



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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1721 5th Avenue North
November 20, 2013

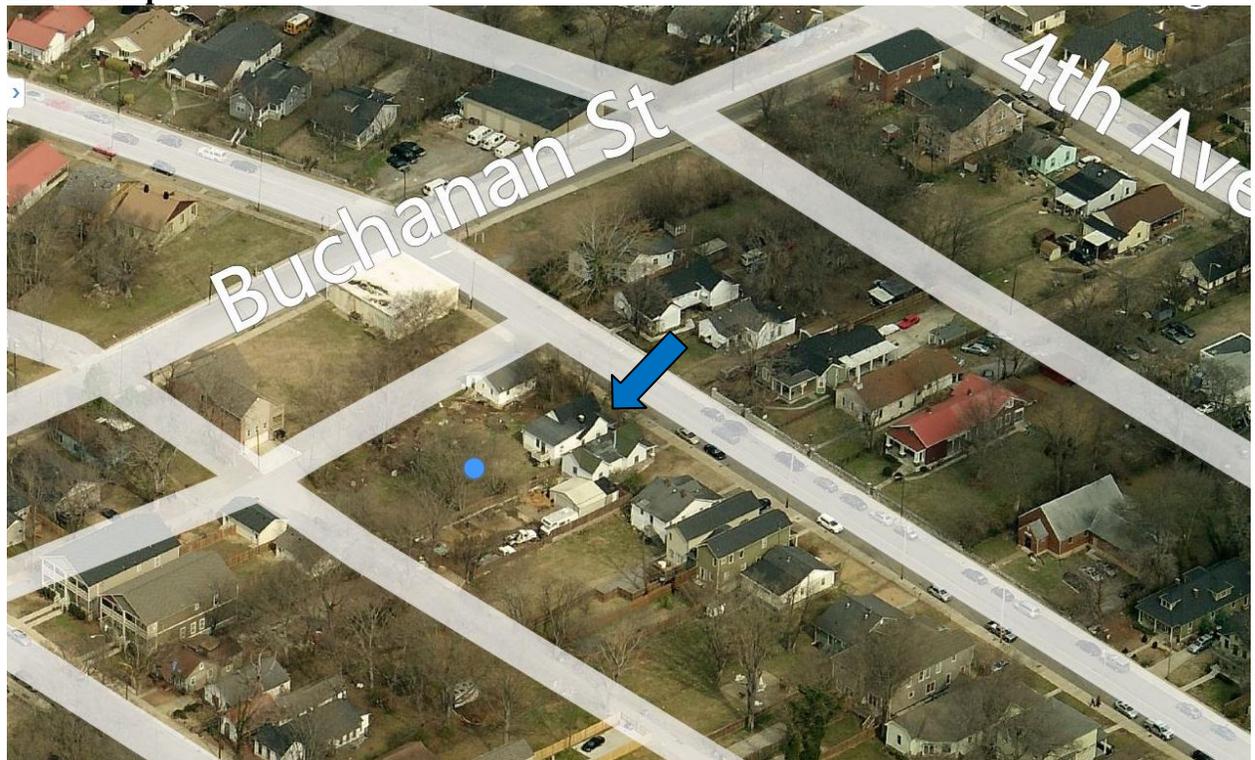
Application: New construction--infill
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108046200
Applicant: Gail Wales, owner
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a duplex on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the duplex infill with the following conditions:</p> <ol style="list-style-type: none"> 1. The house be pushed forward on the lot so that its front porch lines up with the house next door at 1719 5th Avenue North. 2. Staff review and approve the materials for the porch columns, porch floor, and foundation. 3. Staff review and approve all window and door selections prior to purchase and installation. 4. Staff review and approve the roof shingle color. 5. The HVAC unit be placed at the rear, or on a side façade beyond the midpoint of the house. <p>With these conditions, staff finds that the project meets Section III of the <i>Salemtown Neighborhood Conservation Zoning Overlay Handbook & Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
---	---

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to reduce building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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

D. Materials, Texture, Details, and Material Color

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap 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.

- Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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

1. 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.
2. 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.

3. 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.
4. 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.
5. 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.

I. Utilities

1. 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.
2. Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

J. Public Spaces

1. 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.

Background: 1721 5th Avenue North is a vacant lot (Figure 1). The historic building that was formerly on this site was demolished in February 2013, before the designation of the Salemtown Neighborhood Conservation Zoning Overlay. In October 2013, the Commission approved an application for a duplex infill on this site. This application represents a new design, submitted by the same owner.



Figure 1. Lot at 1721 5th Avenue North.

Analysis and Findings:

Setback & Rhythm of Spacing. The proposed infill will be centered on the lot and will meet all base zoning setbacks. At the front, the structure will be eight feet (8') from each of the side property lines, although further back, the width of the structure expands so that it is five feet (5') from the side property lines. This allows for a more appropriate rhythm along the block face, while allowing for larger units.

The front porch on the left side will be set twenty feet (20') from the front property line. By comparison, the one-story structure at 1723 5th Avenue North is just seven feet (7') from the front property line, and the one-story structure at 1719 5th Avenue North is approximately sixteen feet (16') from the front property line. Staff recommends that the new infill have a similar front setback to the structure at 1719 5th Avenue North, so that the line of the front porch of the duplex's left unit lines up with the front wall and porch of No. 1719. With the adjustment of the front setback, staff finds that the duplex's setback and rhythm of spacing meet Section III.C. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Orientation. The infill will face 5th Avenue North, and will have a gabled form. The infill, which is a duplex, will have two front entry doorways, one to each unit. The right unit entry is recessed by twelve feet (12') from the left unit. Each unit will have a porch; the left unit will have an eight foot by nine foot (8' X 9') porch, and the right unit will have an eight foot by sixteen feet, eight inches (8' X 16'8") porch. Two concrete sidewalks leading from the sidewalk to the front porches will be added and will line up with the duplex's entryways. Staff finds that the duplex's orientation meets Section III.F. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Height & Scale. The proposed infill will be two stories tall. At the front, the infill will be thirty-four feet (34') wide. Thirty feet (30') behind each of the unit's porches, the infill's width expands so that it is forty feet (40') wide at its widest. By comparison, the houses in the immediate context have widths that range between twenty-one and thirty-six feet (21'-36'). Staff finds the width to be acceptable for a two-story house. The duplex will be about eighty-two feet (82') deep. The house will have a footprint of approximately two thousand, six hundred, and fifty-eight square feet (2,658 sq. ft.).

The house will have an eave height of approximately twenty feet (20'). The front projecting gable will have a ridge height of twenty-five feet, six inches (25'6"), while approximately thirty-two feet (32') behind the front wall of the house, the house's ridge is approximately thirty feet (30') above grade. By comparison, the houses in the immediate vicinity have heights that range from sixteen feet to thirty-two feet (32'). Staff finds that the duplex's height and scale meet Sections III.A. and III.B. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Materials. The primary cladding for the structure will be fiber cement siding with a five inch (5") reveal. The roof will be asphalt shingle, and staff asks to approve the shingle color. The trim will be wood or cement fiberboard. On each of the side facades, starting where the house becomes wider, the two story bays will be clad in fiber cement board-and-batten panels. The materials for the foundation, the porch columns, and porch floor were not specified. Staff asks to approve these materials prior to purchase and installation. Likewise, the materials for the windows and doors were not specified, and staff asks to approve all window and door specifications. With the above-mentioned staff approval of materials, staff finds that the duplex's materials meet Section III.D. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Roof. The house's primary roof form will gabled el. The front gable, as well as the primary hipped roof form will have a slope of 6/12. The two-story side bays will have gabled roofs with a slope of 6/12. Both front porches will have hipped roofs with a slope of 2.5/12. Staff finds that the duplex's roof form meets Section III.E. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Proportion and Rhythm of Openings. The primary windows on the infill are twice as tall as they are wide, thereby meeting the historic proportions for window openings. Staff finds that the duplex's proportion and rhythm of openings meet Section III.G. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Accessory Structure. The site plan indicates that a twenty-four foot by twenty-four foot (24' X 24') garage may be proposed in the future. The current project does not include any accessory structures.

Utilities. The location of the infill's HVAC units is not indicated on the plans. Staff asks that they be located at the rear, or on a side façade beyond the midpoint of the house.

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

1. The house be pushed forward on the lot so that its front porch lines up with the house next door at 1719 5th Avenue North.
2. Staff review and approve the materials for the porch columns, porch floor, and foundation.
3. Staff review and approve all window and door selections prior to purchase and installation.
4. Staff review and approve the roof shingle color.
5. The HVAC unit be placed at the rear, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section III of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

Context Photos:



View to the south of the site



New construction to the south of the site



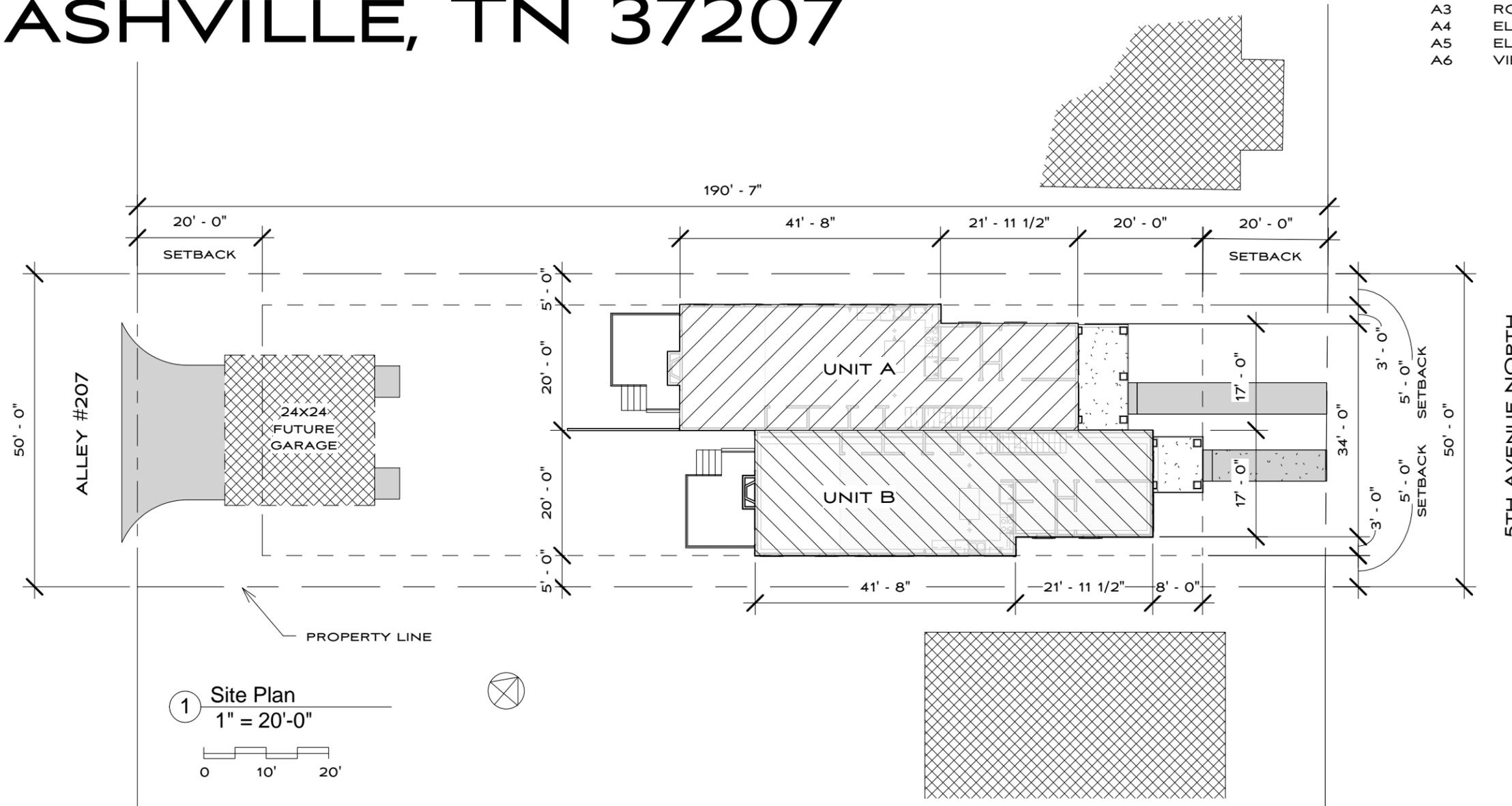
New construction to the south of the site



View to the north of the side.

1721 5TH AVENUE NORTH NASHVILLE, TN 37207

- A0 SITE PLAN
- A1 FLOOR PLAN - MAIN LEVEL
- A2 FLOOR PLAN - 2ND FLOOR
- A3 ROOF PLAN
- A4 ELEVATIONS - NORTH & EAST
- A5 ELEVATIONS - SOUTH & EAST
- A6 VIEWS



1 Site Plan
1" = 20'-0"

CONTACT/OWNER :
GAIL WALES
200 CARDEN AVE.
NASHVILLE, TN 37205
(615) 500-7325
GAILWALES@ICLOUD.COM

UNIT A - 2120 S.F.
MAIN LEVEL 1225 S.F.
SECOND FLOOR 895 S.F.

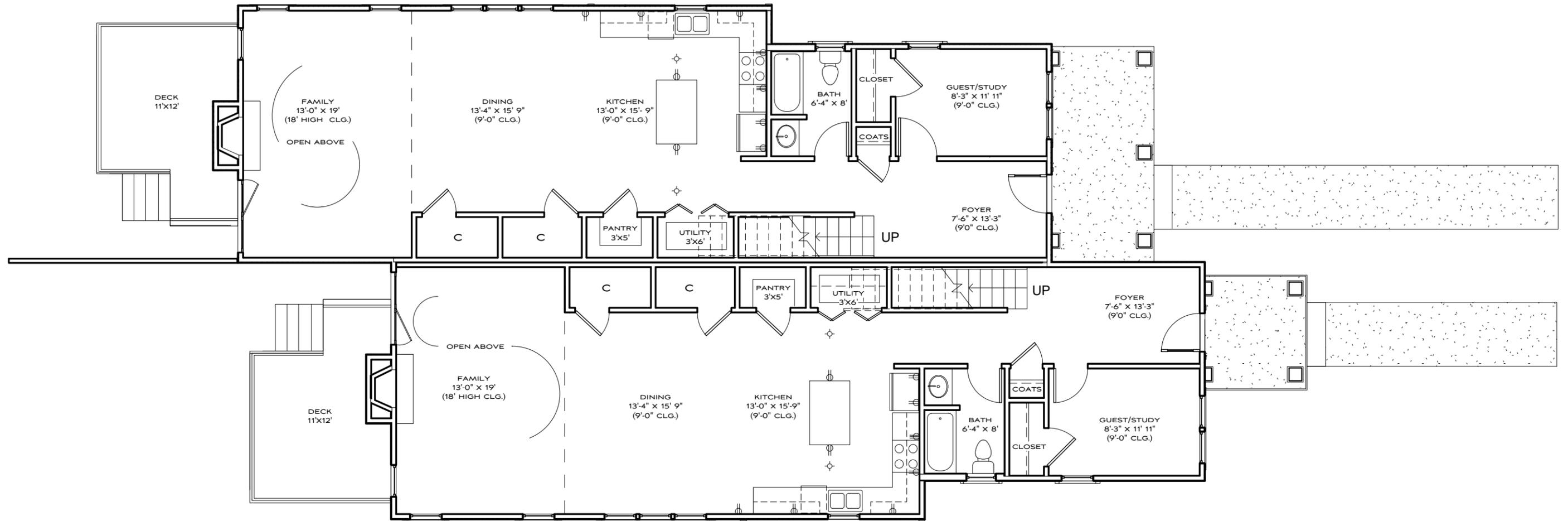
UNIT B - 2120 S.F.
MAIN LEVEL 1225 S.F.
SECOND FLOOR 895 S.F.

1721 5TH AVE N. HOMES
NASHVILLE, TN 37207

SITE PLAN
HISTORIC SUBMITTAL
10-30-13

A0

1341



2 Main Floor Plan
 1/8" = 1'-0"

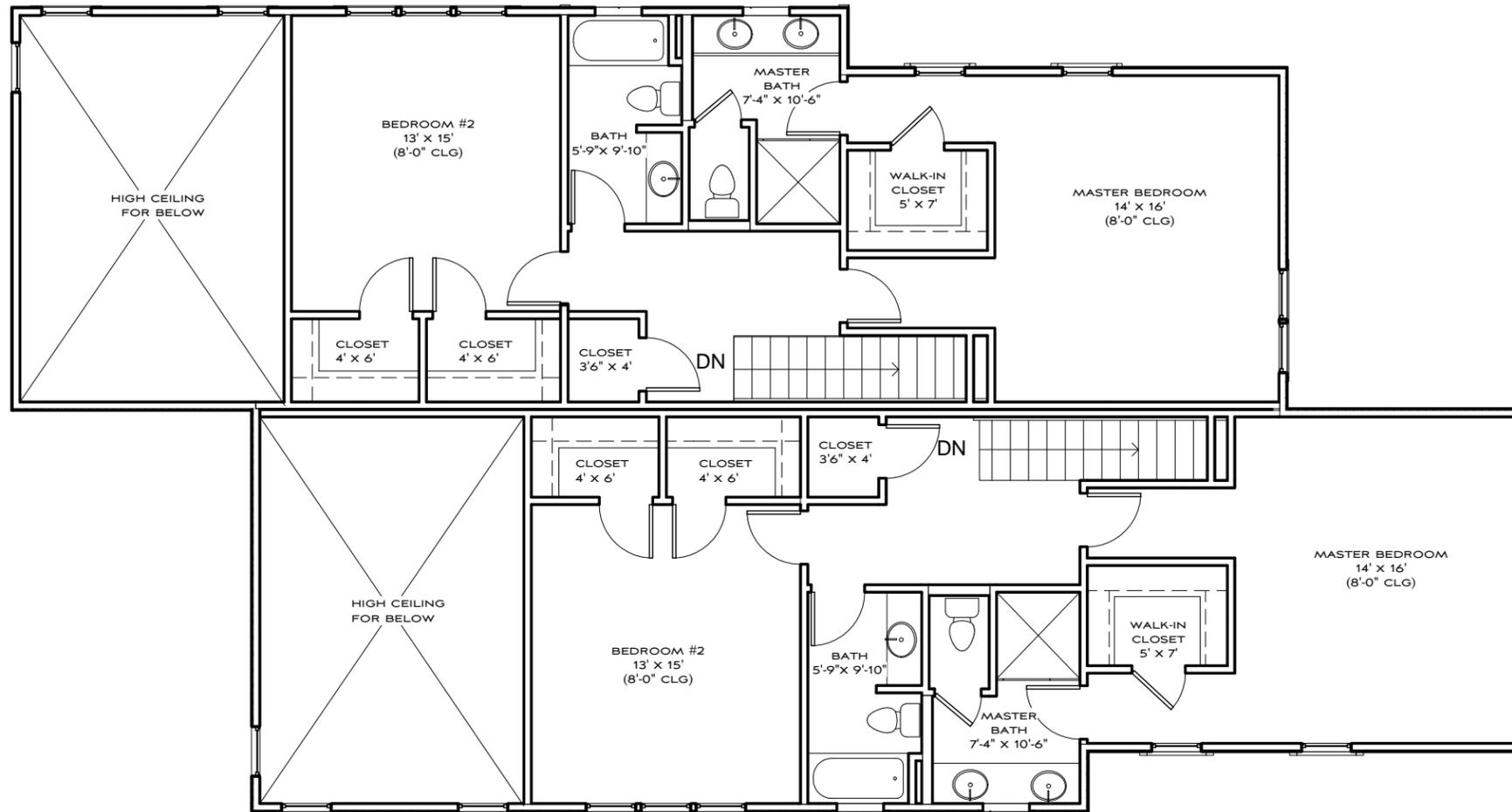


1721 5TH AVE N. HOMES
 NASHVILLE, TN 37207

FLOOR PLAN - MAIN
 LEVEL
 HISTORIC SUBMITTAL
 10-30-13

A1

1341



① Second Floor Plan
 1/8" = 1'-0"

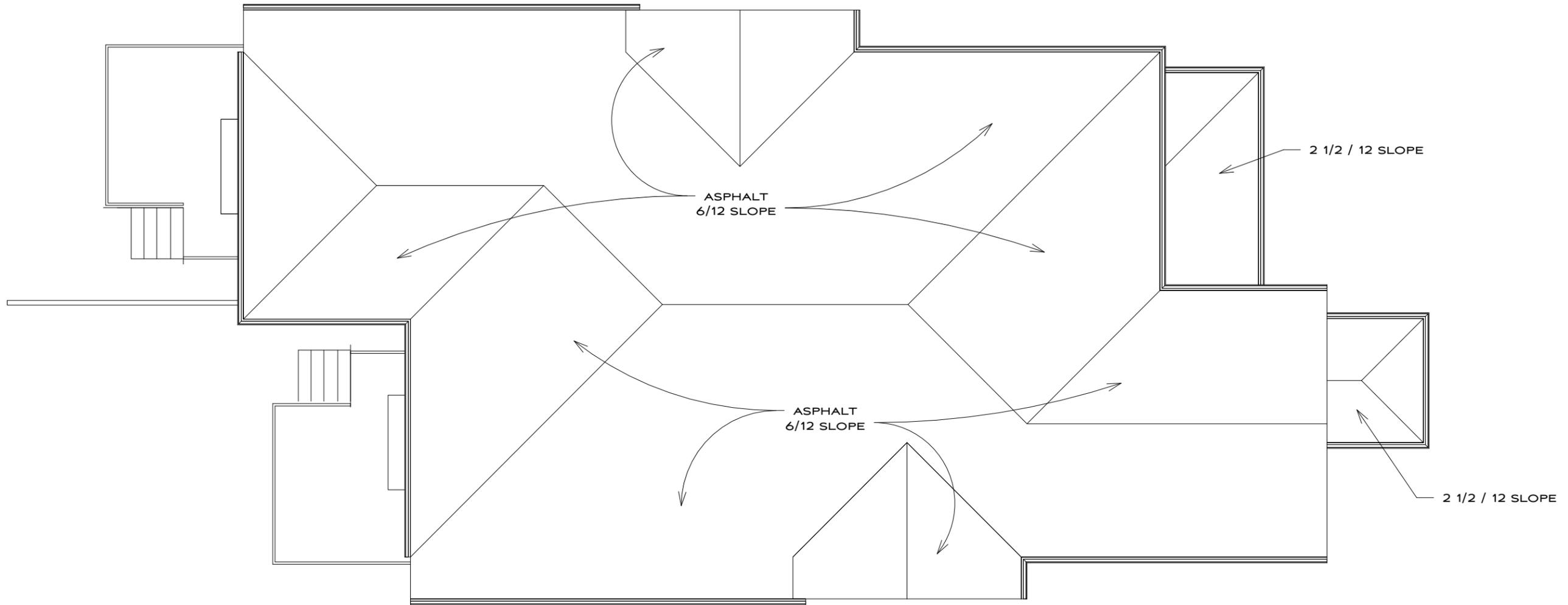


1721 5TH AVE N. HOMES
 NASHVILLE, TN 37207

FLOOR PLAN -
 UPPER LEVEL
 HISTORIC SUBMITTAL
 10-30-13

A2

1341



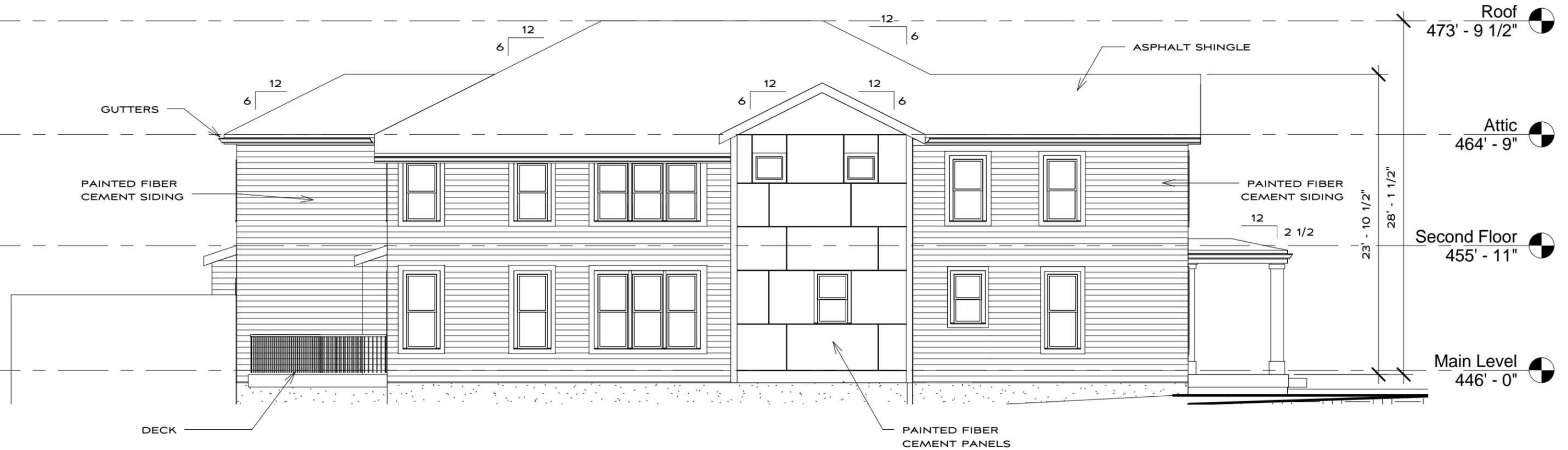
1 Roof Plan
 1/8" = 1'-0"
 0 4' 8'

1721 5TH AVE N. HOMES
 NASHVILLE, TN 37207

ROOF PLAN
 HISTORIC SUBMITTAL
 10-30-13

A3

1341



① East
1/8" = 1'-0"



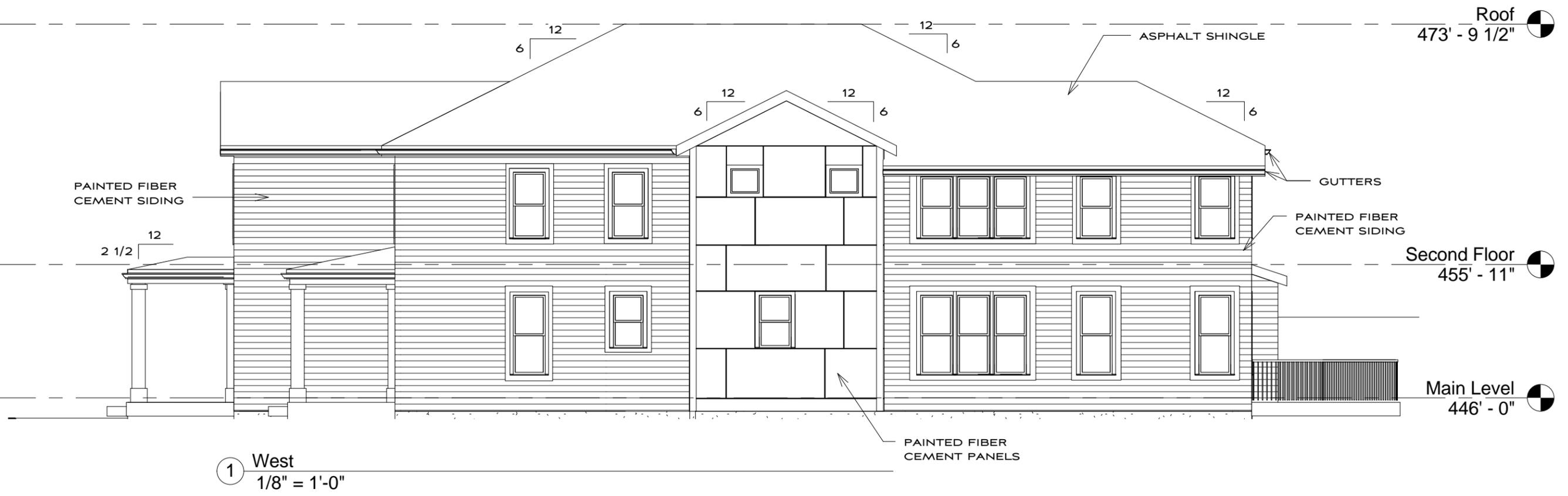
② North
1/8" = 1'-0"

1721 5TH AVE N. HOMES
NASHVILLE, TN 37207

ELEVATIONS
HISTORIC SUBMITTAL
10-30-13

1341

A4



1721 5TH AVE N. HOMES
NASHVILLE, TN 37207

ELEVATIONS
HISTORIC SUBMITTAL
10-30-13

1341

A5



① View From Side - East



② View From Side - West

1721 5TH AVE N. HOMES
NASHVILLE, TN 37207

VIEW
HISTORIC SUBMITTAL
10-30-13

A6

1341