

JOHN COOPER
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

STAFF RECOMMENDATION

1830 5th Ave N
February 17, 2021

Application: New Construction—Infill and Outbuildings; Setback Determination

District: Salemtown Neighborhood Conservation Zoning Overlay

Council District: 19

Base Zoning: R6-A

Map and Parcel Number: 081080M00100CO and 0810M00200CO

Applicant: Preston Quirk

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

Description of Project: Application is to construct duplex infill and outbuildings. The project includes requests to reduce the street setback on Coffee Street from ten feet (10') to nine feet (9') for the infill and to five feet, six inches (5'-6") for an outbuilding.

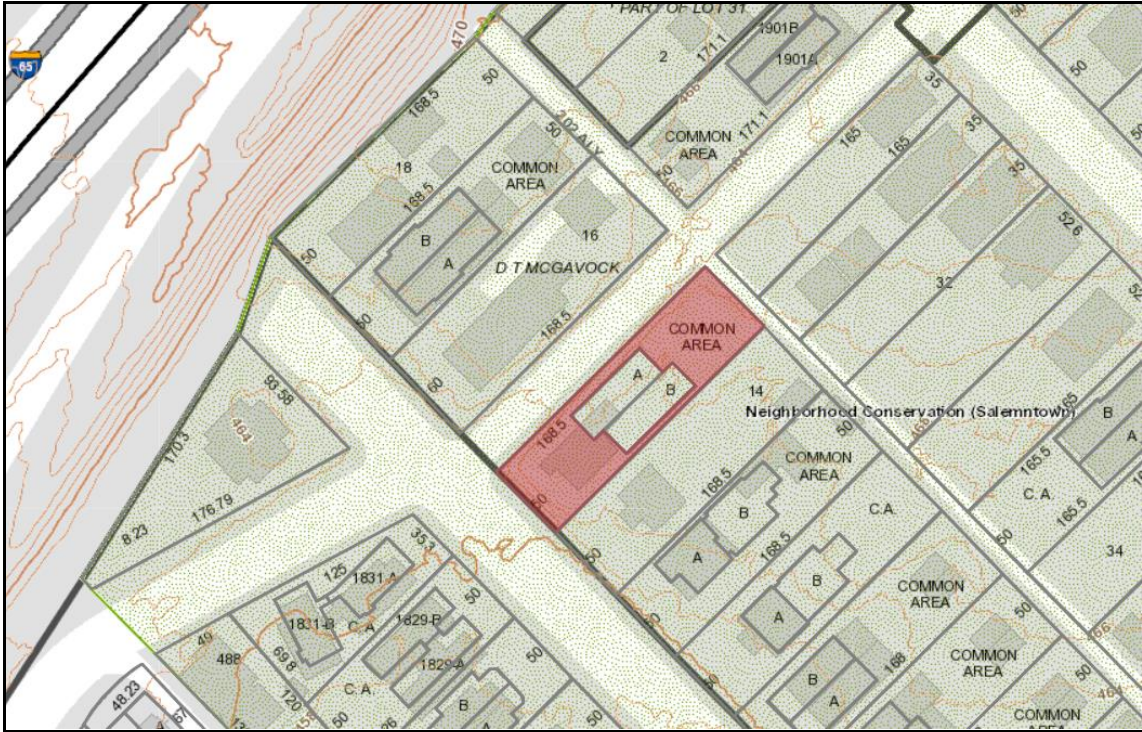
Attachments
A: Photographs
B: Site Plan
D: Elevations

Recommendation Summary: Staff recommends approval with the following conditions:

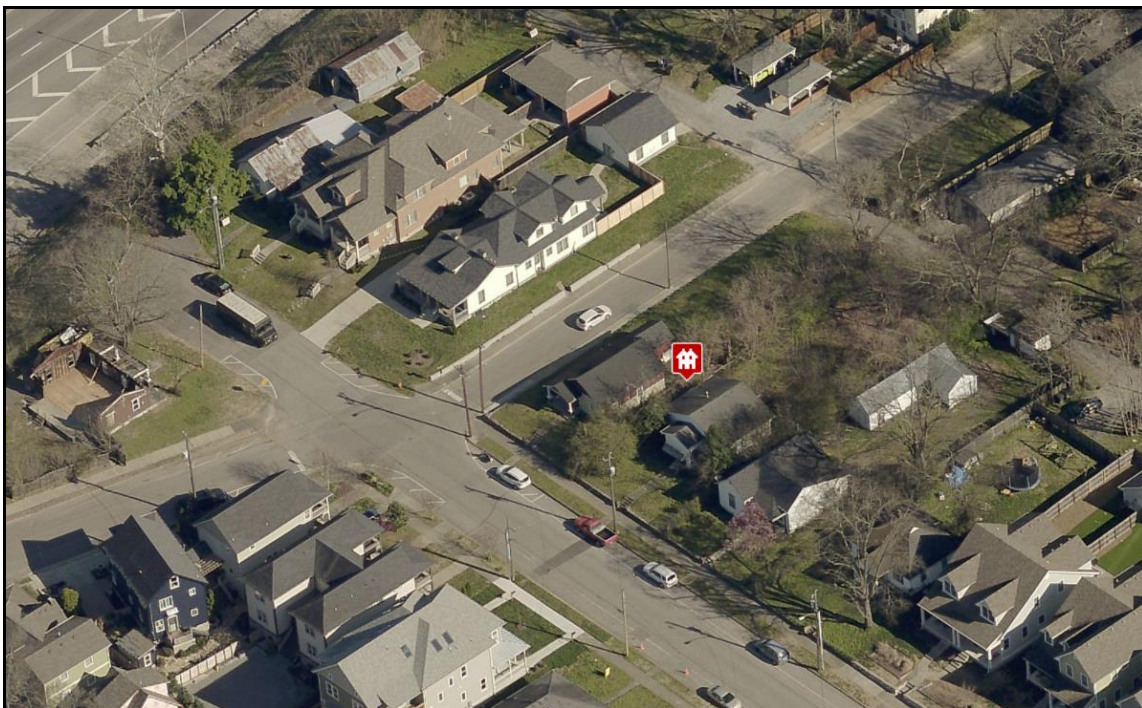
1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be verified by MHZC staff in the field after staking;
3. Staff approve the final details, dimensions and materials of roof color, windows, doors, trim, porch elements, driveway material, and garage doors prior to purchase and installation; and
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section III of the *Salemtown Neighborhood Conservation District: Handbook and 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-1-1 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 Salemtown.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Roof

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

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.
6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
- a. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
 - b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
 - c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

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

Driveway Access.

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

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

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- *The DADU may not exceed the maximums outlined previously for outbuildings.*
- *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

- *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- *The DADU cannot be divided from the property ownership of the principal dwelling.*
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

· *The living space of a DADU shall not exceed seven hundred square feet.*

I. Utilities

1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
2. Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.*

Background: The house at 1830 5th Avenue North was constructed c. 1925 and contributes to the historic character of the Salemtown neighborhood (Figure 1). In January 2021, the Commission found that the building met the criteria for economic hardship and approved the building's demolition.



Figure 1. 1830 5th Avenue N.

Analysis and Findings: The applicant proposes to construct a new duplex and two single-story detached outbuildings. The project includes requests to reduce the street setback on Coffee Street from ten feet (10') to nine feet (9') for the infill and to five feet, six inches (5'-6") for an outbuilding.

Height & Scale: The proposed infill will be two-stories tall with an eave height of approximately nineteen feet (19') at the front from grade, a ridge height of approximately thirty-three feet (33'), and a foundation height of approximately two feet, six inches (2'-6"). Staff finds that the infill's height meets the historic context where houses range in height from twenty and thirty-five feet (20'-35') from grade in height and that the eave and foundations heights are compatible with the historic context and similar to what the Commission has approved for infill on this block of 5th Avenue N.

The primary width of the building is thirty feet (30') but includes a wraparound front porch and side porch that add six feet (6') to the width. This is in keeping with the neighboring context, which ranges between approximately twenty and thirty-six feet (20'-36') wide. The infill has a depth of eighty-two feet, six inches (82'-6"), including a six-foot-deep (6') front porch. The proposed depth of the infill is similar to the historic home at 1900 5th Avenue N with a recent addition, as well as the infill at 1902 5th Avenue N.

Staff finds the height and scale of the new construction to be compatible with the surrounding context and to meet Sections II.B.1.a. and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The primary building is centered on the lot and will have a front setback of approximately thirty-three feet, six inches (33'-6"), which is similar to the house to the right of the site and compatible with the historic house at 1824 5th Avenue N. The infill will be five feet (5') from the right-side property line,

approximately fifty-six feet (56') from the rear property line, and twenty-six feet (26') from the outbuildings, meeting the zoning requirements for setbacks. However, the infill requires a setback determination for its side setback from Coffee Street. Base zoning requires a ten-foot (10') street setback from Coffee Street for corner lots. The bulk of the infill will meet the ten-foot (10') setback, but the wraparound and side porches intrude one foot (1') into the setback. Staff finds the proposed setback for the Coffee Street property line to be appropriate for several reasons. The main portion of the house will meet the side setbacks, and it is only open porch elements that intrude on the setback. The porches help to break up the Coffee Street façade and add architectural interest to this highly visible part of the infill. Moreover, an analysis of the corner lots nearby show that the historic structures, including the two-story structures at 1900 and 1901 4th Avenue North, are situated less than ten feet (10') from the Coffee Street property line. For these reasons, staff finds that the proposed reduced Coffee Street property line setback meets the design guidelines.

Staff finds that the project meets Section II.B.1.c of the design guidelines.

Roof form: The infill has a cross-gable roof form with 14/12 and 9/12 pitches and incorporates two smaller gables on the left-side façade to help break up the elevation along Coffee Street. The wraparound front porch and side porch both have shed roof forms with a 4/12 pitch.

Staff finds that the proposed roof form is appropriate for infill in the Salemtown overlay and finds that the roof forms meet Section II.B.1.e of the design guidelines.

Orientation: The proposed structure is oriented to 5th Avenue North with a six foot (6') deep wrap around porch and walkway from the front porch to the sidewalk. The structure includes a smaller, secondary side porch that is six feet (6') deep that is oriented to Coffee Street with a walkway connecting that porch to the public sidewalk. Staff finds the side porch to be appropriate since it is subordinate to the front porch and since side porches are a feature commonly seen on historic homes. Vehicular access to the infill will be from the alley.

Staff finds that the infill's orientation meets Section II.B.1.f 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	Hardieplank, 5" exposure	Smooth	Yes	No
Trim	Not indicated	Needs final approval	Unknown	Yes

Roofing	Fiberglass Shingles	Color unknown	Yes	Yes
Front Porch floor/steps	Not indicated	Needs final approval	Unknown	Yes
Front Porch Roof	Metal	Color unknown	Yes	Yes
Front Porch Posts	Not indicated	Needs final approval	Unknown	Yes
Side Porch floor/steps	Not indicated	Needs final approval	Unknown	Yes
Side Porch Posts	Not indicated	Needs final approval	Unknown	Yes
Side Porch Roof	Metal	Color unknown	Yes	Yes
Windows	Double-hung 2 over 1, casement	Material not indicated	Yes	Yes
Principle Entrance	2/3 light	Material not indicated	Yes	Yes
Side and Rear doors	Full-light and 2/3 light	Needs final approval	Unknown	Yes
Driveway	Rear	Material not indicated	Yes	Yes
Walkways	Concrete for the front; pavers for the side		Yes	No

The known materials are appropriate, but additional information is needed on other selections. With staff review of the final material selections for roof color, windows, doors, trim, porch elements, and driveway materials prior to purchase and installation, staff finds that the project will meet Section II.B.1.d of the guidelines.

Proportion and Rhythm of Openings: Most of the windows on the proposed structure are approximately twice as tall as they are wide, with the exception of two small square windows on the right-side façade near the midpoint of the infill. Given the location of the square windows, staff finds that it is unlikely that those windows will be visible from the street and therefore could be appropriate on the new construction. There is no large area of any of the façades without a window or door opening.

Staff finds that the infill’s proportion and rhythm of openings meet Section II.B.1.g of the design guidelines.

Appurtenances & Utilities: 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.

Outbuildings: The applicant is proposing two single-story outbuildings in the rear yard.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20'	26'
Rear setback	5'	10'-2"
L side setback	10'	5'-6" *
R side setback	3'	3'
How is the building accessed?		Alley at rear of lot

* The proposed carport requires a setback determination from the ten-foot (10') street setback along Coffee Street. The applicant is proposing to locate the outbuilding five feet, six inches (5'6") from the Coffee Street property line. Staff finds the proposed setback to be appropriate because historically outbuildings sat close to side property lines and it is similar to what the Commission approved at 1901 4th Avenue North for an outbuilding. Staff finds that the proposed setbacks are appropriate to the Salemtown Neighborhood Conservation Zoning Overlay.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot with an area of less than 10,000 sq. ft.	Total Footprint of Proposed Outbuildings
Maximum Square Footage	750 sq. ft.	700 sq. ft.

	Potential Maximums for 1-Story Outbuildings Under the Salemtown Guidelines	Proposed Outbuilding
Ridge Height	25' (not to exceed principal building height)	13'-5"
Eave Height	10'	8'-6"

General requirements for outbuildings and DADUs:

	YES	NO
If there are stairs, are they enclosed?	N/A	

If a corner lot, are the design and materials similar to the principle building?	Yes	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Hipped	Yes
Primary roof slope	~ 4/12	Yes

Design Standards

The outbuildings are single-story, which is appropriate behind a two-story house. The outbuildings has a utilitarian design that is appropriate for an accessory structure. Staff finds that the proposed design meets Section III.H.2 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires Additional Review?
Foundation	Concrete slab	Natural	Yes	No
Cladding	Cement-fiber Clapboard	5" reveal, smooth	Yes	No
Roofing	Fiberglass shingles	Needs final approval	Yes	Yes
Trim	Not indicated	Needs final approval	Unknown	Yes
Windows	Not indicated	Needs final approval	Unknown	Yes
Vehicular	Insulated	Needs final	Yes	Yes

Doors	metal	approval		
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With the staff’s final approval of the trim, windows, garage doors, and doors, staff finds that the known materials meet Section III.H.4 and III.H.5 of the design guidelines.

Staff finds that the propose outbuilding’s height, scale, placement, setbacks, materials, and design meet Section III.H of the design guidelines.

Recommendation: Staff recommends approval with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be verified by MHZC staff in the field after staking;
3. Staff approve the final details, dimensions and materials of roof color, windows, doors, trim, porch elements, driveway material, and garage doors prior to purchase and installation; and,
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5’ of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section III of the *Salemtown Neighborhood Conservation District: Handbook and Design Guidelines*.

Context Photos



Left to right. 1902 5th Ave N (Non-Contributing – infill approved in 2013) and 1900 5th Ave N (Contributing)



Left to right. 1829 5th Ave N and 1831 5th Ave N, both Non-Contributing infill approved prior to the overlay.



1825 5th Ave N (Non-Contributing – Infill approved in 2017)

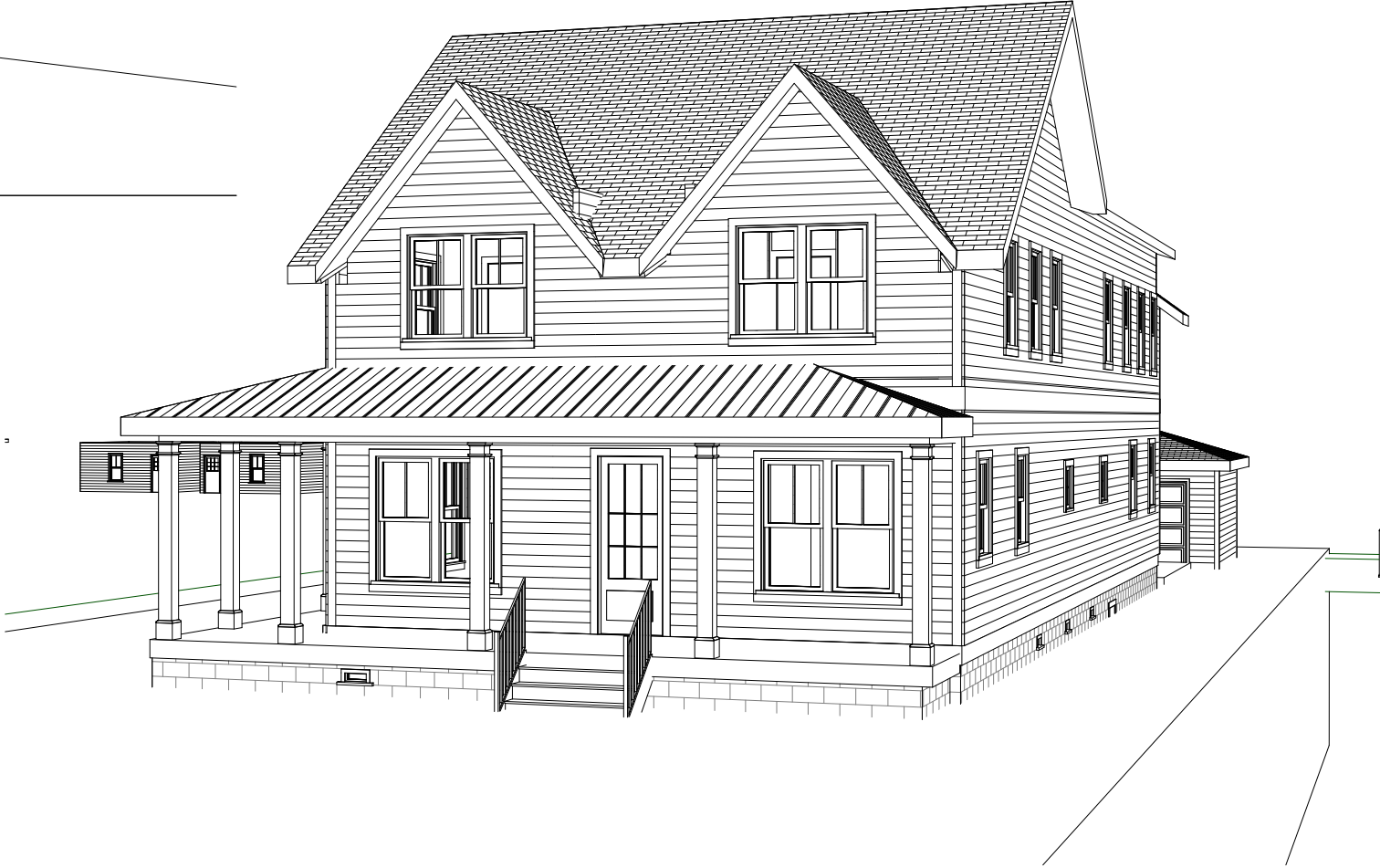


Left to right. 1826 5th Ave N (Non-Contributing) and 1824 5th Ave N (Contributing)

CUSTOM RESIDENCES

JEFF ZEITLIN
 1830 5th Ave N
 Nashville, TN 37208

SHEET INDEX	
ID	Name
T1	TITLE SHEET
C1	SITE PLAN
A1	1ST FLOOR PLANS
A2	2ND FLOOR PLANS
A3	FOUNDATION PLANS
A4	ROOF PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	SECTIONS
A8	GARAGE



3 Generic Perspective (1)
 SCALE: 1/8" = 1'-0"



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



PHONE:
 ###
 ###

CUSTOM RESIDENCES
 JEFF ZEITLIN
 1830 5th Ave N
 Nashville, TN 37208

DATE: 2/5/21
 REVISION

PROJECT NO: 20-079
 COPYRIGHT 2007
 QUIRK DESIGNS

TITLE SHEET (1)

T1
 SHEET 11



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



PHONE:

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CUSTOM RESIDENCES

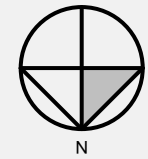
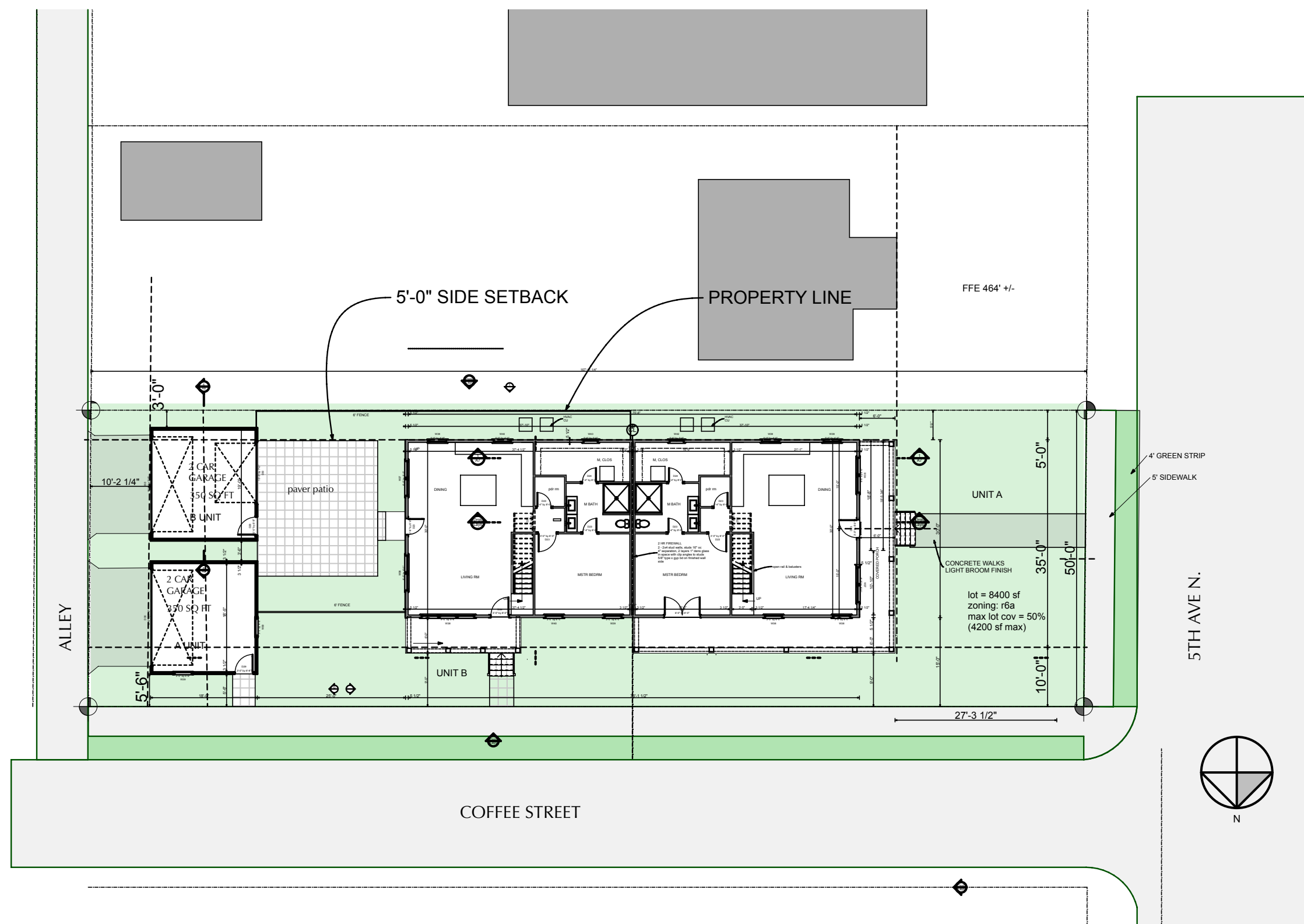
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SITE PLAN (1)

C1
SHEET 12



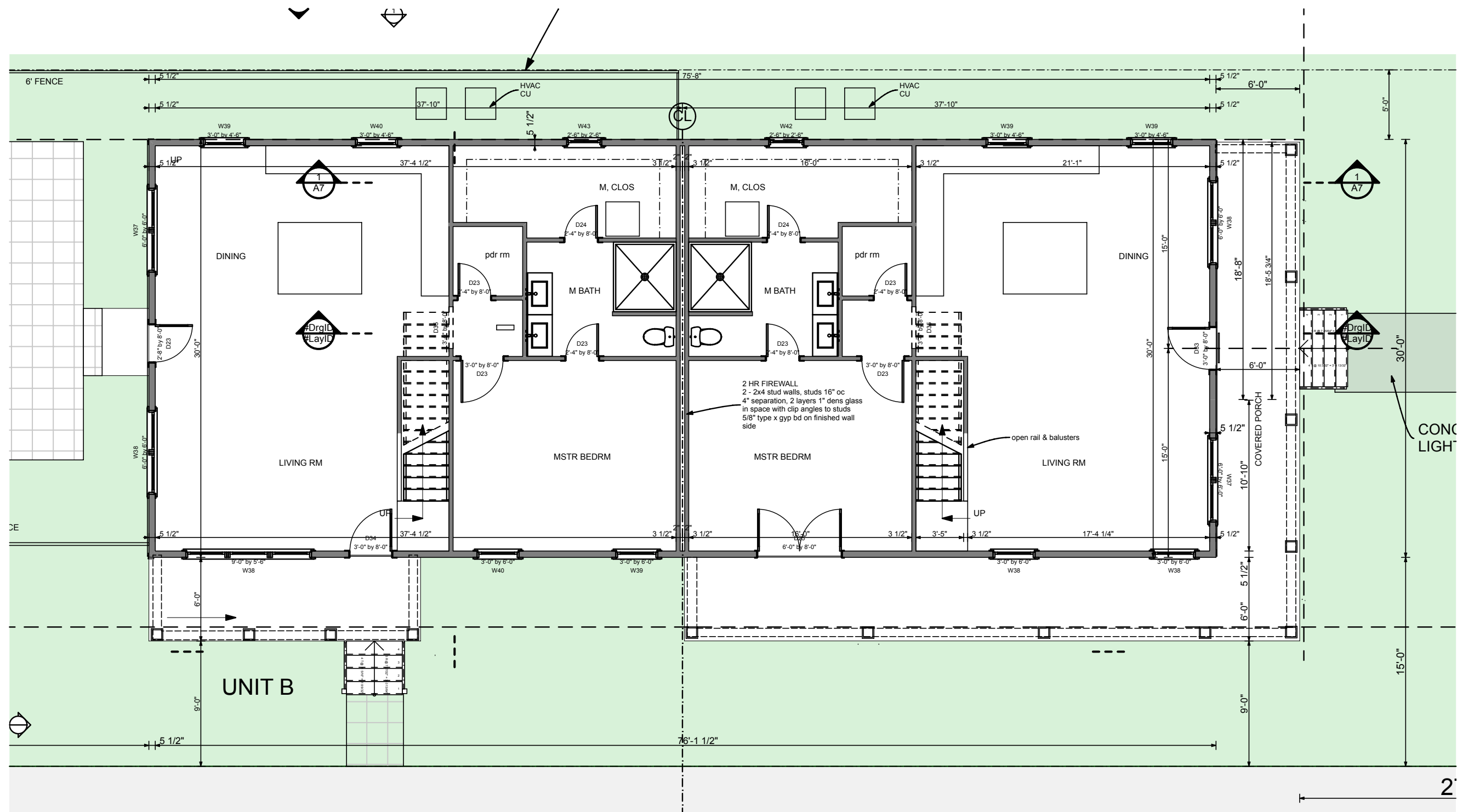
1

SITE PLAN

SCALE: 1" = 20'

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FLOOR AREA PER UNIT	
Zone Name	Measured Area
1ST FLR	1,149
2nd flr	1,149
	2,298 sq ft



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



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email: quirkdesigns@comcast.net

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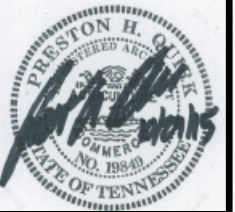
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1ST FLOOR PLAN

A1
SHEET 13

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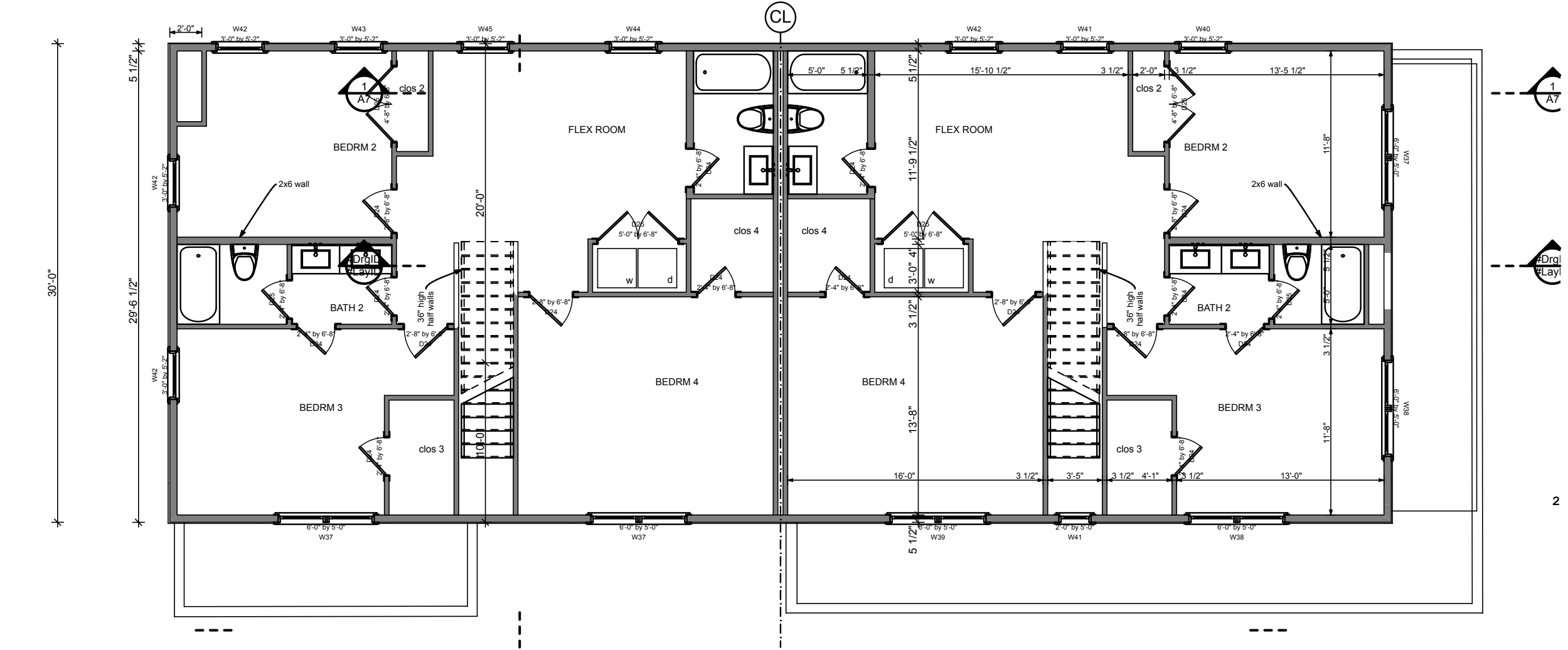
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2ND FLOOR PLANS (1)

A2
SHEET 14



1

2nd FLOOR

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

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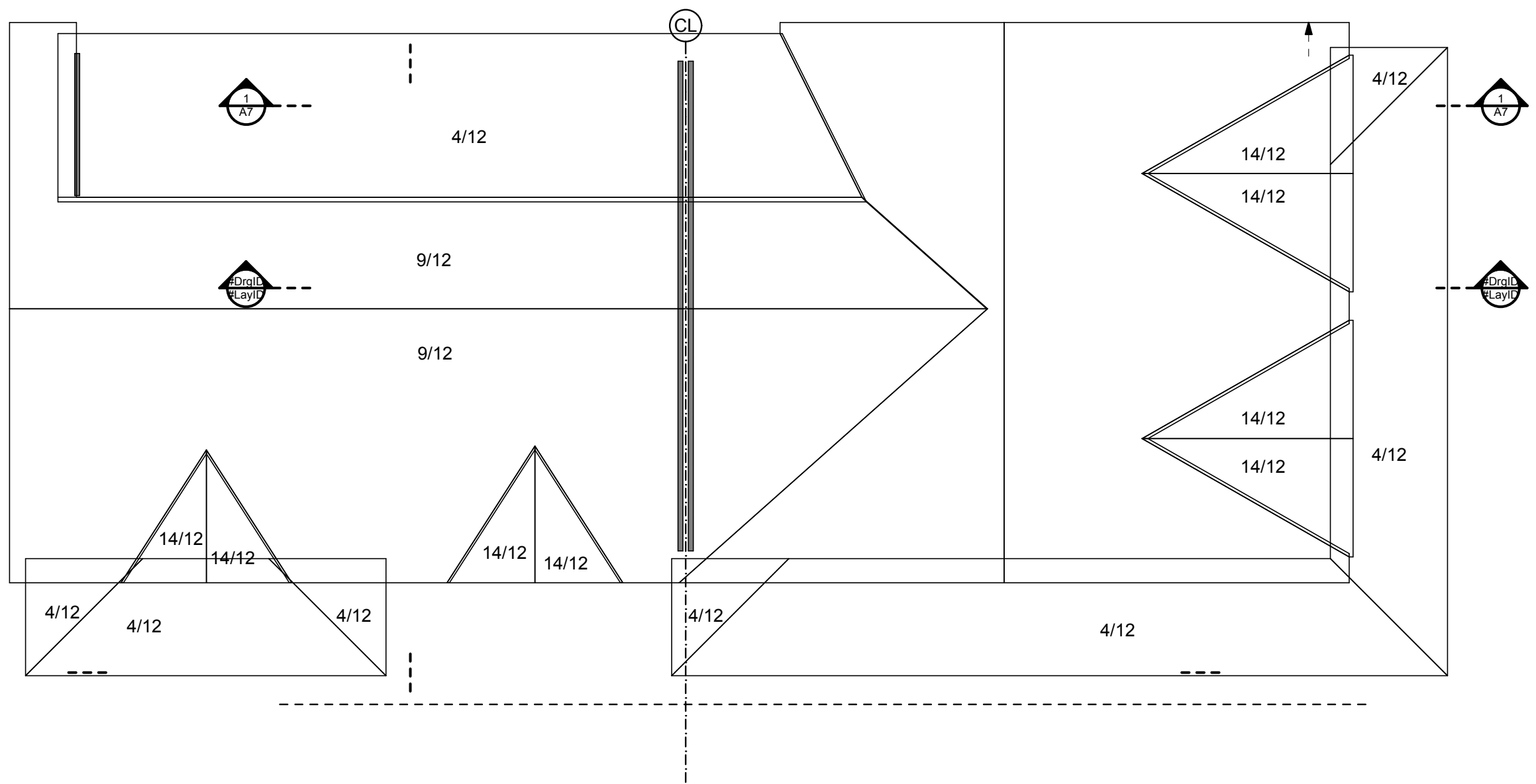
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ROOF PLAN

A3
SHEET 15



1 ROOF PLAN

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



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



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



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ELEVATIONS (1)

A4
SHEET 16



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ELEVATIONS (1)

A5
SHEET 17



② RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



① REAR ELEVATION
SCALE: 1/8" = 1'-0"

see typical
materials notes
on A4



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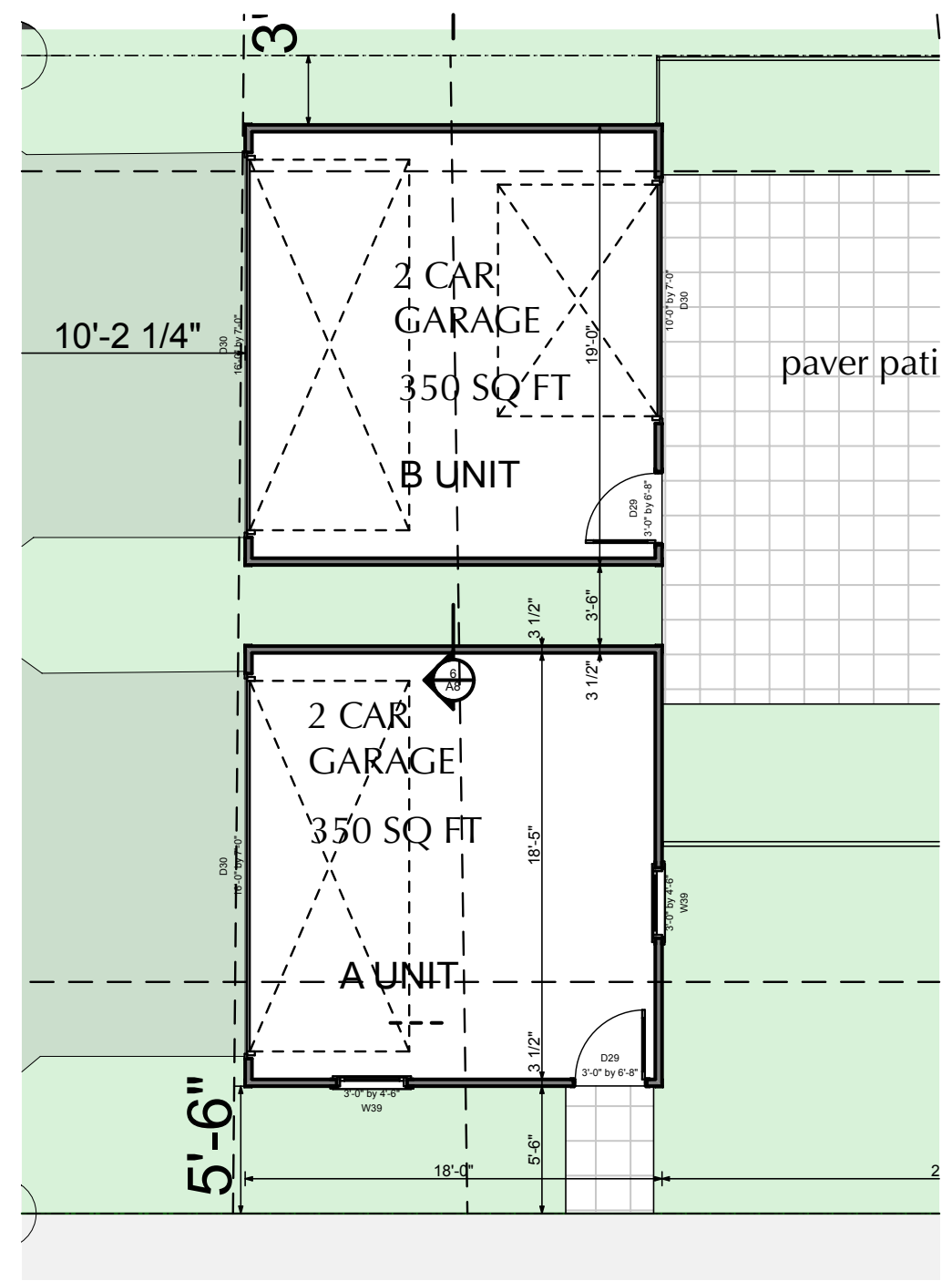
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GARAGE (1)

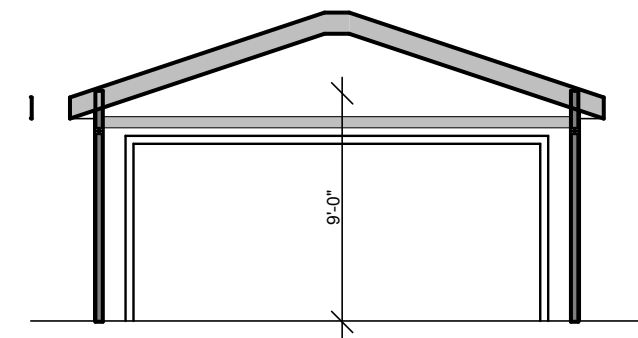
A6
SHEET 18



2 GARAGE PLANS
SCALE: 1/8" = 1'-0"



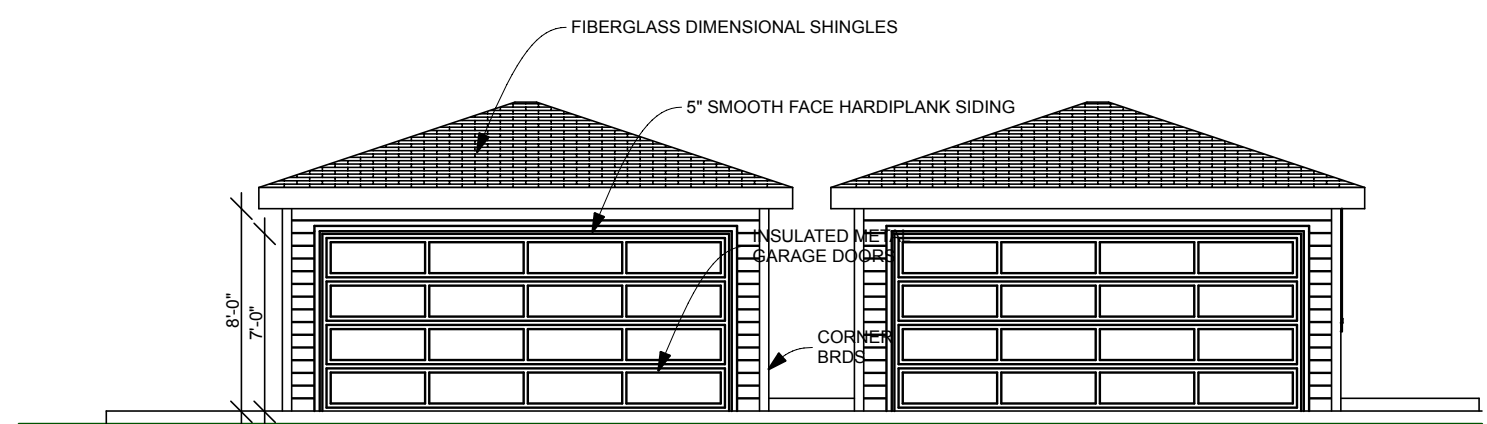
3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



5 SECTION - GARAGE
SCALE: 1/8" = 1'-0"



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



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

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