

DAVID BRILEY
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
Fax: (615) 862-7974

STAFF RECOMMENDATION 1823 5th Avenue North July 17, 2019

Application: New Construction—Addition and Outbuildings; Partial Demolition

District: Salemtown Neighborhood Conservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08108026300

Base Zoning: R6-A

Applicant: Jeff Zeitlin

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The application is to construct an addition to the historic house that will more than double the footprint of the historic house and to construct two detached, single-story outbuildings that will not include dwelling units. The plan also includes partial demolition of existing windows openings on the side facades of the historic house.

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

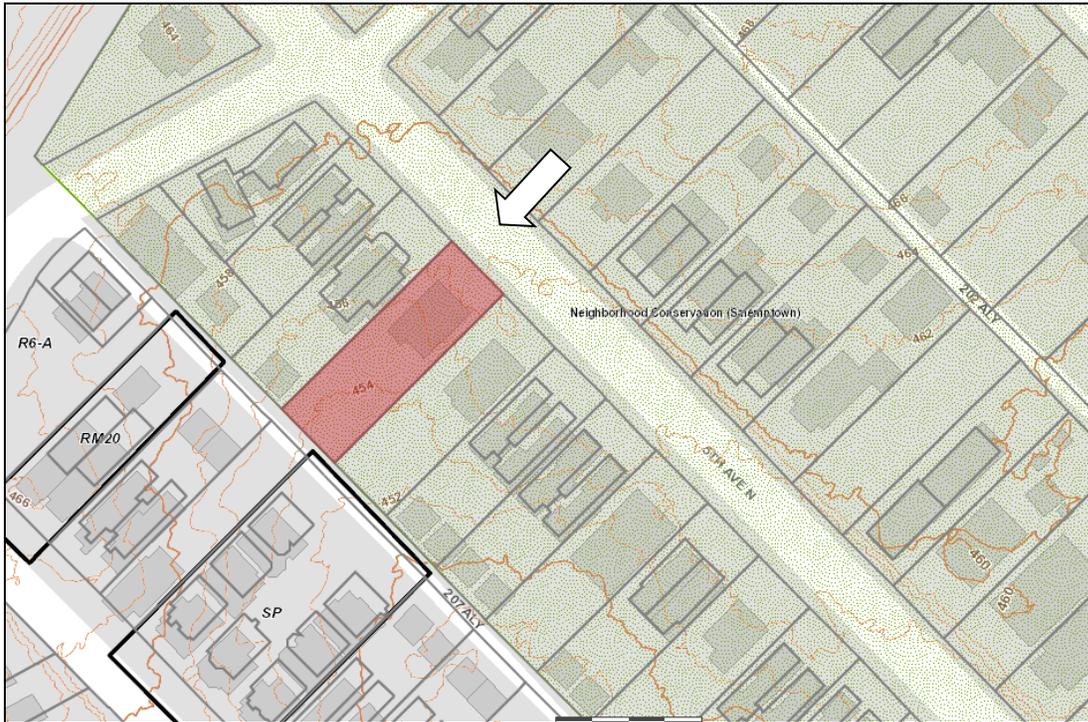
1. The footprint of the addition, including all covered porches, have a footprint no larger than one thousand, one hundred, and ninety-three square feet (1,193 sq. ft.), which is the footprint of the historic house;
2. Staff approve the final details, dimensions and materials of windows, doors, trim, roof color, and garage doors prior to purchase and installation;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. Utility meters be located on the sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on the building permit(s).

With these conditions, staff finds that the proposed addition meets Sections III. and I.V. of the Salemtown Neighborhood Conservation Zoning Overlay design guidelines.

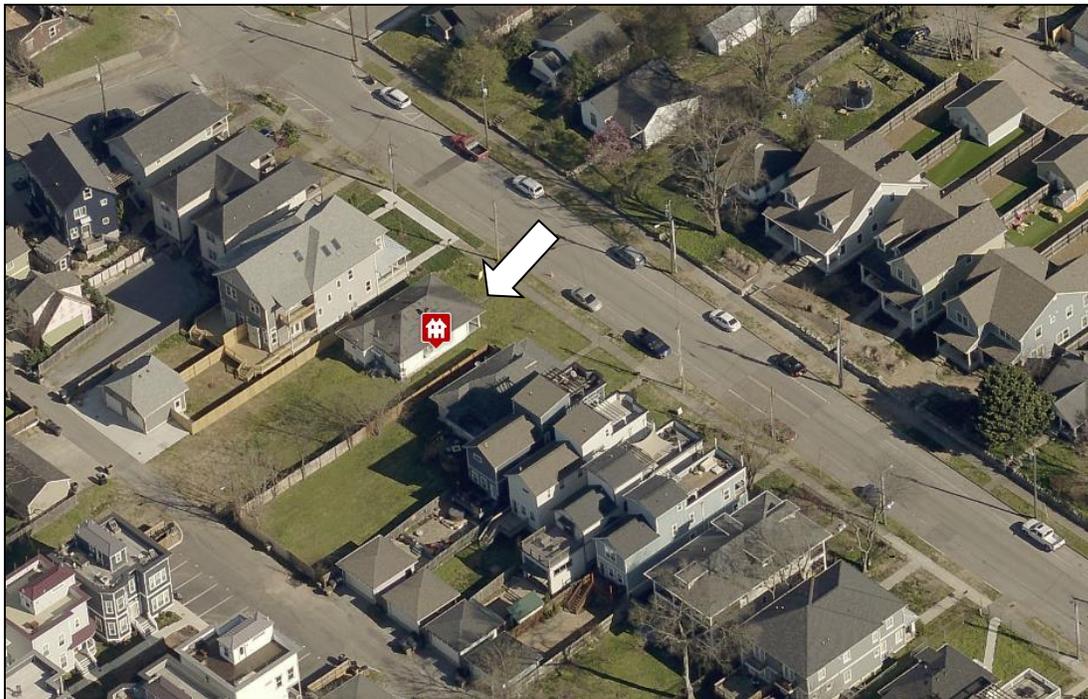
Attachments

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

Aerial 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 DADUs 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 Salem town.

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 Salem town, 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.

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.
2. *Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

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 house located at 1823 5th Avenue North is a c. 1930 bungalow that contributes to the Salemtown Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1823 5th Avenue North.

Analysis and Findings: The application is to construct an addition to the historic house that will more than double the footprint of the historic house and to construct two detached, single-story outbuildings that will not include dwelling units. The plan also includes partial demolition of existing window openings on the side facades of the historic house.

Partial Demolition: The applicant proposes to elongate an existing window opening on the right-side façade near the rear of the house and to add a door near the midpoint (Figures 2 and 3). Staff finds that both proposed changes can be appropriate since they are located on a side façade at or beyond the midpoint. In addition, the location of the window opening is not changing.



Figure 2: Existing right-side façade.

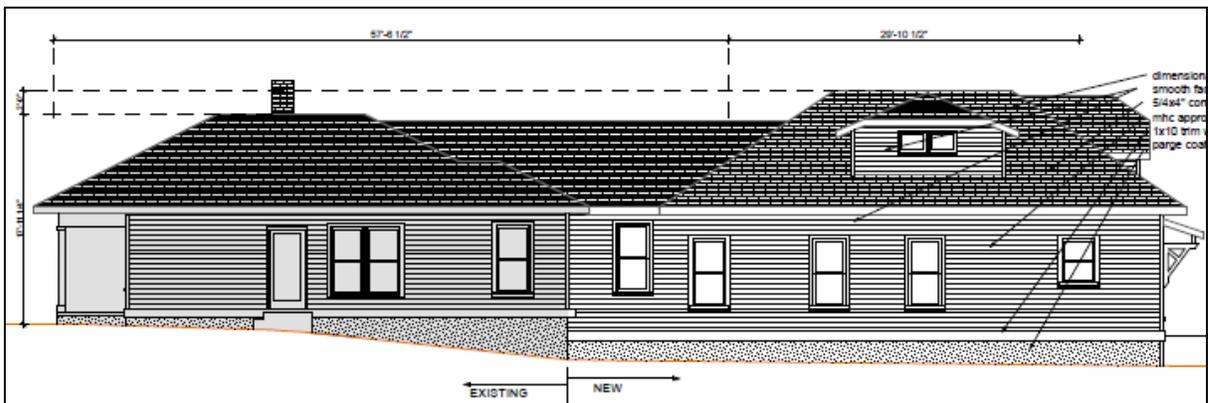


Figure 3: Proposed right-side elevation.

For these reasons, staff finds that the partial demolition is appropriate meets Section V.B.2 for appropriate demolition and does not meet Section V.B.1 for inappropriate demolition.

Height & Scale: The proposed addition will be one-and-a-half stories and two feet (2') taller in ridge and eave height than the historic house. The design guidelines allow for two-foot (2') ridge raises for side gables houses. A hipped roof like the one at 1823 5th Avenue North is not eligible for a ridge raise, but staff does find that an addition that is two feet (2') taller than the historic house could be appropriate if the rest of the addition's scale is subordinate to the historic house. The addition is designed so that no part of the addition is any taller than two feet (2') taller than the outline of the roof.

The addition is inset one foot (1') from both rear corners, and the dormers will be inset three feet (3') from the rear corners of the historic house. The new construction maintains the proposed inset for the full depth of the addition. As proposed, the addition is inset appropriately from the historic house.

The addition will be one-and-a-half stories in height, with dormers on the second level that are inset the required two feet (2') from the wall below. Staff finds this to be appropriate since the half story can be achieved with the addition being only two feet (2') taller than the historic house. The addition takes advantage of the slope of the lot, and the foundation and floor line of the addition sit lower than those of the historic house.

The historic house has a depth of approximately forty-three feet, seven inches (43'-7"), including the front porch. The proposed addition is deeper than that of the historic house, with a depth of fifty feet, nine inches (50'-9"). The footprint of the addition is also larger than that of the historic house. The existing house has a footprint of approximately one thousand, one hundred, and ninety-three square feet (1,193 sq. ft.). This includes the front porch. The addition, including the rear covered stoop, has a footprint of approximately one thousand, four hundred, and eight square feet (1,408 sq. ft.). The addition more than doubles the footprint and depth of the historic house, which is not something that has been approved recently, except in cases of exceptionally small historic houses.

Staff finds that the larger footprint is not appropriate in this case since the house's footprint is not exceptionally small. In addition, the addition is proposed to be taller than the historic house and having a footprint that is larger than that of the historic house makes the overall height and scale of the addition inappropriate. Staff recommends that the addition, including all covered porches, have a footprint no larger than one thousand, one hundred, and ninety-three square feet (1,193 sq. ft.), which is the footprint of the historic house.

With this condition, staff finds that the proposed addition meets Sections III.A., III.B., and IV. of the design guidelines.

Location & Removability: The addition is located at the rear of the historic house, which is appropriate. The addition's inset from the rear corners of the historic house ensures that if the addition were to be removed in the future, the historic house's architectural integrity would not be negatively affected.

Staff therefore finds that the proposed addition meets Sections IV.A and IV.F. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's inset and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. However, the scale of the addition and the fact that it is taller and more than doubles the footprint of the historic house overwhelms the scale of the historic house.

With the condition that the addition’s footprint no more than double the footprint of the historic house, staff finds that the addition meets Sections IV.B, IV.C, and IV.G. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be approximately eleven feet (11’) from the right-side property line, thirteen feet (13’) from the left-side property line, and forty-eight feet (48’) from the rear property line.

Staff finds that the proposed Setback & Rhythm of Spacing to meet Sections III.C. and IV. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Parged	Yes	No
Cladding	5” hardiplank siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Not indicated	Needs final review	Unknown	Yes
Side Entry Floor/steps	Not indicated	Needs final review	Unknown	Yes
Rear Porch floor/steps	Not indicated	Needs final review	Unknown	Yes
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

With staff’s final approval of all windows and doors, trim, and the roof color and texture, staff finds that the known materials meet Sections III.D. and IV. of the design guidelines.

Roof form: The addition’s roof form ties in at the back of the historic house with a gable connector which is lower in height than the historic roof. The main portion of the addition will be hipped with a pitch of 8/12. The addition includes dormers that are inset two feet (2’) from the wall below, as is typically required.

Staff finds that the proposed roof form meets Sections III.E. and IV. of the design guidelines.

Orientation: The addition will add a second residential unit to the lot. The entry to the rear unit will be a covered stoop on the rear façade. Since the entry to the second unit will read as a rear entrance, staff finds that a second walkway from the rear unit to the street may not be necessary since the house will continue to read as a single-family residence from the street. There is an existing walkway from the front door that ties into the public sidewalk. Vehicular access to the site will be via the rear alley.

Staff finds that the addition meets Sections III.F. and IV. of the design guidelines.

Proportion and Rhythm of Openings: Most of the windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The proposed dormer on the right-side of the addition includes a paired window opening comprised of smaller square windows. Staff finds that this window proportion could be appropriate since it is on a part of the addition that sets in three feet (3') from the side wall of the historic house. 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 Sections III.G. and IV. of the design guidelines.

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 recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. Staff further recommends that utility meters be located on the sides or rear of the building, and alternative mechanical and utility locations must be approved prior to an administrative sign-off on the building permit. With these conditions, staff finds that the project can meet Section III.I of the design guidelines.

Outbuildings: The plan includes two single-story detached outbuildings. Neither outbuilding will include a dwelling unit.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and Garage	20'	20'
Rear setback	5'	10'
L side setback	3'	3'
R side setback	3'	3'
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The buildings will be located at the rear of the lot, with the garage doors facing the alley.

The rear and side setbacks meet the design guidelines and zoning requirements. Staff finds that the outbuildings meet Section III.H.6 of the design guidelines.

Massing Planning:

	Existing conditions (height of primary structure)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	~21'-5"	25'	15'
Eave Height	~11'-3" average	1 story - 10'	9'

The roof and eave heights of the proposed garage meet the requirements of the design guidelines. The proposed square footage of each outbuilding is three hundred fifty square feet (350 sq. ft.) for a total outbuilding footprint of seven hundred square feet (700 sq. ft.). The lot is approximately eight thousand, four hundred, forty-six square feet (8,446 sq. ft.), and the guidelines allow outbuildings to be up to seven hundred fifty square feet (750 sq. ft.) on lots less than ten thousand square feet (10,000 sq. ft.). Staff finds the height and scale of the proposed outbuilding meets Section III.H.1 of the design guidelines.

Design Standards: The outbuildings will have a simple, utilitarian design, which is appropriate for outbuildings. The materials, proportions, and overall character of the outbuilding will not contrast greatly from the historic house. Its roof pitch and materials will match those of the historic house. The window proportions and locations are compatible with those of outbuildings historically. Staff finds the design of the proposed outbuilding to meet Section III.H.2 of the design guidelines

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Front gable	X
Primary roof slope	6:12	X

The roof of the outbuildings meets Section III.H.3 of the design guidelines.

Material:

	Proposed	Color/Texture/Make/Manufacturer	Typical of Neighborhood	Requires Additional Review
Foundation	Slab on grade	Natural	Yes	No
Cladding	HardiePlank, 5" reveal	Smooth	Yes	No
Roofing	Architectural Shingles	Not indicated	Yes	Yes

Trim	Not indicated	Needs final review	Unknown	Yes
Window	Not indicated	Needs final review	Unknown	Yes
Pedestrian Door	Not indicated	Needs final review	Unknown	Yes
Garage Door	Not indicated	Needs final review	Unknown	Yes

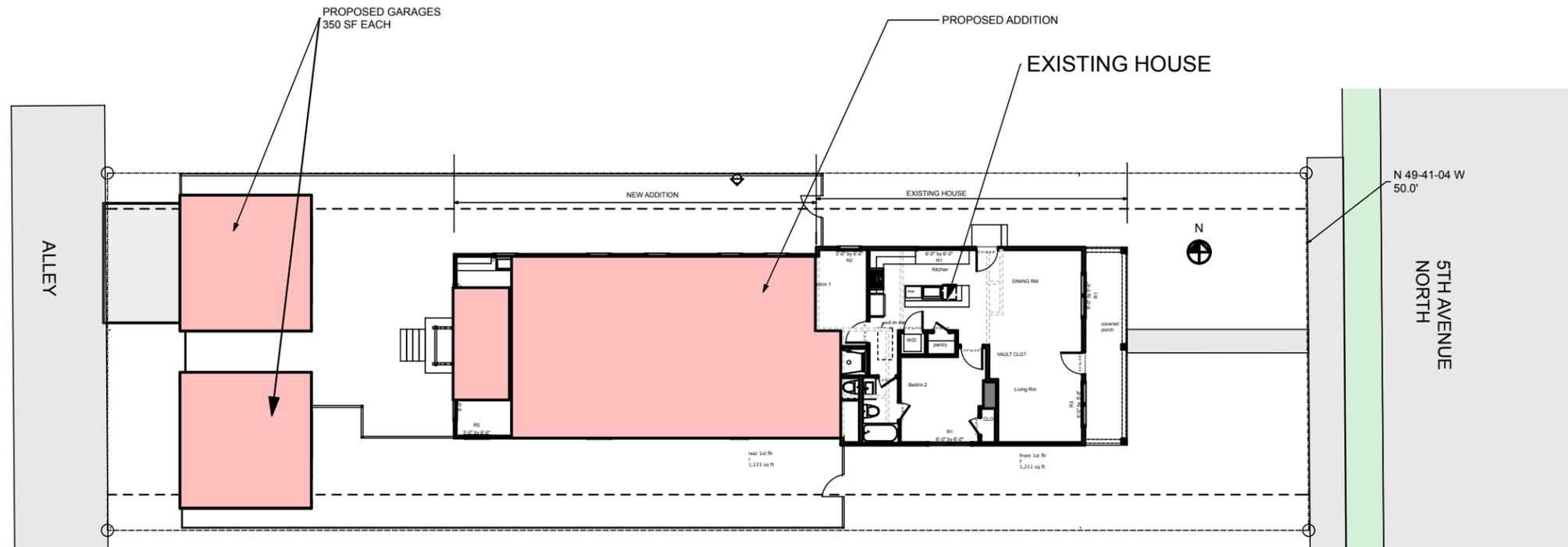
With the that condition that the final window, door, garage door, trim, and roof color selections are approved by MHZC Staff prior to purchase and installation, the project will meet Section III.H.4 and 5 of the design guidelines for Materials.

Staff finds that the proposed outbuilding meets Section III.H for Outbuildings.

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

1. The footprint of the addition, including all covered porches, covered decks, and two-story decks, be no larger than one thousand, four hundred, and twelve square feet (1,412 sq. ft.), which is the footprint of the historic house;
2. Staff approve the final details, dimensions and materials of windows, doors, trim, roof color, and garage doors prior to purchase and installation;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. Utility meters be located on the sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on the building permit(s).

With these conditions, staff finds that the proposed addition meets Sections III. and I.V. of the Salemtown Neighborhood Conservation Zoning Overlay design guidelines.



2

SITE PLAN - PROPOSED

SCALE: 1" = 20'



2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirksdesigns@comcast.net



Renovation/Additions
Jeff Zeitlin
1823 5th Avenue North
Nashville, TN 37203

DATE: 7/8/19
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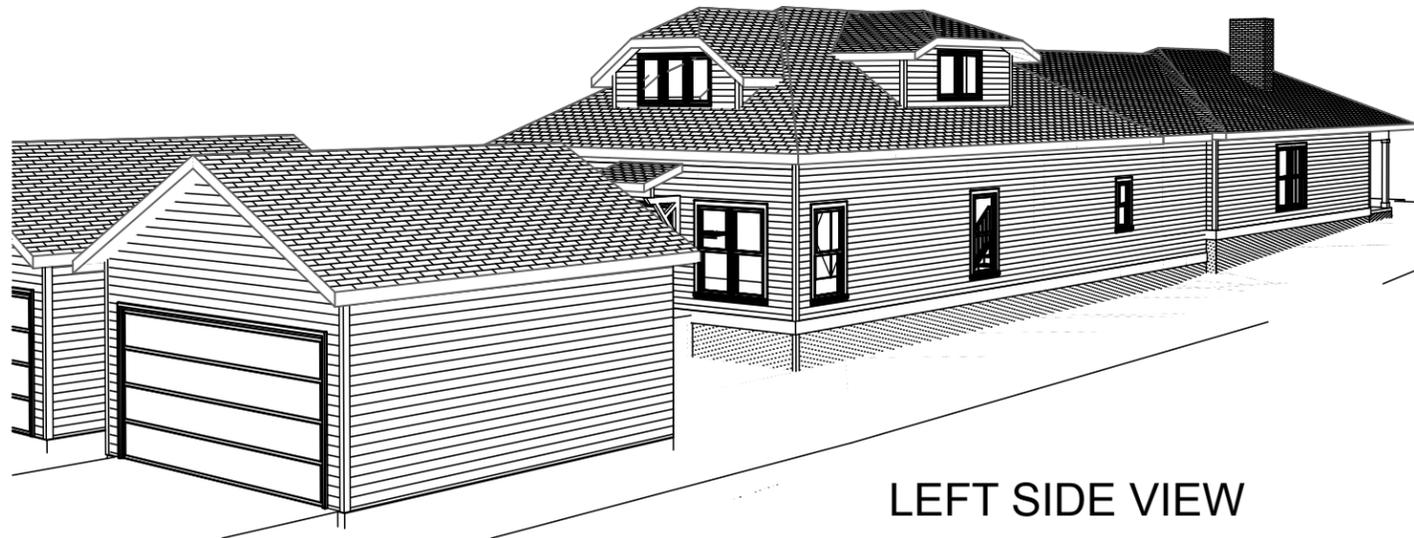
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SITE PLAN

A1



RIGHT SIDE VIEW



LEFT SIDE VIEW



FRONT - EXISTING HOUSE

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NASHVILLE, TN 37204
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email: quirksdesigns@comcast.net



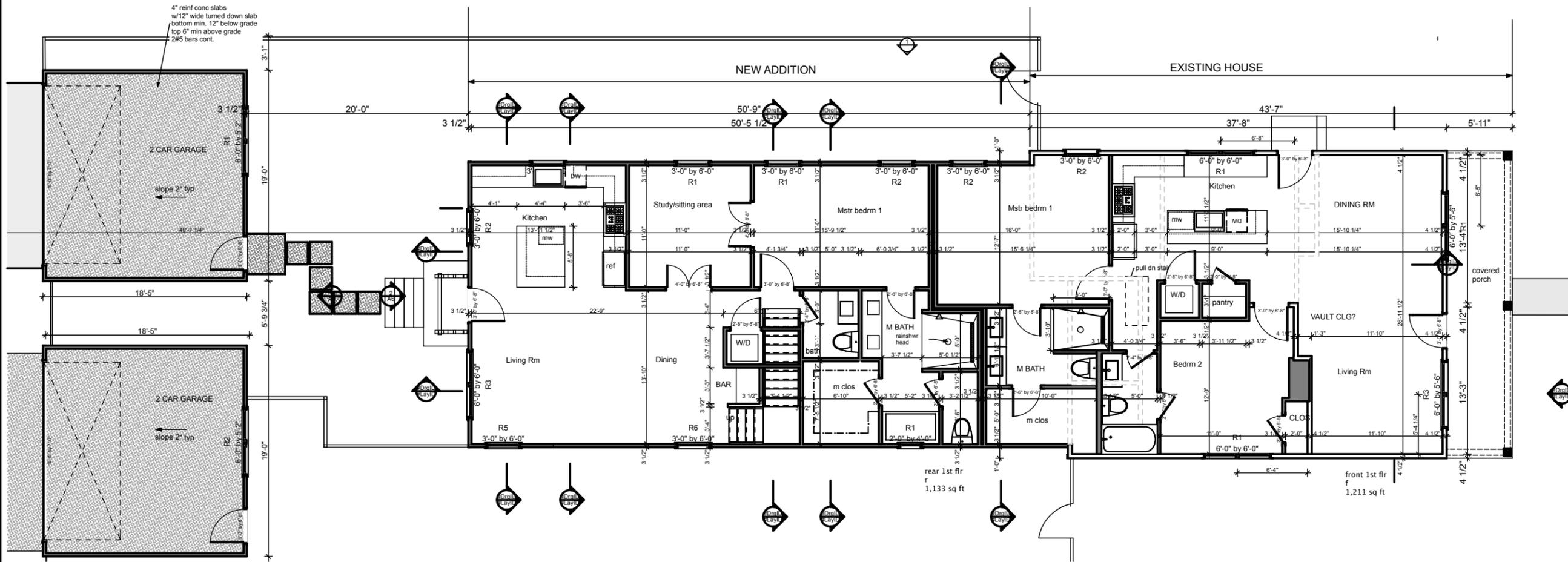
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3D VIEWS



1 1st FLOOR
SCALE: 1" = 10'

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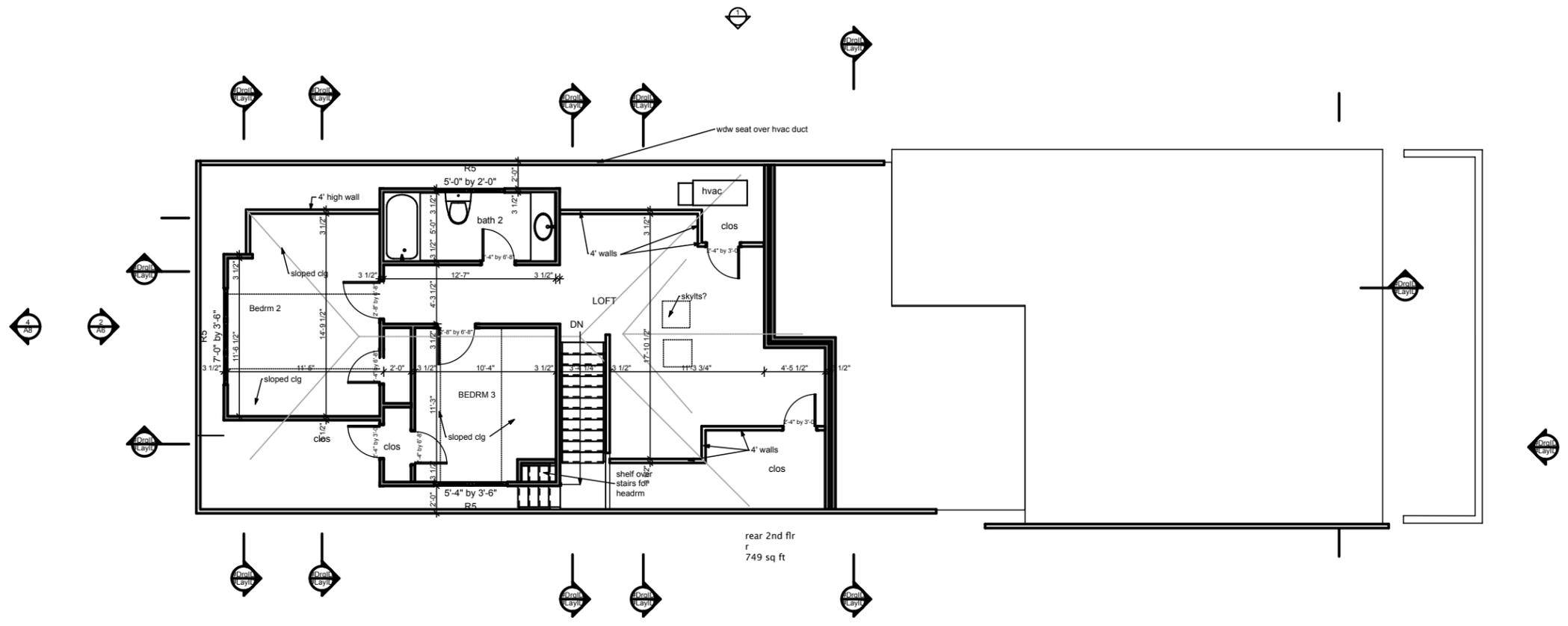
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1ST FLR PLAN

1

2ND FLR PLAN

SCALE: 1" = 10'

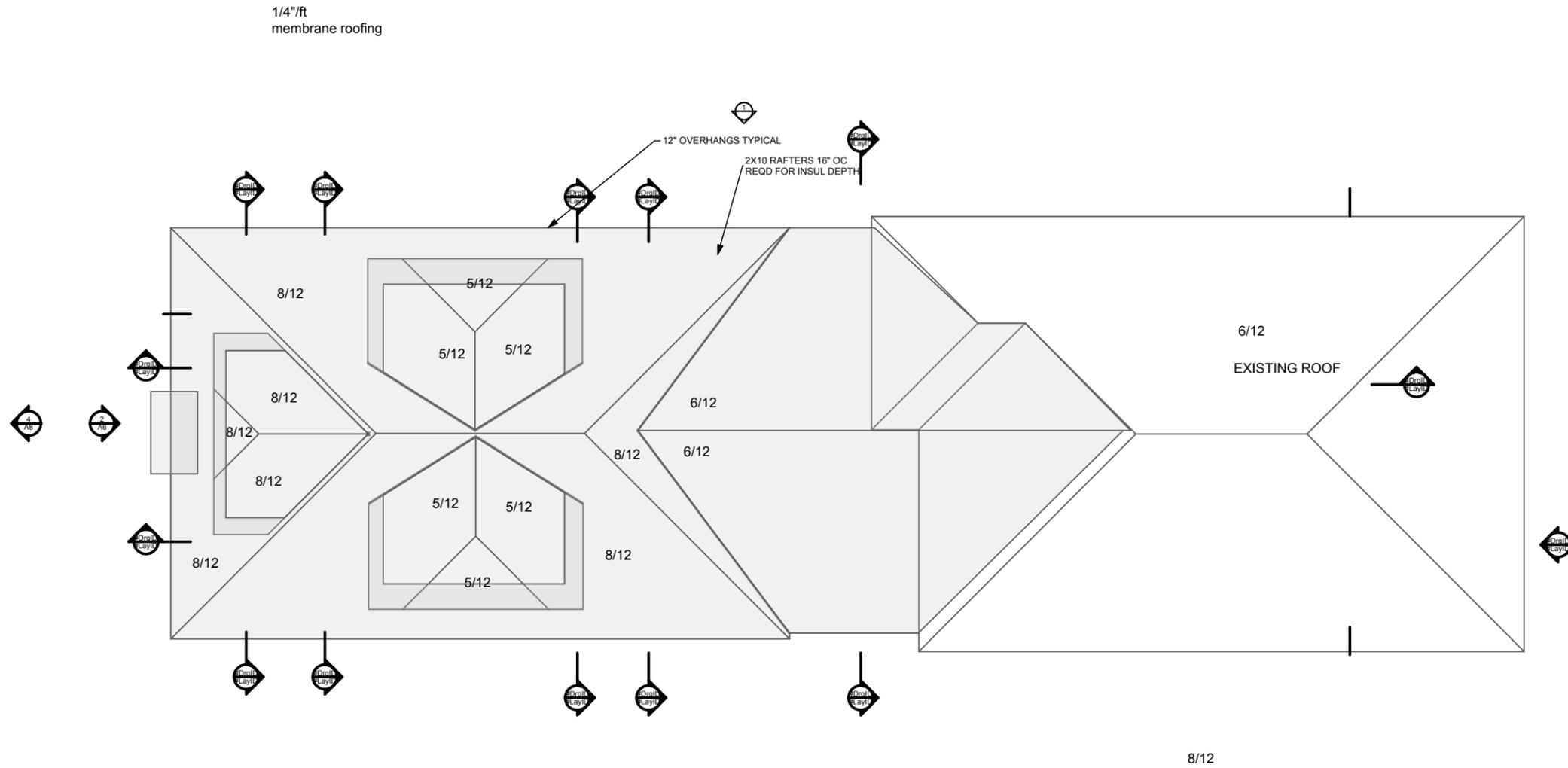
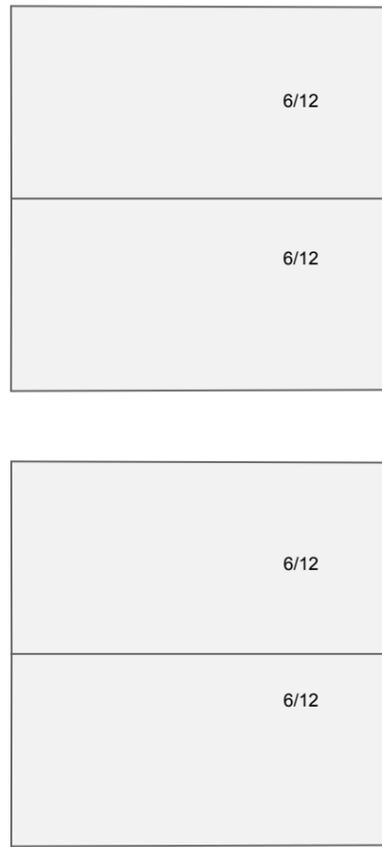


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2ND FLR PLAN



1 ROOF PLAN
SCALE: 1" = 10'

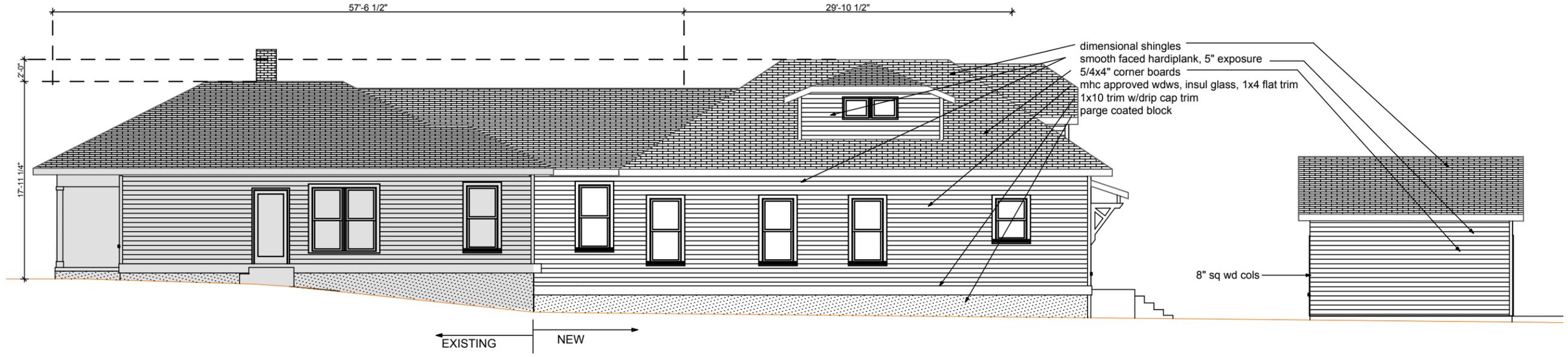
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SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1288
email: quirksdesigns@comcast.net

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ROOF PLAN

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1

RIGHT ELEVATION

SCALE: 1" = 10'

see typ. material notes on right elev



2

LEFT ELEVATION

SCALE: 1" = 10'

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ELEVATIONS 1

see typ. material
notes on right elev



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



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

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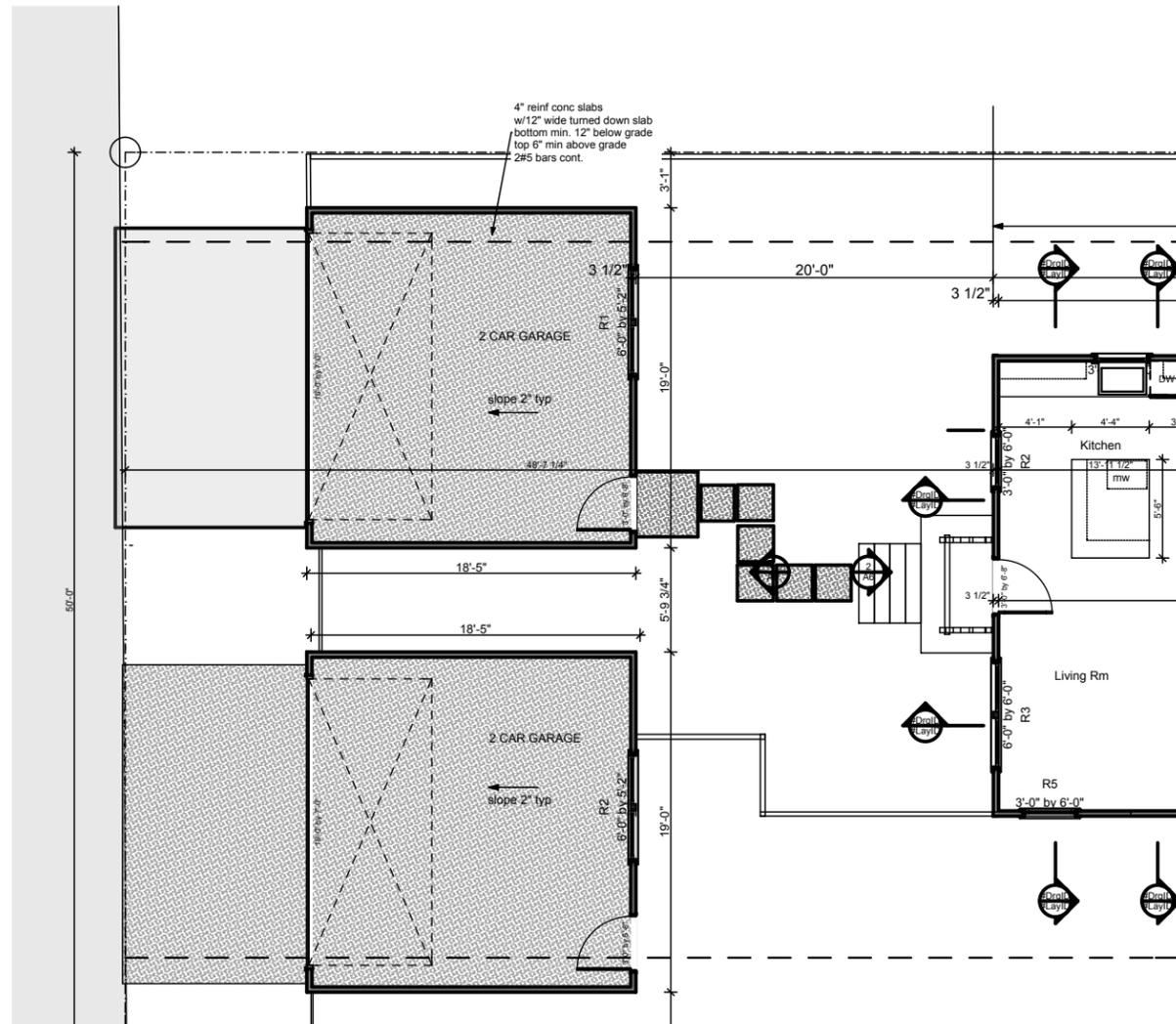


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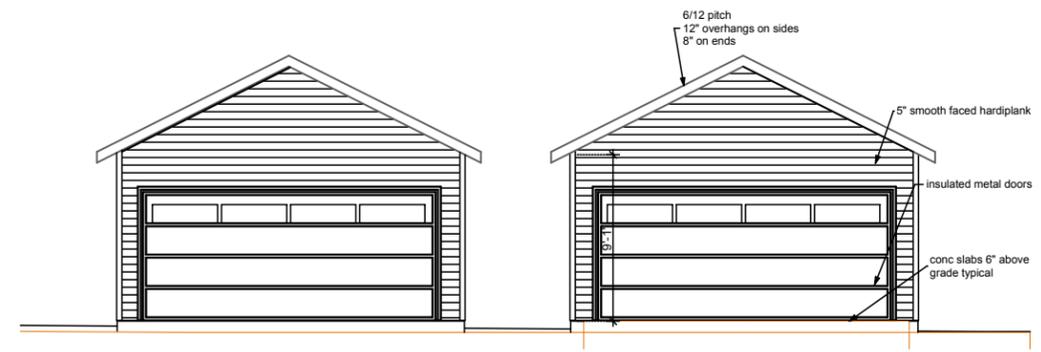
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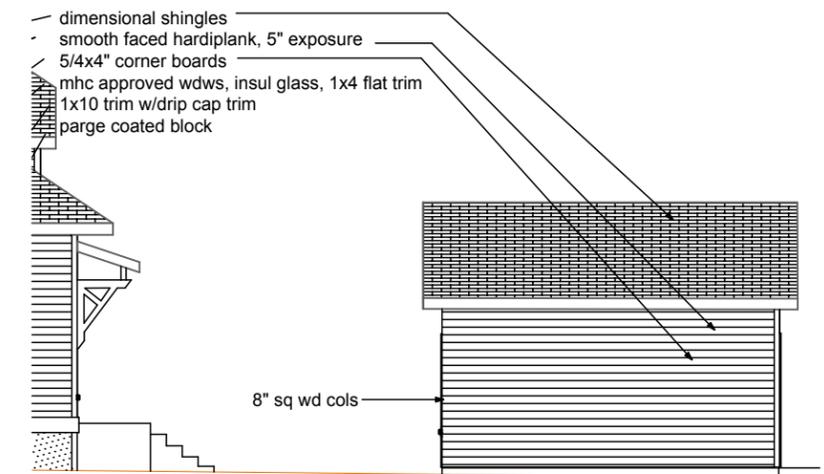
ELEVATIONS 2



2 SITE PLAN
SCALE: 1" = 10'



1 REAR ELEV - GARAGES
SCALE: 1" = 10'



3 GAR. SIDE ELEVATIONS
SCALE: 1" = 10'



4 GAR - FRONT ELEV
SCALE: 1" = 10'

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