



**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**  
**1720 5<sup>th</sup> Avenue North**  
**April 15, 2015**

**Application:** New construction—addition; Setback determination  
**District:** Salemtown Neighborhood Conservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 081080 47100  
**Applicant:** Brian Perkins and Lauren Williams  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct a rear addition that is both taller and wider than the historic house. The addition requires a setback determination.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The lap siding be wood or smooth-face cement fiberboard with a maximum five inch (5”) reveal;
2. Staff approve all final material choices prior to purchase and installation, including the foundation material, the roof material and color, windows and doors, and the rear deck columns and railing;
3. Staff inspect the condition of the historic wood siding after the metal siding is removed, and if the wood siding is in good and repairable condition, require that it be retained;
4. All double and triple window openings have four to six inch (4”-6”) mullions in between them;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve the roof color and masonry color, dimensions and texture.

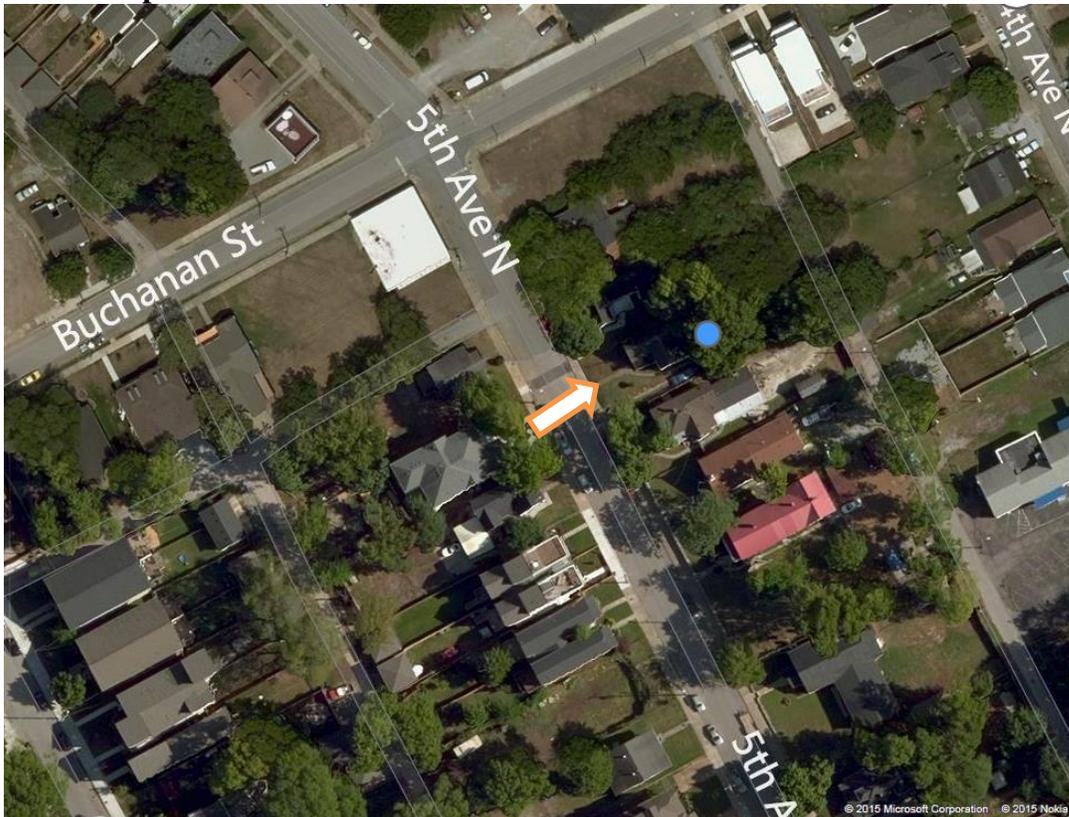
With these conditions, staff finds that the project meets Sections III., IV., and V. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Attachments**  
**A:** Site Plan  
**B:** Elevations

### 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 determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. *17.40.410*).

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

#### **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.
  - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
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.
2. *Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

### **IV. ADDITIONS**

#### **A. Location**

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
  - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
  - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
  - a. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
  - b. 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.
  - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

## **B. Massing**

1. In order to assure that an addition has achieved proper scale, the addition should 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 or an 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 be higher and extend wider.

*When an addition ties into the existing roof, it should be at least 6" below the existing ridge.*

- a. 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 ridge 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.

- b. 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.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

*No matter its use, an addition should 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.*

3. 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.
4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
5. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

## **C. Roof Additions: Dormers, Skylights & Solar Panels**

1. 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.
  - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.

b. Front and 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.
- If there are no existing dormers, 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 the width of roof dormers 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.

D. 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 original form and openings on the porch remain visible and undisturbed.

E. 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.

F. 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.

G. Additions should follow the guidelines for new construction.

## **V. B. GUIDELINES**

### **1. Demolition is not appropriate**

- a. 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
- b. 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**

- a. 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;
- b. 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

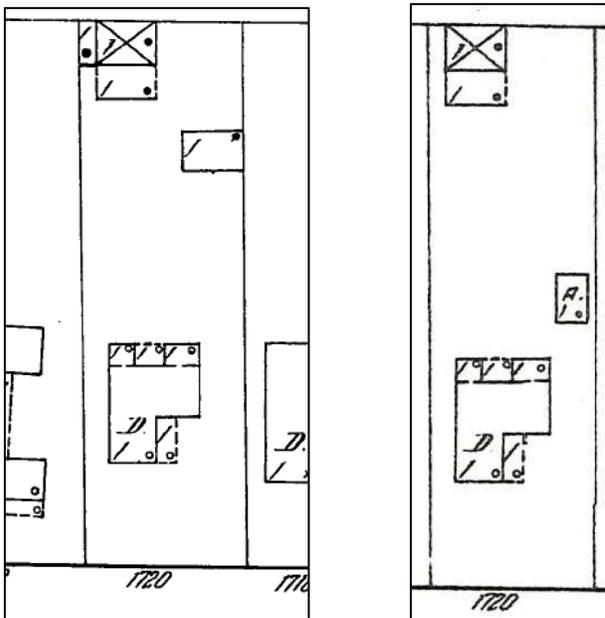
historically appropriate visual effect on the district; or

- c. 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.

**Background:** 1720 5<sup>th</sup> Avenue North was constructed prior to 1914 and is a contributing structure to the Salemtown Neighborhood Conservation Zoning Overlay (Figure 1). The 1914 and 1957 Sanborn maps show that the form of the existing house has not significantly changed over the last one hundred years (Figures 2 & 3).



Figure 1. 1720 5<sup>th</sup> Avenue North



Figures 2 & 3 are the 1914 Sanborn map (left) and the 1957 Sanborn map (right)

**Analysis and Findings:** Application is to construct a rear addition that is taller and wider than the historic house. The addition requires a setback determination.

**Demolition:** The application involves demolishing two outbuildings and an existing one-story rear addition (Figures 4 & 5).



Figure 4 shows the two outbuildings that are to be demolished.



Figure 5 shows the addition that is to be demolished.

The two outbuildings do not appear on the 1914 or 1957 Sanborn Maps, and lack historic and architectural interest. They do not contribute to the historic character of the site or to the larger Salemtown neighborhood.

The existing rear addition may be the same as the addition that is shown on the 1914 and 1957 Sanborn maps. However, the addition's shed roof form, architectural details, and structural condition do not contribute to the historic and architectural significance of the house. Staff finds that the removal of the addition would not detract from the historic character of the historic house nor the larger Salemtown neighborhood.

Staff finds that the demolition of the two outbuildings and the existing addition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Location & Removability: The addition is located entirely behind the historic house, and is appropriately inset. The addition's roof will connect to the back slope of the historic house's roof about eighteen inches (18") below the historic ridge. This lower roof connector and the insets ensure that if the addition were to be removed in the future, the primary form and character of the historic house could still be discerned. Staff therefore finds that the project meets Sections IV.A. and IV.F. of the design guidelines.

Design: The addition is distinguished from the historic house with insets, a lower roof tie-in, and additional height. At the same time, the addition's roof form, window proportions and pattern, and scale are all compatible with the historic character of the historic house.

Staff therefore finds that the project meets Sections IV.B., IV.E., and IV.G. of the design guidelines.

Height & Scale: The existing house has a footprint of approximately one thousand, two hundred and fifty square feet (1,250 sq. ft.). The proposed rear addition will add approximately one thousand and forty square feet (1,040 sq. ft.) to the historic house.

The addition will have a maximum width of thirty-six feet (36') and a maximum depth of thirty feet (30'). The addition is appropriately inset two feet (2') from each of the back walls of the historic house. On the left side, after a depth of four feet (4'), the addition steps back out to match the line of the historic house. On the right side, after a depth of four feet (4'), the addition steps back out and extends to be six feet (6') wider than the historic house. Although the design guidelines discourage additions that are wider than the historic house, they do state that a wider addition can be appropriate if the house is less than thirty feet (30') wide or shifted to one side of the lot. In this case, the house is thirty feet (30') wide, and it is significantly shifted to the left side of the lot. The wider portion of the addition is separated from the historic house with an alcove that is at least twice as deep as it is wide. In addition, the wider portion of the house is one-story in height and over six feet (6') shorter than the historic house, making it subordinate to the historic house. Staff finds the wider portion of the addition to meet the design guidelines.

The bulk of the addition will be two stories in height behind the one-story house. The addition will rise in height to be four feet (4') taller than the historic house. The taller portion of the house will not occur until forty feet (40') behind the front of the house, reducing its visibility. Its roof will mirror that of the historic house; it will have front-facing and side-gable elements. Although the design guidelines ask that the roof form of the taller portion of the addition be hipped, side gabled, or clipped gabled, staff finds the front-facing gable to be appropriate in this instance because the majority of the roof is side-gabled and the front facing gable matches the historic roof form in front of it.

Staff finds that the addition's height and scale meet Sections III.A., III.B., and IV. of the design guidelines.

Setback & Rhythm of Spacing: The existing house is shifted to the left side of the lot and is only approximately two feet (2') from the side property line (Figure 6). Since the addition will match the line of the historic house, it will be situated less than five feet (5') from the left side property line and will require a setback determination. Staff finds the proposed setback determination to be appropriate since the addition will be no wider than the historic house. The addition meets the setback requirements for the right and rear property lines. Staff finds that the addition meets Sections III.C. and IV. of the design guidelines.



Figure 6 shows how 1720 5<sup>th</sup> Avenue North is shifted to the left side of the lot.

**Materials:** The existing house is clad in non-historic aluminum siding. The applicant plans to remove the siding, the existing windows, and the roof. MHZC considers removing all layers of siding, along with the windows and the roof, to be partial demolition of the house. The applicant has stated to staff that the roof and the windows are in need of replacement. As such, MHZC asks that the applicant contact MHZC staff once the non-historic siding is removed so that staff can assess the condition of the historic siding underneath the metal siding. Assuming the historic siding is in good and repairable condition, staff recommends that the historic siding remain.

Most of the materials for the addition are unknown. Staff recommends that the lap siding be wood or be smooth-face cement fiberboard with a maximum reveal of five inches (5"). Staff recommends that the applicant seek final administrative approval of the roof material and color, the foundation material, trim material, and specifications for all new windows and doors, as well as the materials of the rear deck columns and railing.

**Roof form:** The existing house has a cross-gable roof form. The front facing gable has a slope of 12/12, and the side gable has a slope of 9/12. The addition will tie into the historic house with a gable that will not be visible from the street. The taller portion of the addition will have a roof line to mimic that of the historic house at the front. The addition's front gable will have a slope of 12/12, and its side gable will have a slope of 7/12. The portion of the addition that is wider than the historic house has a shed roof with a slope of approximately 3/12. The rear façade has a shed dormer that is set off the addition's ridge and set back from the wall below. Staff finds that the project's roof forms meet Sections III.E. and IV. of the design guidelines.

**Orientation:** The new addition will not alter the historic house's orientation towards 4<sup>th</sup> Avenue North. The existing house has two entries on the front façade, which were likely historic and which will be retained. Vehicular access to the site will be from an existing driveway and curb cut (Figure 7). There is also an alley. Staff finds that the project meets Sections III.F. and IV. of the design guidelines.

**Proportion and Rhythm of Openings:** The applicant does not intend to alter any of the window or door openings on the existing house.

The addition's primary windows are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. Staff asks that all double and triple window openings, like the one of the right elevation, have four to six inch (4"-6") mullions in between them. The left side elevation of the addition does not have any window or door openings because the wall will be located so close to the side property line. Staff finds this wall expanse without a window or door opening to be acceptable in this instance because the wall will be located over forty feet (40') from the front of the house, and this façade will not be highly visible. Staff finds the project's proportion and rhythm of openings to meet Sections III.G. and IV. of the design guidelines.

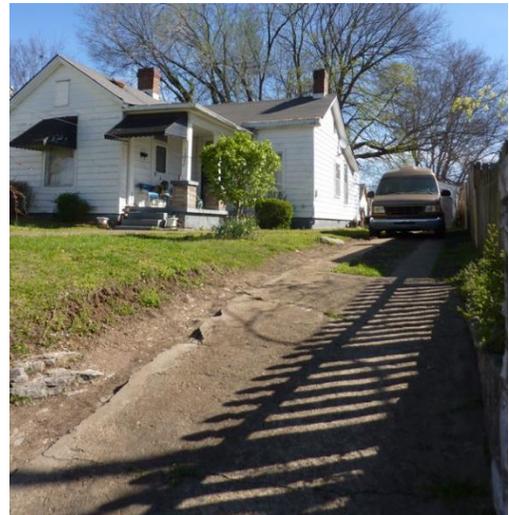


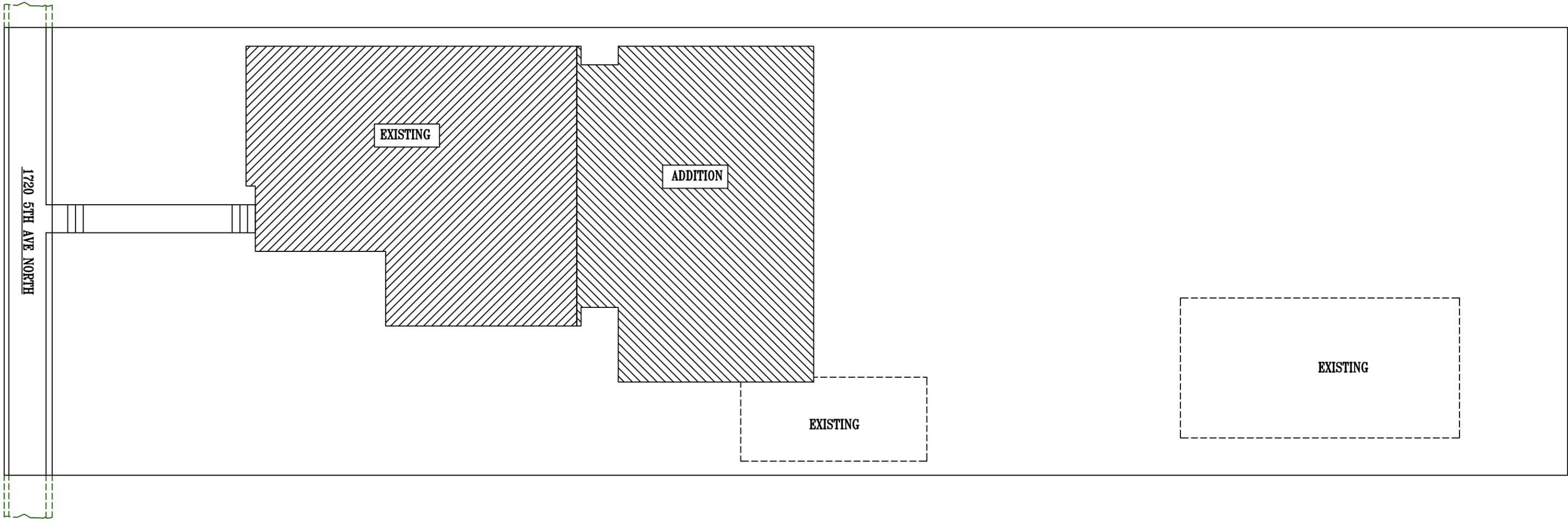
Figure 7. The existing curb cut and driveway.

**Appurtenances & Utilities:** No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The lap siding be wood or smooth-face cement fiberboard with a maximum five inch (5") reveal;
2. Staff approve all final material choices prior to purchase and installation, including the foundation material, the roof material and color, windows and doors, and the rear deck columns and railing;
3. Staff inspect the condition of the historic wood siding after the metal siding is removed, and if the siding is in good and repairable condition, it be retained;
4. All double and triple window openings have four to six inch (4"-6") mullions in between them;
5. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house; and
6. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the project meets Sections III., IV., and V. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



1 PLAT  
 SCALE: 3/32"=1'-0"



1

PRESENTATION

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

TITLE: 1720 5TH AVE NORTH NASHVILLE, TENNESSEE

**JDK** Design Services

Stephen Caviness  
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Nashville, Tennessee 37221  
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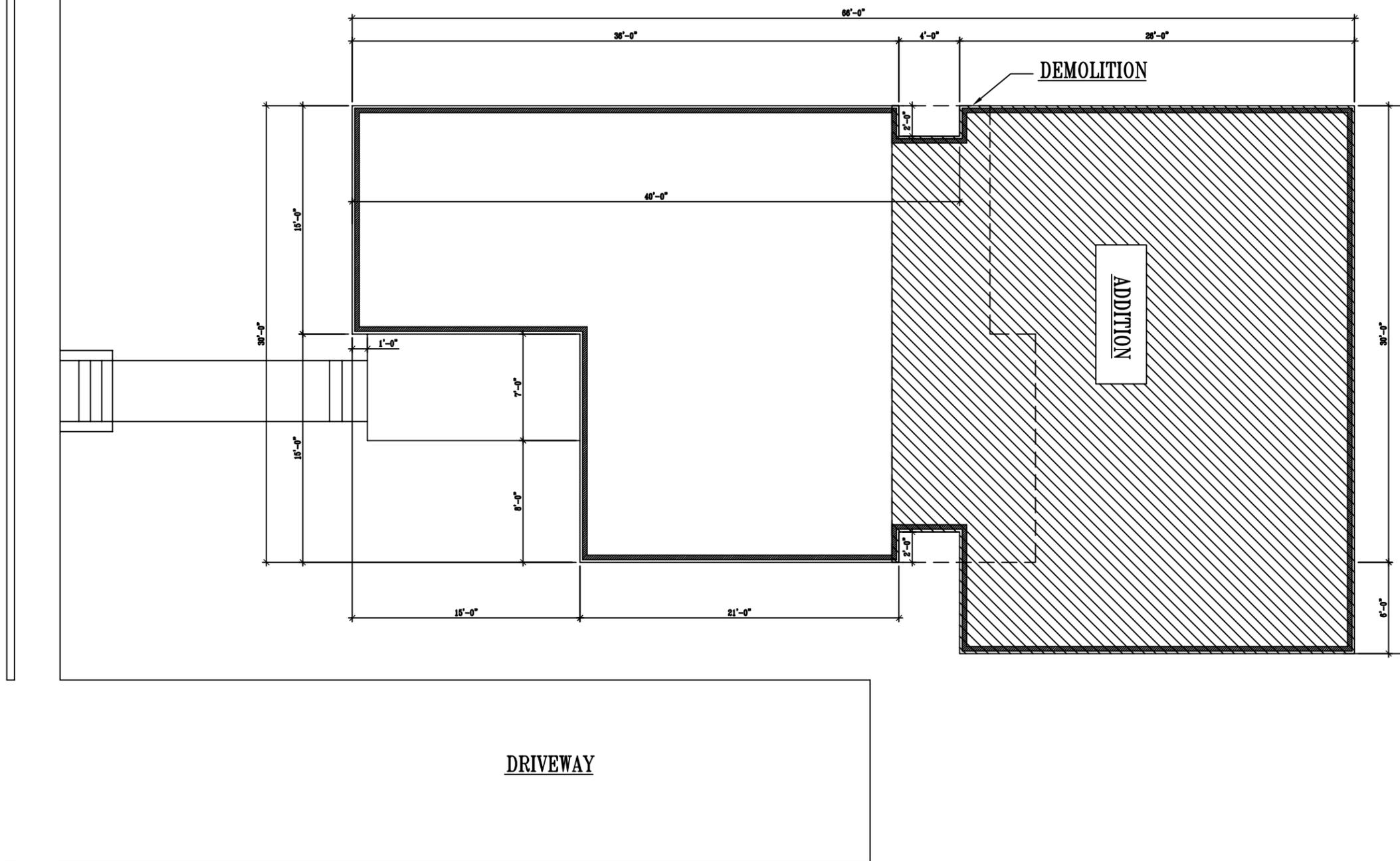
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REV: 2

DATE: APR 8, 2015

SHEET: 1

1720 5TH AVE NORTH



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# PROPOSED PLAN

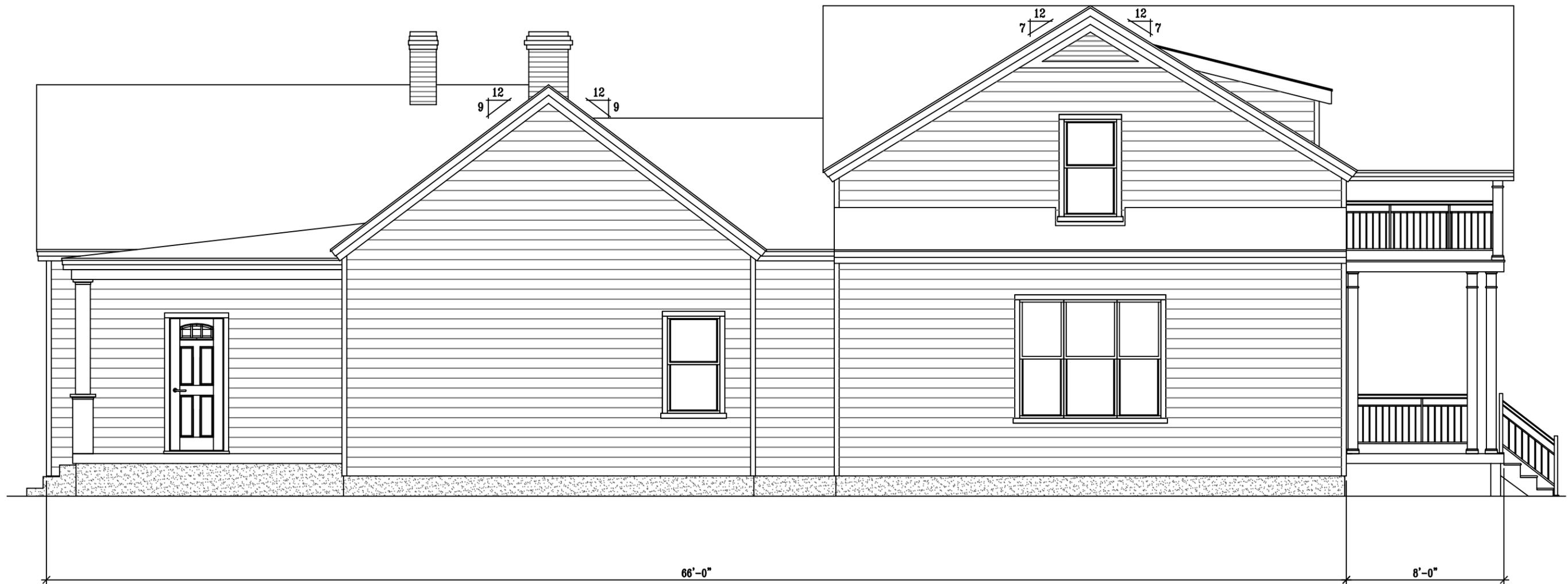
SCALE: 1/8" = 1'-0"



1

FRONT ELEVATION

SCALE: 3/16"=1'-0"



1

RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



TITLE: 1720 5TH AVE NORTH NASHVILLE, TENNESSEE

**JDK** Design Services

Stephen Caviness  
603 Plantation Court  
Nashville, Tennessee 37221  
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jdkdesignservices@yahoo.com

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REV: 2

DATE: APR 8, 2015

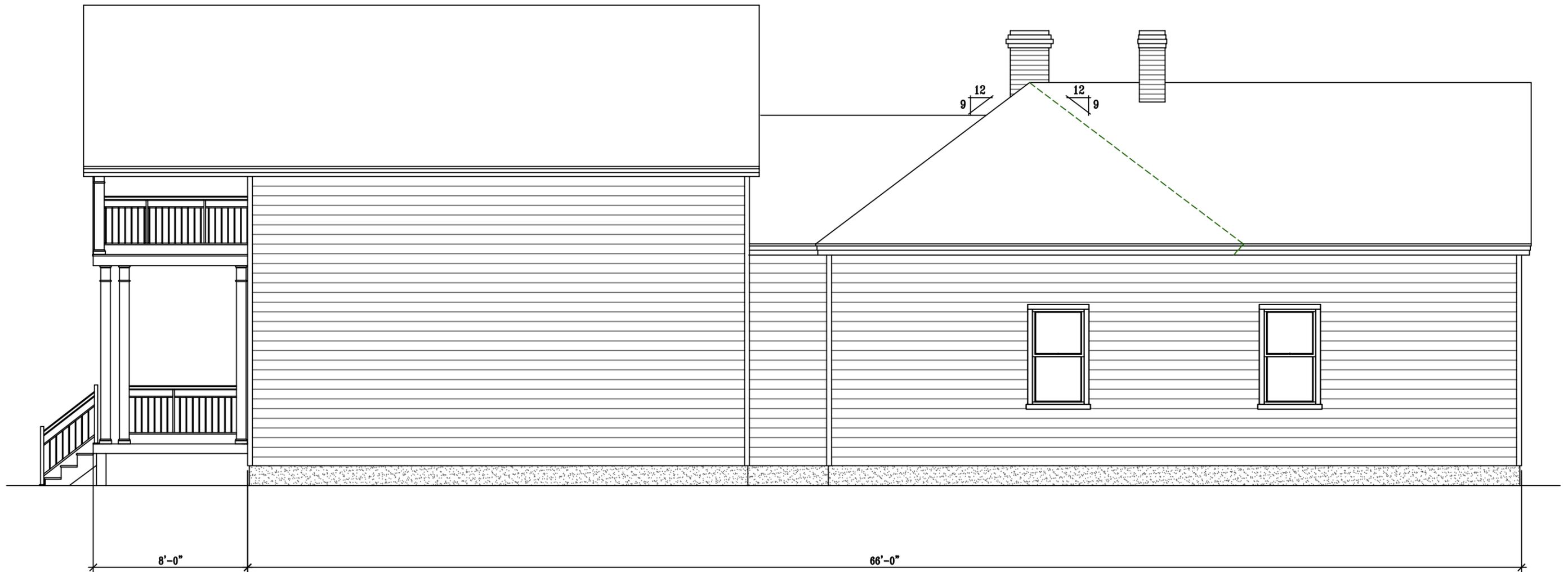
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1

REAR ELEVATION

SCALE: 3/16"=1'-0"

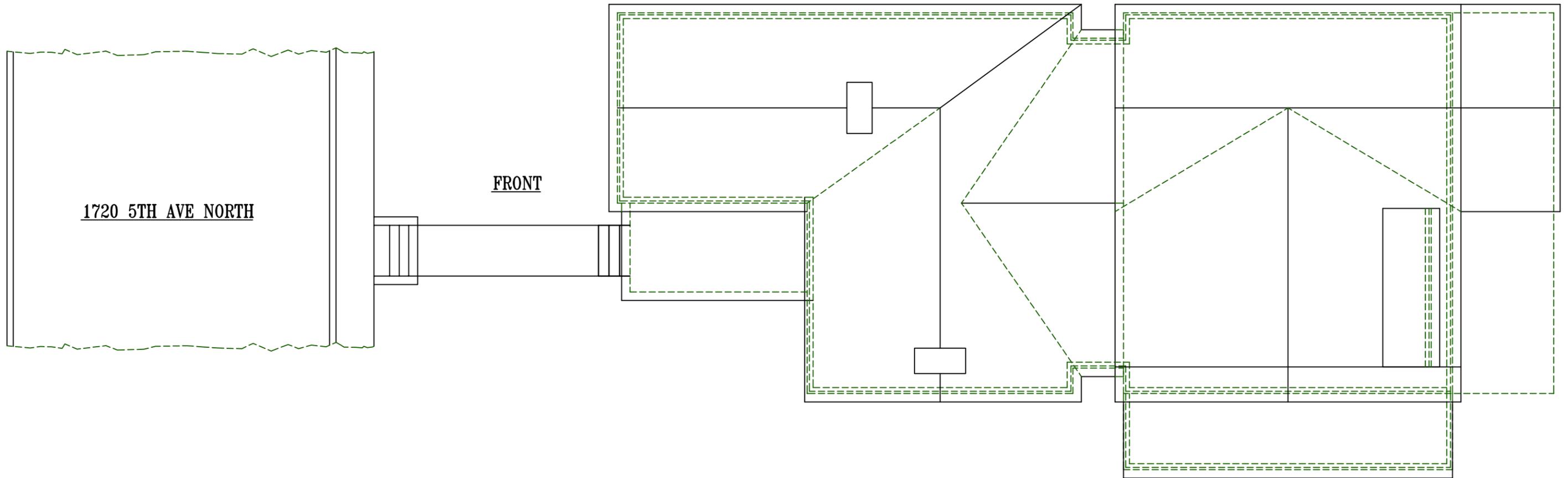


1

LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"





1

ROOF PLAN

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