

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

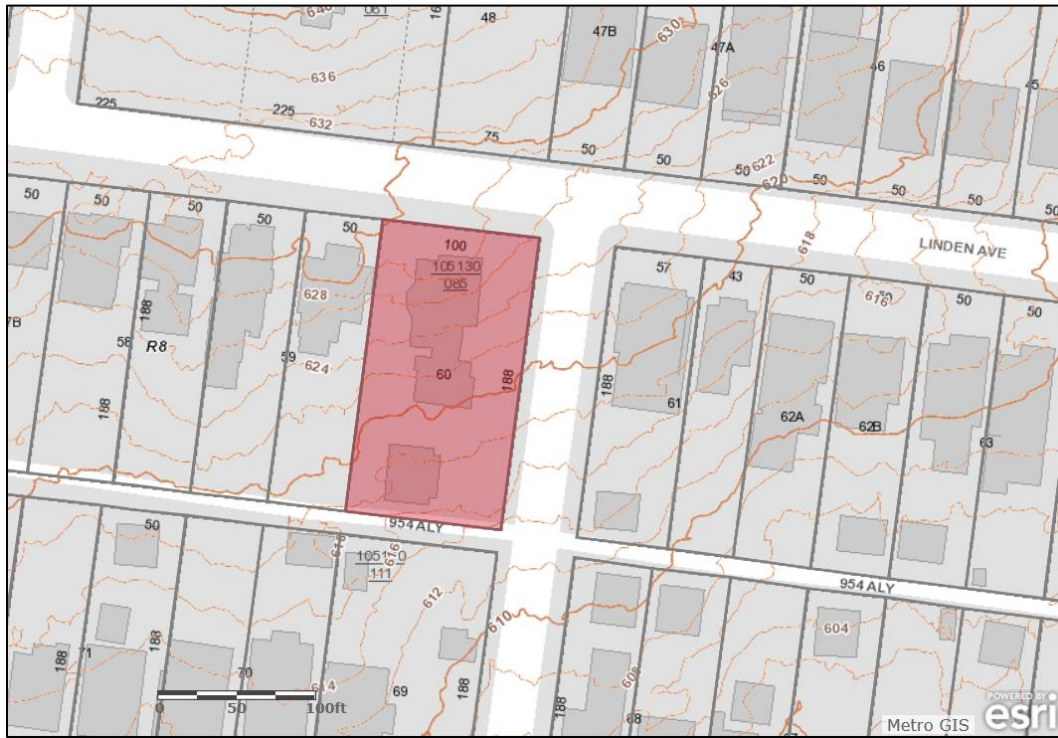
STAFF RECOMMENDATION
1501 Linden Avenue
July 21, 2021

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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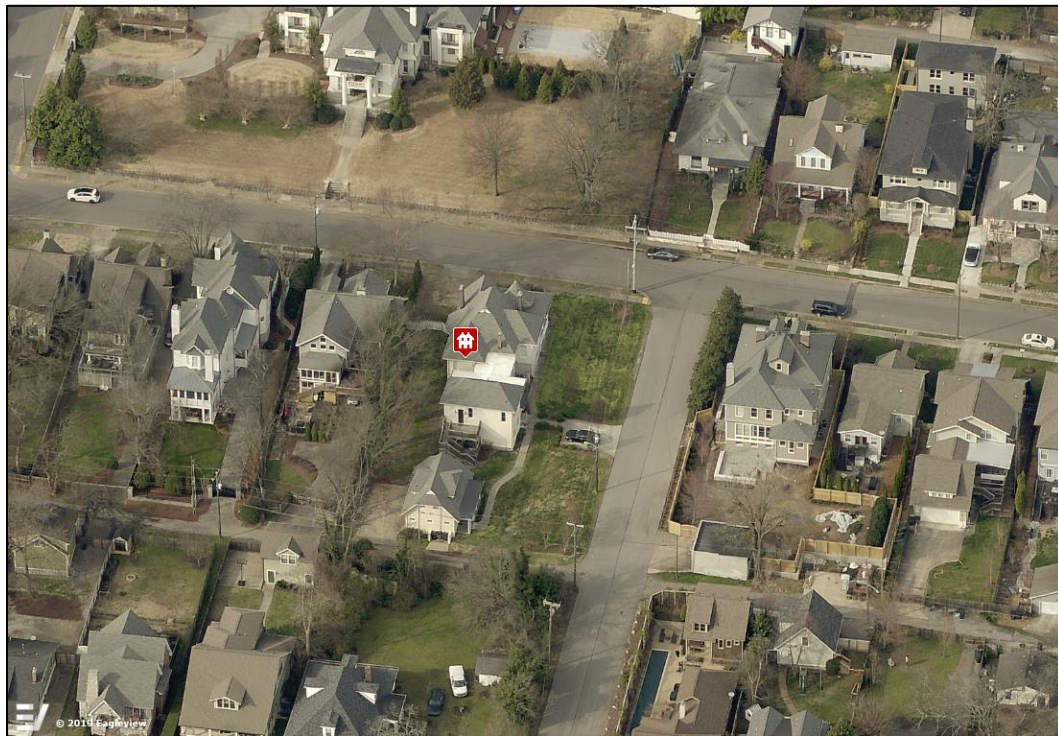
Application: Demolition; New Construction—Outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: R8
Map and Parcel Number: 10513008500
Applicant: Martin Wieck, Nine-12 Architects
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to demolish an existing outbuilding and to construct a new one and one-half story outbuilding. The new outbuilding will have a cross-gabled roof with dormers on the two primary slopes and a clerestory tower or cupola on the primary roof ridge. A small pool house building is also proposed.</p> <p>Recommendation Summary: Staff recommends approval of the proposed outbuilding and pool house with the following conditions:</p> <ol style="list-style-type: none">1. The tower or cupola element shall be eliminated; and2. Staff shall approve the window and door selections prior to purchase and installation. <p>With these conditions, staff finds that the outbuilding meets Section II.B of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Floor Plans C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B GUIDELINES

1. NEW CONSTRUCTION

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.

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 DADU's 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.

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate

configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

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.

Background: The structure at 1501 Linden Avenue is a one-story Queen Anne house with a hipped central mass, with projections to the front and left and shallow projecting bay on the right side. The front façade is asymmetrical, with a front-projecting gable on the right and a one-story wrap-around porch and an octagonal tower on the left. The house is brick, patterned with corbelled bands and a wide semi-circular arch on the front wall. The house was likely constructed circa 1890.



Figure 1: 1501 Linden Avenue, front.

The house is contributing to the historic character of the neighborhood because of its age and architectural character.

The house was enlarged with additions approved by the MHZC in 2009 and 2020, the latter of which is currently under construction.

There is a detached accessory dwelling unit at the rear of the lot that was constructed in 2013.

Analysis and Findings: The applicant proposes to demolish the existing outbuilding and replace it with a new outbuilding. A secondary storage building with a footprint of two hundred square feet (200 sq. ft.) is also proposed.

Demolition: The existing outbuilding was constructed in 2013. Because of its recent date of construction, it is not considered to be contributing to the historic character of the neighborhood.

Staff finds that demolition of the non-contributing outbuilding meets Section V.B.2 of the design guidelines for appropriate demolition.

Analysis and Findings: Following the demolition of the existing outbuilding, the proposal is to then build a new outbuilding in the rear yard. Staff recommends that the applicant confirm with the Codes Department if the building is eligible to be used as a Detached Accessory Dwelling Unit (DADU) if that is the desired use.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot with an area greater than 10,000 sq. ft.	Footprint of Proposed Outbuilding
Maximum Square Footage	1000 sq. ft.	997 sq. ft.

	Potential Maximums for a 1-Story Outbuilding Under the Belmont-Hillsboro Guidelines	Proposed Outbuilding
Ridge Height	25' (not to exceed principal building height)	25'
Eave Height	10'	10'

The footprint of the new outbuilding will be nine hundred and ninety-seven square feet (997 sq. ft.), which is the below maximum permitted by the design guidelines for a lot the size of 1501 Linden Avenue. The proposed roof and eave heights are less than the corresponding heights of the historic house and meet the design guidelines. Staff finds that the application meets sections II.B.1.a-b. and II.B.1.i. of the design guidelines for outbuildings and height and scale.

Roof Form:

The proposed outbuilding has a cross-gabled roof form, with pitches of 10/12 and 12/12 on the primary slopes. The primary front and back slopes of the roof will each have a gabled dormer with a pitch of 10/12. These roofs are compatible with the historic house at 1501 Linden Avenue.

A “clerestory tower” or cupola will sit on the primary side-to-side roof ridge of the structure. The roof of this feature will be gabled with a pitch of 10/12. This type of feature is not typical of surrounding historic outbuildings and will be highly visible since this is a corner lot.

With a condition that the tower or cupola element is removed, Staff finds that the proposal meets sections II.B.1.e. and II.B.1.i. of the design guidelines for outbuildings and roof form.

Design Standards

With the exception of the tower or cupola element described above, the proposed structure has a simple form that is compatible with historic outbuildings. The building will include a two-bay garage door and a single-bay door on the South elevation. The Commission typically requires single-bay garage doors, but Staff finds the two-bay door to be appropriate because it faces the alley.

With a condition that the tower or cupola element is removed, Staff finds that the application meets section II.B.1.i. of the design guidelines for outbuildings and roof form.

Materials:

	Proposed	Color/Texture	Appropriate or Meets Guidelines?	Needs Final Approval?
Foundation	Concrete Block & Slab	Typical	Yes	
Primary Cladding	Cement-fiber	Smooth	Yes	
Trim	Wood and Cement-fiber	Smooth	Yes	
Roofing	Asphalt Shingle	Match Existing	Yes	
Windows	Double Hung, Fixed	Not Indicated	Yes	Yes
Pedestrian Doors	Full-glass	Not Indicated	Yes	Yes
Garage door	Overhead Panel Door	Not Indicated	Yes	Yes
Other Doors	Sliding “Barn Door”	Not Indicated	Yes	Yes

The known materials are appropriate. As a condition of approval, staff recommends that the window and door selections shall be approved prior to construction to be certain that they meet sections II.B.1.d. and II.B.1.i of the design guidelines.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	Yes	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	45'
Rear setback	5'	5'
Left side setback	10'	33'
Right side setback	5'	21'
How is the building accessed?	-	From alley at rear
Two different doors rather than one large door (if street facing)?	-	N/A

The outbuilding is proposed to be located in the rear yard, five feet (5') from the rear property line, more than five feet (5') from the interior side property line, and more than ten feet (10') from the street-facing property line.

Staff find the proposed outbuilding to meet section II.B.1.c. and II.B.1.i.2 of the design guidelines.

Pool House:

The proposal also includes a secondary outbuilding with a footprint of two hundred square feet (200 sq. ft.). Small storage structures no larger than two hundred square feet (200 sq. ft.) like the one proposed have previously not been counted toward a property's

outbuilding allotment, however they have been reviewed for compatibility of design, roof form, and materials, and for compliance with setbacks.

The proposed pool house will have a character similar to the larger outbuilding and the primary building, with matching materials and a hipped roof with a matching 12/12 pitch.

Staff finds the location, form, and materials of the poolhouse to be appropriate and to meet section II.B.1.c. and II.B.1.i.2 of the design guidelines.

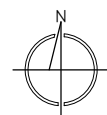
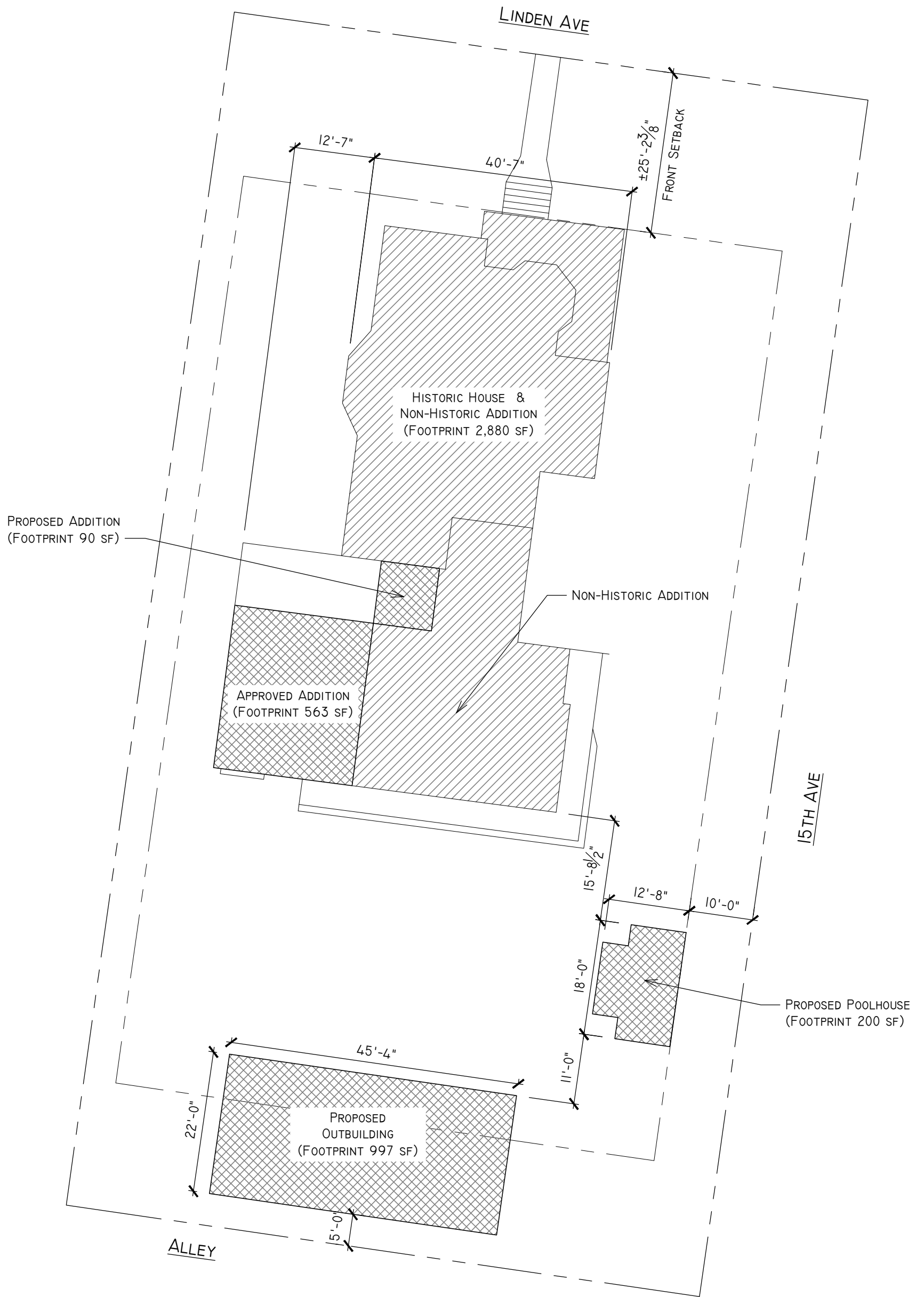
Recommendation: Staff recommends approval of the proposed outbuilding and poolhouse with the following conditions:

1. The tower or cupola element shall be eliminated; and
2. Staff shall approve the window and door selections prior to purchase and installation.

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

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1 ARCHITECTURAL SITE PLAN

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

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SITE PLAN

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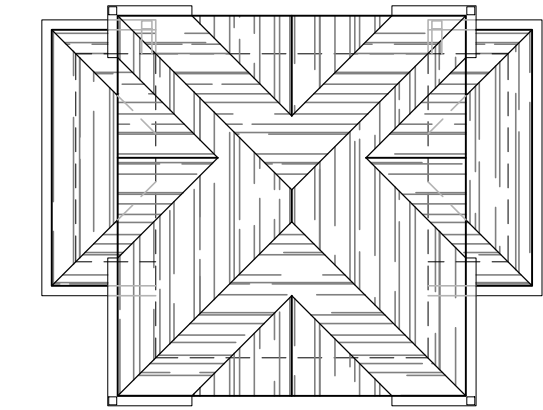


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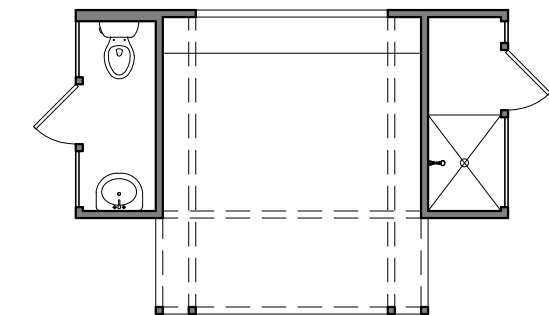
NEW OUTBUILDINGS AT:
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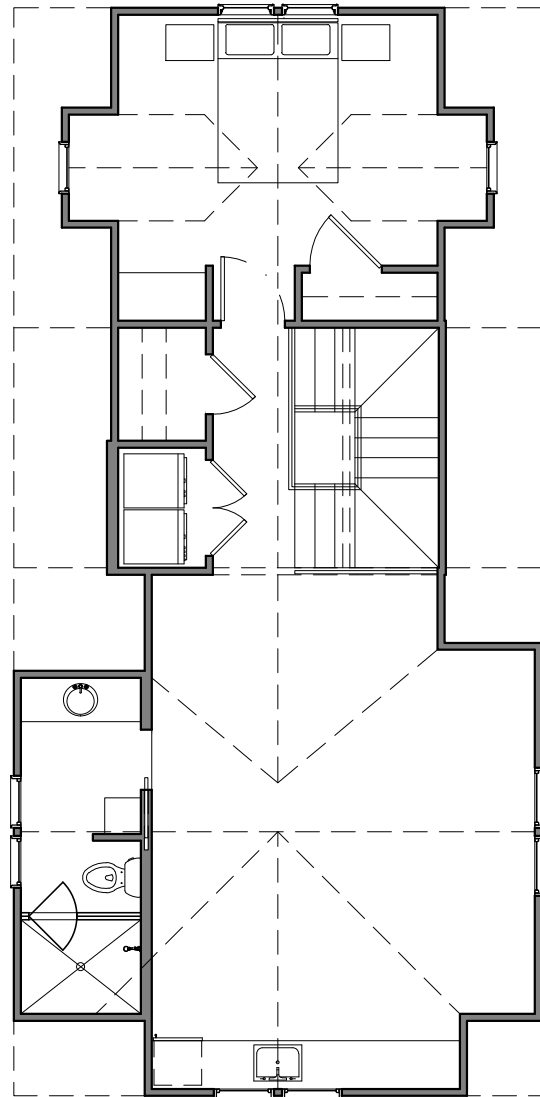
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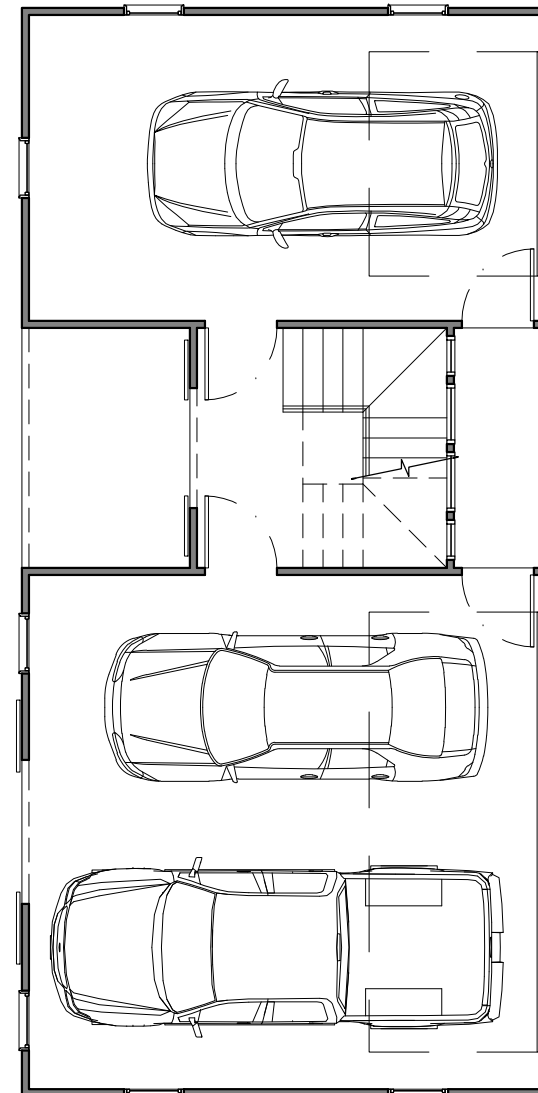
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3 POOL HOUSE PLAN
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2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

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FLOOR
PLANS

02



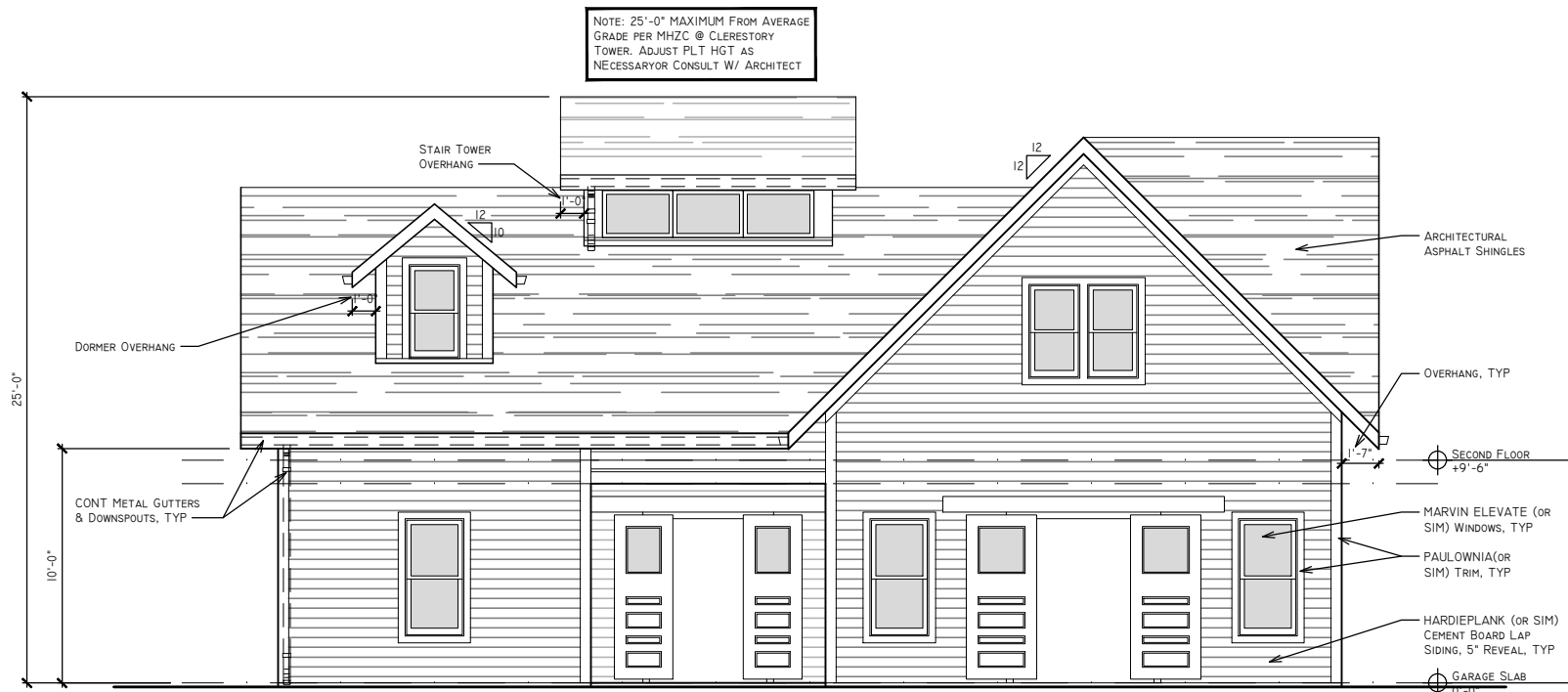
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2 SOUTH ELEVATION
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3 WEST ELEVATION
SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
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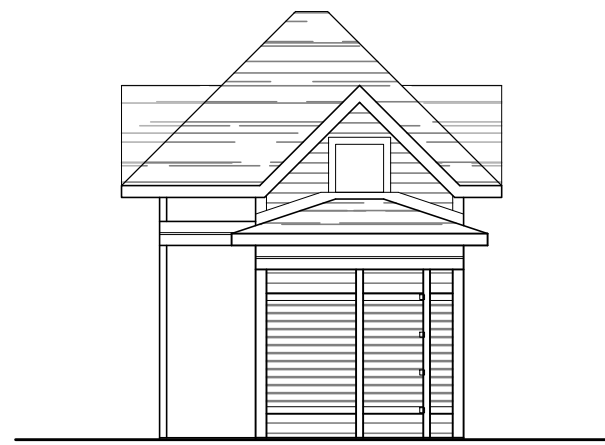
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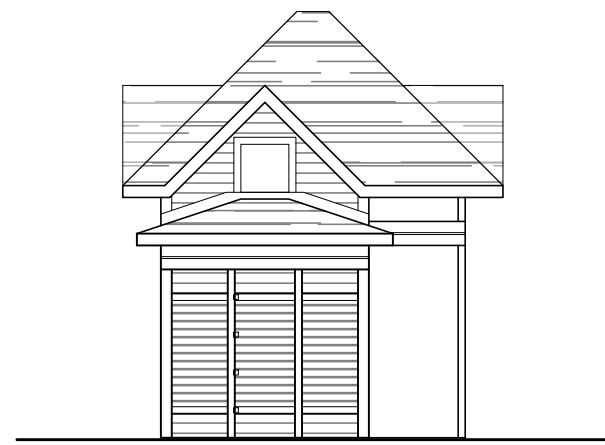


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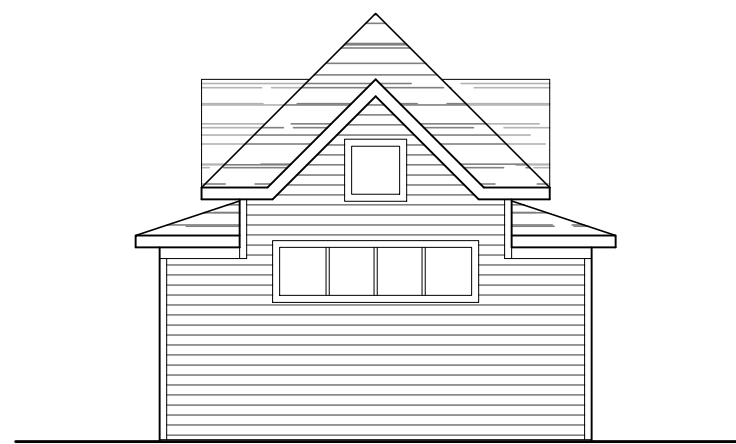
EXTERIOR ELEVATIONS
 03



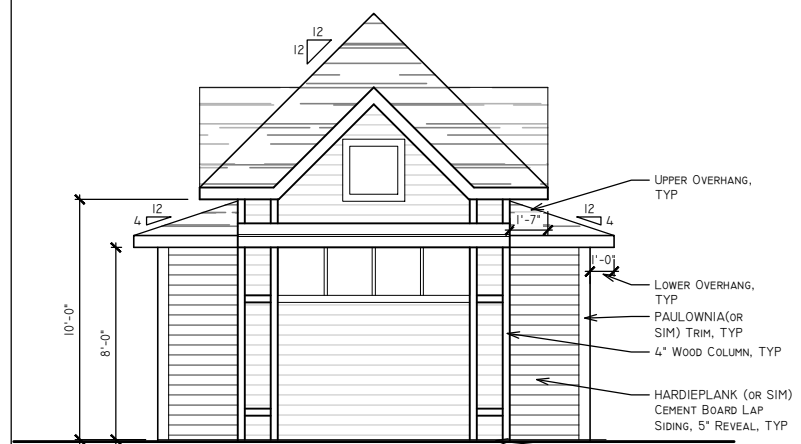
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2 NORTH ELEVATION
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3 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 WEST ELEVATION
SCALE: 1/4"=1'-0"

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EXTERIOR ELEVATIONS

04