



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 4th Avenue North
March 19, 2014

Application: Demolition; New construction-infill and outbuildings; Setback determination.

District: Salemtown Neighborhood Conservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08205007900

Applicant: Preston Quirk, Architect

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish a non-contributing structure and to construct a duplex and two detached garages. The garages require a setback determination. Base zoning requires that the garages be placed twenty feet (20') from the rear property line, but the applicant is proposing to locate the garages ten feet (10') from the rear property line.

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

1. Staff approve the windows and doors, shingle color, metal roof color, and materials for the porch floor and steps;
2. The window on the front façade's second story projecting bay be no taller than the windows below it;
3. A window opening of at least four square feet (4 sq. ft.) be added on the right elevation in the area of the kitchen;
4. The HVAC units be located on the rear façade, or on a side façade beyond the midpoint of the house;

With these conditions, staff finds that the project meets Section III and IV.B.2. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

- A:** Photographs
- B:** Site Plan
- D:** Elevations

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.

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.

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 4th Avenue North is a non-contributing house constructed c. 1988 (Figure 1).



Figure 1. 1720 4th Avenue North

Analysis and Findings:

Application is to demolish a non-contributing structure and to construct a duplex and two detached garages. The garages require a setback determination. Base zoning requires that the garages be placed twenty feet (20') from the rear property line, but the applicant is proposing to locate the garages ten feet (10') from the rear property line.

Demolition: The existing house at 1720 4th Avenue North was constructed c. 1988, much later than the period of significance for the Salemtown Neighborhood Conservation Zoning Overlay. The building's materials, form, and style are not in keeping with the historic Salemtown neighborhood, and it does not contribute to the historical and architectural character and significance of the district. Staff therefore finds that the demolition of the structure meets section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The proposed duplex will have a gabled-el form. It will be thirty-four feet (34') wide at the front, and it expands to be forty-two feet (42') wide at a distance of over forty feet (40') from the back porch. Staff finds this width to match surrounding context, where one-story houses range in width from fifteen to thirty-six feet (15'- 36'). The duplex will have a maximum depth of eighty-nine feet (89'), which includes the six foot (6') deep front porch and the ten foot (10') deep rear porch.

The foundation height will be approximately two feet (2') at the front. The porch eave height will be approximately twelve feet (12'), the eave height for the left unit will be approximately sixteen feet (16'), and the eave height for the front-facing projecting gable is approximately twenty-one feet, six inches (21'6") from grade. The ridge height for the side gable ridge is approximately thirty-one feet (31') above grade, and the ridge height for the front-facing gable is approximately thirty-two feet, nine inches (32'9") above grade. The guidelines state, "Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall." Because there is little historic context on this street, and because the height of the non-historic structures range between seventeen feet (17') and thirty-four feet (34'), staff finds that the

proposed height meets the design guidelines.

Staff finds that the duplex's proposed height and scale meet section II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: The duplex's lot is sixty feet (60') wide, which is wider than a typical lot in area. The duplex will be centered on the lot, and meets all base zoning requirements for setbacks. It is a minimum of nine feet (9') from each of the side property lines, and over fifty-seven feet (57') from the rear property line. The porch of the projecting right unit will be set back approximately twenty-eight feet (28') from the front property line. By comparison, the one-story, non-contributing house to the right of the site is set twenty-four feet (24') from the front property line. To the left of the site is a vacant lot, and the one-story shotgun house to the right of the vacant lot is approximately eighteen feet (18') from the front property line. Because the new duplex will be two-stories and significantly taller than the non-contributing structure to its left and the historic shotgun to its right, staff finds that the front setback, which is pushed back slightly than its neighbors, is appropriate. Staff finds that the duplex's setback and rhythm of spacing meets section II.B.1.c. of the design guidelines.

The setback for the garages will be discussed under "Outbuildings."

Materials: The primary cladding materials for the duplex are smooth-face cement fiberboard with a five inch (5") reveal for the first story, and smooth cement fiberboard panels with battens for the second story. The trim will be wood or cement fiberboard. The foundation will be split face concrete block, and the roof will be fiberglass shingles. The porch roof will be standing seam metal. Staff asks to review the shingle color and the metal roof color. The windows and doors will be wood, and staff asks to approve the final window and door selections. The porch columns and railing will be wood. The materials for the porch floor and steps were not specified, and staff asks to approve these materials. With the staff's final approval of the windows, doors, shingle color, metal roof color, and materials for the porch floor and steps, staff finds that the materials meet section II.B.1.d of the design guidelines.

Roof form: The duplex has a cross-gable roof form. The front facing projecting gable has a slope of 12/12. The side gable has a slope of 9/12. The left unit has two dormers that are set back two feet (2') from the wall below; they have shed roofs with a slope of 3/12. The porch roofs are shed roofs. The left porch roof has a 6/12 slope, and the right porch roof has a 5/12 slope. The right elevation has a two-story projecting bay with a shed roof with a slope of 3/12. The left unit has a one-story projecting bay with a shed roof with a slope of 8/12. Staff finds that the proposed roof forms and pitches match the historic context and meet section II.B.1.e. of the design guidelines.

Orientation: The duplex has two central entrances that face 4th Avenue North. Each duplex unit will have a front porch with a depth of six feet (6'). Two walkways will lead from the sidewalk to the steps of the front porch. Vehicular access will be from the alley. Staff finds that the duplex's orientation meets section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. On the front façade, the casement window in the second story of the projecting gable is about a foot taller than the windows on the first story. The design guidelines state that windows on upper floors shall be no taller than the windows on the lower floors. Staff asks that this window be reduced so that it is no taller than the windows below. On the right elevation, ground floor, there is an expanse of approximately twenty feet (20') without a door or window opening, and staff asks that an opening of at least four square feet (4 sq. ft.) be added to this expanse. With the shortening of the window in the second story projecting bay and the addition of a window opening on the right façade, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC units be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The application includes two, twenty foot by twenty foot (20'x20') garages. The garages will be one story, with an eave height of nine feet (9') and a ridge height of fifteen feet, four inches (15'4"). The garages will be located in the rear of the property, and will be accessed via the alley, with garage doors facing the alley. Because when considered together, the square footage of the two garages is more than seven hundred square feet (700 sq. ft.), the base zoning setbacks for the garages are set at five feet (5') from the side property lines and twenty feet (20') from the alley. The garages meet the side setbacks, as they will be a minimum of six feet (6') from the side property lines. However, the garages require a setback determination for the rear because they are proposed to be located ten feet (10') from the alley. Staff finds the proposed rear setback of ten feet (10') rather than twenty feet (20') to be appropriate because historically, outbuildings were located close to the alley.

The materials for the garages will be a split face block foundation, smooth face cement fiberboard with a five inch (5") reveal, fiberglass shingles, metal vehicular door, and wood windows. The roofs will be hipped with a 6/12 slope. The window and door openings on the garages are appropriate for outbuildings. Staff finds that the proposed garages and their setback determination meet section II.B.1.h of the design guidelines.

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

1. Staff approve the windows and doors, shingle color, metal roof color, and materials for the porch floor and steps;
2. The window on the front façade's second story projecting bay be no taller than the windows below it;
3. A window opening of at least four square feet (4 sq. ft.) be added on the right elevation in the area of the kitchen; and,

4. The HVAC units be located on the rear façade, or on a side façade beyond the midpoint of the house;

With these conditions, staff finds that the project meets Section III and IV.B.2. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Additional Photos:



Shotgun house at 1716 4th Avenue North



Shotgun house at 1714 4th Avenue North



Vacant lot to the right of 1720 4th Avenue North



View to the south



View to the south



View to the north



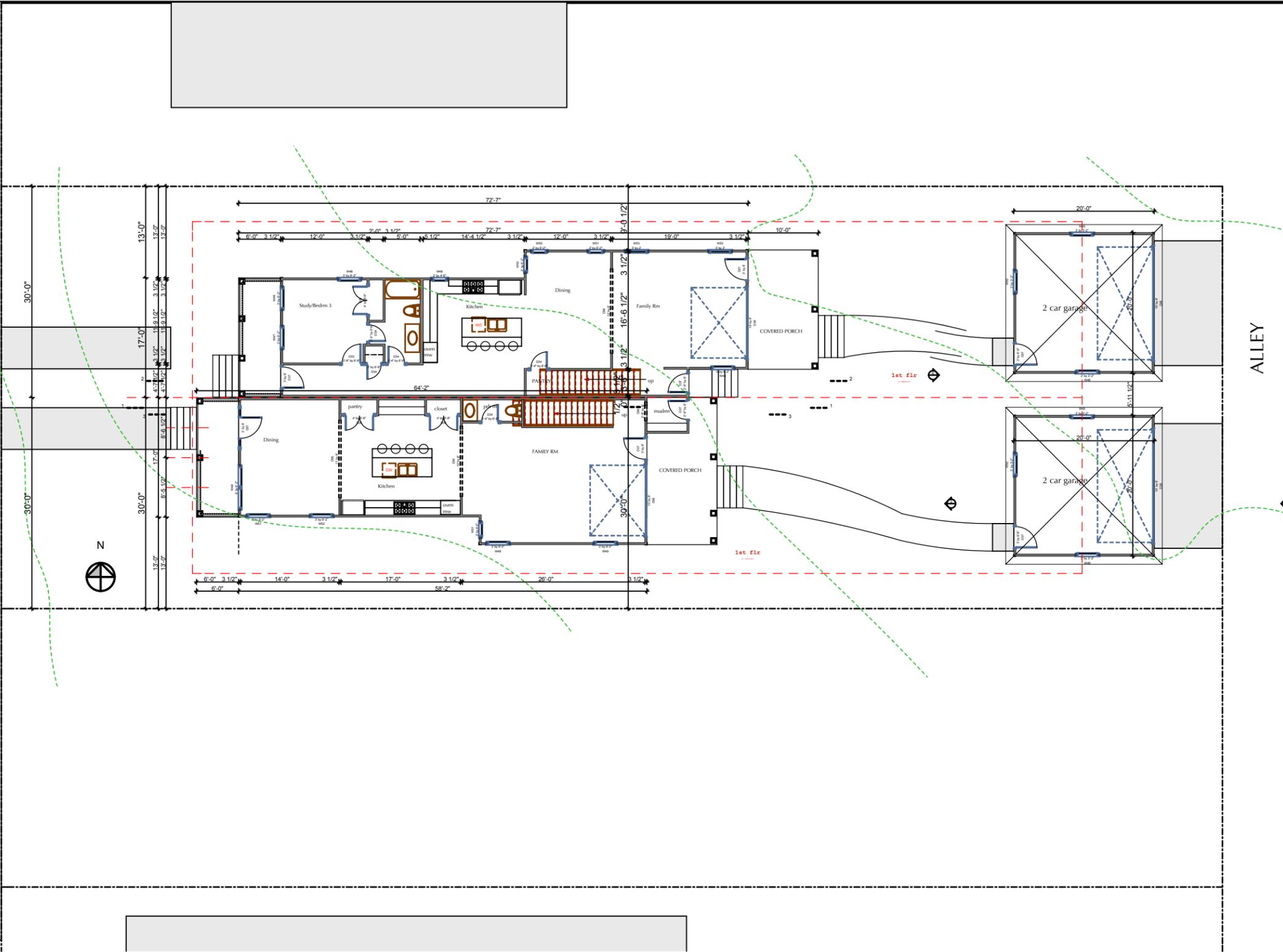
View across the street and to the north



View across the street and to the south

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7TH AVENUE NORTH



1

SITE PLAN

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

New Residences
 David L. Petty
 1720 4th Ave North
 Nashville, TN 37203

DATE: 3/9/14
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SITE PLAN

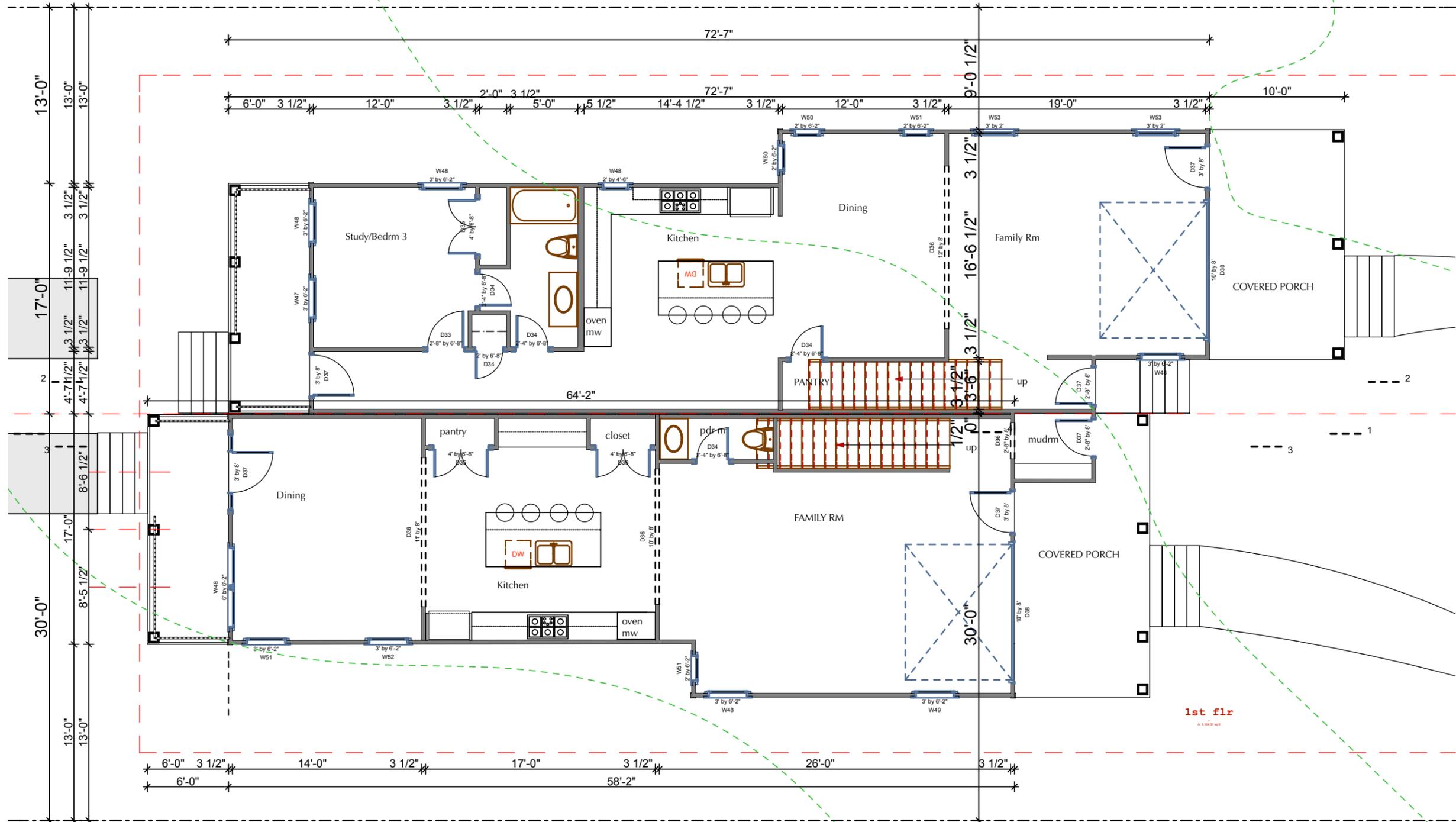
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SHEET 1

PHONE:
 W335-0732
 H296-1508



2818 BERRY HILL DRIVE
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1st flr
A1 1/23/14

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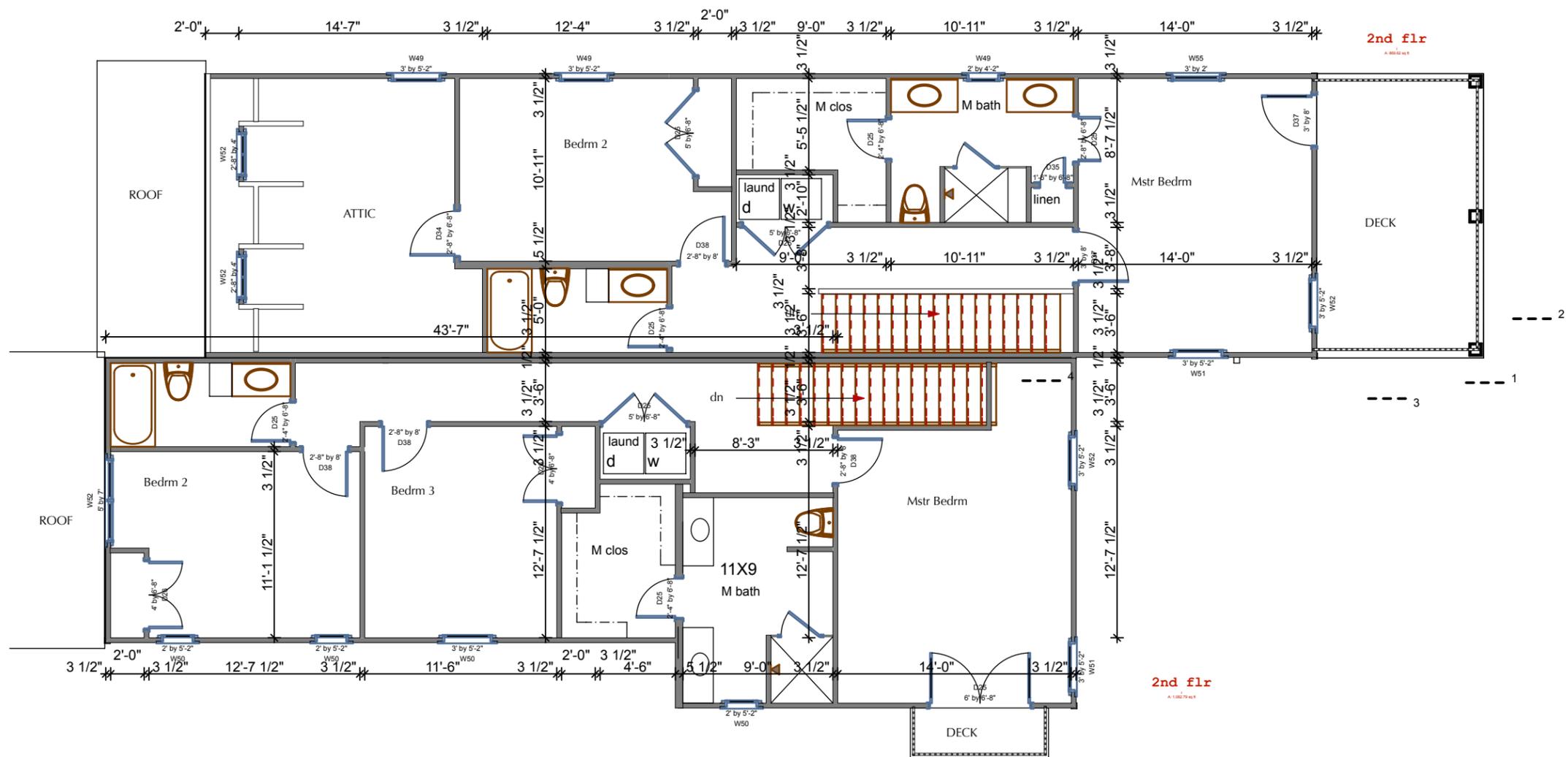
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1ST FLOOR PLAN

A1

SHEET 2

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1

2ND FLR PLAN

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

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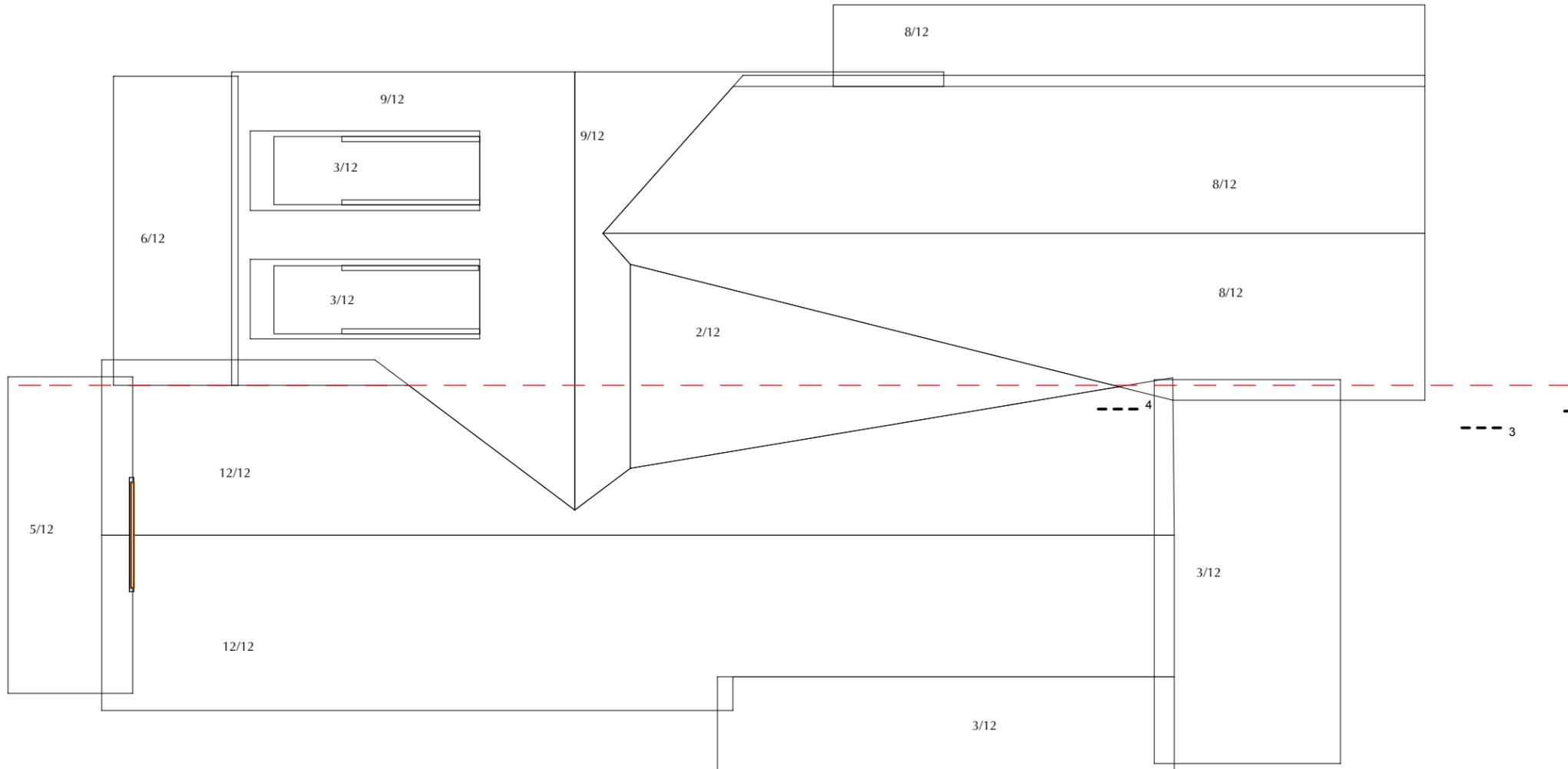
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2ND FLR PLAN

A2
SHEET 3

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1

ROOF

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

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ROOF PLANS

A3

SHEET 4



6

REAR ELEVATION

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



5

LEFT ELEVATION

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



1

FRONT ELEVATION

SCALE: 1" = 10'



4

RIGHT ELEVATION

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

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ELEVATIONS

A4

SHEET 5



4

FRONT (facing house)

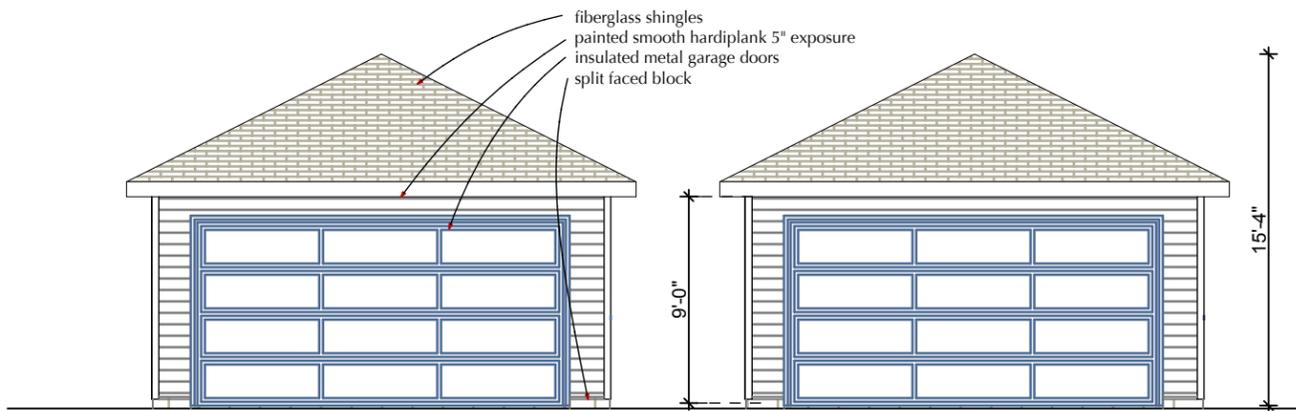
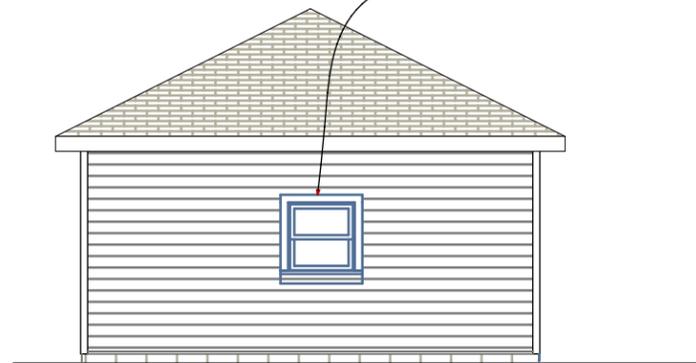
SCALE: 1/8" = 1'-0"

2

SIDE ELEVATIONS

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

wood wdws, 4" flat casings, insul glass

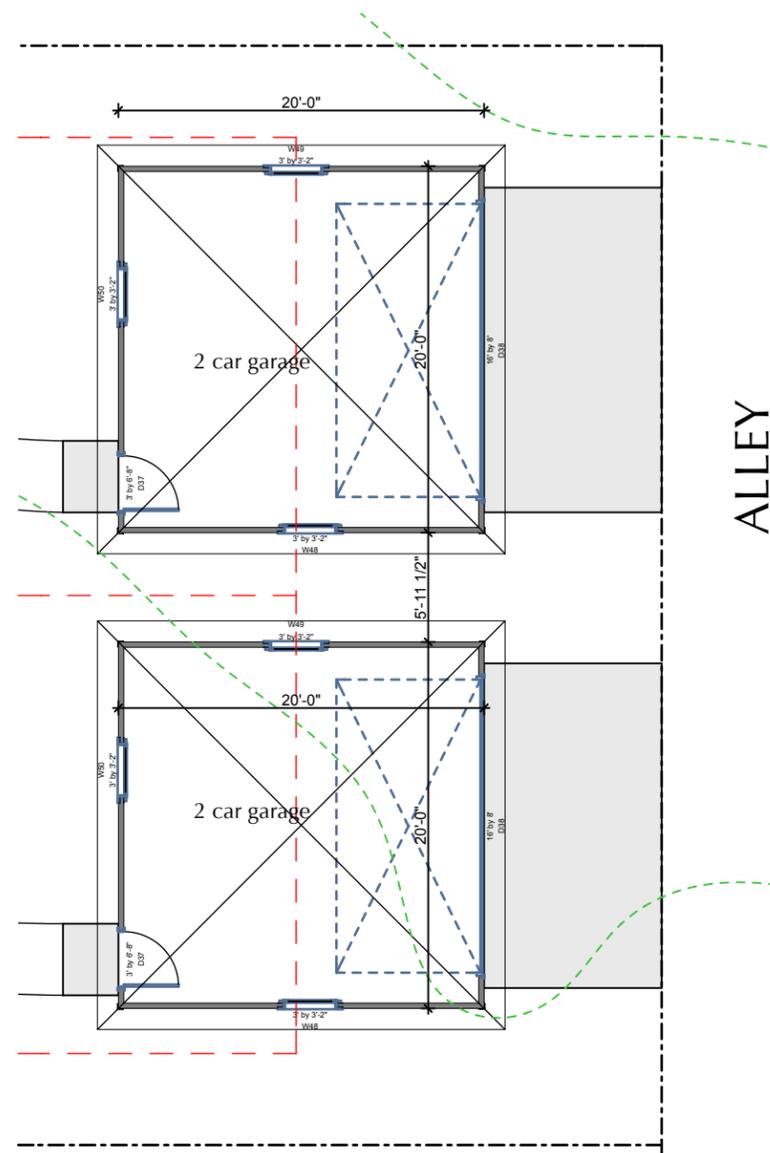


fiberglass shingles
painted smooth hardiplank 5" exposure
insulated metal garage doors
split faced block

3

REAR ELEVATION - GAR.

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



1

GARAGE PLANS

SCALE: 1" = 10'

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GARAGES

A5
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