



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
Fax: (615) 862-7974

STAFF RECOMMENDATION

1700 Dorothy Place

May 15, 2013

Application: New construction-infill, Setback reduction

District: South Music Row Neighborhood Conservation Zoning Overlay

Council District: 19

Map and Parcel Number: 10408031100

Applicant: Craig Clark and Amy Powell

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The applicant proposes to construct a two-story office building facing Dorothy Place. As part of a separate application, they also propose an addition and outbuilding to the neighboring historic building facing 17th Avenue South. The two projects will be connected by a six foot (6') wall facing 17th Avenue South.

Recommendation Summary: Recommends approval with the conditions:

- Staff recommends Staff review a brick sample, the color of the roof and trim, the materials of the columns and dormers, and that the soffits be a cement fiber product.
- Utilities be located on the side between the two buildings and beyond the mid-point of the building as it reads from 17th Avenue South or along the alley.
- The roof dormers be more in keeping with the proportions of historic dormers and they should be set off the ridge and the wall by a minimum of two feet (2') each and the front walls should be predominantly glazing.

With these conditions, Staff finds the project to meet the design guidelines for New Construction in the South Music Row Neighborhood Conservation Zoning Overlay.

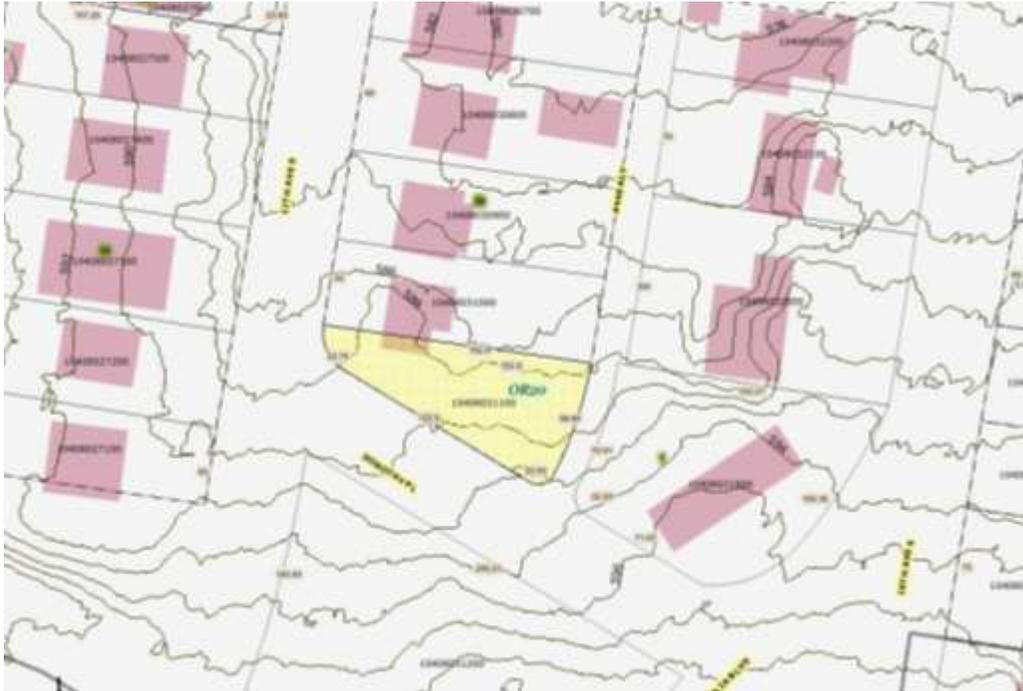
Attachments

A: Photographs

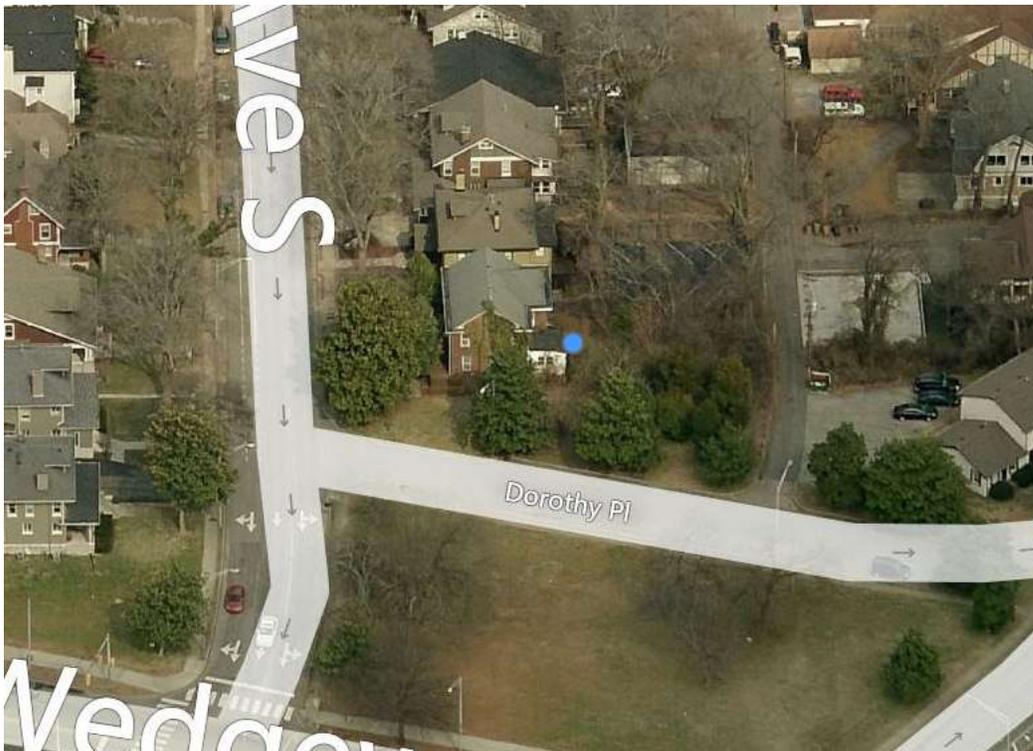
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. Setback and Rhythm of Spacing

The setbacks for new buildings from front and side property lines shall be compatible by not contrasting greatly with those of surrounding historic buildings.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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*

b. Height

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.

c. Building Shape

The shape of a new building shall be compatible by not contrasting greatly with those of surrounding historic buildings.

d. Roof Shape

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.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

e. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

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.

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.

f. Proportion and Rhythm of Openings

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.

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.

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.

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.

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.

g. Materials, Texture, Details, and Material Color

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. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic

stone clad structures in the district; and cement fiberboard siding, when used for lapped 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. Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines. Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate. Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; 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; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

i. Utilities

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. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Background: The applicant proposes to construct an office building on a vacant lot that was created when Wedgewood, Magnolia Boulevard and Dorothy Place were created. Discussed in a separate staff recommendation, the applicant proposes to construct an addition and outbuilding on the neighboring lot. Where applicable, plans show both projects so that an understanding of the full proposal is evident; however, staff recommends different discussions and voting for the addition and the new office building.

Analysis and Findings:

Setback, Rhythm of Spacing and Orientation: According to Metro Code, the "front" of the lot faces 17th Avenue South, even though the address and the entrance are on Dorothy Place. The project therefore meets the bulk zoning requirement for the front, interior-side and rear setbacks but not the side-corner setback. The proposal shows a five foot (5') setback where a twenty foot (20') setback is typically required. Because there are no other buildings facing Dorothy Place, because the building is an office building and not residential, because Dorothy Place is a short connector street that is used more for parking than movement of traffic, staff finds the reduced setback to be appropriate.

The orientation of the new building faces Dorothy. Because the lot is so narrow on 17th Avenue, it was not possible to have a building with an appropriate rhythm along 17th Avenue and so the choice was made to have the primary entrance on Dorothy. The side wall of the building, which faces 17th Avenue South or the "front" as determined by Code, sits back from the front wall of the neighboring historic building so that it appears

subordinate to the historic building. Vehicular access will be from the rear alley.

The house and proposed office building will be joined by a six foot (6') tall wall between the two buildings. The wall sits back beyond the historic portion of the building.

The primary entrance is denoted by a narrow wrap-around porch and a sidewalk. For residential projects, the Commission has always required porches to have depths of at least six feet (6') to avoid the appearance of a faux-porch. In this case, since the proposal is for an office building, staff found the narrow porch to be appropriate and assist with defining the primary entrance. The project meets section II.B.1.a and e.

Height: The proposed building is two-stories and approximately thirty-one feet (31') tall from grade. There are multiple two-story historic buildings in the neighborhood. The historic home next door is a two-story building that is approximately thirty-four (34') from grade.

The foundation is not visually separated from the wall, which is appropriate for a commercial oriented building. The eave height is approximately twenty-four feet (24') from grade and the porch eave height is approximately nine feet (9') from grade which is in keeping with the historic building next door that has a porch eave height of eight feet (8') from the porch floor. The project meets section II.B.1.b.

Building Shape: The shape of the building is not one seen historically in the neighborhood but necessary because of the unusual shape of the lot. The long wall along Dorothy is broken up with brick pilasters and columns.

Roof Shape: The roof shape is a side-gable form with a pitch of 7/12, which is in keeping with the historic context. The roof dormers are long narrow slits that are shown on one drawing as having a stucco face and on another as having stucco and glazing. Staff recommends dormers more in keeping with the proportions of historic dormers; that are set off the ridge and the wall by a minimum of two feet (2') each; and have front walls that are predominantly glazing. With this condition, Staff finds the project to meet section II.B.1.d.

The roof dormers are long narrow slits that are shown on one drawing as having a stucco face and on another as having stucco and glazing. Staff recommends dormers more in keeping with the proportions of historic dormers, are set off the ridge and the wall by a minimum of two feet (2') each, and have front walls that are predominantly glazing. With this condition, Staff finds the project to meet section II.B.1.d.

Proportion and Rhythm of Openings: The proportion of the majority of windows is similar to the existing context with windows that are approximately twice as tall as they are wide. The rhythm of openings is also similar with no more than five linear feet (5') between openings on the Dorothy side. The windows on the north side, facing the historic house are small square windows and only appear on the upper-story. There are no windows on the first story. Staff found this condition to be appropriate since this

elevation will be minimally visible from 17th Avenue North and not visible at all from Dorothy Place. The project meets section II.B.1.f.

Materials, Texture, Details, and Material Color: The foundation is brick, the cladding brick and the roof is standing seam metal of an unknown color. The trim is metal, the soffits are stucco, and the column materials are unknown. The eave soffits are noted as stucco, which is typically not recommended by stucco suppliers for horizontal surfaces; therefore, staff recommends a cement fiber product. The windows will be metal storefront windows without grids. The details of the dormers are uncertain. Staff recommends Staff review a brick sample, the color of the roof and trim, the materials of the columns and dormers, and that the soffits be a cement fiber product.

Utilities: Utility location is not noted on the plans. Staff recommends a condition that the utilities be located on the side between the two buildings and beyond the mid-point of the building as it reads from 17th Avenue South or along the alley. With this condition, the project meets section II.B.1.i

Recommends approval with the conditions:

- Staff recommends Staff review a brick sample, the color of the roof and trim, the materials of the columns and dormers, and that the soffits be a cement fiber product.
- Utilities be located on the side between the two buildings and beyond the mid-point of the building as it reads from 17th Avenue South or along the alley.
- The roof dormers be more in keeping with the proportions of historic dormers and they should be set off the ridge and the wall by a minimum of two feet (2') each and the front walls should be predominantly glazing.

With these conditions, Staff finds the project to meet the design guidelines for New Construction in the South Music Row Neighborhood Conservation Zoning Overlay.



The vacant lot as seen from Dorothy with the historic house just beyond.



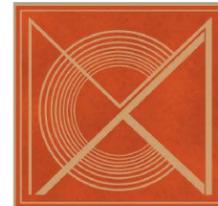
Historic buildings across 17th Avenue South from the proposed project.



Vacant lot as seen from Dorothy. The curb cut see on the far right is the rear alley.

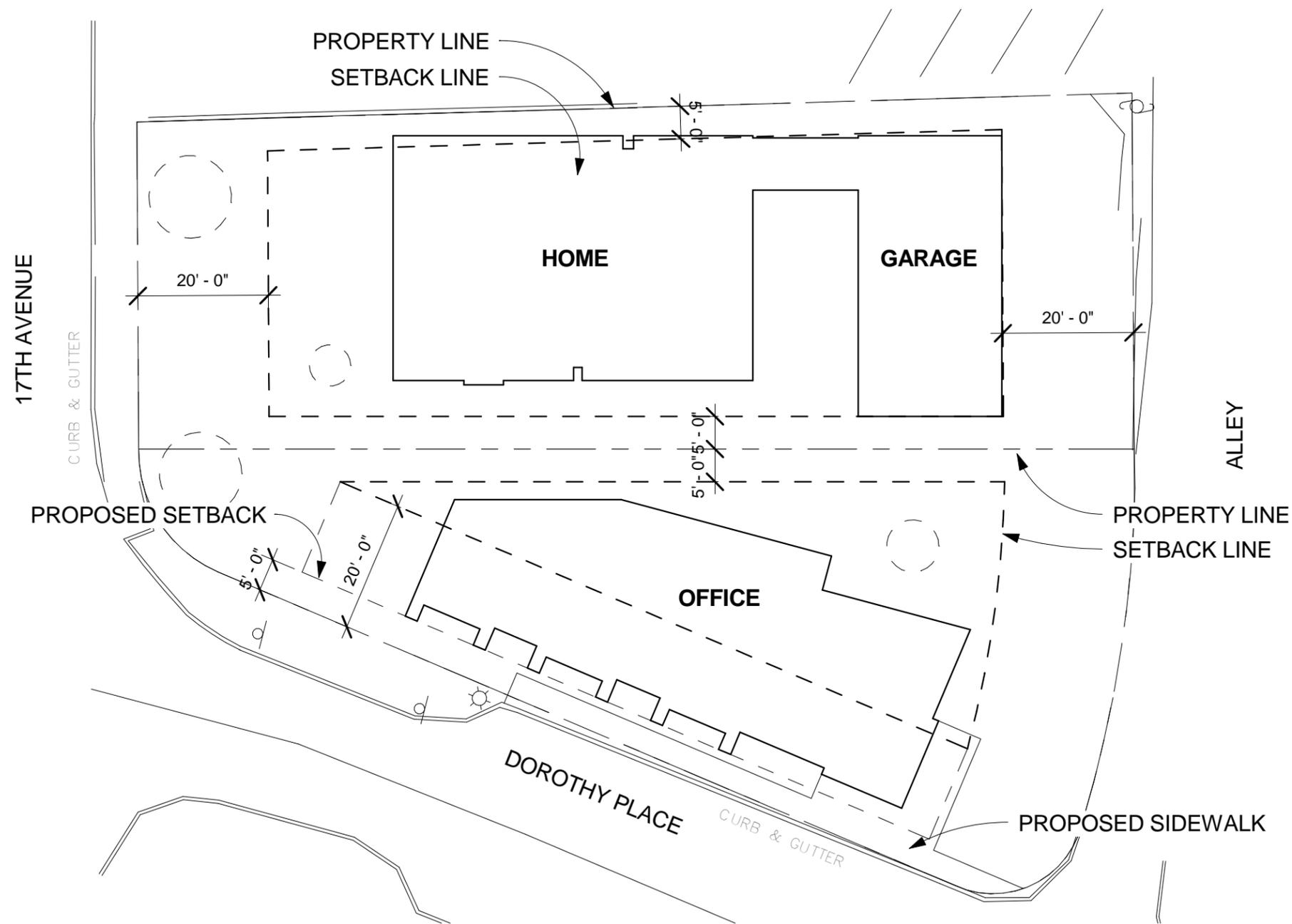


Vacant lot as seen from 17th Avenue South.



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1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622



1 Architectural Site Plan
1" = 20'-0"

CLARK | POWELL ADDITION

1618 17TH AVE S
NASHVILLE TENNESSEE

Architectural
Site Plan

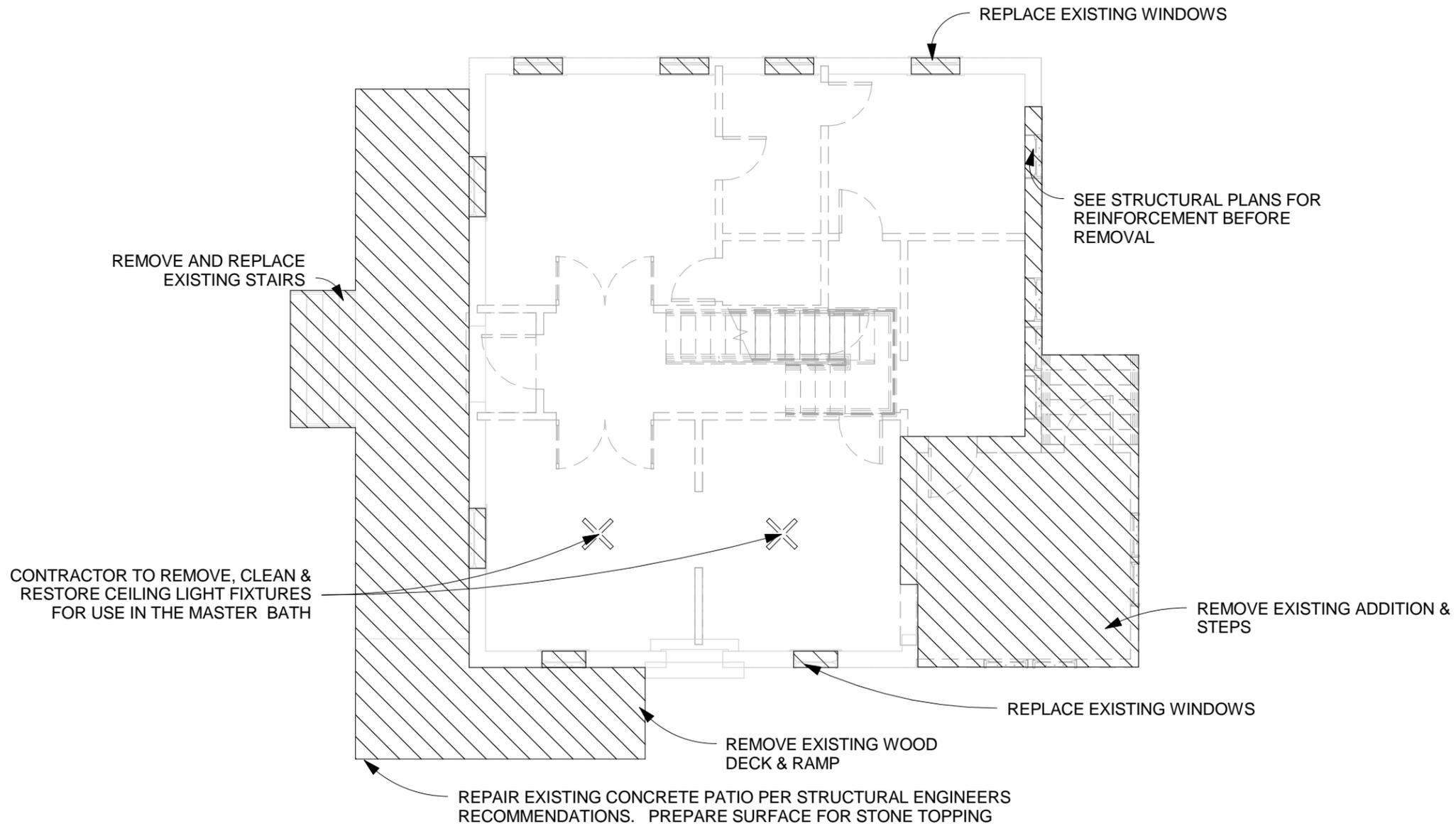
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REMOVE ALL INTERIOR FINISHES, PLUMBING,
ELECTRICAL & MECHANICAL SYSTEMS. REFER TO
STRUCTURAL PRIOR TO REMOVAL OF ANY EXISTING
COMPONENTS.



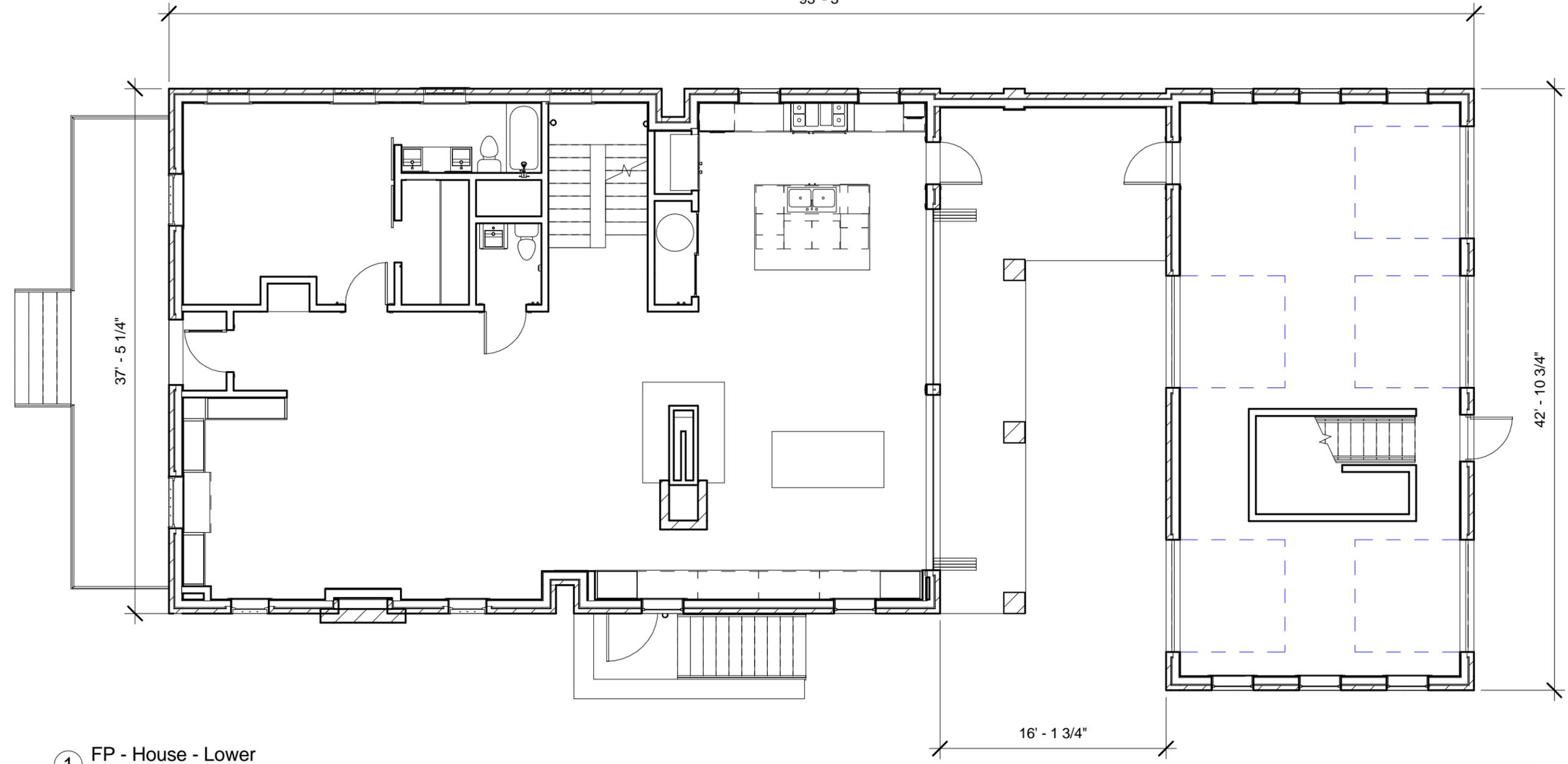
① Demolition Floor Plan
1/8" = 1'-0"

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1618 17TH AVE S
NASHVILLE TENNESSEE



93' - 3"



42' - 10 3/4"

16' - 1 3/4"

① FP - House - Lower
1/8" = 1'-0"



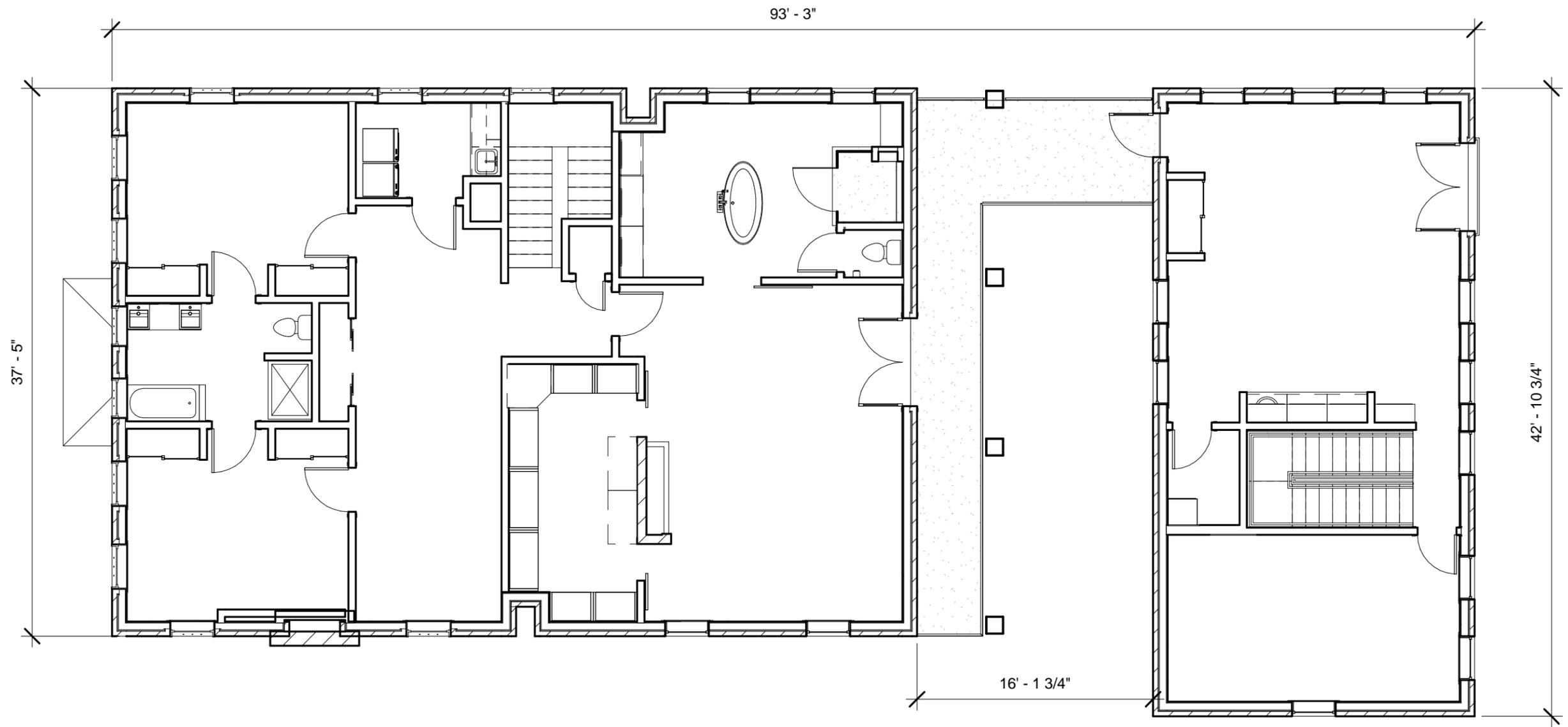
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CLARK | POWELL ADDITION

1618 17TH AVE S
NASHVILLE TENNESSEE

FP - House -
Lower



① FP - House - Upper
1/8" = 1'-0"



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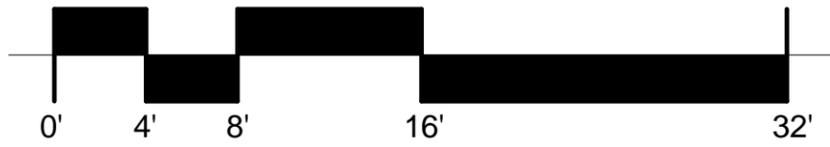
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1618 17TH AVE S
NASHVILLE TENNESSEE

FP - House -
Upper

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T/ROOF - EXIST
31' - 3 3/4"

ROOF - EXIST
20' - 0"

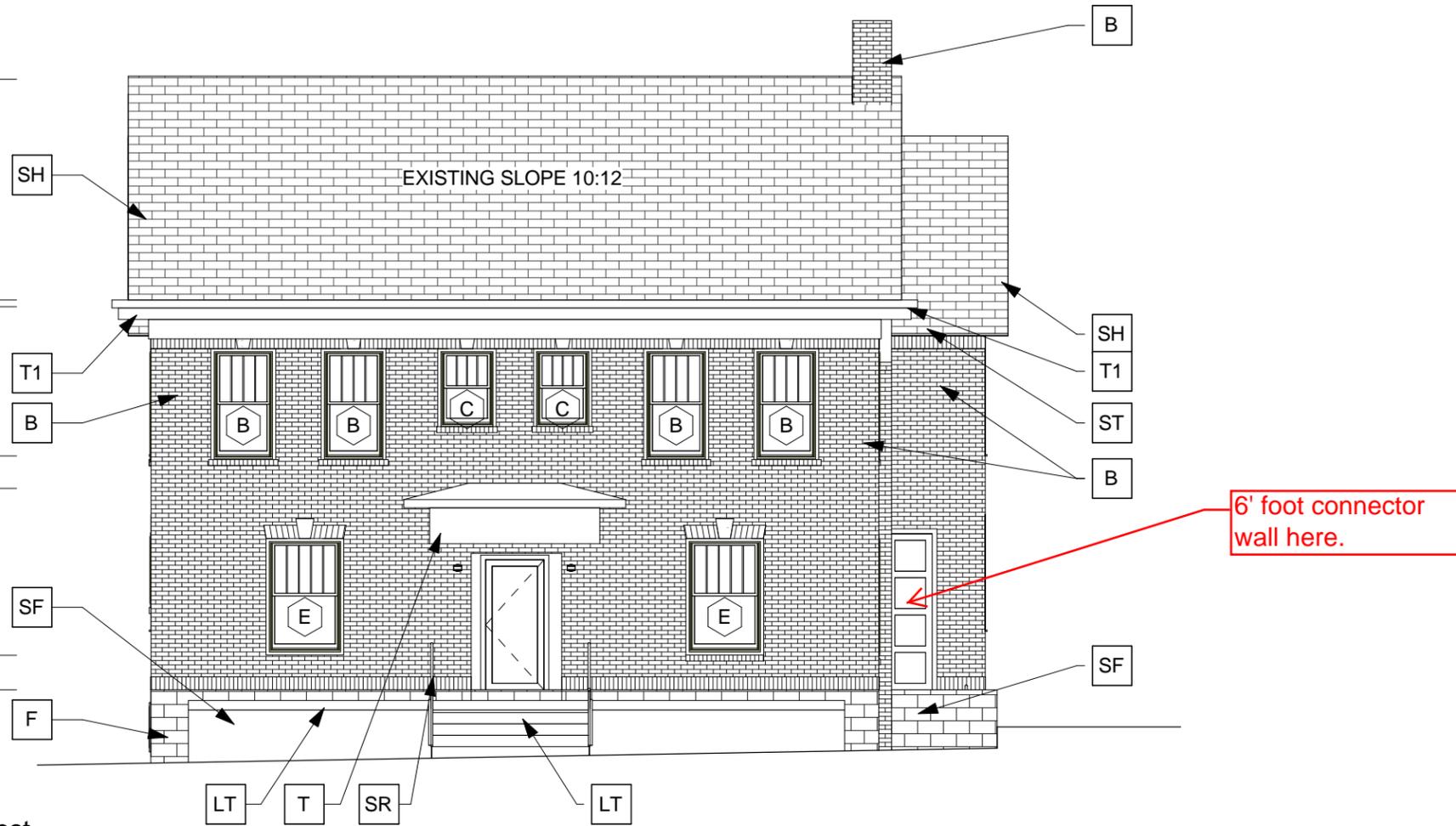
B/CEILING - EXIST
19' - 7 3/4"

B/UPPER WINDOW - EXIST
12' - 0"

UPPER FLOOR - EXIST
10' - 4"

B/EXIST WINDOW
1' - 9 1/4"

EXISTING FLOOR
0"



6' foot connector wall here.

1 EE - House - West
1/8" = 1'-0"

Elevation Key Notes

B BRICK (EXISTING BRICK TO BE PAINTED)	SF SPLIT-FACE ARRISCRAFT RENNAISSANCE MASONRY UNIT	T PAINT TRIM
BM BREAK METAL	SH ASPHALT SHINGLE ROOFING GAF TIMBERLINE ULTRA HD COLOR "___" OR EQUAL	
D DOOR - PAINT COLOR	SR STAINLESS STEEL RAILING	
F STONE FOUNDATION - EXISTING	ST STUCCO SHEET LATH WITH 3/8" RIB, DIAMOND MESS, ALL EDGES STAINLESS STEEL, WITH SMOOTH FLOAT FINISH	
GL GLAZING	T1 TRIM- PAINT COLOR	
LT NEW 2" LIMESTONE TOPPING		



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CLARK J POWELL ADDITION

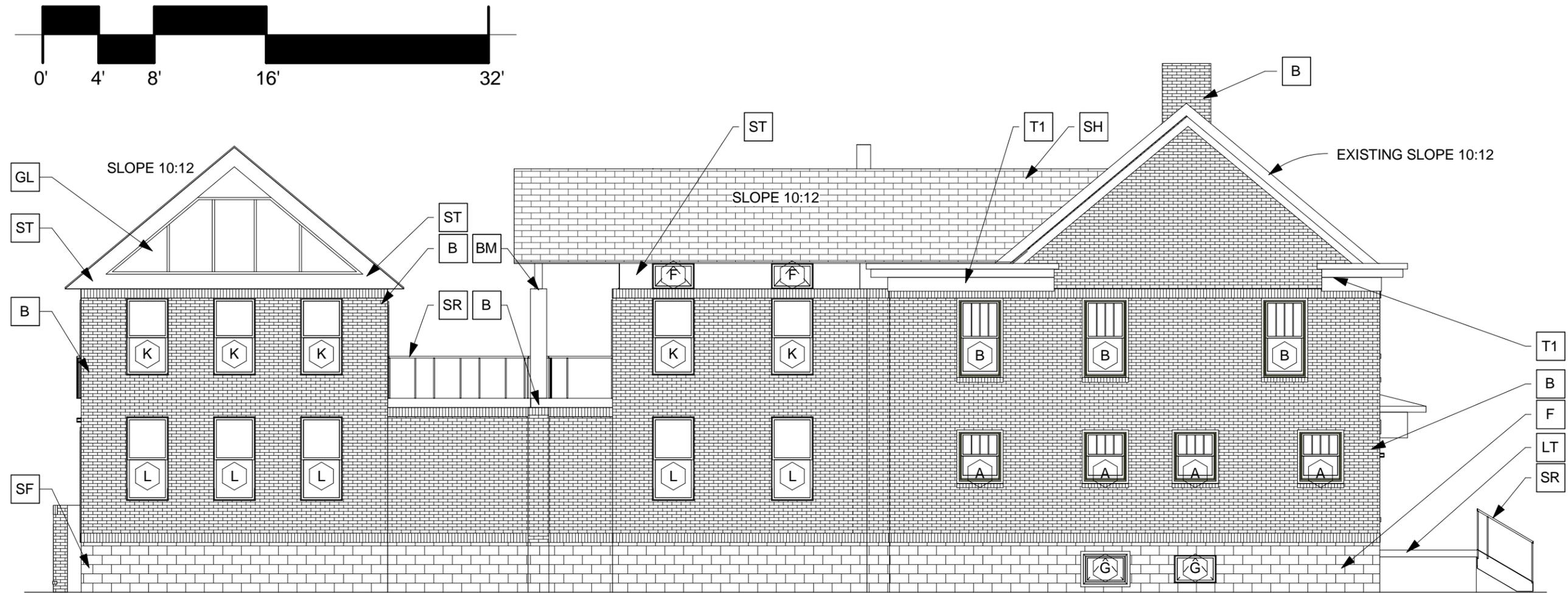
1618 17TH AVE S
NASHVILLE TENNESSEE

House - Elevations

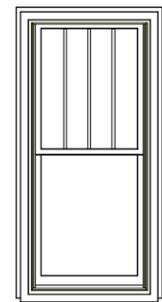


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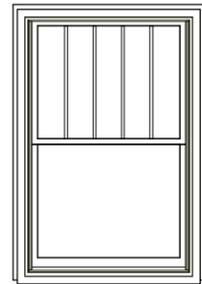
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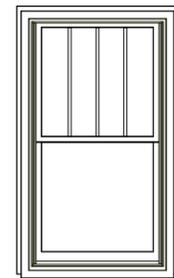
1 EE - House - North
1/8" = 1'-0"



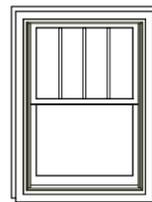
Type - B
Metal Clad
Replacement 4/1
CMA trim : 36" x 72"



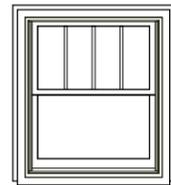
Type - E
Metal Clad
Replacement 4/1 w/
CMA trim : 48" x 72"



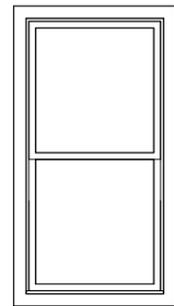
Type - B
Metal Clad
Replacement 4/1 w/
CMA trim : 36" x 66"



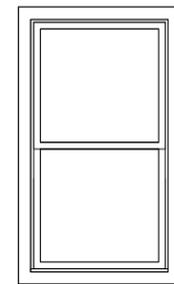
Type - C
Metal Clad
Replacement 4/1 w/
CMA trim : 36" x 50"



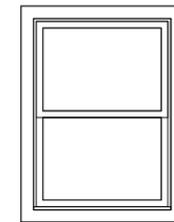
Type A
Metal Clad
Replacement 4/1 w/
CMA trim : 36" x 42"



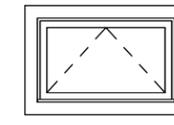
Type - L
Metal Clad New 1/1
w/ CMA trim no grills
: 36" x 72"



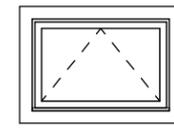
Type - K
Metal Clad New 1/1
w/ CMA trim no grills
36" x 66"



Type - J
Metal Clad New
1/1 w/ CMA trim no
grills : 36" x 50"



Type - F
Metal Clad New -
no ext trim : 22" x
36"

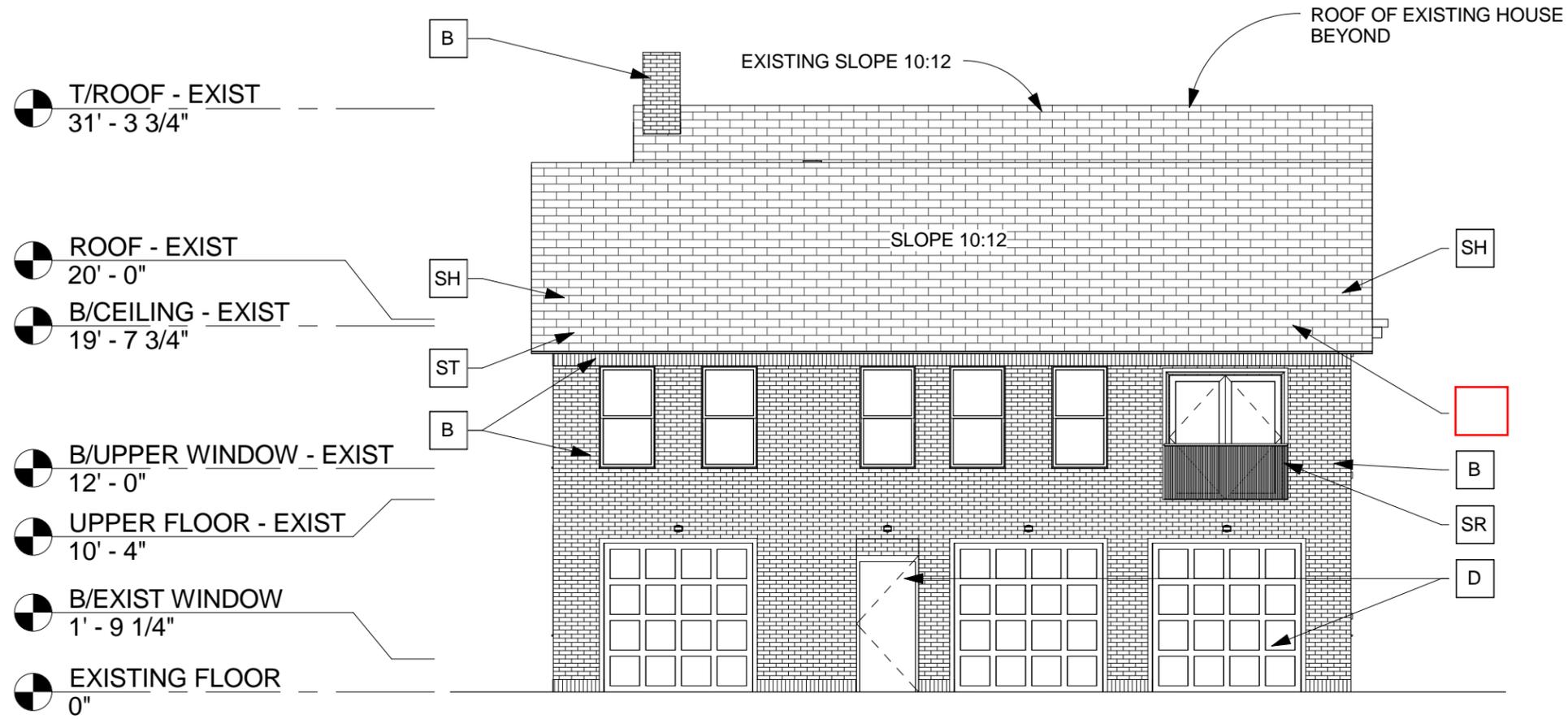
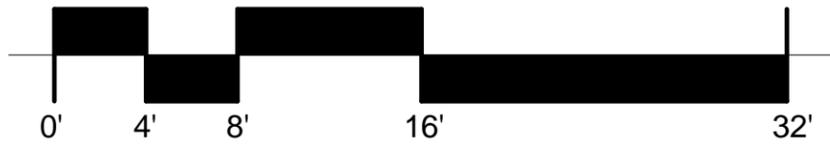


Type - G
Metal Clad New -
no ext trim : 36" x
24"

CLARK | POWELL ADDITION

1618 17TH AVE S
NASHVILLE TENNESSEE

House -
Elevations



1 EE - House - East
1/8" = 1'-0"

Elevation Key Notes

B BRICK (EXISTING BRICK TO BE PAINTED)	SF SPLIT-FACE ARRISCRAFT RENNAISSANCE MASONRY UNIT
BM BREAK METAL	SH ASPHALT SHINGLE ROOFING GAF TIMBERLINE ULTRA HD COLOR "___" OR EQUAL
D DOOR - PAINT COLOR	SR STAINLESS STEEL RAILING
F STONE FOUNDATION - EXISTING	ST STUCCO SHEET LATH WITH 3/8" RIB, DIAMOND MESS, ALL EDGES STAINLESS STEEL, WITH SMOOTH FLOAT FINISH
GL GLAZING	T1 TRIM- PAINT COLOR
LT NEW 2" LIMESTONE TOPPING	



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CLARK | POWELL ADDITION

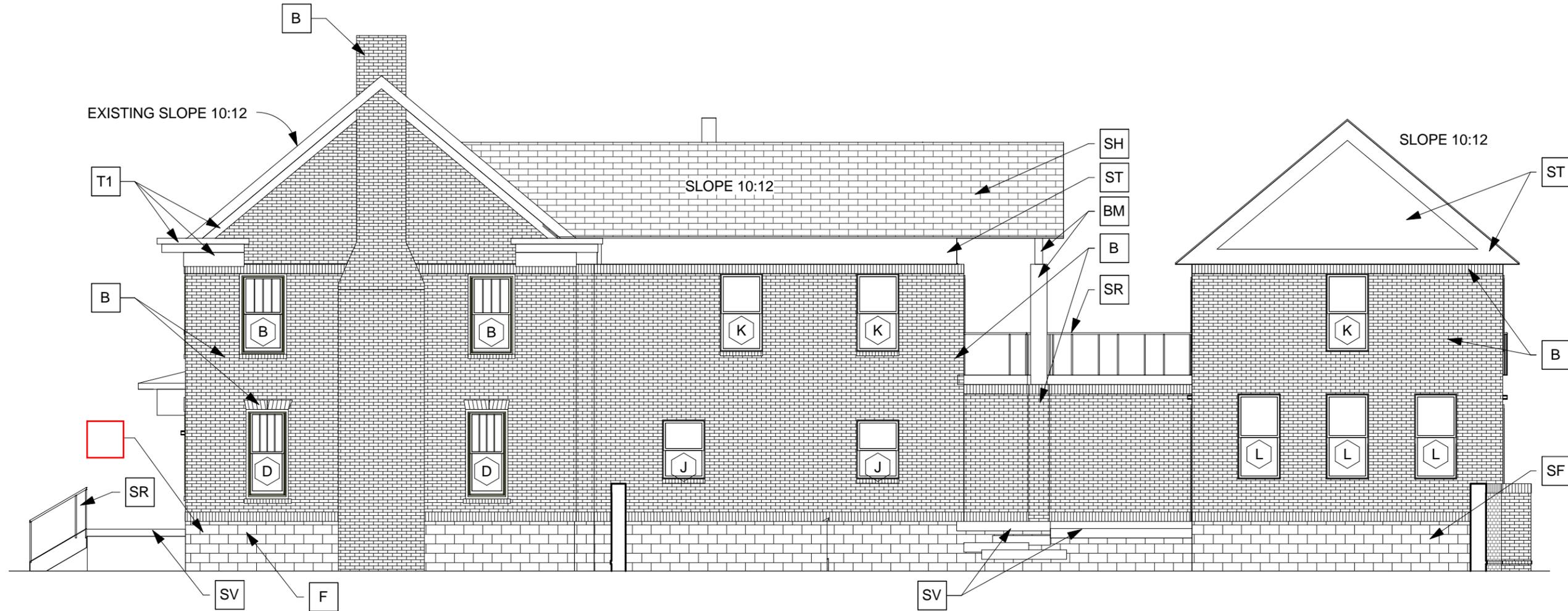
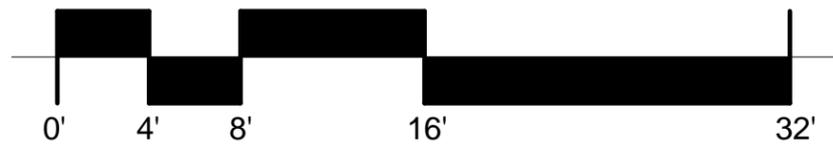
1618 17TH AVE S
NASHVILLE TENNESSEE

House -
Elevations



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1500 4TH AVENUE NORTH #101
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1 EE - House - South
1/8" = 1'-0"

Elevation Key Notes

B	BRICK (EXISTING BRICK TO BE PAINTED)	SF	SPLIT-FACE ARRISCRAFT RENNAISSANCE MASONRY UNIT
BM	BREAK METAL	SH	ASPHALT SHINGLE ROOFING GAF TIMBERLINE ULTRA HD COLOR "___" OR EQUAL
D	DOOR - PAINT COLOR	SR	STAINLESS STEEL RAILING
F	STONE FOUNDATION - EXISTING	ST	STUCCO SHEET LATH WITH 3/8" RIB, DIAMOND MESS, ALL EDGES STAINLESS STEEL, WITH SMOOTH FLOAT FINISH
GL	GLAZING	T1	TRIM- PAINT COLOR
LT	NEW 2" LIMESTONE TOPPING		

T Paint Trim

CLARK | POWELL ADDITION

1618 17TH AVE S
NASHVILLE TENNESSEE

House -
Elevations