

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
1826 5th Avenue N
August 18, 2021

Application: New Construction – Infill
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Base Zoning: R6-A
Map and Parcel Number: 08108026900
Applicant: Jeff Zeitlin
Project Lead: Joseph Rose, joseph.rose@nashville.gov

Description of Project: Application is to construct a new duplex infill and two three hundred and fifty square foot (350 sq. ft.) garages.

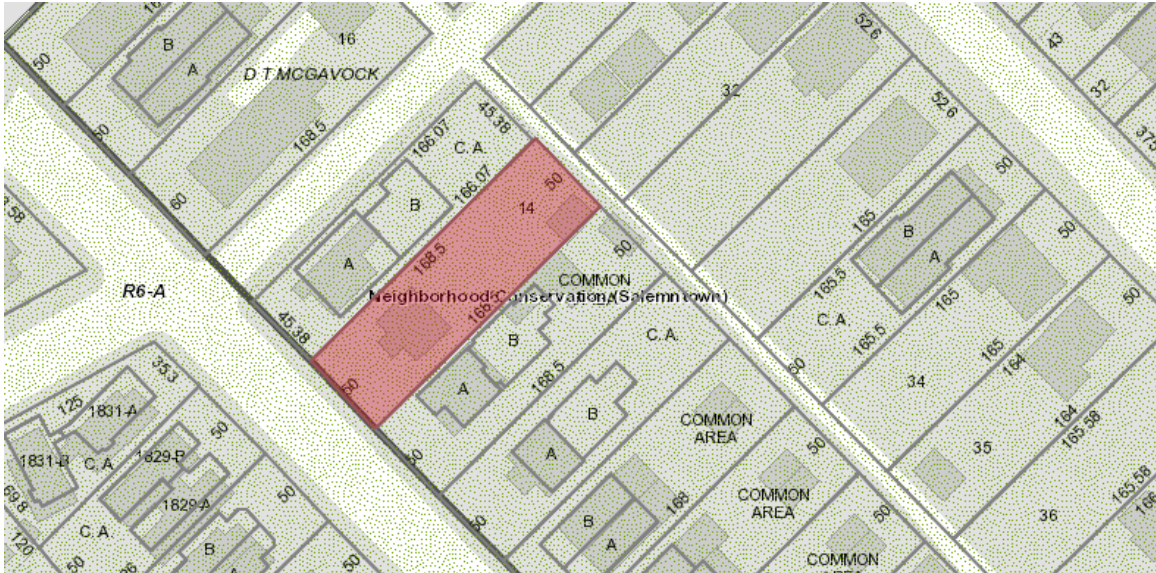
Recommendation Summary: Staff recommends approval of the project with the following conditions:

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. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the shingle and the metal roof color;
4. Staff approve the materials for the porch elements, including porch floor and steps; and
5. Staff approve masonry samples.
6. Paired and ribbons of multiple windows should have a four inch to six inch (4” to 6”) mullion in between each window.

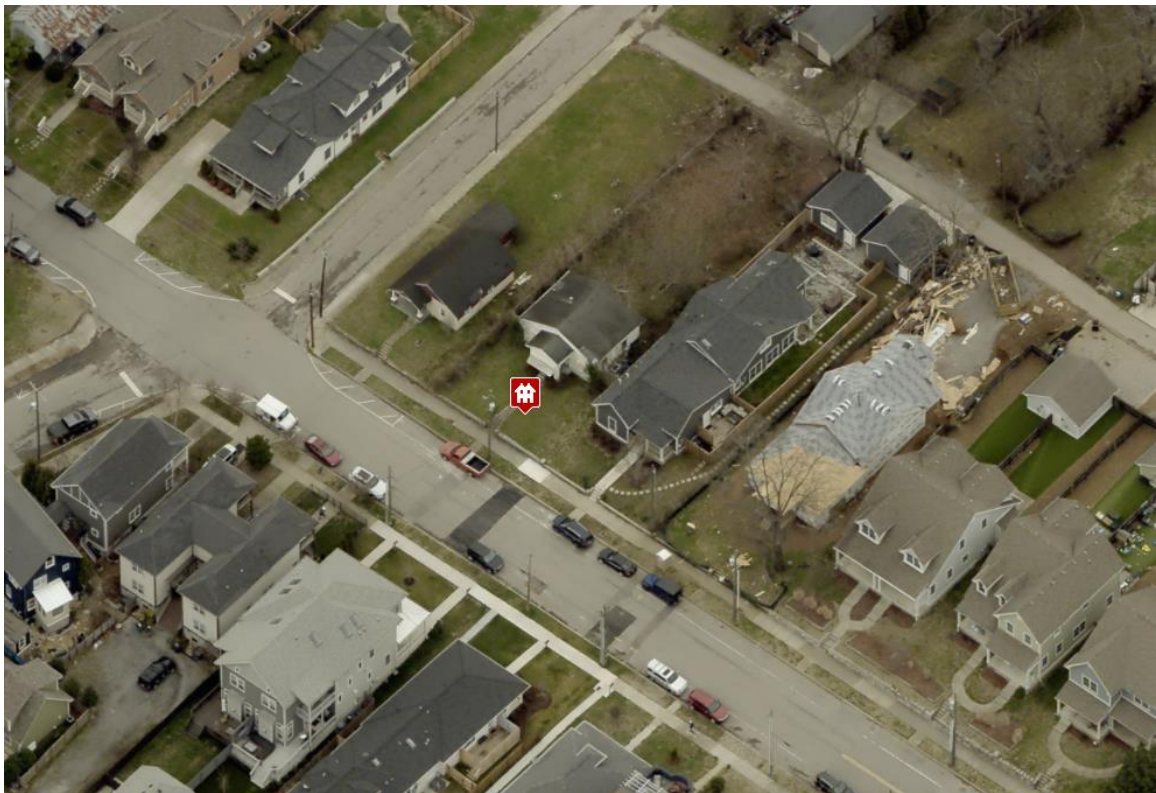
With these conditions, staff finds that the project meets Sections IV, V, and VII of the *Neighborhood Conservation Zoning Design Guidelines For Turn-Of-The-20th Century Districts*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

IV. MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

Please see “Partial Demolition” for replacement siding.

- A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission’s past decisions. Applicants are always welcome to propose new materials not listed as “appropriate” or re-propose materials listed as “inappropriate.”
- B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a “wood-grain” fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.
1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a “speckled” or random design.*

2. INAPPROPRIATE materials include:

Foundations

- Stone veneer without mortar
- Smooth concrete block without a parge coating

Cladding

- Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.
- T-1-11- type building panels
- Stud wall lumber
- Embossed wood grain
- Unpainted or unstained wood

Chimneys

- Fiber cement panels
- Lap siding

Roofing

- Corrugated metal
- Snap-lock standing seam metal with big seams
- Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta

Windows

- Brass comes on leaded or stained glass windows.

3. APPROPRIATE materials include:

Foundations

- Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the primary cladding is not the same material as the foundation

- *Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material at the floor line.*

Cladding

- *Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.*
- *Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.*
- *Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.*
- *When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.*
- *Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples. Four inch (4") nominal corner boards are required at the face of each exposed corner of a frame building, unless the lap siding is mitered.*
- *All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.*

Chimneys

- *Masonry or stucco is appropriate for chimneys.*

Roofing

- *Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.*
- *Clay tile ridges are appropriate.*
- *Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam*

Trim & Architectural Features

- *All wood or materials to substitute for wood should be milled and painted.*
- *Composite materials are appropriate for trim and decking*

C. Windows with 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.

D. 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. Paired and ribbons of multiple single- or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.

E. Brick moulding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry buildings.

V. NEW CONSTRUCTION-INFILL

A. MASSING & SCALE

1. The height of the foundation wall, porch roof(s), walls, and ridges, and the width of a new building should be compatible with

surrounding historic buildings of the same building type and on same the block face . Where there are block faces with little historic context, the adjoining blocks may be used.

B. FORM

1. The most appropriate building and roof forms for new construction are ones that are similar to historic buildings on the block face and buildings that are typical for the overall district. Considerations are the general form and orientation of the main massing of the building and roof pitches, shape, and orientation.
2. In most areas, residential roof pitches of the main form of a building are between 6/12 -12/12. Porches generally had lower pitches or were flat. In some rare cases, flat roof forms may be appropriate. In those instances, the flat roof should not include additional construction such as railings, coverings like pergolas and tents, or stair/elevator towers.
3. Dormers should be fully located on the roof; wall dormers and recessed dormers are generally not appropriate on the front and side facades, as they are not common or not found historically in most districts. The dimensions and forms of dormers visible from the street should be compatible with dormers found historically in the district. Generally, this can be accomplished with the following:
 - a. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry, or lack of symmetry within a building's design, should be used as a guide when placing dormers.
 - b. Dormers should not be located on secondary roof planes.
 - c. Eave depth on a dormer should match main roof form's eave depth or be less.
 - d. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.
 - e. The roof pitch of the dormer should generally match the roof pitch of the main roof form of the building.
 - f. The side walls of the dormer should be inset at least two feet (2') from the side walls of the building or adjacent valley. A dormer wall should not connect with the side of a gable.
 - g. The front wall of the dormer should be setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)
 - h. Dormers should generally be fully glazed and aprons below the window should be minimal.
 - i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.
4. New buildings should have a primary entrance oriented towards (facing) the street. In most districts, a primary entrance is defined by a projecting or recessed porch. If the historic context supports such, decorative entrances, hoods above entrances, covered stoops, and vestibule entrances could be appropriate substitutions for a porch.
 - a. Generally, porches should be a minimum of six feet deep (6') with a visible porch beam that is 18"-36" in height and with posts that include bases and capitals.
5. Porte-cocheres are only appropriate where they are typical of historic forms found in the district and should only be added to new buildings that have a similar form to those that historically had porte-cocheres.

6. Some properties are zoned for two residential units on one lot. On such lots that meet all the qualifications for two units, the two units should be fully attached, with a single mass (in what looks like one building) with one or two front doors and meet all the requirements for infill. Detached infill duplexes may be appropriate in the following instances:
 - a. The second unit follows the design guidelines for an outbuilding.
 - b. There is not enough square footage to legally subdivide the lot, but there is enough street frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines and historic context and is more appropriate for the context than a single building.
 - c. The lot has double frontage and is deep enough to accommodate two buildings and associated parking in a manner that meets the design guidelines and historic context.
 - d. An existing, non-contributing building sits so far back on the lot that a building may be constructed in front of it in a manner that better meets the design guidelines than existing conditions. It is not appropriate to add a new house in front a contributing house.
7. Building types generally should be consistent with the types in the immediate vicinity, no matter the actual use or zoning of the site. For instance, a lot zoned commercially but located within an area of residential building types should be similar in form to the residential building types in the immediate vicinity.
8. Roof decks are not appropriate on the front or side of infill but may be appropriate on the rear if the deck is surrounded on all sides by an appropriately-pitched roof.

C. SITING, SETBACK , ORIENTATION & RHYTHM OF SPACING

1. In most residential districts, lots had a primary building facing the street. Any additional buildings on the lot were typically secondary structures that were subordinate in size to the primary building and located in the rear yard. New development should follow this pattern.
2. The setback from front- and side-yard property lines established by adjacent historic buildings should be maintained.
3. There should be a minimum of 20' between primary buildings and outbuildings.
4. 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).
 - a. Front setbacks generally should be the average between the historic front setbacks established on either side of the proposed infill. If the lot has non-contributing or vacant lots on either side, the front setbacks of nearby a. historic buildings may be considered.
 - b. Side setbacks should maintain the dominant rhythm along a street established by building widths and spaces between buildings. Infill buildings should maintain that rhythm even when lots are subdivided.
 - c. Rear setbacks are determined based on a combination of bulk standards and an appropriately-scaled building for the district.
 - d. When a building is unable to meet bulk standard setback requirements, 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
 - Property lines
 - Easements
 - The extent of and the number of protrusions beyond the footprint such as bays/oriels, balconies and roof overhangs
5. Parking pads and outbuildings should be located at the rear of the lot.
 6. Vehicular storage, such as garages and carports, shall not be a part of a new primary building with a residential form unless lot constraints prevent a detached outbuilding or unless the attached garage can be fully located at the basement level and accessed from the rear or side, inset a minimum of four feet from the main side wall of the house.
 7. Driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.
 8. New buildings should be connected to the street with an uncovered walkway from the porch/entrance to the street/sidewalk/curb.
 9. New infill buildings should be oriented to (facing) the shortest street-facing side of a lot.
 10. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units.
 11. 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. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.
 12. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall of the building or a porch post.
 13. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & 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 eight to thirteen horizontal feet of flat wall surface should have an opening (window or door) of at least four square feet. More leniency can be given to minimally visible side or rear walls. Wide openings for sliding glass doors or roll-up doors are not appropriate on the front half of a building and a street-facing side.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

VII. NEW CONSTRUCTION-DETACHED OUTBUILDINGS & GARDEN STRUCTURES

A. GENERAL PRINCIPLES

1. New free-standing buildings and structures that are less than 100 square feet, do not have a permanent foundation, and are located to the rear of the property, do not require a preservation permit.
2. Garden or play structures that do not have a permanent foundation, do not have sides, and are less than 200 square feet do not require a preservation permit.
3. Parameters provided by these design guidelines is per lot and should not be considered as a maximum per unit, in cases where zoning allows for more than one unit.
4. The Commission recognizes that new outbuildings cannot meet the scale and massing of historic outbuildings and still allow for modern uses so has created base dimensional requirements to ensure that new outbuildings and revisions to existing outbuildings still take into consideration the historic context.
5. How an outbuilding can be used is reviewed by the Metro Department of Codes & Building Safety.

B. Massing & Form

1. The footprint of an outbuilding should not exceed 750 square feet, except in the case of lots that exceed 10,000 square feet. In those cases, the footprint shall not exceed 1000 square feet.
2. Ridge heights shall not exceed 25' from existing grade for interior lots and shall not exceed the height of the primary dwelling for corner lots. The height of the historic building shall be determined based on the historic building and not ridge raises or tall additions. While an outbuilding may have a ridge height taller than the primary building for interior lots, a full two-story outbuilding is only appropriate behind a two-story primary building.
3. Maximum foundation height shall not exceed one foot from existing grade on the corner of the building that sits on the highest area of existing grade. (Grade may need to be adjusted for water runoff but should not be built up for the sole purpose of increasing building height.)
4. On outbuildings behind primary buildings that are one or one and one-half stories, wall heights of an outbuilding shall not exceed twelve feet and for an outbuilding behind a primary building that is two or more stories, wall heights of an outbuilding shall not exceed 17' from existing grade as measured from top of finished floor/slab. Measurements shall be taken from top of finished floor/slab to ridge or to where the sidewall and the roof intersect, regardless of whether the soffits are of an open or closed design.
5. Roof slope of the outbuilding shall be at least 4/12.
6. Stairs to another level, not counting stairs to access a porch or stoop, should be interior.

7. Eaves should not extend more than two feet.

C. SITING & SETBACKS

1. Generally new outbuildings should be placed in rear yards, close to the rear property line or in the original location of an historic accessory structure.
2. In many cases, outbuildings may be as close as 5' to a rear or side property line, with the following exceptions:
 - a. On corners lots the outbuilding should be a minimum of 10' from the street-side property line or 20' if the garage doors face the side street.
 - b. On double-frontage lots, the rear setback should match the historic context on the secondary street. If there is no context, it should be a minimum of 10' from the rear property line or 20' if the garage doors face the rear.
 - c. On lots where a rear property line abuts a side-property line and there is no rear alley to separate the two properties, the rear setback should be a minimum of 10'.
3. An outbuilding should be a minimum of 6' from any other building, even those that may be on neighboring properties.
4. When a setback determination is found to be appropriate, the "edge of the building" shall be considered the maximum of any protrusion beyond the footprint such as bays/oriels, balconies, awnings and hoods, and roof overhangs.

D: ADD-ON FEATURES

1. Add-on features are available for outbuildings that will not be calculated into maximum square footage but do need to meet setback requirements. Larger versions of the added features or features different than what is proposed in this section will be considered within the previous design requirements.
2. Hoods & Awnings
 - a. Hoods and awnings should not exceed 3' in depth.
 - b. Hoods and awnings should only be located over windows and doors.
 - c. Width shall not exceed the opening it covers by more than 2' on each side to allow for brackets and connections.
3. Stairwell Bay
 - a. All stairs should be enclosed. For forms that have a footprint of less than 500 square feet and that are 1.5 of 2 stories, a stairwell bay may be added.
 - b. No more than one per building.
 - c. A stairwell bay should not exceed 8' wide and 4' deep
4. Enclosed Vestibule
 - a. Vestibules are fully or partially enclosed stoops.
 - b. They should not exceed 5' wide and 4' deep.
 - c. Should not exceed one-story.
 - d. No more than one per building.
5. Projecting Balcony
 - a. Should not have a cover.
 - b. Should not exceed 30 square feet

- c. No more than one per building.
6. Projecting Oriel
- a. Should not exceed a depth of 2'
 - b. No taller than 10'
 - c. No wider than 10'
 - d. No more than one per building.
7. Projecting Porch on the ground floor
- a. Should not exceed full width of the side of the building to which it is attached.
 - b. Should not exceed 6' in depth
 - c. Should be one-story only
 - d. No more than one per building.
8. Roof Dormer
- a. 14' wide total maximum
 - b. Front-face of each dormer should be primarily glazing
 - c. No more than one per roof plane
 - d. Inset a minimum of 2' from side walls and from wall below
 - e. Not appropriate for 2-story outbuildings
9. Wall Dormer
- a. 14' wide total maximum.
 - b. Front-face of each dormer should be primarily glazing.
 - c. No more than one per building.
 - d. Inset a minimum of 2' from side walls.
 - e. Not appropriate for 2-story outbuildings

Background:

The house at 1826 5th Avenue North is non-contributing and received an administrative permit for demolition in August 2021.



Figure 1. 1826 5th Avenue N.

Analysis and Findings:

The applicant proposes to construct a new duplex and two single-story detached three hundred and fifty square foot (350 sq. ft.) garages.

Materials of Infill & Outbuilding:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	CMU Block	Split Face	Yes	
Cladding	Hardiplank with 5” exposure	Smooth	Yes	
Roofing	Fiberglass Dimensional Shingles	Color needs final approval	Yes	X
Trim	Not indicated	Needs final approval		X
Front Porch floor/steps	Not indicated	Needs final approval		X
Front Porch Posts	Brick Veneer Columns	Needs final approval	Yes	X
Front Porch Railing	Brick	Needs final approval	Yes	X
Front Porch Roof	Metal	Needs final approval	Yes	X
Rear Porch floor/steps	Not indicated	Needs final approval		X
Rear Porch Posts	Not indicated	Needs final approval		X
Rear Porch Railing	Not indicated	Needs final approval		X
Rear Porch Roof	Not indicated	Needs final approval		X
Windows	Not indicated	Needs final approval		X
Principle Entrance	3/4 Lite	Needs final approval	Yes	X
Side/rear doors	Full Lite	Needs final approval	Yes	X
Outbuilding Pedestrian Door	Full Lite	Needs final approval	Yes	X

Outbuilding Vehicular Door	Metal	Needs final approval	Yes	X
Driveway	Not indicated	Needs final approval		X
Walkway	Concrete	Light Broom Finish	Yes	

Staff recommends that paired windows have a 4”-6” mullion between.

The known materials are appropriate, but additional information is needed on other selections. With staff review of the final material sections for roof color, masonry, windows, doors, trim, porch elements, and driveway materials prior to purchase and installation, staff finds that the project meets section IV of the design guidelines.

Massing & Scale: The proposed infill will be two-stories tall with an eave height of approximately twenty-one feet, two inches (21’-2”) at the front from grade, a ridge height of approximately thirty-three feet, ten inches (33’-10”) from grade, and a foundation height of approximately two feet (2’-0”) from existing grade. Staff finds that the infill’s height meets the historic context where houses range in height from twenty to thirty-five feet (20’-35’) from grade. The proposed eave and foundation heights are compatible with the historic context and similar to what the Commission has approved for infill on this block of 5th Avenue N.

Staff finds that the project meets Section V.A. of the design guidelines.

Form: The duplex has a hipped roof form. The front portion of the roof has a 7/12 pitch and the rear, wider portion has a 6.5/12 pitch. The porch roof will also be hipped with a 4/12 pitch.

The project includes skylights, not more than one on one plane, that are parallel with the existing roof plane and with a flat profile, which are a type of skylight that has been approved in the past.

Staff finds that the project meets Section V.B. of the design guidelines.

Siting, Setback, Orientation & Rhythm of Spacing: The primary building is centered on the lot and will have a front setback of approximately twenty-two feet, six inches (22’-6”), which is similar to the houses on either side of the site. The infill will be five feet (5’) from the property lines on either side, approximately fifty-six feet (56’) from the rear property line, and twenty-seven feet, five inches (27’-5”) from the outbuildings, meeting the zoning requirements for setbacks.

The duplex has two entrances of equal prominence that face Fifth Avenue North. The entrances are located behind a full width front porch that is six feet (6') deep. There will be two pathways leading from the sidewalk to each of the front entries, and there will be two sets of stairs leading to the front porch. Vehicular access will be from the alley.

The garages meet the base zoning setbacks and will be accessed via the alley.

Staff finds that the project meets Section V.C. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are horizontally oriented windows on the side facades, beyond the midpoint, which staff finds to be appropriate because of their minimal visibility from the street. On the front façade, the windows on the ground floor are taller than those on the second story, as seen historically. There are no large wall expanses without a window or door opening.

Staff finds that the duplex's proportion and rhythm of openings meet section V.D. of the design guidelines.

Appurtenances & Utilities: The site plan shows that each of the two HVAC units will be placed on the side facades, almost to the rear of the house. Staff finds that these locations are appropriate and meet section V.C.11. of the design guidelines.

Outbuildings: The applicant is proposing to construct two separate, one story garages that are three hundred and fifty-square feet (350 sq. ft.) each.

General Principles

	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?	N/A	
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	

Staff finds that the proposed outbuildings meet section VII.A. of the design guidelines.

Massing & Form

	Allowed	Proposed
Footprint	Max. 750 sq. ft.	700 sq. ft.
Ridge Height	Max. 25'	13'-2 1/4"
Wall Height	Max. 12'	9'
Foundation Height	Max. 1' where grade is highest	8"
Eave Depth	Max. 2'	1'

Staff finds that the proposed outbuildings meet section VII.B. of the design guidelines.

Siting & Setbacks

	Allowed	Proposed
Left Side Setback	Min. 3' if under 700 sq. ft.	3'-1"
Right Side Setback	Min. 3' if under 700 sq. ft.	3'-1"
Rear Setback	Min. 5'	8'-11 3/4"
Distance between primary structure and outbuilding	Min. 20'	27'-5"
Distance between outbuilding and any other building	Min. 6'	7'-10"

Staff finds that the proposed outbuildings meet section VII.C. of the design guidelines.

Add-On Features:

There are no add-on features to the outbuildings. Staff finds that the proposed outbuildings meet section VII.D. of the design guidelines.

Staff finds that the proposed outbuildings meet section VII of the design guidelines.

Recommendation: Staff recommends approval of the project 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. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the shingle and the metal roof color;
4. Staff approve the materials for the porch elements, including porch floor and steps; and,
5. Staff approve masonry samples.
6. Paired and ribbons of multiple windows should have a four inch to six inch (4" to 6") mullion in between each window.

With these conditions, staff finds that the project meets Sections IV, V, and VII of the *Neighborhood Conservation Zoning Design Guidelines For Turn-Of-The-20th Century Districts*.

Context Photos:



Site with home to the left of the site



Site with home to the right of the site



Houses across the street from the site



MHZC-approved infill down street from the site



MHZC-approved infill down street from the site

CUSTOM RESIDENCES

MARTIN CONSTRUCTION CO.
1826A/B 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	GARAGES



201 E BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net



PHONE:

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CUSTOM RESIDENCES
MARTIN CONSTRUCTION CO.
1826A/B 5th Ave N
Nashville, TN 37208

DATE: 8/1/21
REVISION

PROJECT NO: 21-050
COPYRIGHT 2007
QUIRK DESIGNS

TITLE SHEET (1)

T1

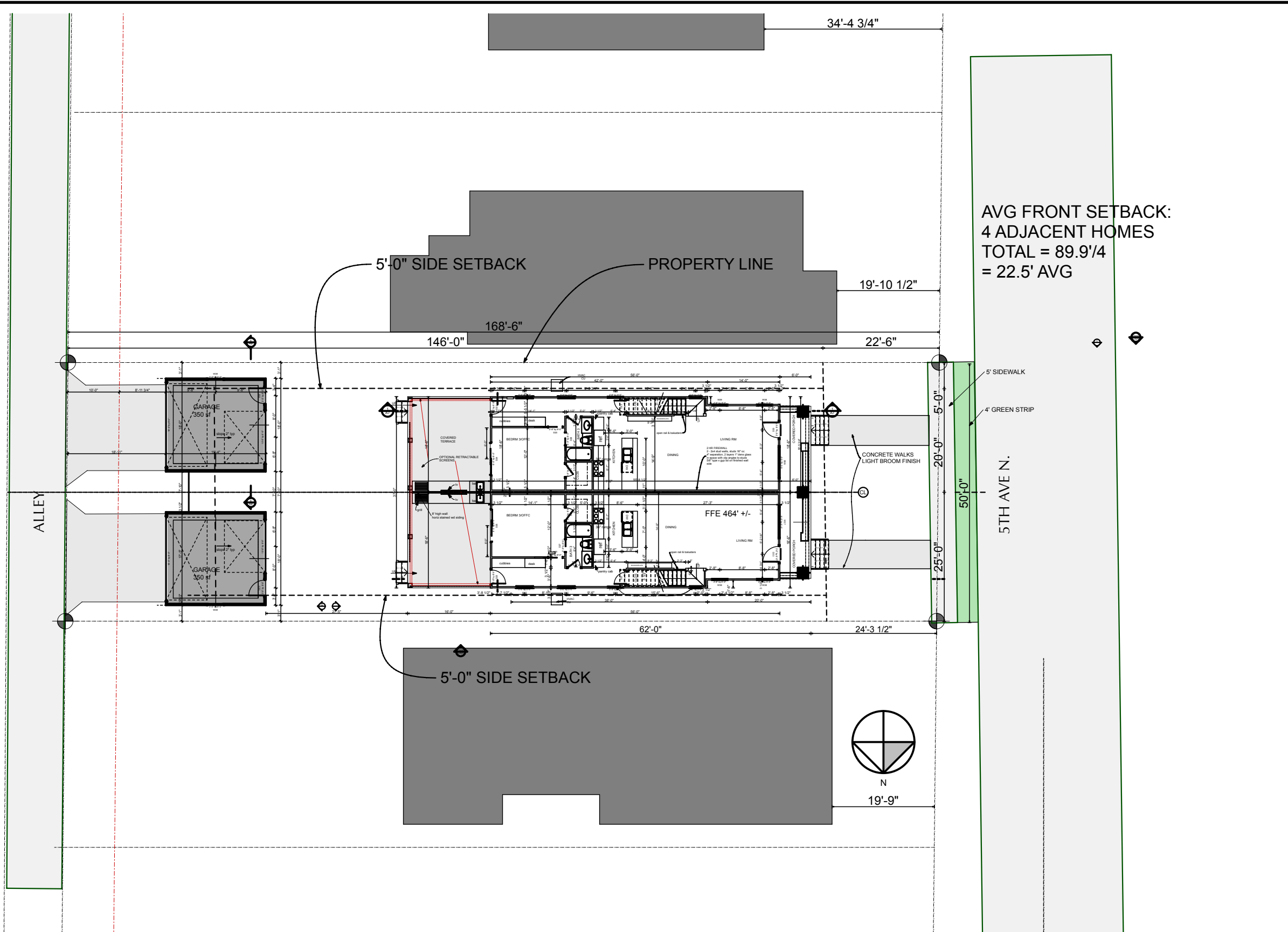
SHEET 11

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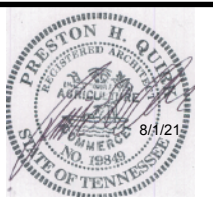
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SITE PLAN

SCALE: 1" = 20'



AVG FRONT SETBACK:
4 ADJACENT HOMES
TOTAL = 89.9' / 4
= 22.5' AVG



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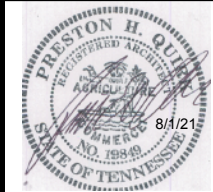
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SITE PLAN (1)

C1
SHEET 12

FLOOR AREA PER UNIT	
Zone Name	Measured Area
1ST FLR	1,015
2nd flr	1,015
	2,030 sq ft



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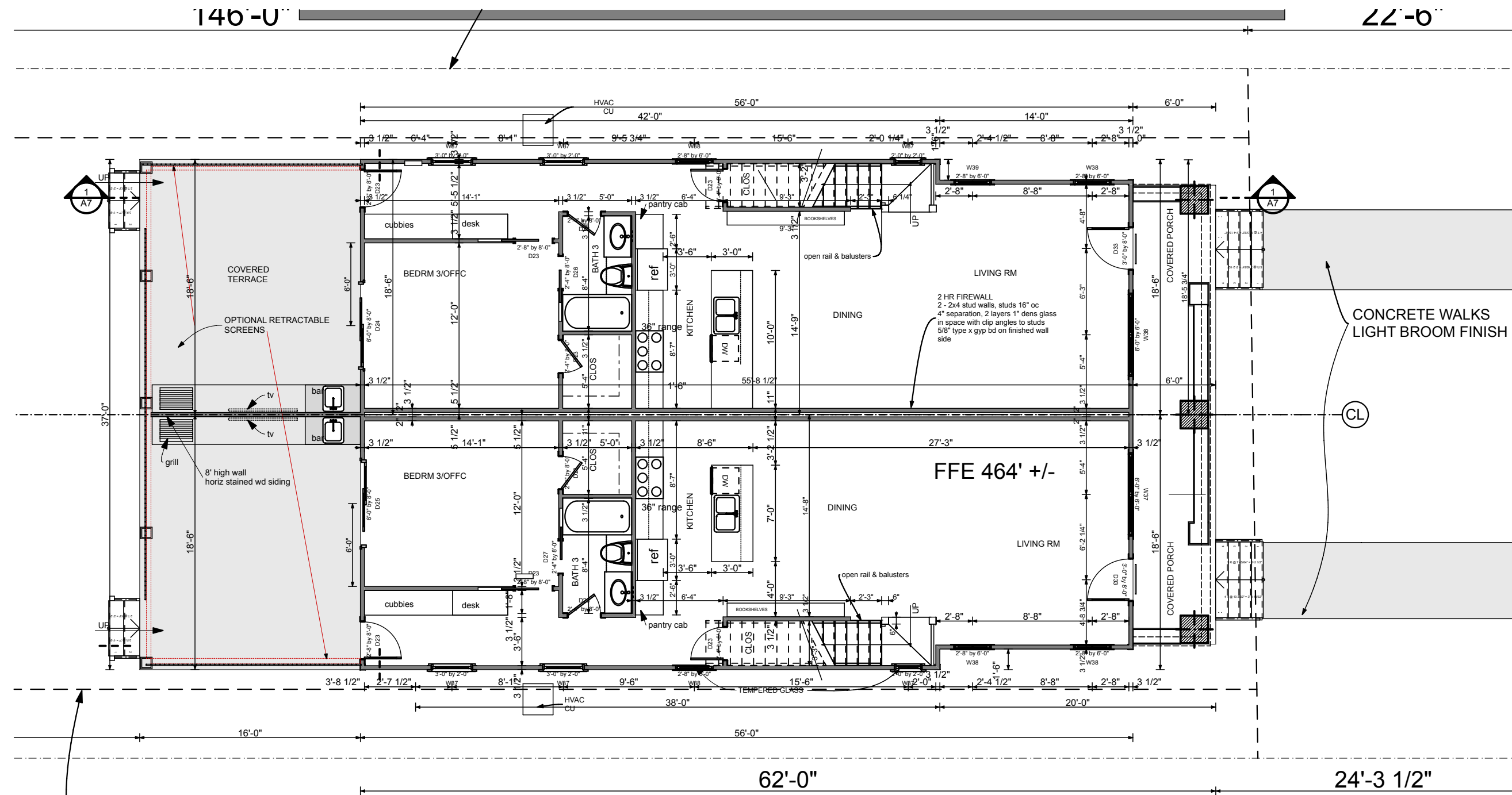
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1ST FLOOR PLAN

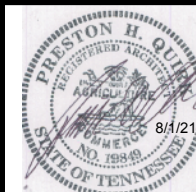
A1
SHEET 13



FLOOR AREA PER UNIT	
Zone Name	Measured Area
1ST FLR	1,015
2nd flr	1,015
	2,030 sq ft

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

C:\D:\FILES\Work\2021\zeleEn_1826_5th Ave_21-011826_841_AVE.dwg



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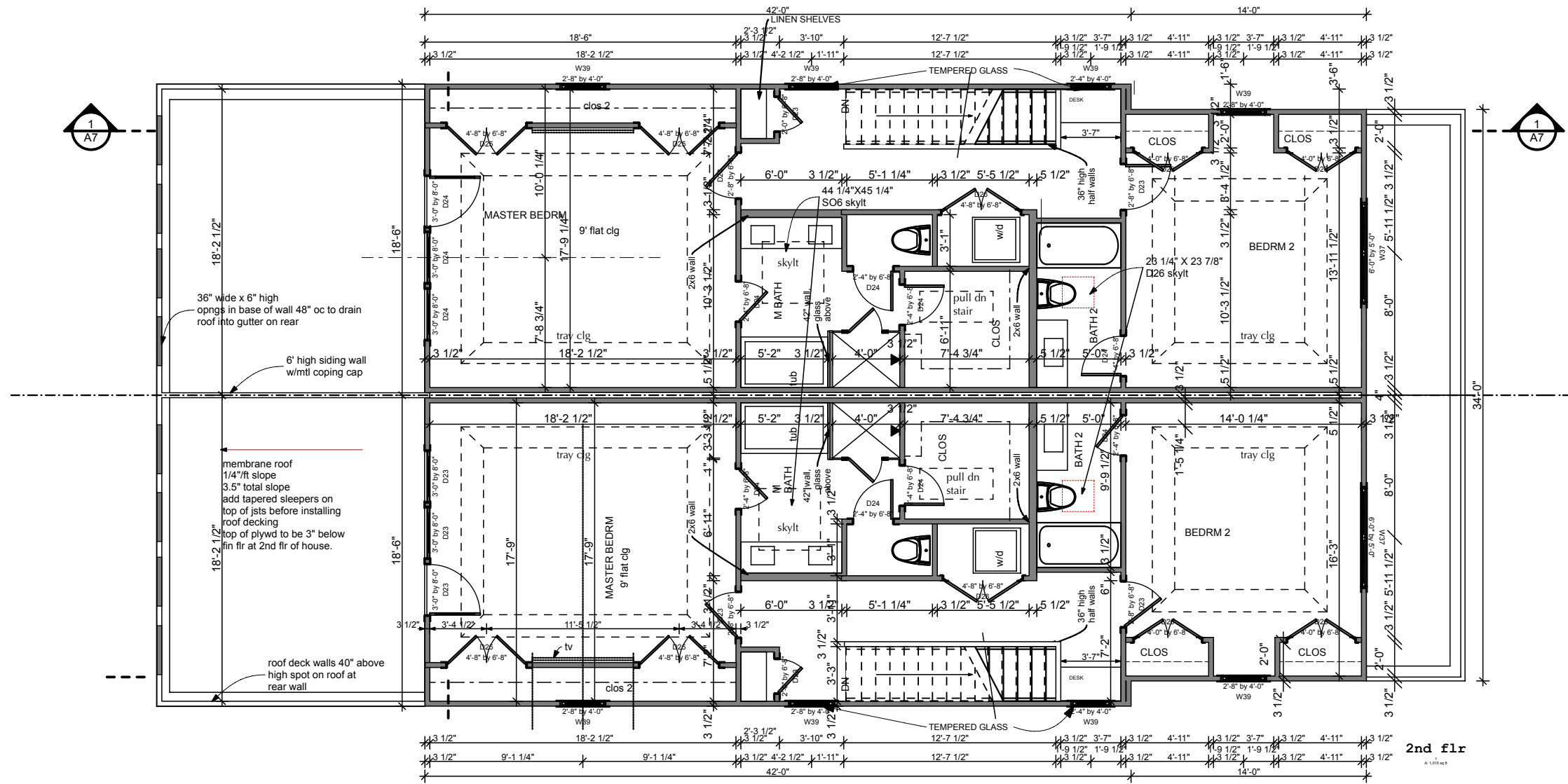
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2ND FLOOR PLANS (1

A2

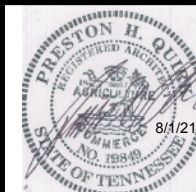
SHEET 14



1 2nd FLOOR

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

C:\CAD FILES\Work 2021\2nd flr\2nd flr.dwg 1826 5th ave 21-0511826 8th AVE a.pln



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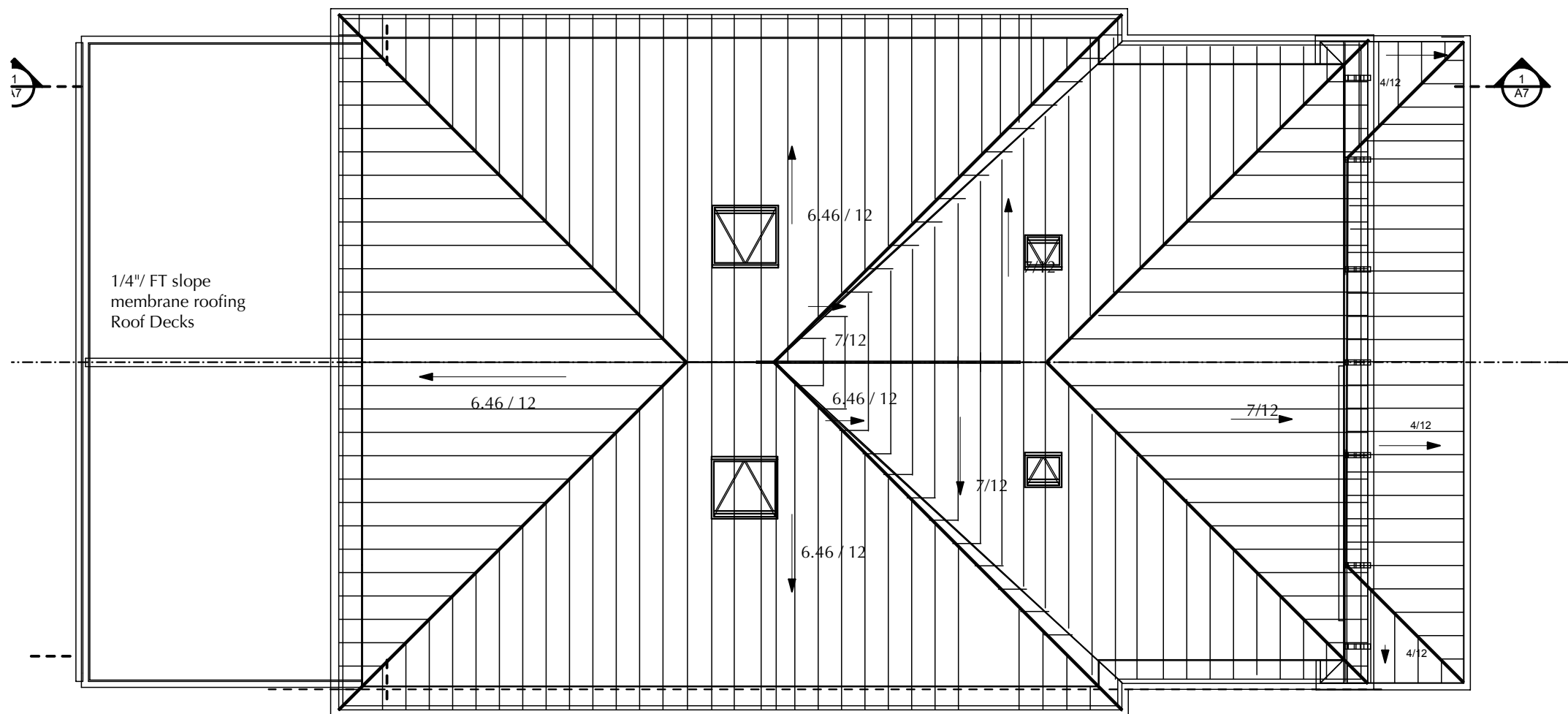
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ROOF PLAN

A4

SHEET 16



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)

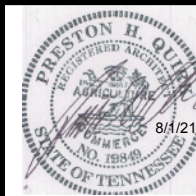
A5
SHEET 17



② RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



① REAR ELEVATION
SCALE: 1/8" = 1'-0"



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ELEVATIONS (1)

A6
SHEET 18



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



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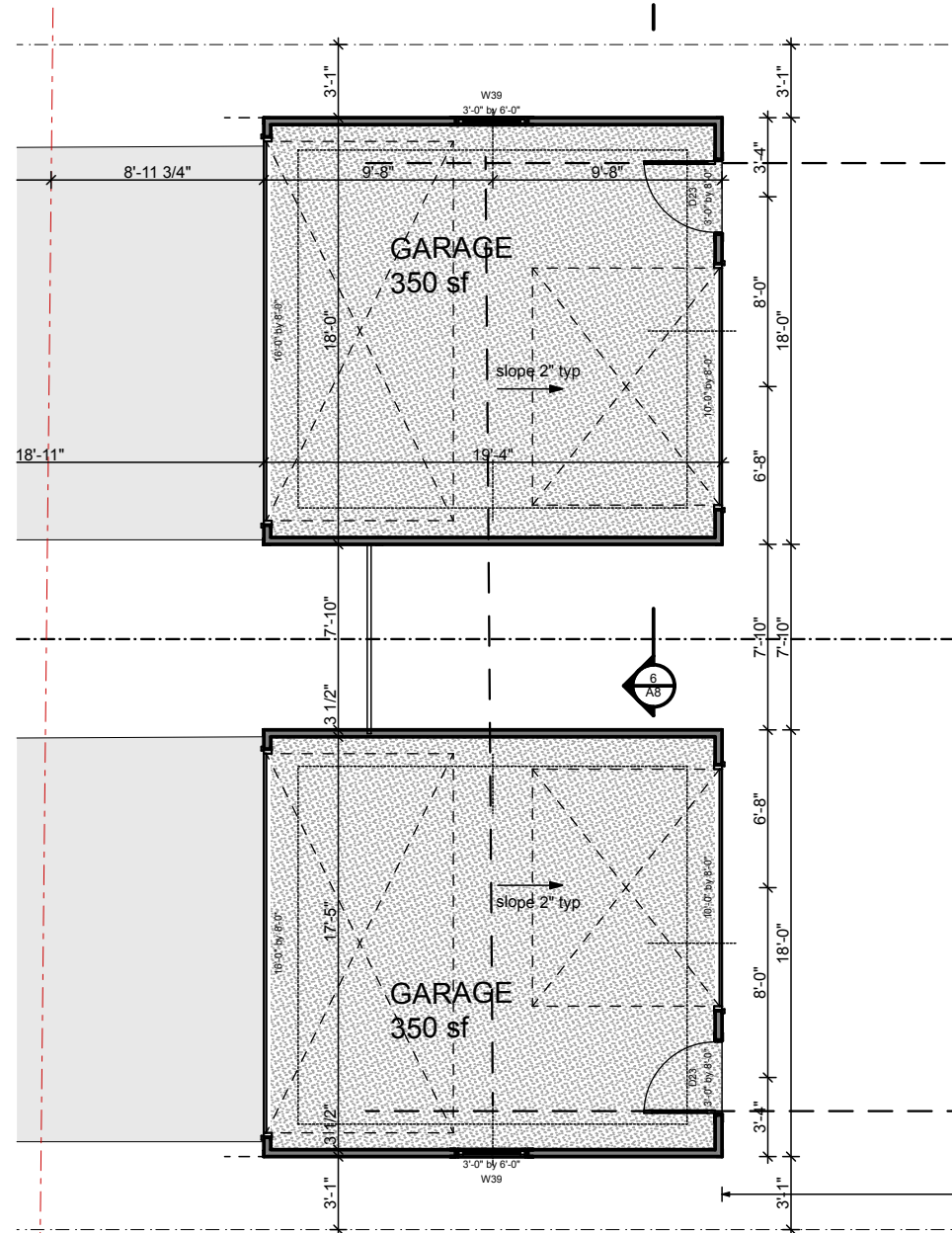
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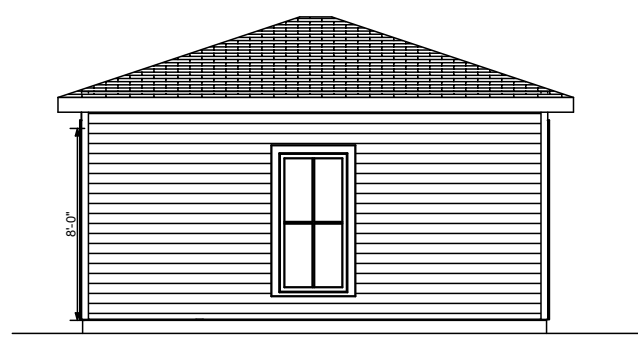
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SECTIONS (1)

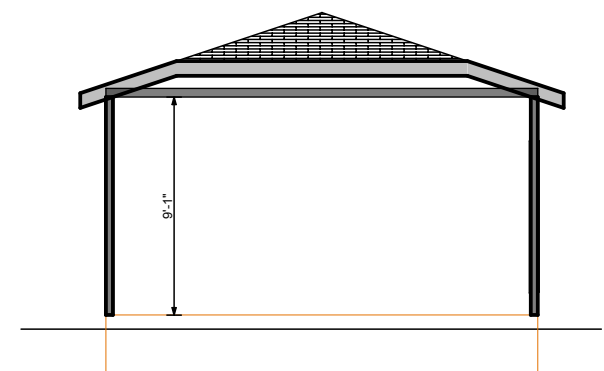
A7
 SHEET 19



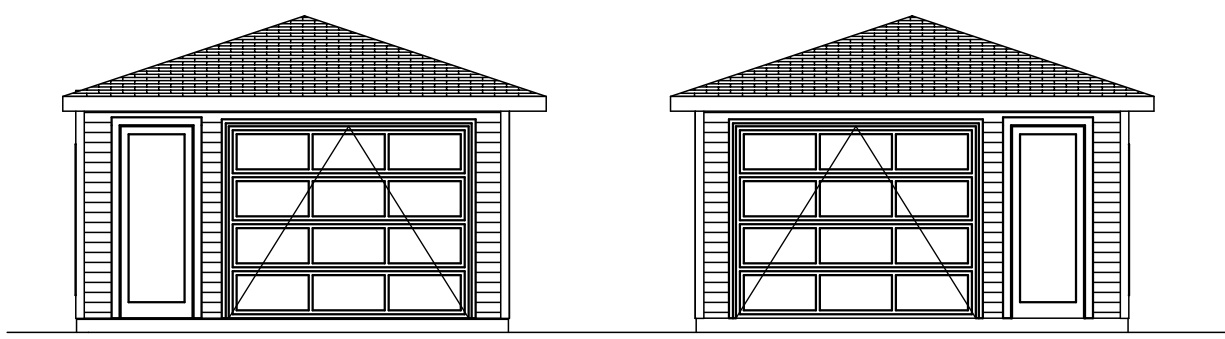
2 GARAGE PLANS
SCALE: 1/8" = 1'-0"



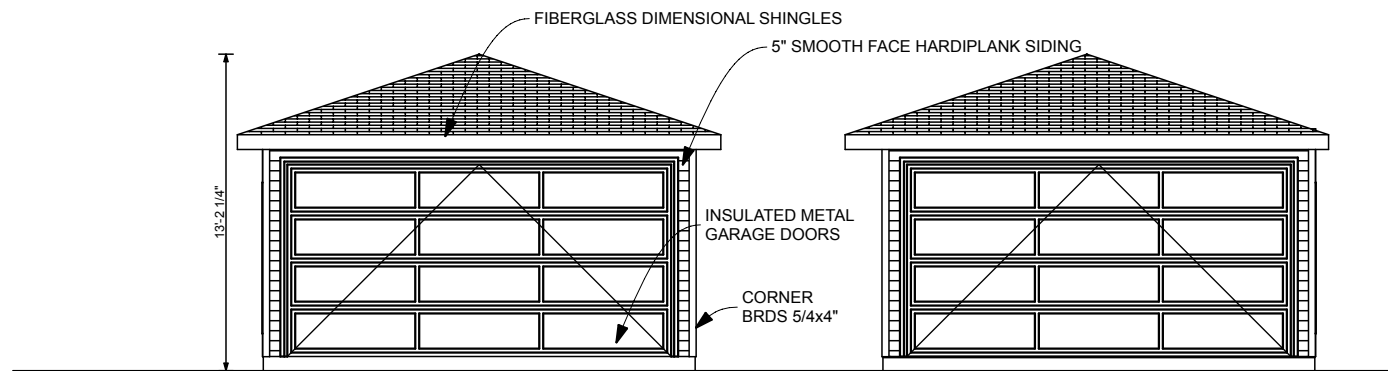
3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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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GARAGES

A8

SHEET 20