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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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STAFF RECOMMENDATION
1714 5th Avenue North
August 15, 2018

Application: New Construction—Rear Addition and Outbuilding; Setback Determination
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08205003600
Applicant: Lynn Taylor, Designer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enlarge the house with an addition at the rear and to construct an outbuilding. The addition will include a ridge-raise increasing the height of the building by three feet (3') at the rear. The addition requires a setback determination for the left side of the addition to be three feet (3') off of the property line. The outbuilding is proposed to be used as a Detached Accessory Dwelling Unit.

Recommendation Summary: Staff recommends approval of the proposed addition to the historic house at 1714 5th Avenue North with a three foot (3') side setback, and of the proposed outbuilding with the following conditions:

1. The window and door selections shall be approved by MHZC Staff prior to installation; and
2. The location of the HVAC shall be approved by MHZC Staff; and
3. A restrictive covenant affirming that the property owner will comply with section 17.16.030 of the Metro Code regarding use and occupancy of a Detached Accessory Dwelling Unit is recorded.

Meeting those conditions, Staff finds that the proposal meets the design guidelines for additions and outbuildings in the Salemtown Neighborhood Conservation Zoning Overlay.

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

Multi-unit Developments
For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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. Outbuildings
(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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.

Outbuildings: Height & Scale
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

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.

Outbuildings: Roof
· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

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. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
   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.

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
· Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.
· The DADU may not exceed the maximums outlined previously for outbuildings.
· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
Density.
· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
Ownership.
· No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
· The DADU cannot be divided from the property ownership of the principal dwelling.
· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
· Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.
Bulk and Massing.
· The living space of a DADU shall not exceed seven hundred square feet.

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.

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 than 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 <u>or</u> extend wider than the existing building; however, generally the addition should not be higher <u>and</u> 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 1714 5th Avenue North is a one story house built prior to 1914. The house has a front-gabled roof and a projecting hipped front porch, and an overall form similar to that of a "shotgun" house. A cross-gabled wing at the rear of the house appears to be original. With the exception of a side porch that has been enclosed, Craftsman porch columns that were likely added in the 1920s or 30s, and original trim that was recently removed, the character and historic integrity of the house is very well-preserved.

1714 5th Avenue North, current photo.

Analysis and Findings: The applicant proposes to enlarge the house with an addition at the rear and to construct an outbuilding. The addition requires a setback determination.

Demolition: A portion of the rear wall and rear roof slope will be demolished to accommodate the new addition. These sections of the building are only visible from the rear; therefore, the addition will not negatively affect the historic character of the house. Staff finds that the partial demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Location & Removability: The new addition will be located toward the rear of the historic house, originating with a ridge-raise that ties into the existing rear side-gabled roof. This ridge is approximately seventy feet (70') back from the front of the house. The addition will be stepped in two feet (2') from the sides of the original building so as to retain the integrity of the original form of the house and to distinguish the addition as new construction. Staff finds that that the location of the addition is appropriate and that by attaching in this manner, the impact of the addition would be reversible. Staff finds that the project meets sections IV.A and IV.F of the design guidelines.

Design: The character of the addition will be similar to that of the existing house with a similar roof form, window pattern, and matching exterior materials. The addition will be sufficiently differentiated by being inset from the original building so as to not be confused as an historic component. Staff finds that the project meets section sections IV.B, IV.C, and IV.G of the design guidelines.

Height & Scale: The ridge of the cross gable at the rear of the house will be raised three feet (3') in elevation by extending the front-facing planes of roof up and to the rear. The Commission has approved several additions that raise the ridge on a side-gabled roof up to two feet (2'), however those have been on side-gabled primary roofs whereas this ridge raise is on a secondary roof component near the rear of the building. The sides of the addition will be stepped in two feet (2') from the sides of the existing house. Although the addition will be taller than the house, the height will not be highly visible because the addition is narrower and because it begins more than seventy feet (70') back from the front of the house. Staff

finds that the height and scale of the addition will be appropriate and that it will meet sections III.A, III.B, and IV.B of the design guidelines.

Setback & Rhythm of Spacing: Although the addition will be stepped in two feet (2') from the sides of the house, the new construction will sit within the standard five foot (5') setback because the left side of the building currently sits only one foot (1') from the left property line. Staff finds that the resulting three foot (3') side setback for the addition is appropriate because it is compatible with the existing historic condition. Staff finds that the project meets section III.C of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Slab	Typical	Yes	
Cladding	Cement Fiberboard Clapboard	Smooth, 6" Exposure	Yes	
Roofing	Metal, Standing Seam	Match Existing	Yes	
Trim	Cement Fiberboard	Smooth Faced	Yes	
Rear Porch Posts	Wood	Pressure Treated	Yes	

Staff finds that the proposed materials are appropriate and that the project meets section III.D of the design guidelines.

Roof form: The ridge raise addition will extend the front-facing slopes of the existing cross gable roof up and to the rear, three feet (3') in height, matching the form and pitch of the existing roof. The rear of the new roof will return down to the rear at the same pitch at the outer walls, with a shed dormer with a low pitched roof in the center. The dormer will be stepped in one foot (1') from the outer walls which will help reduce its visibility. Staff finds that the roof forms are compatible with those of the historic house and that the project meets section III.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 addition will not have windows on the sides, only on the rear façade not visible from the right of way. Staff finds the project's proportion and rhythm of openings to meet section III.G of the design guidelines.

Appurtenances & Utilities: The plans indicate that an existing rear yard walkway will be removed and that the HVAC units will be relocated. The new location of the HVAC was not noted, therefore Staff asks that they be located on the rear façade, or on a side façade beyond

the midpoint of the house. With that condition, Staff finds that the project meets section III.I of the design guidelines.

Outbuildings:

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary Form	Gable	Yes
Primary Roof Pitch	12:12	Yes
Dormer Form	Shed	Yes
Dormer Roof Pitch	5:12	Yes

These roof the forms and pitches are similar to historic outbuildings, therefore Staff finds that the project meets Sections III.H.1 and III.H.3 of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. The outbuilding's roof form, detailing, and form do not contrast greatly with the primary structure and it will be appropriately located at the rear of the lot. Staff finds that the outbuilding meets section III.H.2 of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	
Cladding	Cement Fiberboard Clapboard	Smooth, 6" Exposure	Yes	
Trim	Cement Fiberboard	Smooth Faced	Yes	
Roofing	Metal, Standing Seam	Match Existing	Yes	
Windows	Double Hung	Not Indicated		Yes
Pedestrian Doors	Half-glass with Panels Below	Not Indicated		Yes
Vehicle Doors	Two-Bay Roll-up Doors	Not Indicated		Yes

The Commission as typically required that garage doors on the street-facing elevation be single bay only. Staff finds that the proposed two-bay door will not be greatly visible because the outbuilding is obscured behind the house, and that they are therefore not inappropriate. With the staff's final approval of the window and door selections, staff finds that the known materials meet sections III.H.4 and III.H.5 of the design guidelines.

General requirements for Outbuildings: To meet the design guidelines, the answer to each of these questions should be "yes", when applicable.

Bulk and Massing

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?		No
Is the building located towards the rear of the lot?	Yes	

Although the building has a two-bay vehicular door on the elevation facing the street, it will be significantly obscured behind the house so as to be minimally visible. Staff finds that the outbuilding meets section III.H of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	20'
Rear setback	5'	10'
L side setback**	5'	5'
R side setback**	5'	14'
How is the building accessed?	From the alley or existing curb cut	Alley

Staff finds that the location of the proposed outbuilding is compatible with the location of outbuildings historically and that it meets the setback and site planning requirements of section III.H of the design guidelines.

Massing Planning:

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,250 sq. ft.	740 sq. ft.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	23’	23’	23’
Eave Height	10’	10’	9’-8”

Staff finds that the outbuilding’s massing meets section III.H.1 of the design guidelines.

The proposed outbuilding will include a residential use and so in addition to meeting the design guidelines for outbuildings it must also meet the standards of ordinance 17.16.030 for a detached accessory dwelling unit. The restrictive covenant has not been received and Staff recommends that receipt of the document be a condition of approval. The project meets section III.H of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

Recommendation: Staff recommends approval of the proposed addition to the historic house at 1714 5th Avenue North with a three foot (3’) side setback, and of the proposed outbuilding with the following conditions:

1. The window and door selections shall be approved by MHZC Staff prior to installation; and
2. The location of the HVAC shall be approved by MHZC Staff; and
3. A restrictive covenant affirming that the property owner will comply with section 17.16.030 of the Metro Code regarding use and occupancy of a Detached Accessory Dwelling Unit is recorded.

Meeting those conditions, Staff finds that the proposal meets the design guidelines for additions and outbuildings in the Salemtown Neighborhood Conservation Zoning Overlay.

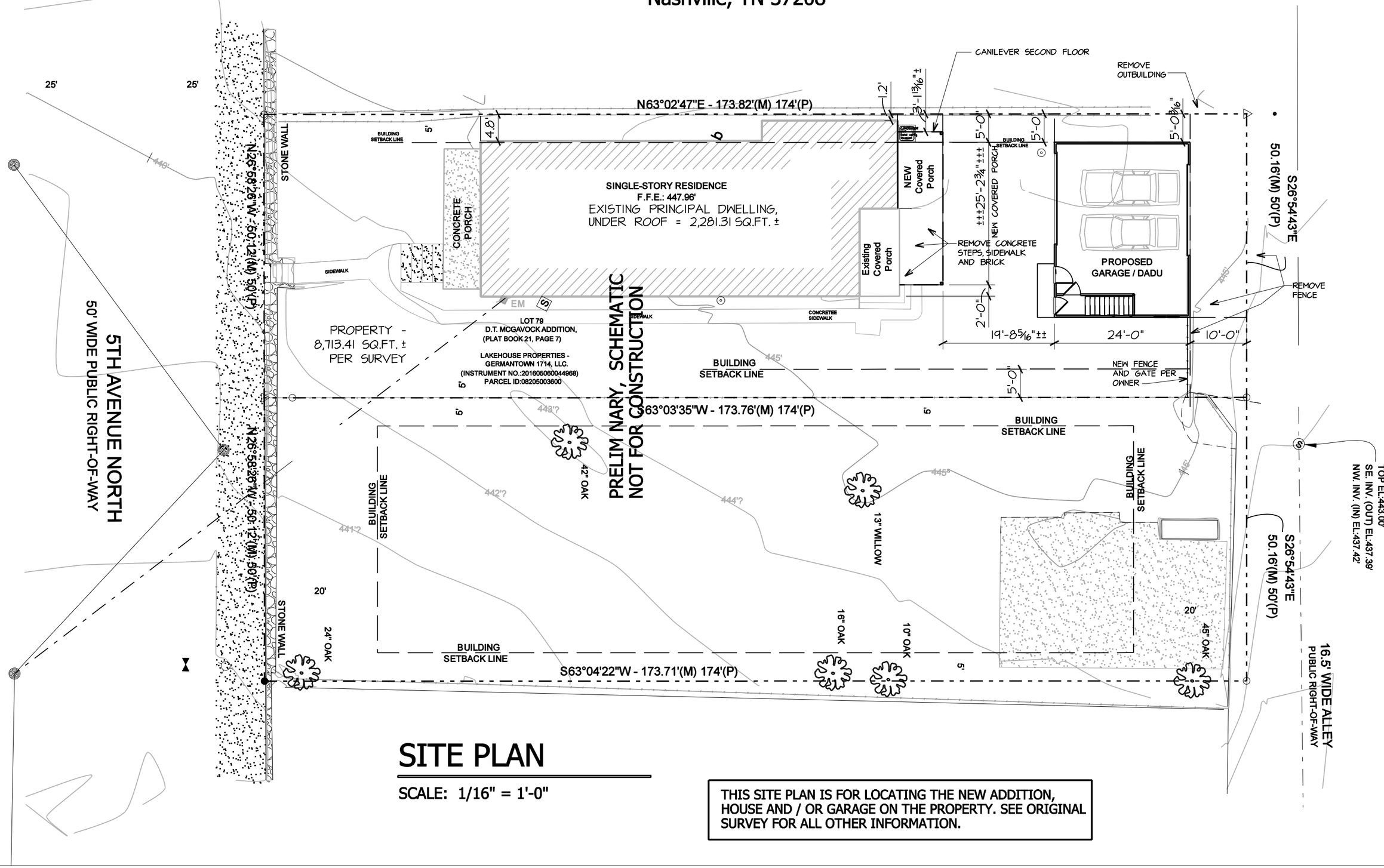
PHOTOGRAPHS

1714 5th Avenue North, left oblique.

1714 5th Avenue North, right oblique.

7/30/2018

1714 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.

7/30/2018

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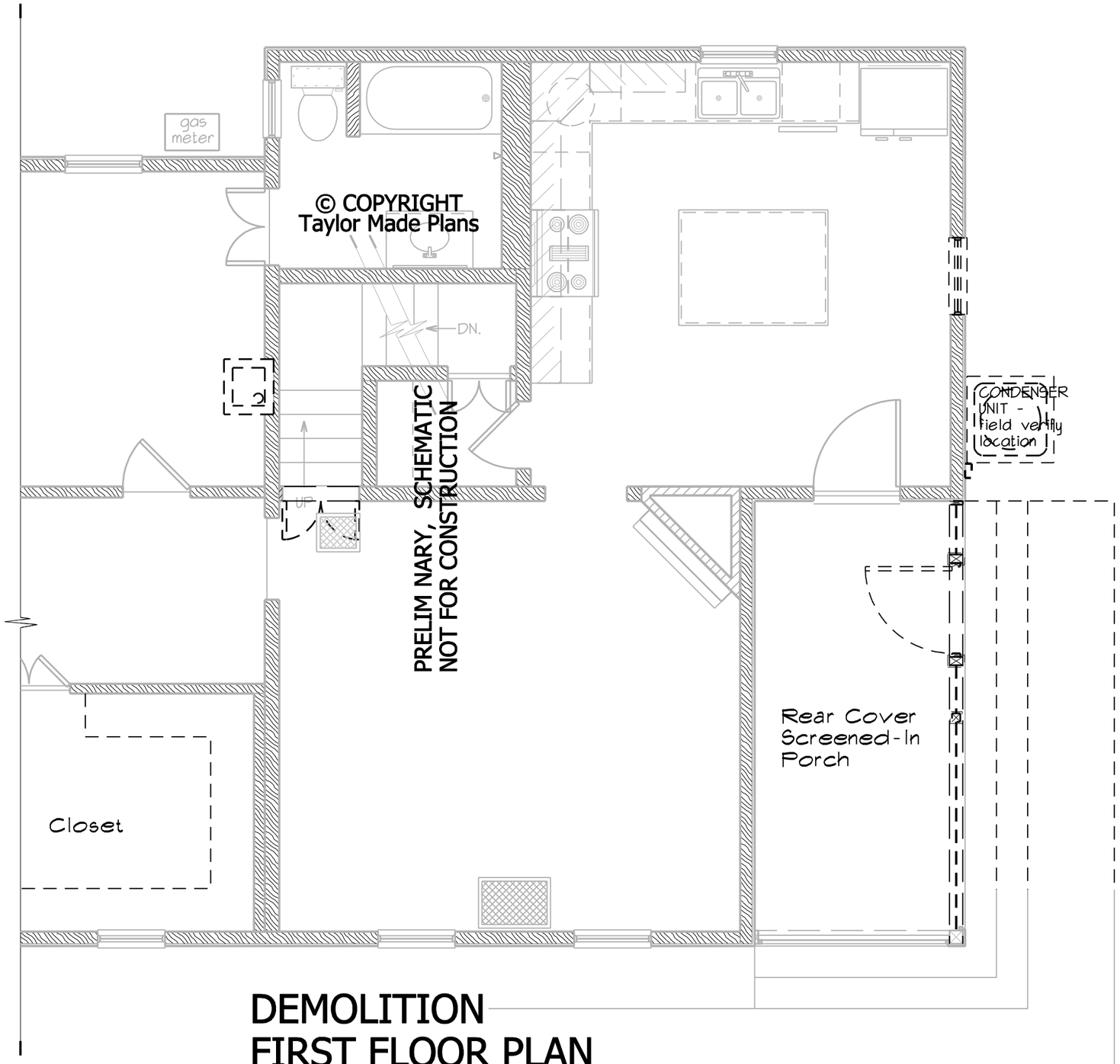
Nashville, TN 37208

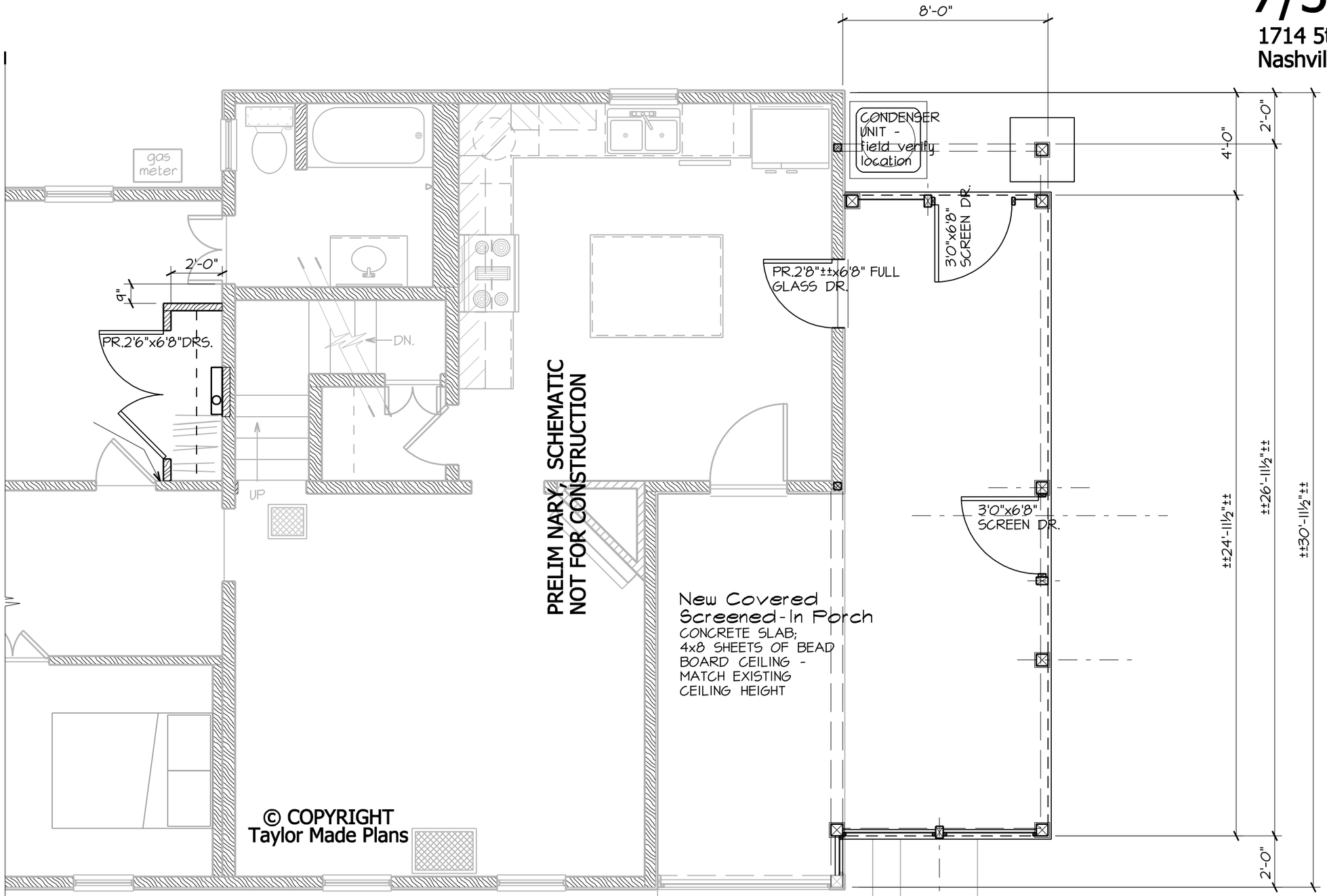


DEMOLITION
FIRST FLOOR PLAN

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

7/30/2018

1714 5th Avenue, North
Nashville, TN 37208



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NEW CONSTRUCTION FIRST FLOOR PLAN

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

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1714 5th Avenue, North
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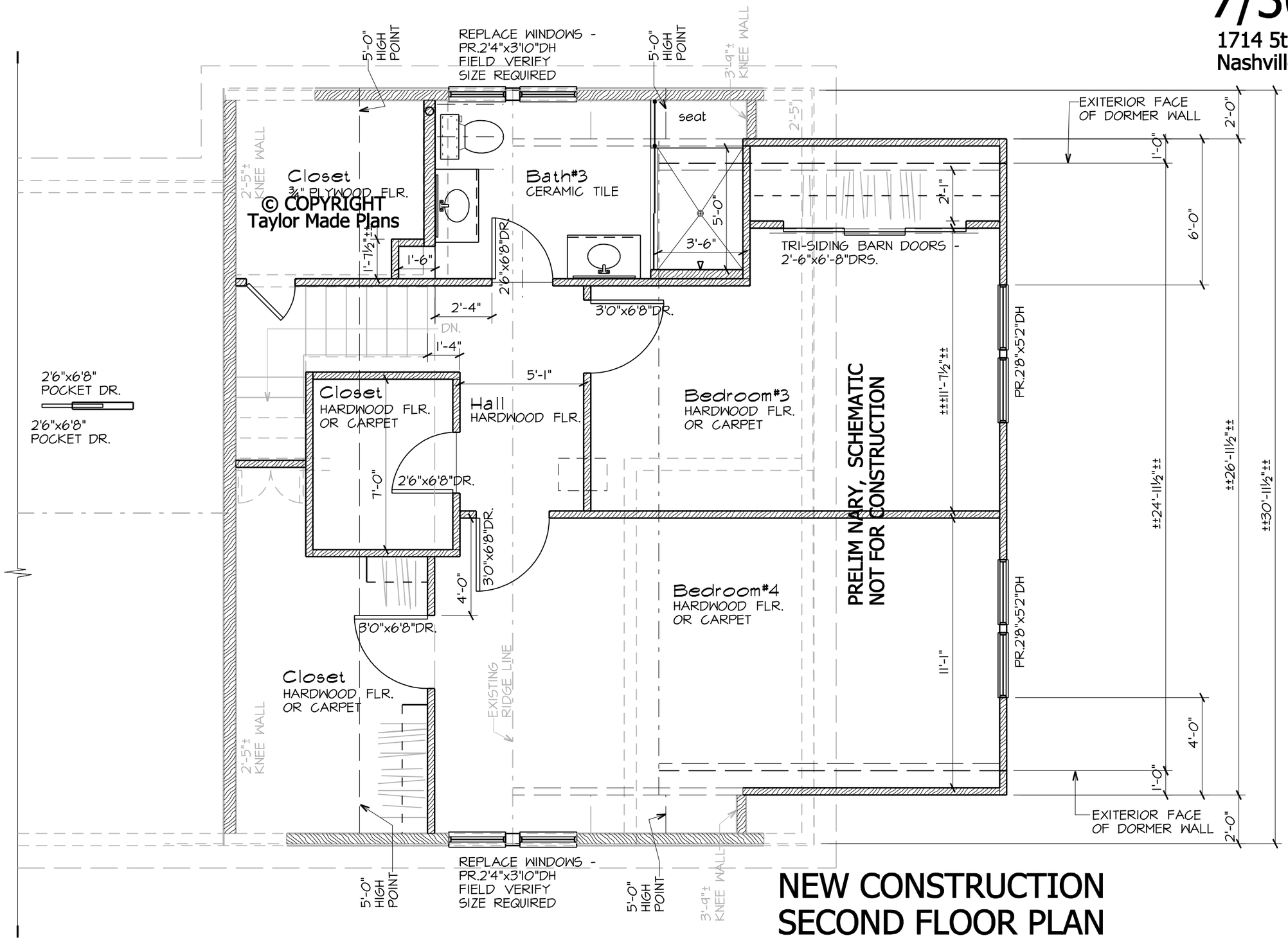
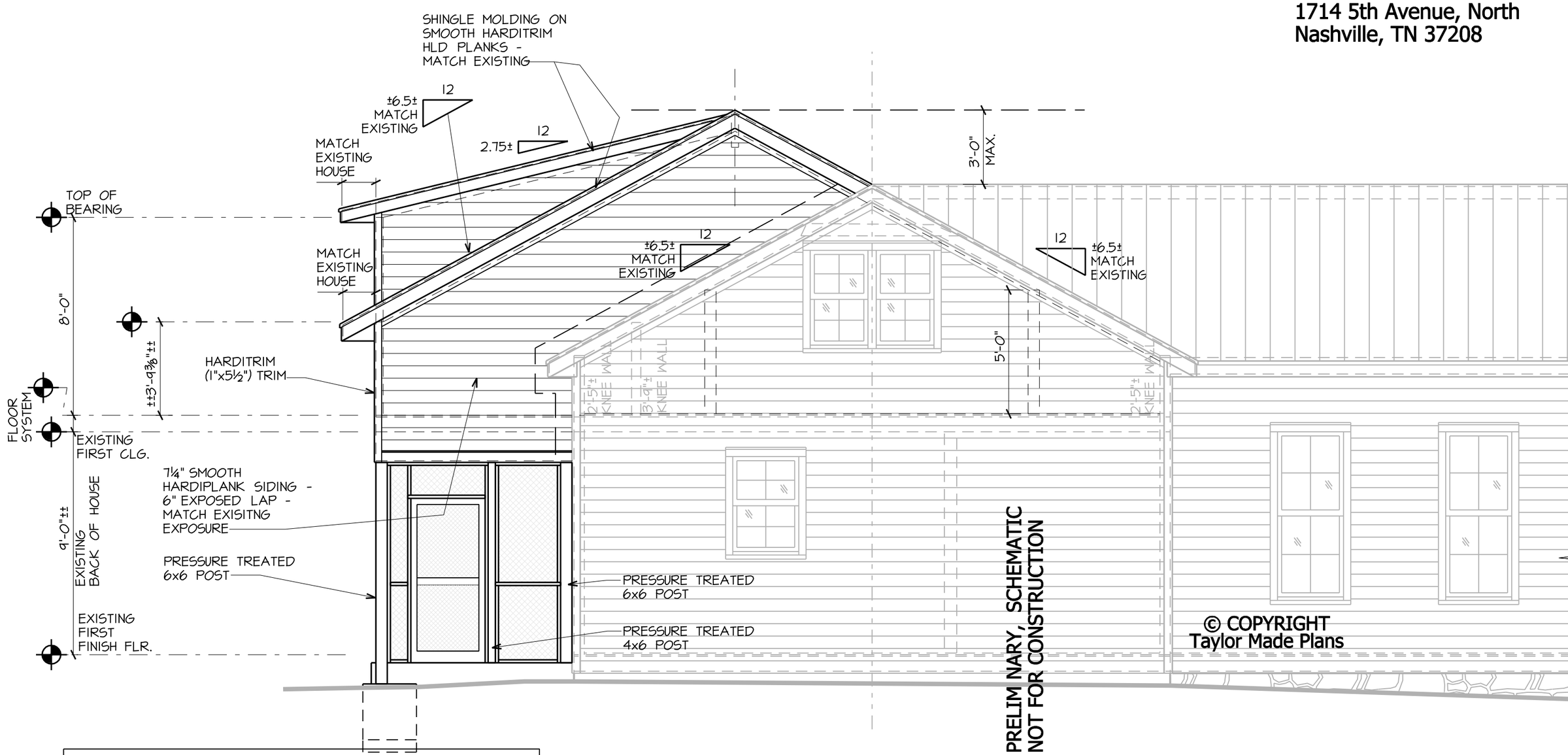


NEW CONSTRUCTION SECOND FLOOR PLAN

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

7/30/2018

1714 5th Avenue, North
Nashville, TN 37208



TOP TRIM OF DOORS AND WINDOWS:
METAL DRIP EDGE OVER
HARDITRIM (1"x5½"±)
TRIM BOARD - MATCH EXISTING
WINDOWS AND DOOR TRIM

SIDE TRIM OF DOORS AND WINDOWS:
HARDITRIM (1"x5½"±)
TRIM BOARD - MATCH EXISTING
WINDOWS AND DOOR TRIM

2 LEFT SIDE ELEVATION

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

TOP TRIM OF DOORS AND WINDOWS:
METAL DRIP EDGE OVER
HARDITRIM (1"x5½"±)
TRIM BOARD - MATCH EXISTING
WINDOWS AND DOOR TRIM

SIDE TRIM OF DOORS AND WINDOWS:
HARDITRIM (1"x5½"±)
TRIM BOARD - MATCH EXISTING
WINDOWS AND DOOR TRIM

7/30/2018

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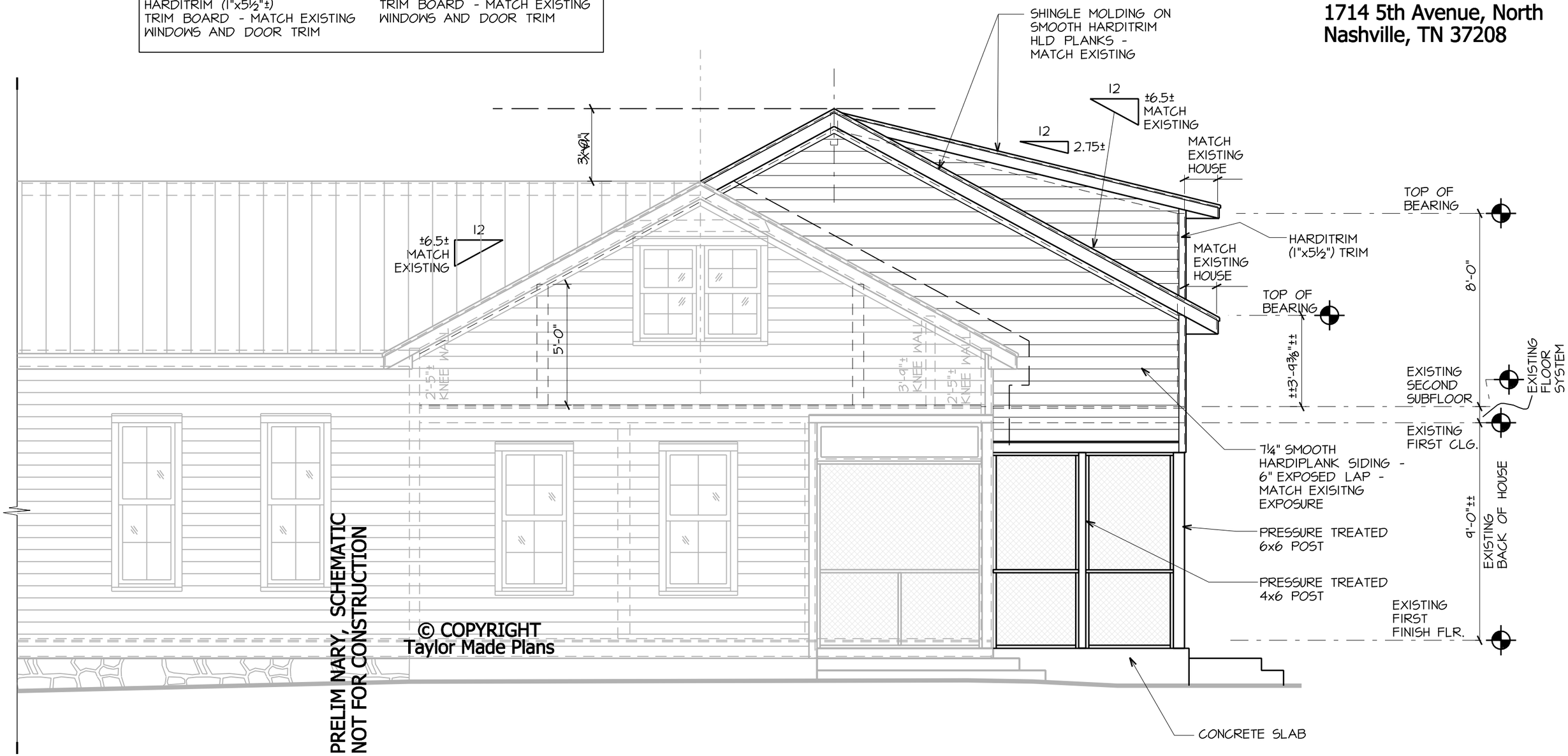
Nashville, TN 37208



PRELIMINARY, SCHEMATIC
NOT FOR CONSTRUCTION

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2 RIGHT SIDE ELEVATION

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

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Nashville, TN 37208

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PRELIMINARY, SCHEMATIC
NOT FOR CONSTRUCTION

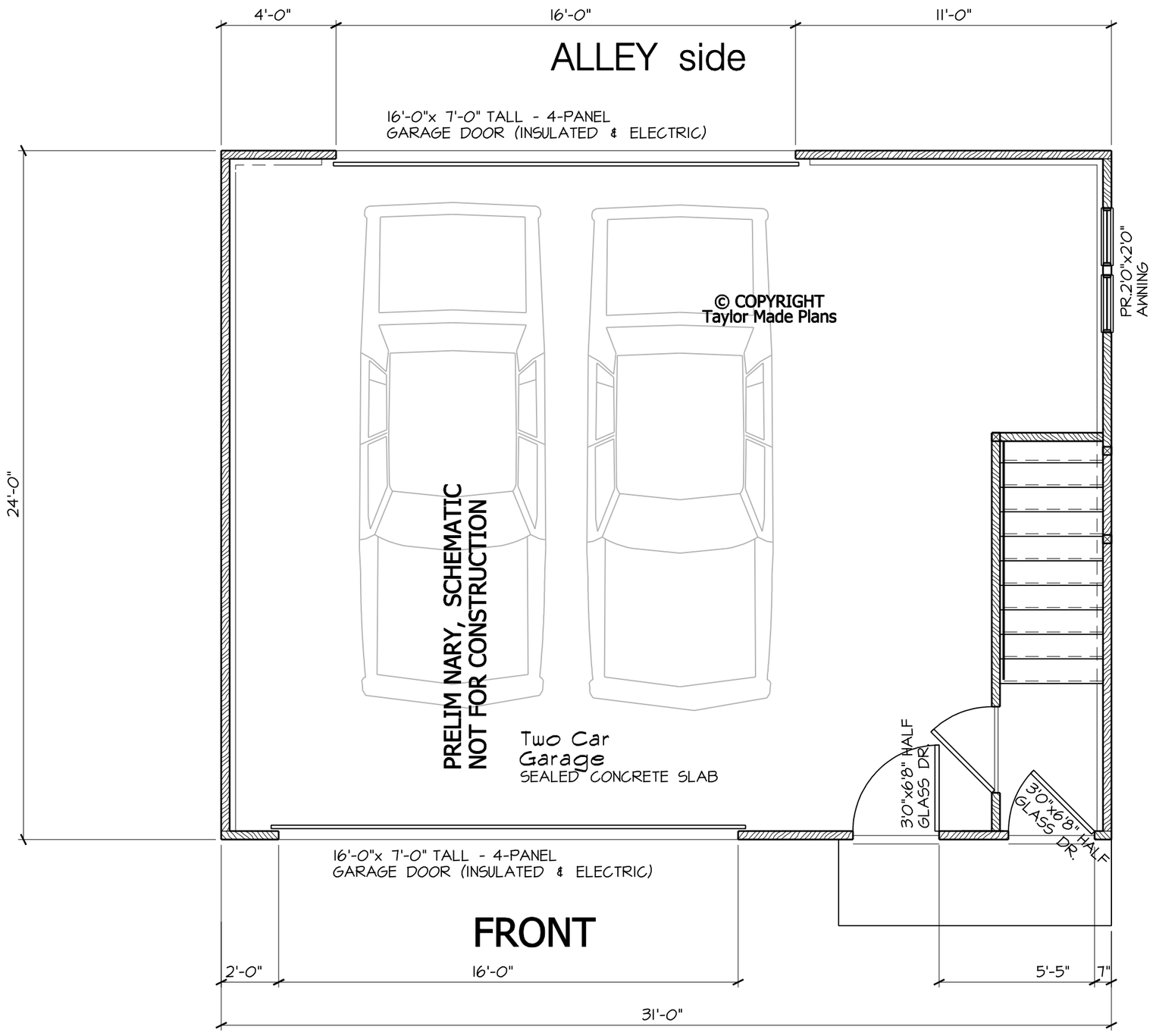
TOP TRIM OF DOORS AND WINDOWS:	SIDE TRIM OF DOORS AND WINDOWS:
METAL DRIP EDGE OVER HARDITRIM (1"x5½"±) TRIM BOARD - MATCH EXISTING WINDOWS AND DOOR TRIM	HARDITRIM (1"x5½"±) TRIM BOARD - MATCH EXISTING WINDOWS AND DOOR TRIM

1 REAR ELEVATION

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

2/5/2018

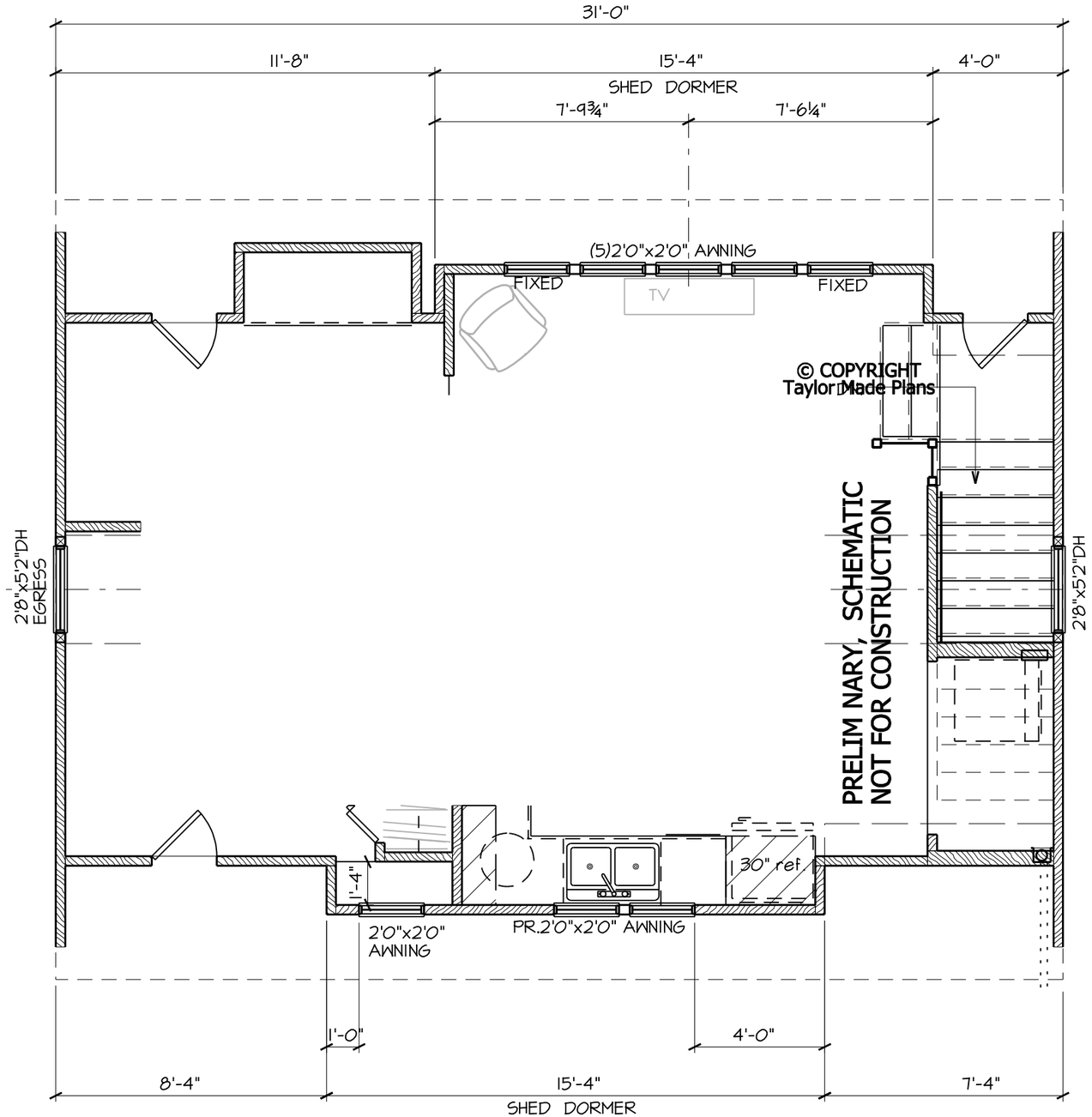
1714 5th Ave. North,
Nashville, TN 37208



FIRST FLOOR PLAN

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

ALLEY side



FRONT

LOFT FLOOR PLAN

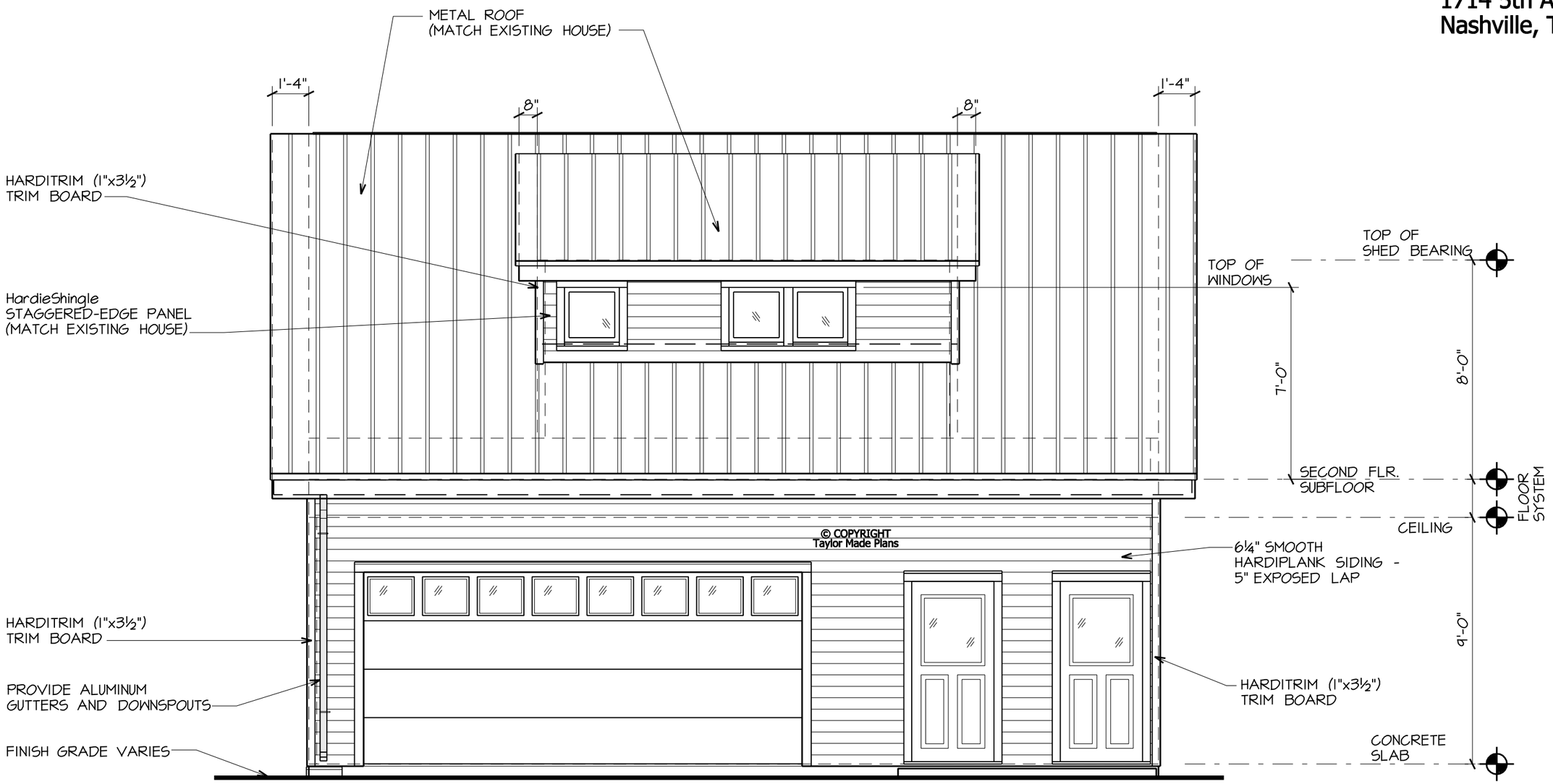
SCALE: 1/4" = 1'-0"

2/5/2018

1714 5th Ave. North,
Nashville, TN 37208

7/30/2018

1714 5th Avenue, North
Nashville, TN 37208



1 FRONT ELEVATION

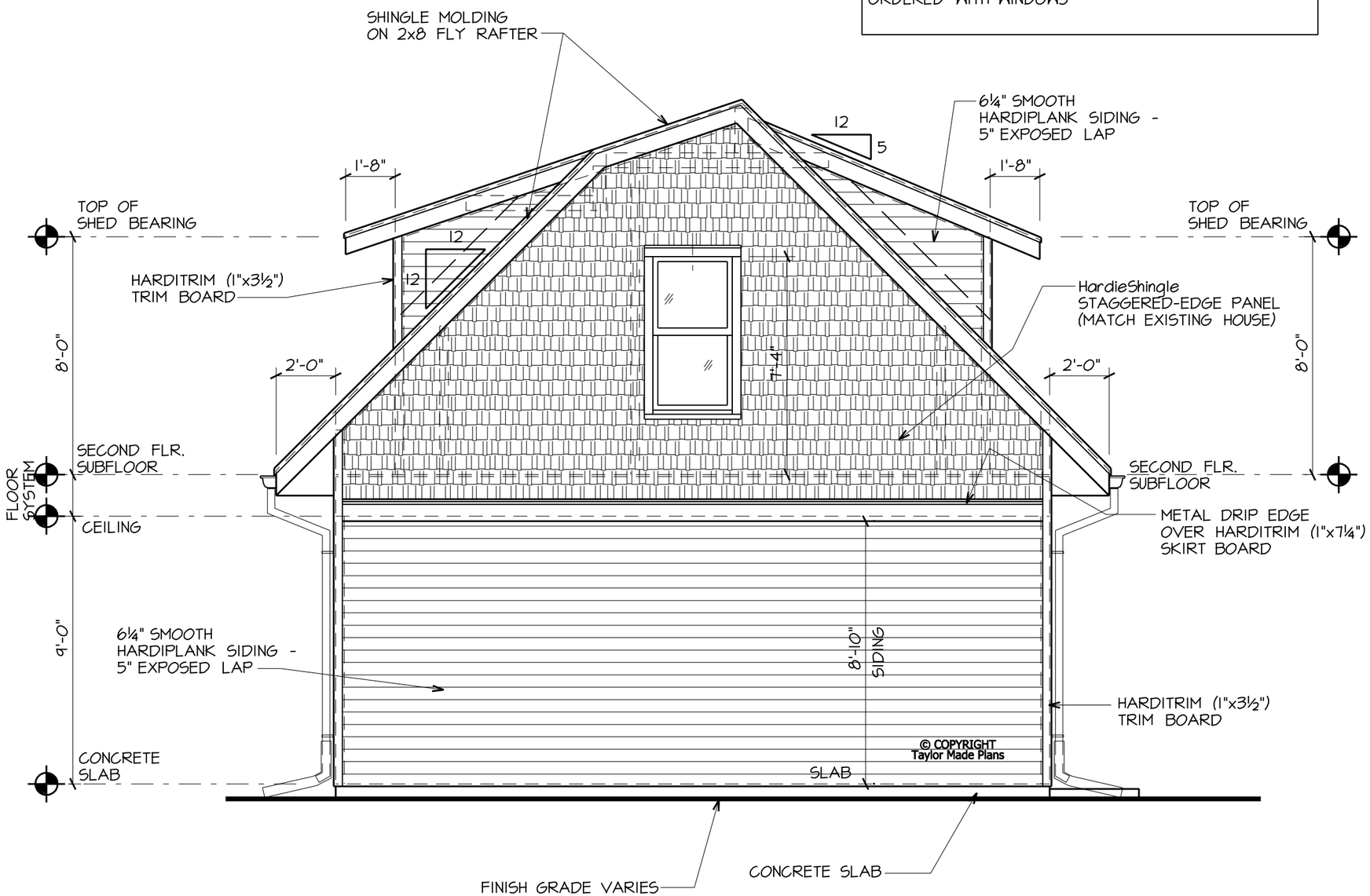
SCALE: 1/4" = 1'-0"

7/30/2018

1714 5th Avenue, North
Nashville, TN 37208

TOP TRIM OF DOORS AND WINDOWS:
METAL 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: 1/4" = 1'-0"

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1714 5th Avenue, North
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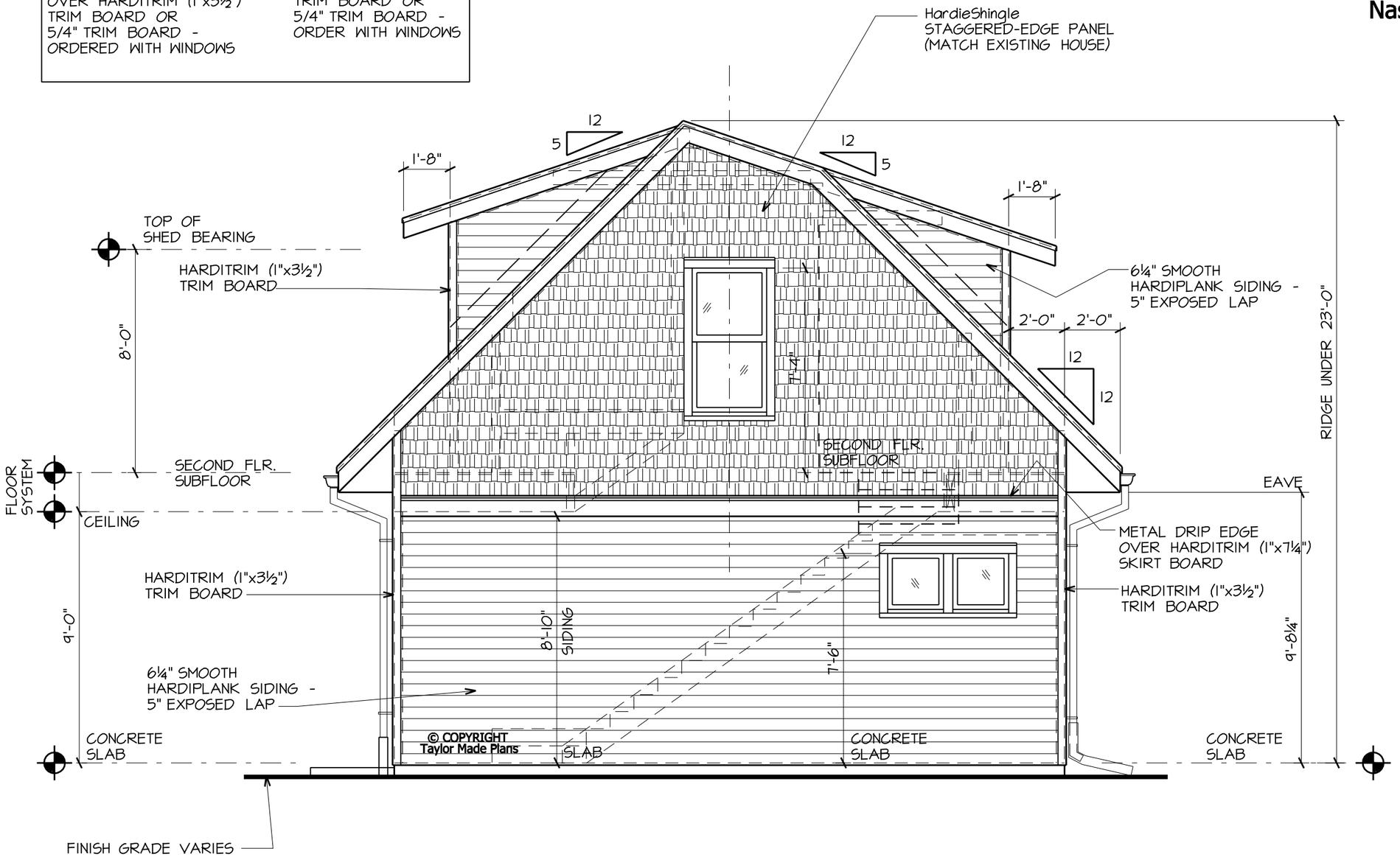
TOP TRIM OF DOORS AND WINDOWS:
METAL DRIP EDGE OVER HARDITRIM (1"x3½") TRIM BOARD OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS

SIDE TRIM OF DOORS AND WINDOWS:
HARDITRIM (1"x3½") TRIM BOARD OR 5/4" TRIM BOARD - ORDER WITH WINDOWS



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3 RIGHT SIDE ELEVATION

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

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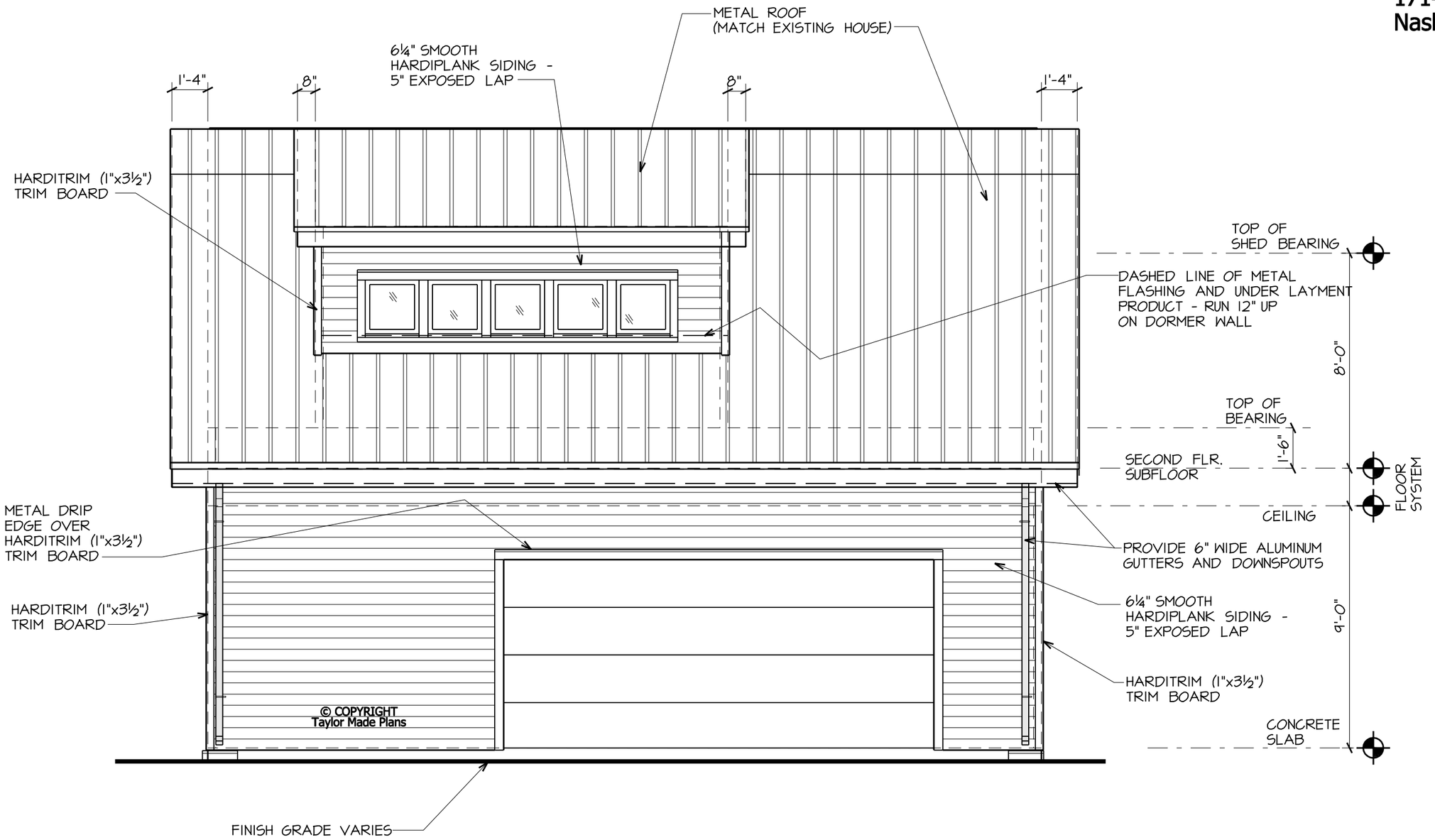

TOP TRIM OF DOORS AND WINDOWS:	SIDE TRIM OF DOORS AND WINDOWS:
METAL DRIP EDGE OVER HARDITRIM (1"x3½") TRIM BOARD OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS	HARDITRIM (1"x3½") TRIM BOARD OR 5/4" TRIM BOARD - ORDER WITH WINDOWS

4 REAR ELEVATION

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