KARL F. DEAN
MAYOR

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
1816 5th Avenue North
January 15, 2014

Application: New construction-infill and outbuilding
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108027400
Applicant: Robin York, Red Group LLC
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: Application is to construct a two-story duplex and a detached outbuilding on a vacant lot.

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

- The height of the roof is lowered to thirty-three feet (33') by lowering the pitch of the roof;
- The house be pushed back on the lot to align with the house next door at 1814 5th Avenue North;
- Staff review and approve the roof color and the materials for the porch columns, porch floor, and foundation;
- Staff review and approve all window and door selections prior to purchase and installation;
- Staff review and approve the materials of the outbuilding;
- 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.*

Attachments
A: Photographs
B: Site Plan
D: 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. 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

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.

H. Accessory Buildings

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.

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salemtown.

3. Roof
   a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
   b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
   c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

4. Windows and Doors
   a. Publicly visible windows should be appropriate to the style of the house.
   b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
   c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
   d. 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.
   e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim
   a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
   b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
   c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
   d. Stud wall lumber and embossed wood grain are prohibited.
   e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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.

6. Accessory buildings should be situated on a lot as is historically typical for surrounding historic

accessory buildings.

a. 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.
b. 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.
c. Generally, attached garages are not appropriate.

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.

Background: The lot at 1816 5th Avenue North is currently vacant. The surrounding context is composed mostly of one and one-half story historic houses, along with vacant parcels and several recently built two- and three-story structures.

Analysis and Findings: The applicant proposes to build a new duplex with a shared detached outbuilding.

Height & Scale:
The new building will be thirty-six feet (36') tall with eaves at twenty feet (20') above grade. There will be one foot (1') of foundation exposed, and the finished floor level will be two feet (2') above grade. By comparison, the houses in the immediate vicinity have heights that range from eighteen feet (18') to thirty-three feet (33'). At its current height, Staff finds that the height of the new building would be incompatible with surrounding historic houses.

The new primary building will be a duplex with a "gabled-ell" form, with the right unit sitting back six feet (6') from the unit on the left. Both halves of the building will have a six foot (6') deep front porch. Including the porches and an uncovered rear deck, the total depth of the building will be sixty-six feet (66'). The primary massing of the building will be thirty-six feet (36') wide, with projecting bays expanding the total width to forty-feet (40'). By comparison, the houses in the immediate context have widths that range between twenty-one and thirty-six feet (21'-36'). Projecting bays are common features in the district. Staff finds the width and depth to be acceptable for a two-story house and to meet Section III.B. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines.*

The height of the building should be reduced to a maximum of thirty-three feet (33') to meet Section III.A. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines.*

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 seven feet (7') 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 street, while allowing for larger units.

The front porch on the left side will be twenty feet (20') from the front property line. By comparison, the one-story historic structure at 1814 5th Avenue North is twenty-two feet (22') from the front property line. Staff recommends that the new infill have a front setback matching the adjacent structure. 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.*

Materials: The primary cladding for the structure will be fiber cement siding. With a maximum exposure of five inches (5"), smooth-faced cement-fiber siding will be appropriate. The roof will be asphalt shingle, and staff asks to approve the shingle color. The materials for the trim as well as 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 form: The house's primary roof form will be a gabled-ell. The primary side-facing gable will have a pitch of 9:12 and the front gable will have a pitch of 10:12. Lowering the primary roof pitch to 7:12, which the applicant has already agreed to, will result in a more appropriate height for the building, and will be more compatible with the roofs of historic houses in the vicinity. Both front porches will have shed roofs with a slope of 5:12. With the reduction of the primary roof pitch, Staff finds that the duplex's roof forms meet Section III.E. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines.*

Orientation:
The infill will face 5th Avenue North, and will have a gabled-ell form. The two-family dwelling will have two front entry doorways, one to each unit. The right unit entry is recessed by six feet (6') from the left unit. Each unit will have a six foot (6') deep front porch, spanning the full-width of the unit. 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.*

Proportion and Rhythm of Openings**:**
For each unit, the front façade of the building will have two bays on the first story and one on the upperstory. Both stories will have paired windows. The primary windows on the infill are twice as tall as they are wide, thereby meeting the historic proportions for window openings. This window pattern is similar to that found on historic gabled-ell houses. The windows on the side elevations would be a more irregular in their rhythm of placement, both having incompatibly large expanses of wall space on the upperstory with only one window. With the addition of windows on the side elevations, 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.*

Appurtenances & 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.

Outbuildings:
The proposal includes a detached two-bay garage at the rear of the lot. The garage would be one-story tall, with a ridge height of seventeen feet (17') and eaves at nine feet (9') above grade. The footprint of the garage will be four hundred, forty square feet (440 sf) in area, with a pair of vehicle doors facing the alley. The height and scale of the building are compatible with historic outbuildings, as is the location.

The materials for the outbuilding will match those of the primary building, many of which were not specified. With Staff approval of materials, staff finds that the outbuilding's materials will meet Section III.H. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines.*

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

- The height of the roof is lowered to thirty-three feet (33') by lowering the pitch of the roof;
- The house be pushed back on the lot to align with the house next door at 1814 5th Avenue North;
- Staff review and approve the roof color and the materials for the porch columns, porch floor, and foundation;
- Staff review and approve all window and door selections prior to purchase and installation;
- Staff review and approve the materials of the outbuilding;
- 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.*

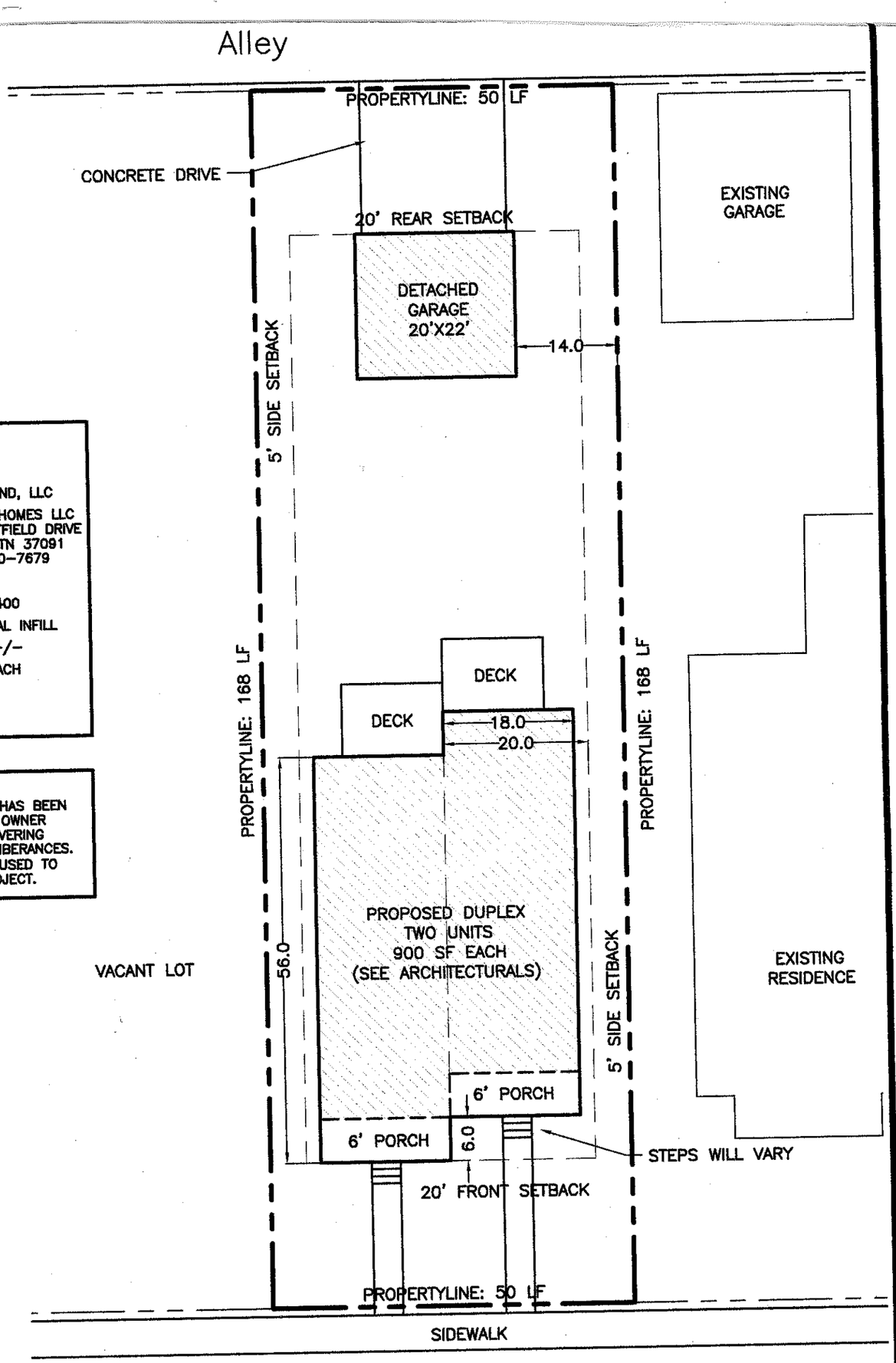
1816 5th Avenue North

1814 5th Avenue North

1824, 1822, and 1820 (vacant lot) 5th Avenue North.

1819 and 1821 5th Avenue North.

mberlandesign@bellsouth.net
one: 333-4636 Fax: 333-4686



SITE DATA:

TRACKING NUMBER:	XXXXXXX
PROPERTY OWNER:	REGENT LAND, LLC
APPLICANT:	YORK, RJ HOMES LLC 2507 WESTFIELD DRIVE LEBANON, TN 37091 # 615-300-7679
ZONING:	R6
PARCEL ID:	08108027400
PROJECT TYPE:	RESIDENTIIAL INFILL
AREA OF LOT:	8,400 SF+/-
PROPOSED BUILDING:	900 SF EACH
AREA OF DISTURBANCE:	XXXX SF
NEW IMPERVIOUS AREA:	XXXX SF

SURVEY NOTE:
NO ELECTRONIC FIELD RUN SURVEY HAS BEEN PROVIDED FOR THIS PROJECT. THE OWNER ASSUMES RESPONSIBILITY FOR DISCOVERING EASEMENTS, RESTRICTIONS, & ENCUMBERANCES. METRO GIS INFORMATION HAS BEEN USED TO CREATE THE BASEMAP FOR THIS PROJECT.

811 CALL BEFORE YOU DIG

16 0 16

Scale 1"=16'

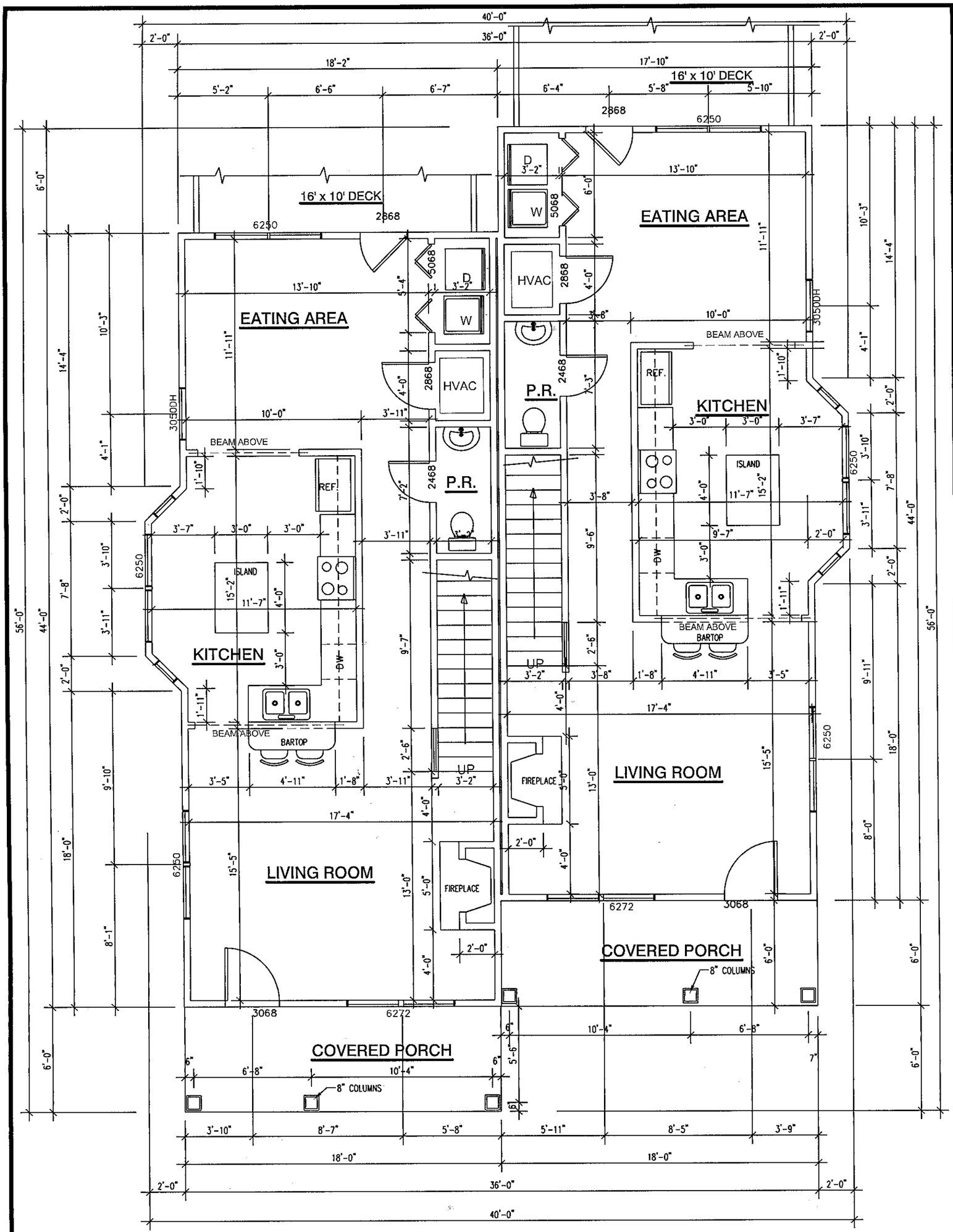
Layout Plan For:

1816 5th Avenue North
Nashville, TN 37208

Date: 12-30-2013

NORTH

Cumberland landesign LLC
Planning • Landscape Architecture • Photometrics
615-333-4636



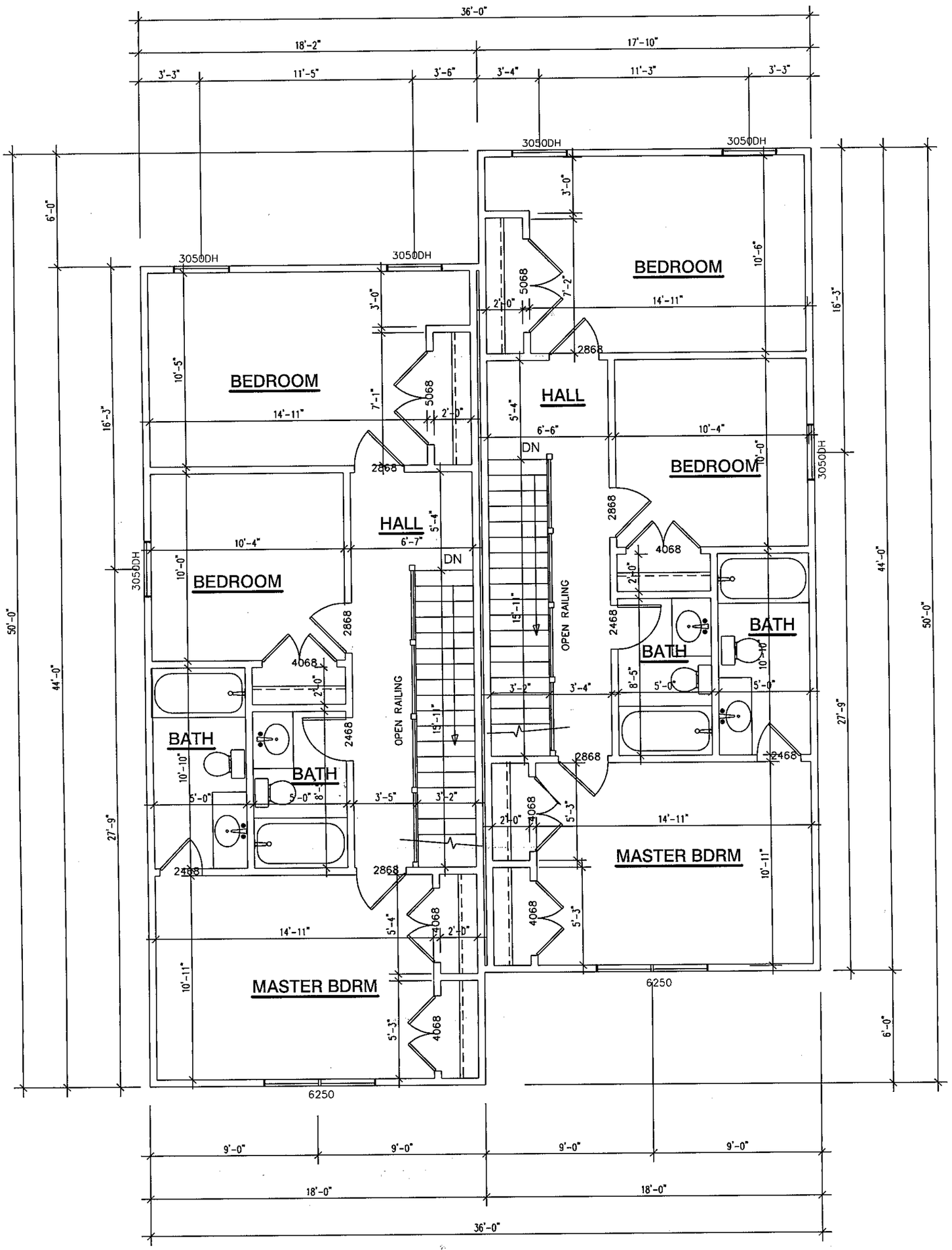
FIRST FLOOR PLAN

9'-0" FIRST FLOOR CEILING HEIGHT

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

SHEET	3
JOB NO.	
SCALE	3/16"=1'-0"
DATE	1-6-14
CHECKED	TDC
DRAWN	KAJ

Property Location:
1816 5th Avenue North
Nashville, Tennessee 37208



SECOND FLOOR PLAN

9'-0" FIRST FLOOR CEILING HEIGHT

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

SHEET	4
JOB NO.	
SCALE	3/16"=1'-0"
DATE	1-6-14
CHECKED	TDC
DRAWN	KAJ

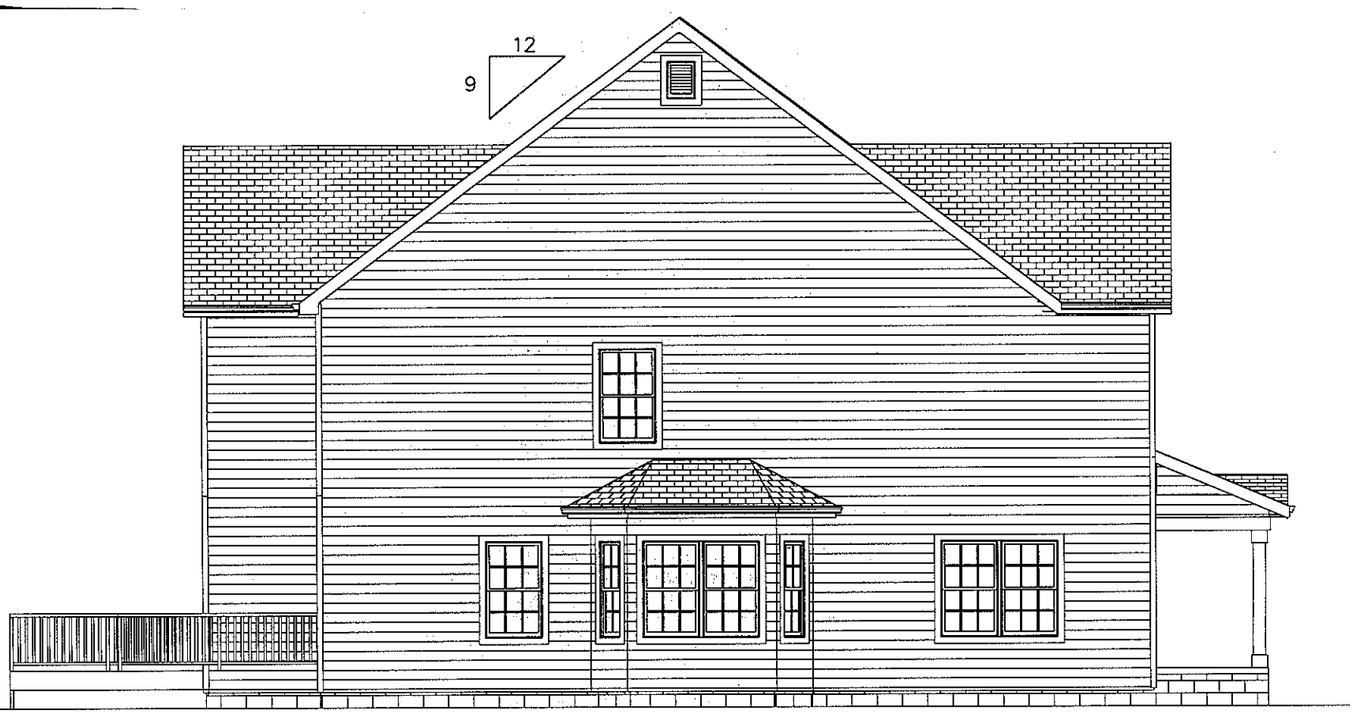
Property Location:
1816 5th Avenue North
Nashville, Tennessee 37208

FRONT ELEVATION

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

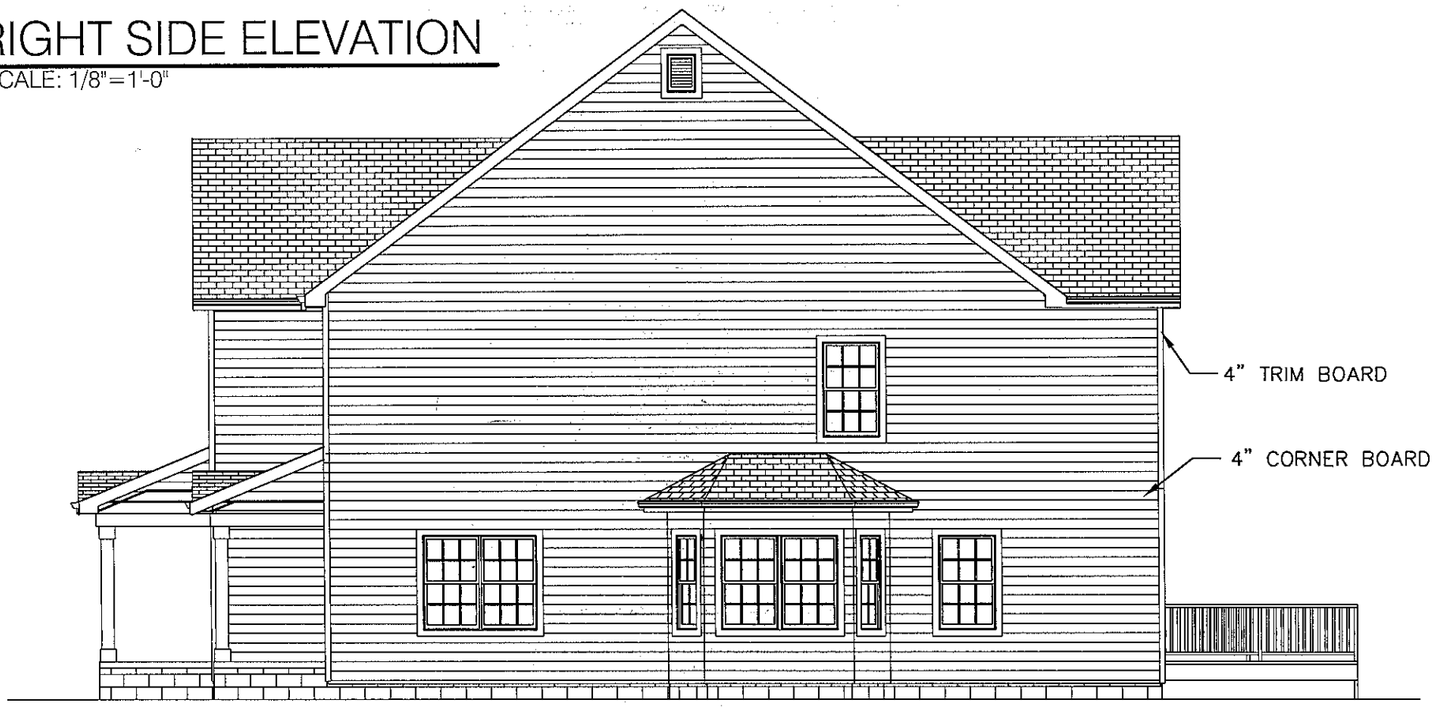
Property Location:
1816 5th Avenue North
Nashville, Tennessee 37208

DRAWN	KAJ
CHECKED	TDC
DATE	1-6-14
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	1



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

REAR ELEVATION

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

SHEET	2
JOB NO.	
SCALE	1/8"=1'-0"
DATE	1-6-14
CHECKED	TDC
DRAWN	KAJ

Property Location:
1816 5th Avenue North
Nashville, Tennessee 37208