



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
1213 Linden Avenue
May 17, 2017

Application: New construction – addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 105130090
Applicant: Brittney Mount, Allard Ward Architects
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: The applicant is proposing a rear addition</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition, with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff approve the design and materials of the proposed rear deck; 2. Staff approve the color of roofing material, and final details, dimensions and materials of windows, doors and skylights prior to purchase and installation; and, 3. HVAC and other utilities shall be located on the rear façade, or on the non-street-facing side of the house. <p>With these conditions, Staff finds that the proposed addition meets Sections II.B.1 and II.B.2 of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments</p> <p>A: Photographs C: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

The Commission has the ability to 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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of

corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

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.

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 are 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.

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one

thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.

· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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. Decorative raised panels on publicly visible garage doors are generally not appropriate.

· 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.

Outbuildings: Siding and Trim

· Brick, weatherboard, and board-and-batten are typical siding materials.

· 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.

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 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.*

Side Additions

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 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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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.

V. DEMOLITION

1. Demolition is not appropriate

- 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
- 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.

2. Demolition is appropriate

- 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;
- 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
- 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.



1213 Linden Ave, 2017



1213 Linden Ave, 2017 rear

Background: The house at 1213 Linden Avenue is a one and a half story painted brick home, constructed circa 1920. The side gabled roof features an interior chimney and a front gabled dormer. The projecting partial width front porch is off-center and supported by piers on posts.

Analysis and Findings: The applicant proposes a rear addition that is two feet (2') taller than the existing house.



Existing non-historic addition to be demolished

Partial Demolition: The proposed demolition work includes the removal of the rear wall of the house, including doors, windows and a second level dormer window. The majority of the demolition work is occurring in an area that appears to be an existing non-historic addition. Due to low public visibility, and the likelihood that the majority of the impacted area is a prior addition itself, Staff finds that the rear portion to be removed does not constitute a character-defining element of the house.

Demolition includes the closing-in of a window on the ground floor, right side. This window is not likely historic and because of its minimally visible location, staff finds removal to be appropriate.

The proposed partial demolition is not detrimental to the integrity of the historic house or the district and meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The proposed addition is two stories tall with a small storage area at the basement level. The additional footprint is approximately three hundred and forty-one square feet (341 sq ft) with a two-hundred and twenty square foot (220 sq ft) screened porch. The existing footprint of the house is approximately one thousand three hundred and twenty square feet (1,320 sq ft). The footprint of the addition is less than the footprint of the existing house, and the new construction is located at the rear and side-rear of the historic house, in accordance with the design guidelines.

The addition adds approximately twelve feet (12') to the existing depth of the house, which is currently sixty-one feet (61') deep. The screened porch on the west side of the addition extends an additional five feet (5') deeper than that side of the house.

The addition has a complex roof form, with a maximum ridge height that is approximately two feet (2') taller than the ridge of the historic house, as would have been permitted by the design guidelines with a ridge raise. Although this addition does not incorporate a ridge-raise, staff finds it to be more appropriate because there is less change to the historic form. The change in grade on this lot allows for a full two story rear addition onto the one and a half story house. A small walk-out basement level with a seven foot (7') ceiling height is being provided for storage purposes. The height of the existing house is twenty-one feet (21') tall, measured from the first floor. Although the addition will be two stories, plus a small basement, the finished height of the addition will be twenty-three feet (23') from the first floor. Staff finds that the two foot (2') increase in height is compatible with the guidelines.

Staff finds the addition to be appropriate as the addition is located on the rear and is subordinated to the historic home. The two foot (2') roof height increase meets the guidelines. Staff finds that project is appropriate with regard to height and scale and meets Sections II.B.1.a and b as well as II.B.2.f of the guidelines.

Design, Location & Removability: The addition is located at the rear of the historic house, in accordance with the design guidelines. It is inset one foot, one inch (1'1") and two feet, six inches (2'6") from the rear corners of the historic house on the east and west sides, respectively, which meets the design guidelines for an addition. The addition could be removed in the future without damaging the historic integrity of the property as viewed from the street. The design is differentiated from the house with insets, materials and fenestration, and does not affect any of the character-defining features on the front or sides of the home. Staff finds that the proposed addition meets Section II.B.2.a and II.B.2.d of the design guidelines.

Setback: The addition will have setbacks of approximately six feet (6') on the east side and approximately eleven feet on the west side. The rear wall of the screen porch will be approximately seventy feet (70') from the rear property line. The setbacks meet the bulk regulations of the Zoning Code and are consistent with the surrounding historic context. Therefore, staff finds that the project meets Section II.B.1.c for setbacks.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	CMU block	Not indicated	Yes	No
Cladding	Cement board siding	Smooth face	Yes	No
Secondary Cladding	cedar shakes	Painted	Yes	No
Roofing	Architectural Shingles	Not indicated	Yes	Yes
Secondary roofing	EPDM roofing	n/a	Yes	No
Trim	Wood	Painted	Yes	No
Chimney	Stucco	Painted	Yes	No
Windows	Aluminum clad	Needs final approval	Yes	Yes
Skylights	Not indicated	Not indicated		Yes
Doors	Not indicated	Needs final approval		Yes
Rear porch railings and post	Not indicated	Not indicated		Yes

The addition will have cement board lap siding, with a 5” reveal. The second level of the rear addition will be sided with cedar shakes.

Windows and doors, skylights and rear porch materials were not specified. Staff recommends having final review of windows, doors, and roofing color.

With these conditions, regarding the final approval on materials, staff finds that the proposed materials are consistent with the design guidelines and the project meets II.B.2.d and f.

Roof form: The primary roof of the original house has a side gabled form. The rear of the proposed addition has another side gabled roof with a 6.5/12 pitch. The rear gable will be no more than two feet (2’) taller than the original roof height, as permitted by the guidelines. A connecting roof ridge will join the two gables. There is a dormer on the east elevation off the rear of the original roof. This dormer is set in two feet from the side of the primary roof, in accordance with the guidelines. The project meets section II.B.1.e.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportion of openings. Along the west elevation (right side), first floor, there is a wall expanse of twenty-three feet (23') with no window; however, it is broken up with a change of materials and with different planes. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

The plans suggest that a rear deck/porch will be constructed adjacent to the screened porch, but no details are provided regarding the design or materials of this structure. Staff recommends that plans of this deck/porch be submitted for Staff approval, prior to permitting.

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

1. Staff approve the design and materials of the proposed rear deck;
2. Staff approve the color of roofing material, and final details, dimensions and materials of windows, doors and skylights prior to purchase and installation; and,
3. HVAC and other utilities shall be located on the rear façade, or on the non-street-facing side of the house.

With these conditions, Staff finds that the proposed addition meets Sections II.B.1 and II.B.2 of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.



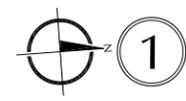
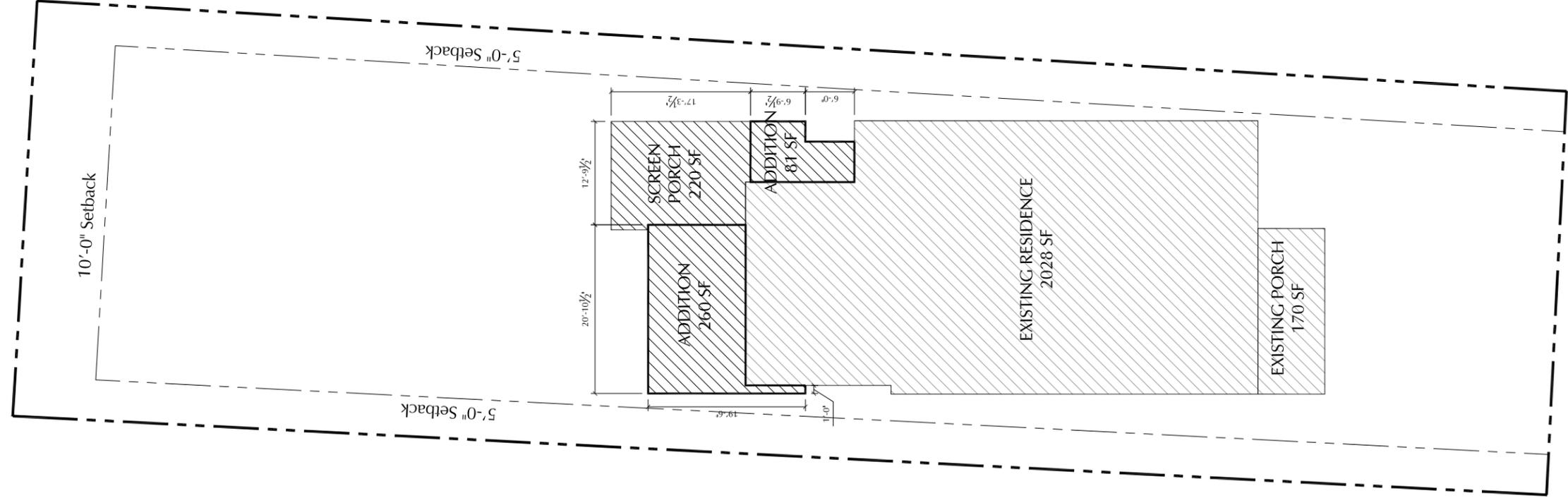
Contributing house next door, 1215 Linden Ave, from 2014



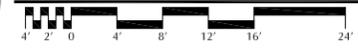
Non-contributing building at 1205 Linden Avenue, recent photo.



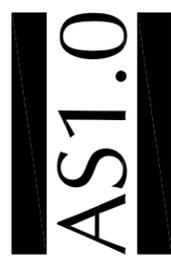
2301 12th Ave. South, 1205 Linden Ave., 1207 Linden Ave., and 1209 Linden Ave.



Site Layout Plan



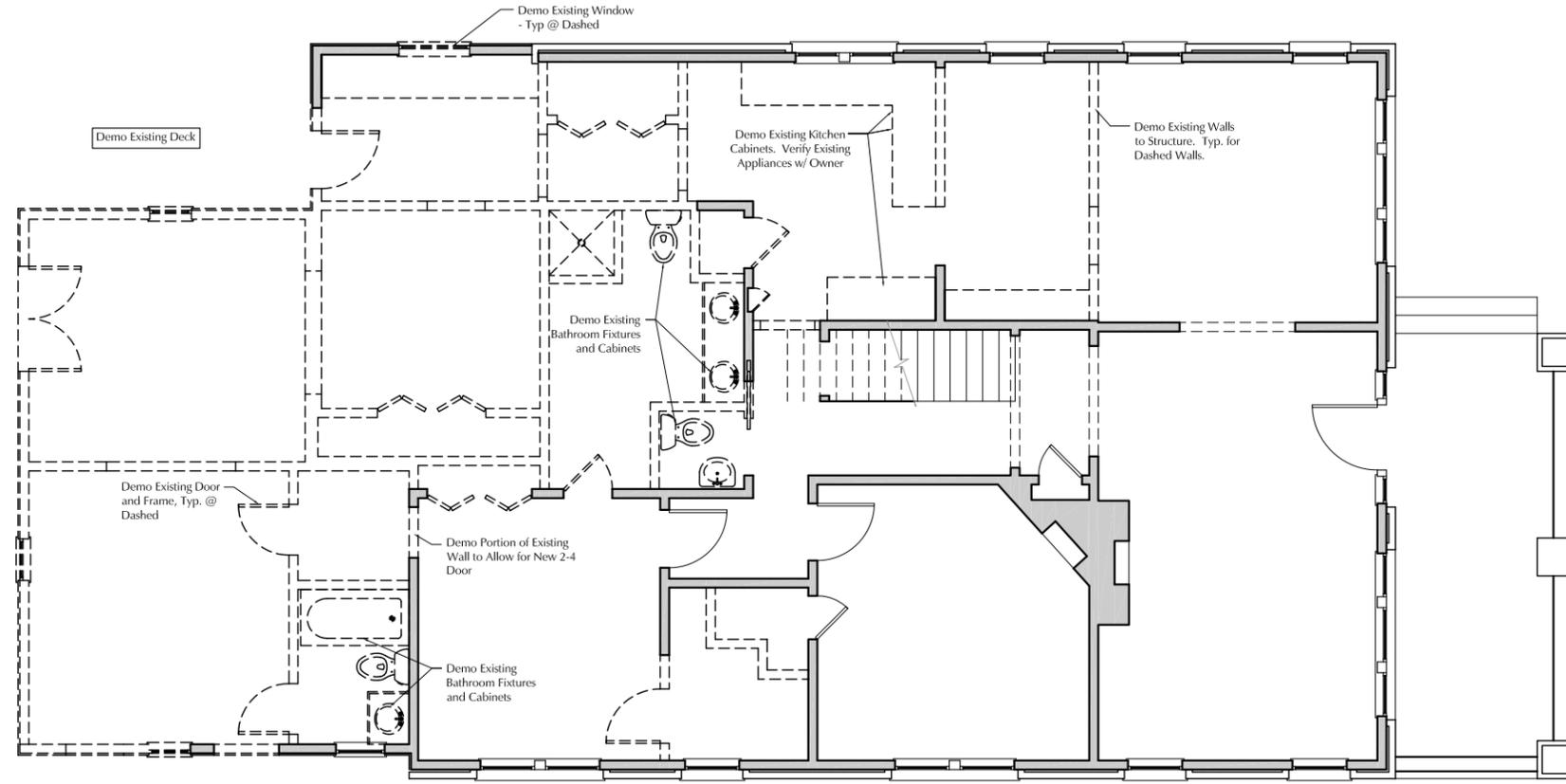
Scale: 1/16"=1'-0"



Drawings:
Site Layout Plan
Date:
05.04.17

ALLARD WARD
ARCHITECTS
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Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Renovations and Additions for the:
Lee Residence
1213 Linden Avenue
Nashville, Tennessee 37212



1

First Floor Demo Plan



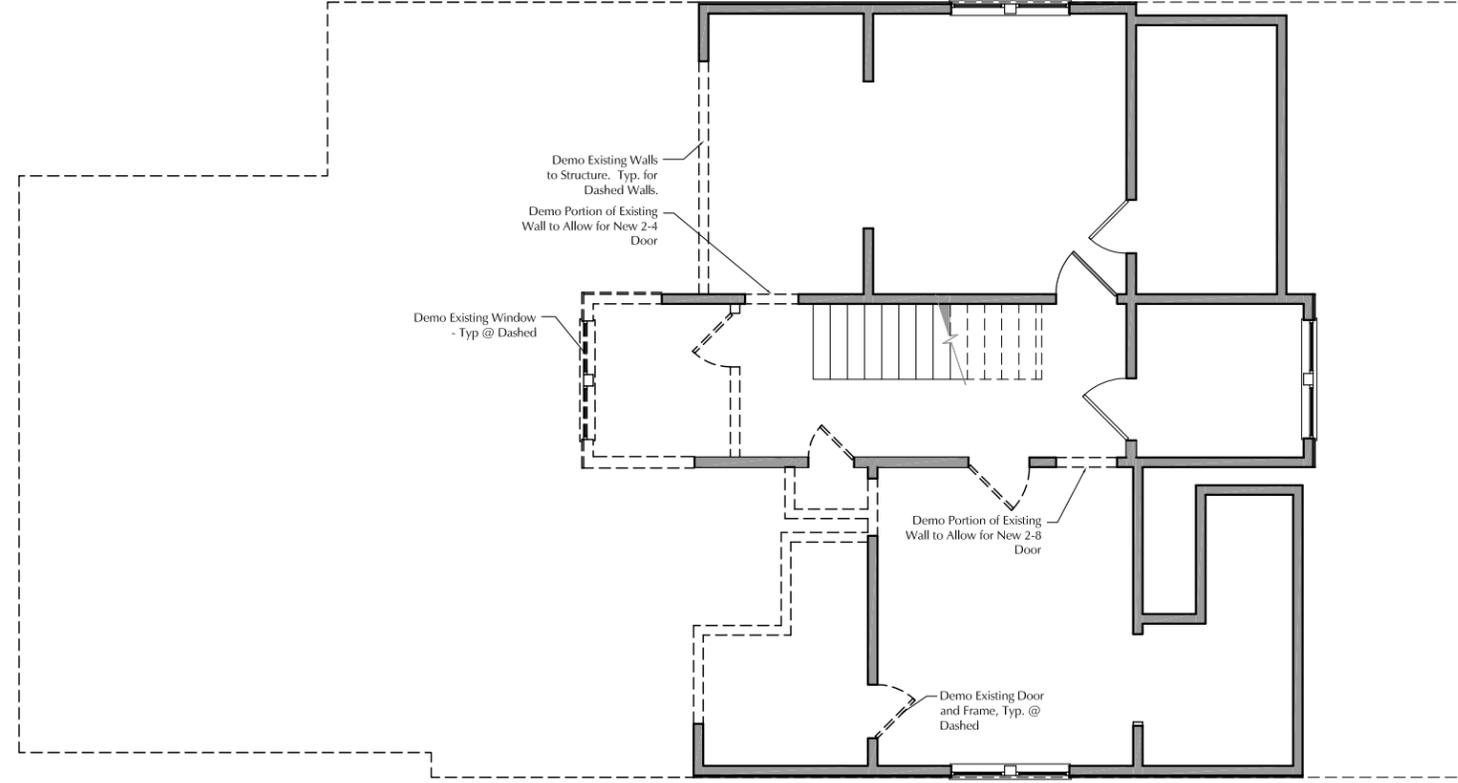
Scale: 1/8"=1'-0"

Drawings:
 First Floor Demo Plan
 Date:
 05.04.17

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D1.0

Renovations and Additions for the:
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 Nashville, Tennessee 37212



1

Second Floor Demo Plan



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

Drawings:

Second Floor Demo Plan

Date:

05.04.17

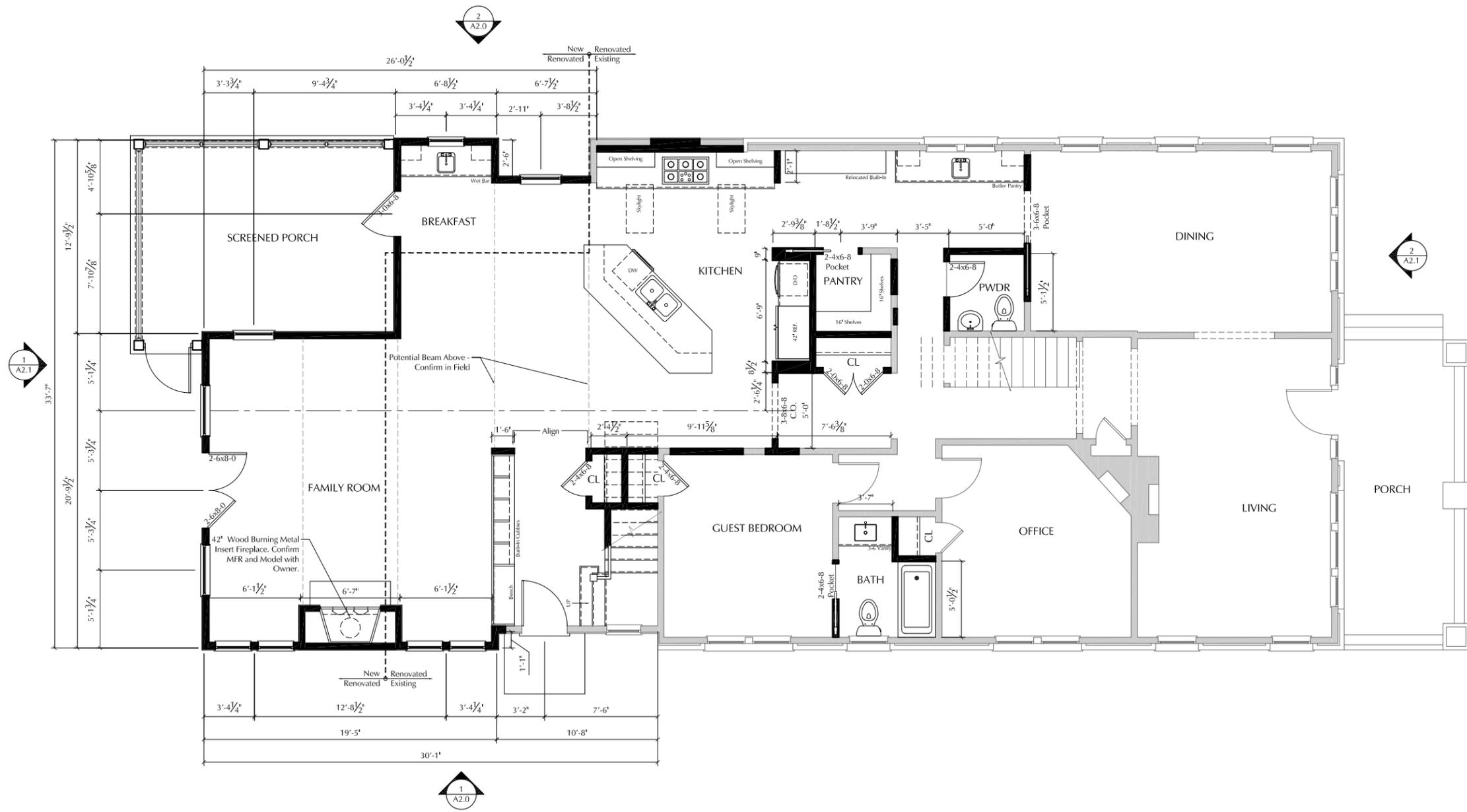
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Renovations and Additions for the:

Lee Residence

1213 Linden Avenue
 Nashville, Tennessee 37212

D1.1



1

First Floor Plan



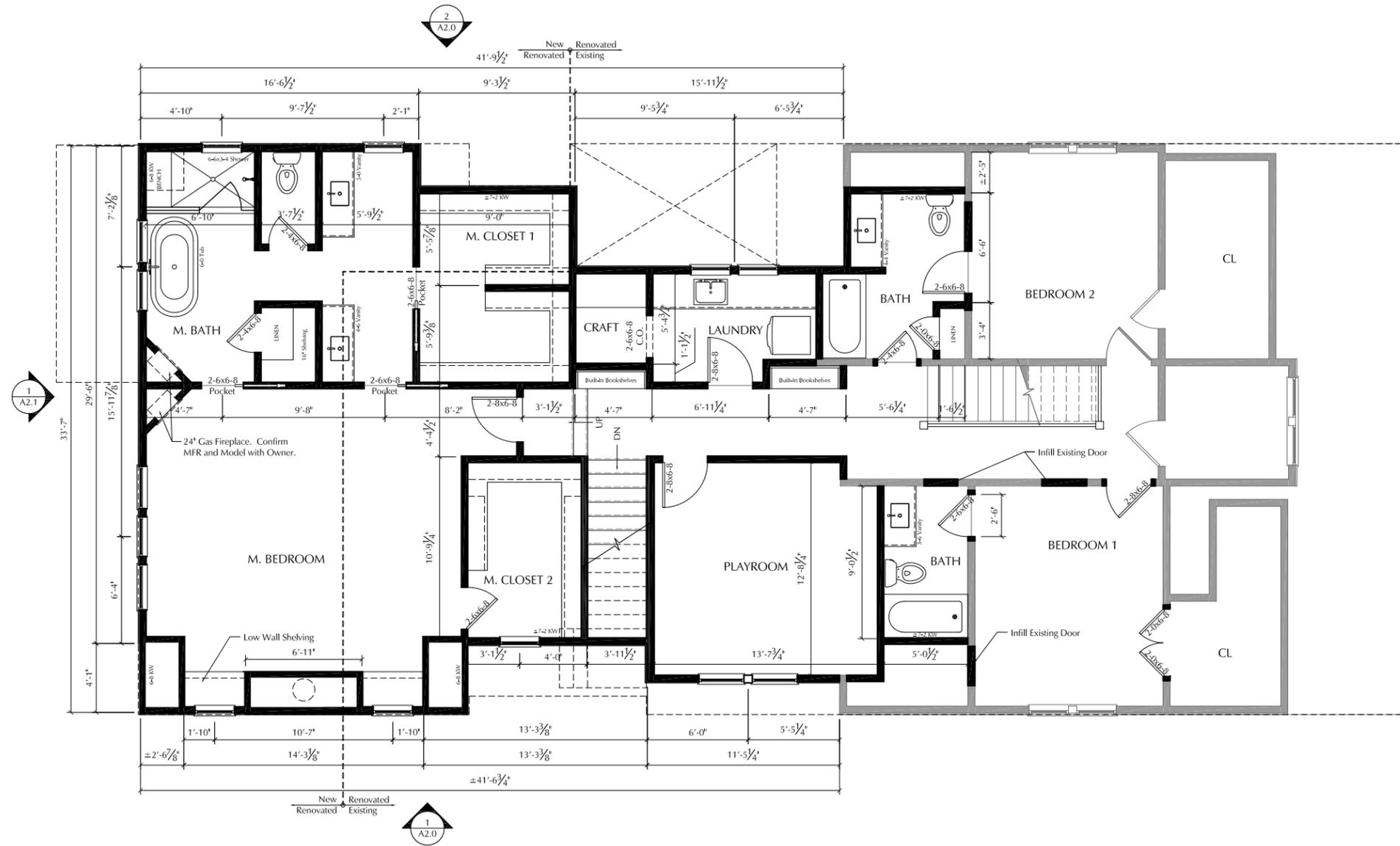
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Drawings:
First Floor Plan
Date:
05.04.17

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Renovations and Additions for the:
Lee Residence
1213 Linden Avenue
Nashville, Tennessee 37212

A1.0



1

Second Floor Plan

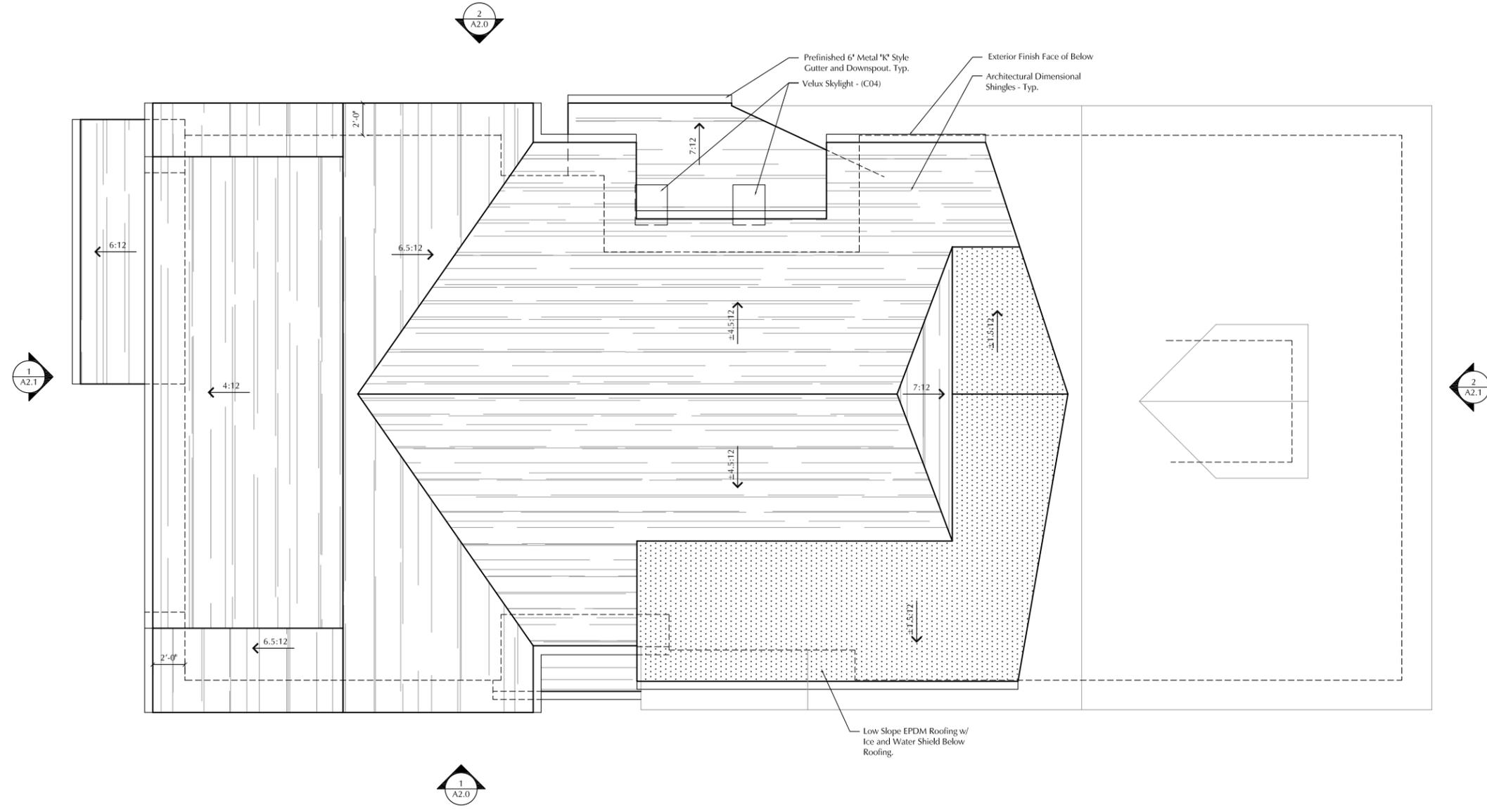


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Drawings:
 Second Floor Plan
 Date:
 05.04.17

A1.1



1

Roof Plan



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

Drawings:
 Roof Plan
 Date:
 05.04.17

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Renovations and Additions for the:
Lee Residence
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A1.2



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



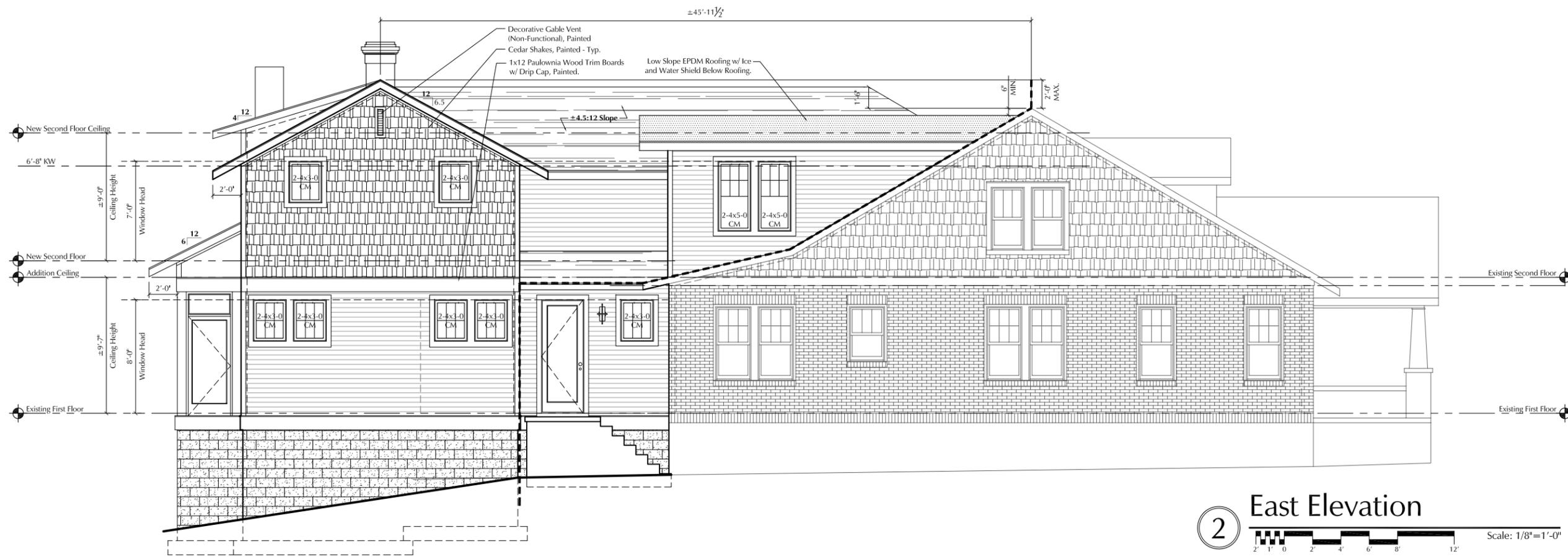
1 South Elevation
Scale: 1/8"=1'-0"

Renovations and Additions for the:
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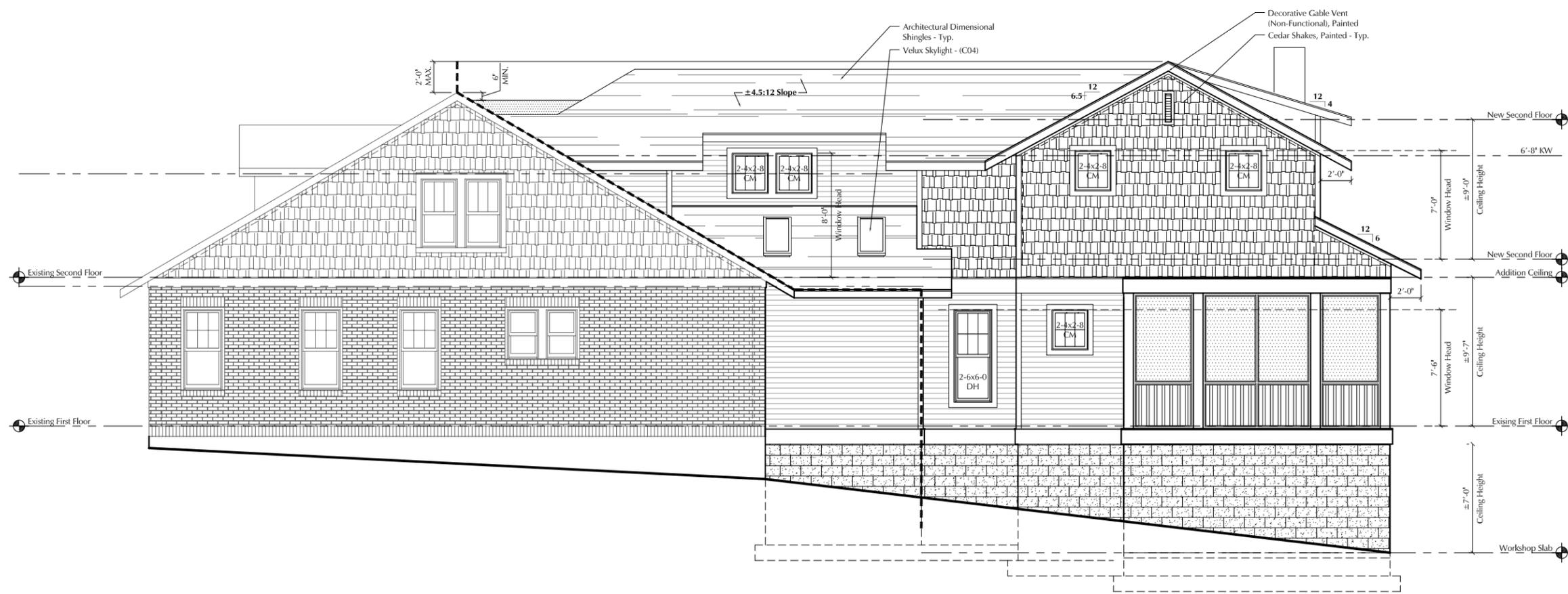
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Drawings:
Elevations
Date:
05.04.17





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



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

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