

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

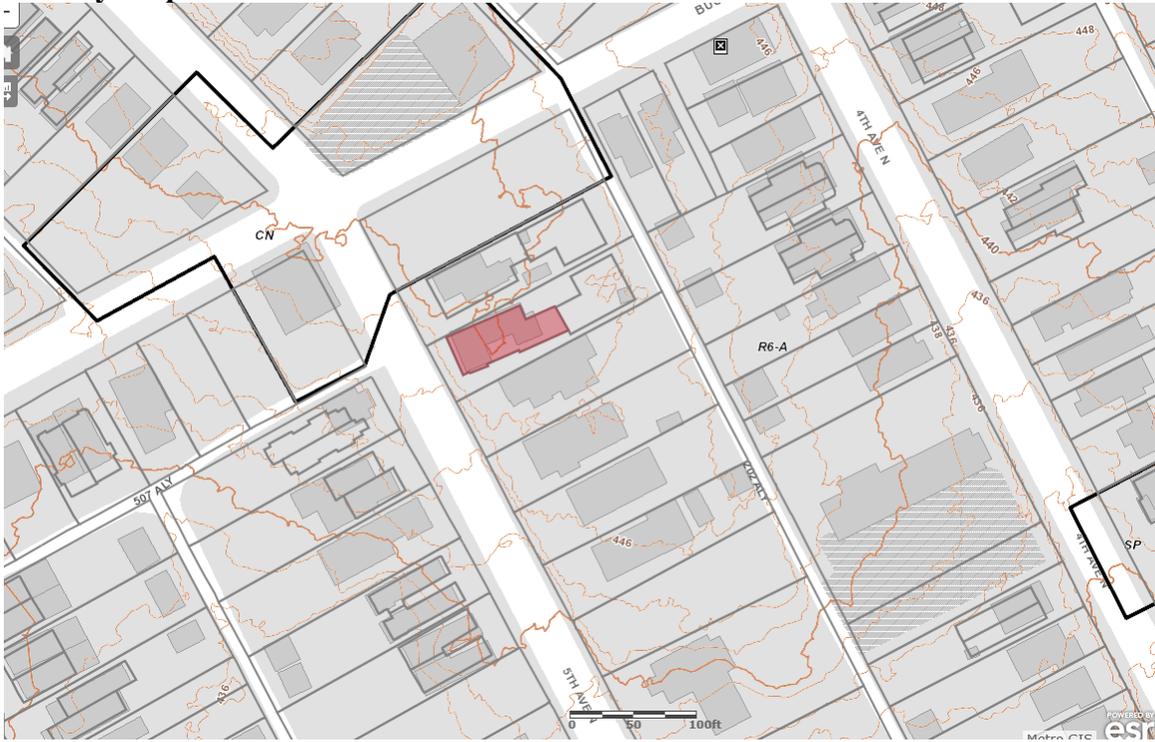
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1722 5th Avenue North
September 18, 2019

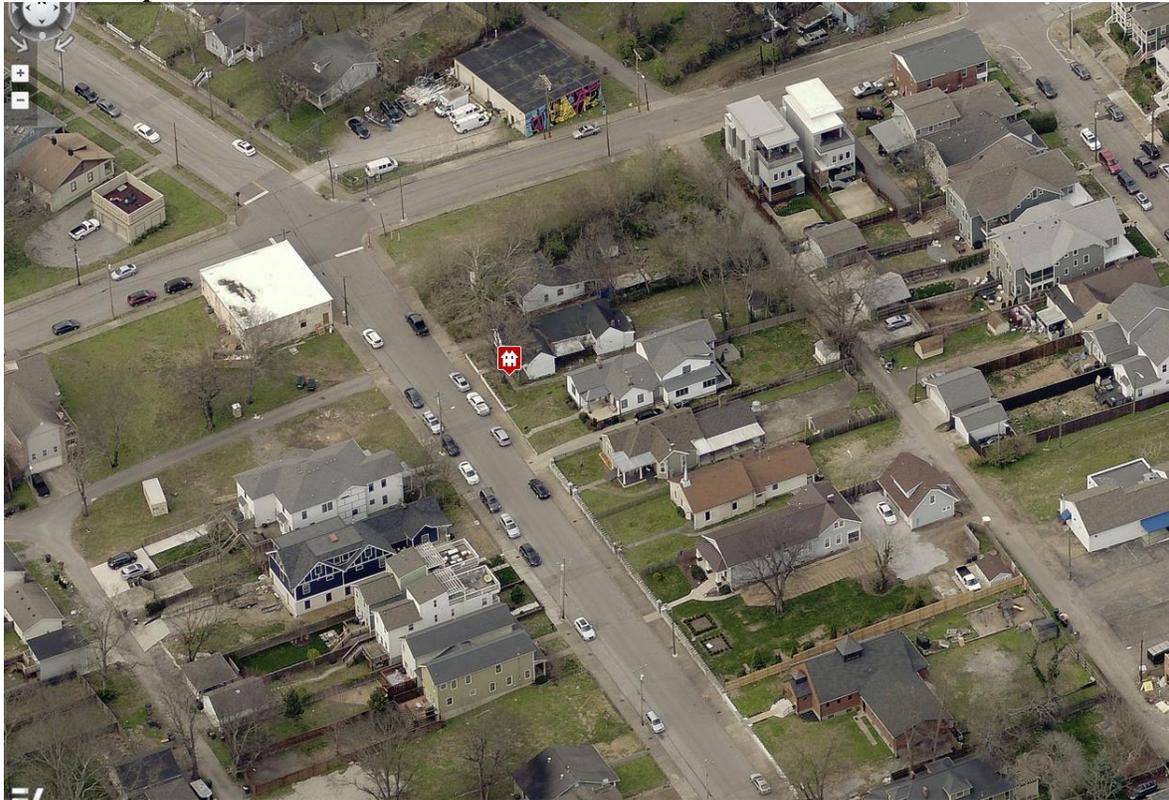
Application: New Construction—Addition; Partial Demolition
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Base Zoning: R6-A
Map and Parcel Number: 082051B00100
Applicant: Cheyenne Smith
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition and to alter window and porch openings.</p> <p>Recommendation Summary: Staff recommends approval with these conditions:</p> <ol style="list-style-type: none">1. Staff approve the design and material of the new front porch post;2. The connector between the existing side facing gables be reduced in width so that it is one foot (1') in from the existing wall of the back gable;3. The back gable not be extended in width;4. The new wall connecting the gables be designed to better reflect this area's history as a porch;5. The addition be inset one foot (1') from the back left corner; and6. Staff approve all windows and doors and the roof shingle color prior to purchase and installation. <p>With these conditions, staff finds that the proposed addition meets Sections III., IV., and V. of the Salemtown Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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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.

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.*

IV. 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.

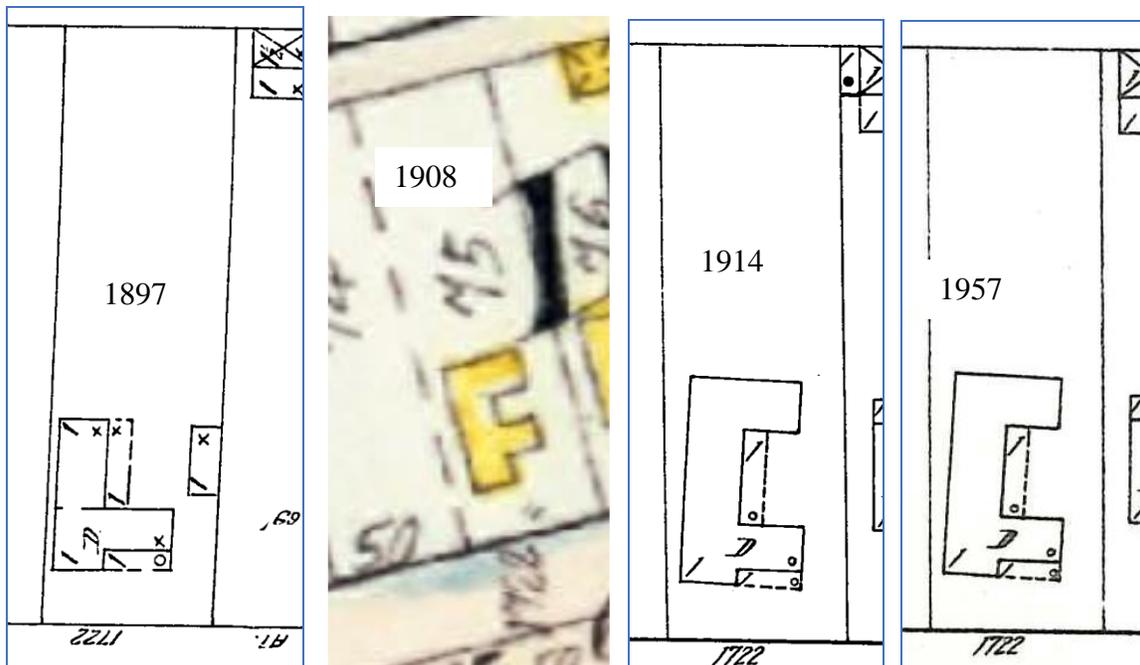
2. Demolition is appropriate

- 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: 1722 5th Avenue North is a pre-1897 house that contributes to the historic character of the Salemtown Neighborhood Conservation Zoning Overlay (Figure 1). The house has experienced some changes over the last one hundred-plus years. Old maps show the evolution of the house's footprint. The back gable of the house does not appear on the c. 1897 map but does appear in a c. 1908 map (Figures 2, 3, 4, 5). Because this part of the house is so old, it is considered to be historic even if it is not original. The c. 1968 Property Assessor photo of the house shows that the windows on the front façade have been altered, and the existing siding is not historic (Figure 6). The design of the original porch columns is not known.



Figure 1. 1722 5th Avenue North



Figures 2 -5 show the older maps, from 1897-1957. The rear gable area first appears in the 1908 map.



Figure 6. The c. 1968 Sanborn map shows the original siding, window configuration, and architectural details that have been lost.

The house's main u-shaped form remains intact today, even though many of the house's original materials and detailing have been lost (Figure 7).

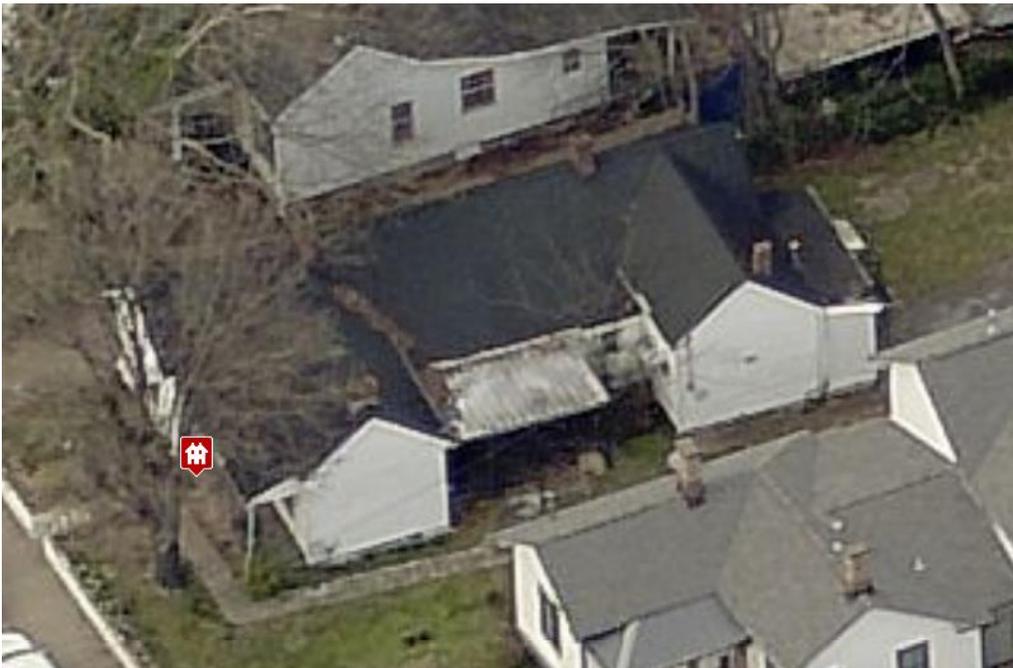


Figure 7. A 2019 aerial shows that the house's main form since 1908 remains intact. The shed roof at the rear is not historic and is non-contributing.

Analysis and Findings: Application is to construct a rear addition and to alter window and porch openings.

Demolition: The applicant proposes several changes that are considered partial demolition. First, at the rear, the applicant proposes to remove the rear shed roof portion of the house which was added after 1957 (Figure 8). Staff finds that this part of the house does not contribute to the house’s historic character and that its removal is appropriate.



Figure 8. The rear shed portion of the house will be removed.

On the front façade, several changes are proposed (Figure 9). A new window will be included on the front, to the right of the door, in the approximate location of the window seen on the c.1968 photo. Because there was a window there historically, staff finds a new window opening to be appropriate. Neither the porch posts nor the bases are original and they will be replaced. Staff recommends the receipt of more information on the new porch post design, materials and dimensions.



Figure 9. Existing front façade.

The only change to the left side is to enlarge a window opening towards the rear. Because the new window opening is in the same location as the existing, it is located near the house’s back corner, and it is appropriately scaled, staff finds this to be appropriate.

On the right façade, the applicant proposes to remove the non-contributing metal, shed roof structure and the existing porch posts and roof (Figures 10 & 11). The Sanborn maps show that this porch area is likely the same footprint as what is shown in the 1897 maps and later maps, although part of it has already been enclosed. However, the posts do not seem to be the original posts. Staff finds that altering this area some may be appropriate since the original porch is not highly visible from the street, so long as the new construction is appropriately inset from the two gable areas and the design of this part looks like a porch that has been enclosed.

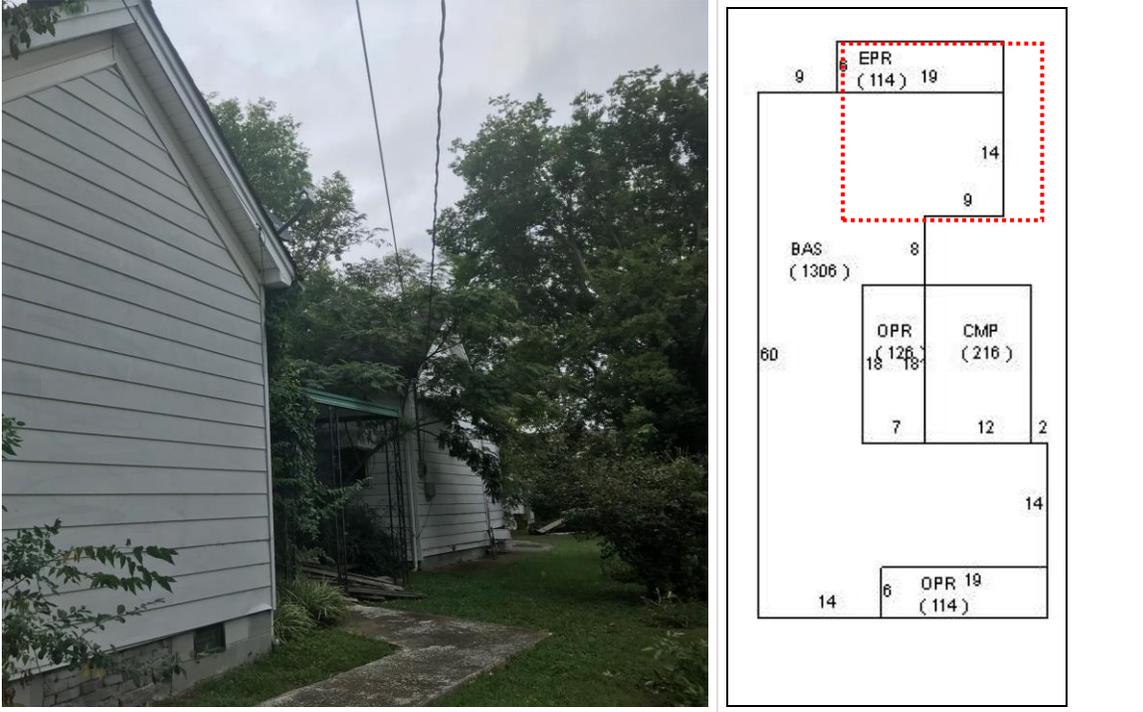


Figure 10. The metal shed roof area will be removed.



Figure 11. The existing porch area that is to be altered.

The applicant also intends to extend the wall of the back gable to line up the side gable element at the front (Figures 12 & 13). Staff does not find this to be appropriate, as this section dates to earlier than 1908 and is a significant part of the house's form.



Figures 12 & 13 the rear gable that is proposed to be extended to line up with the wall of the front gable.

With the conditions that the area tying the two side gables together is inset appropriately and designed to look like a porch that's been enclosed, and that the rear gable area not be extended to the side, staff finds that the proposed partial demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The part of the addition that will be constructed between the two side-facing gables is one story in height and set a few inches below the roof ridge, which is appropriate. However, staff finds that its footprint and wall design are not appropriate for an area that was formerly a porch. In addition, staff finds that extending the rear side-gable form to be inappropriate, as it is altering an existing and historic roof form and footprint. Staff finds that filling in this area some could be appropriate since it is on a side elevation, with the condition that the new footprint be inset a minimum of one foot from the wall of the back side-facing gable (Figure 14). Staff also recommends that this wall be designed so that it looks like a porch that has been enclosed. On the left side of the house, the applicant is extending the footprint of the existing rear extension across the entire back of the house. While extending the footprint is appropriate, staff recommends that the back corner of the house remain with a one foot inset (See Figure 14).

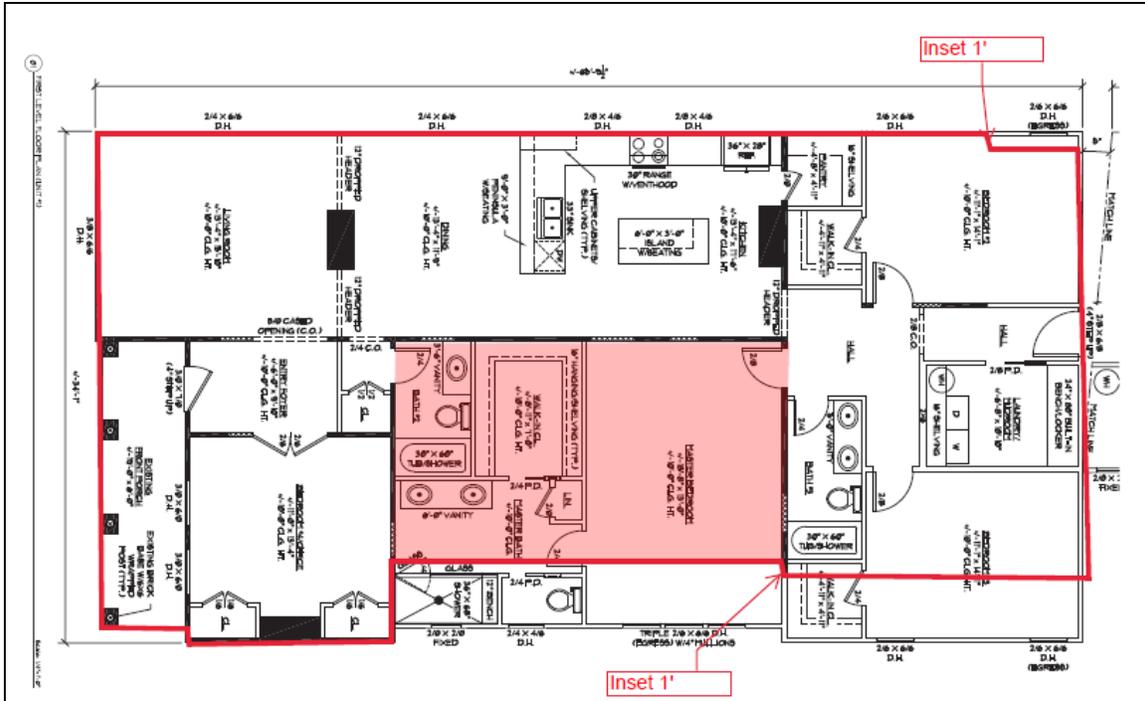


Figure 14. Staff’s suggested footprint for the addition in between the two side-facing gables.

The rear addition connects to the back of the historic house on the right side several feet inset from the existing back corner of the house, which is appropriate. On the left side, the wall of the addition is also inset several feet in from the back corner, but this area will be a roof that is not inset. Staff finds this to be appropriate if one foot (1’) of the existing back corner of the historic house remains.

After the insets, the addition does extend wider than the historic house on the right side. Staff finds this to be appropriate because the existing house is skewed on the lot so that its existing front corner is about one foot (1’) from the left side property line at its front about five feet (5’) from the property line at the existing rear left corner. The skew of the house on the lot presents a challenge for the addition. In addition, the wider portion of the addition occurs over seventy-feet (70’) back from the front of the house, is one-story in height, and matches the house’s eave and ridge heights.

A portion of the addition is two feet (2’) taller than the historic house at a point eighty-four feet (84’) back from the front of the house. Staff finds this to be appropriate because this portion is no wider than the historic house and is set so far back that its extra height may not be perceived from the street.

With the conditions that the connector between the existing side facing gables be reduced in width so that it is one foot (1’) in from the existing wall of the back gable, the back gable not be extended in width, the new wall connecting the gables be designed to better reflect this area’s history as a porch, and the addition be inset one foot (1’) from the back left corner, staff finds that the addition’s height and scale to meet Sections III.A., III.B. and IV of the design guidelines.

Location & Removability: With the recommended conditions that the connector between the existing side facing gables be reduced in width so that it is one foot (1') in from the existing wall of the back gable, the back gable not be extended in width, the new wall connecting the dormers be designed to better reflect this area's history as a porch, and the addition be inset one foot (1') from the back left corner, staff finds that the addition's location and removability to meet the design guidelines. The rear addition will preserve the existing back corners of the house so that if it is removed in the future, the main form of the house will be preserved. The changes to the interior area between the two gables will not affect the significant roof forms of the two gables.

With staff's recommended conditions under the "Height and Scale" section, staff finds that the project meets Sections IV.A and IV.F. of the design guidelines.

Design: With staff's recommended conditions under "Height and Scale," the addition's height, scale, materials, and location will all be compatible with the historic house. At the same time, its connector will be minimal, differentiating the old and the new. With staff's recommended conditions under "Height and Scale," staff finds that the project meets Sections IV.B, IV.C, and IV.G. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition will meet all base zoning setbacks. Even though it will extend to be wider than the historic house, staff finds that the extra width will not affect the house's rhythm of spacing because it is significantly back from the front of the house.

Staff finds that the project meets Section 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	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front porch Posts	Not indicated	Unknown	Unknown	Yes
Side Porch Floor/steps	Concrete	Typical	Yes	No

Side Porch Posts	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

With staff’s approval of all final material choices, including the front porch posts, windows and doors, and the roof shingle color, staff finds the materials to meet Sections III.C. and IV. of the design guidelines.

Roof form: The main roof forms of the addition are side gable forms that meet are similar in roof slope to the existing house’s side gable. The addition does include dormers inset two feet (2’) from the wall below.

Staff finds that the proposed roof forms meet Sections III.E. and IV. of the design guidelines.

Proportion and Rhythm of Openings: As mentioned under “Height and Scale,” staff recommends that the addition connecting the two side gables have more windows to better reflect the area’s history of a open porch. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Section III.G.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section III.I.

Recommendation Summary: Staff recommends approval with these conditions:

1. Staff approve the design and material of the new front porch post;
2. The connector between the existing side facing gables be reduced in width so that it is one foot (1’) in from the existing wall of the back gable;
3. The back gable not be extended in width;
4. The new wall connecting the gables be designed to better reflect this area’s history as a porch;
5. The addition be inset one foot (1’) from the back left corner; and
6. Staff approve all windows and doors and the roof shingle color prior to purchase and installation.

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

SITE PLAN NOTES

THIS SITE PLAN WAS SCALED AND CREATED FROM THE NASHVILLE PLANNING DEPARTMENT ONLINE PARCEL VIEWER. THE PROPERTY LINES AND EXISTING HOME LOCATION ARE ONLY APPROXIMATE.

THE SOLE PURPOSE OF THIS SITE PLAN IS TO SHOW THE APPROXIMATE LOCATION OF THE PROPOSED STRUCTURE AS IT RELATES TO THE BUILDING SETBACK AND PROPERTY LINES AND SHOULD NOT BE USED FOR CALCULATING IMPERVIOUS AREAS.

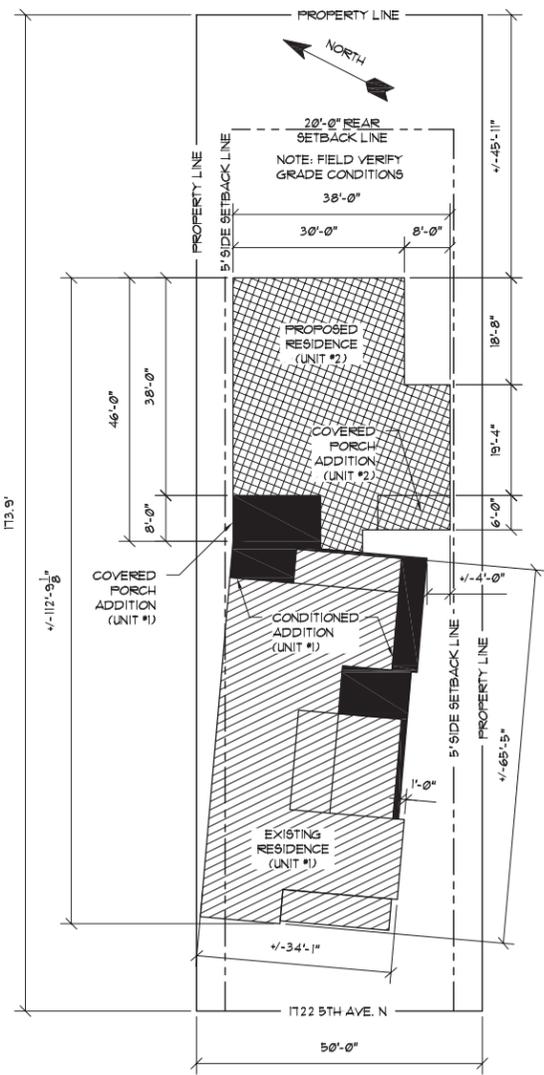
A BOUNDARY AND TOPOGRAPHICAL SURVEY WAS NOT PERFORMED AND IF REQUIRED FOR PERMITTING PURPOSES IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO HIRE A LICENSED LAND SURVEYOR TO PERFORM THESE DUTIES.

CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
- DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
- ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
- ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
- TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. OR TO MATCH EXISTING UNLESS OTHERWISE NOTED.
- INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
- CABINETS, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.

AREA CALCULATIONS

UNIT #1 (EXISTING/ADDITION)		UNIT #2 (ADDITION)	
CONDITIONED AREA			
*FIRST FLOOR EXISTING:	+/- 1306 SF	*FIRST FLOOR ADDITION:	+/- 1382 SF
*NON-CONDITIONED COVERED PATIO CONVERTED TO CONDITIONED SPACE:	+/- 216 SF	*SECOND FLOOR ADDITION:	+/- 941 SF
*NON-CONDITIONED OPEN PORCH CONVERTED TO CONDITIONED SPACE:	+/- 126 SF	TOTAL CONDITIONED:	+/- 2323 SF
*NON-CONDITIONED ENCLOSED PORCH CONVERTED TO CONDITIONED SPACE:	+/- 114 SF	NON-CONDITIONED AREA	
*FIRST FLOOR ADDITION:	+/- 285 SF	*COVERED PORCH ADDITION:	+/- 16 SF
TOTAL CONDITIONED:	+/- 2041 SF	TOTAL NON-CONDITIONED:	+/- 16 SF
NON-CONDITIONED AREA			
*FRONT PORCH EXISTING:	+/- 114 SF	TOTAL UNDER ROOF (UNIT #2):	+/- 2399 SF
*COVERED PORCH ADDITION:	+/- 133 SF	*TOTAL FOOTPRINT (UNIT #2):	+/- 1458 SF
TOTAL NON-CONDITIONED:	+/- 247 SF	*NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.	
TOTAL UNDER ROOF (UNIT #1):	+/- 2294 SF		
*TOTAL FOOTPRINT EXISTING:	+/- 1876 SF		
*TOTAL FOOTPRINT ADDITION:	+/- 418 SF		
TOTAL FOOTPRINT (UNIT #1):	+/- 2294 SF		
*NOTE - EXISTING AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING AND NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.			



01 SITE PLAN Scale: 1/8"=1'-0"



02 FRONT ELEVATION Scale: N.T.S.



03 RIGHT ELEVATION Scale: N.T.S.



04 REAR ELEVATION Scale: N.T.S.



05 LEFT ELEVATION Scale: N.T.S.

PROPOSED HPR/DUPLEX ADDITION
1722 5TH AVE. N
NASHVILLE, TN 37208

ISSUE DATE: 08.30.19

REV	DATE	DESCRIPTION
△		
△		

MHC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
ON 22" X 34" PAPER

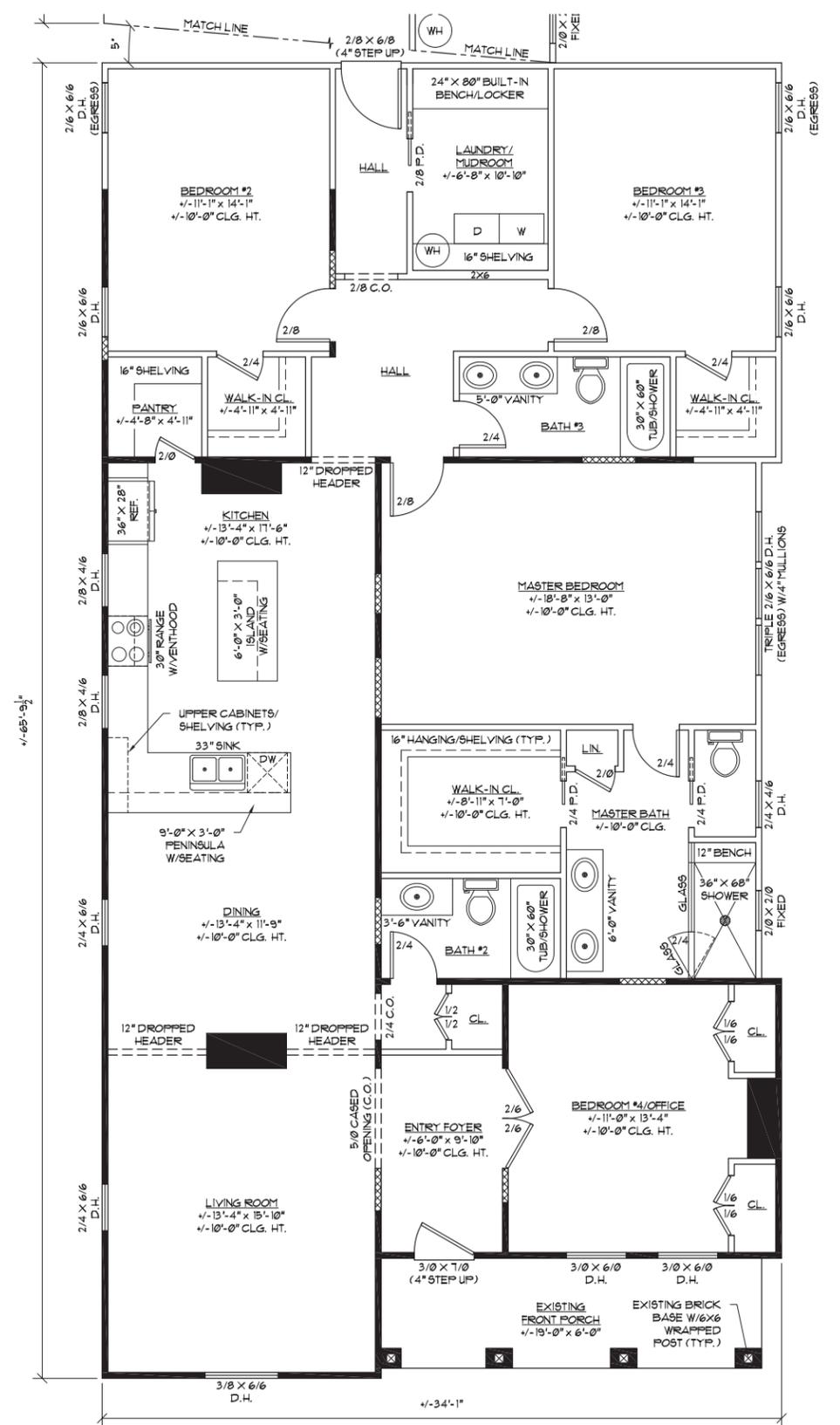
PLOT TO HALF SCALE
ON 11" X 17" PAPER

SCALE: AS NOTED

A100

SITE PLAN AND
ELEVATIONS

PROPOSED HPR/DUPLEX ADDITION
1722 5TH AVE. N
NASHVILLE, TN 37208



01 FIRST LEVEL FLOOR PLAN (UNIT #1) Scale: 1/4" = 1'-0"

WALL TYPE LEGEND

	EXISTING WALLS TO REMAIN
	WALLS TO DEMOLISH
	FILL EXISTING OPENINGS
	NEW WALLS

- CONSTRUCTION NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
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AREA CALCULATIONS

UNIT #1 (EXISTING/ADDITION)	UNIT #2 (ADDITION)
CONDITIONED AREA	CONDITIONED AREA
*FIRST FLOOR EXISTING: +/- 1306 SF	*FIRST FLOOR ADDITION: +/- 1382 SF
*NON-CONDITIONED COVERED PATIO CONVERTED TO CONDITIONED SPACE: +/- 216 SF	*SECOND FLOOR ADDITION: +/- 941 SF
*NON-CONDITIONED OPEN PORCH CONVERTED TO CONDITIONED SPACE: +/- 126 SF	TOTAL CONDITIONED: +/- 2323 SF
*NON-CONDITIONED ENCLOSED PORCH CONVERTED TO CONDITIONED SPACE: +/- 114 SF	NON-CONDITIONED AREA
*FIRST FLOOR ADDITION: +/- 285 SF	*COVERED PORCH ADDITION: +/- 16 SF
TOTAL CONDITIONED: +/- 2041 SF	TOTAL NON-CONDITIONED: +/- 16 SF
NON-CONDITIONED AREA	TOTAL UNDER ROOF (UNIT #2): +/- 2399 SF
*FRONT PORCH EXISTING: +/- 114 SF	*TOTAL FOOTPRINT (UNIT #2): +/- 1458 SF
*COVERED PORCH ADDITION: +/- 133 SF	
TOTAL NON-CONDITIONED: +/- 247 SF	*NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.
TOTAL UNDER ROOF (UNIT #1): +/- 2294 SF	
*TOTAL FOOTPRINT EXISTING: +/- 1816 SF	
*TOTAL FOOTPRINT ADDITION: +/- 418 SF	
TOTAL FOOTPRINT (UNIT #1): +/- 2294 SF	
*NOTE - EXISTING AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING AND NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.	

ISSUE DATE: 08.30.19

REV	DATE	DESCRIPTION
△		
△		
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MHC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

REV	DATE	DESCRIPTION
△		
△		
△		

MHC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
ON 22" X 34" PAPER

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A102

UNIT #2
FLOOR PLANS

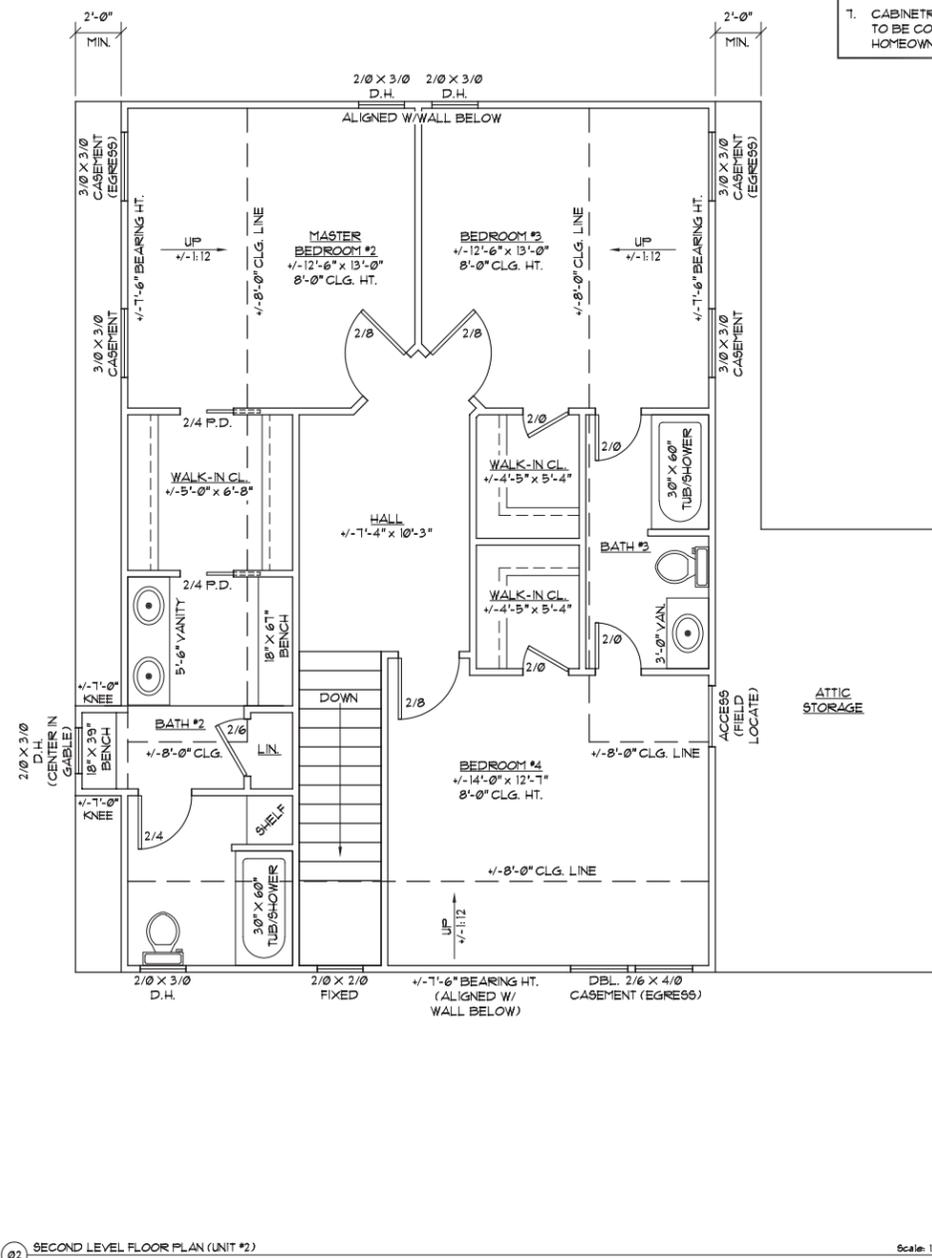
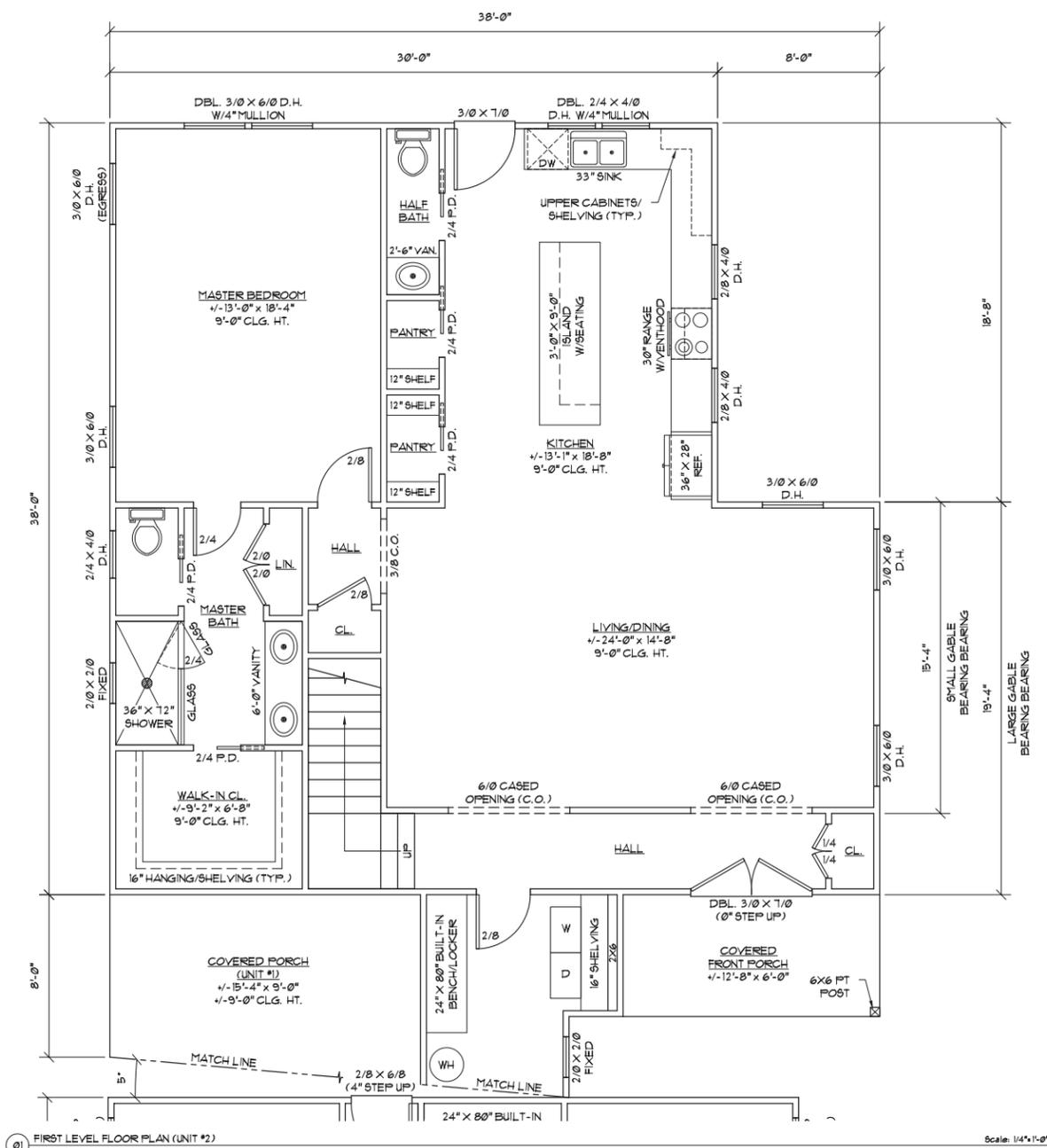
WALL TYPE LEGEND

	EXISTING WALLS TO REMAIN
	WALLS TO DEMOLISH
	FILL EXISTING OPENINGS
	NEW WALLS

AREA CALCULATIONS

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NON-CONDITIONED OPEN PORCH CONVERTED TO CONDITIONED SPACE: +/- 126 SF	TOTAL NON-CONDITIONED: +/- 16 SF
NON-CONDITIONED ENCLOSED PORCH CONVERTED TO CONDITIONED SPACE: +/- 114 SF	TOTAL UNDER ROOF (UNIT #2): +/- 2399 SF
FIRST FLOOR ADDITION: +/- 285 SF	TOTAL FOOTPRINT (UNIT #2): +/- 1458 SF
TOTAL CONDITIONED: +/- 2041 SF	NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.
NON-CONDITIONED AREA	
FRONT PORCH EXISTING: +/- 114 SF	
COVERED PORCH ADDITION: +/- 133 SF	
TOTAL NON-CONDITIONED: +/- 247 SF	
TOTAL UNDER ROOF (UNIT #1): +/- 2294 SF	
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01 FIRST LEVEL FLOOR PLAN (UNIT #2)

02 SECOND LEVEL FLOOR PLAN (UNIT #2)