

MEGAN BARRY
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
1810 Fifth Avenue North
April 19, 2017

Application: New construction - addition
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108027700
Applicant: Jeff Zeitlin, Developer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enlarge the structure by rehabilitating the existing building and adding a new cross-gabled rear addition. The new component would serve as a second attached dwelling.

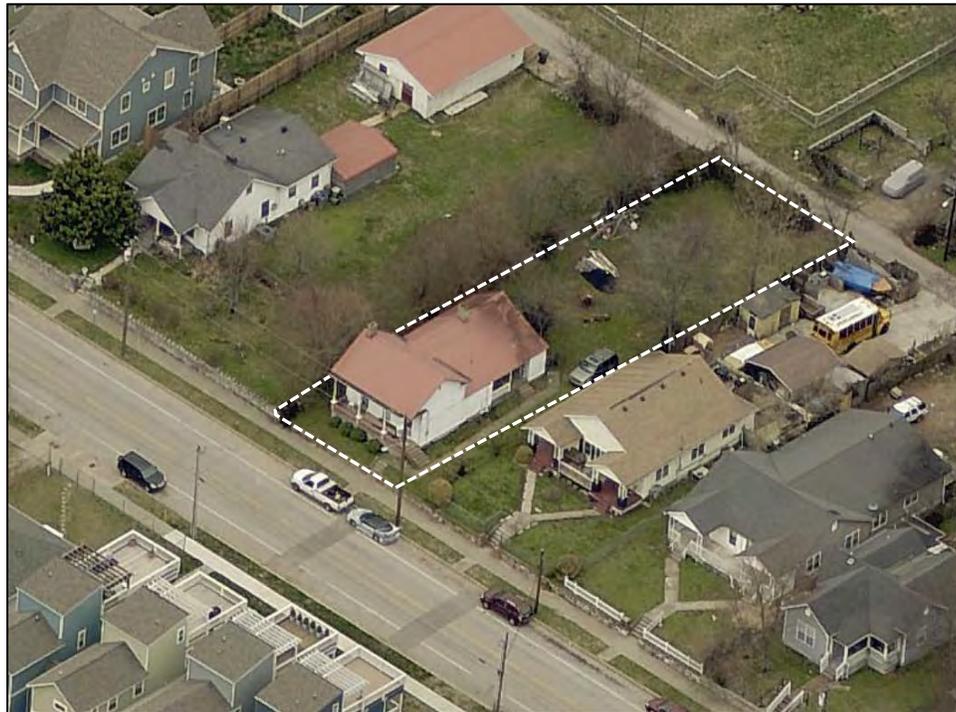
Recommendation Summary: Staff recommends approval of the proposed rehabilitation and addition at 1810 5th Avenue North with conditions that material colors and the windows and doors are approved administratively, finding that the application will meet the design guidelines for the Salemtown Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. 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.

2. Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
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.
2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).
3. Solar panels should be located at the rear of the building, unless this location does not provide enough

sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

- 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: The building at 1810 Fifth Avenue North is a one-story frame house built prior to 1897. The house has been enlarged with a rear addition (since removed), and a side porch that has been partially enclosed, but the original form, and appearance of the house is intact and apparent.



Figure 1: 1810 Fifth Avenue North

Analysis and Findings: The applicant proposes to enlarge the building by rehabilitating an existing rear wing and adding a new component behind it. The new component would serve as a second dwelling.

Location & Removability: The existing rear wing of the house will be rehabilitated with the footprint and original left side eave height unaltered, with a new component added behind it. The addition connects at the rear, therefore it will not impact the front or sides of the original building. On the left side the new addition will step in one foot (1') from the side of the existing house, on the right side the addition will align with the side of the existing house. Although additions should typically step in on both sides, the location where this addition connects is the previously enclosed side porch. Because the side porch has already been altered, staff finds that a one-foot (1') inset there is not required.

Staff finds that location of the addition meet sections II.B.2.a and II.B.2.f of the design guidelines for location and removability.

Design: The proposed new rear addition will have several features in common with the original building; most notably its cross-gabled roof forms and the proportions and rhythm of windows. The roofs of the existing rear wing and the new addition will have shed dormers added. Shed dormers are not typical for houses of this age and style; however, they will be stepped in two feet (2') from the side walls which helps to lessen their visibility.

Staff finds that the form, proportions, and overall character of the addition is compatible with the historic house and that the project meets sections II.B.2.b-e and II.B.2.g of the design guidelines.

Height & Scale: The addition will be narrower than the existing house by aligning with the right-side wall and stepping in one foot (1') on the left. The depth of the addition will be fifty-four feet (54') which is one foot (1') shorter than the depth of the original building. The addition will have a recessed porch on the right side, which will help to break up the depth of the wall.

The addition will tie into the existing rear-oriented gable of the house with a side-oriented gable one foot (1') higher. Although this component is taller, because it is approximately

sixty feet (60') back from the front of the house and only minimally taller, the difference will not be greatly perceived from the right of way. Another rear-oriented gable will sit one foot (1') below and extend to the rear of the addition, matching the height of the existing house.

The existing and new rear-oriented gable roofs will have shed dormers. These dormers are to be stepped two feet (2') in from the first story walls below as is typical of dormers historically.

Staff finds the height and scale of the addition to be compatible with the historic house and that the project meets sections II.B.1.a. and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The additions would meet the bulk-zoning setback requirements and will not disrupt the rhythm of spacing between buildings at the street. The project meets section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick veneer	Match existing	Yes	X
Cladding	5" cement fiberboard lap siding	Smooth	Yes	
Roofing	Composite Shingles	Color unknown	Yes	X
Trim	Not indicated	Not indicated		X
Side Porch Posts	Not indicated	Not indicated		X
Windows	Wood	Not indicated		X
Side/rear doors	Not indicated	Not indicated		X

The known materials are compatible with the historic house. Staff asks that material colors and the window and door selections are approved administratively to ensure that the project meets section II.B.1.d of the design guidelines.

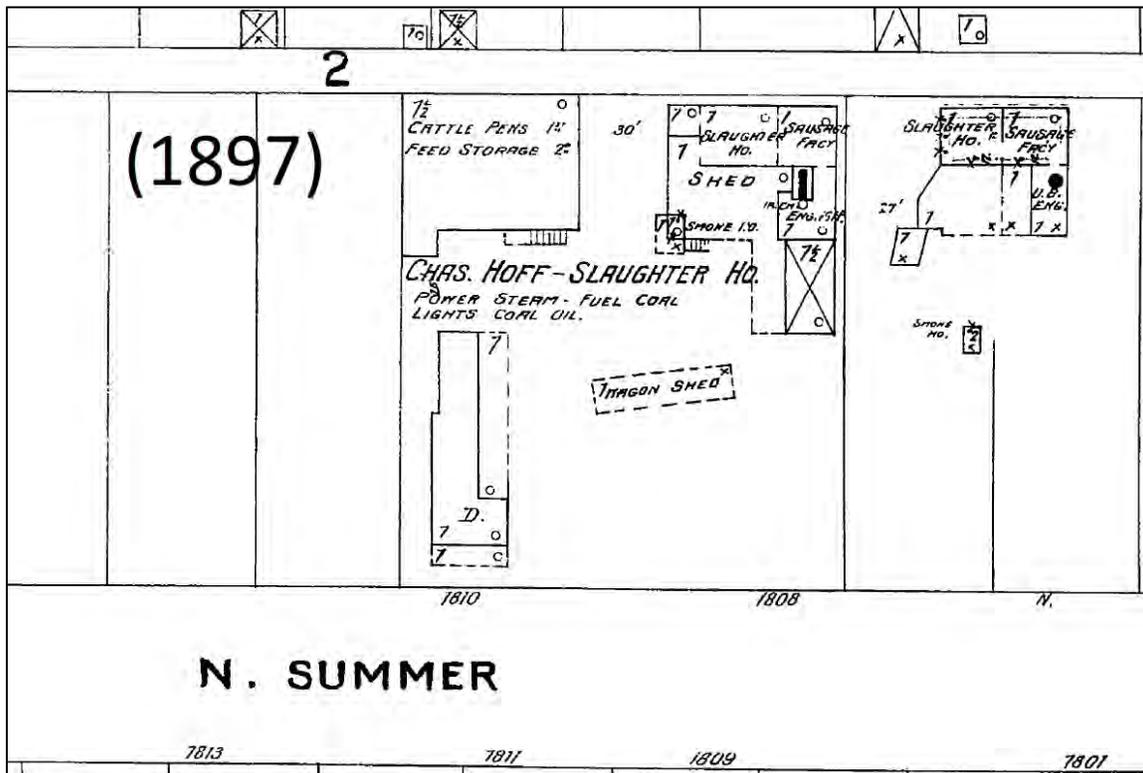
Roof form: The roof of the existing rear wing will be modified, increasing the pitch to tie into the main side-gabled roof of the original building. The eave on the left will not be altered, but the eave on the right side at the previously enclosed porch will be raised to match it. The pitch of the new side gabled roof will be 13:12, significantly steeper than the 7:12 pitch of the original roof. Staff finds that the steeper roof will not have a negative impact on the form of the original house because it is approximately sixty feet

(60') to the rear. Staff finds that the roofs of the addition meet section II.B.1.e of the design guidelines.

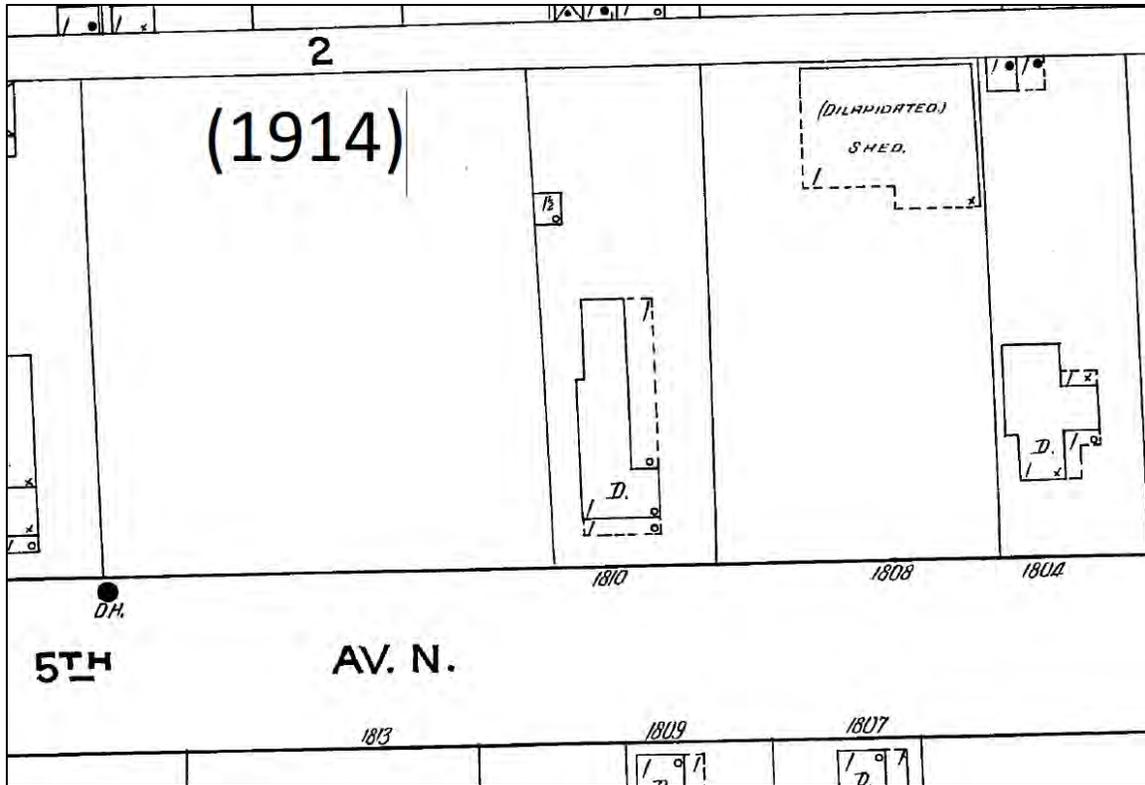
Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, as is typical of the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

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. The project meets section II.B.1.i.

Recommendation: Staff recommends approval of the proposed rehabilitation and addition at 1810 5th Avenue North with conditions that material colors and the window and door selections are approved administratively, finding that the application will meet the design guidelines for the Salemtown Neighborhood Conservation Zoning Overlay.



1897 Sanborn Map detail.



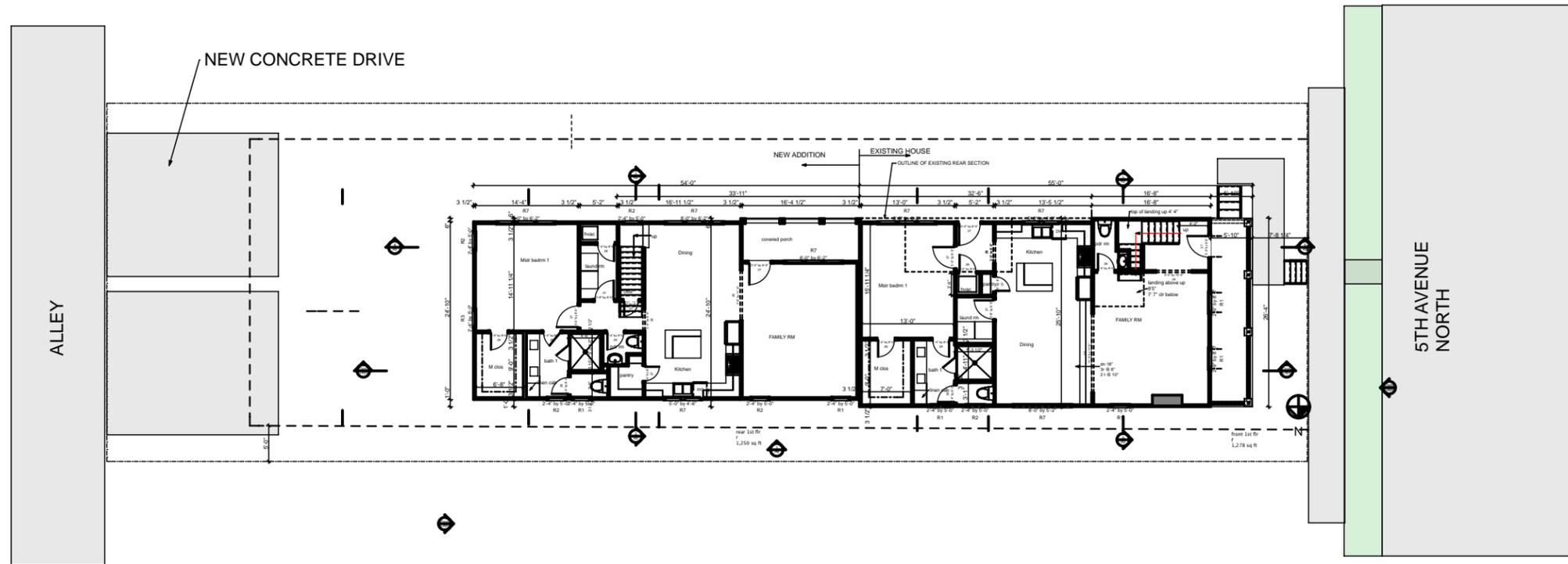
1914 Sanborn Map detail.



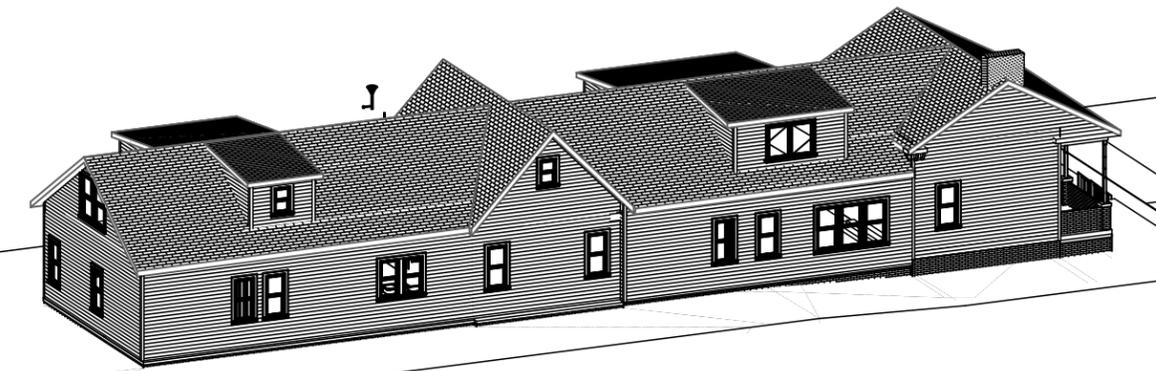
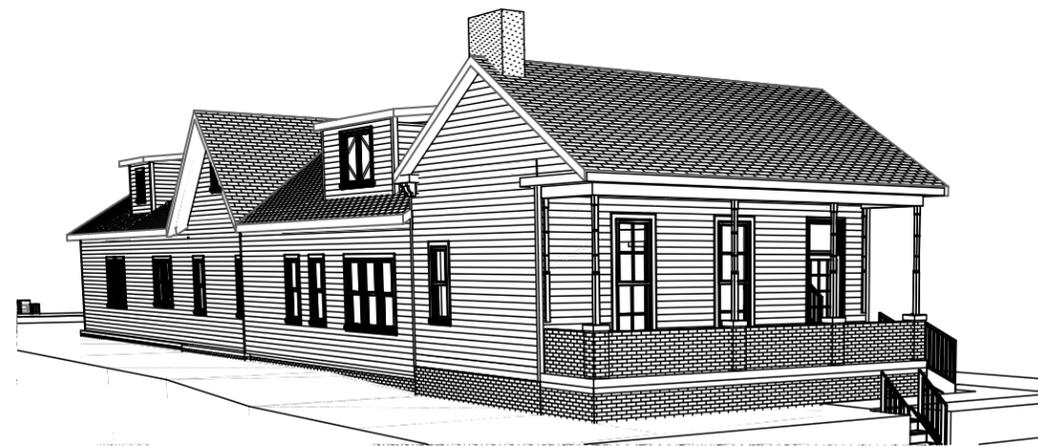
1810 Fifth Avenue North, front-left.



1810 Fifth Avenue North, front-right. The side porch on the rear wing has been expanded and partially enclosed.



1 SITE PLAN
SCALE: 1" = 20'



2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9268 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

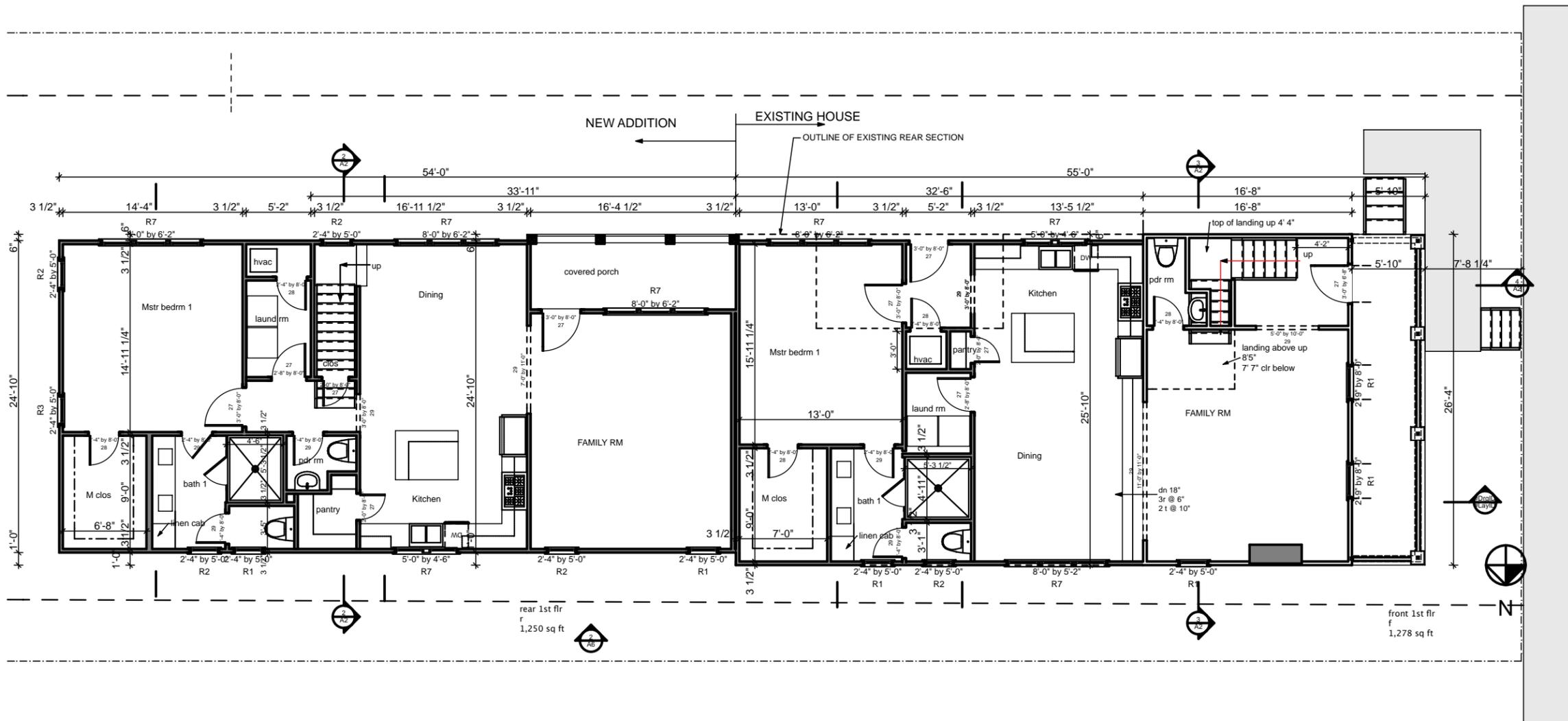
QUIRK DESIGNS

Renovation/Additions
Jeff Zeitlin
1810 5th Avenue North
Nashville, TN 37203

DATE: 3/23/17
REVISION

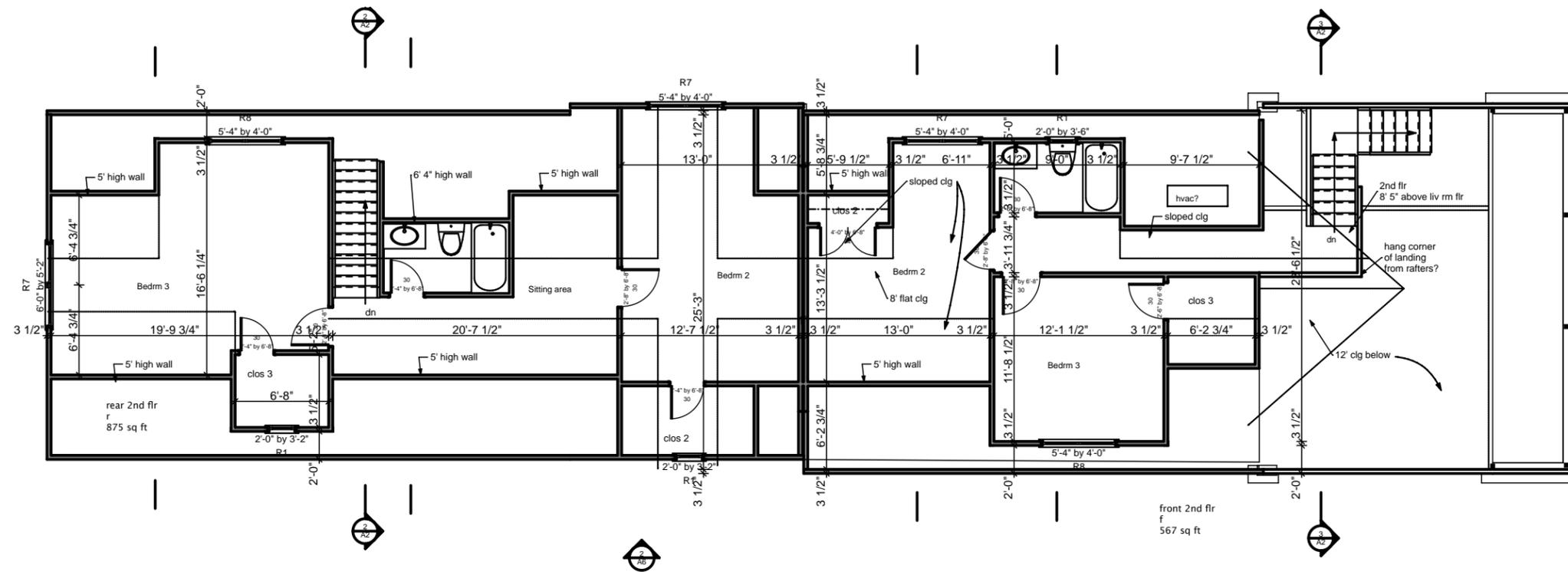
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SITE PLAN



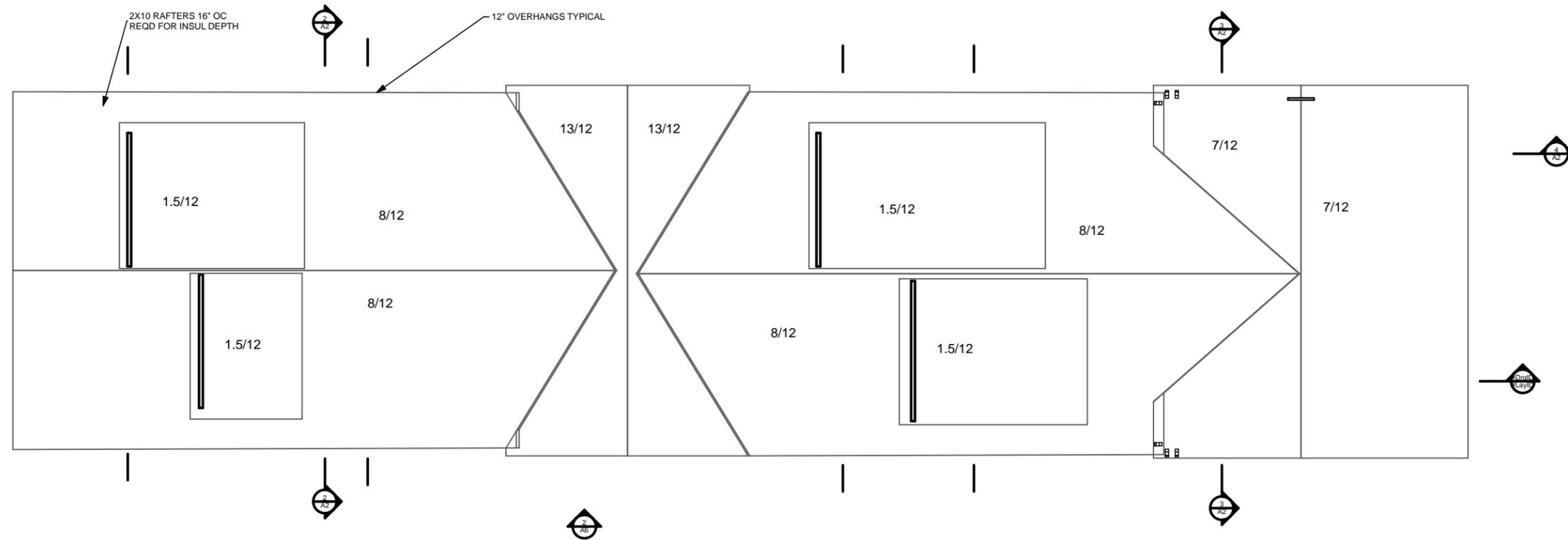
1 1st FLOOR
SCALE: 1" = 10'

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1ST FLR PLAN



1 2ND FLR PLAN
SCALE: 1" = 10'

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2ND FLR PLAN



1 ROOF PLAN
SCALE: 1" = 10'

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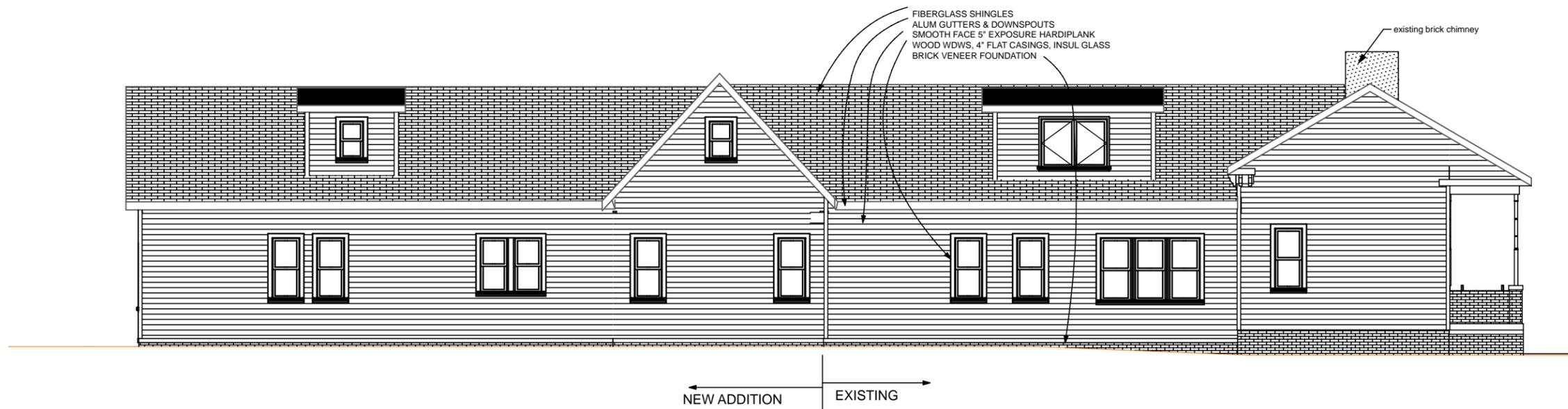
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ROOF PLAN



1 RIGHT ELEVATION
SCALE: 1" = 10'



2 LEFT ELEVATION
SCALE: 1" = 10'

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ELEVATIONS 1



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

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ELEVATIONS 2