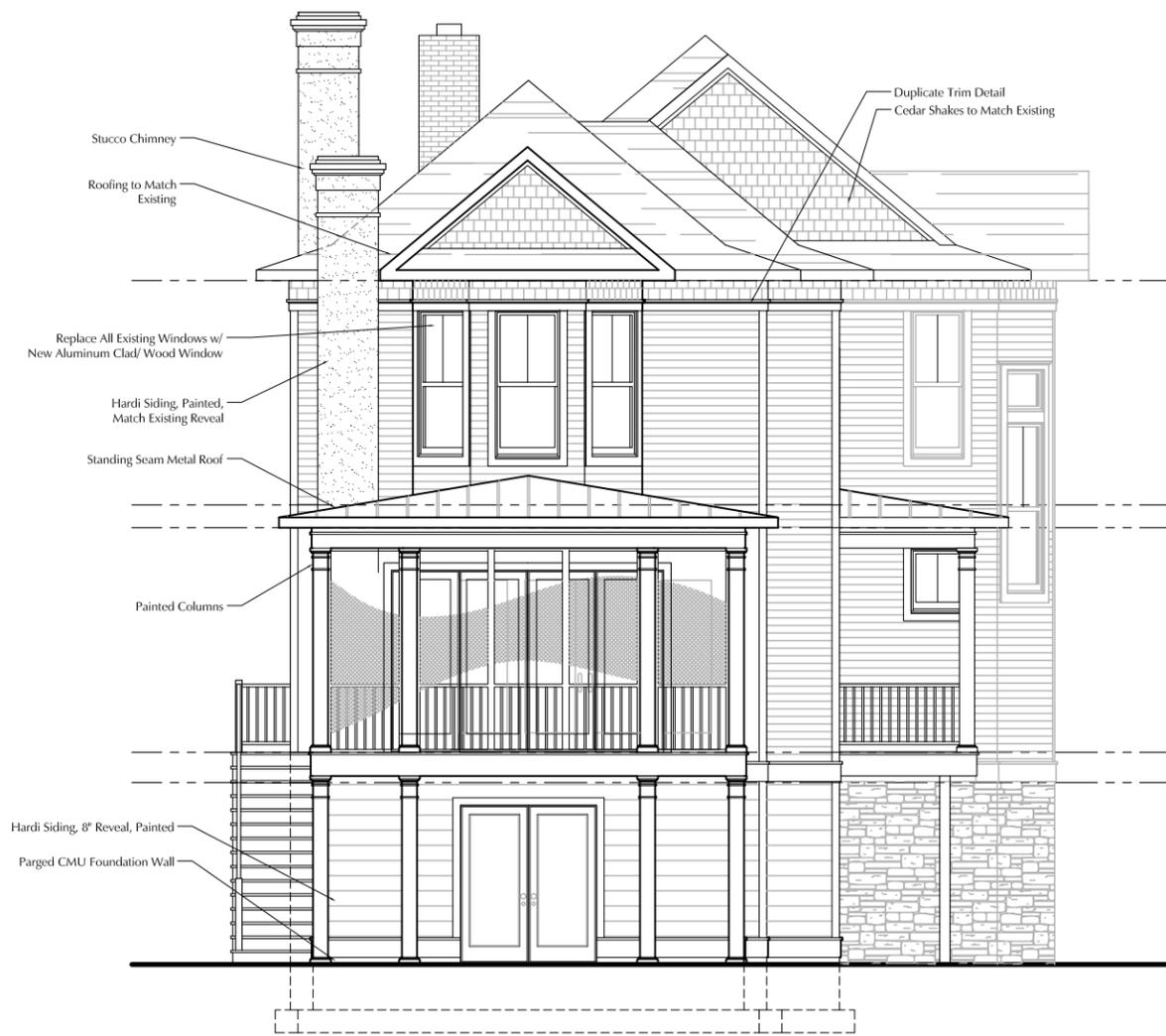
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Additions and Renovations to:
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② South Elevation
 Scale: 1/8"=1'-0"



① North Elevation
 Scale: 1/8"=1'-0"

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Additions and Renovations to:
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1 East Elevation
 Scale: 1/8"=1'-0"



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West Elevation



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