



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION
1711 and 1713 5th Avenue North
November 20, 2019

Application: Preliminary SP Review for Infill
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Base Zoning: R6-A current; Proposed SP
Map and Parcel Number: 08108045700 and 08108045800
Applicant: Preston Quirk
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant seeks preliminary review of a proposed Specific Plan (SP) zoning of 1711 and 1713 5th Avenue North. The applicant proposes an addition to the historic house, two infill houses along 5th Avenue North, and four additional units behind the 5th Avenue North units. In total, seven detached houses are proposed.

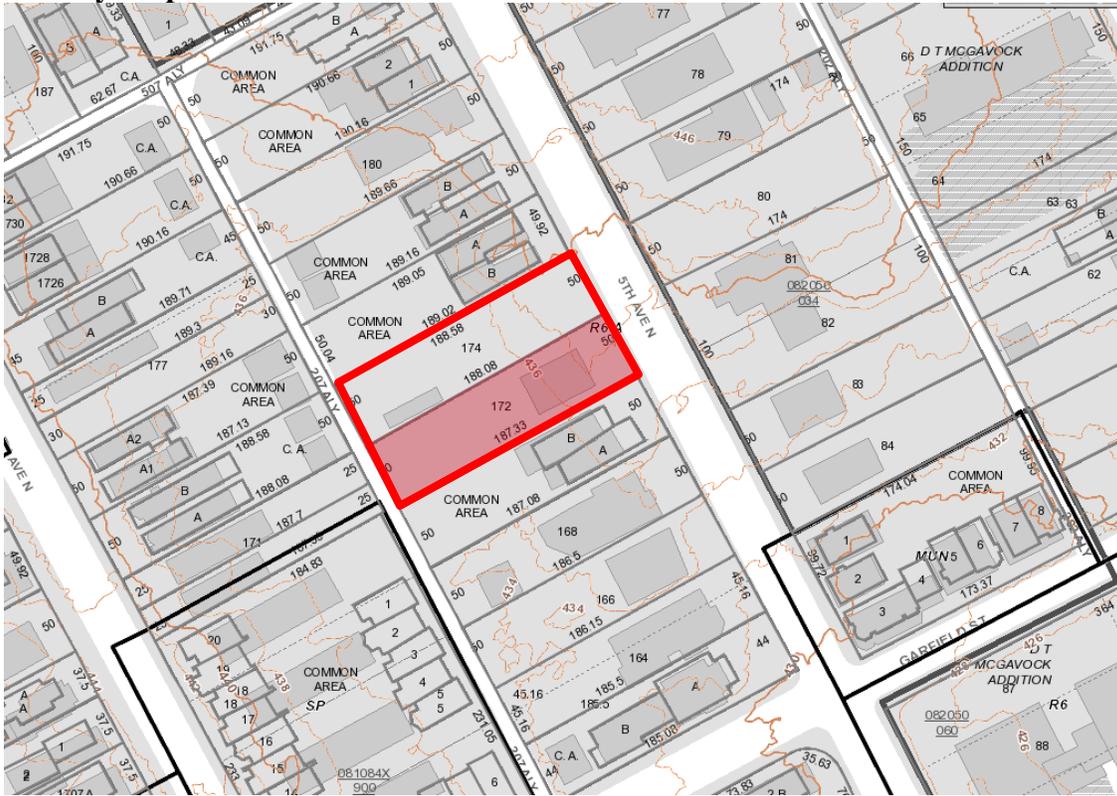
Attachments
A: Photographs
B: Site Plan
D: Elevations

Recommendation Summary: Staff recommends approval, with the following conditions:

1. The applicant return to the Commission for final approval of the design—including materials, window and door placement, utility connections, HVAC locations, and appurtenances—if the SP is approved by Metro Council;
2. The second story wall of the infills facing 5th Avenue North be pushed back to line up with the wall on the first story, and the Juliet balconies be made more substantial to be uncovered decks over the front porch roof; and
3. At least two window openings be added to the left façade of Unit 2 on the ground floor.

With these conditions, staff finds that proposed SP meets Sections III.A. (height), III.B. (scale), III.C. (setback and rhythm of spacing), III.E. (roof shape), III.F. (orientation), III.K. (multi-family developments), and IV. (additions) of the design guidelines.

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.

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.

k: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has determined that the community plan allows for the density requested and the design guidelines for “new construction” can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

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 face the street.

Interior dwellings should be “tucked-in” behind the buildings facing the street.

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.

Attached garages are only appropriate for rear units along the alley.

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.

Background: 1711 5th Avenue North is a c. 1930 frame bungalow that contributes to the historic character of the Salemtown Neighborhood Conservation Zoning Overlay (Figure 1). 1713 5th Avenue North is a vacant lot (Figure 2).



Figure 1. 1711 5th Avenue North



Figure 2. Vacant lot at 1713 5th Avenue North.

Analysis and Findings: The applicant seeks preliminary review of a proposed Specific Plan (SP) zoning of 1711 and 1713 5th Avenue North. The applicant proposes an addition to the historic house, two infill houses along 5th Avenue North, and four additional units behind the 5th Avenue North units. In total, seven detached houses are proposed.

Addition to Historic Building (Unit 1): The application proposes to construct a front dormer and to add a two foot (2') ridge raise and rear dormer to the historic house. Regarding the front dormer, the design guidelines do not generally allow for additions to the front of an historic house, including front dormers, except when there is documentary evidence that the feature was once located on the historic house. In this case, the c. 1968

Property Assessor photo clearly shows that the house once had a front dormer (Figure 3). The applicant is proposing a front dormer that has similar dimensions and roof form to what is seen in the 1960s photo. The applicant has added an additional window on the front of the dormer, which staff finds appropriate because likely there was originally more windows in the dormer than what the 1960s photo shows.



Figure 3. The c. 1968 Property Assessor Photo

The two foot (2') ridge raise and rear dormer are inset appropriately and meet the design guidelines. The applicant is not proposing to increase the footprint of the historic house. The addition is designed so that it retains some of the original roof line so that if the ridge raise and dormer were to be removed in the future, the historic house's architectural integrity would not be affected. The drawings do not indicate any alterations to the window and door openings on the historic house. The proposed materials for the two dormers will be fiber cement lap siding with a five inch (5") reveal and cement fiberboard trim. Staff recommends approval of all windows and doors, and roof shingle color prior to purchase and installation.

With the condition that the applicant return to the Commission with final information on the materials proposed for the addition, staff finds that the proposed addition of a front dormer, a ridge raise, and a rear dormer to the historic house meets Section IV. of the design guidelines.

Setback, Site Layout, and Orientation For All Units. The two lots at 1711 and 1713 5th Avenue North combined are ninety-eight feet wide and about one hundred and eighty-nine feet deep (98' X 189'). The two infills proposed to face 5th Avenue North are oriented towards the street, which is appropriate. They have six foot (6') deep, full width porches, and are connected to the sidewalk with walkways. The front setbacks of these houses match the front setback of the historic house at 1711 5th Avenue North, which is appropriate. Unit 3, the infill closest to the north property line, will be five feet (5') from that side property line. The three houses, including the existing historic house, will have six feet (6') of space in between them.

The rear units will be connected to the sidewalk on 5th Avenue North with walkways leading from the sidewalk to the interior courtyard. The four interior units are tucked behind the houses facing 5th Avenue North by being no wider than the houses facing 5th Avenue North and by being shorter in height. These four rear units will be oriented towards an interior courtyard, which meets the design guidelines.

Vehicular access to the site will be via the rear alley. There will be ten uncovered parking spaces at the rear of the lot, accessed via the alley. Staff finds that the overall site layout, setbacks, and orientation meet the design guidelines.

Staff finds that the preliminary SP meets Sections III.C., III.F., and III.K. of the design guidelines.

Appurtenances & Utilities For All Units: If Metro Council approves the SP, staff recommends that the applicant return to the Commission with information about the location of all HVAC units and utilities and all other appurtenances.

Infill Facing 5th Avenue North (Units 2 & 3):

Height and Scale. The two houses facing 5th Avenue North are proposed to be twenty-two feet, six inches (22' 6") wide. They will be two stories tall, with a maximum height of thirty-five feet (35') from grade, which meets the design guidelines. They will be forty feet (40') deep, with a footprint of approximately nine hundred square feet (900 sq. ft.).

Staff notes that the inset porch with a full second story on top of it is not a form that is found historically in the district. Staff recommends that the second-story wall be pushed back to line up with the wall of the first story so that the porch does not have livable space over it (Figure 4). Staff also recommends that the Juliet balcony, another form not found in the district, be reconfigured to be an uncovered deck on the roof of the revised porch.

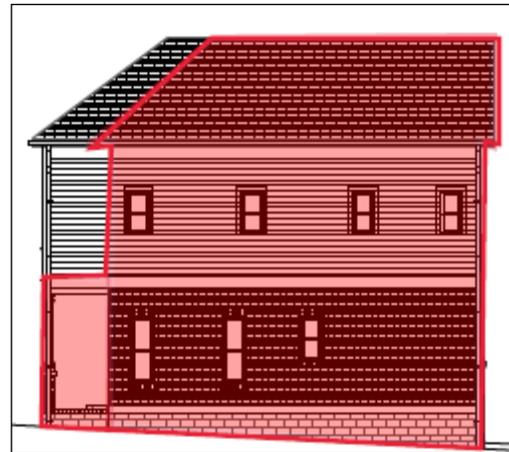


Figure 4 shows staff's recommended changes to the form of two infills facing 5th Avenue North, namely that the second floor line up with the first floor.

With the conditions that the second story wall of the infills facing 5th Avenue North be pushed back to line up with the wall on the first story, and the Juliet balconies be made more substantial to be uncovered decks over the front porch roof, staff finds that these infills meet Sections III.A. and III.B. of the design guidelines.

Materials: As this is a preliminary SP review, the materials presented in the application may not be final. Staff recommends that the applicant return to the Commission for the final approval of the designs, including the materials, if Metro Council approves the Final SP.

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding first floor	Brick	Unknown	Yes	Yes
Second floor Cladding	Board-and-batten and 5” cement fiberboard lap siding	Smooth	Yes	No
Roofing	Dimensional Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Not indicated	Unknown	Unknown	Yes
Front Porch Posts	Wood with brick pedestals and cast stone caps	Unknown	Yes	Yes
Front Porch Roof	Not indicated	Unknown	Unknown	Yes
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	Yes

Staff recommends approval of all brick samples, windows and doors, roof shingle color, front porch materials, and walkway/driveway materials prior to purchase and installation.

Roof form: The infills facing 5th Avenue North will have a hipped roof form at the front, and a gable form at the rear. The slopes of these forms will be 9/12. Staff finds that these proposed roof forms meet Section III.E. of the design guidelines.

Proportion and Rhythm of Openings: As this is a preliminary SP review, the window and door openings in the application may not be final. Staff recommends that the applicant return to the Commission for the final approval of the designs, including window and door openings, if Metro Council approves the Final SP.

The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The left elevation of the middle infill (Unit 2), on the ground floor, has a length of twenty-five feet (25') without a window or door opening. Staff recommends that at least two window openings be added in this space.

With the condition that at least two window openings be added to the left elevation of unit two, on the ground floor, and with the condition that if Metro Council approves the SP the applicant return to MHZC with the final designs showing all window and door placements, staff finds the project's proportion and rhythm of openings to meet Section III.G. of the design guidelines.



Figure 5. Staff recommends at least two window openings be added to this facade, as shown here.

New Construction Behind the Historic House (Units 6 & 7):

Height and Scale. The two houses located behind the historic house are one-story and are proposed to be twenty feet, six inches (20'6") tall. They will be about two feet (2') lower in height than the historic house, without the ridge raise. They will match the width of the historic house and will have footprints that are approximately nine hundred and fifty square feet (950 sq. ft.). Their south-facing elevations have dormers that are inset two feet (2') from the side walls and two feet (2') from the wall below. The houses are oriented towards the interior courtyard and have stoop entries. Staff finds that the two new houses proposed to be located behind the historic house are sufficiently subordinate to the historic house.

Staff finds that these infills meet Sections III.A., III.B., III.K. of the design guidelines.

Materials: As this is a preliminary SP review, the materials presented in the application may not be final. Staff recommends that the applicant return to the Commission for the final approval of the designs, including the materials, if Metro Council approves the Final SP.

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review

Foundation	Brick to grade	Unknown	Yes	Yes
Primary Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Dimensional Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Not indicated	Unknown	Unknown	Yes
Front Porch Posts	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

Staff recommends approval of all brick samples, windows and doors, roof shingle color, and front step materials prior to purchase and installation.

With the condition that the applicant return to the Commission with the final material selections, staff finds that the known materials meet Section III.D. of the design guidelines.

Roof form: The two houses behind the historic house will have a cross gable form with slopes of 6/12 and 8/12. The rear shed dormers have a low slope.

Staff finds that these proposed roof forms meet Section III.E. of the design guidelines.

Proportion and Rhythm of Openings: As this is a preliminary SP review, the window and door openings in the application may not be final. Staff recommends that the applicant return to the Commission for the final approval of the designs, including window and door openings, if Metro Council approves the Final SP.

Because these two units will be located behind the historic house and will not face the street, staff finds that the horizontal window openings on the rear and side facades are appropriate. They will not be highly visible from the street.

With the condition that the applicant return to the Commission with the final configurations of all windows and doors, staff finds that the proportion and rhythm of openings for the two units behind the historic house meet Section III.G. of the design guidelines.

New Construction Behind Infill (Units 4 & 5):

Height and Scale. The two houses located behind the infill Unit 5 are one-and-a-half stories and are proposed to be twenty-nine feet, six inches (29’6”) tall from grade. They will be about nine feet (9’) lower in height than the infill in front of it. They will match the width of the infill facing 5th Avenue North and will have footprints that are approximately eight hundred and five square feet (805 sq. ft.). Their north-facing elevations have dormers that are inset two feet (2’) from the side walls and two feet (2’) from the wall below. The houses are oriented towards the interior courtyard and have interior box entries. Staff finds that the two new houses proposed to be located behind the infill house are sufficiently subordinate to the infill facing 5th Avenue North.

Staff finds that these infills meet Sections III.A., III.B., III.K. of the design guidelines.

Materials: As this is a preliminary SP review, the materials presented in the application may not be final. Staff recommends that the applicant return to the Commission for the final approval of the designs, including the materials, if Metro Council approves the Final SP.

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick to grade	Unknown	Yes	Yes
Primary Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	5” cement fiberboard lap siding	Smooth	Yes	No
Roofing	Dimensional Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Not indicated	Unknown	Unknown	Yes
Front Porch Posts	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

Staff recommends approval of all brick samples, windows and doors, roof shingle color, and front step materials prior to purchase and installation.

Roof form: The two houses behind the historic house will have a gable form with a 16/12 slope. The court-yard facing façade has two gable dormers connected with a shed roof form. The north-facing facades have a shed dormer with a 7/12 pitch

Staff finds that these proposed roof forms meet Section III.E. of the design guidelines.

Proportion and Rhythm of Openings: As this is a preliminary SP review, the window and door openings in the application may not be final. Staff recommends that the applicant return to the Commission for the final approval of the designs, including window and door openings, if Metro Council approves the Final SP.

Because these two units will be located behind the infill facing 5th Avenue North and will not face the street, staff did not scrutinize the window and door openings as much as staff would typically do for street-facing infill. The windows are generally twice as long as they are wide, and there are no expansive wall spaces without a window or door opening.

With the condition that the applicant return to the Commission with the final configurations of all windows and doors, staff finds that the proportion and rhythm of openings for the two units behind the historic house meet Section III.G. of the design guidelines.

Recommendation Summary: Staff recommends approval, with the following conditions:

1. The applicant return to the Commission for final approval of the design—including materials, window and door placement, utility connections, HVAC locations, and appurtenances—if the SP is approved by Metro Council;
2. The second story wall of the infills facing 5th Avenue North be pushed back to line up with the wall on the first story, and the Juliet balconies be made more substantial to be uncovered decks over the front porch roof; and
3. At least two window openings be added to the left façade of Unit 2 on the ground floor.

With these conditions, staff finds that proposed SP meets Sections III.A. (height), III.B. (scale), III.C. (setback and rhythm of spacing), III.E. (roof shape), III.F. (orientation), III.K. (multi-family developments), and IV. (additions) of the design guidelines.

Additional Photos:



1711 5th Avenue North left side façade



1713 5th Avenue North right façade.



Houses directly to the left of the site



View of house to the right of the site



Church directly across the street from the site.



Across the street and to the south of the site



Across the street and to the north of the site



2031 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 627-1298
email: info@quirkdesigns.com

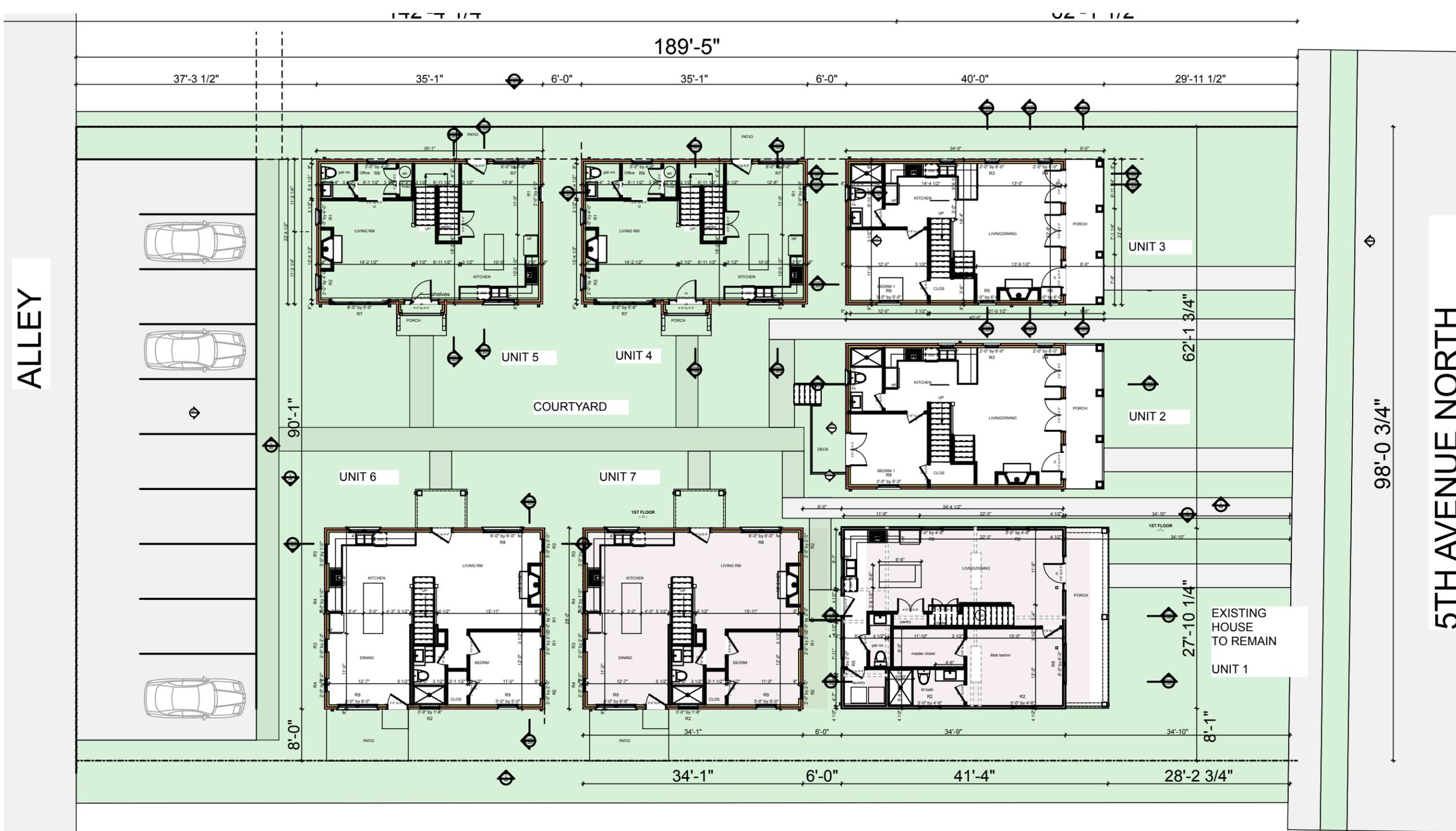
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Hart Love Builders
1711, 1713 5th Avenue North
Nashville, TN 37209

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3D VIEWS



ALLEY

5TH AVENUE NORTH

1 1ST FLR PLANS (1)
SCALE: 1/16" = 1'-0"

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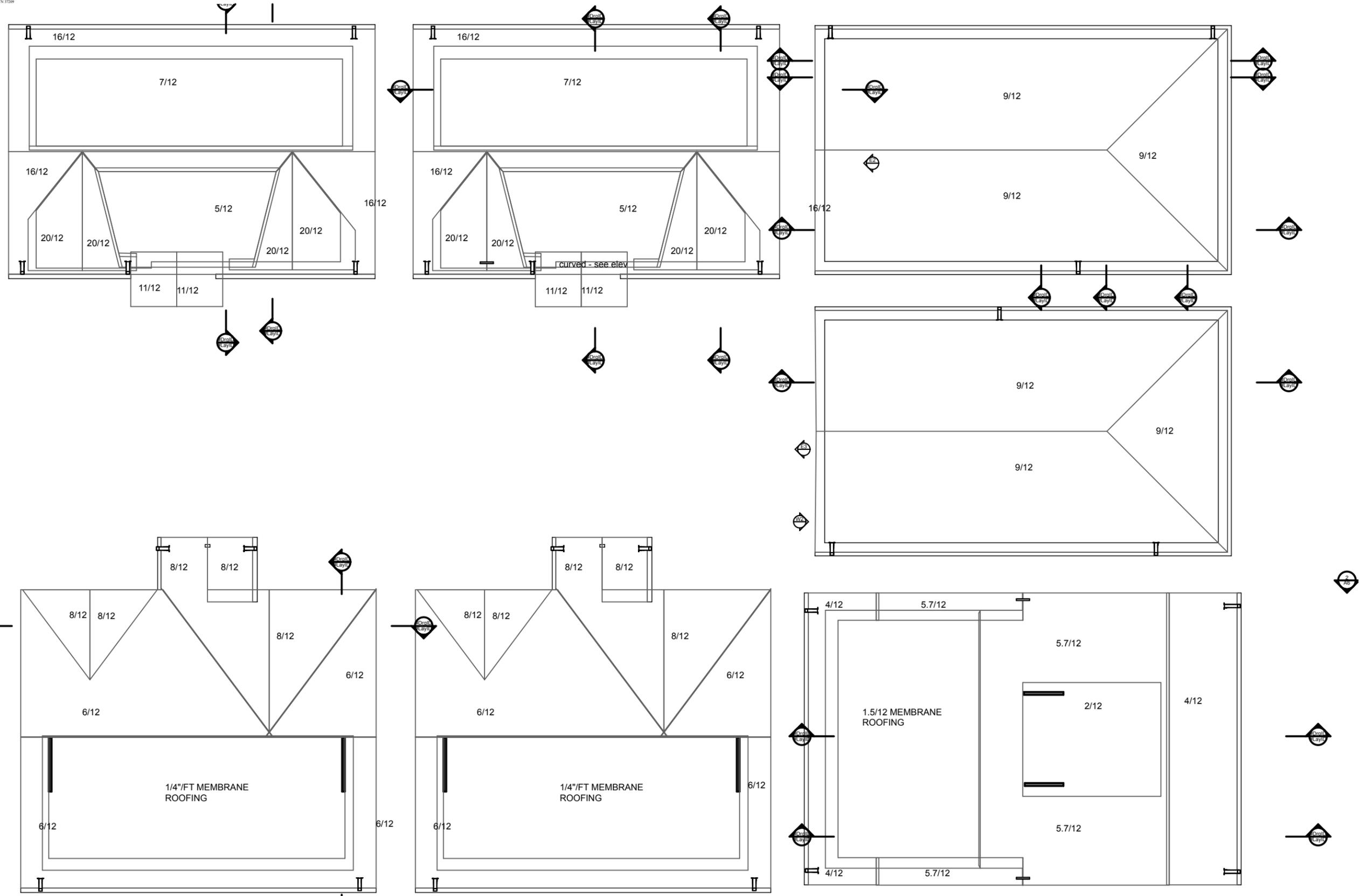
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LEVEL 1 PLANS

A2



1 ROOF PLANS

SCALE: 1" = 10'

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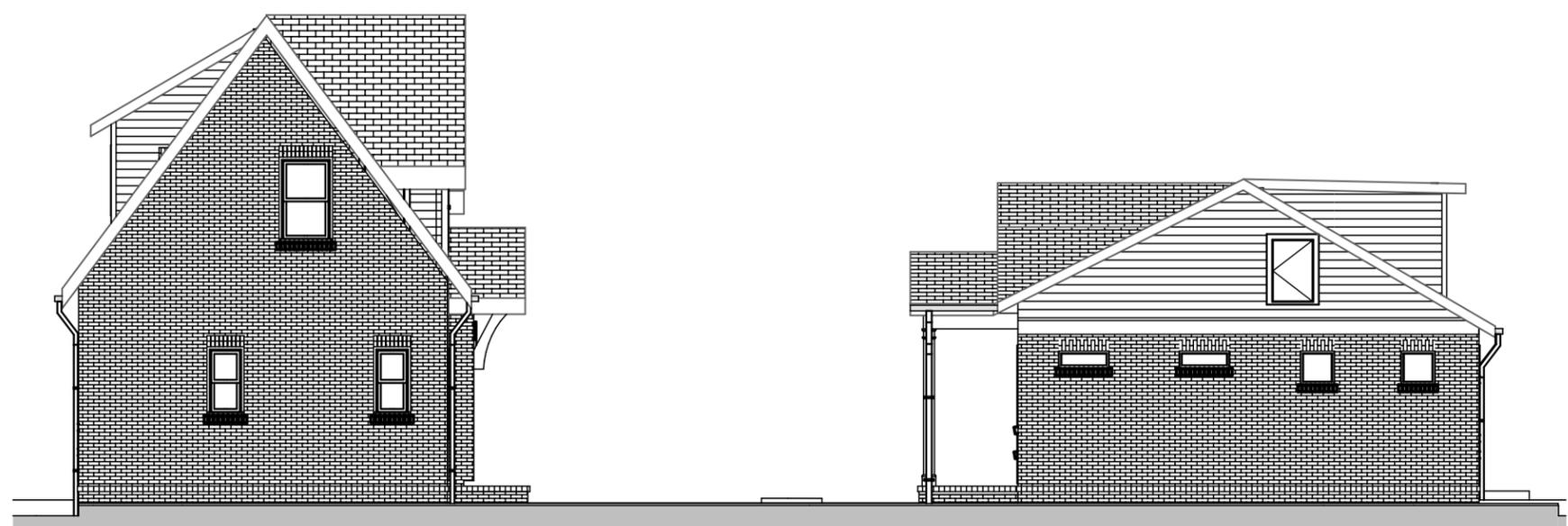
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ROOF PLANS

A4



1 EAST ELEVATION - 5TH AVE N
SCALE: 1" = 10'



2 WEST ELEVATION U5,6
SCALE: 1" = 10'

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ELEV 1

A5



1

SOUTH ELEVATION U 3/4/5

SCALE: 1" = 10'

SEE TYPICAL MATERIALS NOTES ON A5



2

NORTH ELEVATION U1,6,7

SCALE: 1" = 10'

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ELEV 2

A6



1 NORTH ELEVATION
SCALE: 1" = 10'

SEE TYPICAL MATERIALS NOTES ON A5



2 SOUTH ELEVATION
SCALE: 1" = 10'

\\CAD FILES\Work\2018\Low\1711 1713 5th Aven - 18-01711 & 13 E.dgn

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ELEV 3



1

WEST ELEVATION U 1,2,3

SCALE: 1" = 10'

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ELEV 4