

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
1801-1803 5th Avenue North
March 17, 2021

Application: New Construction—Infill (Part I SP)
District: Salemtn Neighborhood Conservation Zoning Overlay
Council District: 19
Base Zoning: R6-A
Map and Parcel Number: 08108025300
Applicant: Jeff Zeitlin, Developer
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: This application is for a Part I SP to review massing and site plan for new construction. The SP would permit construction of a corner commercial building and a row of townhouses comprising three units. The Part I SP review covers the development’s proposed site plan, orientation, setbacks, height, scale, and roof form. Details like materials, appurtenances, windows, doors, and overall design will need to be approved as a Part II by MHZC, if the Metro Council approves the SP.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The townhouses are revised to be two stories and return to the Historic Zoning Commission for approval before proceeding to the Planning Commission; and2. The applicant return to the Commission with the final approval of the design, materials, window/door placement, and all utilities, mechanicals, and other appurtenances if the SP is approved by Metro Council; <p>With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Salemtn Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Site Plan B: Renderings C: 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.

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.

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.

V. B. GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and

- historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
 - c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The property at the northwest corner of the intersection of 5th Avenue North and Buchanan Street is a double-lot, with a non-contributing building on the southern half and a contributing Craftsman house on the north half.



Figure 1: 1801-1803 5th Avenue North, with non-contributing building in foreground and contributing building beyond.

A non-contributing commercial building sits on the lot across 5th Avenue North. Across Buchanan to the South is an historic one-story commercial building and two recently constructed houses.

Analysis and Findings: The applicant proposes to demolish the non-contributing building on the southern half of the property, then to construct two new structures. The contributing historic bungalow will remain.

One of the new structures is a one-story commercial building at the corner of 5th Avenue North and Buchanan Street, the second is row of townhouses comprising three units with an orientation to Buchanan Street. Townhouse forms are not common in this area but they are typical in the nearby Germantown neighborhood. In addition, the proposed development is near the edge of the overlay where the context historically had a mixture of building forms.

Because this history and context of this lot is very different than in other areas of the neighborhood, staff finds that townhouses may be appropriate at this location although they would not be elsewhere in the neighborhood.

Demolition: The existing non-contributing building on the southern half of the property will be demolished. The building is less than twenty years old and does not contribute to the historic character of the overlay.

Staff finds that the structure does not contribute to the architectural and historical character and significance of the district due to its date of construction, materials and design, and that its demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The corner commercial structure building will have fifty-four feet (54') of frontage on 5th Avenue North and forty-six feet (46') of frontage on Buchanan Street. The footprint area of the building will be approximately one thousand, nine hundred square feet (1,900 sq. ft.). The building will be one-story, with both street-facing facades being twenty-feet (20') tall. The scale of this building is consistent with that of corner commercial buildings historically, including the one-story commercial building across Buchanan Street to the south which is fifteen feet (15') tall.

The townhouse building will comprise three units, with a total frontage of eighty-eight feet (88') on Buchanan Street. The three units will each have a two-and-one-half-story form with a front-facing gable with an eave height of twenty-five feet (25') and a ridge height of thirty-five feet (35'). The guidelines for Salemtown specify that infill may be thirty-five feet (35') tall. The majority surviving historic houses in the district are one-story or one-and-one-half-story, but the context historically did include several two-story houses. There were no two-and-one-half-story houses in the neighborhood historically. A previous proposal that would have constructed a two-and-one-half-story structure on 4th Avenue South was approved by the Commission with the condition that the upper half-story was eliminated.



Figure 2: Proposed Buchanan Street elevation.

The proposal meets the maximum height permitted by the design guidelines, but Staff finds that the upper half-story is not compatible with the historic context.

With a condition that the form of the townhouse building is revised to be two-stories and return to MHZC before proceeding to the Planning Commission, Staff finds that the height and scale of the proposal is appropriate and that it meets sections III.A and III.B. of the design guidelines.

Setback & Rhythm of Spacing: The corner commercial building will be built with an eleven foot, six inch (11'-6") setback from the edge of 5th Avenue and a fourteen foot (14') setback from Buchanan Street, after providing for required curbs, buffers, sidewalks, and a right-of-way dedication. The townhouses will have a fourteen foot (14') setback from Buchanan Street, and a twenty foot (20') setback from the alley to the west. The setback from the north property line to the townhouses is thirty-four feet (34') and the townhouses will be separated from the commercial building by six feet (6') and from the existing contributing house by ten feet, six inches (10'-6").

The setbacks of the commercial building are typical of historic corner commercial forms. The setbacks of the townhouse component are more comparable to commercial building types than the residential building types typical of Salemtown. However, staff finds that because this development is near the edge of the overlay where the context and history are a combination of residential and commercial, Staff finds that these setbacks are appropriate

Staff finds that the project meets section III.C of the design guidelines.

Roof form: The roof of the corner commercial building will be flat or low sloped toward the rear, with parapet walls along the two street-facing elevations. This roof is compatible with the roofs on commercial forms historically.

The townhouses will have cross-gabled roofs, connecting them on their shared interior walls, with gables projecting to the front and to the right (east). The gabled roofs have a pitch of 11/12. The gabled forms and pitches are compatible with the roofs of historic buildings in the neighborhood; however, the proposed townhouses are two and-one-half-stories whereas the guidelines permit infill to be up to two-stories.

Staff recommends that the townhouses be revised to be two-stories and return to the Historic Zoning Commission for approval before proceeding to the Planning Commission, Staff finds that the proposal meets Section II.B of the design guidelines.

Orientation: The corner commercial building will have facades along both streets, but the only public entrance will face 5th Avenue North. The townhouses will face Buchanan

Street, with entrances within shallow stoops with walkways connecting them to the sidewalk.

Staff finds the orientation of the buildings is appropriate for the proposed forms, and that the project meets Section III.F. of the design guidelines.

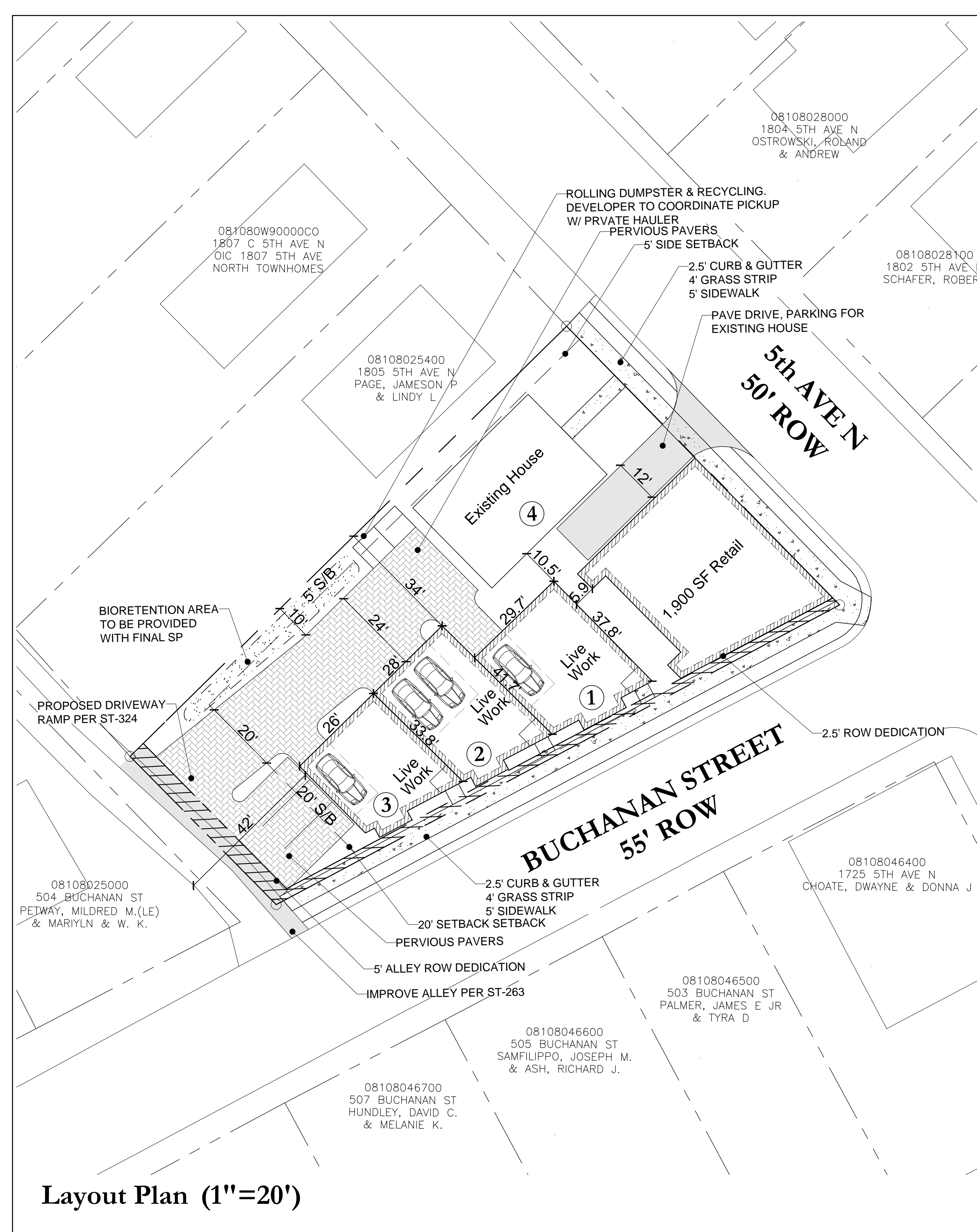
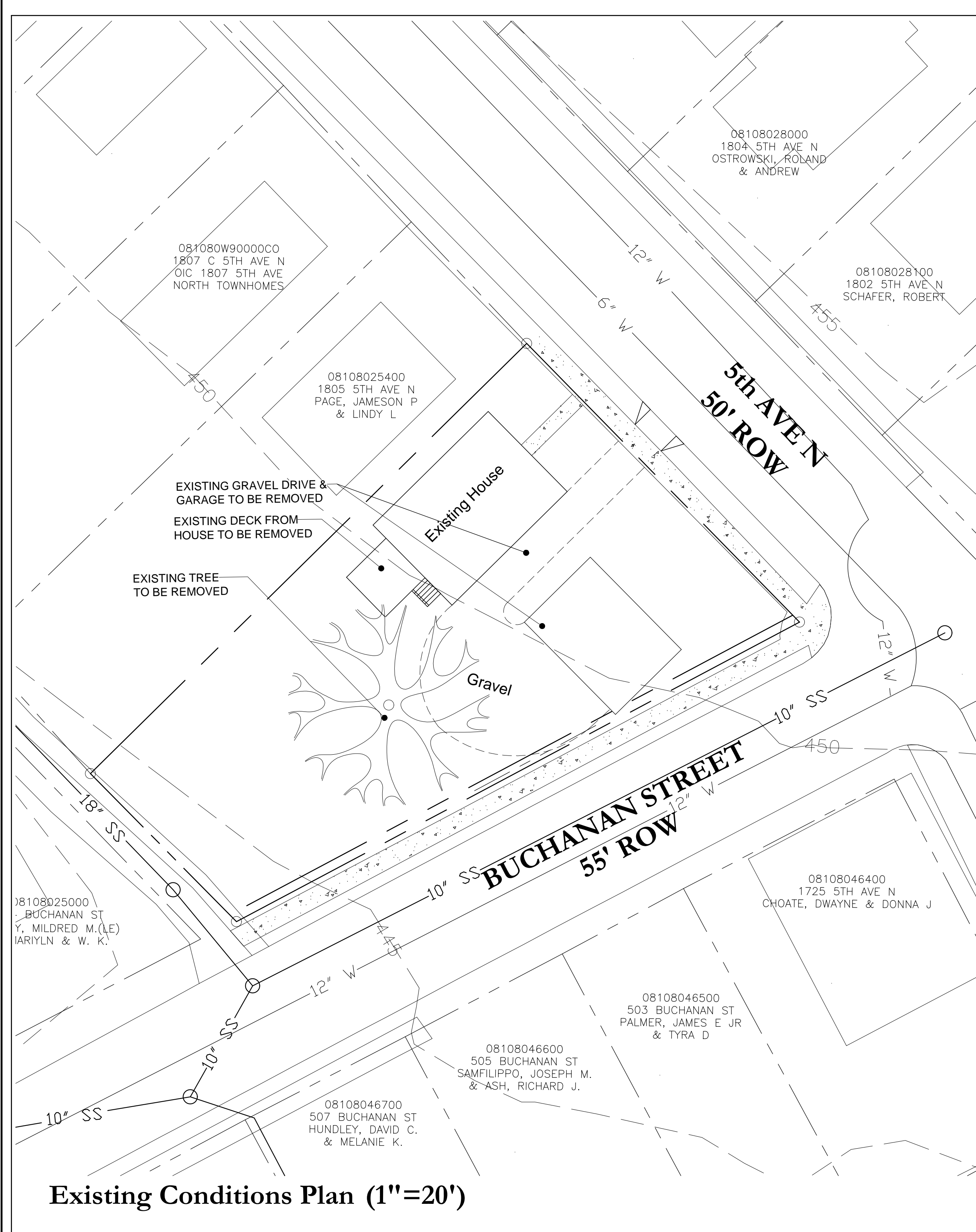
With the condition that the HVAC unit locations are approved, staff finds that the project meets Section III.I for site features.

Materials, Proportion and Rhythm of Openings, Utilities/Mechanicals, and Appurtenances: In this preliminary SP review, MHZC is reviewing the overall massing and site plan of the proposed development before it is considered by the Metro Planning Commission and Metro Council. Details like materials, window and door placements, and all appurtenances/utilities are not fully developed at this time. Staff therefore recommends that the Commission make a condition of approval be that the applicant return to the Commission with the final approval of the design, materials, window/door placement, and all utilities, mechanicals, and other appurtenances, if the SP is approved by Council.

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

1. The townhouses are revised to be two stories and return to the Historic Zoning Commission for approval before proceeding to the Planning Commission; and
2. The applicant return to the Commission with the final approval of the design, materials, window/door placement, and all utilities, mechanicals, and other appurtenances if the SP is approved by Metro Council;

With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Salemtown Neighborhood Conservation Zoning Overlay.

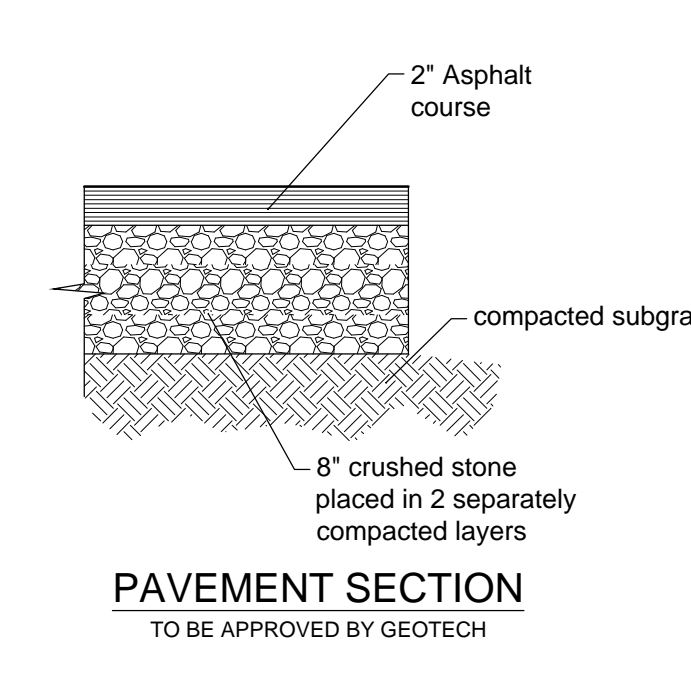


Development Summary

Property Information
 1803 5th Ave N
 Nashville, Tennessee 37208
 0.28 Total Acres
 Council District 19: Freddie O'Connell

Owner of Record
 Murphy, Kristian B.
 1803 5th Ave N
 Nashville, Tennessee 37208

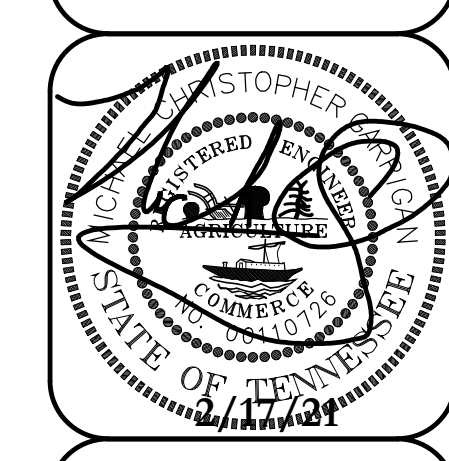
Civil Engineer
 Dale and Associates
 516 Heather Place
 Nashville, Tennessee 37204
 Contact: Michael Garrigan, PE
 Phone: 615.297.5166
 Email: michael@daleandassociates.net



Drawing Date:
 January 14, 2021

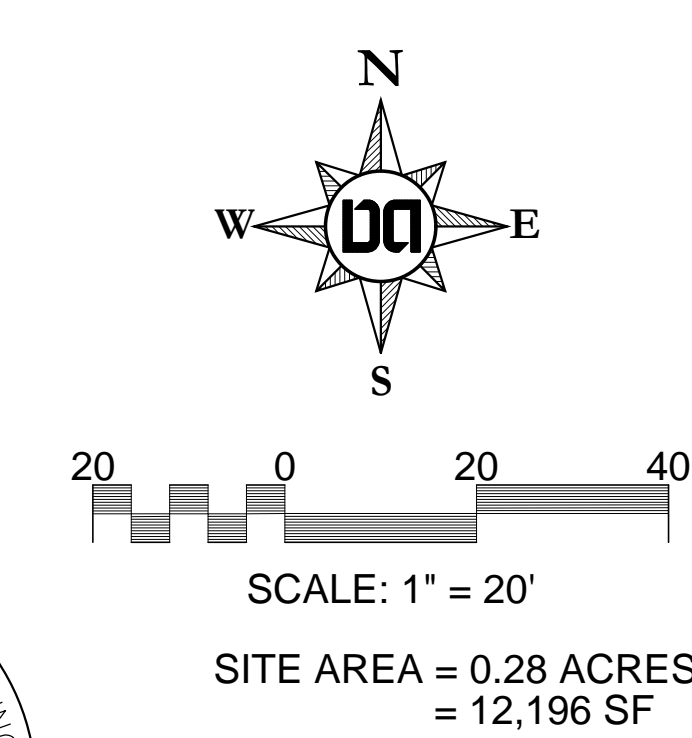
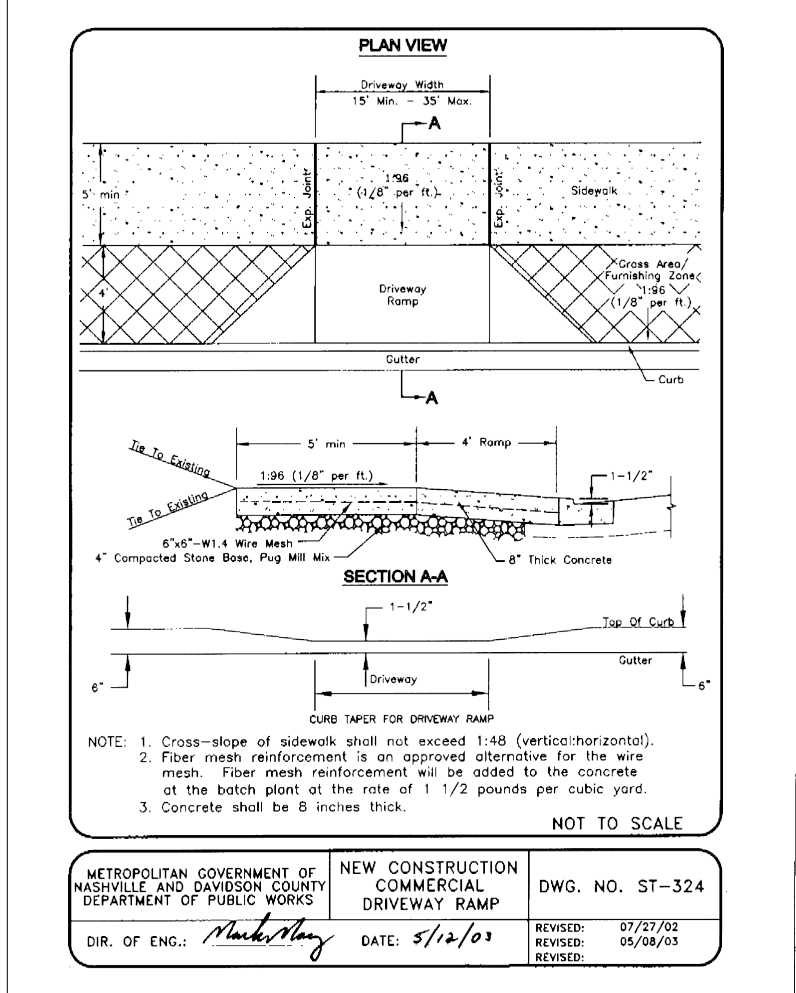
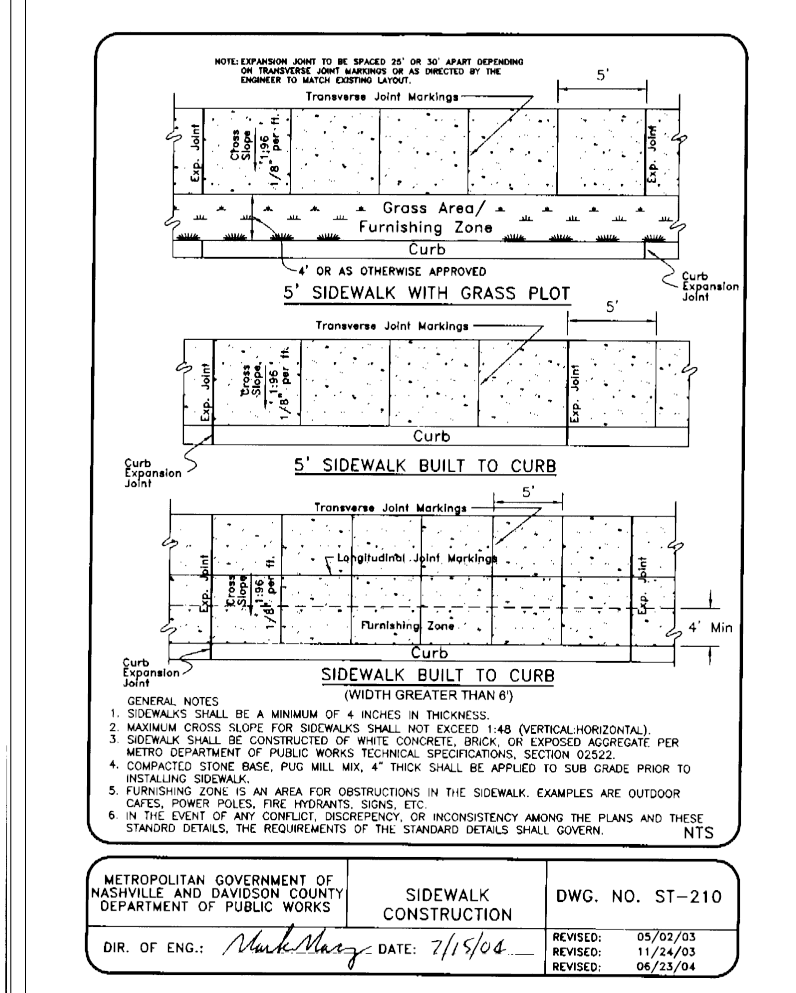
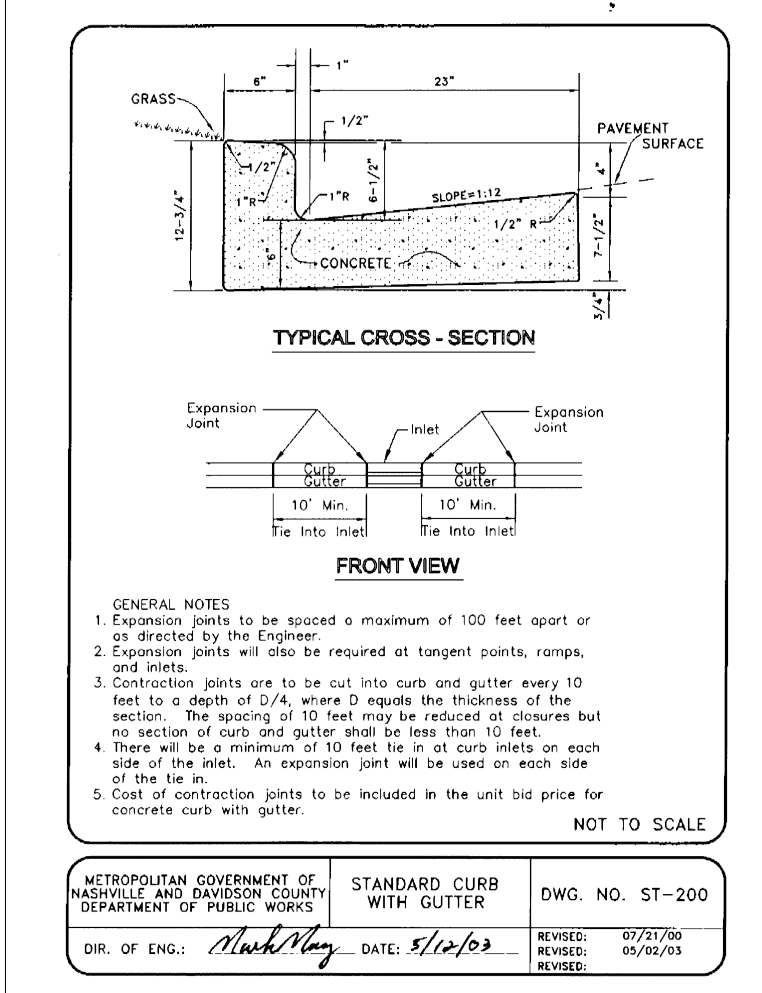
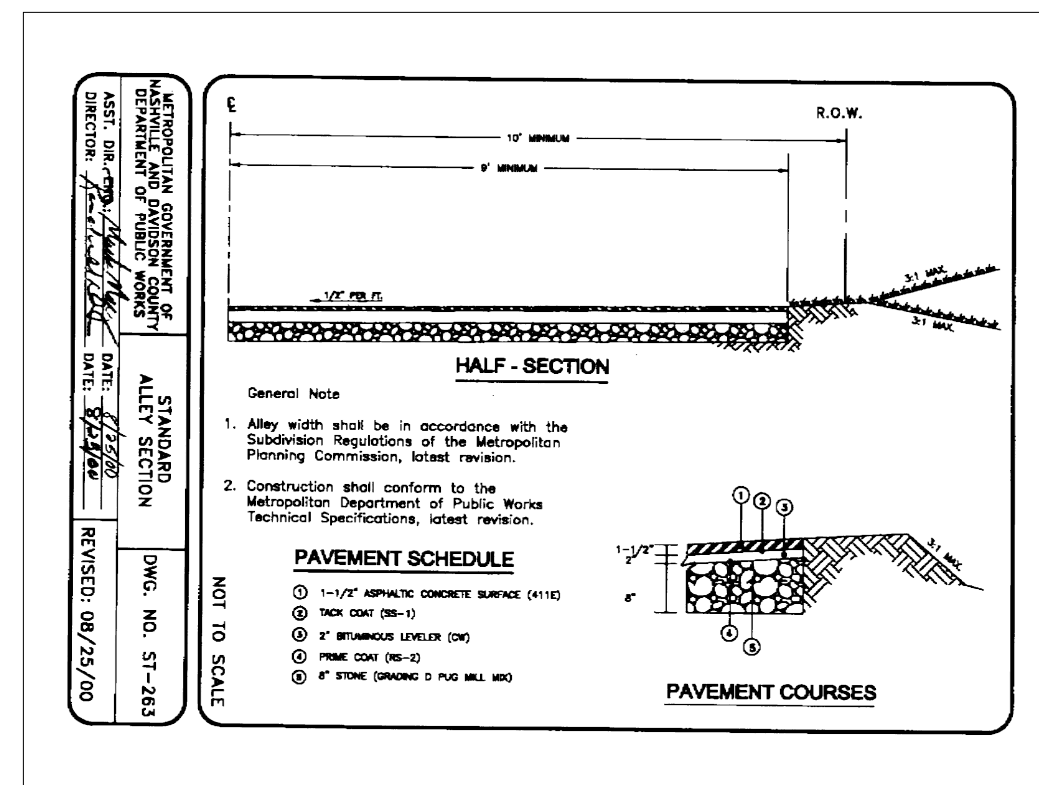
Revisions

1803 5th Ave N
 Preliminary SP
 Being Parcel 253 on Tax Map 81-08
 Nashville, Davidson County, Tennessee



Existing Conditions and Layout Plan

Note:
 Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to stormwater approval / comments only.



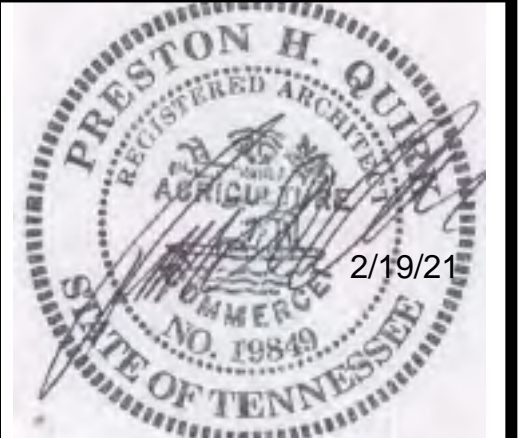
Case Number:
 2021SP-013-001

Dale & Associates
 516 Heather Place
 Nashville, TN 37204
 (615) 297-5166

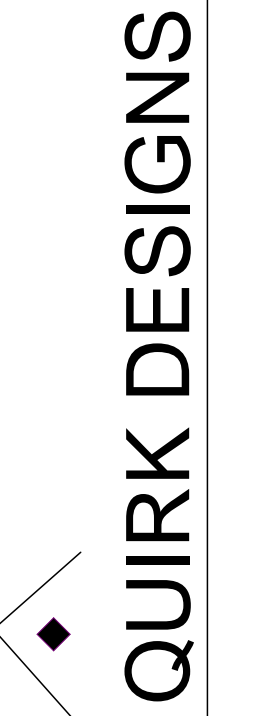
Civil Engineering
 Land Planning & Zoning
 Surveying

D&A Project #20180
 Case No. 2021SP-013-001

C1.0



2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
PH: (615) 788-2028 Fax: (615) 627-1298
email: quirksdesigns@comcast.net



1803 5th Ave N Development

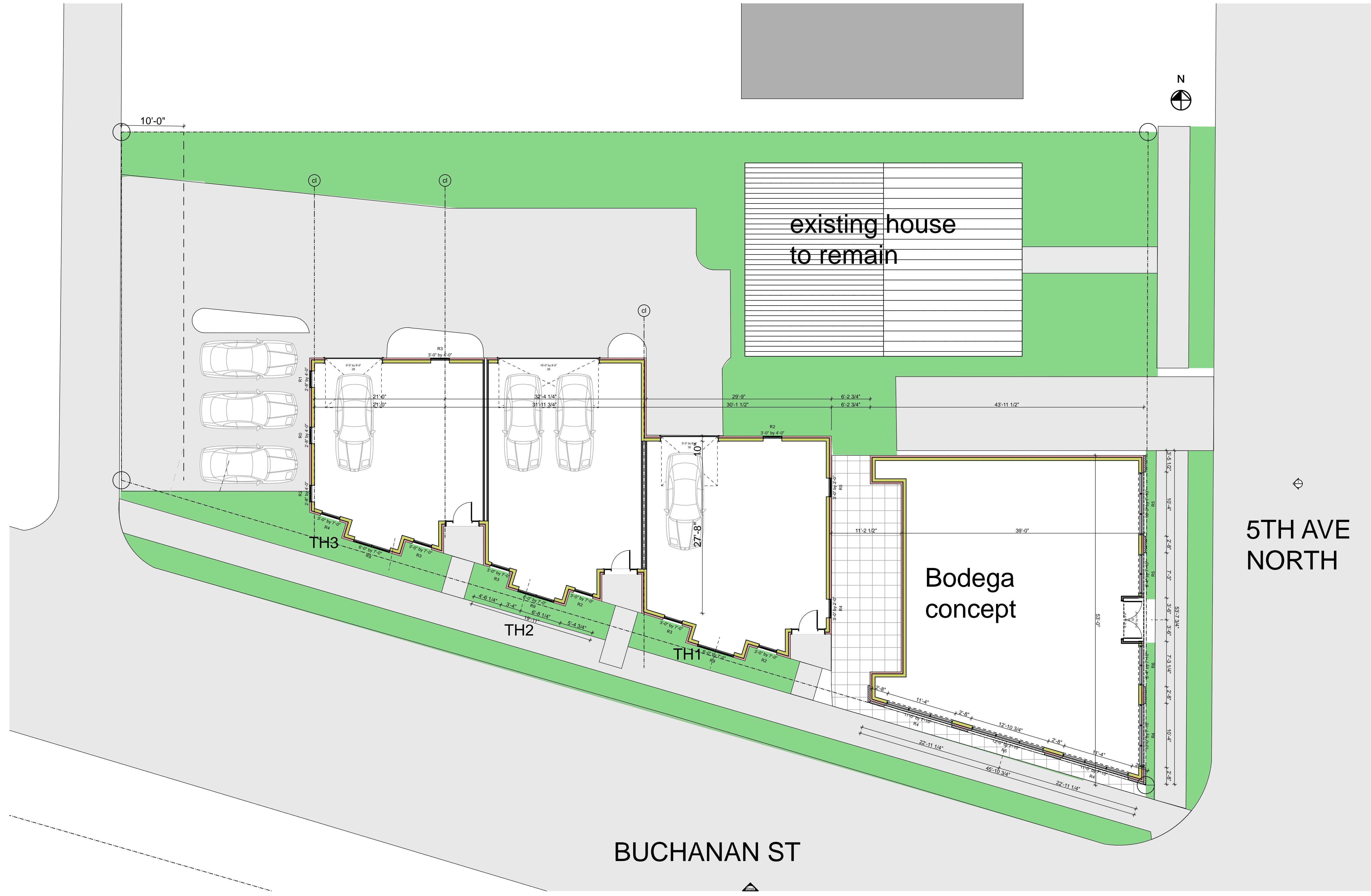
Jeff Zeitlin
1803 5th Ave North
Nashville, TN 37203

DATE: 2/19/21
REVISION

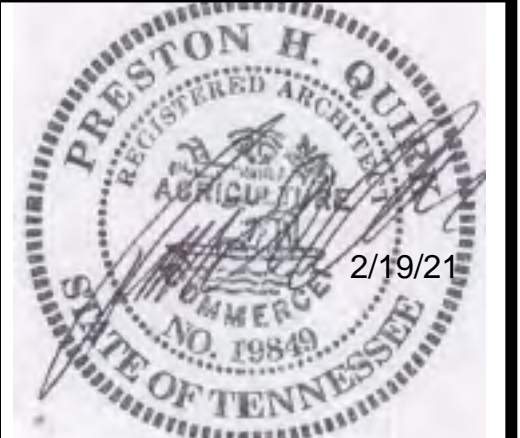
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QUIRK DESIGNS

SITE PLAN

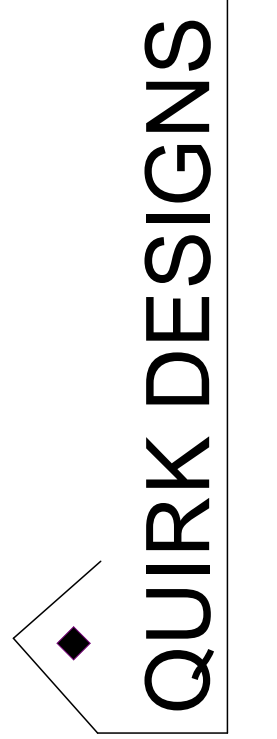
C1



2 1st FLOOR (3)
SCALE: 1/8" = 1'-0"



2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
PH: (615) 788-2048 Fax: (615) 627-1288
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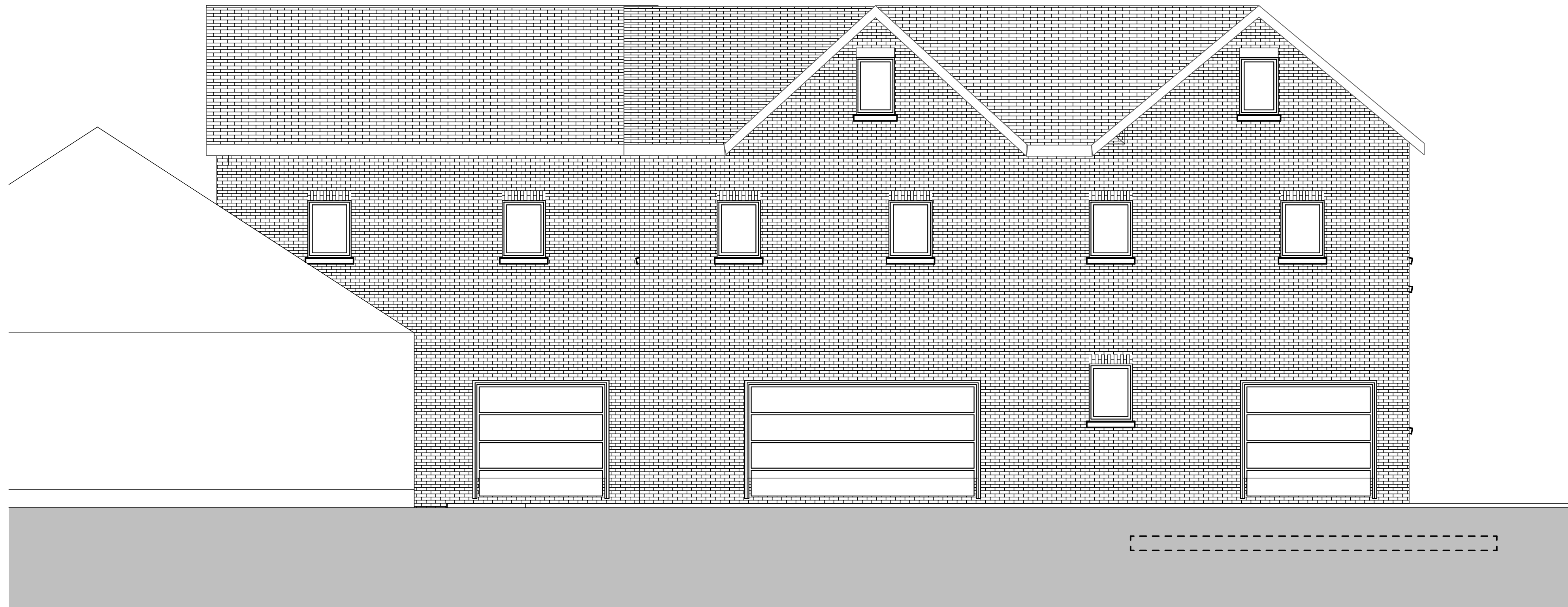


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QUIRK DESIGNS

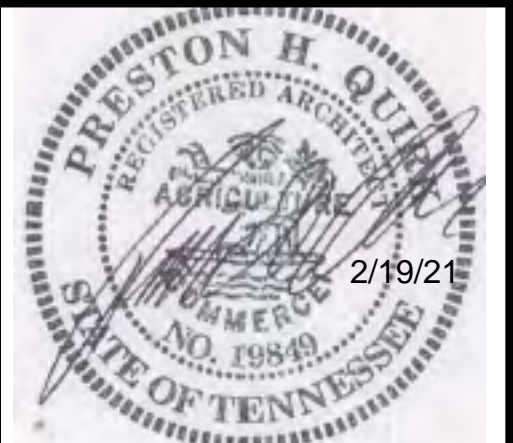
3D VIEWS



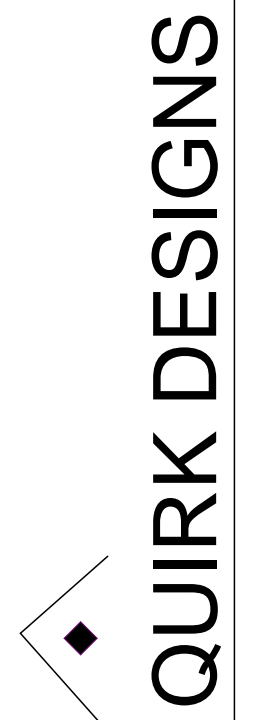
4 REAR ELEVATION (1)
SCALE: 3/16" = 1'-0"



3 FRONT ELEVATION (1)
SCALE: 3/16" = 1'-0"



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SUITE 200
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PH: (615) 288-2248 FAX: (615) 627-1298
email: quirksdesigns@comcast.net

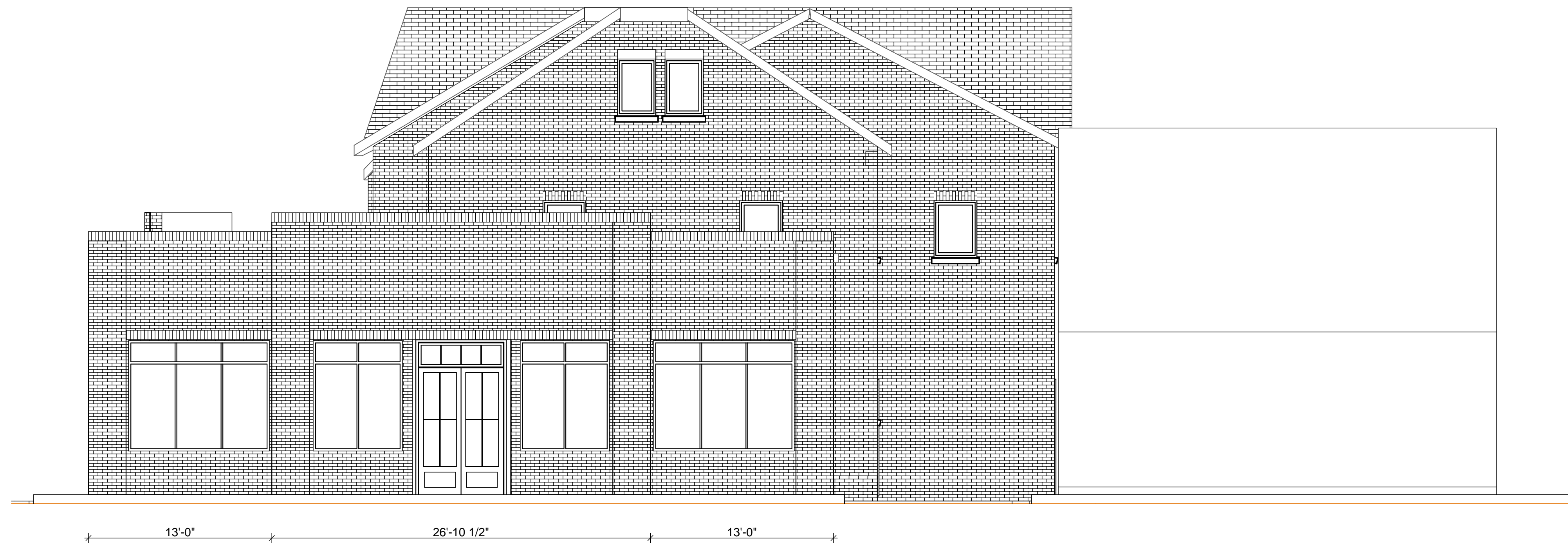


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QUIRK DESIGNS

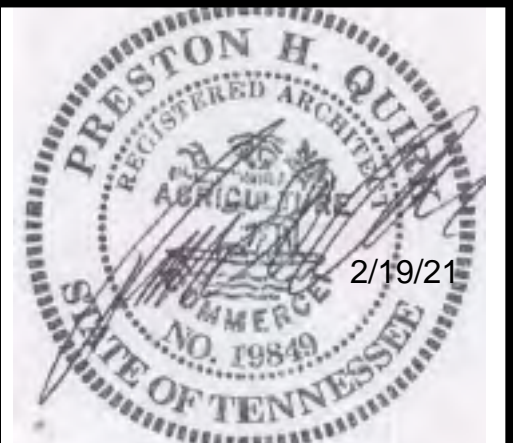
ELEVATIONS N,S



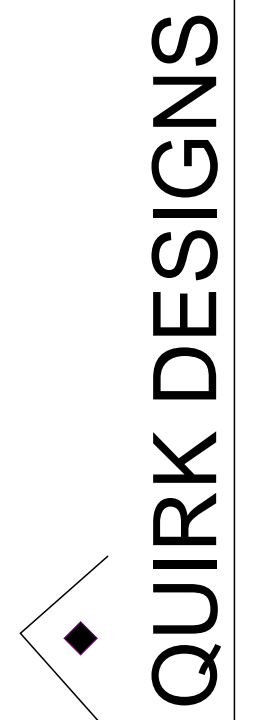
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
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Jeff Zeitlin
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ELEVATIONS E,W

A3