



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

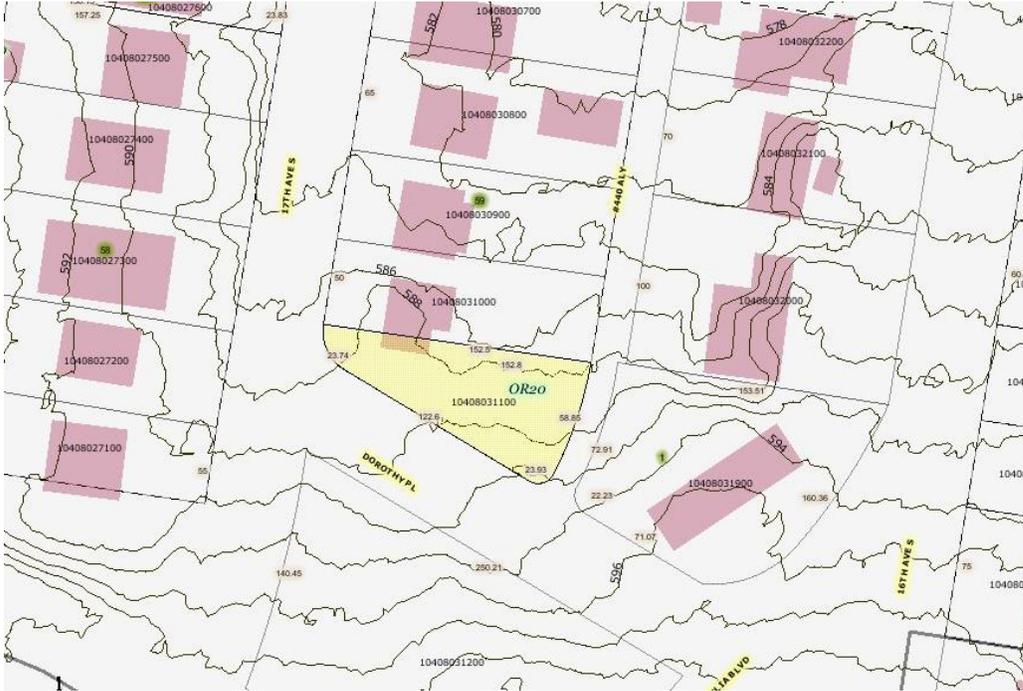
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION 1700 Dorothy Place March 18, 2015

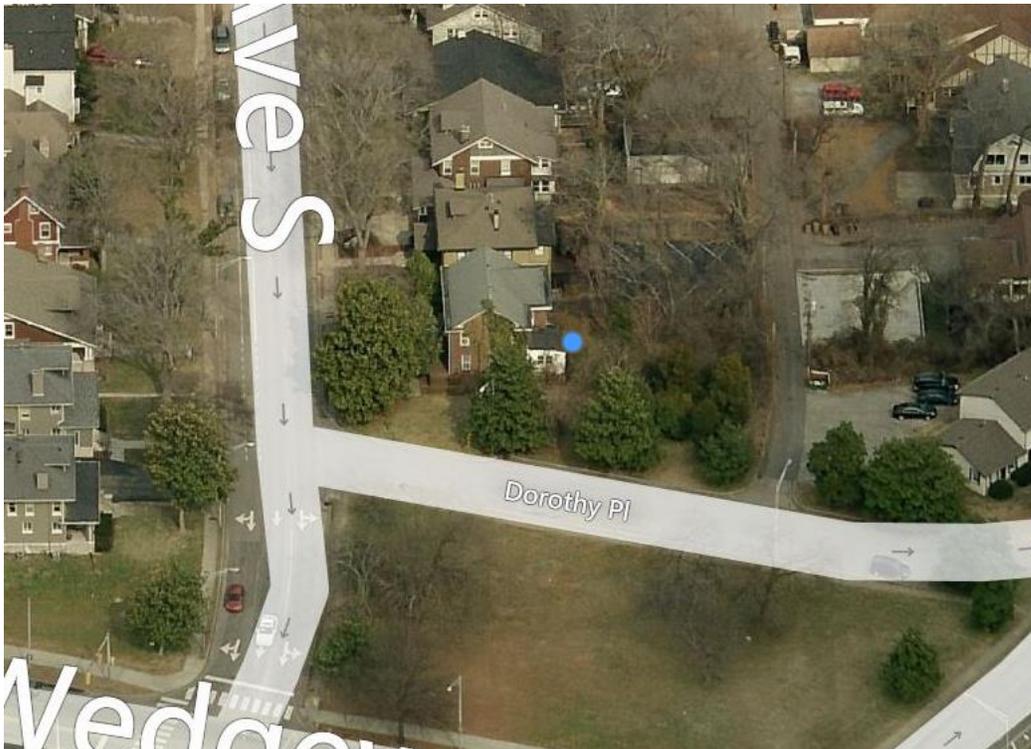
Application: New construction-infill
District: South Music Row Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 10408031100
Applicant: John Root, RootArch
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes to construct a two-story office building facing Dorothy Place. A five foot (5') setback reduction is requested for Dorothy Place and a ten foot (10') setback reduction is requested for the rear alley.</p> <p>Recommendation Summary: Recommends approval with the conditions:</p> <ul style="list-style-type: none"> • Windows on the Seventeenth Avenue South and Dorothy Place facades be redesigned to meet historic rhythm and spacing of openings; • Staff recommends administrative review of materials; and, • Utilities be located on the alley or along the shared property line, beyond the midpoint of the building, from Seventeenth Avenue South. <p>With these conditions, Staff finds the project to meet the design guidelines for New Construction in the South Music Row Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Perspectives D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

B. GUIDELINES

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 determine appropriate building setbacks and extend height limitations 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.*

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.

Porches

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.

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.

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

j. Public Spaces

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The applicant proposes to construct a two-story office building on an irregularly-shaped vacant lot that was made when Wedgewood, Magnolia Boulevard and Dorothy Place were created.



Figure 1. Vacant lot at 1700 Dorothy Place, viewed from Seventeenth Avenue South

Analysis and Findings:

Height, Scale & Building Shape:

The proposed building is two stories and approximately forty-five feet (45') tall from grade, at its tallest point. The first twenty feet of the building, as seen from Seventeenth Avenue South, is approximately thirty-five feet (35') tall at its tallest point. There are multiple two-story historic buildings in the district. Buildings in the immediate vicinity range between twenty-five and thirty-five feet tall. (The historic home next door is a two-story building that is approximately thirty-four (34') tall from grade.) There is no historic context on Dorothy Place. Staff finds the height to be appropriate because the building lowers to an appropriate height as seen along Sixteenth Avenue; it essentially fronts Wedgewood Avenue which has buildings of a larger massing than seen elsewhere in the district; because there are no historic buildings on Dorothy Place; and because of the unusual shape of the lot which minimizes the lot's development potential.

The foundation height varies due to the grade and is visually separated from the wall, with a soldier course, different color and different patterns of brick, or a projecting bay. The eave height is approximately twenty-seven feet (27') from grade and varies slightly due to the grade change. The project meets section II.B.1.b. and c.

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 meets the bulk zoning requirement for the front setback and matches the setback of the historic building to the left.

The interior side setback is five feet (5'), meeting the bulk zoning requirements. The Dorothy side setback encroaches into the setback by as much as five feet, and the low porch even meets the property line. The building encroaches into the rear (alley) by approximately ten feet (10'), at its closest point. Staff finds these setbacks to be appropriate for the following reasons: the unusual shape of the lot; there are no other buildings facing Dorothy Place; the location where the porch meets the property line has an additional buffer of approximately six feet (6') before meeting the street; and the adjoining property has a rear parking lot rather than a private rear yard. The setback determinations meet the Commission's policy for setback determinations that are different than bulk zoning standards.

The orientation of the new building faces Dorothy Place. 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 primary entrance is denoted by a small stoop that is partially covered by a projecting window above. The stoop is accessed from Dorothy Place with stairs and a ramp. The front enclosed railing of the porch is the location of signage.

Vehicular access will be from a parking lot on the adjoining property, accessed via the alley. The project meets section II.B.1.a and e.

Staff notes that the applicant will need to either combine the two lots or file an access easement since the parking area is accessed from the adjoining property, if they have not already done so.

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.

Roof Shape: The roof shape is a front-gable form with a pitch of 7/12, which is in keeping with the historic context. As seen from Dorothy Place, the building does not appear to have a roof overhang, as seen on historic buildings in the overlay; however, the end walls are fully recessed creating a modern interpretation of a roof overhang. Since the primary visual impact of the building does not affect historic buildings, Staff finds this interpretation to be appropriate. Staff finds the project to meet section II.B.1.d.

Proportion and Rhythm of Openings: The proportion of historic windows is 2:1 and they are generally regularly spaced with up to eight to thirteen feet (8'-13') between openings. In addition, historic windows were usually the same height on each floor or the first level windows were taller due to the first level ceiling heights being taller. The proposed windows on the Seventeenth Avenue South and Dorothy Place elevations vary greatly in proportion and spacing. There is as much as twenty-one feet of one side of the Dorothy elevation without an opening. With the exception of those windows closest to Seventeenth Avenue South, the windows on the north and alley elevations will be minimally visible from the public right-of-way. Staff finds that the windows on the Seventeenth Avenue South and Dorothy Place do not meet section II.B.1.f.

Materials: The building will be clad in brick and a cedar rainscreen. The rainscreen creates a rhythm similar to lap siding found on historic buildings. It was approved by the Commission several years ago as an accent material, which is how it is proposed to be used for this project. The foundation will be brick and differentiated by a change in coursing and color. The roof will be architectural shingles; Staff requests approval of the color. Windows will be aluminum fixed lights and aluminum doors, which are appropriate for a commercial building. The windows include top and one-side sunshades of cement fiber or metal. The porch flooring and signage materials were not indicated. A railing appears on the perspectives but not the elevations and the material was not indicated. Staff recommends an administrative review of this material, if a railing is planned. With the staff's final approval of materials the project meets section II.B.1.g.

Utilities: Utility location is not noted on the plans. Staff recommends a condition that the utilities be located on the alley or along the shared property line, beyond the midpoint of the building. With this condition, the project meets section II.B.1.i

Recommendation Summary:

Staff recommends approval with the conditions:

- Windows on the Seventieth Avenue and Dorothy Place facades be redesigned to meet historic rhythm and spacing of openings;
- Staff recommends administrative review of materials; and,
- Utilities be located the utilities be located on the alley or along the shared property line, beyond the midpoint of the building, from Seventeenth Avenue South.

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 17th Avenue South.



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

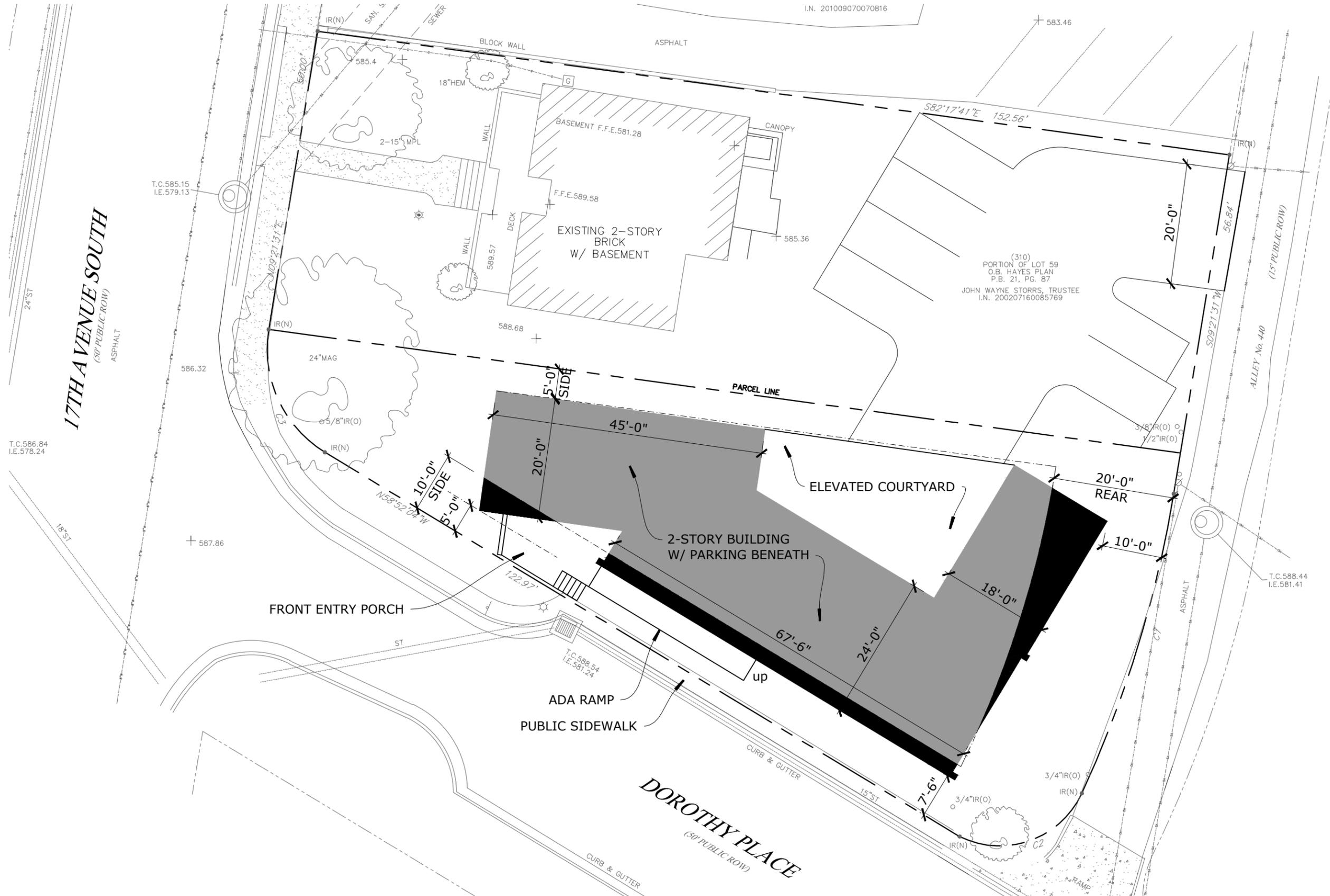


Vacant lot as seen from Dorothy Place. The curb cut see on the far right is the rear alley.

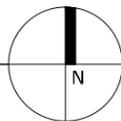


As seen from the alley at the rear of the lot.

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1 ARCHITECTURAL SITE PLAN





PERSPECTIVE FROM 17TH AVENUE SOUTH

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PERSPECTIVE FROM 17TH AVENUE SOUTH



PERSPECTIVE FROM 17TH AVENUE SOUTH AND DOROTHY PLACE



PERSPECTIVE FROM CORNER

DESIGNATED SIGNAGE AREA

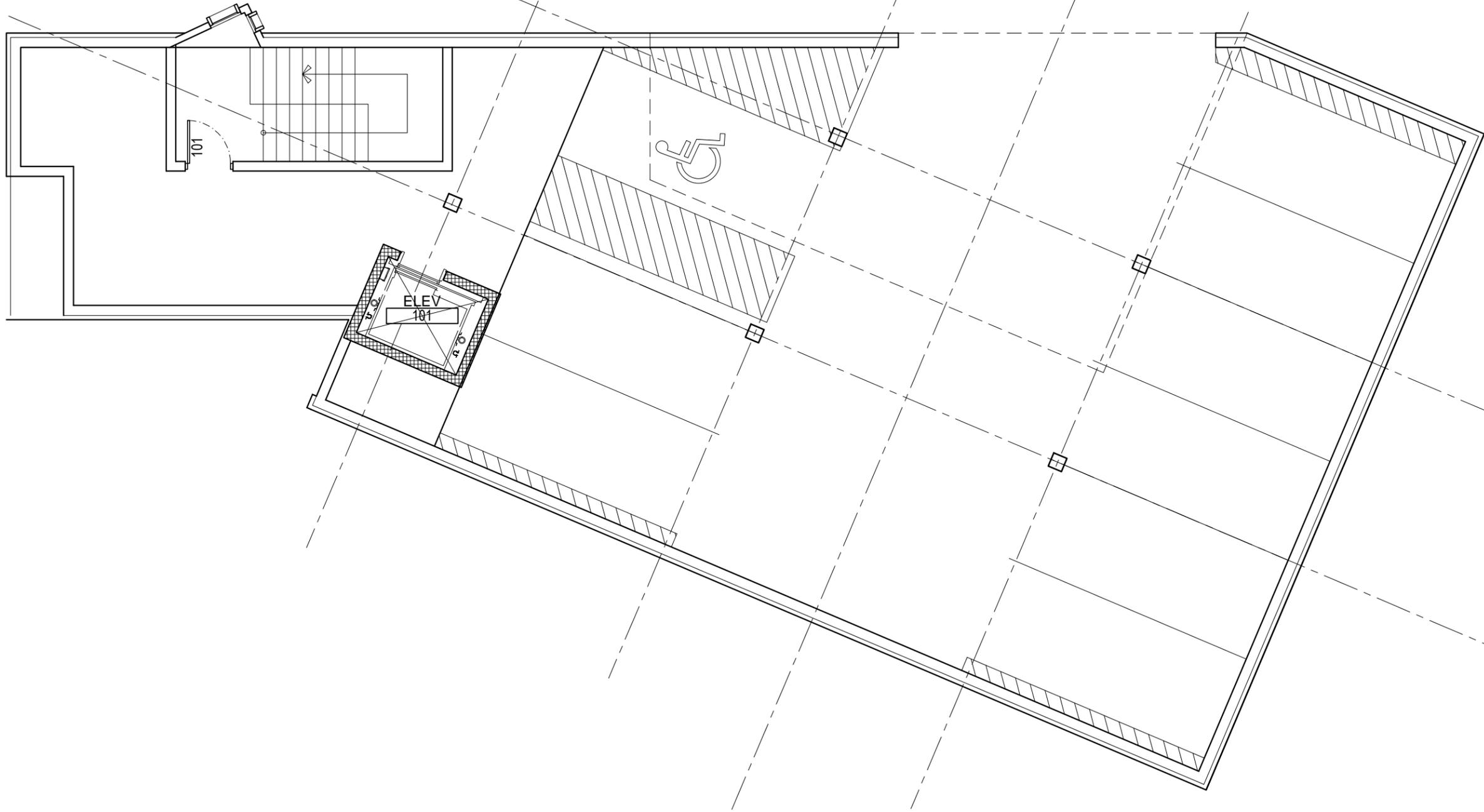
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PERSPECTIVE FROM DOROTHY PLACE

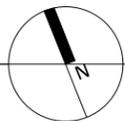


PERSPECTIVE FROM DOROTHY PLACE

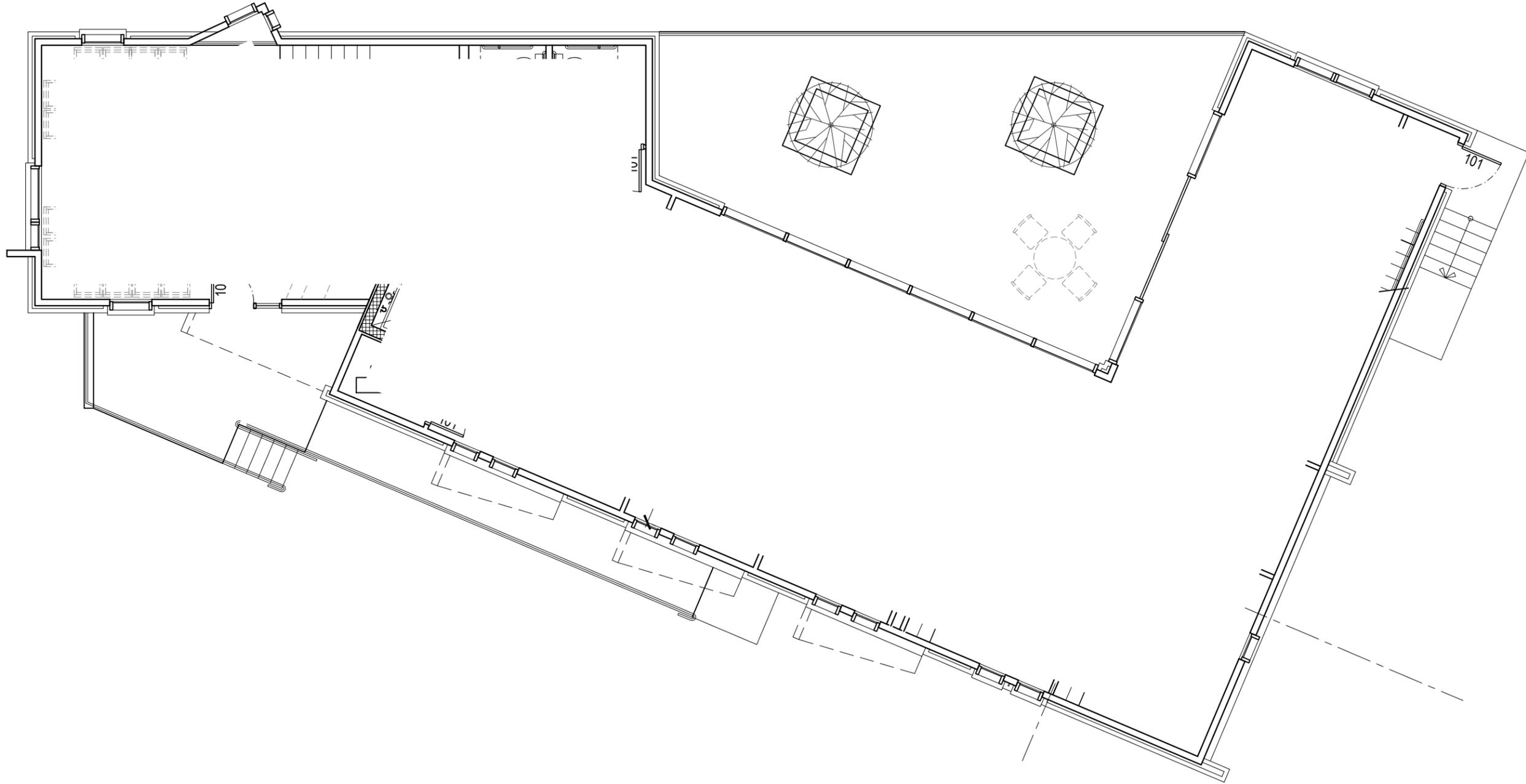


BASEMENT FLOOR PLAN

1/8" = 1'-0"

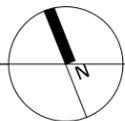


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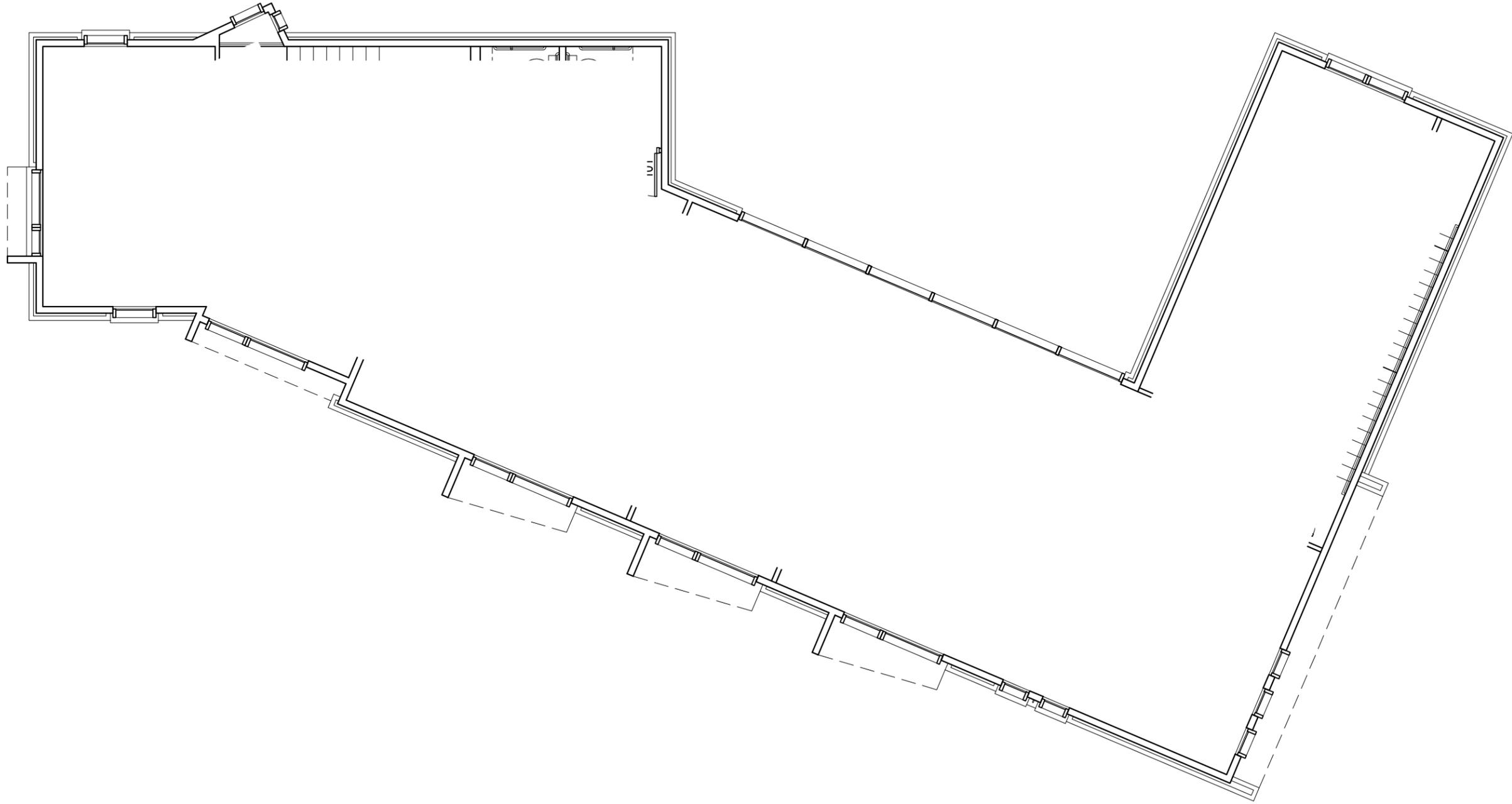


FIRST FLOOR PLAN

1/8" = 1'-0"

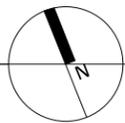
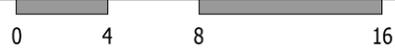


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SECOND FLOOR PLAN

1/8" = 1'-0"



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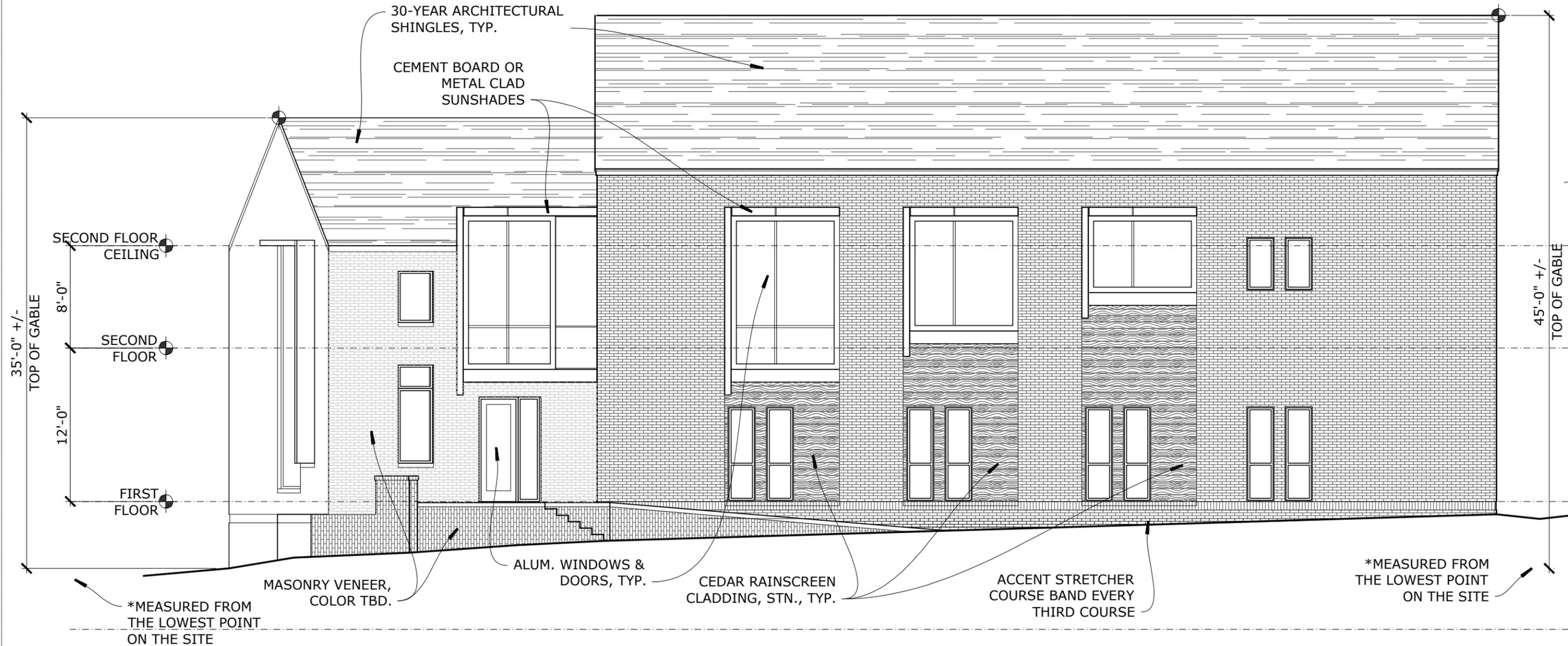


1 17TH AVE. S. ELEVATION



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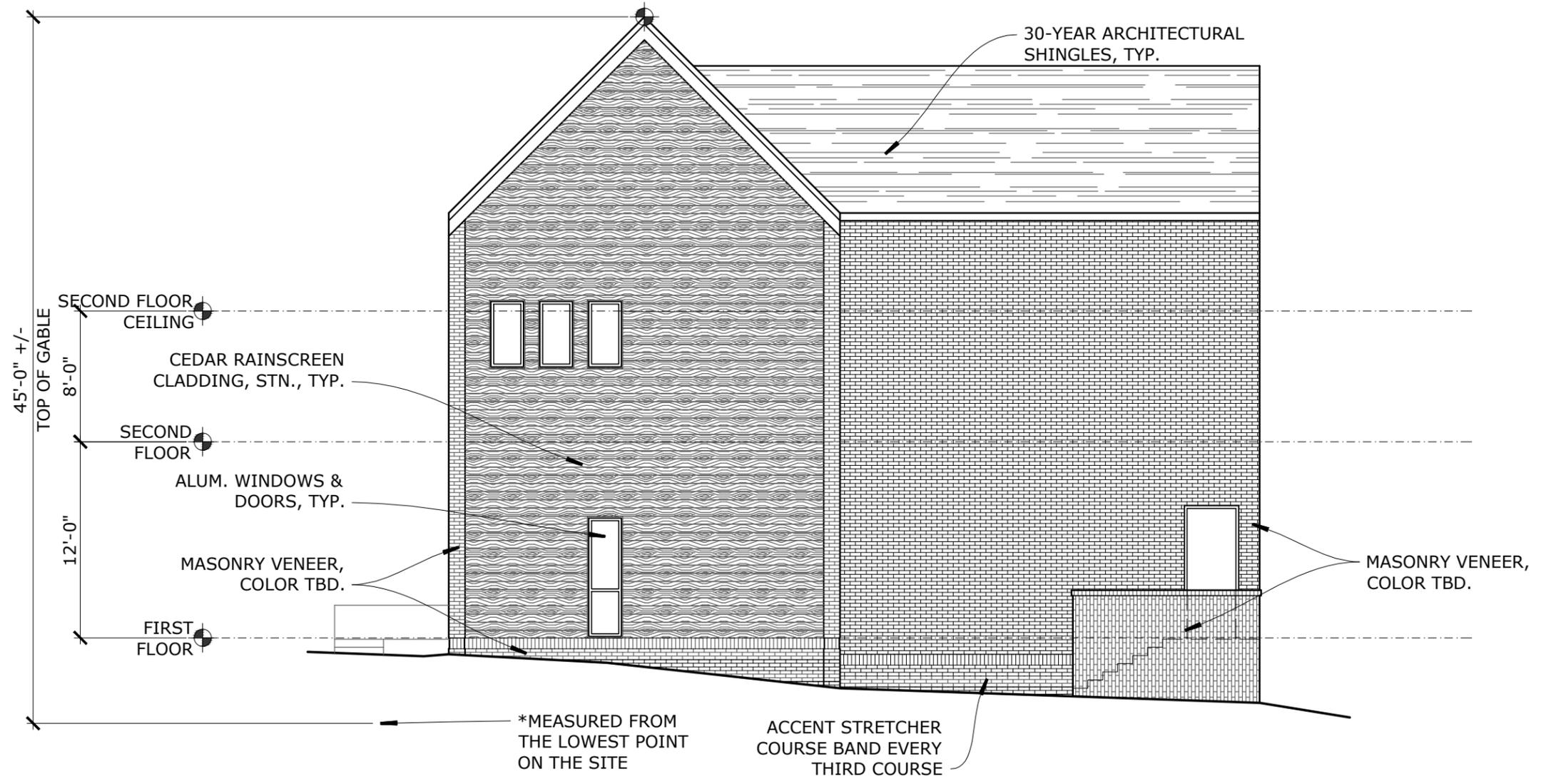
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1 DOROTHY PLACE ELEVATION



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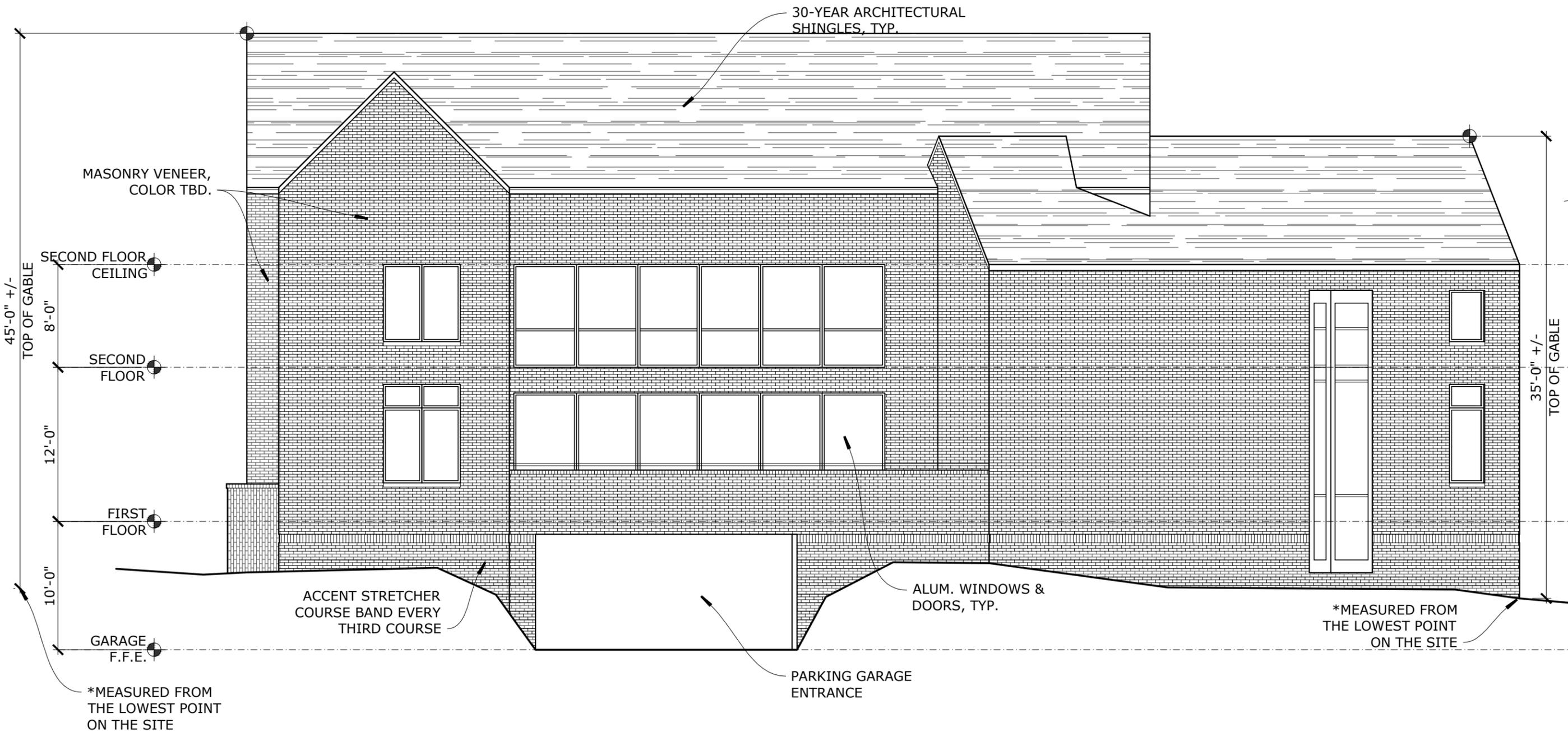
1 ALLEY ELEVATION

1/8" = 1'-0"



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1 NORTH ELEVATION

1/8" = 1'-0"
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