

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1723 5th Avenue North July 18, 2018

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: New construction – infill
District: Salemtn Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108046300
Applicant: Jonathan Jones
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new two-story duplex, replacing a non-contributing house that has been administratively approved for demolition. The building will be thirty-one feet, six inches (31'-6") tall. The primary mass of the building will be twenty-nine feet, six inches (29'-6"), with projecting sections on both sides increasing the maximum width to thirty-five feet (35').

Recommendation Summary: Staff recommends approval of the proposed two story infill at 1723 5th Avenue North with the following conditions:

1. The front setback shall be consistent with setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The finished floor height shall be consistent with the finished floor heights of the nearby historic houses, relative to natural grade, to be verified by MHZC staff in the field;
3. The window and door selections shall be approved by MHZC Staff;
4. The roof color shall be approved by MHZC Staff;
5. A front walkway shall be added, the material to be approved by MHZC Staff; and
6. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

With those conditions met, Staff finds that the project will meet the design guidelines for new construction in the Salemtn Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Floorplans
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. 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

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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.

Parking areas and Driveways

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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.

Background: The lot at 1723th Avenue North is the site of a non-contributing building, for which a demolition permit was issued administratively in April of 2018. The lot is typical in size at fifty feet (50') wide and one hundred, ninety-two feet (192') deep. The lot is bounded by alleys on the rear and right side.



Existing non-contributing building at 1723 5th Avenue North.

Analysis and Findings: The applicant is proposing to construct a new two story infill.

Height & Scale: The new building will be twenty-eight feet, six inches tall (28'-6") from the floor level to the peak of the roof, with a corresponding eave height of nineteen feet (19'). The plans indicate that the height of the finished floor is to be three feet (3') above grade, making the total height of the building thirty-one feet, six inches (31'-6") tall. This meets the design guidelines for infill in the Salemtown overlay which allows infill to be two stories and up to thirty-five feet (35') tall.

The building's primary mass will be twenty-nine feet, six inches (29'-6") wide, with projecting sections on both sides increasing the total width to thirty-five feet (35'). Nearby historic houses range between twenty-five feet (25') wide and thirty-six feet (36') wide. Staff finds the width of the proposed infill will be compatible with context.

The depth of the building, including porches, will be eighty-seven feet (87'). Although this is deeper than most historic houses, the scale will be broken up by articulations and projections along the side facades, and by offsetting the right duplex unit eight feet (8') back from the front of the left unit. This will reduce the perceived scale of the building to be compatible with the surrounding context. Additionally, the depth matches that of the adjacent house at 1721 5th Avenue North, which was approved by the MHZC in 2013.

Staff finds that the height and scale of the proposed infill is compatible with the surrounding context and meets sections III.A.1 and III.B.1 of the design guidelines.

Setback & Rhythm of Spacing: The front setback for the new building is proposed to be twenty-one feet (21'). There are no buildings facing 5th Avenue North to the right, and the nearest historic building to the left is one lot away. Normally, it is appropriate for the front setback of infill to align with the closest historic buildings; however, infill that was constructed in recent years, just prior to the adoption of the overlay, dominates this portion of this block. Staff finds it to be appropriate, in this circumstance, to match the setback of the building to the left which was approved by the MHZC in 2013 and is consistent with the majority of this block face. Staff recommends as a condition of approval that the front setback be verified with an inspection prior to construction. The side setbacks will be eight feet (8') on the left and seven feet (7') on the right, which is will allow for the spacing between buildings to be compatible with surrounding houses.

With the front setback verified prior to construction, Staff finds that the proposed infill will meet section III.C.1 of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Cement fiberboard lap siding	Smooth, 6" & 4" reveal	Yes	
Secondary Cladding	Cement shingle/shake	Typical	Yes	
Trim	Wood, Cement Fiberboard	Smooth faced	Yes	
Roofing	Asphalt Shingles	Material color not indicated	Yes	X
Front Porch floor/steps	Concrete	Typical	Yes	
Front Porch Posts	Wood	Typical	Yes	
Front Porch Roof	Asphalt Shingles	Color needs approval	Yes	X
Windows	4/1 Casement and DH, 4-light Square	Needs approval	Yes	X
Doors	Full-light with Sidelights, 2/3-light, Transoms	Needs approval	Yes	X
Walkway	Material not indicated	Needs approval		X

Staff recommends that the window and door selections and roof colors are administratively approved, as well as the material of any walkways and other paving. With these materials administratively approved, Staff finds that the materials of the new building will be compatible with historic houses in the surrounding area and meet section III.D of the design guidelines.

Roof form: The primary roof of the building will be hipped, with smaller hipped bays on the sides and a pair of gable accents on the front. These roofs will all have a 7:12 pitch. The building will have a pair of front porches, the right porch will be under a 7:12 shed roof and the left porch under a 7:12 gable. These roofs will be compatible with surrounding houses will therefore meet section III.E of the design guidelines.

Orientation: The primary facade of the new building will be oriented to face 4th Avenue North directly, as is typical of historic houses on the block. The front facade will be distinguishable by two prominent front porches. The plans show stairs leading down from the porch, but walkways to the front of the lot are not shown. Staff recommends that, as a condition of approval, walkways are added to connect from the porch to the sidewalk. With that condition, Staff finds that the orientation of the project meets section III.F of the design guidelines.

Proportion and Rhythm of Openings: The majority of window and door openings on the new building will be twice as tall as they are wide, with five smaller square windows on both the left and right facades. The vertically oriented windows will include casements and double-hung with a 4/1 sash pattern. The square windows will have a 4-light pattern. Overall, the windows will be regularly spaced without any large expanses of blank wall without an opening and with a four inch (4”) mullion between paired double-hung windows. Staff finds that the window proportions and rhythms are generally compatible with the surrounding historic context and that the project will meet section III.G of the design guidelines.

Appurtenances & Utilities: The site plan does not show walkways leading from the porch to the sidewalk at the front of the property. Staff recommends that a site plan showing walkways being added is submitted before a permit is issued. Likewise, the location of the HVAC and other utilities were also not noted. With the condition that the paving location and materials are administratively approved and that the HVAC is located on the rear façade, or on a side façade beyond the midpoint of the house, Staff finds the appurtenances will be compatible with surrounding historic properties and will meet section III.I of the design guidelines.

Recommendation: Staff recommends approval of the proposed two story infill at 1723 5th Avenue North with the following conditions:

1. The front setback shall be consistent with setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The finished floor height shall be consistent with the finished floor heights of the nearby historic houses, relative to natural grade, to be verified by MHZC staff in the field;
3. The window and door selections shall be approved by MHZC Staff;
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5. A front walkway shall be added, the material to be approved by MHZC Staff; and
6. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

With those conditions met, Staff finds that the project will meet the design guidelines for new construction in the Salemtown Neighborhood Conservation Zoning Overlay.

PHOTOGRAPHS



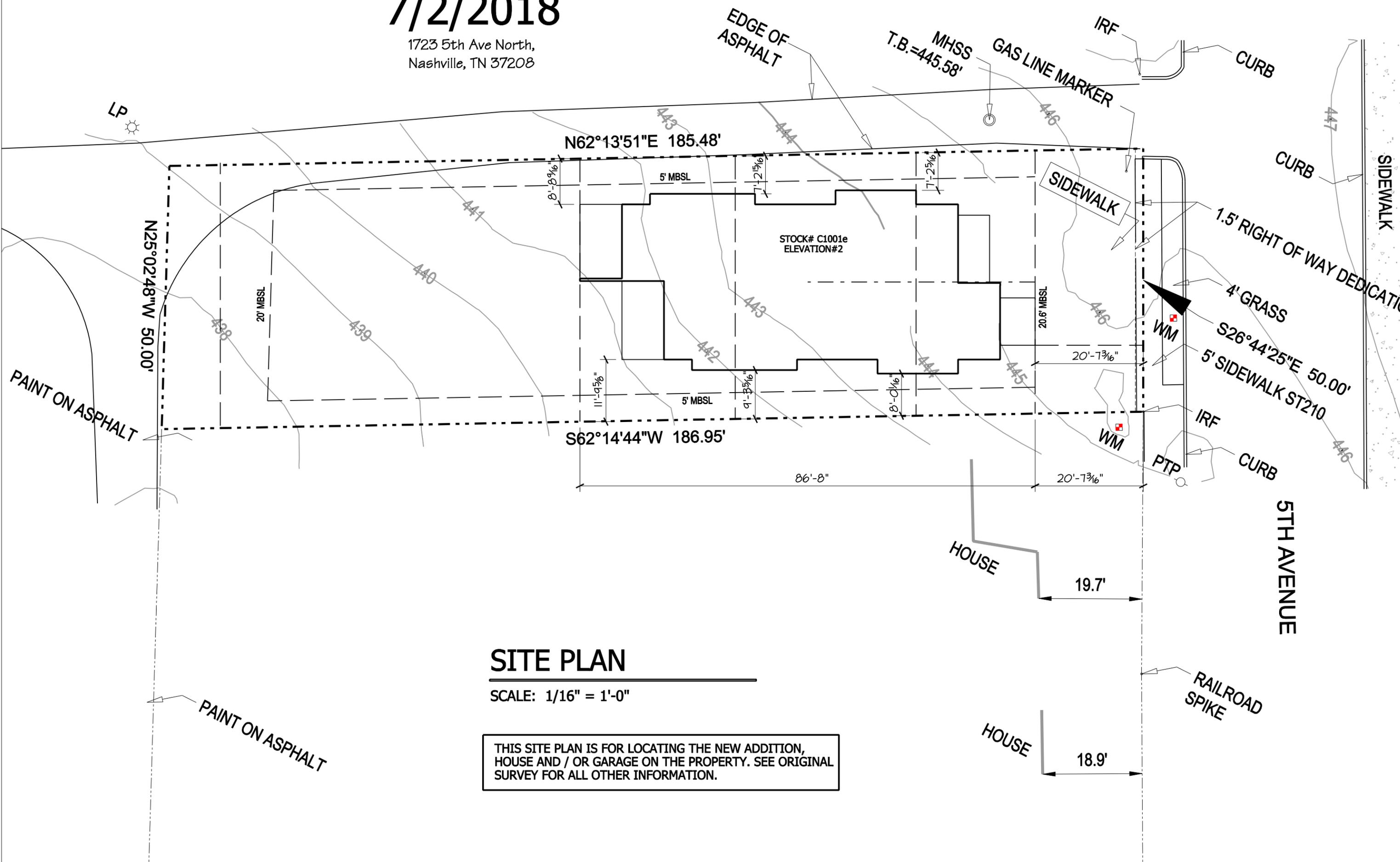
Existing non-contributing building at 1723 5th Avenue North, viewed from right.



Existing non-contributing building at 1723 5th Avenue North, viewed from left.

7/2/2018

1723 5th Ave North,
Nashville, TN 37208



SITE PLAN

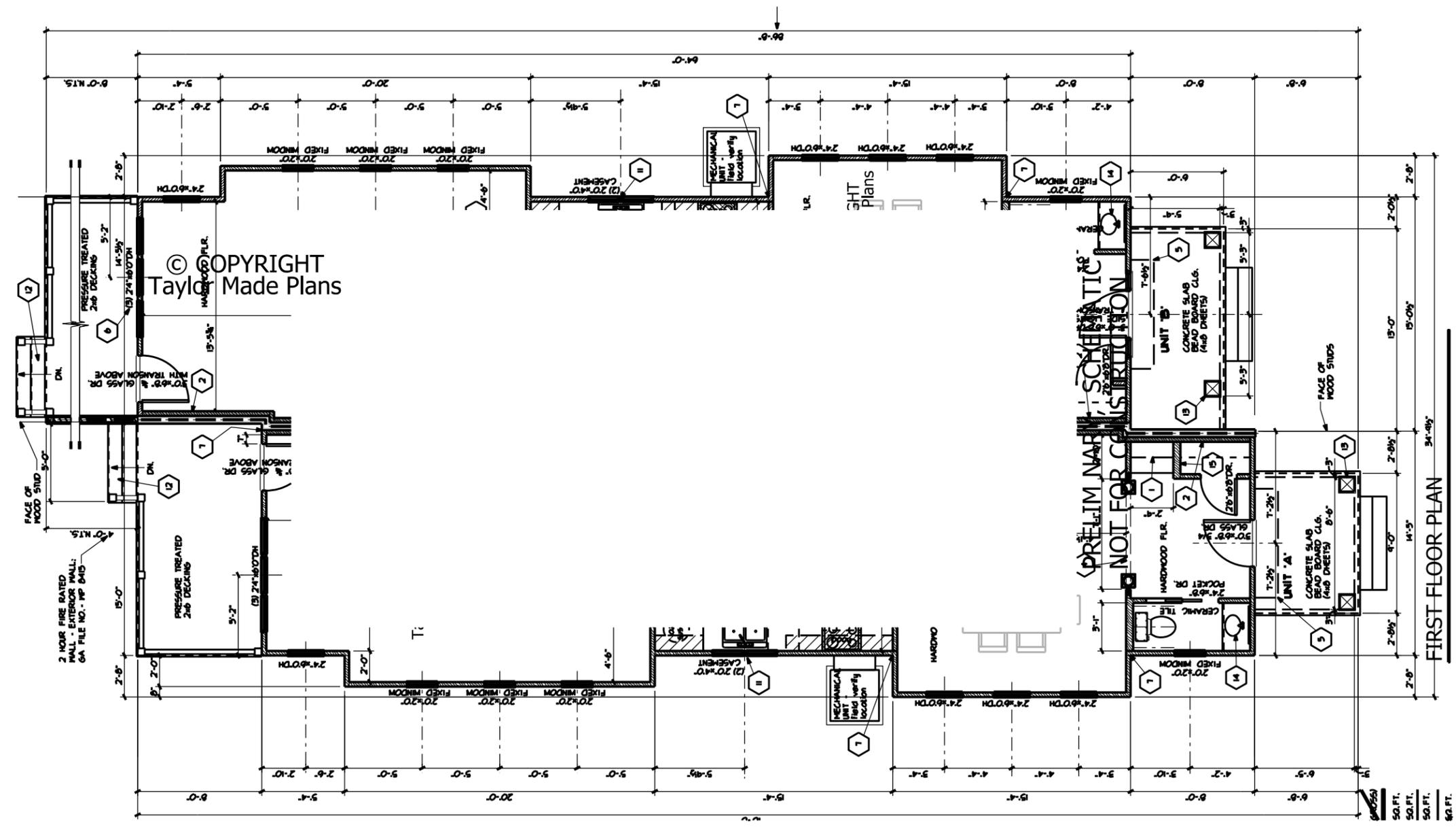
SCALE: 1/16" = 1'-0"

THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION,
HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL
SURVEY FOR ALL OTHER INFORMATION.

SCHEMATIC PLANS
NOT FOR CONSTRUCTION

7/2/2018

1723 5th Ave North,
Nashville, TN 37208

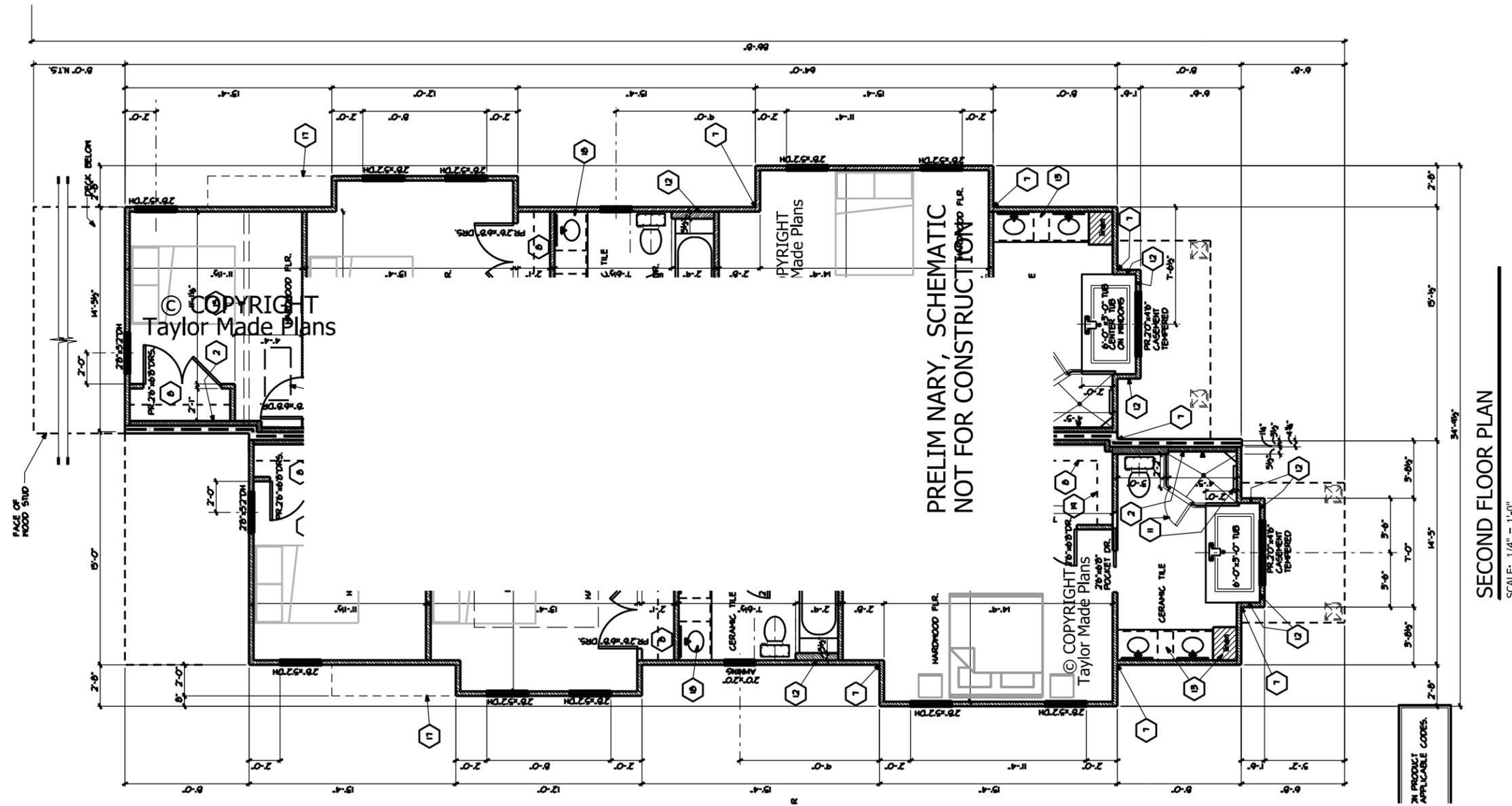


FIRST FLOOR PLAN

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

7/2/2018

1723 5th Ave North,
Nashville, TN 37208



SECOND FLOOR PLAN

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

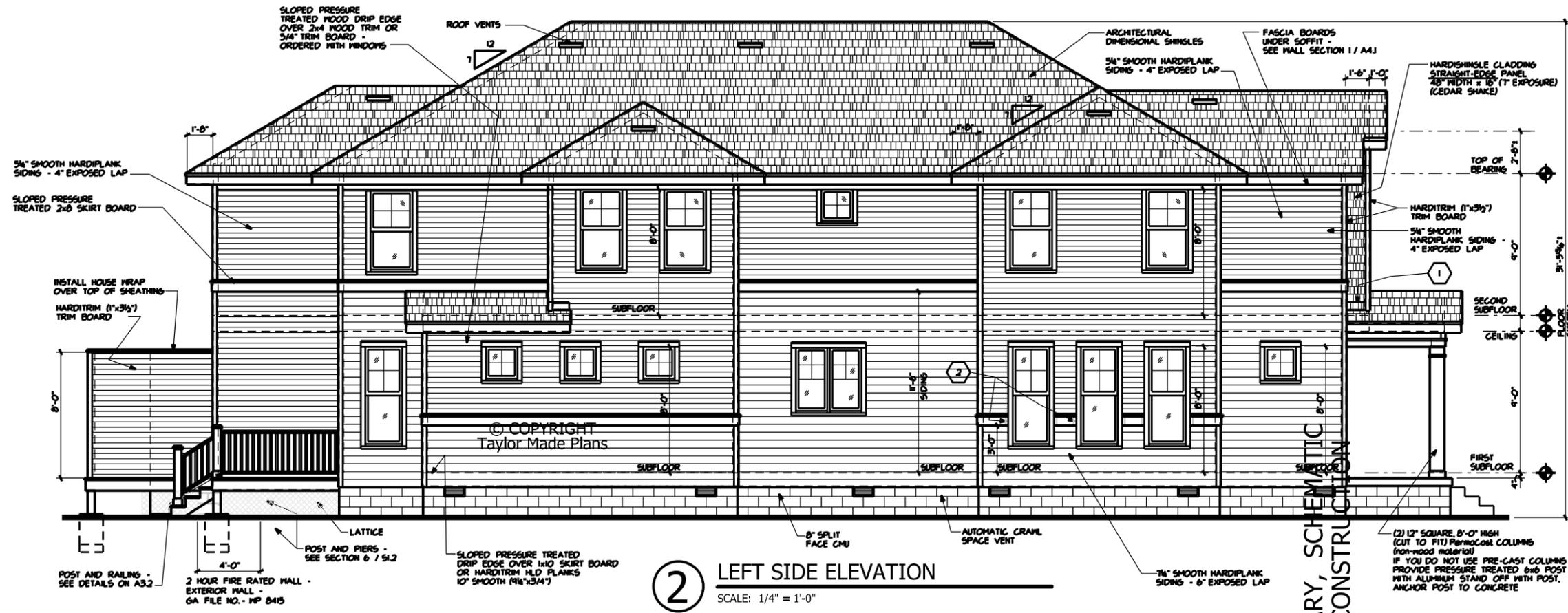
SECOND FLOOR PLAN

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

7/2/2018

1723 5th Ave North,
Nashville, TN 37208

TOP TRIM OF DOORS AND WINDOWS: SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER HARDITRIM (1"x3½") TRIM BOARD OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS	SIDE TRIM OF DOORS AND WINDOWS: HARDITRIM (1"x3½") TRIM BOARD OR 5/4" TRIM BOARD - ORDER WITH WINDOWS
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2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY, SCHEMATIC NOT FOR CONSTRUCTION

