



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

1404 Linden Avenue

May 16, 2018

Application: New construction – infill

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10513007700

Applicant: Emily Johns

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: Application is to construct new infill on a vacant lot.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
3. A sidewalk be added from the sidewalk to the front porch;
4. The front porch be a minimum of six feet (6') deep;
5. A change in material occur between the foundation and the wall above;
6. The front steps and porch floor be wood or concrete;
7. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
8. Staff approve a brick sample;
9. Staff approve the roof shingle color;
10. The cement fiberboard lap siding be smooth with a five inch (5") reveal; and
11. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill meets Section II.B.1. of the Belmont Hillsboro-Neighborhood Conservation Zoning Overlay design guidelines.

Attachments

A: Photographs

B: Site Plan

D: Elevations

Applicable Design Guidelines:

II. B. GUIDELINES

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

Background: In 2016, MHZC issued a preservation permit for demolition of the c. 1955 house previously on the lot (Figure 1). The house was demolished, and now the lot is vacant (Figure 2). MHZC also approved an infill design for the property in 2016, but that design was never constructed. This application represents a new design from a new applicant.



1404 Linden Avenue, former building



Figure 2. The vacant lot at 1404 Linden Avenue.

Analysis and Findings: Application is to construct new infill on a vacant lot.

Height & Scale: The new building will be two stories, with a maximum height of approximately thirty-two feet, five inches (32'5") from grade at front. The site slopes up towards the back, so the foundation height at the front needs to be tall; it is proposed to be between four and six feet (4'-6') tall at the front. Staff recommends that the applicant work with staff during construction to ensure that the foundation and finished floor heights are compatible with those of the historic houses on either side of it. The eave height will be approximately twenty feet (20') tall above the foundation line.

The infill will be thirty-four feet (34') wide and seventy-two feet, three inches (72'3") deep, including the front porch. The front porch is proposed to be five feet, eight inches (5'8") deep. The design guidelines state that front porches should be a minimum of six feet (6') deep. Staff recommends that the front porch be a minimum of six feet (6') deep. Staff notes that the infill's depth is broken up by a rear section that is inset two feet (2') on each side and slightly lower in height. This helps to keep the scale of the infill appropriate for the neighborhood. The infill's footprint will be approximately twenty-four hundred square feet (2,400 sq. ft.).

Staff finds that the proposed height and scale meet the historic context. The houses on either side of 1404 Linden are one-and-a-half stories, with heights of twenty-nine (29') and thirty-three feet (33'). Two houses to the right/east, 1400 Linden Avenue is two stories with a height of thirty-three feet (33') and a width of thirty-four feet (34'), similar to what is proposed.

Staff finds that the infill's height and scale are compatible with the historic context and meet Sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It is eight feet (8') from the side property lines and approximately sixty-feet (60') from the rear property line. The front setback is proposed to be approximately thirty-six feet (36'), which is in between its two neighbors. By comparison, 1402 Linden has a front setback of approximately thirty-one feet (31') and 1406 Linden has a front setback of approximately forty-one feet (41'). Staff finds this front setback to be appropriate and finds that the infill's setback and rhythm of spacing meet Section II.B.1.c. of the design guidelines but recommends that the applicant work with staff during construction to ensure that correct front setback is achieved.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick to Grade*	Not indicated	No	Yes
Cladding	Brick	Not indicated	Yes	Yes
Secondary Cladding	Cement Fiberboard siding**	Not indicated	Yes	Yes
Trim	Cement-fiber	Smooth faced	Yes	No
Primary Roof	Asphalt Shingles	Not indicated	Yes	Yes
Front Porch floor/steps	Brick*	Not indicated	No*	Yes
Front Porch Columns	Wood	Typical	Yes	No
Front Porch Column Bases	Brick	Not indicated	Yes	Yes
Rear Porch floor/steps	Brick	Not indicated	Yes	Yes
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Railing	Wood	Typical	Yes	No
Chimneys	Brick	Not indicated	Yes	Yes
Windows	Not indicated	Not indicated	Unknown	Yes
Principle Entrance	¾ Light Door	Not indicated	Yes	Yes
Rear doors	Not indicated	Not indicated	Unknown	Yes

*The drawings show that there will not be a change in material from the foundation to the wall above. Both materials are shown as brick. Staff recommends that there be a change in material from the foundation to the wall above. If the primary cladding material remains as brick, then

possible foundation materials could be stone, split face concrete block, or stucco. Not only do historic homes typically have a foundation material that is different than the primary cladding material, a change in material will help to mitigate the tall foundation at the front of the home.

Likewise, brick is shown as a material for the front porch stairs and floor. Historically, brick was not used for front stairs and porch floors. Staff recommends that the front stairs be wood or concrete. Brick stairs are acceptable on the rear, as they will not be highly visible.

** The lap siding should have a maximum reveal of five inches (5") and be smooth.

Staff recommends approval of a brick sample, all windows and doors, and the roof shingle color and texture. With the conditions that there be a change in material from the foundation to the wall above, that the front porch steps and floor be wood or concrete, that the lap siding be smooth with a maximum reveal of five inches (5"), and that staff approve all final material choices, staff finds that the proposed infill meets section II.B.1.d. of the design guidelines.

Roof form: The roof will be hipped with a 4/12 slope. The design guidelines state that roof slopes should generally be a minimum of 6/12. Staff finds the proposed roof form and slope to be appropriate in this instance because hipped roofs often had lower slopes than other historic roof forms. MHZC has approved two-story hipped roofs in the past that had slopes of 4/12. In addition, the lower roof slope helps to keep the height of the infill compatible with the historic context.

The hipped front dormer also has a roof slope of 4/12. The dormer is inset two feet (2') from the wall below and is appropriately scaled. Staff finds that the proposed roof forms meet Section II.B.1.e of the design guidelines.

Orientation: The proposed infill is oriented directly toward Linden Avenue, with the front door at the center. The infill includes a full width front porch. As mentioned under "Height and Scale," the porch's depth is less than six feet (6'), and staff recommends that the porch be a minimum of six feet (6') deep. No walkway was shown on the site plan, and staff recommends that a front walkway be added from the sidewalk to the front porch. Vehicular access to the site will be via the alley at the rear. With the conditions that the front porch be a minimum of six feet (6') and a walkway be added from the sidewalk to the front porch, staff finds that the infill's orientation meets Section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: Most of the windows on the proposed infill are twice as tall as they are wide, thereby meeting the historic proportion of window openings. There are a few square windows on the side facades, but staff finds these to be appropriate since they are not on a street-facing façade and square windows were seen historically. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings will meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: As mentioned under "Orientation," staff recommends a walkway from the sidewalk to the front porch. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC and other utilities be located on the rear façade, or on a

side façade beyond the midpoint of the house, to ensure that the project meets Section II.B.1.h of the design guidelines.

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

12. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
13. The front setback be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
14. A sidewalk be added from the sidewalk to the front porch;
15. The front porch be a minimum of six feet (6') deep;
16. A change in material occur between the foundation and the wall above;
17. The front steps and porch floor be wood or concrete;
18. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
19. Staff approve a brick sample;
20. Staff approve the roof shingle color;
21. The cement fiberboard lap siding be smooth with a five inch (5") reveal; and
22. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill meets Section II.B.1. of the Belmont Hillsboro-Neighborhood Conservation Zoning Overlay design guidelines.

PHOTOGRAPHS



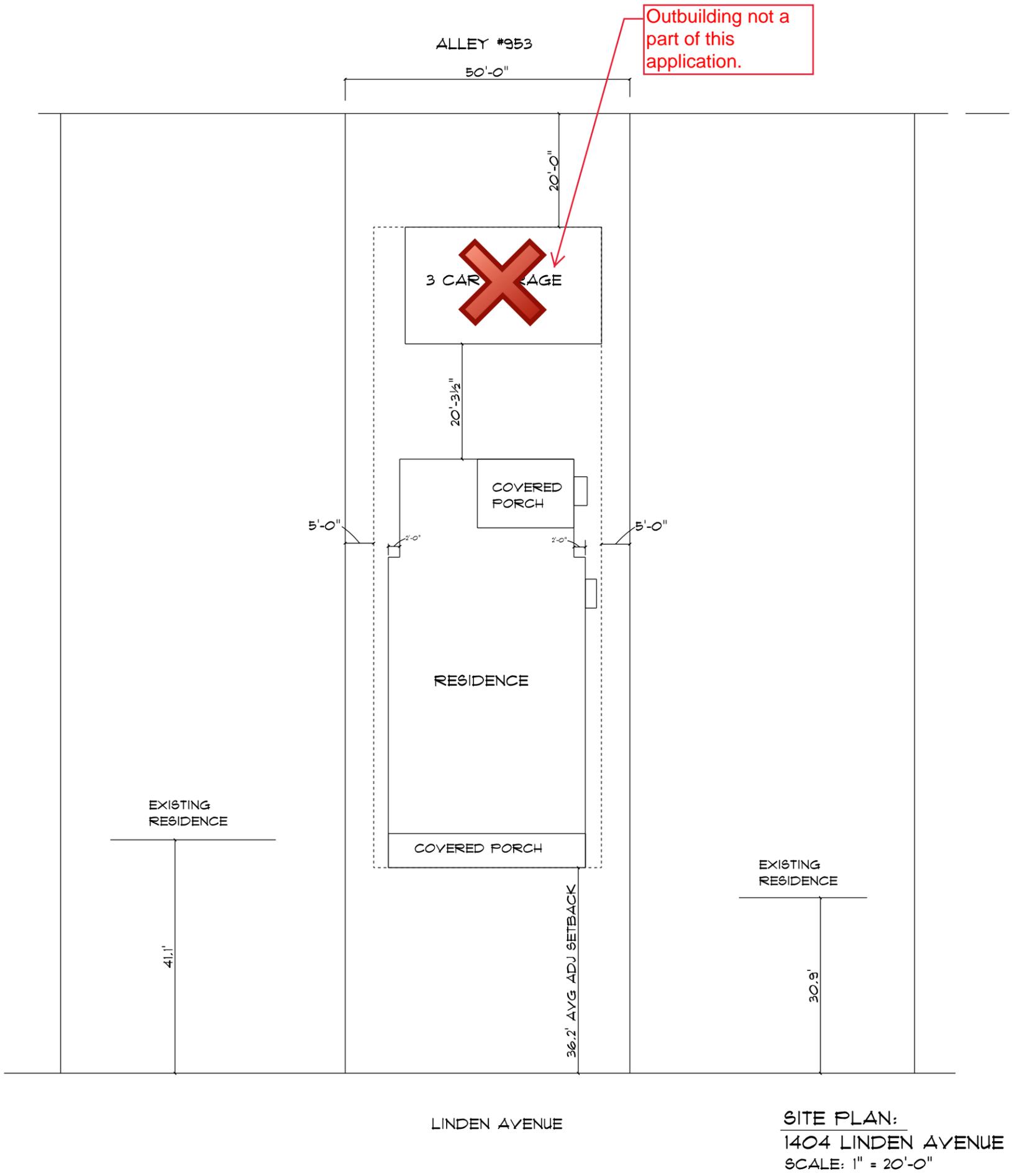
1500 Linden Ave, 1406 Linden Ave, 1404 Linden Ave.

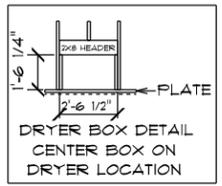
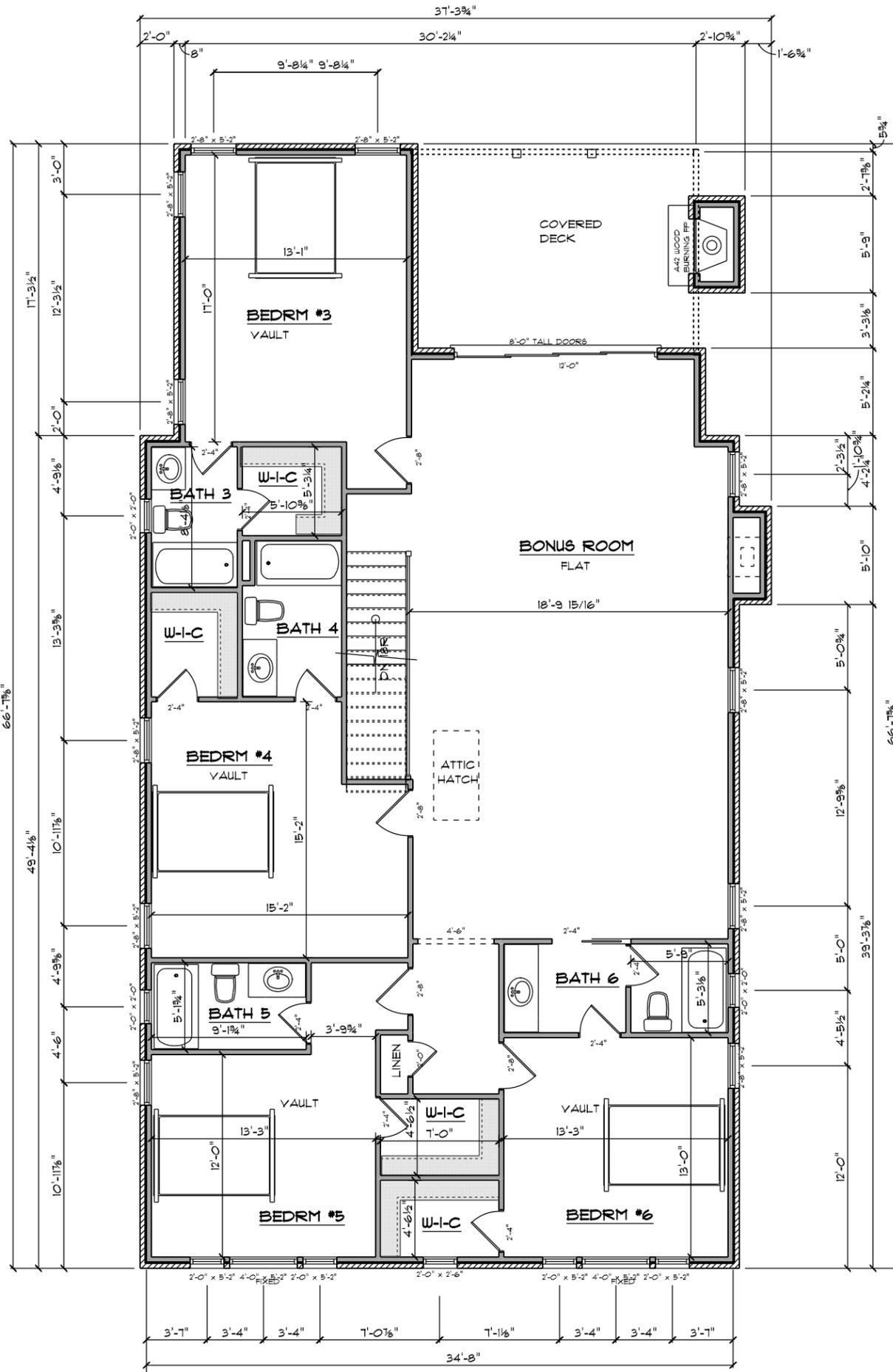


1404 Linden Ave, 1402 Linden Ave, 1400 Linden Ave



1405 Linden is two and one-half stories tall, but is on a fifty-nine foot (59') wide corner lot.





ALL 2ND FLOOR CEILINGS ARE 9' TALL
 AND ALL DOORS ARE 6'8\"/>

SECOND FLOOR PLAN

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

PLOTTED:
 Monday, May 1, 2018

JOB NAME:

1404 LINDEN

DRAWN: CD Plans

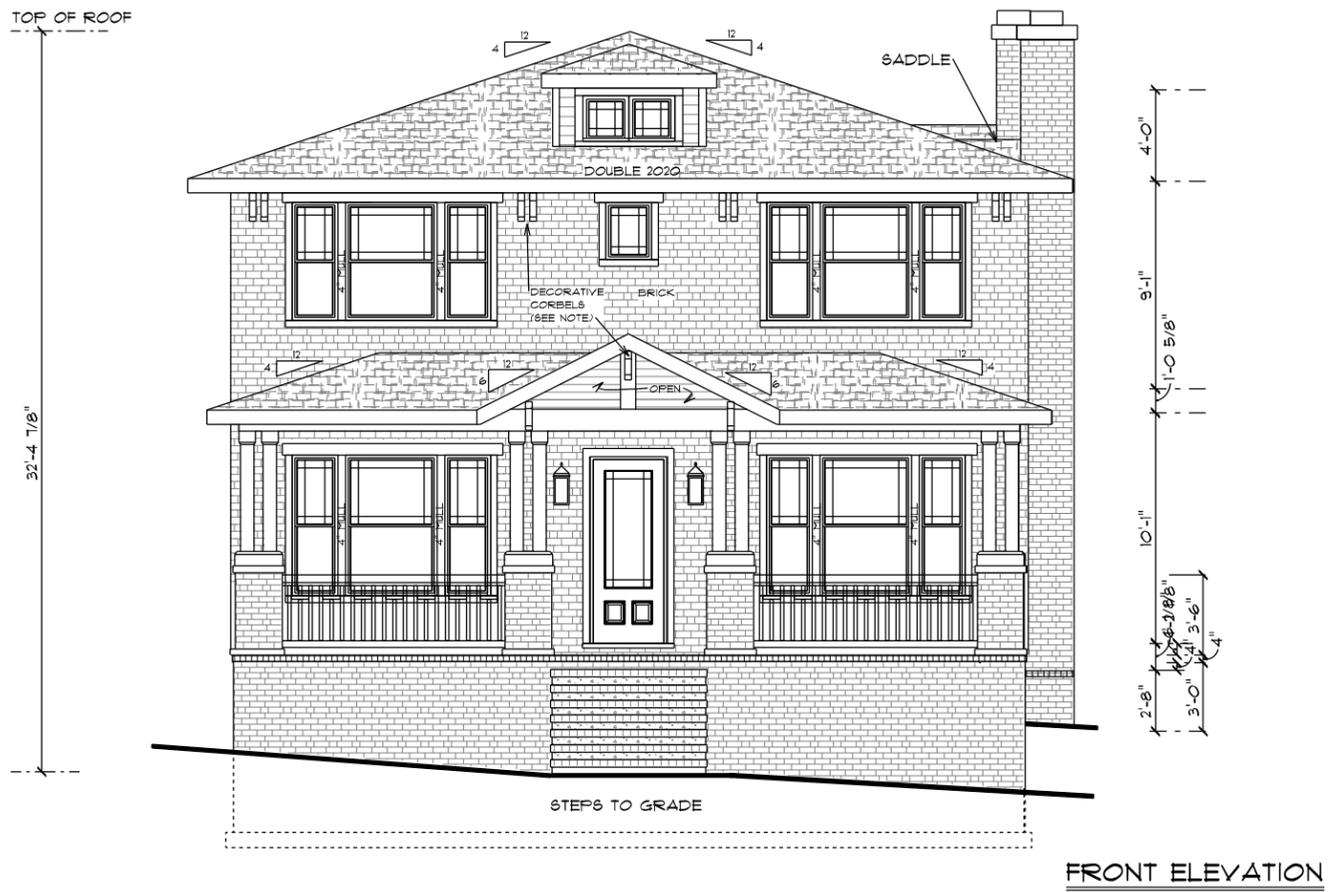
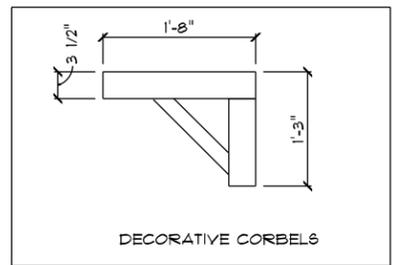
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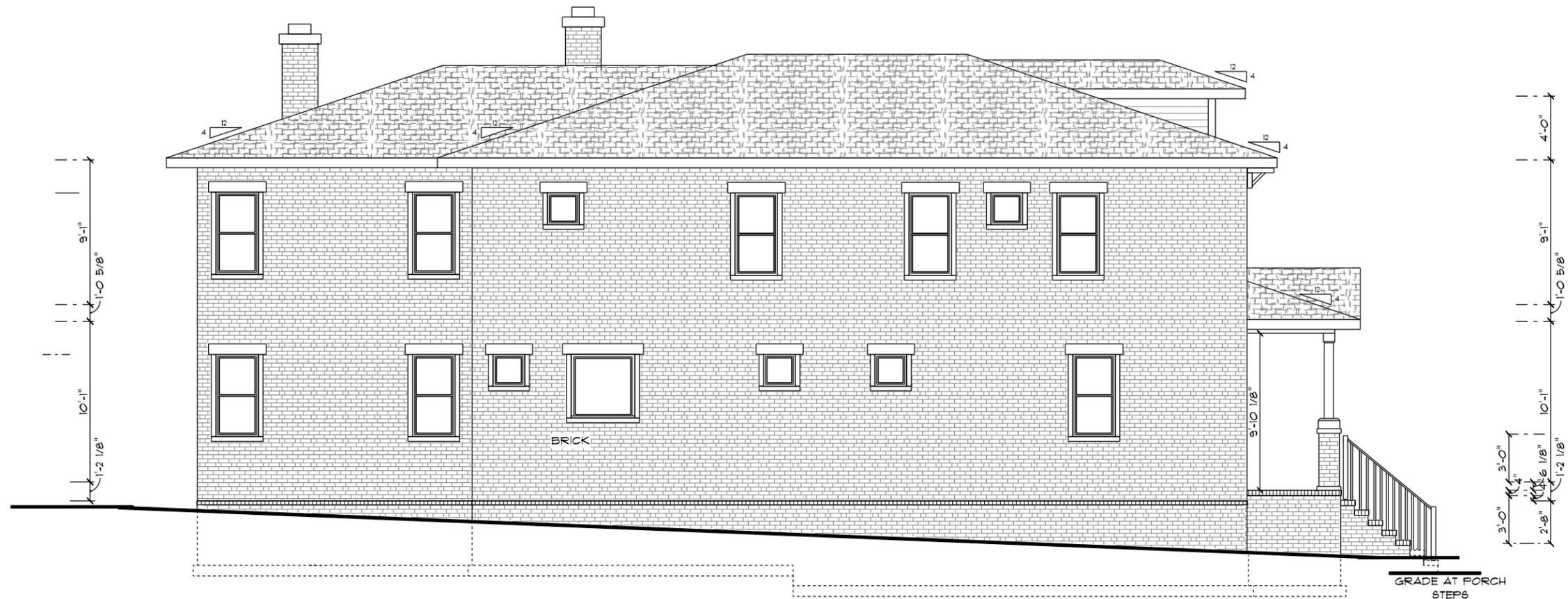
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LEFT ELEVATION



RIGHT ELEVATION

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

8005 CHURCH STREET EAST
SUITE 201
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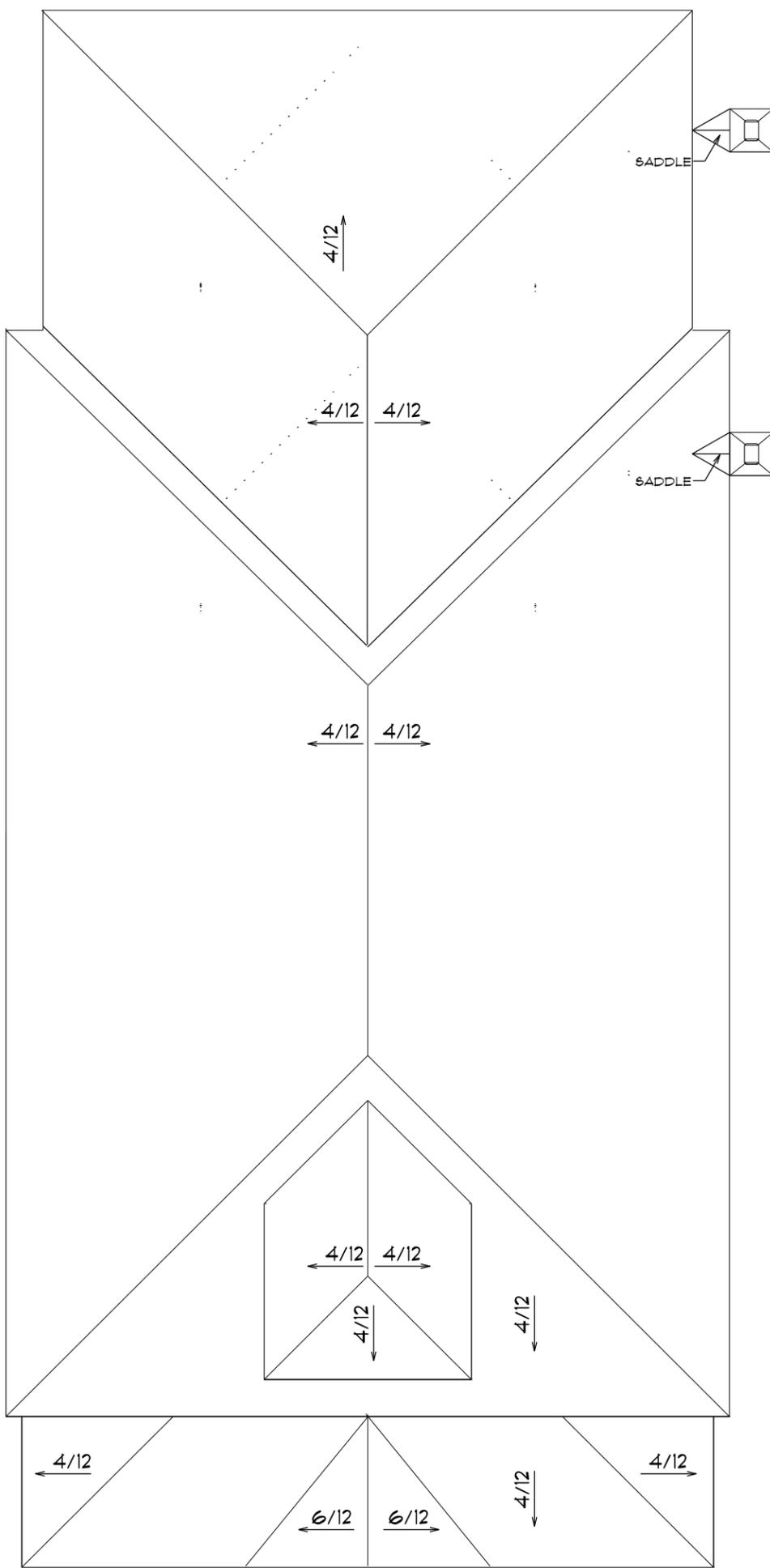
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1404 LINDEN

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Monday, May 7, 2018

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5 OF 7



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

FLOTTED:
 Monday, May 7, 2018

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1404 LINDEN

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